



MURRAY CITY PLANNING COMMISSION

NOTICE OF MEETING AND AGENDA

October 19, 2023

6:30 p.m.

Murray City Hall, 10 East 4800 South, Council Chambers

The public may view the Murray City Planning Commission meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at planningcommission@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

CALL MEETING TO ORDER

BUSINESS ITEM(S)

1. Approval of Minutes

September 7, 2023
September 21, 2023

Attachments

1. PC 09.07.23 DRAFT.pdf
2. PC 09.21.23 DRAFT.pdf

2. Conflict(s) of Interest

3. Findings of Fact

None

CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

4. Fairbourne Townhomes - 4429 South Fairbourne Avenue

Project #23-094
5 Unit Multi-family Project in the R-M-20 Zone

Attachments

1. Packet, Fairbourne Townhomes.pdf

ANNOUNCEMENTS AND QUESTIONS

5. Announcement of EPA Assessment Grant

Murray City intends to submit an application for an EPA Brownfields Assessment grant to conduct community outreach, environmental site assessments, brownfields, and cleanup planning throughout the area designated around the new City Hall and Murray Park.

Attachments

1. Grant memo to PC.pdf
2. 2023 Target Area - Murray Central Business & Park Area.pdf

ADJOURNMENT

The next scheduled meeting will be held on **Thursday, November 2, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.**

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to planningcommission@murray.utah.gov. Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

Supporting materials are available on Murray City's website at www.murray.utah.gov.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, September 7, 2023, at 6:30 p.m. in the Murray City Municipal Council Chambers, 10 East 4800 South, Council Chambers, Murray, Utah.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item may submit comments via email at planningcommission@murray.utah.gov.

Present: Jake Pehrson, Chair
Lisa Milkavich, Vice Chair
Ned Hacker
Jeremy Lowry
Marin Patterson
Susan Nixon, Senior Planner
Zac Smallwood, Senior Planner
Mustafa Al Janabi, Planner 1

Excused: Travis Nay

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

Commissioner Patterson made the motion to move Agenda Item #5, Legacy Materials Conditional Use Permit, to the end of the agenda. A voice vote was made, with all in favor.

APPROVAL OF MINUTES

Commissioner Hacker made the motion to approve the minutes for April 20th, 2023, July 20th, 2023, August 3rd 2023 and August 17th 2023, with some administrative corrections noted. Commissioner Patterson seconded. A voice vote was made, with all in favor.

CONFLICT OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

There were no findings of facts for this meeting.

MAJOR HOME OCCUPATION REVIEW - ADMINISTRATIVE ACTION

Abimana Delphine Daycare - 5953 South Jamaica Circle - Project # 23-091
Major Home Occupation - Residential Daycare

Zachary Smallwood presented an application from Elie Ngabomziza and Delphine Habomimama requesting approval for a childcare business to operate as a major home occupation at their residence located just south of 5900 South in the R-1-8 zone. Home-based daycares are allowed as major home occupations in this zone. Typically, these types of applications can be

administratively approved if the applicant obtains signatures from neighboring properties. However, the applicant was unable to get all the required signatures for various reasons, so the application is being presented to the Planning Commission for review.

The applicants originally requested approval for up to 16 children, but Murray City code limits home daycares to 12 children maximum. So, staff is recommending limiting to 12 children if approved. The applicants also requested to operate 24 hours a day. Staff has recommended prohibiting pickup/drop-off during quiet hours from 10 pm-7 am. This limitation is up for discussion if the Commission would like to consider further restrictions on hours. The applicants plan to have a vehicle for transportation but are waiting for approval before pursuing that. Staff presented photos of the property located at 5953 South Jamaica Circle. In terms of findings, staff believes the proposed daycare use is allowed as a home occupation in the R-1-8 zone. With the recommended conditions outlined in the staff report, staff finds the use will not have a significant impact on surrounding neighbors. Staff also finds that with conditions, the proposed major home occupation will not be contrary to the goals and objectives of the Murray City General Plan. Therefore, staff recommends the Planning Commission approve the major home occupation located at the above address, subject to the 6 conditions in the staff report. Staff then opened the presentation for any questions.

Commissioner Hacker asked if Murray City's business license requirements depend on the applicant getting approval and certification from the state first.

Mr. Smallwood responded by confirming that the state requires certain licenses and certifications for daycares, and Murray City requires a copy of the relevant state licenses before issuing a local business license.

Commissioner Patterson asked if the city has ever specified parking restrictions for major home occupations involving vehicles, such as requiring them to be parked off-street and not on the street.

Mr. Smallwood clarified that the Murray City code already contains requirements for major home occupations to provide off-street parking for any vehicles involved in or used for the business.

Chair Pehrson confirmed that Ms. Ngabonziza understood and will be able to comply with all the conditions of the application.

Public comment period was opened.

Ms. Nixon read and email comment from Ms. Klink. She stated that her family does not approve of the proposed daycare. She explained that the applicants do not properly maintain their yard, as evidenced by photos showing overgrown weeds. The neighbors previously helped pull the weeds, but they have grown back without the applicants offering help or thanks. When they had their home appraised, the appraiser noted that the applicants' unkempt property has decreased the value of the Klinks' home. The applicants' own children play in the street because they have nowhere else to play. Neighbors have had to tell the applicants to slow down and teach their kids to get out of the street. Ms. Klink claims there was an unsupervised 3-year-old riding a skateboard in the middle of the street, forcing neighbors to stand in the street when backing up to

prevent accidents. She also mentions police being called because one of the applicants' sons chased a girl with a steak knife, cutting their other son who tried to intervene. Neighbors have had to ensure the children attend school, get home safely, are fed, and get homework help, while the parents fail to check on them. Ms. Klink states the applicants' kids only go to school when the junior high students leave, putting them there an hour early. Neighbors constantly tell the kids not to climb on vehicles and lean out of windows. Ms. Klink feels the applicants do not properly care for their own children, let alone any others. If approved, she requests extending their privacy fence to help shield the daycare impact. She and her husband Brad attended the meeting for any additional questions.

Mr. Smallwood read a comment from Patrick Cahill. Mr. Cahill stated he must oppose this daycare request. In the almost two years he has lived nearby, the yard has gone from well-maintained to overrun with tall weeds. In addition to the family of seven living there, there seems to be a constant flow of short-term residents staying for months at a time. The family's five children receive very little adult supervision. Earlier this year, police had to be called because the family's third grade son was chasing Mr. Hill's daughter with a knife. Given these issues, Mr. Cahill does not believe this home would provide a safe environment for operating a daycare business. He feels the lack of maintenance, overcrowding, and supervision concerns demonstrate this residence is not currently suitable for the proposed daycare use.

Mr. Smallwood read an email from Colin Short. Mr. Short shares a property line with our home. Mr. Short's south line, separated only by a 5-foot chain link fence. Mr. Short asked if it would be reasonable to require a taller privacy fence be installed along their shared 148-foot property line if the backyard is used as an outdoor play area.

Mr. Smallwood read an email from Angie Cahill. Ms. Cahill stated she has very little confidence the children at this daycare will be properly supervised. The children living in the home are typically unsupervised, and she is aware of several occasions when they were left unsupervised for long periods. On many occasions, the children have come to her house because the doors were locked, preventing them from entering their home, even though a parent was inside. Ms. Cahill expressed concern about the children's safety due to an incident this summer when the applicants' son got angry at her daughter, went inside to get a knife, then chased her daughter outside with it. Her daughter described it as a medium-sized knife, possibly a paring knife but bigger. Ms. Cahill immediately called the police to file a report. She also has concerns about the condition of the applicants' yard, which is overrun with weeds almost as tall as the fence, preventing the children from playing there. Ms. Cahill is concerned about increased traffic and associated safety issues an active daycare business would bring to the neighborhood, posing risks for her own and other children. While Ms. Cahill understands the applicants are doing what they can to provide for their family, she is highly opposed to approval of this daycare business due to lack of supervision, safety issues, and traffic/parking concerns.

Mr. Smallwood read an email from Nathan Salazar. Mr. Salazar expressed significant apprehension about the prospect of a daycare facility being operated at a neighbor's residence within their community. He believes that he is not alone in harboring concerns about this potential development. Mr. Salazar offered to address any inquiries or uncertainties regarding the matter, suggesting the option of a phone call or a Zoom meeting for discussion. While he

provided his contact number, it has been omitted for privacy reasons. He raised several specific points of concern. Firstly, he noted that the six children residing in the neighboring household are frequently left unsupervised. One child, referred to as "Mad Matt," is described as frequently playing in the street, attempting to access vehicles, and encroaching on neighbors' yards without seeking permission. This behavior is a source of concern for Mr. Salazar. Furthermore, Mr. Salazar observed a transient nature of individuals entering and exiting the neighbor's residence, implying a high turnover of occupants. He has had to request these individuals to exercise caution while entering the community due to their tendency to do so at excessive speeds. Mr. Salazar highlighted the state of the yard, which is overrun with tall weeds to the extent that the children residing there are unable to utilize it for play. This condition appears to be a further cause for concern. Mr. Salazar also mentioned that the children in the neighboring household frequently ask for food and beverages, which has prompted him and others in the community to ensure they are adequately fed, possibly out of concern that they may not be receiving sufficient nourishment at home. An incident involving a child threatening another with a real knife, resulting in injury, led to the involvement of the Department of Children and Family Services (DCFS) at the neighbor's residence. This event serves as a significant cause for alarm for Mr. Salazar. He strongly opposes the idea of expanding the daycare facility to accommodate up to 16 more children, fearing that this would lead to a surge in calls to the local police force and code enforcement. He believes that the authorities have more pressing matters to attend to than responding to constant concerns from worried neighbors. In his view, this proposal is fundamentally flawed and should be reconsidered in light of the multitude of concerns raised.

Ms. Nixon read an email from Rick and Susan Chapman. Ms. Chapman expressed a genuine desire for the family to succeed in their new country but voiced serious concerns about their intention to operate a daycare from their home. She emphasized worries about supervision, citing instances of both their own children and visitors being unsupervised, often found in the street and at times beyond the designated area, which she deemed a safety risk. Ms. Chapman highlighted the state of their yard, densely populated with tall weeds, rendering it unsuitable for children to play. She expressed concern over the potential safety hazards this presents. She also addressed behavioral issues, stating that the family's children exhibit aggressive and threatening behavior towards others, including fellow children, adults, delivery personnel, and even animals. Regarding capacity and availability, she questioned the feasibility of the family's plan to care for up to 16 children with 24-hour coverage. With only two caregivers for their own five children, Ms. Chapman deemed it unrealistic to provide safe and high-quality care around the clock. Ms. Chapman wished for the family's success, she had substantial reservations about their ability to operate a daycare due to concerns about supervision, safety, behavior, and doubts regarding the practicality of their proposed capacity and availability. Ms. Chapman stated that she would love to have them succeed in their new country, but we have concerns with them having a daycare in their home. Some of our concerns are that their own children and children that visit are not supervised. They are often in the street including beyond the circle and interfering with traffic, and was concerned for their safety. Also, the yard is full of tall weeds and the children are unable to play in their own yard. Their children are often mean and threatening to other children and adults, the delivery trucks and animals. The notice that the husband brought to us said they wanted to watch 16 children and have 24-hour availability. This does not sound reasonable at all, they have five children of their own, with only two people to take care of children. There's no way

that they can give safe quality care to their own children, and also daycare children 24 hours a day.

Chair Pehrson closed the public comment period.

Chair Pehrson raised the question of whether the application in question was for a major home occupation. There was also a discussion about how the application might be treated if it were for a conditional use permit. Zachary Smallwood suggested that it would be treated similarly to a conditional use permit, and that it ultimately falls under the purview of an administrative decision by the land use authority.

Chair Pehrson expressed concern about the absence of neighbor signatures, which are typically sought in such cases. He was keen on understanding the criteria that should be applied in this situation compared to a conditional use permit.

Mr. Smallwood emphasized that conditions could still be added, even without neighbor signatures. He also mentioned that the applicant would need to obtain a business license, which involves background checks and state approval.

Commissioner Patterson highlighted the rigorous state permitting process for daycares, addressing concerns raised about fencing and safety measures. Commissioner Lowry expressed skepticism about the initial process, noting that there was a significant lack of neighbor support.

Commissioner Patterson disagreed, asserting that not all major home occupations receive unanimous neighbor approval, and as long as they comply with the relevant regulations, they have a right to operate.

Vice Chair Milkavich emphasized the importance of adhering to the law and not favoring personal opinions. She noted that the quality of the job would be addressed through the licensure process.

The conversation then shifted to landscaping requirements, with Zachary Smallwood explaining that there are no specific mandates beyond the need for a mix of live materials.

Chair Pehrson voiced uncertainty about the criteria to be used for approval and suggested seeking guidance from the city attorney. Zachary Smallwood agreed, adding that his professional opinion leans towards an administrative decision based on compliance with rules.

Vice Chair Milkavich expressed concern about the 24-hour operation and suggested seeking legal guidance on the matter. She leaned towards setting specific hours of operation.

The discussion turned to the issue of hours of operation. Commissioner Lowry advocated for reasonable hours, considering early mornings and evenings, while Vice Chair Milkavich leaned towards a narrower timeframe from 6am to 10pm. There was a suggestion to continue the discussion until the city attorney could provide guidance. Commissioner Lowry made the motion to continue this agenda item until the September 21st meeting.

Seconded Commissioner Hacker. Roll Call Vote:

A Pehrson
A Patterson
A Hacker
A Lowry
A Milkavich

Motion passed 5-0

Mr. Smallwood provided context about the conditional use section of the meeting. He referenced relevant Utah State Code regarding conditional uses. The code states cities may adopt ordinances with provisions for conditional uses requiring compliance with objective standards in the applicable ordinance. Specifically, the code requires approval of a conditional use if reasonable conditions can be imposed to mitigate reasonably anticipated detrimental effects, in accordance with applicable standards. The requirement to reasonably mitigate detrimental effects does not mean the effects must be completely eliminated, just reasonably mitigated. If there is no way to reasonably condition a proposal to mitigate anticipated detrimental effects, then denial of the conditional use would be warranted. Mr. Smallwood emphasized these state code requirements around conditional use approvals and mitigating detriments apply to all three upcoming agenda items. Essentially, conditional uses must be approved if detriments can be reasonably mitigated through conditions but may be denied if detrimental effects cannot be reasonably mitigated.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Pine River Roofing and Construction – 4627 South Cherry Street – Project #23-087 Roofing and Construction Contractor in the M-G Zone

Mr. Al Janabi presented the application for Pine River Roofing and Construction. The property is in the M-G Zone and is allowed with conditional use permit approval. He showed an aerial view and zoning map of the site. He also displayed the submitted floor plan showing office, shop and tool storage areas. Based on the measurements, staff has no concerns with property access, which is from two 50-ft wide roads connecting to Cherry Street. He noted landscape needs improvement, requiring at least two trees and three 5-gallon shrubs per the code. The parking also needs to be striped and marked, as the three required spaces are currently unmarked. Another issue is the dumpster needs to be enclosed per code requirements, as seen in the photos.

Based on all the information presented, staff recommends approval of the conditional use permit application subject to the conditions in the staff report.

The applicant was not present for this meeting.

Public comment was opened. Seeing no comments, public comment was closed.

Commissioner Patterson made a motion to approve conditional use permit for Pine River Roofing and Construction located at 4627 South Cherry Street, subject to the six conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicants shall obtain permits for any signs prior to the installation of any new attached business signage.
3. The property owner shall work with staff to develop a landscape plan that complies with the landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance.
4. The applicants shall obtain a Murray City Business License and pay applicable fees.
5. The applicant or property owner shall restripe the parking stalls in front of this business according to Chapter 17.72, and at a minimum have a stall dimension of nine feet (9') by eighteen feet (18').
6. The property owner shall include a garbage enclosure as required by Section 17.76.170 of the Land Use Ordinance.

Seconded by Commissioner Hacker. Roll Call Vote:

A Pehrson
A Patterson
A Hacker
A Lowry
A Milkavich

Motion passed 5-0

Vice Chair Milkavich made the comment that this item was postponed prior because the applicant wasn't present. Concerns about the trash bin and the expense that we require to fence it in were brought up at that time. She acknowledged that the applicant is bound to comply with the conditions.

Stunning Dance Studio - 687 West 5300 South - Project #23-090
Dance Studio Business within the C-D Zone

Mr. Al Janabi presented the application for Stunning Dance Studio, located in the C-D Zone. He displayed the floor plan showing it is a 600 sq ft space. The applicant anticipates having three to five students at a time, operating from 4:30-9 pm on weekdays and 9 am-4:30 pm on Saturdays. Maximum waiting is five students. The floor plan shows one office, one bathroom, a large dance area, and a small waiting room.. Based on parking code, only three spaces are required, which are available on the site. He showed photos of the entrances, one facing 700 West in an entrance/exit configuration, and the other entrance/exit located on the side. Mr. Al Janabi stated the landscape meets code requirements for minimum trees and shrubs. The proposed use is allowed in the C-D Zone per the applicable conditional use outlined. Staff recommends approval subject to the five conditions listed in the staff report.

Public comment was opened.

Mr. Al Janabi read an email from Paul Dodge. Mr. Dodge says they can find no reason to object to their request and will find it pleasing to have a space occupied as it helps to make the location more alive.

Public comment was closed.

The applicant, Alicia Manica, indicated she read and will comply with the conditions. She added that she has over 21 years of teaching experience. The studio will provide a safe place to learn and grow and be enriched in the arts. They provide exceptional dance training and tumbling as well as yoga to children ages two to adult. They provide training in jazz tap, lyrical, modern hip hop, to name a few, and ballet as well. They also provide training for recreational level as well as pre professional. The studio welcomes students of all abilities, to build strong bodies and creative minds.

Commissioner Lowry made a motion to approve conditional use permit for Stunning Dance Studio LLC business at the property address 687 West 5300 South, subject to the five conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicant shall obtain a building permit for any interior or exterior construction on the property.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
4. The applicant or property owner shall work with staff to update the landscaping to meet the standards within Chapter 17.68 Landscape Requirements.
5. The applicant shall apply for a Murray City Business License prior to beginning operations at this location.

Seconded by Vice Chair Milkavich. Roll Call Vote:

A Pehrson
A Patterson
A Hacker
A Lowry
A Milkavich

Motion passed 5-0

Legacy Materials - 4300 South Commerce Drive - Project #23-079
Retaining Block Production and Storage in the M-G Zone

Susan Nixon presented a conditional use permit application from Legacy Materials for retaining block production and storage located at 4300 South Commerce Drive. The 3.82-acre property is in the M-G, manufacturing, Zone on the west side of Commerce Drive, south of the Humane Society. The manufacturing zone allows light industrial uses, and concrete block production/storage requires a conditional use permit. The site plan shows a storage area in the northeast section, a production casting area in the northwest, a batch plant and storage bins in the middle, and employee parking and a temporary mobile office in the southern section. There are two driveway accesses off Commerce Drive, both meeting the minimum 25 ft and maximum 50 ft requirements. An updated site plan was received showing 30 ft driveways, which meet code. The site plan shows an 8 ft privacy fence on the north boundary and a 6 ft chain link fence with barbed wire along the road frontage, which meets M-G fencing standards. The 700 sq ft

temporary mobile office is allowed for up to six months, after which they'd need approval for a permanent structure. Photos show some equipment already on site in violation since they don't have approvals or a license yet. Multiple shutdown notices have been issued. The application notes ten employees, with no excessive hours expected. The M-G zone has no limits on hours of operation or noise standards. Based on the site plan, required parking minimums are met. Landscaping is required along the road frontage, equating to about nine trees and 45 shrubs. Despite requests, no dust control mitigation plan has been submitted yet.

Commissioner Patterson had questions about the added conditions related to dust mitigation and air quality permits. She noted that the application materials state it will be wet concrete cast on site and will not generate dust. Commissioner Patterson asked if the dust mitigation requirements are just precautionary to cover all bases, since the application claims no dust will be produced from the wet concrete.

Ms. Nixon acknowledged the application does state that wet concrete will be used for casting, and it should not generate dust. She believes they use a vacuum system to collect any minimal dust.

Ms. Nixon said she will let the applicant explain the process in more detail to avoid any misrepresentation, since they can better speak to the dust mitigation measures with the wet concrete casting method proposed.

Jeff Colemere, with the law firm Colemere & Gibbs, spoke on behalf of the applicant. Also present were the owners, Ryan Balls and Lane Myers.

Chair Pehrson asked if the applicant had reviewed and could comply with the new conditions. Mr. Colemere said yes, they would.

Mr. Colemere spoke more regarding the application for Legacy Materials. He first highlighted their commitment to the community, including clearing and improving the long-vacant site that was formerly an eyesore. He referenced a letter from adjacent property owners praising the positive change from the years of vandalism, crime and homelessness at the site. Mr. Colemere said the proposed landscaping requirements would further beautify the area. He pointed out the Humane Society across the street is also zoned M-G like the surrounding properties, so industrial uses should be expected. Regarding conditions, Mr. Colemere stated the applicant must obtain required air quality permits from the State Department of Environmental Quality, certified by a professional engineer, before operating. This certification process will assure particulates emitted are not harmful. He emphasized the applicants are animal lovers and would never endanger pets, evidenced by their own dogs brought occasionally to the site. There appears to be a misunderstanding about the process. Mr. Colemere said the main concerns expressed are dust and noise. However, the adjacent freeway creates more noise than this use would. He reiterated that concrete casting uses wet concrete, which does not generate problematic dust. In fact, dust disrupts their process, so they avoid it.

Mr. Balls spoke about the concerns. He states has extensive experience in concrete and precast production. He addressed concerns about dust mitigation, noting that dust is also detrimental to their production process as they need clean and dust-free forms to make quality products. They plan to use compacted recycled asphalt in unfinished areas to reduce dust from equipment and trucks. Mr. Balls stated they aim to be a clean, organized company with expensive equipment

that requires care and maintenance. They have already cleaned up a significant number of debris and trash left from the previous burned down structure and homeless encampments on the long-vacant site. Regarding cement, Mr. Balls clarified they will not be cutting concrete on site, only casting products in their finished shapes. Cutting concrete would signify a mistake and they have no cutting equipment planned. The cement powder arrives sealed in trucks, is blown through hoses into sealed silo units with air filtration systems, and delivered via tubing to mixers where water is immediately added. There is no opportunity for the expensive cement powder to become airborne, which would negatively impact their products. Mr. Balls believes there would be less cement dust exposure than encountered by a consumer picking up bagged concrete at Home Depot. He welcomes any questions from the commission about their processes and dust mitigation efforts, noting they aim to be clean and organized with contained material handling.

Chair Pehrson asked if the cement is contained in the container and if the the only thing that would be in piles is the aggregate.

Mr. Balls said that's correct -- the sand and the gravel -- which is no more caustic than the gravel that you have in your landscaping right here right now.

Mr. Colemere noted the Humane Society recently issued a press release on September 6th containing incorrect information about the proposed concrete production. Specifically, he said the release incorrectly claimed cement would be cut on site and particulates would be released during production. In reality, the wet cement process is completely contained with no opportunity for dust emission. All material transport is sealed, and any production equipment will be inspected and certified by a state environmental engineer. Mr. Colemere emphasized that with the wet process and stringent state certification requirements, there will be no exposure to concerning chemicals that could impact the health of people or animals, including those at the Humane Society across the street. He asked the commission to approve the conditional use permit given the lengthy list of conditions placed on the applicant, representing a high bar they are prepared to meet. Mr. Colemere noted the applicable Utah code permits approval where an applicant can adequately mitigate issues raised as public concerns. He believes the stringent conditions accomplish that for this proposal.

Commissioner Lowry asked if the applicant would care to comment on why they've been conducting operations without a business license.

There was discussion about whether Legacy had proper permits for clearing and work done on the property previously. Legacy stated they believed they did but there was some miscommunication with the city about needing an updated stormwater pollution prevention plan (SWPPP). Once notified, Legacy got the proper SWPPP permit.

There was discussion about two past citations issued related to operating without city approvals or a business license. Legacy stated the second citation was issued to a non-employee, so they don't think it's relevant. The commissioners clarified that the issue is not who it was issued to but what it was issued for. Mr. Balls confirmed the concrete batch plant would have a generator, but they will also need to connect to city power.

There was discussion about a well on the property that was accessed without state approval. Legacy had a well company inspect it but did not get proper permits first. The city clarified Legacy would need to connect to city water services and it is unlikely the well could be permitted after being abandoned. Mr. Balls explained the concrete casts made will be used for retaining walls and interlocking blocks. The casts will be made on site then shipped off.

Public comment was opened.

Craig Cook, President and general counsel for the Humane Society of Utah, has been involved with the organization for 51 years. In 1989, he found the site the Humane Society facility now occupies, which was previously a trailer park and truck stop in disrepair. Over the past 34 years, the Humane Society has spent millions turning it into a top animal care facility serving the local community and acclaimed nationally. The 42,000 square foot facility adopts 6,000-7,000 animals yearly, provides low cost spay/neuter services, vaccinations, fostering, education, and more. Hundreds of people come through daily to access services and walk dogs on the lawn area. In contrast, Legacy Materials was recently formed in June 2022 as a limited liability company (LLC) owned by other LLCs. Mr. Cook argues this corporate structure avoids personal liability and makes it difficult to hold the company accountable. Legacy has already violated city orders twice by operating without permits. Yet they advertise themselves as open for business online, ignoring licensing and permitting requirements. One requirement for a conditional use permit is that the use cannot be detrimental to health, safety, or welfare of the surrounding area. Mr. Cook argues a concrete batch plant is normally a toxic operation that has led to litigation elsewhere. Despite Legacy's assurances, Mr. Cook learned the state will not be investigating or permitting their small operation, conflicting with Legacy's statements. Before approving the permit, Mr. Cook argues Legacy must conclusively prove their operation will not generate toxic dust that could harm the Humane Society and surrounding residents. Simply stating it is safe is insufficient given the risks of a concrete batch plant. Mr. Cook stated the applicant has to prove beyond a reasonable doubt there will be zero emissions from the proposed concrete batch plant.

