3200 W 300 N, West Point, UT 84015
801.776.0970

West Point City
Planning Commission Agenda
September 10, 2026

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 – September 10, 2026, 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 proposed changes to Accessory Dwelling Units
2. Discussion of proposed updates to the Sign Code
3. Review of agenda items
4. 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 *(Please state your name and city at the podium before commenting. Limit comments to 2½ minutes.)*
6. Approval of minutes from the August 13, 2026, and August 27, 2026, Planning Commission meeting

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.

7. Discussion and consideration of a preliminary plat for a subdivision with 37 single family lots located at approximately 4762 W 700 S; *Rulon Gardner, applicant*

8. Discussion and consideration of a preliminary plat for a subdivision with 18 single family lots located at approximately 4600 W 700 S; *Barry Carlisi, applicant*

9. Staff Update
10. Planning Commission Comments
11. Adjournment

Posted this 4th day of September 2026

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 4th day of September 2026, 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

3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY
PLANNING COMMISSION
MEETING MINUTES

AUGUST 13, 2026

WORK SESSION
6:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Adam King, Commissioner Joe Taylor, Commissioner Spencer Wade, Commissioner Ryan Hymas, and Commissioner Kyle Norton

Planning Commission Excused: None

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

Visitors: Tim Gooch

1. **Status review and update of subdivision applications**
   Troy Moyes provided an update on development activity, noting that many projects had moved from rezoning and preliminary approvals into the final review process. Final reviews focused primarily on engineering details, utility letters, and ensuring all requirements were met before pre-construction meetings and construction could begin.

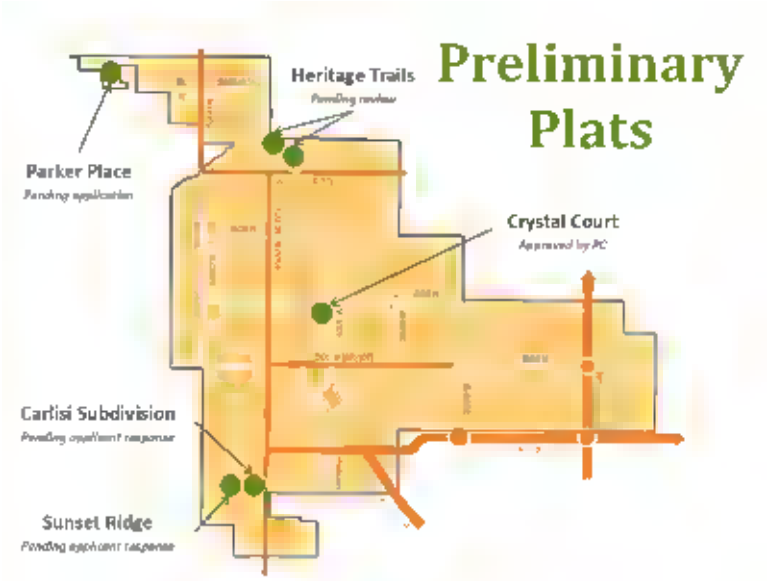
   Ivy Meadows was awaiting a response to staff review comments. Salt Grass Townhomes Phases 2 and 3 also required plan corrections and would complete the remaining development after Phase 1. Craythorn Homestead Phases 7 and 8 were under review while Phase 6 was being built. Westview Park Phase 1, Sky Meadows Phase 1, and Heritage Point Phase 1 were also in final review, with Heritage Point anticipated to begin construction soon.



   Troy Moyes also reviewed projects expected to return to the Planning Commission for preliminary consideration. Parker Place had received its rezone approval from City Council and was preparing its application. Heritage Trails South,

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located along 4500 W and extending into Clinton, had been rezoned and would require review under both the old and new R-4 zoning requirements. Its conceptual plans had already been adopted through a development agreement, and the project would return for site plan and preliminary approvals. Crystal Court had received Planning Commission approval but was stalled while water shares were being secured.



Sunset Ridge and the Carlisi subdivision on 700 S were awaiting responses to engineering issues before being presented to the Commission. Troy Moyes explained that drainage flowed west and that Sunset Ridge would either need to develop first or Carlisi would need easements through Sunset Ridge. Staff had also requested detailed plans showing the road's proximity to the Montgomery property. Sunset Ridge could potentially return for preliminary approval at the next meeting.

Commissioner King asked about the Jay Fisher property and City-owned property near SR-193. Troy Moyes stated that the Jay Fisher rezone had been recommended by the Planning Commission but was currently tabled by City Council while the applicant resumed discussions with Council members. Regarding the City-owned property, Bryn MacDonald stated that the City had a broker actively attempting to sell it, but potential interest appeared to be waiting until the freeway was completed. Troy Moyes added that the City was extending Cold Springs Road to 300 N as part of the freeway construction, creating a frontage road connection from 300 N to 700 S.

2. Discussion of proposed updates to the Sign Code

Bryn MacDonald reviewed proposed revisions to the City's sign code and explained that most of the changes focused on reorganizing and cleaning up the existing chapter rather than making substantive changes. She noted that sections were being reordered for clarity, the purpose statement was expanded, and sign-related definitions would be moved into the sign chapter so the regulations could be used as a complete standalone section.

Bryn MacDonald explained that a new provision regarding non-commercial speech was being added to help ensure the City did not favor one type of message over another. Under the proposed language, sign content would generally not matter as long as the sign complied with applicable size, location, setback, and other physical requirements. Existing permit requirements would remain, and provisions prohibiting signs on or over public property would be reorganized into their own section. She also reviewed exempt signs that would not require building permits, including real estate signs, address lettering, and flags.

The proposed code would also consolidate general sign provisions, including restrictions related to traffic hazards and clear-view areas near intersections and driveways. Bryn MacDonald reviewed an expanded list of prohibited signs, including abandoned signs, snipe signs, inflatable signs, signs resembling traffic signs, signs blocking ingress or egress, signs emitting smoke, reflective signs, roof signs, and signs placed without the property owner's permission. Commissioner Taylor asked about the definition of obscene signs, and Bryn MacDonald stated that the provision would rely on applicable federal standards.

Bryn MacDonald also presented a new section establishing more detailed requirements for electronic signs, including brightness, image changes, dimming at night, flashing, and prohibitions on strobe effects. Commissioner Hymas questioned the proposed 0.3-foot-candle standard, and Bryn MacDonald stated that the measurement appeared consistently in other cities' codes.

Commissioner Wade asked about individuals standing outside and twirling signs. Bryn MacDonald stated that she had not found similar regulations in other codes and believed the activity could be difficult to regulate, particularly when occurring on private property. Commissioner Taylor also asked about vehicles or trailers used primarily for advertising. Bryn MacDonald stated that vehicle signs were addressed in the proposed definitions and prohibited-sign provisions but agreed to further review how parked advertising vehicles should be treated. Troy Moyes noted the difficulty of regulating ordinary wrapped company vehicles, while Commissioner King suggested the distinction could depend on whether the vehicle was being parked and left specifically for advertising purposes.

Bryn MacDonald stated that the Commission would review the specific standards for permitted sign types at the next meeting, including allowable size and height. Commissioner King also asked about large spotlights used for events, and Bryn MacDonald stated that they fell under temporary signs and were not permitted.

3. Discussion of proposed updates to the code regarding Accessory Dwelling Units

Troy Moyes reviewed the City's accessory dwelling unit (ADU) regulations and explained that state law, through Senate Bill 284, required detached ADUs to be permitted rather than conditional uses. He noted that the City needed to make this change by October 1 and suggested using the required amendment as an opportunity to evaluate other ADU standards that had created challenges. Current limitations included a maximum size of 650 or 850 square feet depending on lot size, a minimum 10,000-square-foot lot, a 150-foot distance from the road, differing foot setback of an house and ADU, and a prohibition on ADUs above garages.

Commissioners discussed whether the regulations should be less restrictive. Troy Moyes explained that many requests were from residents wanting to house parents or family members and that applicants were often unable to proceed because of existing restrictions. Commissioner Farnsworth supported greater flexibility, noting that ADUs could provide an affordable housing option. Commissioner Wade also felt the current 800-square-foot limitation was restrictive. Troy Moyes stated that, based on his review of other cities, West Point's size limitation was among the lowest, with many communities allowing approximately 1,000 to 1,300 square feet or limiting the ADU to a percentage of the primary residence.

Commissioner Roubinet cautioned that the ordinance should consider what would happen if ADUs became common throughout the City rather than treating them as occasional exceptions. He raised concerns about parking, increased density, utilities, water shares, and the possibility of developers incorporating ADUs into new homes as a permanent rental income source. Commissioner Hymas expressed similar concerns regarding parking and rental use. Staff explained that an owner was required to live on the property, only one ADU was allowed per lot, and an additional off-street parking space was currently required. Bryn MacDonald stated that engineering staff had not identified utility capacity as a significant concern, while Troy Moyes noted that greater water use resulted in higher water charges.

The Commission also discussed lot size and setbacks. Commissioner Roubinet suggested that lot size alone might not be the best determining factor and that the ability to meet zoning setbacks could be more appropriate. Bryn MacDonald agreed that lot size might not matter if the ADU could meet the other requirements. Commissioner Norton supported allowing ADUs on smaller lots and favored using a percentage of lot size rather than a strict square-footage limit. Several Commissioners supported using the same setbacks as the underlying residential zone. Commissioner Hymas suggested allowing up to 10% of the lot while also establishing an overall size limitation. Commissioner Farnsworth supported a cap, suggesting that larger dwellings should instead be treated as a separate home or flag lot.

The Commission discussed allowing ADUs above detached garages. Bryn MacDonald noted that the Planning Commission had previously supported this, but City Council had removed the provision, possibly because of privacy concerns related to second-story windows overlooking neighboring properties. Commissioners questioned the distinction when detached garages and shops could already be built to similar heights. Commissioner Farnsworth also noted that incorporating a garage into an ADU could help address parking concerns. Troy Moyes stated that many applicants wanted a garage included with the ADU.

Troy Moyes also asked whether the Commission wanted to reconsider the 150-foot limitation from the road. He explained that the restriction was related to fire requirements and that ADUs located farther away could require additional measures such as fire sprinklers. Commissioner King stated that he was not opposed to allowing greater distances but wanted additional information regarding utility and engineering impacts. Based on the discussion, Troy Moyes indicated that staff had enough direction to begin preparing a draft ordinance addressing ADU size, setbacks, lot requirements, garages, and other regulations for further review.

4. Other items

Troy Moyes explained that the City's driveway standards contained a conflict. City code required driveways to be at least 20 feet from an intersection, while the Public Works standards required 50 feet. He noted that the 50-foot requirement created challenges for smaller and corner lots, particularly in newer developments where some lots were only 50 feet wide. Staff recommended eliminating the 20-foot requirement from City code and instead referencing the Public Works standards, which could be adjusted more easily by City Council through resolution.

Commissioners Wade and King clarified that the intent was not necessarily to establish 50 feet as the preferred standard, but to eliminate the conflicting requirements and provide one standard to

follow. Bryn MacDonald confirmed that the code would simply refer to the Public Works standards. Commissioner King asked whether alternative requirements could be addressed through a development agreement when a plat had limited space, and Troy Moyes confirmed they could.

Troy Moyes also noted that the smaller lot widths in the R-4 zone had created unforeseen issues with driveway placement and public utility easements that staff would also need to address. Commissioner Norton asked how a property would be handled if it could not meet the required driveway distance. Troy Moyes stated that Boyd Davis could provide additional information at the next meeting and explained that the issue could potentially be addressed through a development agreement or other flexibility within the code. The Commission agreed to move forward with a public hearing on the proposed code change at the next meeting.

Commissioner Wade asked about the new sidewalk being constructed near 3500 W and 800 N and whether it was intended for children walking to school. Bryn MacDonald confirmed that a crossing and crossing guard were being added in the area, making the sidewalk necessary for children crossing there.

Commissioner Wade also raised concerns about pedestrian safety near 4000 W and 300 N, describing the area as dangerous due to the bluff, limited visibility, and turning traffic. Bryn MacDonald stated that improvements to 300 N would include a turn lane and sidewalk and that the City may need to consider adding a crossing guard. She explained that crossing guard placement was determined using factors such as the number of children and vehicles and roadway speed. The area had been evaluated previously without enough children to warrant a crossing guard, but a recent count identified approximately 12 or 13 children, and additional residential development had increased the need. Bryn MacDonald added that the City had received several requests for a crossing at 4000 W and 300 N. Commissioner Wade noted that the Leavitt development could also result in more children traveling through the area, and Commissioner King agreed that it was a difficult location.

Commissioner Wade asked about plans for the City cemetery. Katie Hansen explained that the City was not pursuing a cemetery expansion but was working on a niche wall along the east side of the north section for cremated remains. She stated that the project was with the landscape architect and, based on the most recent information, the design and engineering were approximately 60% complete.

It was explained that cremation had become more common as funeral costs increased, resulting in people purchasing full burial plots for urns. The proposed niche wall would provide individual spaces for cremated remains. Pricing had not yet been determined.

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Chairperson – PJ Roubinet Deputy City Recorder– Katie Hansen

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3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY
PLANNING COMMISSION
MEETING MINUTES

AUGUST 27, 2026

WORK SESSION
6:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Adam King, Commissioner Spencer Wade, and Commissioner Kyle Norton

Planning Commission Excused: Commissioner Ryan Hymas

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

Visitors: None

1. **Review of agenda items**
   Troy Moyes reviewed the proposed amendment to remove the requirement that residential driveways be located at least 20 feet from an intersection. He explained that driveway distances would instead be governed by the Public Works standards, which could be amended by resolution.

   Boyd Davis stated that the current Public Works standard was 50 feet but acknowledged that it could not be met on some lots that were only 50 feet wide. Commissioner Roubinet asked whether corner lots could simply be required to be wider. Boyd Davis confirmed that wider corner lots could be required through development agreements for future R-4 developments, but noted that adjustments were needed for developments that had already been approved.

   Commissioner Roubinet also asked whether the Public Works standards varied based on roadway classification, allowing shorter distances on lower-traffic internal streets. Boyd Davis confirmed that the standards already accounted for road type. Troy Moyes noted that the Commission had previously discussed these standards when considering driveways along collector streets.

   Commissioner Taylor asked whether removing the requirement from this section would still provide a reference to the Public Works standards. Troy Moyes confirmed that the subdivision section already referenced those standards and explained that the existing 20-foot requirement was located in the parking section.

2. **Discussion of a site plan application for Heritage Trails South (Nilson Homes)**
   Troy Moyes introduced the Heritage Trail South subdivision, which had submitted applications for preliminary and site plan review. He explained that the development included two parcels previously rezoned separately under different R-4 standards. The Mike Hatch property was

governed by the former R-4 zone, which allowed townhomes and up to eight units per acre, while the Weaver property was governed by the new R-4 zone, which did not allow townhomes and permitted up to six units per acre. The proposed development included 71 units on approximately 13 acres, for an overall density of 5.43 units per acre.

Troy Moyes reviewed the proposed phasing and stated that Phase 1 would connect to a stub street from the Salt Grass Townhomes development, followed by Phase 2. Commissioner Roubinet noted that the overall density was lower than previously proposed, and Bryn MacDonald confirmed that the earlier Hatch proposal had consisted entirely of townhomes.

Troy Moyes stated that staff was continuing to review and refine the plans with the applicant before bringing the preliminary plan to the Commission for action. He emphasized that staff would evaluate each parcel according to its applicable R-4 zoning standards and density requirements.

3. Discussion of proposed updates to the code regarding Accessory Dwelling Units

Troy Moyes reviewed the City's three types of accessory dwelling units (ADUs): internal, attached, and detached. He explained that an internal ADU was located within the existing footprint of a home, while an attached ADU involved an addition outside the original footprint. Commissioner Roubinet asked how an addition might be classified later if it were converted to an ADU, and Troy Moyes acknowledged that the distinction could become a gray area.

Troy Moyes then reviewed recent state changes requiring detached ADUs to be treated as permitted uses in qualifying single-family residential areas rather than conditional uses. He clarified that ADUs would still be required to meet City standards and complete the application and review process, but detached ADUs would no longer come before the Planning Commission for approval.

The Commission discussed several existing ADU standards, including size limits, minimum lot sizes, the 150-foot distance from the road, and ADUs above garages. Troy Moyes noted that current detached ADU size limits were 650 square feet on lots smaller than 12,000 square feet and 800 square feet on larger lots, which had proven restrictive for some applicants. He also questioned whether the City should continue requiring minimum lot sizes for internal and attached ADUs, particularly where smaller lots could still provide adequate off-street parking.

Troy Moyes explained that detached ADUs were also subject to accessory building standards limiting structures to 10% of the lot area. As an example, a detached ADU on a 5,000-square-foot lot could be no larger than 500 square feet. Commissioners Wade and Norton discussed whether that size could still accommodate the basic living areas required for an ADU.

Commissioner Wade also asked whether detached ADUs were subject to building standards. Troy Moyes confirmed that all habitable structures were required to meet applicable building codes and inspections. Commissioner Roubinet asked about access and parking for detached ADUs on narrow lots. Boyd Davis clarified that a driveway did not have to extend to the ADU itself, provided the required parking was available elsewhere on the property.

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Troy Moyes stated that staff was still researching fire access requirements for ADUs located more than 150 feet from the road. Boyd Davis explained that an ADU located farther back on a large property could require additional fire protection, such as extending a water line and installing a fire hydrant, with the cost being the property owner's responsibility.

Commissioner Roubinet raised concerns about the potential impact of increased ADUs on city water and sewer capacity. Boyd Davis acknowledged that widespread ADU development could eventually strain infrastructure but stated that the City had not experienced enough ADU growth for it to currently be a concern. He explained that the City would need to monitor the issue and noted that some ADU impact fees had been waived as part of the City's moderate-income housing plan. Troy Moyes added that only one ADU was permitted per lot and that many West Point homes could already accommodate internal ADUs.

Commissioners discussed how ADUs could become more common in new developments and the importance of establishing appropriate size and development standards. Commissioner Roubinet supported using consistent setback, size, and lot-percentage requirements for detached ADUs and accessory buildings and expressed concern that developers could use ADUs to effectively increase subdivision density. Bryn MacDonald noted that ADUs had been offered in the West Field subdivision but only a limited number had been constructed.

The Commission also discussed ensuring ADUs remained subordinate to the primary residence. Troy Moyes noted that size limitations helped accomplish this, while Commissioner King questioned how ADUs included in the original construction of a home would be classified. Troy Moyes stated that this was an issue staff may need to further evaluate. Bryn MacDonald confirmed that state code allowed the City to require an ADU to match the primary residence, but the City could not regulate what the primary resident can look like. Commissioner Norton also raised questions regarding height restrictions and ADUs above garages, which Troy Moyes stated would need to be discussed at another meeting due to the limited time remaining in the work session.

4. Discussion of proposed updates to the Sign Code

Bryn MacDonald continued reviewing proposed sign code revisions, explaining that the changes primarily reorganized and clarified existing regulations. She presented a new temporary sign table identifying permitted sign types, locations, sizes, and duration. Proposed yard sign standards would allow signs in all zones with size and height restrictions, one per frontage, and a 90-day limit. Commissioner Norton questioned whether 90 days would be sufficient for real estate signs, and Bryn MacDonald stated that the timeframe could be reconsidered.

The Commission discussed window signs and whether they should be considered temporary or permanent. Bryn MacDonald suggested removing them from the temporary sign category and regulating them based on the percentage of window coverage. The current code allowed 30% coverage, but Commissioners generally questioned whether that limit was necessary. Commissioner Wade supported allowing greater coverage while avoiding completely covered windows. Bryn MacDonald stated that she would provide examples showing different coverage percentages for further discussion.

Bryn MacDonald also reviewed construction signs, banners, and A-frame signs. Construction signs would be allowed during active construction and removed afterward. Banners would be limited to commercial zones, one per tenant, for up to 30 days four times per year. A-frame signs would also be allowed in commercial areas during business hours but could not impede pedestrian travel. Bryn MacDonald noted that political signs would follow state requirements, including a new provision allowing them within the park strip.

5. Other items

There were no other items discussed as time had expired during the work session.

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3200 WEST 300 NORTH
WEST POINT CITY, UT 84015

WEST POINT CITY
PLANNING COMMISSION
MEETING MINUTES

AUGUST 27, 2026

GENERAL SESSION
7:00 PM

Planning Commission Present: Chairperson PJ Roubinet, Vice-Chair Rochelle Farnsworth, Commissioner Joe Taylor, Commissioner Adam King, Commissioner Spencer Wade, and Commissioner Kyle Norton

Planning Commission Excused: Commissioner Ryan Hymas

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

Visitors: None

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

5. **Public Comments**
   There were no public comments.

6. **Approval of minutes from the June 11, 2026, and July 9, 2026 Planning Commission meeting**
   Commissioner King motioned to approve the minutes from the June 11, 2026, Planning Commission meeting. Commissioner Taylor seconded the motion. All voted aye.

   Commissioner Taylor motioned to approve the minutes from the July 9, 2026, Planning Commission meeting. Commissioner Norton seconded the motion. All voted aye.

7. **Discussion and consideration of a text change to West Point City Code section 17.100.020 regarding the distance of residential driveways from corner intersections**
   Troy Moyes stated West Point City Code Section 17.100.020(C)(3) requires residential driveways to be located at least 20 feet from a corner, measured along the property lines. The City's Public Works standards require a greater separation between residential driveways and street intersections. Having different standards in the zoning code and Public Works standards creates a conflict. The

proposed amendment would remove the 20-foot requirement from the zoning code. Residential driveway locations would continue to be reviewed under the applicable Public Works standards.

a. Public hearing
There were no comments

Commissioner King motioned to close the public hearing
Commissioner Norton seconded the motion
All voted aye.

b. Action
This item was discussed during the work session and the Planning Commissioners had no additional questions or comments.

Commissioner King motioned to recommend approval of the amendments to West Point City Code Section 17.100.020(C), removing Subsection (C)(3) regarding residential driveway locations near corner intersections, as presented, and forward the matter to the City Council for final consideration. Commissioner Wade seconded the motion.

Commissioner Norton – Aye
Commissioner Taylor – Aye
Commissioner Farnsworth – Aye
Commissioner Wade – Aye
Commissiong King – Aye
Commissioner Roubinet – Aye

The motion passed unanimously

8. Staff Update

Katie Hansen briefly reviewed the upcoming Utah League of Cities and Towns Annual Convention, scheduled for October 27 and 28, 2026, at the Salt Palace Convention Center. She noted that Partners in Planning Day would be held Wednesday, October 28, and recommended that Commissioners check their schedules and come prepared to the next meeting to indicate whether they would be able to attend. Commissioners Roubinet and King stated they would be unable to attend.

9. Planning Commission Comments

Commissioner King thanked the staff.
Commissioner Taylor had no comment.
Commissioner Farnsworth had no comment.
Commissioner Norton had no comment.
Commissioner Wade had no comment.
Commissioner Roubinet thanked the staff.

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10. Adjournment

Commissioner King motioned to adjourn the meeting at 7:12 p.m. Commissioner Roubinet seconded the motion. All voted aye.

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Chairperson – PJ Roubinet Deputy City Recorder– Katie Hansen

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Planning Commission Staff Report

Subject: Discussion – Accessory Dwelling Unit Regulations
Author: Troy Moyes
Department: Community Development
Date: September 10, 2026

Background

The Utah Legislature (SB 284) recently adopted legislation intended to promote the development of detached accessory dwelling units (DADUs) throughout the state. The legislation requires municipalities meeting certain population thresholds to permit detached ADUs as a permitted use in qualifying residential areas and limits the regulations that may be imposed by local jurisdictions. West Point City's current ordinance identifies detached ADUs as a conditional use, which will require amendments to bring the City's regulations into compliance with state law.

West Point City's current ADU regulations are contained in West Point City Code Section 17.70.060. Since adoption of the ordinance, the city has processed approximately five ADU applications and has received additional inquiries regarding ADU development. Through that experience, staff has identified several regulations that may warrant additional discussion as the ordinance is updated.

During the meetings held on July 9, 2026, August 13, 2026 & August 27, 2026 the Planning Commission discussed proposed changes and wanted further discussion

Process

Any proposed amendments to the City's ADU regulations would require a public hearing before the Planning Commission and a recommendation to the City Council. The City Council would be the final decision-making authority regarding amendments to the zoning ordinance.

Analysis

The primary purpose of this discussion is to review amendments necessary to comply with recent changes in state law regarding detached accessory dwelling units. As part of that discussion, staff would also like feedback from the Planning Commission regarding other provisions of the current ordinance that may create barriers to ADU development or could benefit from clarification. These items may include regulations related to unit size, setbacks, placement on the property, parking requirements, and other development standards contained in the current ordinance.

Recommendation

No action is required. This item is on for discussion only.

Planning Commission Staff Report

Subject: Discussion – Sign Code Changes Regulations
Author: Troy Moyes
Department: Community Development
Date: September 10, 2026

Background

West Point City's sign regulations are contained in Chapter 17.110. The chapter has not been updated significantly since approximately 2010. Since that time, the City has experienced additional commercial development and changes in how signs are designed and displayed. The current ordinance also includes several sign categories based on the message displayed, creating concerns regarding content-neutral regulation and consistent administration.

