3200 W 300 N, West Point, UT 84015
801.776.0970

West Point City
Planning Commission Agenda
June 26, 2025
WEST POINT CITY HALL
3200 W 300 N WEST POINT, UT

IF UNABLE TO ATTEND IN-PERSON, CITIZEN COMMENT MAY BE EMAILED PRIOR TO khansen@westpointutah.gov
- **Subject Line:** Public Comment – June 26, 2025, Planning Commission Meeting
- **Email Body:** **Must** include First & Last Name, address, and a succinct statement of your comment.

WORK SESSION – 6:30 PM
Open to the public

1. Review of agenda items
2. Other items

GENERAL SESSION – 7:00 PM
Open to the public

1. Call to Order
2. Pledge of Allegiance
3. Prayer/Thought *(Please contact the Clerk to request meeting participation by offering a prayer or inspirational thought)*
4. Disclosures from Planning Commissioners
5. Public Comments

Administrative Items
Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the application's compliance with the ordinance.

6. Conditional use permit for a 1,920 square foot accessory building on property located at 673 N 2300 W; *Doug Laub, applicant*

7. Discussion and consideration for a preliminary plat for 72 lots known as Nielson Crossing located at 12 N 2000 W; *Rick Scadden, applicant*

8. Discussion and consideration of a site plan for an Ogden Clinic to be located at 2945 W 125 S; *Pascal Meyer, applicant*

9. Conditional use permit for a medical office for an Ogden Clinic to be located at 2945 W 125 S*; Pascal Meyer, applicant*

Legislative Items
Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for review at the next available City Council meeting.

10. Discussion and consideration to rezone 13.14 acres located at 3900 W 300 N from R-2 to R-4 (6 units per acre*); Matt Leavitt, applicant (Public hearing was held June 12, 2025)*

11. Discussion and consideration for a development agreement for property located at 3900 W 300 N; *Matt Leavitt, applicant (Public hearing was held June 12, 2025)*

12. Staff Update
13. Planning Commission Comments
14. Adjournment

Posted this 23rd day of June, 2025
Amended this 26th day of June, 2025

Katie Hansen

Katie Hansen, Deputy City Recorder

If you plan to attend this meeting and, due to a disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four (24) hours prior to the meeting and we will seek to provide assistance.

Certificate of Posting

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice and agenda was posted within the West Point City limits on this 23rd day of June, 2025, at the following locations: 1) West Point City Hall Noticing Board 2) the City website at http://www.westpointutah.gov 3) the Public Notice Website: http://www.utah.gov/pmn/index.html
Katie Hansen, West Point City Deputy Recorder

Planning Commission Staff Report

Subject: CUP Accessory Building – 673 N 2300 W
Author: Troy Moyes, City Planner
Department: Community Development
Date: June 26, 2025

Background

Doug Laub is requesting a conditional use permit to construct a 1,920-square-foot accessory building on his property located at 673 North 2300 West. The property measures 1.53 acres (66,812 square feet). According to West Point City Code §17.70.030(A)(5), all accessory buildings exceeding 1,500 square feet—regardless of lot size—require a conditional use permit.

This application was first reviewed by the Planning Commission on June 12, 2025. During the meeting, questions arose regarding the required setback for the proposed accessory building. The site plan submitted by the applicant showed an 8-foot setback, while the staff report referenced a 5-foot setback. The applicant clarified that they were requesting the 5-foot setback. Due to the inconsistency and lack of clarity about the correct setback, the Commission voted to table the item to allow staff and the applicant time to resolve the issue and confirm the applicable setback requirements.

Note: *The applicant and staff have meet to clarify the request. The existing carport will be removed and the request is to have a 5' side yard setback and a 17' rear setback as shown in the revised plans.*

Process

Conditional Use Permits are administrative decisions, meaning the Planning Commission must approve the application if it meets the specific standards outlined in the West Point City Code. The City may impose reasonable conditions to mitigate potential impacts and ensure the proposed use is compatible with surrounding properties. In the case of an accessory building, approval is subject to compliance with requirements such as size, height, location, and overall compatibility with the principal structure and neighborhood character. The Planning Commission's role is to verify that the proposed use will not be detrimental to the health, safety, or general welfare of the community.

Analysis

The table below lists the relevant standards for this application as outlined in WPCC 17.70.030:

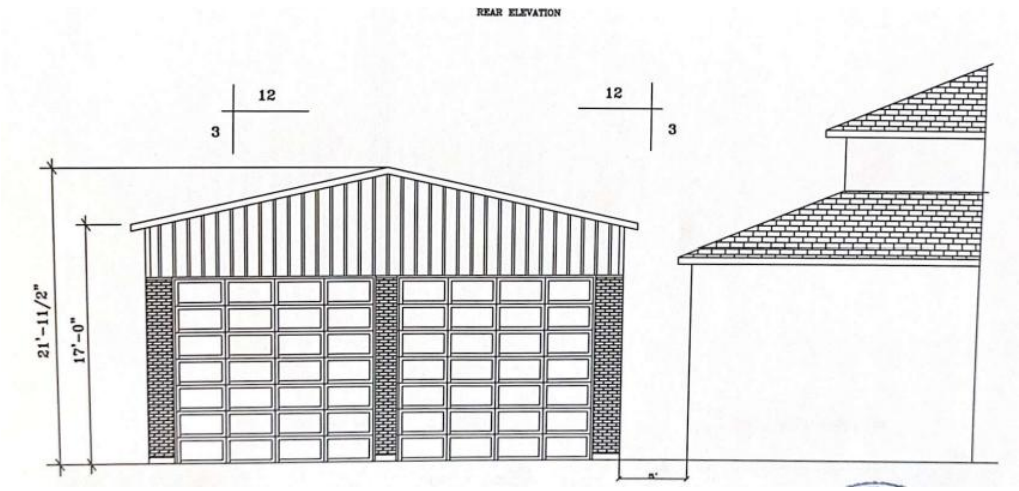
Accessory Buildings		
Standard	**Required**	**Proposed**
Max coverage of total lot area	≤ 10%	3%
Minimum lot size for taller structures (sq ft)	≥21,780	66,812

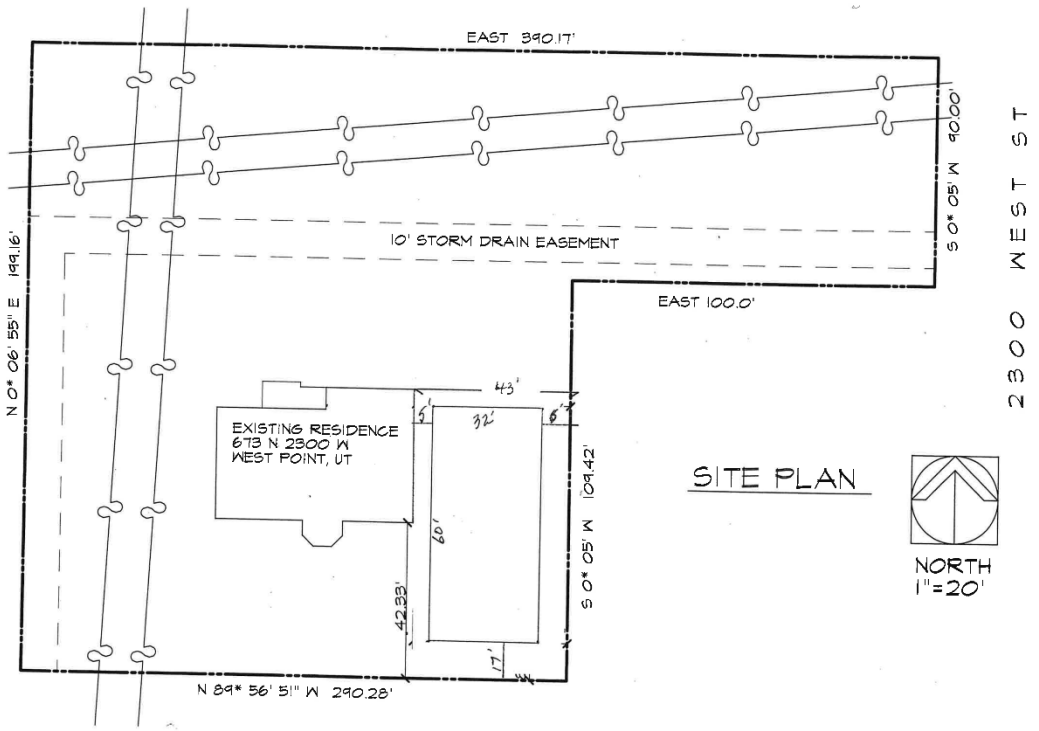
Max structure height	≤ 25	22’
Not closer than 5’ from the main building	≥ 5’	6’
Must not be closer than 15’ from any dwelling structure on the adjacent lot.	≥ 15’	35’

According to West Point City Code, accessory buildings located in the rear yard must maintain a minimum side yard setback of 5 feet. For buildings taller than 20 feet, a 10-foot rear setback is also required. Based on the proposed building height of 22 feet, a 10-foot rear setback applies.

Accessory Building Rear Setbacks

Wall Height (Feet)	0 to 10	10+ to 18	18+ to 25
Minimum setback (feet)	3	5	10





Recommendation

Staff recommends approval of the conditional use for Doug Laub to construct a 1,920 square foot accessory building on his property located at 673 North 2300 West.

Suggested Motions (Rezone)

- *Approve*: I make a motion to *approve* the conditional use request for Doug Laub to construct a 1,920 square foot accessory building on his property located at 673 North 2300 West as presented, with the following conditions…

- *Deny:* I make a motion to *deny* of the conditional use request for Doug Laub to construct a 1,920 square foot accessory building on his property located at 673 North 2300 West. This decision is based on the fact that the applicant cannot comply with the requested reasonable condition(s) to [*explain the reasonable condition that were suggested*].=

- *Table:* I make a motion to *table* the conditional use request for Doug Laub to construct a 1,920 square foot accessory building on his property located at 673 North 2300 West, until [*explain why the item needs to be tabled*].

Attachments

Application & Plans

Conditional Use Permit Application

3200 West 300 North
West Point, UT 84015
PH: 801.776.0970
FAX: 801.525.9150
www.westpointcity.org

All conditional uses located within West Point City shall comply with standards and regulations found in Section 17.40 in the official West Point City Land Use & Development Code. Conditional Use Permits shall be required for uses listed in the Table of Land Use Regulations found in 17.60.050. A conditional use permit may be revoked upon failure to comply with conditions set forth.

Applicant / Property Information

Applicant Name:	Phone Number:	Owner of Property?	
Doug Laub	801 589-6551	☒ YES	☐ NO

Address:	City:	State:	Zip:
673 N 2300 W	West Point	UT	84015

Email Address:	Current Zone:	Size of Lot:	Size of Dwelling:
dlaub@EdKenleyFord.com		1.5 AC	

Conditional Use Information

Conditional Use Type (i.e. home occupation, accessory building, signage, etc.)	Size of Proposed Structure (if applicable):
	1920 Sq'

Business Name (if applicable):	Federal EIN Number (if applicable):	Sq. Ft. of Space Intended for Conditional Use (if applicable)
N/A	N/A	

Detail Description of Conditional Use and Potential Impact on Residential Use:

Neighbor Acknowledgment

Please have neighbors that adjoin your property sign below. Those individuals that sign below are only stating that they are aware that you are applying for a Conditional Use Permit and not necessarily that they approve of the application or project.

Name	Address	Signature
Donald C Palmer	653 N 2300 W	
Andres Baez	637 N 2300 W	

I hereby certify that the information provided for a conditional use permit comply with all requirements and standards of the West Point City Land Use Ordinance. I have read the West Point Subdivision and Land Use Ordinances and understand that submitting this Application does not guarantee approval.

Signature: Doug Laub — Date: 6-2-25

"For Office Use Only"
Received Payment

$		
AMOUNT PAID	DATE RECIVED	INITIAL
Conditional Use Permit	$75	

Planning Commission Staff Report

Subject: Preliminary Plat – Neilsen Crossing
Author: Troy Moyes
Department: Community Development
Date: June 26, 2025

Background

Rick Scadden, representing Neilsen Crossing, LLC, has submitted a preliminary plat application for a subdivision called Neilsen Crossing located at approximately 12 North 2000 West. The subject property consists of 13.61 acres of land was recently rezoned to R-4 residential by the City Council on May 6, 2025. The applicant is seeking the necessary approval from the Planning Commission to proceed with their development.

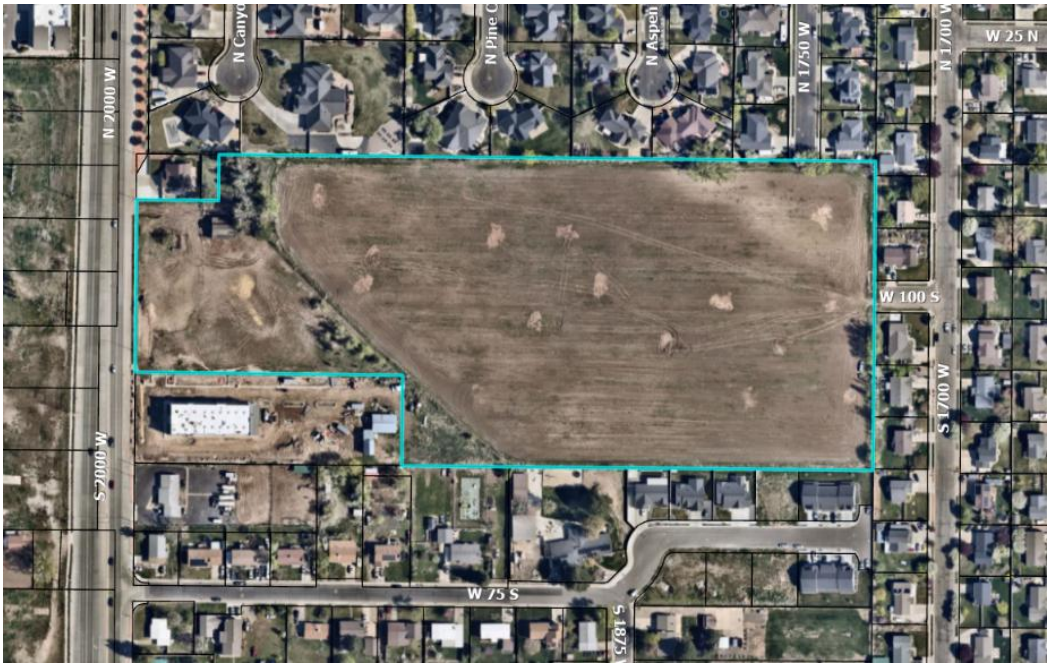
Process

The approval of the preliminary plat is an administrative decision and is subject to all the requirements found in the West Point City Code. It is to be noted that with recent changes to the subdivision code all final plans will be approved by staff to determine if all the requirements have been met.

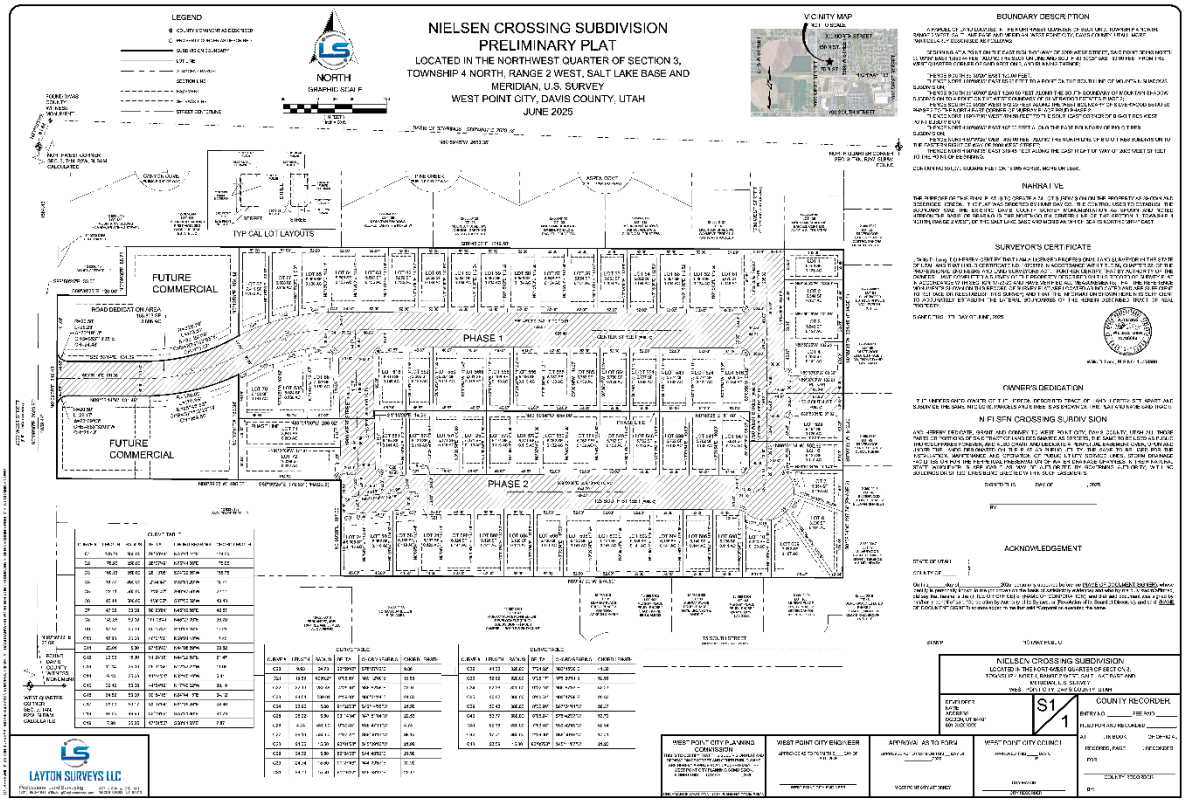
Analysis

The Neilsen Crossing Subdivision consists of 72 single family building lots on 13.61 acres of ground. The preliminary plat that has been submitted is consistent with the plans that have been reviewed by both the Planning Commission and City Council. A complete conceptual including elevations and development CC&R's were approved with the adopted rezone. The preliminary plant does require a few more details and approval letters before approval can be granted. Both engineering and planning reviews have been completed, with favorable recommendations (provided for reference). Letters & meeting minutes from UDOT and North Davis Fire District have been received and included for reference. The following analysis, summarized in the table below, compares the proposed development to applicable zoning standards and requirements.

Standard – R-4 Residential	**Required**	**Proposed**
Maximum Density (units per acre)	6	5.29
Minimum Density (units per acre)	3.7	5.29
Maximum number of lots	$\leq$ 82	72
Minimum lot size (square feet)	$\leq$ 5,000	5,008
A dedicated landscape strip required	N/A	No
Landscape buffering required	No	No



Preliminary Plat

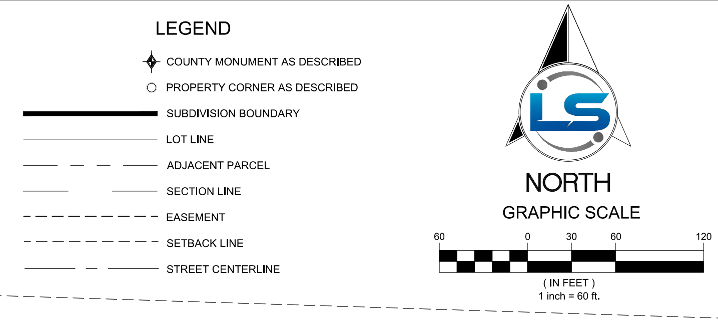


Recommendation

Staff recommends approval for the Nielsen Crossing subdivision preliminary plat.