Brett Babcock, the architect who designed the Humane Society facility, spoke. He emphasizes that the Humane Society is essentially a medical facility for animals, with surgical facilities, inoculations, and specialized air filtration. It is not just a facility that walks dogs - the animals require a highly controlled environment. Mr. Babcock lists the toxic materials in concrete, including extremely fine cement dust powders and particulates. The Humane Society's air handling units are designed to filter highway particulates but cannot filter the tiny cement dust. Even their surgical HEPA filters cannot remove these fine particles. Mr. Babcock notes they recently replaced a \$50,000 air handler for the adoption area near the proposed batch plant. It has MERV 8 filtration, but MERV 13 would be required to filter cement dust. He doubts Legacy can fully mitigate the dust spreading from their open site. If the Humane Society has to upgrade their equipment due to the batch plant, it will cost hundreds of thousands of dollars. Mr. Babcock argues the batch plant operation is not clean and the cement dust poses a serious health risk.

Alex Vandiver spoke. She disclosed that she is a lawyer, not representing any client, who is concerned about the standard being used to approve this conditional use permit. The city code lays out specific requirements that must be met before approval, including evidence it will benefit the community and not harm health, safety, welfare or property values. There are concerns about the concrete batch plant's health and dust impacts, as well as potential lost property value and activities for the Humane Society. The code states the applicant can be required to provide studies on these impacts, but so far only basic site plans have been submitted. A dust mitigation

plan was mentioned but not provided. Given the lack of evidence provided so far and the concerns raised, she recommends adding a condition requiring the applicant to provide an approved dust mitigation plan that they must comply with or lose the permit. More information is needed to satisfy the conditional use permit approval requirements in the city code.

Jack Cortez spoke. He owns property across the street from the proposed concrete batch plant site on 4300 South. He appreciates the applicant cleaning up the site, as it was an industrial zoned area with issues like homeless people, drug dealers, and thieves before. In the short time since the applicant has been there, he believes they have had a positive impact on removing those problematic elements. As the site is already industrially zoned, he thinks the proposed concrete batch plant will be a good addition to the area.

Tim Williams, a 30-year board member of the Humane Society of Utah, spoke. He underscores the comments made by the Humane Society's architect that it is essentially a medical facility for animal health and procedures. Given the concerns raised about air quality, dust, and particulates from the proposed concrete batch plant, he doubts most planning commissions would authorize such a facility next to a clinic or hospital for humans. He invites the commissioners to think of the Humane Society in those same terms as a medical facility that would be impacted.

Chris Williams spoke. He has attended many similar planning meetings in different cities. He wants to underscore that if the commission is asking the concrete batch plant applicant to do something for legal or health reasons, they should require documented proof rather than just taking the applicant's word. For example, requiring proof of proper permits and dust mitigation plans. This proof will help protect the surrounding community members, animals, and the Humane Society facility. Simply accepting the applicant's verbal assurances is insufficient.

Layhae Scott spoke. She states there is a dramatic shortage in animal welfare resources, with not enough people or places helping animals in need. The proposed concrete batch plant may jeopardize animal welfare at the Humane Society. Risks like poor air quality, loud noises, and vibrations could deter people from bringing animals there. Animals are sensitive to such disturbances. There is no shortage of concrete, which can be made and shipped from many places. But there is a shortage of animal welfare resources. Animals are living beings dying due to lack of care, while concrete is an inanimate material that can be produced anywhere. Animal welfare should be the priority here.

Dr. Timna Fishbein, medical director at the Humane Society, spoke. Her comments focus on concerns about the dust and particulates from the proposed concrete batch plant. There are now questions about whether dust mitigation will effectively address this. Dr. Fishbein points out the applicant's lack of proper permitting raises concerns about their compliance going forward. Research shows silica dust can travel up to half a mile in all directions, impacting new nearby housing. Noise is also an issue as animals are very sensitive. The Humane Society animals are already under stress, so additional noise and vibrations could further impact their health. Given Salt Lake City's ongoing air quality issues, adding another source of particulates seems unwise. Dr. Fishbein urges requiring an appropriate and proven dust mitigation plan to protect the community's health.

Stephanie Beller, an employee at the Humane Society, spoke. She explains that when they walk dogs outside near the freeway or trucks, the dogs often become frantic and scared. Currently, they can take the dogs away from the noise to calm them down. Her main concern with the

proposed concrete batch plant is the additional noise and truck traffic. The trucks bringing in materials and taking out product will contribute to fear and anxiety in the animals they care for. With the batch plant operations right next to the Humane Society, they will have nowhere on their property to take scared, frantic dogs to get away from the noise and traffic.

Madison Cushing, stated she also works at the Humane Society of Utah in Murray. She wants to list some of the human health issues associated with concrete production, since not everyone is as concerned about animals. These include COPD, emphysema, lung cancer, rheumatoid arthritis, possible kidney damage, and more. She also points out the many young people and children who come through the Humane Society facility. Is this something the city wants to expose the community to? She would want proof that the concrete batch plant will be completely safe before approving it, to protect the city she has lived in her whole life.

Chair Pehrson thanked everyone for expressing their concerns and said all comments will be entered into the public record. Over 200 emails were received, so the full planning commission and staff have not read them all.

The public comment period was closed as of 8:37pm. No further comments, including emails, will be entered into the record after this point. Since the large volume of emails has not yet been reviewed, the chair recommends postponing the decision until the September 21, 2023, meeting. This will allow time for the commission, staff, and all involved to consider the public comments made tonight and determine if additional conditions or mitigation should be added to address the concerns raised.

Vice Chair Milkavich requested a neutral third-party expert to provide information on the wet cement making process and related air quality/dust issues. This would help inform the commissioners since they don't want to have to decide which party is more believable.

Chair Pehrson agreed they could potentially require a third-party report to verify the claims being made by the applicant.

Commissioner Lowry concurred they should take time to read all the public comments received. He knows the applicant has asked for time to respond to questions. He asked the applicant to come forward to answer a question he had.

Mr. Colmere disagrees there are 3 levels of LLC ownership for the applicant, stating the owners are present to answer questions. They also disagree the Utah Department of Environmental Quality would not certify the process, stating they contacted the department and received agreement for certification. Regarding concerns about the Humane Society being a medical facility, Mr. Colmere stated he cannot speak to their zoning but says that is their own business. He notes pets are already walked in the area near trucks coming and going from adjacent industrial businesses, so additional noise should not be an issue. Mr. Colmere stated the applicant owners are people who care about their own health and families, so they would not operate an unsafe business. He appreciates the commission's due diligence in considering conditions to ensure safety, which the applicants are willing to meet even as lessors rather than property owners. He requests the commission consider this additional information.

Commissioner Lowry asked about a previous public comment stating that the proposed concrete batch plant may be too small to be regulated by the Utah Department of Environmental Quality's

Division of Air Quality. He asked the applicant to address this concern about the size of the facility and whether it would fall under air quality regulations. He asked the applicant to share more details about the contacts and information they have already received from the Department of Air Quality on this issue.

A discussion took place between the applicant and commissioners, as well as staff. The applicant was asked about a public comment stating the concrete batch plant may be too small for the Utah Department of Environmental Quality's Division of Air Quality to regulate. The applicant explained they believe it would likely be too small to impact air quality in a concerning way based on their experience but cannot definitively speak for the department's standards. When asked how condition 1C requiring state certification of air quality could be met if the plant is exempt from permitting due to size. The applicant asked for guidance from the commission. They offered to maintain equipment to mitigate dust, but acknowledged a measurable standard would be reasonable. The staff clarified that a letter from the state saying they won't review it could suffice for the condition. The applicant reiterated their willingness to ensure air quality meets the state standard and have properly maintained equipment emitting at vehicle emission testing levels. The commissioners appreciated these assurances. When questioned again about a neutral third-party assessment, staff suggested involving the Salt Lake County Health Department and the State Department of Air Quality as another regulatory body. Alternatively, an environmental engineer's report assessing the standards was suggested.

Jeff Colemere clarified that a previous speaker misstated the applicable standard. The standard is not that the applicant has to prove beyond a reasonable doubt there will be zero emissions from the proposed concrete batch plant. The "beyond a reasonable doubt" standard is a criminal law standard that does not apply here. Rather, the actual standard is that the applicant needs to demonstrate to the satisfaction of the Planning Commission that they intend to maintain equipment and comply with any permit conditions provided. Mr. Colemere stated they have done that today through their submissions and statements to the Commission. Based on meeting the correct standard of showing planned compliance, the speaker requested the conditional use permit be granted.

Commissioner Patterson said that due to the significant amount of public comment within the past day and the lack of time for adequate review of the comments, she moves that the Planning Commission continue this item to September 21, 2023, Planning Commission meeting.

Seconded by Vice Chair Milkavich. Roll Call Vote:

<u>A</u>	Pehrson
<u>A</u>	Nay
<u>A</u>	Hacker
<u>A</u>	Lowry
<u>A</u>	Milkavich

Motion passed 5-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, September 21st 2023, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Lowry made a motion to adjourn the meeting at 8:55 pm. Seconded by Vice Chair Milkavich.



Philip J. Markham, Director
Community & Economic Development Department

DRAFT

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, September 21, 2023, at 6:32 p.m. in the Murray City Municipal Council Chambers, 10 East 4800 South, Murray, Utah.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item may submit comments via email at planningcommission@murray.utah.gov.

Present: Jake Pehrson, Chair
Lisa Milkavich, Vice Chair
Ned Hacker
Jeremy Lowry
Maren Patterson
Travis Nay
Susan Nixon, Senior Planner
Zac Smallwood, Senior Planner
Mustafa Al Janabi, Planner I
Elvon Farrell
Mark Richardson, Attorney's Office

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

There will be no public comment period during this meeting. Both agenda items are continuations from the September 7th meeting, where the public comment period was already held.

APPROVAL OF MINUTES

There were no minutes to be approved for this meeting.

CONFLICT OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

Commissioner Hacker made a motion that the Planning Commission approve the findings of fact and conclusions for the conditional use permits for Stunning Dance Studio LLC and Pine River Roofing and Construction.

Commissioner Lowry seconded. A voice vote was made with all in favor.

MAJOR HOME OCCUPATION REVIEW - ADMINISTRATIVE ACTION

Habomimama Delphine Daycare - 5953 South Jamaica Circle - Project #23-091 - Major Home Occupation - Residential Daycare - Continued from 9/7/23 Planning Commission

Zachary Smallwood presented the continued application for Elie Ngabomziza & Delphine Habomimama. This is a request for approval of a major home occupation daycare business at his residence located at 5953 South Jamaica Circle. The property is in the R-1-8 zone, which allows home occupations. The applicant provided a site plan showing the home situated on a cul-de-sac, along with photos of the property.

After consulting with legal counsel, it was determined this application constitutes a land use decision, meaning if it meets ordinance standards the Planning Commission must approve it. There are four major requirements related to hours of operation, clients per day, parking, and mitigating conditions. The applicant has adequate off-street parking in their driveway to satisfy code requirements. To accommodate the 24-hour operation request, staff recommends prohibiting pickup/drop-off from 10pm-7am. To limit clients per hour, staff suggests staggered pickup/drop-off spaced 10 minutes apart during busy times. Staff recommends that the Planning Commission approves this application based on the conditions outlined.

Commissioner Patterson made the motion to approve a major home occupation business for Habomimama Delphine daycare business at the property addressed 5953 South Jamaica Circle, subject to the eight conditions:

1. The applicant may have one (1) vehicle associated with the business weighing less than 12,000 pounds.
2. The applicant shall not have pickups or drop offs from the hours of 10:00 pm to 7:00 am.
3. The applicant shall stagger the arrival/departure of children such that the number of pickup and drop off be limited to no more than one every ten minutes.
4. All materials shall be located within the dwelling, no accessory structures may be used.
5. The applicant shall comply with all requirements of Fire and Building Codes, and all State and County Health Department requirements.
6. The business shall, at all times, be conducted in accordance with all applicable requirements of Chapter 17.24, Major Home Occupations.
7. The applicant shall obtain the necessary home occupation business license.
8. The applicant be limited to 12 children other than those residing in the home.

Seconded Commissioner Nay. Roll Call Vote:

A Pehrson
A Patterson
A Nay
A Hacker
A Lowry
A Milkavich

Motion passed 6-0

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Legacy Materials - 4300 South Commerce Drive - Project #23-079 - Retaining Block Production and Storage in the M-G Zone - Continued from 9/7/23 Planning Commission

Susan Nixon presented the application for the conditional use permit application that was continued from the September 7th Planning Commission meeting to allow time to review state environmental regulations and the over 200 concerned public comments received. The comments expressed concern about potential health and air quality impacts to humans and animals. The property is located at 4300 South Commerce Drive between I-15 and 300 West in the M-G manufacturing zoning district, which permits the proposed use. The site plan shows a concrete casting area, inventory storage, a batching plant, and temporary office, which can remain for up to six months with a potential extension if the applicant requests it and submits permanent structure plans prior to expiration. The applicant proposes an 8-foot privacy fence on the north boundary and a 6-foot barbed wire fence along the road, meeting code standards. The roadside fence will need to be set back at least 10 feet. Since the last meeting, the applicant submitted a written description of their business process per Ms. Nixon's request to detail how concrete products will be processed on-site. The application also includes a floor plan of the 700 square foot temporary office.

Ms. Nixon indicated that she had contacted the State Department of Air Quality and spoke with Ms. Christine Bodell. She indicated the applicant told her they would submit a plan last Friday, but as of today they have not. Ms. Bodell does not yet know if a permit will be required for the applicant. However, whether permitted or not, the State will have to review and sign off on the operation before allowing any concrete production on site. She also checked with the Salt Lake County Health Department. They do not regulate these types of businesses, only respond to complaints about operations. No permit is required from the County. Ms. Nixon indicated that the application meets city requirements with the recommended conditions of approval, which have been slightly modified from the prior meeting. The applicant stated approximately 10 employees, so they will need to update the site plan for required parking and install landscaping along the road frontage. There are nearly fifteen conditions, including modifications, since the last meeting. Staff recommends that the Planning Commission approves this application based on the conditions outlined.

Commissioner Nay was not present at the last meeting and interjected to ask Ms. Nixon to bring him up to speed on some logistics. She showed photos of the property views from the initial presentation and some descriptions of how the casting process will work. She described the process for "grub and scrub" to clean up. After she clarified and answer his questions, Ms. Nixon continued with her presentation.

Chair Pehrson asked the applicant, Ryan Balls, to approach the podium.

Commissioner Nay asked about the concrete mixing process after the aggregate materials and cement are delivered to the site. Mr. Balls explained the batch plant has sealed tubes with augers to transfer the cement powder, which seems to be the main concern. The sand and gravel are weighed as they drop onto a conveyor belt before going into the mixing truck. The cement powder is transported through a sealed auger tube to the top where it empties into a rubber boot that drops into the truck hopper along with water.

Commissioner Nay asked if the auger tube is covered.

Mr. Balls confirmed yes, the auger is sealed inside a covered tube and the top of the cement silo hopper where it empties is also covered.

Vice Chair Milkovich asked if the applicant has any information to share about the plan the State Department of Air Quality requested from them.

Mr. Balls responded that they were not aware of any request for a plan. Christine Bodell from the State has not contacted them directly. He stated they understand they will have to go through the State's process to determine if they meet minimum tonnage thresholds to require an air permit but they have not received specifics on any plan submission.

Commissioner Hacker noted that there's a lot of excess material on site. He asked if Mr. Balls had any plan to mitigate that. Mr. Balls says his goal is to get rid of the excess material.

Chair Pehrson asked to confirm the applicant's prior statement that there would be no concrete cutting on site.

Mr. Balls confirmed that is correct, no dry cutting on site.

Chair Pehrson noted there is currently no condition prohibiting concrete cutting, which has been a complaint concern regarding dust. He suggested adding a condition to prohibit dry cutting of concrete.

Mr. Balls responded they would be fine prohibiting dry cutting specifically, in case they ever needed to do minor wet cutting that does not generate dust.

Chair Pehrson asked if Ryan would also be amenable to a condition prohibiting outdoor storage of cement powder, since it could easily become airborne.

Mr. Balls agreed they would also be fine explicitly prohibiting cement powder being stored outside, as exposure to weather is detrimental to the expensive product anyway.

Chair Pehrson wanted to make clear that, if the application is approved, the business must be in compliance with all of the conditions before they start doing business on the property, reminding Mr. Balls that this is what is meant by conditional use, that all the conditions must be met in order to start doing business on site.

Vice Chair Milkovich asked if there should be any discussion about the two proposed conditions suggested by the Chair. Specifically, she inquired about the wording for outdoor cement powder storage.

Commissioner Nay responded he thinks it's a non-issue because the applicant needs to protect their materials from damage or waste. If the cement gets wet inside their equipment they have to undertake costly cleanup efforts, so it's in their interest to contain it properly.

Commissioner Lowry supports prohibiting dry concrete cutting as an important distinction, but the outdoor cement storage condition may be unnecessary.

Vice Chair Milkovich suggested wording it as "no dry cutting of concrete on site."

Chair Pehrson agreed the prohibition on dry cutting is sufficient, while the cement condition is unnecessary since properly containing the cement powder is intrinsic to the applicant's own interests and process needs.

Commissioner Nay wanted to acknowledge the many comments submitted by volunteers at the Humane Society expressing concerns about the proposed concrete batch plant near their facility. As a healthcare professional who works with respiratory issues, he understands their worries about air quality and exacerbation of breathing issues from materials released during concrete production. However, he believes the batch plant operations will be largely contained and emissions mitigated, outside of when materials are actively being poured into molds. He pointed out that it's important to recognize this site is zoned for manufacturing, where industrial operations like concrete batch plants are permitted and expected. While unfortunate for the Humane Society which sought affordable land to expand their mission, manufacturing zones do make these types of facilities possible neighbors. There is also already a major uncovered concrete plant just across the street on 3900 South that likely contributes dust and emissions to the area. Additionally, there is an existing smaller concrete batch plant on Commerce Drive near 4800 South that initially faced neighbor concerns which now seem to have been addressed.

Chair Pehrson echoed the sentiments expressed by Commissioner Nay that the Planning Commissioners truly care about local air quality and community, as fellow residents who live here themselves. He is a pet owner and former pet store owner, so he understands the concerns raised. He diligently read through the extensive comments submitted, as we took them very seriously. However, it seems some of the information circulated mischaracterized this concrete batch plant project as a full cement manufacturing plant, which is not accurate. While cement is a component, this is a much more contained operation than a large cement production facility. So unfortunately, much of the research presented on the impacts of cement plants does not precisely apply to this concrete batch plant proposal. This is not at all a cement plant. This is a more self-contained concrete batch operation. This is a conditional use application in this zone, so the Planning Commission has to review it and put conditions on it, which is what has been done. There are some changes to the conditions.

Ms. Nixon briefly outlined the changes in the conditions. She indicated that condition number one now says that a copy of the permit or reviews from DEQ must be provided to the Planning Division prior to issuance of a business license. She mentioned that condition number ten now says the applicant shall install an eight-foot chain link fence with slats or solid fence along the north property line. The previous condition was for a solid wall. A condition was removed that said the site plan must be updated for the drive approach, which they've already done.

Chair Pehrson asked the applicant to approach the podium again. He asked Mr. Balls if he will be able to comply with these modified conditions, as well as the added condition regarding the dry cleaning. Mr. Balls stated that, yes, he could comply.

Commissioner Nay made a motion that the Planning Commission approve a conditional use permit for Legacy Materials at the property addressed 4300 South Commerce Drive subject to the following conditions one through fifteen, with the adding condition number sixteen:

1. The applicant shall comply with all city engineer requirements including:
 - a) Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
 - b) Provide a formal grading, drainage, and utility plan.
 - c) Obtain any required State Permits air quality permits for planned batch plant and planned site operations. Copy of permit or review(s) from DAQ to be provided to the Planning Division prior to issuance of a business license.
 - d) Replace any damaged curb and gutter and sidewalk along the property frontage to Commerce Drive.
 - e) Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
 - f) Obtain a City Excavation Permit for work in the City right-of-way.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain Murray City building permits for any construction.
4. The Planning Commission authorizes staff to work with the applicant on a revised site plan showing the required nine (9) parking spaces, including one (1) ADA van accessible and parking for the large trucks and equipment.
5. The applicant shall obtain sign permits prior to the installation of any new attached or detached business signage.
6. The applicant shall replace the damaged curb, gutter, and sidewalk along the property frontage.
7. The applicant shall provide a utility plan to meet Water Department requirements.
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:
 - a) Nine (9) trees;
 - b) Fourteen (14) 5-gallon shrubs; and
 - c) Thirty (30) 1-gallon shrubs.
9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
10. The applicant shall install an eight (8') chain link fence with slats, or solid fence, along the north property line.
11. The business shall not have any materials or mud tracked onto Commerce Drive. A minimum 30' paved apron be installed at both entrances into the property to help prevent tracking of mud onto Commerce Drive.
12. The applicant shall meet all requirements of the building, water, and wastewater departments.

13. The temporary office shall be removed prior to March 21, 2024. The applicant may apply to the planning commission to extend the time period for the temporary office up to one additional year, providing that plans for a permanent structure have been received prior to the expiration of March 21, 2024.
14. The temporary office or other facility shall not be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
15. If the applicant expands the business to include the adjacent property to the south, the applicant shall apply to Amend the CUP.
16. No dry concrete cutting is allowed on the site.

Seconded by Commissioner Patterson. Roll Call Vote:

A Pehrson
A Patterson
A Nay
A Hacker
A Lowry
A Milkavich

Motion passed 6-0

DISCUSSION ITEMS

Open and Public Meetings Act Training - Land Use Training from Murray City Attorney's Office

Mark Richardson from the City Attorney's office presented training on the Open and Public Meetings Act. The state legislature has declared government entities exist to conduct public business openly, not behind closed doors. Every part of a public body's meetings must be open for observation, though public participation may be limited. The open meetings law applies when a quorum convenes to discuss, take public comment on, or act upon matters under their jurisdiction. Chance or social gatherings do not automatically constitute a meeting. A meeting requires a quorum, defined as a simple majority of members. Annual notice lists scheduled meetings. A 24-hours notice is required for each meeting's agenda, date, time and location. Agendas must reasonably inform the public of topics to be discussed. Meetings can be closed for limited reasons like litigation or personnel discussions, requiring a quorum and 2/3 vote. The reason for closure must be publicly announced and recorded. Closed meetings must be documented but records are restricted. Electronic meetings require adoption of authorizing rules and proper notice. They can be held remotely if the chair determines in-person meetings present a substantial safety risk, but that determination expires after 30 days. Individuals disrupting meetings may be removed. Violations like improper closure or lack of notice can void final actions. The Attorney General (AG) or District Attorney(DA) enforce violations, which are class B misdemeanors. These "sunshine laws" aim to conduct public business openly. As one court stated, "Democracies die behind closed doors."

Chair Pehrson asked about the statement that the public can raise topics not on the agenda which the body may discuss but not take action on. He wanted to confirm they could not bring up their own unagendized topics, only discuss topics raised by the public.

Mark Richardson confirmed that is correct - things must be on the agenda for action. The chair has discretion whether to allow discussion of topics brought up by public comments, but no formal action can be taken.

Chair Pehrson asked a follow up question regarding voting procedures. He noted a quorum is 4 members. If there were only four present, a vote would pass 3-1. He asked how ties are handled - would they do a new motion or what is the process?

Mr. Richardson said if a motion doesn't pass, it doesn't pass. It could be re-agendized.

Ms. Nixon added that in a tie vote, more discussion should happen before attempting a new motion on the same item.

Mr. Smallwood noted for land use decisions, a tie vote is considered approval since the benefit goes to the property owner. But he deferred to Mr. Richardson for clarification.

Mr. Richardson did not directly confirm but said he would research the tie protocol and respond.

Ms. Nixon said a tied vote could also result in a motion to continue the item.

Chair Pehrson summarized that as soon as a motion passes, the agenda item is finished and they move on, whether the motion is for approval or denial. Mr. Richardson confirmed that is correct.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, October 5th 2023, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah. This meeting will be combined with Millcreek Planning Commission for the first portion.

ADJOURNMENT

Commissioner Lowry made a motion to adjourn the meeting at 7:16 pm. Seconded by Commissioner Nay.

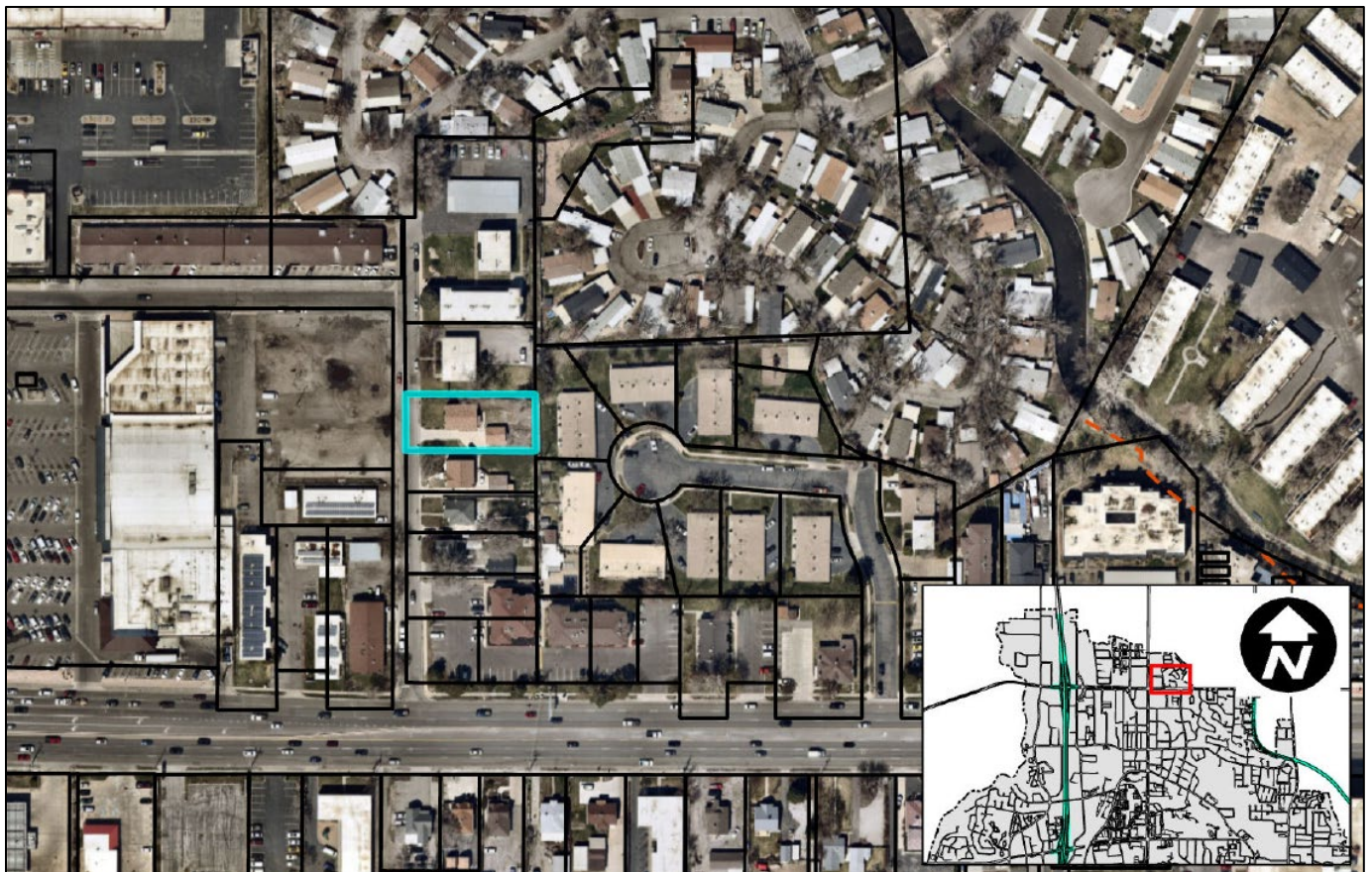


Philip J. Markham, Director
Community & Economic Development Department



AGENDA ITEM #4 - Truong Properties

ITEM TYPE:	Conditional Use Permit to allow a 5 unit multi-family building		
ADDRESS:	4429 South Fairbourne Avenue	MEETING DATE:	October 19, 2023
APPLICANT:	Destini Cao	STAFF:	Zachary Smallwood, Senior Planner
PARCEL ID:	22-11-478-174	PROJECT NUMBER:	23-094
ZONE:	R-M-20	Land Use:	1141
SIZE:	0.27 acres 5 Units		
REQUEST:	Conditional Use Permit approval for a 5 -unit rental townhouse project to be constructed on the .27 acre parcel.		



