

West Point City Planning Commission Agenda December 11, 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 December 11, 2025, Planning Commission Meeting
- Email Body: Must include First & Last Name, address, and a succinct statement of your comment.

WORK SESSION – 6:00 PM Open to the public

- 1. Discussion of a proposed rezone for property located at 4762 W 700 S (Rulon Gardner, applicant)
- 2. Discussion of a proposed rezone for property located at approximately 4200 W 800 N (George Wright, applicant)
- 3. Review of agenda items
- 4. Staff Update

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
- 6. Approval of minutes from the November 13, 2025, Planning Commission meeting
- 7. Approval of the 2026 Planning Commission meeting schedule

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.

- 8. Discussion and consideration of a conditional use for a detached ADU located at 855 N 3000 W (Jodie Palmer, applicant)
- 9. Planning Commission Comments
- 10. Adjournment

Posted this 8th day of December, 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.



WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

NOVEMBER 13, 2025

WORK SESSION 6:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Commissioner Jeff Turner, Commissioner Adam King, Commissioner Joe Taylor, and Commissioner Spencer Wade

Planning Commission Excused: Vice-Chair Rochelle Farnsworth

City Staff Present: Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

Visitors: Lacy Richards, Jeramie Humphries, Mike Flood

1. Discussion of Planning Commission meeting dates for 2026

Katie Hansen reviewed the proposed Planning Commission meeting calendar for the upcoming year, noting meetings would fall on the second and fourth Thursdays. In November and December, there will not be meetings on the fourth Thursday due to holidays. She flagged July 23 as a potential cancellation date but stated it is easier to cancel a meeting at that time versus posting a special meeting. The Commissioners saw no concerns and Katie Hansen stated the calendar would be brought back in December for a formal vote.

Commissioner Wade asked how Planning Commission appointments worked. Katie Hansen explained that members served three-year terms, appointed by the Mayor and confirmed by the City Council. Terms ran January to December and were staggered so that two appointments occurred one year, two the next, and three the following year.

2. Discussion of bonus density amenities for PRUDs

The Planning Commission and staff held an extended discussion on how PRUD bonus-density amenities should be evaluated and how the negotiation process with developers could be improved. Commissioner Roubinet requested the agenda item to revisit expectations under the revised PRUD code, noting that while the new standards were more flexible, they no longer clearly defined what amenities justified bonus density.

Staff reviewed the PRUD framework: developers may seek flexibility alone or request up to 10% bonus density in exchange for qualifying amenities. Required baseline items—fencing, street trees, and enhanced architecture—provided flexibility only and did not count toward bonus density.

Bonus density could be granted for amenities in categories such as recreation, design, energy efficiency, civic features, affordable housing, and other unique contributions.

Commissioners expressed concern that bonus-density negotiations often felt predetermined. Developers frequently presented fully designed plans late in the process, limiting the Commission to a "take-it-or-leave-it" decision rather than a genuine negotiation. Several commissioners noted that developers typically pursued the full 10% density regardless of whether the amenities meaningfully benefited the community. Others emphasized frustration with plans that appeared inflexible or presented only one option.

Staff acknowledged that many concepts were negotiated internally before plans reached the Commission, but also noted that developers were hesitant to show early concepts because redesigning added cost and time. Staff explained they often needed proof of feasibility—such as fire approval for long cul-de-sacs or property acquisition certainty—before bringing options forward.

Commissioners agreed that earlier, conceptual discussions—especially during work sessions—would help them provide direction before developers invested heavily in engineered plans. They suggested reviewing rough options, clarifying what types of amenities they valued, and offering guidance on whether a proposal appeared likely to merit bonus density. Some commissioners said they preferred seeing multiple conceptual plans rather than a single refined one.

Throughout the discussion, commissioners reiterated that bonus density should only be granted when a proposal genuinely improved the project or community, not simply because a developer offered required elements or minimal open space. They also noted the need for clearer expectations so developers understood what the Commission considered meaningful amenities. Staff suggested a future joint meeting with the City Council to align priorities, since the Council ultimately determined which amenities the city was willing to maintain.

In conclusion, both commissioners and staff supported improving communication, reviewing early concepts in work sessions, and giving clearer direction on what amenities and design features could justify bonus density in future PRUD applications.

3. Review of agenda items

Time had expired in the work session and this item was not discussed.

4. Other items

Time had expired and no other items were discussed.



WEST POINT CITY PLANNING COMMISSION MEETING MINUTES

NOVEMBER 13, 2025

GENERAL SESSION 7:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Commissioner Jeff Turner, Commissioner Adam King, Commissioner Joe Taylor, and Commissioner Spencer Wade

Planning Commission Excused: Vice-Chair Rochelle Farnsworth

City Staff Present: Bryn MacDonald, Community Development Director; Troy Moyes, City Planner; Katie Hansen, Deputy City Recorder

Visitors: Lacy Richards, Jeramie Humphries, Mike Flood, Brad and Barbara Devereaux, Mike Bastian

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Prayer Commissioner Roubinet
- **4. Disclosures from Planning Commissioners**There were no disclosures from the Planning Commissioners.

5. Public Comments

There were no public comments.

6. Discussion and consideration of a preliminary plat of 35 single family lots known as West Meadows, located at 2010 N 4050 W; Nilson Homes, applicant

Nilson Homes, representing Jeramie Humphries and Brad Devereaux, has submitted a preliminary plat application for a subdivision called West Meadows, located at approximately 1975 North 4500 West. The subdivision consists of 6.94 acres and proposes 35 single-family residential lots, divided into two phases. This project was previously initiated by Jeramie Humphries and Brad Devereaux (former applicants) during the rezone process. The City Council approved the rezone to R-4 Residential on May 20, 2025. Nilson Homes is now the applicant requesting preliminary plat approval consistent with the approved zoning and concept plan.

Even though the R-4 zone allows up to 20% twin homes, the applicant (Nilson Homes) is proposing all detached single-family homes. The subdivision is divided into two phases. City code limits developments to 30 lots with only one point of access.

During the rezone, the Planning Commission held a public hearing. Comments included concerns regarding:

- Lack of sewer service in the area
- Potential wetlands on the back (east) portion of the property
- Inadequate roadway and street infrastructure along 4500 West
- Long-term ownership and maintenance of the open space in the southeast corner
- Storm water management and how drainage from the site would be handled

The applicant has submitted a landscape plan that includes the enhanced landscaping required along 4500 West. These improvements are proposed on the two front lots and will be maintained by the property owners.

The following items have been addressed:

Sewer Improvements: Sewer service will be available through the City's ongoing sewer expansion project. The developer will install a 12-inch sewer line along 4500 West, extending south to 1800 North where it will connect to the newly constructed municipal sewer system.

Storm Water Management: Storm water from the development will be conveyed through a new storm drain line running north along 4500 West and discharging into Howard Slough. Davis County, as the permitting authority, will determine whether on-site detention is required prior to granting discharge approval. Staff noted that this issue may be addressed at the final plat stage, as the County is still reviewing the permit application.

Open Space Ownership: The open space located in the southeast corner of the subdivision will be dedicated to Hooper Irrigation Company, resolving long-term ownership and maintenance responsibilities.

All remaining engineering comments and staff concerns for the preliminary plat have been addressed.

Commissioner Turner clarified that the lots and amount of homes stayed the same and Troy Moyes stated yes and reiterated the only change was removing the twin homes and replacing them with single-detached homes.

Commissioner Taylor motioned to approve the preliminary plat for the West Meadows Subdivision located at approximately 1975 N 4500 W. Commissioner Turner seconded the motion. All voted aye.

7. Discussion and consideration of a preliminary plat of 210 single family lots known as Heritage Point, located at 2350 N 5000 W; Lone Peak Development, applicant

Mike Bastian, representing Lone Peak Development, has submitted a preliminary plat application for a subdivision called Heritage Point PRUD, located at approximately 2350 North 5000 West. The subdivision consists of 82.94 acres and proposes 210 single-family residential lots, divided into six phases. The property is zoned R-1 with a PRUD Overlay (prior to changes in the PRUD code), which was approved by the City Council on June 3, 2025

The original plan submitted consisted of 213 lots. The new plan only consists of 210 lots. Some of the changes made were shifting detention basins around, shifting some of the lines around. With those changes, the minimum lot size of just under 10,000 sq ft has stayed the same.

Commissioner Turner asked for clarification on a comment from the city engineer, Boyd Davis, regarding the open space behind the Lucas property. Mike Bastian (Lone Pine Development) explained that the area resulted from the site layout, creating a leftover buffer. He preferred to quit-claim the space to Lucas's rather than landscape and maintain it.

Commissioner Roubinet asked about driveway access onto 2425 N and whether it was a major collector. Staff confirmed it was a collector and stated that, after reviewing three layout options, staff, including Boyd Davis, preferred the third option, allowing all lots to front 2425. Existing homes already had driveways there, and the lots were large enough to support the layout. The developer also supported this option, noting it fit best with the eight lots.



Commissioner Roubinet stated he would defer to Boyd Davis on potential issues with access and noted that mitigation measures such as wider shoulders or buffer lanes could be required in the future. Troy Moyes added that code required increased setbacks on those lots. Commissioner Roubinet and Commissioner King both supported the layout, with Commissioner King noting it maintained consistency and preserved larger lots. Commissioner Roubinet also suggested adding a note to prevent future subdivision into small lots. Commissioner Turner supported the third option and suggested rezoning the larger lots to match the zoning across the street.

Commissioner King asked about prior discussions regarding whether the border along 5000 W should include a landscaped buffer or a paved trail for consistency with nearby developments. Mr. Bastian said no further conversations had occurred and that the plat currently showed the standard landscape buffer. Staff clarified that code required the buffer, and changing it would likely require a

code amendment, though a development agreement could also address it. Bryn MacDonald added that Boyd Davis preferred to keep the landscape buffer and planned to raise the issue with the City Council during review of the Sky Meadows subdivision, where the Planning Commission had previously recommended a trail.

Commissioner King motioned to approve the preliminary plat for Heritage point PRUD Subdivision located at approximately 2350 N 5000 W. Commissioner Wade seconded the motion. All voted aye.

8. Discussion and consideration for a text change to the commercial landscaping requirements On August 19, 2025, the City Council adopted landscaping amendments for residential development to comply with Weber Basin Water Conservancy District's water-efficiency requirements. Weber Basin requires cities to reduce turf and incorporate water-efficient irrigation standards into their development codes in order to remain eligible for conservation programs. These requirements include limiting turf coverage, eliminating turf in narrow or nonfunctional landscape areas, and requiring the use of drip irrigation and smart irrigation controllers. While the residential standards were updated to comply with these requirements, the commercial landscaping section was inadvertently overlooked. A redlined update to the code has been prepared and is attached for Planning Commission consideration. This item has been scheduled for a public hearing, and notice has been posted in accordance with state and local requirements. The change states, "A maximum of fifteen percent (15%) of the landscaped area for a new development may be in turf grass, except additional turf grass may be used if placed in areas intended for active outdoor recreation." This change establishes a turf limitation within commercial developments and clarifies that turf is only allowed when part of a functional recreation area. This would be applied to West Point City Code Sections 17.60.140(C)(5)(a) and 17.60.130(C)(6), which apply turf-limitation standards to commercial, manufacturing and professional office developments.

a. Public hearing

There were no public comments.

Commissioner King motioned to close the public hearing

Commissioner Turner seconded the motion

All voted aye.

b. Action

Commissioner Roubinet asked for clarification on active outdoor recreation and Troy Moyes stated for a sports complex that had both indoor and outdoor facilities.

Commissioner Turner motioned to recommend approval of the amendments to West Point City Code Sections 17.60.140(C)(5)(a) and 17.60.130(C)(6), regarding Commercial, Manufacturing and Professional Office Landscaping Standards, as presented, and forward the matter to the City Council for final decision. Commissioner King seconded the motion.

Commissioner Taylor – Aye
Commissioner Wade – Aye
Commissioner Turner – Aye
Commissioner King – Aye
Commissioner Roubinet – Aye
The motion passed unanimously.

9. Staff Update

At the next City Council meeting, on the agenda will be Shaw General Plan amendment, Nilson General Plan amendment, Leavitt Rezone to R-4, Sky Meadows rezone to R-1 PRUD. Regarding a question asked if the plan for the Leavitt rezone had changed, Bryn MacDonald stated no. City Council tabled the decision and Mr. Leavitt requested not to be on the agenda until after the election.

