Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 24-2-02 MACDONALD ACCESS BLDG CUP

ADDRESS:

3931 S 2175 E

LEGAL DESCRIPTION: *16-34-330-025*

LOT 3, GLENWOOD ACRES SUB. ALSO BEG S 0¿05'30" W 857.48 FT &S 89¿54'30" E 1674.14 FT & S 0¿05'30" W 191 FT FR W 1/4 COR SEC 34, T1S, R1E, SLM; S 89¿54'30" E 84.06 FT; S 0¿05'30" W 88 FT; N 89¿54'30" W 84.06 FT; N 0¿05'30" E 88 FT TO BEG. 7784-0454 6291-1591 8362-0197,0199 8370-5071 9140-3710 09779-2216 10511-5960

APPLICANT/REPRESENTATIVE:

Colyn Macdonald

PROPERTY OWNER:

Colyn Macdonald

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Mailed 3/8/2024

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.14.030
13.08.040

EXHIBITS:

Zone map
Staff Report
Applicant Narrative

STAFF:

Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP

Notes:

CITY OF HOLLADAY
Planning Commission
March 19, 2024
Item #1

Request:	**Conditional Use, Size Permit; Accessory Building**
Applicant:	Colyn Macdonald
Address:	3931 S. 2175 E., Holladay Utah
Zone:	R-1-10 zone
File No:	24-2-02
Planner:	Carrie Marsh

GOVERNING POLICIES/ORDINANCES:	13.14.030	Accessory Use(s) Regulations
	13.08.040	Conditional Uses

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***
Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, CUP applications shall be approved if the Land Use Authority can apply conditions which mitigate possible adverse effects of the proposed use. Holladay Ord. 13.08.020

SUMMARY
Applicant Colyn Macdonald, is requesting Planning Commission approval for an accessory building that exceeds the permitted footprint of 900 square feet for their .35-acre (15,246 sq. ft) property. The applicant is requesting a total footprint size of **1577 square feet**, which is an additional 677 square feet over the permitted accessory building footprint. The proposed accessory building is compliant with setbacks and lot coverage standards for the property.

The application, narrative, and site plan detail a building of 2000 square feet, but upon review of structure coverage limits, a footprint of 2000 square feet would be more than allowed by code. The applicant plans to reduce their building footprint on the interior sides of the property to bring the square footage to no greater than 1577 square feet (roughly 32 X 48).

Chart 13.14.101 of the City of Holladay zoning code iterates the total footprint allowable for a permitted accessory structure. The square footage allotment is understood to appertain to all detached structures on a property. Footprint sizing (in aggregate) is predicated on property size(s) with a ranging scale offering larger structures on/ larger properties.

In Utah, Conditional Use applications are presently viewed through a favorable lens such that they are considered as, basically, allowed uses to which may be assigned varying Conditions of Approval intended to mitigate where deemed necessary and reasonable aspects of their nature or operation. Section 13.08.040.F. affirms that, "A conditional use *shall be approved if* reasonable conditions are proposed by the applicant, or can be imposed by the land use authority, to mitigate the potential determinantal effects of the proposed use…". (italics added)

Accordingly, the Planning Commission should focus conversation on the proposed accessory garage's potential impact(s) to neighboring lots and parcels that abut the Property whereupon the garage is proposed. As per 13.04.080, a Conditional Use should NOT:

1. Contribute to a detrimental concentration of existing nonconforming or conditional uses substantially similar to the use proposed within one-fourth (1/4) mile of the exterior boundary of the subject property;
2. Result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and
3. Encroach on or cause erosion of the bank of a river or stream, or direct runoff into a river or stream without approval by the appropriate storm water authority.

As over-sized accessory structures (whether singularly or collectively) proposed on properties in Holladay are reviewed in context of Conditional Use Standards (see H.C.C. § 13.08.040.F), any denial of the same requires careful and specific reasons(ing) to withstand court scrutiny.

TECHNICAL REVIEW COMMITTEE ABBREVIATED ANALYSIS & RECOMMENDATION(S)

The Technical Review Committee (TRC) finds that the application for a Conditional Use Permit allowing a **footprint size** increase to be complete.

The TRC recommends the PC to hold the required public hearing (as required 13.08.040). A neighborhood meeting is not required for this type of application. Public comments offered during the hearing should be considered within the context of the set approval standards mentioned above and may be used to form possible discussion points for generation of additional findings and/or conditions. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F. The Holladay TRC has provided their suggesting findings and conditions to consider….

Findings:

1. The desired structure's footprint does not exceed the total allowed structure coverage on the parcel and is within the setbacks required for an accessory building.
2. Staff has not received objections or concerns (written or verbally expressed) to-date respecting the CUP request.

Suggested Conditions of Approval:

1. The project is subject to height, setback, and lot coverage regulations for their property size,
2. The Owner/Applicant shall obtain a building permit* for the proposed detached garage addition,
3. The Owner/Applicant shall not establish or use the structure as a commercial amenity,
4. The Owner/Applicant is to be compliant with impervious lot coverage standards when adding a driveway to access the detached structure,
5. The Owner/Applicant is to replace all trees removed by the placement of the accessory building and any other hard/impervious surfaces added; and,
6. *<Any other conditions as may be imposed by the Commission to promote the general health, safety and welfare of the neighborhood surrounding the Property…>*

* If the Commission approves the condition use for the accessory building, Staff will review the same during the building permit [plan] review process to ensure that plans of/for the contemplated structure comply with relevant and requisite "bulk regulations" (e.g., setbacks, height standards, lot coverage, etc.) that appertain to the project.

EXAMPLE MOTION:

"I __ move that the Holladay Planning Commission (approve / deny) the application for a detached accessory garage sized at 1577 ft located at **3931 S 2175 E**, based upon findings…….. *<and any other Commission stated findings>*, contingent on the Applicant's compliance with the following condition(s*)… (see above for Staff suggested conditions)* …

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Accessory Bldg Size

Date: **Tuesday, MARCH 19th, 2024**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

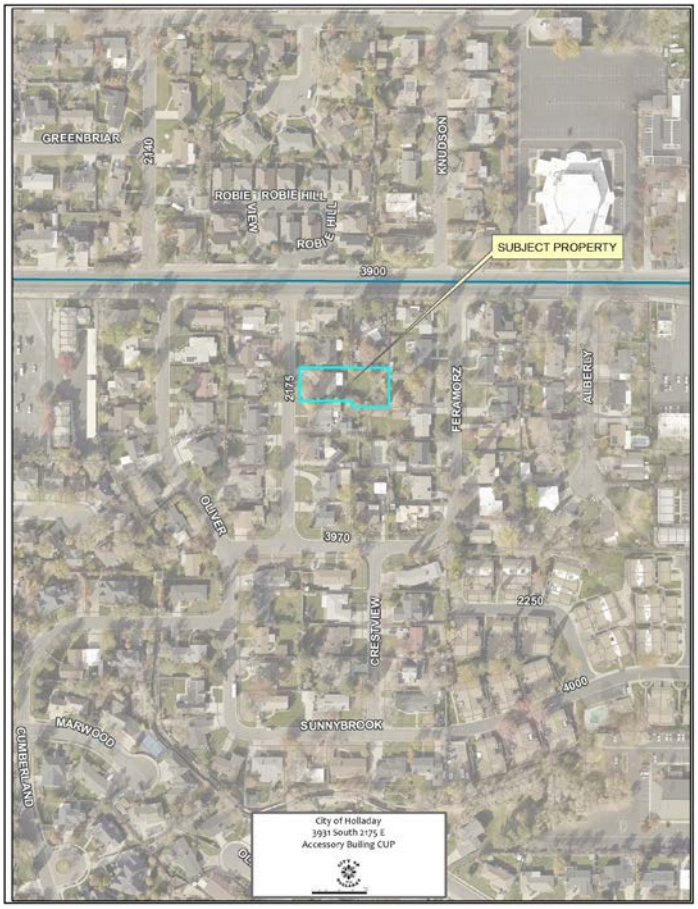
Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by Colyn Macdonald for a Conditional Use Permit for an accessory building over the permitted footprint size on his property located at **3931 South 2175 E** in the R-1-10 zone. Proposal is in accordance with provisions in Holladay City Code Section 13.14.030.

***No zone or ordinance change is proposed in conjunction with the/this application. ***

Please submit comments via email by 5:00 pm 03/18/2024 to Carrie Marsh, cmarsh@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to view this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage.

ATTENTION: This notice was mailed by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



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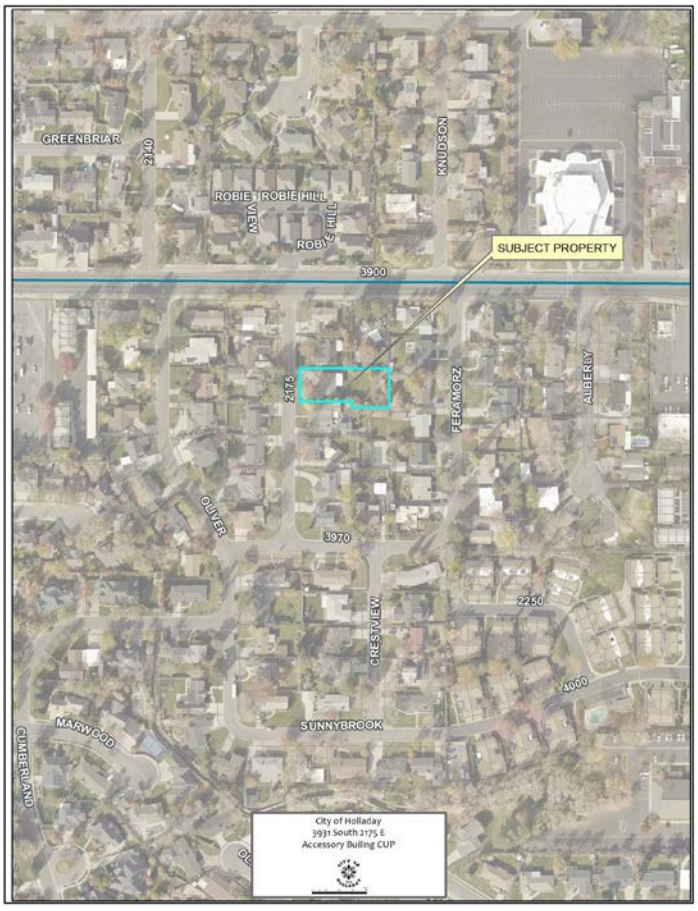
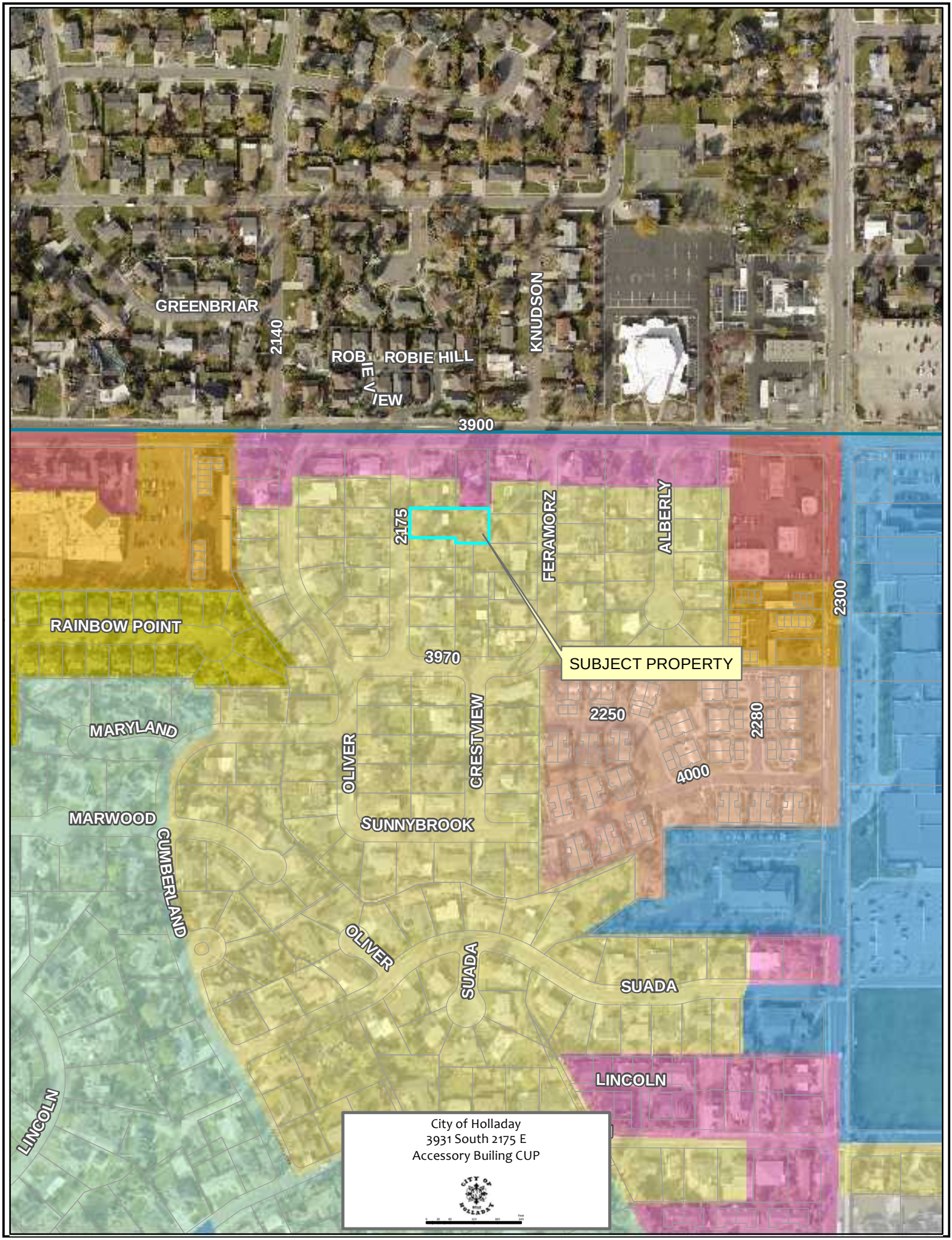
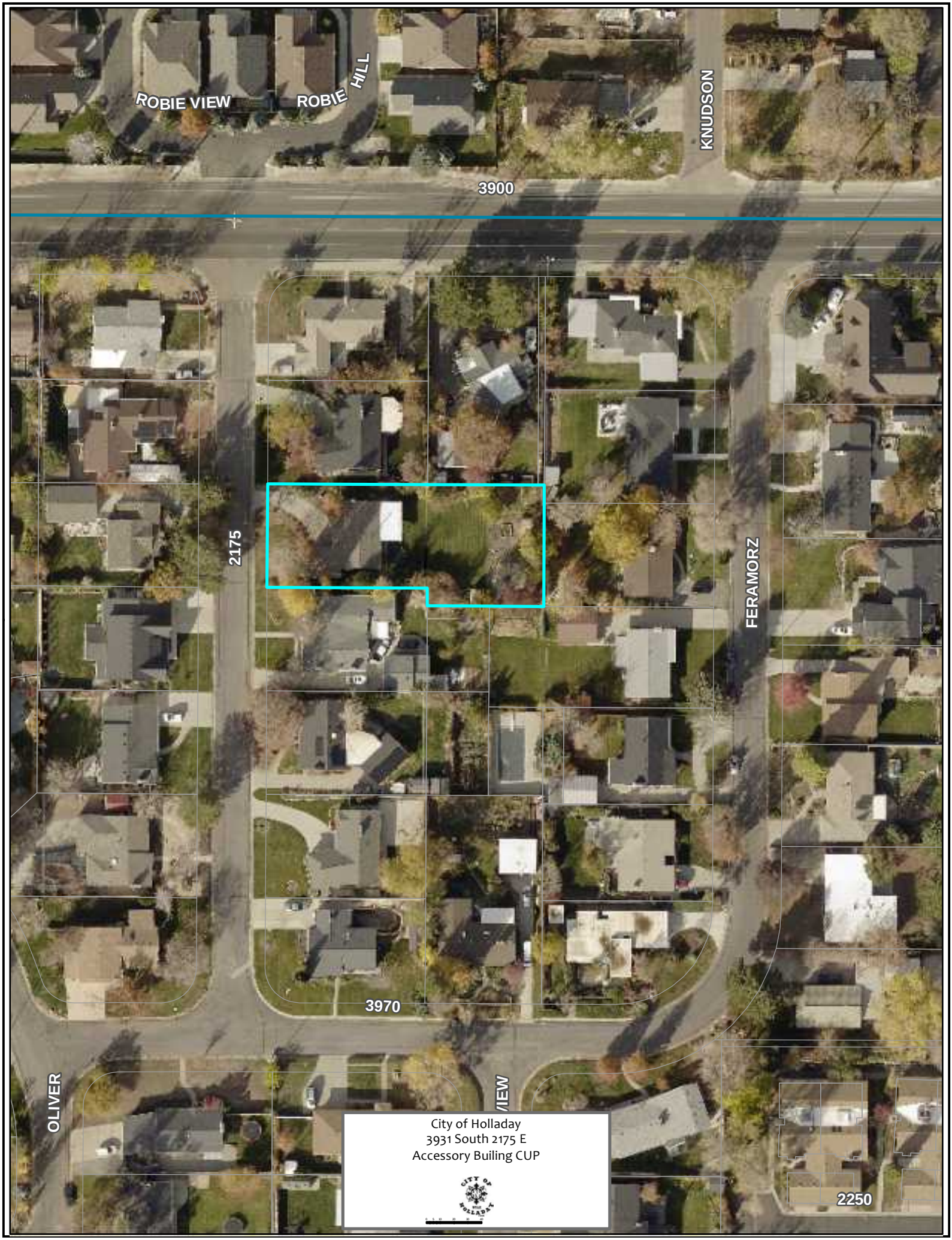



GREENBRIAR
2140
ROBIE HILL
KNUDSON
3900
2175
FERAMORZ
ALBERLY
2300
RAINBOW POINT
3970
SUBJECT PROPERTY
2250
2280
MARYLAND
OLIVER
CRESTVIEW
4000
MARWOOD
SUNNYBROOK
CUMBERLAND
OLIVER
SUADA
SUADA
LINCOLN
LINCOLN
City of Holladay
3931 South 2175 E
Accessory Builing CUP


ROBIE VIEW
ROBIE HILL
KNUDSON
3900
2175
FERAMORZ
3970
OLIVER
VIEW
2250
City of Holladay
3931 South 2175 E
Accessory Builing CUP

2175
City of Holladay
3931 South 2175 E
Accessory Builing CUP

City of Holladay
COMMUNITY ECONOMIC DEVELOPMENT DEPARTMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890

CONDITIONAL USE:
NEW OR EXPANSION OF BUILDINGS
REQUIRED APPLICATION SUBMITTALS

march 19 or April 2nd
by tues Feb. 27th

for applications requiring a concurrent site plan review

Following Documents are Required for a Complete Submittal:

1. The following information shall be submitted to the Community Development Department:

   - [x] *Completed **General Development Application*** Form
   - [ ] *Applicable fees as per 03.35*
   - [ ] *Proof of Ownership – Signed Ownership Affidavit*
   - [ ] *Narrative detailing the request;* to the Planning Commission and reasons or justifications for the granting of such use. This letter should explain the nature of the business, business hours, traffic impacts (if any), etc. to assist staff and the Planning Commission better understand the request. The letter should address why the Conditional Use will not be in contrast to the public interest and whether or not the proposed use will be in keeping with the character of the existing zoning of the area. Refer to the Home Occupation Ordinance and describe all sections that apply to your request. Review Holladay Ord. 13.08.040 for approval/denial standards.
   - [x] ***Building floor plans** showing all uses, **Elevations** showing architectural facades and proposed height*
   - [x] ***Site plan** layout and **Landscaping Plan** as per applicable sections of Ordinance 13.77* tree removed replacement trees

2. The application should be filed no later than **3 weeks prior** to the desired public hearing date before the Planning Commission. The Planning Commission generally meets on the 1st and 3rd Tuesday of the month

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Application Procedure and Process as per 13.08.040

1. The Community Development Director will notify you of the Planning Commission meeting date
2. The Community Development Department will publish a notice in required media and mail notice to all property owners within 500'meeting and will post notice on your property (do not remove this notice)
3. The agenda on which this item will be considered will be available/posted 24hours prior to the meeting
4. To mitigate the potential detrimental effects, the Planning Commission will consider all elements of 13.08.040F while reviewing your application, please review sections entitled;
   a. *A conditional use shall..*
   b. *A conditional use shall not…*
5. If the anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use permit shall be denied.
6. The Planning Commission will make a decision after the required public hearing.
7. If approved a conditional use permit shall not relieve an applicant from obtaining any other authorization, permit, or license required under this title or other title of this code.
8. A conditional use permit shall run with the land, unless otherwise specified and is subject to the provisions relating to amendment, revocation, or expiration of a conditional use permit

CITY OF HOLLADAY 1849 1999

City of Holladay
COMMUNITY DEVELOPMENT DEPARTMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890

GENERAL LAND USE DEVELOPMENT APPLICATION

Name of Proposed Project: Colyn MACDONALD GARAGE

Address of Project: 3931 S 2175 E HOLLADAY UT 84124

TYPE OF REQUEST: (mark all that apply)

	ADMINISTRATIVE PROCEEDURES APPLY (ORD. 13.08)		LEGISLATIVE PROCEEDURES APPLY (ORD. 13.07)
X	SITE PLAN (__) PERMITTED of (__) CONDITIONAL		REZONE of PROPERTY
	SUBDIVISION PLAT		GENERAL PLAN AMENDMENT
	CONDOMINIUM PLAT		CODE AMENDMENT
	CONDITIONAL USE PERMIT		PUBLIC STREET: NAME CHANGE, VACATION /CLOSURE or DESIGNATION
	SPECIAL EXCEPTION		HISTORIC SITE DESIGNATION
	LOT LINE ADJUSTMENT or COMBINATION		DEVELOPMENT AGREEMENT AMENDMENT
	OTHER:		ANNEXATION

Applicant Name: (Please Print) Colyn Macdonald

Property Owners Name: (Please Print) **ATTACH SIGNED "OWNER AFFIDAVIT"** Colyn Macdonald

Applicant's Mailing:
Address: 3931 S 2175 E City: HOLLADAY State: UT Zip: 84124

Applicant Phone: 480 310 9395

Applicant's Email Address: colyn@kodiak81.com

Main Contact Person (Please Print):
Name: Colyn Macdonald Phone: 4803109395 email: colyn@kodiak81.com

Brief summary of proposal / request:
want to build 2000 sf (40'x50') GARAGE/CASETTA

FILING FEES: (ORD 3.35)

SITE PLAN REVIEW	$600.00	REZONE of PROPERTY	$900.00 + $85.00/acre
SITE PLAN AMENDMENT	$250.00	CODE AMENDMENT	$600.00
SUBDIVISION: *Final = 6% of the cost of improvements)*	$2,000.00 + $100.00/lot	GENERAL PLAN AMENDMENT	$300.00 + $50.00/acre
CONDOMINIUM	$1,000.00 + $100.00/unit	HISTORIC SITE DESIGNATION	$600.00
CONDITIONAL USE PERMIT - *COMMERCIAL*	$1,000.00 + $35.00/acre	PUBLIC STREET:	$300.00 – vacation $500.00 – dedication $250.00 – namechange
CONDITIONAL USE PERMIT - *RESIDENTIAL*	$900.00 + $50.00/unit	ANNEXATION	
CONDITIONAL USE PERMIT – *HOME BUSINESS*	$100.00	DEVELOPMENT AGREEMENT AMENDMENT	
CONVERSION TO CONDOMINIUM	$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION:	$75.00
SPECIAL EXCEPTION	$600.00	OTHER:	
SUBDIVISION AMENDMENT	$500.00	FINAL TOTAL DUE:	950.00

OFFICE USE ONLY
FILE NUMBER 24-2-02
PARCEL NUMBER
GENERAL PLAN:
ZONE: R-1-10 ACREAGE:
PC ACTION: DATE:
CC ACTION: DATE:
FILE DATE:

st(s)/submittals or it will not be accepted.
cisions and/or meetings dates at that time
rd Thursday of each month
r a representative of the applicant.

RECEIPT DATE 3/1/24 No. 191018
RECEIVED FROM Colyn & Cassidy Macdonald $ 950.00
nine hundred and fifty dollars and no/100 DOLLARS
FOR RENT
FOR GUP accessory bldg foot print

ACCOUNT		CASH
PAYMENT	950.00	CHECK check #2285
BAL. DUE		MONEY ORDER
		CREDIT CARD

FROM TO
BY Carrie Mayer

City of Holladay
AFFIDAVIT OF PROPERTY OWNERSHIP
for property located at

Address: 3931 S 2175 E Holladay UT 84124

Subdivision: _____ Plat: _____ Lot: _____

PROPERTY OWNER

I (we), Colyn & Cassidy Macdonald being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statement herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Colyn Macdonald
Property Owner

Cassidy Macdonald
Property Owner

CRYSTAL NICHOLS
Notary Public State of Utah
My Commission Expires on:
August 10, 2025
Comm. Number: 719821

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Salt Lake)

The foregoing affidavit was acknowledged before me this 1st day of March, 2024, who duly acknowledged to me that he did execute the same.

My commission expires: August 10, 2025

Notary Public

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described above, do authorize as my agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Holladay considering this application and to act in all respects as our agent in matters pertaining to the attached application.

ACKNOWLEDGMENT

State of Utah)
) ss.
County of _____)

The foregoing affidavit was acknowledged before me this _____ day of _____, 20___, who duly acknowledged to me that he did execute the same.

My commission expires: _____

Notary Public

ACCESSORY BUILDINGS: WORKSHEET

Required worksheet to be completed by the architect/designer submitting building plans for review

This completed worksheet is required to accompany a building permit application for any DETACHED ACCESSORY STRUCTURE larger than 200 SQUARE FEET proposed in any zone boundary in the City of Holladay.

ACCESSORY BUILDING: A detached, subordinate building clearly incidental to and located upon the same lot occupied by the main building. Uses of accessory building are regulated by zone.

This document assists building permit applicants in determining whether a proposed detached accessory building complies with the City of Holladay Zoning Ordinance. In order to complete this worksheet, you will need;

1. *The City of Holladay zone designation for the property in question.* This may be found using the search feature of the online zone map at www.cityofhollday.com or by calling the Holladay Community Development Department.
2. *A copy of the applicable zoning ordinance.* Copies of the Zoning Ordinance are available on our website at www.cityofholladay.com or at the Community Development department counter.
3. *The property size in square feet.* This lot size is found; on the recorded subdivision plat, on the property owner's tax assessment, on file with the Salt Lake County Recorder's office, or the Holladay Community Development Department.

SECTION 1: APPLICANT INFORMATION

Name of Architect/designer completing this worksheet: Colyn Macdonald

Architect/designer phone number: 480-310-9395

Architect/designer email address: Colyn@Kodiak81.com

Name of property owner: Colyn Macdonald

Property owner phone number: 480-310-9395

Property email address: Colyn@Kodiak81.com

SECTION 2: PROPERTY INFORMATION

Project Location and Zoning

Project Address: 3931 S 2175 E Holladay UT 84124

Zone of Property:

Lot Area and Dimensions

Lot area is area of the lot as shown on an accurate plat of survey. Lot area is used to determine house size. The larger the lot, the larger a house. Lot area and dimensions also determine allowable building height and lot coverage.

What is the area of the property in square feet? 15,246

Circle the lot type: *INTERIOR, CORNER or FLAG/LOT ON PRIVATE ROAD*

What is the lot frontage measured at the street?

Does the property conform to the minimum lot size and lot frontage of the zoning district in which it is located (circle one): **Y** **N**

If yes, continue to **SECTION 3** below. If no, list the zoning standards that the property does not meet in the space provided and then continue to **SECTION 3.**

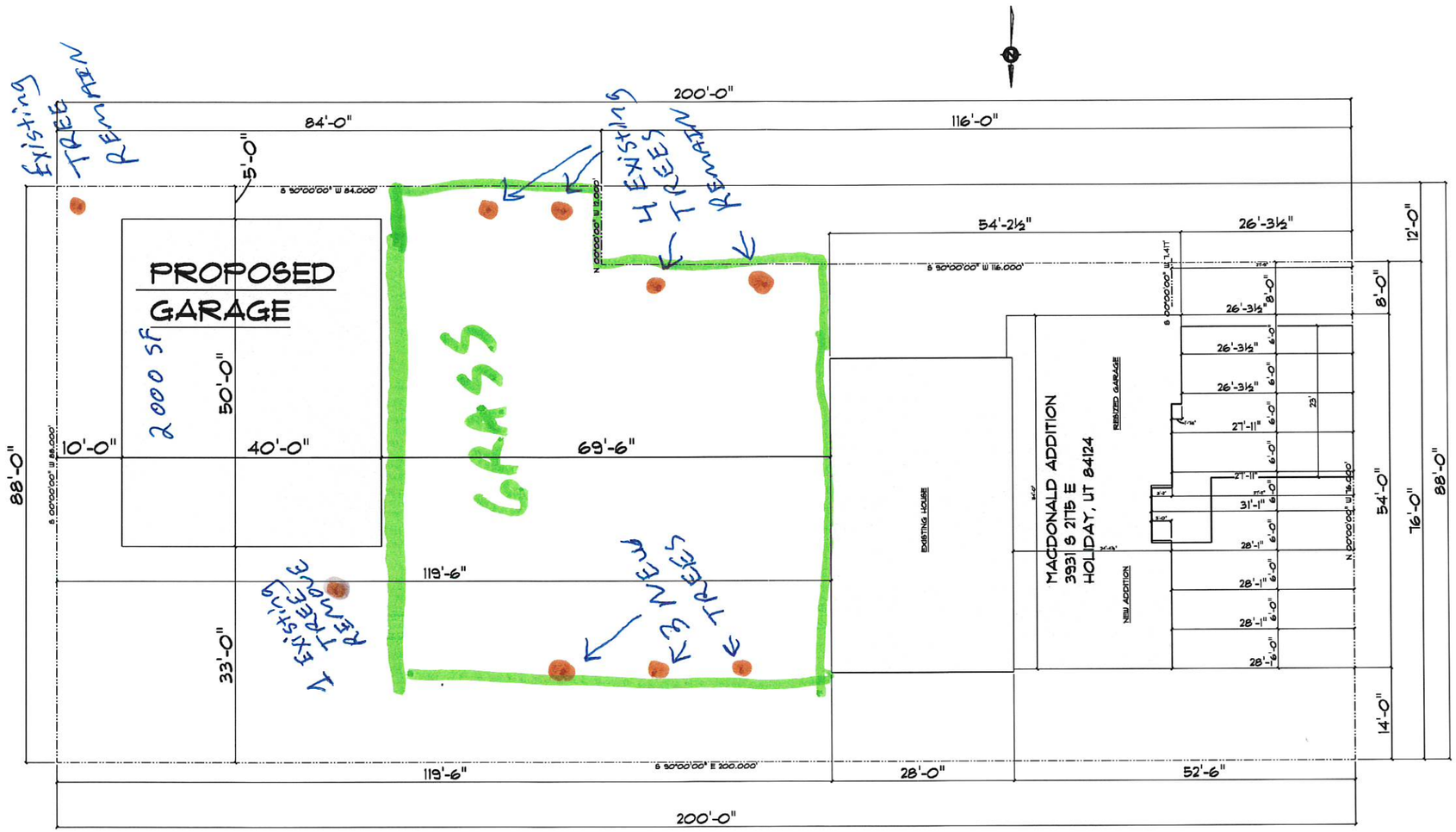
3/1/24

Property:
3931 S 2175 E
Holladay UT 84124

Owners:
Colyn and Cassidy Macdonald

To whom it may concern,
We are requesting permission to construct a building on the rear of our property. The purpose of this building will be a storage/sports court/casita apartment for mother in law. The building needs to measure 40'x50' (2000 sf) to accommodate the plans that we have. We intend to use the same building products as the primary structure, meaning framed with siding and stone to have it match the recently remodeled primary structure. There is only one tree that needs to be removed, all the rest will remain in place, in fact we plan to plant at least 3 new trees, probably more. The new building will have no impact on my neighbors, as they all have large trees near the property line and several have similar structures on their property. Therefore our will building will not contrast with public interest and will maintain the character our home and all the surrounding properties. Our new building will be strictly used for storage, sports, and casita use, no business or commercial interests will ever exist here.