Murray City Hall 10 East 4800 South

Murray, Utah 84107

I. LAND USE ORDINANCE

Section 17.124.030 of the Murray City Land Use Ordinance requires that Multiple-family dwelling (#LU 1141) developments receive Conditional Use approval by the Planning Commission.

II. BACKGROUND

Project Location

The subject property is an existing single family dwelling located north of 4500 South and east of State Street. The neighboring properties consist of a small multi-family structure to the north and east, a single-family dwelling to the south, and a vacant property to the west.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multi-Family Residential	R-M-20
South	Single Family Residential	R-M-20
East	Multi-Family Residential	R-M-20
West	Vacant	C-D

Project Description & Review

The proposed development consists of five (5) attached rental townhomes in a single building. The units are located adjacent to a twenty-six foot (26') wide common access drive (private) which connects the project to Fairbourne Avenue. There is a required twenty-five foot rear setback that can be used for amenity space.

Conditional Use Permit: The applicant proposes to construct five (5) townhomes to be rented under a single ownership. The proposed development requires Conditional Use approval by the Planning Commission.

Parking: The R-M-20 Zone requires 2.5 parking stalls per unit. All proposed townhomes have two-car garages and the additional three (3) guest stalls are located at the end of the shared driveway. The overall site meets the minimum parking requirements.

Landscaping: The R-M-20 Zone does not have specific landscaping requirements. Staff is comfortable with the landscaping as proposed.

Proposed Units & Height: The applicant intends to construct the townhome building in the project. The applicant has indicated that property management for the townhomes will be done off-site. A Murray City business license is required for all rental units. Elevations and floor plans for the proposed townhomes indicate 3-story units with the garages. The R-M-20 Zone allows a maximum of forty feet (40') for building heights as approved by the Planning Commission. The tallest of the buildings proposed is 30' 9.5", which conforms. Elevations and floorplans for the units are attached to this report for review.

Project Density

The R-M-20 zone allows for a base density of up to seventeen (17) units per acre. Based on the 0.27 acres of the subject property the project is allowed up to five (5) units. The applicants have proposed five (5) which results in a density of approximately seventeen (17) units per acre. This meets the requirements of the zone.

R-M-20 Zone Standards

The structure consists of one five (5) unit-attached townhomes. The table below shows the requirements of the zone and the proposed setbacks. Staff has no concerns with the proposed setbacks and heights.

R-M-15 Zone	Code Requirement	Proposed
Front Yard	Twenty-Five Feet (25')	Twenty-Five (25')
Rear Yard	Twenty-Five Feet (25')	Twenty- Five (25')
Interior Side Yard	Eight Feet (8')	Eight Feet (8')
Corner Side Yard	Twenty Feet (20')	N/A
Height	Up to Forty Feet (40')	Thirty feet nine and a half inches (30' 9.5")

III. STATE CODE REVIEW STANDARDS

Utah State Code Section 10.9a.507(2)(a) states: "A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards."

IV. CONDITIONAL USE PERMIT STANDARDS REVIEW

Section 17.124.030 of the Murray City Land Use Ordinance requires that Multiple-family dwelling developments require Conditional Use approval by the Planning Commission. Murray City Code Section 17.56.060 outlines the following standards for review for conditional uses.

A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood.

With compliance to city regulations, the proposed multi-family townhome project will contribute to the community and neighborhood by providing additional housing options and making needed investments into the area.

B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.

The proposed multi-family project has been reviewed by Planning Division staff and with

conditions, it has been determined that the proposed will not be detrimental to the health, safety, or general welfare of people in the vicinity.

- C. That the proposed use will stress quality development with an emphasis towards adequate buffering, landscaping, proper parking and traffic circulation, use of appropriate gradation of building height away from single-family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities, and streets.**

The proposed multi-family townhome project will contribute to the overall quality of housing and development in the area, providing appropriate density, parking, and open space. The proposed townhome project will provide an additional four dwellings and is appropriate for the R-M-20 zoning district. No single-family districts are surrounding this development. This proposed project could contribute to the much-needed reinvestment into the Fairbourne Avenue neighborhood.

- D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.**

The applicant has submitted sufficient information for the review, based on conditions, for this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission.

V. PUBLIC COMMENTS

Planning Division Staff sent twelve (12) notices to property owners within 300' of the subject property. As of the date of this report, staff has received one comment from a neighboring property owner that stated the current owner of the building has not kept up on the building. She also stated the entire neighborhood feels neglected.

IX. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on September 19th, 2023, where the proposed Conditional Use Permit for the multi-family building was reviewed. City staff provided the following comments:

The Murray City Engineer requires the following conditions:

- Dedicate the portion of property that extends into Fairbourne Avenue as public right-of-way.
- Install sidewalk along property frontage.
- Meet City storm drainage requirements, on-site detention with a max. release rate of 0.2 cfs/acre to storm drain in Fairbourne is required.
- Provide a drainage summary report.
- Obtain a City excavation permit for work in Fairbourne.
- Develop an erosion control plan and implement prior to beginning site work.

The Murray City Building Official states:

- The applicant to provide complete plans, calculations, and soils reports for building permit submittals.
- Townhomes to meet all the IRC requirements.

The Murray City Water Division requires the following:

- Current water service must be disconnected at the water main. Follow Murray City's disconnect standards located in our Specifications and Requirements.
- Meter location is currently shown within a hardscaped, asphalt surface. Murray City does not allow this. It will need to be moved to a landscaped area.
- All water work must be done to Murray City Water's Specification and Requirements. <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>

The Murray City Wastewater Division requires the following:

- New proposed sewer manhole in Fairbourne Ave. must be a 5 FT manhole. Dead end manhole at the end of drive can be a 4 FT manhole.
- All sewer cleanouts that will be located in the driveway or garage area must have a cast iron triangulated lid placed over them.
- Adjust the dead-end manhole to have the lateral from the end unit tie directly into the manhole.
- Note on utility sheet all work must meet Murray City Wastewater specification.
- Existing sewer main in Fairbourne is labeled as 8" on the plan. The main is 12" RCP, please change on the plan.
- Plan does not show existing 33" Cottonwood Improvement District line that runs on the east side of the Murray Sewer main. Please label and show this on the plan.
- Include all applicable details directly from the Murray City Wastewater specification book NOT APWA detail.
- <https://www.murray.utah.gov/DocumentCenter/View/12589/Wastewater-Spec-Book-2021?bidId=>

Murray Power Department states:

- Meters will need to be located on the east side of the building in a common location.
- This project will require a new pad mount single phase transformer, which has been discussed with the developer.
- The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/clearance(s) for equipment and Power lines.
- **Please contact John Galanis 801-264-2723 for meter placement on the building(s) and proper metering equipment requirements before construction begins.**

Murray Fire Department states:

- If there is a dead end road more than 150 feet long, a fire turn around is required.

- Where vertical distance between the grade plane and the highest roof surface exceeds thirty feet (30'), an approved fire apparatus access shall be provided at a minimum of twenty-six feet (26') in width.
- Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.

The preceding comments are addressed as conditions of approval in the final section of this report.

X. FINDINGS

Based on the analyses of the Conditional Use Permit of the new multi-family leasing units for Fuji Townhomes and a survey of the surrounding area, staff concludes the following:

1. With conditions, the proposed multi-family project will comply with the standards of the Murray City Land Use Ordinance and meet the purpose of the R-M-20 zone to provide for multiple family residential with an opportunity for varied housing styles and character.
2. The proposed multi-family townhome units provide new and needed residential housing opportunities at appropriate density for the area, while providing reinvestment into the larger neighborhood.
3. The proposed multi-family project meets stated goals and strategies within the Land Use, Housing, and Moderate Income Housing sections of the Murray City General Plan.

XI. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE the CONDITIONAL USE PERMIT to allow the proposed Fairbourne Townhomes located at 4429 South Fairbourne Avenue** subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a. Dedicate the portion of property that extends into Fairbourne Avenue as public right-of-way.
 - b. Install sidewalk along property frontage.
 - c. Meet City storm drainage requirements, on-site detention with a max. release rate of 0.2 cfs/acre to storm drain in Fairbourne is required.
 - d. Provide a drainage summary report.
 - e. Obtain a City excavation permit for work in Fairbourne.
 - f. Develop an erosion control plan and implement prior to beginning site work.
2. The project shall meet all applicable Fire Code standards including number and placement of hydrants, adequate fire flow, and appropriate emergency service access.
3. The project shall meet all Water, Wastewater and Power Department requirements.

4. The applicant shall provide complete plans, calculations, and soils reports for building permit submittals and to meet all Building Code requirements.
5. The applicant shall meet all of the R-M-20 Zone (Section 17.124) requirements.
6. The applicant/property owner shall obtain a business license for the rental units.

CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

☒ New Construction ☐ Land use change ☐ Remodel ☐ Addition
☐ CUP Amendment

Subject Property Address: 4429 South Fairbourne Ave.

Parcel Identification (Sidwell) Number: 22-06-176-009

Parcel Area: 0.27 Acres Current Use: Residential - Multi Family

Floor Area: 3,767 SF Zoning Classification: R-M-20 LU#

Applicant Name: Destini Cao

Mailing Address: 1559 W 3860 S

City, State, ZIP: West Valley City, UT, 84118

Daytime Phone #: 541-953-0771 Fax #:

Email Address: Destinitru@gmail.com

Business or Project Name : Truong Properties

Property Owner's Name (If different): Nhu Y Enterprise

Property Owner's Mailing Address: 818 Sandhurst Dr

City, State, Zip: Salt Lake City, UT, 84103

Daytime Phone #: 801-699-3171 Fax #:

Email address: Davidtruong818@gmail.com

Describe your request in detail (use additional page if necessary): Seeking
approval for the new construction of a three story 5-plex at 4429 S Fairbourne Ave,
Murray, UT 84107 (Parcel ID: 22-06-176-009-0000). The existing home on the property
will be removed along with the existing detached garage.

Project # _____

Residing in _____ My commission expires: _____

OWNERS CERTIFICATION FORM
(To Be Complete and Signed by Property Owner)

Property Owner Name: Violette Truong Phone: 801-699-3171

Property Address: 4429 S Fairbourne Avenue Murray, UT 84107

Name of Organization/Business: Nhu Y Enterprise

Contact Person: Destini Cao Phone: 541-953-0771

Email address: Destinitru@gmail.com

Address: 1559 W 3860 S City: West Valley UT Zip 84119

Project Description: New Construction of three story 5-plex

Additional information or comments:

Existing home and detached garage removed for new construction.

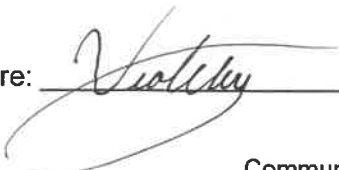
Per City Code Section 17.76.180: Multi Warehouse Facilities:

A. Owners Certification: Upon application for planning and zoning commission or community development division approval for each tenant of a multiuse warehouse facility, the owner's affidavit must reflect in addition to other required information:

1. Certification that the Owners property complies in all respects to all applicable zoning ordinances; and
2. Where applicable, further certification that the Owner's property will comply with any further conditions imposed as a result of each tenant's application for approval.

B. Parking Stalls: Each tenant shall have designated parking stalls meeting all city, state and federal requirements, including signage clearly assigning the required number of stalls to each tenant's business.

As owner of the property being considered for site plan review/conditional use permit, I will comply with Section 17.76.180 as specified above.

Signature:  Date: 8-31-23

Murray City Corporation
Community & Economic Development Division

Public Services Building

10 East 4800 South

Murray, Utah 84107

Project # _____

Authorized Signature: _____ Date: _____

Property Owners Affidavit

I (we) Violette Truong, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

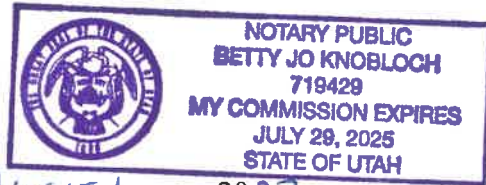
Violette
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake

§



Subscribed and sworn to before me this 31 day of August, 2023.

Betty Jo Knobloch
Notary Public

Residing in Salt Lake County My commission expires: July 29, 2025

Agent Authorization

I (we), Violette Truong, the owner(s) of the real property located at 4429 SOUTH FAIRBOURNE, in Murray City, Utah, do hereby appoint Russell Platt, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Russell Platt to appear on my (our) behalf before any City board or commission considering this application.

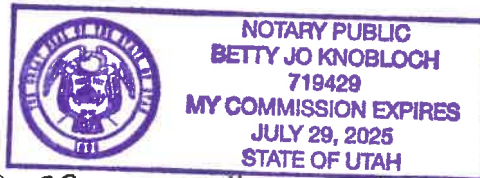
Violette
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake

§



On the 31 day of August, 20 23, personally appeared

before me Russell Platt the signer(s) of the above Agent

Authorization who duly acknowledge to me that they executed the same.

Betty Jo Knobloch
Notary public

Public Services Building

10 East 4800 South

Murray, Utah 84107



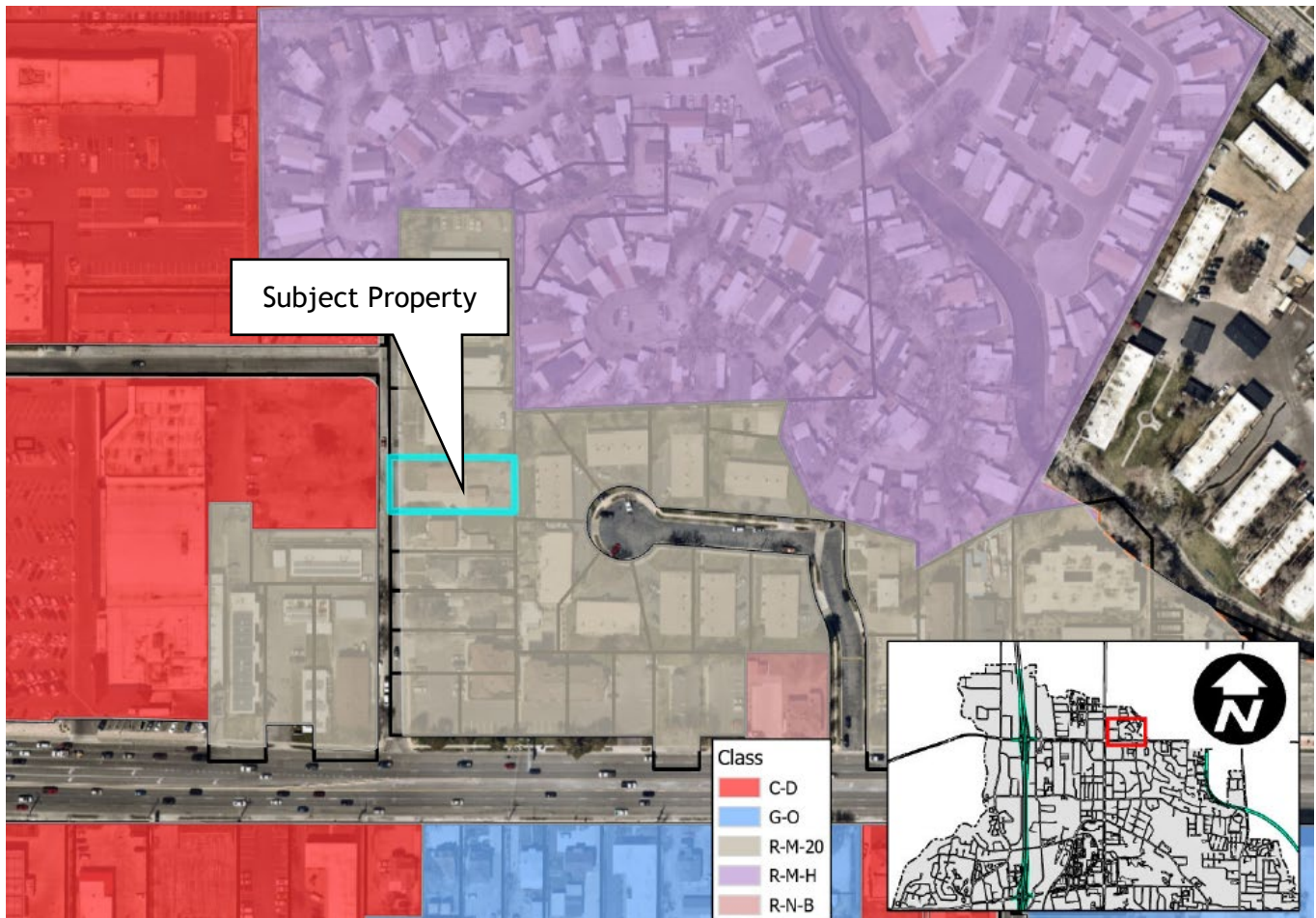
****UPDATED****

NOTICE OF PUBLIC MEETING

October 19th, 2023, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, October 19th, 2023 at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on an application for a conditional use permit submitted by representatives of **Truong Properties** to allow a construction of a three-story 5-plex at the property located at **4429 South Fairbourne Ave.** Please see the attached plans. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | October 6, 2023

4429 South Fairbourne Avenue, Murray, UT

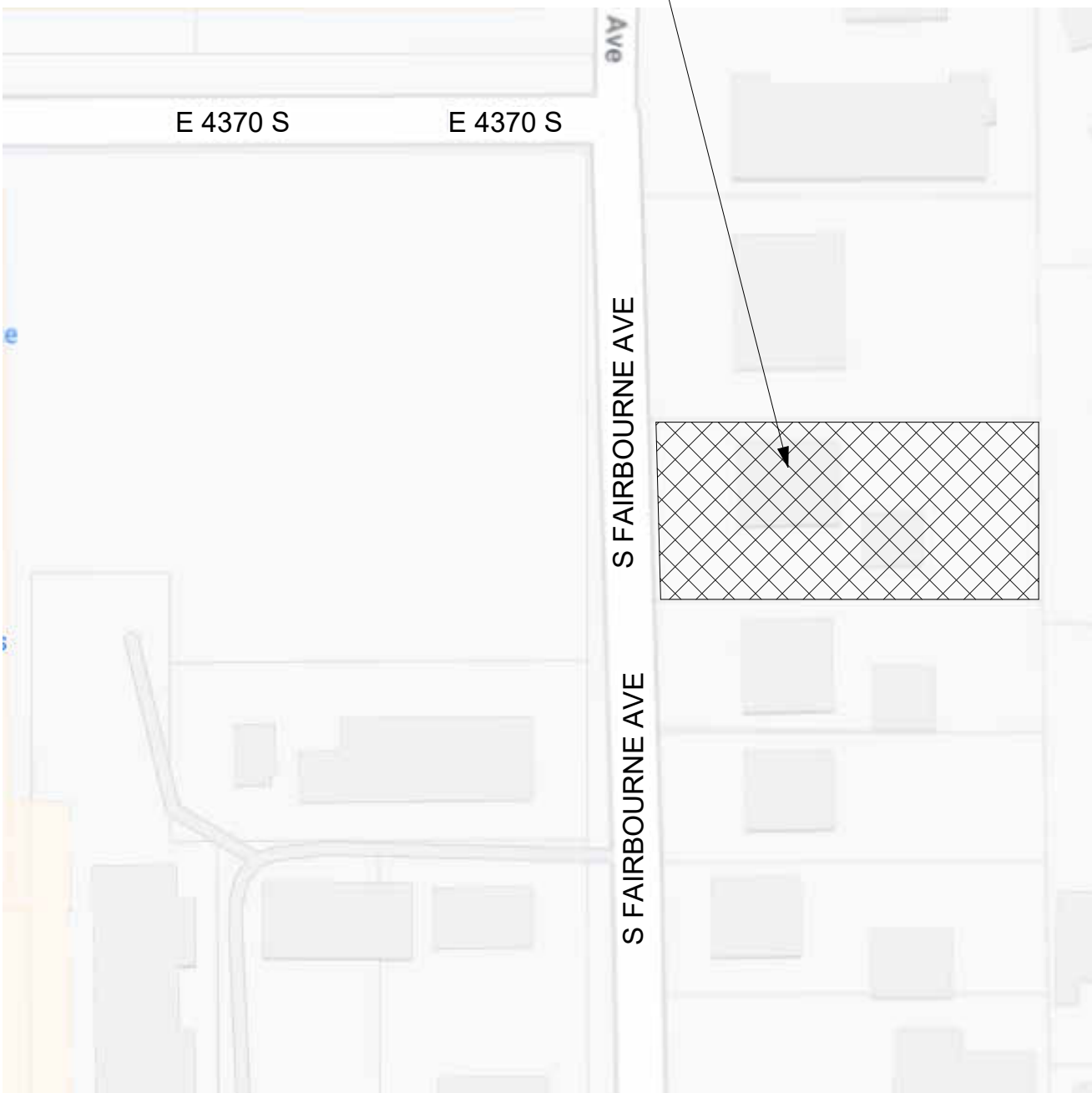
NOV 5TH, 2023

NORTH



VICINITY MAP

PROJECT LOCATION



CODE ANALYSIS

2015 IRC/IBC
2018 IECC
2018 IPC
2018 IMC
CONST. TYPE: VB

PROJECT NOTES

- DUST, MUD & EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
- NEW CURB & GUTTER OR REPLACEMENT OF EXISTING DAMAGED CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
- CONTRACTOR SHALL SECURE AN EXCAVATION PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY OWNER OF SIGNIFICANT VARIATIONS THAT MAY EFFECT CONSTRUCTION AS DELINEATED IN THE CONSTRUCTION DOCUMENTS.

Contractor is to abide by the following Utah State rules of the Utah Division of Air Quality, (801) 536-4000. These requirements apply to all remodel projects.

R307-309 for dust control
<http://www.rules.utah.gov/publicat/code/r307/r307-309.htm#T6>
R307-801 for asbestos control
<http://www.rules.utah.gov/publicat/code/r307/r307-801.htm>
R307-840 for lead control
<http://www.rules.utah.gov/publicat/code/r307/r307-840.htm>

Contractor is to contact Blue Stakes with regards to all utilities, above and below ground, on the Site Plan. (801) 208-2100 or bluestakes.org

SHEET LIST	
Sheet Number	Sheet Name
GENERAL	
A000	COVER SHEET
ARCHITECTURAL	
A101	LEVEL 1 - FLOOR PLAN
A102	LEVEL 2 - FLOOR PLAN
A103	LEVEL 3 - FLOOR PLAN
A201	ELEVATIONS
A202	ELEVATIONS
CIVIL	
CV-01	COVER SHEET
NT-01	GENERAL NOTES

SHEET LIST	
Sheet Number	Sheet Name
NT-02	
NT-02	SYMBOLS AND ABBREVIATIONS
EC-01	EROSION CONTROL
EC-02	EROSION CONTROL DETAIL
DP-01	DEMOLITION PLAN
SP-01	SITE PLAN
UT-01	UTILITY PLAN
GP-01	GRADING PLAN
DP-01.	DRAINAGE PLAN
DT-01	DETAILS
DT-02	DETAILS

Area Schedule (Gross Building)			
Name	Level	Unit Area	Building Area
LIVABLE			
LEVEL 1	LEVEL 1	110 SF	550 SF
LEVEL 2	LEVEL 2	740 SF	3,700 SF
LEVEL 3	LEVEL 3	670 SF	3,350 SF
		1,520 SF	7,600 SF
NON LIVABLE			
GARAGE	LEVEL 1	560 SF	2,800 SF
MECH.	LEVEL 1	30 SF	150 SF
		590 SF	2,950 SF

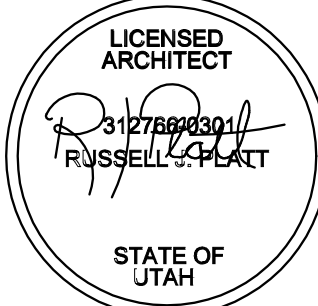


ARCHITECT'S INFORMATION:



RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:



CODE OFFICIAL STAMP:

PROJECT NAME:

4429 South Fairbourne Avenue,
Murray, UT

REVISIONS:

NO.	DATE	DESCRIPTION
-----	------	-------------

ISSUED: NOV 5TH, 2023

NO.	DATE	DESCRIPTION

OWNER PROJECT #:

RPA PROJECT #:

DRAWN BY:

CHECKED BY:

DESIGNED BY:

COPYRIGHT:
© 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A000

GENERAL NOTES - PLAN

1.

FIRE STOP ALL CHASES AT FLOOR AND ATTIC (CODE SECTION 602.9)
2.

