



3200 W 300 N, West Point, UT 84015
801.776.0970

WEST POINT CITY COUNCIL MEETING NOTICE & AGENDA *ELECTRONIC MEETING* February 16th, 2021

Mayor
Erik Craythorne
Council
Gary Petersen, Mayor Pro Tem
Jerry Chatterton
Andy Dawson
R. Kent Henderson
Annette Judd
City Manager
Kyle Laws

THIS PUBLIC MEETING WILL BE HELD ELECTRONICALLY IN ACCORDANCE WITH THE FEBRUARY 8TH, 2021 WRITTEN DETERMINATION:

PURSUANT TO UTAH CODE ANN. 52-4-207(4), We, the undersigned Mayor and Planning Commission Chair of West Point City, hereby determine that conducting City Council and Planning Commission meetings at any time during the next 30 days at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location.

The World Health Organization, the President of the United States, the Governor of Utah, and the Davis County Health Department have all recognized that a global pandemic exists related to the new strain of the coronavirus, COVID-19. Further, according to information from state epidemiology experts, Utah is currently in an acceleration phase, which has the potential to overwhelm the state's healthcare system.

This written determination will expire thirty days from the date it is signed.

The original of this Written Determination is on file in the City Recorder's office. An electronic copy is also available on the City website at www.westpointcity.org.

The public may monitor or listen to the meeting electronically and provide public comment when appropriate by following the instructions below:

- Join Zoom Meeting at: <https://us02web.zoom.us/j/88958119918> or
- Connect via Telephone: Dial 1(669) 900-6833 and enter Meeting ID: 889 5811 9918

Members of the public may also participate in the Citizen Comment item via email prior to the meeting

Comments must be received prior to the 7PM City Council Meeting

- Email: carnold@westpointcity.org
- Subject Line: Must be designated as "Citizen Comment – February 16, 2021 City Council Meeting"
- Email Body: Must include First & Last Name and Address and a succinct statement of your comment.

ADMINISTRATIVE SESSION

6:00 PM – OPEN TO THE PUBLIC

- Discussion Regarding a Payback Agreement for the Sunview Estates Subdivision – Mr. Boyd Davis pg. 4
- Discussion Regarding the Murray Place Subdivision – Mrs. Bryn MacDonald pg. 6
- Discussion Regarding the 2021 Municipal Elections – Ms. Casey Arnold pg. 15
- Other Items

GENERAL SESSION

7:00 PM – OPEN TO THE PUBLIC

- Call to Order
- Prayer (Please contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)
- Communications and Disclosures from City Council and Mayor
- Communications from Staff
- Citizen Comment (If you wish to make comment to the Council, you are encouraged to email your comments prior to the meeting using the instructions above. If you have joined the electronic meeting, use the "raise hand" icon if on a computer or dial *9 to indicate that you would like to make a comment. When it is your turn, the meeting host will unmute you. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives)
- Consideration of Approval of Resolution No. 02-16-2021A, Approving an Agreement with the Bureau of Reclamation – Mr. Boyd Davis pg. 29
- Consideration of Approval of Resolution No. 02-16-2021B, Approving a Memorandum of Understanding with Syracuse City Regarding the Youth Court – Mr. Kyle Laws pg. 46
- Consideration of Final Approval of the Bluff View Subdivision Phases 1 & 2 – Mrs. Bryn MacDonald pg. 49
- Motion to Move Into a Closed Session

CLOSED SESSION

- Motion to Open Closed Session
- Call to Order and Roll Call
- Discussion Regarding the Purchase of Real Property, Pursuant to UCA §52-4-205(1)(d)
- Motion to Adjourn the Closed Session and Enter the General Session

- Motion to Adjourn the General Session

Posted this 12th day of February, 2021


CASEY ARNOLD, CITY RECORDER
February 16, 2021

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

West Point City Council

TENTATIVE UPCOMING ITEMS

Date: 03/02/2021

Administrative Session – 6:00 pm

1. Item

General Session – 7:00 pm

1. Youth Council Update
2. Consideration of Approval of the Minutes from the January 29th, 2021 West Point City Council Visioning Session
3. Consideration of Approval of the Minutes from the February 2nd, 2021 West Point City Council Meeting
4. Consideration of Approval of Resolution No. 03-02-2021A, Approving a Payback Agreement for the Sunview Estates Subdivision – Mr. Boyd Davis
5. Consideration of Approval of Resolution No. 03-02-2021B, Approving an Interlocal Agreement with Davis County for Election Services – Ms. Casey Arnold
6. Consideration of Approval of the Elevations for the Murray Place Subdivision – Mrs. Bryn MacDonald
7. Consideration of Final Approval of the Sunview Estates Subdivision Phase 2 – Mrs. Bryn MacDonald

Date: 03/16/2021

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. West Point City Youth Council Essay Contest Winners – Mayor Erik Craythorne

Date: 04/06/2021

Administrative Session – 6:00 pm

General Session – 7:00 pm

1. Youth Council Update

Date: 04/20/2021

Administrative Session – 6:00 pm

General Session – 7:00 pm

Date: 05/04/2021

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2021 Amended Budget and FY2022 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

General Session – 7:00 pm

1. Youth Council Update

Date: 05/18/2021

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2021 Amended Budget and FY2022 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

General Session – 7:00 pm

1. Consideration of Approval of Resolution No. 05-18-2021A, Approving the FY2021 Amended Budget – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Adoption

Date: 06/01/2021

Administrative Session – 6:00 pm

1. Discussion Regarding the FY2022 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey

General Session – 7:00 pm

1. Youth Council Update
2. Consideration of Approval of Resolution No. 06-01-2021A, Approving the FY2022 Tentative Budget – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Adoption

CDRA – 7:30 pm

1. Consideration of Approval of R06-01-2020A, Approving the FY2022 Tentative Budget for the CDRA of West Point City – Mr. Ryan Harvey
 - a. Public Hearing
 - b. Adoption



WEST POINT CITY 2021 CALENDAR

2021

IMPORTANT DATES

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JANUARY

1	New Year's Day - CLOSED
5	City Council - 6 PM
11	Senior Lunch - CANCELED
14	Planning Commission - 6 PM
18	MLK Jr. Day - CLOSED
19	City Council - 6 PM
28	Planning Commission - 6 PM
TBD	City Council Planning & Visioning Session

JULY

2-3	PARTY AT THE POINT EVENTS
5	Independence Holiday - CLOSED
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Senior Lunch - CANCELED
20	City Council - 6 PM
22	Planning Commission - 6 PM
23	Pioneer Day Holiday - CLOSED

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY

2	City Council - 6 PM
8	Senior Lunch - CANCELED
11	Planning Commission - 6 PM
15	President's Day - CLOSED
16	City Council - 6 PM
25	Planning Commission - 6 PM

AUGUST

TBD	Summer Party
3	City Council - 6 PM
12	Planning Commission - 6 PM
17	City Council - 6 PM
20	MOVIE IN THE PARK - DUSK
20	Senior Dinner - 5:30 PM
26	Planning Commission - 6 PM

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MARCH

2	City Council - 6 PM
11	Planning Commission - 6 PM
15	Senior Lunch - CANCELED
16	City Council - 6 PM
25	Planning Commission - 6 PM

SEPTEMBER

6	Labor Day - CLOSED
7	City Council - 6 PM
9	Planning Commission - 6 PM
13	Senior Lunch - 11:30 AM
17	MOVIE IN THE PARK - DUSK
21	City Council - 6 PM
23	Planning Commission - 6 PM

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

APRIL

TBD	EASTER EGG HUNT - 10 AM
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Senior Lunch - CANCELED
20	City Council - 6 PM
22	Planning Commission - 6 PM

OCTOBER

TBD	HALLOWEEN CARNIVAL - 7 PM
4	Senior Lunch - 11:30 AM
5	City Council - 6 PM
7	CEMETERY CLEANING
11	Employee Training - CLOSED
13	Council/Staff Lunch - 11:30 AM
14	Planning Commission - 6 PM
19	City Council - 6 PM
28	Planning Commission - 6 PM

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

MAY

TBD	TAKE PRIDE IN WEST POINT
4	City Council - 6 PM
6	CEMETERY CLEANING
13	Planning Commission - 6 PM
17	Senior Lunch - CANCELED
18	City Council - 6 PM
27	Planning Commission - 6 PM
31	Memorial Day - CLOSED

NOVEMBER

2	ELECTION DAY
6	FLAGS ON VETERANS' GRAVES
11	Veterans Day - CLOSED
15	Senior Lunch - 11:30 AM
16	City Council - 6 PM
25-26	Thanksgiving - CLOSED
29	CITY HALL LIGHTING - 6 PM

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
Columbus	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
Columbus	1	2	3	4		
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

JUNE

TBD	MISS WEST POINT PAGEANT
1	City Council - 6 PM
10	Planning Commission - 6 PM
14	Senior Lunch - CANCELED
15	City Council - 6 PM
24	Planning Commission - 6 PM

DECEMBER

3	Christmas Party - 7 PM
6	CHILD REMEMBRANCE - 7 PM
7	City Council - 6 PM
9	Planning Commission - 6 PM
13	Senior Lunch - 11:30 AM
17	CEMETERY LUMINARY - 4 PM
21	City Council - 6 PM
23	Planning Commission - 6 PM
24-27	Christmas Holiday - CLOSED
31	New Year's Holiday - CLOSED

*UPDATED AS OF December 1, 2020

City Council Staff Report

Subject: Payback Agreement – Sun View Subdivision
Author: Boyd Davis
Department: Community Development
Date: February 16, 2021



Background

The developer of the Sun View Estates Subdivision is requesting a payback agreement for the lift station and sewer line that he will be installing. Both are intended to serve surrounding properties that will benefit from the work that he is doing. The City Code does allow for a payback, subject to City Council approval. This case does seem to qualify for a payback agreement.

Analysis

The attached map shows the proposed location of the lift station, the pressure line, and a 10" sewer line. Additionally, the map shows an area shaded in blue that indicates the service area of the lift station. The area shaded in green, plus the area in blue, indicates the area that will be served by the 10" sewer line. That line will be 15' deep in order to serve as much property as possible and will eventually flow to the regional lift station that will be farther north. While the pipe is being built to serve both areas, the lift station is intended to be temporary and is sized to serve only the blue area.

The code allows a developer to request a payback and requires that the City review and approve all costs associated with the payback. The City will prepare the agreement and determine which properties will be included. If approved, other properties will not be allowed to be developed until they pay their portion as outlined in the agreement.

We do not have the costs at this point but would like to begin the discussion with the Council. We will come back at a later date with a draft agreement including the costs.

Recommendation

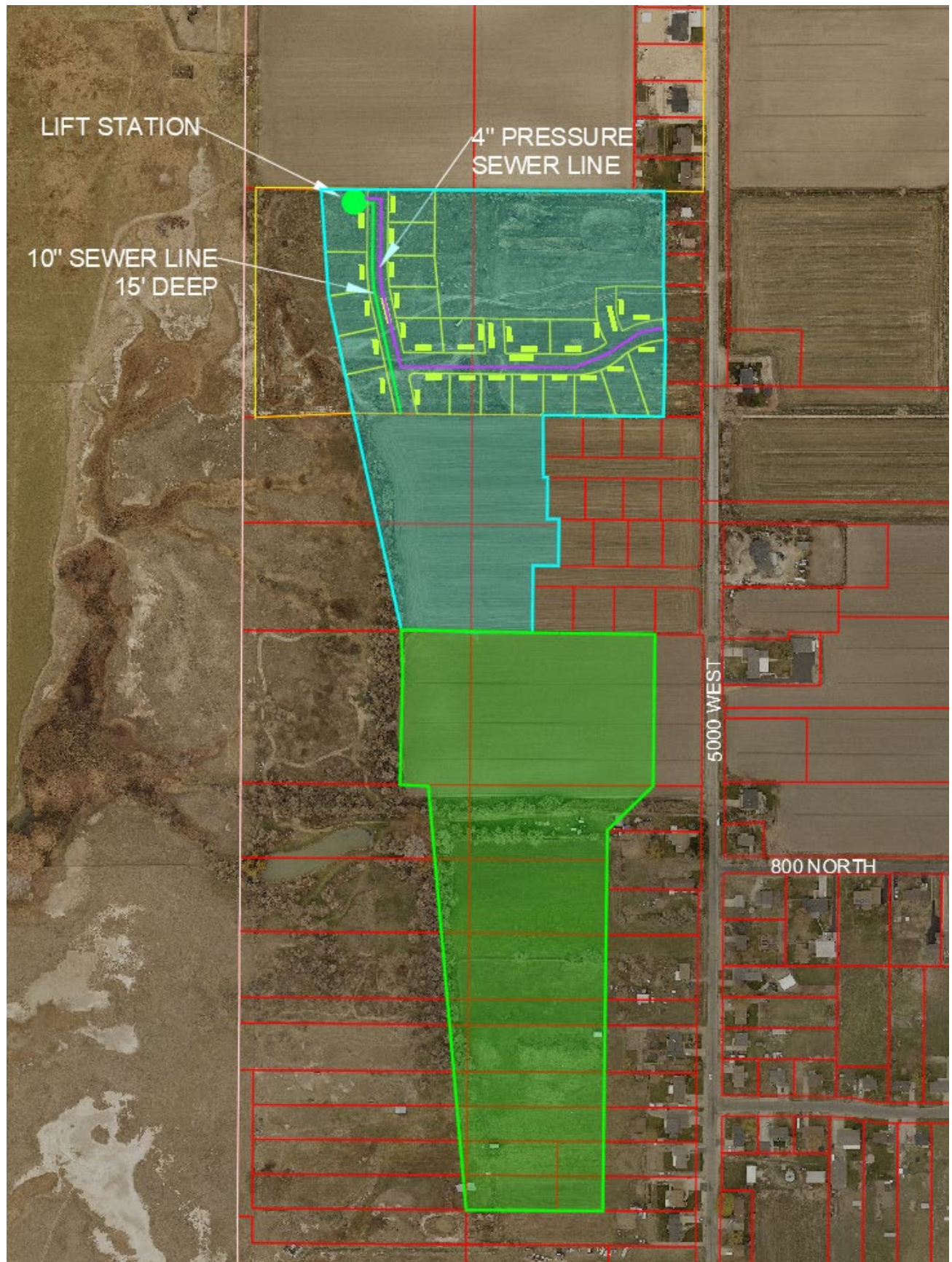
No action required, this is for discussion only. Staff does believe this qualifies for a payback agreement.

Significant Impacts

None

Attachments

map



City Council Staff Report

Subject: Discussion – Murray Place Building Elevations
Author: Bryn MacDonald
Department: Community Development
Date: February 16, 2021



Background

Craythorne Development is seeking approval of the building elevations for the Murray Place PRUD Phase 2, located at approximately 1880 West 75 South. This phase includes 7 single family lots and 8 townhome units.

Analysis

The City Council approved a development agreement in April, 2019, that required the developer to provide amenities in exchange for a 16% density increase. The following items were approved to allow the density bonus:

1. *Landscaping*
2. *Street Trees*
3. *Architectural Theme*
4. *Brick/Hardi/Stucco*
5. *Entrance Feature*

As part of the original approval, the developer is required to produce building elevations for Council approval. The applicant has submitted building elevations for the townhomes for the City Council to review and approve, based on these requirements.

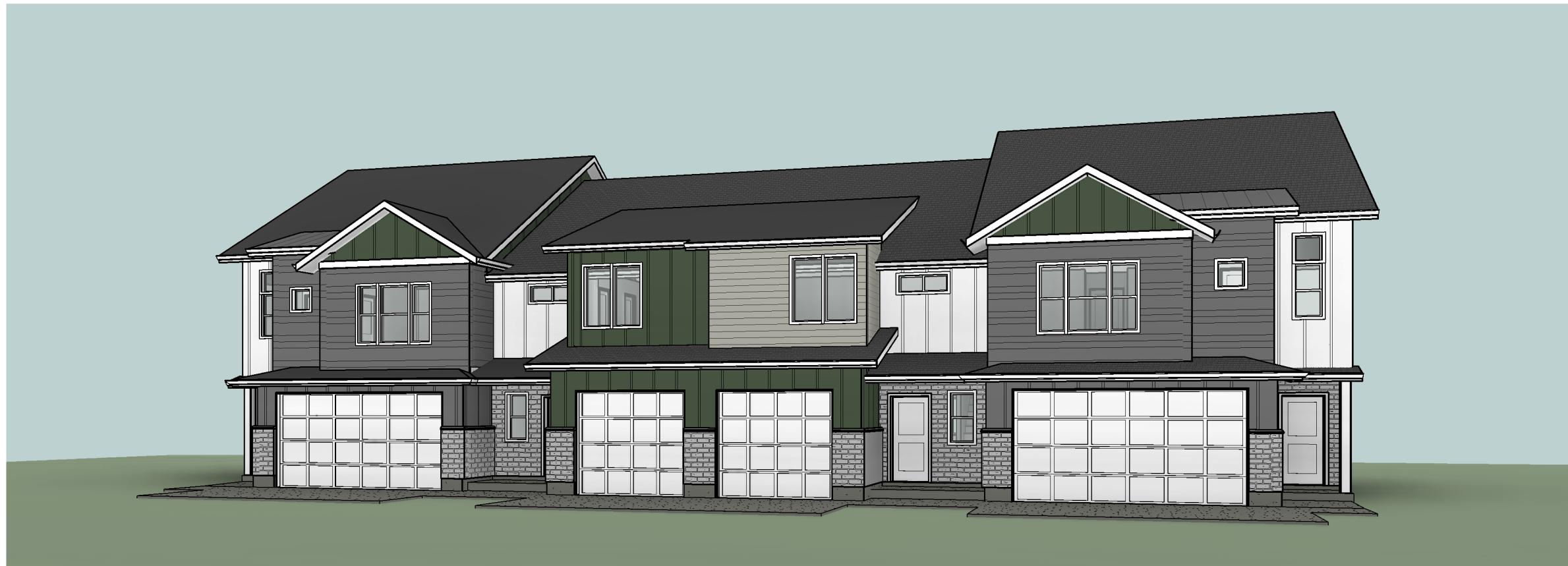
The code requires all townhomes to have 40% brick, rock, or stone on the front façade. They must also have a 3 foot wainscoting on each side. The proposed elevations meet the requirement on the front façade, but will need to add the wainscoting to each side.

Recommendation

Staff has reviewed the elevations and has found that they meet the Code requirements, with the addition of the wainscoting. This item is on for discussion only.

Attachments

Building elevations



PROJECT INFORMATION:

PROJECT ADDRESS:

LOT # 105, 106, 107, 108, MURRAY
PLACE
ADDRESS, COALVILLE, UTAH

BUILDING INFORMATION:

PLAN: 4 PLEX - BUILDING 1

SQUARE FOOTAGES:

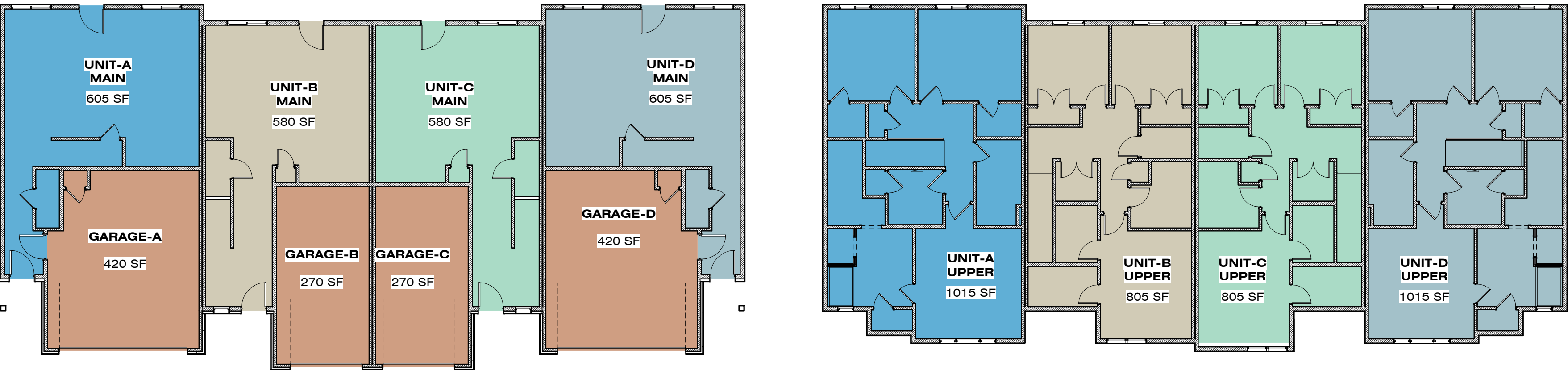
UNIT-A MAIN	605 SF
UNIT-B MAIN	580 SF
UNIT-C MAIN	580 SF
UNIT-D MAIN	605 SF
UNIT-A UPPER	1015 SF
UNIT-B UPPER	805 SF
UNIT-C UPPER	805 SF
UNIT-D UPPER	1015 SF
GARAGE-A	420 SF
GARAGE-B	270 SF
GARAGE-C	270 SF
GARAGE-D	420 SF

TOTAL FINISHED FOOTAGE PER UNIT -1,620
TOTAL FINISHED FOOTAGE PER UNIT -1,385

TOTAL SITE AREA USED - 3,561

SHEET INDEX:

1	FRONT AND REAR ELEVATIONS
1A	FRONT AND REAR ELEVATIONS
2	SIDE ELEVATIONS
3	FOOTING AND FOUNDATION PLAN
4	MAIN LEVEL WALL FRAMING
5	MAIN LEVEL FLOOR PLAN
6	UPPER FLOOR FRAMING
7	UPPER LEVEL WALL FRAMING
8	UPPER LEVEL FLOOR PLAN
9	ROOF PLANS
10	BUILDING SECTIONS
11	SECTIONS / DETAILS
N-1	IRC NOTES
S-0	ENGINEERING NOTES
S-1	ENGINEERING NOTES / DETAILS
S-2	ENGINEERING NOTES / DETAILS



4 PLEX - BUILDING 1 LOT # 105, 106, 107, 108, MURRAY PLACE

GENERAL CONTRACTOR / OWNER: CRAYTHORNE CONSTRUCTION COALVILLE, UTAH CONTACT: 801.845.8000	CONSULTING ENGINEER: S.D.A., INC. P.C. LAYTON, UTAH CONTACT: 801.776.6510	DESIGNER:  UNDERGROUND PLANNING undergroundplanning.com 801.643.8731 OGDEN, UTAH CONTACT: 801.643.8731	REVISION: FOR REVIEW REVISION DATE: 01.12.2021 THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.
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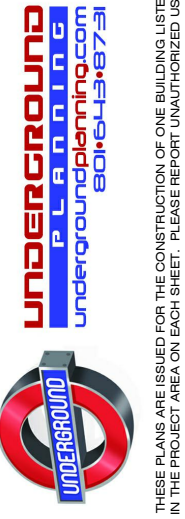
FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

PLAN: 4 PLEX - BUILDING 1

DATE: 01.12.2021

STATUS: FOR REVIEW

PROJECT: LOT # 105, 106, 107, 108, MURRAY PLACE
ADDRESS, COALVILLE, UTAH

CLIENT: CRAYTHORNE CONSTRUCTION

1

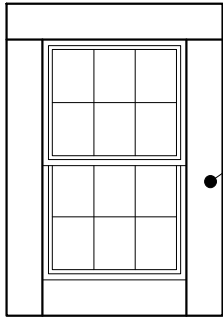
SHEET: FRONT AND REAR ELEVATIONS

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

STONE VENEER NOTES:

17 GAUGE WIRE MESH OR EXPANDED METAL DIAMOND MESH REQUIRED BEHIND ALL STONE VENEER APPLICATIONS, ATTACHED AS PER MANUFACTURER SPECIFICATIONS.