Sincerely
Colyn Macdonald
Cassidy Macdonald



SITE PLAN

SCALE: 1" = 20'-0"

LURADIANCE
DESIGN AND CONSTRUCTION SERVICES

PHONE:

Colyn MacDonald

PAGE: 1/7 Site Plan

SCALE: 1" = 20'-0"

DATE: 2/27/2024

Carrie Marsh

From: Marlin Struhs
Sent: Wednesday, March 13, 2024 3:40 PM
To: Carrie Marsh
Subject: conditional use permit--Colyn Macdonald

[External Email - Use Caution]

I am writing about Colyn Macdonald's conditional use permit. 3931 South 2175 East.
I support the permit. Colyn has been upgrading this property and is doing exceptional work. He does quality work and whatever he has done and will do will no doubt be beneficial to the neighborhood.

Marlin Struhs
3941 South 2175 East

Carrie Marsh

From: Casey Blomquist
Sent: Thursday, March 14, 2024 9:16 AM
To: Carrie Marsh
Subject: conditional use permit 3931 south 2175 east

[External Email - Use Caution]

Hello Carrie,
I received a notice of public hearing in the mail regarding a conditional use permit for 3931 south 2175 east.
My question is what type of building are they requesting to build and how tall?
My house is north facing (out of my kitchen window), and I do not want my view of the foothills to be obstructed by a tall building.
My comment is please keep the building low enough so mountain and foothill views are not obstructed.
Holladay is such a beautiful, quaint area. I would really like to keep the charm of our beautiful neighborhood.
No mcmansions or weird, tall buildings in our neighborhood.
Thank you,
Casey Blomquist

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 24-4-04 6375 S HIGHLAND - REZONE RM TO PO

ADDRESS:

6375 S. Highland Dr.

LEGAL DESCRIPTION: *22-22-102-016*

BEG 1204.5 FT S & 53 FT E FR NW COR OF SEC 22, T 2S, R 1E, SL M; S 105.32 FT; S'LY ALG CURVE TO L 64.28 FT; E 78.24 FT; N 38^43' E 50.58 FT; N 31^42' E 153 FT; W 172 FT M OR L TO BEG. 0.5 AC M OR L. 4665-1153, 1154 5510-0412 5818-1188 6811-2170 10430-9291 10426-5242 10844-2613 11237-4032

APPLICANT/REPRESENTATIVE:

Aaron Hauga

PROPERTY OWNER:

6375 HQ, LLC

ZONING:

R-M

GENERAL PLAN DISTRICT:

HDMP - Segment C

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Mailed 3/8/2024

REQUEST:

Zone Map Amendment

APPLICABLE REGULATIONS:

13.07

EXHIBITS:

Zone map
Staff Report
Applicant Narrative

STAFF:

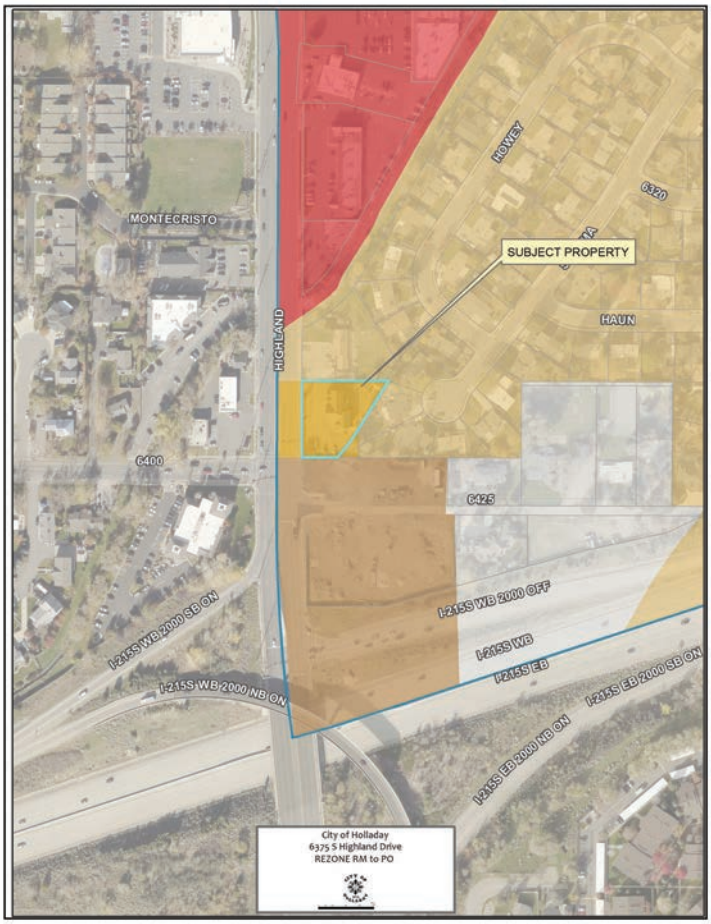
Carrie Marsh, City Planner

DECISION TYPE:

Legislative:

Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the reccomendation. Holladay Ord. 13.06.050.F2,13.07

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
March 19, 2024
Item #2

Request:	**ZONE MAP AMENDMENT: Residential Multi-Family (RM) to Professional Office (PO)**
Address:	6375 South Highland Drive
Applicant:	Aaron Hauga, Property Owner
Project:	Rezone – City of Holladay Zone Map Amendment
File No:	24-4-04
Planner:	Carrie Marsh

GOVERNING ORDINANCES:	13.07.030	AMENDMENT TO THE ZONE MAP
	General Plan	HIGHLAND DRIVE MASTER PLAN – SEG B

REQUIRED PLANNING COMMISSION ACTION - *Legislative*
Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the recommendation. Holladay Ord. 13.06.050.F2,13.07

SUMMARY

Located on the south end Highland Drive near Interstate 2-15. The main parcel is associated with two smaller triangular pieces, totaling .57 acres (24,829 sq. ft) and is currently zoned as Residential Multi-Family (R-M). The property is currently improved with an office building. The RM zone was originally established by Salt Lake County (later adopted by Holladay) as a mixed-use zone, allowing both multi-family residential and professional office uses. In 2018, the Professional Office zone was created, which removed office uses from the R-M. The property is considered as legal, non-conforming to the R-M zone, and as such, new tenants that offer services that did not previously exist in the building are not permitted. The property owner, is seeking to expand the use of the building to include both office and residential uses, requiring a rezone.

BACKGROUND
In 2018 the City Council, seeing the limited number of allowable professional office type uses in the RM zone tasked the Holladay Community and Economic Development Dept and the Planning Commission with creating a new Professional Office Zone. This new zone, *intended for existing office buildings* in the RM zone, expanded the types of allowed uses, i.e. medical, dental, personal services (salon etc.) in addition to conditionally permitting mixed-use planned unit developments. The PO zone was created with the expectation that rezone applications, submitted by a property owner, would receive expedited review and viewed favorable as an expected and anticipated application. Accordingly, this PO rezone application is expected by the City Council as a land use action intended to continually support the longevity of existing office buildings.

GENERAL PLAN APPLICATION/ANAYLSIS (HDMP – Segment C)
Implementing zone regulations to accommodate land uses and anticipate the growth needs/goals of the city is a particularly important land use decision. As a legislative action, this decision is guided by the community goals generalized in the City of Holladay General Plan (GP). In this case, as the property is located on Highland Drive, the *Highland Drive Master Plan, Segment B* is interpreted as the applicable General Plan District guiding this application.

This Appendix (K) to the City's General Plan enacts the Highland Drive Master Plan (HDMP). This plan recognizes the continued evolution of the area surrounding Highland Drive as part of the City's lifecycle. While acknowledging the inevitability of growth and change, the HDMP seeks to create policies that achieve balance between the constant pressure for development and the protection of those characteristics that make this area and the City of Holladay a unique and special place.

The HDMP recognizes that the historic development patterns along the Highland Drive corridor includes the full range of uses from large lot single family and medium to higher density residential uses to small and regional commercial nodes. For ease of communication, Highland Drive and its associated properties are considered in three segments. Each segment has unique history, land use development patterns, streetscape characteristics and is controlled by different jurisdictions.

Segment C, the section of the HDMP where this property is located is identified as a strong economic key in the city with land uses set as exclusively commercial.

The Highland Drive Master Plan details the importance of commerce in section B, stating that:

> *"Business is a key economic engine for the City of Holladay and the Plan recognizes its importance. Measures that attract economic vitality while protecting core community values should be encouraged along all segments of Highland Drive as allowed in this document.* ***Strategies for revitalization of the existing commercial uses and for encouraging new commercial uses*** *where permitted in this document along all segments of Highland Drive follow.*

Considering the General Plan's identification commercial use for this area, an analysis of both the PO and C-2 Zones are included below.

THE PROFESSIONAL OFFICE ZONE (PO):

Over the past 19 years the RM zone has been a common concern by the this and of Councils past. In 2018 the Council encouraged the city to separate the non-residential uses from residential uses allowed in the RM zone. Doing so would create a new zone designation; the Professional Office Zone (PO) accomplishing the intent of Principle 2 of the General Plan.

The Planning Commission was tasked to work on the draft text with staff. The focus of the study was to;

1) Amend the RM zone by removing, all non-residential uses - without altering any other elements of the zone, ie density, height, setbacks etc.
2) Creation of a new Professional Office land use zone which will maintain or expand the needs of current office building owners/tenants operate from building in the RM zone
3) Create a map of current office buildings located in the RM zone. This map will later be used as a guide to the public indicating which properties could be rezoned, upon adoption of the ordinance

The Commission conducted ongoing work sessions with required public hearings. Attention was paid to create standards that would balance the needs of future commercial building development and neighboring residential uses.
The Professional Office Zone states that:

> *"The purpose of the PO Zone is to set standards for areas in appropriate locations for professional and business offices, personal services and other compatible uses such as a commercial daycare facility. Developments in the PO Zone are intended to be compatible with abutting residential uses and to buffer residential development or zones from more intense land uses."*

Standards were specifically created in consideration of the purpose of the PO zone. The PO zone allows a building height of 40 feet, but also requires rear setbacks that neighbor residential zones to be increased by an additional 10 feet to 30 feet. The PO zone also requires a site plan review following the process outlined in 13.08. The City Council approved the commission's recommendation in 2019.

THE COMMERCIAL ZONE (C-2):

The purpose of the C-2 Zone is to "*provide areas in the city for commercial development*". The C-2 zone allows a wide range of uses including offices, services, medical offices, retail, restaurant and alcohol services, residential, and a mix of any uses. The full uses that are permitted and conditional in the zone are found in the Table of Allowed Uses, Chapter 13.100. The wide range of commercial uses within the C-2 zone is fitting to the goals of the Highland Drive Master Plan, which identify Segment C as a commercial area and key economic area within the City of Holladay.

Within the C-2 zone, building height is 35 feet with differing setbacks for buildings that contain dwelling units and other buildings and structures. Residential buildings: 25' front, 15' side, 30' rear. Other buildings: 20' front, 0' side/15' side when abutting residential, 0' rear/15' when abutting residential. Site plan review by the Planning Commission is required according to the process outlined in 13. 08.

REZONE PROPOSAL ANALYSIS

The following measures are intended to guide analysis of this proposal as an existing office building, while also considering the commercial land uses identified for Segment C of the Highland Drive Master Plan.

- **Allow new zoning that fosters the grouping of compatible businesses in order to enhance economic synergy in the current commercial areas.**

- The property is situated between an existing C-2 zone and an ORD zone (hotel), which has higher building heights than C-2 (72'). While PO would allow the property owner to continue and slightly expand their current use, ultimately the C-2 zone is what meets the stated goal of the HDMP for commercial uses. C-2 zoning would group this property with other commercial uses to the north and south.

- **Allow existing businesses to upgrade building architecture, landscaping and other site related factors to compliment the new vision of Highland Drive and to establish an ambience that is inviting for new businesses to locate within the existing commercial areas;**
  - PO zoning can provide some incentive to redevelop existing sites, but C-2 zoning may incentivize more redevelopment in line with the HDMP due to the expanded commercial uses within the zone. Paired with new parking standards implemented in 2022, the property may be more likely to upgrade the architecture, landscaping, and other site features to compliment Highland Drive and create new commercial opportunities. This is especially relevant considering the property's location next to a new hotel.

- **Improve access, infrastructure, easy pedestrian movement and other business promoting factors when properties redevelop or when public funds become available;**
  - The existing intersection to the south of the property is not ideally aligned. Future potential redevelopment of the property could provide an opportunity to align the intersection properly that would benefit pedestrians and businesses.

- **Adopt zoning regulations that will require placement of new buildings close to the street to calm traffic and create an aesthetically pleasing street wall that will invite more commerce and economic activity within current commercial areas;**
  - The PO zone includes a smaller front yard setback and higher building height than the existing C-2 zone that meets these guidelines. Staff suggests future similar modifications to the C-2 zone to places commercial activity close to the street with parking in the rear. Inviting more commerce and economic activity is accomplished with expanded uses including retail, services, restaurants allowed in the C-2 zone.

- **Streamline entitlement processes and permitting / fee structures in order to support development where appropriate;**
  - Rezoning of R-M properties is prioritized. While many RM properties are best suited to clearly rezone to the PO zone, the stated land uses and appropriate zones within the Highland Drive Master Plan should be considered over the PO zone. Future site plan review for any redevelopment on the site is consolidated by the Planning Commission reviewing preliminary plans with staff approval of final plans;

<u>TECHNICAL REVIEW COMMITTEE RECOMMENDATION</u>

Staff recommends that the Planning Commission allow the applicant time to present their petition and to also gather input from the public via required Public Hearing. Merits of the proposal should be discussed within the framework of points mentioned above (General Plan guidance). As legislative matters are often complex, this item may be continued to a later date for further discussion and final recommendation. However, if a recommendation to the City Council can be derived from tonight's discussion, a set of findings is required to accompany the motion, as per ordinance 13.07.030.G.2.

Staff is in support this rezone application and recommends forwarding an approval to the city council. While the requested zone is supported by previous legislation mandate intended to study and implement an expanded land uses scheme that supports Holladay's existing office buildings in order to be competitive in a leasing arrangement, the larger picture of Future Land Uses within the Highland Drive Master Plan should be given higher consideration. The road infrastructure and key location within Holladay support the higher impacts of commercial development and centralizes commercial uses. Multiple long-rage envisioning documents established by the city via public participation have been established to spur business retention and development along the city's strongest economic corridors and to dramatically retain, attract and improve the viability of the City's key commercial areas.

Staff urges the Commission again to moderate the discussion around the following points and to forward a recommendation to the City Council for final consideration.

a. Whether the proposed amendment is consistent with goals, objectives and policies of the General Plan
b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity
c. The extent to which the proposed amendment may adversely affect abutting properties; and
d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.

MOTION EXAMPLES

"I _____ *Motion to forward a recommendation to the City Council to (approve, deny) an application by* ***Aaron Hauga*** *to amend the Holladay Zoning Map for* ***.57 acres of land, located at 6375 S Highland Drive*** *from* ***RM*** *to* ***____****, based upon the following findings*"

1. > >
2. > >

Alternatively;

"*Motion to continue the application by* ***Aaron Hauga*** *to amend the Holladay Zoning Map for* ***.57 acres of land, located at 6375 S Highland Drive*** *from* ***RM*** *to* ***____****, to the next regularly scheduled meeting"*

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING
PROPOSED REZONE

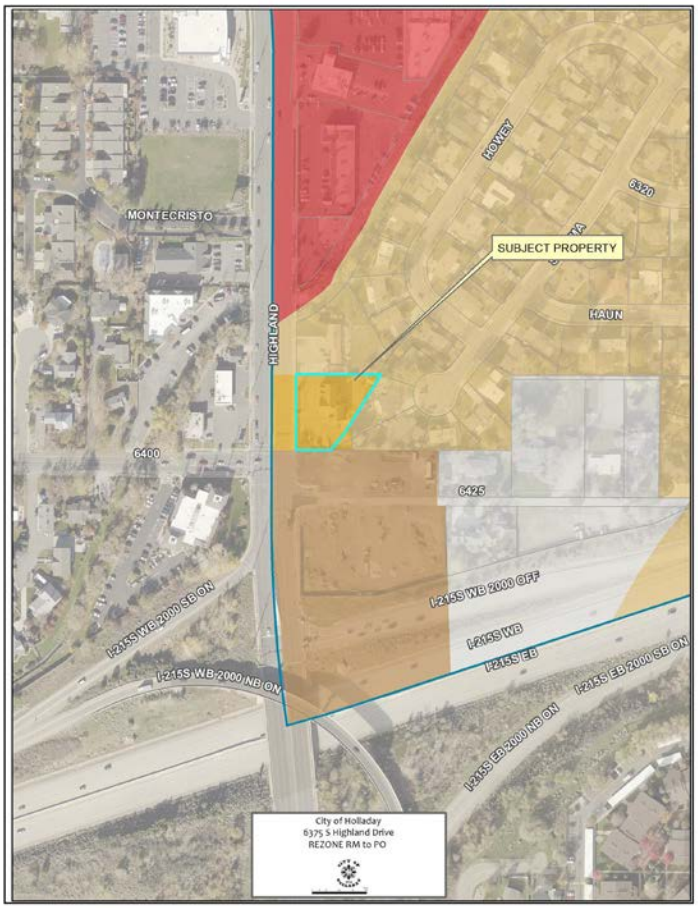
Date: **TUESDAY, MARCH 19TH, 2024**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay will Hold a public hearing before the Planning Commission to consider a zone change application (File # 24-4-04) submitted by Aaron Hauga. The Application proposes to rezone approximately .57 acres of property located at **6375 S. Highland Dr. from the Residential Multi-family (RM) Zone to the Professional Office (PO) Zone.** The Planning Commission, during this meeting, will provide a recommendation to the City Council. The City Council will make a final decision at a separately noticed meeting. *An entirely separate development application will be required prior to development if the proposed zone change is approved.

Please submit comments via email by 5:00 pm 03/18/2024 to Carrie Marsh, cmarsh@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City's website, www.holladayut.gov.

ATTENTION: This notice was mailed by order of the Community and Economic Development Director, Jonathan Teerlink,, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



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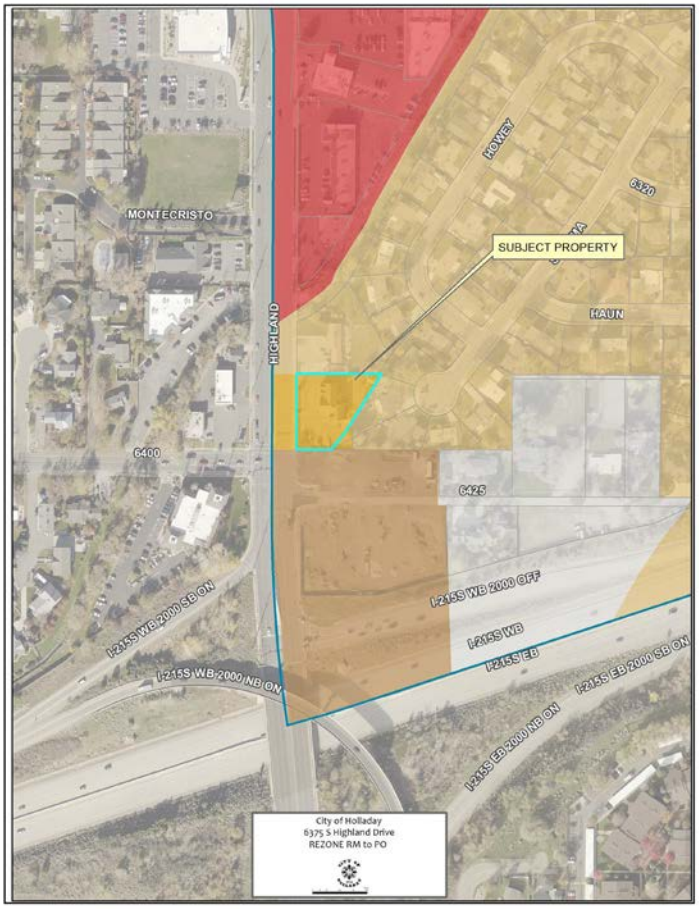
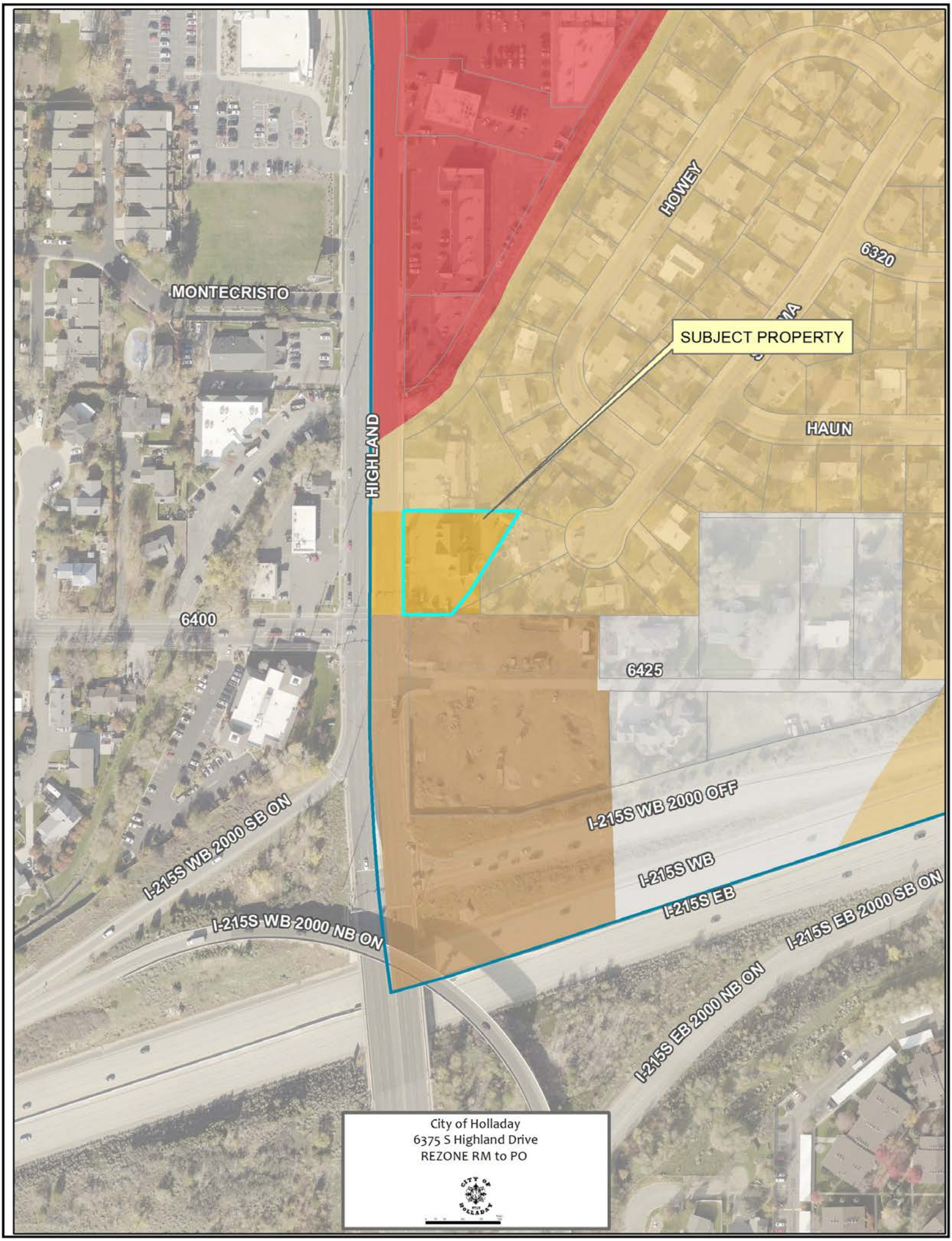
ATTENTION: This notice was mailed on _____ by order of the Community and Economic Development Director, LaNiece Davenport, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.

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City of Holladay
6375 S Highland Drive
REZONE RM to PO

MONTECRISTO
HIGHLAND
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I-215S WB 2000 OFF
I-215S WB
I-215S WB 2000 NB ON
I-215S EB
City of Holladay
6375 S Highland Drive
REZONE RM to PO

City of Holladay
COMMUNITY ECONOMIC DEVELOPMENT DEPARTMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890

GENERAL LAND USE/DEVELOPMENT APPLICATION

Name of Proposed Project: Stonebrook Office Building

Address of Project: 6375 S. Highland Dr., Holladay, Utah 84121

TYPE OF REQUEST: (mark all that apply)

	ADMINISTRATIVE PROCEEDURES APPLY (ORD. 13.08)		LEGISLATIVE PROCEEDURES APPLY (ORD. 13.07)
	SITE PLAN (__) PERMITTED of (__) CONDITIONAL	X	REZONE of PROPERTY
	SUBDIVISION PLAT		GENERAL PLAN AMENDMENT
	CONDOMINIUM PLAT		CODE AMENDMENT
	CONDITIONAL USE PERMIT		PUBLIC STREET: NAME CHANGE, VACATION /CLOSURE or DESIGNATION
	SPECIAL EXCEPTION		HISTORIC SITE DESIGNATION
	NON-CONFORMING USE DECLARATION		DEVELOPMENT AGREEMENT AMENDMENT
	OTHER:		ANNEXATION

Applicant Name: (Please Print) Aaron Haaga

Property Owners Name: (Please Print) **ATTACH SIGNED "OWNER AFFIDAVIT"** 6375 HQ, LLC

Applicant's Mailing:
Address: 5312 S. Woodcrest Drive City: Holladay State: Utah Zip: 84117

Applicant Phone: 801 706-5919

Applicant's Email Address: aaron@stonebrook.com

Main Contact Person (Please Print):
Name: Aaron Haaga Phone: 801-706-5919 email: aaron@stonebrook.com

Brief summary of proposal / request: Change from an RM zone to a PO zone.

FILING FEES: (ORD 3.35)

SITE PLAN REVIEW	$600.00	REZONE of PROPERTY	$900.00 + $85.00/acre
SITE PLAN AMENDMENT	$250.00	CODE AMENDMENT	$600.00
SUBDIVISION: *Final = 6% of the cost of improvements*	$2,000.00 + $100.00/lot	GENERAL PLAN AMENDMENT	$300.00 + $50.00/acre
CONDOMINIUM	$1,000.00 + $100.00/unit	HISTORIC SITE DESIGNATION	$600.00
CONDITIONAL USE PERMIT - *COMMERCIAL*	$1,000.00 + $35.00/acre	PUBLIC STREET:	$300.00 – vacation $500.00 – dedication $250.00 – namechange
CONDITIONAL USE PERMIT - *RESIDENTIAL*	$900.00 + $50.00/unit	ANNEXATION	
CONDITIONAL USE PERMIT – *HOME BUSINESS*	$100.00	DEVELOPMENT AGREEMENT AMENDMENT	
CONVERSION TO CONDOMINIUM	$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION:	$75.00
SPECIAL EXCEPTION	$600.00	OTHER:	
SUBDIVISION AMENDMENT	$500.00		

FINAL TOTAL DUE: 942.50

OFFICE USE ONLY
FILE NUMBER 24-4-04
PARCEL NUMBER
GENERAL PLAN: Highland Dr.
ZONE: RM ACREAGE:
PC ACTION: DATE:
CC ACTION: DATE:
FILE DATE:

RECEIPT DATE 2/27/24 No. 191017

RECEIVED FROM AX 9912 LLC $ 942.50

nine hundred and forty-two and 50/100 DOLLARS

○ FOR RENT
○ FOR rezone application 6375 Highland

ACCOUNT	
PAYMENT	942.50
BAL. DUE	

○ CASH
✓ CHECK
○ MONEY ORDER
○ CREDIT CARD

check # 1051

FROM TO

BY [illegible]

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...licant.

OWNER'S AFFIDAVIT

This Owner's Affidavit (this "Affidavit") is made by 6375 HQ, LLC (the "Owner") who is the legal and right property owner(s) of the following parcel(s): 22-22-102-016, 22-22-102-021, 22-22-107-040 (the "Property").

The Owner acknowledges that Aaron Haaga (the "Representative") is authorized to represent Owner's interests in the Property for the following purposes (check all that apply):

- ☒ Rezone the Property
- ☐ Change Property's Future Land Use designation
- ☐ Development Agreement
- ☐ Subdivision or Subdivision Amendment
- ☐ Site Plan (may include a minor site plan or site plan amendment)
- ☐ Small Residential Development
- ☐ Conditional Use Permit
- ☐ Variance Request
- ☐ Accessory Dwelling Unit
- ☐ Reasonable Accommodation Request
- ☐ Other: _____

The Owner understands that this authorization allows the Representative to submit applications to the City of South Jordan for the above-checked purposes.