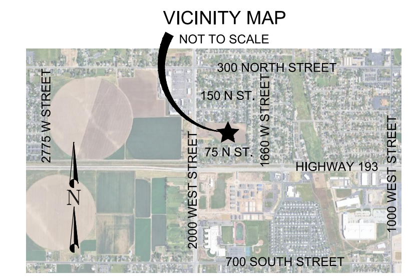
Suggested Motions

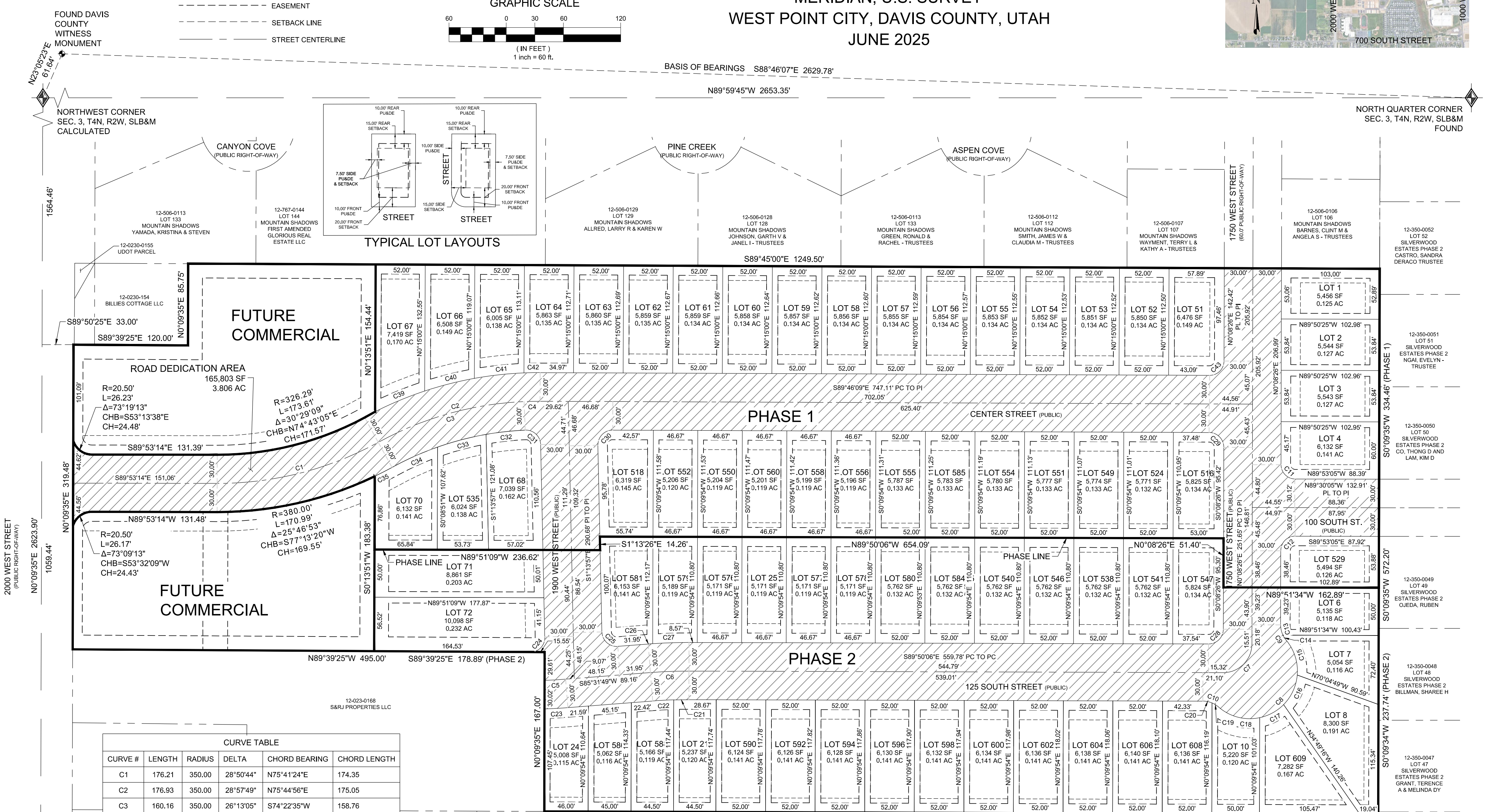
- *Approve*: I make a motion to *approve* the preliminary plat for the Neilsen Crossing Subdivision located at approximately 12 North 2000 West.
- *Deny:* I make a motion to *deny* the preliminary plat for the Neilsen Crossing Subdivision located at approximately 12 North 2000 West. This decision is based on the fact that the applicant cannot comply with the requested reasonable condition(s) to [*explain the reasonable condition that were suggested*].
- *Table:* I make a motion to *table* any action on the preliminary plat for the Neilsen Crossing Subdivision located at approximately 12 North 2000 West., until [*explain why the item needs to be tabled*].



NIELSEN CROSSING SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY
WEST POINT CITY, DAVIS COUNTY, UTAH
JUNE 2025





CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	176.21	350.00	28°50'44"	N75°41'24"E	174.35
C2	176.93	350.00	28°57'49"	N75°44'56"E	175.05
C3	160.16	350.00	26°13'05"	S74°22'35"W	158.76
C4	16.77	350.00	2°44'44"	S88°51'29"W	16.77
C5	22.11	500.00	2°32'02"	S86°47'50"W	22.11
C6	40.44	500.00	4°38'05"	S87°50'52"W	40.43
C7	47.32	30.00	90°23'01"	N45°19'56"E	42.57
C8	149.35	50.00	171°08'41"	N45°27'09"E	99.70
C9	17.57	25.00	40°15'37"	S19°59'23"E	17.21
C10	17.83	25.00	40°51'35"	N69°24'18"W	17.45
C11	23.01	15.00	87°53'40"	N44°08'59"W	20.82
C12	23.93	15.00	91°24'18"	N44°22'58"E	21.47
C13	11.14	25.00	25°31'36"	N12°37'22"W	11.05
C14	6.43	25.00	14°44'01"	N32°45'10"W	6.41
C15	39.19	50.00	44°54'19"	N17°40'02"W	38.19
C16	34.82	50.00	39°54'15"	N24°44'15"E	34.12
C17	29.00	50.17	33°07'04"	N61°18'26"E	28.60
C18	46.35	49.90	53°13'03"	S75°31'30"E	44.70
C19	7.90	25.35	17°51'50"	S58°01'55"E	7.87

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C20	9.93	24.73	22°59'45"	S78°27'42"E	9.86
C21	15.83	6059.27	0°08'59"	N89°12'00"E	15.83
C22	22.19	283.49	4°29'06"	N86°52'58"E	22.19
C23	24.54	530.31	2°39'03"	N86°51'24"E	24.53
C24	23.96	15.00	91°32'08"	S42°14'55"W	21.50
C25	25.22	15.50	93°14'14"	N47°51'04"W	22.53
C26	4.74	530.00	0°30'43"	S85°47'11"W	4.74
C27	38.14	530.00	4°07'22"	S88°06'13"W	38.13
C28	24.35	15.50	90°01'28"	S45°09'10"W	21.92
C29	24.32	15.50	89°54'35"	S44°48'52"E	21.90
C30	24.74	15.50	91°27'48"	N44°29'57"E	22.20
C31	24.70	15.50	91°18'32"	S46°53'13"E	22.17

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C32	41.33	320.00	7°24'02"	N83°45'30"E	41.30
C33	52.62	320.00	9°25'17"	N75°20'51"E	52.56
C34	52.33	320.00	9°22'10"	N65°57'07"E	52.27
C35	20.32	380.00	3°03'51"	N62°47'58"E	20.32
C39	56.42	380.00	8°30'26"	S67°24'11"W	56.37
C40	53.77	380.00	8°06'24"	S75°42'37"W	53.72
C41	52.38	380.00	7°53'53"	S83°42'45"W	52.34
C42	17.04	380.00	2°34'09"	S88°56'46"W	17.04
C43	23.59	15.00	90°05'28"	S45°11'07"W	21.23

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST POINT CITY, DAVIS COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF 2000 WEST STREET, SAID POINT BEING NORTH 00°09'35" EAST 1,059.44 FEET ALONG THE SECTION LINE AND SOUTH 89°50'25" EAST 33.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 3, AND RUNNING THENCE;

THENCE SOUTH 89°39'25" EAST 120.00 FEET;
THENCE NORTH 00°09'35" EAST 85.65 FEET TO A POINT ON THE SOUTH LINE OF MOUNTAIN SHADOWS SUBDIVISION;
THENCE SOUTH 89°45'00" EAST 1,249.50 FEET ALONG THE SOUTH BOUNDARY OF MOUNTAIN SHADOW SUBDIVISION TO A POINT ON THE WEST BOUNDARY OF SILVERWOOD ESTATES PHASE 2;
THENCE SOUTH 00°09'35" WEST 572.20 FEET ALONG THE WEST BOUNDARY OF SILVERWOOD ESTATES PHASE 2 TO THE NORTH EAST CORNER OF MURRAY PLACE PRUD PHASE 2;
THENCE NORTH 89°47'30" WEST 874.50 FEET TO THE SOUTHEAST CORNER OF BIG-O TIRES WEST POINT SUBDIVISION;
THENCE NORTH 00°09'35" EAST 167.00 FEET ALONG THE EAST BOUNDARY OF BIG-O TIRES SUBDIVISION;
THENCE NORTH 89°39'25" WEST 495.00 FEET ALONG THE NORTH LINE OF BIG-O TIRES SUBDIVISION TO THE EASTERN RIGHT OF WAY OF 2000 WEST STREET;
THENCE NORTH 00°09'35" EAST 319.48 FEET ALONG THE EAST RIGHT OF WAY OF 2000 WEST STREET TO THE POINT OF BEGINNING.

CONTAINING 691,079 SQUARE FEET OR 15.865 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A 74 LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE PLAT WAS ORDERED BY HUNT DAY CO. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE NORTH/SOUTH CENTER LINE OF THE SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°28'44" EAST.

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 12TH DAY OF JUNE, 2025.

LICENSED PROFESSIONAL SURVEYOR 06/12/2025 WILLIS D. LONG 10708886 STATE OF UTAH

Willis D. Long, PLS NO. 10708886

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

NIELSEN CROSSING SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST POINT CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _______DAY OF ____________, 2025.

BY:

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF _____)

On this_______day of________________2025, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said *Corporation executed the same.

STAMP

NOTARY PUBLIC

LAYTON SURVEYS LLC
Professional Land Surveying
(801) 663-1641 Willis.long@laytonsurveys.com
837 S 500 W, STE. 201 WOODS CROSS, UT 84010

C:\USERS\WILLI\LAYTON SURVEYS DROPBOX\LAYTON SURVEYS 2025\HUNT DAY\UTAH\WEST POINT NIELSON CROSSING\NIELSEN CROSSING PRELIM PLAT COMBINED.DWG

WEST POINT CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND DEDICATION OF STREET AND OTHER PUBLIC WAYS ARE HEREBY APPROVED AND ACCEPTED BY THE WEST POINT CITY PLANNING COMMISSION.
SIGNED THIS____DAY OF _________, 2025.

CHAIRMAN OF WEST POINT CITY PLANNING COMMISSION

WEST POINT CITY ENGINEER

APPROVED AS TO FORM THIS____DAY OF _________A.D., 2025.

WEST POINT CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS __ DAY OF ____________,2025.

WEST POINT CITY ATTORNEY

WEST POINT CITY COUNCIL

APPROVED THIS _____ DAY OF _____________20__.

CITY MAYOR

CITY RECORDER

NIELSEN CROSSING SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY
WEST POINT CITY, DAVIS COUNTY, UTAH

DEVELOPER:
NAME
ADDRESS
OGDEN, UT 84401
801-XXX-XXX

S1 / 1

COUNTY RECORDER

ENTRY NO. ________ FEE PAID ________
FILED FOR AND RECORDED ___________,
AT ______. IN BOOK _______ OF OFFICIAL RECORDS, PAGE ______. RECORDED
FOR ____________________________

COUNTY RECORDER
BY: ____________________________

Planning Commission Staff Report

Subject: Site Plan & CUP – Ogden Clinic
Author: Troy Moyes
Department: Community Development
Date: June 26, 2025

Background

Pascal Meyer from Carpenter Stringham Architects, representing Ogden Clinic, is seeking site plan approval for a new medical building on Lot 2 of the Ogden Clinic Subdivision, located at 2945 West 125 South. Lot 2 is 1.27 acres and is situated east of the existing Ogden Clinic building. The proposal includes the construction of a 15,000-square-foot building intended to expand the services currently offered in the existing facility. *Because the proposed building's use falls within the "Professional Office, Business Medical/Dental/Optical Office/Clinics and Laboratories" as identified in the code, this request will also require a Conditional Use Permit from the Planning Commission*.

This item was discussed with the Planning Commission during their April 24, 2025, work session. The primary purpose of this request is to allow the Planning Commission to review the proposal for compliance with applicable site development standards.

Process

Site Plan and CUP applications are administrative decisions. In administrative matters, the Planning Commission and City Council must review the application for compliance with the standards and requirements outlined in the West Point City Code. The site plan requires a recommendation from the Planning Commission before a final decision can be made by the City Council. The conditional use receives final approval from the PC.

Analysis

Site Plan: Both engineering and planning reviews have been completed, with favorable recommendations (provided for reference). The proposed site plan covers 1.27 acres of land currently zoned C-C (Community Commercial). The project includes a single-story, 15,150-square-foot medical building that matches the design and materials of the existing Ogden Clinic building located on Lot 1. This new building will be constructed on Lot 2, directly east of the existing facility. Access to the site will be provided in conjunction with the existing access on 125 South. The following is a summary of key standards and requirements that were reviewed:

Setbacks/Height: The code outlines the following setbacks and height for buildings in the L-C zone:

	Required	Proposed
Front	20’	36’
Side	10’	10’
Rear	10’	11’
Max Height	40’	21’

Landscaping & Fencing: The development is required to have a minimum of 15% open space on site. The proposed landscaping plan shows 15% of the site is landscaped. There is an existing fence adjacent to the homes on the east side of the property. A minimum 5-foot landscape planter is required around the building foundations, except for entrances and loading areas. The required landscaping has been provided.

Buffer Yards: The code requires a 10-foot landscape buffer along the residential to the south. The buffer shall have one large evergreen tree or deciduous, dense canopied tree every 20 feet with a maximum mature height of 25 feet. Other shrubbery and plantings shall also be included in this buffer area. A six-foot chain link fence is required at a minimum. The landscape plans show 10 feet of landscaping on the west side of the property. The plantings shown meet the requirements. A six-foot chain link fence will be provided.

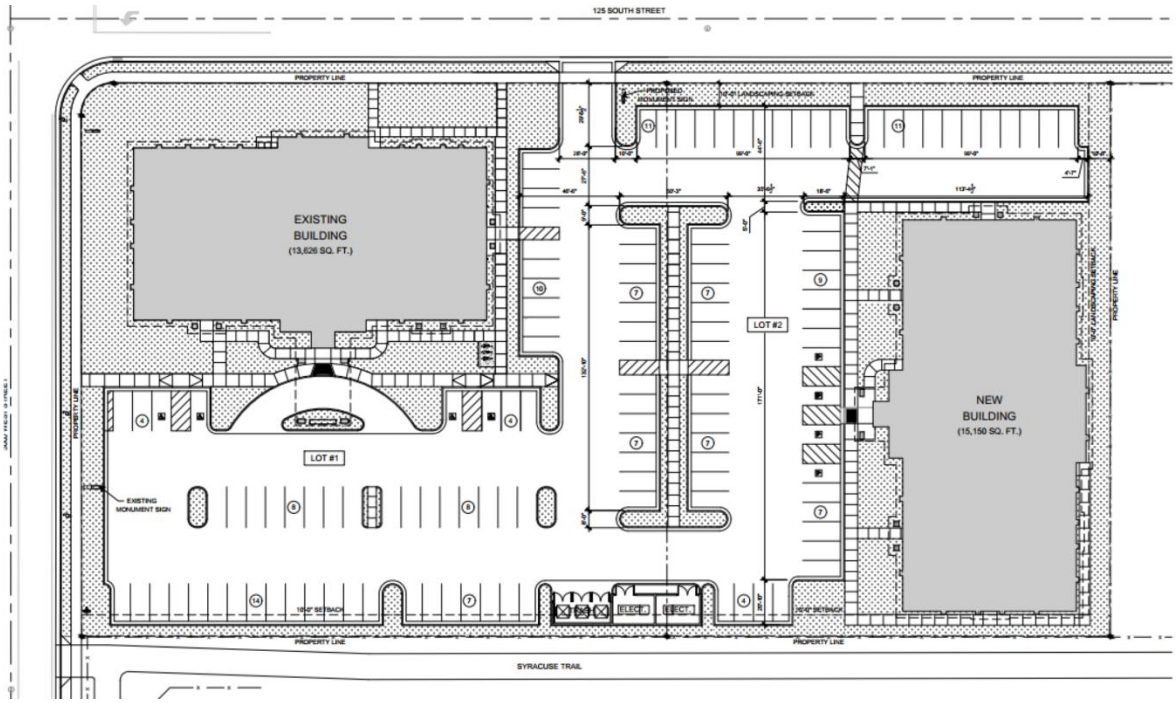
Architectural Design: West Point City Code 17.60.140 outlines specific construction standards that apply to newly constructed commercial buildings. The proposed building meets the requirements. Based on the submitted plans, the building meets the standards for horizontal and vertical articulation. The proposed masonry materials also match those used on the existing building, and no changes are necessary.

Lighting: A lighting plan, including photometric details, has been provided and are in compliance with city requirements.

Windows: All building facades that face public streets shall have windows along at least 25 percent of their horizontal length. Both street facing facades have adequate windows.

Parking: The proposed parking requirement is calculated at 2 spaces per 1,000 square feet of floor area. With a total building area of 15,150 square feet, 30 parking stalls are required for the building itself (see WPCC 17.100.040). In addition, one parking stall is required for each employee per shift. According to the submitted table, there are 34 employees, resulting in an additional 34 required stalls. This brings the total parking requirement to 64 stalls. The site plan provides 65 parking stalls, meeting the code requirements.

Site Plan



Landscape Plan

Building Elevations

Conditional Use Permit: The West Point City Code outlines the allowable uses in the Table of Land Use Regulation (17.60.050(B)). These uses are categorized as permitted (P), administrative conditional use (AC), or Planning Commission conditional use (PC). The applicant has requested a conditional use permit for the use of "*Professional Office, Business Medical/Dental/Optical Office/Clinics and Laboratories* " which is identified as a PC in the regulation table. Conditional uses aim to reduce the anticipated negative effects of a particular use, rather than eliminating them completely. The Planning Commission's role is to mitigate any anticipated detrimental effects of the proposed use or site plan, by imposing reasonable conditions as outlined in 17.40 of the West Point City Code. The following are possible, anticipated detrimental effects that could arise from a conditional use as described in WPCC 17.40.040(C):

- Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer. *Staff believes that there are no issues with the proposed plan and no significant detrimental effects pertaining to traffic patterns.*

- Detrimental effects on the adequacy of utility systems, water and sewer, solid waste, snow removal, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, irrigation systems, or preserving existing systems, including other reasonable mitigation as determined by the city's engineering staff, contracted engineers, and utility service providers. *Staff believes that there are no significant issues with the proposed plan as it relates to utility systems.*

- Detrimental effects on connectivity and safety for pedestrians and bicyclists. *Staff believes that there are no significant issues with the proposed plan and pedestrian safety. All sidewalks will remain with adequate clear view as outlined in West Point City Code.*

- Detrimental effects by the use due to its nature, including noise that exceeds sound levels normally found in residential areas, odors beyond what is normally considered acceptable within a neighborhood, or such effects as environmental impacts, dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may include hours of operation and the potential to create an attractive nuisance. *Staff believes that there are no significant issues with the proposed plan as it relates to noise.*

- Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, the removal of dangerous or blighted structures, high ground water, environmental health hazards, or wetlands, as determined by city engineer, and/or other qualified specialists. *Staff believes that there are no significant issues with the proposed plan as it relates to contamination.*

- Detrimental effects of modifications to exterior lighting that conflict with abutting properties. *Staff believes that there are no significant issues with the proposed plan as it relates to the exterior lighting, the photometric plans show that the light pollution to the neighboring properties is limited.*

- Detrimental effects arising from site design and/or building design in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, lighting (on-site and adjacent street lighting), signs, and architectural design and exterior detailing/finishes and colors within the area. *Staff believes that there are no significant issues with the proposed plan as it relates to site design including building design.*

- Detrimental effects on emergency fire service and emergency vehicle access. *Staff has received approval from the North Davis Fire District and believes that there are no significant issues with the proposed plan as it relates to emergency services.*

- Detrimental effects on usable/functional/accessible open space and sensitive lands. *Staff believes that there are no significant issues with the proposed plan as it relates to sensitive lands.*

- Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring. *Staff believes that there are no significant issues with maintenance of the property.*

- Detrimental effects of excessive storm water generation. *Staff believes that there are no significant issues with excessive storm water generation.*

Recommendation

Staff has reviewed the request for Ogden Clinic located at 2945 West 125 South for compliance regarding the Site Plan and Conditional Use request, and recommends approval to the Planning Commission for these administrative matters.

Suggested Motions (Site Plan)

- *Approve*: I make a motion to recommend *approval* for the site plan request for Lot 2 of the Ogden Clinic Subdivision located at 2945 West 125 South and forward this item to City Council for consideration.
- *Deny:* I make a motion to recommend *denial* for the site plan request for Lot 2 of the Ogden Clinic Subdivision located at 2945 West 125 South. This decision is based on the fact that the applicant cannot comply with the applicable standard as it pertains to [*explain the standard what cannot be met*] outlined in the West Point City Code and forward this item to the City Council for consideration.
- *Table:* I make a motion to *table* any action on the site plan for Ogden Clinic located at located at 2945 West 125 South, until [*explain why the item needs to be tabled*].

Suggested Motions (Conditional Use Permit)

- *Approve*: I make a motion to *approve* the conditional use request for Ogden Clinic to operate a *"Medical Clinic"* out of their building located at 2945 West 125 South, with the following conditions…
- *Deny:* I make a motion to *deny* the conditional use request for Ogden Clinic to operate a *"Medical Clinic"* out of their building located at 2945 West 125 South. This decision is based on the fact that the applicant cannot comply with the requested reasonable condition(s) to [*explain the reasonable condition that were suggested*].
- *Table:* I make a motion to *table* the conditional use request for Ogden Clinic to operate a *"Medical Clinic"* out of their building located at 2945 West 125 South, until [*explain why the item needs to be tabled*].