WINDOW / DOOR FLASHING NOTES:



9" FLASHING MATERIAL AND CAULKING AS REQUIRED (4) SIDES

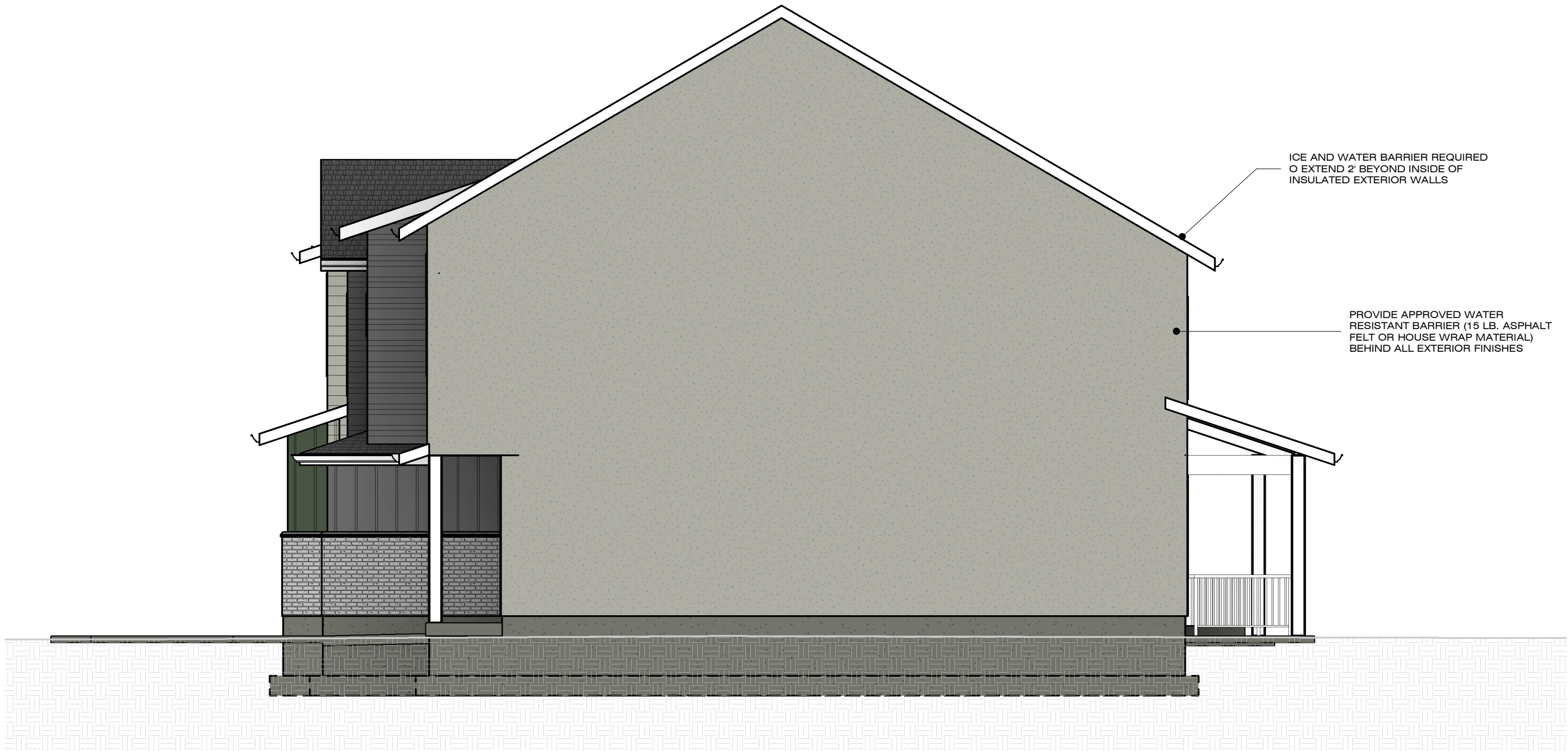
9" FLASHING REQUIRED AT ALL EXTERIOR WINDOW AND DOOR OPENINGS

PROVIDE CORROSION RESISTANT METAL "L" FLASHING OVER ALL EXTERIOR OPENINGS (INCLUDING GARAGES) WITHOUT NAILING FINS OR FLANGES.

PROVIDE CORROSION RESISTANT FLASHING EXTENDING A MINIMUM OF 3 COURSES W/ 3/16" WEEP HOLES EVERY 32" O.C. @ ALL BRICK OR STONE VENEER INSTALLATIONS. FLASHING MUST EXTEND 1/2" BEYOND AND BELOW TOP OF FOUNDATION.

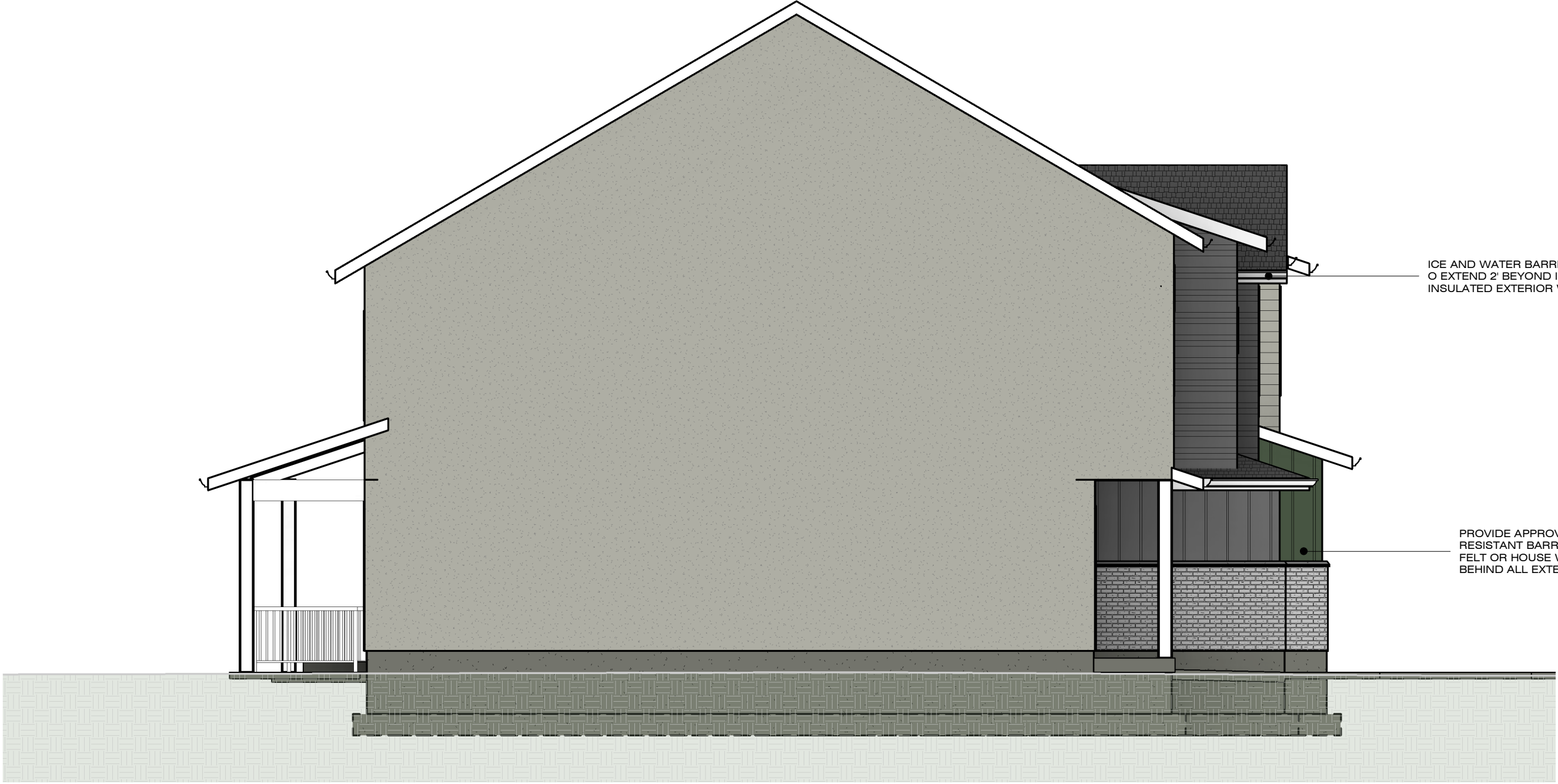
PROVIDE CORROSION RESISTANT FLASHING BETWEEN STUCCO AND MASONRY OR SIMILAR WAINSCOT WALL MATERIALS WHERE CONTINUOUS WEATHER BARRIER AND DRAINAGE HOLES CANNOT BE DETERMINED.

CAULK AND FLASHING REQUIRED HORIZONTALLY AND VERTICALLY @ ALL JOINTS, SEAMS AND INTERSECTIONS OF DIS-SIMILAR MATERIAL INTERFACES.



LEFT ELEVATION

3/16" = 1'-0"



RIGHT ELEVATION

3/16" = 1'-0"



THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

PLAN: 4 PLEX - BUILDING 1

DATE: 01.12.2021

STATUS: FOR REVIEW

PROJECT: LOT # 105, 106, 107, 108, MURRAY PLACE
ADDRESS, COALVILLE, UTAH

CLIENT: CRAYTHORNE CONSTRUCTION

PROJECT:

CLIENT:

2

SHEET: SIDE ELEVATIONS

SCALE: 3/16" = 1'-0"



February 16, 2021

ELECTRICAL SYMBOL LEGEND:

	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CAN LIGHT
	FLOOD LIGHT
	WALL MOUNTED VANITY FIXTURE
	EXHAUST FAN (50 C.F.M. MIN.)
	SMOKE DETECTOR-WIRE TOGETHER
	SMOKE / CARBON MONOXIDE
	COMMON SWITCH
	COMMON 120V (110) OUTLET
	GROUND FAULT TYPE OUTLET
	WATERPROOF GFI OUTLET
	240V (220) OUTLET
	SWITCHED EAVE OUTLET
	CEILING MOUNTED OUTLET
	CABLE / SATELLITE TELEVISION
	PHONE / COMMUNICATIONS
	CEILING FAN AND LIGHT

ELECTRICAL-GFI/ARC FAULT NOTES:

ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, AND BAR AREAS. IRC SECTION E3802

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. IRC SECTION E3802.12 AND NEC 210.12

ALL 120 VOLT 15 AND 20 AMPERE RECEPTACLES WILL BE OF TAMPER RESISTANT TYPE.

EXTERIOR RECEPTACLES (WPGRF) TO BE WEATHER PROTECTED WITH APPROVED WATERPROOF EXTERIOR 'BUBBLE COVER'.

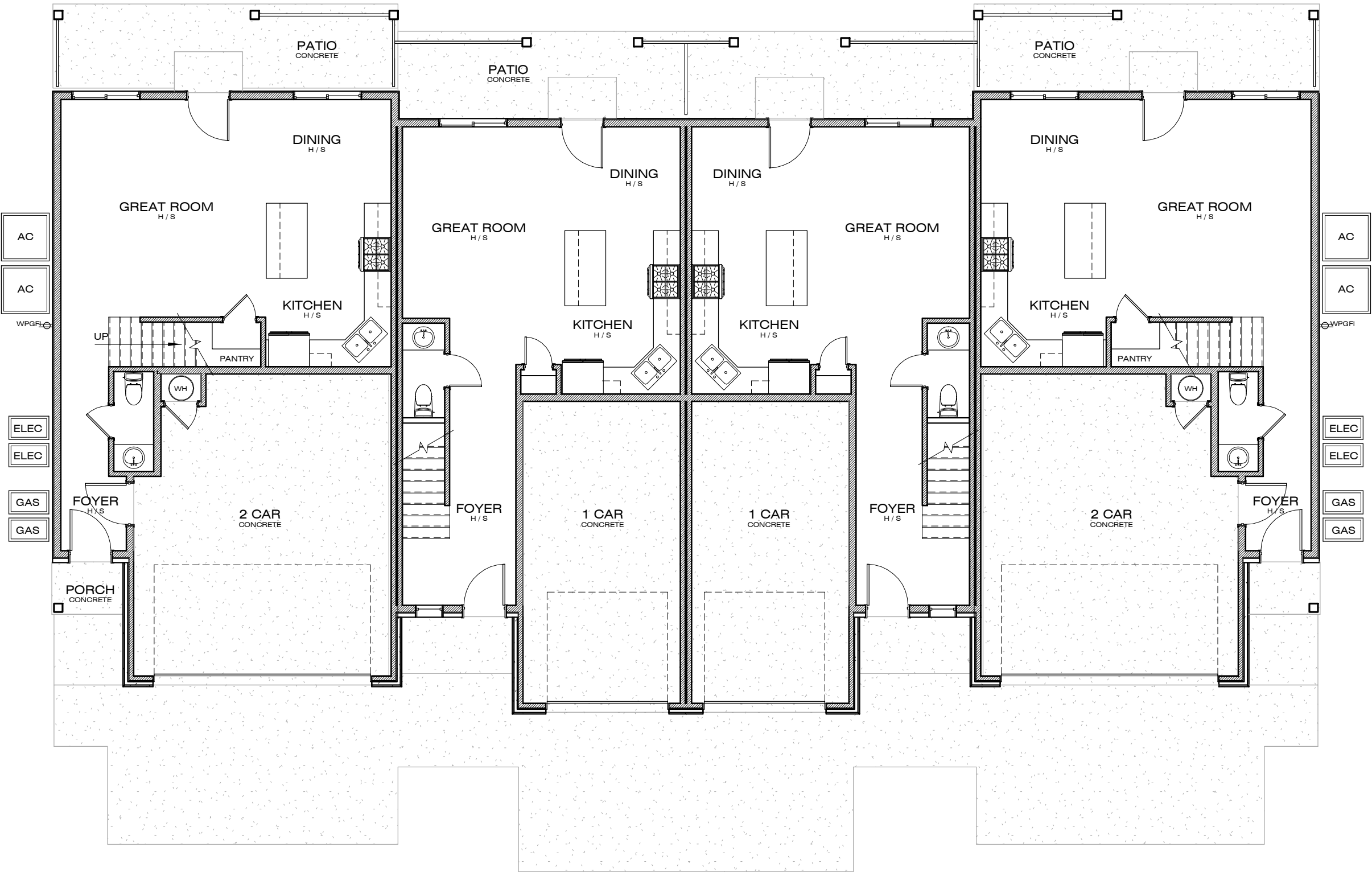
PROVIDE THERMOSTATICALLY CONTROLLED POWERED ATTIC FAN.

SMOKE / CO ALARM NOTES:

IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED 'IN SERIES' SO THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS. IRC SECTION R318.2

SMOKE DETECTORS ARE REQUIRED IN ALL HALLWAYS LEADING TO BEDROOM AREAS, ALL BEDROOMS, ALL FURNACE ROOMS, AND IN UNFINISHED AREAS OF BASEMENTS. IRC SECTION R318.1

ONE COMBINATION SMOKE / CARBON MONOXIDE DETECTOR REQUIRED ON EACH HABITABLE FLOOR. IRC SECTION 315



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

ELECTRICAL SYMBOL LEGEND:

	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CAN LIGHT
	FLOOD LIGHT
	WALL MOUNTED VANITY FIXTURE
	EXHAUST FAN (50 C.F.M. MIN.)
	SMOKE DETECTOR-WIRE TOGETHER
	SMOKE / CARBON MONOXIDE
	COMMON SWITCH
	COMMON 120V (110) OUTLET
	GROUND FAULT TYPE OUTLET
	WATERPROOF GFI OUTLET
	240V (220) OUTLET
	SWITCHED EAVE OUTLET
	CEILING MOUNTED OUTLET
	CABLE / SATELLITE TELEVISION
	PHONE / COMMUNICATIONS
	CEILING FAN AND LIGHT

ELECTRICAL-GFI/ARC FAULT NOTES:

ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, AND BAR AREAS. IRC SECTION E3802

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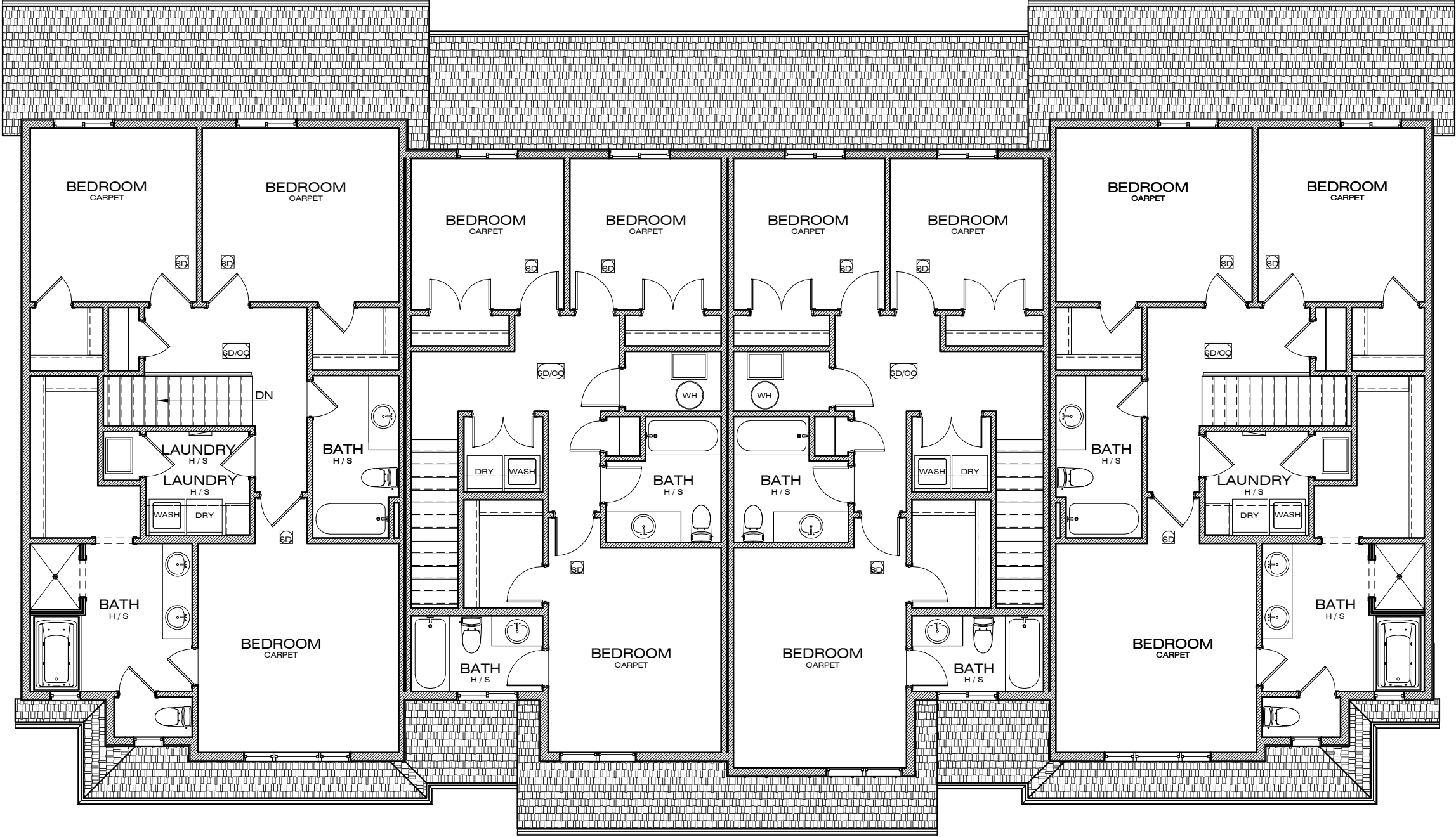
PROVIDE THERMOSTATICALLY CONTROLLED POWERED ATTIC FAN.

SMOKE / CO ALARM NOTES:

IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED 'IN SERIES' SO THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS. IRC SECTION R318.2

SMOKE DETECTORS ARE REQUIRED IN ALL HALLWAYS LEADING TO BEDROOM AREAS, ALL BEDROOMS, ALL FURNACE ROOMS, AND IN UNFINISHED AREAS OF BASEMENTS. IRC SECTION R318.1

ONE COMBINATION SMOKE / CARBON MONOXIDE DETECTOR REQUIRED ON EACH HABITABLE FLOOR. IRC SECTION 318



UPPER LEVEL FLOOR PLAN

1/8" = 1'-0"



PLAN: 4 PLEX - BUILDING 1

DATE: 01.12.2021

STATUS: FOR REVIEW

PROJECT: LOT # 105, 106, 107, 108, MURRAY PLACE
ADDRESS, COALVILLE, UTAH

CLIENT: CRAYTHORNE CONSTRUCTION

8

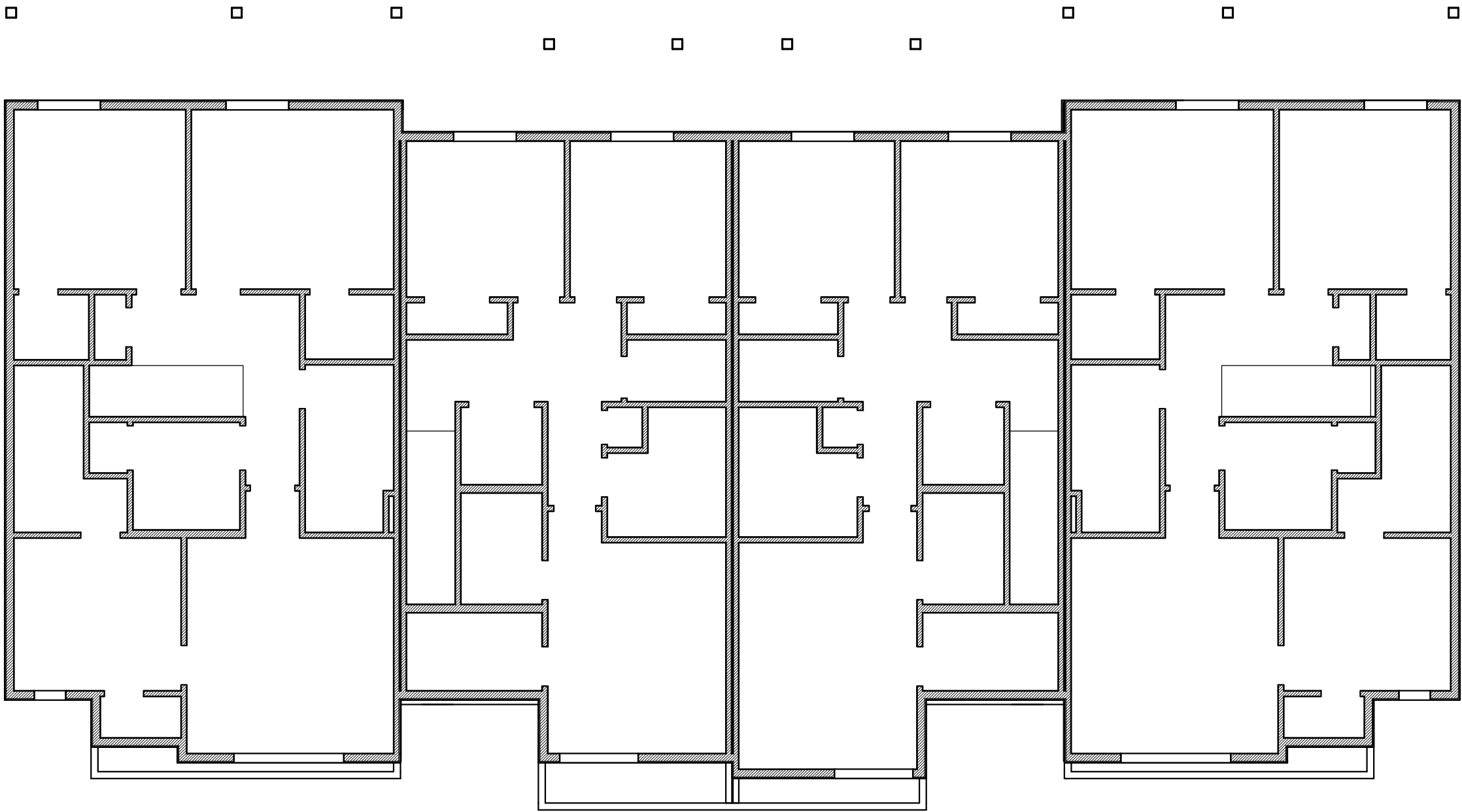
SHEET: UPPER LEVEL
FLOOR PLAN

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

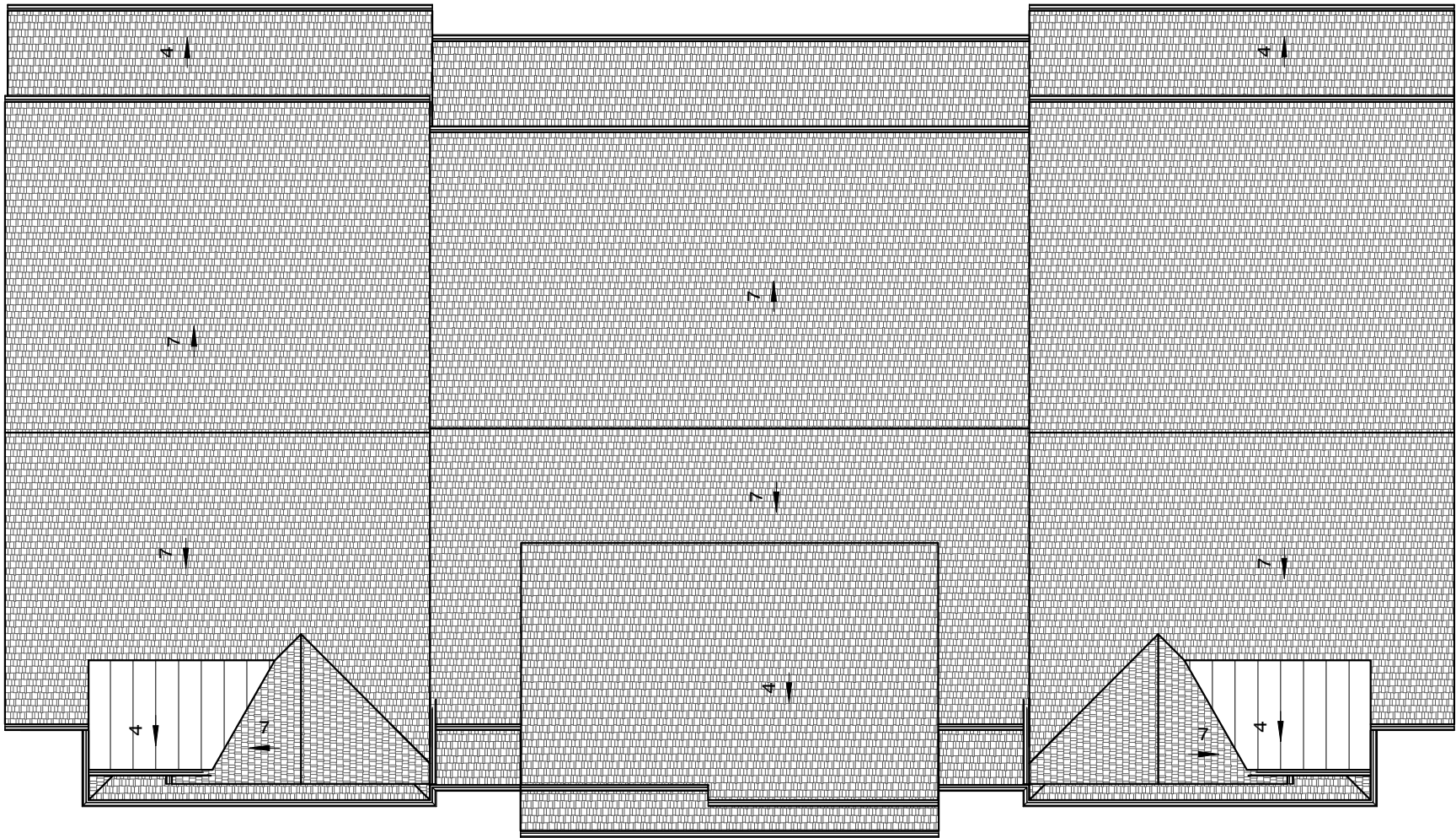
ROOF BEAM SCHEDULE		
DEAD LOAD = 15 PSF		LIVE LOAD = 60 PSF
MARK	BEAM SIZE	GRADE
RB-1	(2) 2X10	DF - #2 OR BTR.
RB-2	(3) 2X10	DF - #2 OR BTR.
RB-3	(2) 1-3/4"X9-1/2"	1.9E, 2600 Fb, LVL
RB-4	(2) 1-3/4"X11-7/8"	1.9E, 2600 Fb, LVL
DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER. SUBSTITUTION OF LVL'S FOR LSL'S IS PERMITTED SUBSTITUTION OF LVL'S FOR PSL'S IS NOT PERMITTED.		