OWNER SIGNATURE

OWNER SIGNATURE

State of Utah)
§
County of Salt Lake)

On the 27th day of February, 2024, personally appeared before me Aaron Haaga, the signer of the above instrument, who duly subscribed and swore before me that he executed the same.

Notary Public

KODY CONDIE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 726125
COMM. EXP. 08-08-2026

(seal)

Narrative for Rezone Request

February 27, 2024

6375 HQ, LLC
C/O: Aaron Haaga
6375 South Highland Drive
Holladay, Utah 84121

To Whom It May Concern:

This letter serves as the narrative/explanation as to the validity and/or appropriateness of the request to rezone the property located at 6375 South Highland Drive, Holladay, Utah 84121 from a RM (residential mixed-use zone) to a PO (professional office zone). The City of Holladay has set forth the following considerations for a rezone application to be considered. They are:

1. Is the change consistent with the General Plan?
2. Is it in the Public Interest?
3. Is it in harmony with the objectives and purposes of the future development of the City of Holladay?
4. Is the change reasonably necessary?

In answer to whether the change is consistent with the General Plan, the current General Plan calls for this area to be one of the City's "commercial corridors". The current RM zone is limiting as to its commercial applications, whereas the PO zone allows for a broader range of professional office applications as well as mixed use applications more fitting for the location.

This change is in the Public Interest as it broadens the commercial scope of the property without disrupting the neighbors around. The change to the PO zone would not change the traffic count, create usage at night that would be disruptive, or negatively impact the adjoining properties.

As this corridor is to be one of the commercial corridors of the City, and it broadens the scope to allow for additional office type tenants and mixed-use components, it is in harmony with the objectives and purposes of the future development of the City of Holladay.

The change is reasonably necessary as the RM zone is, at its core, a residential zone with very limited commercial applications. The PO zone is, at its core, a commercial zone allowing for the types of properties this corridor needs.

As we all strive to make the City of Holladay a wonderful place to live, we need properties that will meet the various needs of it's citizens. With this zone change we will be able to attract more businesses to the location as well as provide much needed housing as well.

Thank you for your consideration. If you have any questions regarding this application, please contact me.

Sincerely,

Aaron Haaga

Notice of Neighborhood Meeting

February 27, 2024

6375 HQ, LLC
C/O: Aaron Haaga
6375 South Highland Drive
Holladay, Utah 84121
801-706-5919

Dear Neighbor:

A neighborhood meeting will be held on Thursday, February 29, 2024, at 6pm at the City of Holladay located at 4580 S 2300 E, Holladay, Utah 84117 in the Big Cottonwood Room to discuss the rezoning of the property located at 6375 South Highland Drive, Holladay, Utah 84121 from a RM (residential mixed-use zone) to a PO (professional office zone).

Please join us to discuss this rezone application and share your thoughts with us.

Please note that this is ***NOT*** a City of Holladay Planning Commission or City Council meeting. This is a pre-meeting prior to presenting a pending application with the City of Holladay.

Thank you,

Aaron Haaga

	Name	Address	Phone	Email
1	Camille Andersen	2055 E 6425 S	801 573 4397	camille.k.andersen@gmail.com
2	Bonnie Felts	2054 E. 6425 S.	801 599.0459	feltsbonnie@gmail.com
3	Tom Hoyt		801-699 9478	
4	Omur Okte	6354 S Howey	801-376-4446	
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Minutes: All were concerned with having a bar located on premises. The PO zone would not allow this, I assured them. There was some distrust and resentment regarding the hotel to the south zoning and how that came about.

OWNER 1 LAST I	OWNER 1 FIRST NA	MAIL ADDRESS	MAIL CITY	MAIL STAT	MAIL ZIP C
Judd	Kemery	6345 S Senoma Dr	Holladay	UT	84121
Porter	Rena	1936 E 6400 S	Murray	UT	84121
Forsman	Erik	6345 S Howey Dr	Holladay	UT	84121
Hanks	Hunter	6329 S Howey Dr	Holladay	UT	84121
Wang	Shixian	2086 E Haun Ave	Holladay	UT	84121
Andersen	Camille	2055 E 6425 S	Holladay	UT	84121
Okte	Mehmet O	6354 S Howey Dr	Holladay	UT	84121
Booth	Michelle	6439 S 1940 E	Salt Lake City	UT	84121
Jacobsen	Brent	6323 S Senoma Dr	Holladay	UT	84121
Hatch	Suzanne	6389 S Senoma Dr	Holladay	UT	84121
Heaps	Robert	2094 E Haun Ave	Holladay	UT	84121
Bagley	Nettie	2071 E 6425 S	Holladay	UT	84121
Ayre	Allison	2085 E Haun Ave	Holladay	UT	84121
Carter	Brett	6431 S 1940 E	Salt Lake City	UT	84121
Schoenfeld	John	6344 S Howey Dr	Holladay	UT	84121
Sweet	Drew	2089 E 6425 S	Holladay	UT	84121
Roberts	Kyler	6281 S Granada Dr	Salt Lake City	UT	84121
Sorensen	Darin	1839 E Abbedale Ln	Sandy	UT	84092
Ulibarri	Marylynn	6333 S Seville Rd	Salt Lake City	UT	84121
Lloyd	Carolyn	6284 S Wrenhaven Rd	Holladay	UT	84121
Vega	Alejandro	6287 S Granada Dr	Salt Lake City	UT	84121
Jill	Rawstorne	6335 S Seville Rd	Salt Lake City	UT	84121
Fisher	John	6327 S Senoma Dr	Holladay	UT	84121
Sidoli	Andrew	6289 S Granada Dr	Salt Lake City	UT	84121
Jones	Jon	Po Box 1770	Salt Lake City	UT	84110
		6339 S Shady Grove Cir	Salt Lake City	UT	84121
Shelton	Tracy	6382 S Shady Grove Cir	Salt Lake City	UT	84121
Everts	Jonathan	2076 E Haun Ave	Holladay	UT	84121
Flegal	Erick	6302 S Howey Dr	Holladay	UT	84121
Nielson	Wendelyn	6317 S Howey Dr	Holladay	UT	84121
		6358 S Howey Dr	Holladay	UT	84121
Larsen	John	6384 S Senoma Dr	Holladay	UT	84121
Moss	Gretchen	6393 S Senoma Dr	Holladay	UT	84121
		1043 E Serpentine Way	Sandy	UT	84094
Brandon	Jacob	6324 S Howey Dr	Holladay	UT	84121
Gorchos	Keith	1955 E 6400 S	Murray	UT	84121
Gunderson	Tony	6283 S Granada Dr	Murray	UT	84121
Burton	Eric	6307 S Howey Dr	Holladay	UT	84121
Tinling	Tyler	6390 S Senoma Dr	Holladay	UT	84121
Nielsen	William	6292 S Howey Dr	Holladay	UT	84121
Lund	Susan	2103 E 6425 S	Holladay	UT	84121
Mccleary	Chad	1547 E Kensington Ave	Salt Lake City	UT	84105
Casper	Richard	2068 E Haun Ave	Holladay	UT	84121
Stafford	Rosemarie	6285 S Granada Dr	Salt Lake City	UT	84121
Metcalf	Thomas	6337 S Seville Rd	Salt Lake City	UT	84121
Fischer	Christopher	6334 S Howey Dr	Holladay	UT	84121
Diederich	Hugo	6312 S Howey Dr	Holladay	UT	84121
Caldwell	Jan	1951 E 6400 S	Murray	UT	84121

Berets	Heather	6378 S Senoma Dr	Holladay	UT	84121
Schembari	Alice	6337 S Shady Grove Cir	Salt Lake City	UT	84121
Finlinson	Andre	1947 E 6400 S	Murray	UT	84121
Simpson	Carolyn	1926 E 6400 S	Murray	UT	84121
Hofeling	Phil	6362 S Senoma Dr	Holladay	UT	84121
Belgique	Daniel	6318 S Senoma Dr	Holladay	UT	84121
Muztafago	Shauna	6334 S Senoma Dr	Holladay	UT	84121
		2054 E 6425 S	Holladay	UT	84121
Roxburgh	Joan	6324 S Senoma Dr	Holladay	UT	84121
Allred	Barbara	6344 S Senoma Dr	Holladay	UT	84121
		6299 S Howey Dr	Holladay	UT	84121
Wagaman	Neil	6354 S Senoma Dr	Holladay	UT	84121

Legal Descriptions for Rezone Application

Parcel # 22-22-102-016

SEC/TWN/RNG/MER:SEC 22 TWN 02S RNG 01E BEG 1204.5 FT S & 53 FT E FR NW COR OF SEC 22, T 2S, R 1E, SL M; S 105.32 FT; SLY ALG CURVE TO L 64.28 FT; E 78.24 FT; N

Parcel # 22-22-102-021

BEG SW COR LOT 32, BISCAYNE PARK #3; N 38^43' E 50.53 FT; N 31^42' E 30 FT; S 0^21'07 W 39.57 FT; S 61^41'30" W 53.53 FT TO

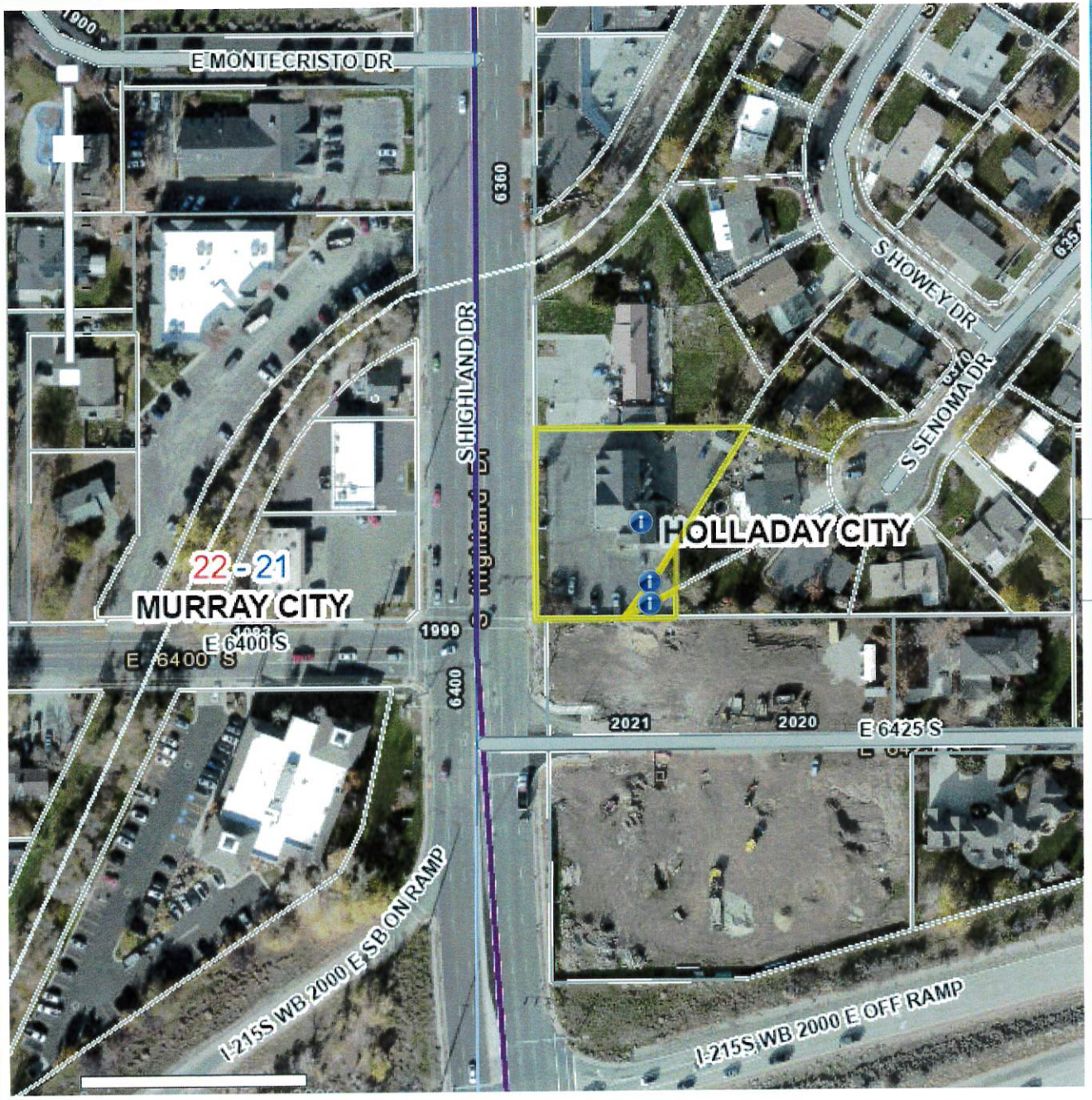
Parcel # 22-22-107-040

BEG SW COR LOT 19, BISCAYNE PARK #3 SUB; E 46.97 FT; N 0^ 21'07 E 25.38 FT; S 61^41'30" W 53.53 FT TO BEG. (BEING PART LOT 19

SALT LAKE COUNTY

new Parcel Viewer

Base Maps | Pictometry



Parcel

Land

Structures

Value History

Results 3

Property location	Owner Name	F
6375 S HIGHLAND DR	6375 HQ, LLC	2
6375 S HIGHLAND DR	6375 HQ, LLC	2
6375 S HIGHLAND DR	6375 HQ, LLC	2

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 24-4-03 CH 13.63 ALLOWED BLDG HGT IN C-2

ADDRESS:

LEGAL DESCRIPTION:

APPLICANT/REPRESENTATIVE:

Bret Laughlin

PROPERTY OWNER:

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

?

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

Posted 3/8/2024

REQUEST:

Ordinance Amendment

APPLICABLE REGULATIONS:

13.07

EXHIBITS:

Zone map
Staff Report
Applicant Narrative

STAFF:

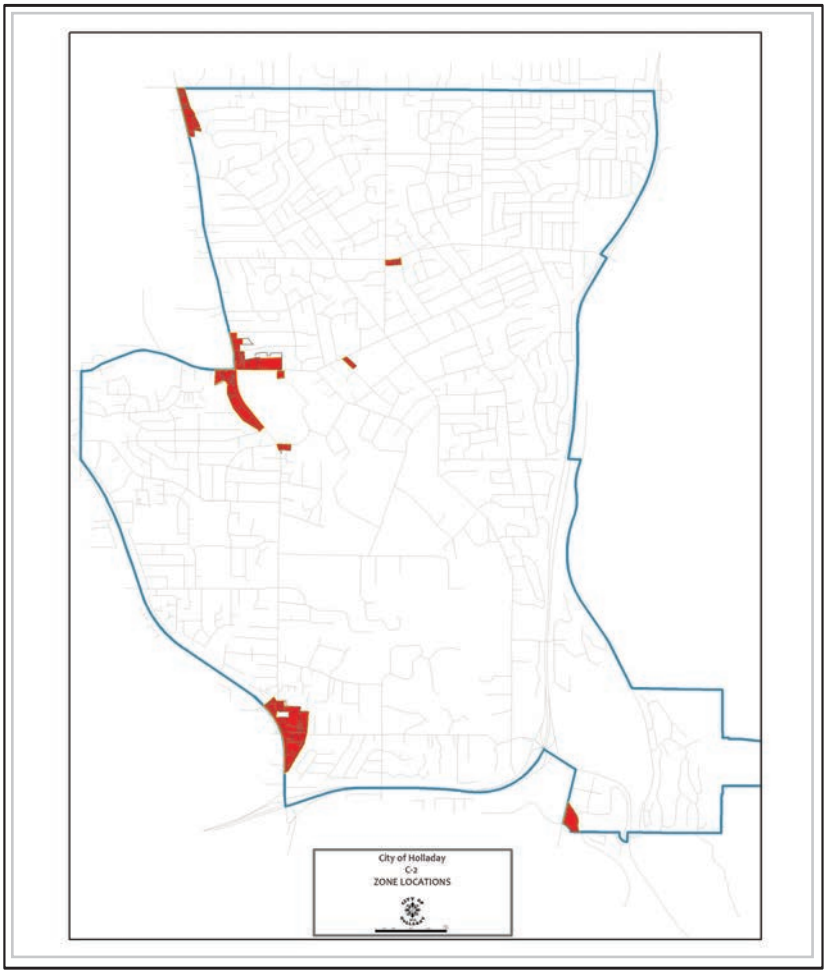
Jonathan Teerlink, CED Director

DECISION TYPE:

Legislative:

Public Hearing Required. PC shall make a recommendation to City Council to either approve or disapprove the request. All motions require findings which support the reccomendation. Holladay Ord. 13.06.050.F2,13.07

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
March 19th 2024
Item #3

Request: **Ordinance amendments: 13.62.110 Building Height in the C-2 Zone**
Subject: **Quasi-public (Church) Use Permitted in C-2 Zone**
Applicant: Brent Laughlin, Chris Layton as representative
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.07.030	Text Amendment Procedure / Requirements
	13.04	Definitions

REQUIRED PLANNING COMMISSION ACTION: ***Legislative***
Text, or ordinance amendments are proposed changes to the City of Holladay Code. Amendments can be in the form of a new, or an alteration of, existing rules or regulations/standards. Such amendments to the City of Holladay ordinance requires the Planning Commission to hold a public hearing and forward a recommendation, with findings, to the City Council for final decision/action.

REQUEST
On behalf of the property owner Brent Laughlin, the applicant, represented by Chris Layton is proposing to Amend Title 13, Chapter 13.62.110, Building Height (C-2 Zones) of the Holladay Municipal Code. The purpose of the Code Amendment is to propose that building heights in C-2 zones be set to a maximum height of 40 feet, five (5) feet taller than currently allowed. The proposed increase does not affect the C-2 zone's maximum stories provision.

BACKGROUND
Since incorporation (1999) several elements regulating construction standard have continually been debated. One standard, specifically, that is routinely deliberated is the allowed height of new construction. However, heights for all C-1 and C-2 zones remain unchanged since incorporation (or longer). For this application, height regulations are referenced in 13.62.110.

NON-CONFORMING USES
This Code Amendment would not create any non-conforming use situations as it would only apply to new construction. A non-conforming situation would result if the proposal intended to *lower* maximum building heights.

GENERAL PLAN COMPLIANCE
Chapter 4 of the Holladay General Plan (GP) provides long range planning guidance for economic districts. This chapter is specifically established to affirm economic resilience and stability by recognizing the evolution of development within as set of established goals (selected from Chapter 4 as applicable):

1. *Maintain and enhance property values throughout the City.*
2. *Maximize the development within the existing key commercial districts within the City.*
3. *Encourage and promote the development of employment centers at key locations within the City.*
4. *Identify and support the establishment of businesses within the retail sectors to recapture lost sales.*

Overall, ordinance development standards should act as the "hammer-and-nails" to achieve the goals of a general plan "blueprint". As standards are created then applied, and then recreated, the process repeats many be times when a different or specialized "hammer" or tool is identified to achieve General Plan goals.

SUMMARY OF CHANGES COMPARISON CHART

Below is a simplified comparison chart of the current (codified) code and the most recent proposal.

13.62.110	*Maximum Heights in C-2 Zone*	Limited to 3 stories or a max of 35 feet	To change 35 to 40 feet

Comparison of current maximum heights across commercial and mixed-use zones

Commercial,1	*Commercial, 2*	*Holladay Village §13.71*	*Residential Office §13.50*	*Public §13.46*	*Professional Office §13.44*	*Neighborhood Commercial §13.62*	*Office, Research and Development §13.45*	*Regional Mixed Use – "Holladay Hills" §13.65*	*Holladay Crossroads §13.66*
2 Stories or 25'	3 Stories or 35'	Location based: 32' – 68'	Lot Size Based: 32'-35'	3 Stories or 45'	40'	Lot Size Based: 32'-35'	72'	Location based: 40'-90'	Location based: 32' – 58'

PROPOSED ORDINANCE AMENDMENT CONSIDERATIONS:

The intent of the amendment is to increase allowed height maximums, marginally. As the current C-2 zone requires retail to be the primary use, a majority of the building mass is apportioned to this first level - in order to create a space appealing to a modern retail user. This can be generalized two-fold; a) As modern retail spaces demands a taller interior wall height, and associated dimensional construction clearances are needed, b) the remaining balance runs just "short" of affording upper level construction clearances. This difference has been identified by the applicant as five (5) feet.

Where dramatic swings to minimum standards may have drastic effects on master plan goals, a minor modification may not. In the applicant's case, the older Salt Lake County height standard is, according to the narrative, stifling what could be a more appealing end result. In fact, maximums in both the C-1 and the C-2 zone should be considered. Considering an increase by five feet would effectuate a building which would still meet commercial zone strategies. Such an increase could be considered the tipping point, a catalyst for a property owner's ability to create a space which is attractive to possible tenants and creating sustainable economic growth.

STANDARDS OF CONSIDERATION, FOR or AGAINST:

13.07.030G: Approval Standards:

1. A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council. The city council, after reviewing the planning commission recommendation, may:
    a. Adopt the amendment as recommended by the planning commission;
    b. Make any revisions to the proposed amendment that it considers appropriate;
    c. Remand the proposed amendment back to the planning commission for further consideration; or
    d. Reject the proposed amendment.
2. In reviewing a text or map amendment, the following factors should be considered:
    a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;
    b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
    c. The extent to which the proposed amendment may adversely affect abutting properties; and
    d. The adequacy of facilities and services intended to serve the subject property, such as, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, environmental hazard mitigation measures, water supply, and wastewater and refuse collection.

RECOMMENDATION:

Staff recommends that the Planning Commission hold the required public hearing and moderate a discussion with the applicant on the merits of the proposal against the general plan. Upon assessment of the proposal, it is staff's recommendation that the commission may forward a positive recommendation to the City Council to amend Title 13, Chapter 13.62.110, of the Holladay Municipal Code, as shown in Exhibit "A," based on the following findings:

1. The proposal aligns with principles of the General Plan as an amendment from a property owner to:
    a. *"The City's future development patterns must include … the accommodation of growth and economic development at focused locations." Chapter 2: Future Land Use and Urban Design Concepts, page 14.*
    b. *"Review the entitlement process and existing zoning ordinances to foster desired economic development."*
    c. *"Allow the intensification of uses in the existing economic districts where they will not create excessive negative impacts to surrounding residential properties."* Chapter 4 Economic Stability and Resilience, Implementation Measures, Page 45

Additionally, staff acknowledges that all development standards for the C-1 and C-2 zones are potentially 25 to 35 years out date

MOTION EXAMPLES

A motion to approve or deny:

"I____*Motion to forward a recommendation to the City Council to (approve, deny) an application by* ***Brent Laughlin, represented by Chris Layton*** *to amend Title 13, Chapter 13.62.110, of the City of Holladay Land Use code to increase the maximum allowable height from 35 feet to 40 feet.*

1. Accomplishes the goals and purpose of the General Plan
2. <any other findings as discussed within the meeting>

A motion to continue:

"I____*Motion to continue to the next regularly scheduled Planning Commission meeting, an application by* ***Brent Laughlin, represented by Chris Layton*** *to amend Title 13, Chapter 13.62.110, of the City of Holladay Land Use code to increase the maximum allowable height from 35 feet to 40 feet. specific items to discuss further are requested: 1… 2… 3…"*

13.62.110: BUILDING HEIGHT:
No building or structure in the C-2 zone shall contain more than three (3) stories, or exceed thirty five feet (35') in height, and no dwelling structure shall contain less than one story.

In the C-2 zone, firewalls, skylights, clock or bell towers, steeples, flagpoles, chimneys, and wireless telecommunication masts may be erected above the height limit prescribed in this title. However, no space above the height limit shall be allowed for the purpose of providing additional floor space. (Ord. 2012-15, 9-20-2012)

CHAPTER 13.62
C-2 COMMERCIAL ZONE

SECTION:

13.62.010: Purpose Of Provisions
13.62.020: Site Plan Review And Approval
13.62.030: Primary Uses
13.62.040: Accessory Uses
13.62.050: Businesses And Uses; Conditions
13.62.060: Lot Area
13.62.070: Lot Width
13.62.080: Front Yard
13.62.090: Side Yard
13.62.100: Rear Yard
13.62.110: Building Height
13.62.120: Coverage Restrictions
13.62.130: Landscaping

13.62.010: PURPOSE OF PROVISIONS:
*No amendments proposed

13.62.020: SITE PLAN REVIEW AND APPROVAL:
*No amendments proposed

13.62.030: PRIMARY USES:
*No amendments proposed

13.62.040: ACCESSORY USES:
*No amendments proposed

13.62.050: BUSINESSES AND USES; CONDITIONS:
*No amendments proposed

13.62.060: LOT AREA:
*No amendments proposed

13.62.070: LOT WIDTH:
*No amendments proposed

13.62.080: FRONT YARD:
*No amendments proposed

13.62.090: SIDE YARD:
*No amendments proposed

13.62.100: REAR YARD:
*No amendments proposed

DRAFT

13.62.110: BUILDING HEIGHT:

No building or structure in the C-2 zone shall contain more than three (3) stories, or exceed ~~thirty five feet (35')~~ forty feet (40') in height, and no dwelling structure shall contain less than one story. In the C-2 zone, firewalls, skylights, clock or bell towers, steeples, flagpoles, chimneys, and wireless telecommunication masts may be erected above the height limit prescribed in this title. However, no space above the height limit shall be allowed for the purpose of providing additional floor space. (Ord. 2012-15, 9-20-2012)

13.62.120: COVERAGE RESTRICTIONS:

*No amendments proposed

13.62.130: LANDSCAPING:

*No amendments proposed

DRAFT

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

3909 HIGHLAND DRIVE LLC

3909 S HIGHLAND DR

HOLLADAY UT, 84124

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY OF HOLLADAY
COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT
4580 South 2300 East
Holladay, Utah 84117
801.527.3890

NOTICE of PUBLIC HEARING
PLANNING COMMISSION

KOREA ENTERPRISES, LLC

3953 S HIGHLAND DR

HOLLADAY UT, 84124

CITY OF HOLLADAY
40°40'16.59"N 111°49'30.40"W EST. 1849 INC. 1999

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING
PROPOSED ORDINACE AMENDMENT

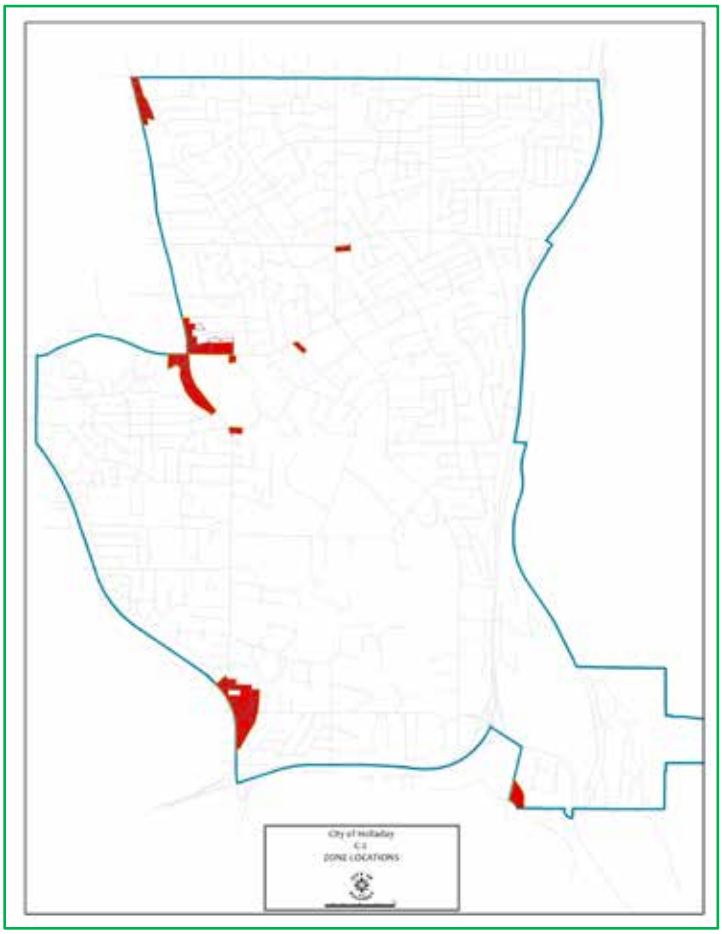
Date: **March 19th 2024**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay will Hold a public hearing before the Planning Commission to consider an amendment to Title 13.62.110 of the Holladay City Code, Land Use and Development Regulations. Application submitted by Brent Laughlin proposes to **increase the allowed construction height in all C-2 zones from 35 feet to 40 feet**. The Planning Commission, during this meeting, will provide a recommendation to the City Council. The City Council will make a final decision at a separately noticed meeting.