The Planning Commission previously discussed the sign ordinance during their work sessions. Those discussions focused on content neutrality, definitions, sign measurement, visibility and safety, billboards, electronic signs, and other development standards.

Process

Any proposed amendments to the City's sign regulations would require a public hearing before the Planning Commission and a recommendation to the City Council. The City Council would be the final decision-making authority regarding amendments to the zoning ordinance.

Analysis

The purpose of this item is to continue the Planning Commission's general discussion of the sign ordinance. Staff is seeking feedback regarding concerns with the current ordinance and areas that may need to be updated or clarified. This discussion will help guide staff as possible amendments are developed for consideration at a future meeting.

Recommendation

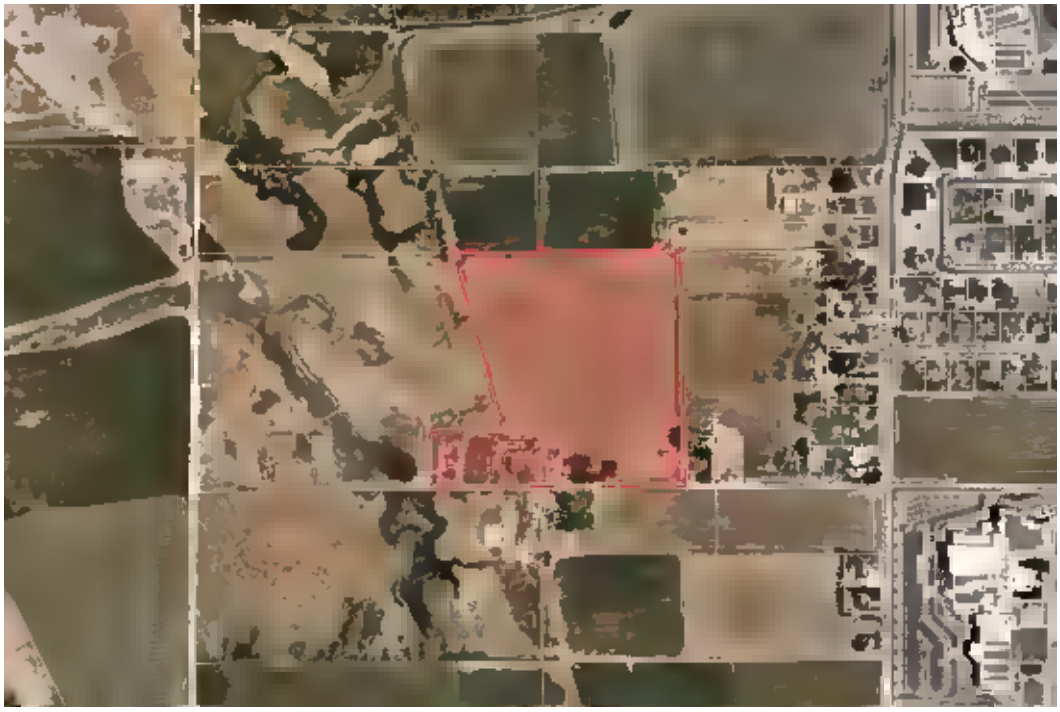
No action is required. This item is on for discussion only.

Planning Commission Staff Report

Subject: Preliminary Plat – West Sunset Ridge
Author: Troy Moyes
Department: Community Development
Date: September 10, 2026

Background

Tim Gooch and Rulon Gardner, representing RC Gardner Development, have submitted a preliminary plat for a subdivision called West Sunset Ridge, located at approximately 4700 West 700 South. The property consists of nearly 17 acres and was rezoned to R-1 Residential on April 29, 2026. The proposed subdivision contains 37 single-family residential lots. The Planning Commission discussed this proposal during the Work Session held on August 13, 2026.



Process

Preliminary plat approval is an administrative process governed by the West Point City Code. The Planning Commission reviews the plat for compliance with these standards, including density, lot sizes, setbacks, street layout, preliminary utility design and other items outlined in the code that pertain to this development.

Analysis

The West Sunset Ridge preliminary plat identifies approximately 17.04 acres and 37 proposed single-family residential lots. The development is proposed in three phases:

- Phase 1 contains 30 lots.
- Phase 2 contains 5 lots.
- Phase 3 contains 2 lots.

The plans show public streets connecting with 700 South and 4500 West. The proposed internal street system includes portions of 4700 West, 4800 West, 550 South, 600 South, and 650 South.

R-1 Zoning and Lot Configuration

The property is located within the R-1 Residential zone. The preliminary plat identifies a minimum lot area of 12,000 square feet, an average lot area of 15,502 square feet, and an average lot frontage of 108.2 feet.

The proposed development appears to comply with the applicable R-1 lot-area, frontage, depth, and setback requirements. Required building envelopes are shown on the preliminary site plan. Final lot dimensions, setbacks, easements, and buildable areas will be verified during final plat and improvement-plan review. The following table compares the R-1 standards with the information shown on the preliminary plat:

Standard	**Required**	**Proposed**
Property size (acres)	N/A	17.04
Density for R-1 Residential (units per acre)	$\leq$ 2.2	2.17
Maximum number of lots	$\leq$ 37	37
Minimum lot size (square feet)	$\geq$12,000	12,120
Minimum lot frontage average (min of 85’)	$\geq$100’	108.2’ (85’ min)
Minimum lot depth	$\geq$100’	120’
A dedicated landscape strip required	Yes	Yes
Number of phases	N/A	3

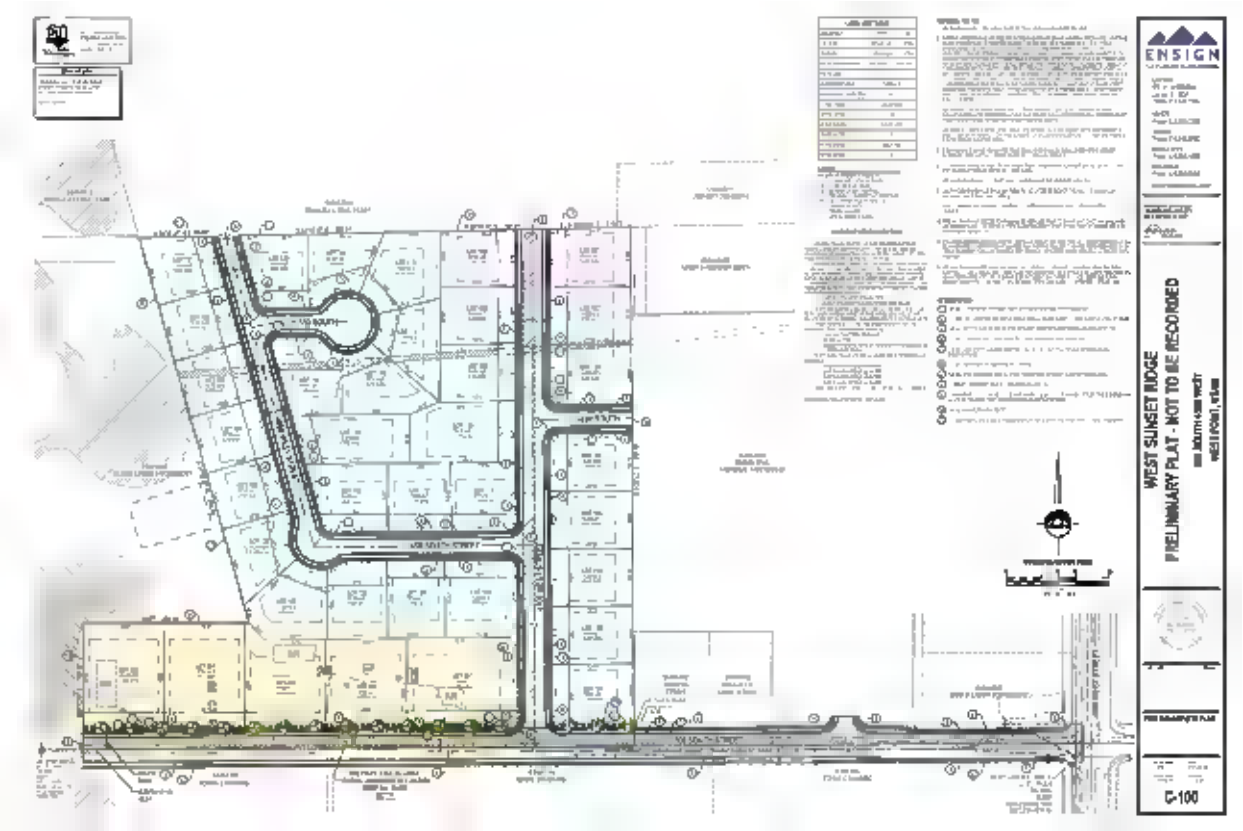
Landscape Strip and Buffering

An eight-foot landscape strip is shown along the 700 South frontage of Lot 101. Because the remaining lots adjoining 700 South face the street, the landscape-strip requirement applies only to Lot 101. The landscape strip may be owned and maintained by the owner of Lot 101;

however, the required fencing, landscaping, irrigation, street trees, shrubs, and mulch must be installed by the developer.

The preliminary plans also identify proposed fencing along portions of the project boundary. A six-foot chain-link fence is required where the subdivision abuts property that will continue to be used for agricultural purposes. If an adjoining agricultural property owner accepts an existing fence, the final plans should include a note documenting that the existing fence will remain. The plans show a six-foot vinyl privacy fence in other identified locations.

Preliminary Plat



Access, Utilities, and Infrastructure

The preliminary plans show the proposed culinary-water, secondary-water, sanitary-sewer, storm-drain, and land-drain systems. The plans also identify connections to existing and future utility systems.

Development Agreement

The subject property entered into a development agreement when it was rezoned earlier this year. The development agreement has a concept plan attached and includes architectural

requirements for all homes built in the subdivision. The preliminary plat complies with all the requirements outlined in the development agreement.

Recommendation

Staff recommend approval of the West Sunset Ridge preliminary plat. The preliminary plat is consistent with the approved R-1 zoning, maintains the approved number of lots and overall density, and meets the applicable standards for preliminary plat review under West Point City Code Chapter 17.130.

Suggested Motions

- *Approve*: I move to *approve* the preliminary plat for the West Sunset Ridge subdivision, located at approximately 4700 West 700 South, subject to completion of any remaining staff and engineering review comments prior to final plat approval.

- *Deny:* I make a motion to *deny* the preliminary plat for the West Sunset Ridge subdivision, located at approximately 4700 West 700 South based on the finding that the applicant has not demonstrated compliance with applicable subdivision and development standards.

- *Table:* I make a motion to *table* any action on the preliminary plat for the West Sunset Ridge subdivision, until [*explain why the item needs to be tabled*].

Attachments

Preliminary plans

Review Letters

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

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

BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

WEST SUNSET RIDGE
PRELIMINARY PLAT

696 SOUTH 4500 WEST
WEST POINT, UTAH

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
August 31, 2026

INDEX OF DRAWINGS

C-001	GENERAL NOTES
C-100	PRELIMINARY SITE PLAN
C-200	PRELIMINARY GRADING AND DRAINAGE PLAN
C-300	PRELIMINARY UTILITY PLAN
C-400	DETAILS
C-401	DETAILS
C-402	DETAILS

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.

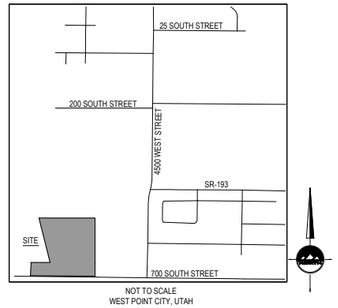
NOTICE TO DEVELOPER/ CONTRACTOR

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 CITY, UTAH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ENSIGN
HE 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:
RC GARDNER DEVELOPMENT
201 SOUTH MAIN, SUITE 2015
SALT LAKE CITY, UT 84111

CONTACT:
SKYLER GARDNER
PHONE: 801.328.1313

WEST SUNSET RIDGE
PRELIMINARY PLAT - NOT TO BE RECORDED
696 SOUTH 4500 WEST
WEST POINT, UTAH

09-01-2026

NO. DATE REVISION

COVER

PROJECT NUMBER 11199
PRINT DATE 2026-08-31
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

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 1-800-662-41111 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 IRRIG

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BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

LAND USE TABLE		
DESCRIPTION	AREA	%
LOT AREA	563,256 sq.ft.	81.1%
ROADWAY	130,943 sq.ft.	18.9%
TOTAL	694,199 sq.ft. / 15.937 acres	
JUDGEMENT AREA (700 SOUTH)	30,309 sq.ft. / 0.696 acres	
TOTAL PROJECT AREA	724,508 sq.ft. / 16.632 acres	
TOTAL LOTS	37	
AVERAGE LOT AREA	15,223 sq.ft.	
AVERAGE LOT FRONTAGE	107.0'	
PHASE 1 AREA	595,473 sq.ft.	
PHASE 1 LOTS	30	
PHASE 2 AREA	175,968 sq.ft.	
PHASE 2 LOTS	5	
PHASE 3 AREA	33,803 sq.ft.	
PHASE 3 LOTS	2	

NOTES

PROJECT IS CURRENTLY ZONED R-1

1. 2.2 UNITS PER ACRE MAXIMUM
2. 12,000 SQ.FT. MINIMUM
3. 85' MINIMUM LOT FRONTAGE
4. 100' MINIMUM AVERAGE LOT FRONTAGE
5. 30' TO FRONT PLANE OF BUILDING
6. 30' REAR SETBACK
7. 10' SIDE SETBACK
8. 20' SIDE CORNER SETBACK

AS-SURVEYED DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ALSO BEING SITUATED IN WEST POINT CITY, DAVIS COUNTY, UTAH. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 700 SOUTH STREET AS DESCRIBED IN THAT CERTAIN COURT ORDER (RECORDED AS ENTRY NO. 3640486), SAID POINT BEING SOUTH 89°36'13" WEST 794.46 FEET ALONG THE SECTION LINE AND NORTH 0°23'47" WEST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14 AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 700 SOUTH STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES:

(1) SOUTH 89°36'13" WEST 918.36 FEET;
(2) SOUTH 33.00 FEET TO A POINT ON THE SECTION LINE;

THENCE SOUTH 89°36'17" WEST 40.01 FEET ALONG SAID SECTION LINE TO THE SOUTHEASTERLY CORNER OF THAT PARCEL CONVEYED IN THAT CERTAIN CORRECTIVE WARRANTY DEED (RECORDED AS ENTRY NO. 2496101);

THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

(1) NORTH 0°12'07" EAST 220.38 FEET;
(2) EAST 288.02 FEET;
(3) NORTH 15°58'32" WEST 694.68 FEET TO A POINT ON AN EXISTING BARBED WIRE FENCE;

THENCE ALONG SAID FENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

(1) NORTH 88°41'27" EAST 219.89 FEET;
(2) NORTH 88°42'43" EAST 322.14 FEET;
(3) NORTH 89°06'42" EAST 197.20 FEET;
(4) NORTH 88°05'19" EAST 115.73 FEET;

THENCE SOUTH 0°23'47" EAST 867.80 FEET TO THE POINT OF BEGINNING.

CONTAINS: 694,199 SQUARE FEET OR 15.937 ACRES.

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. 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 FIRE DEPARTMENT APPARATUS.
11. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF THIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
12. ALL FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM ALL-WEATHER, DRIVABLE AND MAINTAINABLE SURFACE. THERE SHALL BE A MINIMUM CLEAR AND UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. DEAD-END ROADS CREATED IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN-AROUND.

KEYED NOTES

1. INSTALL STREET LIGHT PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
2. INSTALL FIRE HYDRANT PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
3. INSTALL 30" TYPE 'A' CURB AND GUTTER PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 5' SIDEWALK PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
5. INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTIBLE SURFACE PER ADA STANDARDS AND SPECIFICATIONS
6. INSTALL (3) WARNING SIGNS PER MUTCD OM3-3L
7. INSTALL STOP SIGN PER MUTCD R1-1 WITH STREET SIGN PER WEST POINT CITY STANDARDS
8. CONTRACTOR TO BURY EXISTING OVERHEAD POWER LINE
9. 8' LANDSCAPE BUFFER TO BE OWNED AND MAINTAINED BY THE LOT OWNER. STREET TREES, SHRUBS AND MULCHING PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
10. INSTALL 6' VINYL PRIVACY FENCE
11. INSTALL 6' CHAINLINK FENCE IF ADJACENT PROPERTY IS TO BE USED FOR AGRICULTURAL PURPOSES

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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RICHFIELD
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FOR:
RC GARDNER DEVELOPMENT
201 SOUTH MAIN, SUITE 2015
SALT LAKE CITY, UT 84111

CONTACT:
SKYLER GARDNER
PHONE: 801,528,1313

WEST SUNSET RIDGE
PRELIMINARY PLAT - NOT TO BE RECORDED

696 SOUTH 4500 WEST
WEST POINT, UTAH

NO.	DATE	REVISION

PRELIMINARY SITE PLAN

PROJECT NUMBER 11199
PRINT DATE 2026-09-04
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-100

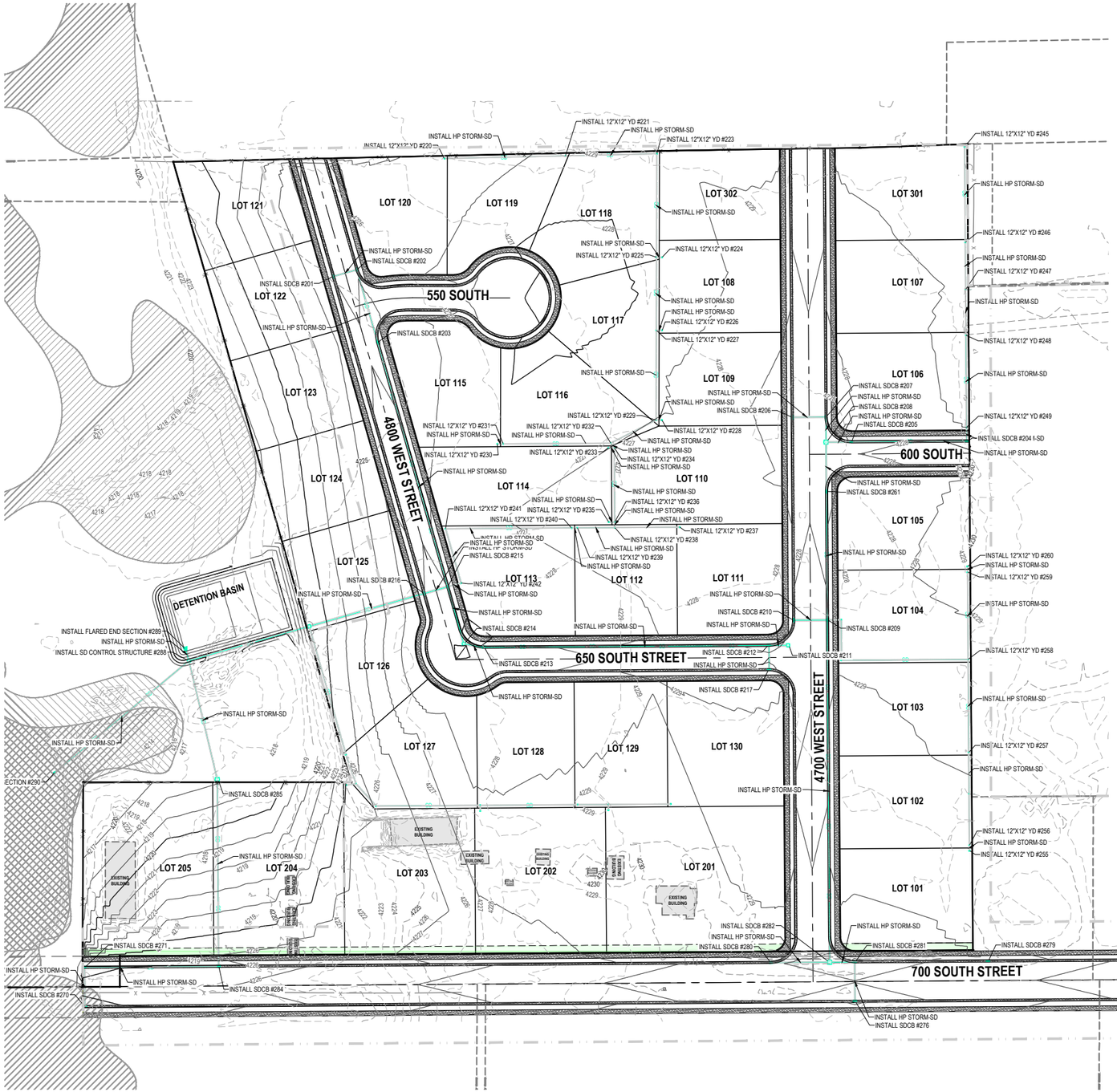
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BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'



DETENTION CALCULATIONS - SUNSET RIDGE DEVELOPMENT

AREA CALCULATION

Pre-Development	3.81 acres	Runoff Coeff. C	0.80
Landscape Surface	4.78 acres	Runoff Coeff. C	0.80
Open Space	0.00 acres	Runoff Coeff. C	0.25
Total Area	8.59 acres	Weighted C	0.35

RUNOFF CALCULATION

100 Year Design Storm

Allowable Runoff: 9.28 cfs
Total Allowable Runoff: 3.7 acre-ft

Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
5	8.59	5.11	300	5,100	2,784	2,316
10	8.59	3.90	600	7,788	5,568	2,220
15	8.59	2.84	900	8,514	8,352	162
30	8.59	1.84	1,800	11,034	16,704	-5,670
60	8.59	1.10	3,600	13,200	33,408	-20,208
120	8.59	0.68	7,200	16,320	66,816	-50,496
180	8.59	0.51	10,800	18,360	100,224	-81,864
360	8.59	0.31	21,600	22,320	200,448	-178,128
720	8.59	0.19	43,200	27,360	400,896	-373,536
1440	8.59	0.11	86,400	32,256	801,792	-769,536

Storage Required: 2,316 cf

DETENTION CALCULATIONS - FUTURE DEVELOPMENT

AREA CALCULATION

Hard Surface	1.87 acres	Runoff Coeff. C	0.90
Landscape Surface	5.02 acres	Runoff Coeff. C	0.30
Open Space	0.00 acres	Runoff Coeff. C	0.25
Total Area	7.89 acres	Weighted C	0.50

RUNOFF CALCULATION

100 Year Design Storm

Allowable Runoff: 5.50 cfs
Total Allowed Runoff: 2.21 acre-ft

Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
5	3.95	5.11	300	2,964	1,650	1,314
10	3.95	3.90	600	4,446	3,300	1,146
15	3.95	2.84	900	4,977	4,950	27
30	3.95	1.84	1,800	6,660	9,900	-3,240
60	3.95	1.10	3,600	7,920	19,800	-11,880
120	3.95	0.68	7,200	9,720	39,600	-29,880
180	3.95	0.51	10,800	11,070	59,400	-48,330
360	3.95	0.31	21,600	13,410	118,800	-105,390
720	3.95	0.19	43,200	16,470	237,600	-221,130
1440	3.95	0.11	86,400	19,440	475,200	-455,760

Storage Required: 1,314 cf

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3. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
4. 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.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
6. 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.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. ALL STORM DRAIN INFRASTRUCTURE TO BEINSTALLED PER WEST POINT CITY 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. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
13. ALL LOTS WILL BE GRADED TO DRAIN FRONT YARDS TO THE PUBLIC STREET AND SIDE/REAR YARDS TO THE YARD BOX AT THE BACK OF THE LOT.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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FOR:
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SALT LAKE CITY, UT 84111