Attachments

Application, Site Plan & Elevations

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

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

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

WEST POINT OGDEN CLINIC SITE PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
June 10, 2025

INDEX OF DRAWINGS

C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	OVERALL GRADING AND DRAINAGE PLAN
C-301	GRADING PLAN
C-302	GRADING PLAN
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
C-600	DETAILS
C-601	DETAILS
C-602	SC-800 DETAILS
C-603	SC-800 DETAILS
L-100	LANDSCAPING PLAN
L-200	LANDSCAPING DETAILS
L-300	IRRIGATION PLAN

NOTICE TO CONTRACTOR

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

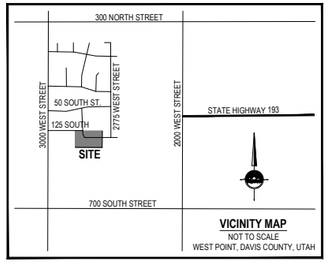
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/CONTRACTOR

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

UTILITY DISCLAIMER

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



VICINITY MAP
NOT TO SCALE
WEST POINT, DAVIS COUNTY, UTAH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & SPECIFICATIONS, AND WHERE APPLICABLE DAVIS AND WEBER CANAL COMPANY STANDARDS AND SPECIFICATIONS, HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS AND HOOPER IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ENSIGN
THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
OGDEN CLINIC
4350 HARRISON BOULEVARD
OGDEN, UTAH 84403

CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE
PHASE 2
3000 WEST 200 SOUTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER
No. 5049039
6-11-25
STATE OF UTAH
CAMERON NESS PRESTON

NO.	DATE	REVISION
		FOR REVIEW

COVER

PROJECT NUMBER 8315B
PRINT DATE 2025-06-10
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

23. 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 RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

24. 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.

25. 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.

26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

27. 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 FIRST QUALITY ARE TO BE USED.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 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.

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 CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. 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.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

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

LEGEND

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

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

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WEST POINT, UTAH

PROFESSIONAL ENGINEER No. 5049039 CAMERON HESS PRESTON STATE OF UTAH 6-11-25

NO.	DATE	REVISION
		FOR REVIEW

GENERAL NOTES

PROJECT NUMBER 8315B	PRINT DATE 2025-06-10
PROJECT MANAGER C.PRESTON	DESIGNED BY M.ELMER

C-001

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

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

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

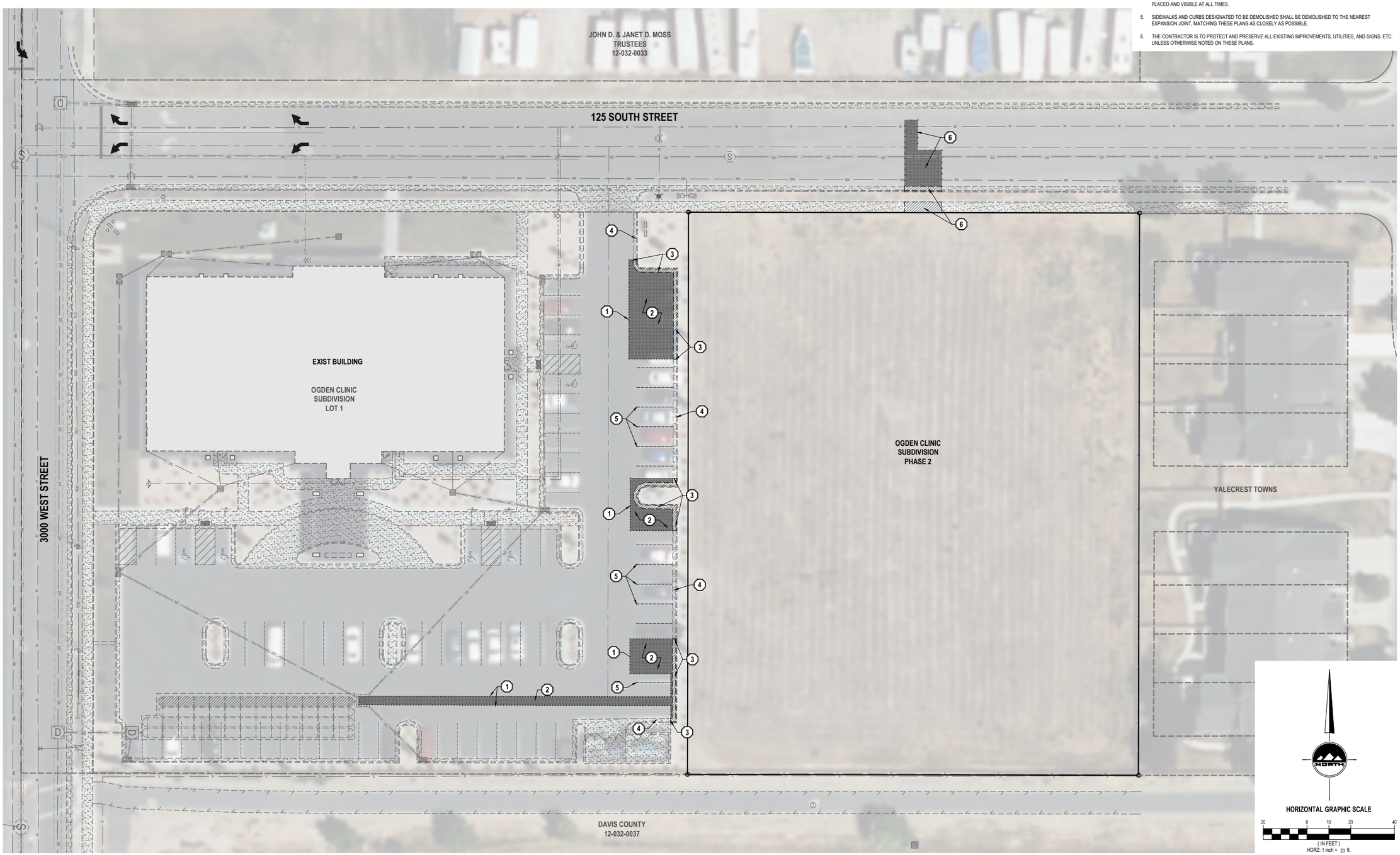
SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. PROTECT AND PRESERVE EXISTING CONCRETE
5. REMOVE EXIST PARKING STRIPING (TYP)
6. SAWCUT, REMOVE AND PROPERLY DISPOSE OF EXISTING CURB, GUTTER, SIDEWALK AND ASPHALT FOR UTILITY INSTALLATION. PROVIDE A SMOOTH, CLEAN EDGE. MATCH EXISTING CROSS SECTION DURING RESTORATION.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

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WEST POINT, UTAH

PROFESSIONAL ENGINEER
No. 9049039
6-11-25
CAMERON NESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION
		FOR REVIEW

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
8315B	2025-06-10
PROJECT MANAGER	DESIGNED BY
C.PRESTON	M.ELMER

C-100

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BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

GENERAL NOTES

1. ALL WORK TO COMPLY WITH WEST POINT CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
8. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.

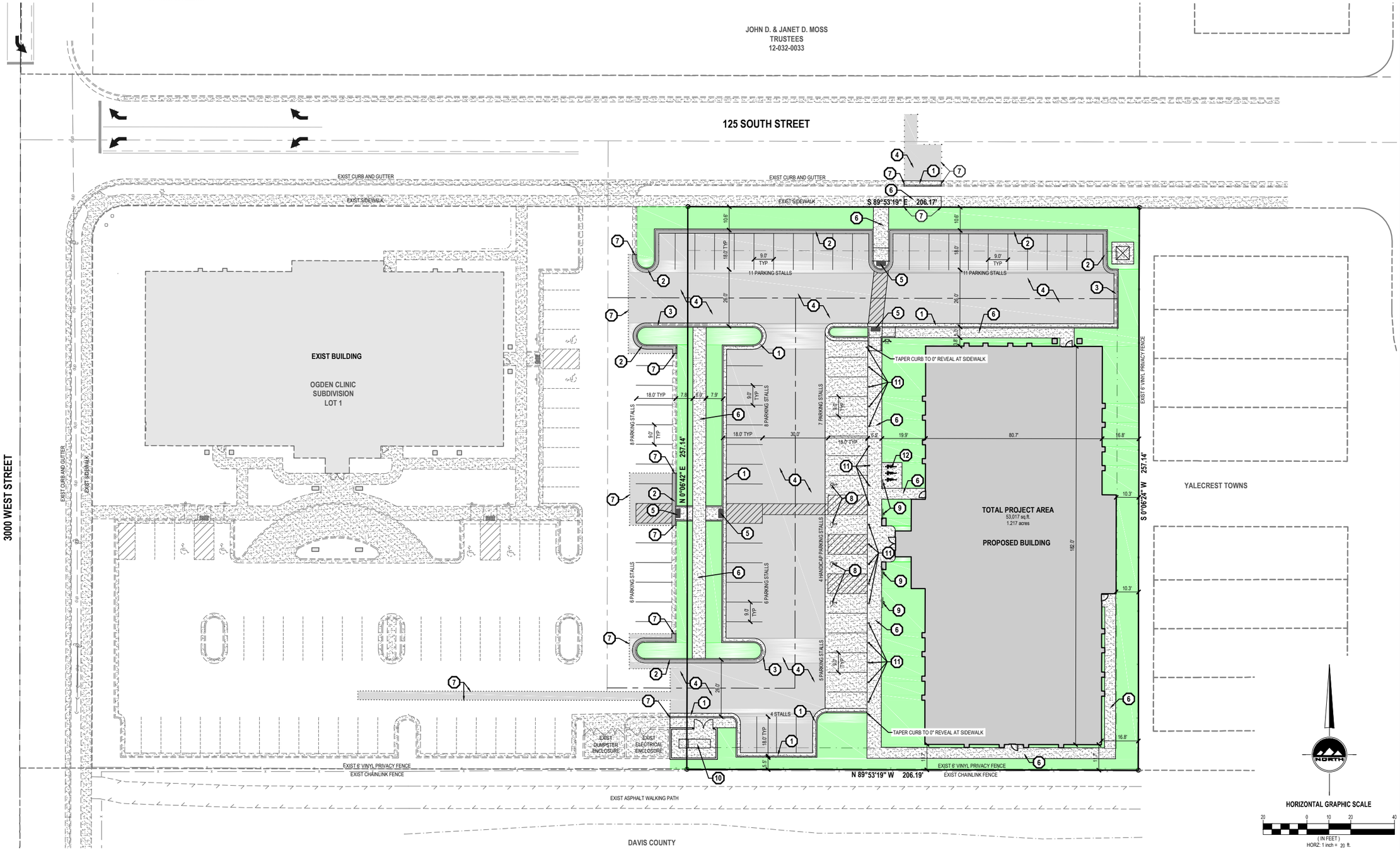
SCOPE OF WORK:

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

1. 24" COLLECTION CURB AND GUTTER PER DETAIL 9/C-600.
2. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 10/C-600.
3. TRANSITION BETWEEN COLLECTION CURB AND GUTTER & REVERSE PAN CURB & GUTTER.
4. ASPHALT PAVEMENT. PER GEOTECHNICAL REPORT AND DETAIL 8/C-600.
5. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS.
6. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
7. MATCH EXISTING IMPROVEMENTS.
8. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
9. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. SEE DETAIL 13/C-600
10. ELECTRICAL ENCLOSURE. SEE ARCHITECTURAL PLANS
11. INSTALL BOLLARD PER DETAIL 6/C-601
12. INSTALL BIKE RACK PER ARCH PLANS

LAND USE TABLE

TYPE	AREA	PERCENTAGE
BUILDING	15,429 sq.ft.	29.1%
LANDSCAPING	11,544 sq.ft.	21.8%
PAVING / SIDEWALK	26,044 sq.ft.	49.1%
TOTAL	53,017 sq.ft.	100%
PARKING SPACES	53	
HANDICAP PARKING SPACES	4	
TOTAL PARKING SPACES	57	



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PROFESSIONAL ENGINEER — No. 9049039 — 6-11-25 — STATE OF UTAH — CAMERON NESS PRESTON

NO.	DATE	REVISION
		FOR REVIEW

SITE PLAN

PROJECT NUMBER	PRINT DATE
8315B	2025-06-11
PROJECT MANAGER	DESIGNED BY
C.PRESTON	M.ELMER

C-200

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

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

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

Detention Calculations (100-year storm)

Basin Tributary Area	53,017	SF
Runoff coefficient C:	0.726	
Release Rate	0.20	cfs/acre
Peak Release	0.243	cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	3.12	828	73	755
10	2.46	1,305	146	1,159
15	2.08	1,655	219	1,436
30	1.44	2,292	438	1,854
60	0.91	2,897	876	2,020
120	0.65	4,138	1,753	2,385
180	0.56	5,348	2,629	2,719
360	0.43	8,212	5,258	**2,954**
720	0.29	11,077	10,516	561
1440	0.18	13,751	21,032	(7,281)
2880		-	42,063	(42,063)
		Required Detention:		2,954
		Provided Detention:		3,032

Catchment Calculations (10-year storm)

Time of Concentration:	15 min
Rainfall Intensity I:	1.72 in/hr
Mannings N	0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	3,682	0.726	0.106	
2	5,255	0.726	0.152	
3	3,429	0.726	0.099	
4	16,159	0.726	0.467	
5	14,668	0.726	0.424	
6	5,923	0.726	0.171	
7	1,604	0.726	0.046	
8	2,297	0.726	0.066	

Pipe Design (10-year storm)

Mannings N (ADS)	0.011
Mannings N (RCP)	0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD1	7	0.046			0.046	1.97%	6	ADS	0.933	5.0%
SD2	3	0.099	SD1	0.046	0.146	1.04%	12	ADS	4.306	3.4%
SD3	2	0.152	SD2	0.146	0.298	3.00%	12	ADS	7.313	4.1%
SD4	1	0.106	SD3	0.298	0.404	2.00%	12	ADS	5.971	6.8%
SD5	4	0.467	SD4	0.404	0.871	2.00%	12	ADS	5.971	14.6%
SD6	5	0.424			0.424	13.24%	12	ADS	15.362	2.8%
SD7	8	0.066			0.066	1.00%	6	ADS	0.665	10.0%
SD8	6	0.171	SD7	0.066	0.238	2.00%	12	ADS	5.971	4.0%
SD9	ORIFICE			0.243	0.243	0.50%	12	ADS	2.985	8.2%

Study Summary Statistics

Phase 1:

	Area	C Value
Building Area		0.9
Total Hardscape	40,750	0.9
Landscaped Area	12,267	0.15
Total Area	53,017	
Weighted Average C		**0.726**

Total Area	53,017	SF
Total Area	1.22	Acres
Composite C	0.726	

Phase 2 Orifice

Orifice Calculations:	$Q=C_dA_o(2gh)^{1/2}$	
High Water Elevation:	4,298.27	FT
Box Invert	4,293.65	FT
Allowed Basin Discharge*	0.243	CFS
C_d	0.62	
Orifice Area	3.28	IN^2
Orifice Diameter	2.0	IN

Basin 'A' 80th Percentile

i =	0.77	
d =	0.50	in
d =	0.04	ft
R_v =	0.68	
A =	53,017	sf
V_{goal} =	**1,500**	cf

ORIFICE IN PHASE 1

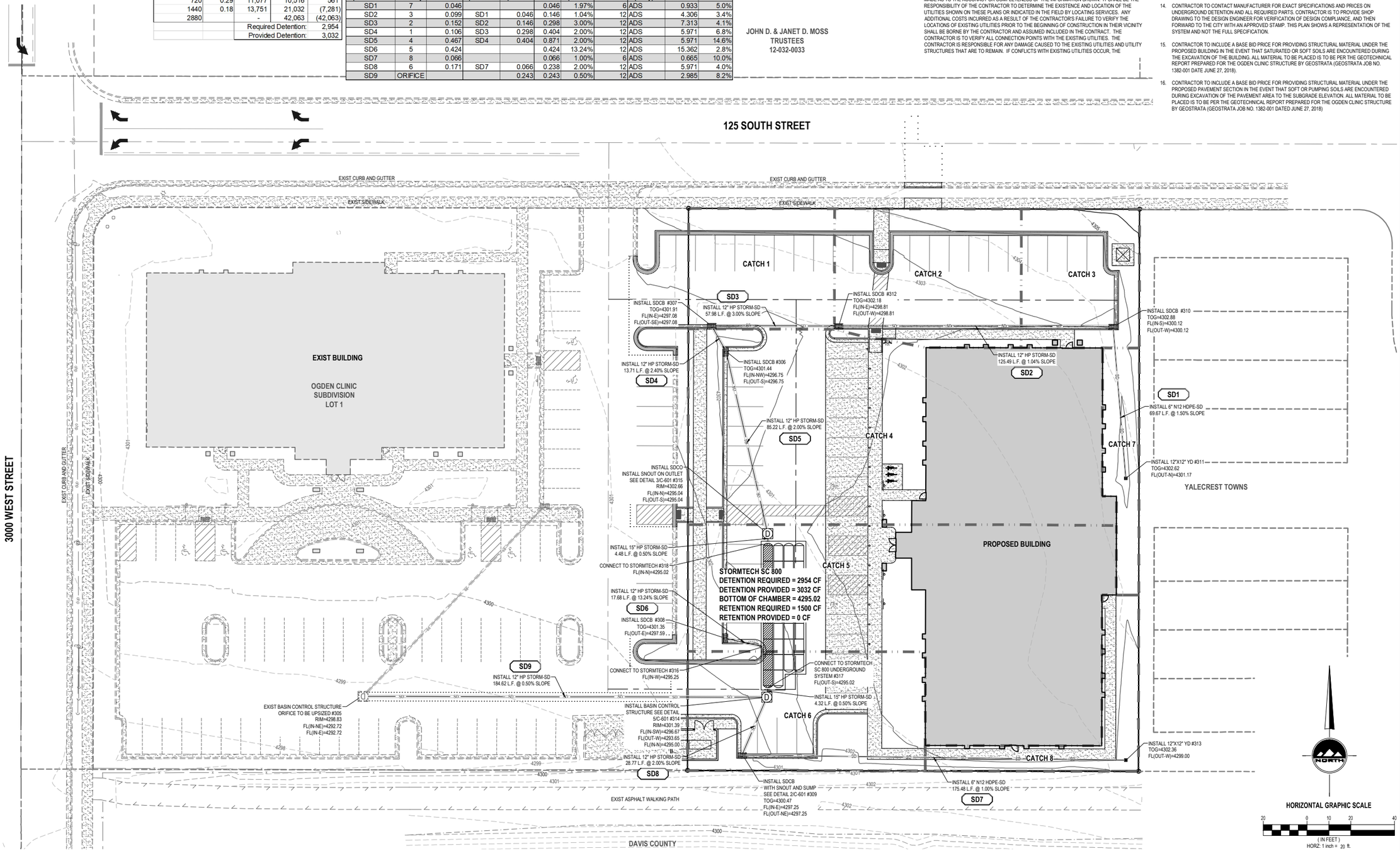
Orifice Calculations:	$Q=C_dA_o(2gh)^{1/2}$	
High Water Elevation:	4,295.02	FT
Box Invert	4,292.62	FT
Allowed Basin Discharge	0.564	CFS
C_d	0.62	
Orifice Area	10.54	IN^2
Orifice Diameter*	3.7	IN

*Orifice in Phase 1 will need to be upsized to accommodate Phase 2 flows

JOHN D. & JANET D. MOSS
TRUSTEES
12-032-0033

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. CONTRACTOR TO CONTACT MANUFACTURER FOR EXACT SPECIFICATIONS AND PRICES ON UNDERGROUND DETENTION AND ALL REQUIRED PARTS. CONTRACTOR IS TO PROVIDE SHOP DRAWING TO THE DESIGN ENGINEER FOR VERIFICATION OF DESIGN COMPLIANCE. AND THEN FORWARD TO THE CITY WITH AN APPROVED STAMP. THIS PLAN SHOWS A REPRESENTATION OF THE SYSTEM AND NOT THE FULL SPECIFICATION.
15. CONTRACTOR TO INCLUDE A BASE BID PRICE FOR PROVIDING STRUCTURAL MATERIAL UNDER THE PROPOSED BUILDING IN THE EVENT THAT SATURATED OR SOFT SOILS ARE ENCOUNTERED DURING THE EXCAVATION OF THE BUILDING. ALL MATERIAL TO BE PLACED IS TO BE PER THE GEOTECHNICAL REPORT PREPARED FOR THE OGDEN CLINIC STRUCTURE BY GEOSTRATA (GEOSTRATA JOB NO. 1382-001 DATE JUNE 27, 2018).
16. CONTRACTOR TO INCLUDE A BASE BID PRICE FOR PROVIDING STRUCTURAL MATERIAL UNDER THE PROPOSED PAVEMENT SECTION IN THE EVENT THAT SOFT OR PUMPING SOILS ARE ENCOUNTERED DURING EXCAVATION OF THE PAVEMENT AREA TO THE SUBGRADE ELEVATION. ALL MATERIAL TO BE PLACED IS TO BE PER THE GEOTECHNICAL REPORT PREPARED FOR THE OGDEN CLINIC STRUCTURE BY GEOSTRATA (GEOSTRATA JOB NO. 1382-001 DATED JUNE 27, 2018)



NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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WWW.ENSIGNENG.COM

FOR:
OGDEN CLINIC
4350 HARRISON BOULEVARD
OGDEN, UTAH 84403

CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE
PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER
CAMERON HESS PRESTON
No. 9049039
6-11-25
STATE OF UTAH

NO.	DATE	REVISION
		FOR REVIEW

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
83158	2025-06-11
PROJECT MANAGER	DESIGNED BY
C.PRESTON	M.ELMER

C-300

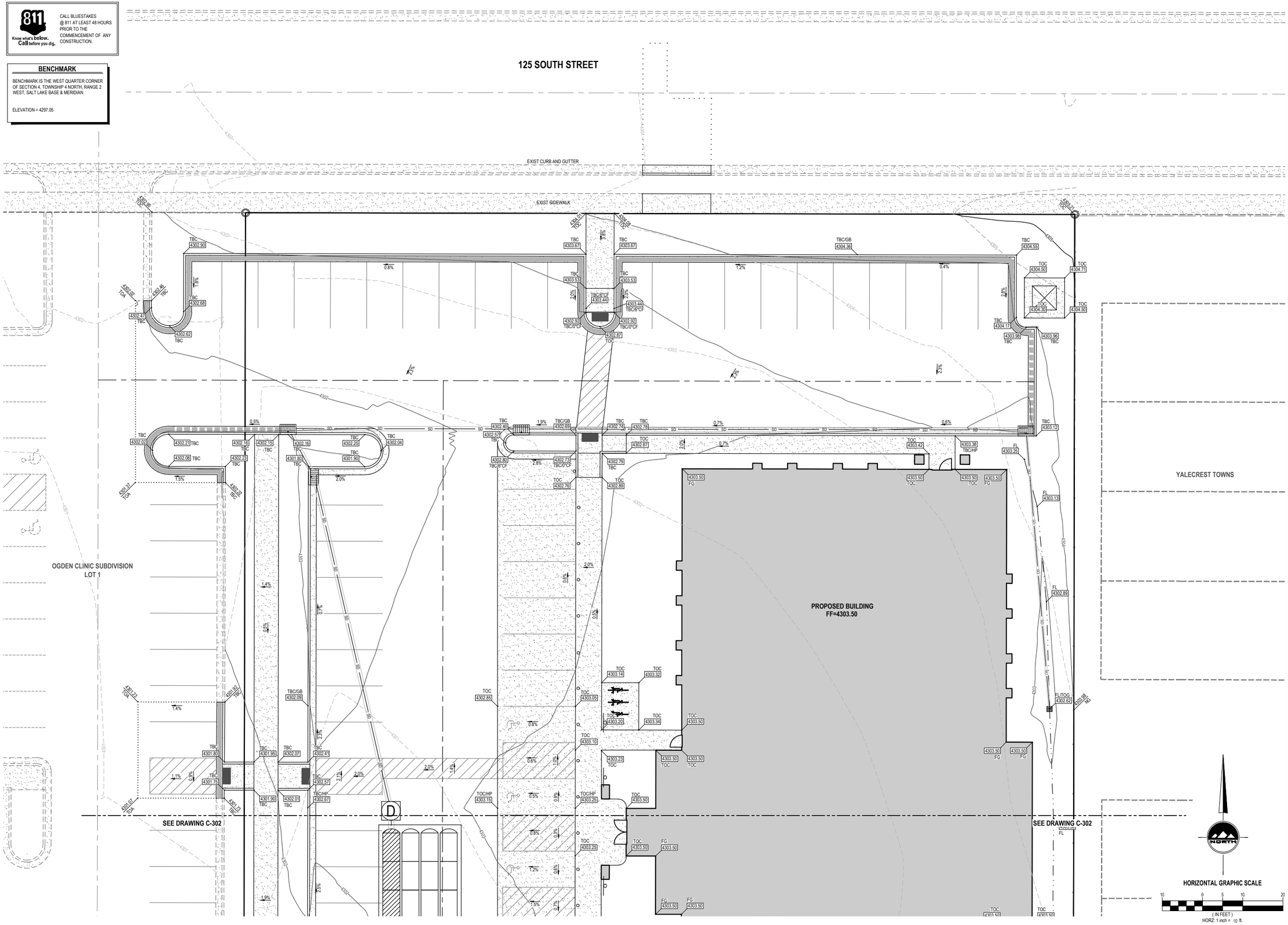
811 Know what's below. Call before you dig.