Coming soon to a future Planning Commission meeting will be the Jones General Plan application (Stoddard property), Carlisil Preliminary plat for R-1, Gardner/Sunset Ridge Rezone application R-1, and the sign code at the first of the year.

10. Planning Commission Comments

Commissioner King thanked the staff.

Commissioner Taylor thanked the staff.

Commissioner Wade commented on the election and it was good that people got involved. He congratulated those who won and looks forward to another year.

Commissioner Turner thanked everyone and staff.

Commissioner Roubinet suggested holding another joint work session with the City Council to clarify expectations for PRUD applications, especially regarding density bonuses. He emphasized the need for clearer guidance so staff and developers understand what the Planning Commission is likely to support. He also noted that benefits like trails may carry different weight depending on Council priorities, making consistency difficult. Overall, he supports continued discussion to better define what the Commission considers acceptable for density and project benefits.

11. Adjournment

Commissioner King motioned to adjourn the meeting at 7:42 pm. Commissioner Roubinet seconded the motion. All voted aye.

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Chairperson – PJ Roubinet	Deputy City Recorder– Katie Hansen

Planning Commission Staff Report

Subject: Discussion – Rezone – 4762 W 700 S

Author: Troy Moyes

Department: Community Development

Date: December 11, 2025



Background

The applicant, Rulon Gardner, representing Gardner Sunset Ridge, LLC is requesting a rezone of 15 acres located at approximately 4762 West 700 South from A-40 Agricultural (1 unit/acre) to R-1 Residential (2.2 units/acre). The property is designated R-1 Residential in the West Point City General Plan, and the associated concept plan includes 37 single-family lots.

Process

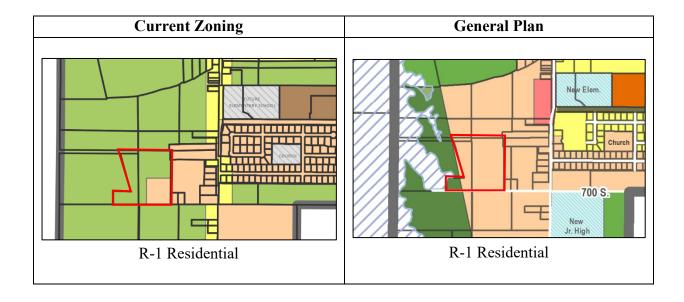
Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans and any accompanying development agreement are typically reviewed concurrently with a rezone application.

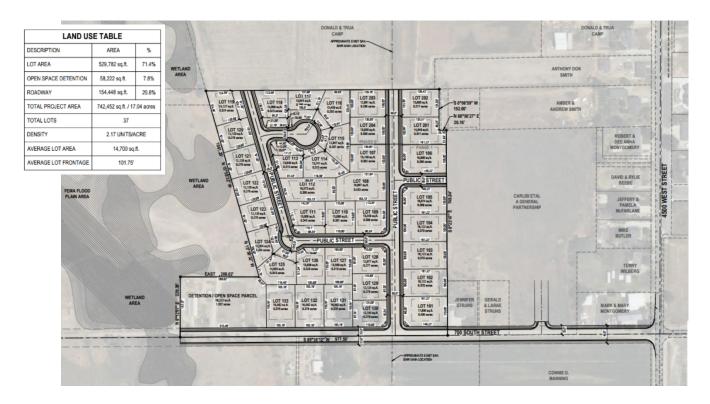
Analysis

This property was previously under consideration for a rezone in 2022, but the proposal at that time included more acreage and a higher-density request than what is being presented now. The current application is limited to the 15-acre portion identified in the General Plan as R-1 Residential and proposes a traditional single-family layout of 37 lots that aligns more closely with the intended land use.

A major issue during the earlier review was the question of whether 700 South was a public or private road, since subdivision access could not be granted without that determination. Since then, a court decision has established that 700 South is a public street, which allows the applicant to rely on it for access. As part of the subdivision, 700 South will need to be improved to City public-street standards. The City Engineer is reviewing the required roadway cross-section and improvements needed to bring the road up to code.

City Code allows up to 30 lots to be served by a single access. Because the concept plan includes 37 lots, a second access will be required for the entire project to move forward. That second access is anticipated to be provided through the Carlisi property to the east, which is expected to develop and connect back to 700 South in the future. The North Davis Fire District has reviewed the proposed access layout and has indicated that with both access points in place the development would meet Fire Code requirements for emergency response.





Recommendation

This item is for discussion only. Staff requests that the Planning Commission review the updated access details, roadway improvement requirements, and General Plan consistency before this request moves to a public hearing.

Attachments

Concept Plan



West Point City 3200 West 300 North West Point, UT 84015

> PH: 801-776-0970 FAX: 801-525-9150

www.westpointutah.gov

MEMORANDUM

To: West Point Planning Commission

From: Boyd Davis, P.E.

RE: Suset Ridge - Concept Plan Review

Date Received: November 11, 2025

Date Reviewed: December 5, 2025

Recommendation: There are no engineering concerns with the concept plan.

1. Plat

a. No comments

2. Streets

a. 700 South has been deemed a public road. It will need to be improved as part of the development plans.

3. Culinary Water

a. Culinary water is available in this area and is supplied by the Hooper Water Improvement District.

4. Secondary Water

a. Secondary water is available in this area and is supplied by the Davis & Weber Canal Co.

5. Sanitary Sewer

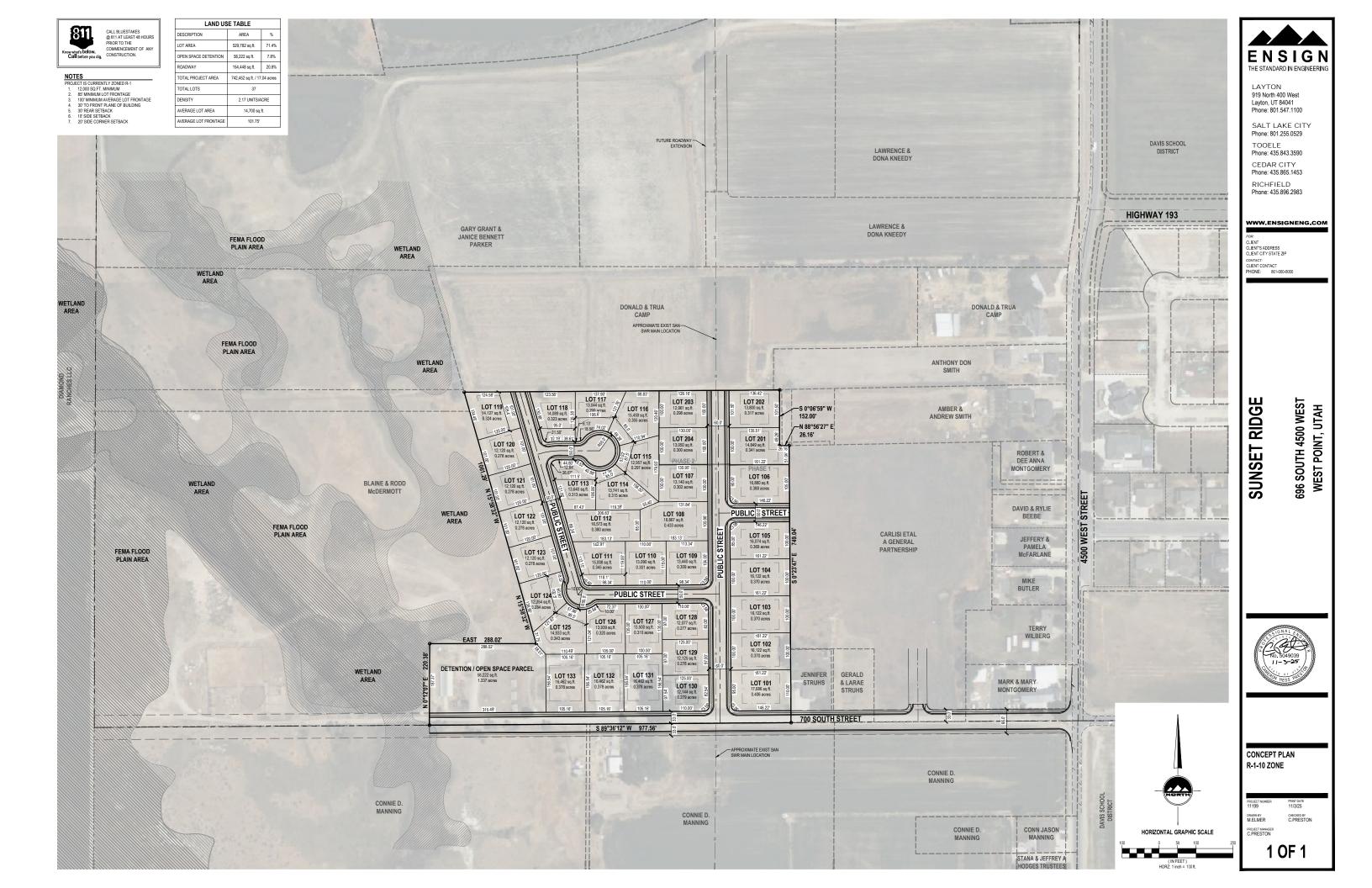
a. Sewer service is available. There is an existing sewer line running north/south on the first road in the subdivision. The sewer line is owned by the North Davis Sewer District.

6. Storm Drainage

 There is an existing drain on the west boundary of the subdivision that the development can connect to.

7. Land Drainage

a. This property is in Land Drain Zone C which allows basements. A land drain is not required.





From the Desk of Deputy Fire Marshal Mike Rawlings

North Davis Fire District 381 North 3150 West West Point City, UT 84015 Office: (801) 525-2850 Ext. 102 Mobile: (801) 200-0377

Fax: (801) 525-6935

Email: mrawlings@northdavisfireut.gov

TO: Cam Preston

CC: Bryn MacDonald, Community Development Director – West Point City.

Boyd Davis, Assistant City Manager/City Engineer – West Point City.

FROM: Mike Rawlings / Deputy Fire Marshal

RE: Sunset Ridge Subdivision

DATE: December 2, 2025.

I have reviewed the proposed site plan, after careful consideration, Fire District preliminary APPROVAL is granted, based that the following stipulations are met:

- The subdivision boundaries for lot count consideration would begin from the access point off **700 South**, as indicated on the conceptual plan set, and the secondary access can be counted through the proposed adjoining future subdivision development. **Provided that both future proposed subdivisions connect to one another.** (See Fire Code Requirements Below).
- The provided conceptual plan set for Sunset Ridge shows a total lot count of 37 lots, NOT 30. Per current Fire code requirements, this would require a secondary access into said subdivision. Single access into said subdivision will only be granted by the Fire District, if the total lot count of said subdivision is 30 lots or less. (2021 IFC Appendix D, Section D107 code: D107.1).
- Current fire code requirements allows for an exception to the above referenced code. In that, fire apparatus access roads (secondary access roads) that connect with a future development, may be counted as a secondary access, as determined by the fire code official. (2021 IFC Appendix D, Section D107(2).).

These preliminary concept plans have been reviewed and APPROVED to meet the Fire District requirements. Based on the stipulations listed above. Should you have any further questions or concerns on this matter, please contact me.

Planning Commission Staff Report

Subject: Discussion – Rezone – 4200 W 800 N.

Author: Troy Moyes

Department: Community Development

Date: December 11, 2025



Background

The applicant, George Wright, representing Crystal Court Luminary LP, has requested a rezone of 7.66 acres located at approximately 4200 West 800 North from R-1 Residential (2.2 units/acre) to R-2 Residential (2.7 units/acre). The property is designated R-2 Residential in the West Point City General Plan, and the associated concept plan includes 13 single-family lots.

The Planning Commission held a public hearing for this request on April 13, 2023, at which time the item was tabled to allow the applicant to address stormwater drainage concerns and obtain needed documentation. The applicant has now indicated they are prepared to move forward and wishes to resume the rezone review process.