ROOF FRAMING NOTES:
 ROOF PITCHES AS INDICATED
 5/8" ROOF SHEETING REQUIRED
 PROVIDE 22"X30" MINIMUM ATTIC ACCESS
 ALL HEADERS NOT SPECIFICALLY LABELED SHALL BE (2) 2X10 DF #2 OR BETTER (TYP.)
 SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR ENGINEER'S NOTES, DETAILS AND SCHEDULES

ROOFING NOTES:
 ICE AND WATER SHIELD TYPE UNDERLAYMENT REQUIRED AT THE EAVE LINES OF ALL SLOPED ROOFS, EXTENDING A MINIMUM OF 24" BEYOND THE INSIDE OF EXTERIOR WALLS.



A ROOF FRAMING
 1/8" = 1'-0"



B SCHEMATIC ROOF PLAN
 3/32" = 1'-0"



UNDERGROUND
PLUMBING
undergroundplumbing.com
801-434-8731

THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

PLAN: 4 PLEX - BUILDING 1

DATE: 01.12.2021

STATUS: FOR REVIEW

PROJECT: LOT # 105, 106, 107, 108, MURRAY PLACE ADDRESS, COALVILLE, UTAH

CLIENT: CRAYTHORNE CONSTRUCTION



SHEET: ROOF PLANS

SCALE: As indicated

City Council Staff Report

Subject: 2021 Municipal Election Agreement w/ Davis County
Author: Casey Arnold
Department: Executive
Date: February 16th, 2021



Background

In the upcoming 2021 election cycle, two City Council seats and the Mayor position will be voted upon on November 2nd. For many years now, West Point City has entered into a contract with the Davis County Clerk/Auditor's Office for administrative, technical, and professional election services. Beginning in 2017, Davis County began offering only vote-by-mail elections, and in 2020, the State Legislature mandated that all elections be conducted primarily through mail. There were only minor issues in the 2017 and 2019 by-mail Municipal Elections administered by the County, and Staff is not aware of any issues that occurred in the County's administration of the 2020 General Election.

Analysis

The City is not obligated to contract with Davis County to administer the election and can choose to conduct the election 'in-house', but will not have access to any of the County's administrative services or voting equipment. The following is an analysis of the variables to be considered in determining whether to enter into an election services agreement:

Cost

The County has provided an estimate of \$9,696.32 to administer each by-mail election for 2021. This cost estimate is based on previous years' voter turnout percentage. The cost comparison between the 2017 and 2019 Municipal General Election and the estimated 2021 costs are as follows:

Year	Estimate	Estimated Registered Voters	Estimated By-Mail Ballots Returned	Actual Registered Voters	Actual By-Mail Ballots Returned	Poll Location Votes	Total Votes Cast	Voter Participation	Actual Cost
2017	\$ 9,007.85	5241	2005	4758	1437	83	1520	31.95%	\$7,921.07
2019	\$ 9,831.91	5318	1915	5168	1727	106	1833	35.47%	\$7,552.39
2021	\$ 9,696.32	6245	2374	TBD	TBD	TBD	TBD	TBD	TBD

It is important to note that the estimate provided is based upon all cities within Davis County using the County's election services, which all cities have in both 2017 and 2019. Many of the election costs are the base costs of administering an election and do not fluctuate based on voter turnout, and with a large pool of cities contracting with one administrator, the cities are able to proportionately share those costs and not have to pay for them individually. With this in mind, although voter participation may continue to

increase, there should not be a huge fluctuation in cost.

Funding

The City currently has budgeted \$20,000 each year for elections. The estimated cost of \$9,696.32 is well under that budgeted amount, and as such, there should not be a need to increase this budgeted amount in FY2022, even if a Primary Election was required (if needed, the Primary Election would be in August, which is in FY2022's budget year).

Benefits

Since 2016, all elections within Davis County have been conducted primarily by-mail. With more experience than many other counties within the State, Davis County is well-experienced and has tried-and-tested methods in place to properly administer by-mail elections. Additionally, of the roughly 110 tasks and deadlines of every election, the County assumes responsibility for about 80% of those for contracting cities, and provides great support when needed to the city recorders responsible for what remains. Considering that, it would be a significant impact on Staff and City Resources if the election were to be administered in-house, and allow much more room for error.

Alternative Voting Methods

Ranked Choice Voting is an alternative voting method that has been getting some attention the last few years. Only two cities in Utah piloted the program in 2019, Vineyard and Payson (both in Utah County) and it is unknown at this point if other cities will jump on board for 2021. However, the County Clerk/Auditors Association of the State of Utah issued a Joint Statement on January 21, 2021 regarding alternative methods. A copy of this Joint Statement is attached and also quoted here in-part as follows:

"Electoral Reform within the State of Utah has been most recently centered in the subject of alternative voting methods, specifically Ranked Choice Voting, and has been the focus of several pieces of legislation over the past several years. Other voting methods have also been brought forward, including Approval Voting, Star Voting, and Runoff Elections, among others. These various methods of voting propose a fundamental reformation to the way our elected representatives are chosen.

Electoral Reform is not new to the State, as is evident in its transition to a primarily vote-by-mail state. During this transition the greatest lesson that was learned, was the importance in consistency in voting methods, and here lies our primary concern with the current Electoral Reform proposals.

The considerations currently being discussed, provide for only occasional, or conditional implementation of an alternative voting method. This approach is problematic as it creates different rules for different elections, it creates different processes and procedures, and changes voter's expectations from election to election.

We recognize that each alternative voting method may have its strengths and weaknesses. The county clerks have taken public positions on some of these methods, but regardless of this, if the Legislature believes an alternative voting method is needed, it is our desire that a thorough, independent, study of all alternative voting methods be conducted. That specific goals and objectives be formulated, that the best voting method be selected to meet these goals and objectives and that the selected method be fully implemented for all elections in order to instill consistency and confidence in the election process.

If change is needed to our current process, then change should be made, but let's make sure the correct change is made and that the process be consistent throughout the state and throughout every election.

As the Public Officials charged with administering our State's elections we are committed to providing fair, transparent and secure elections. We offer our support, our knowledge and expertise in this effort."

Recommendation

Staff recommends that the Council enter into a contract with the Davis County Clerk/Auditor's Office to administer the 2021 Municipal Election. Staff also recommends that in considering alternative voting methods for future elections, it would be best to follow the opinion of Clerk/Auditor Association in that if changes to the election process need to be made, those changes be fully formulated, studied, and consistent throughout the State before implementing such change in West Point.

This item is for discussion only and no action needs to be taken at this time.

Attachments

Davis County Election Services 2021 Estimate
Joint Statement of County Clerk/Auditors on Electoral Reform
Davis County Interlocal Agreement

**Exhibit A - Election Cost Schedule
2021 General**

Poll Worker Compensation	COST	Notes
Poll Manager (PM)	\$160.00	
Training Course(s)	\$50.00	
Assistant Poll Manager	\$160.00	
Training Course(s)	\$50.00	
Receiving Clerk	\$135.00	
Training Course(s)	\$35.00	
Ballot Clerk	\$135.00	
Training Course(s)	\$35.00	
Host	\$125.00	
Training Course(s)	\$25.00	
Alternate Poll Workers	\$437.50	Shared equally with all cities/districts
Mileage Reimbursement for Poll Manager	.25 per mile	
Poll Worker Recruitment and Training		
Poll Worker Recruitment and Processing	\$8.00	
Training Creation and Preparation (Includes equipment and preparation)	\$500.00	Shared with all cities/districts
Poll Worker Handbook and Supplies (each poll worker)	\$5.00	This includes the cost of printing and mailing
Poll Worker Training (per person)	\$20.00	
Personal Protective Equipment and Supplies	\$1,500.00	Shared with all cities/districts
Equipment		
Express Vote	\$75.00	
Testing Pre and Post election		
Security Seals		
Express Vote Ballot Stock		
Memory Media Programming	\$15.00	
DS200	\$75.00	
Testing Pre and Post election		
Security Seals		
Report Paper Roll		
Memory Media Programming	\$15.00	
Voting Booth Rental (each)	\$5.00	
Vote Here Signs (4 per location)	\$5.00	
WIFI Connection	\$61.00	
Receiving Clerk Electronic Poll Book	\$75.00	
Ballot Printing Station	\$75.00	
Consumable Supplies		
Ballot Stock (BOD) per sheet	\$0.20	
Polling Location Supplies (per location)	\$35.00	(Forms, envelopes, instructions, signs, stickers, pens, etc.)
Rover Kits (each, usually need 5-7)	\$25.00	Shared equally by all cities/districts
Administrative Services		
Election Programming Per City/District	\$200.00	City/District Setup, Ballot Layout/Programming and Audio
Public L&A Demonstration (testing, programming & demonstration)	\$300.00	Shared equally by all cities/districts
Early Voting Administration	\$500.00	Shared equally by all cities/districts
County Rovers Compensation (training & election day - usually need 5-7)	\$500.00	Shared equally by all cities/districts
Election Night Clerk Staff Support	\$1,500.00	Shared equally by all cities/districts
Election Night Security	\$150.00	Shared equally by all cities/districts
Rovers Training Class	\$200.00	Shared equally by all cities/districts
Election Day Help Desk Staff	\$450.00	Shared equally by all cities/districts
Pre-Canvas Ballot Issues Audit, if needed	\$250.00	
Canvas Preparation	\$50.00	
Equipment Delivery (per location)	\$50.00	
Equipment Pickup (per location)	\$50.00	
Web Support	\$150.00	Shared equally by all cities/districts
Provisional Verification (per provisional ballot)	\$0.80	
Election Administration Support	\$200.00	
Clerk Staff (per-hour for any additional services)	\$25.00	

By-Mail Supplies and Services**Supplies**

By-Mail Outer Envelopes	\$0.08	
By-Mail Inner Return Envelopes	\$0.095	
By-Mail Ballots	\$0.28	
Test Deck Paper Ballots	\$1,018.80	Shared by all cities based upon number of precincts
Printed Inserts for ID requirements	\$100.00	Shared equally by all cities/districts

Services

Election Art/Set-up Production By Runbeck	\$3,000.00	Shared equally by all cities/districts
Database Setup By Runbeck	\$3,000.00	Shared equally by all cities/districts
Ballot Preparation Assembly into Envelopes (each sent out) By Runbeck	\$0.25	
Signature Verification and Tabulation (each returned) By County	\$0.40	

Postage

Postage Outbound	\$0.12	Actual Postage
Postage In-Bound	\$0.68	Actual Postage
Returned Undeliverable	\$0.75	Actual Postage+Processing

**2021 General
DAVIS COUNTY ELECTION EXPENSES
Estimate**

Poll Worker Compensation	QTY	COST	TOTAL	Notes
Poll Manager (PM)	1	\$160.00	\$160.00	
Training Course(s)	1	\$50.00	\$50.00	
Assistant Poll Manager	0	\$160.00	\$0.00	
Training Course(s)	0	\$50.00	\$0.00	
Receiving Clerk	1	\$135.00	\$135.00	
Training Course(s)	1	\$35.00	\$35.00	
Ballot Clerk	1	\$135.00	\$135.00	
Training Course(s)	1	\$35.00	\$35.00	
Host		\$125.00	\$0.00	
Training Course(s)		\$25.00	\$0.00	
Alternate Poll Workers	1	\$437.50	\$31.25	Shared equally with all cities/districts
Mileage Reimbursement for Poll Manager	1	\$8.30	\$8.30	
			\$589.55	
Poll Worker Recruitment and Training				
Poll Worker Recruitment and Processing	3	\$8.00	\$24.00	
Training Creation and Preparation (Includes equipment and preparation)	1	\$500.00	\$33.33	Shared with all cities/districts
Poll Worker Handbook and Supplies	3	\$5.00	\$15.00	Or Actual Printing Cost
Poll Worker Training (per person)	3	\$20.00	\$60.00	
Personal Protective Equipment and Supplies	1	\$1,500.00	\$100.00	Shared with all cities/districts
		Sub Total	\$232.33	
Equipment				
Express Vote	1	\$75.00	\$75.00	
Testing Pre and Post election				
Security Seals				
Express Vote Ballot Stock				
Memory Media Programming	1	\$15.00	\$15.00	
DS200	1	\$75.00	\$75.00	
Testing Pre and Post election				
Security Seals				
Report Paper Roll				
Memory Media Programming	1	\$15.00	\$15.00	
Voting Booth Rental	4	\$5.00	\$20.00	
Vote Here Signs (4 per location)	1	\$5.00	\$5.00	
WIFI Connection	1	\$61.00	\$61.00	
Receiving Clerk Electronic Poll Book	1	\$75.00	\$75.00	
Ballot Printing Station	1	\$75.00	\$75.00	
		Sub Total	\$416.00	
Consumable Supplies				
Ballot Stock (BOD)	125	\$0.20	\$24.98	
Polling Location Supplies	1	\$35.00	\$35.00	(Forms, poll books, instructions, signs, stickers, pens, etc.)
Rover Kits (each)	5	\$25.00	\$8.93	Shared equally by all cities/districts
		Sub Total	\$68.91	
Administrative Services				
Election Programming	1	\$200.00	\$200.00	
Public L&A Demonstration (testing, programming & demonstration)	1	\$300.00	\$20.00	Shared equally by all cities/districts
Early Voting Administration	1	\$500.00	\$33.33	Shared equally by all cities/districts
County Rovers Compensation (training & election day - per person)	5	\$500.00	\$166.67	Shared equally by all cities/districts
Election Night Clerk Staff Support	1	\$1,500.00	\$100.00	Shared equally by all cities/districts
Election Night Security	1	\$150.00	\$10.00	Shared equally by all cities/districts
Rovers Training Class	1	\$200.00	\$13.33	Shared equally by all cities/districts
Election Day Help Desk Staff	1	\$450.00	\$30.00	Shared equally by all cities/districts
Pre-Canvas Ballot Issues Audit, if needed	0	\$250.00	\$0.00	
Canvas Preparation	1	\$50.00	\$50.00	
Delivery (per location)	1	\$50.00	\$50.00	
Pickup (per location)	1	\$50.00	\$50.00	
Web Support	1	\$150.00	\$10.00	Shared equally by all cities/districts
Provisional Verification	3	\$0.80	\$2.40	
Election Administration Support	1	\$200.00	\$200.00	
Clerk Staff (per-hour for any additional services)	0	\$25.00	\$0.00	
		Sub Total	\$935.73	

By-Mail Supplies and Services**Supplies**

By-Mail Outer Envelopes	6245	\$0.080	\$499.60	
By-Mail Inner Return Envelopes	6245	\$0.095	\$593.28	
By-Mail Ballots	6245	\$0.28	\$1,748.60	
Test Deck Paper Ballots	1	\$1,018.80	\$36.55	Shared by all cities based upon number of precincts
Printed Inserts for ID requirements	1	\$100.00	\$7.14	Shared equally by all cities/districts

Services

Election Art/Set-up Production By Runbeck	1	\$3,000.00	\$214.29	Shared equally by all cities/districts
Database Setup By Runbeck	1	\$3,000.00	\$214.29	Shared equally by all cities/districts
Ballot Preparation Assembly into Envelopes (each sent out) By Runbeck	6245	\$0.25	\$1,561.25	
Signature Verification and Tabulation (each returned) By County	2374	\$0.40	\$949.60	

Postage

Postage Outbound	6245	\$0.12	\$749.40	Actual Postage
Postage In-Bound	2374	\$0.68	\$1,614.32	Actual Postage
Returned Undeliverable	120	\$0.75	\$90.00	Actual Postage+Processing

Sub Total **\$8,278.31****Total Election Expense** **\$10,520.83****Less District Portion** **\$824.52****Amount Due From City** **\$9,696.32**



JOINT STATEMENT OF COUNTY CLERK/AUDITORS ON ELECTORAL REFORM

January 21, 2021

We the Clerk/Auditor Association of the State of Utah, provide this joint statement regarding the consideration of Electoral Reform within the State of Utah.

Electoral Reform within the State of Utah has been most recently centered in the subject of alternative voting methods, specifically Ranked Choice Voting, and has been the focus of several pieces of legislation over the past several years. Other voting methods have also been brought forward, including Approval Voting, Star Voting, and Runoff Elections, among others. These various methods of voting propose a fundamental reformation to the way our elected representatives are chosen.

Electoral Reform is not new to the State, as is evident in its transition to a primarily vote-by-mail state. During this transition the greatest lesson that was learned, was the importance in consistency in voting methods, and here lies our primary concern with the current Electoral Reform proposals.

The considerations currently being discussed, provide for only occasional, or conditional implementation of an alternative voting method. This approach is problematic as it creates different rules for different elections, it creates different processes and procedures, and changes voter's expectations from election to election.

We recognize that each alternative voting method may have its strengths and weaknesses. The county clerks have taken public positions on some of these methods, but regardless of this, if the Legislature believes an alternative voting method is needed, it is our desire that a thorough, independent, study of all alternative voting methods be conducted. That specific goals and objectives be formulated, that the best voting method be selected to meet these goals and objectives and that the selected method be fully implemented for all elections in order to instill consistency and confidence in the election process.

If change is needed to our current process, then change should be made, but let's make sure the correct change is made and that the process be consistent throughout the state and throughout every election.

As the Public Officials charged with administering our State's elections we are committed to providing fair, transparent and secure elections. We offer our support, our knowledge and expertise in this effort.

INTERLOCAL COOPERATION AGREEMENT FOR MUNICIPAL ELECTION SERVICES

This agreement for Municipal Election Services is between Davis County, a political subdivision of the state of Utah (the “County”), and _____ City, a municipal corporation of the state of Utah (the “City”). County and City may be referred to collectively as the “parties” herein or individually as a “party” herein.

WITNESSETH:

WHEREAS, pursuant to Sections 20A-1-201.5 and 20A-1-202, *Utah Code Ann.* (1953) as amended, City is authorized and required to hold municipal elections in each odd-numbered year;

WHEREAS, County has equipment and resources needed to carry out an election and is willing to make available the resources and equipment to assist City in holding its municipal primary and general elections in 2021 upon the following terms and conditions; and

WHEREAS, the Parties pursuant to the *Utah Interlocal Cooperation Act* as set forth in Title 11, Chapter 13 (the “Act”), and Section 20A-5-400.1 of the *Utah Code Ann.* (1953) as amended, are authorized to enter into this agreement.

The parties therefore agree as follows:

1. The County’s Obligations. If a municipal primary election and a municipal general election is needed in August 2021 and November 2021, respectively, the County shall provide the following:
 - 1.1. Test, program, assemble and make available to City voting machines and poll supplies;
 - 1.2. Provide for delivery and retrieval of voting equipment;
 - 1.3. Polling location management, which includes, but is not necessarily limited to making arrangements for use, ADA compliance survey and contact information;
 - 1.4. Absentee and By-Mail ballot processing, which includes mailing, receiving, signature verification and tabulation;
 - 1.5. Provide electronic ballot files for Optical Scan Ballots printing;
 - 1.6. Provide Information System assistance, which includes, but is not necessarily limited to, election programming, tabulation, programmers and technicians;
 - 1.7. Canvass reports;
 - 1.8. Electronic tabulation results transmitted to the Office of the Lieutenant Governor;
 - 1.9. Provide personnel and technical assistance throughout the election process and equipment and/or supplies required specifically for voting;
 - 1.10. Recruit poll workers; provide training, scheduling, supplies and compensation;
 - 1.11. Publish legal notices, which include, polling locations, sample ballots public demonstration and election results;
 - 1.12. Provide preparation and personnel for the public demonstration of the tabulation equipment;
 - 1.13. If required, in cooperation with the City, conduct an election audit; and
 - 1.14. Store all election returns for the required twenty-two (22) months.

2. The City's Obligations. The City shall:

- 2.1. Provide the Recorder or other designated officer to act as the election officer and assume all duties and responsibilities as outlined by law;
- 2.2. Enter into a polling location Indemnification Agreement, if needed;
- 2.3. Perform Declaration of Candidacy filing;
- 2.4. Provide County with ballot information, which includes, but is not necessarily limited to, races, candidates and ballot issues;
- 2.5. Approve the election plan, which includes, but is not necessarily limited to, accuracy of polling location and precinct assignments, voter turnout percentages, paper ballot quantities, voting machine quantities and poll worker assignments;
- 2.6. Proof and approve the accuracy of the printed and audio of ballot formats;
- 2.7. Arrange and conduct election canvass;
- 2.8. Prepare candidate certificates;
- 2.9. Perform all other election related duties and responsibilities not outlined in this Agreement but required by law; and
- 2.10. Pay County repair or replacement costs for damaged voting equipment, which occurs at the polling locations, beyond the normal wear and tear.

3. Compliance with Applicable Laws. Each party agrees to conduct the election according to the statutes, rules, Executive Orders, and Policies of the Lieutenant Governor as the Chief Elections Officer of the state.

4. Costs. City agrees to pay County the costs for providing the election equipment, services and supplies in accordance with the election costs schedule, attached hereto, incorporated herein, and made a part hereof as Exhibit "A". City will submit payment to County within thirty (30) days of City receiving an invoice prepared by County relating to this agreement. If this agreement is terminated early by either party, pursuant to the provisions of Section 7 below, City shall pay County for all services rendered by County under this agreement prior to the date that this agreement is terminated.

5. Effective Date. The Effective Date of this agreement shall be on the earliest date after this agreement satisfies the requirements of the Act (the "Effective Date").

6. Term of Agreement. The term of this agreement shall begin upon the Effective Date of this agreement and shall, subject to the termination and other provisions set forth herein, terminate on the date that the parties have satisfied each of their respective duties under this agreement.

7. Termination of Agreement. This agreement may be terminated prior to the completion of the Term by any of the following actions:

- 7.1. The mutual written agreement of the parties;
- 7.2. By either party after any material breach of this agreement;
- 7.3. By either party, with or without cause, 30 days after the terminating party mails a written notice to terminate this agreement to the other party; or
- 7.4. As otherwise set forth in this agreement or as permitted by law, ordinance, rule, regulation, or otherwise.