You have received this notice as you own property affected by this amendment. Please submit comments via email by 5:00 pm 03/18/2024 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting at www.cityofholladay.com

ATTENTION: This notice was mailed on 03/08/2024 by order of the Community and Economic Development Director, LaNiece Davenport, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

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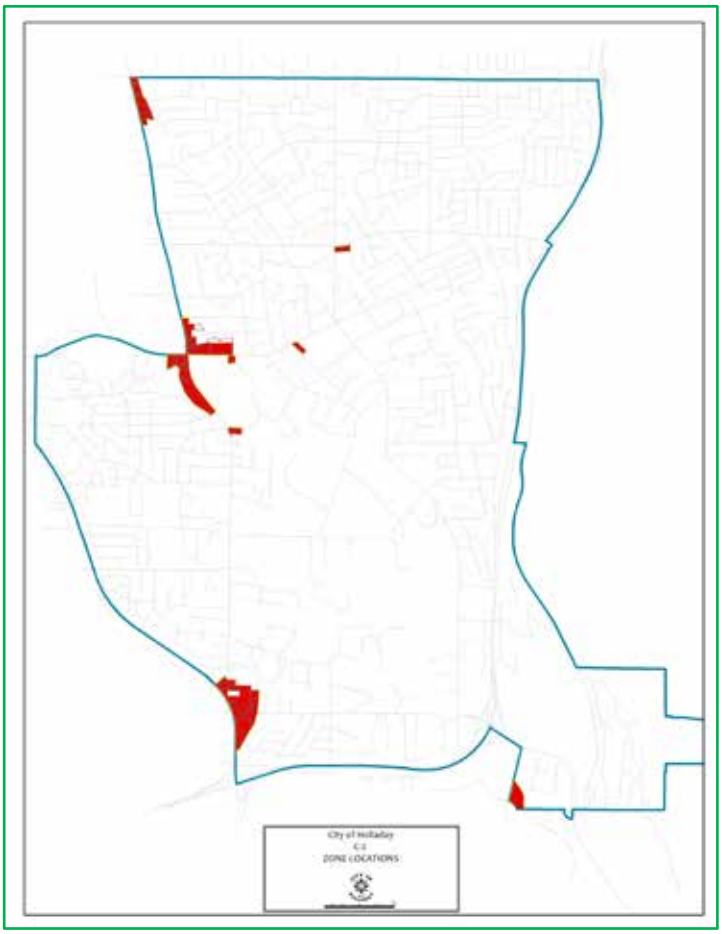
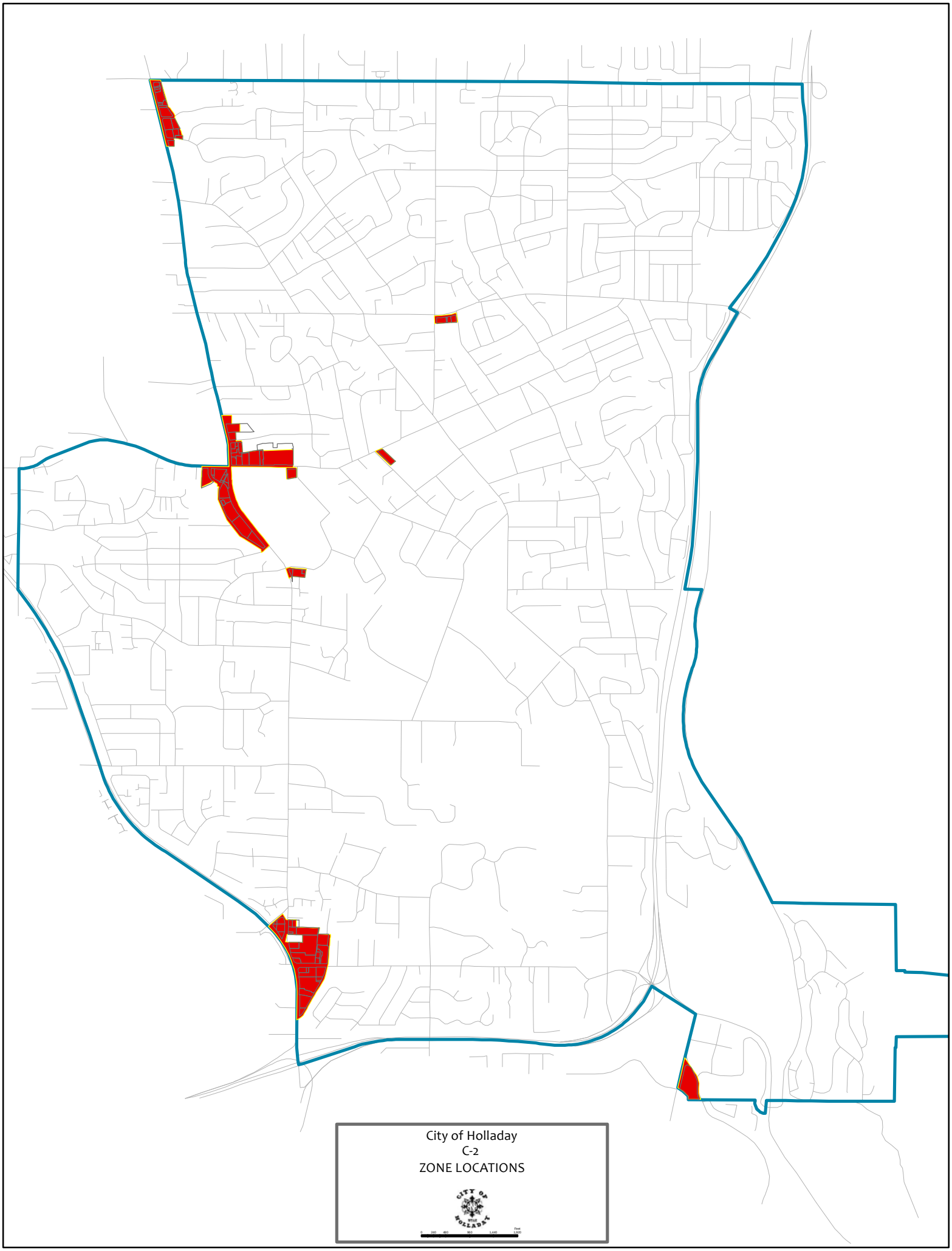



City of Holladay
C-2
ZONE LOCATIONS
CITY OF HOLLADAY
0 240 480 960 1,440 1,920
Feet

Holladay City Planning Commission and City Council

Request for a Text Amendment to the C-2 Zone

Respected City Leaders,

On behalf of property owners, developers, design professional and concerned citizens for responsible growth; I am offering this narrative for your consideration of a possible text amendment to the building height specified in the C-2 Zone.

Currently, in the C-2 Zone, the building height is limited to 35 feet from existing grade to the top of the structure, excluding some minor appurtenances. The challenge for many of us that own, develop, and are designing projects in the C-2 zone, is that this height restriction is not so much limiting the quantity of [3] stories, but the quality of those stories.

In many mixed-use projects which are currently in the design and development process, we are finding that the necessary floor to floor distances to create quality spaces do not work well. For example, if you desire to have one or two floors of commercial space and one or two floors of residential space [totaling 3 stories] there is not sufficient height to allow for this to work [well] when limited by the current 35-foot height limit.

However, with the allowance of only 5 more feet, we can achieve three quality stories of mixed uses and provide adequate parapets to screen the roof top equipment or roof accesses. We believe that this will allow for better quality spaces for Holladay residents.

We look forward to future discussion with you and working together to come up with a great solution.

Sincerely,

Chris W Layton – Principal Architect

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 22-1-15 WALKER MEADOWS CIR SUB. TIME EXTND

ADDRESS:

5203 S Highland Drive

LEGAL DESCRIPTION: *22-09-433-001*

COM 1268.3 FT N & 239.79 FT W FR SW COR SEC 10, T 2S, R 1E, S L M; S 79^40' E 291.3 FT; N 100 FT; N 79^40' W 289 FT; S 1^31' W 100 FT TO BEG LESS STREET 0.59 AC 4469-0871, 5352-575 5352-0576 5481-2133 5658-2887 5859-464 5859-0466 6199-1275 6180-2183 6240-222 10181-6573

APPLICANT/REPRESENTATIVE:

Darren Mansell

PROPERTY OWNER:

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Highland Drive Master plan - Seg B

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

REQUEST:

Subdivsion Amendment

APPLICABLE REGULATIONS:

13.10.090

EXHIBITS:

Zone map
Staff Report
Applicant Narrative

STAFF:

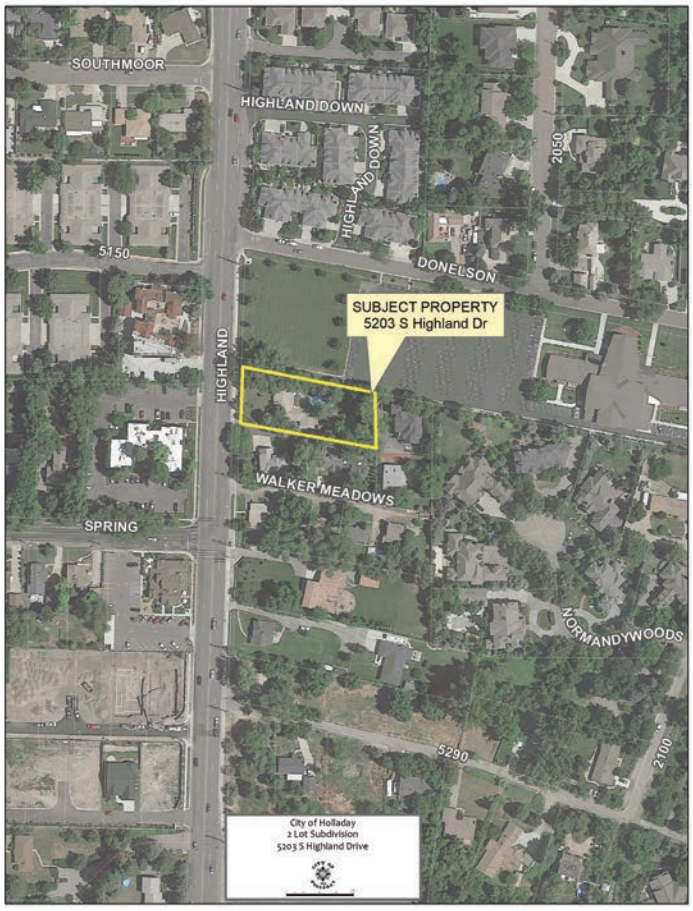
Carrie Marsh, City Planner

DECISION TYPE:

Administrative/Procedural:

Commission shall approve, approve with changes or continue to a later date the agenda item

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
March 19, 2024
Item #4

Request:	**RESIDENTIAL SUBDIVISION –FINAL PLAT RECORDING EXTENSION**
Project:	Walker Meadows Circle Subdivision
Address:	5203 S Highland Drive
Zone:	R-1-10
Applicant:	Darren Mansell
File No:	22-1-11
Notice:	N/A
Staff:	Carrie Marsh

GOVERNING ORDINANCES:	13.08.010E	FINAL REVIEW & APPROVAL STANDARDS
	13.10.050C	SUBDIVISIONS SUBMISSION REQUIRMENTS – FINAL
	13.10.090	EXPERATION
	13.14	SINGLE-FAMILY RESIDENTIAL ZONES

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***

The extension of time to record a final plat may be extended beyond 1 year by the Land Use Authority (Planning Commission)
Concept/Preliminary Subdivision approval: *November 15, 2022*
Final Subdivision approval deferred to Staff: *November 15, 2022*

SUMMARY

- Approved subdivision is for two separate lots on Walker Meadows Circle. Each lot is .28 acres (12,201 sq. ft), totaling .56 acres (24,393.6 sq. ft) of land, meeting the minimum lot size required in the R-1-10 zone. The two parcels are accessed by a shared, 20' wide private drive and all setbacks are noted on the plat.
- The Final plat has received comments from city staff and is awaiting corrections before a mylar is printed for recording.

TECHNICAL REVIEW COMMITTEE ANAYSIS and RECOMMENDATION

The TRC has reviewed the final plat and request for extension. The applicant has not made any significant changes to the plat and is awaiting approval from Salt Lake County for a new subdivision name and private street name. The TRC recommends the approval of a 1 year extension in order for applicant to complete these minor details prior to recording.

Suggested motion format for the EXTENSION TO RECORD FINAL PLAT with potential findings:

*"I _____ motion for approval to extend the recording date for the Final Plat for "**Walker Meadows Circle**", a residential Planned Unit Development subdivision in the R-1-10 zone located at 5203 S Highland Drive, to 1 yr from the prior approval date of November 15, 2024, finding that:*

1. *No significant changes have been made to the plat*
2. *Reasonable circumstances for the extension have been presented*

City of Holladay
COMMUNITY ECONOMIC DEVELOPMENT DEPARTMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890

GENERAL LAND USE/DEVELOPMENT APPLICATION

Name of Proposed Project: Walker Meadows Cir Sub

Address of Project: 5203 Highland Dr.

TYPE OF REQUEST: (mark all that apply)

	ADMINISTRATIVE PROCEEDURES APPLY (ORD. 13.08)		LEGISLATIVE PROCEEDURES APPLY (ORD. 13.07)
	SITE PLAN (__) PERMITTED of (__) CONDITIONAL		REZONE of PROPERTY
	SUBDIVISION PLAT		GENERAL PLAN AMENDMENT
	CONDOMINIUM PLAT		CODE AMENDMENT
	CONDITIONAL USE PERMIT		PUBLIC STREET: NAME CHANGE, VACATION /CLOSURE or DESIGNATION
	SPECIAL EXCEPTION		HISTORIC SITE DESIGNATION
	NON-CONFORMING USE DECLARATION		DEVELOPMENT AGREEMENT AMENDMENT
X	OTHER: Approval Extension		ANNEXATION

Applicant Name: (Please Print) Darren Mansell

Property Owners Name: (Please Print) *ATTACH SIGNED "OWNER AFFIDAVIT"*

Applicant's Mailing Address: 3 Cobble Wood Cir. City: Sandy State: UT Zip: 84092

Applicant Phone: (801) 548-1010

Applicant's Email Address: Darren@mansellrealestate.com

Main Contact Person (Please Print):
Name: Darren Phone: email:

Brief summary of proposal / request:

FILING FEES: (ORD 3.35)

SITE PLAN REVIEW	$600.00	REZONE of PROPERTY	$900.00 + $85.00/acre
SITE PLAN AMENDMENT	$250.00	CODE AMENDMENT	$600.00
SUBDIVISION: *Final = 6% of the cost of improvements)*	$2,000.00 + $100.00/lot	GENERAL PLAN AMENDMENT	$300.00 + $50.00/acre
CONDOMINIUM	$1,000.00 + $100.00/unit	HISTORIC SITE DESIGNATION	$600.00
CONDITIONAL USE PERMIT - *COMMERCIAL*	$1,000.00 + $35.00/acre	PUBLIC STREET:	$300.00 – vacation $500.00 – dedication $250.00 – namechange
CONDITIONAL USE PERMIT - *RESIDENTIAL*	$900.00 + $50.00/unit	ANNEXATION	
CONDITIONAL USE PERMIT – *HOME BUSINESS*	$100.00	DEVELOPMENT AGREEMENT AMENDMENT	
CONVERSION TO CONDOMINIUM	$50.00/unit	OTHER:	
SPECIAL EXCEPTION	$600.00	OTHER:	
SUBDIVISION AMENDMENT	$500.00	**FINAL TOTAL DUE:**	

OFFICE USE ONLY

FILE NUMBER: _____

PROJECT NAME: _____

GENERAL PLAN: _____

ZONE: _____ ACREAGE: _____

PC ACTION: _____ DATE: _____

CC ACTION: _____ DATE: _____

FILE DATE: _____

NEXT STEPS FOR APPLICANTS:

1. To be considered COMPLETE, this form must be accompanied by all applicable "project tracking" checklist(s)/submittals or it will not be accepted.
2. Complete applications must be submitted 3 weeks prior to the desired Planning Commission date
3. Applications are reviewed every Tuesday by the Holladay TRC. You will be notified of any deficiencies, decisions and/or meetings dates at that time
4. Planning Commission convenes each month on the 1st and 3rd Tuesday. City Council convenes the 1st and 3rd Thursday of each month
5. Your Attendance at the Planning Commission and/or City Council meetings is required by the applicant or a representative of the applicant.

STAFF ACKNOWLEDMENT OF COMPLETE APPLICTION: _____ **DATE:** _____

Carrie Marsh

From: Darren Mansell
Sent: Thursday, March 14, 2024 5:28 PM
To: Carrie Marsh
Subject: Re: 5203 S Highland Dr Walker Meadows Circle Subdivision

[External Email - Use Caution]

I am asking for a simple request because this application sat on the desk at Salt Lake City water company for six months before they finally figured out that it was not a private water company. So we jumped through their hoops for 6 months and then they finally said it is a public water system and all is well. Thats when we sent it back to Holladay City because Holladay City said they couldn't do anything until Salt Lake City gave their blessing. We certainly never intended or thought a simple project like this would take so long, so we are sorry about needing an extension but we have been at the mercy of Salt Lake City.

Thank you,

On Thu, Mar 14, 2024 at 4:24 PM Carrie Marsh <cmarsh@holladayut.gov> wrote:

Hi Darren,
Thanks for sending that over.
Will you also write up a quick narrative detailing your request for an extension to record the plat for the Planning Commission to review/consider?

City of Holladay

Carrie Marsh

City Planner

Phone: 801-527-3890

Web: http://www.cityofholladay.com

Email: cmarsh@cityofholladay.com

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

WALKER MEADOWS CIRCLE SUBDIVISION

5203 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH

DATE PRINTED
August 10, 2023

INDEX OF DRAWINGS

	PLAT
1 OF 1	BOUNDARY SURVEY
C-001	GENERAL NOTES
C-100	UTILITY PLAN

NOTICE TO CONTRACTOR

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

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

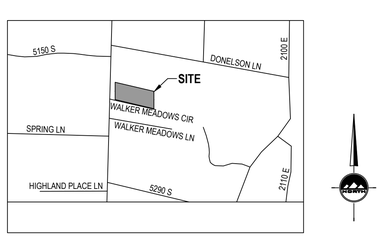
NOTICE TO DEVELOPER/CONTRACTOR

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

UTILITY DISCLAIMER

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

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO HOLLADAY CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = SOUTH EAST QUARTER OF SECTION 9 AND THE SOUTH WEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. ELEV. = 4388.25'.

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FOR:
MANSELL REAL ESTATE
7525 SOUTH UNION PARK AVENUE
MIDVALE, UTAH 84047

CONTACT:
DARREN MANSELL
PHONE: 801-598-1010

WALKER MEADOWS CIRCLE SUBDIVISION
5203 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/18/2023
#5936
DAVID A. JENKINS
STATE OF UTAH

COVER

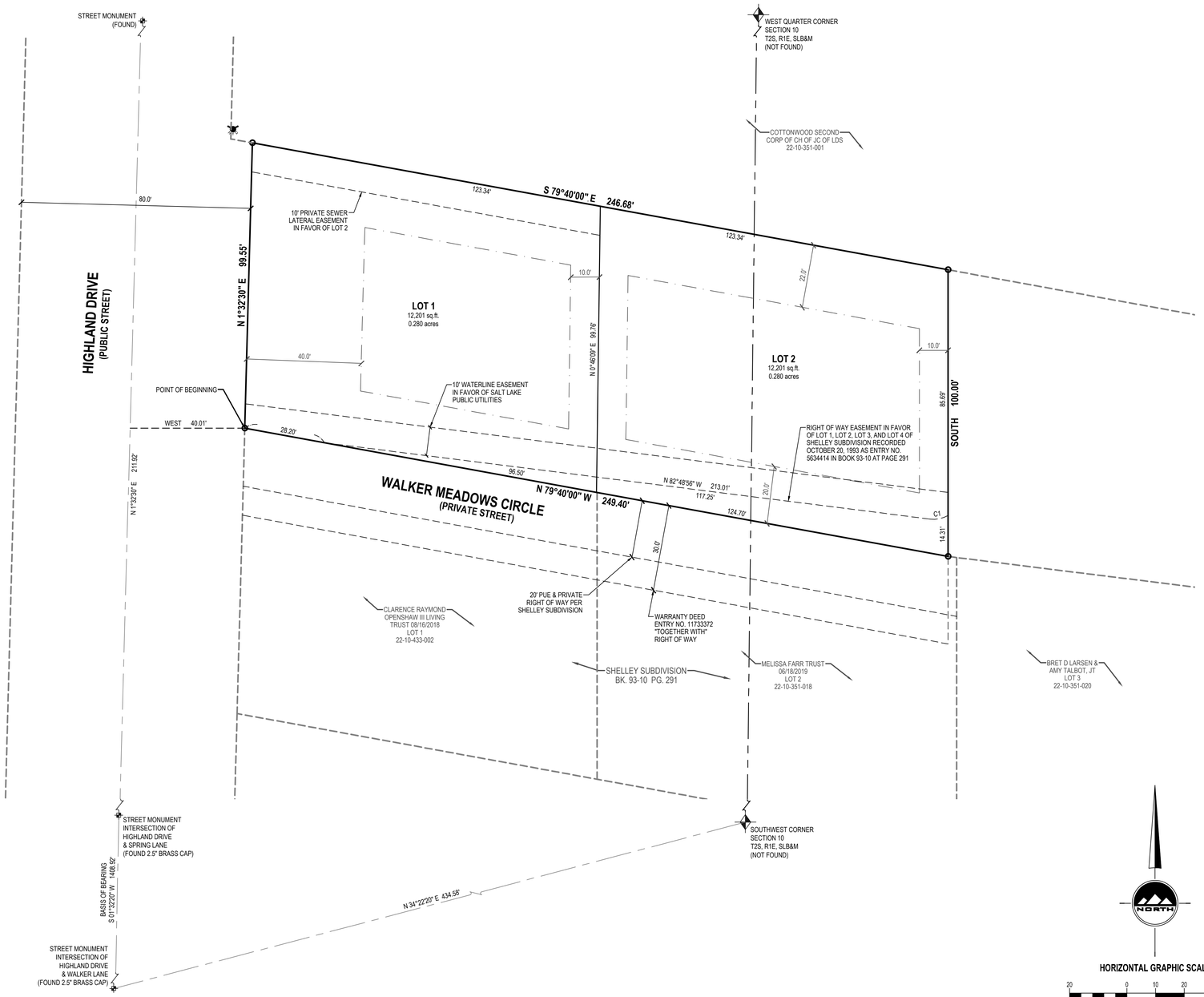
PROJECT NUMBER	PRINT DATE
11566	2023-08-10
PROJECT MANAGER	DESIGNED BY
D. JENKINS	

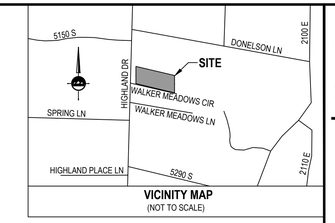
C-000

WALKER MEADOWS CIRCLE SUBDIVISION

FINAL PLAT

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND
THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE R-1-10**





VICINITY MAP
(NOT TO SCALE)

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT

NOTES:
1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&DE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE OWNERS'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT'S OWN EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WITH THE USE OF THE PU&DE WITHOUT WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE PU&DE.
2. PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
3. NO CITY MAINTENANCE ON PRIVATE STREETS.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	10.00'	6.52'	37°19'47"	N78°31'11"E	6.40'

DENSITY CALCULATION R-1-10 ZONE

Gross project area	24,402 sq.ft.
Net Area, excluding access roads, public street dedication	23,065 sq.ft.
Number of lots allowed using Maximum Density Calculation (13.04.040)	2

NORTH

HORIZONTAL GRAPHIC SCALE

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

DEVELOPER
DARREN MANSELL
7525 SOUTH UNION PARK AVENUE
MIDVALE, UT 84047
801-598-1010

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land being part of an entire tract described in that certain Warranty Deed recorded as Entry No. 11733372 in Book 10181 at Page 6573, in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the East line of Highland Drive, said point is also the Northwest Corner of Lot 1 of Shelley Subdivision Recorded October 20, 1993 as Entry No. 5634414 in Book 93-10 at Page 291, of Official Records, said point also being North 01°32'30" East 211.92 feet and East 40.01 feet from the street monument at Highland Drive and Spring Lane; and running

thence North 01°32'30" East 99.55 feet along the East line of Highland Drive;
thence South 79°40'00" East 246.68 feet to the Northwest corner of Lot 4 Shelley Subdivision;
thence South 100.00 feet along the West line of Shelley Subdivision;
thence North 79°40'00" West 249.40 feet along the North line of Shelley Subdivision to the East line of Highland Drive and the point of beginning.

Contains 24,402 Square Feet or 0.560 Acres.

Together with a right of way described as follows:

Beginning at a point in the center of HIGHLAND DRIVE, 1,268.3 feet North and 239.79 feet, more or less, West from the present location of the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 79 degrees 40 minutes East 291.3 feet, thence South 30 feet, thence North 79 degrees 40 minutes West 291.3 feet, more or less, to the center of HIGHLAND DRIVE, thence North 1 degree 31 minutes East 30 feet to the beginning.

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

DATE

PATRICK M. HARRIS
P.LS. 286882

OWNER'S DEDICATION

Know all by these presents that we / I, the undersigned owner (s) of the described tract of land above, having caused the same to be subdivided into lots and streets to be hereafter known as:

WALKER MEADOWS CIRCLE SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrance on the dedicated street which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof we / I have hereunto set aside our hand (s) this _____day of _____A.D., 20_____.

_____.
By:

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }S.S.
County of Salt Lake

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

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

RECORD OF SURVEY
ROS NO.: -S-
COUNTY SURVEYOR REVIEWER DATE

WALKER MEADOWS CIRCLE SUBDIVISION

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND
THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE R-1-21**

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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 11566
MANAGER : PMH
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 8/10/23

HOLLADAY CITY ENGINEER
APPROVED THIS _____ DAY OF _____A.D.,20___.
CITY ENGINEER

HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____A.D.,20___.
SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____A.D.,20___.
CHAIRMAN, CITY OF HOLLADAY PLANNING COMMISSION

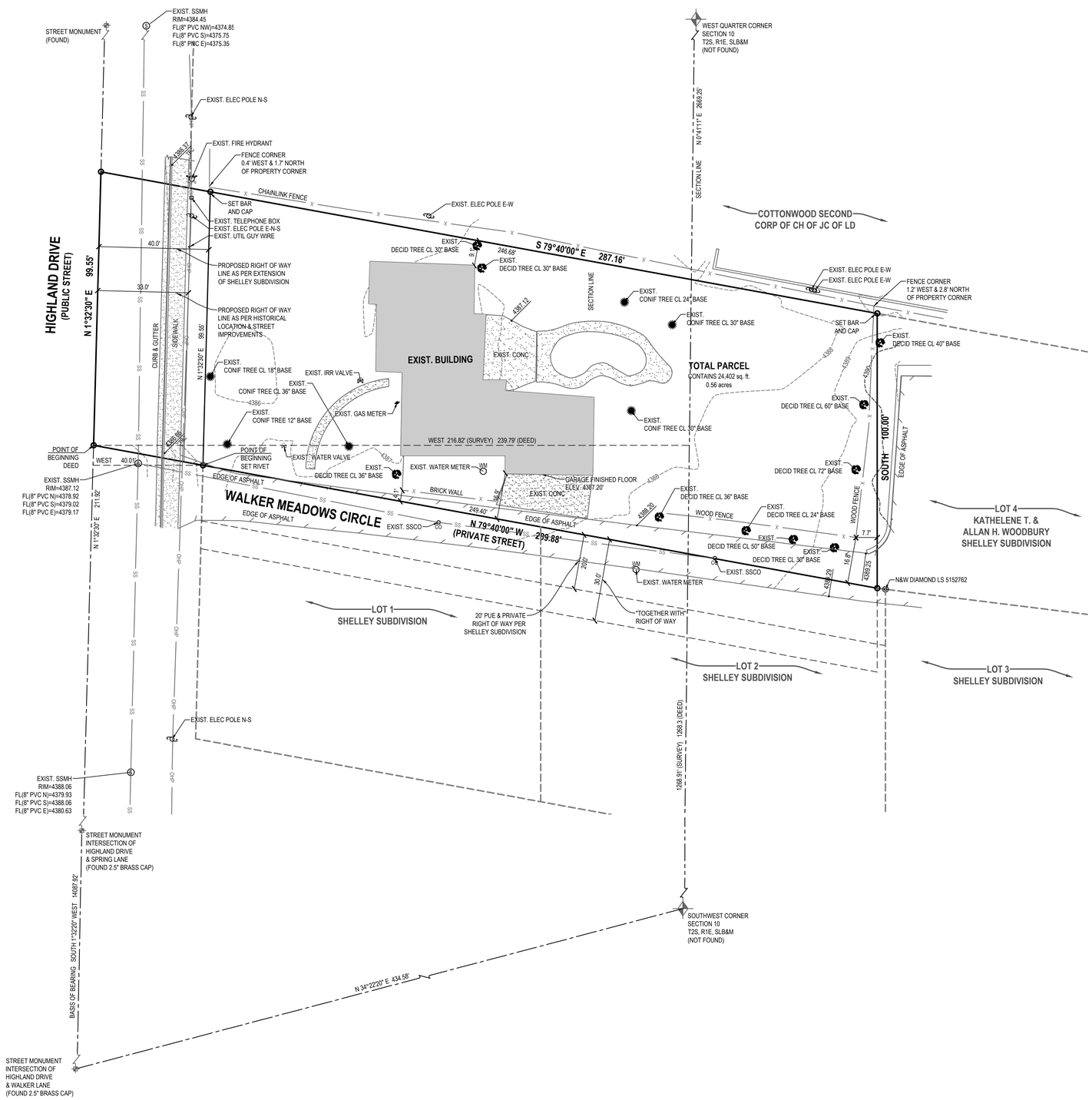
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED THIS _____ DAY OF _____A.D.,20___.
DATE COMMUNITY DEVELOPMENT DIRECTOR

CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____A.D.,20___.
CITY OF HOLLADAY ATTORNEY

CITY OF HOLLADAY
PRESENTED TO THE CITY OF HOLLADAY THIS _____ DAY OF _____ A.D.,20___ , AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST:
RECORDER CITY MANAGER

SALT LAKE COUNTY RECORDER
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF :
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES DEPUTY SALT LAKE COUNTY RECORDER

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



SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a boundary and topography survey to our client. The Basis of Bearing is the line between the street monument at Highland Drive and 5240 Spring Lane and the street monument at Highland Drive and Walker Lane, measuring South 1°32'20" West 1408.92 feet.

BOUNDARY DESCRIPTION

Beginning at a point in the center of HIGHLAND DRIVE, 1268.3 feet North and 239.79 feet, more or less, West from the present location of the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian ; and running thence South 79 degrees 41 minutes East 291.3 feet, thence North 100 feet; thence North 79 degrees 40 minutes West 289 feet, more or less, to the center of said Highland Drive, thence South 1 degree 31 minutes West 100 feet more or less, to the place of beginning.

Together with a right of way described as follows:

Beginning at a point in the center of HIGHLAND DRIVE, 1,268.3 feet North and 239.79 feet, more or less, West from the present location of the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 79 degrees 40 minutes East 291.3 feet, thence South 30 feet, thence North 79 degrees 40 minutes West 291.3 feet, more or less, to the center of HIGHLAND DRIVE, thence North 1 degree 31 minutes East 30 feet to the beginning

AS SURVEYED DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the East line of Highland Drive, said point North 01°32'30" East 211.92 feet and East 40.01 feet from the street monument at Highland Drive and Spring Lane, and running;

thence North 01°32'30" East 99.55 feet along the East line of Highland Drive;
thence South 79°40'00" East 246.68 feet to the Northwest corner of Lot 4 Shelley Subdivision;
thence South 100.00 feet along the West line of Shelley Subdivision;
thence North 79°40'00" West 249.40 feet along the North line of Shelley Subdivision to the East line of Highland Drive and the Point of Beginning.