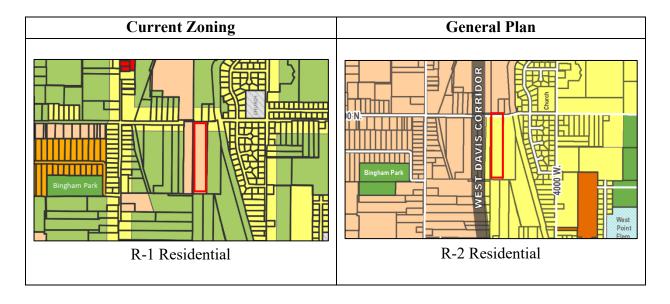
This item is for discussion only. Minutes from the April 13, 2023 meeting are included for reference, and a new public hearing will need to be scheduled before any formal action can be taken.

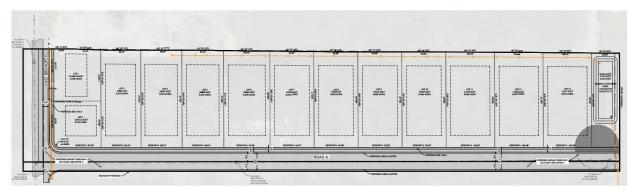
Process

Rezoning is a legislative action, giving both the Planning Commission and City Council broad discretion in determining whether the request promotes the public welfare. Concept plans and any accompanying development agreement are typically reviewed concurrently with a rezone application.

Analysis

During the April 13, 2023 public hearing, the Planning Commission discussed concerns related to stormwater drainage, including how runoff from the property would be conveyed to the storm system on 300 North. At that time, the applicant had not secured permission to use the private ditch located south of the site, and the Commission tabled the request until a more reliable drainage solution could be identified. Since then, the property owner has been working with UDOT to obtain an easement on their property that would allow a piped storm drain connection from the development area down to 300 North. This would create a defined and permanent drainage outlet that does not rely on private property. The purpose of this discussion is to review the status of that coordination, identify any remaining items that need to be addressed, and determine what information should be provided prior to scheduling a new public hearing.





Recommendation

This item is for discussion only. Staff requests that the Planning Commission review outstanding drainage concerns, General Plan consistency, and expectations before scheduling a future public hearing.

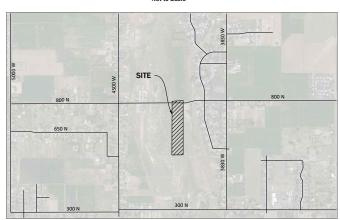
Attachments

Concept Plan

Crystal Court Civil Construction Drawings

Parcel 140440084 West Point, Davis County, Utah

Vicinity Map



OWNER

GEORGE WRIGHT PHONE: 801-494-9037 EMAIL: GEORGE@LUMINARYCAPITAL.US

CIVIL ENGINEER

FAWKES CONSULTANTS 165 W CANYON CREST RD STE 260 ALPINE, UTAH 84004 CONTACT: JORDAN "GUY" WILLIAMS, P.E. PHONE: (213) 500-5936



SHEET INDEX

OHEET HIDEA				
Sheet Number	Sheet Title			
cv	COVER SHEET			
GN	GENERAL NOTES			
C100	DEMO SHEET			
C200	SITE PLAN OVERALL			
C201	SITE PLAN			
C300	GRADING PLAN			
C301	GRADING PLAN			
C302	GRADING PLAN			
C303	GRADING PLAN			
C400	UTILITY			
PP01	PLAN &PROFILE			
PP02	CULVERT DESIGN			
C500	DETAILS			

FINAL DESIGN

PROJECT Crystal

Court

CRYSTAL COURT
PARCEL 140440084 WEST POINT,
DAVIS COUNTY, UTAH



GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT REGULATORY AGENCY STANDARDS AND SPECIFICATIONS, AND REGULATORY AGENCY COMPREHENSIVE PLAN, WHERE APPLICABLE.

2) PRIOR TO ANY WORK BEING PERFORMED. THE CONTRACTOR SHALL CONTACT REGULATORY AGENCY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

WEST POINT CITY
3200 WEST 300 NORTH
WEST POINT, UT 84015
(801) 776-0970 A. REGULATORY AGENCY: WATER, SEWER, & STORM WATER

B. DEVELOPER:

C. ENGINEER FAWKES CONSULTANTS 165 W CANYON CREST RD STE 260

ALPINE, UTAH 84004

CONTACT: GWILLIAMS@FAWKE: GUY WILLIAMS, P.E. 213-500-5936

CUSTOMER SERVICE LINE: (800) 603-6000

D. GAS DOMINION ENERGY CUSTOMER SERVICE LINE: (800) 323-5517

ROCKY MOUNTAIN POWER CUSTOMER SERVICE LINE: (801) 465-8020

F. TELEPHONE COMPANY:

) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER OR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPO HE CONTRACTOR SHALL NOTIFY THE ENGINEER INMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY UST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) 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 NSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED. AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE THE CONTRACTOR SHALL BE COMPLETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSARE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORSEES AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITION OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION

7) CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM REGULATORY AGENCY AND/OR UDDT. CONTRACTOR SHALL NOTIFY REGULATORY AGENCY. AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE 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 EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) OWNER SHALL FILE NOTICE OF INTENT WITH THE STATE OF UTAH DIVISION OF WATER QUALITY AND ALSO OBTAIN A FUGITIVE

10) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTR HAVE RELIED AND ARE RELIVING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SIT ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY REGULATORY AGENCY. IF TRAFFIC CONTROL IS NECESSARY, A TRAFFIC CONTROL PLAN SHOULD BE SUBMITTED TO REGULATORY AGENCY. PRIGHTERING DEPARTMENT FOR APPROVAL PRIOR TO ANY WORK BEING

12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN IHORIZATION FROM THE OWNER, ENGINEER, AND/OR REGULATORY AGENCY.

14) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS. CONTROL POINTS. REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

15) THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.

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

17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH REGULATORY AGENCY COMPREHENSIVE PLAN.

18) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VEHICY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF 20) IF EXISING IMPROVEMENTS NEED TO BE DISTORBED 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 BIO FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) 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, AFTER PROPER BACKFULING AND/OR CONSTRUCTION, WITH MATERIALS EQUIAL TO OR BETTER THAN THE MATERIALS USED IN THE DRIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER,

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THI 22) HE CONTRACTOR SHALL MAINTAIN A NEALLY MARKED SELOF FULL-SIZE AS-BUILT RECORD DRAWINGS SHALDWING HE FINAL LOCATION AND LAYOUT FALL STRUCTURES AND OTHER FACILITIES. AS SEBULT RECORD DRAWINGS SHAL REFLECT CHANGE ORDERS, ACCOM. MODATIONS, AND ADJUSTMETO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWINGS THAT LOT SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWINGS ST SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

23) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH REGULATORY AGENCY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.

2) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER AND/OR ENGINEER.

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE ETHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S DUE RESPONSII TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERG OUND UTILITIES RELATED TO THE PROJECT INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL BE IN THE PROJECT, THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERRIFED AND DOCUMENTED. THE COST ASSOCIATE TO THE OTHER OWNER OWNER SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) 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 OF UTAH BY DIALING S11 OR 1-800-652-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES OFDER NUMBER AND FURNISH OFDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES CALL. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PRIOR TO THE CONTRACTOR SOLE RESPONSIBILITY TO PRIOR TO THE CONTRACTOR SOLE RESPONSIBILITY TO PRIOR THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO THE PROHECT.

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS FOR EXCAVATIONS AND TRENCHES,

4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CARFEUL PROBING OR HAND DIGGING, AND, WHEN IT IS TION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS O IND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO

THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT DING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF THE REGULATORY AGENCY FOR H-20 LOAD

SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF THE

SULATORY AGENCY.
ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY STANDARDS.
ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARD
ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDI

REGULATOR FAGENCY STANDARDS. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS

CONTRACTOR TO VERIFY ALL PIPE LENGTHS. PIPE LENGTHS SHOWN ARE MEASURED FROM EDGE OF MH TO EDGE OF MH NO ADJUSTMENT WAS MADE FOR SLOPE.

7) THE CONTRACTOR SHALL NOTIFY INFINITY CONSULTANTS, INC. IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFI OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REQUIZATORY AGENCY STANDARD SPECIFICATIONS. 8) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET

9) THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

SURFACE IMPROVEMENTS:

1) ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES

2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKI NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR

4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH REGULATORY AGENCY STANDARDS.

ROADWAY MATERIALS.
ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED BY REGULATORY AGENCY STANDARDS AND THESE PLANS.

SEWER IMPROVEMENT COMPLIANCE:
1) ALL CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY'S DESIGN STANDARDS AND SPECIFICATIONS.

2) CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

 $\frac{\text{SWPPP NOTES}}{\text{1)}} \\ \text{SEE EROSION CONTROL SHEET FOR DETAILS AND BMP's.}$

2) CONTRACTOR IS REQUIRED TO OBTAIN AN NOI FROM THE STATE OF UTAH FOR SWPPP PURPOSES.

CONTRACTOR IS REQUIRED TO SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH REGULATORY AGENCY PRIOR TO COMMENCING ANY SITE WORK FOR THIS PROJECT

GENERAL DEMOLITION NOTES:

lition and site clearing for this contract are to include all areas shown within demolition limits

or by note.

Refer to site improvement plans for more details on limits of removal.

Demolish existing buildings and clear from site. (Including removal of all footings and foundat All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lin sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from sit unless otherwise shown.

All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped

an unities, seven, vater, gas, detiliproine and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown. Basements and other excavated areas to be backlilled with clear granular material compacted to 95% off maximum lab density as determined by ASTM D 1557-78. (Test results to be given to

owner)

C Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.

D NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.

9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a

If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
 Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
 The location and/or elevation 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 upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of place and relocated utilities during construction.

12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.

Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
 Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility.

line removal.

Install traffic warning devices as needed in accordance with local standards.

Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required. GENERAL SITE NOTES:

Stalls designated as accessible will require a painted accessible symbol and sign.
Fire lane markings and signs to be installed as directed by the Fire Marshall. Road widths equal to or less than 32 feet shall require red curbside painting and "No Parking" signs that are approved positioned along the fire apparatus access routes.
Alste markings, directional arrows and stop bars will be painted at each driveway as shown on the

plans.
All dimensions are to back of curb unless otherwise noted.

Fire hydrants and access roads shall be installed prior to construction of any buildings. All fire hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department

Apparatus. An open part of the project will be installed by the developer(s) and will be owned and maintained by the property owner(s).

GENERAL GRADING NOTES:

Survey Provided By Owner. Civil Engineer not responsibility for inaccuracies in survey information. Contractor to verify in field data and to inform Civil Engineer of any discrepancies.

All work shall be in accordance with the City Public Works Standard.

Cut slopes shall be no steeper than 2 horizontal to 1 vertical.

Fills shall be compacted per the recommendations of the geotechnical report prepared for the

Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
 Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
 Fills shall be benched into competent material as per specifications and geotechnical report.

Fills shall be benched into competent material as per specifications and geotechnical report.

All trench backfill shall be tested and certified by the site geotechnical engineer per the grading

A geotechnical engineer shall perform periodic inspections and submit a complete report and map

A geotechnical engineer shall perform periodic inspections and submit a complete report and map
upon completion of the rough grading.
 The final compaction report and certification from the geotechnical engineer shall contain the type
of field testing performed. Each test shall be identified with the method of obtaining the in-place
density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum
density determinations shall be performed to verify the accuracy of the maximum density curves
used by the field technician.
 Dust shall be controlled by watering.
 The location and protection of all utilities is the responsibility of the permitee.
 Approved protective measures and temporary drainage provisions must be used to protect
adjoining properties during the grading project.
 All public gradways must be cleared daily of all dirt. mud and debris deposited on them as a result

14. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result

All public radiadysems to be cleared daily and into making the properties of the satisfaction of the city enginer. In the grading operation of the city daily of the city and of deterious matter prior toggling. The contractor shall provide shoring in accordance with OSHA requirements for grading. The contractor shall provide shoring in accordance with OSHA requirements for the contractor of the project. Elevation to short short properties of the contractor of the project. Elevation to short properties of the contractor of the project.

improvements shown hereon.

19. As part of the construction documents, owner has provided contractor with a topographic su performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not

accurately reflect existing topographic conditions.

20. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other apprentions to strain the storm water during construction. Protect surrounding properties a from site runoff with sandbags and earth berms.