FIREPLACE AND FLUE SPEC'S ARE REQUIRED AT TIME OF INSPECTION
3.

HEADROOM CLEARANCE FOR STAIRWAY OPENING SHALL NOT BE LESS THAN 6'-8" TO FINISH (CODE SECTION 502.6 607.3)
4.

BALUSTERS SHALL BE PLACED SO THAT A (4") DIA. SPHERE CANNOT PASS THROUGH (CODE SECTION 316.2)
5.

20-MINUTES RATED, SELF-CLOSING DOOR REQUIRED BETWEEN GARAGES AND LIVING SPACES
6.

SHOWER STALLS TO HAVE TEMPERED GLASS ENCLOSURES AND DOORS MIN. 22" WIDE
7.

ALL TUB / SHOWERS TO HAVE ANTI-SCALD VALVES
8.

ALL COUNTERTOPS TO BE STANDARD DEPTH, SOLID SURFACE W/ 4" BACKSPLASH AND BULLNOSE EDGE PER SPEC. OR U.N.O.
9.

ALL PLUMBING TO BE PROTECTED AGAINST FREEZING, PLUMBING IN EXTERIOR WALLS TO BE WRAPPED W/ BATT. INSUL. TYP.
10.

FULL RAIN GUTTERS ARE REQ. AND DOWNSPOUT EXTENSION ARE REQ. TO EXTEND 10' AWAY FROM THE FOUNDATION
11.

TOP OF FOUNDATION WALL A MIN. OF 6" ABOVE FINISHED GRADE R 404.1.6
12.

PROVIDED PROPER WALL ANCHORAGE WITH 3X3X0.029 SQUARE WASHERS. IF WASHER WITH ELONGATED HOLE IS USED PLACE AN APPROVED CUT FOUNDATION WASHER ON TOP OF THE SQUARE WASHER.
13.

ALL PLUMBING, ELECTRICAL, HVAC, SHALL BE PROPERLY CONTAINED WITHIN EACH UNIT WITHOUT PENETRATING THE FIRE WALLS OR CROSSING THE PROPERTY LINES INTO OTHER UNITS. ALL PENETRATIONS THROUGH AND INCLUDING ATTIC & ROOF WITH ALL THAT IS ENCOMPASSED INSIDE THESE WALLS.
14.

PROVIDE INSULATION CERTIFICATION THAT COINCIDES WITH THE RECHECK REQUIREMENTS
15.

NO PIPE/CONDUIT PENETRATIONS THROUGH RATED WALL.
16.

COORDINATE PLUMBING AND MECHANICAL WITH STRUCTURAL MEMBERS
17.

SPRAY FOAM BEHIND ALL OUTLETS ON EXTERIOR WALLS

18.

THERMAL INSULATION TO BE : ATTIC: R-38 OR BETTER, EXTERIOR WALLS: R-19 OR BETTER, BASEMENT EXTERIOR: R-11 OR BETTER
19.

ANY WOOD IN CONTACT WITH CONCRETE SHALL BE DECAY RESISTANT
20.

A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY OR CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21-INCH CLEARANCE IN FRONT OF THE WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR.
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GARAGE TO INTERIOR DOOR OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES OR 20 MINUTE FIRE RATED DOORS EQUIPPED WITH A SELF CLOSING DEVICE AS PER IRC R302.5.1
23.

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24.

CONNECTIONS TO UTILITIES (CULINARY WATER, NATURAL GAS, SANITARY SEWER, ETC.) TO BE EXTERIOR OF BUILDING. UTILITIES ARE NOT TO BE INSTALLED UNDER, IN, OR THROUGH OTHER BUILDING UNITS NOT SERVICED BY THE UTILITY LINE.

HOT WATER HEATER NOTES

1.

PROVIDE COMBUSTION AIR FROM OUTSIDE TO SUPPLY THE FURNACE AND WATER HEATER WITHIN THE UPPER 12" OF THE ROOM. OPENING TO BE CALCULATED AT 1 SQUARE INCH PER 3000 BTU INPUT OF ALL EQUIPMENT IN THE ROOM (IRC SECTION G2407.6.2)
2.

WATER HEATER TO HAVE A STEEL PAN OF MIN. 24 ga OR OTHER APPROVED PAN PER IRC P2108.5
3.

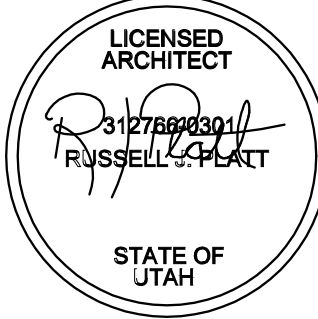
WATER HEATER TO BE INSTALLED WITH SEISMIC STRAPS AND EXPANSION TANK

ARCHITECT'S INFORMATION:



RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:



CODE OFFICIAL STAMP:

PROJECT NAME:

4429 South
Fairbourne Avenue,
Murray, UT

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: NOV 5TH, 2023

NO.	DATE	DESCRIPTION

OWNER PROJECT #:

RPA PROJECT #:

DRAWN BY:

CHECKED BY:

DESIGNED BY:

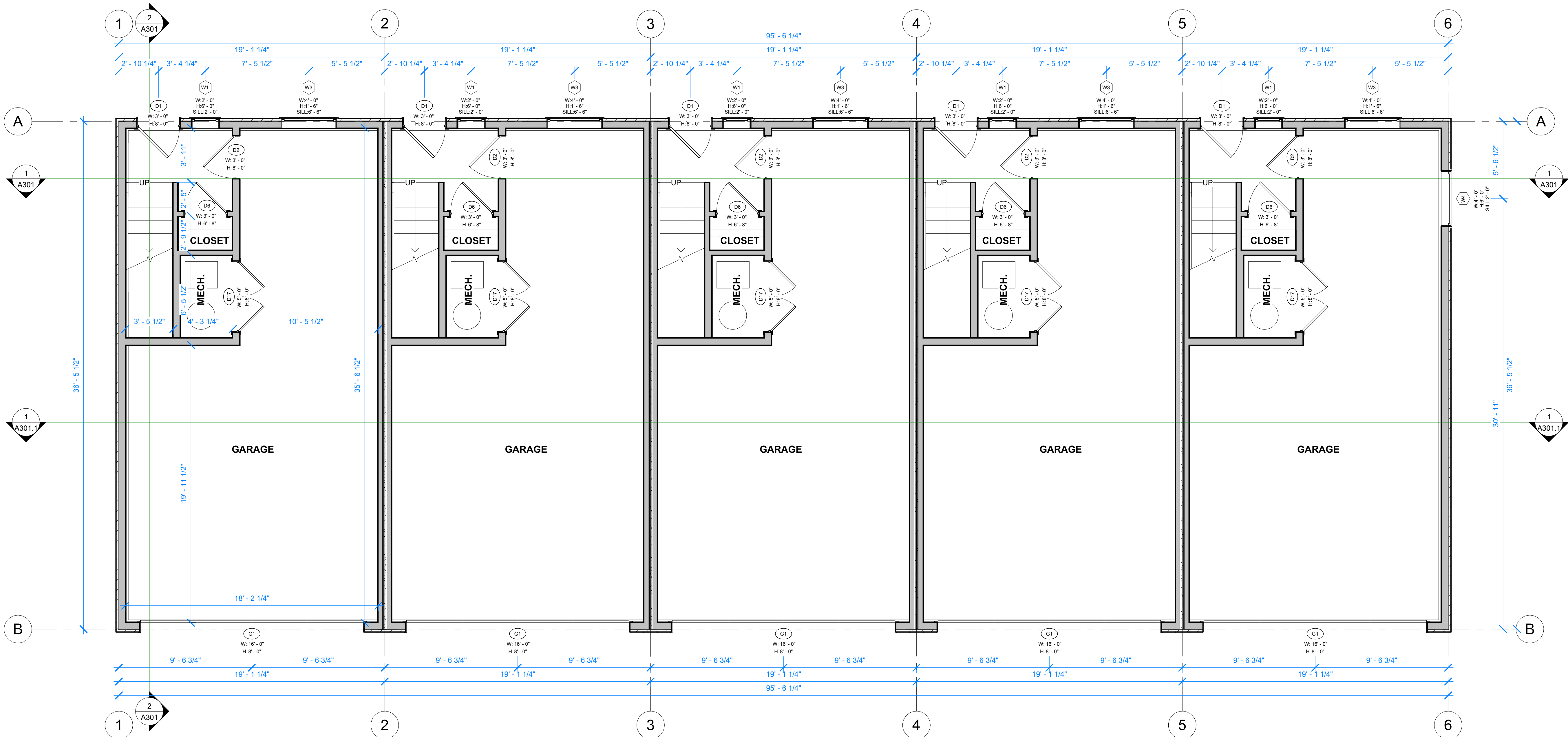
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© 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:

LEVEL 1 - FLOOR
PLAN

SHEET NUMBER:

A101



1 LEVEL 1
1/4" = 1'-0"

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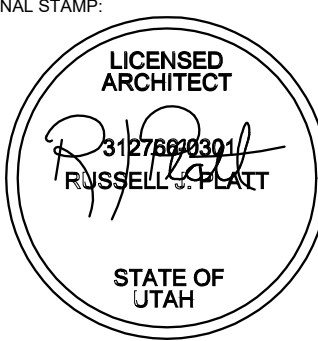
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WATER HEATER TO BE INSTALLED WITH SEISMIC STRAPS AND EXPANSION TANK



RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181



CODE OFFICIAL STAMP:

PROJECT NAME:

4429 South
Fairbourne Avenue,
Murray, UT

REVISIONS:	
NO.	DESCRIPTION

ISSUED: NOV 5TH, 2023

NO.	DATE	DESCRIPTION

OWNER PROJECT #:
RPA PROJECT #:
DRAWN BY:
CHECKED BY:
DESIGNED BY:
COPYRIGHT:
© 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:
LEVEL 2 - FLOOR
PLAN

SHEET NUMBER:
A102

GENERAL NOTES - PLAN

1. FIRE STOP ALL CHASES AT FLOOR AND ATTIC (CODE SECTION 602.8)

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7. ALL TUB / SHOWERS TO HAVE ANTI-SCALD VALVES

8. ALL COUNTERTOPS TO BE STANDARD DEPTH, SOLID SURFACE W/ 4" BACKSPLASH AND BULLNOSE EDGE PER SPEC. OR U.N.O.

9. ALL PLUMBING TO BE PROTECTED AGAINST FREEZING, PLUMBING IN EXTERIOR WALLS TO BE WRAPPED W/ BATT. INSUL. TYP.
10. FULL RAIN GUTTERS ARE REQ. AND DOWNSPOUT EXTENSION ARE REQ. TO EXTEND 10' AWAY FROM THE FOUNDATION

11. TOP OF FOUNDATION WALL A MIN. OF 6" ABOVE FINISHED GRADE R 404.1.6

12. PROVIDED PROPER WALL ANCHORAGE WITH 3X3X0.029 SQUARE WASHERS. IF WASHER WITH ELONGATED HOLE IS USED PLACE AN APPROVED CUT FOUNDATION WASHER ON TOP OF THE SQUARE WASHER.

13. ALL PLUMBING, ELECTRICAL, HVAC, SHALL BE PROPERLY CONTAINED WITHIN EACH UNIT WITHOUT PENETRATING THE FIRE WALLS OR CROSSING THE PROPERTY LINES INTO OTHER UNITS. ALL PENETRATIONS THROUGH AND INCLUDING ATTIC & ROOF WITH ALL THAT IS ENCOMPASSED INSIDE THESE WALLS.

14. PROVIDE INSULATION CERTIFICATION THAT COINCIDES WITH THE RECHECK REQUIREMENTS

15. NO PIPE/CONDUIT PENETRATIONS THROUGH RATED WALL.

16. COORDINATE PLUMBING AND MECHANICAL WITH STRUCTURAL MEMBERS

17. SPRAY FOAM BEHIND ALL OUTLETS ON EXTERIOR WALLS

18. THERMAL INSULATION TO BE : ATTIC: R-38 OR BETTER, EXTERIOR WALLS: R-19 OR BETTER, BASEMENT EXTERIOR: R-11 OR BETTER

19. ANY WOOD IN CONTACT WITH CONCRETE SHALL BE DECAY RESISTANT

20. A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY OR CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21-INCH CLEARANCE IN FRONT OF THE WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR.

21. EMERGENCY FLOOR DRAINS SHALL BE INSTALLED AT WATER HEATERS, LAUNDRY'S, GARAGES, ETC. AND WILL INCLUDE A TRAP SEAL PRIMER OR A DEEP SEAL TRAP

22. GARAGE TO INTERIOR DOOR OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES OR 20 MINUTE FIRE RATED DOORS EQUIPPED WITH A SELF CLOSING DEVICE AS PER IRC R302.5.1

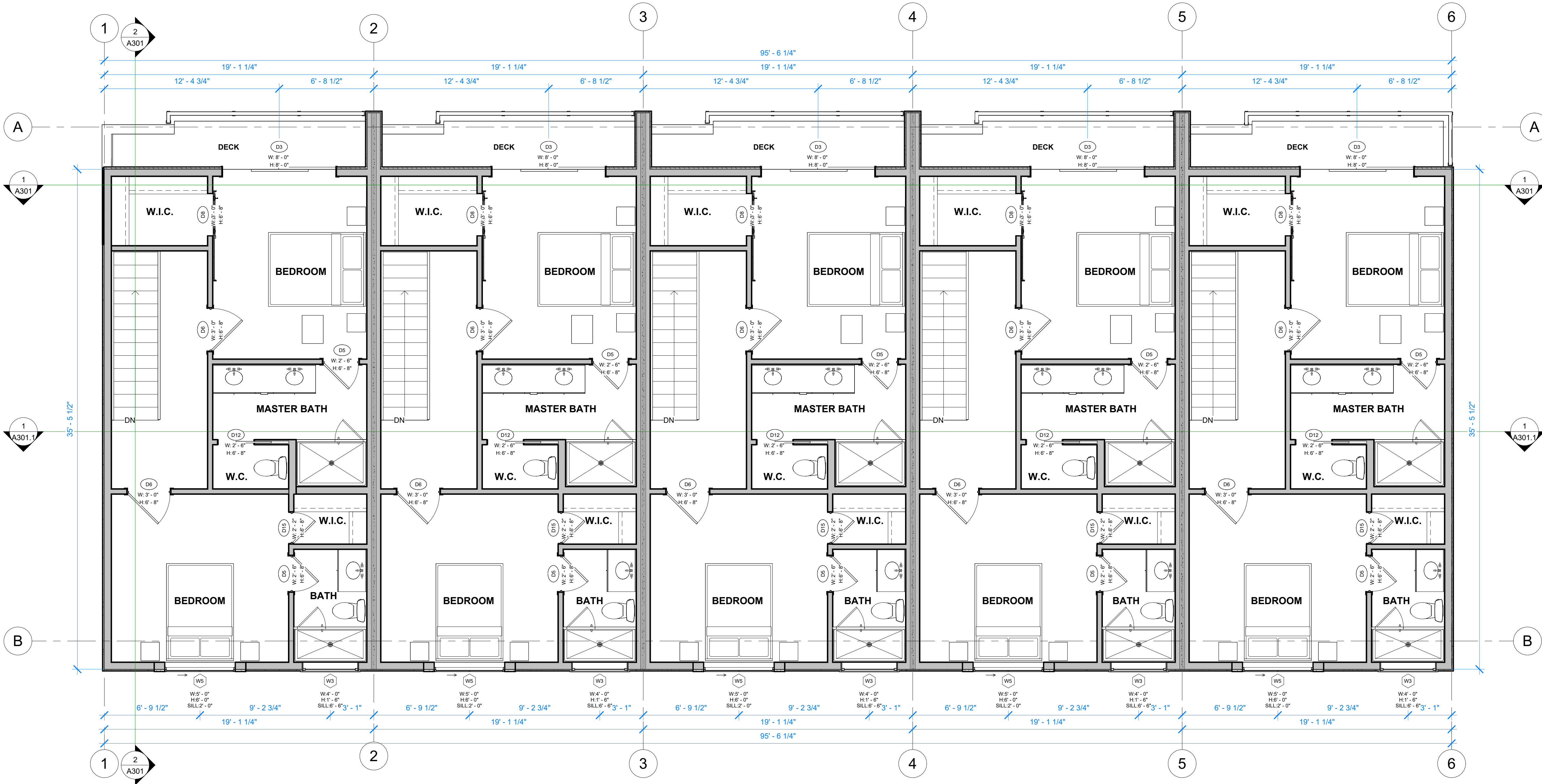
23. GLAZING WITHIN 5 FT OF STAIRS TO BE SAFETY GLAZING (TEMPERED OR SIMILAR) PER IRC R308.4.6

24. CONNECTIONS TO UTILITIES (CULINARY WATER, NATURAL GAS, SANITARY SEWER, ETC.) TO BE EXTERIOR OF BUILDING. UTILITIES ARE NOT TO BE INSTALLED UNDER, IN, OR THROUGH OTHER BUILDING UNITS NOT SERVICED BY THE UTILITY LINE.

- HOT WATER HEATER NOTES
1. PROVIDE COMBUSTION AIR FROM OUTSIDE TO SUPPLY THE FURNACE AND WATER HEATER WITHIN THE UPPER 12" OF THE ROOM. OPENING TO BE CALCULATED AT 1 SQUARE INCH PER 3000 BTU INPUT OF ALL EQUIPMENT IN THE ROOM (IRC SECTION G2407.6.2)

2. WATER HEATER TO HAVE A STEEL PAN OF MIN. 24 ga OR OTHER APPROVED PAN PER IRC P2108.5

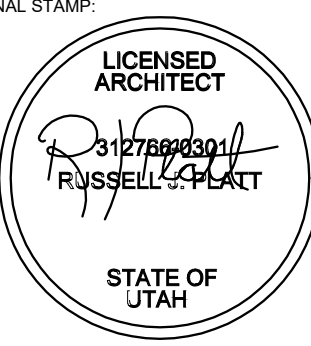
3. WATER HEATER TO BE INSTALLED WITH SEISMIC STRAPS AND EXPANSION TANK



1 LEVEL 3
1/4" = 1'-0"



RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181



PROJECT NAME:

4429 South
Fairbourne Avenue,
Murray, UT

REVISIONS:	
NO.	DESCRIPTION

ISSUED: NOV 5TH, 2023		
NO.	DATE	DESCRIPTION

OWNER PROJECT #:
RPA PROJECT #:
DRAWN BY:
CHECKED BY:
DESIGNED BY:

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SHEET TITLE:
LEVEL 3 - FLOOR
PLAN

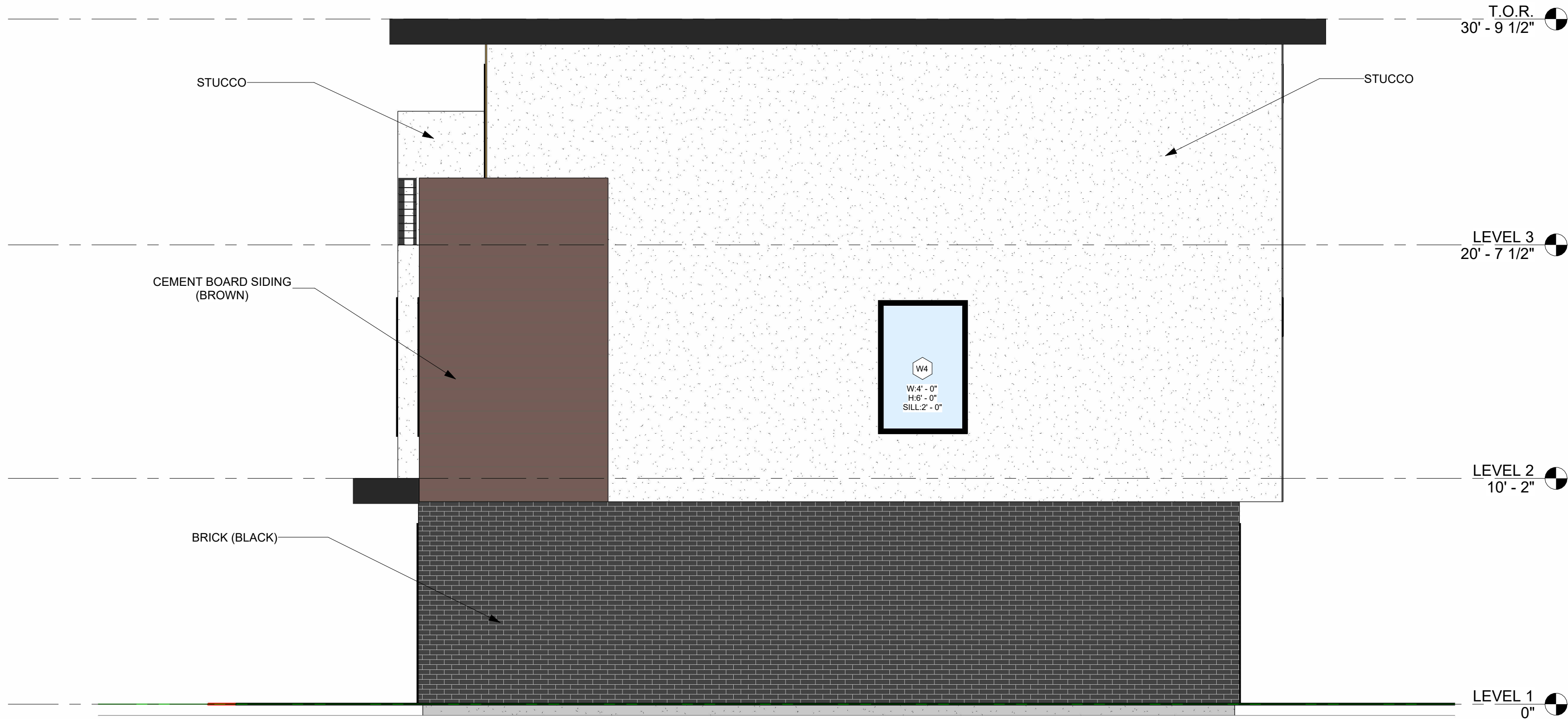
SHEET NUMBER:
A103

1 North
1/4" = 1'-0"

② East
1/4" = 1'-0"



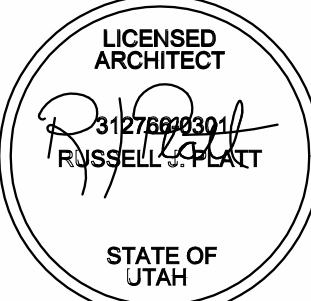
① South
1/4" = 1'-0"



② West
1/4" = 1'-0"

ARCHITECT'S INFORMATION:
 **RUSSELL PLATT**
ARCHITECTURE

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:


CODE OFFICIAL STAMP:


PROJECT NAME:

4429 South
Fairbourne Avenue,
Murray, UT

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: NOV 5TH, 2023

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OWNER PROJECT #:
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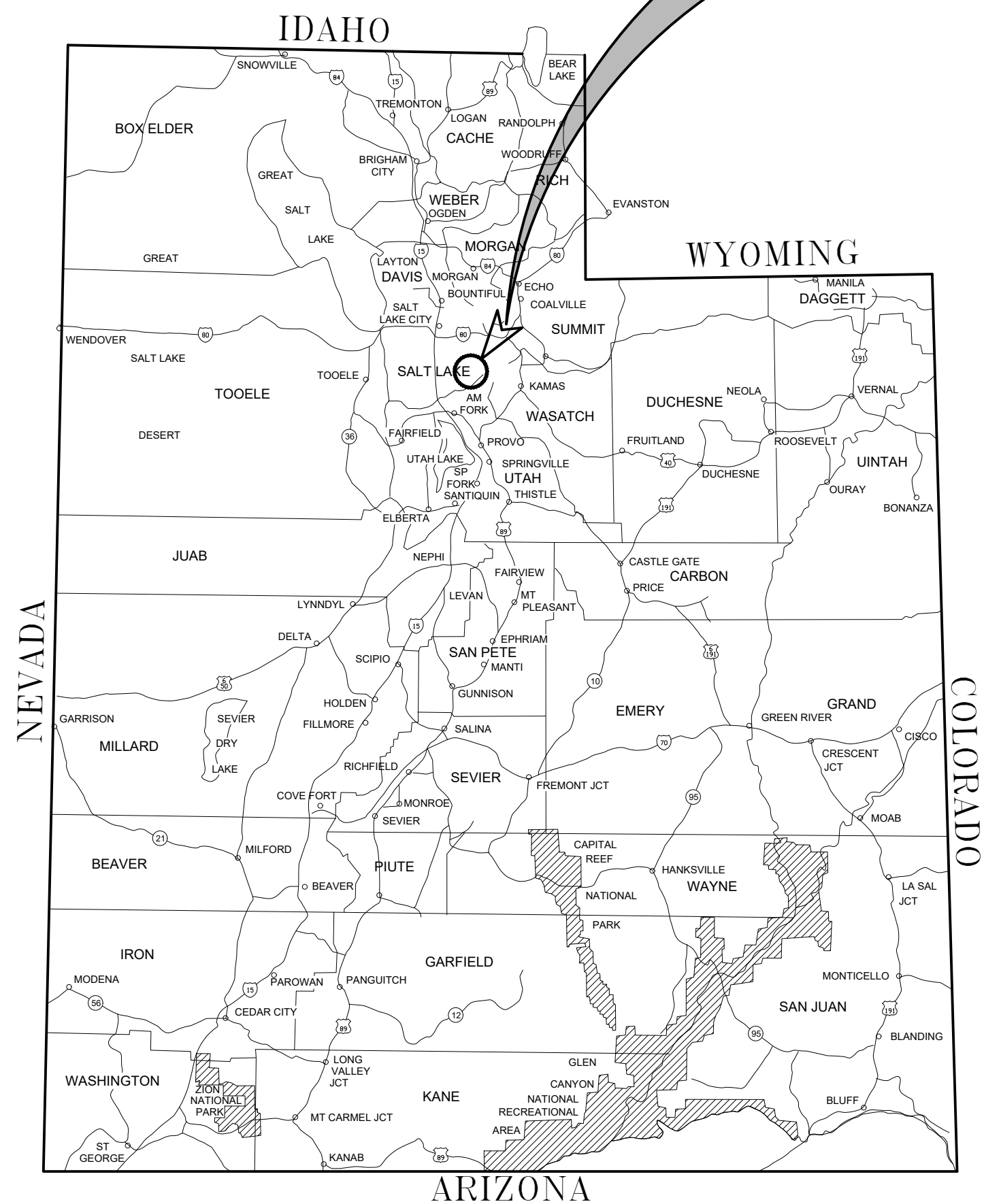
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A202