CONTACT:
SKYLER GARDNER
PHONE: 801.328.1313

WEST SUNSET RIDGE
PRELIMINARY PLAT - NOT TO BE RECORDED

696 SOUTH 4500 WEST
WEST POINT, UTAH

09-01-2026

NO.	DATE	REVISION

PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11199	2026-08-31
PROJECT MANAGER	DESIGNED BY
C.PRESTON	N.ALLEN

C-200

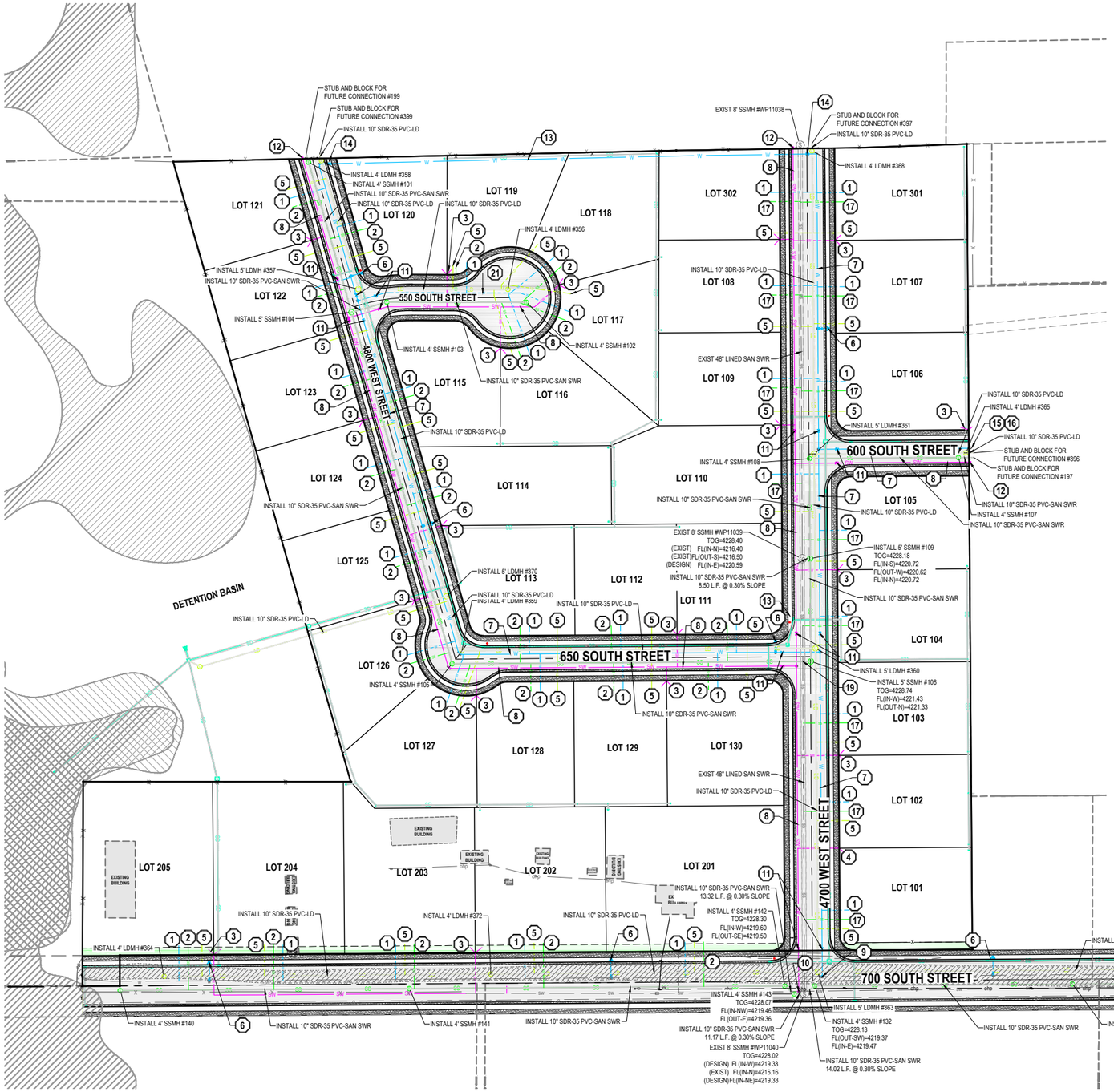
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3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION 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.
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9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
10. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS.
11. ALL HYDRANTS SHALL BE PLACED WITH THE 4-1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
12. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF NORTH DAVIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
13. ALL SECONDARY WATER IMPROVEMENTS TO BE INSTALLED PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS.
14. THIS PROJECT HAS NO LAND DRAIN. BASEMENT FINISH FLOORS ARE LIMITED TO 24" BELOW CURB.
15. CONTRACTOR IS TO POTHOLE THE SECONDARY WATER IN 4500 WEST WHERE THE STORM DRAIN IS PLANNED TO CROSS THE SECONDARY WATERLINE. THE SECONDARY WATERLINE IS TO BE PROTECTED IN PLACE AND IF IT NEEDS TO BE ADJUSTED, IT MUST BE GRADED TO DRAIN. IF THIS LINE WILL BE DISTURBED OR SHUT DOWN, THIS SHUTS THE ENTIRE SECONDARY SYSTEM DOWN SOUTH OF THIS LOCATION (SINGLE FEED ON 4500 WEST), SO WE REQUEST THE WORK BE DONE OUTSIDE OF THE WATER SEASON.
16. CONTRACTOR IS TO LOCATE THE SECONDARY WATER DRAIN IN THE VICINITY AND CONNECT IT TO THE STORM DRAIN IF IT IS NOT ALREADY CONNECTED. CONTRACTOR IS TO COORDINATE ALL WORK WITH DAVIS AND WEBER COUNTIES CANAL COMPANY SHOULD THE DRAIN BE REMOVED AND/OR DISTURBED.
17. YARD DRAINS ARE REQUIRED FOR ANY LOT THAT DOES NOT DRAIN DIRECTLY TO THE STREET WITHOUT CROSSING ADJACENT PROPERTIES. YARD DRAIN LOCATIONS WILL BE PROVIDED WITH THE FINAL PLAN SET.
18. SEWER LATERAL CONNECTIONS TO THE NORTH DAVIS SEWER DISTRICT SEWER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH NORTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS (SEE KEYNOTE 17).

KEY NOTES:

1. INSTALL CULINARY WATER SERVICE LATERAL WITH METER PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MIN SLOPE PER NDSD STANDARDS AND SPECIFICATIONS
3. INSTALL 1-1/2" DUAL SECONDARY WATER SERVICE PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS
4. INSTALL 1" SINGLE SECONDARY WATER SERVICE LINE AND METER PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS
5. INSTALL LAND DRAIN LATERAL PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
6. INSTALL FIRE HYDRANT AND VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
7. INSTALL 8" C900 DR18 CULINARY WATERLINE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
8. INSTALL 8" SECONDARY WATERLINE PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS
9. FIELD LOCATE & CONNECT TO EXISTING CULINARY WATERLINE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
10. FIELD LOCATE & CONNECT TO EXISTING SECONDARY WATERLINE PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS
11. INSTALL 8" GATE VALVE
12. INSTALL 2" BLOW OFF AT END OF SECONDARY WATERLINE PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS
13. INSTALL 4" C900 DR18 CULINARY WATERLINE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
14. INSTALL 4" CULINARY WATER VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
15. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
16. INSTALL BLOW OFF PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
17. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MIN SLOPE PER NORTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS
18. RELOCATE EXISTING SECONDARY WATER METER TO PARK STRIP WITH NEW PIPING TO THE SECONDARY WATER MAIN PER DAVIS AND WEBER CANAL COMPANIES STANDARDS AND SPECIFICATIONS
19. INSTALL STRUCTURAL SUPPORT AT CROSSING PER NORTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS (SEE DETAIL ND-20)
20. HOOPER WATER IMPROVEMENT DISTRICT INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO PRECON MEETING AND ANY WORK DONE. ALL WORK SHALL MEET HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
21. INSTALL 2" SDR-9 CTS POLY PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

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WEST SUNSET RIDGE
PRELIMINARY PLAT - NOT TO BE RECORDED

696 SOUTH 4500 WEST
WEST POINT, UTAH

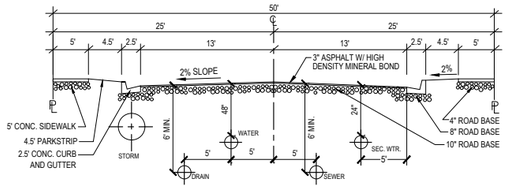
09-01-2026

NO.	DATE	REVISION

PRELIMINARY UTILITY PLAN

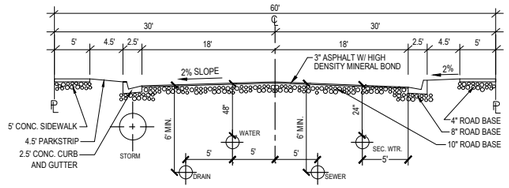
PROJECT NUMBER	PRINT DATE
11199	2026-08-31
PROJECT MANAGER	DESIGNED BY
C.PRESTON	N.ALLEN

C-300



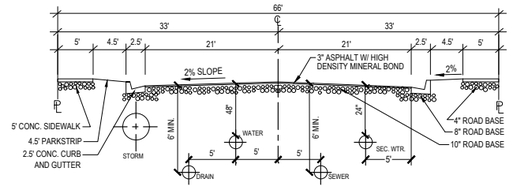
1 TYPICAL 50' STREET CROSS SECTION

SCALE: NONE



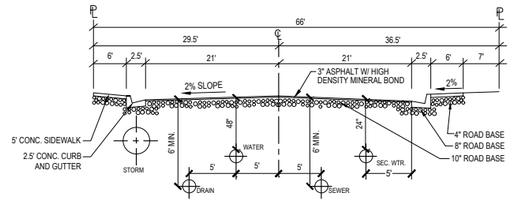
2 TYPICAL 60' STREET CROSS SECTION

SCALE: NONE



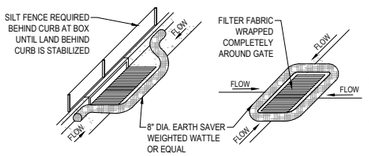
3 TYPICAL 66' STREET CROSS SECTION

SCALE: NONE

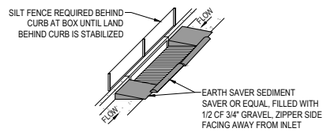


4 MODIFIED 700 SOUTH STREET CROSS SECTION

SCALE: NONE



WATTLE OPTION



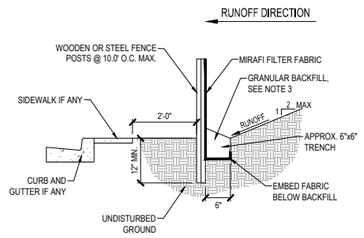
SANDBAG OPTION

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.

5 SAG INLET PROTECTION

SCALE: NONE

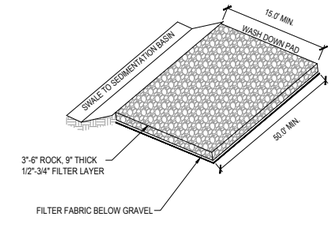


NOTES:

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.

6 TEMPORARY SILT FENCE

SCALE: NONE

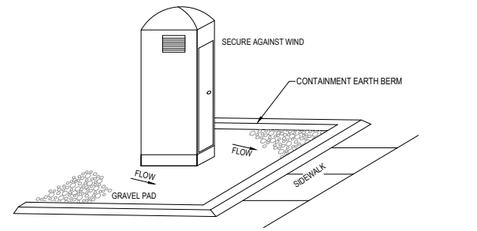


NOTE:

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

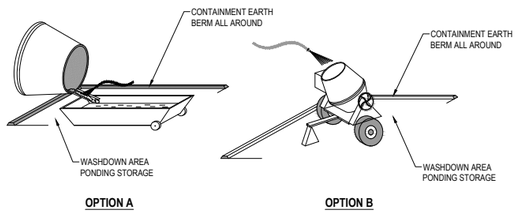
7 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



8 PORTABLE TOILET

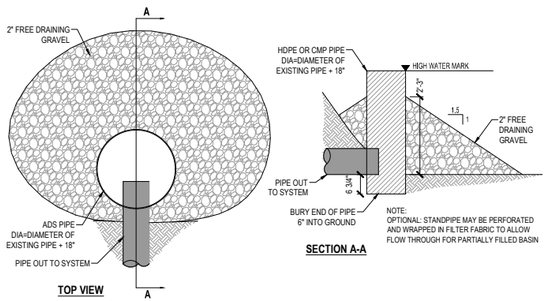
SCALE: NONE



OPTION A **OPTION B**

9 CONCRETE WASTE MANAGEMENT

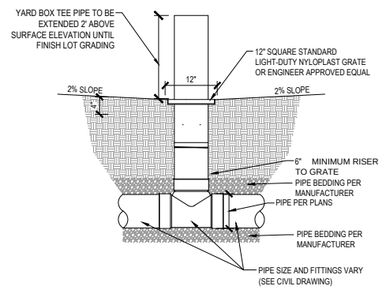
SCALE: NONE



TOP VIEW **SECTION A-A**

10 TEMPORARY BASIN OUTLET PROTECTION

SCALE: NONE



11 12" X 12" YARD DRAIN

SCALE: NONE

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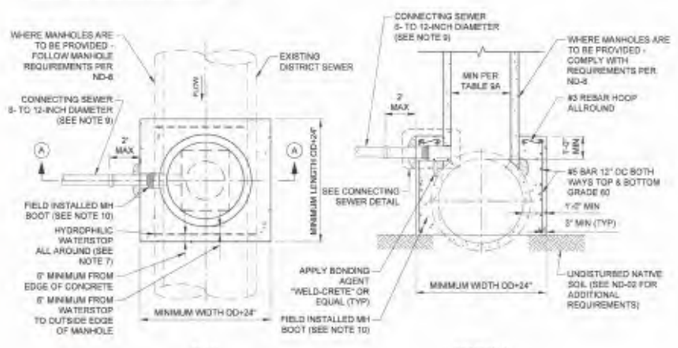
NO. DATE REVISION

DETAILS

PROJECT NUMBER 11199
PRINT DATE 2026-08-31
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-400

THIS STANDARD DRAWING SHALL BE USED FOR SETTING MANHOLES ON CONCRETE DISTRICT SEWERS WITH DIAMETERS 48" DIA OR LARGER WITH DISTRICT APPROVAL ONLY. THIS DETAIL SHALL NOT APPLY TO NSW DISTRICT SANITARY SEWER AND MANHOLE CONSTRUCTION.

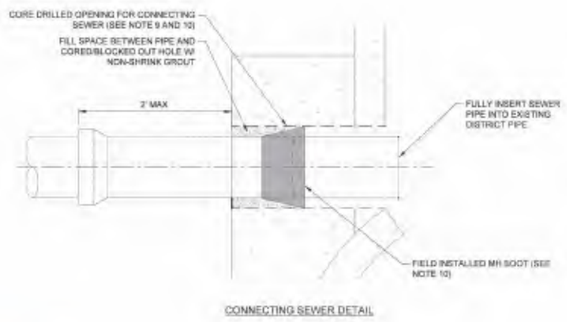


PLAN SECTION A

NORTH DAVIS SEWER DISTRICT

ND-09 Standard Concrete Manhole Modification Detail on 48" DIA Concrete Sewer or Larger 1 of 4

Adopted 6/13/2024



CONNECTING SEWER DETAIL

NORTH DAVIS SEWER DISTRICT

ND-09 Standard Concrete Manhole Modification Detail on 48" DIA Concrete Sewer or Larger 2 of 4

Adopted 6/13/2024

NOTES:

1. CONTRACTOR MUST NOTIFY THE DISTRICT 48 HOURS BEFORE WORK BEGINS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND SURFACE RESTORATION
3. EXISTING DISTRICT SEWERS SHALL BE FULLY SUPPORTED AT ALL TIMES. CUT EXISTING SEWER TO NEAT STRAIGHT LINES WITH CUTTING TOOLS SUITABLE FOR THE PIPE MATERIAL. DAMAGED PIPE SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE DISTRICT.
4. WHERE DEPTH OF COVER OVER THE TOP OF PIPE EXCEEDS 10 FEET, REINFORCEMENT REQUIREMENTS SHALL BE REVIEWED AND VERIFIED BY A UTAH LICENSED CIVIL OR STRUCTURAL ENGINEER.
5. CONCRETE SHALL BE TYPE II/V PORTLAND CEMENT PER ASTM C150 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI PER ASTM C39. NO ADDITIVES SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE DISTRICT. ENCASEMENT SHALL BE CAST IN A SINGLE POUR.
6. WHERE EXISTING DISTRICT PIPES HAVE BEEN REHABILITATED WITH CURED-IN-PLACE PIPE LINERS, CIPP LINERS SHALL BE CUT AND THE CIPP LINER ROUGHENED AND SEALED WITH AN EPOXY COATING AND SECURED BY AN END SEAL APPROVED BY THE DISTRICT.
7. HYDROPHILIC WATERSTOPS MUST BE PROVIDED BETWEEN THE PIPE AND CAST CONCRETE. BOTH SIDES, ALL AROUND (GREENSTREAK HYDROTITE OR APPROVED EQUAL). CLEAN PIPE USING WIRE BRUSH, POWER WASH, OR SAND BLAST TO PROVIDE A CLEAN, DURABLE SURFACE. SECURE WATERSTOP TO PIPE USING MANUFACTURER'S RECOMMENDED METHODS. APPLY LAYER OF GREENSTREAK LEAKMASTER OR APPROVED EQUAL BETWEEN WATERSTOP AND PIPE.
8. SEE ND-05 FOR ACCEPTANCE TESTING, FINAL COMPLETION, AND WARRANTY REQUIREMENTS.
9. INVERT OF CONNECTING SEWER TO BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION OF SEWER.
10. PROVIDE FLEXIBLE, WATER-TIGHT BOOTED PIPE CONNECTION MEETING THE REQUIREMENTS OF ASTM C923 AND ACCEPTED BY THE DISTRICT. CONTRACTOR TO ENSURE CORE DRILLED OPENING IS PROPERLY SIZED FOR BOOT.

NORTH DAVIS SEWER DISTRICT

ND-09 Standard Concrete Manhole Modification Detail on 48" DIA Concrete Sewer or Larger 3 of 4

Adopted 6/13/2024

TABLE 9A: ND-09			
DISTRICT SEWER NOMINAL DIA (IN)	MANHOLE NOMINAL DIA (IN)	MIN ENCASEMENT WIDTH (W)	MIN ENCASEMENT LENGTH (W)
<48	PER ND-03	N/A	N/A
54	60	80	80
60	72	95	102
66	72	104	102
72	72	110	102
78	72	119	102
84	84	124	116

NORTH DAVIS SEWER DISTRICT

ND-09 Standard Concrete Manhole Modification Detail on 48" DIA Concrete Sewer or Larger 4 of 4

Adopted 6/13/2024

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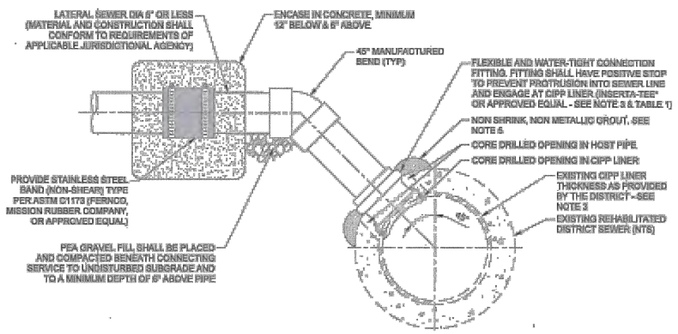
09-01-2026

NO.	DATE	REVISION

DETAILS

PROJECT NUMBER 11199
PRINT DATE 2026-08-31
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-401



NORTH DAVIS SEWER DISTRICT

ND-18 Standard Service Connection - CIPP Lined Pipe 1 of 3

Adopted 6/13/2024

NOTES:

1. CONTRACTOR MUST NOTIFY THE DISTRICT 48 HOURS BEFORE WORK BEGINS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND SURFACE RESTORATION.
3. CONTRACTOR MUST ACCURATELY SIZE AND PROCURE CONNECTION FITTINGS BASED ON THE EXISTING DISTRICT SEWER (MATERIAL, DIAMETER, AND CIPP LINER THICKNESS) AND THE LATERAL SEWER (MATERIAL AND DIAMETER) TO BE CONNECTED. INSERTA-TEES PROVIDED SHALL BE PER TABLE 1, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER. CONTRACTOR MUST VERIFY THE LINER THICKNESS PRIOR TO CORING THE CIPP LINER.
4. CORE DRILLING OF CONCRETE PIPE SHALL USE THE WET DIAMOND BIT PROCESS. DO NOT ATTACH GUIDES TO THE EXISTING PIPE TO PERFORM CORE DRILLING. CORE DRILL DIAMETER SHALL BE PER THE CONNECTION MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE DAMAGED PIPE. CORES SHALL BE RETAINED AND NOT ALLOWED TO FALL INTO THE SEWER.
5. CORE DRILLING OF THE CIPP LINER SHALL BE ACCOMPLISHED EITHER ROBOTICALLY FROM INSIDE THE PIPE OR EXTERNALLY. DIAMETER OF THE HOLE SHALL BE SIZED FOR THE FLEXIBLE AND WATERTIGHT CONNECTION FITTING. FILL VOIDS, OVER CUT, OR REMOVED CONCRETE PIPE WITH NON-SHRINK, NON-METALLIC CEMENT GROUT.
6. CONTRACTOR SHALL MEASURE THE DISTANCE FROM THE NEAREST MANHOLE TO THE CENTER OF THE CONNECTION AND FURNISH MEASUREMENTS TO THE DISTRICT.
7. CONTRACTOR SHALL MANUALLY BACKFILL AND COMPACT AROUND THE CONNECTION UNTIL A MINIMUM OF 12" OF COVER IS PLACED OVER THE PIPE AND CONNECTION.
8. SEE ND-05 FOR ACCEPTANCE TESTING, FINAL COMPLETION, AND WARRANTY REQUIREMENTS.

NORTH DAVIS SEWER DISTRICT

ND-18 Standard Service Connection - CIPP Lined Pipe 2 of 3

Adopted 6/13/2024

TABLE 1

Nominal Host Concrete Concrete Pipe	CIPP Liner Thickness		INSERTA-TEE® ORDERING INFORMATION (Lateral Nominal Diameter (inch))	
Nominal Pipe Diameter (in)	Minimum Liner Thickness (mm)	Maximum Liner Thickness (mm)	Minimum Liner Thickness (mm)	Maximum Liner Thickness (mm)
12	5.5	8	4"25FB412CIP	6"25FB612CIP
15	4.5	6	4"25FB415CIP	6"25FB615CIP
18	6	7	4"25FB618CIP	6"25FB618CIP
21	5.5	8	4"25FB621CIP	6"25FB621CIP
24	7	9	4"25FB624CIP	6"25FB624CIP
27	8	10	4"25FB627CIP	6"25FB627CIP
30	8	10	4"25FB630CIP	6"25FB630CIP
33	8	12	4"25FB633CIP	6"25FB633CIP
36	8	12	4"25FB636CIP	6"25FB636CIP
42	8	12	4"25FB642CIP	6"25FB642CIP

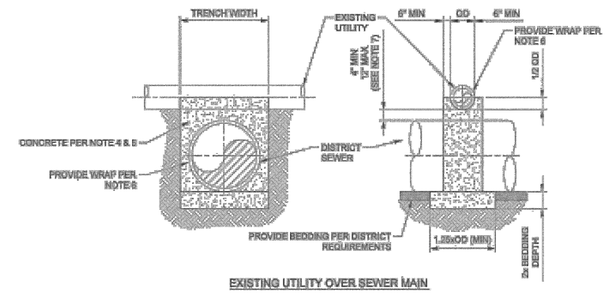
1. WHEN ORDERING INSERTA-TEE®, CONTRACTOR SHALL PROVIDE THE NOMINAL DISTRICT PIPE DIAMETER, LATERAL DIAMETER AND MATERIAL TO BE INSTALLED, AND EXISTING CIPP LINER THICKNESS TO VERIFY PROPER SIZING OF THE RUBBER SLEEVE. INSERTA-TEE® WITH RUBBER SLEEVE THICKNESS SIZED WITHOUT VERIFICATION SHALL NOT BE ACCEPTED BY THE DISTRICT.
2. 6" LATERALS MAY BE CONNECTED TO SEWER PIPES 27" OR LARGER. 8" LATERALS CONNECTING TO SEWERS SMALLER THAN 27" MUST CONNECT TO A MANHOLE.

NORTH DAVIS SEWER DISTRICT

ND-18 Standard Service Connection - CIPP Lined Pipe 3 of 3

Adopted 6/13/2024

THIS DETAIL SHALL APPLY WHERE VERTICAL CLEARANCE OUTSIDE TO OUTSIDE OF SEWER PIPE OR LATERAL IS LESS THAN 12 INCHES UNLESS OTHERWISE APPROVED BY THE DISTRICT.



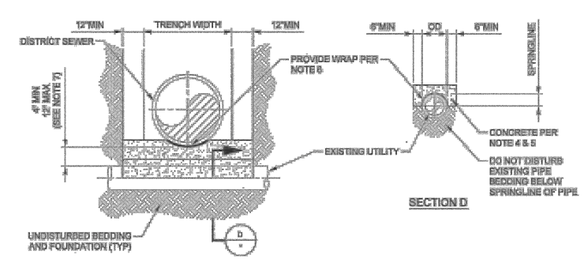
EXISTING UTILITY OVER SEWER MAIN

NORTH DAVIS SEWER DISTRICT

ND-20 Structural Support at Crossings 1 of 3

Adopted 6/13/2024

THIS DETAIL SHALL APPLY WHERE VERTICAL CLEARANCE OUTSIDE TO OUTSIDE OF SEWER PIPE OR LATERAL IS LESS THAN 12 INCHES UNLESS OTHERWISE APPROVED BY THE DISTRICT.