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

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05



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WEST POINT OGDEN CLINIC SITE PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER
CAMERON HESS PRESTON
No. 9049039
6-11-25

NO.	DATE	REVISION
		FOR REVIEW

GRADING PLAN

PROJECT NUMBER 8315B
PRINT DATE 2025-06-11
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

C-301

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

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

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

SEE DRAWING C-301

SEE DRAWING C-301

OGDEN CLINIC SUBDIVISION
LOT 1

PROPOSED BUILDING
FF=4303.50

YALECREST TOWNS

SEE MATCHLINE 'A' THIS SHEET

SEE MATCHLINE 'A' THIS SHEET

EXIST ASPHALT WALKING PATH

DAVIS COUNTY
12-032-0037

OGDEN CLINIC SUBDIVISION
LOT 1

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
HORZ: 1 inch = 10 ft.

ENSIGN
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CONTACT:
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PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE
PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER
CAMERON NESS PRESTON
STATE OF UTAH
NO. 5049039
6-11-25

NO.	DATE	REVISION
		FOR REVIEW

GRADING PLAN

PROJECT NUMBER 8315B
PRINT DATE 2025-06-11
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

C-302

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

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

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

SCOPE OF WORK:

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

1. 6" SDR-35 PVC SANITARY SEWER LATERAL @ 1.0% MINIMUM SLOPE. INSTALLATION AND TRENCHING PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
2. SANITARY SEWER CLEANOUT PER WEST POINT CITY STANDARDS & SPECIFICATIONS.
3. CONNECT TO EXISTING SEWER MAIN PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
4. 2" HDPE CTS-OD (SDR-9) POLY PIPE CULINARY WATER SERVICE LATERAL PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
5. CONNECT TO EXISTING 10" CULINARY WATERLINE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
6. 1-1/2" CULINARY WATER METER PER WEST POINT CITY STANDARDS & SPECIFICATIONS.
7. INSTALL 6" C900 PVC FIRE LINE W/ 6" GATE VALVE.
8. EXIST FIRE HYDRANT WITH VALVE COMPLETE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
9. INSTALL POST INDICATOR VALVE PER WEST POINT CITY STANDARDS DETAILS.
10. INSTALL FREE STANDING FIRE DEPARTMENT CONNECTION. SEE DETAIL 10/C-500. SEE MECHANICAL PLANS FOR PIPE SPECIFICATIONS AND CONNECTION AT THE BUILDING
11. CONCRETE PAD FOR ELECTRICAL EQUIPMENT, BY OTHERS
12. SAW CUT, REMOVE AND REPLACE CURB, GUTTER, SIDEWALK AND ASPHALT FOR UTILITY INSTALLATION. MATCH EXISTING CROSS SECTION

GENERAL NOTES

1. ALL WORK TO COMPLY WITH WEST POINT CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
8. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
10. ALL SECONDARY WATER IMPROVEMENTS TO BE INSTALLED PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS.

JOHN D. & JANET D. MOSS
TRUSTEES
12-032-0033

125 SOUTH STREET

EXIST 8" PVC-SAN SWR
323.76 L.F. @ 0.40% SLOPE

EXIST 6' SSMH #303
RIM=4300.99
FL(IN-E)=4291.29

EXIST CULINARY WATERLINE

EXIST SECONDARY WATERLINE

EXIST 4' SSMH #302
RIM=4302.98
FL(IN-E)=4292.58
FL(OUT-W)=4292.58

EXIST 8" PVC-SAN SWR
326.04 L.F. @ 0.45% SLOPE

EXIST CURB AND GUTTER

EXIST SIDEWALK

EXIST DUAL SECONDARY WATER SERVICE

EXIST BUILDING

OGDEN CLINIC
SUBDIVISION
LOT 1

PROPOSED BUILDING

YALECREST TOWNS

3000 WEST STREET

EXIST CURB AND GUTTER

EXIST SIDEWALK

EXIST DUMPSTER ENCLOSURE

EXIST ELECTRICAL ENCLOSURE

EXIST ASPHALT WALKING PATH

DAVIS COUNTY
12-032-0037

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
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SANDY
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TOOELE
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RICHFIELD
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OGDEN, UTAH 84403

CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE
PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER
No. 9049039
6-11-25
CAMERON HESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION
		FOR REVIEW

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8315B	2025-06-10
PROJECT MANAGER	DESIGNED BY
C.PRESTON	M.ELMER

C-400

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

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

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

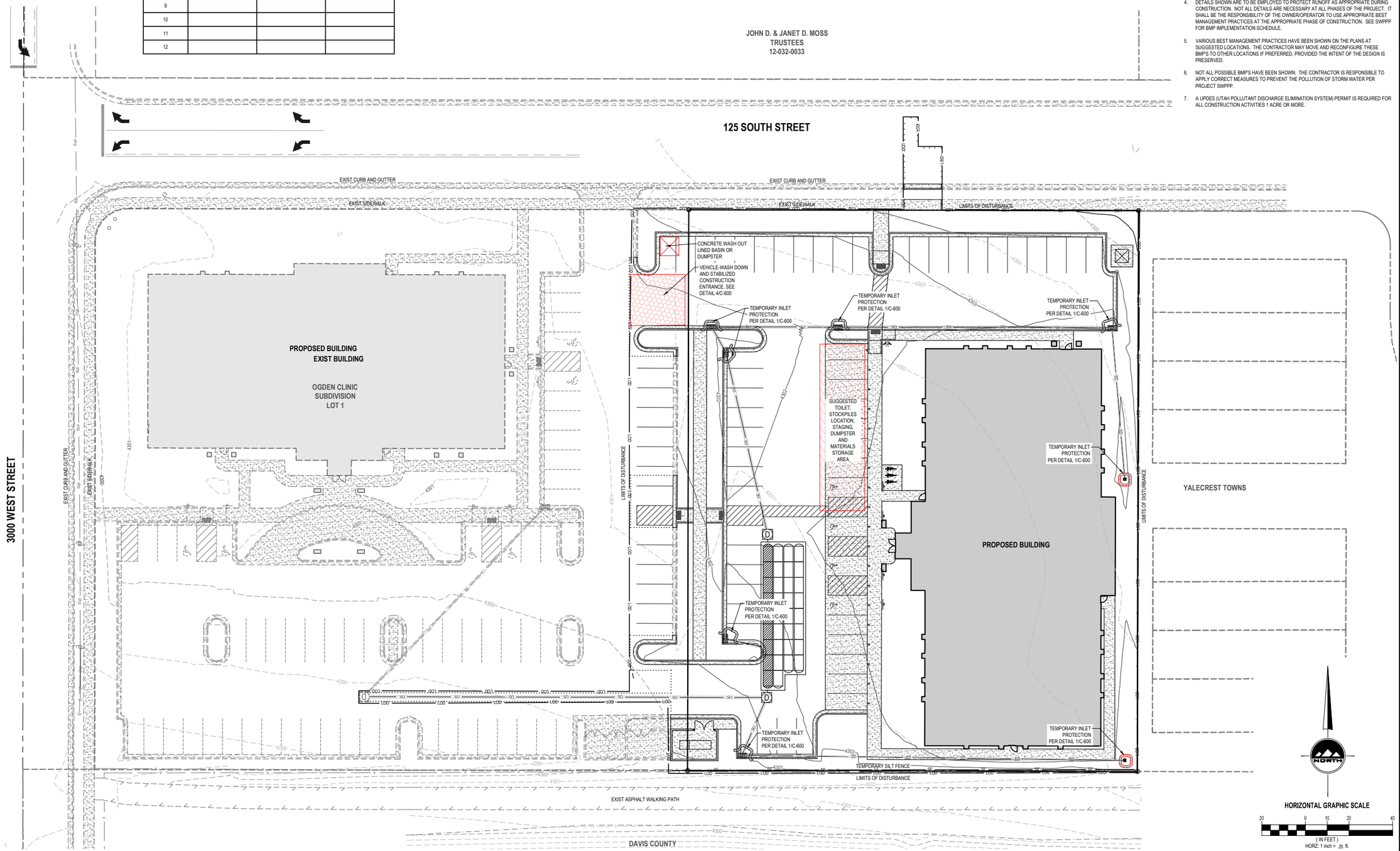
ELEVATION = 4297.05

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

GENERAL NOTES

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



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
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OGDEN, UTAH 84403

CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE
PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

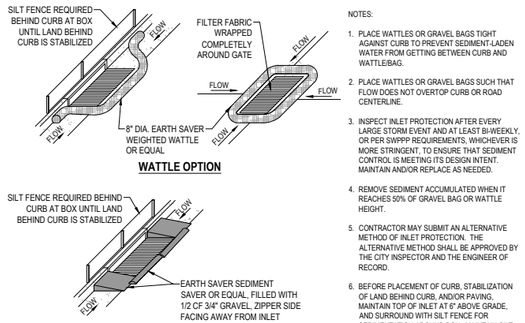
PROFESSIONAL ENGINEER
CAMERON HESS PRESTON
No. 9049039
6-11-25
STATE OF UTAH

NO.	DATE	REVISION FOR REVIEW

EROSION CONTROL PLAN

PROJECT NUMBER 8315B
PRINT DATE 2025-06-10
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

C-500



NOTES:

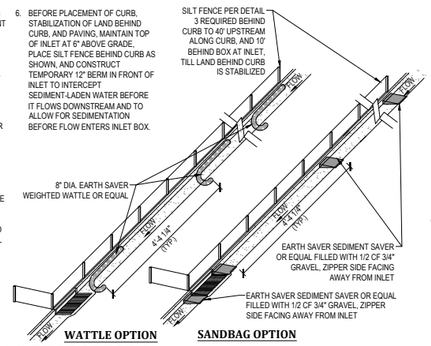
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION

SCALE: NONE

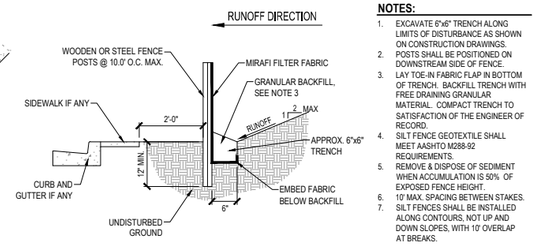
NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURRB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, PLACE SILT FENCE BEHIND CURB AS SHOWN, AND CONSTRUCT TEMPORARY 12" BERM IN FRONT OF INLET TO INTERCEPT SEDIMENT-LADEN WATER BEFORE IT FLOWS DOWNSTREAM AND TO ALLOW FOR SEDIMENTATION BEFORE FLOW ENTERS INLET BOX.



2 IN-LINE INLET PROTECTION

SCALE: NONE

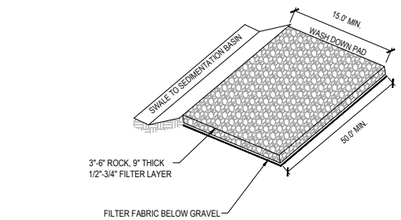


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

3 TEMPORARY SILT FENCE

SCALE: NONE

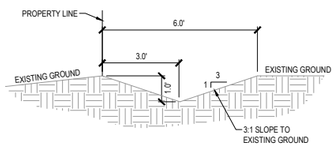


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

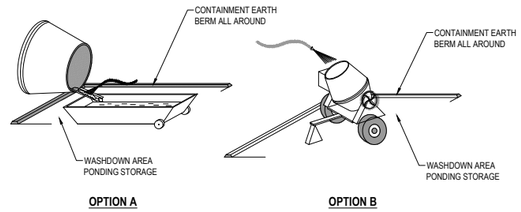


NOTES:

1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP. EROSION CONTROL MATS AND /OR ROCK CHECK DAMS.
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT.
3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.

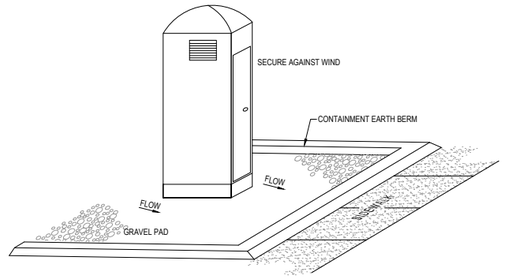
5 DRAINAGE SWALE

SCALE: NONE



6 CONCRETE WASTE MANAGEMENT

SCALE: NONE

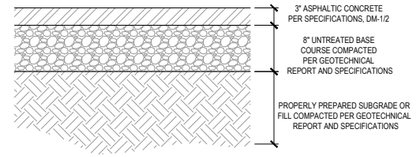


7 PORTABLE TOILET

SCALE: NONE

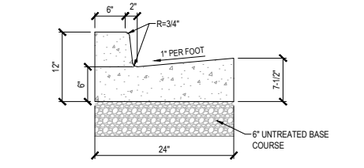
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



8 STANDARD ASPHALT SECTION

SCALE: NONE

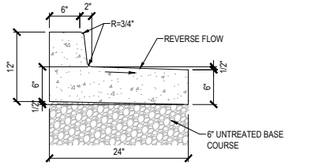


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

9 24" COLLECTION CURB AND GUTTER

SCALE: NONE

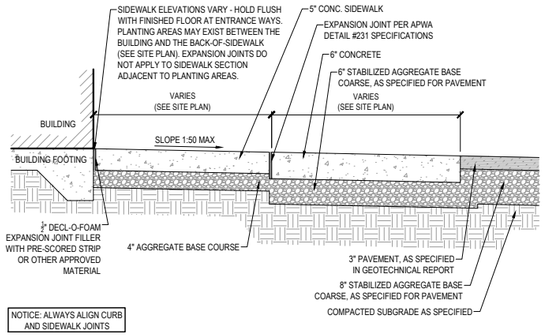


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

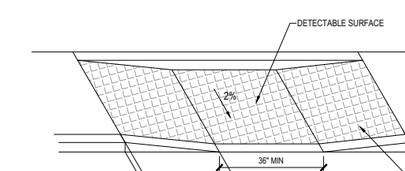
10 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE



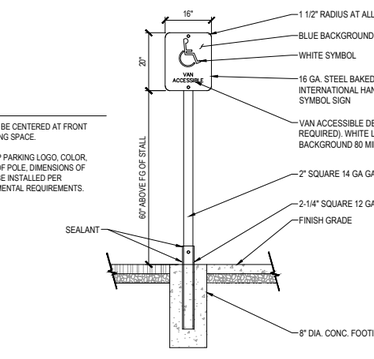
11 SIDEWALK WITH CURB & GUTTER SECTION

SCALE: NONE



12 ACCESIBLE RAMP (ONSITE)

SCALE: NONE

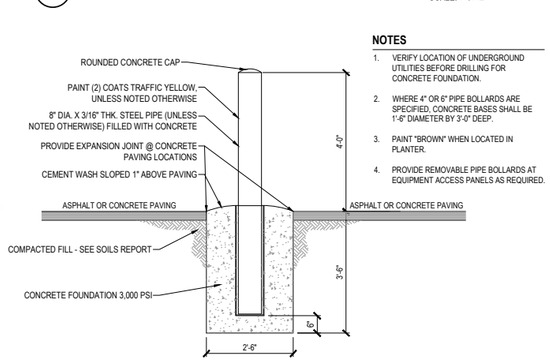


NOTES:

1. SIGNS TO BE CENTERED AT FRONT OF PARKING SPACE.
2. HANDICAP PARKING LOGO, COLOR, HEIGHT, OF POLE, DIMENSIONS OF SIGN TO BE INSTALLED PER GOVERNMENTAL REQUIREMENTS.

13 ACCESIBLE PARKING SIGN

SCALE: NONE



NOTES

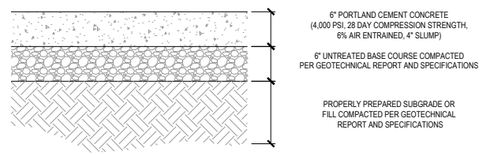
1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

14 BOLLARD

SCALE: NONE

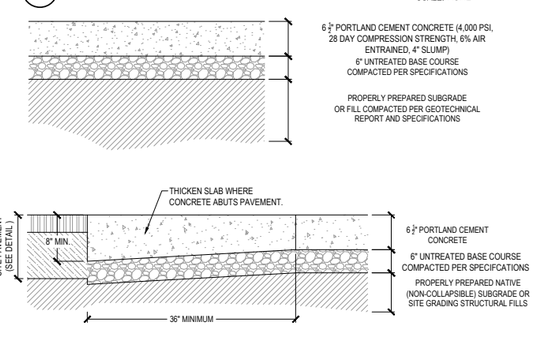
CONCRETE NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



15 CONCRETE PAVEMENT SECTION

SCALE: NONE



16 DUMPSTER PAD / APRON SECTION

SCALE: NONE

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WEST POINT OGDEN CLINIC SITE
PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

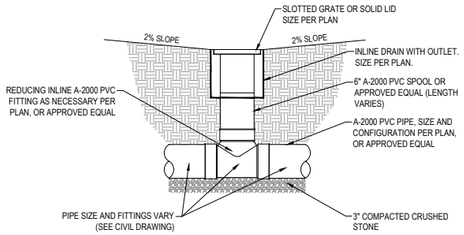
PROFESSIONAL ENGINEER
No. 9049039
6-11-25
STATE OF UTAH
CAMERON NESS PRESTON

NO.	DATE	REVISION
		FOR REVIEW

DETAILS

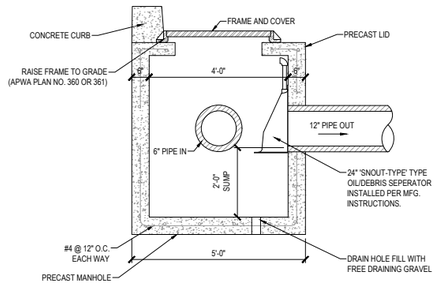
PROJECT NUMBER	PRINT DATE
8315B	2025-06-11
PROJECT MANAGER	DESIGNED BY
C.PRESTON	M.ELMER

C-600



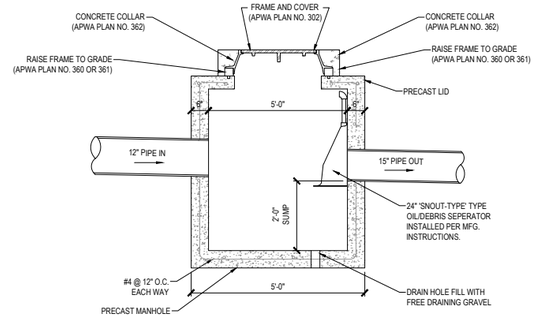
1 YARD DRAIN

SCALE: NONE



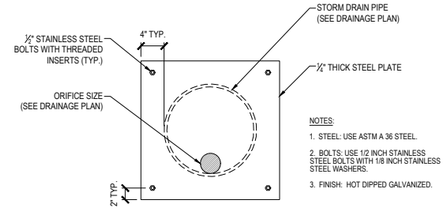
2 SDCB W/SNOUT DETAIL #314

SCALE: NONE



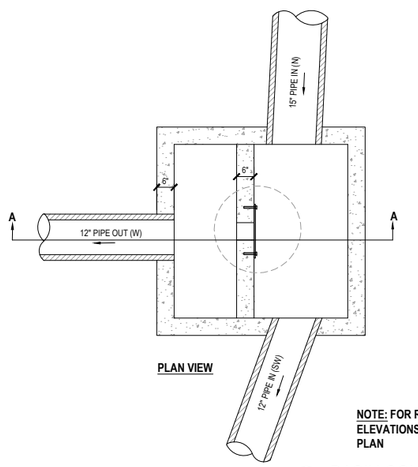
3 SDCO W/SNOUT DETAIL #315

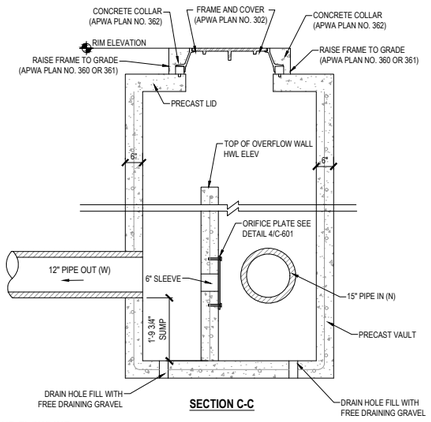
SCALE: NONE



4 ORIFICE PLATE

SCALE: NONE

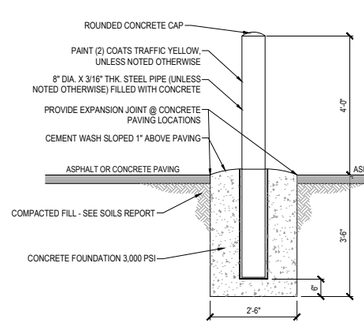




NOTE: FOR RIM AND FLOWLINE ELEVATIONS, SEE DRAINAGE PLAN

5 BASIN CONTROL STRUCTURE # 314

SCALE: NONE



NOTES

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

6 BOLLARD

SCALE: NONE

ENSIGN
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CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

NO.	DATE	REVISION
		FOR REVIEW

DETAILS

PROJECT NUMBER 8315B
PRINT DATE 2025-06-10
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

C-601

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADS Advanced Drainage Systems, Inc.