8. Damages. The parties acknowledge, understand, and agree that, for the duration of this agreement and unless otherwise agreed to in a separate and legally binding agreement between the parties, the parties are fully and solely responsible for their own actions, activities, and/or business sponsored or conducted.
9. Governmental Immunity. The parties recognize and acknowledge that each party is covered by the *Governmental Immunity Act of Utah*, codified at Section 63G-7-101, et seq., Utah Code Annotated as amended, and nothing herein is intended to waive or modify any and all rights, defenses or provisions provided therein. Officers and employees performing services pursuant to this agreement shall be deemed officers and employees of the party employing their services, even if performing functions outside of the territorial limits of such party and shall be deemed officers and employees of such party under the provisions of the *Utah Governmental Immunity Act*.
10. No Separate Legal Entity. No separate legal entity is created by this agreement.
11. Approval. This agreement shall be submitted to the authorized attorney for each party for review and approval as to form in accordance with applicable provisions of Section 11-13-202.5, *Utah Code Ann.* (1953) as amended. A duly executed original and/or counterpart of this agreement shall be filed with the keeper of records of each party in accordance with Section 11-13-209, *Utah Code Ann.* (1953) as amended.
12. Benefits. The parties acknowledge, understand, and agree that the respective representatives, agents, contractors, officers, officials, members, employees, volunteers, and/or any person or persons under the supervision, direction, or control of a party are not in any manner or degree employees of the other party and shall have no right to and shall not be provided with any benefits from the other party. County employees, while providing or performing services under or in connection with this agreement, shall be deemed employees of County for all purposes, including, but not limited to, workers compensation, withholding, salary, insurance, and benefits. City employees, while providing or performing services under or in connection with this agreement, shall be deemed employees of City for all purposes, including, but not limited to, workers compensation, withholding, salary, insurance, and benefits.
13. Waivers or Modification. No waiver or failure to enforce one or more parts or provisions of this agreement shall be construed as a continuing waiver of any part or provision of this agreement, which shall preclude the parties from receiving the full, bargained for benefit under the terms and provisions of this agreement. A waiver or modification of any of the provisions of this agreement or of any breach thereof shall not constitute a waiver or modification of any other provision or breach, whether or not similar, and any such waiver or modification shall not constitute a continuing waiver. The rights of and available to each of the parties under this agreement cannot be waived or released verbally, and may be waived or released only by an instrument in writing, signed by the party whose rights will be diminished or adversely affected by the waiver.
14. Assignment Restricted. The parties agree that neither this agreement nor the duties, obligations, responsibilities, or privileges herein may be assigned, transferred, or delegated, in whole or in part, without the prior written consent of both of the parties.

15. Entire Agreement; Amendment. This agreement, including all attachments, if any, constitutes the entire understanding between the parties with respect to the subject matter in this agreement. Unless otherwise set forth in this agreement, this agreement supersedes all other agreements, whether written or oral, between the parties with respect to the subject matter in this agreement. No amendment to this agreement will be effective unless it is in writing and signed by both parties.
16. Governing Law; Exclusive Jurisdiction. Utah law governs any judicial, administrative, or arbitration action, suit, claim, investigation, or proceeding (“Proceeding”) brought by one party against the other party arising out of this agreement. If either party brings a Proceeding against the other party arising out of this agreement, that party may bring that Proceeding only in a state court located in Davis County, Utah (for claims that may only be resolved through the federal courts, only in a federal court located in Salt Lake City, Utah), and each party hereby submits to the exclusive jurisdiction of such courts for purposes of any such Proceeding.
17. Severability. The parties acknowledge that if a dispute arises out of this agreement or the subject matter of this agreement, the parties desire the arbiter to interpret this agreement as follows:
- 17.1. With respect to any provision that the arbiter holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision; and
- 17.2. If an unenforceable provision is modified or disregarded in accordance with this section, by holding that the rest of the agreement will remain in effect as written.
18. This agreement may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, and all such counterparts taken together shall constitute one and the same agreement.

WHEREFORE, the parties have signed this agreement on the dates set forth below.

CITY	REVIEWED AND APPROVED AS TO PROPER FORM AND COMPLIANCE WITH APPLICABLE LAW:
Printed Name:	City Attorney Dated:
Mayor Dated:	
ATTEST:	
Printed Name:	

City Recorder Dated: _____	
----------------------------------	--

DAVIS COUNTY _____ Bob J Stevenson, Chairman Board of Davis County Commissioners Dated: _____ ATTEST: _____ Curtis Koch Davis County Clerk Auditor Dated: _____	REVIEWED AND APPROVED AS TO PROPER FORM AND COMPLIANCE WITH APPLICABLE LAW: _____ Davis County Attorney's Office Dated _____
--	--

EXHIBIT A

(Election Costs Schedule)

City Council Staff Report

Subject: License Agreement – Bluff View Subdivision
Author: Boyd Davis
Department: Community Development
Date: February 16, 2021



Background

The proposed Bluff View Subdivision will be built adjacent to the Layton Canal property which is owned by the United States Government. The sewer and storm drain outfall lines from the subdivision will need to cross the canal pipeline and the developers have been working to obtain a license agreement, which is similar to an easement, from the US Bureau of Reclamation. They recently submitted the final draft of the agreement for the City Council's consideration prior to final approval of the subdivision.

Analysis

The agreement, which is attached to this report, is between the United States Department of the Interior and West Point City. The City will be the long term owners of the utilities that will cross the canal pipeline and thus the agreement is with the City rather than the developers.

The terms of the agreement can be summarized as follows:

- The City is allowed to construct two sewer lines and one storm drain line.
- The City is allowed to operate and maintain the utilities during the period of the agreement.
- The City or their contractor are responsible to install the utilities according to the approved plans and are responsible for any damages during construction.
- The agreement is for 25 years and can be renewed for an additional 25 years.

The agreement has been reviewed and approved by the City Attorney. The only comment he had was that the developer include a note on their plans stating they will abide by the terms of the agreement.

Recommendation

Staff recommends approval of Resolution 02-16-2021A approving the license agreement.

Significant Impacts

None

Attachments

License Agreement
Resolution 02-16-2021A

RESOLUTION NO. 02-16-2021A

**A RESOLUTION APPROVING A LICENSE AGREEMENT BETWEEN
WEST POINT CITY AND THE UNITED STATES OF AMERICA
FOR THE INSTALLATION OF CERTAIN UTILITIES
ACROSS THE LAYTON CANAL**

WHEREAS, the United States of America owns certain real property wherein is located a water conveyance pipeline known as the Layton Canal; and

WHEREAS, West Point City desires to install, or cause to be installed, certain utilities across said property and pipeline; and

WHEREAS, the United States Bureau of Reclamation has prepared the written agreement, attached hereto; and

WHEREAS, the West Point City Council has reviewed said agreement and finds it acceptable to the City.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED, by the City Council of West Point City as follows:

1. The License Agreement, which is attached hereto and incorporated by this reference, is hereby approved.
2. The Mayor is hereby authorized to sign and execute said agreement.

PASSED AND ADOPTED this 16th day of February, 2021.

WEST POINT CITY,
A Municipal Corporation

By: _____
Erik Craythorne, Mayor

ATTEST:

Casey Arnold, City Recorder

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
WEBER BASIN PROJECT
LAYTON CANAL AND
SLATERVILLE DIVERSION WORKS

LICENSE AGREEMENT
BETWEEN THE
UNITED STATES OF AMERICA
AND
WEST POINT CITY CORPORATION

THIS LICENSE AGREEMENT, made this ____ day of _____, 20__, in pursuance of the Act of Congress of June 17, 1902 (32 Stat. 388), and acts amendatory thereof or supplementary thereto, particularly the Reclamation Project Act of 1939 (53 Stat. 1187), between the UNITED STATES OF AMERICA, acting by and through the Bureau of Reclamation, Department of the Interior, hereinafter referred to as the United States, represented by the officer executing this agreement, hereinafter referred to as the Contracting Officer, and WEST POINT CITY CORPORATION, hereinafter referred to as the Licensee,

WITNESSETH THAT:

WHEREAS, the Licensee proposes to utilize, at their sole cost and expense, United States lands acquired for the Weber Basin Project, hereinafter referred to as Project lands, and the granting of a License Agreement to utilize a portion of Project lands in the manner and at the location hereinafter described will not be incompatible with Project purposes;

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained, the United States, to the extent of its interest in the Project lands, hereby grants to the Licensee, upon the terms hereinafter provided, a license for the purpose and in the location described below:

- A. Purpose: To construct, operate and maintain two sewer pipelines and a storm drain pipeline across the Layton Canal corridor. This work is associated with the construction of the Bluff View Subdivision in West Point, Utah.

Further described below:

The first two encroachments will cross the 54-inch RCP Layton Canal at approximate pipeline Station 660+76 (Ext Sta. 76+23), near 102 North 4000 West in West Point, Utah. These encroachments will be within a 10' right of use corridor crossing the Layton Canal parcel. The encroachments will consist of an

8-inch diameter restrained joint PVC sanitary sewer pipeline and a 15-inch diameter fused HDPE storm drain pipeline. Clearance is shown in the drawings as being 1.6-feet. If conditions change, it is required that a minimum vertical clearance of 18-inches be maintained. These encroachments will be installed by open trenching. It is required that the city keep the respective manholes and storm drain clean outs outside of the USA property. The Layton Canal pipeline is protected by Layton Canal Tract LC-70A (Fisher).

The third encroachment will cross the 54-inch Layton Canal at approximate pipeline Station 666+00 (Ext. Sta. 81+46), near 209 South 4500 West in West Point, Utah. This encroachment will be within a 10' right of use corridor crossing the Layton Canal parcel. The encroachment will consist of a 12-inch diameter restrained joint PVC sanitary sewer pipeline contained within a 20-inch diameter carrier pipe, crossing under the canal pipeline. This sewer line and carrier pipe will be installed by directional boring. Clearance is shown in the drawings as being 6.7-feet. If conditions change, it is required that a minimum vertical clearance of no less than 36-inches be maintained. The pipeline is protected by Layton Canal Tract LC-70A (Fisher).

Encroachments to be installed, constructed as shown and described on EXHIBITS B and C.

- B. Period: 25 years from the date hereof, renewable for an additional 25 years.
- C. Location: In the Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah, as shown on EXHIBITS B and C.
- D. Plans, Drawings, and Maps (Attached hereto and made a part hereof): EXHIBITS A, B and C.
- F. Land Status: Fee Title.

1. WORK SATISFACTORY. The Licensee shall perform all work under this License Agreement in accordance with the plans, drawings, and maps attached hereto and, in a manner, satisfactory to the United States and the Weber Basin Water Conservancy District (District).

2. RIGHTS RESERVED. This License Agreement and all rights hereunder shall be held by the Licensee at all times subject to the rights of the United States. United States jurisdiction and supervision over the concerned lands are not surrendered or subordinated by issuance of this License Agreement. The United States reserves the right to issue additional licenses, rights-of-way, or permits for compatible uses of the lands involved in this License Agreement; provided, however, any such license, right-of-way, or permit shall be conditioned on such licensee, grantee, or permittee paying the Licensee's expenses to relocate its facilities as may be required for such compatible use. There is also reserved the right of the United States, its officers, agents, employees, licensees, and

permittees, at all proper times and places to have free ingress to, passage over, and egress from all of said lands for the purpose of exercising, enforcing, and protecting the rights reserved herein.

3. HOLD HARMLESS.

a. The United States, the District, and their officers, agents, employees, and assigns do not assume any liability resulting from the granting of this License Agreement or the exercise thereof and the Licensee agrees to indemnify and hold the United States, the District, and their officers, agents, employees, and assigns harmless for injury or damage to any persons or property that may result from the exercise of any of the privileges herein conferred or the work performed hereunder.

b. The Licensee further agrees that the United States, the District, and their officers, agents, employees, and assigns, shall not be held liable for any damage to the Licensee's improvements or works by reason of the exercise of the rights herein reserved; nor shall anything contained in this paragraph be construed as in any manner limiting other reservations in favor of the United States contained in this License Agreement.

4. RELEASE FROM LIABILITY. The Licensee hereby releases the United States, the District, and their officers, employees, agents, or assigns, from liability for any and all loss or damage of every description or kind whatsoever, which may result to the Licensee from the construction, operation, and maintenance of Project works upon said lands, provided that nothing in this License Agreement shall be construed as releasing the United States and the District from liability for their own negligence. Nothing herein shall be deemed to increase the liability of the United States beyond the provisions of the Federal Tort Claims Act, Act of June 25, 1948, 62 Stat. 989 (28U.S.C. § 1346 (b), 2671 et seq.) or other applicable law.

5. INTERFERENCE PROHIBITED. The Licensee shall use, occupy, and maintain said facilities with due care to avoid damage to Project lands or works or any interference in any way with the operation and maintenance of the same.

6. ASSIGNMENT OR TRANSFER. This License Agreement shall not be assigned or transferred by the Licensee without the prior written consent of the United States.

7. TERM OF AGREEMENT – REVOCATION/TERMINATION: This Agreement may be revoked by the United States upon thirty (30) days written notice to the Permittee: 1. For nonuse of the project lands by Permittee for a period of two (2) continuous years; or, 2. The United States determines that the Permittee's use of the land is no longer compatible with project purpose; or, 3. After failure of the Permittee to observe any of the conditions of this Agreement and on the tenth day following service of written notification on the Permittee of the termination because of failure to observe such conditions; or, 4. At the sole discretion of the United States.

8. SUCCESSORS IN INTEREST OBLIGATED. This License Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

9. NO WARRANTY. The United States makes no warranty, expressed or implied,

as to the extent or validity of the grant contained herein.

10. OFFICIALS NOT TO BENEFIT. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this License Agreement or to any benefit that may arise herefrom, but this restriction shall not be construed to extend to this License Agreement if made with a corporation or company for its general benefit.

11. ENVIRONMENTAL COMPLIANCE. The Licensees agree to abide by all applicable Federal, State, and local laws and regulations pertaining to pollution control and environmental protection.

12. LANDSCAPE PRESERVATION AND NATURAL BEAUTY.

a. The Licensee shall exercise care to preserve the natural landscape and shall conduct its construction operations so as to prevent any unnecessary destruction, scarring, or defacing of the natural surroundings in the vicinity of the work. Except where clearing is required for permanent works, all trees, native shrubbery, and vegetation shall be preserved and shall be protected from damage which may be caused by the Licensee's construction operations and equipment. Movement of crews and equipment within the area described in Article D hereof and over routes provided for access to the work shall be performed in a manner to prevent damage to grazing land, crops, or property.

b. Upon completion of the work, the construction site shall be smoothed and graded in a manner to conform to the natural topography of the landscape and shall be repaired, replanted, reseeded, or otherwise restored as directed by the Contracting Officer at the Licensee's expense.

14. EXTRAORDINARY MAINTENANCE OR REPAIR COSTS. The Licensee agrees that if the construction, reconstruction, maintenance, or repair of any or all Project structures and facilities located on such lands should be made more expensive by reason of the existence of improvements or works of the Licensee thereon, the Licensee will pay to the United States, the District, or their agents or assigns responsible for Project operation and maintenance, the full amount of such additional expense within 30 days of receipt of an itemized bill therefore.

15. SPECIAL PROVISIONS.

The allowable period of construction to be at the sole discretion of the District. In no case shall the duration of construction be permitted to exceed seven days for anyone crossing. West Point City proposes to begin construction once permitted. This seems feasible and we have no concerns with the time frame.

Please include Reclamation's Standard Protection Criteria and "Engineering and O&M Guidelines for Crossings" document in the License Agreement Contract.

The licensee or their contractor notify the District no less than 48 hours in advance of the above-mentioned work beginning so that a District inspector may be present to monitor activities.

Any future operation and maintenance work performed by West Point City or its assignees, pertaining to this crossing inside the USA property, be approved by the District in advance in order to coordinate necessary protection measures of the Layton Canal.

District inspector witnessed three potholes performed by the developer prior to design. However, it is required that the Licensee pothole the Layton Canal at the three crossing locations to verify depths. The District be notified no less than 48 hours in advance of the potholing so a District representative may be present to witness.

16. In accordance with 43 CFR 429.16 Subpart D, any applicant requesting a right-of-use over Reclamation land must remit a nonrefundable application fee of One Hundred Dollars (\$100). The receipt of this application fee is hereby acknowledged, which amount represents the initial review of your application.

17. In accordance with 43 CFR 429.16, Subpart E, any applicant requesting a right-of-use over Reclamation land must remit a use fee which amount represents the appraised fair market value of the rights granted herein for the Twenty-five-year-period. You are required to remit a use fee determined to be One Thousand Dollars (\$1,000) Dollars. Deposit and payments are to be made to the Bureau of Reclamation at 302 East 1860 South, Provo, Utah 84606.

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement to be executed the day and year first above written.

UNITED STATES OF AMERICA

Name: Kent Kofford
Title: Area Manager

WEST POINT CITY CORPORATION

Name:
Title:

CONCUR:
WEBER BASIN WATER CONSERVANCY DISTRICT

Name: Tage I. Flint
Title: Manager

EXHIBIT A

SPECIAL PROVISIONS

A. Prior to the expiration of the term of this License Agreement, and upon application in writing by the Licensee and approval by the United States and the District, this License Agreement may be renewed for such period as the parties hereto may agree upon. Furthermore, the renewed License Agreement will be subject to the regulations existing at the time of renewal and such other terms and conditions as may be deemed necessary by the United States and the District to protect the public interest or its projects.

B. The installation of the crossing shall take place as agreed upon in this agreement. The Licensee shall notify the United States at (801) 379-1000 and the District at (801) 771-1677 five (5) days in advance of its intent to commence any construction operations associated with rights herein granted.

C. Existing gravity drainage of the United States rights-of-way must be maintained. No new concentration of surface or subsurface drainage may be directed onto or under the United States rights-of-way without adequate provision for removal of drainage water or adequate protection of the United States rights-of-way.

D. During construction, operation, and maintenance, the Licensee shall be particularly alert to take all reasonable and necessary precautions to protect and preserve historic or prehistoric ruins and artifacts on or adjacent to the lands herein described. Should sites, ruins, or artifacts be discovered during these operations, the Licensee will immediately suspend work involving the area in question, and advise the United States of suspected values. The Licensee shall promptly have the area inspected to determine significance of values and to consult with the United States on appropriate actions to follow (recovery, etc., and resumption of work). Cost of any recovery work shall be borne by the Licensee. The Licensee shall provide the United States with a copy of any cultural resources survey reports concerning sites located on the lands described herein and shall develop a mitigation plan acceptable to the Utah State Historic Preservation Officer (SHPO) for those significant sites subject to an adverse impact. All objects of antiquity recovered from public lands are the property of the United States and shall be turned over to the Bureau of Reclamation. The Licensee is responsible for obtaining required Utah SHPO clearance for any additional survey and report completed.

E. Prior to construction of any structure that encroaches within United States rights-of-way, an excavation must be made to determine the location of existing United States facilities. The excavation must be made by or in the presence of the District or the United States.

F. Any contractor or individual constructing improvements in, on, or along United States rights-of-way must limit his construction to the encroachment structure previously approved and construct the improvements strictly in accordance with approved plans or specifications.

G. All United States land areas where soils and surface materials are disturbed through actions incident to construction, operation and maintenance shall be restored to their natural state insofar as

practical by water barring, scarifying, leveling and reseeded, or by other practices as prescribed by the United States and to its satisfaction.

H. The Licensee shall restore any damaged or disturbed improvements such as fences, roads, watering facilities, etc., encountered during construction, maintenance, and operation. Functional use of these improvements must be maintained at all times.

I. Within sixty (60) days after conclusion of construction operations, all construction materials and related litter and debris, including vegetative cover accumulated through land clearing, shall be disposed of in an appropriate manner (State of Utah approved sanitary landfill).

J. The owner of newly constructed facilities that encroach on United States rights-of-way shall notify the United States upon completion of construction and shall provide the United States with two copies of as-built drawings of actual improvements in, on, or along the rights-of-way.

K. Except in case of ordinary maintenance and emergency repairs, an owner of encroaching facilities shall give the District at least 10 days notice in writing before entering upon United States rights-of-way for the purpose of reconstructing, repairing, or removing the encroaching pipeline or performing any work on or in connection with the operation of the encroaching pipeline.

L. If unusual conditions are proposed for the encroaching pipeline or unusual field conditions within United States rights-of-way are encountered, the United States reserves the right to impose more stringent criteria than those prescribed herein.

M. All backfill material within United States rights-of-way shall be compacted to 95 percent of maximum density unless otherwise shown. Mechanical compaction shall not be allowed within 6 inches of Project works whenever possible. In no case will mechanical compaction using heavy equipment be allowed over Project works or within 18 inches horizontally of Project works.

N. The backfilling of any excavation or around any structure within the United States rights-of-way shall be compacted in layers not exceeding 6 inches thick to the following requirements: (1) cohesive soils to 90 percent maximum density specified by ASTM Part 19, D-698, method A; (2) noncohesive soils to 70 percent relative density specified by ANSI/ASTM Part 19, D-2049, par. 7.1.2, wet method.

O. Any nonmetallic encroaching pipeline below ground level shall be accompanied with warning tape with a metallic strip. Metal pipe shall also be accompanied with warning tape. All tape shall be located 12 inches above the pipeline and extend throughout all right-of-way.

P. No use of United States land or right-of-way shall be permitted that involves the storage of hazardous material.

Q. Utility pipe crossing of Reclamation pipelines must be approved on an individual basis. Metal pipes which do not have a dielectric coating will require a polyethylene plastic wrap for corrosion protection of Reclamation pipeline by induced current from utility crossings.

R. For all utility crossings, a permanent placard shall be placed at each point that the utility enters or exits the right-of-way of the United States. This placard shall identify the type of utility located below it, the name of the utility company and a telephone number where the utility company can be reached.



Weber Basin Water Conservancy District



Weber Basin Water

Author:

Disclaimer: Information shown on this map is for planning and illustration purposes only. Weber Basin Water assumes no liability for any errors, omissions or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date: 9/25/2020 Time: 1:08:50 PM

1 inch = 188 feet



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NHM8, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

**OVERALL OFFSITE
UTILITY PLAN**

PROJECT NUMBER
7941B
PRINT DATE
9/22/20
DRAWN BY
M.ELMER
CHECKED BY
C.PRESTON
PROJECT MANAGER
C.PRESTON

PPOS-OUP

811

Know what's below.
Call before you dig.

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

BENCHMARK

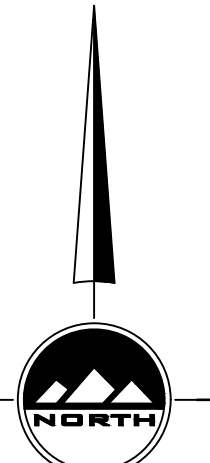
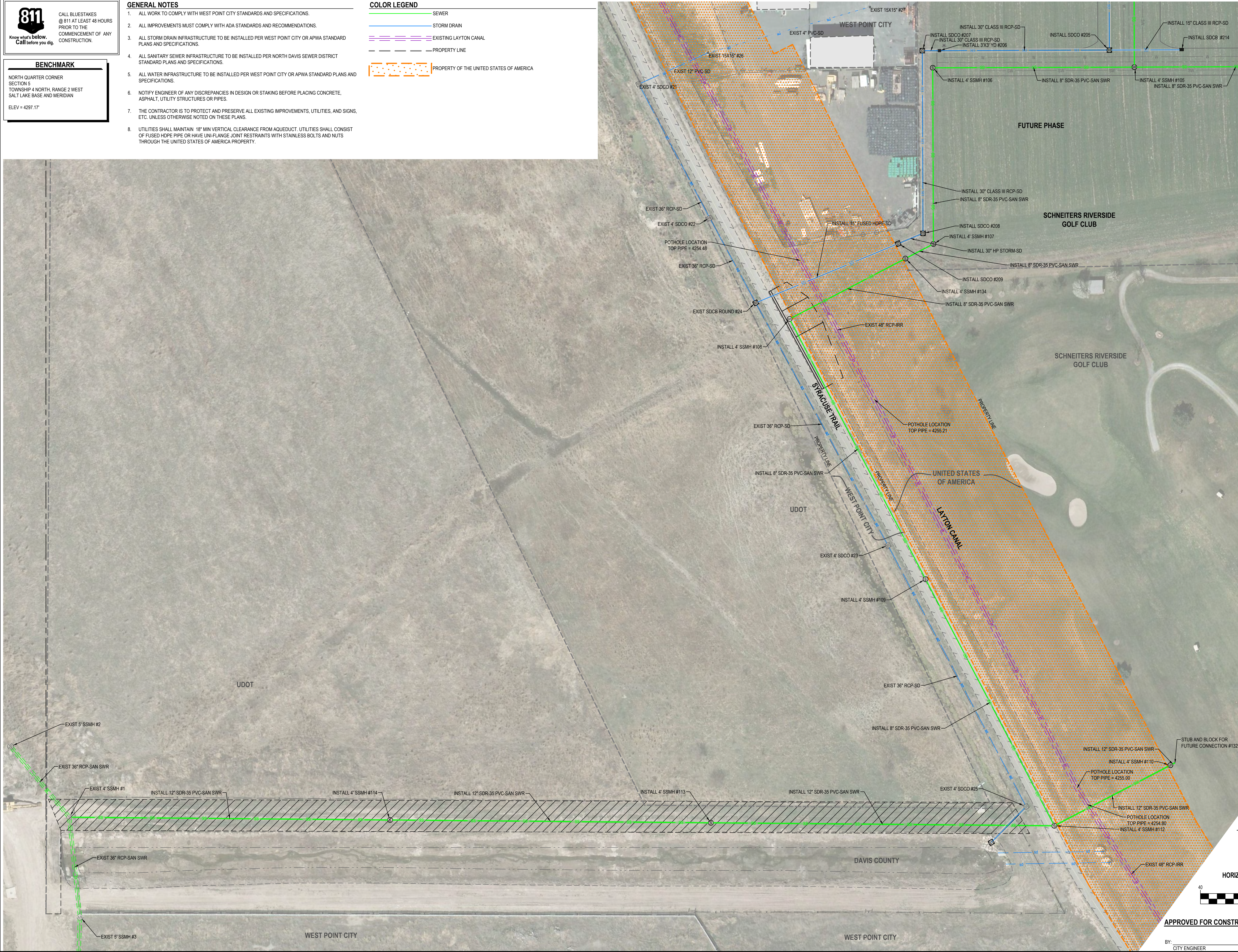
NORTH QUARTER CORNER
SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4297.17

GENERAL NOTES

1. ALL WORK TO COMPLY WITH WEST POINT CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
4. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER NORTH DAVIS SEWER DISTRICT STANDARD PLANS AND SPECIFICATIONS.
5. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER WEST POINT CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. UTILITIES SHALL MAINTAIN 18" MIN VERTICAL CLEARANCE FROM AQUEDUCT. UTILITIES SHALL CONSIST OF FUSED HDPE PIPE OR HAVE UNI-FLANGE JOINT RESTRAINTS WITH STAINLESS BOLTS AND NUTS THROUGH THE UNITED STATES OF AMERICA PROPERTY.