EXISTING UTILITY UNDER SEWER MAIN

NORTH DAVIS SEWER DISTRICT

ND-20 Structural Support at Crossings 2 of 3

Adopted 6/13/2024

NOTES:

1. CONTRACTOR MUST NOTIFY THE DISTRICT 48 HOURS BEFORE WORK BEGINS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND SURFACE RESTORATION.
3. BACKFILL TO BE BROUGHT UP UNIFORMLY ON BOTH SIDES OF CONCRETE SUPPORT.
4. CONCRETE SHALL BE TYPE III PORTLAND CEMENT PER ASTM C150 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI PER ASTM C39. NO ADDITIVES SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE DISTRICT.
5. CONCRETE OR FLOWABLE FILL SHALL NOT BE INSTALLED TO SUPPORT OR BACK FILL ASBESTOS CEMENT PIPE (ACP). WHERE ACP REQUIRES SUPPORT OR BACKFILL, PROVIDE 3/4-INCH MINUS OR IMPORTED SAND MATERIALS.
6. INSTALL #15 FELT, ½" EXPANSION JOINT FILLER MATERIAL, OR NEOPRENE WATERSTOP ALL AROUND ENCASED PIPE AND BETWEEN CONCRETE AND SUPPORTED PIPE PRIOR TO THE POUR OF CONCRETE ENCASEMENT TO PREVENT BONDING.
7. SANITARY SEWER LINES SHALL BE INSTALLED BELOW POTABLE WATER LINES. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE POTABLE WATER LINE AND THE TOP OF THE WASTEWATER LINE SHALL BE MAINTAINED. WHERE A POTABLE WATERLINE CROSSES UNDER A WASTEWATER OR STORM LINE, A FULL SPOOL LENGTH OF PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT JOINTS WILL BE AS FAR FROM THE POTABLE WATER LINE AS POSSIBLE. ADDITIONAL MITIGATION MEASURES MAY BE REQUIRED PER UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND UTAH STATE CODE R309-105-6(2)(b).
8. CONTRACTOR TO GET APPROVAL FROM UTILITY OWNER PRIOR TO INSTALLATION.

NORTH DAVIS SEWER DISTRICT

ND-20 Structural Support at Crossings 3 of 3

Adopted 6/13/2024

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FOR:
RC GARDNER DEVELOPMENT
201 SOUTH MAIN, SUITE 2015
SALT LAKE CITY, UT 84111

CONTACT:
SKYLER GARDNER
PHONE: 801.528.1313

WEST SUNSET RIDGE
PRELIMINARY PLAT - NOT TO BE RECORDED
696 SOUTH 4500 WEST
WEST POINT, UTAH

09-01-2026

NO.	DATE	REVISION

DETAILS

PROJECT NUMBER	PRINT DATE
11199	2026-08-31
PROJECT MANAGER	DESIGNED BY
C.PRESTON	N.ALLEN

C-402

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

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

BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

SUNSET RIDGE

700 SOUTH STREET @ 4500 WEST

696 SOUTH 4500 WEST
WEST POINT, UTAH

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
August 21, 2026

INDEX OF DRAWINGS

C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE/UTILITY PLAN
C-300	GRADING AND DRAINAGE 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.

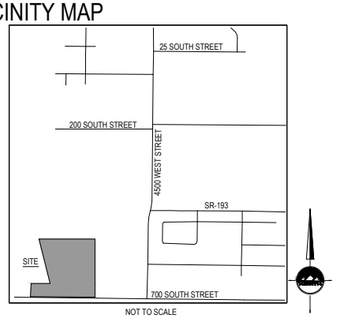
NOTICE TO DEVELOPER/ CONTRACTOR

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 CITY, UTAH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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FOR:
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201 SOUTH MAIN, SUITE 2015
SALT LAKE CITY, UT 84111

CONTACT:
SKYLER GARDNER
PHONE: 801.328.1313

SUNSET RIDGE
4500 WEST STREET
696 SOUTH 4500 WEST
WEST POINT, UTAH

NO. DATE REVISION

COVER

PROJECT NUMBER 11199
PRINT DATE 2026-08-21
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

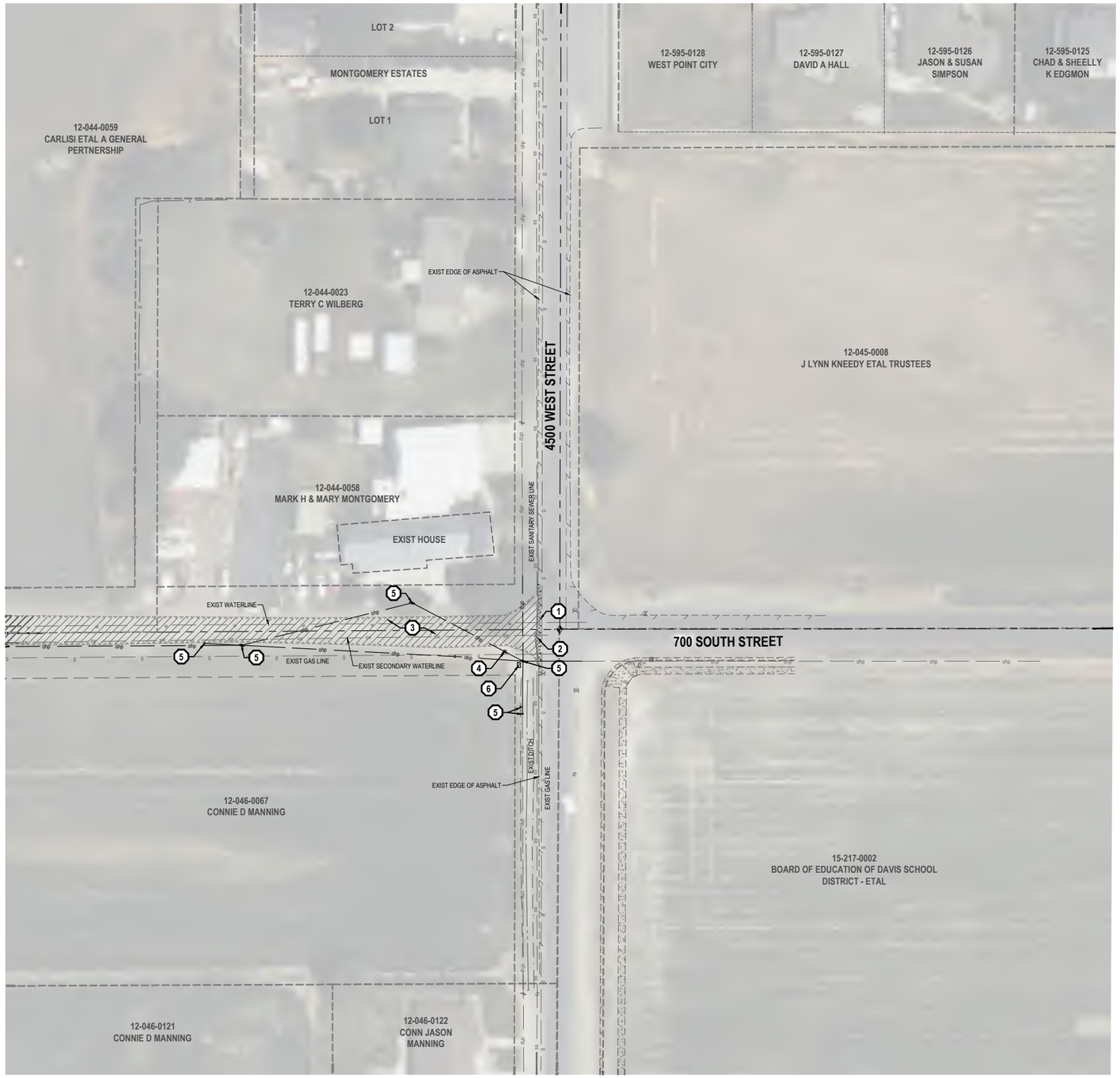
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BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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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.

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. REMOVE AND PROPERLY DISPOSE OF EXISTING GRAVEL DRIVE.
4. REMOVE AND PROPERLY DISPOSE OF EXISTING FIRE HYDRANT.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE AND GUY WIRE. BURY OVERHEAD POWER LINES. COORDINATE WITH ROCKY MOUNTAIN POWER COMPANY.
6. REMOVE AND RELOCATE EXISTING COMM BOX. COORDINATE WITH COMM COMPANY.

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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

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PHONE: 801.328.1313

SUNSET RIDGE
4500 WEST STREET

696 SOUTH 4500 WEST
WEST POINT, UTAH

NO. DATE REVISION

DEMOLITION PLAN

PROJECT NUMBER 11199
PRINT DATE 2026-08-13
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-100

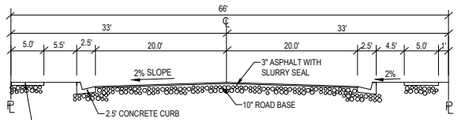
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BENCHMARK

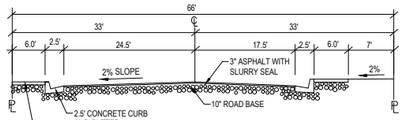
NORTHWEST CORNER OF SECTION 27
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SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'



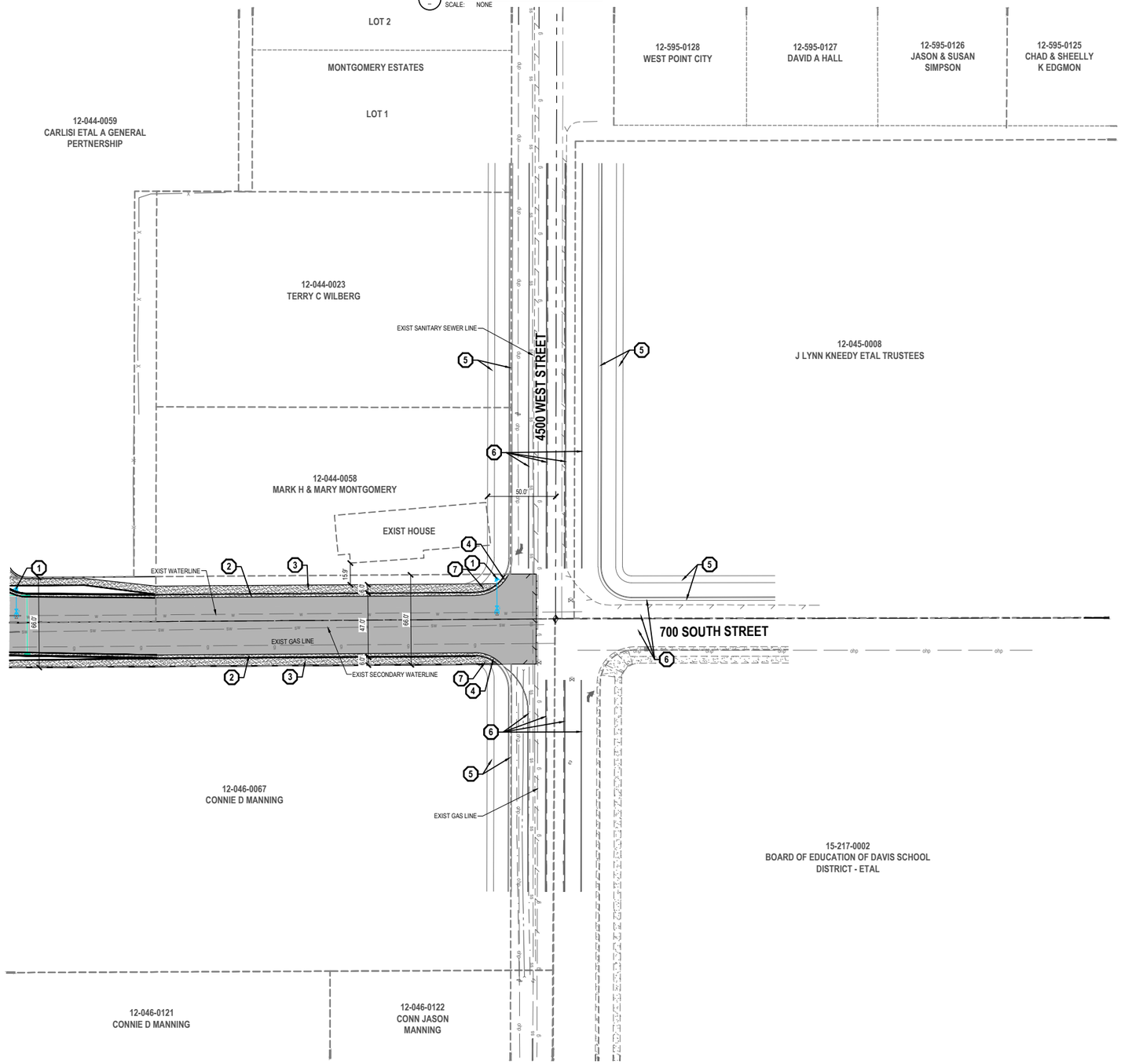
X – SCALE: NONE

66' RIGHT OF WAY



X – SCALE: NONE

MODIFIED 66' RIGHT OF WAY



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. 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 FIRE DEPARTMENT APPARATUS.
11. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF THIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
12. ALL FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM ALL-WEATHER, DRIVABLE AND MAINTAINABLE SURFACE. THERE SHALL BE A MINIMUM CLEAR AND UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. DEAD-END ROADS CREATED IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN-AROUND.
13. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
14. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
15. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
16. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
17. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
18. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
19. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
20. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

KEYED NOTES

1. INSTALL FIRE HYDRANT PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
2. INSTALL 30" TYPE 'A' CURB AND GUTTER PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 5' SIDEWALK PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
4. INSTALL TYPE B1 CURB AND GUTTER PER UDOT STANDARD PLAN GW2A
5. FUTURE CURB, GUTTER AND SIDEWALK PER UDOT STANDARD PLANS (BY OTHERS)
6. FUTURE STRIPING PER UDOT STANDARD PLANS (BY OTHERS)
7. INSTALL SIDEWALK PER UDOT STANDARD PLAN GW 3A & PA 5

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

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PHONE: 801.328.1313

SUNSET RIDGE
4500 WEST STREET

696 SOUTH 4500 WEST
WEST POINT, UTAH

NO. DATE REVISION

SITE/UTILITY PLAN

PROJECT NUMBER 11199
PRINT DATE 2026-08-21
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-200

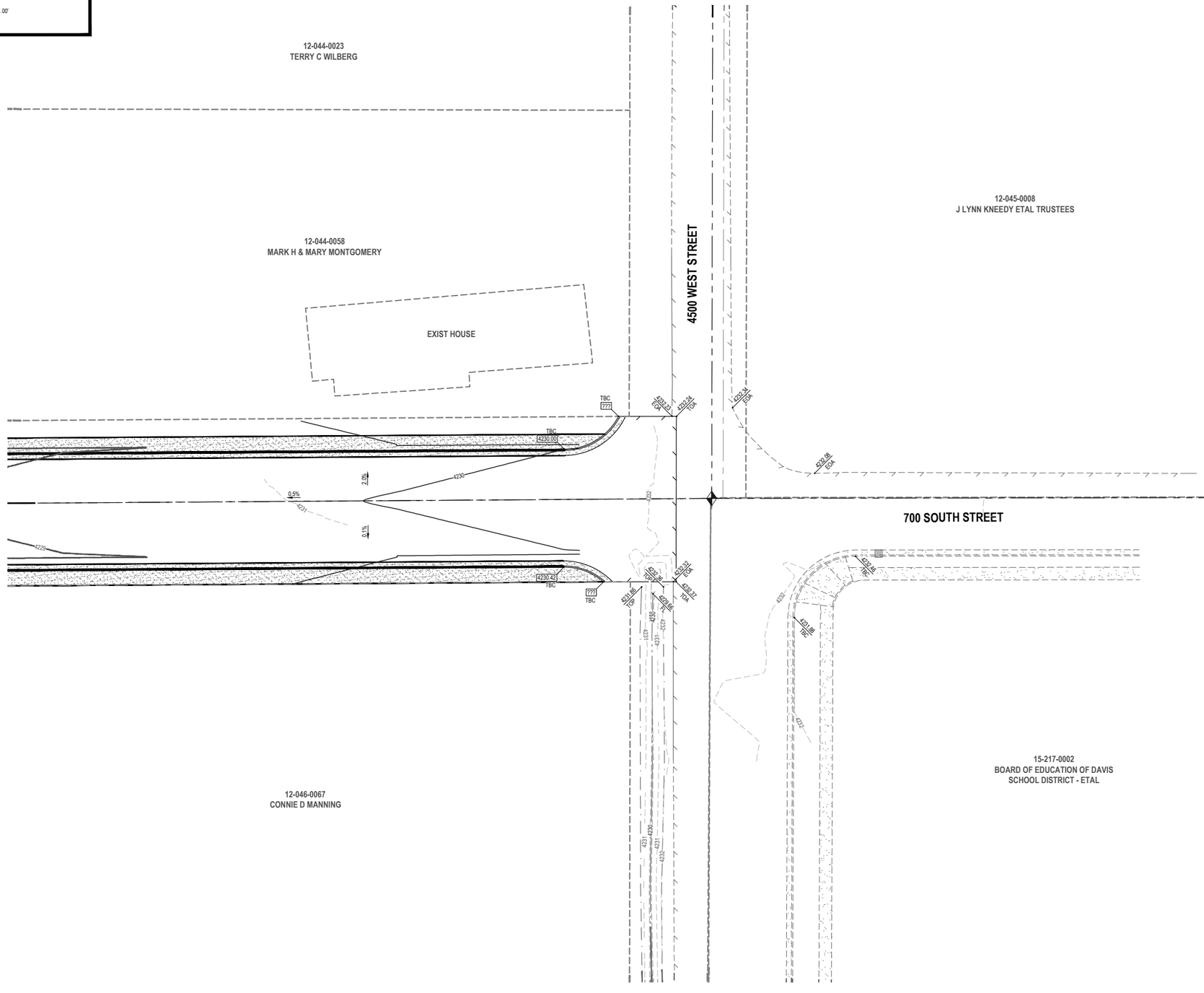
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ELEV = 4231.00'



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.

NORTH

HORIZONTAL GRAPHIC SCALE

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SKYLER GARDNER
PHONE: 801.528.1313

SUNSET RIDGE
4500 WEST STREET

696 SOUTH 4500 WEST
WEST POINT, UTAH

NO. DATE REVISION

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 11199
PRINT DATE 2026-08-13
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-300

West Point City
3200 West 300 North
West Point, UT 84015
PH: 801-776-0970
FAX: 801-525-9150
www.westpointutah.gov

M E M O R A N D U M

To: West Point Planning Commission

From: Boyd Davis, P.E.

RE: Sunset Ridge - Preliminary Plan Review #2

Date Received: September 1, 2026

Date Reviewed: September 3, 2026

Recommendation: I do not recommend approval. The following items must be addressed.

1. Plat
   a. ~~Provide a boundary description with a tie to a section corner~~
   b. ~~Show the 8' buffer along 700 S.~~
   c. ~~Label streets as follows: A=4700 W, B=600 S, C=650 S, D=4800 W, E=550 S~~

2. Streets
   a. UDOT approval will be required for improvements on 4500 W.
   b. ~~Show the distance to Montgomery house.~~
   c. ~~Include a standard cross section for both a 60' and 66' road. Also include a cross section for the road in front of Montgomery's house.~~
   d. ~~Submit an approval letter from the Fire District for the road layout and access.~~

3. Culinary Water
   a. ~~Provide a will-serve letter from the Hooper Water Improvement District.~~

4. Secondary Water
   a. Please submit an approval letter from the Davis & Weber Canal Co.
   b. Water shares must be submitted before recording the plat.

5. Sanitary Sewer
   a. Provide a will-serve letter from the NDSD.

6. Storm Drainage
   a. ~~The proposed location for the outfall will require an easement from the adjacent property owner. Please submit a draft easement or shift the outfall to the north location where an easement is not necessary.~~

7. Land Drainage/Grading Plan
   a. No comments

8. Irrigation
   a. No comments.

9. Others
   a. ~~Submit a geotechnical report.~~

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PH: 801.776.0970
FAX: 801.525.9150
www.westpointutah.gov

MEMORANDUM

To: Rulon Gardner & Ensign Engineering

From: Troy Moyes, West Point City Planner

cc: Bryn MacDonald, West Point City Community Development Director & Boyd Davis, West Point City Engineer

RE: Sunset Ridge Subdivision – Preliminary Plan Review (2nd Review)

Date Reviewed: September 1, 2026

I have completed the 2nd preliminary plan review for the Sunset Ridge Subdivision. This review intends to address any concerns or issues related to the West Point City Code while providing feedback on any additional issues. If there are any questions or concerns regarding this review, please let me know.

1. General
    a) The proposed subdivision name "Sunset Ridge Subdivision" is an existing subdivision name in Davis County. Please change the name and verify that name with the Davis County Recorder's Office. *We are okay that the name is corrected at final approval*
    b) ~~Preliminary Site Plan: Please provide a preliminary plat data table in accordance with WPCC 17.130.040.~~

2. Zoning: The zoning requirement for the R-1 zone can be found in WPCC 17.60.080.
    ~~a) Zoning: The property is currently zoned R-1 residential. No need to rezone the property.~~
    ~~b) Density: Based on the preliminary plat, the proposed density appears to comply with the maximum density requirements of the R-1 Residential Zone. No change is needed.~~
    ~~c) Minimum Lot Size: Based on the preliminary plat, the proposed lot sizes appear to comply with the minimum 12,000 square foot lot area requirement. No change is needed.~~
    ~~d) Lot Width & Depth: The proposed lot widths and lot depths appear to comply with the requirements of the R-1 Residential Zone. No change is needed.~~
    ~~e) Setbacks: Show the required R-1 setbacks on the site plan.~~

3. Landscaping & Fencing – Subdivision Landscaping requirements are found in WPCC 17.130.100(K)
    a) Landscape Strip: Lot 101 requires the 8' landscape strip along the frontage of 700 S. This can be maintained by the homeowner of that lot. A landscape plan will also need to be completed. *Thanks for the update. Please note that this is only required on lot 101, the other lots are facing 700 South, and the code does not require the landscape strip on street facing lots.*

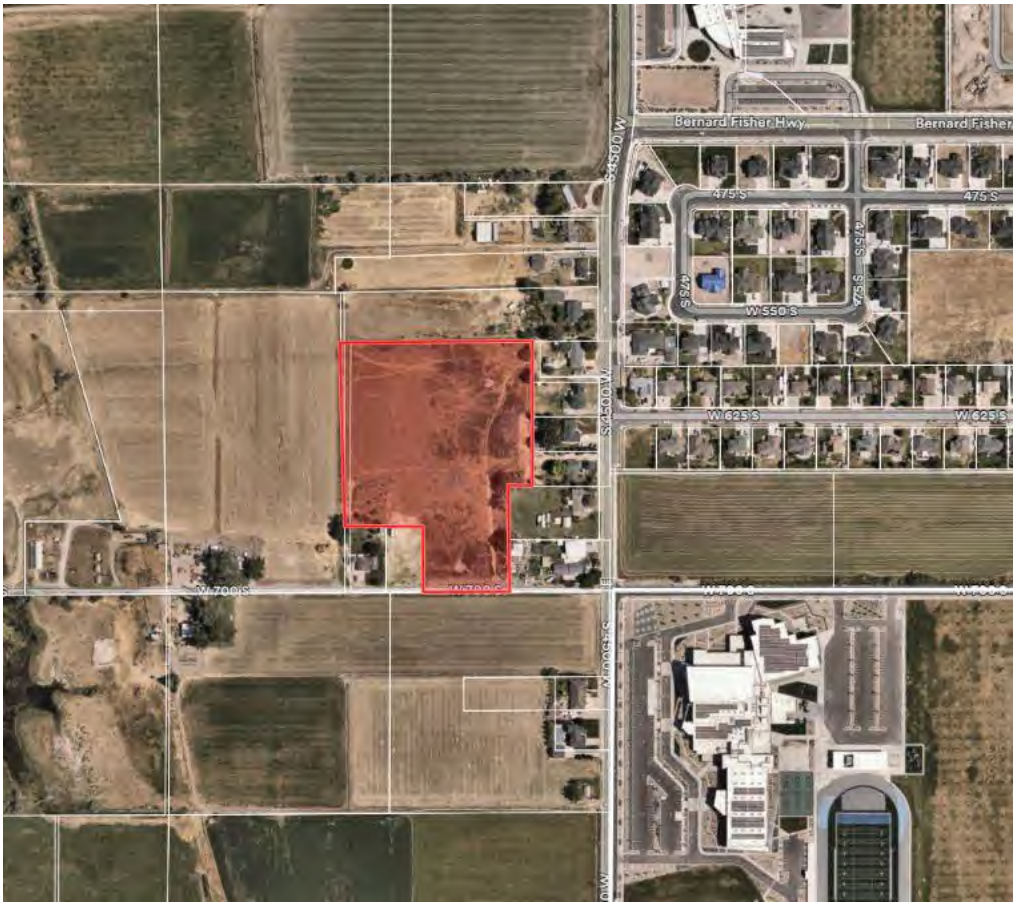
b) Fencing: Fencing next to agricultural property is required. Please indicate if the adjacent property is being used as agricultural and needs fencing. *A minimum 6' chain link is required on property abutting agricultural property. If the property owner is satisfied with the current fence, then no change is necessary. Please note that on the plans.*

Planning Commission Staff Report

Subject: Preliminary Plat – Carlisi Subdivision
Author: Troy Moyes
Department: Community Development
Date: September 10, 2026

Background

Berry Carlisi (owner of the property) has submitted a preliminary plat for the Carlisi Subdivision, located at approximately 4600 West 700 South. The property consists of approximately 8.10 acres and was rezoned to R-1 Residential by the City Council on April 2, 2019. The proposed subdivision contains 18 single-family residential lots. The Planning Commission discussed this proposal during the Work Session held on August 13, 2026.