ADS SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

WEST POINT OGDEN CLINIC SITE PHASE 2

WEST POINT, UT, USA

SC-800 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-800.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

1. STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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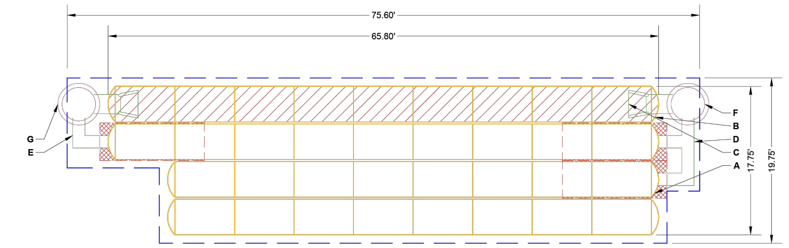
PROPOSED LAYOUT	
34	STORMTECH SC-800 CHAMBERS
8	STORMTECH SC-800 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	STONE VOID
3104	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
1370	SYSTEM AREA (SF)
190.7	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4305.77
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4299.52
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4299.02
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4299.02
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4299.02
TOP OF STONE:	4298.27
TOP OF SC-800 CHAMBER:	4297.77
15" x 15" TOP MANIFOLD INVERT:	4295.96
15" x 15" TOP MANIFOLD INVERT:	4295.96
24" ISOLATOR ROW PLUS INVERT:	4295.21
24" ISOLATOR ROW PLUS INVERT:	4295.21
BOTTOM OF SC-800 CHAMBER:	4295.02
BOTTOM OF STONE:	4294.52

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PRE-CORED END CAP	A	15" TOP PRE-CORED END CAP, PART#: SC800EPE15TPC / TYP OF ALL 15" TOP CONNECTIONS	11.30"	
PREFABRICATED EZ END CAP	B	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.30"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP (TYP 2 PLACES)		
MANIFOLD	D	15" x 15" TOP MANIFOLD, ADS N-12	11.30"	
MANIFOLD	E	15" x 15" TOP MANIFOLD, ADS N-12	11.30"	
CONCRETE STRUCTURE	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.6 CFS IN
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.8 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

WEST POINT OGDEN CLINIC SITE PHASE 2
WEST POINT, UT, USA
DATE: 06/10/2025 DRAWN: WA
PROJECT #: CHECKED: N/A
DATE DRW CHK DESCRIPTION
StormTech® Chamber System
1-800-821-6710 | WWW.STORMTECH.COM
ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

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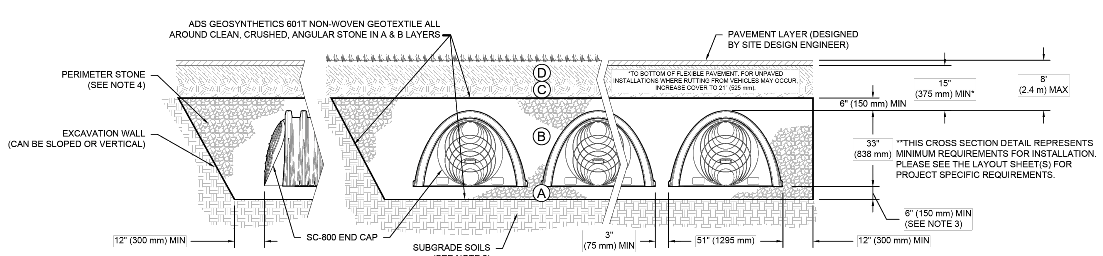
SHEET 2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

WEST POINT OGDEN CLINIC SITE PHASE 2
WEST POINT, UT, USA
DATE: 06/10/2025 DRAWN: WA
PROJECT #: CHECKED: N/A
DATE DRW CHK DESCRIPTION
StormTech® Chamber System
1-800-821-6710 | WWW.STORMTECH.COM
ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473
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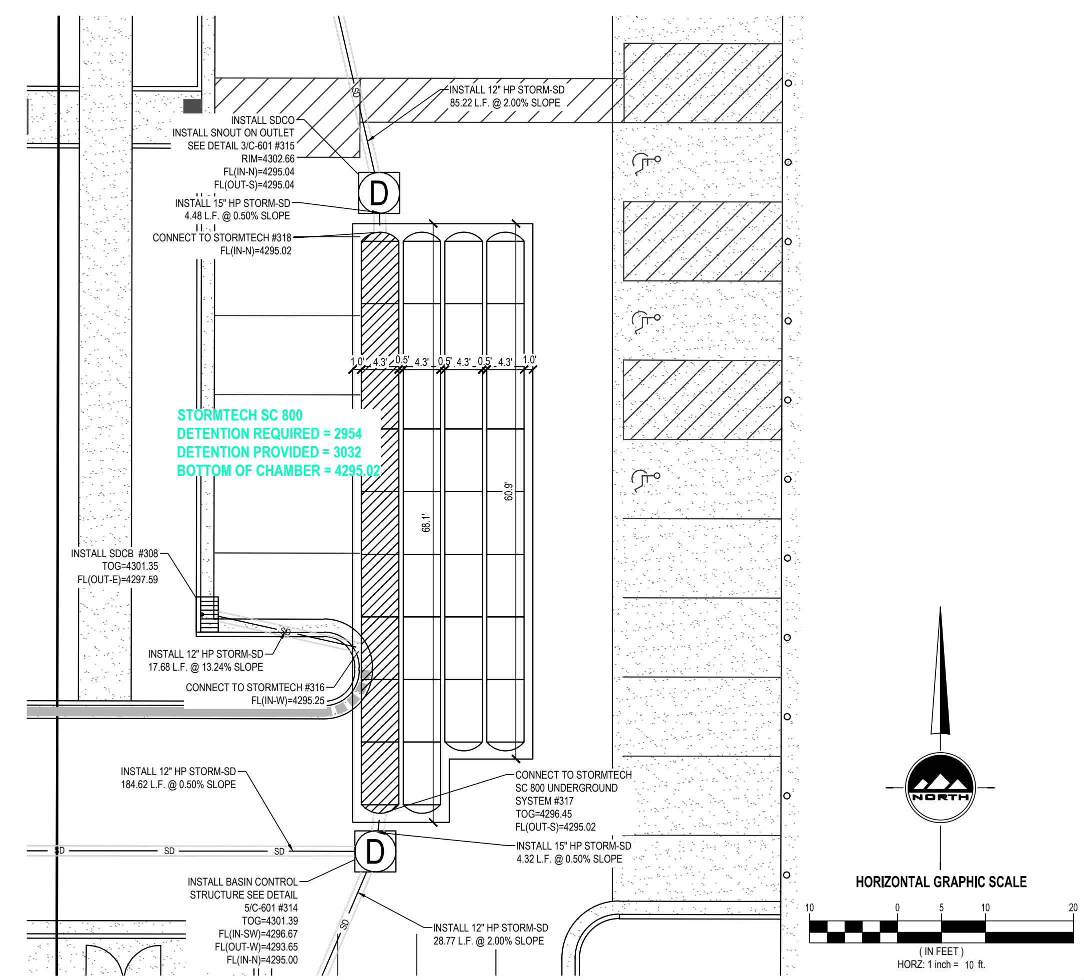
SHEET 3 OF 5



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TOOELE
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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
OGDEN CLINIC
4350 HARRISON BOULEVARD
OGDEN, UTAH 84403

CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE PHASE 2

3000 WEST 200 SOUTH WEST POINT, UTAH

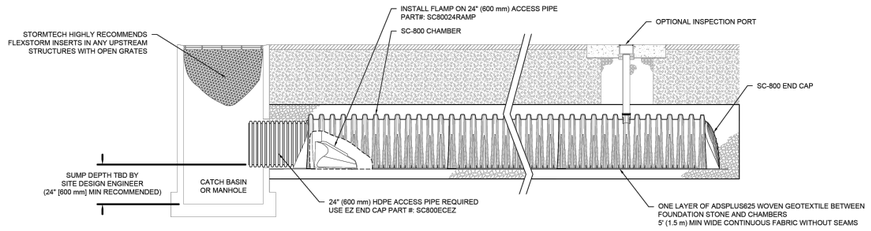
PROFESSIONAL ENGINEER REGISTERED No. 5049039 6-11-25 CAMERON HESS PRESTON STATE OF UTAH

NO.	DATE	REVISION
		FOR REVIEW

STORMTECH SC 800 DETAILS

PROJECT NUMBER 8315B
PRINT DATE 2025-06-11
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

C-602



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

WEST POINT OGDEN CLINIC
SITE PHASE 2
WEST POINT, UT, USA
DATE: 09/10/2025 | PROJECT #: | DRAWN: WA | CHECKED: N/A

DATE	DRW.	CHK.	DESCRIPTION

StormTech® Chamber System
1-800-821-6710 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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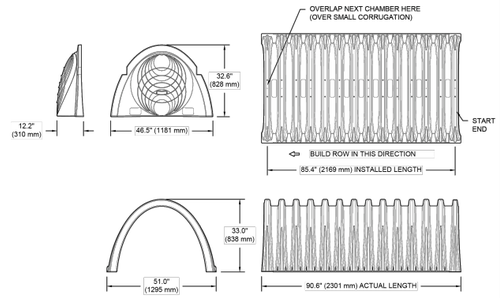
SHEET
4 OF 5

SC-800 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

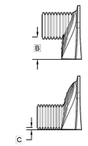
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	



NOTE: ALL DIMENSIONS ARE NOMINAL

WEST POINT OGDEN CLINIC
SITE PHASE 2
WEST POINT, UT, USA
DATE: 09/10/2025 | PROJECT #: | DRAWN: WA | CHECKED: N/A

DATE	DRW.	CHK.	DESCRIPTION

StormTech® Chamber System
1-800-821-6710 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
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SHEET
5 OF 5

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FOR:
OGDEN CLINIC
4350 HARRISON BOULEVARD
OGDEN, UTAH 84403

CONTACT:
KEVIN PORTER
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER
No. 5049039
6-11-25
STATE OF UTAH
CAMERON NESS PRESTON

NO.	DATE	REVISION
		FOR REVIEW

STORMTECH SC 800 DETAILS

PROJECT NUMBER: 8315B
PRINT DATE: 2025-06-11
PROJECT MANAGER: C.PRESTON
DESIGNED BY: M.ELMER

C-603

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

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

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

ELEVATION = 4297.05

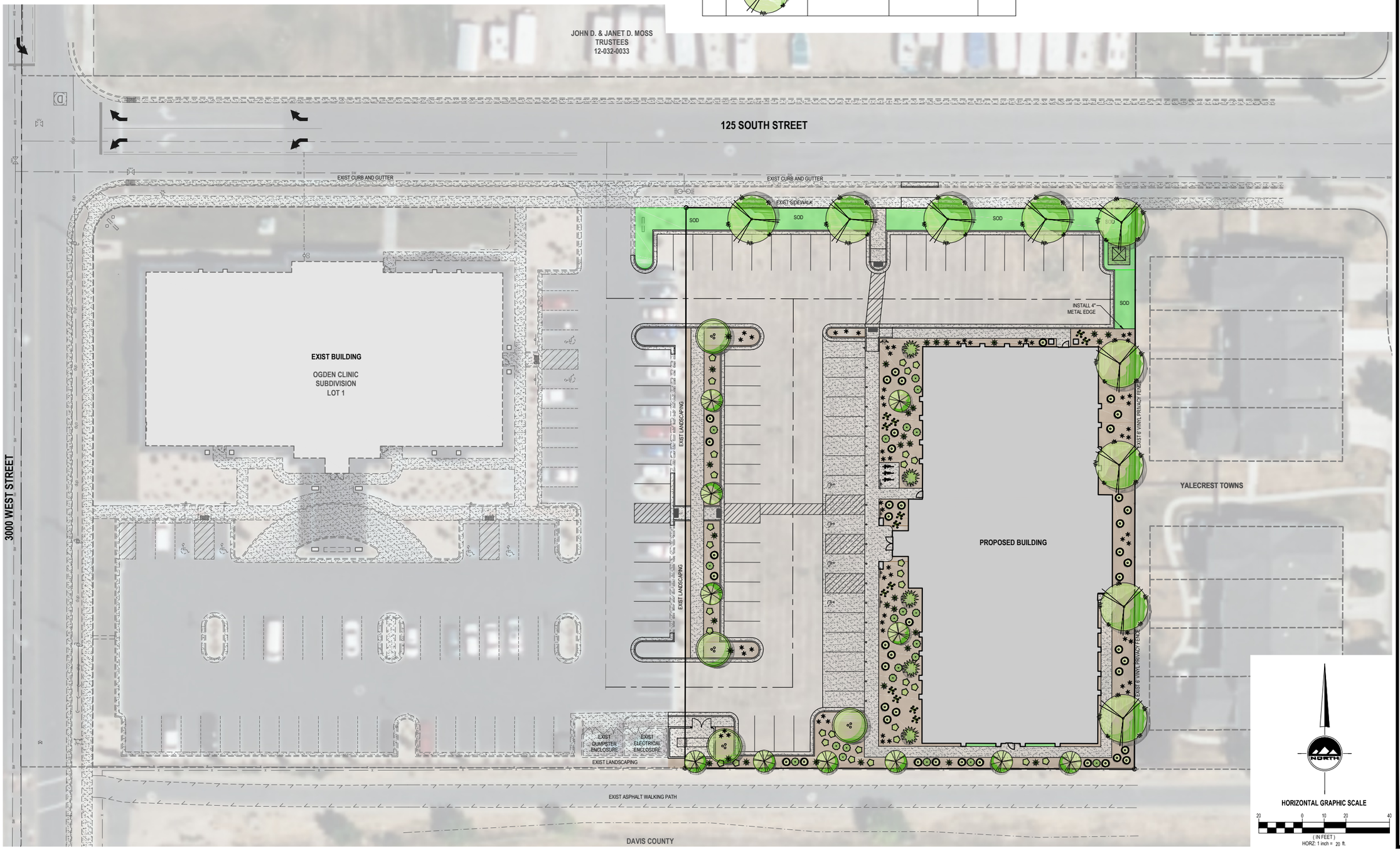
Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
5		Pine, Bosnian	Pinus leucodermis	4' Min.
11		Maple, 'Columnar'	Acer platanoides 'Columnare'	2" Cal.
4		Hedge Maple	Acer campestre	2" Cal.
9		Eastern Redbud	Cercis canadensis	2" Cal.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
32		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
21		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
32		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon
43		Littleleaf Boxwood	Buxus microphylla	1 Gallon
13		Black-Eyed Susan	Rudbeckia hirta	1 Gallon
59		Daylily	Hemerocallis	1 Gallon

Landscape Notes: Install 4" metal edging between all planter bed and sod areas. In all planter bed areas, install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.



NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
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KEVIN PORTER
PHONE: 801-475-3420

WEST POINT OGDEN CLINIC SITE PHASE 2

3000 WEST 200 SOUTH
WEST POINT, UTAH

NO.	DATE	REVISION
		FOR REVIEW

LANDSCAPE PLAN

PROJECT NUMBER 8315B
PRINT DATE 2025-06-11
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

L-100

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GENERAL NOTES:

A SLOPE ALL GROUND SURFACE SURROUNDING THE EXTERIOR OF THE BUILDING AWAY FROM THE BUILDING IN ALL DIRECTIONS. MINIMUM SLOPE SHALL BE 12 INCHES IN THE FIRST 10 FEET FROM BUILDING

B WALKWAY SLOPE AT EXTERIOR DOORWAYS SHALL BE 2 PERCENT IN THE DIRECTION OF TRAVEL (RUNNING SLOPE) FOR NOT LESS THAN 44 INCHES. ELSEWHERE THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 5 PERCENT. CROSS-SLOPE SHALL NOT EXCEED 2 PERCENT IN ANY INSTANCE

C ACCESSIBLE ROUTES SHALL HAVE A MINIMUM WIDTH OF 36" AND A MAXIMUM SLOPE OF 1:20 WITH A MAXIMUM CROSS SLOPE. NOTE: AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 IS CONSIDERED A RAMP.

SHEET NOTES:

S1 ASPHALT PAVING AREA - SEE CIVIL DRAWINGS
S2 CONCRETE DRIVE - SEE CIVIL DRAWINGS
S3 CONCRETE CURB & GUTTER - SEE CIVIL DRAWINGS
S4 CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
S5 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
S6 HANDICAPPED ACCESSIBLE PARKING STALLS, SIGNAGE, & RAMP - SEE CIVIL DRAWINGS
S7 3" WHITE PAVEMENT MARKING - SEE CIVIL DRAWINGS
S8 DUMPSTER & DUMPSTER ENCLOSURE - SEE DETAIL X/AXXX
S9 6'-0" HIGH FENCE - SEE CIVIL DRAWINGS
S10 NEW DOWNSPOUT LOCATION (TIE INTO STORM DRAIN SYSTEM) - SEE CIVIL DRAWINGS & DETAIL XX/AXXX
S11 MONUMENT SIGN (BY OTHERS) - SEE DETAILS X-X/AXXX
S12 BIKE RACK - SEE CIVIL DRAWINGS AND DETAIL X/AXXX
S13 CONCRETE FILLED BOLLARD (PAINTED) - SEE DETAIL X/AXXX
S14 ELECTRICAL GEAR / EQUIPMENT - SEE ELECTRICAL DRAWINGS
S15 NEW PAVEMENT MARKING PER CITY STANDARDS - SEE CIVIL DRAWINGS
S16 FIRE HYDRANT LOCATION - SEE CIVIL PLAN
S17 GAS METER LOCATION - SEE CIVIL UTILITY PLANS
S18 PROPOSED KNOX BOX LOCATION - SEE INTERIOR ELEVATIONS & COORDINATE FINAL LOCATION w/ FIRE MARSHAL
S19 SITE ELECTRICAL LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS

SITE INFORMATION

ZONING CODE ..... C-C (COMMUNITY COMMERCIAL)

LOT SIZE
LOT '1' (EXISTING) ..... 69,859 SQ. FT. (1.60 ACRES)
LOT '2' (NEW) ..... 53,016 SQ. FT. (1.22 ACRES)

TOTAL BUILDING AREA ..... 28,951 SQ. FT.
BUILDING '1' (EXISTING) ..... 13,626 SQ. FT.
BUILDING '2' (NEW) ..... 15,325 SQ. FT.