COLOR LEGEND

- SEWER
- STORM DRAIN
- EXISTING LAYTON CANAL
- PROPERTY LINE
- PROPERTY OF THE UNITED STATES OF AMERICA



HORIZONTAL GRAPHIC SCALE

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

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
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FOR:
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P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

**OFFSITE SEWER
PLAN AND PROFILE**

PROJECT NUMBER: 7941B
PRINT DATE: 9/22/20
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

PPOS-1



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

BENCHMARK

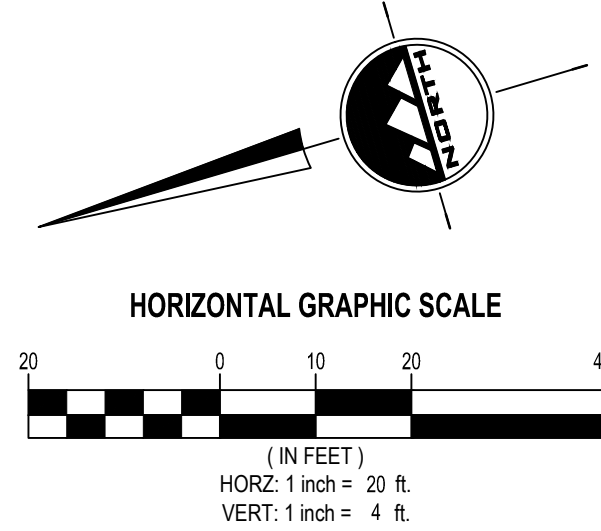
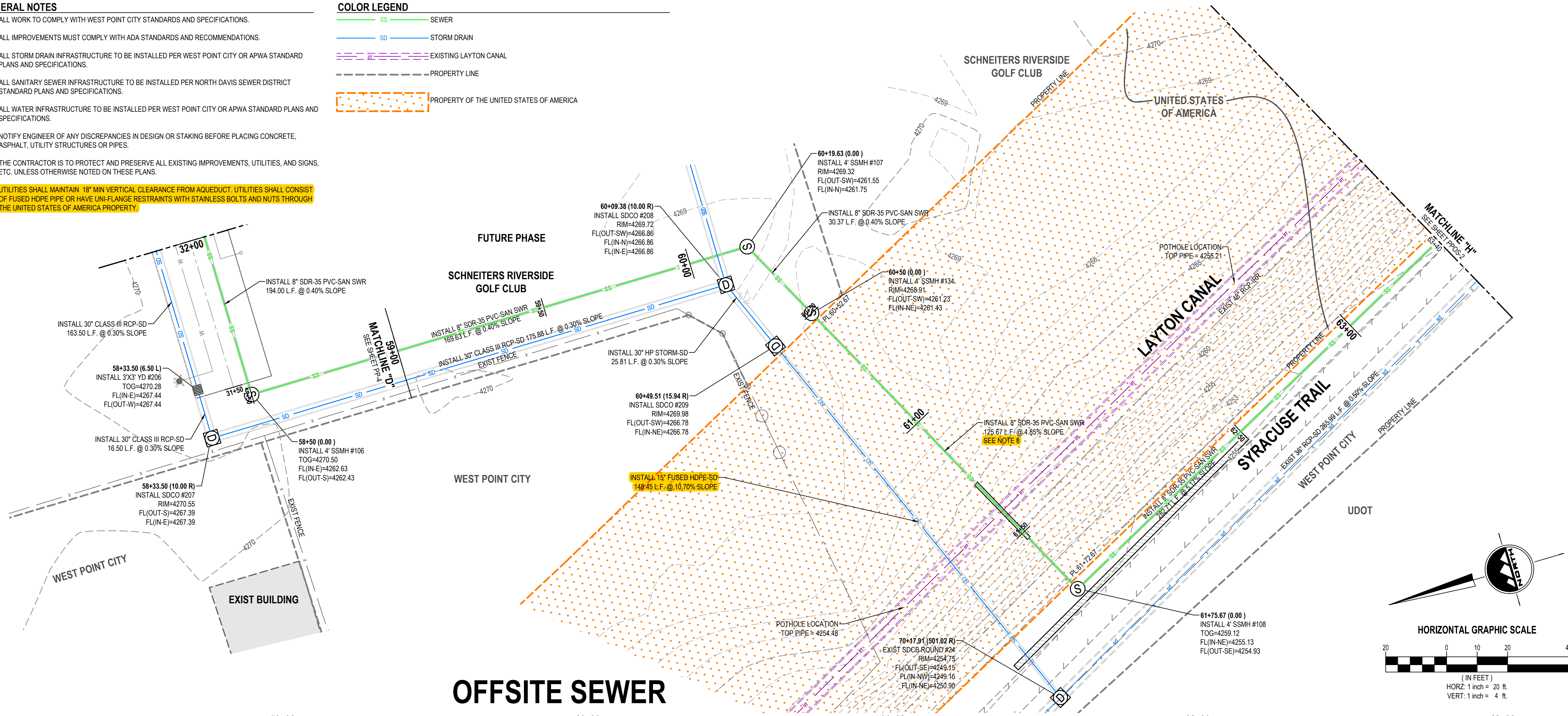
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GENERAL NOTES

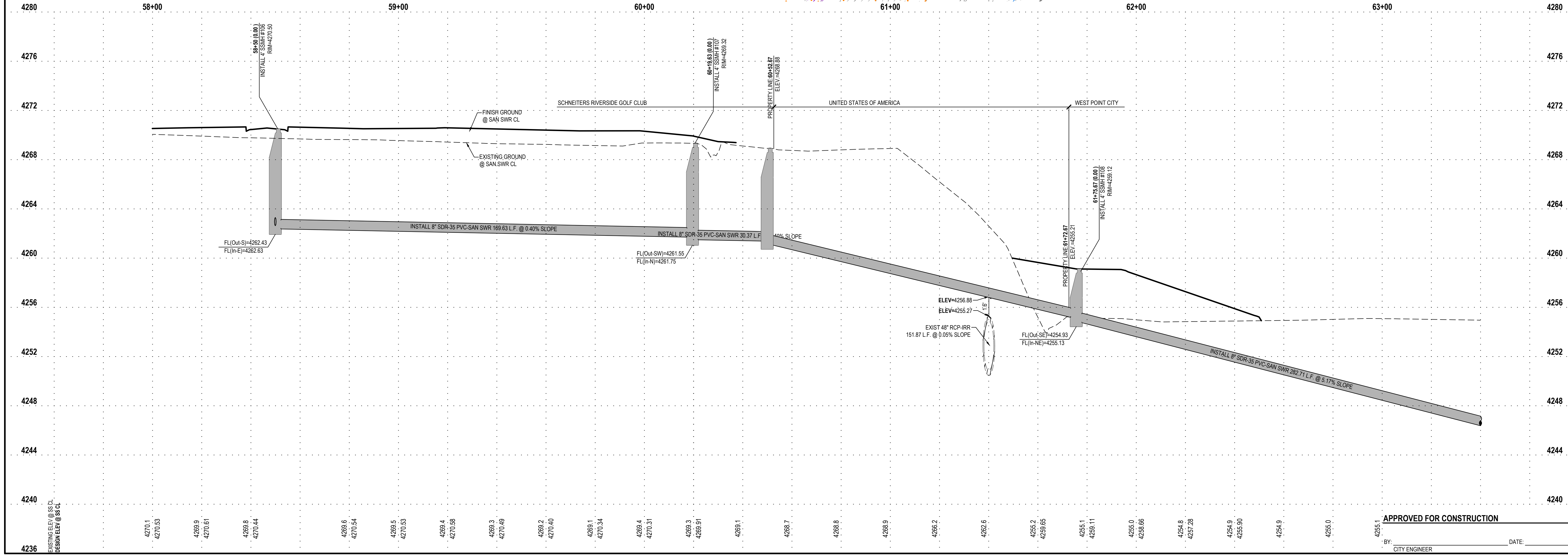
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COLOR LEGEND

- SS SEWER
- SD STORM DRAIN
- EXISTING LAYTON CANAL
- PROPERTY LINE
- PROPERTY OF THE UNITED STATES OF AMERICA



OFFSITE SEWER



APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:



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

SALT LAKE CITY
Phone: 801.255.0529

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NS
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

OFFSITE SEWER
PLAN AND PROFILE

PROJECT NUMBER
7941B

PRINT DATE
9/22/20

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

PPOS-2

811

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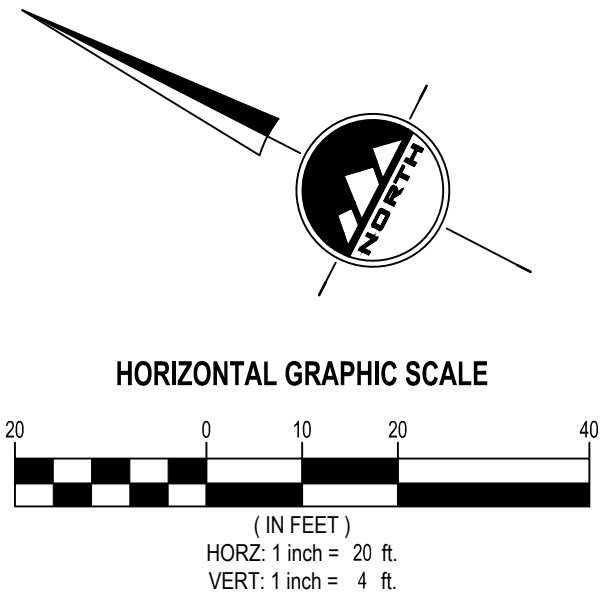
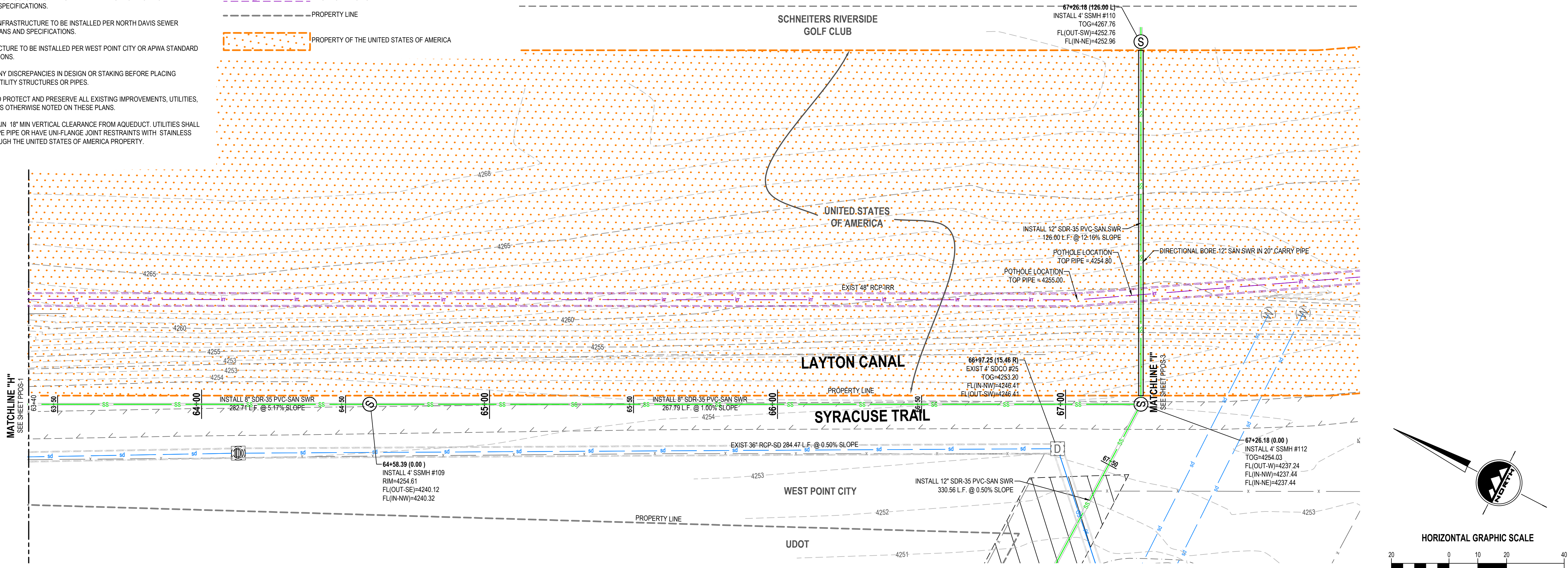
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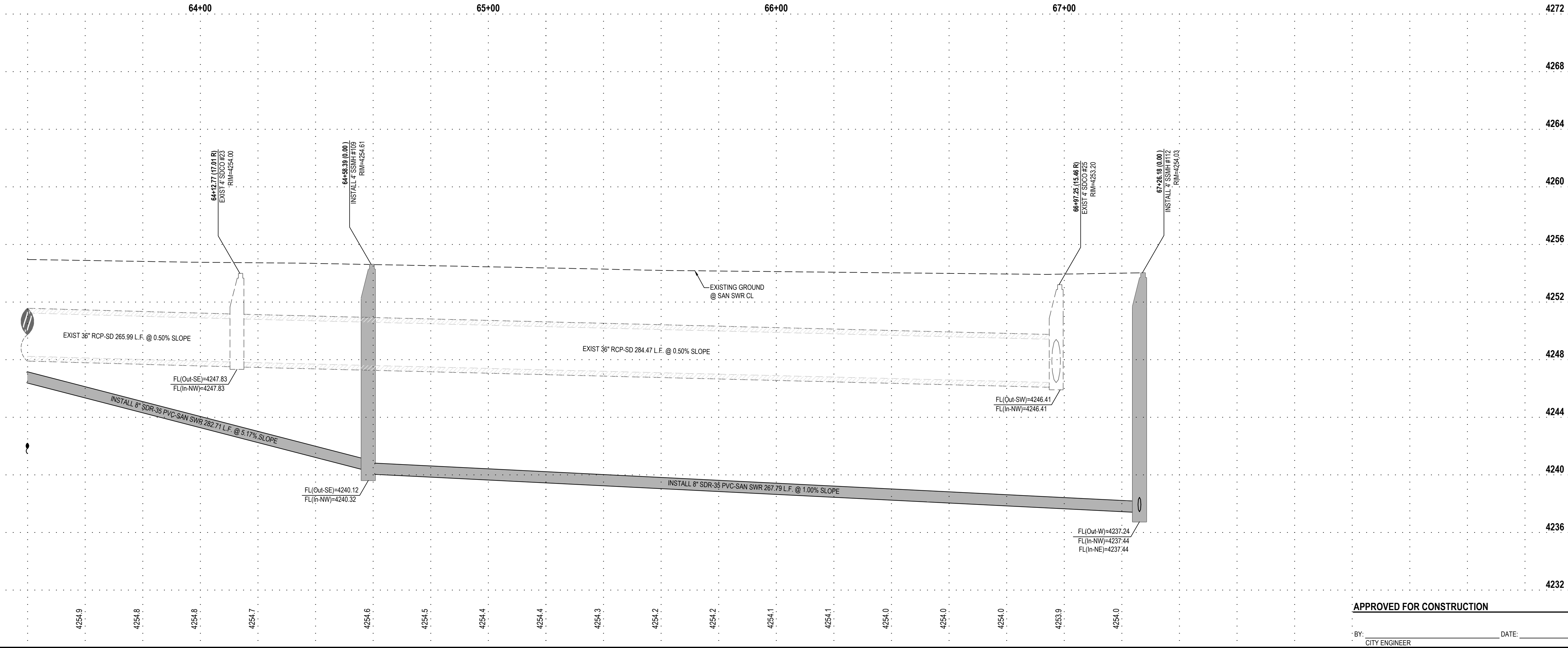
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COLOR LEGEND

- SS SEWER
- SD STORM DRAIN
- EXISTING LAYTON CANAL
- PROPERTY LINE
- PROPERTY OF THE UNITED STATES OF AMERICA



OFFSITE SEWER



APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:

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PRIOR TO THE
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CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER
SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4297.17'

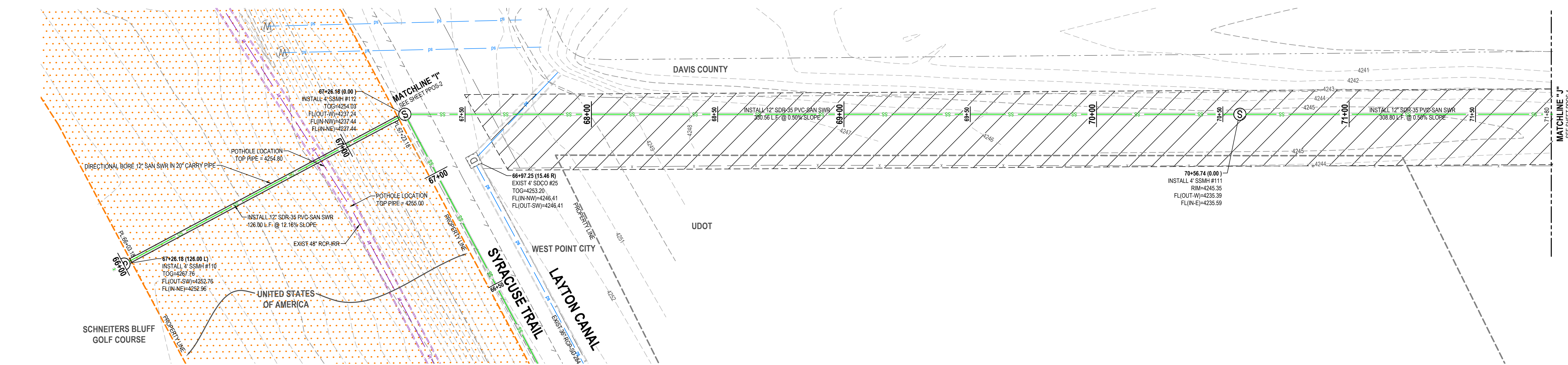
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COLOR LEGEND

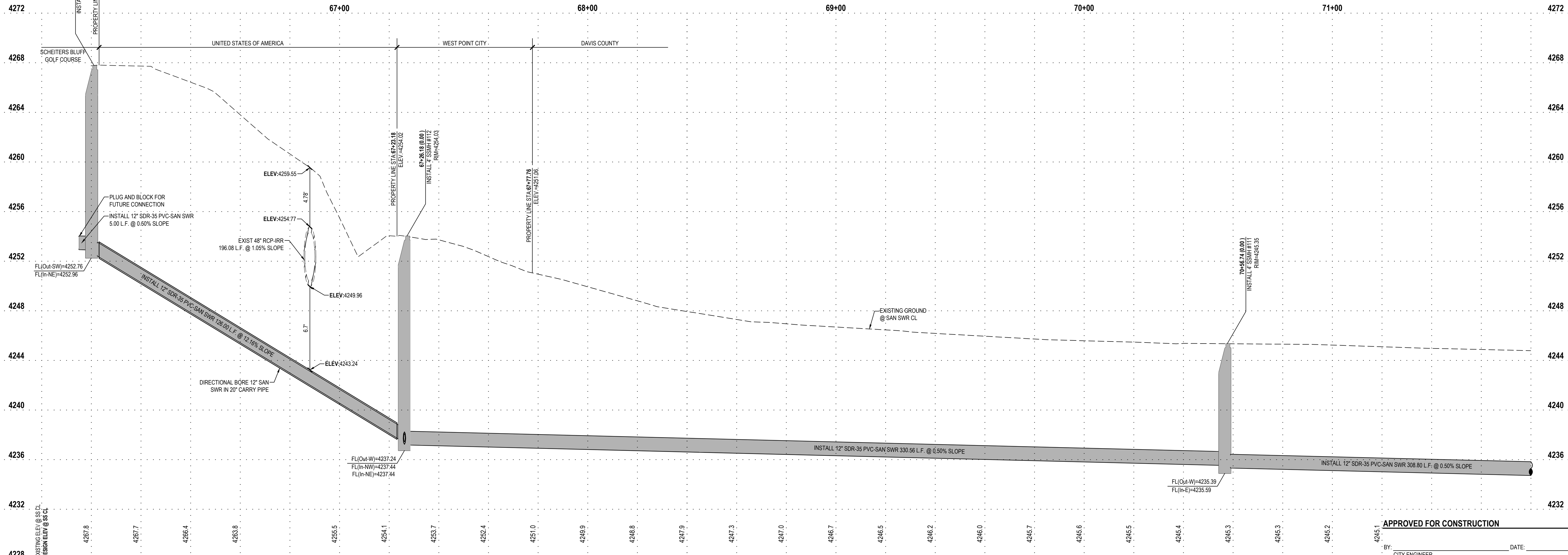
- SS SEWER
- SD STORM DRAIN
- EXISTING LAYTON CANAL
- PROPERTY LINE
- PROPERTY OF THE UNITED STATES OF AMERICA

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.