Contains 24,402 square feet or 0.560 acres.

05/05/22
Date

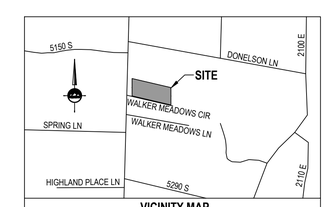
Patrick M. Harris
License no. 286882

LEGEND

SECTION CORNER	MINOR CONTOURS 1' INCREMENT
MONUMENT	MAJOR CONTOURS 5' INCREMENT
SET NAIL & WASHER	CONCRETE
SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)	ADJACENT RIGHT OF WAY
WATER METER	RIGHT OF WAY
WATER MANHOLE	SECTION LINE
WATER VALVE	PROPERTY LINE
FIRE HYDRANT	ADJACENT PROPERTY LINE
IRRIGATION VALVE	DEED LINE
SANITARY SEWER MANHOLE	TANGENT LINE
STORM DRAIN CLEAN OUT	FENCE
STORM DRAIN CATCH BASIN	EDGE OF ASPHALT
STORM DRAIN COMBO BOX	SANITARY SEWER
SIGN	STORM DRAIN LINE
UTILITY MANHOLE	WATER LINE
UTILITY POLE	IRRIGATION LINE
GAS METER	TELEPHONE LINE
GAS LINE	OVERHEAD POWER
EXISTING BUILDING	SCHEDULE B-2 REFERENCE NUMBER

HORIZONTAL GRAPHIC SCALE

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



VICINITY MAP
(NOT TO SCALE)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 & THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN HOLLADAY, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
DARREN MANSELL
6955 UNION PARK CENTER, SUITE 160
COTTONWOOD HEIGHTS, UT 84047
CONTACT:
DARREN MANSELL
PHONE: 801-598-1010

5203 HIGHLAND DRIVE PROPERTY BOUNDRAY SURVEY

5203 SOUTH HIGHLAND DRIVE HOLLADAY, UTAH

PROFESSIONAL LAND SURVEYOR
05/05/22
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

BOUNDARY SURVEY

PROJECT NUMBER 11566	PRINT DATE 5/03/2022
DRAWN BY B. HANEL	CHECKED BY P. HARRIS
PROJECT MANAGER P. HARRIS	

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

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

27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

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

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

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

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

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

UTILITY NOTES

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

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

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

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

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

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

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

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

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

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

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

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

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

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

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

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

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

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

TRAFFIC CONTROL AND SAFETY NOTES

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

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

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

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

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

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

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

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

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

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

DEMOLITION NOTES

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

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

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

GRADING AND DRAINAGE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ABBREVIATIONS

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

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

LEGEND

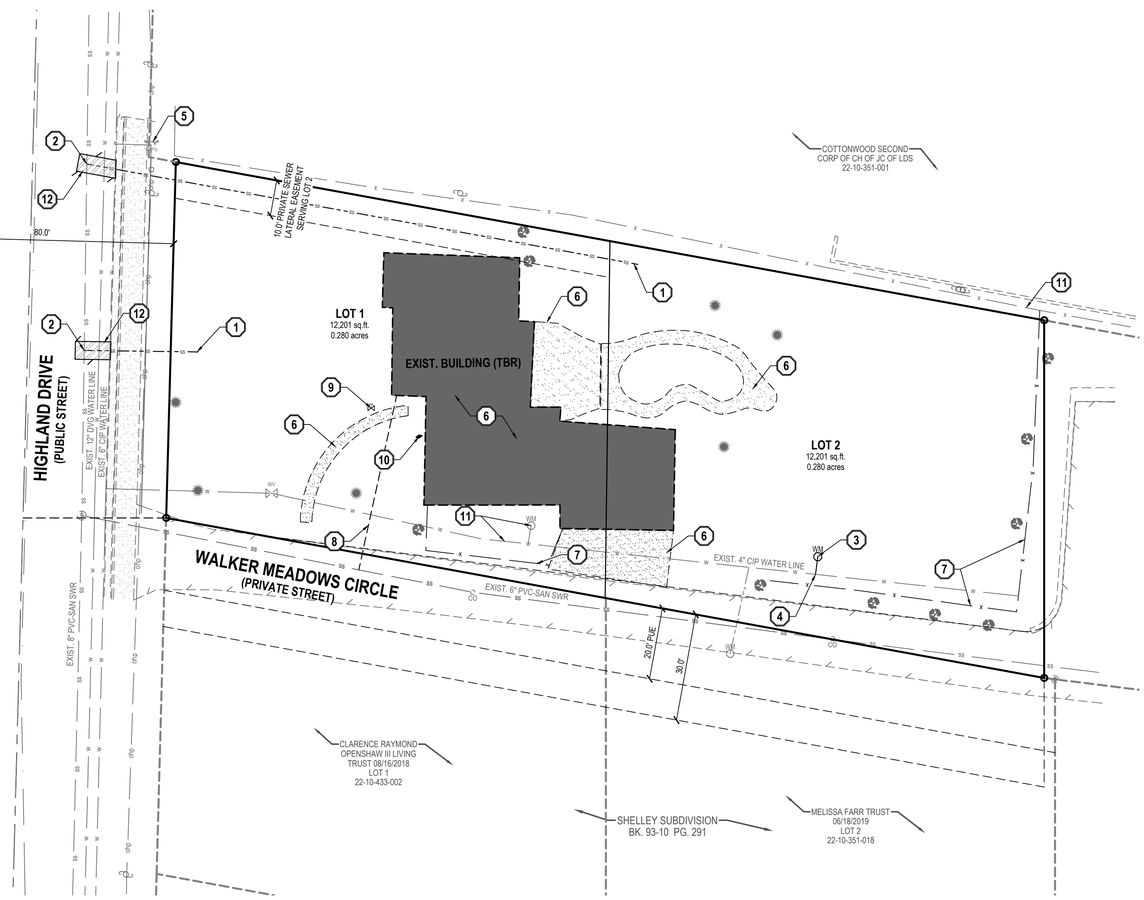
SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIG

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

BENCHMARK

SOUTH EAST QUARTER OF SECTION 9 AND THE SOUTH WEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

ELEV = 4388.25'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER MOUNT OLYMPUS' STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE PUBLIC UTILITY'S STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER SALT LAKE PUBLIC UTILITY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER MOUNT OLYMPUS' STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. CONNECT TO EXISTING 8" SEWER MAIN PER MOUNT OLYMPUS' STANDARDS AND SPECIFICATIONS.
3. 1" CULINARY WATER METER AND CONCRETE VAULT PER SALT LAKE PUBLIC UTILITY'S STANDARDS AND SPECIFICATIONS.
4. CONNECT TO EXISTING WATER MAIN PER SALT LAKE PUBLIC UTILITY'S STANDARDS AND SPECIFICATIONS.
5. EXISTING FIRE HYDRANT.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
8. REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER PIPE.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING SECONDARY WATER PIPE.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING GAS METER. COORDINATE WITH LOCAL GAS COMPANY.
11. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
12. SAW CUT AND PATCH ASPHALT PER UDOT SPECIFICATIONS AND DETAILS. UDOT PERMIT REQUIRED.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
DARREN MANSELL
PHONE: 801-598-1010

WALKER MEADOWS CIRCLE SUBDIVISION

5203 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH

REGISTERED PROFESSIONAL ENGINEER
08/10/2023
#5936
DAVID A. JENKINS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
11566	2023-08-10
PROJECT MANAGER	DESIGNED BY
D. JENKINS	

C-100

Account #_____
Service # _____

Salt Lake City Department of Public Utilities
1530 South West Temple SLC, Utah 84115
Phone: (801) 483-6727 Fax: (801) 483-6855

APPLICATION FOR SALT LAKE CITY UTILITY SERVICE

RESIDENTIAL APPLICATION

Blue Tarp Solutions, LLC **(Owner name)** hereby applies for utility service from Salt Lake City ("City") at: 5203 S Highland Dr Salt Lake City, Utah 84117 **(service address).**
(Copy of certificate of address required)

This application is required by City ordinance. If not provided, utility and/or water service will be terminated.

- _____(initial) For utility services provided within the City municipal boundaries. Owner agrees to be bound by City rules, department regulations and ordinances governing water, sewer, storm drainage, lighting and refuse pickup service ("utility services") and agrees to pay for all City utility services delivered to the service address.

- _____(initial) For water service outside of the City municipal boundaries and within the City service area. Owner agrees to pay water rates as established pursuant to Section 17.16. Salt Lake City Code, such rates may be changed from time to time. In the event that Owner is a shareholder in a water irrigation company that has an exchange agreement with Salt Lake City, Owner understands that water rates may be subject to the terms of such exchange agreement, and Customer agrees to be bound by all the terms and conditions of such exchange agreement.

New Service with New Meters – Owner acknowledges that billing for the account will begin upon receiving a water meter at the above location and a minimum charge per month will be assessed to the account and actual usage charges will commence when water consumption is verifiable.

Signature: _____ Date:_____

Owner Name: Blue Tarp Solutions, LLC _____*
Mailing Address _____*
City, State, Zip _____*
Phone: _____*
Work Phone: _____*
Driver's License No. _____*
Date of Birth _____*
Social Security/Tax Identification #_____*
Email Address:_____*

***REQUIRED INFORMATION**

K 01/09/24

_____
Public Utilities Representative

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 17-1-05-01 BASE45 SUB. RECORDING EXTENSION

ADDRESS:

2180 E 4500 S

LEGAL DESCRIPTION: *22-03-334-022*

BEG N 89^38'30" W 977.90 FT & S 0^02'12" W 53 FT & S 0^07'08" E 253.18 FT FR CEN OF SEC 3, T 2S, R 1E, SLM; S 0^02'12" W 282.98 FT; S 86^22' W 55.66 FT; S 19^21' E 64 FT;S 89^02' W 259.42 FT; N 39^05'23" W 50.12 FT; NW'LY ALG A 300.44 FT RADIUS CURVE TO R 134.74 FT; N 68^43' E 171.64 FT;N 0^21'30" W 131.63 FT; S 89^38'30" E 225.48 FT TO BEG. LESSSTREET. 2.32 AC M OR L

APPLICANT/REPRESENTATIVE:

Luke Martineau

PROPERTY OWNER:

Henry Walker Land

ZONING:

R-M

GENERAL PLAN DISTRICT:

Highland Drive Master plan - Seg B

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Published 12/01, Mailed 12/03

REQUEST:

Zone Map Amendment

APPLICABLE REGULATIONS:

13.10.090

EXHIBITS:

Zone map
Staff Report
Applicant Narrative

STAFF:

Jonathan Teerlink, CED Director

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP

Notes:

CITY OF HOLLADAY
Planning Commission
March 19, 2024
Item #5

Request:	**RESIDENTIAL SUBDIVISION –FINAL PLAT RECORDING EXTENSION**
Project:	Base45 Subdivision
Address:	2180 E 4500 S
Zone:	R-M
Applicant:	Luke Martineau
File No:	17-1-05-01
Notice:	N/A
Staff:	Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.010E	FINAL REVIEW & APPROVAL STANDARDS
	13.10.050C	SUBDIVISIONS SUBMISSION REQUIRMENTS – FINAL
	13.10.090	EXPERATION
	13.32	MULTIPLE-FAMILY RESIDENTIAL ZONES

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***

The extension of time to record a final plat may be extended beyond 1 year by the Land Use Authority (Planning Commission)
Concept/Preliminary Subdivision approval: *February 22, 2023*
Final Subdivision approval deferred to Staff, conditional on recording within 1 year.

SUMMARY

- Approved subdivision is for a total of 32 townhomes on 2.29 acres (99,752 sq. ft).
- The development meets requirements for total number of units and parking.
- The project's financing is in place, a preconstruction meeting was held, and a grading permit has been issued.
- The Final plat has been approved by City Staff and will be recorded upon the completion of the development.

TECHNICAL REVIEW COMMITTEE ANAYSIS and RECOMMENDATION

The TRC has reviewed the final plat and request for extension. The applicant has not made any significant changes to the plat and is awaiting approval from Salt Lake County for a new subdivision name and private street name. The TRC recommends the approval of a 1 year extension in order for applicant to complete these minor details prior to recording.

Suggested motion format for the EXTENSION TO RECORD FINAL PLAT with potential findings:

*"I _____ motion for approval to extend the recording date for the Final Plat for "**Base45**", a residential Planned Unit Development subdivision in the R-M zone located at 2180 E 4500 S, to 1 yr from the prior approval date of February 22, 2024, finding that:*

1. *No significant changes have been made to the plat*
2. *Reasonable circumstances for the extension have been presented*

J Fisher Companies
1216 Legacy Crossing Blvd. Ste. 300
Centerville, Utah 84014

March 13, 2024

Jonathan Teerlink
Community and Economic Development Director
Holladay City
4580 S 2300 E
Holladay, Utah 84117

Dear Mr. Teerlink:

I am writing, on behalf of J Fisher Companies, to request the Holladay City Planning Commission approve an extenstion for the final plat approval of the project known as Base45. The project's financing is in place and a contractor is ready and waiting to start construction. A preconstruction meeting was held with the owner's representative and the engineering and SWPPP departmens on March 13, 2024 to discuss the project moving forward. A grading permit has been procured and by the beginning of April we will start excavation and utility work to develop the property. If the plat extension is approved, it would allow development to progress and a plat to be recorded once the development is complete. An extension of one year is requested.

I appreciate your consideration of my request. Please reach out with any questions.

Sincerely,

Luke Martineau
Development Associate
J Fisher Companies
801-513-9537
luke@jfisherco.com

BASE45 TOWNHOMES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, 1 EAST,
SALT LAKE BASE & MERIDIAN
COUNTY OF SALT LAKE, STATE OF UTAH
2180 E 4500 S HOLLADAY, UTAH
CITY OF HOLLADAY ZONING CODE "R-M"

Vicinity Map

N.T.S

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.50	S0°00'00"E
L2	16.33	N90°00'00"W
L3	23.96	N0°00'00"W
L4	2.50	N90°00'00"W
L5	0.79	N90°00'00"W
L6	4.79	N0°00'00"E
L7	10.62	N90°00'00"E
L8	3.50	N0°00'00"E
L9	12.67	N90°00'00"E
L10	2.00	N0°00'00"E
L11	12.67	N90°00'00"E
L12	3.50	S0°00'00"E
L13	10.62	N90°00'00"E
L14	9.17	S0°00'00"E
L15	2.50	N0°00'00"E
L16	0.79	N0°00'00"E
L17	9.62	N90°00'00"E
L18	10.62	S0°00'00"E
L19	3.50	N90°00'00"E
L20	12.67	S0°00'00"E

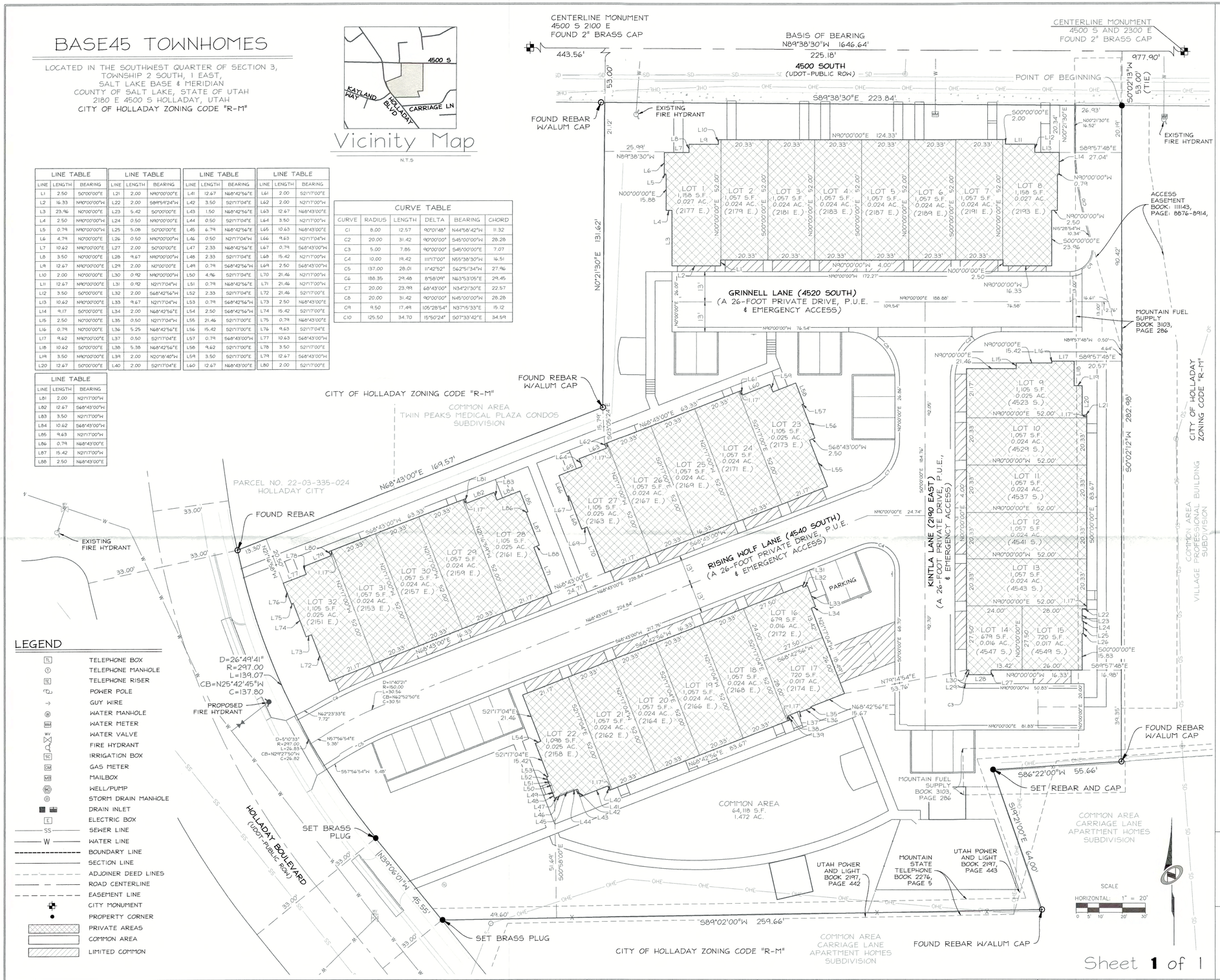
LINE TABLE		
LINE	LENGTH	BEARING
L21	2.00	N90°00'00"E
L22	2.00	S89°57'24"W
L23	5.42	S0°00'00"E
L24	0.50	N90°00'00"E
L25	5.08	S0°00'00"E
L26	0.50	N90°00'00"W
L27	2.00	S0°00'00"E
L28	9.67	N90°00'00"W
L29	2.00	N0°00'00"E
L30	0.92	N90°00'00"W
L31	0.92	N21°17'04"W
L32	2.00	S68°42'56"W
L33	9.67	N21°17'04"W
L34	2.00	N68°42'56"E
L35	0.50	N21°17'04"W
L36	5.25	N68°42'56"E
L37	0.50	S21°17'04"E
L38	5.38	N68°42'56"E
L39	2.00	N20°18'40"W
L40	2.00	S21°17'04"E

LINE TABLE		
LINE	LENGTH	BEARING
L41	12.67	N68°42'56"E
L42	3.50	S21°17'04"E
L43	1.50	N68°42'56"E
L44	0.50	S21°17'04"E
L45	6.79	N68°42'56"E
L46	0.50	N21°17'04"W
L47	2.33	N68°42'56"E
L48	2.33	S21°17'04"E
L49	0.79	S68°42'56"W
L50	4.96	S21°17'04"E
L51	6.79	N68°42'56"E
L52	2.33	S21°17'04"E
L53	0.79	S68°42'56"W
L54	2.50	S68°42'56"W
L55	21.46	S21°17'00"E
L56	15.42	S21°17'00"E
L57	0.79	S68°43'00"W
L58	9.62	S21°17'00"E
L59	3.50	S21°17'00"E
L60	12.67	N68°43'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L61	2.00	S21°17'00"E
L62	2.00	N21°17'00"W
L63	12.67	N68°43'00"E
L64	3.50	N21°17'00"W
L65	10.63	N68°43'00"E
L66	9.63	N21°17'04"W
L67	0.79	S68°43'00"W
L68	15.42	S21°17'00"E
L69	2.50	S68°43'00"W
L70	21.46	N21°17'00"W
L71	21.46	N21°17'00"W
L72	21.46	S21°17'00"E
L73	2.50	N68°43'00"E
L74	15.42	S21°17'00"E
L75	0.79	N68°43'00"E
L76	9.63	S21°17'04"E
L77	10.63	S68°43'00"W
L78	3.50	S21°17'00"E
L79	12.67	S68°43'00"W
L80	2.00	S21°17'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L81	2.00	N21°17'00"W
L82	12.67	S68°43'00"W
L83	3.50	N21°17'00"W
L84	10.62	S68°43'00"W
L85	9.63	N21°17'00"W
L86	0.79	N68°43'00"E
L87	15.42	N21°17'00"W
L88	2.50	N68°43'00"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	8.00	12.57	90°01'48"	N44°58'42"W	11.32
C2	20.00	31.42	90°00'00"	S45°00'00"W	28.28
C3	5.00	7.85	90°00'00"	S45°00'00"E	7.07
C4	10.00	19.42	111°17'00"	N55°38'30"W	16.51
C5	137.00	28.01	11°42'52"	S62°51'34"W	27.96
C6	188.35	29.48	8°58'09"	N63°53'05"E	29.45
C7	20.00	23.99	68°43'00"	N34°21'30"E	22.57
C8	20.00	31.42	90°00'00"	N45°00'00"W	28.28
C9	9.50	17.49	105°28'54"	N37°15'33"E	15.12
C10	125.50	34.70	15°50'24"	S07°33'42"E	34.59



LEGEND

- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE RISER
- POWER POLE
- GUY WIRE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION BOX
- GAS METER
- MAILBOX
- WELL/PUMP
- STORM DRAIN MANHOLE
- DRAIN INLET
- ELECTRIC BOX
- SEWER LINE
- WATER LINE
- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- ROAD CENTERLINE
- EASEMENT LINE
- CITY MONUMENT
- PROPERTY CORNER
- PRIVATE AREAS
- COMMON AREA
- LIMITED COMMON

Sheet **1** of 1

SURVEYOR'S CERTIFICATE

I, NATHAN G. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10175491, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE KNOW AS, BASE45 TOWNHOMES, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

NATHAN CHRISTENSEN
PLS 10175491

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 4500 SOUTH, SAID POINT BEING NORTH 89°38'30"WEST 977.90 FEET AND SOUTH 0°02'13"WEST 53.00 FEET FROM THE FOUND SALT LAKE COUNTY MONUMENT AT 4500 SOUTH AND 2300 EAST, THENCE SOUTH 0°02'12" WEST 282.98 FEET ALONG THE WESTERLY LINE OF THE VILLAGE PROFESSIONAL BUILDING SUBDIVISION, TO A POINT ON THE NORTHERLY LINE OF CARRIAGE LANE APARTMENT HOMES SUBDIVISION; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) CALLS: THENCE SOUTH 86°22'00" WEST 55.66 FEET; THENCE SOUTH 19°21'00" EAST 64.00 FEET; THENCE SOUTH 89°02'00" WEST 259.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOLLADAY BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING TWO CALLS (2): THENCE NORTH 39°06'01" WEST 45.55 FEET; THENCE NORTHWESTERLY 139.07 FEET ALONG THE ARC OF A 297.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°49'41" (CHORD BEARING AND DISTANCE NORTH 25°42'45" WEST FOR 137.80 FEET); THENCE NORTH 68°43'00" EAST 169.57 FEET ALONG THE SOUTHERLY LINE OF TWIN PEAKS MEDICAL PLAZA CONDOMINIUMS SUBDIVISION; THENCE NORTH 0°21'30" WEST 131.64 FEET ALONG THE EASTERLY LINE OF SAID TWIN PEAKS MEDICAL PLAZA CONDOMINIUM SUBDIVISION TO A POINT ON THE THE SOUTHERLY RIGHT OF WAY LINE OF 4500 SOUTH; THENCE SOUTH 89°38'30" EAST 223.84 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 100036 S.F. OR 2.297 ACRES
32 LOTS

PLAT NOTES

1. TO BE EFFECTUATED BY THE RECORDING OF THIS PLAT, ANY AREA OF THE SITE THAT IS NOT OCCUPIED BY A HABITABLE STRUCTURE IS SUBJECT TO A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT. THE HOA WILL PROVIDE MANAGEMENT AND MAINTENANCE OF ALL SHARED UTILITIES
2. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY CONSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITH THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES AND FACILITIES IN THE PUE
3. THE ZONING FOR THE SUBDIVISION ALONG WITH ALL ADJACENT PARCEL IS MULTIPLE-FAMILY RESIDENTIAL ZONE, "R-M", CITY OF HOLLADAY CODE - 13.32.040.
4. GRINNELL LANE, RISING WOLF LANE, AND KINTLA LANE ARE 26 FOOT PRIVATE STREET, PUBLIC UTILITY EASEMENT, AND EMERGENCY ACCESS ROADS. NO CITY MAINTENANCE PROVIDED ON PRIVATE STREET. AND NO PUBLIC PARKING.

OWNER'S DEDICATION

HENRY WALKER LAND, LLC, A UTAH LIABILITY COMPANY, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS **BASE45 TOWNHOMES,** DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR THE PUBLIC USE. OWNER(S) HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

HENRY WALKER LAND, LLC, A UTAH LIMITED LIABILITY COMPANY, LLC

BY:

ITS: MANAGING MEMBER

IN WITNESS WHEREOF _____ HAVE HERE UNTO SET _____ THIS _____ , DAY OF _____ A.D., _____ .

_____ ITS: _____

ACKNOWLEDGEMENT

STATE OF UTAH _____,
COUNTY OF _____ }S.S.

ON THIS _____ DAY OF _____, 20___, _____, PERSONALLY APPEARED BEFORE ME WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE SAID _____, OF _____, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____, DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____,
MY COMMISSION NUMBER: _____,
RESIDING IN _____ COUNTY _____,

FINAL

CITY OF HOLLADAY
COMMUNITY DEVELOPMENT
Zoning Approved
APPL: 17-1-5-1
Use: Multi-Family
By: RG as delegated via PC
Date: 4/11/2023 Zone: RM

TALISMAN
1588 SOUTH MAIN STREET
SUITE 200 SALT LAKE CITY, UT
84115 801.743.1300

DEVELOPER
JF CAPITAL, LLC
1216 W LEGACY CROSSING BLVD
SUITE 200
CENTERVILLE, UT 84104

BASE45 TOWNHOMES
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
COUNTY OF SALT LAKE, STATE OF UTAH
2180 E 4500 S HOLLADAY, UTAH
CITY OF HOLLADAY ZONING CODE "R-M"
MARCH 2023

APPROVED PLAN
Jonathan Harris, Planning Manager
CITY OF HOLLADAY UTAH
PLANNING & ZONING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

COMMUNITY AND ECONOMIC DEVELOPMENT	PLANNING COMMISSION	HEALTH DEPARTMENT	CITY ATTORNEY	CITY ENGINEER	THE CITY OF HOLLADAY APPROVAL	SALT LAKE COUNTY RECORDER
APPROVED AS TO FORM THIS_____DAY OF_____A.D., 20___.	APPROVED THIS_____DAY OF_____A.D., 20___.	APPROVED THIS_____DAY OF_____A.D., 20___.	APPROVED THIS_____DAY OF_____A.D., 20___.	APPROVED THIS_____DAY OF_____A.D., 20___.	APPROVED AND ACCEPTED THIS_____DAY OF_____A.D., 20___.	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____.
					ATTEST:	DATE: _____ TIME: _____ BOOK: _____ PAGE: _____.
						FEE $_____ CHIEF DEPUTY: _____.
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR	PLANNING COMMISSION CHAIR	SALT LAKE COUNTY HEALTH DEPARTMENT	CITY OF HOLLADAY ATTORNEY	CITY OF HOLLADAY ENGINEER	RECORDER / CITY MANAGER	SALT LAKE COUNTY RECORDER: _____.

JF CAPITAL
BASE45 TOWNHOMES
CIVIL IMPROVEMENT PLANS

2180 E 4500 S
HOLLADAY UTAH 84104

SHEET INDEX

TITLE SHEET	C000
GENERAL NOTES	C001
DEMOLITION PLAN	C100
SITE PLAN	C200
GRADING PLAN	C300
UTILITY PLAN	C400
EROSION CONTROL PLAN	C600
DETAILS	C700
DETAILS	C701
DETAILS	C702

OWNER/DEVELOPER

JF CAPITAL
1216 W LEGACY CROSSING BLVD
SUITE 300
CENTERVILLE, UT 84104

ENGINEERING (CIVIL)

TALISMAN CIVIL CONSULTANTS, LLC.
DANIEL BOURQUE, PE
1588 SOUTH MAIN STREET, STE 200
SALT LAKE CITY, UT 84115

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REVISIONS:

NO.	BY	DATE	REVISIONS
1	JEB	01.26.2022	UDOT COMMENTS
2	KRP	03.30.2022	CLIENT REVISIONS
3	KRP	05.10.2022	UDOT COMMENTS
4	KRP	09.16.2022	CITY COMMENTS
5	KRP	11.04.2022	CITY COMMENTS
6	KRP	12.13.2022	ADD FENCE/GATES

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
COVER SHEET

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

REGISTERED PROFESSIONAL ENGINEER
No. 9535281
DANIEL BOURQUE
12-13-22
STATE OF UTAH

APPROVED PLAN
CITY OF HOLLADAY
UTAH
ADMINISTRATIVE & COMMUNITY DEVELOPMENT DEPARTMENT

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

SCALE
HORIZONTAL: 1" = 100'
0 25' 50' 100' 150'

SHEET NUMBER
C000
1 OF 10

DATE: 12/14/2022 8:09 AM

PATH: N:\20-060 - Holladay Townhomes\Cadd\Ip\C000 - Cover Sheet.dwg

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
4. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
5. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
6. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
8. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
9. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
10. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
11. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
12. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
13. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
15. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
16. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF/HERSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE/SHE MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS/HER EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM/HER TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE/SHE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS/HER BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE/SHE HAS RELIED AND IS RELYING ON HIS/HER OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS/HER OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE/SHE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS/HER BID.
17. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
18. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
19. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
20. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
22. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
23. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

GENERAL NOTES CONT.