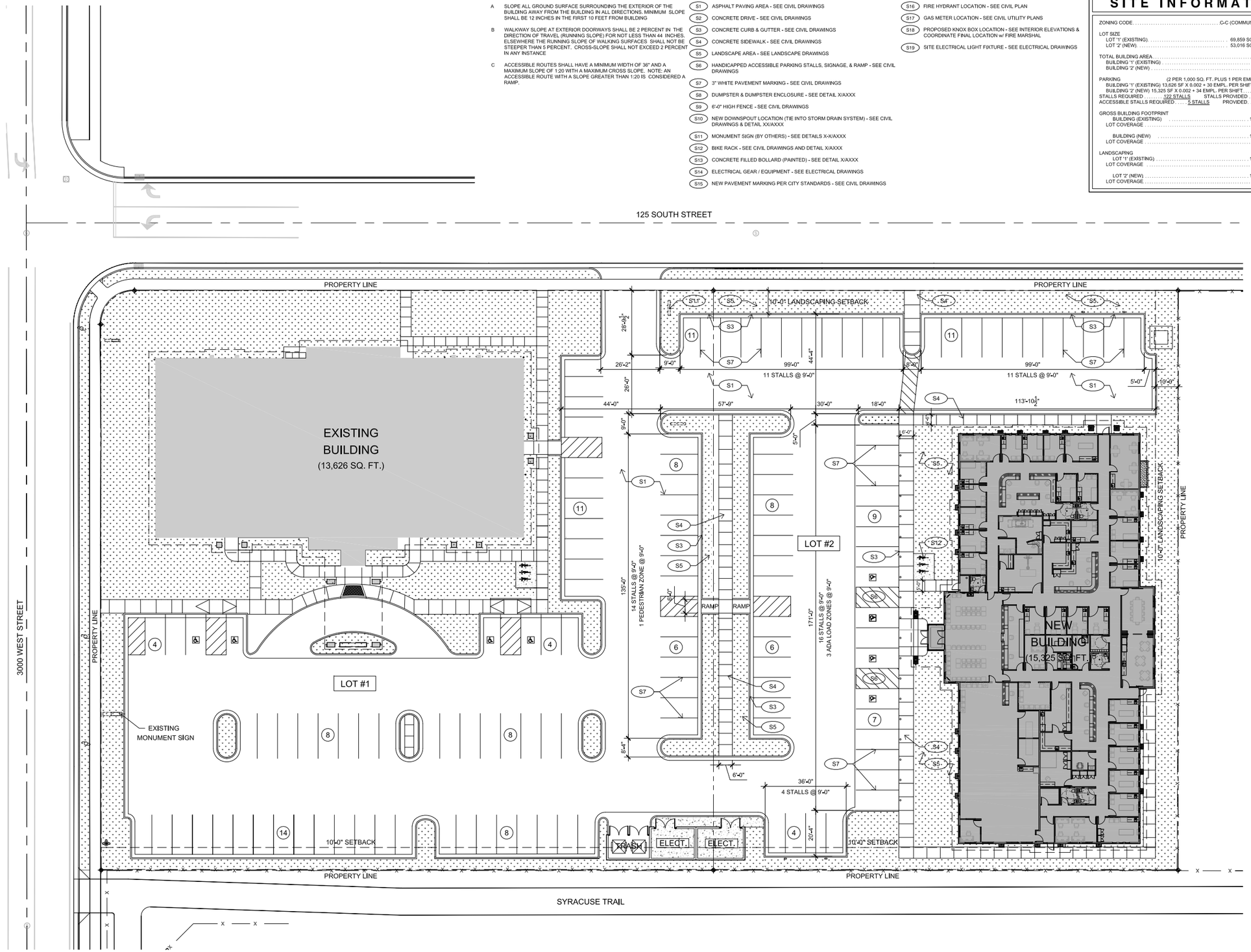
PARKING (2 PER 1,000 SQ. FT. PLUS 1 PER EMPLOYEE PER SHIFT)
BUILDING '1' (EXISTING) 13,626 SF X 0.002 + 30 EMPL. PER SHIFT. . 57 STALLS
BUILDING '2' (NEW) 15,325 SF X 0.002 + 34 EMPL. PER SHIFT ..... 65 STALLS
STALLS REQUIRED ..... 122 STALLS STALLS PROVIDED ..... 127 STALLS
ACCESSIBLE STALLS REQUIRED ..... 5 STALLS PROVIDED. ..... 8 STALLS

GROSS BUILDING FOOTPRINT
BUILDING (EXISTING) ..... 13,626 SQ. FT.
LOT COVERAGE 19.5%

BUILDING (NEW) ..... 15,325 SQ. FT.
LOT COVERAGE 28.9%

LANDSCAPING
LOT '1' (EXISTING) ..... 12,892 SQ. FT.
LOT COVERAGE ..... 18.4 %

LOT '2' (NEW) ..... 12,266 SQ. FT.
LOT COVERAGE ..... 23.1 %



A ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

CARPENTER STRINGHAM ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
9135 S MONROE PLAZA WAY SUITE D
SANDY UT 84070
TEL: 801.890.1092
www.carpenterstringham.com

PROJECT
A PROPOSED EXPANSION FOR:
OGDEN CLINIC
WEST DAVIS SPECIALTY CENTER
145 SOUTH 2973 WEST
WEST POINT, UTAH 84015

STATE OF UTAH
PASCAL P. MEYER
6766265-0301
5/17/25
LICENSED ARCHITECT

SHEET TITLE
Architectural Site Plan

REVISIONS

PROJECT: 24-017.01
DATE: January 2025
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

SHEET
A001

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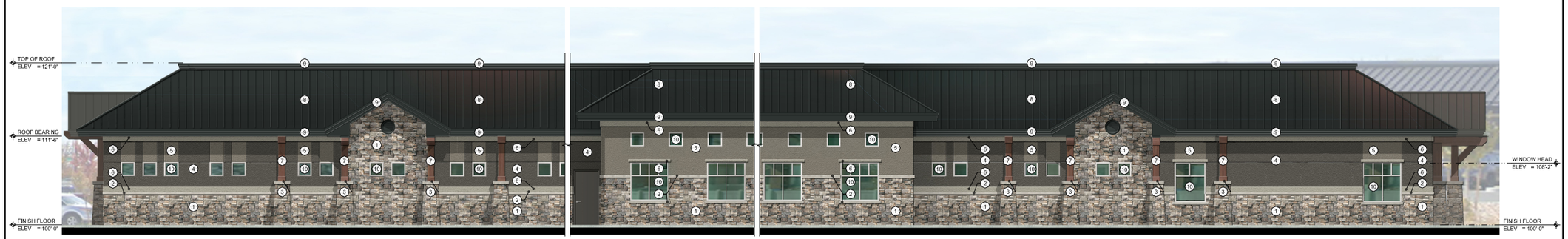
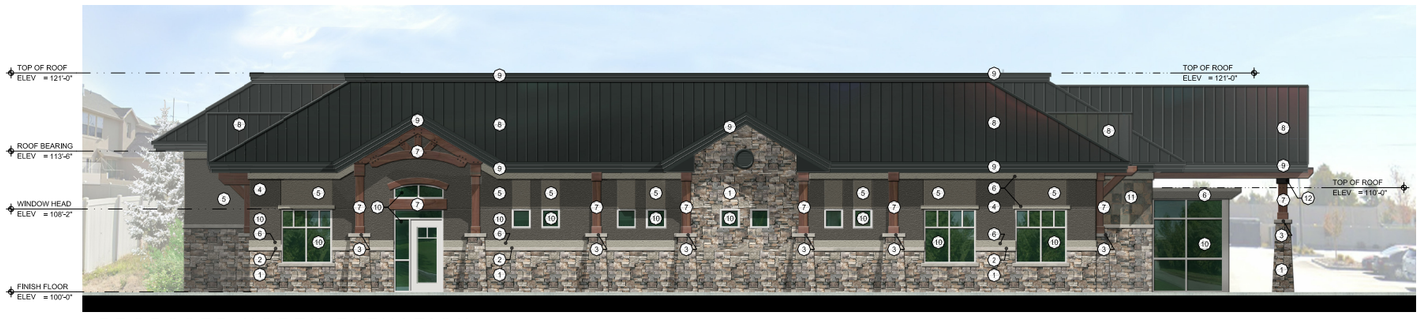
A PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



B PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

C PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



D PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH KEY

1	SIMULATED STONE VENEER	HARRIS STONE • CHIEF JOSEPH SUMMIT - 2" THICK • FULLY GROUTED • GROUT COLOR: GREY
2	SIMULATED STONE VENEER - SILL	HARRIS STONE • COLOR: GREY • FULLY GROUTED • GROUT COLOR: GREY
3	PRE-CAST CONCRETE CAP	PRE-CAST CONCRETE COLUMN CAP • COLOR: NATURAL GRAY
4	1-1/2" EIFS VENEER - FIELD COLOR	DRYVIT EIFS SYSTEM - 1-1/2" THICK • FINISH: PERFECT SWIRL • COLOR: MATCH SHERWIN WILLIAMS - THUNDER GRAY (SW 7645)
5	1-1/2" EIFS VENEER - ACCENT COLOR	DRYVIT EIFS SYSTEM - 1-1/2" THICK • FINISH: PERFECT SWIRL • COLOR: MATCH SHERWIN WILLIAMS - THUNDER GRAY (SW 7645) - 50%
6	1-1/2" EIFS VENEER - TRIM COLOR	DRYVIT EIFS SYSTEM - 1-1/2" THICK • FINISH: FINE SAND • COLOR: MATCH SHERWIN WILLIAMS - CHAT ROOM (SW 6171) - 50%
7	EXPOSED CEDAR BEAM / COLUMN	NATURAL CEDAR VENEER (ROUGH CUT) • SEALED
8	METAL ROOF PANEL	STANDING SEAM METAL PANEL • PAC-CLAD BURNISHED SLATE (OR EQUAL)
9	METAL SOFFIT, TRIM, PARAPET CAP	PRE-FINISHED / PREFORMED METAL TO MATCH ROOF • PAC-CLAD BURNISHED SLATE (OR EQUAL)
10	ALUMINUM STOREFRONT SYSTEM • FINISH: CLEAR ANODIZED • 1" INSULATED LOW-E GLAZING • TINT: GREEN	NOTE: WRAP ALL COLUMNS AND HEADERS ADJACENT TO WINDOWS w/ MATCHING BREAK METAL
11	TILE VENEER	12" X 12" 'DATILE' TILE VENEER • CONTINENTAL SLATE • COLOR: ENGLISH GREY
12	BENT STEEL CAP	STRUCTURAL STEEL CAP • PAINTED BLACK

NOTE:
PAINT HOLLOW METAL DOORS & FRAMES TO MATCH ADJACENT EIFS WALL FINISH COLORS

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PROJECT
A PROPOSED EXPANSION FOR:
OGDEN CLINIC
WEST DAVIS SPECIALTY CENTER
145 SOUTH 2973 WEST
WEST POINT, UTAH 84015

STATE OF UTAH
PASCAL P. MEYER
6766265-0301
11/7/2025
LICENSED ARCHITECT

SHEET TITLE
Exterior
Finish Schedule

REVISIONS

PROJECT: 24-017.01
DATE: January 2025
SCALE: As Shown
DRAWN BY: jpm
CHECKED: ppm

SHEET
A210

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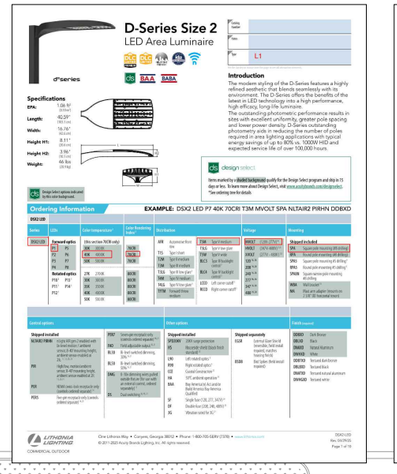

D-Series Size 2
LED Area Luminaire

Type: L1

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, IP66 rated, Type 5 luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and extended service life of over 100,000 hours.

Specifications

EPA: 1.0A ft² (0.09m²)
Length: 40.25" (1022mm)
Width: 16.75" (425mm)
Height Ht: 8.11" (206mm)
Height HD: 3.76" (96mm)
Weight: 46 lbs (20.9kg)

Ordering Information EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	CCTs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX2 LED	Forward optics: P1 P2 P3 P4 P5 P6 Rotated optics: P10* P11* P12*	(Blue see chart TCCR only) 27K 2700K 30K 3000K 40K 4000K 50K 5000K	AMBPC Ambient Color Enhancing White	AFR Automotive Front Row TFTM Type T Forward Throw Medium TTS Type T Short TTM Type T Medium TTL Type T Long TTHM Type T Horizontal Medium TRAS Type R Asymmetric* TRW Type R Wide* TRGW Type R Very Wide* TRTM Type R Horizontal Medium T2S Type II Short T2M Type II Medium T2L Type II Long T2VL Type II Very Long T3S Type III Short T3M Type III Medium T3L Type III Long T4M Type IV Medium T4VL Type IV Very Long T5S Type V Short T5M Type V Medium T5L Type V Long T5W Type V Wide T5VS Type V Very Short T5VW Type V Very Wide T5HM Type V Horizontal Medium T6S Type VI Short T6M Type VI Medium T6L Type VI Long T6VL Type VI Very Long TFTF Type F Forward Throw Full* TRTF Type R Rectangular Full* TWH Type W Short* TWHX Type W Extra Short* TWLX Type W Long Extra Short* TBW Type B Wide* TBL Type B Long* TBLX Type B Long Extra Short* TFTSQ Type F Forward Throw Square* SPA Square pole mounting* RPA Round pole mounting* SPUMBA Square pole universal mounting adaptor* RPUMBA Round pole universal mounting adaptor* KMA8 Mast arm adaptor (8 inch)* KMA10U Mast arm adaptor (10 inch universal)* KMA10O Mast arm adaptor (10 inch offset)* KMA12U Mast arm adaptor (12 inch universal)* KMA12O Mast arm adaptor (12 inch offset)* KMA14U Mast arm adaptor (14 inch universal)* KMA14O Mast arm adaptor (14 inch offset)*	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Control options: NLTAIR2 nLight AIR generation 2 enabled luminaire*; PIR nLight AIR generation 2 enabled luminaire with factory-integrated motion sensor, 8' mounting height, ambient sensor enabled at 5fc*; PIRH nLight AIR generation 2 enabled luminaire with factory-integrated motion sensor, 30' mounting height, ambient sensor enabled at 5fc*; PER NEMA twist-lock receptacle only (controls ordered separately)***; PERS Two pin receptacle only (controls ordered separately)***; PIRHN nLight AIR generation 2 enabled luminaire with factory-integrated motion sensor, 30' mounting height, ambient sensor enabled at 5fc, with no external control, ordered separately***; DS Dual switching***; DMG 0-10v dimming, wires pulled outside fixture (for use with an external control, ordered separately)***; DCR Dimmable constant current reduction***

Other options: Shipped installed: SF Single fuse (120, 277, 347V)***; DF Double fuse (208, 240, 480V)***; WG Wireguard for 3G***; PIRBBW Bird-blocking wire***; SPD20KV 20kV surge protection***; DS Discrete 4-Pole Quick Disconnect***; CWB Coastal Construction***; HA 50°C ambient operation***; BAA Buy American Act compliant***; Shipped separately: BSWH Bird-blocking wire (white)***; BSBK Bird-blocking wire (black)***; FAWH Field adjustable aiming (white)***; FABK Field adjustable aiming (black)***; VG Vandal guard***; FACTORY PRE-AIMED OPTICS***: AFR, TFTM, TTS, TTM, TTL, TRAS, TRTM, TRTF, TWH, TWHX, TWLX, TBW, TBL, TBLX, T2S, T2M, T2L, T2VL, T3S, T3M, T3L, T4M, T4VL, T5S, T5M, T5L, T5W, T5VS, T5VW, T5HM, T6S, T6M, T6L, T6VL, TFTSQ, TRGW, TRW, TRAS, TRTF, TWH, TWHX, TWLX, TBW, TBL, TBLX

Shipped included: SPA Square pole mounting (Mounting Hardware for 3 @ 120° apart drilling)***; RPA Round pole mounting (Mounting Hardware for 3 @ 120° apart drilling)***; SPUMBA Square pole universal mounting adaptor***; RPUMBA Round pole universal mounting adaptor***; WBA Wall bracket***; PM Pole arm adapter (mounts on 2 3/8" OD horizontal tenon)***

Shipped separately: EGSM External Ground Screw Mount (Set of 3 Ground Screws, Quantity Matching Fixture)***; RSBA Rear Surface Box Adapter (Quantity Matching Fixture)***

design select
Items marked by a dashed background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*Some ordering items for details.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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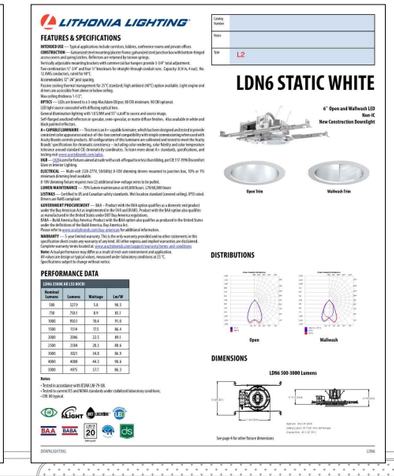
DSX2 LED
Rev. 04/29/25
Page 1 of 10



LITHONIA LIGHTING

Catalog Number
Notes
Type: L2

LDN6 STATIC WHITE

6" Open and Wallwash LED Non-IC New Construction Downlight

Open Trim
Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Luminaire housing is constructed of one piece, die-cast aluminum. Injection-bone White trim is die-cast aluminum and spring-loaded. Reflectors are retained by tension springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 5 1/4" total adjustment.

Trim combination 1/2" (UNC and fine "T" hex bosses for straight-through conduit runs. Capacity: 8 #14s, 4 #12, No. 12 AWG conductors, rated for 90°C.

FINISH — Housing is NEMA 1 (IP20).

Custom coating Thermoset Polyester White powder coat finish is applied to a minimum thickness of 1.5 mils.

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse (SDCM) minimum. 90 CRI optional.

Color temperature: 3000K, 3500K, 4000K, 5000K.

Minimum luminaire lighting with 1.0 CBCP and 72.1 LLMF at source and source images.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuser finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This luminaire is A+ capable luminaire, which has been designed and tested to provide consistent performance when used with A+ certified drivers and sensors. Refer to the A+ certified driver and sensor tables for Acuity Brands-recommended products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency — including color rendering, color fidelity and color temperature over dimming curves, and for consistent performance with Acuity standards. To learn more about A+ standards, specifications, and training visit www.acuitybrands.com/aplus.

DLC — DLC premium fixtures are rated at or below the wattage and at or above the minimum performance standards for luminaire efficacy, color rendering, and zonal lumen distribution listed in the DLC Standard. Please check the DLC Product Catalog to see if a specific configuration is listed.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box. 10% or 1% minimum dimming output. Class 2 operation.

0-10V dimming fixtures requires two (2) additional linear voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70 (60,000 hours).

LISTINGS — Certified to UL and Canadian safety standards. Wet location standard (covered ceilings). IP55 rated. Suitable for damp locations.

GOVERNMENT PROCUREMENT — TAA – Product with the TAA option qualifies as a domestic end product under the Buy American Act or is implemented in the USMCA and EU-KOR. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act or is implemented in the USMCA and EU-KOR. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/terms-and-conditions

Note: Actual performance may differ as a result of end user environment and application.

All values are design or typical values, measured under laboratory conditions at 25°C.

Specifications subject to change without notice.

PERFORMANCE DATA

LDN6 5000 AR LO LOGAR

Nominal Lumens	Tested Lumens	Wattage	Lm/W
500	529	5.8	86.5
750	760.1	8.9	85.1
1000	1002	10.4	91.8
1500	1514	17.5	86.4
2000	2096	22.5	89.1
2500	2594	26.5	89.6
3000	3021	34.8	86.9
4000	4088	44.1	88.4
5000	4975	57.7	86.3

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current ENERGY STAR® standards under calibrated laboratory conditions.
- +0/-10 % input.