4429 S FAIRBOURNE AVENUE

4429 SOUTH FAIRBOURNE AVENUE, MURRAY, UTAH 84107

PROJECT
LOCATION



NTS

Sheet List Table	
Sheet Number	Sheet Title
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NT-02	SYMBOLS AND ABBREVIATIONS
EC-01	EROSION CONTROL
EC-02	EROSION CONTROL DETAIL
DP-01	DEMOLITION PLAN
SP-01	SITE PLAN
UT-01	UTILITY PLAN
GP-01	GRADING PLAN
DP-01	DRAINAGE PLAN
DT-01	DETAILS
DT-02	DETAILS

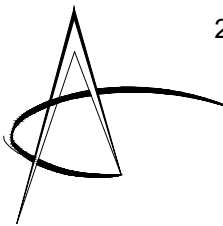
PROJECT SITE



NTS

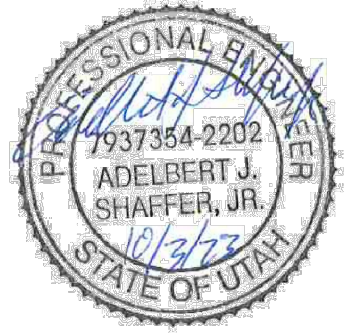
PLANS PREPARED BY:
WARD ENGINEERING GROUP
231 WEST 800 SOUTH SUITE A
SALT LAKE CITY, UTAH 84101
(801) 487-8040 PHONE
(801) 487-8668 FAX

PRELIMINARY ENGINEERING



231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying

PH: 801 . 487 . 8040

ARCHITECT'S INFORMATION:	
RUSSELL PLATT ARCHITECTURE 438 NORTH 300 WEST SALT LAKE CITY, UTAH 84103 (801)-580-0181	
PROFESSIONAL STAMP: 	
CODE OFFICIAL STAMP:	
PROJECT NAME: 4429 South Fairbourne Avenue, Murray, UT	
REVISIONS: NO. DATE DESCRIPTION	
ISSUED: NO. DATE DESCRIPTION	
OWNER PROJECT #: RPA PROJECT #: DRAWN BY: CHECKED BY: DESIGNED BY: COPYRIGHT: © 2018 RUSSELL PLATT ARCHITECTURE	
SHEET TITLE: COVER SHEET	
SHEET NUMBER: CV-01	

CIVIL PROJECT NOTES

CONTRACTOR SHALL PERFORM ALL WORK TO THE STANDARD PLANS, SPECIFICATIONS, AND REQUIREMENTS OF:
WATER: MURRAY CITY
SEWER: MURRAY CITY
STORM WATER: MURRAY CITY
POWER: MURRAY CITY
GAS: DOMINION ENERGY
COUNTY: SALT LAKE COUNTY

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL AND CURRENT APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OSHA REQUIREMENTS, STANDARDS AND SPECIFICATIONS WHETHER OR NOT ANY SPECIFIC REFERENCE IS MADE TO SUCH IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF UTAH TO PERFORM ALL OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. SUCH LICENSING SHALL REMAIN IN EFFECT CONTINUOUSLY THROUGHOUT THE ENTIRETY OF THIS PROJECT INCLUDING FROM TIME OF BID SUBMISSION THROUGH PROJECT COMPLETION AND WARRANTY PERIOD. THE CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE, PERFORMANCE AND PAYMENT BONDS AS REQUIRED.
2. ALL WORK SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN THE EVENT THAT ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, AND THE ENGINEER, AT HIS SOLE DISCRETION, SHALL DETERMINE WHICH REQUIREMENTS GOVERN. THE CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE PROJECT.
3. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE PLANS AND DOCUMENTS, PERFORM A SITE VISIT TO SATISFY HIMSELF AS TO THE SITE CONDITIONS, ATTEND ALL PRECONSTRUCTION AND CONSTRUCTION MEETINGS, AND THOROUGHLY SATISFY HIMSELF AS TO THE TRUE MEANING AND INTENTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED TO PERFORM ALL WORK REQUIRED. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSES IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THERE FROM; AND IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SAID INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
5. THE CONTRACTOR WARRANTS AND GUARANTEES TO THE OWNER AND ENGINEER THAT ALL MATERIAL AND EQUIPMENT USED IN THE PERFORMANCE OF THIS WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK SHALL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. ALL MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPLICABLE MANUFACTURER, FABRICATOR OR PROCESSOR, EXCEPT AS OTHERWISE PROVIDED IN THE PLANS AND DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THE WORK AND SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PERMITS AND LICENSES. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SIGNAGE, BARRICADING AND TRAFFIC CONTROL IN CONFORMANCE TO THE MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, TRANSPORTATION, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, APPLIANCES, FUEL, POWER, LIGHT, HEAT, TELEPHONE, WATER, SANITARY FACILITIES, AND ALL OTHER FACILITIES AND INCIDENTALS NECESSARY FOR THE EXECUTION, TESTING, INITIAL OPERATION AND COMPLETION OF THE WORK.
7. THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR PROVIDING DUST, MUD, AND EROSION CONTROL, AND PROPER DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY HANDLE AND DISPOSE OF ALL CONSTRUCTION WATER. THE CONTRACTOR SHALL LIMIT TRAVEL ON THE PROJECT SITE TO ROADWAYS ONLY. EXCEPT WHERE CONSTRUCTION SPECIFICALLY REQUIRES TRAVEL ELSEWHERE, ANY DAMAGE CAUSED BY SUCH UNAUTHORIZED TRAVEL SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL, RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK. EQUIPMENT AND CONSTRUCTION MATERIALS, ETC., SHALL BE STORED ONSITE ONLY AT THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL WHEREON THEY ARE STORED. AT THE COMPLETION OF THE WORK, ALL WASTE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PREMISES AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE PLANS AND DOCUMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING ALL REQUIRED TESTING AND INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE. NEITHER OBSERVATIONS BY THE ENGINEER NOR INSPECTIONS, TESTS OR APPROVALS BY PERSONS OTHER THAN THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM HIS OBLIGATIONS TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND DOCUMENTS.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS THROUGHOUT THE PROJECT, INCLUDING SUBSURFACE CONDITIONS AND UTILITY LOCATION. WARD ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. ANY EXISTING UTILITIES OR OTHER IMPROVEMENTS SHOWN ON THE PLANS HAVE BEEN DERIVED FROM FIELD INVESTIGATIONS AND/OR AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES PRIOR TO CONSTRUCTING ANY NEW UTILITY. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN IN THESE PLANS. ALL IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION. NO EXCAVATION OF ANY NATURE SHALL BE PERFORMED WITHOUT FIRST CONTACTING "BLUE STAKES" AT LEAST 48 HOURS PRIOR TO SUCH EXCAVATION.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE SOUND EXCAVATION AND GRADING PRACTICES. FOR ALL EXCAVATIONS EXCEEDING A DEPTH OF 4 FEET, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING, BRACING, SLOPING OR OTHER APPROPRIATE PROVISIONS AS SPECIFIED BY OSHA THAT ARE NECESSARY TO PROTECT THE SAFETY OF THOSE AT THE SITE. ALL OPEN TRENCHES MUST BE PROPERLY COVERED AT THE END OF WORK EACH DAY. HARD HATS SHALL BE WORN BY ALL PERSONS AT THE SITE. ALL SPECIFICATIONS, DRAWINGS AND COPIES THEREOF FURNISHED BY THE ENGINEER SHALL REMAIN HIS PROPERTY. THEY SHALL NOT BE USED ON ANOTHER PROJECT AND, WITH EXCEPTION OF THOSE SETS WHICH HAVE BEEN SIGNED IN CONNECTION WITH THE EXECUTION OF THE AGREEMENT, SHALL BE RETURNED TO THE ENGINEER UPON REQUEST AT COMPLETION OF THE PROJECT.
11. CONTRACTOR SHALL UTILIZE "BEST MANAGEMENT" PRACTICES FOR STORM WATER POLLUTION PREVENTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT AND COMPLIANCE TO AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

CONSTRUCTION NOTES

- GENERAL REQUIREMENTS
1. CONTRACTOR SHALL STERILIZE THE SUBGRADE BENEATH PROPOSED NEW PAVING AND WALKWAYS. CONTRACTOR SHALL SUBMIT MEANS AND METHODS FOR APPROVAL PRIOR TO IMPLEMENTATION.
2. ALL UTILITY PIPING SHALL HAVE WARNING TAPE INSTALLED 12" MIN. ABOVE AND ALONG THE ENTIRE LENGTH, INCLUDING SERVICE LATERAL. TAPE SHALL BE LABELED ACCORDING TO UTILITY.
3. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.
4. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FIELD USING A 2" X 4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2" X 4" POST SHALL BE PAINTED USING GREEN PAINT FOR SEWER, BLUE PAINT FOR WATER, RED FOR POWER, YELLOW FOR GAS, AND ORANGE FOR COMMUNICATIONS. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
6. CAUTION & CARE SHOULD BE TAKEN DURING ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
7. EXCAVATION REQUIRED WITHIN CLOSE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE ONLY BY HAND. CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.

CLEARING AND GRUBBING

1. REMOVE AND DISPOSE OF TREES, STUMPS, LOGS, LIMBS, STICKS, VEGETATION, DEBRIS, AND OTHER MATERIAL ON THE NATURAL GROUND SURFACE.
2. DISPOSE OF ALL MATERIAL OFF THE PROPERTY TO A FACILITY LICENSED TO ACCEPT THE MATERIAL TYPE.
3. CONTRACTOR SHALL REMOVE ALL TOP SOIL WITHIN THE AREA OF CONSTRUCTION. STOCKPILE OR REMOVE FROM SITE PER OWNER INSTRUCTIONS.
4. CONFORM TO PROJECT GEOTECHNICAL REPORT.

WATER IMPROVEMENT REQUIREMENTS

1. ALL WATER MAINS AND APPURTENANCES, SHALL BE DESIGNED, CONSTRUCTED, DISINFECTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH THIS PLAN, ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF DRINKING WATER, AND THE LOCAL GOVERNING ENTITY.
2. ALL MATERIALS WHICH MAY CONTACT THE DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS, AND O-RINGS SHALL BE ANSI CERTIFIED AS MEETING NSF STANDARD 61, DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS. TO PERMIT FIELD VERIFICATION OF THIS CERTIFICATION, ALL SUCH COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
3. ALL PIPES, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE SECTIONS OF ANSI/AWWA STANDARDS C104-A21 4-03 THROUGH C550-05 AND C900-07 THROUGH C950-07.
4. WATER MAINS SHALL BE PVC PIPE AND SHALL MEET ALL THE REQUIREMENTS FOR AWWA C900, PRESSURE CLASS 235, DR-18 PIPE, UNLESS CALLED OUT OTHERWISE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C605. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
5. ALL BURIED DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL BE POLY-WRAPPED AND THE NUTS GREASED IN ACCORDANCE WITH AWWA C105.
6. ALL WATER DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL HAVE PORTLAND CEMENT MORTAR LINING, OR ENGINEER APPROVED EQUAL.
7. WATER LATERALS SHALL BE COPPER-TYPE K UP TO THE METER VAULTS UNLESS OTHERWISE INDICATED ON THE PLANS OR LOCAL AGENCY REQUIRES SOMETHING ELSE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA M55. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
8. WATER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS; TO INCLUDE, PRESSURE TESTING AND DISINFECTION; AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ENTITY, OSHA, AND THE UTAH DIVISION OF DRINKING WATER.
9. CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT ENTITY 48 HOURS IN ADVANCE OF MAKING ANY CONNECTIONS TO WATER LINES.
10. IF POOR SOILS WITH A BEARING CAPACITY OF LESS THAN 1,500 PSF ARE ENCOUNTERED WHERE A THRUST BLOCK IS REQUIRED, THEN THE THRUST BLOCK SHALL BE REDESIGNED BY THE ENGINEER. THE REDESIGNED THRUST BLOCK SHALL NOT BE PLACED UNTIL THE ENGINEER HAS APPROVED OF THE REDESIGN.
11. ANY PROPOSED CONNECTION TO EXISTING PIPELINES, OR ANY NON-FLANGED FITTING OR VALVE IS REQUIRED TO BE RESTRAINED OR THRUST BLOCKED.
12. ALL WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 48" MIN GROUND COVER. ALL SECONDARY WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 30" IN GROUND COVER.
13. PIPE BEDDING INSTALLATION AND BACKFILL SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. ALL BURIED WATER PIPELINES SHALL HAVE TRACER WIRE (12 GAUGE) DIRECTLY ABOVE PIPE WHICH SHALL BE TIED TO ALL VALVES REFER TO TRENCH DETAIL FOR COMPACTION DENSITY REQUIREMENTS.

SEWER IMPROVEMENT REQUIREMENTS

1. ALL SEWER MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND THE LOCAL GOVERNING ENTITY.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH REQUIREMENTS ESTABLISHED BY THE LOCAL GOVERNMENT ENTITY.
3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
4. GRAVITY SEWER MAINS AND LATERALS SHALL BE PVC, SDR 35 PIPE WITH INTEGRAL BELL AND SPIGOT, AND GASKETED JOINTS.
5. SEWER FORCE MAINS SHALL BE PE (POLYETHYLENE) PIPE AND SHALL MEET THE REQUIREMENTS FOR AWWA C900/ PE3408, MINIMUM PRESSURE CLASS 150 (DR-11 MINIMUM). INSTALLATION SHALL BE PER ASTM D 2321 AND ASTM F 1698.
6. GRAVITY SEWER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
7. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FIELD USING A 2"x4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2"x4" POST SHALL BE PAINTED USING GREEN PAINT. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE. NO LATERALS SHALL BE DIRECTLY CONNECTED TO MANHOLES.
8. FOLLOWING PLACEMENT OF ASPHALT, ALL SEWER LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.

STORM DRAINAGE IMPROVEMENTS

1. ALL STORM DRAIN MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND SL COUNTY FLOOD CONTROL.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH LOCAL GOVERNMENT ENTITY.
3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
4. GRAVITY STORM DRAIN LINES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RE-INFORCED CONCRETE PIPE (RCP) WITH INTEGRAL BELL AND SPIGOT, AND GASKETS JOINTS. ALL TEMPORARY CULVERT ARE TO BE ADS-N12 HDPE PIPE.
5. GRAVITY STORM DRAIN LINES SHALL BE TESTED ACCORDING TO THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
6. FOLLOWING PLACEMENT OF ASPHALT, ALL STORM LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.
7. THE OWNER RESERVES THE RIGHT TO TELEVIEW, AT THEIR EXPENSE, ANY OR ALL PORTIONS OF THIS WORK PRIOR TO PLACING SUCH FACILITIES IN SERVICE, AND THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT ADVANCE NOTICE OF THEIR INTENT TO PLACE THESE FACILITIES IN SERVICE AS WILL ALLOW THE OWNER TO SCHEDULE SUCH FILLING

GRADING NOTES

1. THE CONTRACTOR SHALL BECOME FAMILIARIZED WITH THE RECOMMENDATIONS LISTED IN THE SOILS REPORT FOR THIS PROJECT. SURFACE DRAINAGE TO BE ONE (1%) PERCENT MINIMUM TO APPROVED DRAINAGE FACILITIES, EXCEPT AS WAIVED BY THE BUILDING OFFICIAL, OR DIRECTED BY THE ENGINEER.
2. ALL FILL EXCEPT THAT UNDERNEATH PAVED SURFACES, WITHIN ROAD RIGHT OF WAY OR UNDERNEATH BUILDING SLABS, SIDEWALKS & FOOTINGS, SHALL BE COMPACTED TO A MINIMUM OF EIGHTY-FIVE (85%) PERCENT MAXIMUM DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 AND CERTIFIED BY TESTS AND REPORTS FROM SOILS ENGINEER.
3. ALL FILL UNDERNEATH PATHWAYS AND CONCRETE SHALL BE CLASSIFICATION A/1-A THROUGH A/4 AS DEFINED BY ASHTO M 145 AND COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) PERCENT MAXIMUM DRY DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS SPECIFIED BY ASTM D 1557. FOR ALL FILL UNDERNEATH BUILDING SLABS AND FOOTINGS, REFER TO STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
4. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT TO THE REQUIRED MAXIMUM DRY DENSITY.
5. ALL FILL AREAS TO BE CLEARED OF ALL VEGETATION AND OTHER UNSUITABLE MATERIALS AND THE AREA SCARIFIED TO A DEPTH OF SIX (6) INCHES, OR TO A DEPTH TO REMOVE TOP SOIL, REFER TO GEOTECHNICAL REPORT.
6. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIALS FROM STRUCTURALLY LOADED EMBANKMENTS AND BUILD FOOTPRINT LOCATION ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER CEMENT RATIO SHALL BE NO GREATER THAN 0.45 AND SLUMP SHALL BE 3.5" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 6.5 SACKS PER CUBIC YARD. PROVIDE 5.5%-7.5% AIR ENTRAINMENT FOR CONCRETE OF THIS CLASS USED IN SLABS AND WALLS, PER REQUIREMENT LISTED IN THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEVED WITH A KEY 1-1/2 IN. DEEP, A LENGTH 2 IN. LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT.
3. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE PROJECT AND APWA SPECIFICATIONS (03 30 10)
4. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
6. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS AND GROUNDS REQUIRED TO BE ENCASED IN CONCRETE SLAB AND SLAB FINISHES, COLOR, PATTERNS, AND DEPRESSIONS.
7. REFER TO SLAB JOINT LAYOUT PLAN FOR CONTROL AND CONSTRUCTION JOINT LOCATIONS.
8. CONCRETE TESTING SHALL BE PER PROJECT SPECIFICATIONS AND APWA 03 30 05. TESTING SHALL COMPRISE OF TEMPERATURE, AIR, SLUMP AND STRENGTH TESTING. THE FOLLOWING TABLE SUMMARIZES REQUIRED TESTING FREQUENCY.

Rate of Placement (cy/day)	Temperature	Air	Slump	Strength
0-8	1	1	1	1
0-50	1	1	1	1
Each additional 50 cy or fraction thereof	1	1	1	1

CONCRETE REINFORCEMENT NOTES

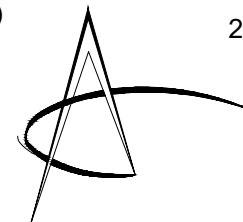
1. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60.
2. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 36 BAR DIAMETER OR PER THE LATEST EDITION OF ACI 318. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90° TURN OR A SEPARATE CORNER BAR.
3. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS SHOWN OTHERWISE) AS FOLLOWS:
- A. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER, AND SLABS ON GRADE - 2 IN. B. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDES OF FOOTINGS) - 3 IN.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SIDE LAP OF 8 IN.
5. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI DETAILING MANUAL 315-77 AND ACI STANDARD 318.

ASPHALT NOTES

1. ALL ASPHALT SHALL BE PLACED AS DIRECTED BY THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATION.
2. BASE COURSE SHALL BE COMPACTED TO NOTHING LESS THAN 95% MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180.
3. SURFACES SHALL BE TRUE TO THE ESTABLISHED GRADE WITH A THICKNESS BEING NO LESS THAN ONE-FOURTH INCH FROM THE REQUIRED LAYER THICKNESS AND WITH THE SURFACE ELEVATION VARYING NO MORE THAN THREE-EIGHTHS INCH IN TEN FEET FROM THE TRUE PROFILE AND CROSS-SECTION.
4. THE SURFACE COURSE SHALL CONSIST OF A MINERAL AGGREGATE AND BINDER AS DIRECTED BY THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL ESTABLISH A MIX GRADATION AND THE AMOUNT OF BITUMINOUS MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND SHALL MEET THE REQUIREMENTS OF THE GRADATION SELECTED.
6. THE BITUMINOUS MATERIAL FOR THE SURFACE COURSE REFER TO LOCAL GOVERNMENT ENTITY CONFORMING TO THE REQUIREMENTS OF AASHTO M-226.
7. REGARDLESS OF BITUMINOUS CONTENT AND THERE SHALL NOT BE MORE THAN THREE PERCENT VOIDS IN THE AGGREGATE.
8. THE CONTRACTOR SHALL NOT INSTALL BITUMINOUS SEAL COAT UNLESS THE AIR TEMPERATURE IS 70 DEGREES FAHRENHEIT OR HIGHER. SEAL COAT IS NOT TO BE PLACED WITHIN TEN CALENDAR DAYS OF THE PLACEMENT OF NEW SURFACE COURSE. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL GOVERNMENT ENTITY STANDARD SPECIFICATIONS.
9. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL GOVERNMENT ENTITY STANDARD SPECIFICATIONS.
10. NO BITUMINOUS SURFACE COURSE SHALL BE PLACED WHEN THE TEMPERATURE OF THE AIR OR ROAD BED IS 50 DEGREES FAHRENHEIT OR BELOW, DURING RAINY WEATHER, WHEN THE BASE IS WET OR DURING OTHER UNFAVORABLE WEATHER CONDITIONS AS APPROVED BY THE CITY ENGINEER. AIR TEMPERATURE IS TO BE MEASURED IN THE SHADE.
11. SEAL COATS SHALL BE APPLIED ONLY BETWEEN JUNE 01 AND SEPTEMBER 15.

APPLICABLE CODES AS ADOPTED BY THE LOCAL GOVERNMENT ENTITY

IBC (INTERNATIONAL BUILDING CODE)
IRC (INTERNATIONAL RESIDENTIAL CODE)
IWUC (INTERNATIONAL WILDLAND-URBAN INTERFACE CODE)
ADAAG (A GUIDE TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES)
MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
AWWA (AMERICAN WATER WORKS ASSOCIATION)
ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE)
APWA (AMERICAN PUBLIC WORKS ASSOCIATION)
ADA STANDARDS FOR ACCESSIBLE DESIGN



231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying

PH: 801.487.8040

ARCHITECT'S INFORMATION

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP



CODE OFFICIAL STAMP

PROJECT NAME

4429 South
Fairbourne Avenue,
Murray, UT

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GENERAL NOTES

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UTAH DIVISION OF
AGRICULTURE &
FORESTRY

CIVIL PROJECT NOTES

ABBREVIATIONS

ABUT.	= ABUTMENT	MH	= MANHOLE
AGG.	= AGGREGATE	MIN.	= MINIMUM
APPROX.	= APPROXIMATE	N/NO.	= NORTH
A.S.	= AS SHOWN	NO./#	= NUMBER
AUX.	= AUXILIARY	N.T.S.	= NOT TO SCALE
AVG.	= AVERAGE	O.C.	= ON CENTER
BCR	= BEGIN OF CURB RETURN	O.D.	= OUTER DIAMETER
BOW	= BACK OF WALK	OHP	= OVER HEAD POWER
BRG.	= BEARING	PC	= POINT OF CURVATURE
CL/C.L.	= CONTROL LINE/CENTER LINE	PED	= PEDESTRIAN
CATV	= CABLE TELEVISION	PI/P.I.	= POINT OF INTERSECTION
CI	= CAST IRON	PIP	= PLASTIC IRRIGATION PIPE
CLR.	= CLEAR/CLEARANCE	PL	= PROPERTY LINE
CMP	= CORRUGATED METAL PIPE	POC	= POINT ON CURVE
COL	= COLUMN	PP	= POWER POLE
CONC.	= CONCRETE	PT	= POINT
CONN	= CONNECTION	PT	= POINT OF TANGENCY
CONST.	= CONSTRUCTION	PVC	= POLYVINYL CHLORIDE PLASTIC
CONT.	= CONTINUOUS	PVC	= POINT OF VERTICAL CURVATURE
COR.	= CORNER	PVT	= POINT OF VERTICAL TANGENCY
CP	= CONTROL POINT	PVI	= POINT OF VERTICAL INTERSECTION
C.F.	= CUBIC FEET	PVMNT	= PAVEMENT
DI	= DUCTILE IRON	PVRC	= POINT OF VERTICAL REVERSE CURVE
DIA./Ø	= DIAMETER	R/RAD.	= RADIUS
DIP	= DUCTILE IRON PIPE	R/C	= REBAR AND CAP
DIM.	= DIMENSION	Rd.	= ROAD
DR	= DIMENSION RATIO	RCP	= REINFORCED CONCRETE PIPE
DWG.	= DRAWING	R/W	= RIGHT OF WAY
E	= EAST	REINF.	= REINFORCING
EA	= EACH	REQ'D	= REQUIRED
ECR	= END OF CURB RETURN	RET.	= RETAINING
EG	= EXISTING GRADE	R.P.	= REFERENCE POST
EL./ELEV.	= ELEVATION	RT	= RIGHT
ELEC	= ELECTRIC	S	= SLOPE
EO	= EDGE OF OIL	S/SO.	= SOUTH
EST.	= ESTIMATED	SCH	= SCHEDULE
EXIST	= EXISTING	SD	= STORM DRAIN
F.F.	= FINISHED FLOOR	SDMH	= STORM DRAIN MANHOLE
F.G.	= FINISHED GRADE	SDR	= STANDARD DIMENSION RATIO
FL/L	= FLOW LINE	SDWLK	= SIDEWALK
FT.	= FEET	SECT./SEC	= SECTION
FLG	= FLANGE	SHLD	= SHOULDER
GA.	= GAUGE	SHT	= SHEET
G	= GALLON	SPA.	= SPACING/SPACES
GALV.	= GALVANIZED	SQ.	= SQUARE
GMH	= GAS MANHOLE	STA.	= STATION
GV	= GAS VALVE	STD.	= STANDARD
HA	= HECTARE	STD.	= STANDARD DRAWING
HDPE	= HIGH DENSITY POLYETHYLENE	STR.	= STRUCTURE
HGL	= HYDRAULIC GRADE LINE	SS	= SANITARY SEWER
HMA	= HOT MIX ASPHALT	SSMH	= SANITARY SEWER MANHOLE
HORIZ.	= HORIZONTAL	T	= TANGENT DISTANCE
HP	= HIGH PRESSURE/HIGH POINT	T.B.	= THRUST BLOCK
HWY	= HIGHWAY	TBC	= TOP BACK OF CURB
I.D.	= INSIDE DIAMETER	TBW	= TOP BACK OF WALK
INCL.	= INCLUDES	TEL	= TELEPHONE
INT	= INTERSECTION	TEMP	= TEMPORARY
INV	= INVERT	TMH	= TELEPHONE MANHOLE
IRRIG	= IRRIGATION	TOW	= TOP OF WALL
L	= LENGTH	TYP.	= TYPICAL
LIN. FT.	= LINEAR FEET	UG	= UNDERGROUND
LOC	= LIP OF CURB	UTIL.	= UTILITY
LOC.	= LOCATION	VC	= VERTICAL CURVE
LP	= LIGHT POLE/LOW POINT	VERT.	= VERTICAL
LT	= LEFT	W	= WEST
M.J.	= MECHANICAL JOINT FITTING	W/	= WITH
MISC.	= MISCELLANEOUS	WC	= WITNESS CORNER
MPa	= MEGAPASCAL	WMH	= WATER MANHOLE
MAX.	= MAXIMUM	WV	= WATER VALVE
MG	= MEGAGRAM	YD ² /YD2	= SQUARE YARD
		YD ³ /YD3	= CUBIC YARD
		YD.	= YARD
		YR	= YEAR