OFFSITE SEWER



ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

1508
NH#8, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION PHASE 1 AND 2 3830 WEST 300 NORTH WEST POINT, UTAH

PROFESSIONAL ENGINEER
C. PRESTON
No. 5049039
1-15-2020
STATE OF UTAH
CARTON HESS PHOTO

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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4			
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6			
7			
8			

**OFFSITE SEWER
PLAN AND PROFILE**

PROJECT NUMBER: 7941B
PRINT DATE: 9/22/20
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

PPOS-3

APPROVED FOR CONSTRUCTION
BY: CITY ENGINEER
DATE:



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**



NO.	DATE	REVISION	BY
1		FOR REVIEW	
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**OFFSITE SEWER
PLAN AND PROFILE**

PROJECT NUMBER
7941B
PRINT DATE
9/22/20
DRAWN BY
M.ELMER
CHECKED BY
C.PRESTON
PROJECT MANAGER
C.PRESTON

PPOS-4

811

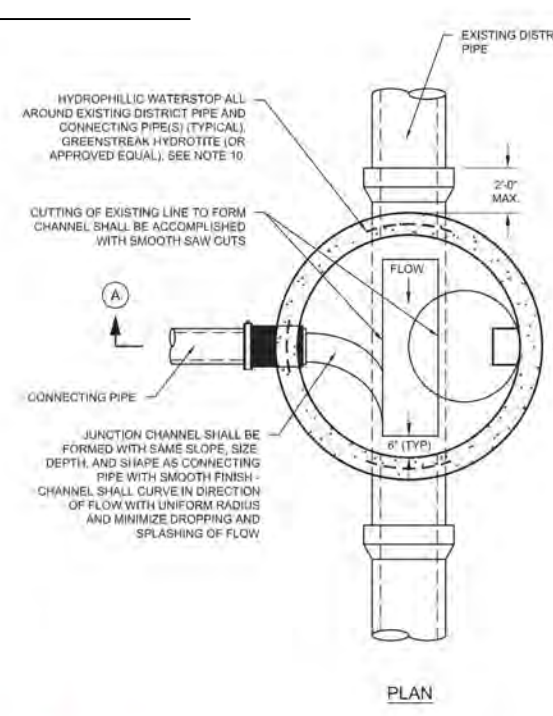
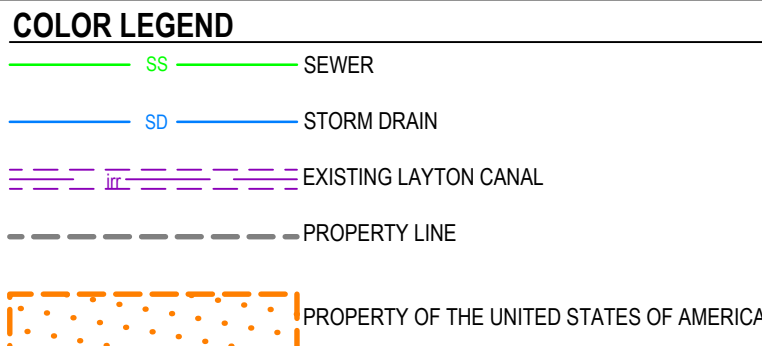
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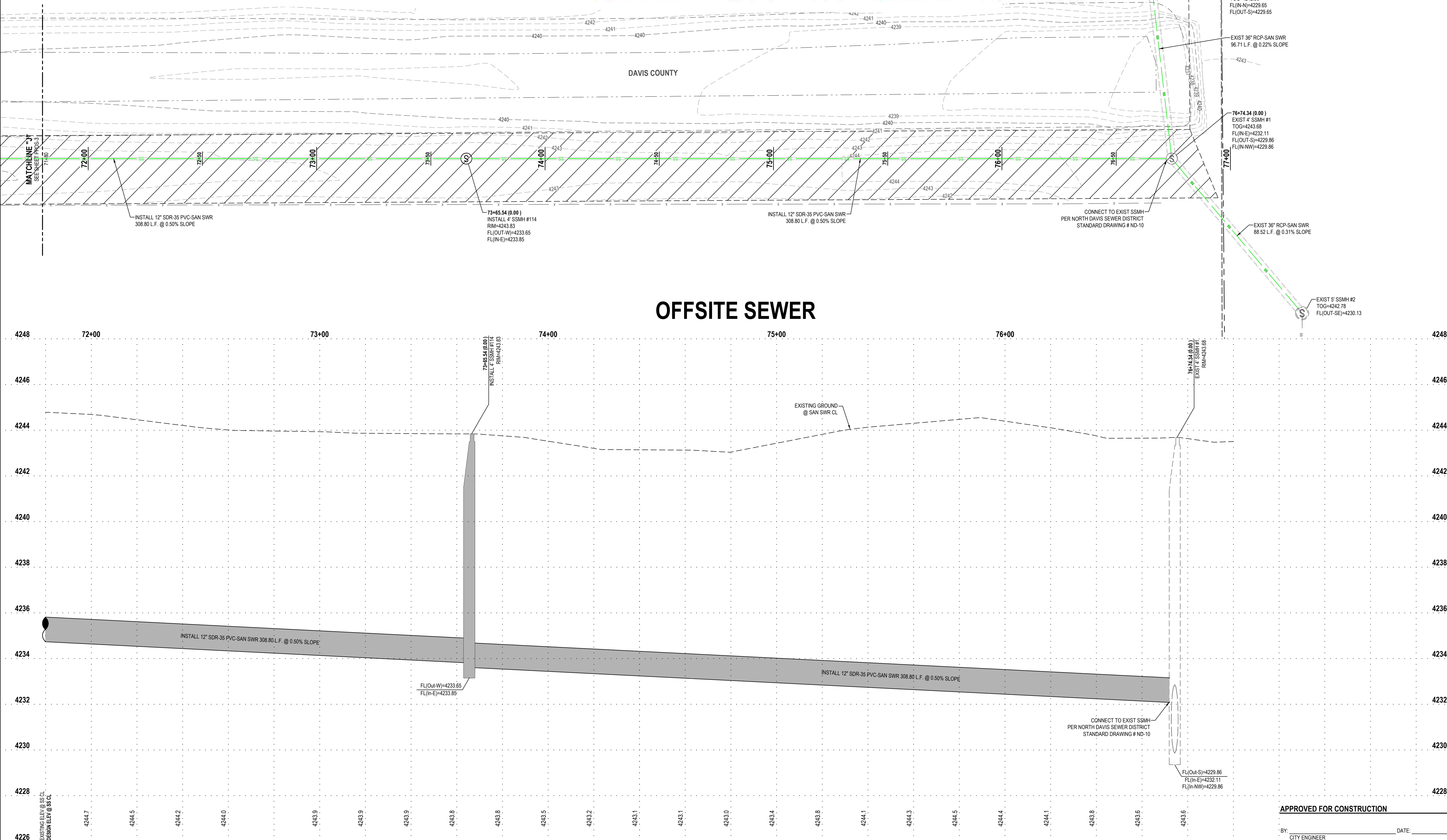
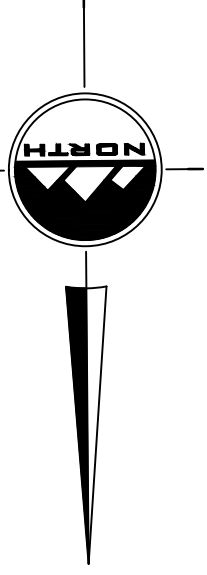
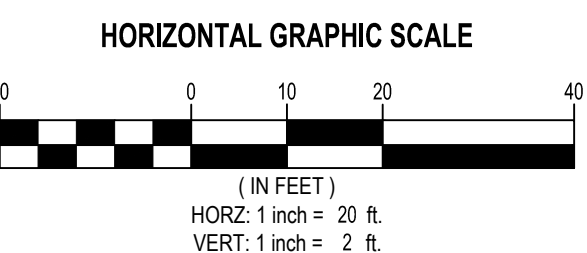
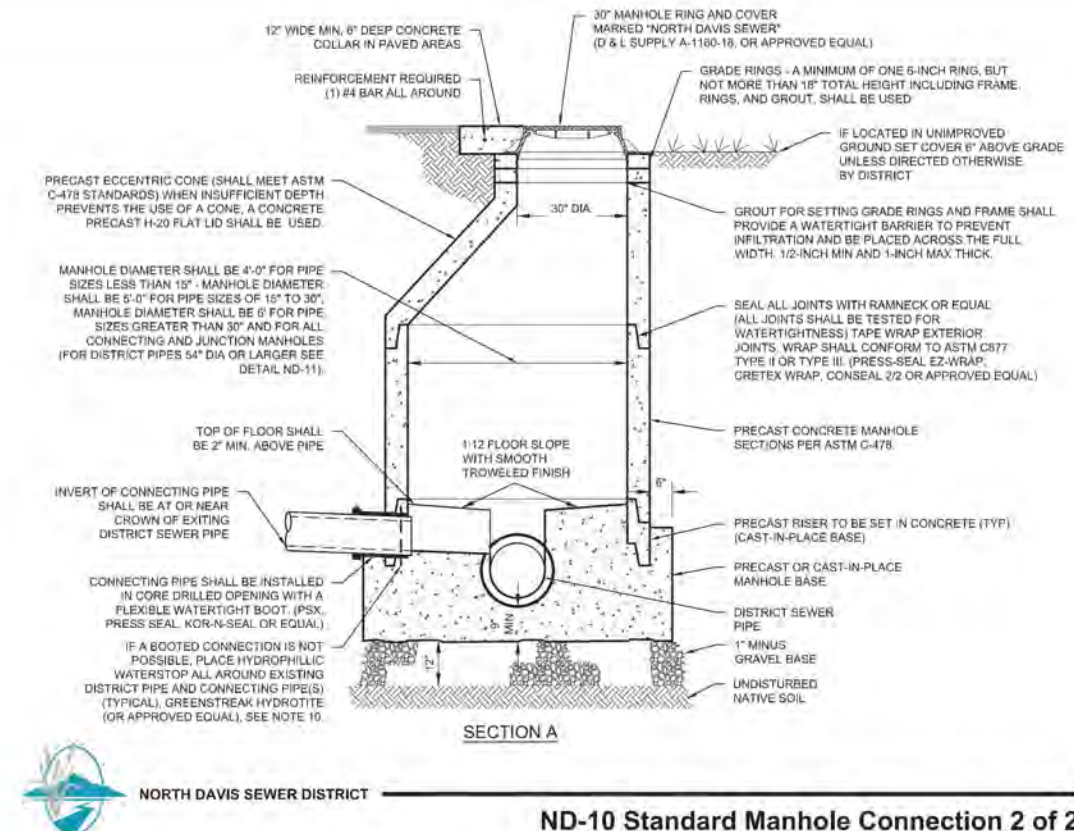
NORTH QUARTER CORNER
SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4297.17

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NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SLOPE AND CONSTRUCTION OF CONNECTION PIPELINE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFALLING, COMPACTING, AND PREVENT FRESHWATER.
3. CONTRACTOR SHALL NOTIFY DISTRICT 48 HOURS BEFORE INSTALLATION BEGINS.
4. CONTRACTOR SHALL GUARANTEE WORK FOR A PERIOD OF ONE YEAR.
5. PRECAST MANHOLE BASES SHALL BE USED FOR CONSTRUCTION OF ALL NEW DISTRICT SEWER SYSTEMS. PRECAST MANHOLE BASES OF CAST POLYPROPYLENE MANHOLE BASES MAY BE USED AT EXISTING DISTRICT SANITARY SEWERS. CONTRACTOR SHALL PROVIDE A VERTICAL FOUNDATION FOR ALL MANHOLE.
6. CAST-IN-PLACE BASE SHALL BE COMPLETED IN A SINGLE POUR CONCRETE SHALL BE TYPE IV PORTLAND CEMENT PER ASTM C150 WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. CONCRETE SHALL BE 4" MIN. THICK AND 12" DIA. MIN. (FOR DISTRICT PIPES 36" DIA OR LARGER SEE DETAIL NO. 10).
7. PRECAST MANHOLE BASES SHALL CONFORM TO ASTM C150. CONCRETE SHALL BE TYPE IV PORTLAND CEMENT PER ASTM C150 WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. CONCRETE SHALL BE 4" MIN. THICK AND 12" DIA. MIN. (FOR DISTRICT PIPES 36" DIA OR LARGER SEE DETAIL NO. 10).
8. SEWER MANHOLE SHALL BE GROUNDED TO PREVENT ELECTRICAL GROUND SHALL BE FULL STRENGTH NON-METAL L.C. NON-CORRO. PIPE, GROUNDED WITH COPPERED TIE. FRESHWATER GROUND OR APPROVED EQUAL WITH APPROVED BY THE DISTRICT. SEE DETAIL NO. 12, NO. 13 AND NO. 14.
9. SEWER MANHOLE SHALL BE GROUNDED TO PREVENT ELECTRICAL GROUND SHALL BE FULL STRENGTH NON-METAL L.C. NON-CORRO. PIPE, GROUNDED WITH COPPERED TIE. FRESHWATER GROUND OR APPROVED EQUAL WITH APPROVED BY THE DISTRICT. SEE DETAIL NO. 12, NO. 13 AND NO. 14.
10. PROVIDE HYDROPHILIC WATER STOP BETWEEN PIPE AND CAST CONCRETE. BOTH SEWER AND STORM DRAIN. USE APPROVED MANUFACTURER'S RECOMMENDED METHODS. APPLY A LAYER OF GROUNDWATER DAMPENER OR APPROVED EQUAL BETWEEN WATERSTOP AND PIPE.



APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:



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

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
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FOR:
NHWB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041
CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

**BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH**



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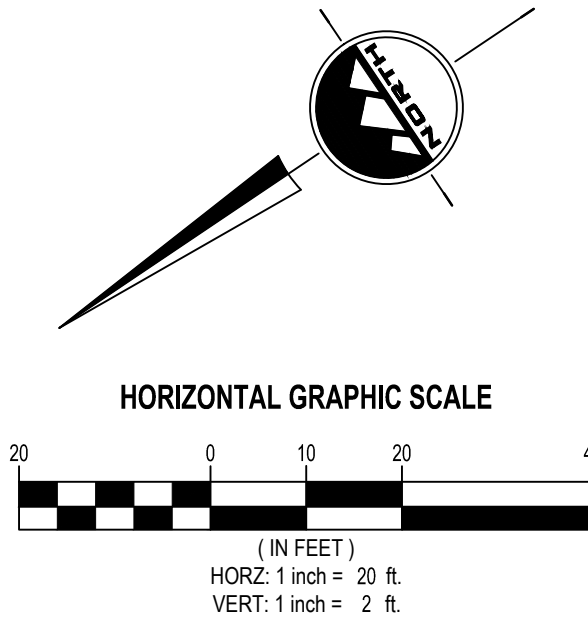
**OFFSITE STORM DRAIN
PLAN AND PROFILE**

PROJECT NUMBER
7941B
PRINT DATE
9/22/20
DRAWN BY
M.ELMER
CHECKED BY
C.PRESTON
PROJECT MANAGER
C.PRESTON

PPOS-5

GENERAL NOTES

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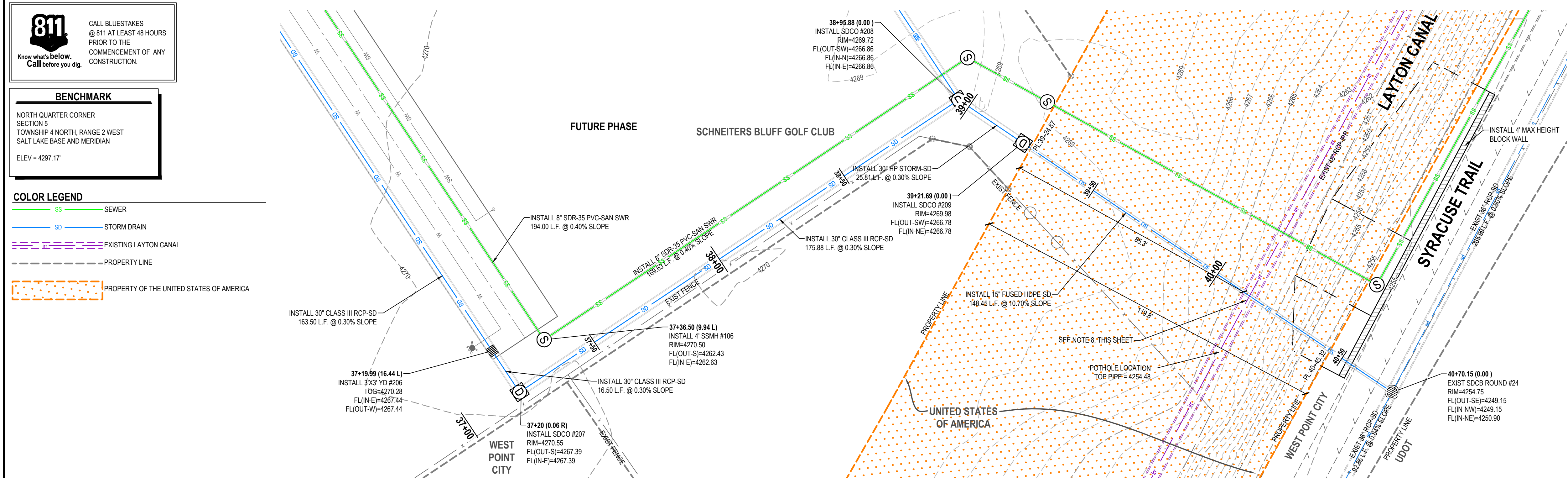
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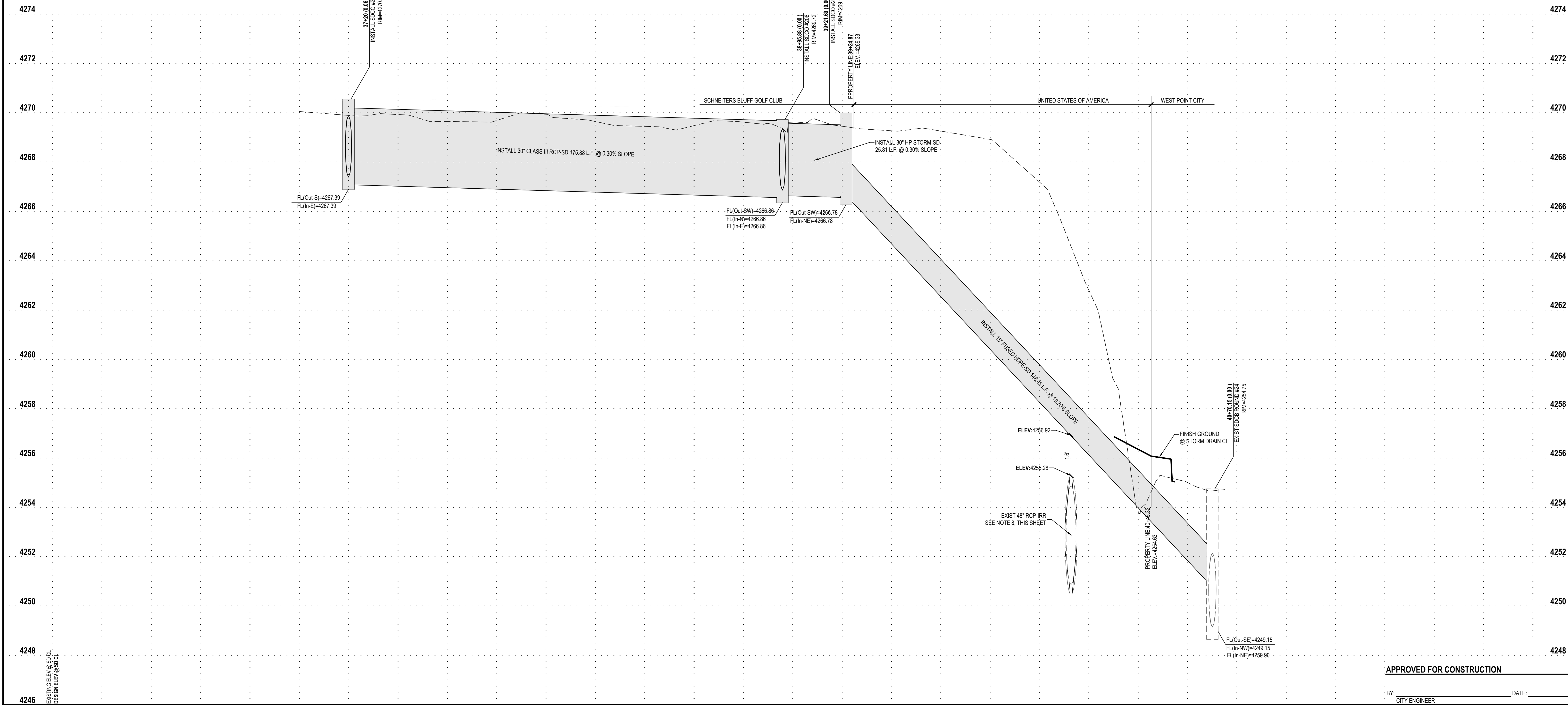
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COLOR LEGEND

- SS SEWER
- SD STORM DRAIN
- EXISTING LAYTON CANAL
- PROPERTY LINE
- PROPERTY OF THE UNITED STATES OF AMERICA



OFFSITE STORM DRAIN



APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER

City Council Staff Report

Subject: Discussion of Youth Court with Syracuse
Author: Kyle Laws
Department: Executive
Date: February 16, 2021



Background

Syracuse City has operated a Youth Court for about 15 years and has recently approached West Point City to offer the option to join them. The Youth Court is a “restorative justice” program which means that it focuses on the rehabilitation of offenders through reconciliation with victims and the community at large. This is a non-judicial diversion program for school aged children (12-18 years old). The Syracuse Youth Court is run by youth ages 14-18 in grades 9-12 and act as judges, bailiffs, clerks, and other roles to help them develop leadership skills. Other youth who are in trouble can be referred to the Youth Court instead of the Justice Court. These juveniles will appear before their peers who will then determine the appropriate punishment for them. There is an adult advisor who oversees the program along with local law enforcement, but it is primarily ran by the youth.

Analysis

The principal at the West Point Jr High, Wendy Nelson, has expressed interest in participating in the Syracuse Youth Court. In order to do this Syracuse City would like to have a Memorandum of Understanding (MOU) signed by West Point City. Currently the Syracuse Youth Court is for the youth who attend Syracuse schools or live in Syracuse City boundaries. The MOU is attached to this report and outlines what West Point City’s responsibilities would be to participate. There is a small financial contribution needed to train those from West Point who participate. We can discuss the MOU in detail at the Council Meeting. If the City decides to participate there are two options to consider:

1. Participation in referring kids to attend Youth Court instead of Justice Court. This would primarily happen at the West Point Jr High through the School Resource Officer.
2. In addition to option 1, this second option would be to allow kids from West Point City to participate as judges, bailiffs, clerks, etc. Other youth outside of the school would also be referred to the Youth Court by the Davis County Sheriff’s Office. The costs would be very minimal as the entire budget for the program in Syracuse is around \$5,000 per year.

Staff has met with Syracuse City, Wendy Nelson, and administration for the Davis County Sheriff’s Office. All are in agreeance that this would be a great program for the youth of our community. Not only for those who want to participate and learn how Courts work and operate, but also for those who are in trouble with the law, or the school. This will provide an option that keeps them out of the court system yet teaches them to become better citizens.

We are ready to move forward with this program and before putting this on the agenda for final approval, Staff would like direction from the Council on whether or not they desire for West Point City to participate.

At the City Council Meeting held February 2, 2021 the Council had a few questions:

- What do adult volunteers do and how are they recruited?
 - Much of the recruitment is by word of mouth, but also through applications or interest letters. The adult volunteers train the youth and assist with and monitor the operations. They also receive some training.
 - The head advisor has spent her career working in the judicial system and currently works in the Court System
- After a year can we get reports that show us how much our city has been involved to determine whether to continue or not?
 - Yes, the agreement allows for us to opt out and those types of reports can easily be produced.
- Also the following paragraph was added to Section 8. Finances.
 - “Prior to any significant one-time purchases, such as computer equipment, software acquisition, or other similar items that would create an unusual increase in the annual budget, Syracuse shall submit these planned purchases for West Point’s approval prior to being included in the proportionate share calculation outlined in this section.”

Recommendation

Staff recommends approval of Resolution No 02-16-2021B, approving a Memorandum of Understanding with Syracuse City regarding the Youth Court.

Significant Impacts

There are no significant impacts. Minor impacts would be assigning a budget of \$2,000-\$4,000 for our proportionate share.

Attachments

Resolution No 02-16-2021 B
Memorandum of Understanding

RESOLUTION No. 02-16-2021B

**A RESOLUTION APPROVING A MEMORANDUM
OF UNDERSTANDING FOR PARTICIPATION IN YOUTH COURT
PROGRAM AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS Syracuse City operates a Youth Court program which is a non-judicial diversion program (Program); and,

WHEREAS, West Point City has an opportunity to participate in the Program; and,

WHEREAS, the Mayor and City Council finds that participation in the Program will benefit the residents of West Point City,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEST POINT CITY as follows:

Section one: APPROVAL OF MEMORANDUM OF UNDERSTANDING

The Memorandum of Understanding attached hereto as Exhibit “A” is hereby accepted and approved.

Section two: EXECUTION BY MAYOR

The Mayor is authorized and directed to sign the Memorandum of Understanding for and on behalf of West Point City.

Section three: EFFECTIVE DATE

This Resolution shall be effective immediately upon passage and adoption.