DISTRIBUTIONS

Open

Wallwash

DIMENSIONS

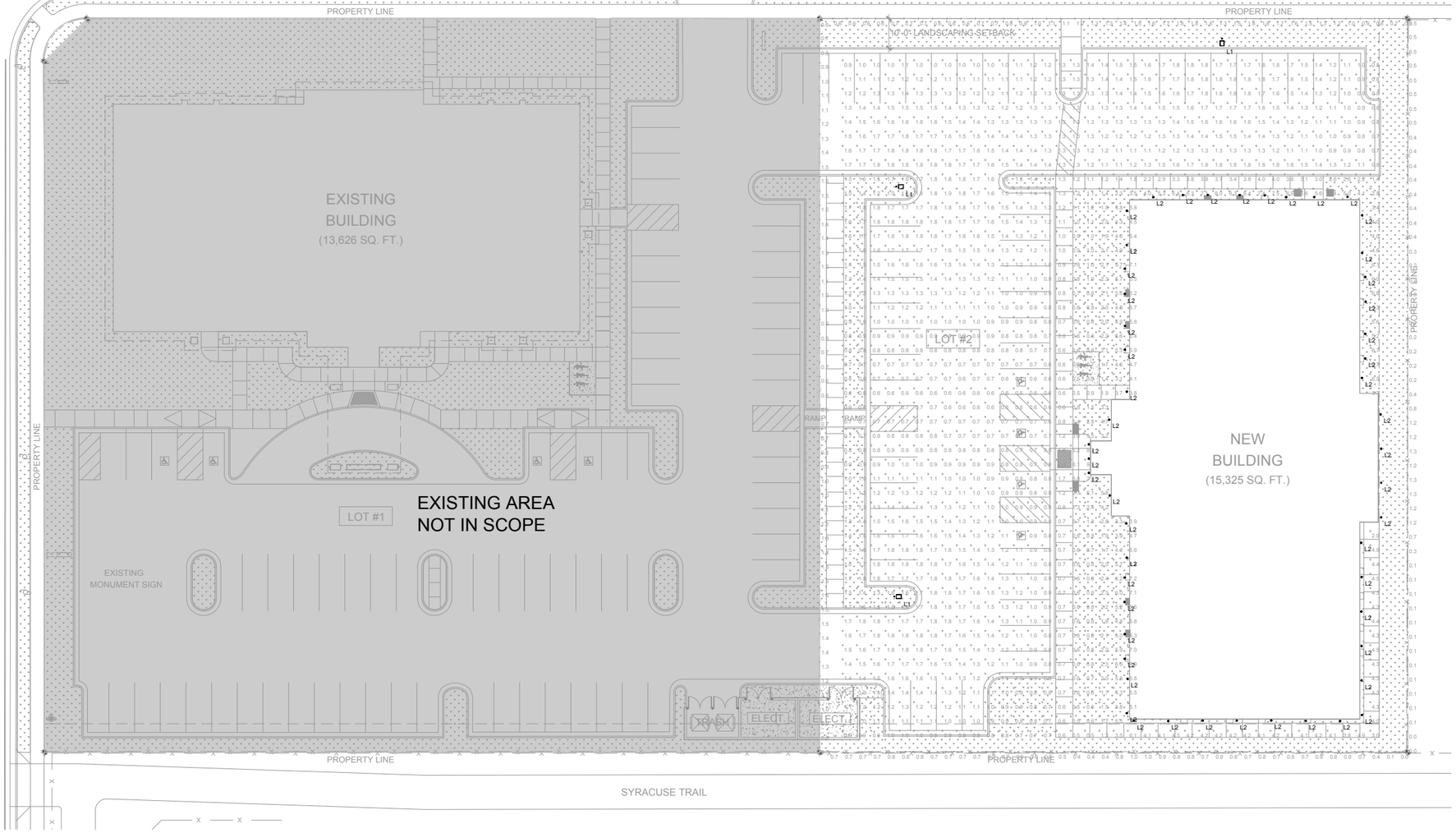
LDN6 500-3000 Lumens

See page 4 for other fixture dimensions.

DSXHLG/DETAIL
LDN6

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	L1	3	Lithonia Lighting	DSX2 LED P1 40K 70CRI T5M	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 5 Medium	1	20341	1	134.5
	L2	52	Lithonia Lighting	LDN6 40/10 LO6AR LD	6IN LDN, 4000K, 1000LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	1	851	1	10.44

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.7 fc	9.7 fc	0.5 fc	19.4:1	3.4:1
Property Line	+	0.8 fc	1.8 fc	0.0 fc	N/A	N/A



1 / E801 ELECTRICAL SITE PHOTOMETRIC - FOR REFERENCE ONLY
SCALE: 1/16" = 1'-0"

N

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2332 West 12600 South, Suite F | Riverton, UT 84065
(801) 566-0503 www.rmceut.com Project #25112

CARPENTER STRINGHAM ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
TEL: 801.990.1992
WWW.CARPENTERSTRINGHAM.COM
8138 S MONROE PLAZA WAY SUITE B
SANDY UT 84070

PROJECT
A PROPOSED EXPANSION FOR:
OGDEN CLINIC
WEST DAVIS SPECIALTY CENTER

SHEET TITLE
Electrical Site Photometric

REVISIONS

PROJECT: 24-017.01
DATE: January 2025
SCALE: As Shown
DRAWN BY: BT, RS
CHECKED: DH

SHEET
E801

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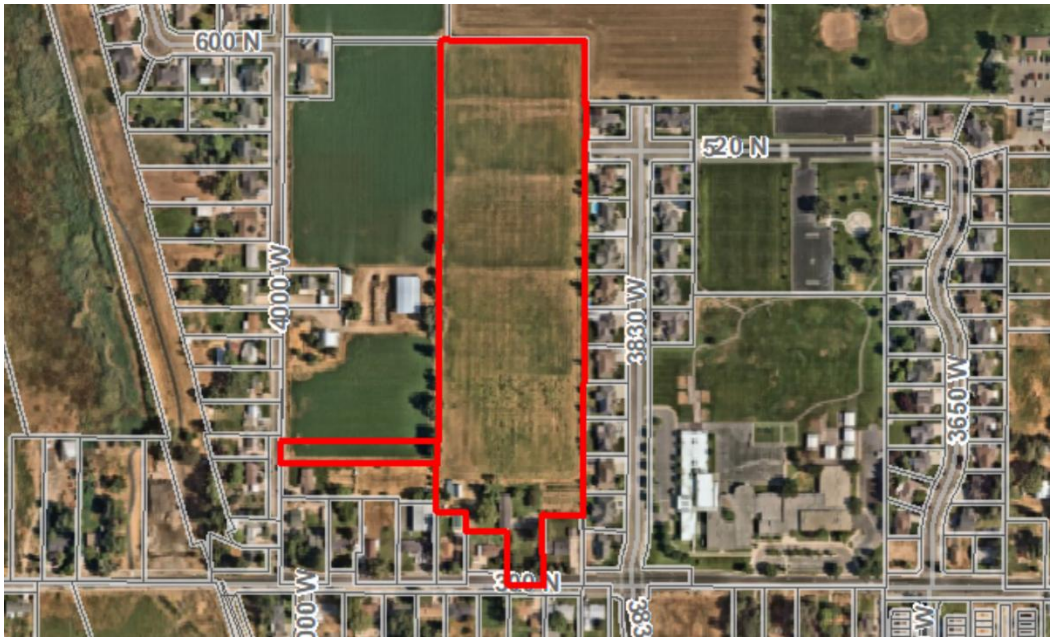
Planning Commission Staff Report

Subject: Rezone – Discussion – 3900 W 300 N
Author: Troy Moyes
Department: Community Development
Date: June 26, 2025

Background

Matt Leavitt has applied to rezone 13.14 acres of land located at approximately 3900 West 300 North from R-2 residential (up to 2.7 units/acre) to R-4 medium density residential (up to 6 units/acre). During the review process of the General Plan map, the applicant petitioned the City Council to consider identifying this property as future R-4 residential, "referencing surrounding land use patterns and the need for diverse housing options." The City Council supported this request and designated the property as future R-4 residential on the General Plan Map. Following the adoption of the General Plan in December 2024, the applicant has applied to rezone the property to the R-4 zone.

The Planning Commission discussed this proposal during their meeting on March 27, 2025, April 10, 2025, and May 22, 2025. A public hearing was held on June 12, 2025 in accordance with West Point City Code.



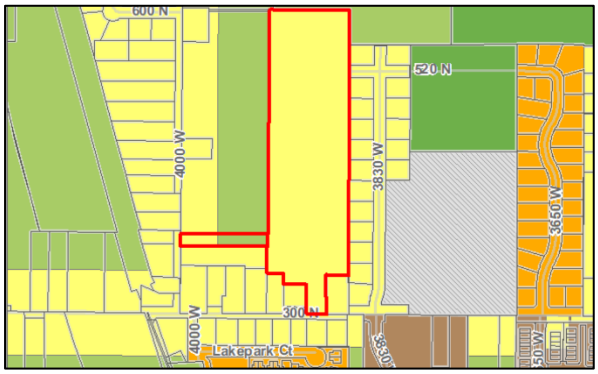
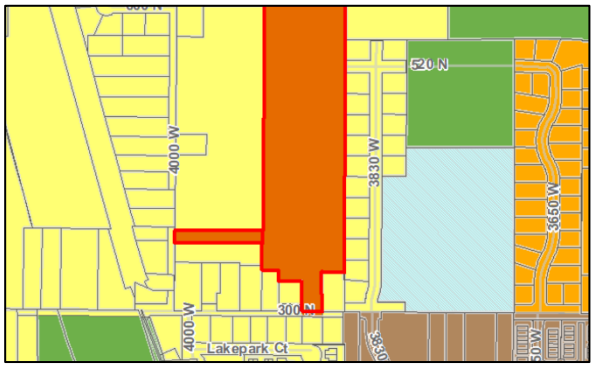
Process

Rezoning requests are legislative decisions, granting the Planning Commission and City Council discretion to determine if a zoning change serves the community's overall welfare. Rezoning must support the goals of the City's General Plan. This plan outlines the long-term vision for development in West Point and serves as the standard for evaluating proposed zoning changes.

Utah State code mandates public hearings on zoning changes, ensuring transparency and public participation. The public hearing must be held by the Planning Commission before the City Council's final decision, and the Planning Commission is required to provide a recommendation. This recommendation may include approval, denial, or tabling for further discussion.

Analysis

The City's Zoning Map shows the current legal uses for each property, indicating what can be built today. The General Plan Map, on the other hand, outlines the City's long-term vision for land use, showing potential future development if zoning changes align with the plan.

Current Zoning	General Plan
 R-1 Residential	 R-4 Residential

West Point City Code 17.60.105 defines the R-4 zone as medium-density single-family neighborhoods (max 6 units/acre) with diverse housing, intended for attainable housing. This zone allows for a max of 20 percent of twin homes. The applicant's request is consistent with the recommendations shown on the General Plan Map for this property; however, the requested density is lower than the minimum allowed in the zone. The table below compares the **new** proposal to these standards.

R-4 Zone *(13.14 acres)*		
Standard	**Required**	**Proposed**
Minimum Density	3.7 units/acre	3.6 units/acre
Minimum #Lots	49	47
Maximum Density	Up to 6 units/acre	3.6 units/acre
Minimum Lot size	5,000 sq/ft	5,280 sq/ft
Conceptual Plan	Yes	Provided

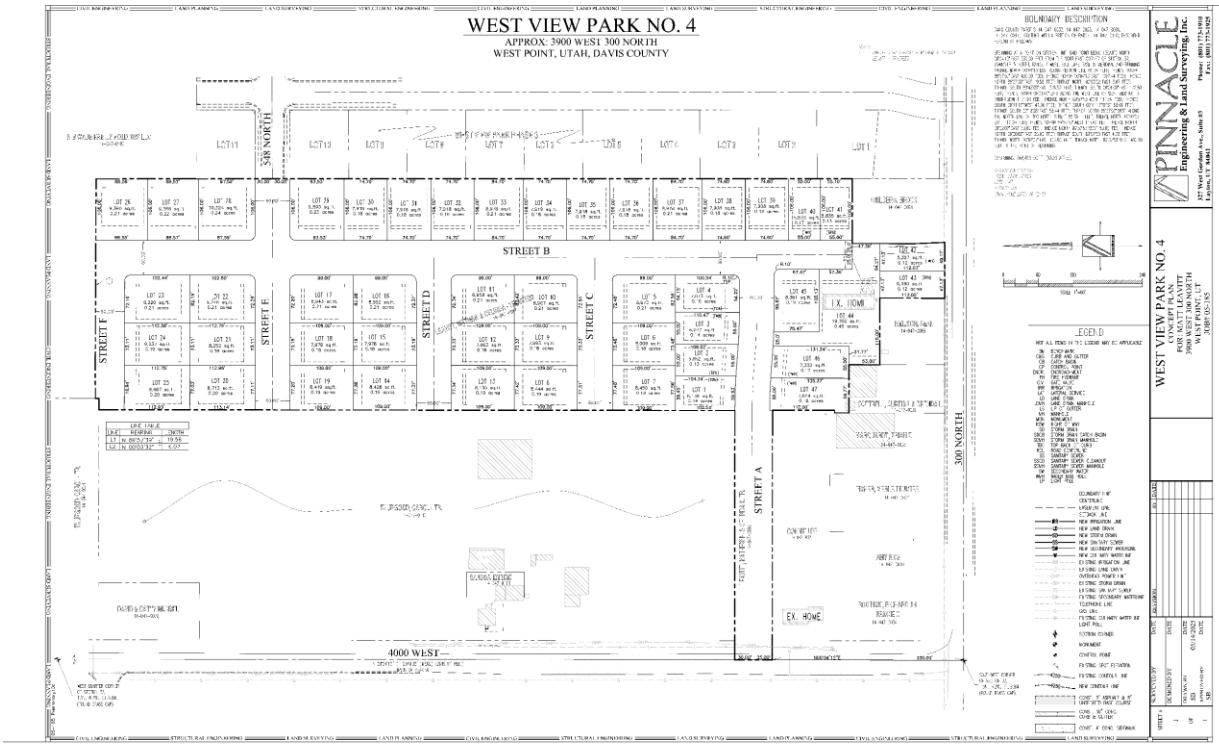
Landscape Plan – That includes One 2-inch caliper tree per dwelling	Yes	Not provided
Draft CC&R with owner-occupancy requirements	Yes	Yes
Elevations	Yes	Provided; See below
Perimeter fence	Yes	Not Shown
Any required detention areas shall be landscaped	Yes	Unknown
Twin Homes max	20% (9 units)	21% (10 units)

Twin Homes: During the meeting on June 12, 2025, the Commission discussed the number of twin homes permitted in the R-4 zone, as highlighted in the table. The Commission requested that the number of twin home units be reduced to 8 (17%). This reduction would not decrease the total number of dwellings for the development; it would only convert one of the twin home units into single-family dwellings. After the meeting, the applicant informed staff that he would prefer to proceed with the 10 (21%) twin home units shown on the original plan.

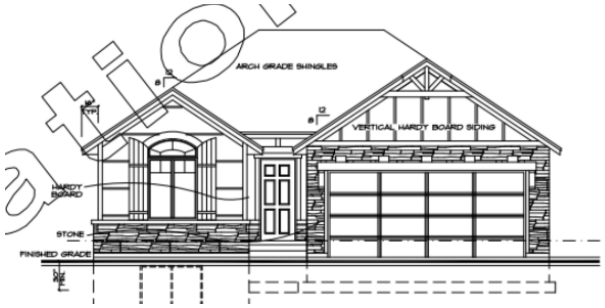
Public Hearing Summary*:* During the public hearing held at the June 12, 2025, meeting, numerous public comments were received, primarily expressing opposition to the proposal. Some of the key concerns raised included:

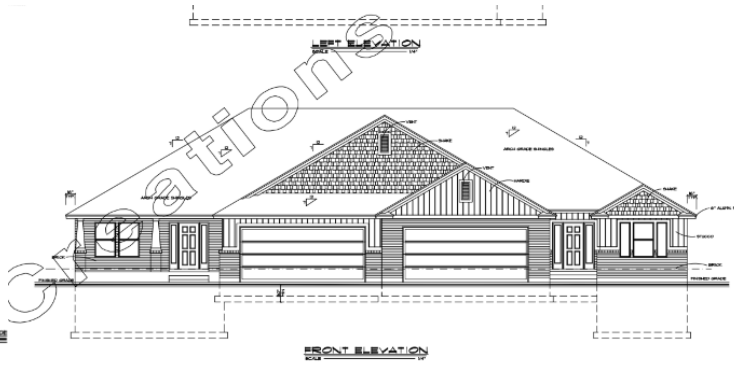
- ***Increased Traffic Concerns***: Residents worried about potential traffic overcrowding on 300 North and increased traffic within the West View Park Subdivision (3650 West & 3830 West) due to the increased development.
- ***Street "A" Size***: Concerns were raised that the width of Street "A", as shown on the plat, would not be adequate for the anticipated increase in traffic.
- ***Number of Dwellings***: The increased number of homes seemed dramatically different compared to surrounding developments.
- ***Loss of Agricultural Character***: Residents were concerned that smaller lot sizes would disrupt the area's agricultural feel.

Development Agreement: The proposed density of 3.6 units/acre is slightly below the R-4 zone's minimum requirement of 3.7 units/acre. To address this discrepancy and grant an exception to the code, the applicant will need to enter into a development agreement with West Point City. This agreement will formalize the approval of the proposed density, but only if both the Planning Commission and City Council agree with the plan. The agreement also ensures that all other aspects of the development remain consistent with the City's planning objectives and the intent of the R-4 zone.



Applicants Proposed Elevations





Recommendation

The proposed R-4 request matches the zoning designation on the General Plan map. The development agreement would allow a density of 3.6 instead of 3.7. Since this is a legislative matter, it is essential for the Planning Commission to determine whether the request will support the vision of the general plan (map and documents) and ensure the overall welfare of the community.

Suggested Motions (Rezone)

- *Approve*: I move to recommend *approval* of the rezone request of 13.14 acres of property located at approximately 3900 West 300 North from R-2 residential to R-4 residential with a development agreement that would include a variation from the code to reduce the minimum density from 3.7 units per acre to 3.6 units per acre and forward this item to the City Council for consideration.

- *Deny:* I make a motion to recommend *denial* of the rezone request of 13.14 acres of property located at approximately 3900 West 300 North from R-2 residential to R-4 residential, due to the possible negative impacts that this development could have on [*explain why the request does not support or protect the overall welfare of the community],* and forward this recommendation to the City Council for their consideration.

- *Table:* I make a motion to *table* any action on rezone request of 13.14 acres of property located at approximately 3900 West 300 North from R-2 residential to R-4 residential, until [*explain why the item needs to be tabled*].

Attachments

Site Plan

Building Elevations

WEST VIEW PARK NO. 4

APPROX: 3900 WEST 300 NORTH
WEST POINT, UTAH, DAVIS COUNTY

NOTES:
1. PARCEL 14-047-0095 - MATHEW & CELINDA LEAVITT - TRUSTEES

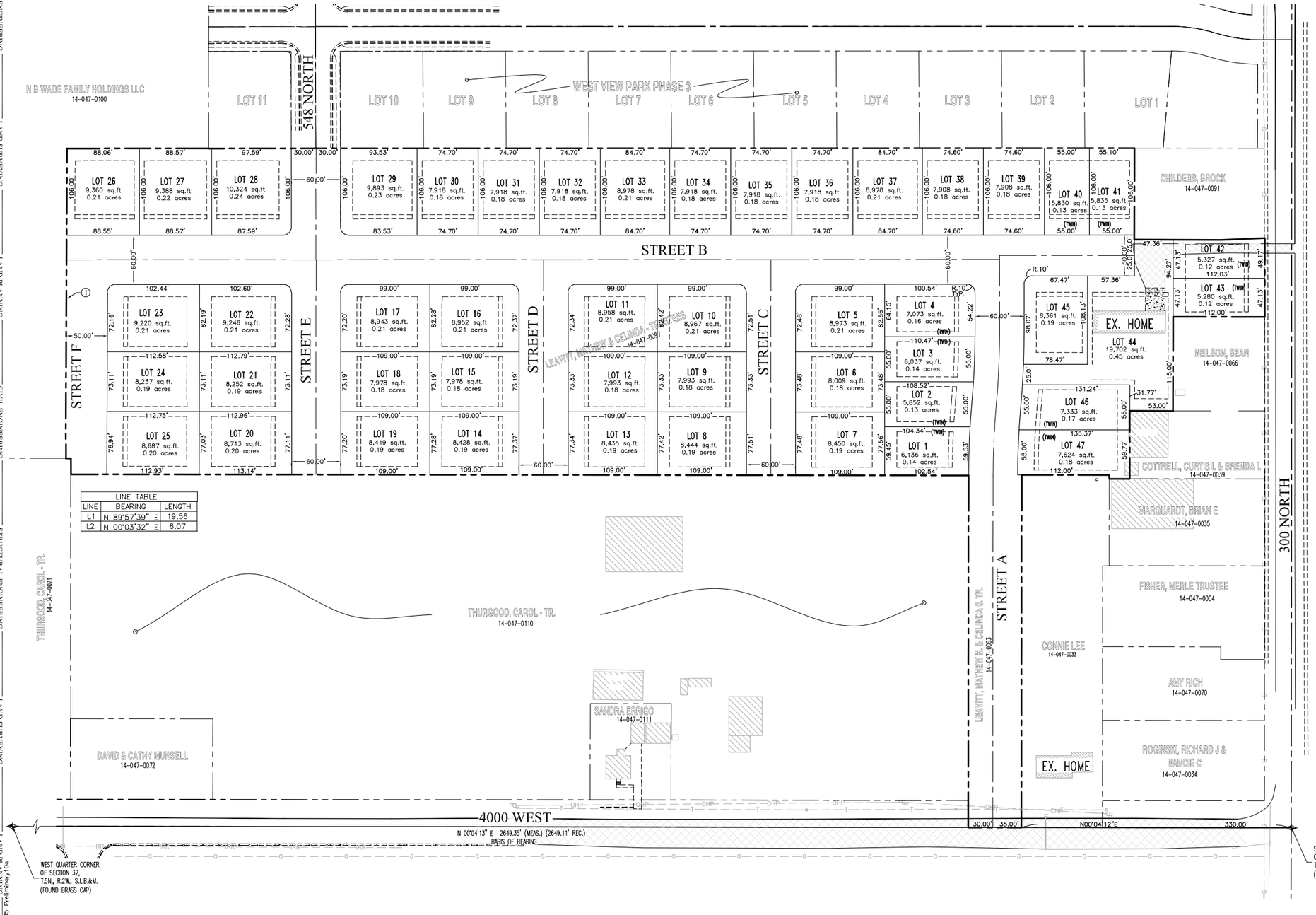
BOUNDARY DESCRIPTION

DAVIS COUNTY PARCELS 14-047-0033, 14-047-0093, 14-047-0095, 14-047-0097, TOGETHER WITH A PORTION OF PARCEL 14-047-0110, DESCRIBED HEREON AS FOLLOWS:

BEGINNING AT A POINT ON SECTION LINE, SAID POINT BEING LOCATED NORTH 00°04'13" EAST 330.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°04'13" EAST ALONG SECTION LINE 65.00 FEET; THENCE SOUTH 89°57'53" EAST 430.00 FEET; THENCE NORTH 00°04'13" EAST 1097.44 FEET; THENCE NORTH 89°57'39" EAST 19.56 FEET; THENCE NORTH 00°03'32" EAST 6.07 FEET; THENCE SOUTH 89°45'05" EAST 378.52 FEET; THENCE SOUTH 00°01'00" EAST 172.80 FEET; THENCE SOUTH 00°01'00" EAST ALONG THE WEST LINE OF WEST VIEW NO. 3 SUBDIVISION 1131.90 FEET; THENCE NORTH 89°57'53" WEST 111.56 FEET; THENCE SOUTH 00°11'13" WEST 47.36 FEET; THENCE SOUTH 00°11'13" WEST 58.66 FEET; THENCE SOUTH 02°18'58" EAST 53.44 FEET; THENCE NORTH 89°57'53" WEST ALONG THE NORTH LINE OF 300 NORTH STREET 96.30 FEET; THENCE NORTH 00°02'07" EAST 112.00 FEET; THENCE NORTH 89°57'53" WEST 115.00 FEET; THENCE NORTH 00°02'07" EAST 53.00 FEET; THENCE NORTH 89°57'53" WEST 83.00 FEET; THENCE NORTH 00°00'02" EAST 25.00 FEET; THENCE SOUTH 89°57'53" EAST 4.78 FEET; THENCE NORTH 00°02'07" EAST 107.00 FEET; THENCE NORTH 89°57'53" WEST 430.80 FEET TO THE POINT OF BEGINNING.