25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKERS FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
31. UNCLASSIFIED EXCAVATION SHALL BE PROPERLY DISPOSED OF PER GOVERNMENT REGULATIONS.
32. UNLESS NOTED OTHERWISE IN THE PLANS & CONSTRUCTION DOCUMENTS, USE MILLCREEK STANDARD DETAILS.
33. THE IMPROVEMENTS SHOULD BE CONSTRUCTED BASED ON SURVEY OF EXISTING CONDITION USED AS BASIS OF DESIGN. CONTRACTOR TO USE STANDARD RFI PROCESS IF HE DISCOVERS A DISCREPANCY IN THE ACTUAL CONDITION OR NOT AS SURVEYED.

UTILITY NOTES

1. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
2. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
3. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
4. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
5. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
6. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
7. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
8. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
9. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
10. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKERS MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
12. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS, UNLESS OTHERWISE SPECIFIED IN THE PLANS.
13. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
14. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
15. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
16. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 48" OF COVER TO TOP OF PIPE BELOW FINISHED GRADE.
17. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
18. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
19. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
20. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
21. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH
22. ALL IRRIGATION SYSTEMS ARE TO REMAIN FUNCTIONAL DURING CONSTRUCTION. CAP BROKEN LINES UNTIL REPAIR, SO THAT SYSTEM IS FUNCTIONAL.

LEGEND

SYMBOL/LINETYPE	DESCRIPTION	HATCH LEGEND
	LIMITS OF DISTURBANCE	EXISTING BUILDING
	PROPOSED ADA ACCESSIBLE PATHWAY	
x	EXISTING FENCE	PROPOSED ASPHALT
WV	EXISTING WATER VALVE	
WM	EXISTING WATER METER	PROPOSED CONCRETE
	EXISTING FIRE HYDRANT	
E	EXISTING ELECTRICAL BOX	
	EXISTING LIGHT POLE	PROPOSED LANDSCAPING
T	EXISTING TELECOMMUNICATIONS VAULT	
MH	MISCELLANEOUS MANHOLE	PROPOSED BUILDING
S	EXISTING SANITARY SEWER MANHOLE	
GM	EXISTING GAS METER	PROPOSED PERMEABLE PAVERS
	EXISTING STORM DRAIN DROP INLET	
SS	EXISTING SEWER PIPE	MILL AND OVERLAY EXTENTS
SD	EXISTING STORM DRAIN PIPE	
W	EXISTING WATER LINE	
G G	EXISTING GAS PIPE	
	REMOVE UTILITY LINE	
	EXISTING PROPERTY LINE	
	EXISTING POWER POLE	
	EXISTING GUY WIRE	
	EXISTING SIGN	
MB	EXISTING MAIL BOX	
	EXISTING TREE	
	EXISTING TREE TO BE REMOVED	
	PROPOSED OBJECT MARKERS SIGN	
	PROPOSED CATCH BASIN	
SD	PROPOSED STORM DRAIN LINE	
W	PROPOSED WATER PIPE	
SS	PROPOSED SANITARY SEWER PIPE	
x	PROPOSED CHAIN LINK FENCE	

UDOT NOTES

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 – 9:00 AM AND 3:30-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC._ MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE MINIMUM OF 18" BEHIND CURB.

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SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS
1	JEB	01.26.2022	UDOT COMMENTS
2	KWP	03.30.2022	CLIENT REVISIONS
3	KWP	05.10.2022	UDOT COMMENTS
4	KWP	09.16.2022	CITY COMMENTS
5	KWP	11.04.2022	UDOT COMMENTS
6	KWP	12.13.2022	ADD FENCE/GATES

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
GENERAL NOTES

DATE: 09.20.2021

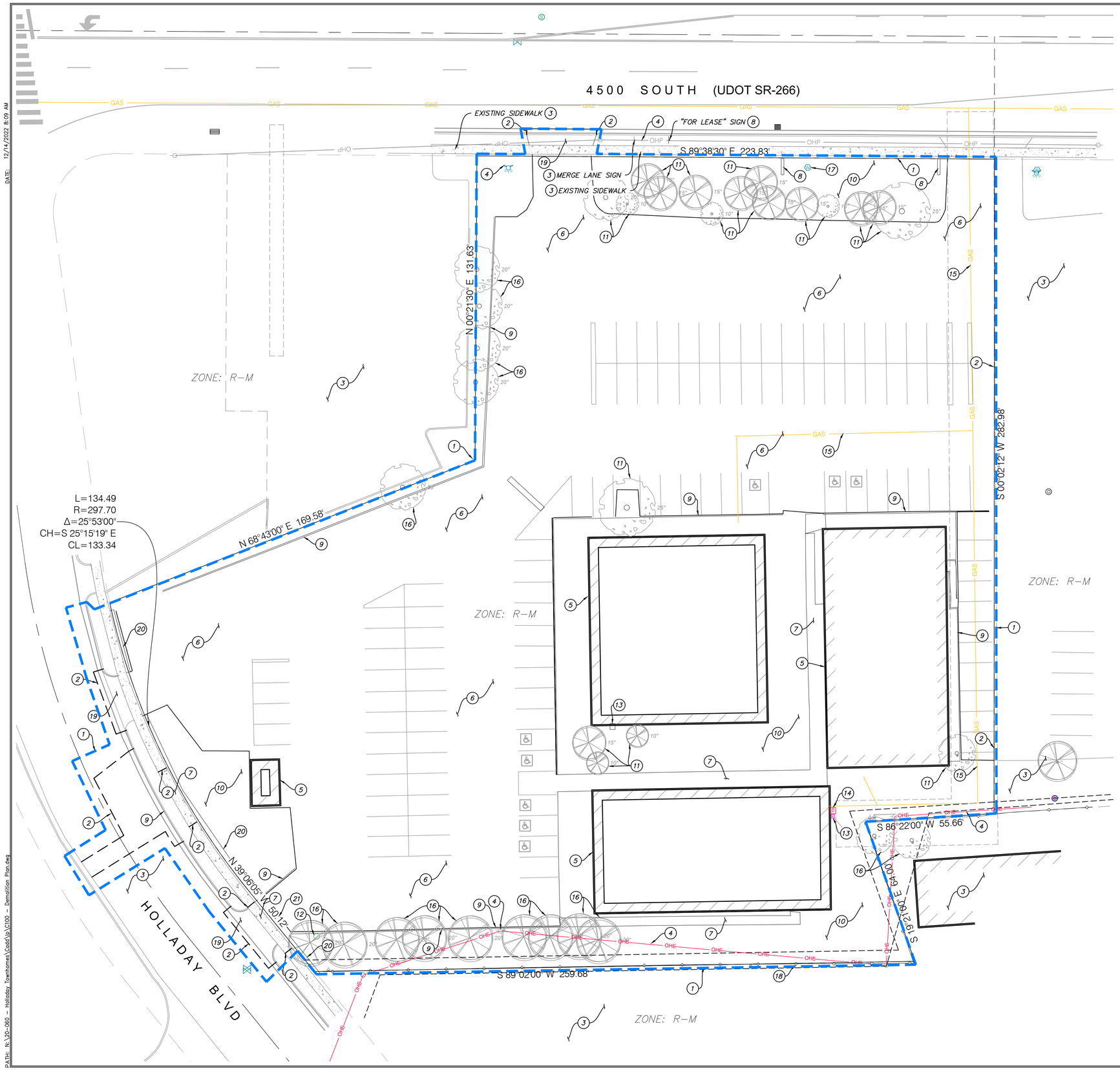
TCC JOB NUMBER: 20-060

REGISTERED PROFESSIONAL ENGINEER
No. 9535281
KYLE W. PORQUOE
12-13-22
STATE OF UTAH

APPROVED PLAN
CITY OF HOLLADAY
UT.MT
PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
DATE OF APPROVAL

SHEET NUMBER
C001
2 OF 10

PATH: N:\20-060 - Holladay Townhomes\Cadd\p\C001 - General Notes.dwg
DATE: 12/14/2022 8:09 AM



GENERAL NOTES:

EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES BEFORE BEGINNING DEMOLITION/CONSTRUCTION AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

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

NOTE:

CONTRACTOR TO COORDINATE WITH UTILITY OWNER AND APPLICABLE UTILITY PROVIDER PRIOR TO DEMOLITION ACTIVITIES.

CONTRACTOR TO STUB AND DEMOLISH UTILITIES AT LIMITS OF DISTURBANCE OR AS DIRECTED BY UTILITY PROVIDER OR OWNER.

SCOPE OF WORK:

1. APPROXIMATE LIMITS-OF-DISTURBANCE.
2. SAWCUT TO PROVIDE SMOOTH CLEAN EDGE, LIMITS ON ROADWAY TO BE CONFIRMED IN FIELD BY CITY ENGINEER. MILL 2' OVERLAP FOR T-PATCH REPAIR OVER TRENCHES.
3. PRESERVE AND PROTECT EXISTING IMPROVEMENTS BEYOND LIMITS OF DISTURBANCE. CONTRACTOR RESPONSIBLE FOR REPLACING DAMAGED IMPROVEMENTS.
4. PRESERVE AND PROTECT EXISTING UTILITY LINES AND STRUCTURES.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING BUILDING AND/OR STRUCTURE.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT SURFACE
7. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE SURFACE
8. REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING CURB.
10. CLEAR AND GRUB.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING TREE.
12. REMOVE AND DISPOSE OF EXISTING SEWER CLEAN OUT. ABANDON ASSOCIATED SANITARY SERVICE LATERAL(S) PER MT. OLYMPUS I.D. STANDARDS.
13. REMOVE AND PROPERLY DISPOSE OF EXISTING TELEPHONE PEDESTAL.
14. REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL TRANSFORMER.
15. REMOVE AND PROPERLY DISPOSE OF EXISTING GAS LINE.
16. PRESERVE AND PROTECT EXISTING TREES.
17. REMOVE AND RETURN WATER METER TO HOLLADAY WATER. REMOVE SERVICE TO MAIN PER HOLLADAY WATER AND UDOT STANDARDS.
18. PRESERVE AND PROTECT EXISTING FENCE.
19. REMOVE AND PROPERLY DISPOSE OF CONCRETE DRIVE APPROACH.
20. REMOVE AND PROPERLY DISPOSE OF BRICK WALL AND ASSOCIATED CONCRETE.
21. REMOVE AND PROPERLY DISPOSE OF TRENCH DRAIN.

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BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 84404
DEMOLITION PLAN

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

REGISTERED PROFESSIONAL ENGINEER
No. 9535281
KURT R. PETERSEN
12-13-22
STATE OF UTAH

APPROVED PLAN
CITY OF HOLLADAY
PLANNING & ZONING DIVISION
UTAH

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SCALE
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3 OF 10

DATE: 12/14/2022 8:09 AM

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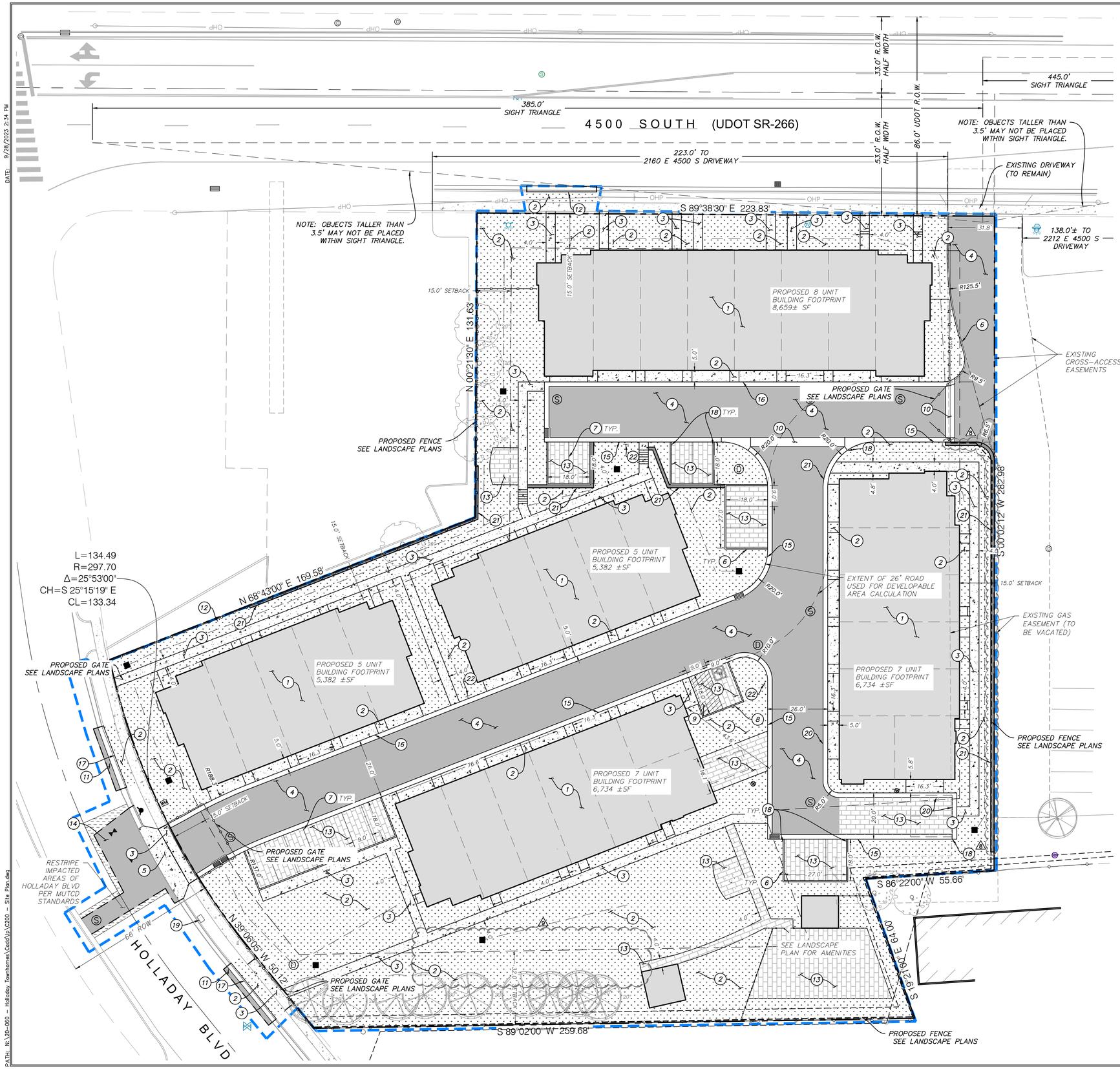

SITE GENERAL NOTES:

SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.

ALL SIGNS AND MARKINGS SHALL CONFORM TO THE LATEST EDITION ON THE M.U.T.C.D.

WASTE DISPOSAL BINS ARE STORED IN UNIT GARAGES.

SITE SCOPE OF WORK:

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

1. BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.
2. LANDSCAPING. SEE LANDSCAPE PLANS.
3. INSTALL CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 (8" AT DRIVEWAYS).
4. INSTALL ASPHALT PAVEMENT PER DETAIL B ON SHEET C700.
5. INSTALL DRIVEWAY APPROACH PER APWA STANDARD PLAN 221.1. PROVIDE FLARE (L) OF 4' MIN..
6. INSTALL TYPE P CURB PER APWA STANDARD PLAN NO. 209.
7. INSTALL 4" WHITE PARKING STRIPE PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
8. INSTALL ACCESSIBLE PARKING STALL SIGN NO. R7-8 PER M.U.T.C.D. SEE DETAIL A ON SHEET C700.
9. ADA PARKING STRIPING PER M.U.T.C.D.
10. INSTALL 4' CONCRETE WATERWAY PER APWA STANDARD PLAN NO. 211.
11. INSTALL ASPHALT TIE IN PER APWA STANDARD PLAN NO. 251 (2" LIFTS). SEE DETAIL ON SHEET C701.
12. INSTALL TYPE B1 CURB AND GUTTER PER UDOT STANDARD DRAWING NO. GW 2A. SEE SHEET C700.
13. INSTALL PERMEABLE PAVERS PER DETAIL C ON SHEET C700.
14. ASPHALT PAVEMENT T-PATCH PER APWA STANDARD PLAN NO. 255 (2" LIFTS). SEE DETAIL ON SHEET 701.
15. INSTALL TYPE H CURB AND GUTTER PER APWA STANDARD PLAN NO. 205. SEE SHEET C701.
16. INSTALL TYPE H CURB AND GUTTER MODIFIED (TIP-OUT). SEE SHEET C701.
17. INSTALL TYPE A CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
18. INSTALL CURB TRANSITION.
19. INSTALL MAILBOX. COORDINATE WITH OWNER AND CITY.
20. 24" FLUSH CURB. SEE SHEET C701.
21. PROPOSED RETAINING WALL (DESIGN BY OTHERS)
22. INSTALL SIGN, NO PARKING EITHER SIDE.

DEVELOPMENT DATA

PARCEL AREA (TOTAL AREA)	±99,929 SF (2.29 AC)
DEVELOPABLE AREA (EXCLUDES 26' ROADWAY)	±88,767 SF (1.85 AC)
EXISTING ZONING	R-M
MINIMUM LOT SIZE/UNIT	2,722.5 SF/UNIT
ALLOWED UNITS	32.6 UNITS
PROPOSED UNITS	32 UNITS
PROPOSED LOT SIZE/UNIT	2,774.0 SF/UNIT
PARKING REQUIRED: 2.0 STALLS/UNIT + 0.5 GUEST STALLS/UNIT	80 STALLS
PARKING PROVIDED:	
GARAGE PARKING	64 STALLS
GUEST PARKING (OFF STREET)	18 STALLS (INCLUDES 1 ADA STALL)
DRIVEWAY PARKING	3 STALLS
TOTAL PROPOSED PARKING	85 STALLS

TABULATION TABLE

	SQUARE FEET	% OF TOTAL
EXISTING:		
TOTAL AREA	99,929 SF	100%
TOTAL BUILDING AREA	17,572 SF	
TOTAL IMPERVIOUS AREA	79,863 SF	79.9%
TOTAL PERVIOUS AREA	20,066 SF	20.1%
PROPOSED:		
TOTAL AREA	99,929 SF	100%
TOTAL BUILDING AREA	32,800 SF±	
TOTAL IMPERVIOUS AREA	59,724 SF	59.8%
TOTAL PERVIOUS AREA	40,205 SF	40.2%

NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT FOR WORK IN RIGHT-OF-WAY

FIRE NOTES:
1. MINIMUM 13R AUTOMATIC SPRINKLERS ARE REQUIRED DUE TO AERIAL ACCESS SETBACK REQUIREMENTS. IFC APPENDIX D 105 CODE MODIFICATION WILL BE REQUIRED USING AUTOMATIC SPRINKLERS IN-LIEU OF MEETING AERIAL APPARATUS ACCESS. NFPA 13R RESIDENTIAL FIRE SPRINKLERS WILL BE INSTALLED.
2. GATES MUST COMPLY WITH IFC APPENDIX D 103.5.
3. GATES SHALL HAVE KNOX KEY OR BOX ACCESS.
4. ACCESS ROADS SHALL REMAIN CLEAR AND UNOBSTRUCTED. "NO PARKING" SIGNS REQUIRED. IFC APPENDIX D 103.6.

APPROVED PLAN
CITY OF HOLLADAY UTAH
ENGINEERING & CONSTRUCTION DIVISION
PUBLIC WORKS DEPARTMENT

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NO.	BY	DATE	REVISIONS
1	JEB	01.26.2022	UDOT COMMENTS
2	KRP	03.30.2022	CLIENT REVISIONS
3	KRP	05.10.2022	UDOT COMMENTS
4	KRP	09.16.2022	CITY COMMENTS
5	KRP	11.04.2022	ADD FENCE
6	KRP	12.13.2022	ADD FENCE/GATES
7	JEB	02.10.2023	PLAN REVISIONS
8	JEB	03.30.2023	PLAN REVISIONS
9	KRP	09.28.2023	SIGNAL REVISIONS

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 84104
SITE PLAN

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

REGISTERED PROFESSIONAL ENGINEER
No. 9535281
KYLE R. PORTOUGUE
09-28-23
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 20
0 5 10 20 30

SHEET NUMBER
C200
4 OF 10

DATE: 9/28/2023 2:34 PM

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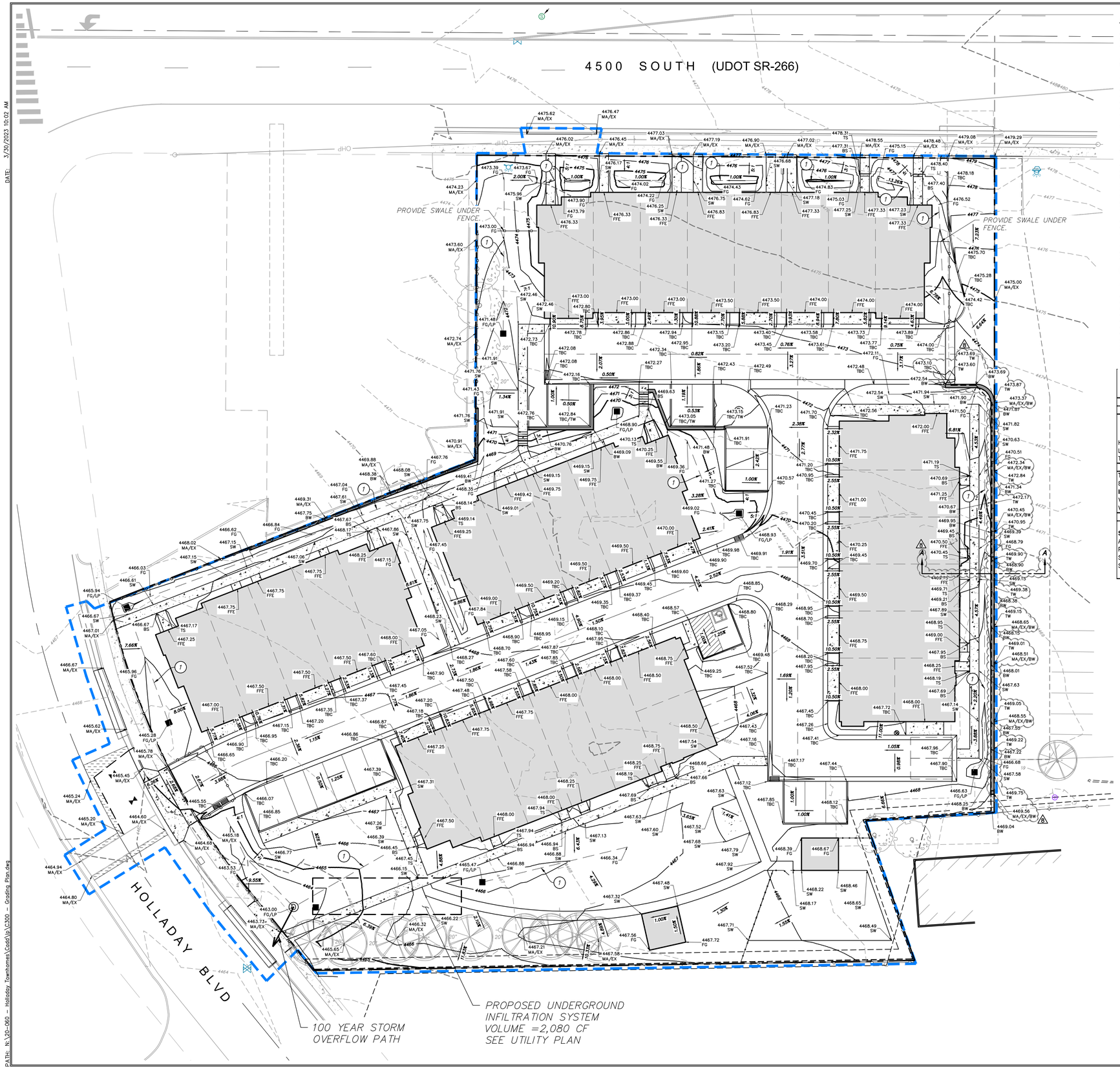


GRADING GENERAL NOTES:

EXISTING HORIZONTAL LOCATIONS AND ELEVATIONS ARE BASED ON AN ALTA SURVEY COMPLETED BY PEPG CONSULTING L.L.C., DATED DECEMBER 16, 2019. CONTRACTOR TO FIELD VERIFY BENCHMARK ELEVATION AND HORIZONTAL SITE LOCATION PRIOR TO CONSTRUCTION.

A LAND DISTURBANCE AND GRADING PERMIT MUST BE OBTAINED FROM MILLCREEK PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY MORE THAN ANY SOIL GREATER THAN 12" IN DEPTH OR AREAS OVER 1-ACRE.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC INFORMATION SHOWN ON DRAWINGS 600 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

(1) PROPOSED DRAINAGE SWALE.

ABBREVIATIONS:

BW = BOTTOM OF WALL
EP = EDGE OF PAVEMENT
EX = EXISTING
FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
LP = LOW POINT
MA = MATCH
SW = SIDEWALK
TBC = TOP BACK OF CURB
TW = TOP OF WALL

Retention Calculations - Holladay 85th Percentile Storm

Project: Base Camp Townhomes

Caluations based on Utah DEQ's "A Guide to Low Impact Development within Utah" (December 2018)

DRAINAGE AREA
Developed Conditions

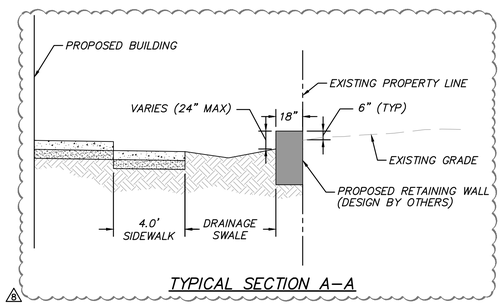
	Area (sf)	Land Use (%)
Hardscape	59,724	59.8%
Landscape:	40,205	40.2%
Total Drainage Area	99,929	

Total (ac.):	2.29	
85th Percentile (in.):	0.52	per Holladay
Imperviousness:	0.60	
Vol. Runoff Coeff (Rv):	0.47	Hydrologic Soils Group Method (C/D soils)
Vgoal (cf):	**2,017**	Vgoal=(Rv)*(Rainfall Depth)*(Drainage Area)

SUB-BASIN SIZING

Sub-Basin A

Area (sf):	99,929	
Percentage of Site:	1.00	
Storage Required (cf):	**2,017**	
Storage Provided (cf):	**2,080**	Underground Infiltration System



TYPICAL SECTION A-A

APPROVED PLAN
HOLLADAY
UTAH

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8	JEB	03.30.2023	PLAN REVISIONS

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 84104
GRADING PLAN

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

SCALE
HORIZONTAL: 1" = 20
0 5 10 20 30

SHEET NUMBER
C300
5 OF 10

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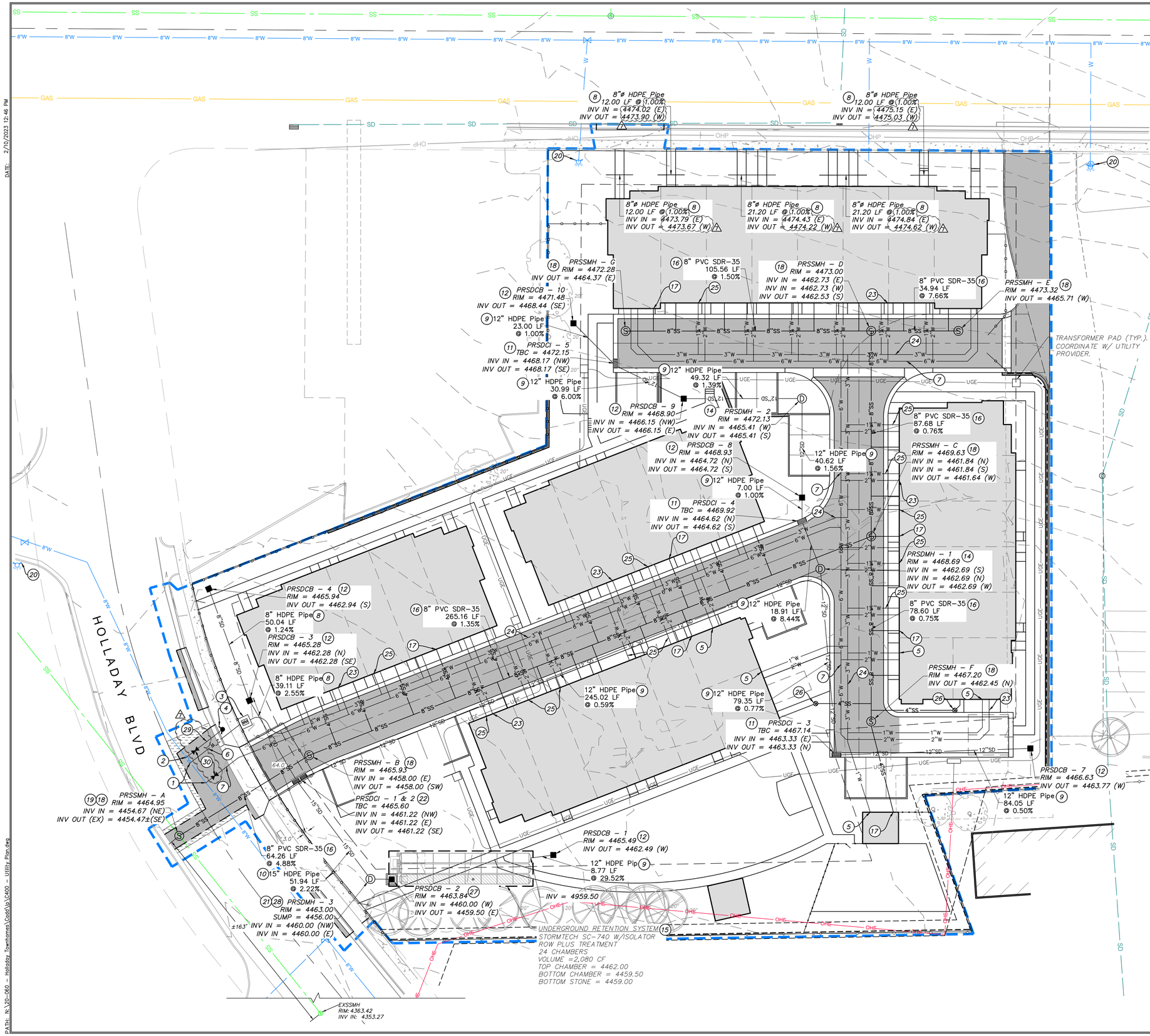

UTILITY GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM HOLLADAY CITY AND/OR UDOT PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH MOUNT OLYMPUS IMPROVEMENT DISTRICT (M.O.I.D.) AND APWA SEWER STANDARDS & SPECIFICATIONS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH HOLLIDAY WATER COMPANY AND APWA STANDARDS & SPECIFICATIONS.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW COMMUNICATIONS SERVICES TO BUILDINGS WITH APPLICABLE UTILITY PROVIDER.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

IRRIGATION SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.