Process

Preliminary plat approval is an administrative process governed by the West Point City Code. The Planning Commission reviews the plat for compliance with these standards, including

density, lot sizes, setbacks, street layout, preliminary utility design and other items outlined in the code that pertain to this development.

Analysis

The Carlisi Subdivision preliminary plat identifies approximately 8.10 acres and 18 proposed single-family residential lots. The plans show a new public street, 4600 West, extending north from 700 South and connecting on 600 South to the proposed Sunset Ridge subdivision to the west.

The preliminary plat also shows connections to existing and proposed culinary-water, secondary-water, sanitary-sewer, storm-drain, and land-drain systems. The plans show public streets connecting with 700 South and 4500 West. The proposed internal street system includes portions of 4700 West, 4800 West, 550 South, 600 South, and 650 South.

R-1 Zoning and Lot Configuration

The property is located within the R-1 Residential zone. The preliminary plat identifies a minimum lot area of 12,028 square feet, an average lot area of 15,260 square feet, and an average lot frontage of 106.1 feet.

The proposed development appears to comply with the applicable R-1 density, lot-area, frontage, depth, and setback requirements. Required building envelopes are shown on the preliminary site plan. Final lot dimensions, setbacks, easements, and buildable areas will be verified during final plat and improvement-plan review. The following table compares the R-1 standards with the information shown on the preliminary plat:

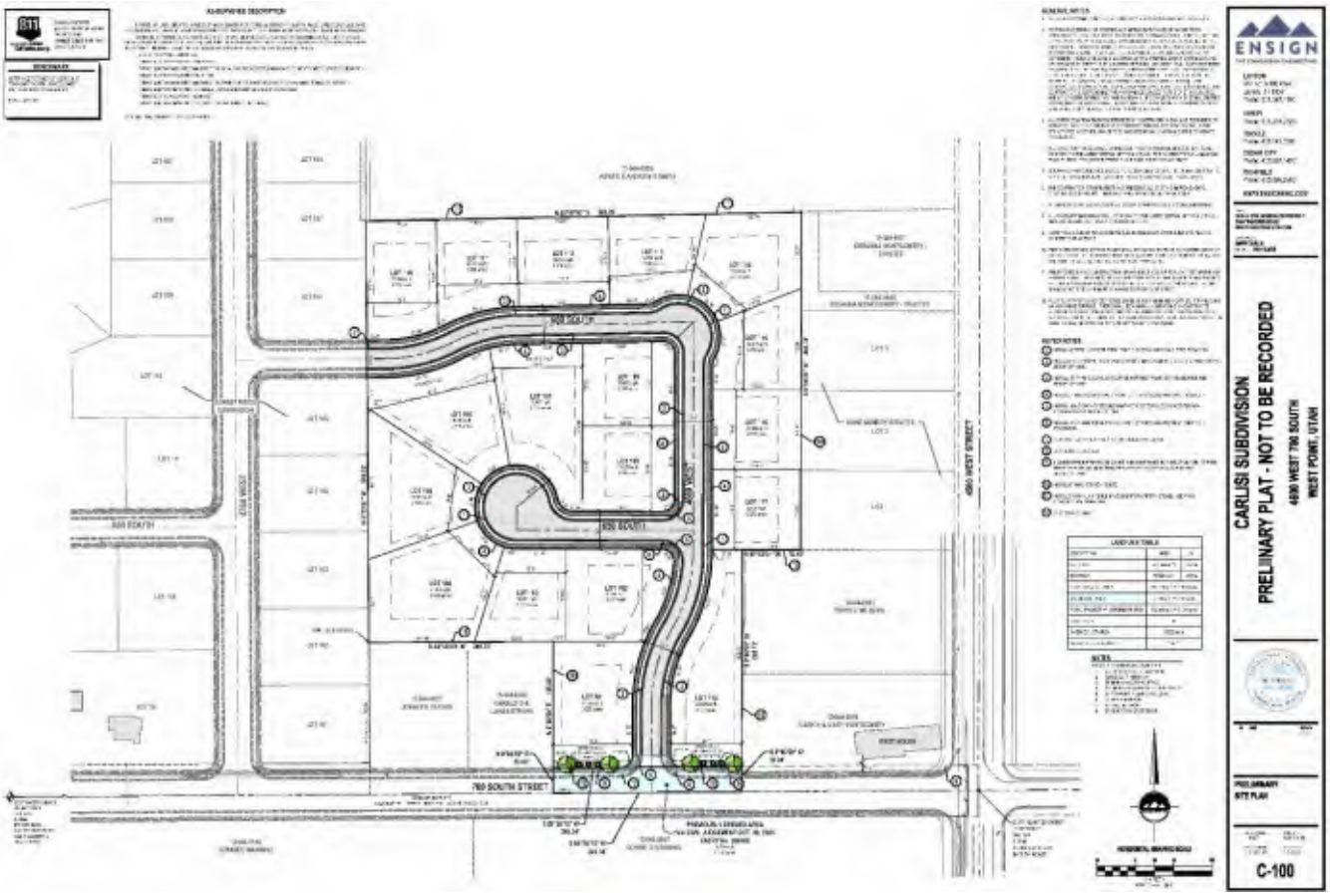
Standard	**Required**	**Proposed**
Property size (acres)	N/A	8.10
Density for R-1 Residential (units per acre)	$\leq$ 2.2	2.2
Maximum number of lots	$\leq$ 18	18
Minimum lot size (square feet)	$\geq$12,000	12,028
Minimum lot frontage average (min of 85’)	$\geq$100’	106’ (85’ min)
Minimum lot depth	$\geq$100’	115’
A dedicated landscape strip required	Yes	Yes*
Number of phases	N/A	1

**Landscape Strip and Buffering*

Lots 101 and 118 are shown as fronting 700 South, with driveway access from the adjoining internal street. Under WPCC 17.130.100(J)(7)(a), the landscape strip is required when the rear or side of a lot faces a collector or arterial street. Therefore, the landscape strip is not required if 700 South is considered the front of these lots. The Planning Commission should determine whether it accepts the proposed lot orientation and driveway access. WPCC 17.130.090(C)(2) allows the Planning Commission to approve exceptions for residential driveway access on collector or arterial streets; however, the proposed driveways would access the internal streets rather than 700 South. If the proposed orientation is accepted, the landscape strips shown along Lots 101 and 118 should be removed from the plans.

The preliminary plans also identify proposed fencing along portions of the project boundary. A six-foot chain-link fence is required where the subdivision abuts property that will continue to be used for agricultural purposes. If an adjoining agricultural property owner accepts an existing fence, the final plans should include a note documenting that the existing fence will remain. The plans show a six-foot vinyl privacy fence in other identified locations.

Preliminary Plat



Access, Utilities, and Infrastructure

The subdivision will be accessed from 700 South by the proposed extension of 4600 West. The street will extend north through the subdivision and connect 600 South to the Sunset Ridge subdivision to the west. This connection will provide access through the adjoining street network.

The preliminary plans show the proposed culinary-water, secondary-water, sanitary-sewer, storm-drain, and land-drain systems. The plans also show connections to existing infrastructure and future utility connections to adjoining properties.

Recommendation

Staff recommends approval of the Carlisi Subdivision preliminary plat. The preliminary plat is consistent with the approved R-1 zoning, maintains the approved number of lots and overall density, and meets the applicable standards for preliminary plat review under West Point City Code Chapter 17.130.

Suggested Motions

- *Approve*: I move to *approve* the preliminary plat for the Carlisi Subdivision, located at approximately 4600 West 700 South, subject to completion of any remaining staff and engineering review comments prior to final plat approval.

- *Deny:* I make a motion to *deny* the preliminary plat for the Carlisi Subdivision, located at approximately 4600 West 700 South based on the finding that the applicant has not demonstrated compliance with applicable subdivision and development standards.

- *Table:* I make a motion to *table* any action on the preliminary plat for the Carlisi Subdivision, until [*explain why the item needs to be tabled*].

Attachments

Preliminary plans

Review Letters

West Point City
3200 West 300 North
West Point, UT 84015
PH: 801-776-0970
FAX: 801-525-9150
www.westpointutah.gov

M E M O R A N D U M

To: West Point Planning Commission

From: Boyd Davis, P.E.

RE: Carlis Subdivision - Preliminary Plan Review #2

Date Received: September 2, 2026

Date Reviewed: September 3, 2026

Recommendation: I recommend approval. The remaining items can be addressed before final approval.

1. Plat
   - ~~a. Provide a boundary description with a tie to a section corner~~
   - ~~b. Show the 8' buffer along 700 S.~~
   - ~~c. There is a gap on the west, please explain.~~
   - ~~d. The boundary as drawn is 7.86 acres and is only enough for 17 lots. Please remove 1 lot or explain otherwise.~~
   - ~~e. Lot 115 is less than 12,000 SF, please adjust.~~
   - ~~f. There is an existing drainage easement on the north that must be moved. Please explain the plan and provide acknowledgement from the owner of the easement.~~
   - g. The cul-de-sac lots do not appear to have enough frontage. Please label the frontage at the setback line to show there is a minimum of 100 ft. The line can be measured along the curve at the setback line.

2. Streets
   - a. UDOT approval will be required for improvements on 4500 W. Before final approval.
   - ~~b. Show the distance to Montgomery house.~~
   - ~~c. Include a standard cross section for both a 60' and 66' road. Also include a cross section for the road in front of Montgomery's house.~~
   - ~~d. Submit an approval letter from the Fire District for the road layout and access.~~

3. Culinary Water
   - ~~a. Provide a will-serve letter from the Hooper Water Improvement District.~~

4. Secondary Water
   - ~~a. Please submit an approval letter from the Davis & Weber Canal Co.~~
   - ~~b. Provide proof of water shares.~~

5. Sanitary Sewer
   - ~~a. Provide a will-serve letter from the NDSD.~~

6. Storm Drainage
   - ~~a. Where is the outfall for the storm drain? It appears that it will flow west on 700 S but there is no outfall on 700 S.~~
   - ~~b. Will detention be provided? There are calculations but no pond shown. Detention is not required as long as all downstream pipes and channels have capacity. Please explain your plan.~~

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

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

BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

WEST SUNSET RIDGE
PRELIMINARY PLAT

696 SOUTH 4500 WEST
WEST POINT, UTAH

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
August 31, 2026

INDEX OF DRAWINGS

C-001	GENERAL NOTES
C-100	PRELIMINARY SITE PLAN
C-200	PRELIMINARY GRADING AND DRAINAGE PLAN
C-300	PRELIMINARY UTILITY PLAN
C-400	DETAILS
C-401	DETAILS
C-402	DETAILS

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.

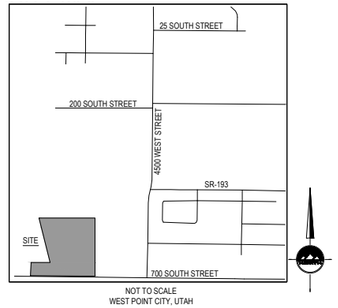
NOTICE TO DEVELOPER/ CONTRACTOR

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 CITY, UTAH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ENSIGN
HE 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:
RC GARDNER DEVELOPMENT
201 SOUTH MAIN, SUITE 2015
SALT LAKE CITY, UT 84111

CONTACT:
SKYLER GARDNER
PHONE: 801.328.1313

WEST SUNSET RIDGE
PRELIMINARY PLAT - NOT TO BE RECORDED
696 SOUTH 4500 WEST
WEST POINT, UTAH

09-01-2026

NO. DATE REVISION

COVER

PROJECT NUMBER 11199
PRINT DATE 2026-08-31
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

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 1-800-662-41111 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 IRRIG

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BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

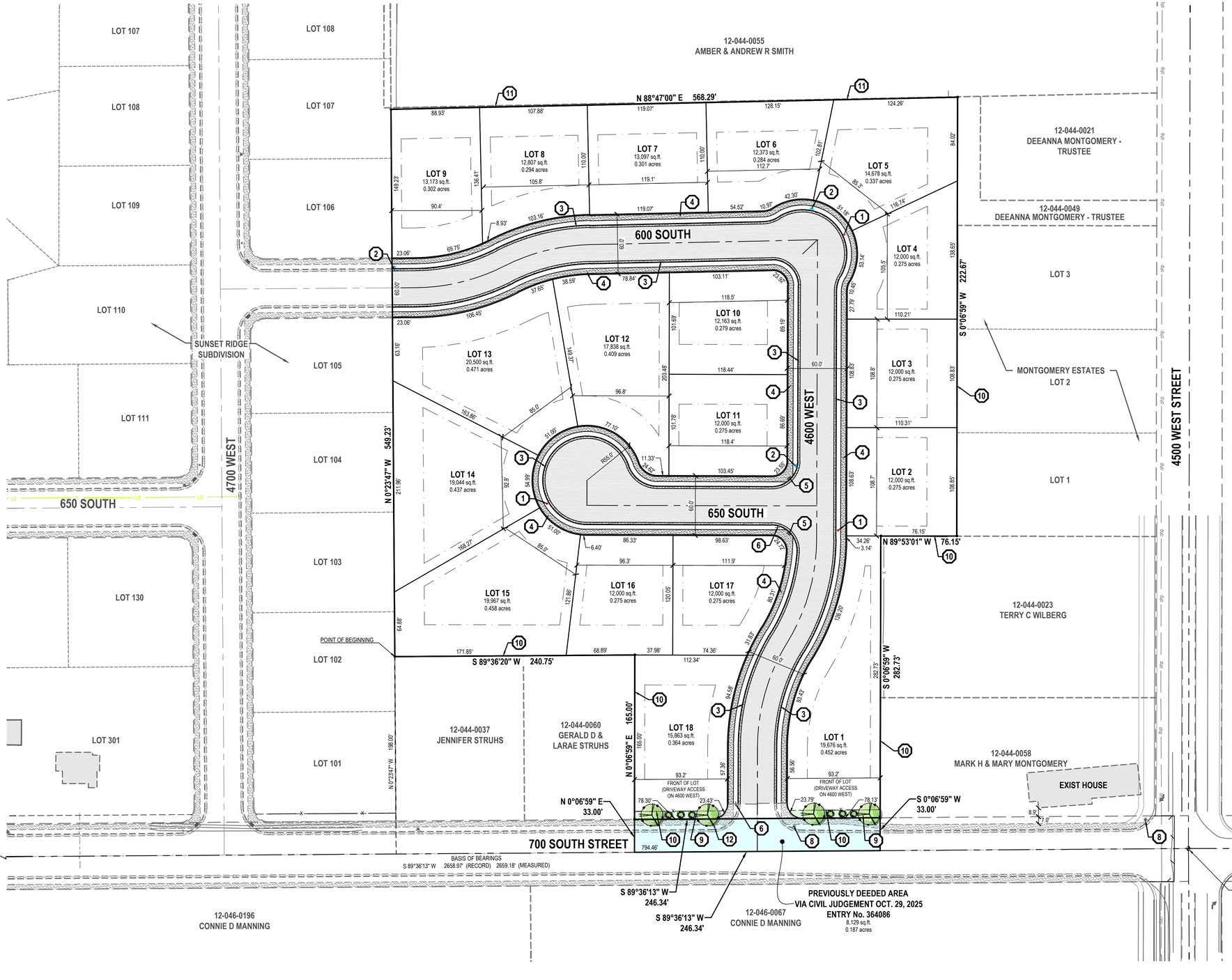
AS-SURVEYED DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ALSO BEING SITUATED IN WEST POINT CITY, DAVIS COUNTY, UTAH. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 700 SOUTH STREET AS DESCRIBED IN THAT CERTAIN COURT ORDER (RECORDED AS ENTRY NO. 3640486), SAID POINT BEING SOUTH 89°36'13" WEST 794.46 FEET ALONG THE SECTION LINE AND NORTH 0°23'47" WEST 198.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6 AND RUNNING THENCE:

NORTH 0°23'47" WEST 549.23 FEET;
THENCE NORTH 88°47'00" EAST 568.29 FEET;
THENCE SOUTH 0°06'59" WEST 440.35 FEET TO AND ALONG THE WESTERLY BOUNDARY OF MONTGOMERY ESTATES SUBDIVISION;
THENCE NORTH 89°53'01" WEST 76.15 FEET;
THENCE SOUTH 0°06'59" WEST 282.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 700 SOUTH STREET;
THENCE SOUTH 89°36'13" WEST 246.34 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE NORTH 0°06'59" EAST 165.00 FEET;
THENCE SOUTH 89°36'20" WEST 240.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 344,719 SQUARE FEET OR 7.914 ACRES



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 CONTRACTORS 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. 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 FIRE DEPARTMENT APPARATUS.
11. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF THIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
12. ALL FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM ALL-WEATHER; DRIVABLE AND MAINTAINABLE SURFACE. THERE SHALL BE A MINIMUM CLEAR AND UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. DEAD-END ROADS CREATED IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN-AROUND.

KEYED NOTES

1. INSTALL STREET LIGHT PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
2. INSTALL FIRE HYDRANT PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
3. INSTALL 30" TYPE 'A' CURB AND GUTTER PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 5' SIDEWALK PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
5. INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTIBLE SURFACE PER ADA STANDARDS AND SPECIFICATIONS
6. INSTALL STOP SIGN PER MUTCD R1-1 WITH STREET SIGN PER WEST POINT CITY STANDARDS
7. CONTRACTOR TO BURY EXISTING OVERHEAD POWER LINE
8. EXISTING FIRE HYDRANT
9. 8' LANDSCAPE BUFFER TO BE OWNED AND MAINTAINED BY THE LOT OWNER. STREET TREES, SHRUBS AND MULCHING PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
10. INSTALL 6' VINYL PRIVACY FENCE
11. INSTALL 6' CHAINLINK FENCE IF ADJACENT PROPERTY IS TO BE USED FOR AGRICULTURAL PURPOSES
12. EXIST STREET LIGHT

LAND USE TABLE

DESCRIPTION	AREA	%
LOT AREA	263,183 sq.ft.	74.3%
ROADWAY	81,536 sq.ft.	23.7%
TOTAL	344,719 sq.ft. / 7.914 acres	
JUDGEMENT AREA	8,129 sq.ft. / 0.187 acres	
TOTAL PROJECT W/ JUDGEMENT AREA	352,848 sq.ft. / 8.101 acres	
TOTAL LOTS	18	
AVERAGE LOT AREA	14,621 sq.ft.	
AVERAGE LOT FRONTAGE	101.5'	

NOTES

PROJECT IS CURRENTLY ZONED R-1
1. 2.2 UNITS PER ACRE MAXIMUM
2. 12,000 SQ.FT. MINIMUM
3. 85' MINIMUM LOT FRONTAGE
4. 100' MINIMUM AVERAGE LOT FRONTAGE
5. 30' TO FRONT PLANE OF BUILDING
6. 30' REAR SETBACK
7. 10' SIDE SETBACK
8. 20' SIDE CORNER SETBACK

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FOR:
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10847 VANOWEN STREET
NORTH HOLLYWOOD, CA 91605

CONTACT:
BARRY CARLISI
PHONE: 818.458.8736

CARLISI SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
4600 WEST 700 SOUTH
WEST POINT, UTAH

NO.	DATE	REVISION
		FOR REVIEW

PRELIMINARY SITE PLAN

PROJECT NUMBER 11199C
PRINT DATE 2026-09-04
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-100

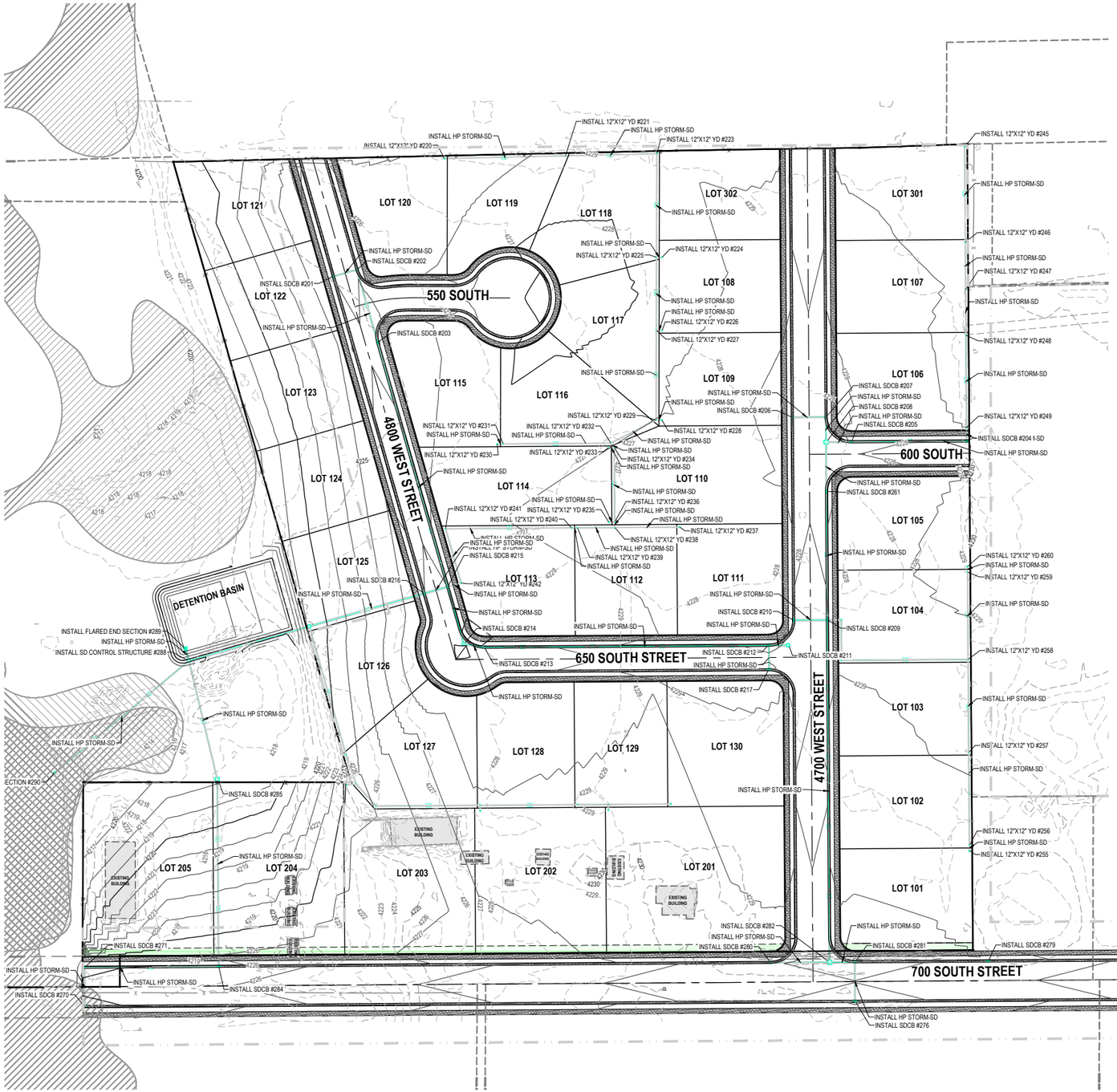
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BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'



DETENTION CALCULATIONS - SUNSET RIDGE DEVELOPMENT

AREA CALCULATION

Pre-Development	3.81 acres	Runoff Coeff. C	0.80
Landscape Surface	4.78 acres	Runoff Coeff. C	0.80
Open Space	0.00 acres	Runoff Coeff. C	0.25
Total Area	8.59 acres	Weighted C	0.35

RUNOFF CALCULATION

100 Year Design Storm

Allowable Runoff: 9.28 cfs
Total Allowable Runoff: 3.7 acre-ft

Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
5	8.59	5.11	300	5,100	2,784	2,316
10	8.59	3.90	600	7,788	5,568	2,220
15	8.59	2.84	900	8,514	8,352	162
30	8.59	1.84	1,800	11,034	16,704	-5,670
60	8.59	1.10	3,600	13,200	33,408	-20,208
120	8.59	0.68	7,200	16,320	66,816	-50,496
180	8.59	0.51	10,800	18,360	100,224	-81,864
360	8.59	0.31	21,600	22,320	200,448	-178,128
720	8.59	0.19	43,200	27,360	400,896	-373,536
1440	8.59	0.11	86,400	32,256	801,792	-769,536

Storage Required: 2,316 cf

DETENTION CALCULATIONS - FUTURE DEVELOPMENT

AREA CALCULATION

Hard Surface	1.87 acres	Runoff Coeff. C	0.90
Landscape Surface	5.02 acres	Runoff Coeff. C	0.30
Open Space	0.00 acres	Runoff Coeff. C	0.25
Total Area	7.89 acres	Weighted C	0.50

RUNOFF CALCULATION

100 Year Design Storm

Allowable Runoff: 5.50 cfs
Total Allowed Runoff: 2.21 acre-ft

Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
5	3.95	5.11	300	2,964	1,650	1,314
10	3.95	3.90	600	4,446	3,300	1,146
15	3.95	2.84	900	4,977	4,950	27
30	3.95	1.84	1,800	6,660	9,900	-3,240
60	3.95	1.10	3,600	7,920	19,800	-11,880
120	3.95	0.68	7,200	9,720	39,600	-29,880
180	3.95	0.51	10,800	11,070	59,400	-48,330
360	3.95	0.31	21,600	13,410	118,800	-105,390
720	3.95	0.19	43,200	16,470	237,600	-221,130
1440	3.95	0.11	86,400	19,440	475,200	-455,760