CONTAINING: 568,896 SQ.FT. (13.06 ACRES)

DENSITY CALCULATION:
AREA: 13.06 ACRES
LOTS: 47
DENSITY: 3.6
(TWIN HOME LOTS: 10 (21%)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°57'39" E	19.56
L2	N 00°03'32" E	6.07

0 60 120 240
SCALE: 1"=60'

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
ENCR.	ENCROACHMENT
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LG	LIP OF GUTTER
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
RCL	ROAD CENTERLINE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SECONDARY WATER
WMH	WATER MAN HOLE
LP	LIGHT POLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR — NEW IRRIGATION LINE
- LD — NEW LAND DRAIN
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- SW — NEW SECONDARY WATERLINE
- W — NEW CULINARY WATERLINE
- IRR — EXISTING IRRIGATION LINE
- LD — EXISTING LAND DRAIN
- OHP — OVERHEAD POWER LINE
- SD — EXISTING STORM DRAIN
- SS — EXISTING SANITARY SEWER
- SW — EXISTING SECONDARY WATERLINE
- T — TELEPHONE LINE
- G — GAS LINE
- W — EXISTING CULINARY WATERLINE
- LIGHT POLE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- CONST. 3" ASPHALT & 8" UNTREATED BASE COURSE
- CONST. 30" CONC. CURB & GUTTER
- CONST. 4' CONC. SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave., Suite #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

WEST VIEW PARK NO. 4
CONCEPT PLAN
FOR: MATT LEAVITT
3900 WEST 300 NORTH
WEST POINT, UT
JOB# 05-185

BY	DATE	REVISION	DATE

SURVEYED BY — DATE
DESIGNED BY — DATE
DRAWN BY: SB — DATE: 05/14/2025
APPROVED BY: SB — DATE

SHEET # 1 OF 1

05-185 Preliminary.dgn

AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN WEST POINT CITY AND MATHEW LEAVITT (3900 W 300 N)

THIS AGREEMENT for the development of land (hereinafter referred to as this "**Agreement**") is made and entered into this _____ day of _____, 2025, between WEST POINT CITY, a municipal corporation of the State of Utah (hereinafter referred to as "**City**"), and Matt Leavitt, (hereinafter referred to as "**Master Developer**"). City and Master Developer collectively referred to as the "Parties" and separately as "Party."

RECITALS

WHEREAS, the City has considered an application for a zone change from the present zoning of R-2 to R-4 for certain property located at 3900 W 300 N and known as parcel numbers: 14-047-0094,14-047-0095 and 14-047-0093 (hereinafter the "**Subject Area**"); and

WHEREAS, the overall Subject Area consists of approximately 13.14 acres; and WHEREAS, the overall Subject Area is described in legal descriptions in more detail in "**Exhibit A**" attached hereto; and

WHEREAS, Master Developer is the current owner of the Subject Area and has presented a concept for development of the Subject Area to the City, which provides for development in a manner consistent with the overall objectives of West Point City's General Plan, and is depicted in more detail on "**Exhibit B**" attached hereto (the "**Concept Plan**"); and

WHEREAS, the City has considered the overall benefits of developing the Subject Area as R-4 to allow for the development of a residential subdivision on the Subject Property; and

WHEREAS, the City believes that entering into the Agreement with Master Developer is in the best interest of the City and the health, safety, and welfare of its residents.

NOW, THEREFORE each of the Parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree as follows:

ARTICLE I
DEFINITIONS

The following terms have the meaning and content set forth in this Article I, in this Agreement:

1.1 "City" shall mean West Point City, a body corporate and politic of the State of Utah. The principal office of City is located at 3200 West 300 North, West Point, Utah 84015.

1.2 "City's Undertakings" shall mean the obligations of the City set forth in Article III.

1.3 "Master Developer" shall mean Mathew Leavitt Except where expressly indicated in this Agreement, all provisions of the Agreement shall apply jointly and severally to the Master Developer or any successor in interest to the Master Developer's interest hereunder. In the interest of advancing the development of the Subject Property, however, any responsibility under this Agreement may be completed by any Project Developer so that the completing Project Developer may proceed with their Project on their respective parcel.

1.4 "Master Developer' Undertakings" shall have the meaning set forth in Article IV.

1.5 "Project" means a separate phase or area of the Subject Property to be developed by a Project Developer pursuant to the terms of this Agreement.

1.6 "Project Developer" means the developer of a separate phase or area of the Subject Property that has received assumed the rights and obligation of Master Developer under this Agreement with respect to a Project.

1.7 "Subject Area" shall mean the 13.14 acres as legally described in Exhibit A.

1.8 "Maximum Residential Units" means the development on the Subject Property of 47 single family dwellings.

ARTICLE II
CONDITIONS PRECEDENT

2.1 The zoning of the Subject Area consistent with the Concept Plan is a condition precedent to Master Developer' Undertakings in Article IV. The zoning of the Subject Area shall reflect the general concept and schematic layout of the Concept Plan, which means 13.14 acres of R-4 zoning.

2.2 With respect to all zoning designations, Master Developer agrees to design and construct superior quality structures and amenities and to comply with all landscaping provisions of the West Point City Ordinances and specific setback, landscaping requirements of Article IV of this agreement.

2.3 This Agreement shall not take effect until City has approved this Agreement pursuant to an ordinance of the West Point City Council.

ARTICLE III
CITY'S UNDERTAKINGS

3.1 Subject to the satisfaction of the conditions set forth in Article II, the City shall accept an application for a preliminary plat of the Subject Area from the Developer. The preliminary plat reviews and approvals shall be made pursuant to City ordinances. Nothing herein shall be construed as a waiver of the required reviews and approvals required by City ordinance.

ARTICLE IV
MASTER DEVELOPER' UNDERTAKINGS

Conditioned upon City's performance of its undertakings set forth in Article III, and provided Master Developer has not terminated this Agreement pursuant to Section 8.8, Master Developer agrees to the following:

4.1 Development. Master Developer shall have the right to develop up to 47 single family lots ("Maximum Residential Units") on the subject property in substantial conformity with the attached concept plan (see Exhibit B). Substantial conformity shall mean the general layout is consistent with the intent and overall design of the concept plan. The concept plan shall still be required to go through the subdivision process as outlined in West Point City Code and meet all requirements listed.

4.2 Subdivision. Developer acknowledges that the development of the Maximum Residential units requires the Subdivision application comply with all City ordinances and the terms of this agreement. The City's entry into this agreement does not guarantee that the Developer will be able to construct the Maximum Residential Units.

4.3 Architecture. The following restrictions shall apply to all single-family homes constructed within the development:

i. Minimum square footage of 1,250 sq. ft. on main level for rambler style homes.
ii. Minimum square footage of 1,900 sq. ft. above grade for two story style homes.
iii. All homes will have a minimum 2 car garage.
iv. No vinyl siding will be allowed.
v. Exterior materials must comply with the following options:
    a) All homes must have a minimum of 15 percent brick or stone on the front elevation.
    b) The remainder of the exterior may be finished in stucco or Hardie board siding, or an appropriate exterior covering previously approved by the Architectural Review Committee.
    c) Vertical wood grain metal siding is permitted and may be used, subject to approval by the Architectural Review Committee.

4.4 Density. The density of the project shall be permitted to be 3.6 units per acre.

4.5 Amendments. Master Developer agrees to limit development of the Subject Area to the single-family development provided for herein. If other uses are desired, Master Developer agrees to seek an amendment of this Agreement providing for such additional uses.

4.6 Conflicts. Except as otherwise provided, any conflict between the provisions of this Agreement and the City's standards for improvements, shall be resolved in favor of the stricter requirement.

ARTICLE V
GENERAL REQUIREMENTS AND RIGHTS OF THE CITY

5.1 Issuance of Permits - Master Developer. Master Developer, or the applicable Project Developer, shall have the sole responsibility for obtaining all necessary building permits in connection with Master Developer' Undertakings pertaining to the applicable Project and shall make application for such permits directly to West Point City and other appropriate agencies having authority to issue such permits in connection with the performance of Master Developer' Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

5.2 Completion Date. The Master Developer or applicable Project Developer shall, in good faith, reasonably pursue completion of the applicable Project or Projects. Each phase or completed portion of a Project must independently meet the requirements of this Agreement and the City's ordinances and regulations applicable thereto, such that it will stand alone, if no further work takes place on the Project.

5.3 Access to the Subject Area. For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Master Developer and their contractor, representatives of City shall have the right to access the Subject Area without charges or fees during the period of performance of the Master Developer' Undertakings.

5.4 Federal and State Requirements. If any portion of the Property is located in areas with sensitive lands that are regulated by state and federal laws, development of that portion of the Property shall comply with all such regulations, which pertain to issues including but not limited to wetlands, sensitive lands, flood plains, and high-water tables.

ARTICLE VI
REMEDIES

6.1 Remedies for Breach. In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot be reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieve Party may institute such proceedings as may be necessary or desirable in its opinion to:

6.1.1 Cure or remedy such default is pursued, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations; and

6.1.2 If Master Developer or the applicable Project Developer fails to comply with applicable City codes, regulations, laws, agreements, conditions of approval, or other established requirements, City is authorized to issue orders requiring that all activities

within the applicable Project cease and desist, that all work therein be stopped, also known as a "Stop Work" order.

6.2 Enforced Delay Beyond Parties' Control. For the purpose of any other provisions of this Agreement, neither City nor Master Developer, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.

6.3 Extension. Any Party may extend, in writing, the time for the other Party's performance of any term, covenant or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties; provided, however, that any such extension or permissive curing of any particular default shall not operate to eliminate any of any other obligations and shall not constitute a waiver with respect to any other term, covenant or condition of this Agreement nor any other default or breach of this Agreement.

6.4 Rights of Master Developer. In the event of a default by a Project Developer, Master Developer may elect, in their discretion, to cure the default of such Project Developer, provided, Master Developer's cure period shall be extended by thirty (30) days.

ARTICLE VII
VESTED RIGHTS

7.1 Vested Rights. Master Developer shall have the vested right to have preliminary and final subdivision plats, or preliminary and final site plans, as applicable, approved and to develop and construct the Subject Area in accordance with and subject to compliance with the terms and conditions of this Agreement and applicable provisions of the City Code. Where any conflict or ambiguity exists between the provisions of the Code and this Agreement (including the exhibits to this Agreement), this Agreement shall govern. Notwithstanding the foregoing, however, the rights vested as provided in this Agreement are not exempt from the application of the Code and to subsequently enacted ordinances to the extent such exemption would impair City's reserved legislative powers under Section 7.2, below.

7.2 Reserved Legislative Powers. The Parties acknowledge that City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to City those police powers that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the police powers, such legislation shall only be applied to modify any development standards that are applicable to the Project under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine of the State

of Utah. Any such proposed legislative changes shall be of general application to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

ARTICLE VIII
GENERAL PROVISIONS

8.1 Successors and Assigns of Master Developer. This Agreement shall be binding upon Master Developer and its successors and assigns, and where the term "Master Developer" is used in this Agreement it shall mean and include the successors and assigns of Master Developer. The City shall not unreasonably withhold or delay its consent to any assignment or change in Master Developer (successor or assign of Master Developer) of the Subject Area.

8.2 Notices. All notices, demands and requests required or permitted to be given under this Agreement (collectively the "Notices") must be in writing and must be delivered personally or by nationally recognized overnight courier or sent by United States certified mail, return receipt requested, postage prepaid and addressed to the Parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally or on the next business day if sent by overnight courier, or three (3) business days after deposit in the mail if mailed. The initial addresses of the Parties shall be:

To Master Developer: Matt Leavitt
3900 W 300 N
West Point, UT 84015

To City: WEST POINT CITY CORPORATION
3200 West 300 North
West Point, Utah 84015

Upon at least ten (10) days prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America.

If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of transmission.

8.3 Third Party Beneficiaries. Any claims of third party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Master Developer.

8.4 Governing Law. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action

at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

8.5 Integration Clause. This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the City and the Master Developer or Project Developer affected by the amendment.

8.6 Exhibits Incorporated. Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

8.7 Attorneys' Fees. In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.

8.8 Termination. Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:

8.8.1 With regard to Master Developer' Undertakings, performance of the Master Developer' Undertakings as set forth herein.

8.8.2 With regard to City's Undertakings, performance by City of City's Undertakings as set forth herein.

Upon Master Developer's request (or the request of Master Developer' assignee), the other Party agrees to enter into a written acknowledgment of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

8.9 Recordation. This Agreement shall be recorded upon approval and execution of this Agreement by the Master Developer and the City's granting of the zoning approvals contemplated in Article II.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

WEST POINT CITY CORPORATION

_____

BRIAN VINCENT, Mayor

ATTEST:

_____

CASEY ARNOLD, City Recorder

_____

Mathew H Leavitt, owner

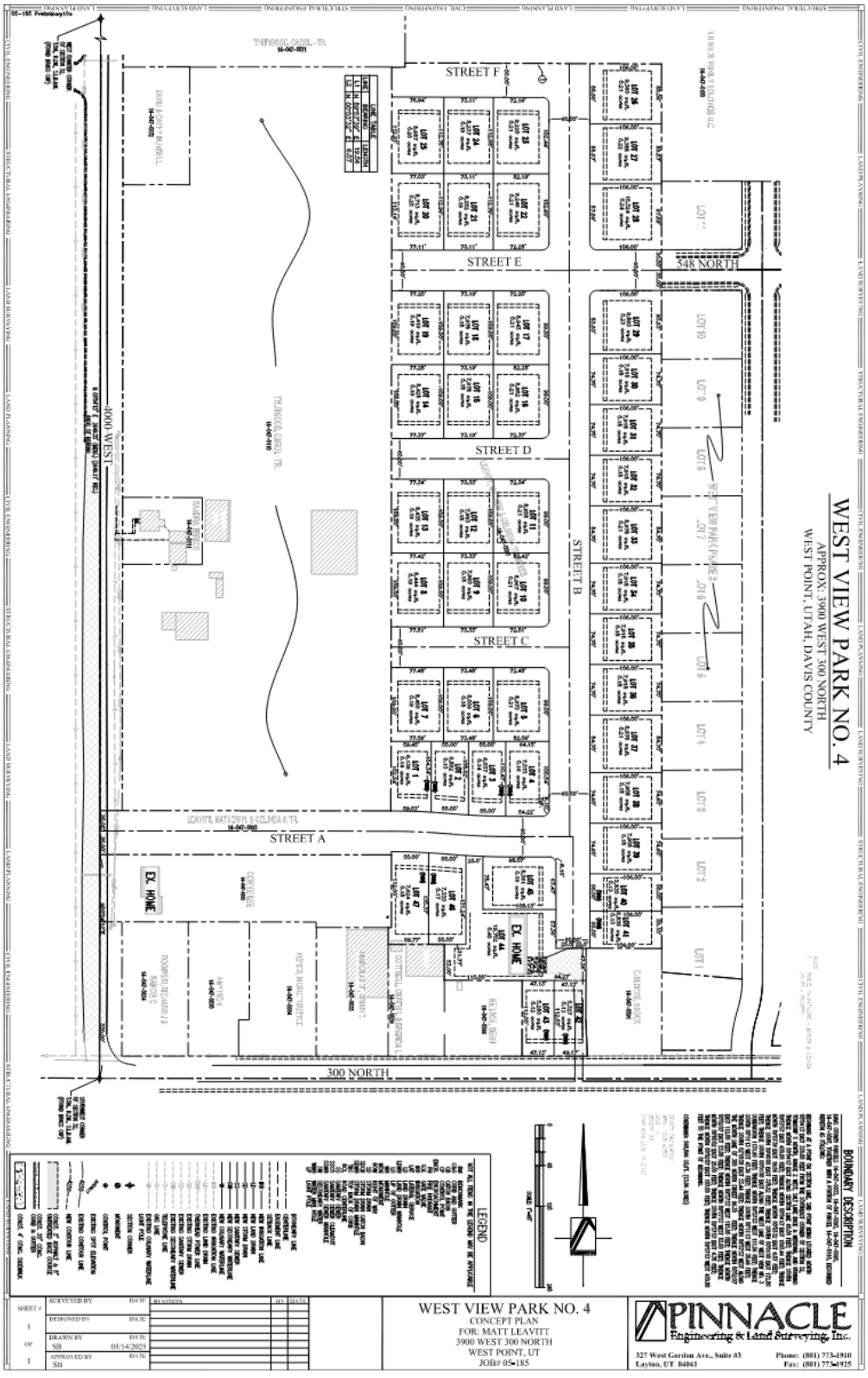
EXHIBIT A

Legal Description of Property

Parcel IDs:
14-047-0093
14-047-0095
14-047-0097

EXHIBIT B

Concept Plan



Covenants, Conditions & Restrictions (CC&Rs)
West View Park #4 Subdivision
West Point, Utah

Article I – Purpose

The purpose of these Covenants, Conditions, and Restrictions (hereafter referred to as the "CC&Rs") is to ensure the development of a high-quality residential community that promotes the long-term value, aesthetics, and desirability of all properties within **West View Park #4**, located at 3900 W 300 N, West Point, Utah.

Article II – Definitions

1. **Subdivision**: Refers to all property within the boundaries of West View Park #4.
2. **Owner**: Any person or entity that holds title to a lot within the subdivision.
3. **ARC**: The Architectural Review Committee, composed of representatives from Tyler Leavitt Construction and Leavitt Realty and Development.

Article III – Use of Property

1. All lots shall be used for single-family residential purposes only, except where specified for twin homes.
2. Twin homes are allowed in designated areas of the subdivision that have been previously approved by West Point City. ***Each twin home shall be situated on separate parcels and shall have individual property owners. In addition to the twin homes being individually sold, rental properties will not be utilized in the West View Park #4 subdivision.***
3. All twin home designs and plans must be approved by **Tyler Leavitt Construction**.

Article IV – Minimum Square Footage Requirements

1. **Rambler (single-story) homes** shall have a **minimum finished living area of 1,250 square feet** (excluding garages, basements, and porches).
2. **Two-story homes** shall have a **minimum finished living area of 1,900 square feet** (excluding garages, basements, and porches).

3. **Garages:** All homes, both single family and twin homes in the subdivision shall have a minimum of a 2 car garage. All garages must be attached to the main living quarters. Detached primary garages shall not be permitted. 3 car garages are permitted where plans and lot sizes will accommodate with appropriate property easements.*[See West Point City residential zoning code 17.60.125 —R4 multifamily residential zone].*

Article V – Exterior Design Standards

1. All homes must have a minimum of **15% masonry (brick or stone)** coverage on the **front elevation**.

2. The remainder of the exterior may be finished in **stucco** or **Hardi board (painted siding)** or an appropriate exterior covering previously approved by the ARC.

3. **Vinyl siding is strictly prohibited** on any portion of any structure within the subdivision.

4. **Vertical wood grain metal siding** is permitted and may be used at the discretion of the property owner, subject to ARC approval.

5. **Roofing** must be architectural asphalt shingles. A combination of asphalt shingles and metal roofing is allowed ***if the portion of the metal siding is previously approved by the ARC.***

Article VI – Architectural Review

1. All building plans, including exterior materials, elevations, and color schemes, must be submitted to and approved by the **Architectural Review Committee (ARC)** prior to construction.

2. The ARC shall consist of representatives from **Tyler Leavitt Construction** and **Leavitt Realty and Development**.

3. The ARC reserves the right to deny or require modifications to any plan that, in its opinion, does not conform to the architectural standards, materials, or intent of these CC&Rs.

Article VII – Enforcement

1. The ARC and/or designated representatives reserve the right to enforce compliance with these CC&Rs.

2. Failure to comply with the CC&Rs may result in legal or equitable remedies, including but not limited to injunctions or fines.

3. All owners agree to abide by the rules and standards set forth herein.

Article VIII – Amendments

These CC&Rs may be amended or modified by a two-thirds majority vote of all lot owners within the subdivision, subject to review and final approval by the ARC.

Article IX – Severability

If any provision of these CC&Rs is found to be invalid or unenforceable by law, the remainder of the document shall remain in full force and effect.

Executed this ___ day of _____, 20
By:
Tyler Leavitt Construction
Leavitt Realty and Development