GENERAL UTILITY NOTES:

NERAL UTILITY NOTES:

Coordinate all utility connections to building with plumbing plans and building contractor.

Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made. Il catch basin and inlet box grates are to be bicycle proof.

All catch basin and inlet box grates are to be bicycle proof.

All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.

Refer to the site electrical plan for details and locations of electrical lines, transformers and light

poles.

Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted

Water meters are to be installed per city standards and specifications. It will be the contractor's
responsibility to install all items required.

Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is

Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 Field verify all existing and/or proposed for Drain/Roof Drain down spout connections to Storm Water System with ChVI, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
 All gravity flow utility lines shall be installed prior to any pressurzed utilities unless written permission is obtained from the engineer of record before construction beginn.
 Fire hydrants and access roads shall be installed prior to construction of any buildings. All

hydrants shall be placed with the 4 1/2" connection facing the point of access for Fir

Department Apparatus.

12. Prior to the construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow available for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

13. As a Private Development, the private fire hydrants shall be annually maintained and a 5-year flow test shall be performed in accordance with NFPA 24 and 25. All records shall be provided and submitted through The Compliance Engine found at http://www.thecompliance.orgine.com.

UTILITY PIPING MATERIALS: All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Type 'K' copper or HDPE CTS-OD SDR-9 poly tubing.
METER TO BUILDING

3/4" to 2" diameter pipe - CTS Poly, Soft Temper Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES Pipe material as shown on utility plan view or to meet city standards.

WATER MAIN LINES AND FIRE LINES

2. Pipe material as shown on utility plan view or to meet city standards.

ngine.com

SANITARY SEWER LINES 2. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35 12" or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)

1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).

 Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nometallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in act with plastic piping.

Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapted

4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

ASPHALTIC CONCRETE

ABBREVIATIONS:

APPR.	APPROXIMATELY	MH	MANHOLE
BW	BOTTOM OF WALL	MIN	MINIMUM
СВ	CATCH BASIN	NTS	NOT TO SCALE
CL OR Ç	CENTERLINE	ОН	OVERHEAD
CONC	CONCRETE	PC	POINT OF CURVATURE
DET	DETAIL	PL	PROPERTY LINE
DIA	DIAMETER	POC	POINT ON CURVE
DIP	DUCTILE IRON PIPE	PP	POWER POLE
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
EA	EACH	PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
EG	EXISTING GRADE	PUE	PUBLIC UTILITY EASEMENT
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
ELEV	ELEVATION	R.O.W.	RIGHT-OF-WAY
ESMT	EASEMENT	SS	SANITARY SEWER
EXIST.	EXISTING	SD	STORM DRAIN
FF	FINISH FLOOR	S.F.	SQUARE FEET
FH	FIRE HYDRANT	SHT	SHEET
FL	FLOWLINE	STD	STANDARD
FT	FEET	TBC	TOP BACK OF CURB
GB	GRADE BREAK	TG	TOP OF GRATE
HP	HIGH POINT	TOA	TOP OF ASPHALT
HORIZ	HORIZONTAL	TOC	TOP OF CONCRETE
HYD	HYDRANT	TOS	TOP OF SLAB
ID	INSIDE DIAMETER	TW	TOP OF WALL
I.E.	INVERT ELEVATION	TYP	TYPICAL
IRR	IRRIGATION	VAR	VARIES
	LENGTH	VERT	VERTICAL
L.F.	LINEAR FEET	WS	WATER SURFACE

MAX MAXIMUM

Legend

LOW POINT

San. Sewer Mannous
Water Manhole CI
Electrical Manhole Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve
Power pole w/guy
Light Pole
Fence
Metal Pipe Concrete
Metal Pipe Concrete Metal Pipe Concrete Pipe Reinforced Concrete Pipe Ductile Iron Pipe Ductile Iron Pipe
Top of Asphalt
Edge of Asphalt
Centerline
Existing Grade
Flowline
Finish Floor
Finish Grade
Top of Curb
Top of Wall

Existing Asphal New Asphalt Heavy Duty Asphalt **Existing Concrete** New Concrete ٠. په Spill Curb & Gutter

Call before you Dig

165 W CANYON CREST RD, STE 260

Crystal Court

PARCEL 140440084 DAVIS COUNTY, UTAH

DATE: 11/15/2025 PROJECT NO. 23.003

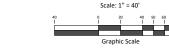
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SCALE:

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DRAWN BY





CONSULTANTS INC.

165 W CANYON CREST RD, STE 260 ALPINE, UTAH 84004

PROJECT Crystal Court

PARCEL 140440084 -WEST POINT DAVIS COUNTY, UTAH

FINAL DESIGN

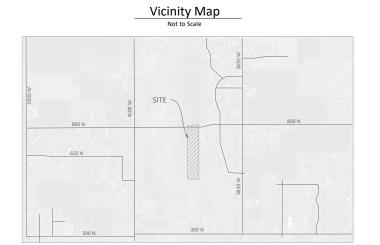
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PARCEL 140440084 WEST POINT,
DAVIS COUNTY, UTAH

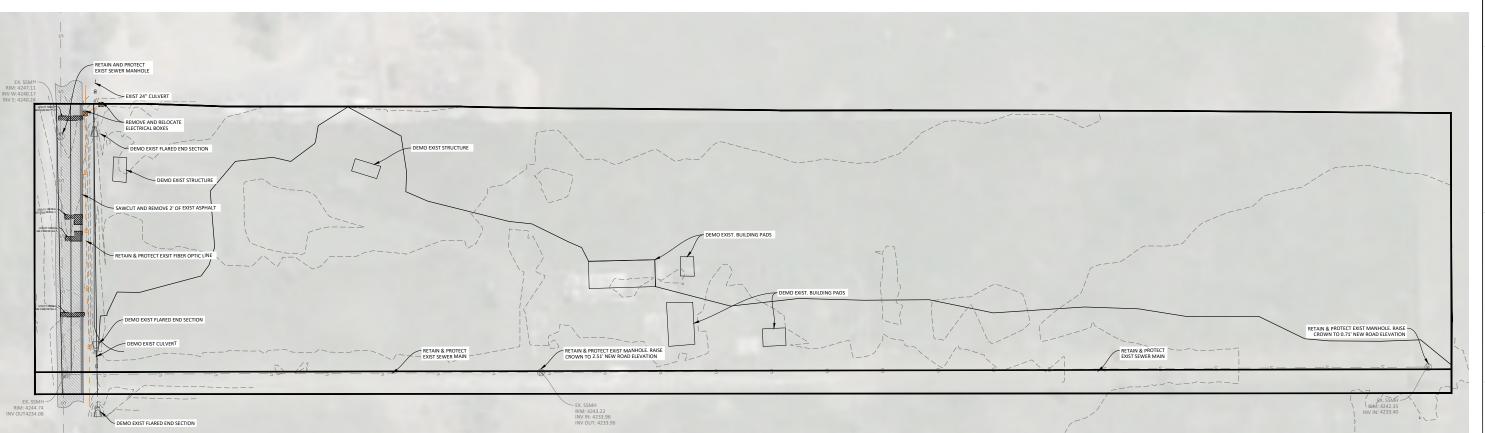


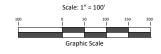
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DRAWN BY:











PROJECT
Crystal
Court

Court PARCEL 1404400

PARCEL 140440084 WEST POINT
DAVIS COUNTY,
UTAH

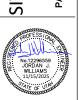
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PROJECT NO. 23.00
REVISION DATE

PROJECT NO. 23.00

REVISION DAT
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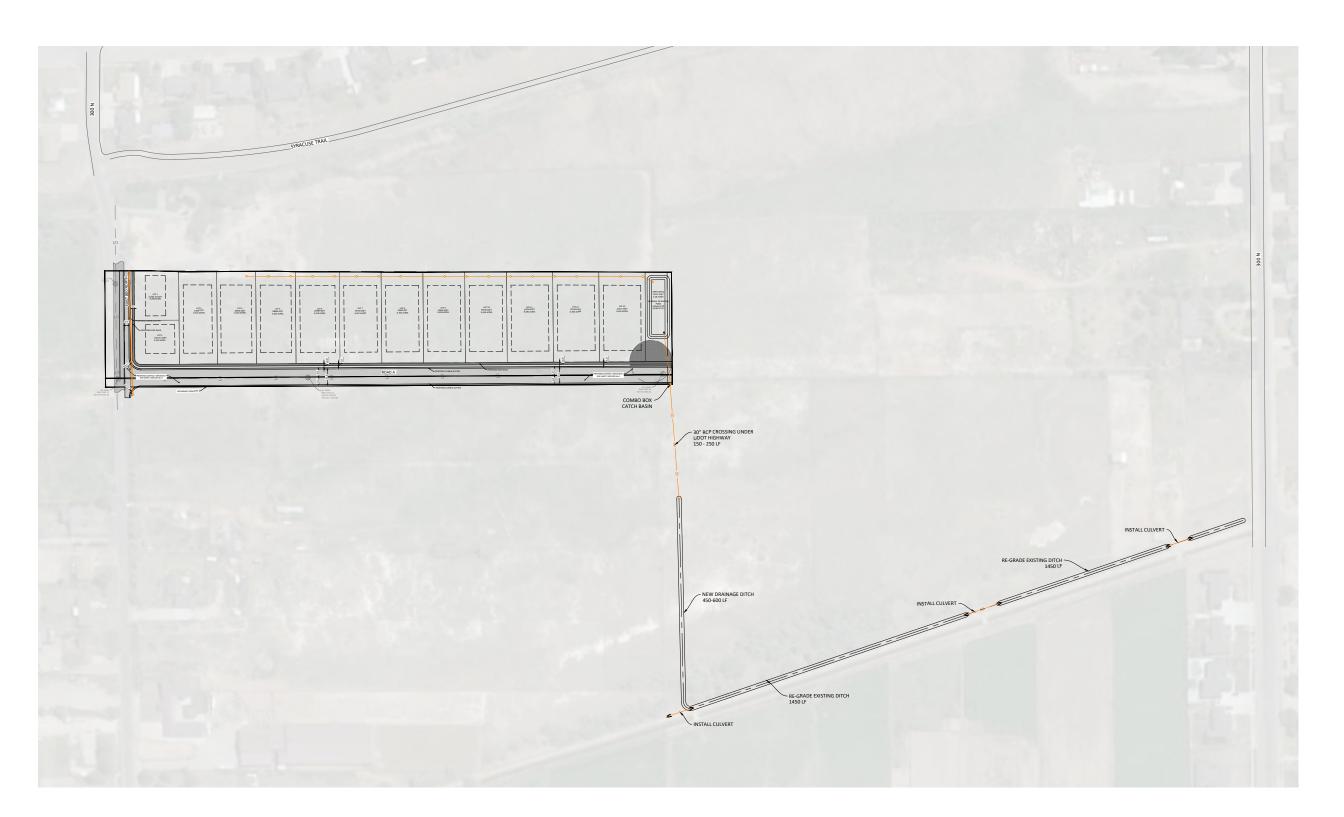
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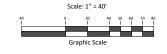
CRYSTAL COURT
PARCEL 140 440084 WEST POINT,
DAVIS COUNTY, UTAH



ALE: 1"=150'