Storage Required: 1,314 cf

GENERAL NOTES

1. ALL WORK TO COMPLY WITH WEST POINT CITY 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 IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
4. 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.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
6. 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.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. ALL STORM DRAIN INFRASTRUCTURE TO BEINSTALLED PER WEST POINT CITY 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. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
13. ALL LOTS WILL BE GRADED TO DRAIN FRONT YARDS TO THE PUBLIC STREET AND SIDE/REAR YARDS TO THE YARD BOX AT THE BACK OF THE LOT.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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CONTACT:
SKYLER GARDNER
PHONE: 801.328.1313

WEST SUNSET RIDGE
PRELIMINARY PLAT - NOT TO BE RECORDED

696 SOUTH 4500 WEST
WEST POINT, UTAH

09-01-2026

NO.	DATE	REVISION

PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11199	2026-08-31
PROJECT MANAGER	DESIGNED BY
C.PRESTON	N.ALLEN

C-200

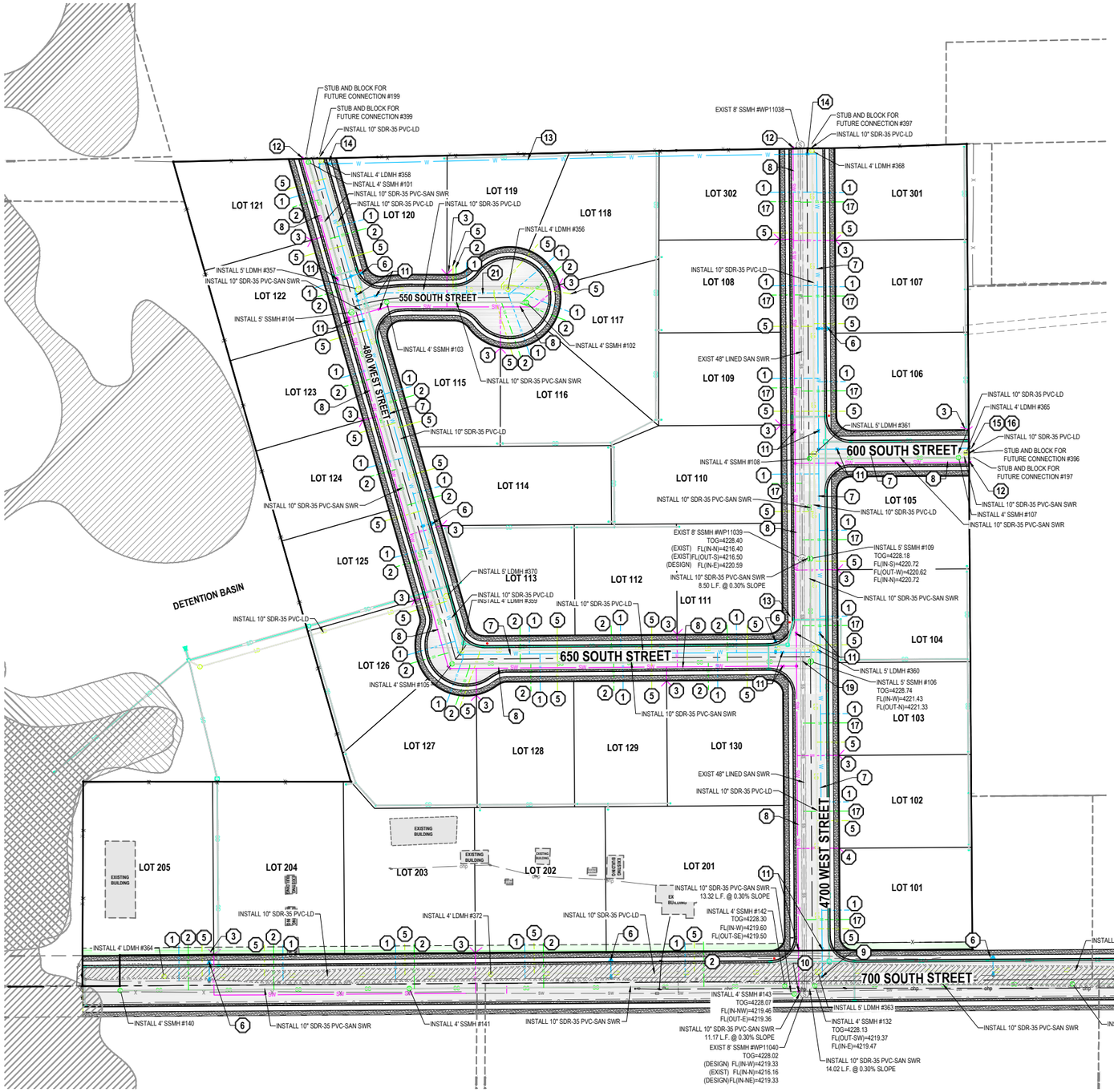
811 Know what's below. Call before you dig.

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

BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'



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. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS.
11. ALL HYDRANTS SHALL BE PLACED WITH THE 4-1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
12. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF NORTH DAVIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
13. ALL SECONDARY WATER IMPROVEMENTS TO BE INSTALLED PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS.
14. THIS PROJECT HAS NO LAND DRAIN. BASEMENT FINISH FLOORS ARE LIMITED TO 24" BELOW CURB.
15. CONTRACTOR IS TO POTHOLE THE SECONDARY WATER IN 4500 WEST WHERE THE STORM DRAIN IS PLANNED TO CROSS THE SECONDARY WATERLINE. THE SECONDARY WATERLINE IS TO BE PROTECTED IN PLACE AND IF IT NEEDS TO BE ADJUSTED, IT MUST BE GRADED TO DRAIN. IF THIS LINE WILL BE DISTURBED OR SHUT DOWN, THIS SHUTS THE ENTIRE SECONDARY SYSTEM DOWN SOUTH OF THIS LOCATION (SINGLE FEED ON 4500 WEST), SO WE REQUEST THE WORK BE DONE OUTSIDE OF THE WATER SEASON.
16. CONTRACTOR IS TO LOCATE THE SECONDARY WATER DRAIN IN THE VICINITY AND CONNECT IT TO THE STORM DRAIN IF IT IS NOT ALREADY CONNECTED. CONTRACTOR IS TO COORDINATE ALL WORK WITH DAVIS AND WEBER COUNTIES CANAL COMPANY SHOULD THE DRAIN BE REMOVED AND/OR DISTURBED.
17. YARD DRAINS ARE REQUIRED FOR ANY LOT THAT DOES NOT DRAIN DIRECTLY TO THE STREET WITHOUT CROSSING ADJACENT PROPERTIES. YARD DRAIN LOCATIONS WILL BE PROVIDED WITH THE FINAL PLAN SET.
18. SEWER LATERAL CONNECTIONS TO THE NORTH DAVIS SEWER DISTRICT SEWER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH NORTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS (SEE KEYNOTE 17).

KEY NOTES:

1. INSTALL CULINARY WATER SERVICE LATERAL WITH METER PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MIN SLOPE PER NDSD STANDARDS AND SPECIFICATIONS
3. INSTALL 1-1/2" DUAL SECONDARY WATER SERVICE PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS
4. INSTALL 1" SINGLE SECONDARY WATER SERVICE LINE AND METER PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS
5. INSTALL LAND DRAIN LATERAL PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
6. INSTALL FIRE HYDRANT AND VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
7. INSTALL 8" C900 DR18 CULINARY WATERLINE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
8. INSTALL 8" SECONDARY WATERLINE PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS
9. FIELD LOCATE & CONNECT TO EXISTING CULINARY WATERLINE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
10. FIELD LOCATE & CONNECT TO EXISTING SECONDARY WATERLINE PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS
11. INSTALL 8" GATE VALVE
12. INSTALL 2" BLOW OFF AT END OF SECONDARY WATERLINE PER DAVIS AND WEBER CANAL COMPANIES STANDARD DETAILS AND SPECIFICATIONS
13. INSTALL 4" C900 DR18 CULINARY WATERLINE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
14. INSTALL 4" CULINARY WATER VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
15. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION
16. INSTALL BLOW OFF PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
17. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MIN SLOPE PER NORTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS
18. RELOCATE EXISTING SECONDARY WATER METER TO PARK STRIP WITH NEW PIPING TO THE SECONDARY WATER MAIN PER DAVIS AND WEBER CANAL COMPANIES STANDARDS AND SPECIFICATIONS
19. INSTALL STRUCTURAL SUPPORT AT CROSSING PER NORTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS (SEE DETAIL ND-20)
20. HOOPER WATER IMPROVEMENT DISTRICT INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO PRECON MEETING AND ANY WORK DONE. ALL WORK SHALL MEET HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
21. INSTALL 2" SDR-9 CTS POLY PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

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WEST SUNSET RIDGE
PRELIMINARY PLAT - NOT TO BE RECORDED

696 SOUTH 4500 WEST
WEST POINT, UTAH

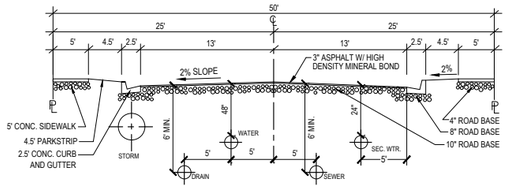
09-01-2026

NO.	DATE	REVISION

PRELIMINARY UTILITY PLAN

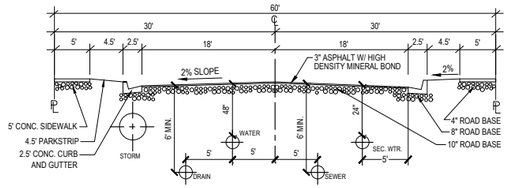
PROJECT NUMBER	PRINT DATE
11199	2026-08-31
PROJECT MANAGER	DESIGNED BY
C.PRESTON	N.ALLEN

C-300



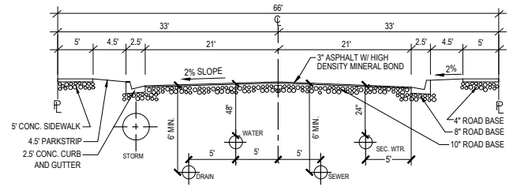
1 TYPICAL 50' STREET CROSS SECTION

SCALE: NONE



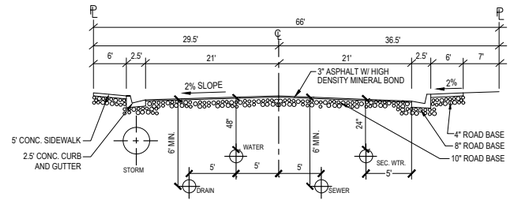
2 TYPICAL 60' STREET CROSS SECTION

SCALE: NONE



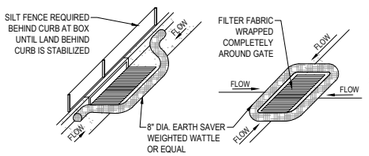
3 TYPICAL 66' STREET CROSS SECTION

SCALE: NONE

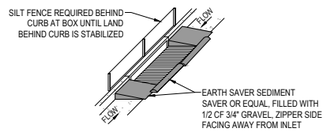


4 MODIFIED 700 SOUTH STREET CROSS SECTION

SCALE: NONE



WATTLE OPTION



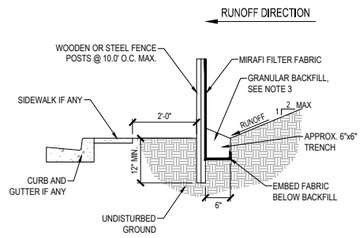
SANDBAG OPTION

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.

5 SAG INLET PROTECTION

SCALE: NONE

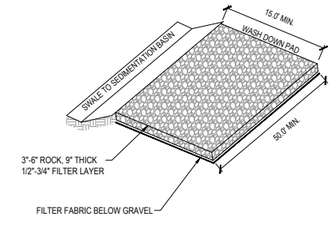


NOTES:

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.

6 TEMPORARY SILT FENCE

SCALE: NONE

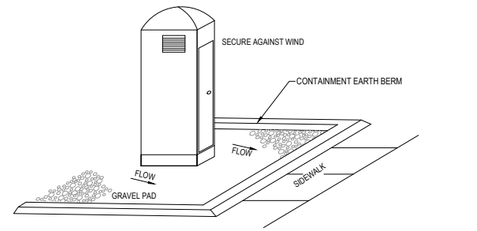


NOTE:

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

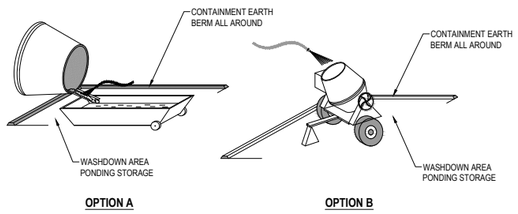
7 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



8 PORTABLE TOILET

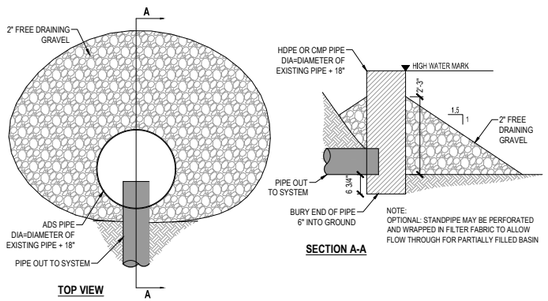
SCALE: NONE



OPTION A **OPTION B**

9 CONCRETE WASTE MANAGEMENT

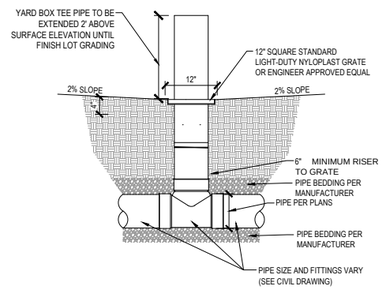
SCALE: NONE



TOP VIEW **SECTION A-A**

10 TEMPORARY BASIN OUTLET PROTECTION

SCALE: NONE



11 12" X 12" YARD DRAIN

SCALE: NONE

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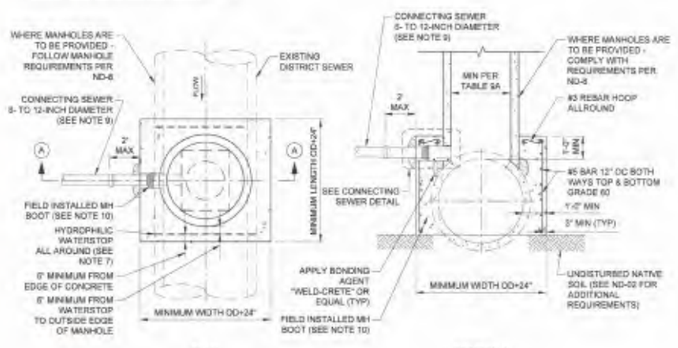
NO. DATE REVISION

DETAILS

PROJECT NUMBER 11199
PRINT DATE 2026-08-31
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-400

THIS STANDARD DRAWING SHALL BE USED FOR SETTING MANHOLES ON CONCRETE DISTRICT SEWERS WITH DIAMETERS 48" DIA OR LARGER WITH DISTRICT APPROVAL ONLY. THIS DETAIL SHALL NOT APPLY TO NSW DISTRICT SANITARY SEWER AND MANHOLE CONSTRUCTION.

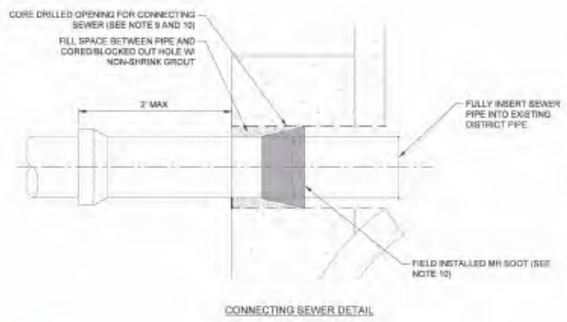


PLAN SECTION A

NORTH DAVIS SEWER DISTRICT

ND-09 Standard Concrete Manhole Modification Detail on 48" DIA Concrete Sewer or Larger 1 of 4

Adopted 6/13/2024



CONNECTING SEWER DETAIL

NORTH DAVIS SEWER DISTRICT

ND-09 Standard Concrete Manhole Modification Detail on 48" DIA Concrete Sewer or Larger 2 of 4

Adopted 6/13/2024

NOTES:

1. CONTRACTOR MUST NOTIFY THE DISTRICT 48 HOURS BEFORE WORK BEGINS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND SURFACE RESTORATION
3. EXISTING DISTRICT SEWERS SHALL BE FULLY SUPPORTED AT ALL TIMES. CUT EXISTING SEWER TO NEAT STRAIGHT LINES WITH CUTTING TOOLS SUITABLE FOR THE PIPE MATERIAL. DAMAGED PIPE SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE DISTRICT.
4. WHERE DEPTH OF COVER OVER THE TOP OF PIPE EXCEEDS 10 FEET, REINFORCEMENT REQUIREMENTS SHALL BE REVIEWED AND VERIFIED BY A UTAH LICENSED CIVIL OR STRUCTURAL ENGINEER.
5. CONCRETE SHALL BE TYPE II/V PORTLAND CEMENT PER ASTM C150 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI PER ASTM C39. NO ADDITIVES SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE DISTRICT. ENCASEMENT SHALL BE CAST IN A SINGLE POUR.
6. WHERE EXISTING DISTRICT PIPES HAVE BEEN REHABILITATED WITH CURED-IN-PLACE PIPE LINERS, CIPP LINERS SHALL BE CUT AND THE CIPP LINER ROUGHENED AND SEALED WITH AN EPOXY COATING AND SECURED BY AN END SEAL APPROVED BY THE DISTRICT.
7. HYDROPHILIC WATERSTOPS MUST BE PROVIDED BETWEEN THE PIPE AND CAST CONCRETE. BOTH SIDES, ALL AROUND (GREENSTREAK HYDROTITE OR APPROVED EQUAL). CLEAN PIPE USING WIRE BRUSH, POWER WASH, OR SAND BLAST TO PROVIDE A CLEAN, DURABLE SURFACE. SECURE WATERSTOP TO PIPE USING MANUFACTURER'S RECOMMENDED METHODS. APPLY LAYER OF GREENSTREAK LEAKMASTER OR APPROVED EQUAL BETWEEN WATERSTOP AND PIPE.
8. SEE ND-05 FOR ACCEPTANCE TESTING, FINAL COMPLETION, AND WARRANTY REQUIREMENTS.
9. INVERT OF CONNECTING SEWER TO BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION OF SEWER.
10. PROVIDE FLEXIBLE, WATER-TIGHT BOOTED PIPE CONNECTION MEETING THE REQUIREMENTS OF ASTM C923 AND ACCEPTED BY THE DISTRICT. CONTRACTOR TO ENSURE CORE DRILLED OPENING IS PROPERLY SIZED FOR BOOT.

NORTH DAVIS SEWER DISTRICT

ND-09 Standard Concrete Manhole Modification Detail on 48" DIA Concrete Sewer or Larger 3 of 4

Adopted 6/13/2024

TABLE 9A: ND-09			
DISTRICT SEWER NOMINAL DIA (IN)	MANHOLE NOMINAL DIA (IN)	MIN ENCASEMENT WIDTH (W)	MIN ENCASEMENT LENGTH (W)
<48	PER ND-03	N/A	N/A
54	60	80	80
60	72	95	102
66	72	104	102
72	72	110	102
78	72	119	102
84	84	124	116

NORTH DAVIS SEWER DISTRICT

ND-09 Standard Concrete Manhole Modification Detail on 48" DIA Concrete Sewer or Larger 4 of 4

Adopted 6/13/2024

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FOR:
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201 SOUTH MAIN, SUITE 2015
SALT LAKE CITY, UT 84111

CONTACT:
SKYLER GARDNER
PHONE: 801.528.1313

WEST SUNSET RIDGE
PRELIMINARY PLAT - NOT TO BE RECORDED
696 SOUTH 4500 WEST
WEST POINT, UTAH

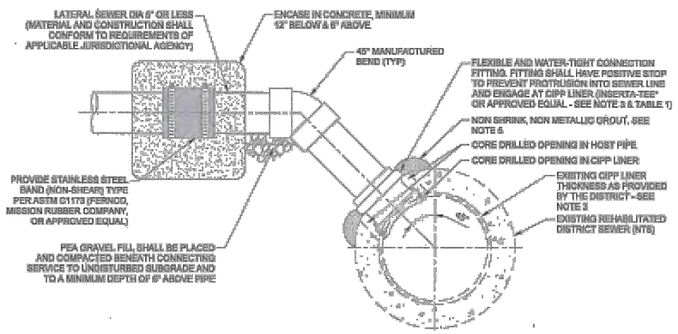
09-01-2026

NO.	DATE	REVISION

DETAILS

PROJECT NUMBER 11199
PRINT DATE 2026-08-31
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-401



NORTH DAVIS SEWER DISTRICT

ND-18 Standard Service Connection - CIPP Lined Pipe 1 of 3

Adopted 6/13/2024

NOTES:

1. CONTRACTOR MUST NOTIFY THE DISTRICT 48 HOURS BEFORE WORK BEGINS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND SURFACE RESTORATION.
3. CONTRACTOR MUST ACCURATELY SIZE AND PROCURE CONNECTION FITTINGS BASED ON THE EXISTING DISTRICT SEWER (MATERIAL, DIAMETER, AND CIPP LINER THICKNESS) AND THE LATERAL SEWER (MATERIAL AND DIAMETER) TO BE CONNECTED. INSERTA-TEES PROVIDED SHALL BE PER TABLE 1, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER. CONTRACTOR MUST VERIFY THE LINER THICKNESS PRIOR TO CORING THE CIPP LINER.
4. CORE DRILLING OF CONCRETE PIPE SHALL USE THE WET DIAMOND BIT PROCESS. DO NOT ATTACH GUIDES TO THE EXISTING PIPE TO PERFORM CORE DRILLING. CORE DRILL DIAMETER SHALL BE PER THE CONNECTION MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE DAMAGED PIPE. CORES SHALL BE RETAINED AND NOT ALLOWED TO FALL INTO THE SEWER.
5. CORE DRILLING OF THE CIPP LINER SHALL BE ACCOMPLISHED EITHER ROBOTICALLY FROM INSIDE THE PIPE OR EXTERNALLY. DIAMETER OF THE HOLE SHALL BE SIZED FOR THE FLEXIBLE AND WATERTIGHT CONNECTION FITTING. FILL VOIDS, OVER CUT, OR REMOVED CONCRETE PIPE WITH NON-SHRINK, NON-METALLIC CEMENT GROUT.
6. CONTRACTOR SHALL MEASURE THE DISTANCE FROM THE NEAREST MANHOLE TO THE CENTER OF THE CONNECTION AND FURNISH MEASUREMENTS TO THE DISTRICT.
7. CONTRACTOR SHALL MANUALLY BACKFILL AND COMPACT AROUND THE CONNECTION UNTIL A MINIMUM OF 12" OF COVER IS PLACED OVER THE PIPE AND CONNECTION.
8. SEE ND-05 FOR ACCEPTANCE TESTING, FINAL COMPLETION, AND WARRANTY REQUIREMENTS.

NORTH DAVIS SEWER DISTRICT

ND-18 Standard Service Connection - CIPP Lined Pipe 2 of 3

Adopted 6/13/2024

TABLE 1

Nominal Host Concrete Concrete Pipe	CIPP Liner Thickness		INSERTA-TEE® ORDERING INFORMATION (Lateral Nominal Diameter (inch))	
Nominal Pipe Diameter (in)	Minimum Liner Thickness (mm)	Maximum Liner Thickness (mm)	Minimum Liner Thickness (mm)	Maximum Liner Thickness (mm)
12	5.5	8	4"25FB412CIP	6"25FB612CIP
15	4.5	6	4"25FB415CIP	6"25FB615CIP
18	6	7	4"25FB618CIP	6"25FB618CIP
21	5.5	8	4"25FB621CIP	6"25FB621CIP
24	7	9	4"25FB624CIP	6"25FB624CIP
27	8	10	4"25FB627CIP	6"25FB627CIP
30	8	10	4"25FB630CIP	6"25FB630CIP
33	8	12	4"25FB633CIP	6"25FB633CIP
36	8	12	4"25FB636CIP	6"25FB636CIP
42	8	12	4"25FB642CIP	6"25FB642CIP

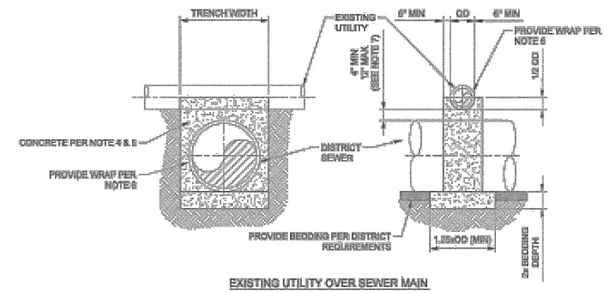
1. WHEN ORDERING INSERTA-TEE®, CONTRACTOR SHALL PROVIDE THE NOMINAL DISTRICT PIPE DIAMETER, LATERAL DIAMETER AND MATERIAL TO BE INSTALLED, AND EXISTING CIPP LINER THICKNESS TO VERIFY PROPER SIZING OF THE RUBBER SLEEVE. INSERTA-TEE® WITH RUBBER SLEEVE THICKNESS SIZED WITHOUT VERIFICATION SHALL NOT BE ACCEPTED BY THE DISTRICT.
2. 6" LATERALS MAY BE CONNECTED TO SEWER PIPES 27" OR LARGER. 8" LATERALS CONNECTING TO SEWERS SMALLER THAN 27" MUST CONNECT TO A MANHOLE.