UTILITY SCOPE OF WORK:

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

1. CONNECT TO EXISTING 8"ø WATER LINE PER HOLLIDAY WATER STANDARDS.
2. CONNECT FIRE HYDRANT LINE TO EXISTING WATER MAIN PER HOLLIDAY WATER STANDARDS.
3. INSTALL 2" METER PER HOLLIDAY WATER STANDARDS.
4. INSTALL FIRE HYDRANT ASSEMBLY PER HOLLIDAY WATER STANDARDS.
5. INSTALL 1"ø POLY PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
6. INSTALL 2"ø TYPE K COPPER PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
7. INSTALL 6"ø PVC C900 FIRE LINE PER APWA STANDARD PLAN NO. 381 AND 382.
8. INSTALL 8"ø HDPE STORM DRAIN PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
9. INSTALL 12"ø HDPE STORM DRAIN PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
10. INSTALL 15"ø HDPE STORM DRAIN PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
11. INSTALL 2'X3' PRECAST BOX PER APWA STANDARD PLAN NO. 332. PROVIDE 35.5"X17.75" BICYCLE SAFE GRATE.
12. INSTALL 2'X2' PRECAST BOX LANDSCAPE DRAIN WITH GRATE PER APWA STANDARD PLAN 332.
13. INSTALL 3'X3' PRECAST BOX WITH GRATE PER APWA STANDARD PLAN 332.
14. INSTALL 4' DIAMETER PRECAST MANHOLE WITH 30" FRAME AND COVER PER APWA PLAN NO. 302 AND 341.
15. STORMTECH SC-740 UNDERGROUND INFILTRATION SYSTEM. SEE DETAILS ON SHEET C702
16. INSTALL 8"ø SDR-35 PIPE PER M.O.I.D STANDARDS.
17. INSTALL 4"ø SANITARY SEWER LATERAL CONNECTION PER M.O.I.D STANDARDS.
18. INSTALL 4'ø SANITARY SEWER MANHOLE PER M.O.I.D STANDARDS.
19. CONNECT TO EXISTING SANITARY SEWER LINE PER M.O.I.D. STANDARDS.
20. EXISTING FIRE HYDRANT LOCATION.
21. INSTALL SNOUT (18R). SEE DETAIL DRAWING SP-SI ON SHEET C702.
22. INSTALL DOUBLE GRATE CATCH BASIN PER APWA STANDARD PLAN NO. 315.2 AND 308 (MODIFIED, NO CURB OPENING HOOD)
23. INSTALL 2"ø POLY FIRE PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
24. INSTALL 3"ø POLY PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
25. INSTALL 1.25"ø POLY PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
26. INSTALL SEWER CLEANOUT PER MT. OLYMPUS ID STANDARDS.
27. INSTALL 3'X3' PRECAST BOX WITH SOLID COVER PER APWA STANDARD PLAN 332.
28. INSTALL 4'ø PRECAST MANHOLE PER APWA PLAN NO. 341 WITH GRATED LID.
29. INSTALL 6"ø CLASS 52 DUCTILE IRON WATER LINE.
30. INSTALL GATE VALVE PER HOLLIDAY WATER STANDARDS.

NOTES:
1. PROVIDE THRUST BLOCKING PER APWA AND/OR HOLLIDAY WATER STANDARDS. COORDINATE WITH HOLLIDAY WATER PRIOR TO CONSTRUCTION
2. PROVIDE SEWER CLEANOUTS OUTSIDE EACH UNIT PER MT. OLYMPUS ID STANDARDS.
3. PROVIDE CORP STOP VALVE FOR EACH UNIT'S WATER SERVICE LINE.

FENCE/GATE NOTES:
CONTRACTOR TO ENSURE FENCE AND GATE POSTS DO NOT CONFLICT WITH UNDERGROUND UTILITIES.

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6	KRP	12.13.2022	ADD FENCE/GATES
7	JEB	02.10.2023	PLAN REVISIONS

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 84404
UTILITY PLAN

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

APPROVED PLAN
CITY OF HOLLADAY
UTAH
APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR

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SCALE
HORIZONTAL: 1" = 20
0 5 10 20 30

SHEET NUMBER
C400
6 OF 10

DATE: 2/10/2023 12:46 PM

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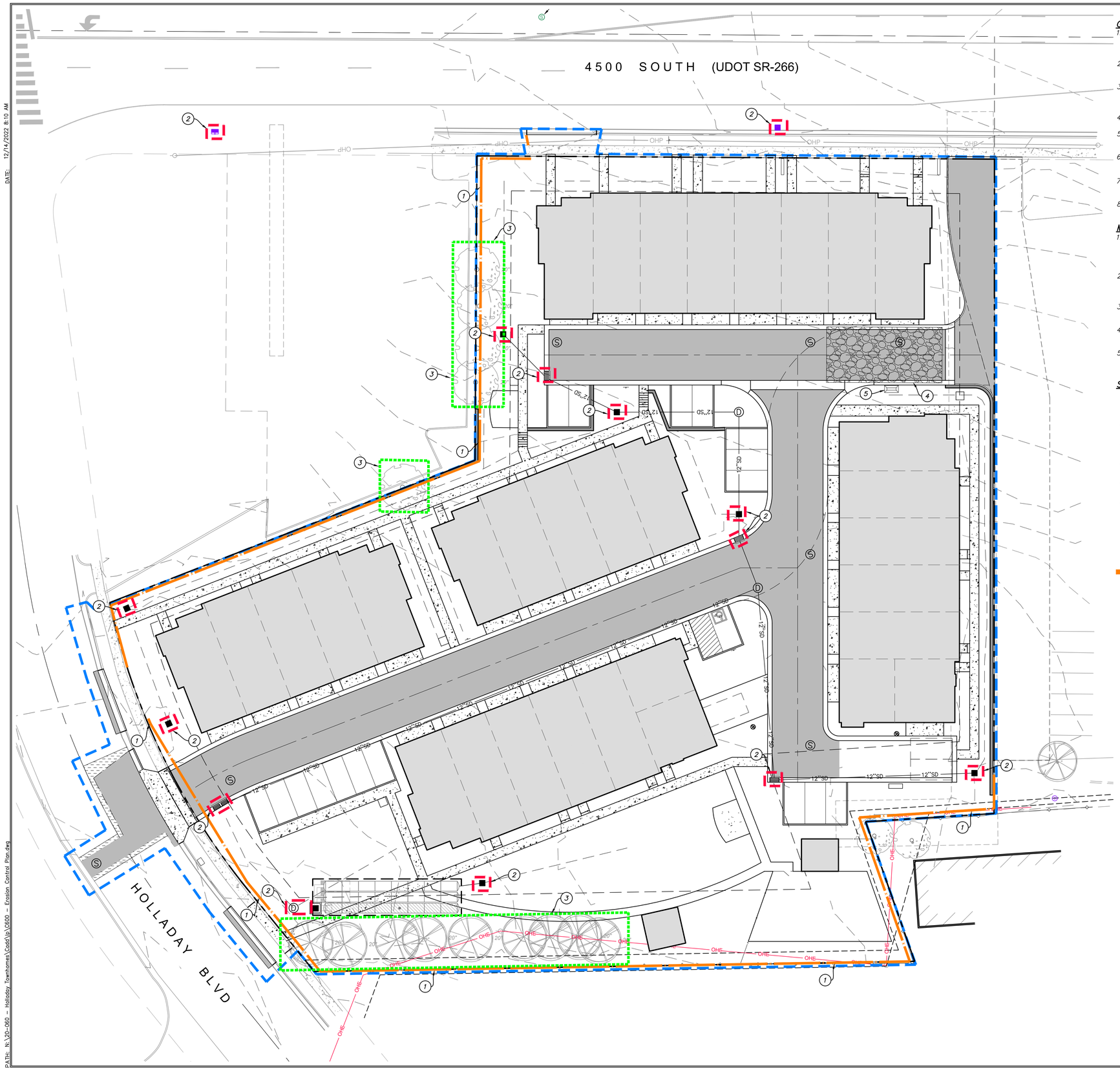


GENERAL NOTES:

1. THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON 601 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
2. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE UDOT EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
5. WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 30 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
6. THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
7. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED.
8. ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

MAINTENANCE:

1. THE OWNER'S RESPONSIBILITY SHALL INCLUDE MAKING ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE MADE BASED ON CONDITIONS THAT MAY ARISE IN THE FIELD OR ADDITIONAL CONTROL AS DEEMED NECESSARY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FIBER ROLL SHALL BE ACCOMPLISHED PROMPTLY.
4. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED FIBER ROLL, END RUNS, AND UNDERCUTTING BENEATH FIBER ROLL.
5. FIBER ROLL BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SCOPE OF WORK:

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

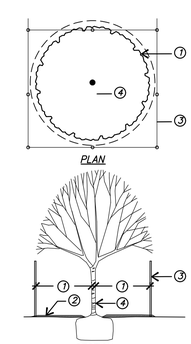
1. INSTALL SILT FENCE PER APWA STANDARD DETAIL 124.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR INLETS PER APWA STANDARD DETAIL 122.
3. INSTALL TREE PROTECTION PER DETAIL A, THIS SHEET.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE/TRACK OUT AREA PER APWA STANDARD DETAIL 126.
5. INSTALL CONCRETE WASHOUT.

LEGEND:

SILT FENCE

INLET PROTECTION

TREE PROTECTION



1. PROTECTIVE ROOT ZONE (PRZ)– TO CALCULATE CRITICAL ROOT RADIUS, MEASURE THE TREE'S DIAMETER (DBH) 4.5 FEET ABOVE THE GROUND. MEASURE IN INCHES. FOR EACH INCH, ALLOW FOR 1 TO 1.5 FEET OF CRITICAL ROOT RADIUS. IF A TREE'S DBH IS TEN INCHES, ITS CRITICAL ROOT RADIUS IS 10 TO 15 FEET.
2. CONTRACTOR TO INSTALL AND MAINTAIN 6" OF TEMPORARY BARK MULCH WITHIN THE PRZ FOR PROPOSED TREES TO BE PROTECTED IN PLACE. REMOVE AND REPLACE PRIOR TO FINAL INSTALLATION OF PROPOSED MULCHES AND SURFACING.
3. TREE PROTECTION BARRIER– SEE SPECIFICATIONS. REVIEW DESIGN WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. TREE TRUNK

NOTES:

1. IF THERE IS TRENCHING WITHIN THE PRZ, TRENCHES SHALL ONLY BE DUG ON ONE SIDE OF THE TREE AND SHALL BE DONE ONLY DONE WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE. HAND EXCAVATION ONLY.
2. DO NOT STOCKPILE ANY MATERIALS OR LOCATE ANY HEAVY MACHINERY WITHIN THE PRZ. THERE SHALL BE NO TRAFFIC ALLOWED WITHIN THE PRZ.
3. ONLY MOVE BARRIER WITH THE PERMISSION OF THE OWNER'S REPRESENTATIVE.

A — TREE PROTECTION
NOT TO SCALE

APPROVED PLAN
CITY OF HOLLADAY
COMMUNITY & ECONOMIC DEVELOPMENT
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6	KRP	12.13.2022	ADD FENCE/GATES

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
EROSION CONTROL PLAN

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

REGISTERED PROFESSIONAL ENGINEER
No. 9535281
KURT R. PETERSEN
12-13-22
STATE OF UTAH

SCALE
HORIZONTAL: 1" = 20
0 5 10 20 30

SHEET NUMBER
C600
7 OF 10

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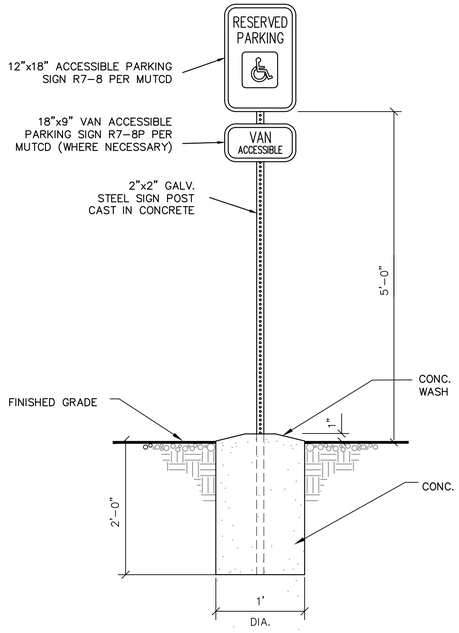
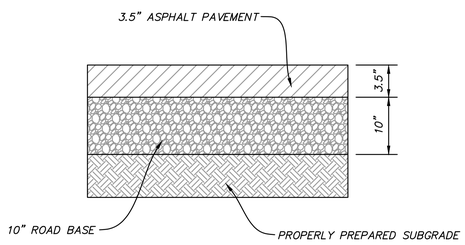


A — SIGN POST DETAIL

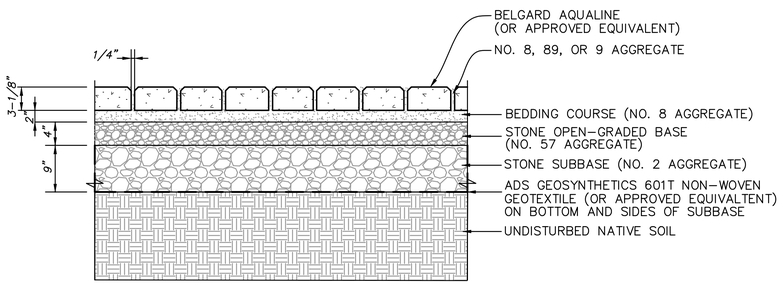
NTS



NOTE: ALL PAVEMENT SECTIONS TO BE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT BY CMT APRIL 30, 2021.

B — ASPHALT PAVEMENT SECTION

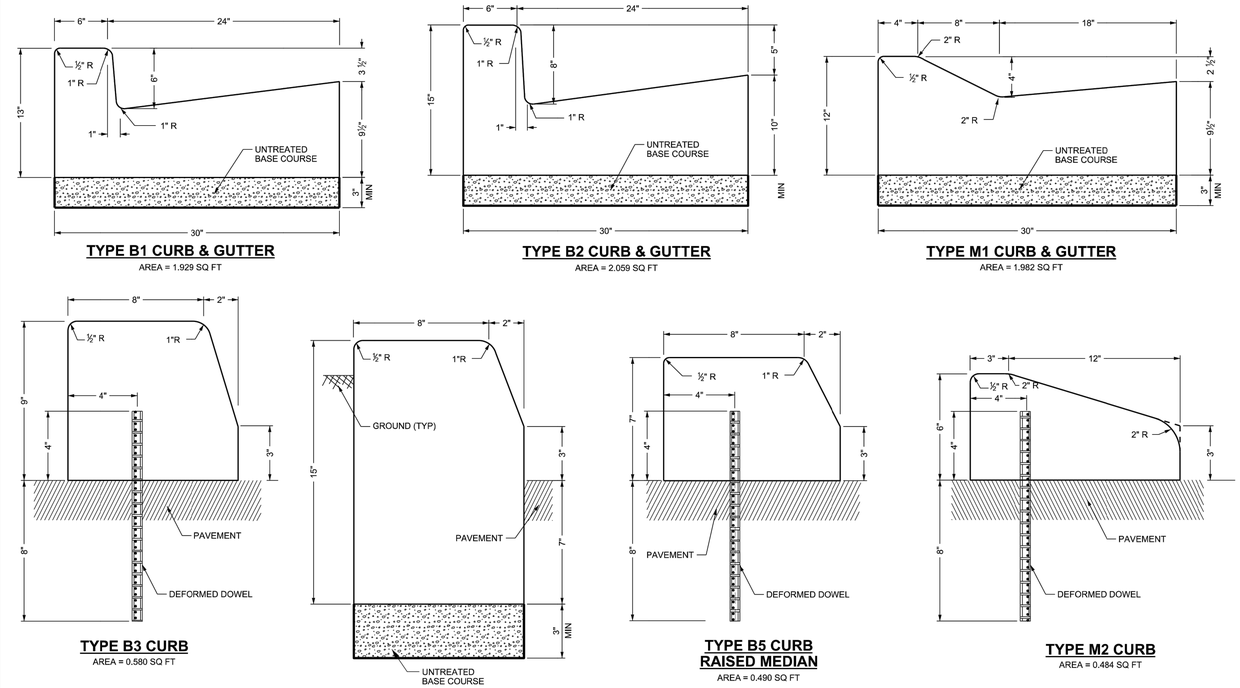
SCALE: N.T.S.



C — PERMEABLE UNIT PAVING

SCALE: N.T.S.

1. DRAINAGE STONE TO BE TESTED AND APPROVED BY THIRD PARTY MATERIAL TESTING COMPANY TO CONFIRM COMPLIANCE WITH SPECIFICATION.
2. CONSTRUCTION OF THE PAVING SYSTEM TO BE INSPECTED BY THIRD PARTY CIVIL OR GEOTECHNICAL ENGINEER. THIRD PARTY ENGINEER TO SUBMIT INSPECTION PLAN TO THE CITY ENGINEER FOR APPROVAL PRIOR TO CONTRACTOR BEGINNING WORK ON THE PAVING SYSTEM.
3. THIRD PARTY ENGINEER TO PROVIDE INSPECTIONS IN ACCORDANCE WITH THE INSPECTION PLAN.
4. THIRD PARTY ENGINEER TO SUBMIT A STAMPED AND SIGNED COMPLETION REPORT THAT INCLUDES INSPECTION REPORTS, MATERIAL TESTS, AND ANY RECOMMENDATIONS OR CONCLUSIONS.
5. FAILED CONSTRUCTION INSPECTIONS, MATERIAL TESTS, OR LACK OF INSPECTIONS WILL RESULT IN A DENIAL OF BUILDING PERMIT OR FINAL IF PERMEABLE PAVERS ARE REQUIRED FOR ONSITE RETENTION REDUCTION OR TO MEET THE MAXIMUM LOT IMPERVIOUS COVERAGE ALLOWANCE.
6. THIRD PARTY INSPECTORS AND ENGINEERS TO BE HIRED AND PAID FOR BY THE PERMIT APPLICANT.



NOTES:

1. USE ¾ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

DESIGN-ONLY NOTES:

A. DRAINAGE CURBS: TYPE B1, B2 & M1.

B. MOUNTABLE CURBS: TYPES M1 & M2. REFER TO THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR APPLICATION.

C. USE CURBS TYPES B1, B2, B3, B4 & B5 WITH DESIGN SPEED UP TO 40 MPH EXCEPT IN PREDOMINATELY URBAN OR RAPIDLY DEVELOPING RURAL AREAS WHERE CURBS MAY BE USED WITH DESIGN SPEEDS UP TO 50 MPH.

D. USE TYPE B4 ONLY AS BORDER CURB.

REVISIONS

NO.	DATE	BY	REMARKS
1	8/31/17	CWW	LEVELED BOTTOM OF CURB AND GUTTER SECTIONS

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL — AUGUST 2020 — DATE
CHAIRMAN, STANDARDS COMMITTEE
APPROVED — AUGUST 2020 — DATE
DEPUTY DIRECTOR

CONCRETE CURB AND GUTTER TYPES
STANDARD DRAWING TITLE

STD. DWG. NO. GW 2A

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	DATE	BY	REVISIONS
1	01.26.2022	JEB	UDOT COMMENTS
2	03.30.2022	KRP	CLIENT REVISIONS
3	05.10.2022	KRP	UDOT COMMENTS
4	09.16.2022	KRP	CITY COMMENTS
5	11.04.2022	KRP	CITY COMMENTS
6	12.13.2022	KRP	ADD FENCE/GATES

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
DETAILS

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

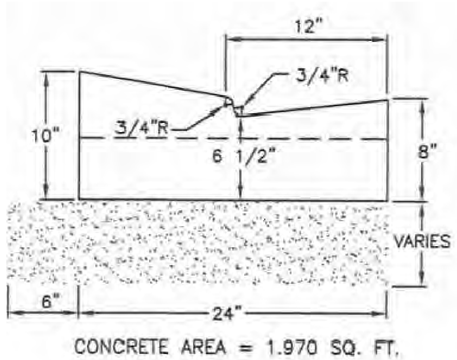
REGISTERED PROFESSIONAL ENGINEER No. 9595281 KYLE R. PORQUE 12-13-22 STATE OF UTAH

APPROVED PLAN — CITY OF HOLLADAY — ECONOMIC & COMMUNITY DEVELOPMENT — UTAH

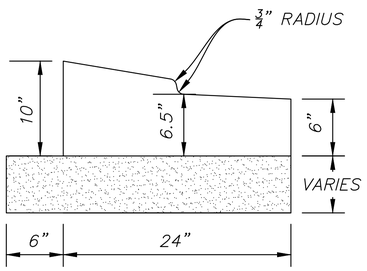
CALL 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

SHEET NUMBER
C700
8 OF 10

PATH: N:\20-060 - Holladay Townhomes\Cadd\p\C700 - Details.dwg



Type H



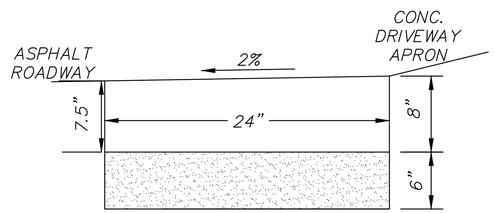
A — MODIFIED TYPE H CURB
SCALE: N.T.S.

Curb and gutter

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



B — 24" FLUSH CURB
SCALE: N.T.S.

Bituminous concrete pavement tie-in

1. **GENERAL**
   A. Site conditions vary. Configuration of tie in work may be changed to fit field conditions. Variance from dimensions and slopes shown must be acceptable to ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. DO NOT USE gravel as a base course without ENGINEER's permission.
   B. Tack Coat: APWA Section 32 12 13.13.
   C. Bituminous Concrete: APWA Section 32 12 05.
      1) Warm weather patch – AC-20-DM-1/2, unless indicated otherwise.
      2) Cold weather patch – modified MC-250-FM-1, APWA Section 33 05 25.

3. **EXECUTION**
   A. Pavement Removal: APWA Section 02 41 14. Provide a neat straight joint between existing and new pavement. Saw-cut joint if existing pavement exceeds 2-inches in thickness or if Portland-cement concrete underlies the bituminous concrete pavement.
   B. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Tack Coat: Clean and tack all vertical surfaces adjacent to the new bituminous concrete patch. Apply full coverage surface tack coat between lifts if the lower lift is left unpaved longer than 24 hours or if it becomes unclean.
   D. Bituminous Concrete Pavement.
      1) Lay new bituminous pavement higher as shown. Do not create water ponds on pavement.
      2) Install in lifts no greater than ~~3-inches~~ 2-INCHES after compaction. Compact each lift is within the range of 92 to 96 percent relative to Rice density, ASTM D2041.
      3) Install final lift not less than 2 times the diameter of the maximum aggregate particle size. e.g.
         - 2" for 3/4" aggregate mix.
         - 1 1/2" for 1/2" aggregate mix, etc.

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Bituminous pavement T-patch

1. **GENERAL**
   A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling addtional costs.
   B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
      1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03..
      2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
      3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
      4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   C. Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Tack Coat: APWA Section 32 12 13.13.
   F. Bituminous Concrete. APWA Section 32 12 05.
      1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
      2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
   C. Tack Coat. Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
   D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is ~~3-inches~~ 2–INCHES minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
   E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
   F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
   G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.

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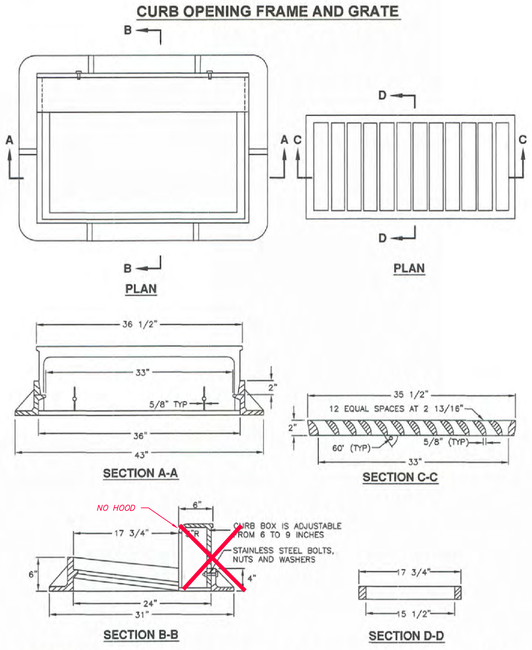
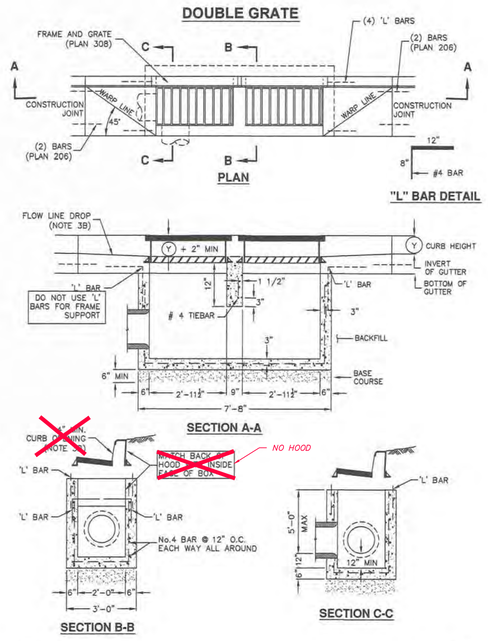
CURB OPENING FRAME AND GRATE

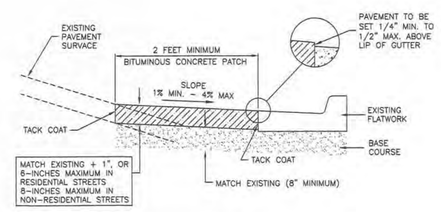


APWA Utah Chapter — *35 1/2" Grate and frame* — Plan 308 — January 1999

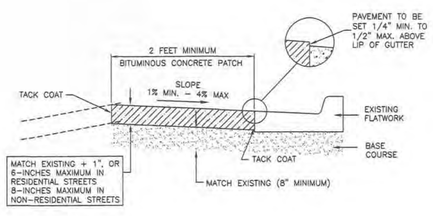
DOUBLE GRATE



APWA Utah Chapter — *Catch basin* — Plan 315.2 — September 2010

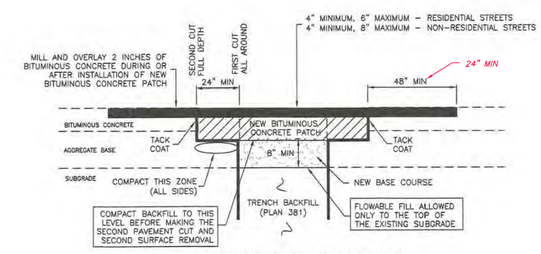


CASE 1 - POSITIVE STREET SLOPE TIE-IN

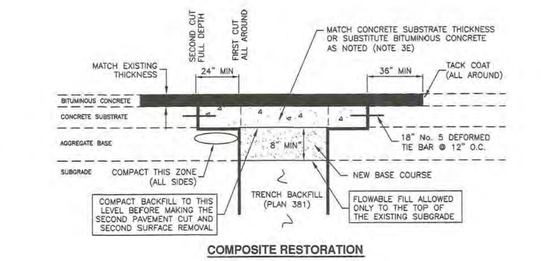


CASE 2 - NEGATIVE STREET SLOPE TIE-IN

APWA Utah Chapter — *Bituminous concrete pavement tie-in* — Plan 251 — July 2005



BITUMINOUS CONCRETE RESTORATION



COMPOSITE RESTORATION

APWA Utah Chapter — *Bituminous pavement T-patch* — Plan 255 — November 2015

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS
1	JEB	01.26.2022	UDOT COMMENTS
2	KRP	03.30.2022	CLIENT REVISIONS
3	KRP	05.10.2022	UDOT COMMENTS
4	KRP	09.16.2022	CITY COMMENTS
5	KRP	11.04.2022	CITY COMMENTS
6	KRP	12.13.2022	ADD FENCE/GATES

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 84404
DETAILS

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

REGISTERED PROFESSIONAL ENGINEER No. 9596281 KYLE R. PORQUE 12-13-22 STATE OF UTAH

APPROVED PLAN — HOLLADAY UTAH — Development & Assistance Services

SHEET NUMBER
C701
9 OF 10

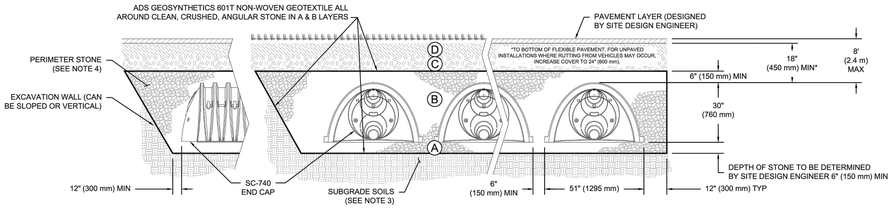
DATE: 12/14/2022 8:10 AM

PATH: N:\20-060 – Holladay Townhomes\Cad\Vp\C701 – Details.dwg

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

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



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

BASE45
HOLLADAY, UT
DATE: | DRAWN: DB
PROJECT #: | CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

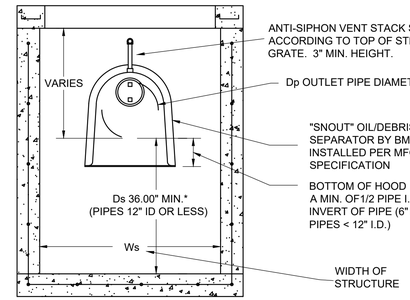
StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

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

SHEET 3 OF 5

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PROPER PRODUCT(S) ARE SPECIFIED TO MEET SITE DESIGN REQUIREMENTS.