LINE TYPES	
	BOUNDARY LINE
	PROPERTY LINE
	SECTION LINE
	RIGHT OF WAY
	CENTER LINE
	PROPOSED WATER MAIN (SIZED AS INDICATED)
	PROPOSED STORM DRAIN (SIZED AS INDICATED)
	PROPOSED SANITARY SEWER (SIZED AS INDICATED)
	PROPOSED IRRIGATION (SIZED AS INDICATED)
	PROPOSED COMMUNICATION/TELEPHONE LINE
	PROPOSED GAS LINE
	PROPOSED BURIED ELECTRICAL
	PROPOSED WIRE/BARBED FENCE
	EASEMENT
	OVERHEAD POWER LINE
	OPEN DITCH, CANAL FLOW LINE
	PROPERTY SET BACKS
	EXISTING RAILROAD TRACKS
	EXISTING EDGE OF PAVEMENT
	EXISTING WATER MAIN (SIZED AS INDICATED)
	EXISTING STORM DRAIN (SIZED AS INDICATED)
	EXISTING SANITARY SEWER (SIZED AS INDICATED)
	EXISTING IRRIGATION (SIZED AS INDICATED)
	EXISTING FENCE CHAIN LINK

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

EXISTING SYMBOLS		PROPOSED SYMBOLS	
	SECTION MONUMENT NOT FOUND		SECTION MONUMENT FOUND
	EXISTING TREE/VEGATION		SEWER FLOW ARROW
	EXISTING MONUMENT FOUND - NOTED		SEWER MANHOLE NUMBER
	EXISTING TRAFFIC SIGNAL BOX		SEWER SERVICE LATERAL
	EXISTING MONUMENT FOUND - NOTED		PROPERTY CORNERS
	EXISTING BOLLARD		CATCH BASIN
	EXISTING POWER POLE		COMBINATION BOX
	EXISTING GAS METER		STORM DRAIN MANHOLE NUMBER
	EXISTING SIGN		ROAD DRAINAGE ARROW
	EXISTING TELE J-BOX		FIRE HYDRANT ASSEMBLY
	EXISTING ELECTRIC TRANSFORMER		WATER VALVE
	EXISTING STREET LIGHT		WATER METER
	EXISTING FIRE HYDRANT ASSEMBLY		IRRIGATION SERVICE LATERAL
	EXISTING WATER VALVE		WATER VALVE BUTTERFLY
	EXISTING WATER METER		AIR VAC
	EXISTING WATER VALVE-BUTTERFLY		WATER SERVICE LATERAL
	EXISTING MANHOLES BY TYPE		PROPOSED MANHOLE
	EXISTING CATCH BASIN		
	EXISTING COMBINATION BOX		

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

ARCHITECT'S INFORMATION

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP

CODE OFFICIAL STAMP

PROJECT NAME
4429 South Fairbourne Avenue, Murray, UT

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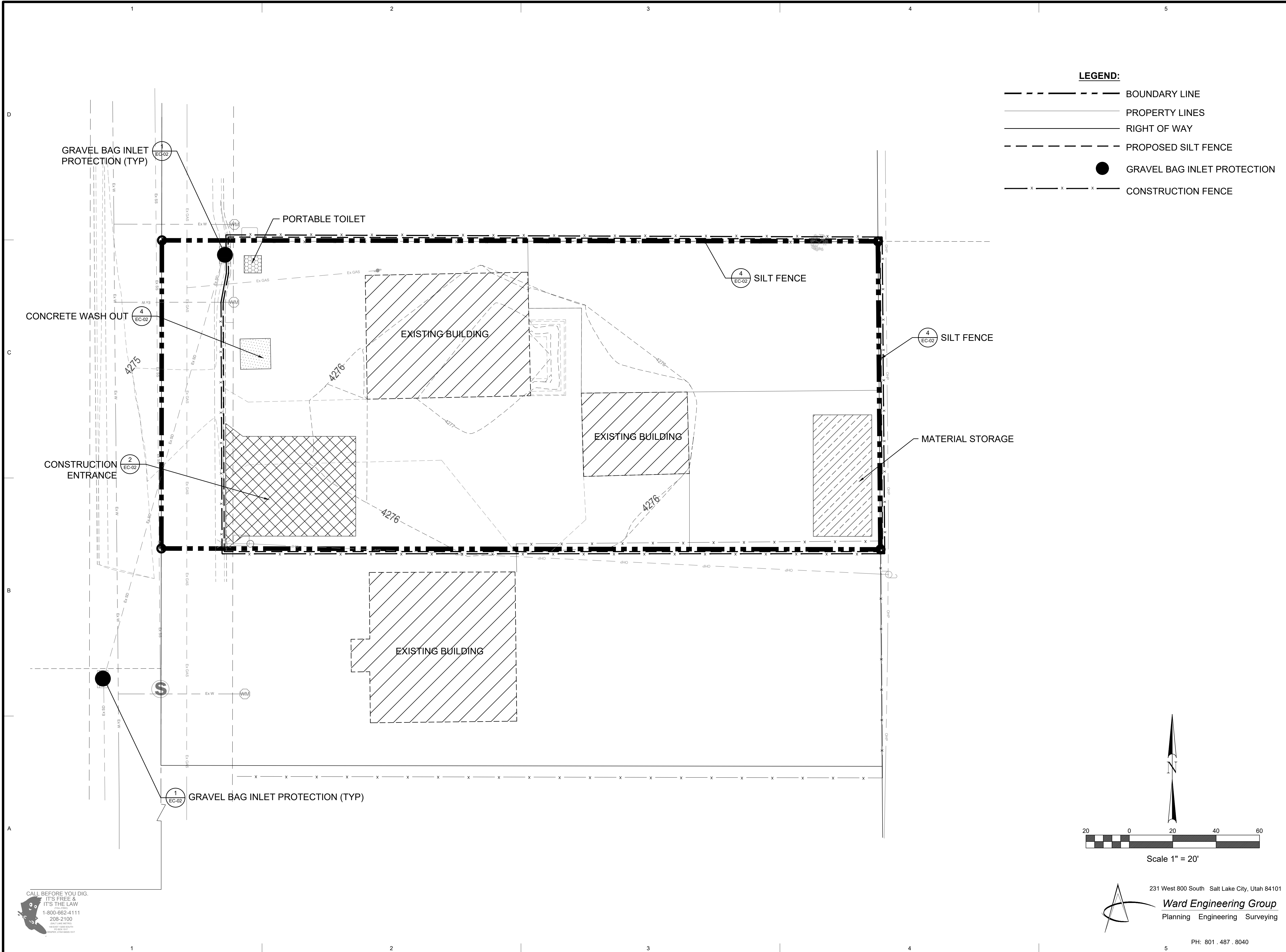
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SYMBOLS & ABBREVIATIONS

SHEET NUMBER
NT-02



231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying

PH: 801.487.8040



ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

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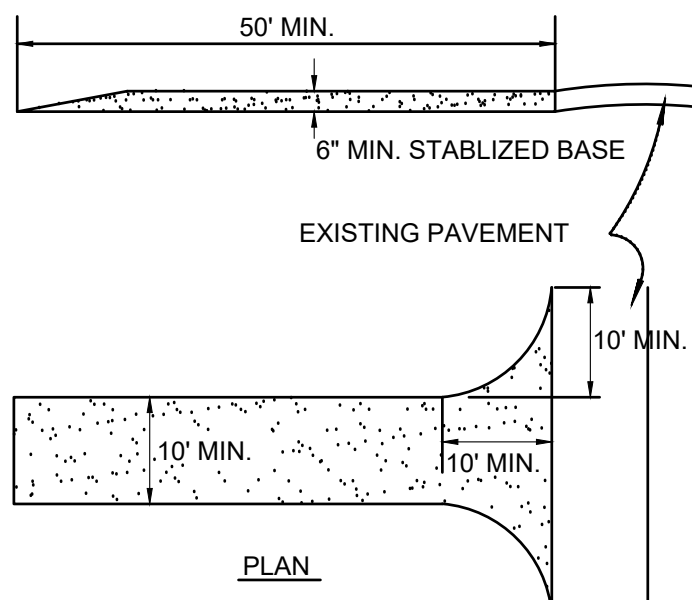
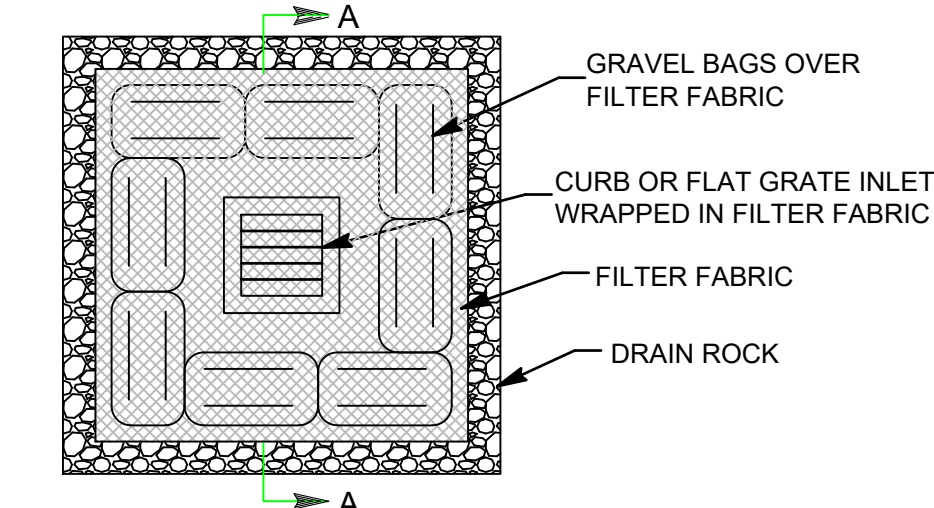
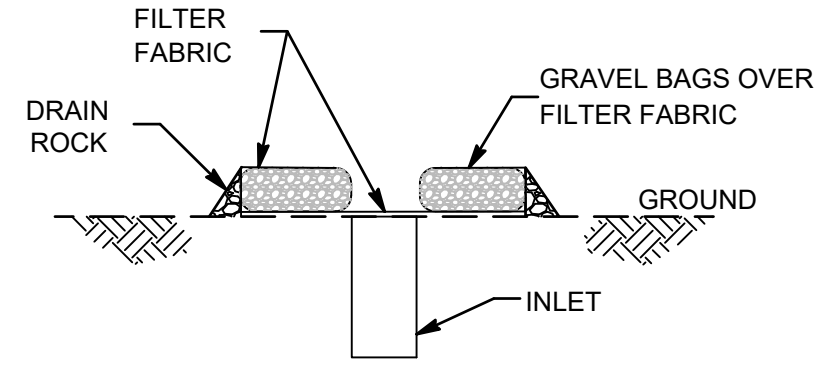
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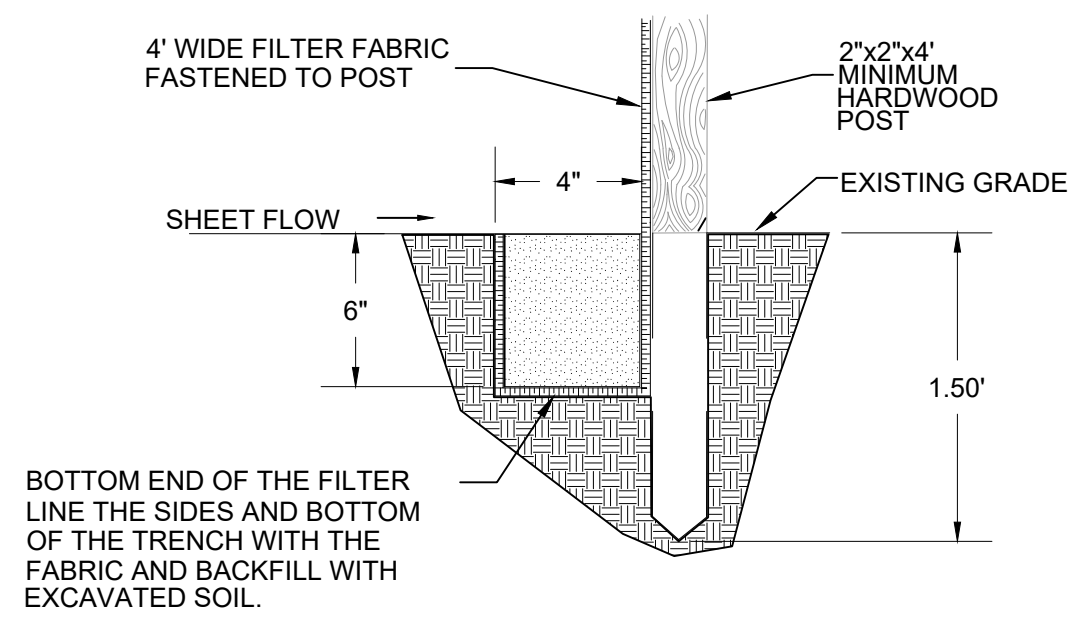
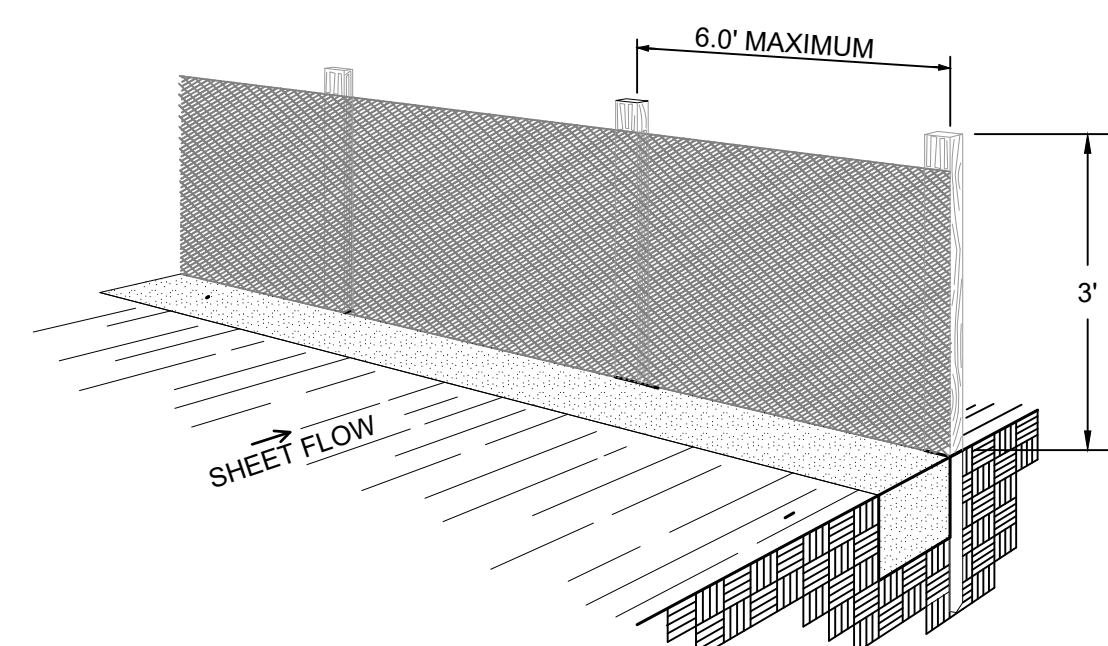
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- STABILIZED CONSTRUCTION ENTRANCE NOTES:
1. STONE SIZE - USE 4" STONE, OR RECLAIMED CONCRETE EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET
 3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
 5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SIDE SLOPES WILL BE PERMITTED.
 6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
 7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL.

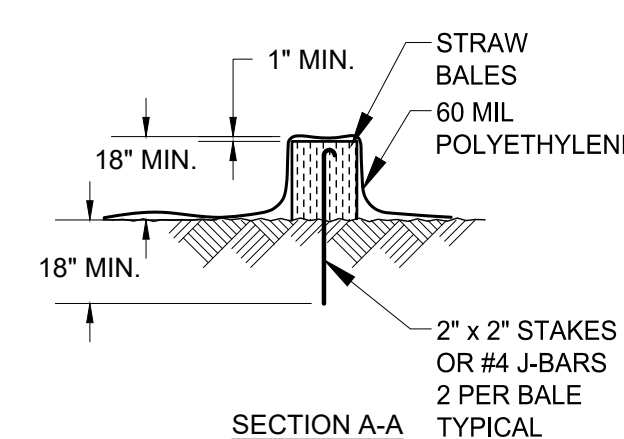
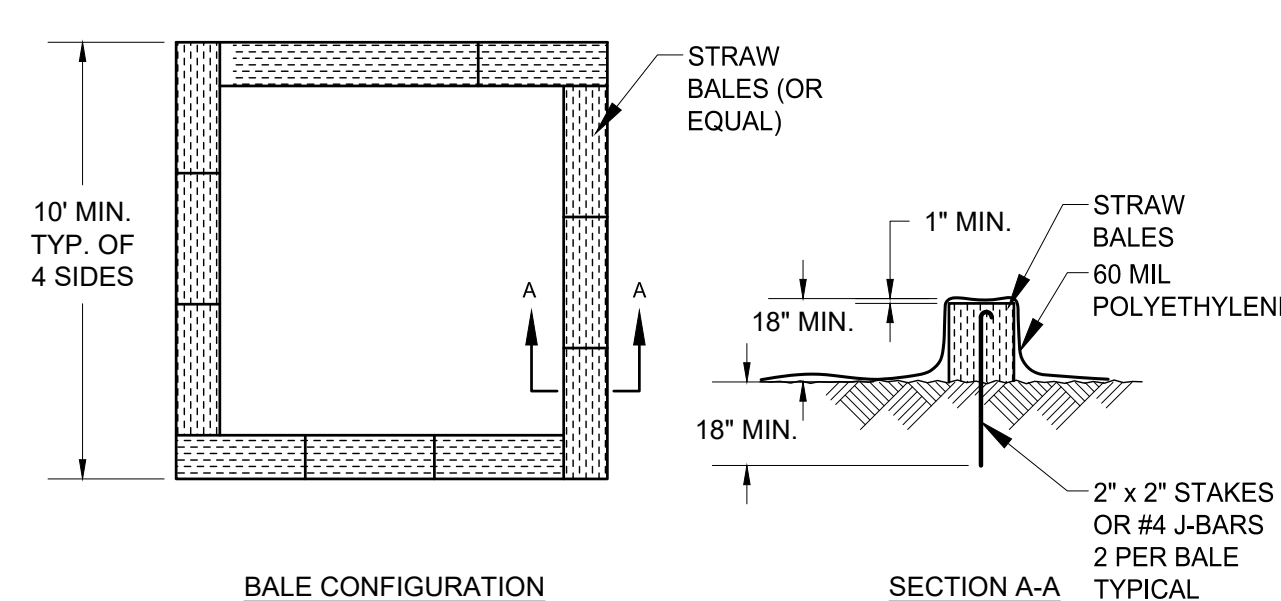
1 GRAVEL BAG INLET PROTECTION

2 STABILIZED CONSTRUCTION ENTRANCE

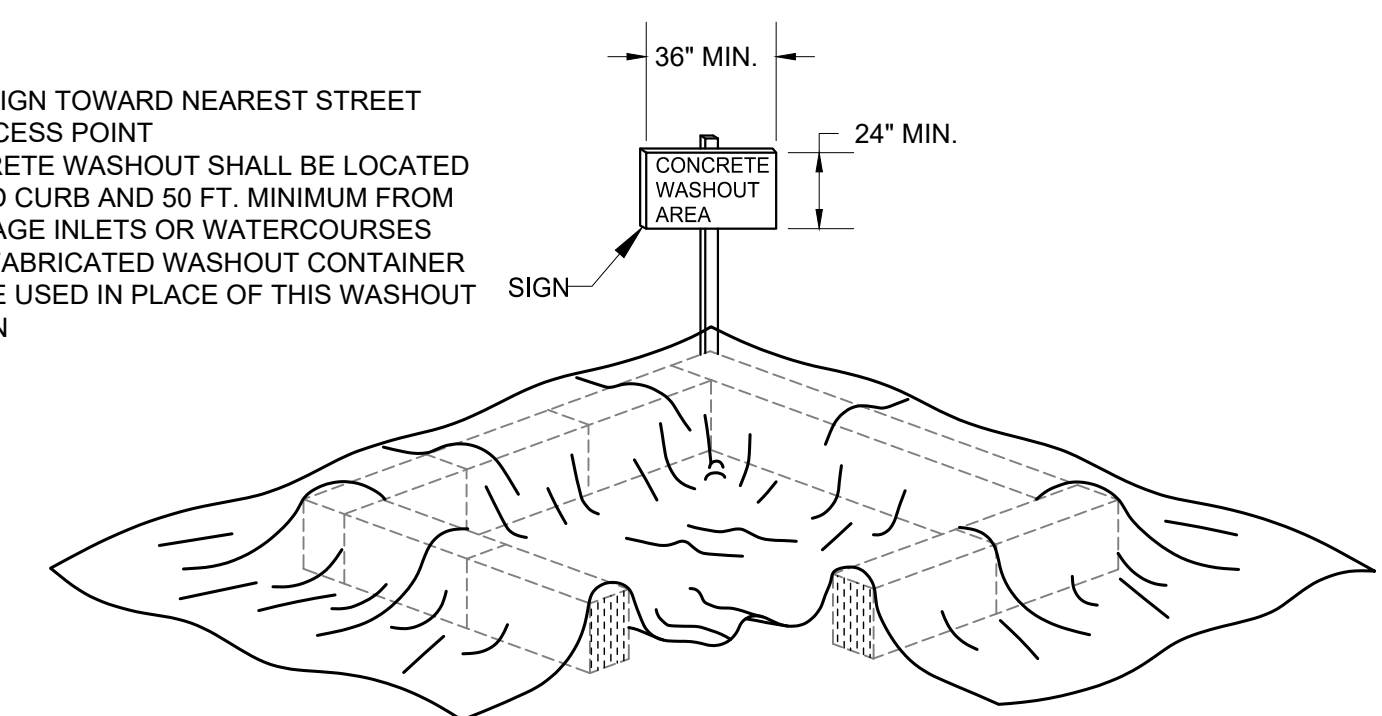


- General Silt Fence Notes
1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5.0' TO 10.0' BEYOND THE TOE OF SLOPE.
 2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
 3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
 4. EXTEND THE BOTTOM 3" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
 5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONG THE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALL A CHECK DAM.
 6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH A 0.50' OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
 7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.