NORTH DAVIS SEWER DISTRICT

ND-18 Standard Service Connection - CIPP Lined Pipe 3 of 3

Adopted 6/13/2024

THIS DETAIL SHALL APPLY WHERE VERTICAL CLEARANCE OUTSIDE TO OUTSIDE OF SEWER PIPE OR LATERAL IS LESS THAN 12 INCHES UNLESS OTHERWISE APPROVED BY THE DISTRICT.



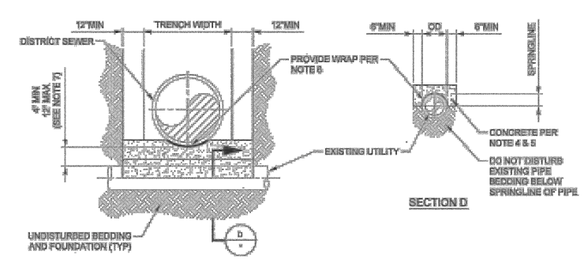
EXISTING UTILITY OVER SEWER MAIN

NORTH DAVIS SEWER DISTRICT

ND-20 Structural Support at Crossings 1 of 3

Adopted 6/13/2024

THIS DETAIL SHALL APPLY WHERE VERTICAL CLEARANCE OUTSIDE TO OUTSIDE OF SEWER PIPE OR LATERAL IS LESS THAN 12 INCHES UNLESS OTHERWISE APPROVED BY THE DISTRICT.



EXISTING UTILITY UNDER SEWER MAIN

NORTH DAVIS SEWER DISTRICT

ND-20 Structural Support at Crossings 2 of 3

Adopted 6/13/2024

NOTES:

1. CONTRACTOR MUST NOTIFY THE DISTRICT 48 HOURS BEFORE WORK BEGINS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND SURFACE RESTORATION.
3. BACKFILL TO BE BROUGHT UP UNIFORMLY ON BOTH SIDES OF CONCRETE SUPPORT.
4. CONCRETE SHALL BE TYPE III PORTLAND CEMENT PER ASTM C150 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI PER ASTM C39. NO ADDITIVES SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE DISTRICT.
5. CONCRETE OR FLOWABLE FILL SHALL NOT BE INSTALLED TO SUPPORT OR BACK FILL ASBESTOS CEMENT PIPE (ACP). WHERE ACP REQUIRES SUPPORT OR BACKFILL, PROVIDE 3/4-INCH MINUS OR IMPORTED SAND MATERIALS.
6. INSTALL #15 FELT, ½" EXPANSION JOINT FILLER MATERIAL, OR NEOPRENE WATERSTOP ALL AROUND ENCASED PIPE AND BETWEEN CONCRETE AND SUPPORTED PIPE PRIOR TO THE POUR OF CONCRETE ENCASEMENT TO PREVENT BONDING.
7. SANITARY SEWER LINES SHALL BE INSTALLED BELOW POTABLE WATER LINES. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE POTABLE WATER LINE AND THE TOP OF THE WASTEWATER LINE SHALL BE MAINTAINED. WHERE A POTABLE WATERLINE CROSSES UNDER A WASTEWATER OR STORM LINE, A FULL SPOOL LENGTH OF PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT JOINTS WILL BE AS FAR FROM THE POTABLE WATER LINE AS POSSIBLE. ADDITIONAL MITIGATION MEASURES MAY BE REQUIRED PER UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND UTAH STATE CODE R309-105-6(2)(b).
8. CONTRACTOR TO GET APPROVAL FROM UTILITY OWNER PRIOR TO INSTALLATION.

NORTH DAVIS SEWER DISTRICT

ND-20 Structural Support at Crossings 3 of 3

Adopted 6/13/2024

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RC GARDNER DEVELOPMENT
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CONTACT:
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PHONE: 801.528.1313

WEST SUNSET RIDGE
PRELIMINARY PLAT - NOT TO BE RECORDED
696 SOUTH 4500 WEST
WEST POINT, UTAH

09-01-2026

NO.	DATE	REVISION

DETAILS

PROJECT NUMBER	PRINT DATE
11199	2026-08-31
PROJECT MANAGER	DESIGNED BY
C.PRESTON	N.ALLEN

C-402

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

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

BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

SUNSET RIDGE

700 SOUTH STREET @ 4500 WEST

696 SOUTH 4500 WEST
WEST POINT, UTAH

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
August 21, 2026

INDEX OF DRAWINGS

C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE/UTILITY PLAN
C-300	GRADING AND DRAINAGE 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.

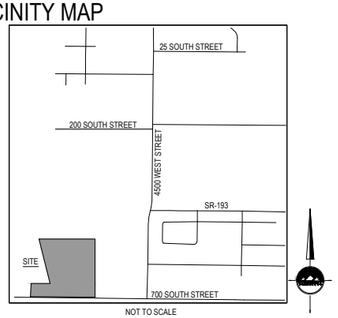
NOTICE TO DEVELOPER/ CONTRACTOR

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 CITY, UTAH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ENSIGN
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SALT LAKE CITY, UT 84111

CONTACT:
SKYLER GARDNER
PHONE: 801.328.1313

SUNSET RIDGE
4500 WEST STREET
696 SOUTH 4500 WEST
WEST POINT, UTAH

NO. DATE REVISION

COVER

PROJECT NUMBER 11199
PRINT DATE 2026-08-21
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

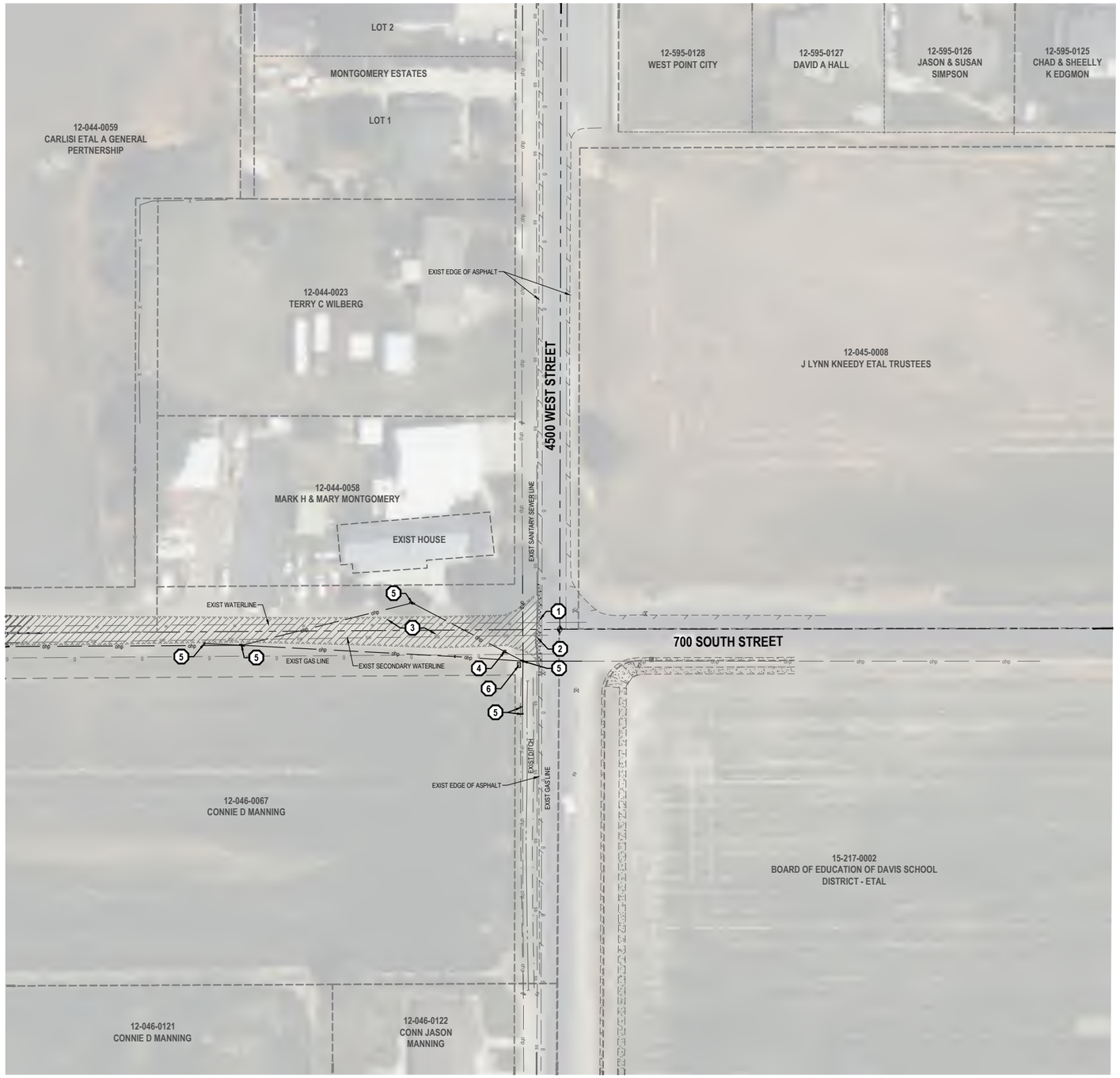
811 Know what's below. Call before you dig.

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BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'



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.

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. REMOVE AND PROPERLY DISPOSE OF EXISTING GRAVEL DRIVE.
4. REMOVE AND PROPERLY DISPOSE OF EXISTING FIRE HYDRANT.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE AND GUY WIRE. BURY OVERHEAD POWER LINES. COORDINATE WITH ROCKY MOUNTAIN POWER COMPANY.
6. REMOVE AND RELOCATE EXISTING COMM BOX. COORDINATE WITH COMM COMPANY.

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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

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CONTACT:
SKYLER GARDNER
PHONE: 801.328.1313

SUNSET RIDGE
4500 WEST STREET

696 SOUTH 4500 WEST
WEST POINT, UTAH

NO. DATE REVISION

DEMOLITION PLAN

PROJECT NUMBER 11199
PRINT DATE 2026-08-13
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-100

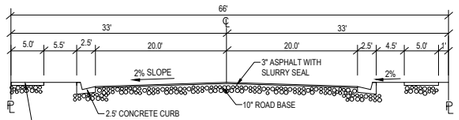
811 Know what's below. Call before you dig.

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

BENCHMARK

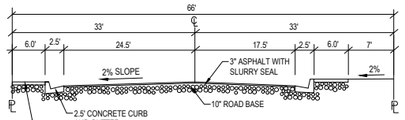
NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'



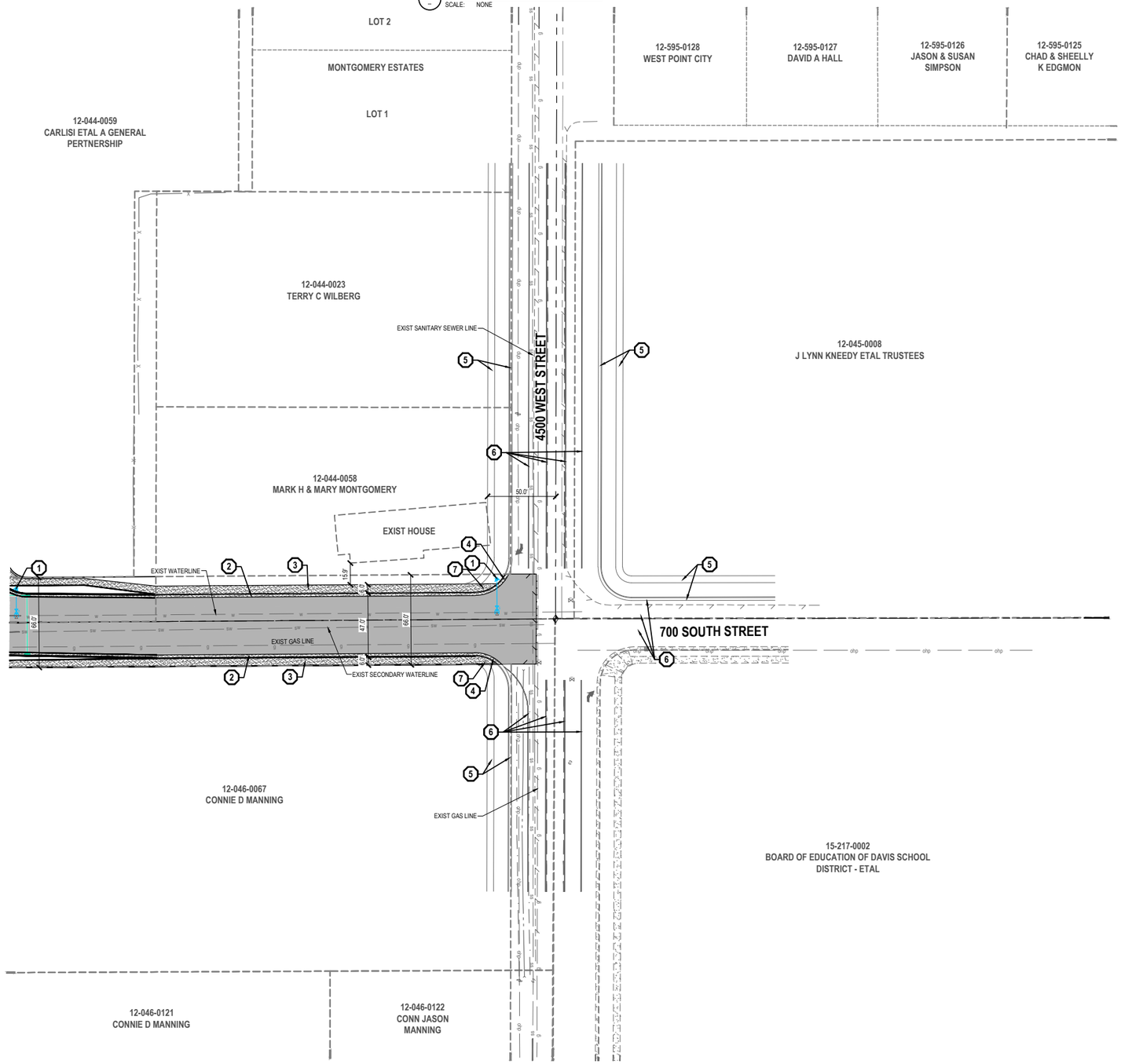
X – SCALE: NONE

66' RIGHT OF WAY



X – SCALE: NONE

MODIFIED 66' RIGHT OF WAY



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. 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 FIRE DEPARTMENT APPARATUS.
11. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF THIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
12. ALL FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM ALL-WEATHER, DRIVABLE AND MAINTAINABLE SURFACE. THERE SHALL BE A MINIMUM CLEAR AND UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. DEAD-END ROADS CREATED IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN-AROUND.
13. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
14. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
15. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
16. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
17. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
18. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
19. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
20. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

KEYED NOTES

1. INSTALL FIRE HYDRANT PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
2. INSTALL 30" TYPE 'A' CURB AND GUTTER PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 5' SIDEWALK PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
4. INSTALL TYPE B1 CURB AND GUTTER PER UDOT STANDARD PLAN GW2A
5. FUTURE CURB, GUTTER AND SIDEWALK PER UDOT STANDARD PLANS (BY OTHERS)
6. FUTURE STRIPING PER UDOT STANDARD PLANS (BY OTHERS)
7. INSTALL SIDEWALK PER UDOT STANDARD PLAN GW 3A & PA 5

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

ENSIGN
HE 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:
RC GARDNER DEVELOPMENT
201 SOUTH MAIN, SUITE 2015
SALT LAKE CITY, UT 84111

CONTACT:
SKYLER GARDNER
PHONE: 801.328.1313

SUNSET RIDGE
4500 WEST STREET

696 SOUTH 4500 WEST
WEST POINT, UTAH

NO. DATE REVISION

SITE/UTILITY PLAN

PROJECT NUMBER 11199
PRINT DATE 2026-08-21
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-200

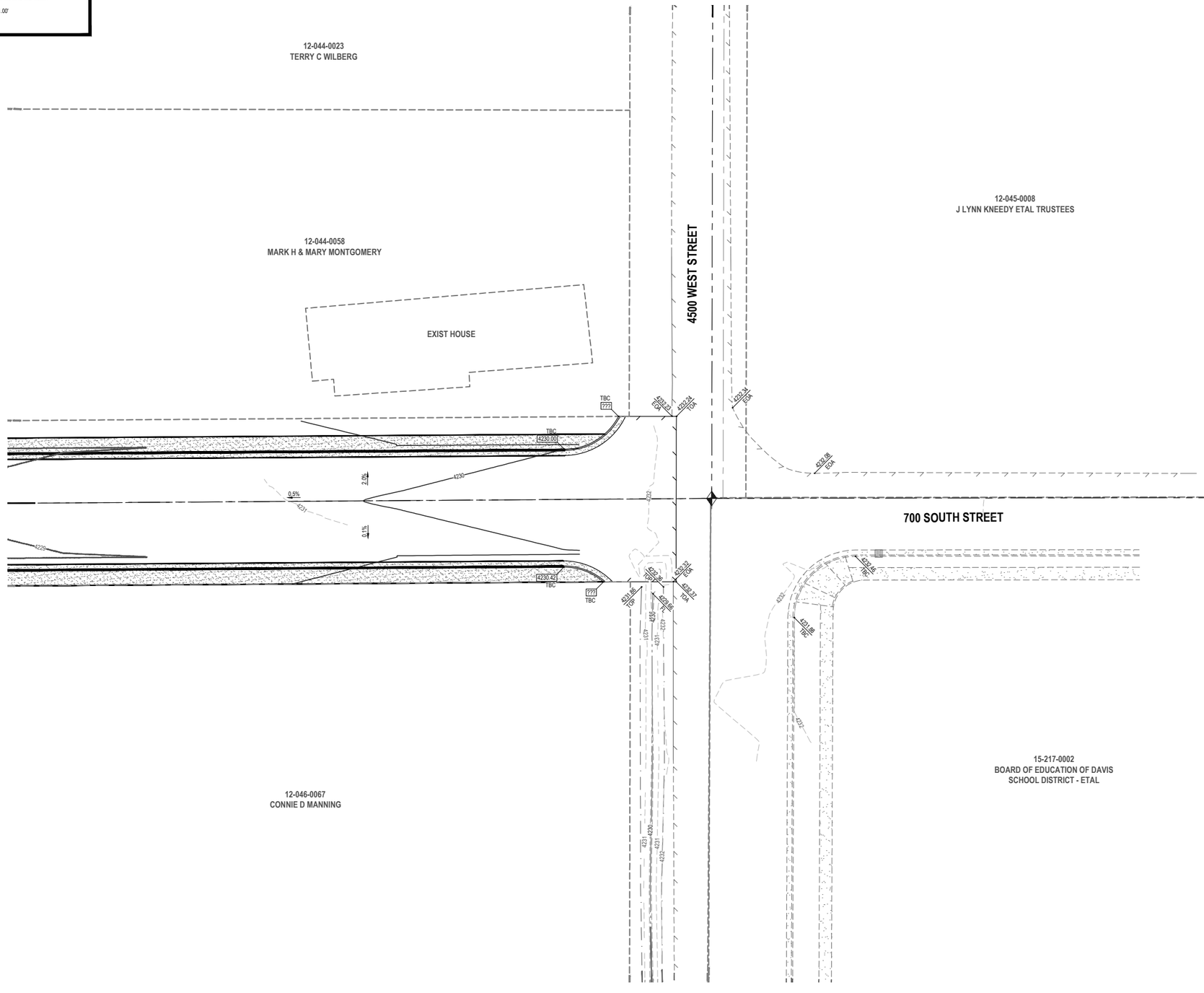
811
Know what's below. Call before you dig.

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

BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'



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.

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

ENSIGN
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FOR:
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201 SOUTH MAIN, SUITE 2015
SALT LAKE CITY, UT 84111

CONTACT:
SKYLER GARDNER
PHONE: 801.528.1313

SUNSET RIDGE
4500 WEST STREET

696 SOUTH 4500 WEST
WEST POINT, UTAH

NO. DATE REVISION

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 11199
PRINT DATE 2026-08-13
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-300

7. Land Drainage/Grading Plan
    a. ~~This subdivision is in land drain zone C. A land drain is not required but is recommended.~~
    b. ~~Rear yard drains will be required if basements are proposed as a location to discharge sump pumps. Rear yard drains are also required on lots that do not drain to the street. Please indicate on the plan where yard drains will be.~~

8. Irrigation
    a. No comments.

9. Others
    a. ~~Submit a geotechnical report.~~
    b. This subdivision is dependent on the adjacent development, Sunset Ridge. The storm drain, sewer, and roads are all connected and this subdivision can't be approved without the adjacent development. I recommend a written agreement be made between the two developers to address utility connections, construction responsibilities, and timing. This can be done before final approval.

3200 West 300 North
West Point, UT 84015
PH: 801.776.0970
FAX: 801.525.9150
www.westpointutah.gov

MEMORANDUM

To: Barry Carlisi & Ensign Engineering

From: Troy Moyes, West Point City Planner

cc: Bryn MacDonald, West Point City Community Development Director & Boyd Davis, West Point City Engineer

RE: Carlisi Subdivision – Preliminary Plan Review

Date Reviewed: September 2, 2026

I have completed the 2nd preliminary plan review for the Carlisi Subdivision. This review intends to address any concerns or issues related to the West Point City Code while providing feedback on any additional issues. If there are any questions or concerns regarding this review, please let me know.

1. General
   ~~a) The proposed subdivision name "Carlisi Subdivision" does not appear to conflict with an existing subdivision name in Davis County. No change is needed.~~
   ~~b) Preliminary Site Plan: Please provide a preliminary plat data table in accordance with WPCC 17.130.040.~~

2. Zoning: The zoning requirement for the R-1 zone can be found in WPCC 17.60.080.
   a) Zoning: The property is currently zoned R-1 residential. No need to rezone the property.
   b) Density:
      1. The application identifies the project as 7.86 acres, while Davis County parcel records identify approximately 7.67 acres. Please verify the correct project acreage and revise the application and plan set so the acreage is shown consistently. *Thanks for the clarification. We agree with the assessment on the judgement area. The City Engineer will review the gap and provide feedback. The project will then need to be updated showing the 8.10 acres. No corrections needed.*
      2. Once the project acreage has been verified, please provide a density calculation demonstrating that the proposed 18 lots comply with the maximum density of 2.2 dwelling units per acre. *The updated calculations indicate that the property is complying with the max density of 2.2 units per acre. No corrections needed*
      ~~3. Lot 115 is shown as containing less than the required 12,000 square foot minimum lot area. Please revise the lot configuration to comply with the R-1 Residential Zone requirements.~~
   ~~c) Setbacks: Show the required R-1 setbacks on the site plan.~~

3. Landscaping & Fencing – Subdivision Landscaping requirements are found in WPCC 17.130.100(K)
    a) ~~Landscape Strip: Lots 101 and 118 require the 8' landscape strip along the frontage of 700 S. This can be maintained by the homeowners of those lots. A landscape plan will also need to be completed.~~
    b) ~~Fencing: Fencing next to agricultural property is required. Please indicate if the adjacent property is being used as agricultural and needs fencing.~~

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

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

BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

PRELIMINARY
CARLISI SUBDIVISION

4600 WEST 700 SOUTH
WEST POINT, UTAH

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
August 31, 2026

INDEX OF DRAWINGS

C-001	GENERAL NOTES
C-100	PRELIMINARY SITE PLAN
C-200	PRELIMINARY GRADING AND DRAINAGE PLAN
C-300	PRELIMINARY UTILITY PLAN
C-400	DETAILS

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.