PASSED AND ADOPTED this 16th day of February, 2021

WEST POINT CITY

By: _____
Erik Craythorne,
Mayor

ATTEST:

Casey Arnold
City Recorder

City Council Staff Report

Subject: Discussion – Bluff View Subdivision Phases 1 and 2
Author: Bryn MacDonald
Department: Community Development
Date: February 16, 2021



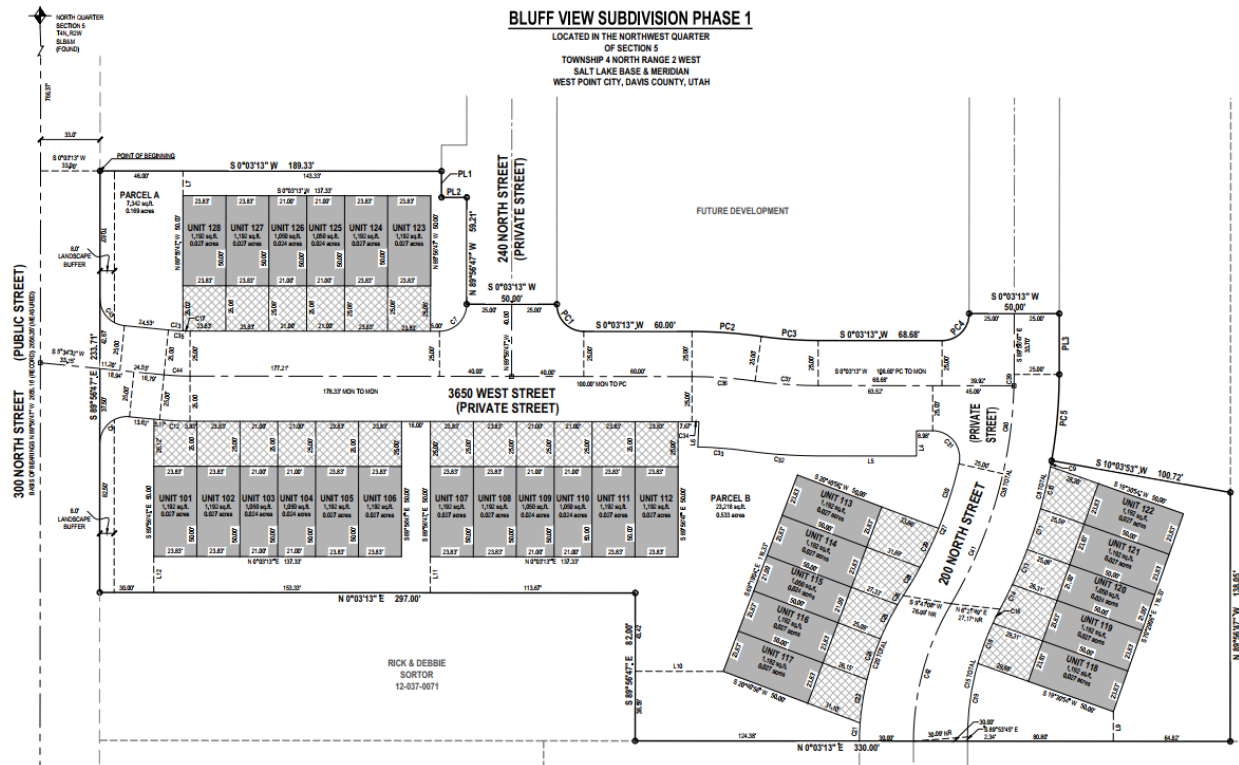
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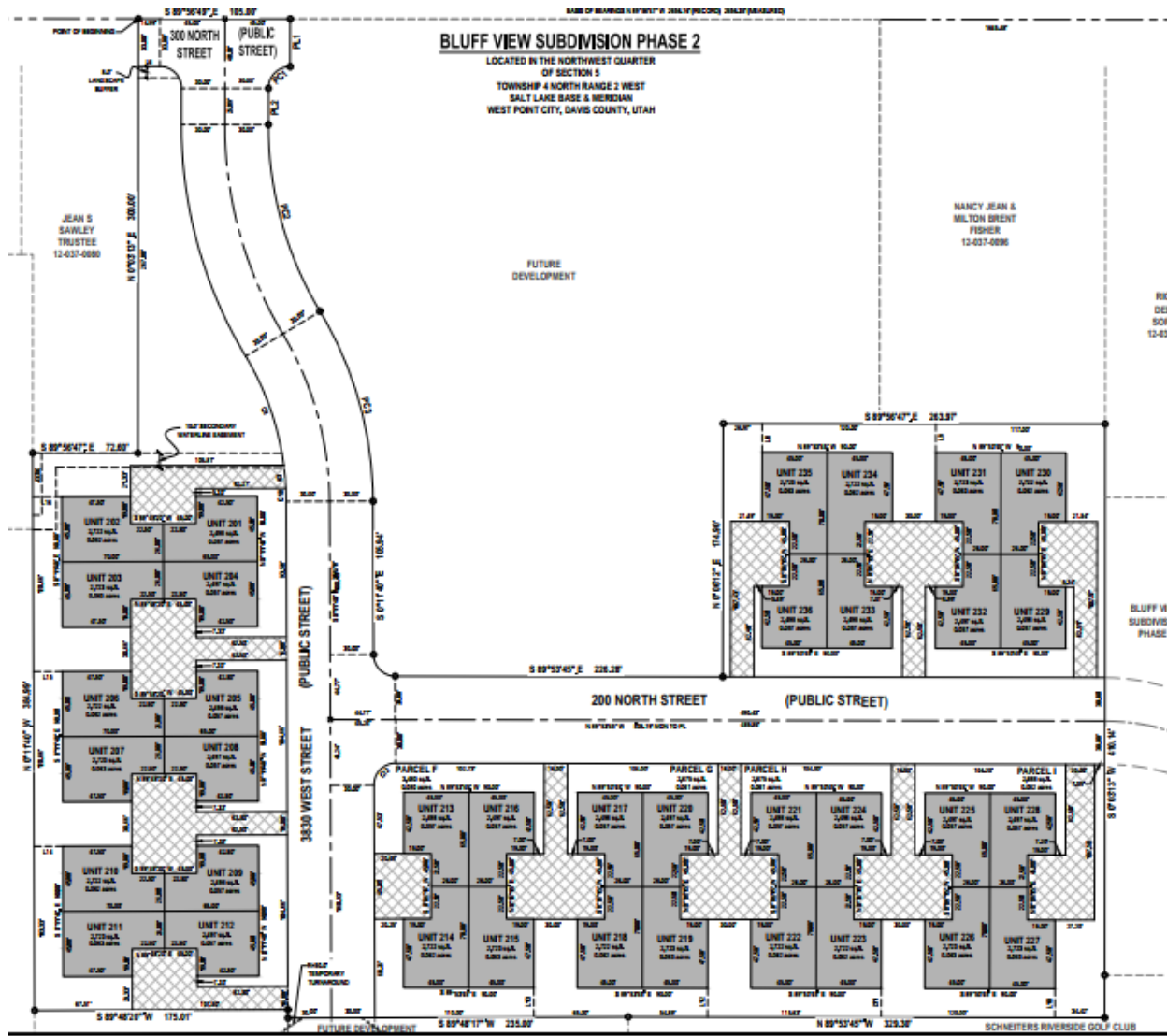
The applicant, NHM8, LLC, is seeking final plat approval for the Bluff View Subdivision phases 1 and 2, located at approximately 3700 West 300 North.

The City Council rezoned this property to R-4 (Residential- 8 units per acre). The Planning Commission granted preliminary approval for this project on August 13, 2020. The development consists of 27.5 acres of land with 202 units (7.3 units per acre) that are divided up into 6 phases. The development will be a mix of “patio” style homes (116) and traditional “townhomes” (86). The project will consist of private and public streets and will provide adequate off-street parking spaces.

Analysis

Staff has reviewed the plans and provided comments back to the applicant.





Recommendation

The Planning Commission recommended approval of the final plat for Bluff View phases 1 and 2..

Attachments

- A. Plans



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BENCHMARK

NORTH QUARTER CORNER
SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4297.17"

BLUFF VIEW SUBDIVISION

PHASE 1 AND 2

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
November 16, 2020

3830 SOUTH 300 NORTH STREET
WEST POINT, UTAH

INDEX OF DRAWINGS

- 1 OF 2 PHASE 1 SUBDIVISION PLAT
- 2 OF 2 PHASE 1 SUBDIVISION PLAT
- 1 OF 2 PHASE 2 SUBDIVISION PLAT
- 2 OF 2 PHASE 2 SUBDIVISION PLAT
- C-001 GENERAL NOTES
- C-100 SITE PLAN
- C-101 300 NORTH UDOT STRIPING/SITE PLAN
- C-200 GRADING PLAN
- C-201 DRAINAGE PLAN
- C-202 DETENTION BASIN PLAN
- C-203 STORM DRAIN CALCULATIONS

- C-300 UTILITY PLAN
- C-301 300 NORTH STREET UTILITY PLAN
- C-400 EROSION CONTROL PLAN
- PP-1 3830 WEST STREET PLAN AND PROFILE
- PP-2 3830 WEST STREET PLAN AND PROFILE
- PP-3 3830 WEST STREET PLAN AND PROFILE
- PP-4 75 SOUTH STREET PLAN AND PROFILE
- PP-5 200 NORTH STREET PLAN AND PROFILE
- PP-6 200 NORTH STREET PLAN AND PROFILE
- PP-7 3650 WEST STREET PLAN AND PROFILE
- PPOS-1 OFFSITE SEWER PLAN AND PROFILE

- PPOS-2 OFFSITE SEWER PLAN AND PROFILE
- PPOS-3 OFFSITE SEWER PLAN AND PROFILE
- PPOS-4 OFFSITE SEWER PLAN AND PROFILE
- PPOS-5 OFFSITE STORM DRAIN PLAN AND PROFILE
- C-500 DETAILS
- C-501 DETAILS
- C-502 DETAILS
- L-100 LANDSCAPE 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.

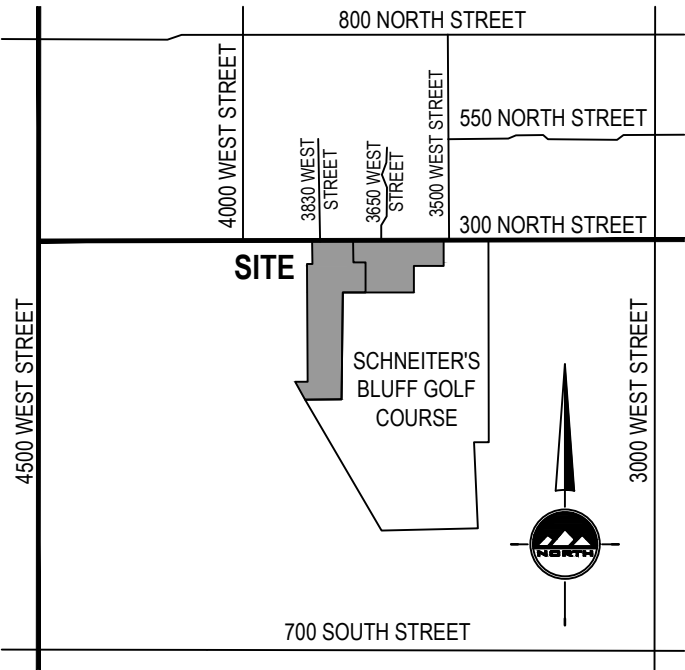
NOTICE TO DEVELOPER/ CONTRACTOR

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.

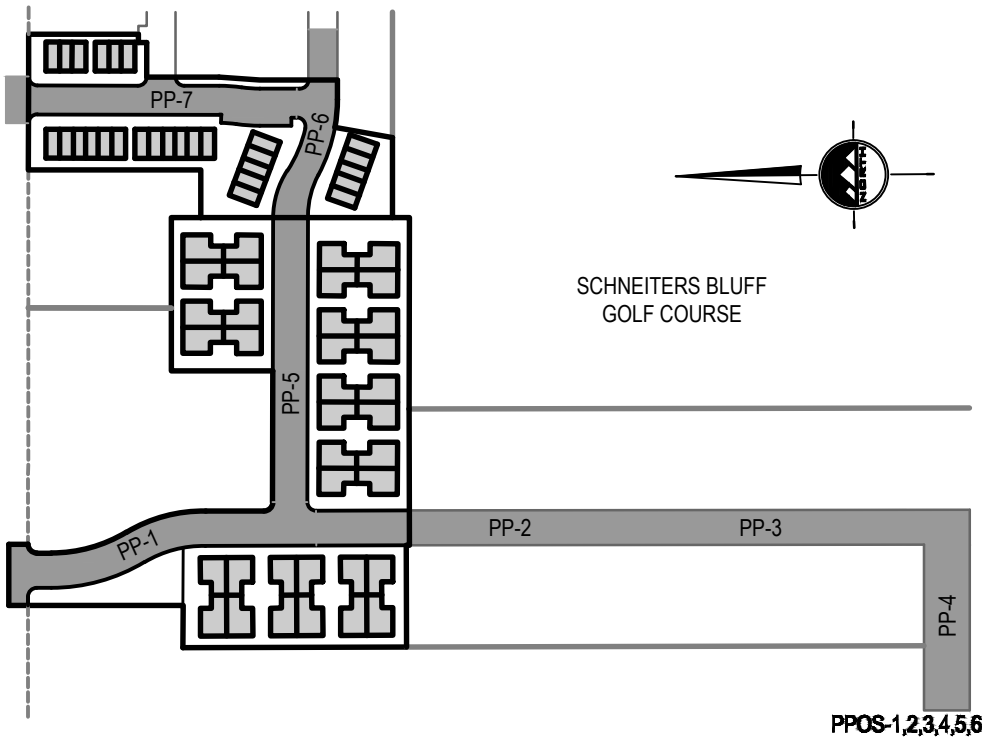
UTILITY DISCLAIMER

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



KEY MAP



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.

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY ENGINEER



EN SIGN
THE STANDARD IN ENGINEERING

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

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TOOELE
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WWW.ENSIGNENG.COM

FOR:
NHMB, LLC
P.O. BOX 2000
LAYTON, UTAH 84041

CONTACT:
BRYAN BAYLES
PHONE: 801-634-2129

BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH



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8			

COVER

PROJECT NUMBER
7941B

PRINT DATE

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2020

GENERAL NOTES:

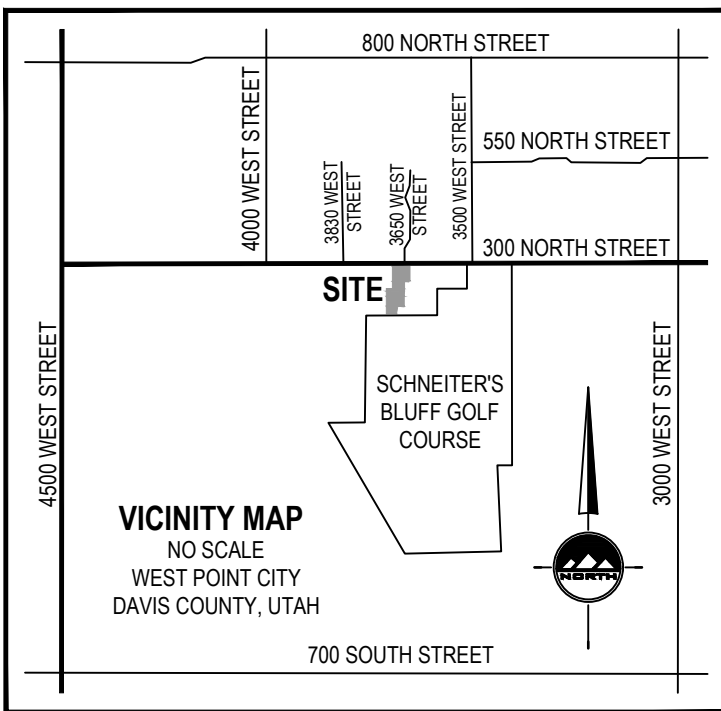
- PROPERTY IS ZONED R-4.
A. FRONT YARD SETBACK IS 25'
B. REAR YARD SETBACK IS 20'
C. SIDE YARD SETBACK IS 9' (TOTAL 16')
D. CORNER LOT SIDE YARD SETBACK IS 8' AND 20'.
- ALL PRIVATE STREETS AND COMMON OPEN SPACE (PARCELS A-D) AREAS ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE).
- ANY LANDSCAPE BUFFERS, OPEN SPACE PARCELS, COMMON SPACE, PRIVATE DRIVES, UTILITIES AND/OR ANY OTHER AMENITIES SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION WITH SPECIFIC MAINTENANCE RESPONSIBILITIES OUTLINED WITHIN THE SUBDIVISION CC&RS.
- ALL ANGLES ON THE BUILDINGS AND LIMITED COMMON AREAS ARE 90° UNLESS NOTES OTHERWISE.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- PARCELS A-C TO BE COMMON OPEN SPACE.
- THE PROPERTY IS IN WEST POINT CITY LAND DRAIN ZONE 'D'.

LAND USE TABLE		
PRIVATE OWNERSHIP	32,240 sq ft	24%
LIMITED COMMON AREA	16,758 sq ft	13%
OPEN SPACE	43,478 sq ft	33%
PRIVATE STREETS	39,717 sq ft	30%
TOTAL	132,185 sq ft 3.035 acres	100%

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	15.00'	23.56'	90°00'00"	S45°03'13"W	21.21'
PC2	275.00'	38.62'	8°02'46"	S4°04'36"W	38.59'
PC3	225.00'	31.60'	8°02'46"	S4°04'36"W	31.57'
PC4	15.00'	23.56'	90°00'00"	S44°56'47"E	21.21'
PC5	275.00'	48.05'	10°00'40"	N84°56'27"W	47.99'
C6	15.00'	25.01'	95°31'19"	N42°11'07"W	22.21'
C7	15.00'	23.56'	90°00'00"	S44°56'47"E	21.21'
C8	275.00'	135.59'	28°14'59"	N75°49'18"W	134.22'
C9	275.00'	3.37'	0°42'06"	N79°35'04"W	3.37'
C10	275.00'	23.98'	4°59'49"	N76°44'07"W	23.98'
C11	275.00'	23.85'	4°58'06"	N71°45'09"W	23.84'
C12	175.00'	16.87'	5°31'19"	S2°48'53"W	16.86'
C13	275.00'	21.04'	4°23'03"	N67°04'35"W	21.04'
C14	275.00'	15.30'	3°11'15"	N63°17'26"W	15.30'
C15	150.00'	73.82'	28°11'56"	N75°47'47"W	73.08'
C16	150.00'	8.72'	3°19'58"	N63°21'47"W	8.72'
C17	125.00'	4.00'	1°50'02"	S0°58'14"W	4.00'
C18	150.00'	23.86'	9°06'51"	N69°35'12"W	23.84'
C19	150.00'	41.24'	15°45'07"	N82°01'11"W	41.11'
C20	149.99'	85.43'	32°37'58"	N73°13'37"W	84.28'
C21	149.99'	10.02'	3°49'36"	S87°37'48"E	10.02'
C22	149.99'	24.37'	9°18'32"	S81°03'44"E	24.34'
C23	125.00'	8.05'	3°41'18"	S3°43'54"W	8.05'
C24	149.99'	23.88'	9°07'21"	S71°50'47"E	23.86'
C25	149.99'	21.14'	8°04'26"	S63°14'54"E	21.12'
C26	149.99'	6.02'	2°18'03"	S58°03'39"E	6.02'
C27	225.00'	79.71'	20°17'57"	S67°03'40"E	79.30'
C28	225.00'	18.21'	4°38'16"	S59°13'49"E	18.21'
C29	225.00'	23.93'	6°05'33"	S64°35'44"E	23.91'
C30	225.00'	37.58'	9°34'08"	S72°25'34"E	37.53'
C31	15.00'	26.90'	102°44'09"	N51°25'17"E	23.44'
C32	289.00'	40.58'	8°02'46"	S4°04'36"W	40.55'
C33	211.00'	26.36'	7°09'28"	N4°31'15"E	26.34'
C34	225.00'	3.85'	0°58'53"	N0°32'39"E	3.85'
C35	125.00'	12.05'	5°31'19"	S2°48'53"W	12.04'
C36	250.00'	35.11'	8°02'46"	N4°04'36"E	35.08'
C37	250.00'	35.11'	8°02'46"	S4°04'36"W	35.08'
C38	250.00'	133.42'	30°34'38"	S74°39'28"E	131.84'
C39	250.00'	6.30'	1°26'35"	N89°13'30"W	6.30'
C40	250.00'	49.27'	11°17'34"	N82°51'25"W	49.19'
C41	250.00'	77.85'	17°50'29"	N68°17'24"W	77.53'
C42	150.00'	79.92'	30°31'36"	N74°37'57"W	78.98'
C43	15.00'	22.12'	84°28'41"	S47°48'53"W	20.17'
C44	150.00'	14.48'	5°31'19"	S2°48'53"W	14.45'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	N89°56'47"W	14.50'
PL2	S0°03'13"W	14.00'
PL3	N89°56'47"W	33.70'
L4	N89°56'47"W	14.00'
L5	S0°03'13"W	54.53'
L6	S87°33'52"E	14.00'
L7	S89°56'47"E	13.62'
L9	N89°56'55"W	16.51'
L10	N0°03'13"E	48.88'
L11	N89°56'47"W	20.00'
L12	N89°56'47"W	20.00'

ADDRESS TABLE	
UNIT #	ADDRESS
101	283 NORTH 3650 WEST
102	279 NORTH 3650 WEST
103	275 NORTH 3650 WEST
104	271 NORTH 3650 WEST
105	267 NORTH 3650 WEST
106	263 NORTH 3650 WEST
107	255 NORTH 3650 WEST
108	251 NORTH 3650 WEST
109	247 NORTH 3650 WEST
110	243 NORTH 3650 WEST
111	239 NORTH 3650 WEST
112	235 NORTH 3650 WEST
113	3690 WEST 200 NORTH
114	3694 WEST 200 NORTH
115	3688 WEST 200 NORTH
116	3702 WEST 200 NORTH
117	3706 WEST 200 NORTH
118	3697 WEST 200 NORTH
119	3693 WEST 200 NORTH
120	3689 WEST 200 NORTH
121	3685 WEST 200 NORTH
122	3681 WEST 200 NORTH
123	260 NORTH 3650 WEST
124	264 NORTH 3650 WEST
125	268 NORTH 3650 WEST
126	276 NORTH 3650 WEST
127	280 NORTH 3650 WEST
128	284 NORTH 3650 WEST



BOUNDARY DESCRIPTION

RKH
Bluff View Subdivision Phase 1
Legal Description

A parcel of land, situate in the Northeast Quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Point, Utah, more particularly described as follows. Beginning at a point on the southerly right-of-way line of 300 North Street, said point being South 89°56'47" East 766.37 feet and South 00°03'13" West 33.00 feet, to the POINT OF BEGINNING and running thence;

South 00°03'13" West 189.33 feet
thence North 89°56'47" West 14.50 feet;
thence South 00°03'13" West 14.00 feet;
thence North 89°56'47" West 59.21 feet;
thence South 00°03'13" West 50.00 feet;
thence Southwesterly 23.56 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 00°03'13" West and the long chord bears South 45°03'13" West 21.21 feet with a central angle of 90°00'00");
thence South 00°03'13" West 60.00 feet;
thence Southerly 38.62 feet along the arc of a 275.00-foot radius tangent curve to the right (center bears North 89°56'47" West and the long chord bears South 04°04'36" West 38.59 feet with a central angle of 08°02'46");
thence Southerly 31.60 feet along the arc of a 225.00-foot radius curve to the left (center bears South 81°54'01" East and the long chord bears South 04°04'36" West 31.57 feet with a central angle of 08°02'46");
thence South 00°03'13" West 68.68 feet;
thence Southeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South 89°56'47" East and the long chord bears South 44°56'47" East 21.21 feet with a central angle of 90°00'00");
thence South 00°03'13" West 50.00 feet;
thence North 89°56'47" West 33.70 feet;
thence Westerly 48.05 feet along the arc of a 275.00-foot radius tangent curve to the right (center bears North 00°03'13" East and the long chord bears North 84°56'27" West 47.99 feet with a central angle of 10°00'40");
thence South 10°03'53" West 100.72 feet;
thence North 89°56'47" West 138.05 feet;
thence North 00°03'13" East 330.00 feet;
thence South 89°56'47" East 82.00 feet;
thence North 00°03'13" East 297.00 feet;
thence South 89°56'47" East 233.71 feet, to the point of beginning.

Contains: 128852 square feet or 2.958 acres.

Date:
Trent R. Williams, PLS
License no. 8034679

DEVELOPER
NHM8, LLC
P.O. BOX
LAYTON, UTAH 84041
801-392-8100

SURVEY RECORDING DATA

DATE:
-
DRAWING No.
-

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **8034679** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **BLUFF VIEW SUBDIVISION PHASE 1**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

OWNER'S DEDICATION

We/I, the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

BLUFF VIEW SUBDIVISION PHASE 1

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common open space to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to **West Point City** that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements and with no buildings or structures being erected within such easements.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____.

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.253.0525

TOOELE
Phone: 435.643.1390

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEST POINT ATTORNEY.