C200









Crystal Court

PARCEL 140440084 -WEST POINT DAVIS COUNTY, UTAH

FINAL DESIGN

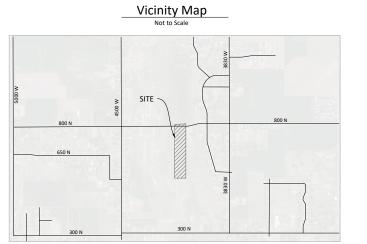
CRYSTAL COURT
PARCEL 140440084 WEST POINT,
DAVIS COUNTY, UTAH **SITE PLAN**

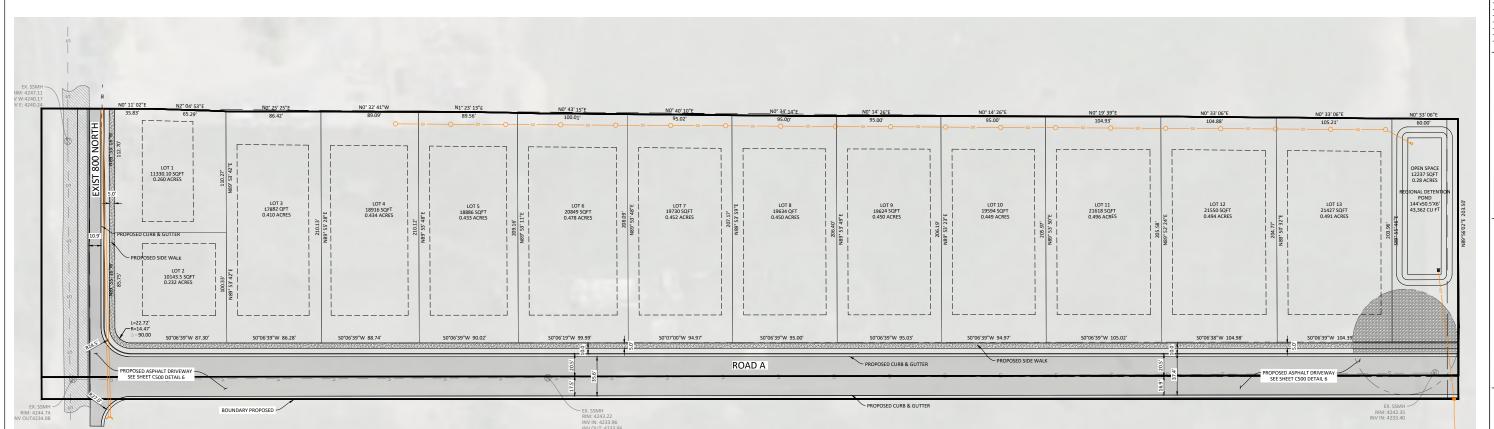


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C201

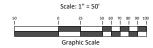
5/13





SITE CONCEPT NOTES:

- 1. Pre-application meeting with UDOT was held 2/28/2023. UDOT notes to be provided, no impact is forecast for West Davis Corridor.
- No bio-swales to implemented in design, Regional pond will be dedicated as open space. Due to high ground water pond will be shallow approx. 2' in depth.
- DRT meeting stated there was little need for sidewalk one west side of the parcel.
 Temporary Fire turn around shown, final placement and design to be determined with Fire marshal approval.







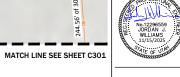
Crystal Court

PARCEL 140440084 -WEST POINT DAVIS COUNTY, UTAH

CRYSTAL COURT
PARCEL 140440084 WEST POINT,
DAVIS COUNTY, UTAH **GRADING PLAN**



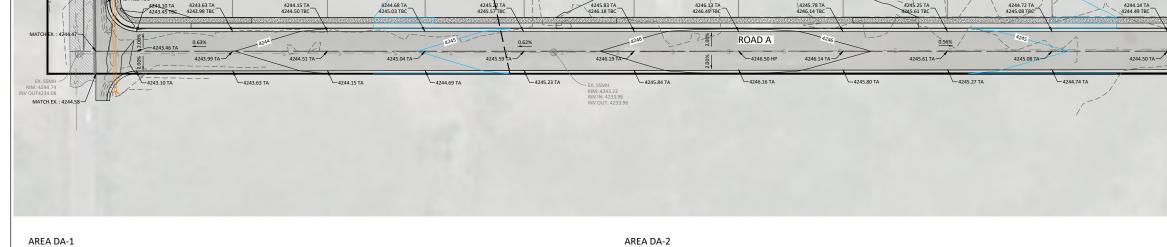




1"=40'

C300

6/13



LOT 6 20849 SQFT 0.478 ACRES PAD:4244.89

AREA DA-1

1-YR/24-HR STORM CACLULATIONS RATIONAL METHOD:

C = RUNOFF COEFFICIENT

I = STORM INTENSITY (1YR/24-HR STORM) [IN/HR] = 1.18IN/HR A= TOTAL AREA [ACRES] = 1.85 AC

CALCULATE RUNOFF COEFFICIENT LANDSCAPED AREA [LA] = 60,037 SF (C_{LA}=0.15) HARDSCAPED AREA [HA] = 20,383 SF (Cu=0.90) $C = [(LA * C_{LA}) + (HA * C_{HA})] / TA$

C = [(60,037 * 0.15) + (20,383 * 0.90)] / 80,420

Q = 0.34 * 1.18IN/HR * 1.85 AC = 0.74 CFS

10-YR/24-HR STORM CACLULATIONS

RATIONAL METHOD: Q = CIA

A= TOTAL AREA [ACRES] = 1.85 AC

DA - 1 1.85 AC 3.19 CFS

LOT 2 10143.5 SQFT 0.232 ACRES

C = RUNOFF COEFFICIENT I = STORM INTENSITY (10-YR/24-HR STORM) [IN/HR] = 2.55 IN/HR

CALCULATE RUNOFF COEFFICIENT LANDSCAPED AREA [LA] = 60,037 SF (C_A=0.15) HARDSCAPED AREA [HA] = 20,383 SF (Con=0.90) $C = [(LA * C_{LA}) + (HA * C_{HA})] / TA$

C = [(60,011 * 0.15) + (20,383 * 0.90)] / 80,420

Q = 0.34 * 2.55N/HR * 1.85 AC = 1.60 CFS Q = 0.34 * 5.08IN/HR * 1.85 AC = 3.19 CFS

100-YR/24-HR STORM CACLULATIONS

RATIONAL METHOD: Q = CIA C = RUNOFF COEFFICIENT

CALCULATE RUNOFF COEFFICIENT LANDSCAPED AREA [LA] = 60,037 SF (C_{LA}=0.15) HARDSCAPED AREA [HA] = 20,383 SF (Gu=0.90) $C = [(LA * C_{LA}) + (HA * C_{HA})] / TA$ C = [(60,037 * 0.15) + (20,383 * 0.90)] / 80,420

A= TOTAL AREA [ACRES] = 1.85 AC

1-YR/24-HR STORM CACLULATIONS

RATIONAL METHOD:

19730 SQFT 0.452 ACRES

Q = CIA C = RUNOFF COEFFICIENT I = STORM INTENSITY (100-YR/24-HR STORM) [IN/HR] = 5.08 IN/HR I = STORM INTENSITY (1YR/24-HR STORM) [IN/HR] = 1.18IN/HR A= TOTAL AREA [ACRES] = 5.47 AC

LOT 8 19634 QFT 0.450 ACRES

LOT 9 19624 SQFT 0.450 ACRES

CALCULATE RUNOFF COEFFICIENT LANDSCAPED AREA [LA] = 201,071 SF (C_{LA} =0.15) HARDSCAPED AREA [HA] = 37,155 SF (Cox=0.90) $C = [(LA * C_{LA}) + (HA * C_{HA})] / TA$ C = [(201,071 * 0.15) + (37,155 * 0.90)] / 238,226

Q = 0.26 * 1.18IN/HR * 5.47 AC = 1.68 CFS

TOTAL AREA [TA] = 238,226 SF LANDSCAPED AREA [LA] = 201,071 SF (C,a=0.15) HARDSCAPED AREA [HA] = 37,155 SF (Cu=0.90) $C = [(LA * C_{LA}) + (HA * C_{HA})] / TA$ C = [(201,071 * 0.15) + (37,155 * 0.90)] / 238,226

Q = 0.26 * 2.55N/HR * 5.47 AC = 3.63 CFS

10-YR/24-HR STORM CACLULATIONS

A= TOTAL AREA [ACRES] = 5.47 AC

RATIONAL METHOD:

C = RUNOFF COEFFICIENT

Q = CIA

CALCULATE RUNOFF COEFFICIENT

I = STORM INTENSITY (10-YR/24-HR STORM) [IN/HR] = 2.55 IN/HR

CALCULATE RUNOFF COEFFICIENT LANDSCAPED AREA [LA] = 201,071 SF (C_{LA} =0.15) HARDSCAPED AREA [HA] = 37,155 SF (Cu=0.90) $C = [(LA * C_{LA}) + (HA * C_{HA})] / TA$ Q = 0.26 * 5.08IN/HR * 5.47 AC = 7.22 CFS

100-YR/24-HR STORM CACLULATIONS

RATIONAL METHOD:

C = RUNOFF COEFFICIENT

A= TOTAL AREA [ACRES] = 5.47 AC

Q = CIA

DA-2 5.47 AC 7.22 CFS

 $\mathsf{C} = \left[(201,071 * 0.15) + (37,155 * 0.90) \right] / 238,226$

I = STORM INTENSITY (100-YR/24-HR STORM) [IN/HR] = 5.08 IN/HR

V_{REQ} = 0.43 * 0.24FT * 238,226 SF V_{REQ} = 14,865 CF V_{PRO} = 18,048 CF 6" OF FREEBOARD PROVIDED

D = 2.88 IN = 0.24 FT

RETENTION VOLUME REQUIRED

D = 100-YR/24-HR STORM DEPTH (FT)

D is calculated using the NOAA ATLAS 14: VOLUME 1, VERSION 5; Latitude: 41.1184°, Longgitude: -112.1117°

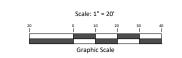
A = TOTAL AREA [SF] = 238,226 SF

V_{REQ} = C * D * A C = RUNOFF COEFFICIENT = 0.26

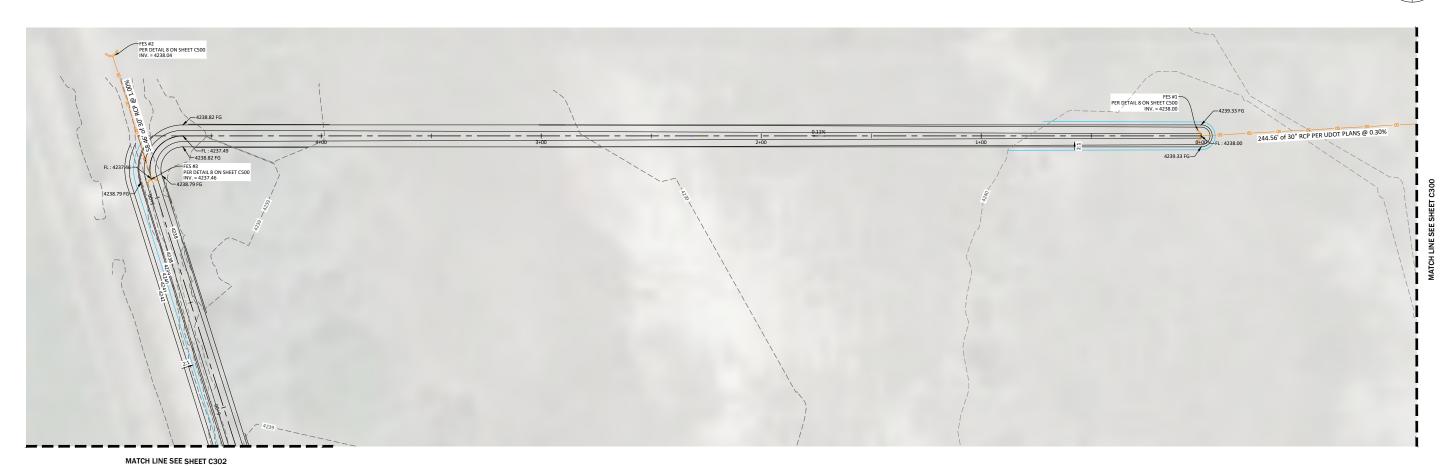
21550 SQFT 0.494 ACRES

LOT 11 21618 SQFT 0.496 ACRES PAD:4243.91

LOT 13 21427 SQFT 0.491 ACRES

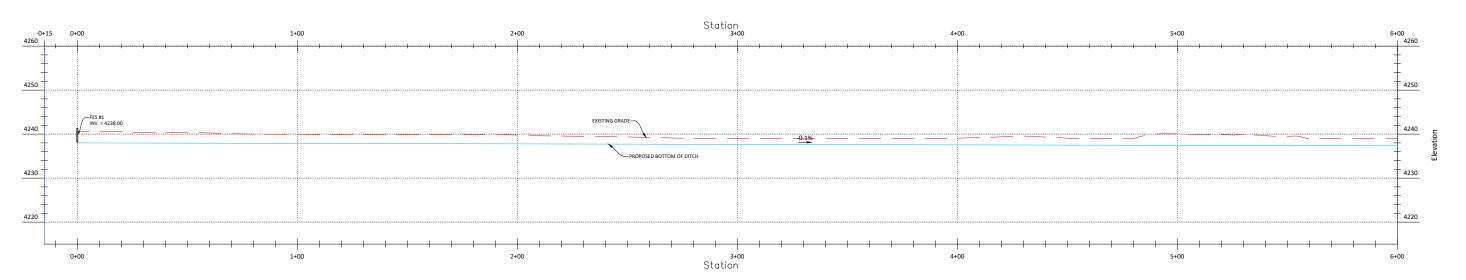






PROPOSED DITCH PLAN

SCALE: 1" = 20'