3 SILT FENCE EROSION CONTROL

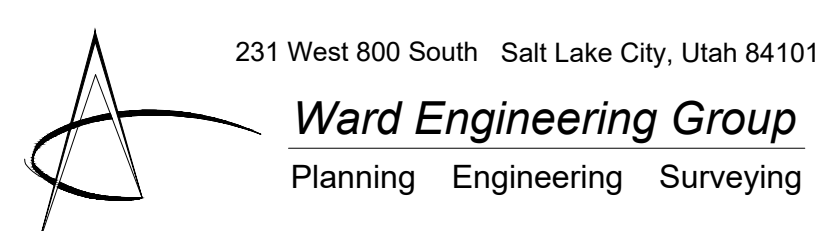


- NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
 2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES
 3. A PREFABRICATED WASHOUT CONTAINER MAY BE USED IN PLACE OF THIS WASHOUT DESIGN



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

4 CONCRETE WASHOUT DETAIL



ARCHITECT'S INFORMATION:

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

PROFESSIONAL ENGINEER
7937354-2202
ADELBERT J. SHAFER, JR.
STATE OF UTAH

CODE OFFICIAL STAMP:

PROJECT NAME:

4429 South Fairbourne Avenue,
Murray, UT

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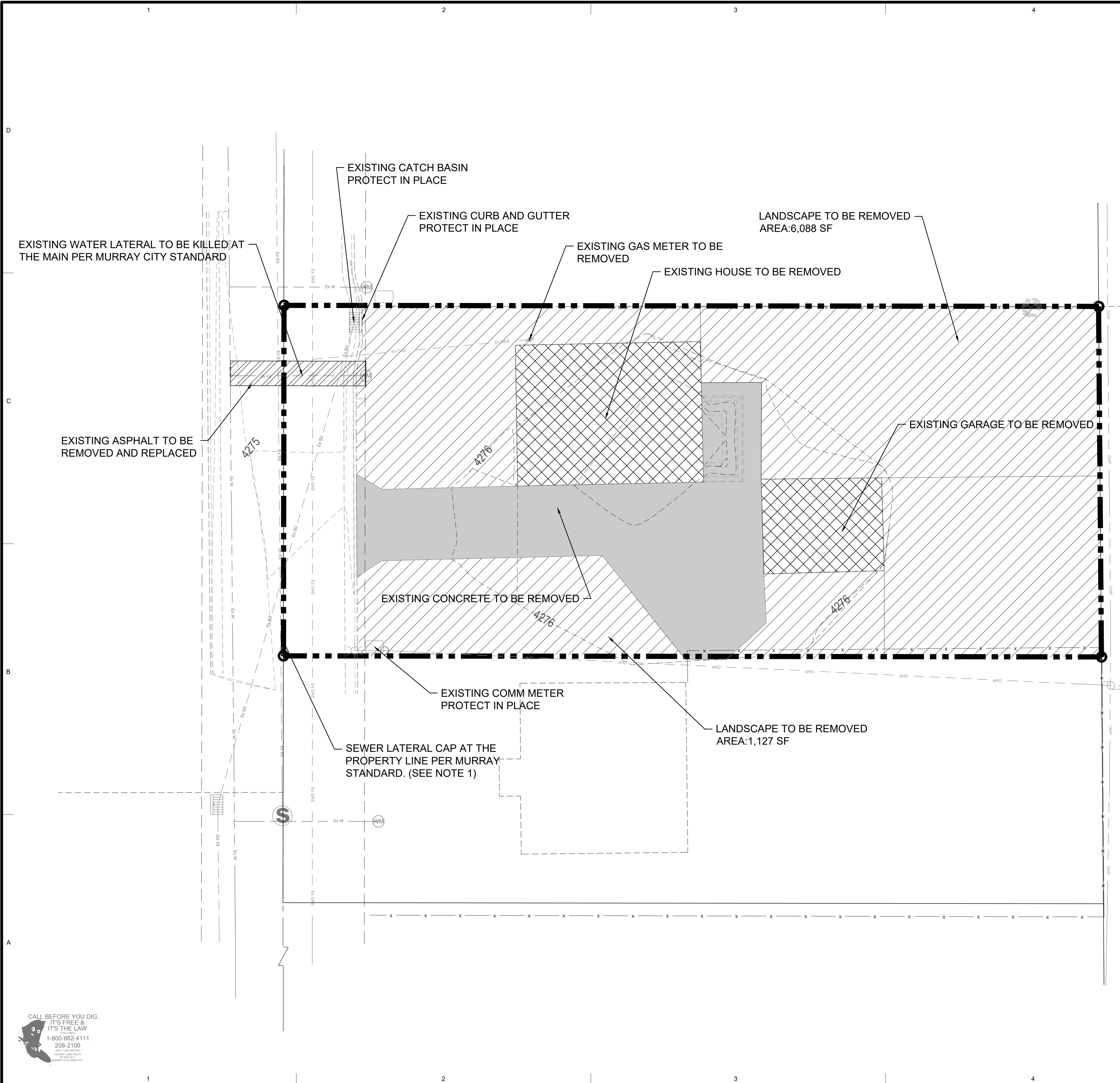
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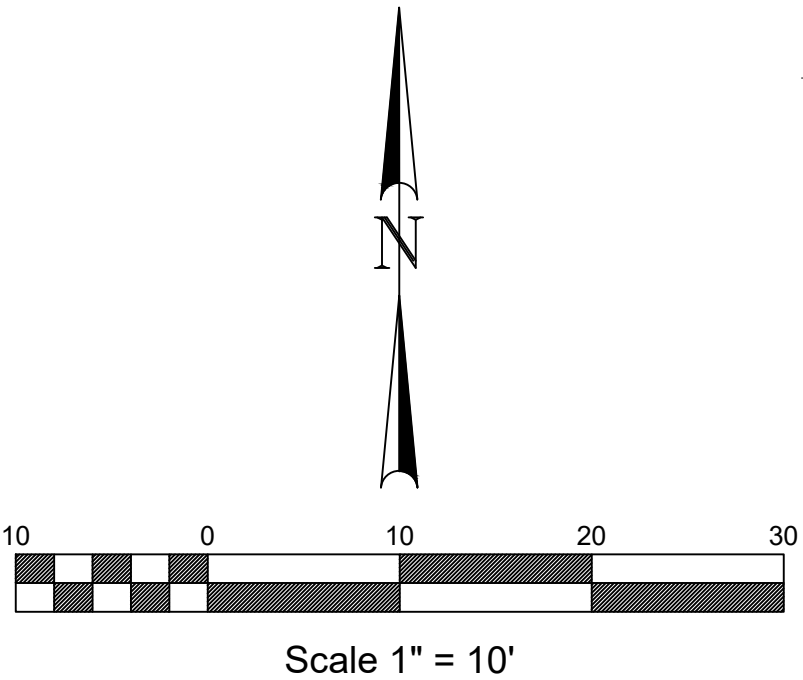
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- LEGEND**
- REMOVE EXISTING HOUSE
 - REMOVE EXISTING CONCRETE
 - REMOVE EXISTING LANDSCAPE
 - REMOVE EXISTING ASPHALT

- NOTE:**
- CONTRACTOR TO LOCATE AND REMOVE THE EXISTING SEWER LATERAL FROM THE EXISTING STRUCTURE LATERAL TO KILLED AT THE MAIN PER MURRAY CITY REQUIREMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO HAUL AWAY ALL DEMOLISHED AND REMOVED MATERIAL DESCRIBED IN THIS PLAN SET TO A FACILITY LICENCED FOR THE DISPOSAL OF SUCH MATERIAL. THE CONTRACTOR WILL NOTIFY QUESTAR GAS AND ROCKY MOUNTAIN POWER FOR ALL WORK AROUND GAS AND POWER UTILITIES.



231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

ARCHITECT'S INFORMATION

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP

9337354-2202
ADELBERT J. SHAFER, JR.
STATE OF UTAH

CODE OFFICIAL STAMP

PROJECT NAME

4429 South
Fairbourne Avenue,
Murray, UT

REVISIONS

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NO.	DATE	DESCRIPTION

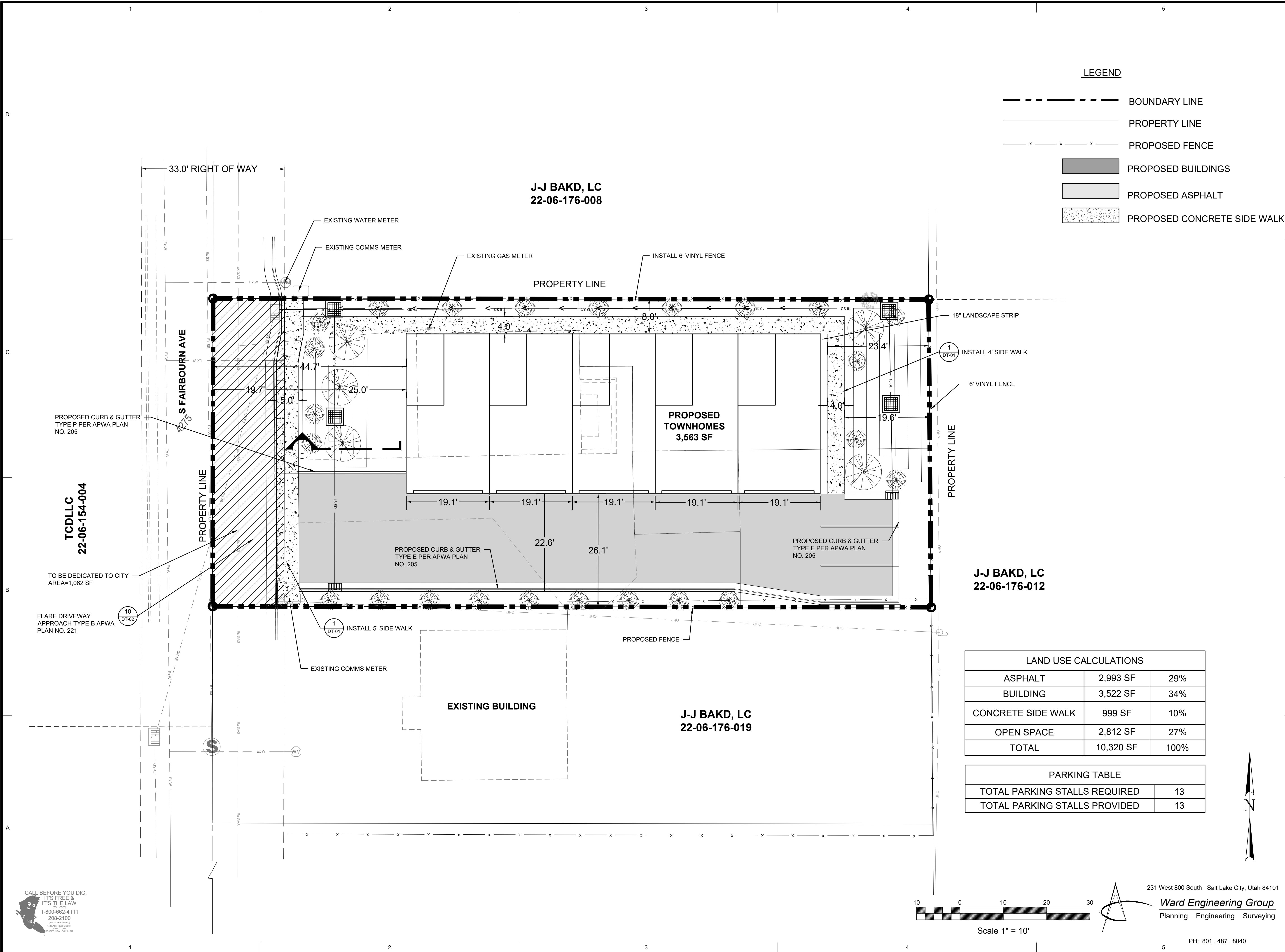
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SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

DP-01



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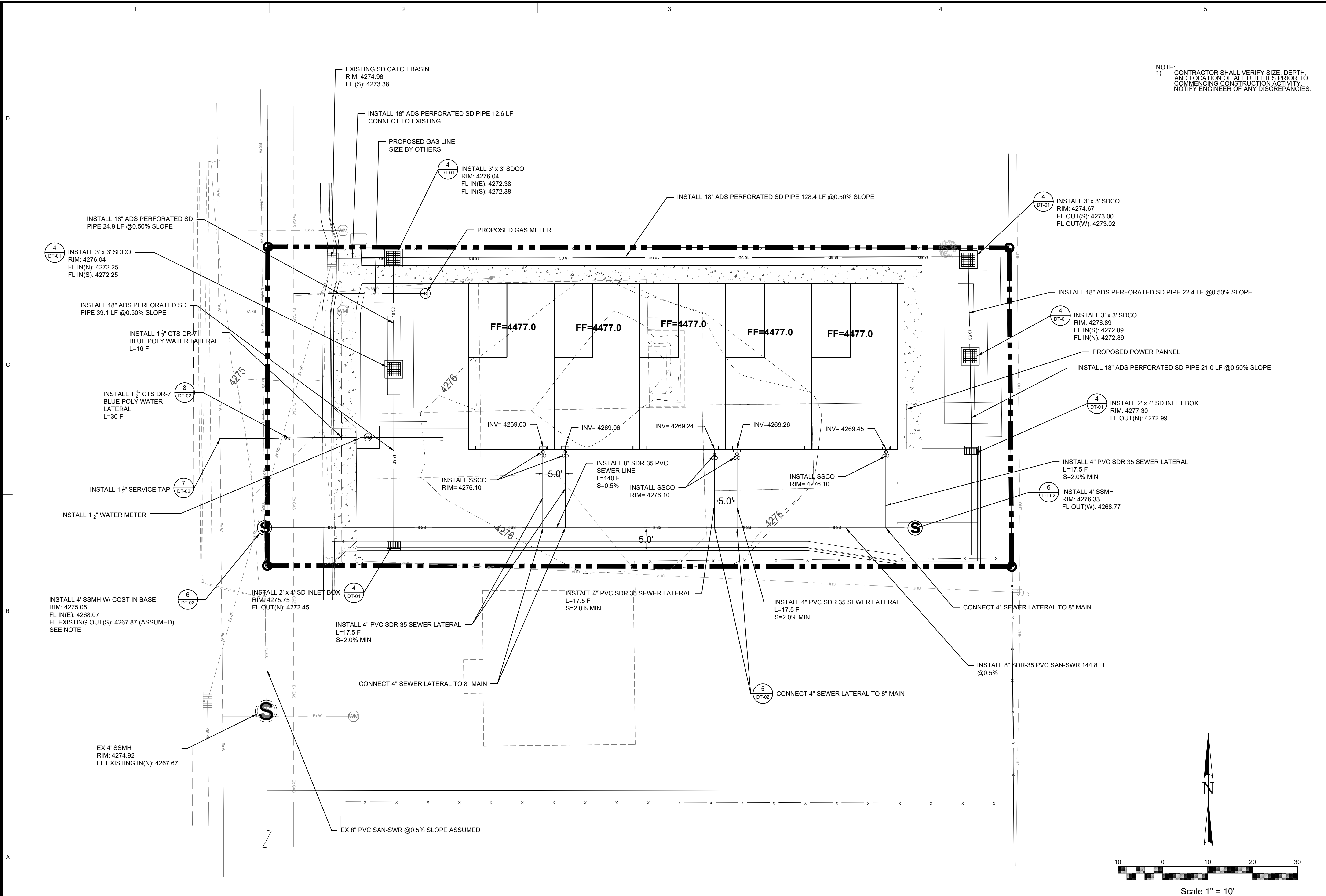
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SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-01



NOTE:
1) CONTRACTOR SHALL VERIFY SIZE, DEPTH, AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITY. NOTIFY ENGINEER OF ANY DISCREPANCIES.

ARCHITECT'S INFORMATION

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP

PROFESSIONAL ENGINEER
ADELBERT J. SHAFER, JR.
9337354-2202
STATE OF UTAH

CODE OFFICIAL STAMP

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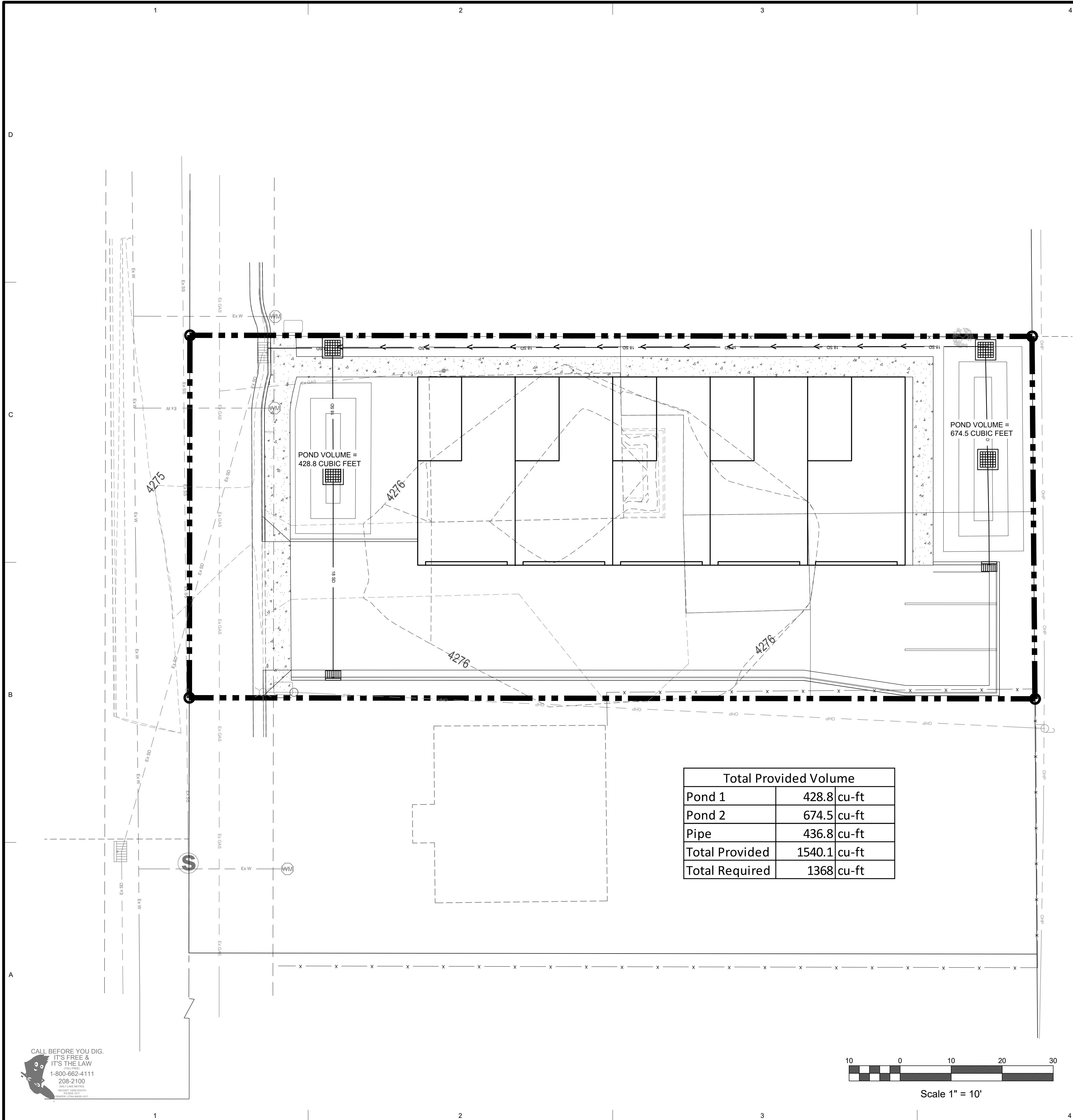
UTILITY PLAN

SHEET NUMBER

UT-01

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW
1-800-662-4111
208-2100
UTAH DIVISION OF
NATURAL RESOURCES
1400 WEST 1000 SOUTH
SALT LAKE CITY, UT 84119
(801) 536-5900

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040



LOW IMPACT DEVELOPMENT (LID) CALCULATOR

Calculating LID using Method 3 - The Granato Method

$$WQRV = \frac{P_{80\%} * R_{NEW} * A}{12}$$

WQRV = Water Quality Retention Volume
 $P_{80\%}$ = 80th percentile precipitation value (excluding snowfall, from gage analysis, in inches)
 $P_{80\%}$ Found in Appendix A of A Guide
 R_{NEW} = Storm water runoff Coefficient associated with the proposed new development, and
 $R_{NEW} = (1.14 * Imp) - (0.371 \text{ when } imp \geq 55\%)$
A = Area, in Acres.
Imp = Decimal percentage of impervious surface in the contributing watershed

$P_{80\%}$ = 0.46 in (Provided by City)
 R_{NEW} = 0.4156
A = 0.24 acres
Imp = 0.69

$$WQRV = \frac{0.46 * 0.42 * 0.24}{12} = 0.00 \text{ ac-ft of Storage}$$

$$= 164 \text{ ft}^3 \text{ of Storage}$$

$$= 6.1 \text{ yd}^3 \text{ of Storage}$$

Hydrology Report

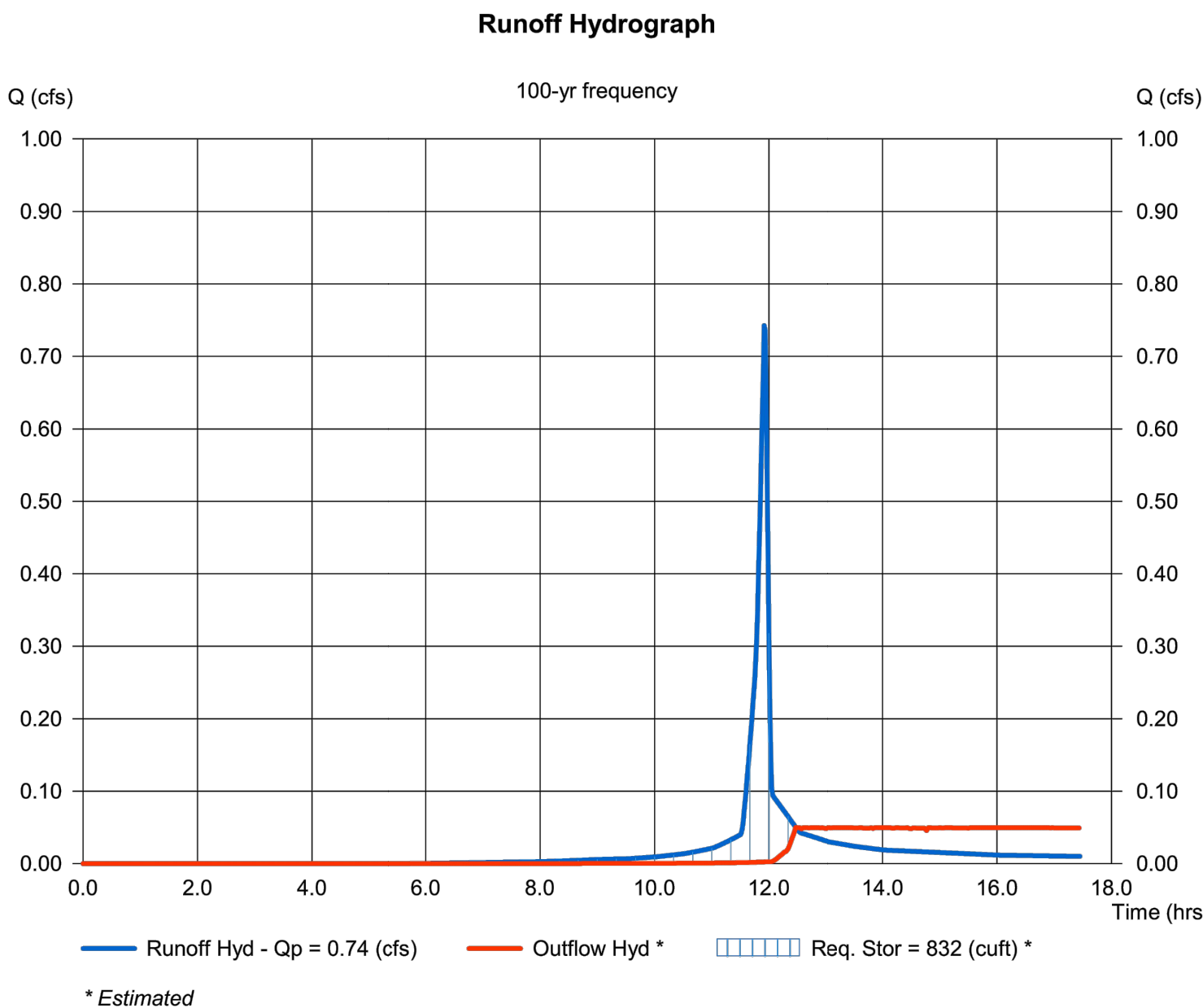
Hydrowflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Aug 21 2023

4429 Fairbourne Ave

Hydrograph type = SCS
Storm frequency (yrs) = 100
Drainage area (ac) = 0.240
Basin Slope (%) = See Worksheet
Tc method = TR55
Total precip. (in) = 2.48
Storm duration (hrs) = 24
Peak discharge (cfs) = 0.743
Time interval (min) = 1
Curve number (CN) = 92
Hydraulic length (ft) = See Worksheet
Time of conc. (min) = 2
Storm Distribution = Type II
Shape factor = 484

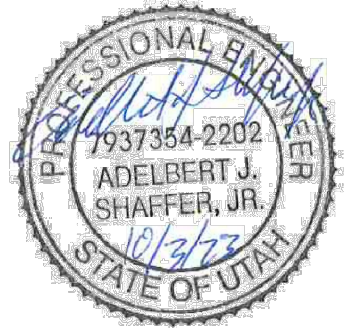
Hydrograph Volume = 1,368 (cuft); 0.031 (acft)



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(801)-580-0181

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DRAINAGE PLAN

SHEET NUMBER:

DP-01

1

2

3

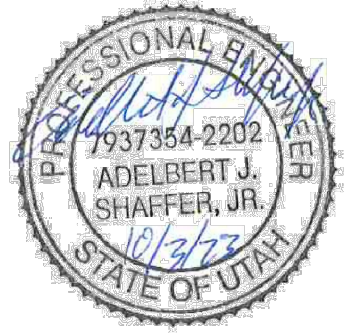
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DETAILS

SHEET NUMBER:

DT-01

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D

C

C

1

MURRAY SIDEWALK, DRIVE APPROACH AND CURB AND GUTTER DETAIL

NTS

B

B

A

A

3

MURRAY DOUBLE INLET CATCH BASIN DETAIL

NTS

2

MURRAY ROADWAY DETAIL

NTS

4

MURRAY DOUBLE INLET CATCH BASIN DETAIL

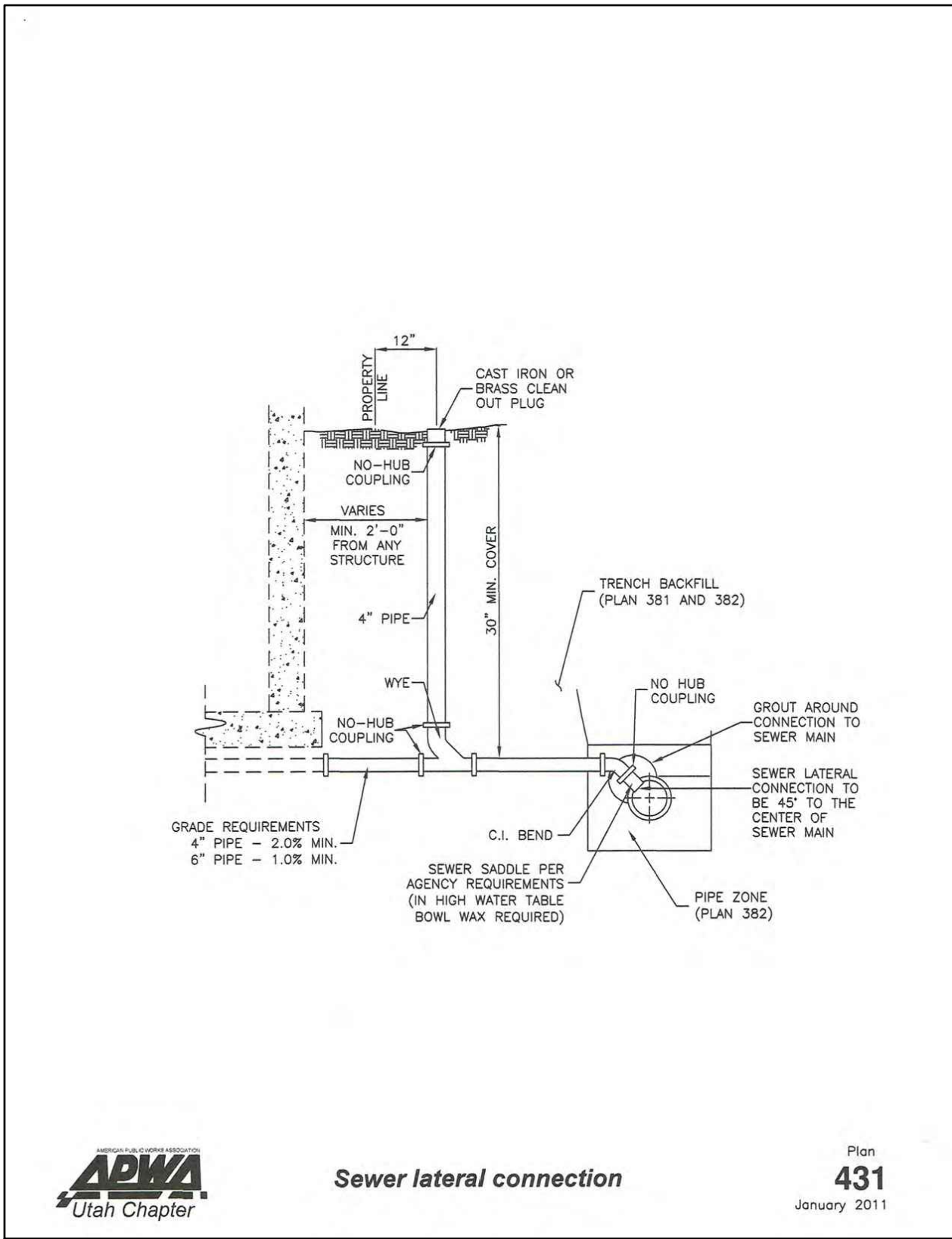
NTS

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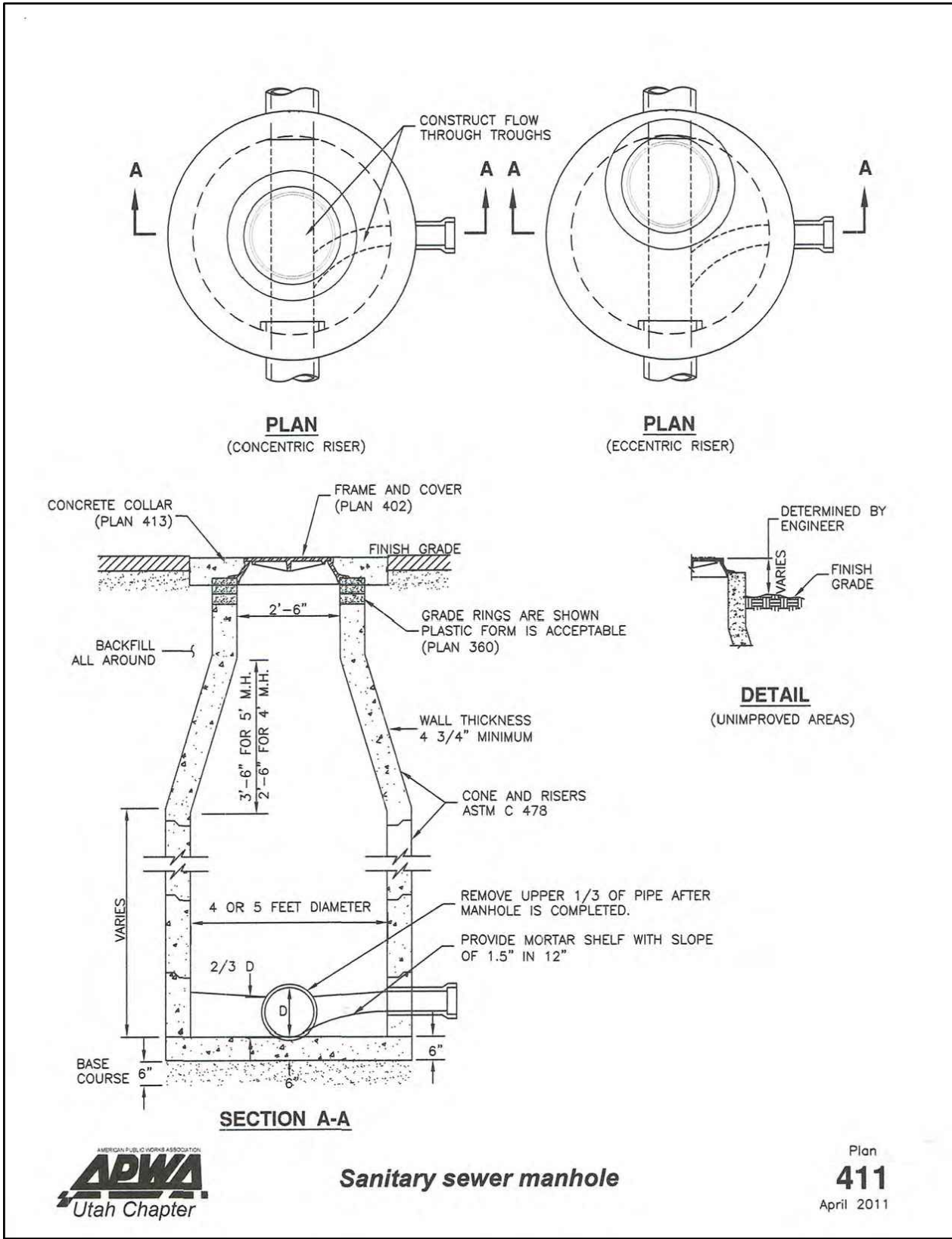
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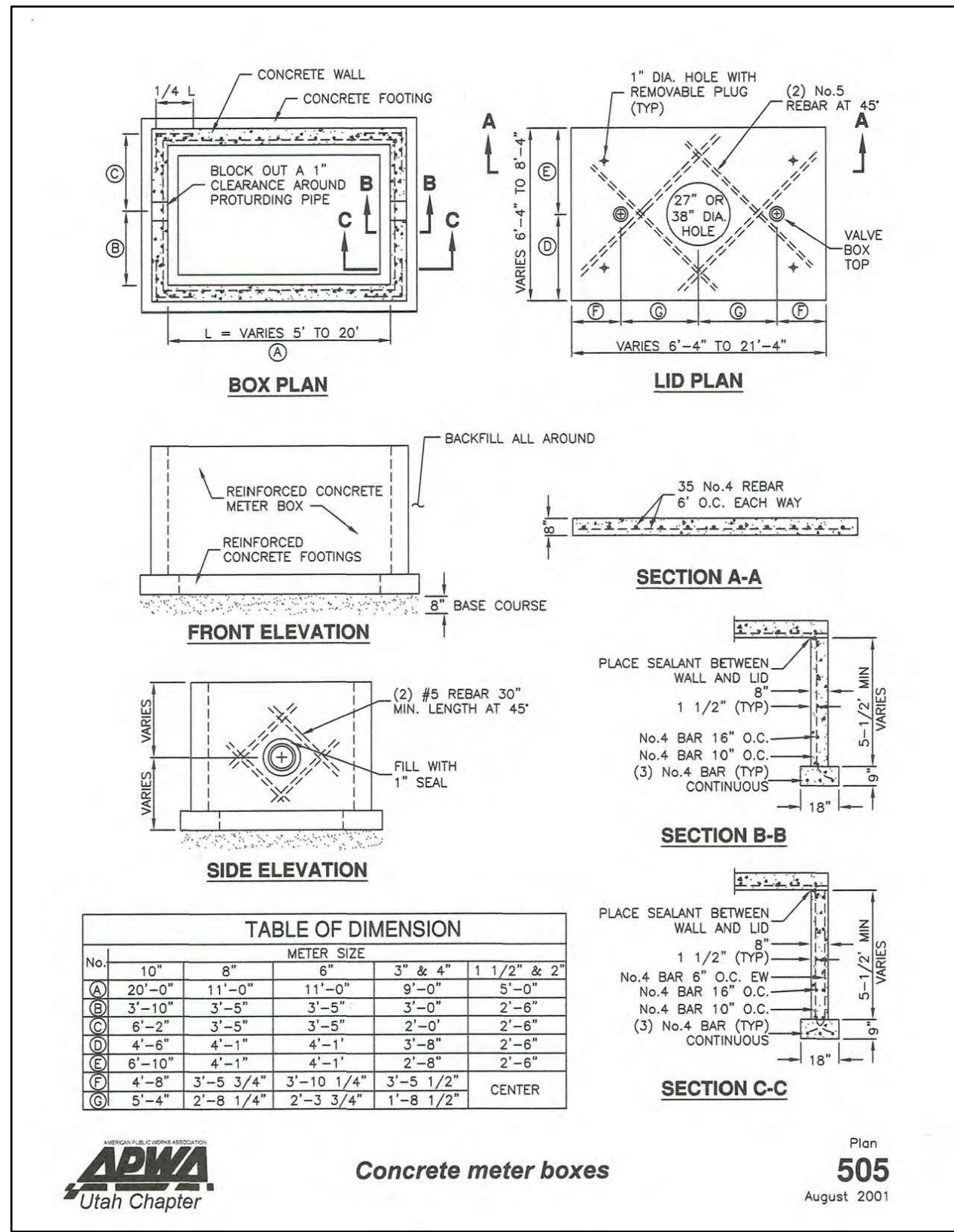
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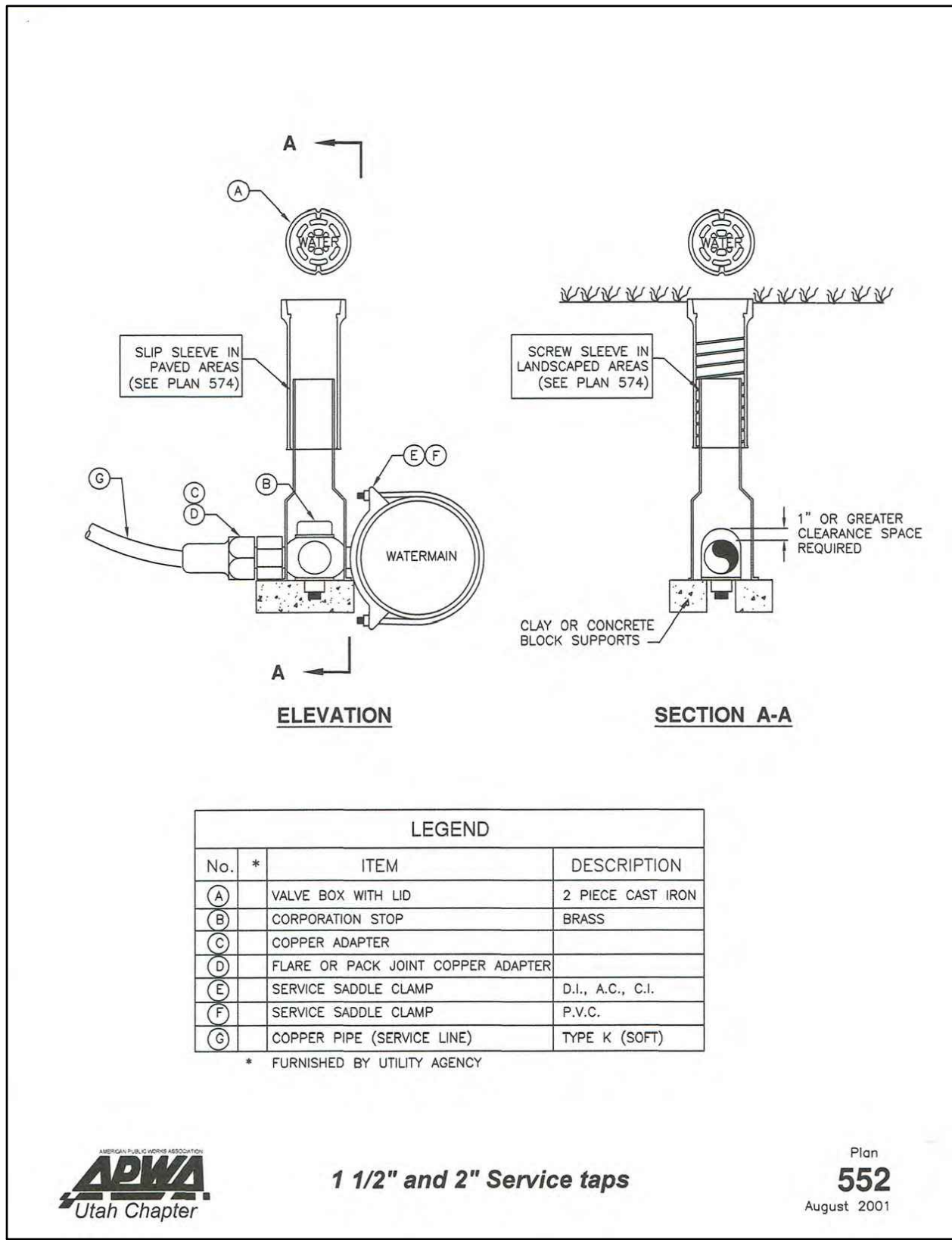
5 SEWER LATERAL CONNECTION DETAIL
NTS



6 SEWER MANHOLE DETAIL
NTS



7 METER BOXES DETAIL
NTS



8 1 1/2" SERVICE TAB DETAIL
NTS

8/23/23, 9:13 AM D & L Foundry Supply 1-1/4 in. Cast Iron Triangle Box Cover Only Open Left - M-9009-CVR - Ferguson

#FERGUSON

Home > Castings & Cast Iron Boxes, Frames & Covers > Valve Boxes, Lids & Accessories

D & L Foundry Supply
1-1/4 in. Cast Iron Triangle Box Cover Only Open Left
Part #DLM9009CVR Item #4117932 Manufacturer Part #M-9009-CVR

Call for Pricing
HEIGHT: 1-1/4 in

Out of Stock

Packaging Info:
Quantity Per Each: 1

How to get it:
Pick Up Not Available
0 in Salt Lake City, UT 5300 W

Shipping
Call for Availability (801) 487-7900

Product Details

ASTM Specifications: ASTM A-48 CLASS 35B
Product Type: Valve Box

Height: 1-1/4 in
Weight: 65
Material: Cast Iron
Width: 10 in

Customers Also Viewed

PROSELECT® 9-3/4 x 4 x 15 in. Cast Iron Monument Cleanout Body and Cover

PROSELECT® 4 x 15 in. Cast Iron Cleanout Body and Cover

PROSELECT® 5-1/4 in. Cast Iron Valve Box Lid for Sewer

PROSELECT® 2 x 5-1/4 in. Cast Iron Valve Box Riser

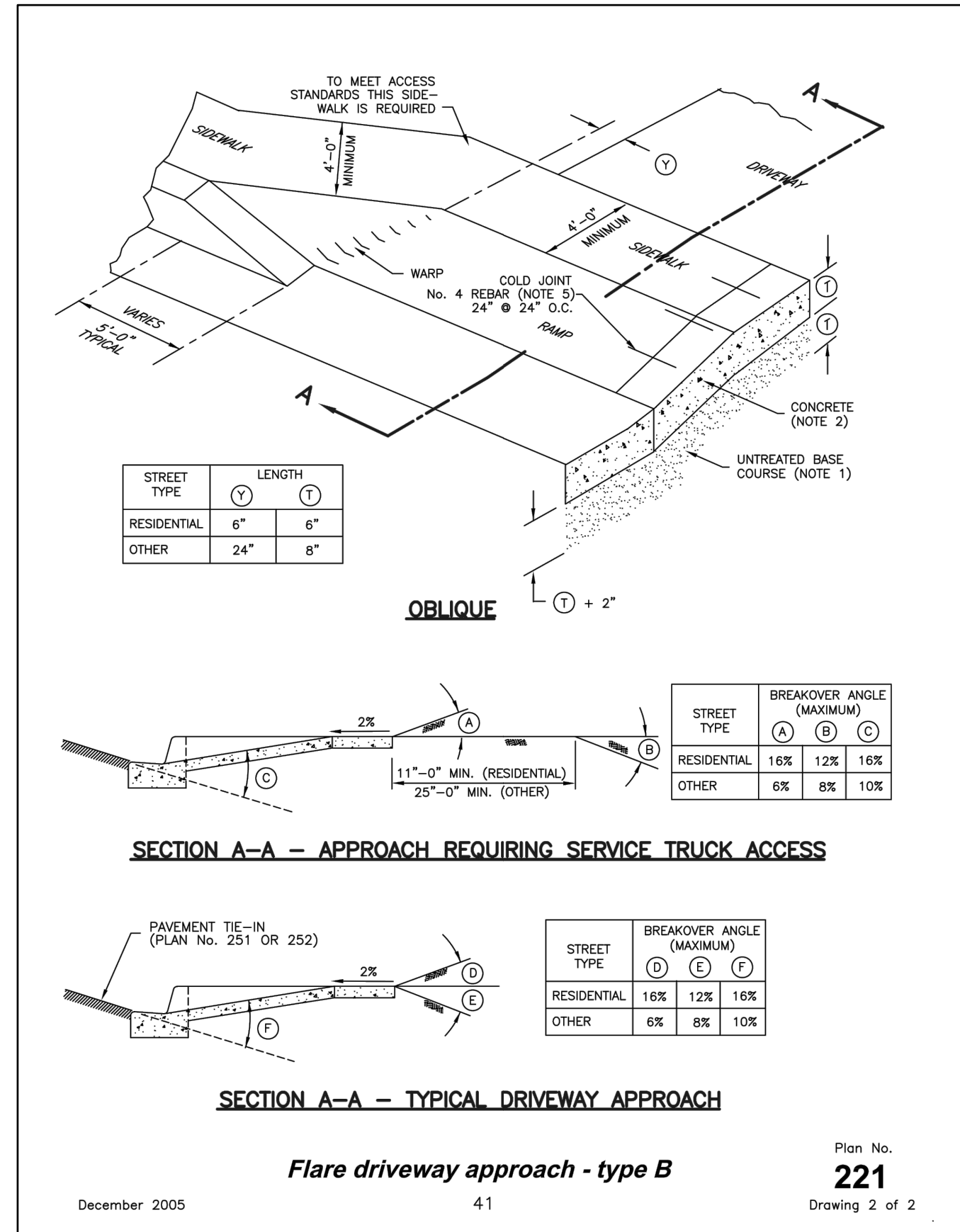
PROSELECT® 9-1/2 x 26 in. Cast Iron Valve Box Top Section Top Flange

Recently Viewed

https://www.ferguson.com/product/d-l-foundry-supply-1-1/4-in-cast-iron-triangle-box-cover-only-open-left-dlfn9009cvt/JR-4117932

1/2

9 TRIANGULAR SEWER BOX COVER
NTS



10 FLARE END DRIVE APPROACH
NTS

ARCHITECT'S INFORMATION

RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP

PROFESSIONAL ENGINEER
9337354-2202
ADELBERT J. SHAFER, JR.
STATE OF UTAH

CODE OFFICIAL STAMP

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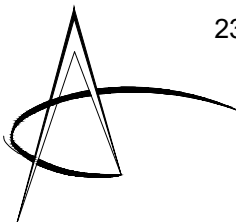
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DETAILS

SHEET NUMBER:

DT-02



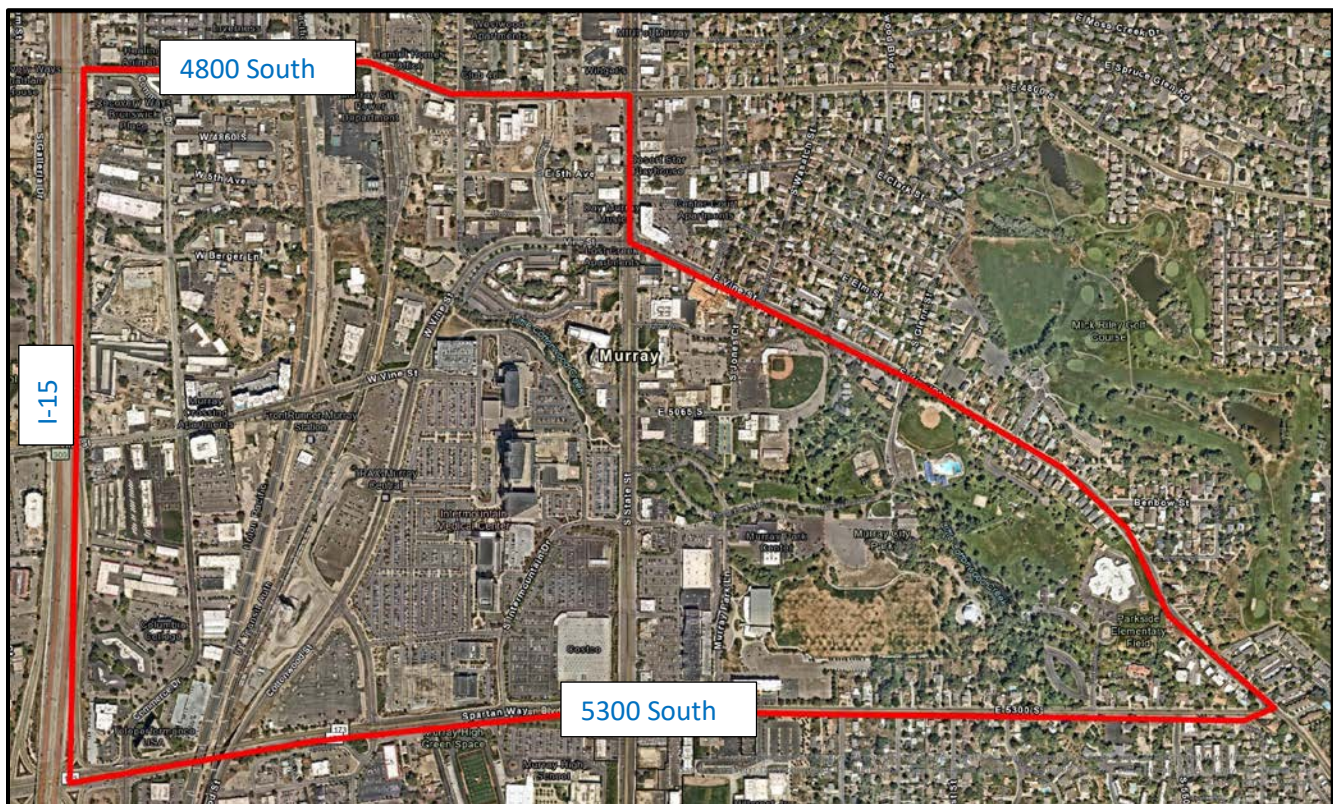
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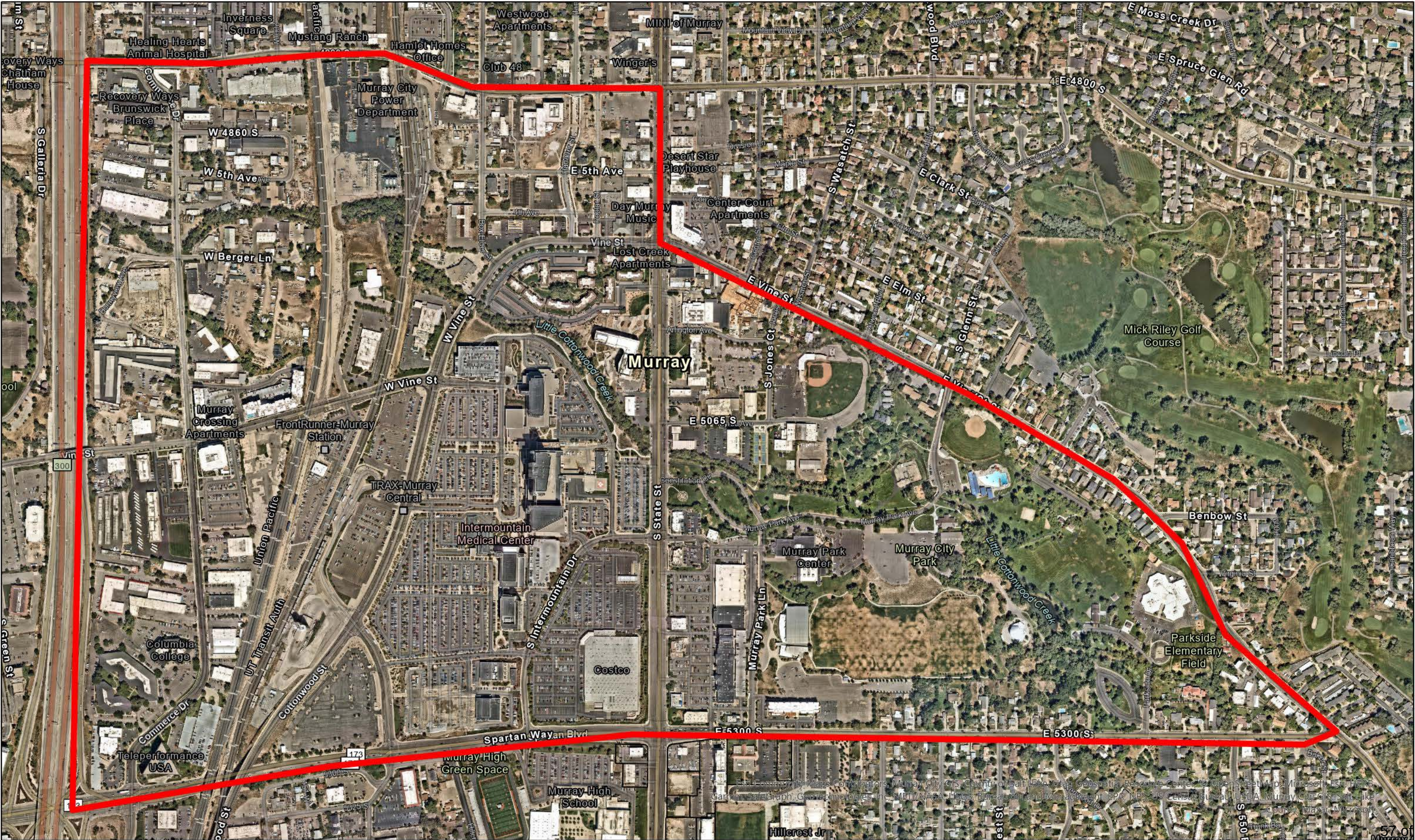
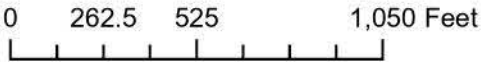
TO: Murray City Planning Commission
FROM: Susan Nixon, Senior Planner
DATE: October 19, 2023
RE: EPA Grant Announcement

Representatives of Murray City intend to submit an application for an EPA Brownfields Assessment grant for the amount of \$500,000 to conduct community outreach, Environmental Site Assessments, Brownfields and Cleanup Planning throughout the community for an area called “Murray Central Business and Park Area”. See map below:



Contact for this Grant: Susan Nixon, snixon@murray.utah.gov, 801-270-2423.

Murray Central Business & Park Area



Esri, Community Maps Contributors, Murray City GIS, County of Salt Lake, Utah Geospatial Resource Center, OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swatch, GeoTechnologies, Inc., MET/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Murray City GIS, Salt Lake County, Maxar, Microsoft