WEST POINT ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, WEST POINT CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEST POINT CITY ENGINEER

WEST POINT CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
CITY RECORDER CITY MAYOR

CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : 7941B

MANAGER : C.PRESTON

DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

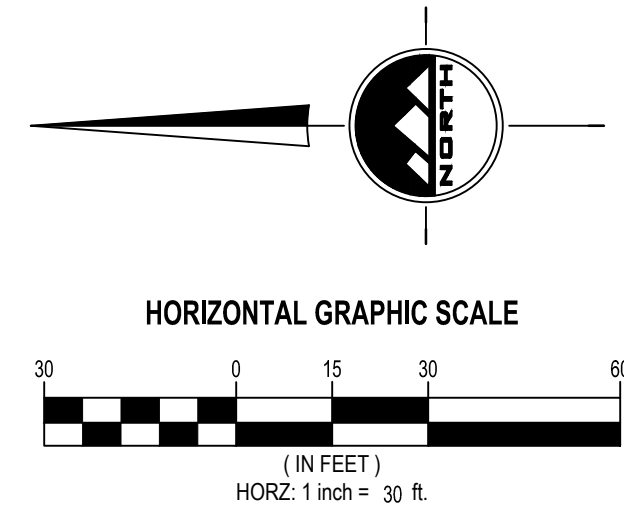
DATE : 11/16/20

BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR
NAIL STAMPED "ENSGN ENG. & LAND SURV."
- P.U.D.E.
- P.U.D.E.= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE AREA
- NR
- NON-RADIAL DIMENSION



BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

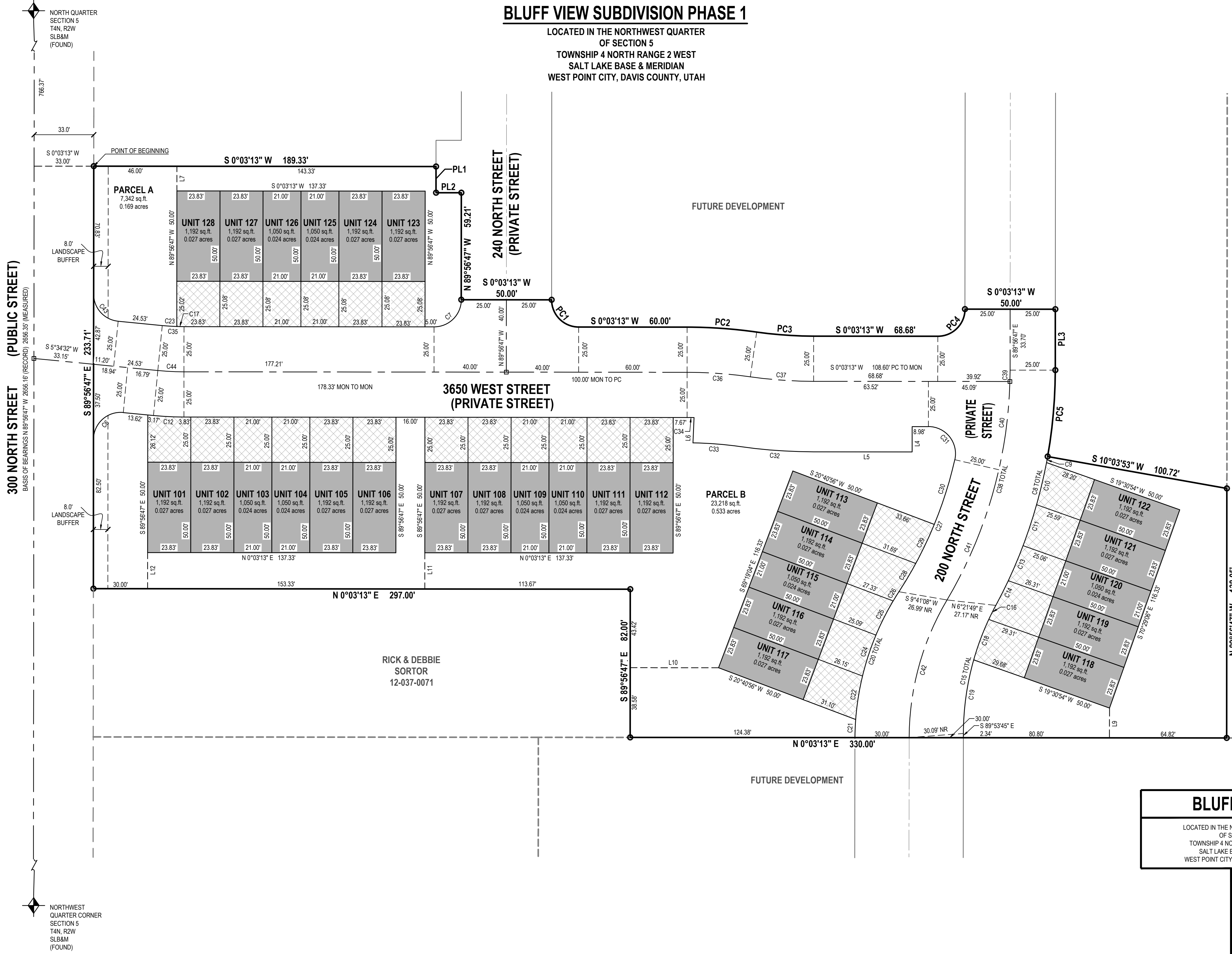
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

SHEET 2 OF 2

PROJECT NUMBER : 7941B
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 11/16/20

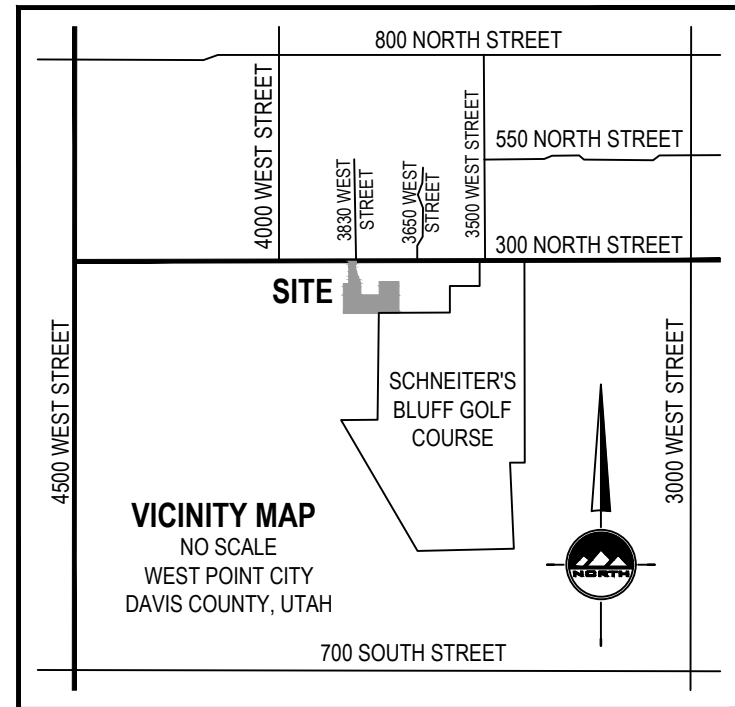
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



BLUFF VIEW SUBDIVISION PHASE 2

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH



BOUNDARY DESCRIPTION

Beginning at a point on the North line of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point being North 89°56'47" West 1645.48 feet along the section line for the North Quarter Corner of said Section 5 and running thence:

South 00°03'13" West 33.00 feet;

thence Southwesterly 23.56 feet along the arc of a 15.00 foot-foot radius non-tangent curve to the left (center bears South 00°03'13" West and the long chord bears South 45°03'13" West 21.21 feet with a central angle of 90°00'00");

thence South 00°03'13" West 25.09 feet;

thence Southerly 135.58 feet along the arc of a 250.00 foot-foot radius tangent curve to the left (center bears South 89°56'47" East and the long chord bears South 15°28'56" East 133.92 feet with a central angle of 31°04'19"); thence Southerly 143.49 feet along the arc of a 256.16 foot radius curve to the right (center bears South 58°58'54" West and the long chord bears South 14°58'14" East 141.62 feet with a central angle of 32°05'43");

thence South 00°11'40" East 100.11 feet;

thence Southeasterly 23.48 feet along the arc of a 15.00 foot-foot radius tangent curve to the left (center bears North 89°46'20" East and the long chord bears South 45°02'42" East 21.16 feet with a central angle of 89°42'05");

thence South 89°53'45" East 226.28 feet;

thence North 00°06'12" East 174.90 feet;

thence South 89°56'47" East 263.97 feet;

thence South 00°03'13" West 50.76 feet;

thence South 00°03'05" West 330.00 feet;

thence South 00°03'12" West 29.38 feet;

thence South 89°58'47" West 564.31 feet;

thence North 00°11'40" West 5.88 feet;

thence South 89°48'20" West 175.01 feet to the East line of Country West Subdivision;

thence North 00°11'40" West 384.99 feet along said East line of County West Subdivision to and along a portion of the East line of Lake Park Condominiums;

South 89°56'47" East 72.60 feet;

thence North 00°03'13" East 300.00 feet to the North line of said Section 5;

thence South 89°56'47" East 105.00 feet along said North line to the Point of Beginning.

Contains: 290,468 square feet or 6.668 acres, 36 private units and 12 parcels.

DEVELOPER
NHM8, LLC
P.O. BOX
LAYTON, UTAH 84041
801-392-8100

SURVEY RECORDING DATA

DATE:

DRAWING No.

-

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as BLUFF VIEW SUBDIVISION PHASE 2, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

BLUFF VIEW SUBDIVISION PHASE 2

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common open space to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to **West Point City** that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements and with no buildings or structures being erected within such easements.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis J.S.S.

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

STATE OF UTAH
County of Davis J.S.S.

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

GENERAL NOTES:

- PROPERTY IS ZONED R-4.
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 8' (TOTAL 16')
 - CORNER LOT SIDE YARD SETBACK IS 8' AND 20'.
- ALL PRIVATE STREETS AND COMMON OPEN SPACE (PARCELS A-L) AREAS ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE).
- ANY LANDSCAPE BUFFERS, OPEN SPACE PARCELS, COMMON SPACE, PRIVATE DRIVES, UTILITIES AND/OR ANY OTHER AMENITIES SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION WITH SPECIFIC MAINTENANCE RESPONSIBILITIES OUTLINED WITHIN THE SUBDIVISION CC&RS.
- ALL ANGLES ON THE BUILDINGS AND LIMITED COMMON AREAS ARE 90° UNLESS NOTES OTHERWISE.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- PARCELS A-L TO BE COMMON OPEN SPACE.
- PROPERTY IS IN WEST POINT CITY LAND DRAIN ZONE 'D'

LAND USE TABLE

PRIVATE OWNERSHIP	93,953 sq ft	32%
LIMITED COMMON AREA	39,435 sq ft	7%
OPEN SPACE	82,890 sq ft	35%
PRIVATE STREETS	74,190 sq ft	26%
TOTAL	290,468 sq ft 6.668 acres	100%



LAYTON
1485 W. Hillfield Rd. Ste 204
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TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.883.1453
RICHFIELD
Phone: 435.898.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEST POINT CITY ATTORNEY.

WEST POINT CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, WEST POINT CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEST POINT CITY ENGINEER

WEST POINT CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEST POINT CITY COUNCIL

CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : 79418

MANAGER : C.PRESTON

DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

DATE : 11/13/20

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 "POT-HOLING" 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 "POT-HOLE" 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 BONDBLE 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 02220 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE COURSE. 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, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLES, 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, CURBS 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 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.
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
DIR	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
PV	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
TGG	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
WV	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
	PROPOSED STRIPING		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		

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



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BLUFF VIEW SUBDIVISION
PHASE 1 AND 2
3830 WEST 300 NORTH
WEST POINT, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

GENERAL NOTES

PROJECT NUMBER
7941B

PRINT DATE

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

C-001

APPROVED FOR CONSTRUCTION

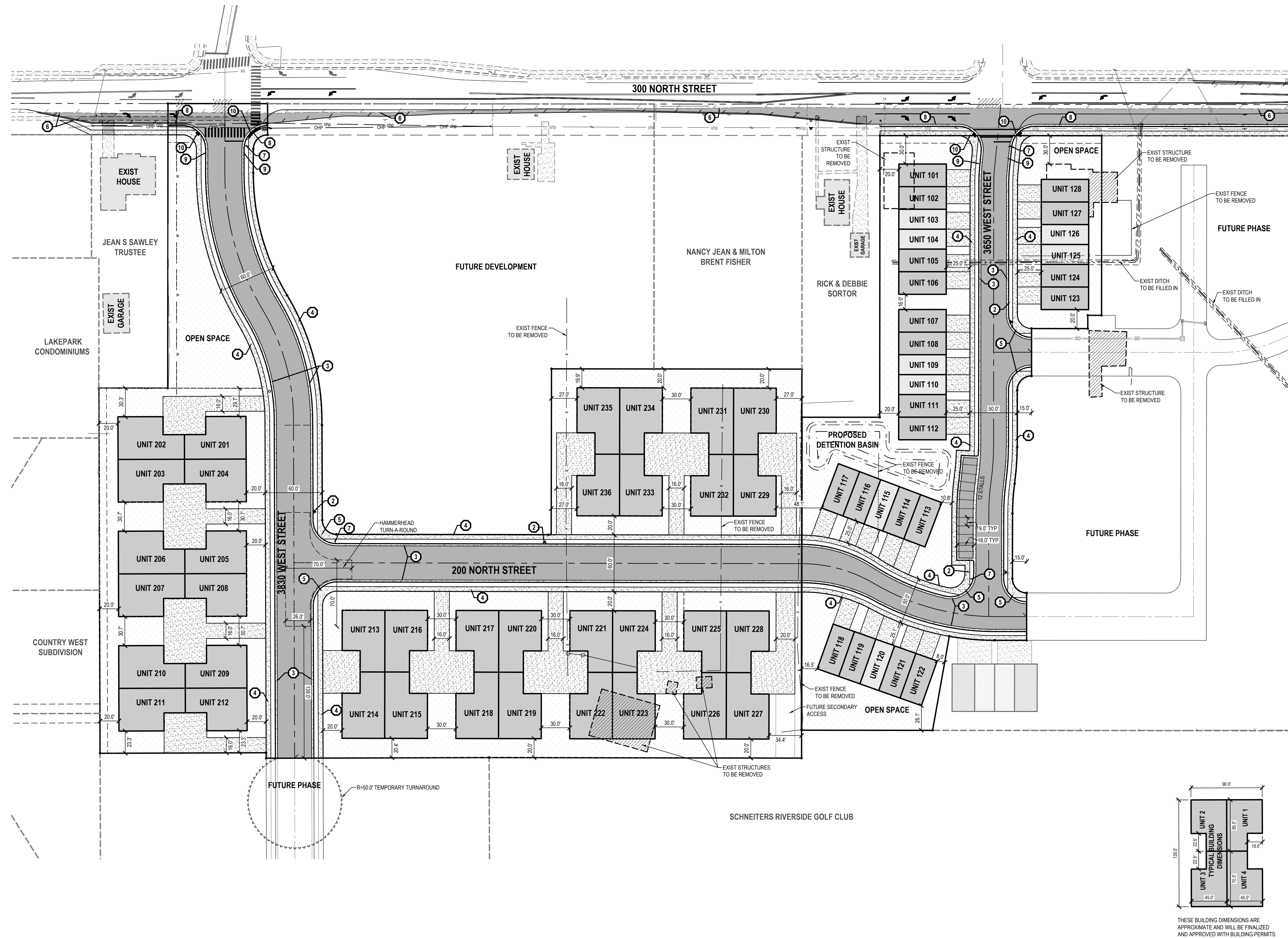
BY: _____ DATE: _____
CITY ENGINEER

811

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PRIOR TO THE
COMMENCEMENT OF ANY
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Call before you dig.

BENCHMARK

NORTH QUARTER CORNER
SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4297.17'



- 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. CULINARY WATER AND SANITARY SEWER LATERALS SHALL BE INSTALLED WITH A MINIMUM OF 10' HORIZONTAL SEPARATION.

15. SEE SHEET C-101 FOR IMPROVEMENTS WITHIN THE UDOT RIGHT-OF-WAY.

- 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

NOT USED
- 2

INSTALL FIRE HYDRANT AND VALVE PER WEST POINT CITY STANDARDS AND SPECIFICATIONS
- 3

INSTALL 2.5" TYPE "A" CURB & GUTTER PER APWA PLAN # 205 (TYP)
- 4

INSTALL 5' SIDEWALK PER APWA PLAN # 231 (TYP)
- 5

INSTALL HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS AND SPECIFICATIONS
- 6

MATCH EXISTING IMPROVEMENTS
- 7

INSTALL STOP SIGN AND STREET SIGN
- 8

INSTALL TYPE B-1 CURB AND GUTTER PER UDOT STANDARD DRAWING GW 2A
- 9

TRANSITION FROM TYPE B-1 CURB AND GUTTER TO 30" TYPE "A" CURB AND GUTTER
- 10

INSTALL PEDESTRIAN RAMP PER UDOT STANDARD DRAWING PA 02. PEDESTRIAN RAMP ARE TO MEET UDOT STANDARD AND SUPPLEMENTAL DRAWINGS PA SERIES. ANY NON-CONFORMING RAMP WILL BE REPLACED AT NO COST TO THE DEPARTMENT OR THE DEVELOPER. PERMIT INSPECTORS WILL SUBMIT THE REQUIRED FORMS FOR ALL IMPACTED RAMP. REMOVE ALL CONCRETE SIDEWALK, CURB AND GUTTER TO THE NEAREST EXISTING JOINT.

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PROFESSIONAL ENGINEER

CHAD H. HESS
STATE OF UTAH
EXPIRES 11-15-2029

NO. DATE REVISION BY

1 11-15-2029 FOR REVIEW

2

3

4

5

6

7

8

SITE PLAN

PROJECT NUMBER 7941B PRINT DATE

DRAWN BY M.ELMER CHECKED BY C.PRESTON

PROJECT MANAGER C.PRESTON

C-100

West Point City Council

57

February 14, 2021

811

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SECTION 5
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4297.17'

- UDOT NOTES
1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS, FOUND AT WWW.UDOT.UTAH.GOV/INSIDE-UDOT/PROJECT-DEVELOPMENTS-STANDARDS-AND-SPECIFICATIONS.

2. THE CONTRACTOR OS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE REGION 1 PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.

3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.

4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.

5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.

6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE X) SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARDS DRAWINGS.

7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

8. ALL SAWCUT LINES MUST BE LOCATED EITHER AT DESIGNATED LANE LINES OR DESIGNED CENTER OF LANE. SAWCUTS MUST BE CLEANED AND A TACK-COAT APPLIED BEFORE ASPHALT PLACEMENT.

9. REPLACEMENT OF ASPHALT IN UDOT RIGHT-OF-WAY SHALL CONSIST OF 8 INCHES OF UDOT-APPROVED HOT MIX ASPHALT (HMA) WITH PG-GRADE 64-34 ASPHALT BINDER, 1/2 INCH NOMINAL MAX. 7-75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741; OVER 6 INCHES UNTREATED BASE COURSE (UTBC) PER UDOT STANDARD SPECIFICATION 02721; OVER 12 INCHES GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02056. CONTRACTOR TO USE SECTION LISTED ABOVE OR EXISTING SECTION, WHICHEVER IS GREATER. SEE DETAIL 11 ON SHEET C-500.

10. CHIP SEAL TYPE II WITH EMULSION LMCRS-2 PER UDOT STANDARD SPECIFICATION 02735 (ESTIMATED APPLICATION RATE OF 0.45 GAL/SD YD) IS REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT WITHIN UDOT RIGHT-OF-WAY.

11. REMOVAL OF EXISTING STRIPING ALLOWED ONLY BY WATER BLASTING OR MILLING AND PAVING ALONG LANE JOINTS OR CENTER OF LANES. (IF IMPACTING THE EXISTING THERMO-PLASTIC PAVEMENT MESSAGES, MILLING WILL BE REQUIRED ALONG WITH RELOCATIONS OF THE ACCOMPANIED SIGNS FOR SCHOOL CROSSING AND STOP AHEAD WARNINGS.

12. ALL PAVEMENT STRIPING TO BE PER UDOT STANDARD DRAWINGS DM9.1

13. TRENCHLESS CONSTRUCTION IS REQUIRED FOR UTILITY TIE-INS UNLESS CONVINCING AND SUFFICIENT REASON IS GIVEN FOR OPEN TRENCH CONSTRUCTION.

14. UTILITY TRENCHES ARE TO BE CUT AT RIGHT ANGLES TO ANY TRAVEL LANES. PATCHES REQUIRE AT LEAST A 2 INCH ROTOMILLING APPROACHING AND LEAVING THE PATCH IN ALL TRAVEL LANES IMPACTED BEFORE FINAL ASPHALT PLACEMENT TO CREATE A "T" PATCH.

15. IF FLOWABLE FILL IS DESIRED FOR BACKFILL, NOTE THAT IS WILL ONLY BE ALLOWED BELOW PAVEMENT SECTION OF HMA AND UTBC DEPTHS SPECIFIED ABOVE. IF USING THE EXCAVATED MATERIALS AS BACKFILL, ENSURE THAT THE MATERIAL MEETS THE EMBANKMENT SPECIFICATIONS AND COMPACTION REQUIREMENTS IN UDOT SPECIFICATION 02056.

- 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 NOT USED

2 NOT USED

3 NOT USED

4 NOT USED

5 NOT USED

6 NOT USED

7 NOT USED

8 NOT USED

9 SAWCUT, REMOVE AND REPLACE ASPHALT PAVEMENT FOR UTILITY CONNECTION. SEE NOTES 8&9 THIS SHEET.

10 45:1 TAPER

11 RELOCATE EXIST MAILBOX TO PARKSTRIP

12 EXIST SIDEWALK TO BE REMOVED

13 EXIST DRIVE APPROACH TO BE REMOVED AND RECONSTRUCTED

14 EXIST SIGN TO BE RELOCATED

15 INSTALL 2.5' TYPE "A" CURB & GUTTER PER APWA PLAN # 205 (TYP)

16 INSTALL 5' SIDEWALK PER APWA PLAN # 231 (TYP)

17 INSTALL TYPE B-1 CURB AND GUTTER PER UDOT STANDARD DRAWING GW 2A

18 TRANSITION FROM TYPE B-1 CURB AND GUTTER TO 30" TYPE 'X' CURB AND GUTTER

19 INSTALL PEDESTRIAN RAMP PER UDOT STANDARD DRAWING PA-02. PEDESTRIAN RAMPS ARE TO MEET UDOT STANDARD AND SUPPLEMENTAL DRAWINGS PA SERIES. ANY NON-CONFORMING RAMPS WILL BE REPLACED AT NO COST TO THE DEPARTMENT OR THE DEVELOPER. PERMIT INSPECTORS WILL SUBMIT THE REQUIRED FORMS FOR ALL IMPACTED RAMPS: REMOVE ALL CONCRETE SIDEWALK, CURB AND GUTTER TO THE NEAREST EXISTING JOINT.

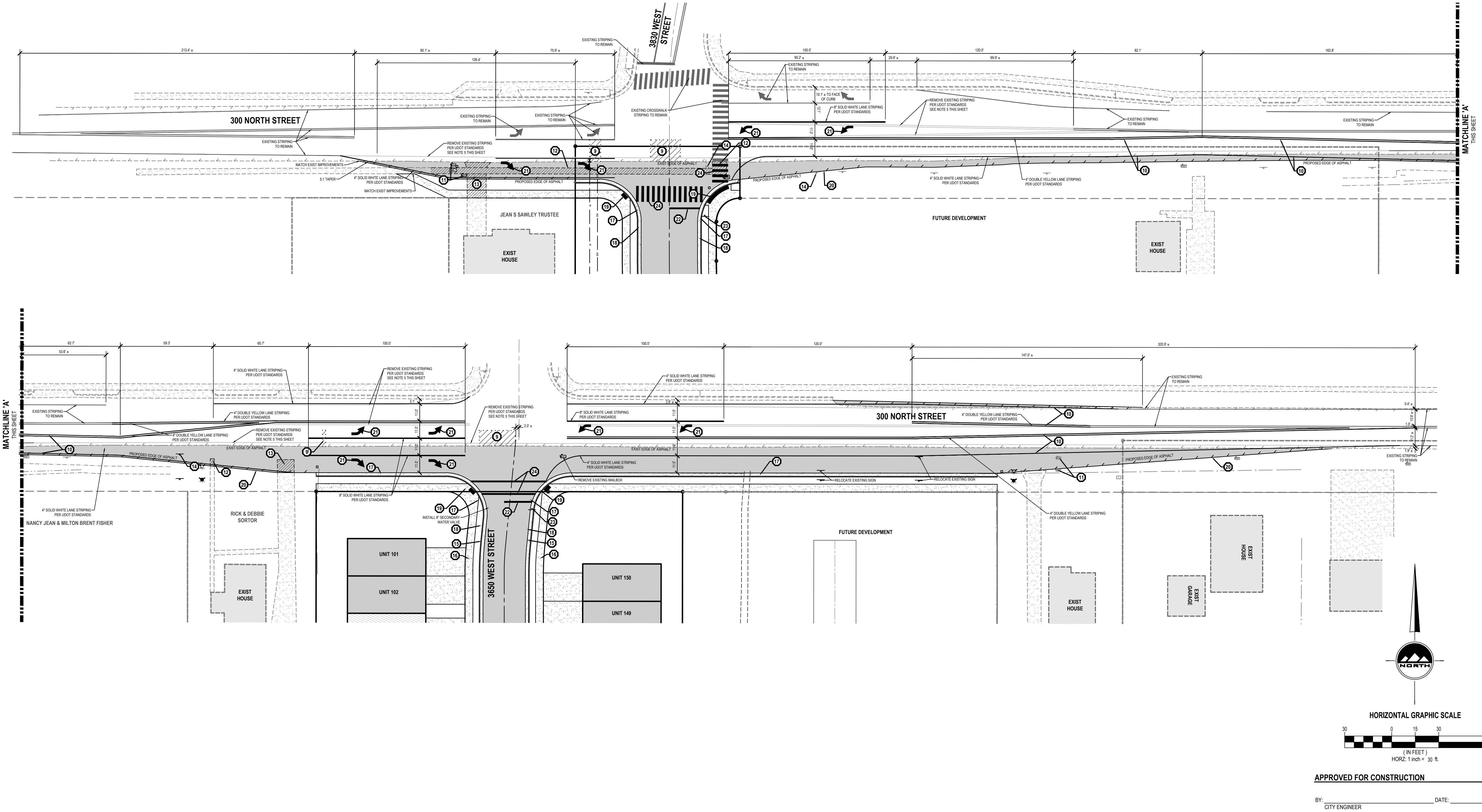
20 10:1 TAPER

21 INSTALL TURN ARROW STRIPING

22 INSTALL STOP BAR PER MUTCD STANDARDS AND SPECIFICATIONS

23 INSTALL STOP SIGN AND STREET SIGN

24 INSTALL CROSSWALK STRIPING PER UDOT STANDARDS AND SPECIFICATIONS



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PROFESSIONAL ENGINEER
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No. 5049039
11-15-2020
STATE OF UTAH
CHERRON HESS PRESTON

NO. DATE REVISION BY

1 FOR REVIEW

2

3

4

5

6

7

8

300 NORTH STREET
STRIPING PLAN

PROJECT NUMBER 7941B PRINT DATE

DRAWN BY M.ELMER CHECKED BY C.PRESTON

PROJECT MANAGER C.PRESTON

C-101

West Point City Council

58

February 14, 2021