PROPOSED DITCH PLAN VERTICAL SCALE: 1" = 40' HORIZONTAL SCALE: 1" = 20'



165 W CANYON CREST RD, STE 260 ALPINE, UTAH 84004

PROJECT Crystal Court

PARCEL 140440084 -WEST POINT DAVIS COUNTY, UTAH

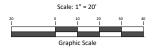
FINAL DESIGN

GRADING PLAN
CRYSTAL COURT
PARCEL 140440084 WEST POINT,
DAVIS COUNTY, UTAH

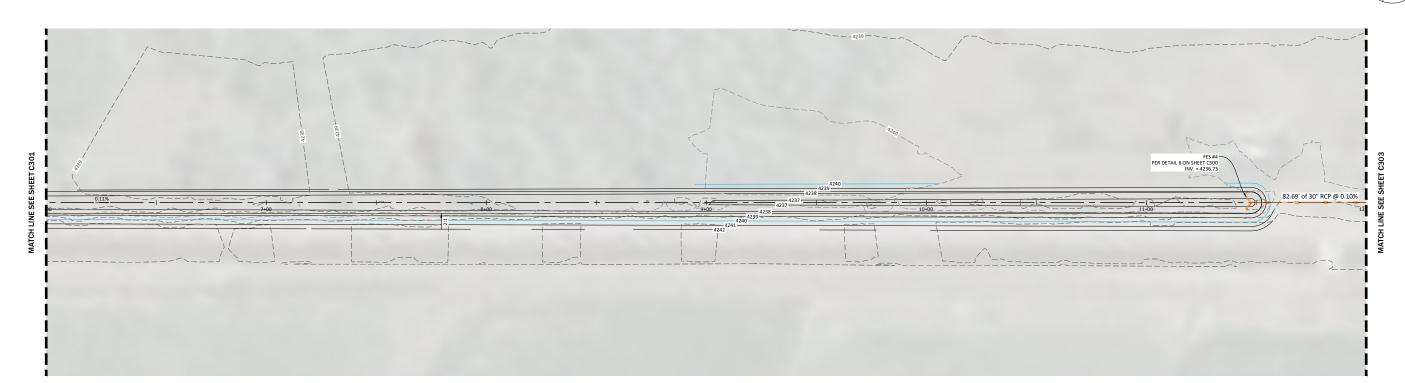


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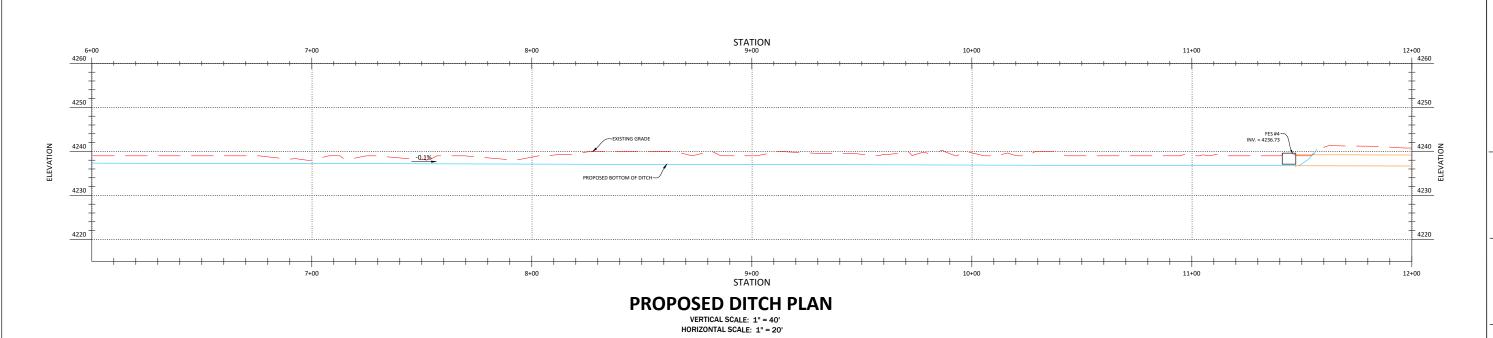
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PROPOSED DITCH PLAN SCALE: 1" = 20'



165 W CANYON CREST RD, STE 260 ALPINE, UTAH 84004

PROJECT Crystal Court

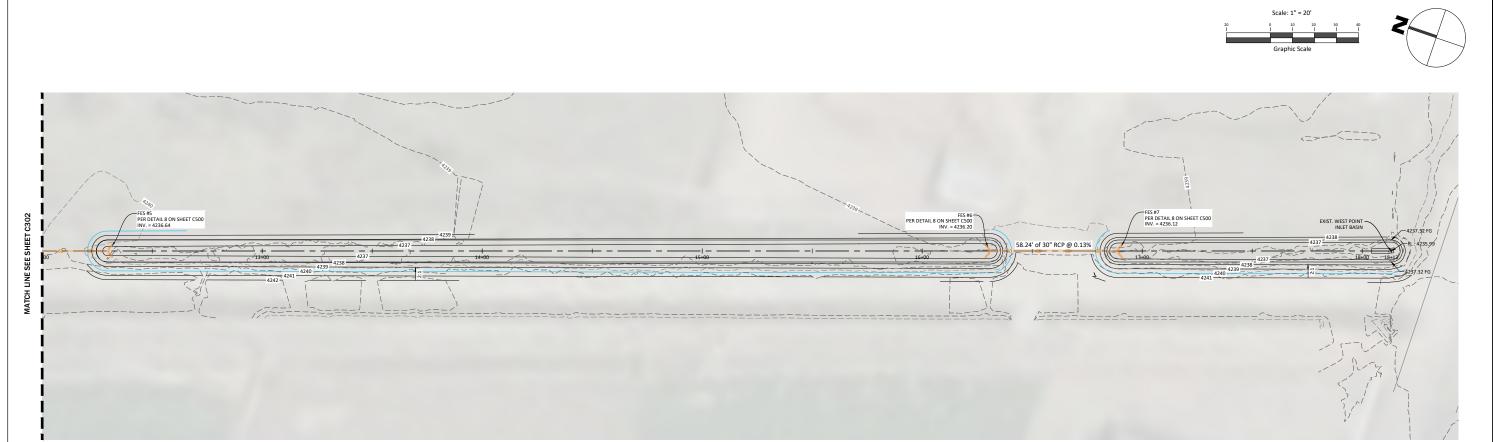
PARCEL 140440084 -WEST POINT DAVIS COUNTY, UTAH

FINAL DESIGN

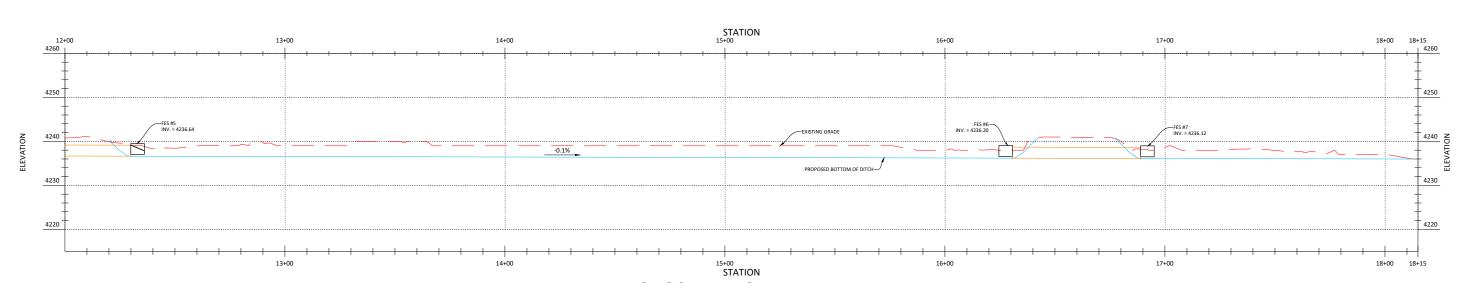
GRADING PLAN
CRYSTAL COURT
PARCEL 140440084 WEST POINT,
DAVIS COUNTY, UTAH



C302



PROPOSED DITCH PLAN SCALE: 1" = 20'



PROPOSED DITCH PLAN VERTICAL SCALE: 1" = 40' HORIZONTAL SCALE: 1" = 20'

PROJECT Crystal

Court

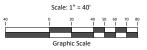
PARCEL 140440084 -WEST POINT DAVIS COUNTY, UTAH