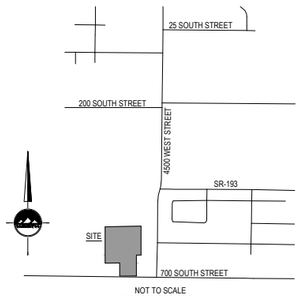
NOTICE TO DEVELOPER/ CONTRACTOR

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 CITY, UTAH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO WEST POINT CITY STANDARDS & 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
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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:
CARLISI ETAL GENERAL PARTNERSHIP
10847 VANOWEN STREET
NORTH HOLLYWOOD, CA 91605

CONTACT:
BARRY CARLISI
PHONE: 818.458.8736

CARLISI SUBDIVISION
PRELIINARY PLAT - NOT TO BE RECORDED
4600 WEST 700 SOUTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER — No. 5049039 — 09-01-2026 — STATE OF UTAH — CAMERON HESS PRESTON

NO.	DATE	REVISION
		FOR REVIEW

COVER

PROJECT NUMBER	PRINT DATE
11199C	2026-08-31
PROJECT MANAGER	DESIGNED BY
C.PRESTON	N.ALLEN

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 IRRIG

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BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

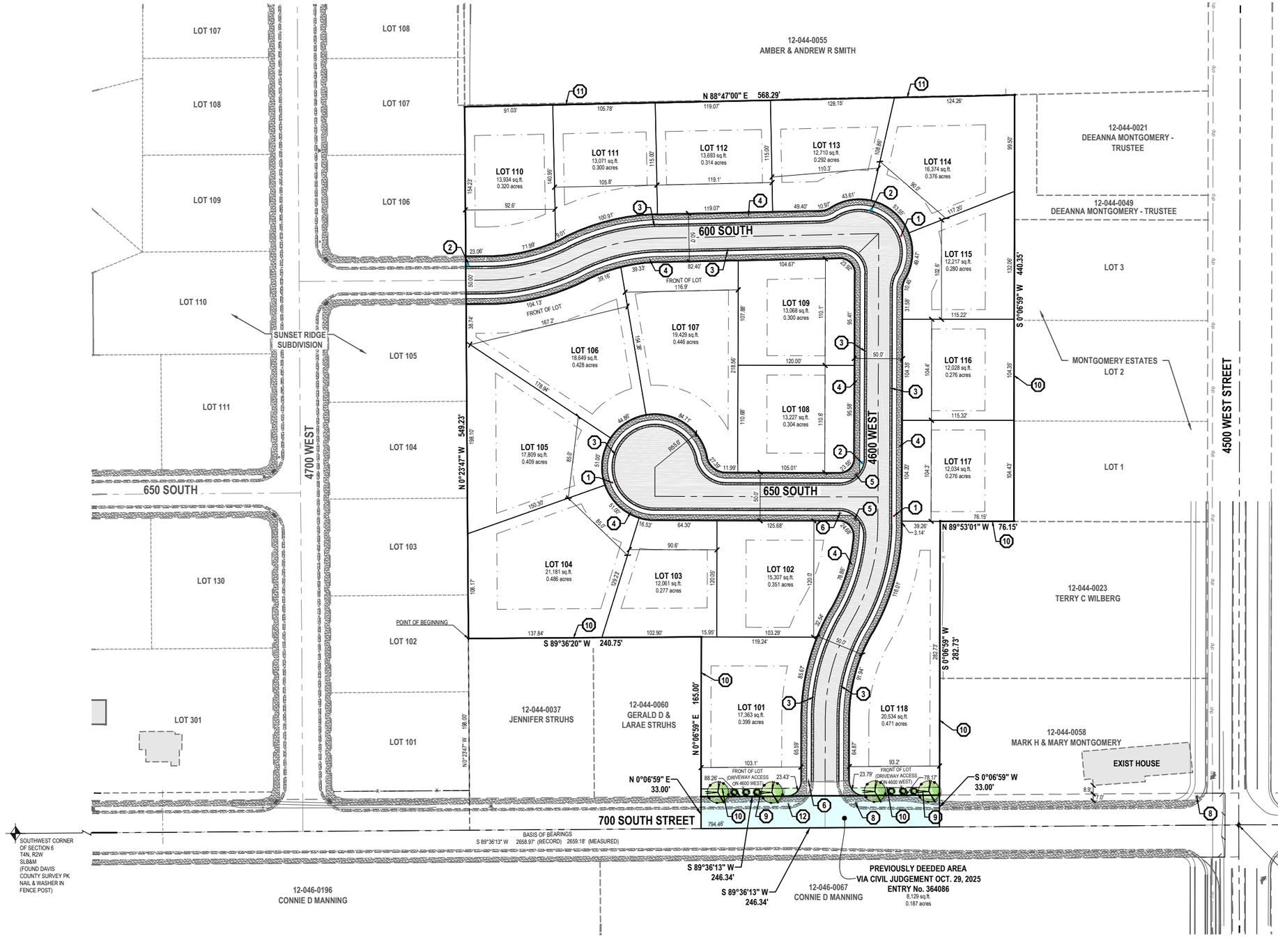
AS-SURVEYED DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ALSO BEING SITUATED IN WEST POINT CITY, DAVIS COUNTY, UTAH. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 700 SOUTH STREET AS DESCRIBED IN THAT CERTAIN COURT ORDER (RECORDED AS ENTRY NO. 3640486), SAID POINT BEING SOUTH 89°36'13" WEST 794.46 FEET ALONG THE SECTION LINE AND NORTH 0°23'47" WEST 198.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6 AND RUNNING THENCE:

NORTH 0°23'47" WEST 549.23 FEET;
THENCE NORTH 88°47'00" EAST 568.29 FEET;
THENCE SOUTH 0°06'59" WEST 440.35 FEET TO AND ALONG THE WESTERLY BOUNDARY OF MONTGOMERY ESTATES SUBDIVISION;
THENCE NORTH 89°53'01" WEST 76.15 FEET;
THENCE SOUTH 0°06'59" WEST 282.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 700 SOUTH STREET;
THENCE SOUTH 89°36'13" WEST 246.34 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE NORTH 0°06'59" EAST 165.00 FEET;
THENCE SOUTH 89°36'20" WEST 240.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 344,719 SQUARE FEET OR 7.914 ACRES



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. 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 FIRE DEPARTMENT APPARATUS.
11. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF THIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
12. ALL FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM ALL-WEATHER, DRIVABLE AND MAINTAINABLE SURFACE. THERE SHALL BE A MINIMUM CLEAR AND UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. DEAD-END ROADS CREATED IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN-AROUND.

KEYED NOTES

1. INSTALL STREET LIGHT PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
2. INSTALL FIRE HYDRANT PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
3. INSTALL 30" TYPE 'A' CURB AND GUTTER PER WEST POINT CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 5' SIDEWALK PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
5. INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTIBLE SURFACE PER ADA STANDARDS AND SPECIFICATIONS
6. INSTALL STOP SIGN PER MUTCD R1-1 WITH STREET SIGN PER WEST POINT CITY STANDARDS
7. CONTRACTOR TO BURY EXISTING OVERHEAD POWER LINE
8. EXISTING FIRE HYDRANT
9. 8' LANDSCAPE BUFFER TO BE OWNED AND MAINTAINED BY THE LOT OWNER. STREET TREES, SHRUBS AND MULCHING PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
10. INSTALL 6' VINYL PRIVACY FENCE
11. INSTALL 6' CHAINLINK FENCE IF ADJACENT PROPERTY IS TO BE USED FOR AGRICULTURAL PURPOSES
12. EXIST STREET LIGHT

LAND USE TABLE

DESCRIPTION	AREA	%
LOT AREA	274,690 sq.ft.	79.7%
ROADWAY	70,029 sq.ft.	20.3%
TOTAL PROJECT AREA	344,719 sq.ft. / 7.914 acres	
JUDGEMENT AREA	8,129 sq.ft. / 0.187 acres	
TOTAL PROJECT W/ JUDGEMENT AREA	352,848 sq.ft. / 8.101 acres	
TOTAL LOTS	18	
AVERAGE LOT AREA	15,260 sq.ft.	
AVERAGE LOT FRONTAGE	106.1'	

NOTES

PROJECT IS CURRENTLY ZONED R-1

1. 2.2 UNITS PER ACRE MAXIMUM
2. 12,000 SQ.FT. MINIMUM
3. 85' MINIMUM LOT FRONTAGE
4. 100' MINIMUM AVERAGE LOT FRONTAGE
5. 30' TO FRONT PLANE OF BUILDING
6. 30' REAR SETBACK
7. 10' SIDE SETBACK
8. 20' SIDE CORNER SETBACK

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
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10847 VANOWEN STREET
NORTH HOLLYWOOD, CA 91605

CONTACT:
BARRY CARLISI
PHONE: 818.458.8736

CARLISI SUBDIVISION
PRELIINARY PLAT - NOT TO BE RECORDED

4600 WEST 700 SOUTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER — STATE OF UTAH — CAMERON HESS PRESTON
No. 5049039
09-01-2026

NO.	DATE	REVISION

PRELIMINARY
SITE PLAN

PROJECT NUMBER 11199C
PRINT DATE 2026-08-31
PROJECT MANAGER C.PRESTON
DESIGNED BY N.ALLEN

C-100

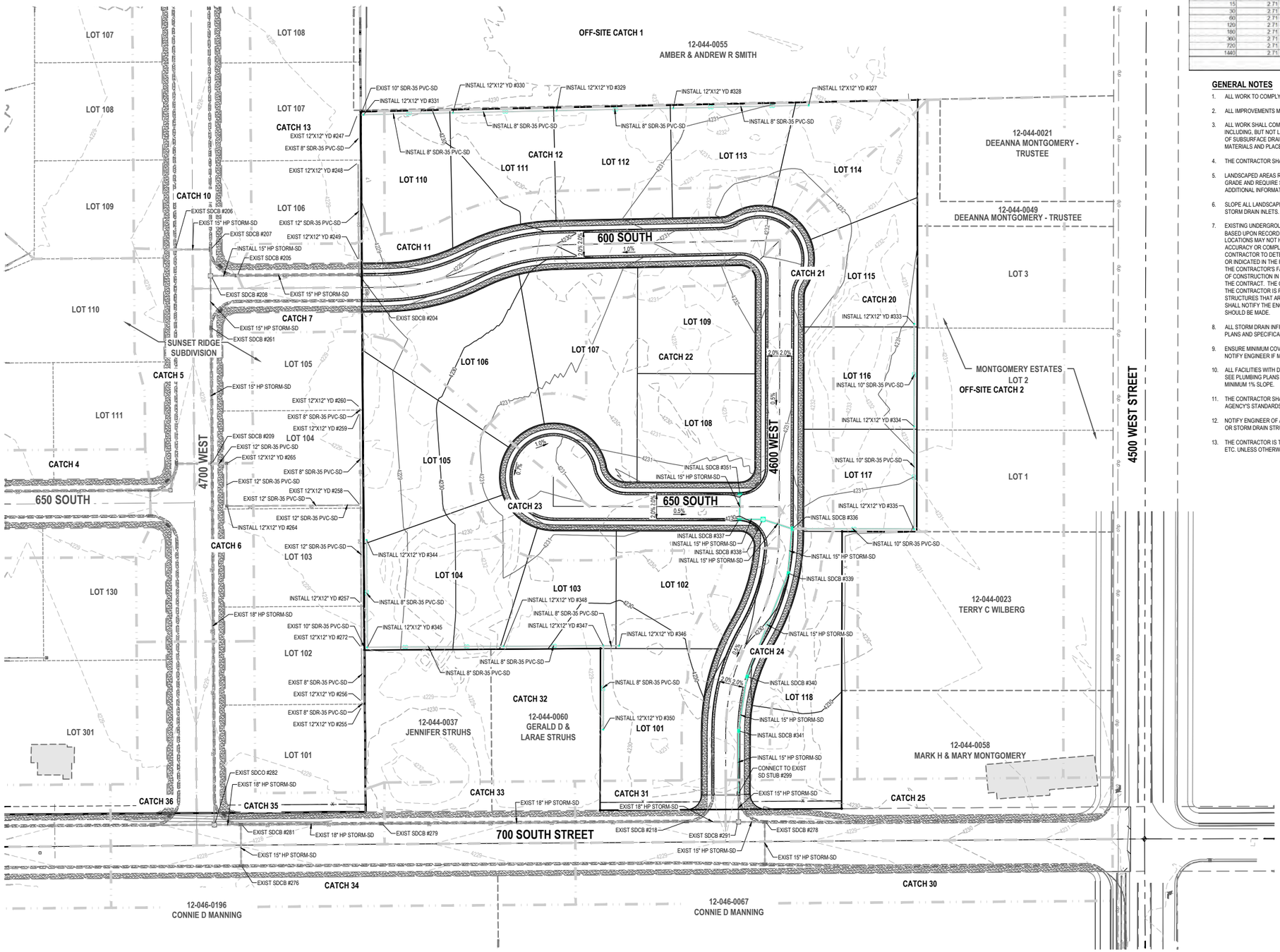
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BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'



HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

Project: Sunset Ridge — Project No.: 11199
By: Nicolas Allen, E.I.T — Checked By: TJS
Date: 2026-07-06

DETENTION CALCULATIONS - FUTURE DEVELOPMENT BY OTHERS

AREA CALCULATION

Hardscape Area:	1.57 acres	Runoff Coeff. C:	0.95
Landscape/Native Area:	6.09 acres	Runoff Coeff. C:	0.20
Offsite Area:	0.00 acres	Runoff Coeff. C:	0.75
Total Area:	**7.66** acres	Weighted C:	**0.39**

RUNOFF CALCULATION

100 Year Design Storm

Allowable Runoff: 0.20 cfs/ac
Total Allowable Runoff: **1.531** cfs

Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
5	2.71	3.12	300	2,534	459	2,074
10	2.71	2.46	600	3,995	919	3,077
15	2.71	2.08	900	5,067	1,378	3,689
30	2.71	1.44	1,800	7,016	2,756	4,260
60	2.71	0.91	3,600	8,868	5,513	3,355
120	2.71	0.65	7,200	12,668	11,026	1,642
180	2.71	0.56	10,800	16,371	16,539	0
360	2.71	0.43	21,600	25,141	33,077	0
720	2.71	0.29	43,200	33,912	66,155	0
1440	2.71	0.18	86,400	42,067	132,310	0
				Storage Required:		**4,260**
				Storage Provided:		

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.

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CARLISI SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED

4600 WEST 700 SOUTH
WEST POINT, UTAH

PROFESSIONAL ENGINEER — STATE OF UTAH — CAMERON HESS PRESTON
No. 5049039
09-01-2026

NO.	DATE	REVISION

PRELIMINARY GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11199C	2026-08-28
PROJECT MANAGER	DESIGNED BY
C.PRESTON	N.ALLEN

C-200

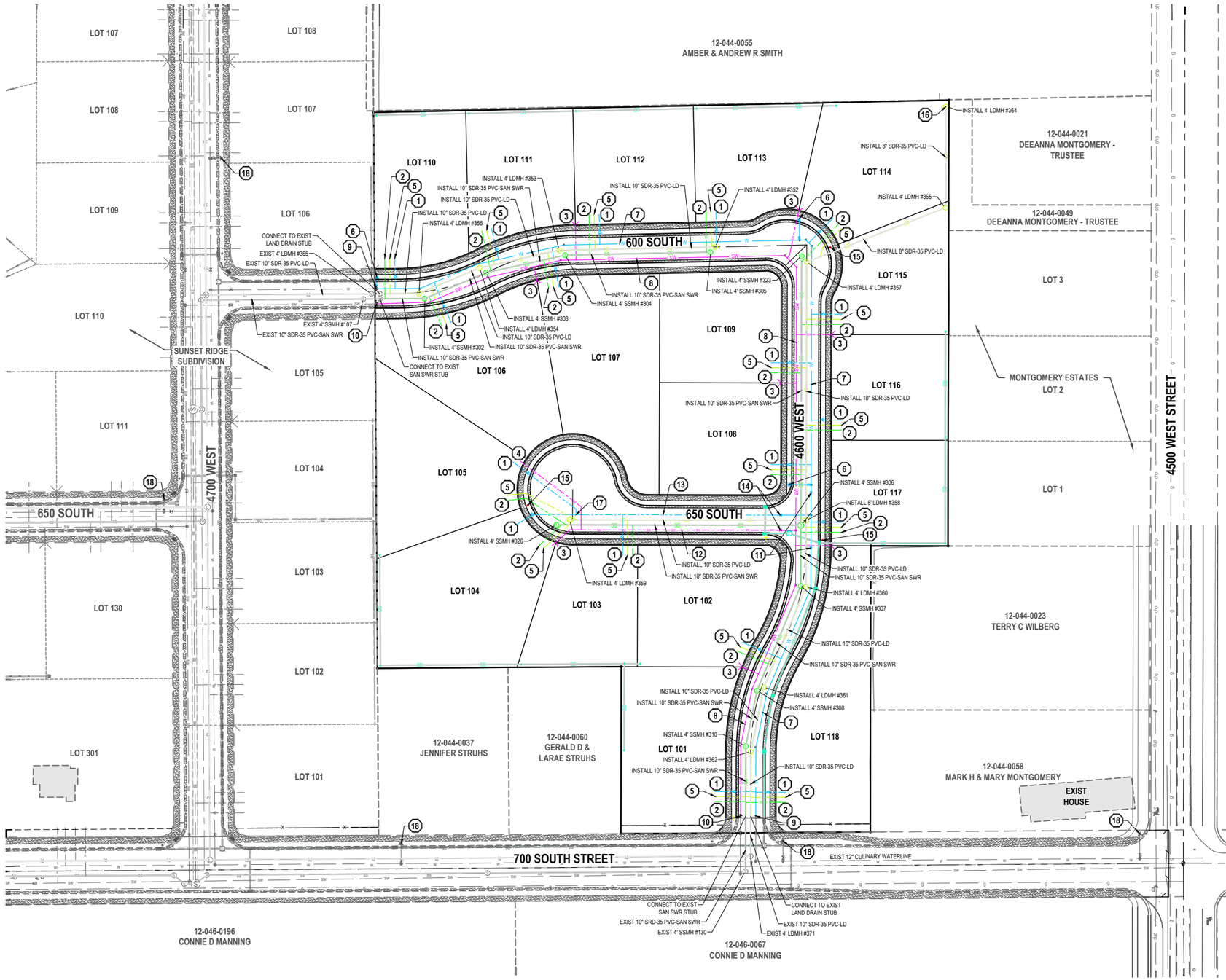
811 Know what's below. Call before you dig.

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

BENCHMARK

NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'



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 SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. ALL SECONDARY WATER IMPROVEMENTS SHALL BE INSTALLED PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS.
13. HOOPER WATER IMPROVEMENT DISTRICT INSPECTOR SHALL NE NOTIFIED 48 HOURS PRIOR TO PRECONSTRUCTION MEETING AND ANY WORK DONE. ALL WORK SHALL MEET HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFIACTIONS.
14. CURB STAKING REQUIRED PRIOR TO THE INSTALLATION OF ANY SECONDARY WATER IMPROVEMENTS.
15. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS.
16. ALL HYDRANTS SHALL BE PLACED WITH THE 4-1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
17. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF NORTH DAVIS FIRE DISTRICT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.

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. INSTALL CULINARY WATER SERVICE LATERAL WITH METER PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MIN SLOPE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
3. INSTALL 1-1/2" DUAL SECONDARY WATER SERVICE PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS
4. INSTALL 1" SINGLE SECONDARY WATER SERVICE LINE AND METER PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS
5. INSTALL LAND DRAIN LATERAL PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
6. INSTALL FIRE HYDRANT AND VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
7. INSTALL 8" C900 DR18 CULINARY WATERLINE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
8. INSTALL 8" SECONDARY WATERLINE PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARD DETAILS AND SPECIFICATIONS
9. FIELD LOCATE & CONNECT TO EXISTING CULINARY WATERLINE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
10. FIELD LOCATE & CONNECT TO EXISTING SECONDARY WATERLINE PER DAVIS AND WEBER CANAL COMPANY STANDARD DETAILS AND SPECIFICATIONS
11. INSTALL 8" GATE VALVE
12. INSTALL 2" SDR-9 CTS POLY SECONDARY WATERLINE PER DAVIS AND WEBER COUNTIES CANAL COMPANY STANDARDS AND SPECIFICATIONS
13. INSTALL 2" SDR-9 CTS POLY CULINARY WATERLINE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
14. INSTALL 4" CULINARY WATER VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
15. INSTALL STREET LIGHT PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
16. FIELD LOCATE EXISTING LAND DRAIN LINE AND CONTACT ENGINEER PRIOR TO INSTALL OF ANY LAND DRAIN INFRASTRUCTURE
17. INSTALL 2"X1"X1" TEE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
18. EXISTING FIRE HYDRANT

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

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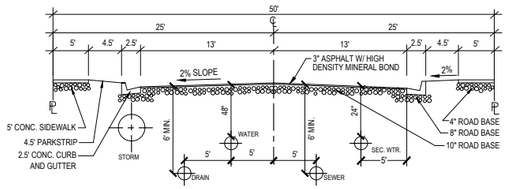
PROFESSIONAL ENGINEER — No. 5049039 — 09-01-2026 — STATE OF UTAH — CAMERON HESS PRESTON

NO.	DATE	REVISION

PRELIMINARY UTILITY PLAN

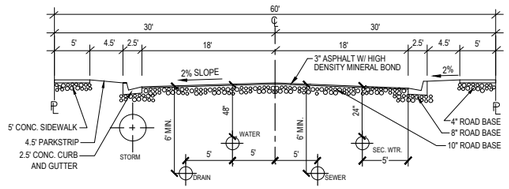
PROJECT NUMBER	PRINT DATE
11199C	2026-09-01
PROJECT MANAGER	DESIGNED BY
C.PRESTON	N.ALLEN

C-300



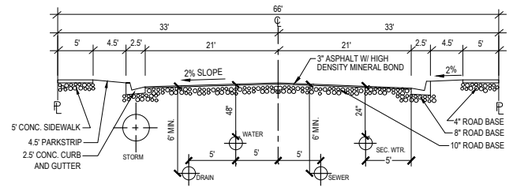
1 TYPICAL 50' STREET CROSS SECTION

SCALE: NONE



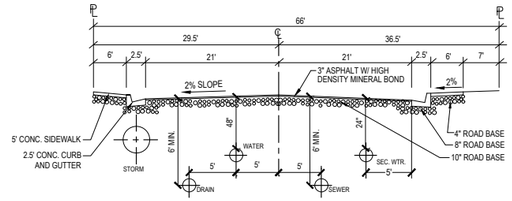
2 TYPICAL 60' STREET CROSS SECTION

SCALE: NONE



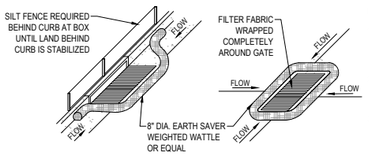
3 TYPICAL 66' STREET CROSS SECTION

SCALE: NONE



4 MODIFIED 700 SOUTH STREET CROSS SECTION

SCALE: NONE



WATTLE OPTION



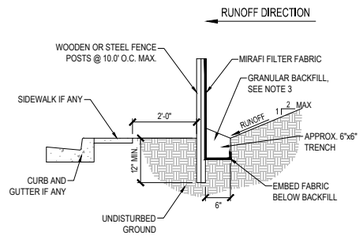
SANDBAG OPTION

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.

5 SAG INLET PROTECTION

SCALE: NONE

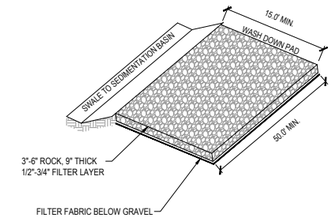


NOTES:

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.

6 TEMPORARY SILT FENCE

SCALE: NONE

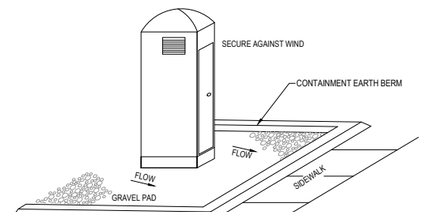


NOTE:

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

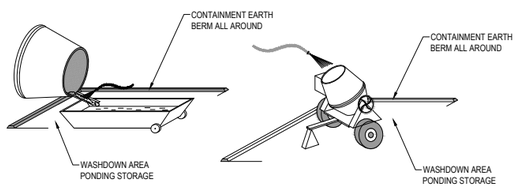
7 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



8 PORTABLE TOILET

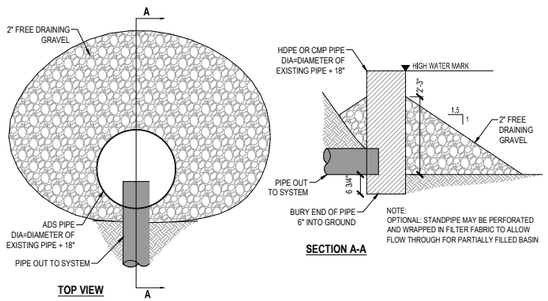
SCALE: NONE



OPTION A **OPTION B**

9 CONCRETE WASTE MANAGEMENT

SCALE: NONE

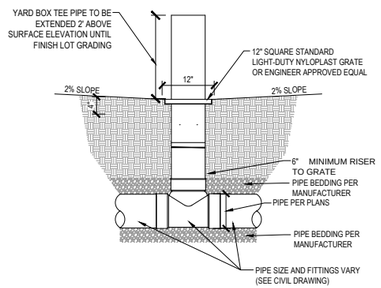


TOP VIEW

SECTION A-A

10 TEMPORARY BASIN OUTLET PROTECTION

SCALE: NONE



11 12" X 12" YARD DRAIN

SCALE: NONE

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PROFESSIONAL ENGINEER — No. 5049039 — 09-01-2026 — CAMERON HESS PRESTON — STATE OF UTAH

NO.	DATE	REVISION
		FOR REVIEW

DETAILS

PROJECT NUMBER	PRINT DATE
11199C	2026-08-31
PROJECT MANAGER	DESIGNED BY
C.PRESTON	N.ALLEN

C-400