FINAL DESIGN

GRADING PLAN
CRYSTAL COURT
PARCEL 140440084 WEST POINT,
DAVIS COUNTY, UTAH



C303







PROJECT Crystal Court

PARCEL 140440084 -WEST POINT DAVIS COUNTY, UTAH

DATE: 11/15/2025 PROJECT NO. 23.003

FINAL DESIGN

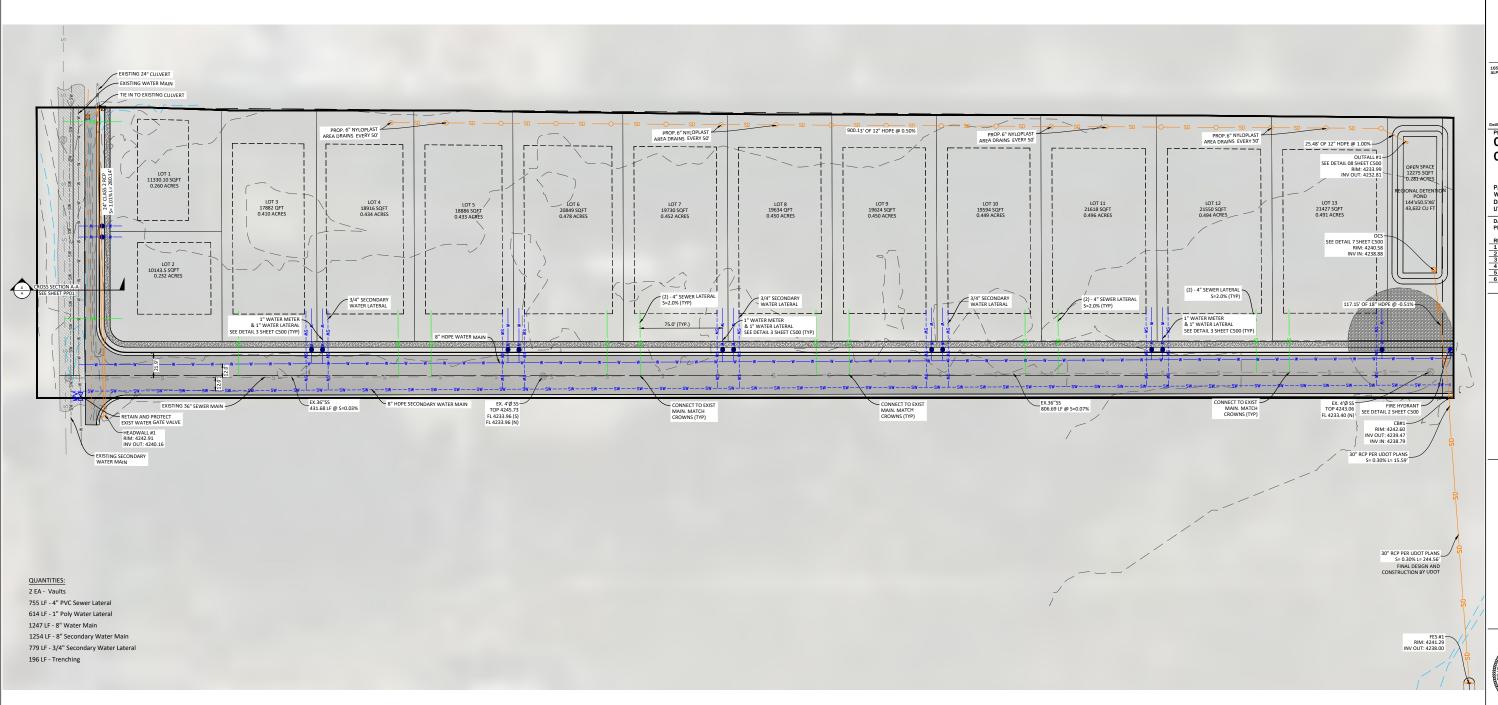
CRYSTAL COURT PARCEL 140440084 WEST POINT, DAVIS COUNTY, UTAH UTILITY

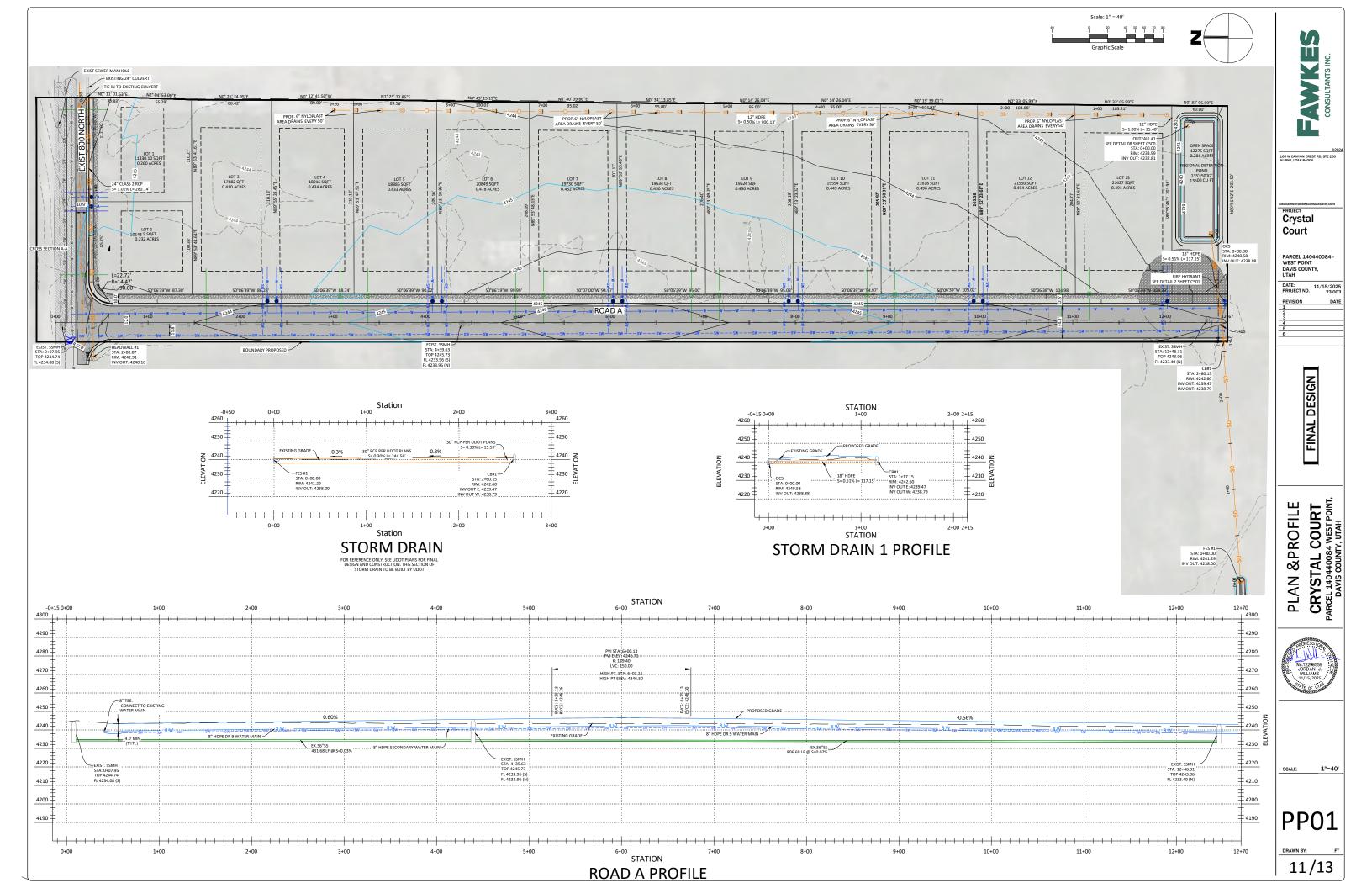


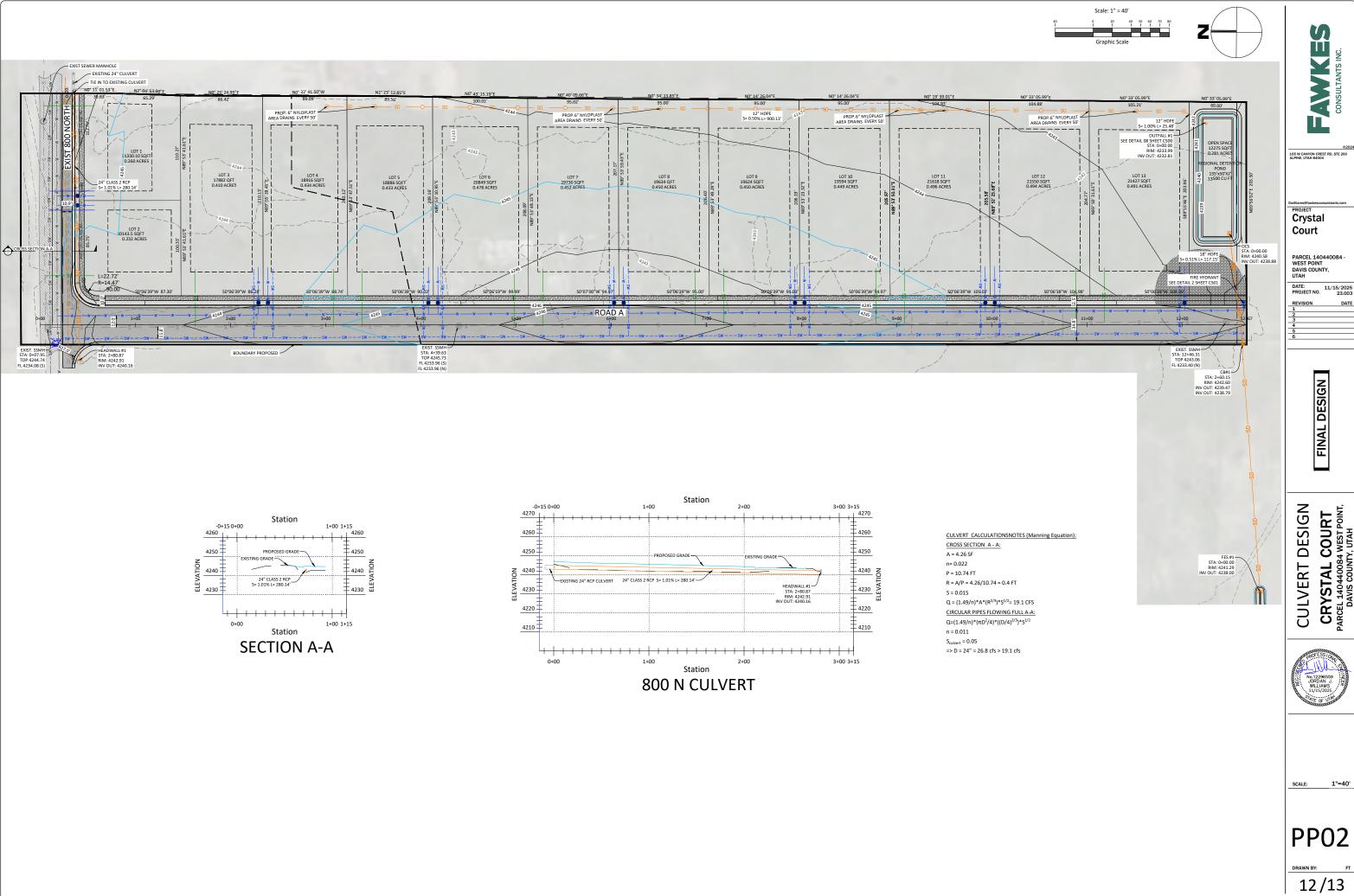
SCALE: 1"=40'

C400

DRAWN BY:







CONSULTANTS INC.

165 W CANYON CREST RD, STE 260 ALPINE, UTAH 84004

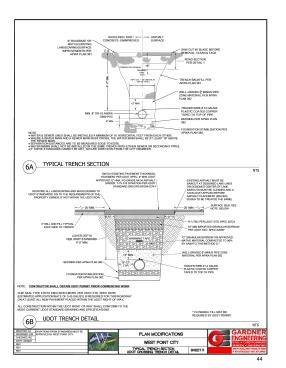
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CRYSTAL COURT PARCEL 140440084 WEST POINT, DAVIS COUNTY, UTAH

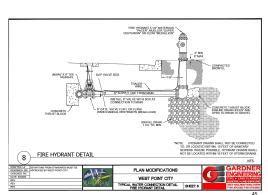


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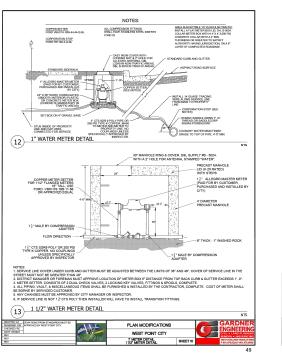
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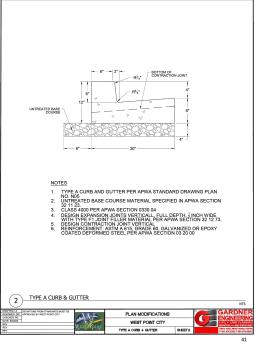
TRENCH DETAIL



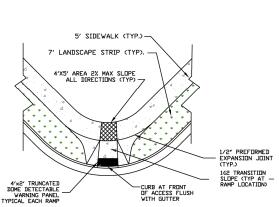
FIRE HYDRANT DETAIL

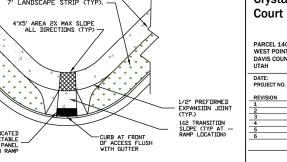


WATER METER DETAIL

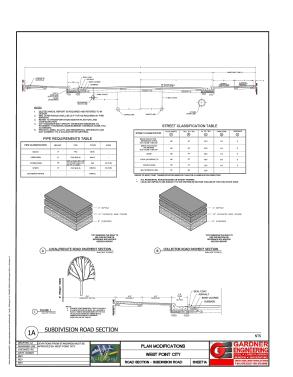


CURB AND GUTTER DETAIL

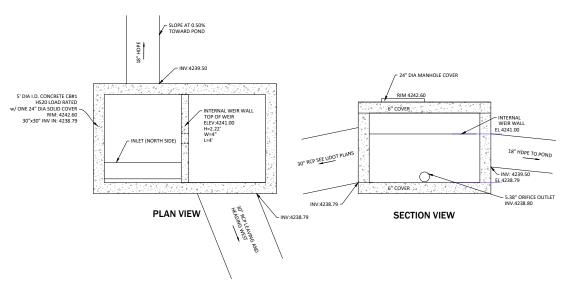


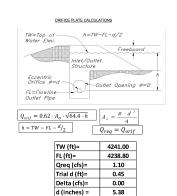






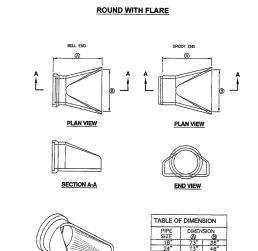


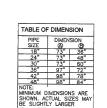




OUTLET STRUCTURE ELEVATIONS







910n **323.1** November 2010

13/13

PIPE OUTFALL DETAIL



165 W CANYON CREST RD, STE 260 ALPINE, UTAH 84004

Crystal Court

PARCEL 140440084 -WEST POINT DAVIS COUNTY, UTAH

FINAL DESIGN

CRYSTAL COURT
PARCEL 140440084 WEST POINT,
DAVIS COUNTY, UTAH **DETAILS**



SCALE:

C500

DRAWN BY:

Planning Commission Staff Report

Subject: CUP – Detached Accessory Dwelling Unit – 855 North

3000 West

Author: Troy Moyes, City Planner

Department: Community Development

Date: December 11, 2025



Background

The applicant, Jodie Palmer, is seeking a Conditional Use Permit from the Planning Commission for an 800 sq ft detached accessory dwelling unit (ADU) to be constructed on a 1-acre property located at 855 North 3000 West.

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 a detached ADU, approval is subject to compliance with requirements such as size, height, location, and overall compatibility with the principal structure. 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 applicant is requesting approval of an 800-square-foot detached accessory dwelling unit (ADU) located behind the existing single-family home at 855 North 3000 West. Detached ADUs are allowed in the R-2 zone when they meet the standards in Section 17.70.060 of the West Point City Code and when any potential impacts are addressed through the Conditional Use process. The property contains approximately 0.97 acres (42,253 square feet), which exceeds the minimum lot size for a detached ADU. Because the lot is greater than 12,000 square feet, the maximum permitted size for a detached single-story ADU is 800 square feet, and the applicant is proposing exactly 800 square feet.

The following table summarizes compliance with the ordinance:

Detached ADU Standards					
Standard	Requirement	Proposed			
Location	Rear yard	Rear yard			
Distance from public road	150'	150'			
Minimum lot size	\geq 10,000 sq ft	42,253 sq ft			
Size Limit (Habitable)	Not taller than primary dwelling	Approx 21'			
Side Yard Setback	≥ 10'	10'			

Rear Yard Setback	≥ 10°	> 100'
Off-Street Parking	2	Garage included
Owner Occupied	Required	Complies
Hydrant Distance	≤ 500°	Complies

Under the Conditional Use process, the Planning Commission must determine whether the proposal creates any reasonably anticipated detrimental effects and whether those can be adequately mitigated. Staff reviewed the application under Section 17.40.040(C) and offers the following findings:

1. Detrimental effects of decreased street service levels and/or traffic patterns include 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.

The proposed ADU shouldn't greatly increase the traffic in the area and no road improvements are required.

2. 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.

The staff feels this doesn't apply to this type of use.

3. Detrimental effects on connectivity and safety for pedestrians and bicyclists.

The staff feels this doesn't apply to this type of use.

4. 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 of the use may include hours of operation and the potential to create an attractive nuisance.

The property in question is one acre in size and away from all other homes.

5. 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 groundwater, environmental health hazards, or wetlands, as determined by the city engineer, and/or other qualified specialists.

The staff feels this doesn't apply to this type of use.

6. Detrimental effects of modifications to exterior lighting that conflict with abutting properties.

The staff feels this doesn't apply to this type of use.

7. 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.

The staff feels this doesn't apply to this type of use.

8. Detrimental effects on emergency fire service and emergency vehicle access.

North Davis Fire has reviewed and approved the plans.

9. Detrimental effects on usable/functional/accessible open space and sensitive lands.

The staff believes that there are no issues with the proposed plan.

10. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.

The staff believes that there are no issues with the proposed plan.

11. Detrimental effects of excessive stormwater generation.

The staff believes that there are no issues with the proposed plan.

Recommendation

Staff recommends approval of the Conditional Use Permit for Jodie Palmer to construct an 800-square-foot detached accessory dwelling unit on the property located at 855 North 3000 West.

Suggested Motions

• <u>Approve</u>: I make a motion to <u>approve</u> the conditional use request for Jodie Palmer to construct an 800-square-foot detached accessory dwelling unit on the property located at 855 North 3000 West as presented, with the following conditions...

- <u>Deny</u>: I make a motion to <u>deny</u> the conditional use request for Jodie Palmer to construct an 800-square-foot detached accessory dwelling unit on the property located at 855 North 3000 West. This decision is based on the applicant's inability to comply with the reasonable condition(s) proposed by the Planning Commission, specifically: [<u>explain the condition(s) the applicant cannot meet</u>].
- <u>Table</u>: I make a motion to <u>table</u> the conditional use request for Jodie Palmer to construct an 800-square-foot detached accessory dwelling unit on the property located at 855 North 3000 West until, until [<u>explain when and why the item needs to be tabled</u>].

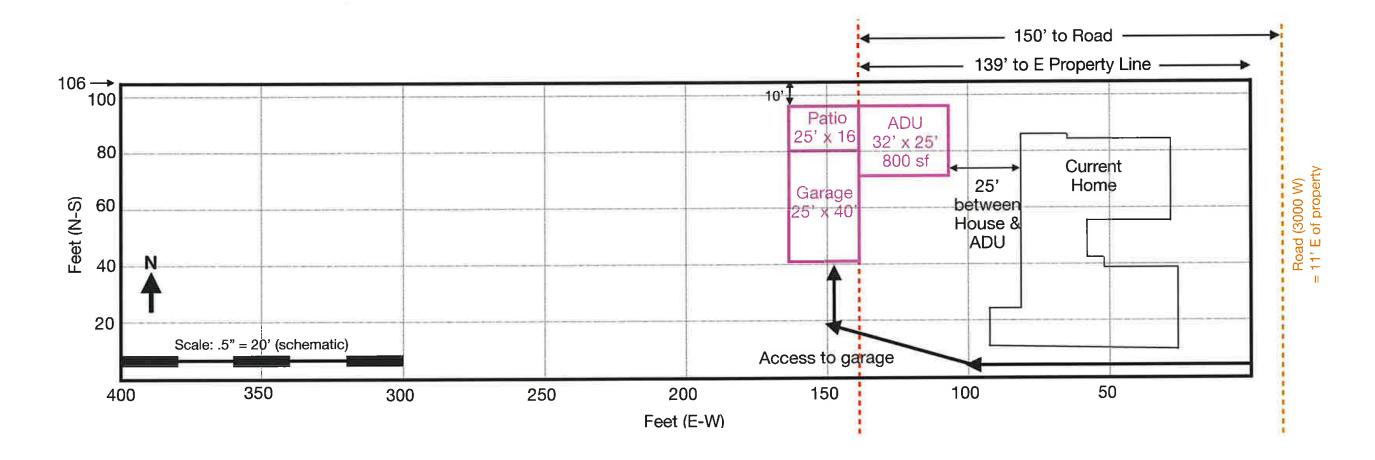
Attachments

Application & Documents

Original Site with Added Garage and Accessory Building

DRAGONFLY ACRES - SITE PLAN

West Point City Conditional Use Application



NOTES

This plan shows our current home with the desired Accessory Building placed 25' behind it, colored in pink. All dimension are indicated on the plan.

As per code,

- The living area is 800 soft
- The living area of the build is within 150' of the street.
- The Building is at least 5' from the north property line

SITE PLAN - Dragonfly Acres

855 North 3000 West, West Point, UT 84015

Prepared for Christy Watkins & Jodie Palmer

Date: Nov 6, 2025

Scale .5'' = 20''

DRAGONFLY ACRES - SITE PLAN

Original Site with Added Garage and Accessory Building

Overlayed with a Google Earth Photo

West Point City Conditional Use Application



NOTES

This plan shows our current home with the desired Accessory Building placed 25' behind the current home colored in pink overlayed on the actual property.

Photo supplied be Google Earth

SITE PLAN - Dragonfly Acres

855 North 3000 West, West Point, UT 84015

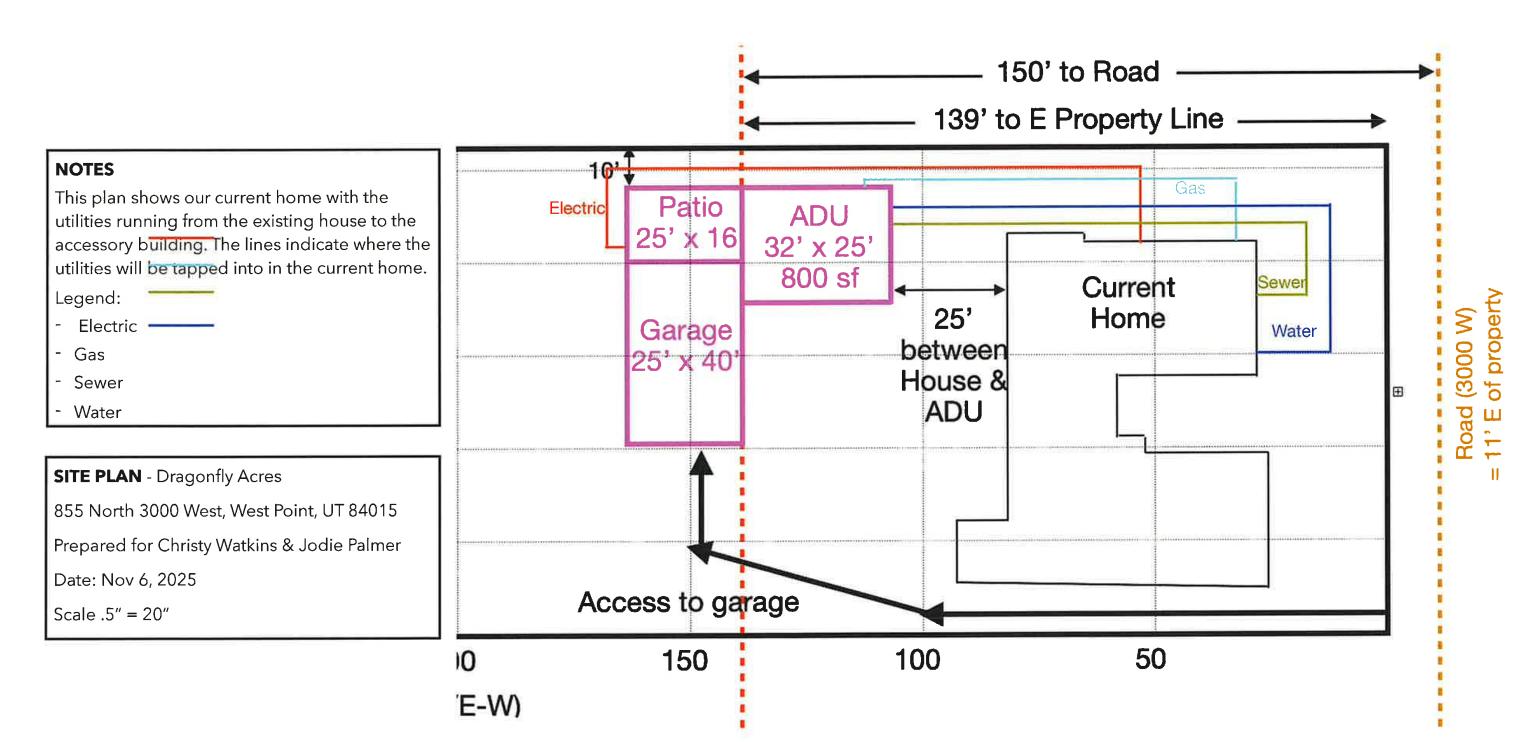
Prepared for Christy Watkins & Jodie Palmer

Date: Nov 6, 2025

Scale .5'' = 20''

DRAGONFLY ACRES - SITE PLAN

West Point City Conditional Use Application













3d View for Christy Barndo





From the Desk of Deputy Fire Marshal Mike Rawlings

North Davis Fire District

381 North 3150 West Office: (801) 525-2850 Fax: (801) 525-6935 Mobile: (801) 200-0377

Email: mrawlings@northdavisfireut.gov

TO: Boyd Davis, Assistance City Manager- West Point City.

Bryn MacDonald, Community Development Director- West Point City.

CC: Jody Palmer, Christy Watkins.

FROM: Mike Rawlings / Deputy Fire Marshal

RE: Dragonfly Acres.

DATE: 12/3/2025.

I have reviewed the proposed site plan, for the above-mentioned project. The Fire Prevention Division of this Fire District has the following comments.

- 1. The Fire District has no concern on this matter, as it has little to **no** authority over this particular proposed project, as the IFC (International Fire Code) typically only addresses commercial properties, and is very limited in its authority over **privately owned Single-Family Residential properties.**
- 2. The pre-existing fire hydrants in the area meet current code requirements.

These plans have been reviewed and APPROVED for Fire District requirements only. Other departments must review these plans and will have their own requirements. This review by the Fire District shall NOT be construed as final review and/or approval from West Point City.