STRUCTURE DESIGN FOR WATER QUALITY IMPROVEMENT



RULE # 1- AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMODATE EXTERNAL DIMENSIONS OF THE SNOUT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS. BMP RECOMMENDS STRUCTURE WALL TO BE AT LEAST 12" WIDER THAN MAXIMUM SNOUT WIDTH. FOR TRASHSCREEN, STRUCTURE MUST BE AT LEAST 6" WIDER THAN TRASHSCREEN WIDTH.

RULE #2- USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 36", 48", 72" AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 42", 52" AND 72" SIZES.

***SUMP DEPTH (Ds)-** SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15"-18" PIPE MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS- PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY. FOR MANHOLES, SEE SIZING EXAMPLES BELOW FOR "R" SERIES SNOUTS.

IMPORTANT NOTICE: *DO NOT CONFUSE PIPE SIZE WITH SNOUT SIZE.* A SNOUT FITS OVER A PIPE, NOT IN IT. THUS, THE CORRECT SNOUT SIZE WILL ALWAYS BE BIGGER THAN THE PIPE SIZE.. SNOUTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMODATE PIPES OF 60" ID (71.9" OD). MAX. FOR PIPES 72" OD AND ABOVE, USE SQUARE STRUCTURES.

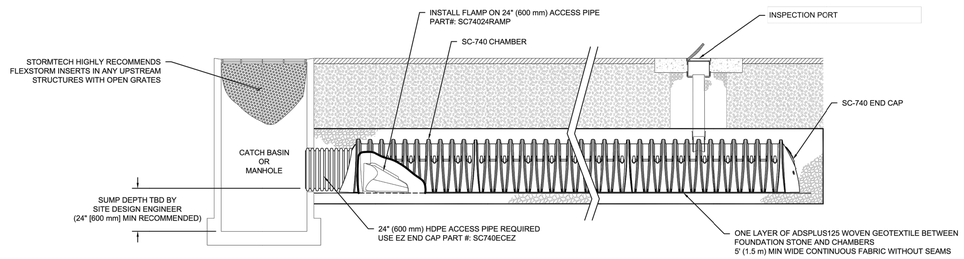
SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE
11.9" O.D. OR LESS	12 F or R (R FITS 36"-48" DIAM STRUCTURE)
12.0"-17.9" O.D.	18 F or R (R FITS 48"-60" DIAM STRUCTURE)
18.0"-23.9" O.D.	24 F or R (R FITS 48"-60" DIAM STRUCTURE)
24.0"-29.9" O.D.	30 F or R (R FITS 60"-72" DIAM STRUCTURE)
30.0"-35.9" O.D.	36FTB
30.0"-41.9" O.D.	42RTB/60 (FITS 60" DIAM STRUCTURE ONLY)
30.0"-47.9" O.D.	48 FTB
30.0"-51.9" O.D.	52RTB/72 OR /84 (FITS 72" OR 84" DIAM STRUCTURE ONLY)
48.0"-71.9" O.D.	72FTB OR 72RTB/96 (FITS 96" DIAM STRUCTURE ONLY)
72"-95.9" O.D.	96 FTB OR 96FTBB

NPSNOUT (FOR PVC OR SMALL DIAM. STRUCTURE)
UP TO 12" PIPE IN 18" ID STRUCTURE NP1218
UP TO 15" PIPE IN 24" ID STRUCTURE NP1524
UP TO 18" PIPE IN 30" ID STRUCTURE NP1830
UP TO 18" PIPE IN 36-42" ID STRUCTURE NP1836
UP TO 24" PIPE IN 30" ID STRUCTURE NP 2430

BMP, INC.
9 MATHEWS DR, UNIT A1-A2, E. HADDAM, CT
(800) 504-8008 FAX: (877)434-3197

DESCRIPTION	DATE	SCALE
SNOUT SIZING CHART	09/09/18	NONE
	DRAWING NUMBER SP-SI	



SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

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

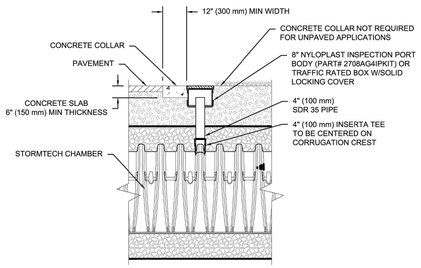
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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

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

NOTES

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



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

BASE45
HOLLADAY, UT
DATE: | DRAWN: DB
PROJECT #: | CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

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

SHEET 4 OF 5

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PROPER PRODUCT(S) ARE SPECIFIED TO MEET SITE DESIGN REQUIREMENTS.

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:
1	JEB	01.26.2022	UDOT COMMENTS
2	KRP	03.30.2022	CLIENT REVISIONS
3	KRP	05.10.2022	UDOT COMMENTS
4	KRP	09.16.2022	CITY COMMENTS
5	KRP	11.04.2022	CITY COMMENTS
6	KRP	12.13.2022	ADD FENCE/GATES

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 84404
DETAILS

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

REGISTERED PROFESSIONAL ENGINEER No. 9535281 CHRIS D. MURGAS 12-13-22 STATE OF UTAH

APPROVED PLAN CITY OF HOLLADAY UTAH

SHEET NUMBER
C702
10 OF 10

CALL 811 BEFORE YOU DIG SAFE DIGGING PARTNER

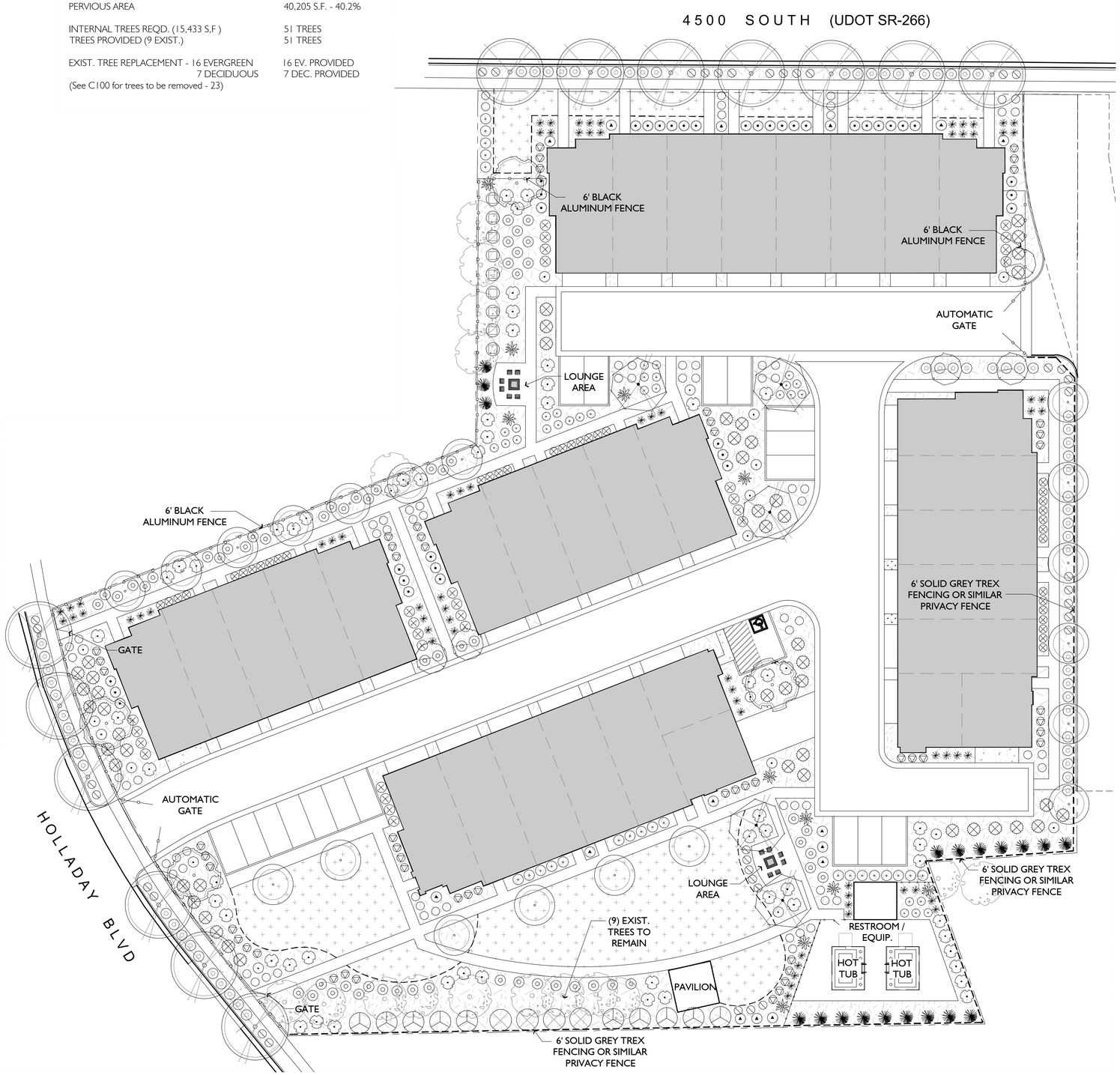
DATE: 12/14/2022 8:10 AM

PATH: N:\20-060 - Holladay Townhomes\Cadd\Ip\C702 - Details.dwg

LANDSCAPE TABULATIONS

PROJECT AREA	99,929 S.F. - 100%
PERVIOUS AREA	40,205 S.F. - 40.2%
INTERNAL TREES REQD. (15,433 S.F.) TREES PROVIDED (9 EXIST.)	51 TREES 51 TREES
EXIST. TREE REPLACEMENT - 16 EVERGREEN 7 DECIDUOUS	16 EV. PROVIDED 7 DEC. PROVIDED

(See C100 for trees to be removed - 23)



LANDSCAPE LEGEND

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	TREES		
4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Cal.
19	Picea omorika 'Wells Riverside'	Serbian Spruce	6-7'
5	Prunus virginiana 'Sucker Punch'	Sucker Punch Chokecherry	2" Cal.
5	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal.
19	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
13	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
	EVERGREEN SHRUBS		
37	Buxus x Green Velvet	Green Velvet Boxwood	2 Gal.
49	Juniperus sabina 'Buffalo'	Buffalo Juniper	2 Gal.
36	Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	2 Gal.
	DECIDUOUS SHRUBS		
9	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	2 Gal.
23	Euonymus alata compacta	Dwarf Burning Bush	2 Gal.
15	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	2 Gal.
28	Rhamnus frangula 'Fine Line'	Fine Line Buckthorn	2 Gal.
4	Rhus glabra	Smooth Sumac	2 Gal.
11	Rhus typhina 'Tiger Eyes'	Gold Leaved Sumac	2 Gal.
54	Potentilla fruticosa 'Monsidh' Frosty®	Shrubby White Cinquefoil	2 Gal.
10	Viburnum lantana 'Mohican'	Mohican Viburnum	2 Gal.
	ORNAMENTAL GRASSES		
71	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
59	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
	GROUNDCOVERS		
30	Aronia melancarpa Ground Hug	Ground Hug Chokeberry	2 Gal.
68	Prunus besseyi 'Pawnnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.
59	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	PERENNIALS		
19	Gaura linderheimerii 'Whirling Butterflies'	Whirling Butterflies Gaura	1 Gal.
72	Lavandula x intermedia 'Gros Bleu'	Gros Bleu Lavender	1 Gal.
37	Nepeta	catnip	1 Gal.
	TURF		
8,341 S.F.	Chanshare Imperial Bluegrass		Sod
	MULCH		
26,912 S.F.	Bark Mulch, Medium, Brown, Shredded		3" Depth
	EDGING		
	Metal - Steel, 4" x 3/16", 3' Dia. for Trees in Turf Areas		
	FENCING		
	6' Black Aluminum Fence		
	6' Solid Grey Trex Fencing or Similar Privacy Fence		

LANDSCAPE GENERAL NOTES

1. Do not commence planting operation until rough grading has been completed.
2. All plants shall bear the same relationship to finished grade as the original grade before digging.
3. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
4. Pre-emergent herbicide shall be used prior to mulch placement.
5. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
6. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
7. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
9. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Project Representative.
10. Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
11. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
12. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
    Sand (0.05 - 2.0 mm Dia.) 20 - 70%
    Clay (0.002 - 0.05 mm Dia.) 20 - 70%
    The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
    pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$" or larger.
    Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
13. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

APPROVED PLAN
Jonathan Crane, Planning Manager
CITY OF HOLLADAY SINCE 1819
UTAH PLANNING & ZONING DIVISION
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

A LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH
SCOTT THOMAS BLAKE
No. 10338
LICENSED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	9.21.2022

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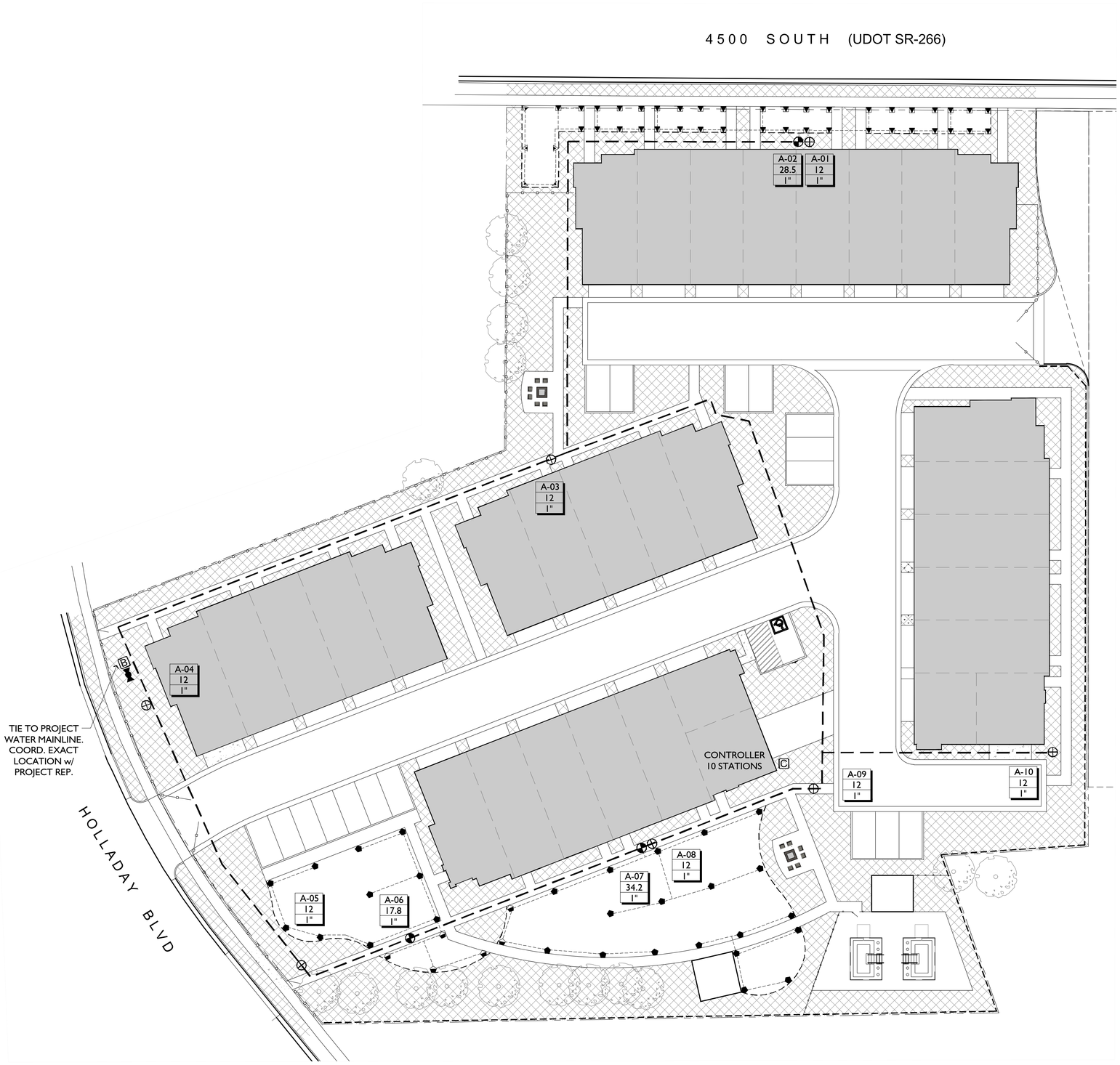
BASE45 TOWNHOMES
2180 EAST 4500 SOUTH
HOLLADAY, UTAH

PREPARED FOR:
JF CAPITOL
1148 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH

PRELIMINARY

LANDSCAPE PLAN

L101



IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10'
	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12'
	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15'
	Rainbird 1804-SAM-R-VAN14 Adust./Full Rotary Spray Head	45	0.63	8' - 14'
	Rainbird 1804-SAM-R-VAN18 Adust./Full Rotary Spray Head	45	1.01	13' - 18'
	Rainbird 1804-SAM-R-VAN24 Adust./Full Rotary Spray Head	45	1.68	17' - 24'

Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub

- Automatic Control Valve - Rainbird PEB - See Plan for Sizes
- Drip Control Zone - Rainbird XCZ-100-PRBCOM
- Quick Coupling Valve Assembly
- Stop and Waste - 2"
- C Controller - Rainbird ESP-12LXME Controller - 12 Stations
- B Backflow Preventer - 2"
- Lateral Pipe - Schedule 40 PVC
- 2" Sch 40 PVC Mainline
- S Irrigation Sleeving (See Plan)

A-01 — Valve #
12.0 — GPM
1" — Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2 -1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

IRRIGATION GENERAL NOTES

1. Base drawings for irrigation design have been provided by others.
2. Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
4. Contractor is responsible to verify material counts and square footages. Irrigation table quantities provided as a courtesy. In the event of a discrepancy, plan quantities take precedence over table quantities.
5. Contact the local underground utility services for utility location and identification.
6. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
7. Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
8. Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
9. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
10. Sprinklers are placed at various percentages of manufacturers published radii. see Irrigation table for specific spacing. Spray heads typically shown at 90% of manufacturer's published coverage radius. Rotor heads typically shown at 90% of manufacturer's published 90% overage radius.
11. Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
12. Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.
13. Rotor zones may be shown with same nozzles for half circle and full circle heads, full circle head zones shall need double run time on controller. Rotor zones using the same nozzle for half circle and full circle heads shall be placed on separate zones.
14. POC's and Main line are designed for one zone to be operated at a time, per POC & Controller.

APPROVED PLAN
Jonathan Crane, Planning Manager
CITY OF HOLLADAY UTAH
PLANNING & ZONING DIVISION
2175 EAST 4500 SOUTH
HOLLADAY, UTAH 84117
(801) 272-9450 FAX (801) 272-9451
www.cityofholladay.com

A — IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH — SCOTT THOMAS BLAKE — LICENSED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	9.21.2022

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BASE45 TOWNHOMES
2180 EAST 4500 SOUTH
HOLLADAY, UTAH

PREPARED FOR:
JF CAPITOL
1148 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH

IRRIGATION PLAN

L201

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	LAMPS QTY	LAMPS MODEL	MOUNTING	VA	NOTES
L20	OUTDOOR WALL MOUNT	KICHLER	SKU 5117360	MVOLT	LED	SUPPLIED W/UNIT	WALL	100	

NOTES: THE FIXTURES LISTED IN THIS SCHEDULE REPRESENT THE QUALITY AND TYPE OF FIXTURES DESIRED. EQUALS OF THOSE MANUFACTURERS NOTED IN THE REMARKS ARE ACCEPTED. FOR THOSE FIXTURES WITHOUT A MANUFACTURE DESIGNATION IN THE REMARK COLUMN THE SUPPLIER MAY SUBMIT A FIXTURE THEY BELIEVE TO BE EQUAL TO THE ONE SPECIFIED. TO BE ACCEPTABLE THE FIXTURES SUBMITTED MUST BE OF THE SAME TYPE AND MATERIAL AS THAT SPECIFIED AND MUST RECEIVE APPROVAL FROM THE ENGINEER BY ADDENDUM PRIOR TO BID.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	17.1 fc	0.0 fc	N/A	N/A

1 / E1.0 SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

MAXX Engineering
90 W 500 S #231
Bountiful, UT 84010
580 Bergeson Drive
Blackfoot, ID 83221
Eng@maxxllc.net

OWNERSHIP OF DOCUMENTS

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STAMP

PROFESSIONAL ENGINEER
5246941-2202
STAN W JOHNS
8/9/22
STATE OF UTAH

BASE CAMP TOWNS
HOLLADAY, UT

SHEET TITLE SITE PHOTOMETRIC PLAN

REVISIONS

NO.	DESCRIPTION

ISSUE DATE: 8/9/22
ISSUE TYPE: PERMIT
DRAWN BY: JLC
CHECKED BY: SWJ

E1.0

APPROVED PLAN
Jonathan Harris, Planning Manager
CITY OF HOLLADAY UTAH
PLANNING & ZONING DIVISION
CONDITIONAL USE PERMIT
CONCEPT DEVELOPMENT DEPARTMENT

BASE CAMP TOWNS CONCEPTUAL PERSPECTIVE

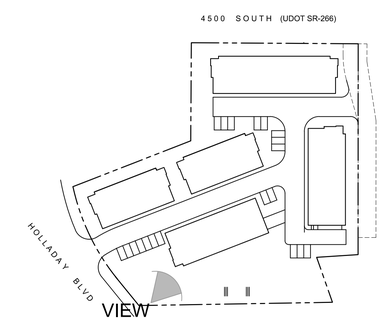
CODE SUMMARY

OCCUPANCY TYPE:	R-3
FIRE SPRINKLERS:	NFPA 13R RESIDENTIAL FIRE SPRINKLERS WILL BE INSTALLED IFC APPENDIX D 105 CODE MODIFICATION REQUIRED TO USE AUTOMATIC SPRINKLERS IN-LIEU OF MEETING AERIAL FIRE APPARATUS ACCESS.
CONSTRUCTION TYPE:	VB
NO. OF STORIES	4-STORIES
MAXIMUM BUILDING HEIGHT	40' (MEASURED FROM EXISTING GRADES)
ADOPTED CODE:	IBC 2018 IRC 2015 NEC 2020 ANSI 2009

BUILDING / UNIT SUMMARY

BUILDING TYPES:		THREE (3) BUILDING COMPOSITES	
	(2)	5-PLEX	
	(2)	7-PLEX	
	(1)	8-PLEX	
TOTAL UNITS:		32 UNITS	
UNIT TYPES:		FOUR (4) UNIT PLANS	
UNIT 1		2BD+BONUS, 2.5BA	1,566 SQ FT
UNIT 2		2BD+BONUS, 2.5BA	1,613 SQ FT
UNIT 3/3ALT		3BD+BONUS+OFFICE, 3.5BA	2,246 SQ FT
UNIT 4/4ALT		3BD+BONUS+OFFICE, 3.5BA	2,658 SQ FT

(ALL UNITS HAVE 2-CAR GARAGES)



SITE KEY PLAN

NOTE: LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
SEE LANDSCAPE DRAWINGS FOR DETAILED INFORMATION.

ktgy
Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

Henry Walker Homes
1216 W. Legacy Crossing Blvd
Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

NTS

TITLE

A1.0

Architecture + Planning
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Denver, CO 80202
303.825.6400
ktgy.com

Henry Walker Homes
1216 W. Legacy Crossing Blvd
Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

NTS

5-PLEX PERSPECTIVE-NORTH WEST

A1.1

APPROVED PLAN
CITY OF HOLLADAY
ECONOMIC & ZONING DIVISION
UTAH

UNIT 4–R

LEFT

UNIT 4–R UNIT 3–R UNIT 3 UNIT 3–R UNIT 4

FRONT

UNIT 4

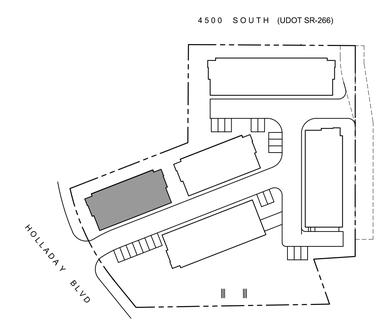
RIGHT

UNIT 4 11 UNIT 3–R UNIT 3 UNIT 3–R UNIT 4–R

REAR

MATERIAL LEGEND

- 1A ASPHALT COMPOSITION ROOFING
- 1B METAL ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND ON STUCCO
- 5 MASONRY BRICK VENEER
- 6 STAINED FINISH WOOD TRIM
- 7 VINYL WINDOW SYSTEM
- 8 METAL GUARDRAIL
- 9 METAL AWNING
- 10 FRONT ENTRY DOOR
- 11 METAL SECTIONAL GARAGE DOOR
- 12 DECORATIVE EXTERIOR LIGHT FIXTURE
- 13 FIBER-CEMENT SIDING



SITE KEY PLAN

APPROVED PLAN
CITY OF HOLLADAY UTAH
DEVELOPMENT REVIEW
PLANNING & ZONING REVIEW
BUILDING & ENGINEERING REVIEW
FIRE

Architecture + Planning
820 16th Street, Suite 500
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ktgy.com

Henry Walker Homes
1216 W. Legacy Crossing Blvd
Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

0 4 8 16

5-PLEX ELEVATIONS-NORTH WEST

A1.2

APPROVED PLAN
CITY OF HOLLADAY
UTAH
Community & Economic Development

Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
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ktgy.com

Henry Walker Homes
1216 W. Legacy Crossing Blvd
Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

NTS

5-PLEX PERSPECTIVE-NORTH EAST

A1.3

UNIT 4–R

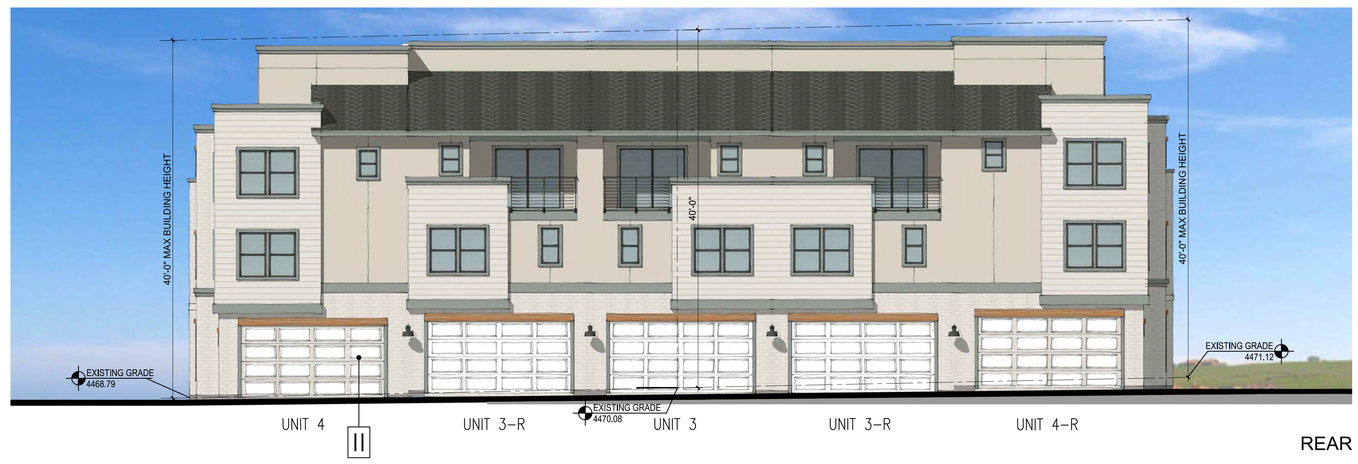
LEFT

UNIT 4–R UNIT 3–R UNIT 3 UNIT 3–R UNIT 4

FRONT

UNIT 4

RIGHT

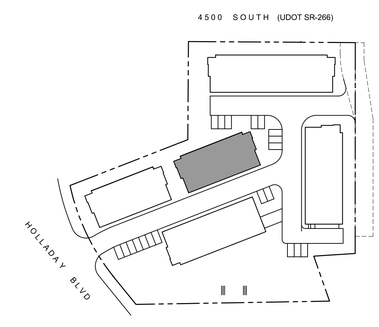


UNIT 4 UNIT 3–R UNIT 3 UNIT 3–R UNIT 4–R

REAR

MATERIAL LEGEND

1A	ASPHALT COMPOSITION ROOFING
1B	METAL ROOFING
2	WOOD FASCIA BOARD
3	STUCCO FINISH
4	STUCCO FINISH TRIM SURROUND ON STUCCO
5	MASONRY BRICK VENEER
6	STAINED FINISH WOOD TRIM
7	VINYL WINDOW SYSTEM
8	METAL GUARDRAIL
9	METAL AWNING
10	FRONT ENTRY DOOR
11	METAL SECTIONAL GARAGE DOOR
12	DECORATIVE EXTERIOR LIGHT FIXTURE
13	FIBER-CEMENT SIDING



SITE KEY PLAN

Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

Henry Walker Homes
1216 W. Legacy Crossing Blvd
Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

0 4 8 16

5-PLEX ELEVATIONS-NORTH EAST

A1.4

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Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

NTS

7-PLEX PERSPECTIVE-EAST

A1.5

LEFT

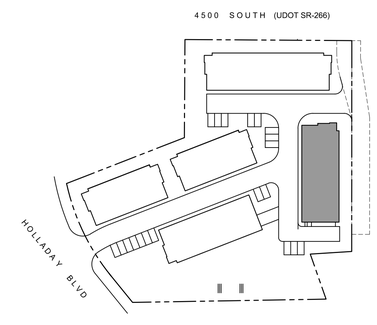
FRONT

RIGHT

REAR

MATERIAL LEGEND

1A	ASPHALT COMPOSITION ROOFING
1B	METAL ROOFING
2	WOOD FASCIA BOARD
3	STUCCO FINISH
4	STUCCO FINISH TRIM SURROUND ON STUCCO
5	MASONRY BRICK VENEER
6	STAINED FINISH WOOD TRIM
7	VINYL WINDOW SYSTEM
8	METAL GUARDRAIL
9	METAL AWNING
10	FRONT ENTRY DOOR
11	METAL SECTIONAL GARAGE DOOR
12	DECORATIVE EXTERIOR LIGHT FIXTURE
13	FIBER-CEMENT SIDING



SITE KEY PLAN

APPROVED PLAN
CITY OF HOLLADAY UTAH
DEVELOPMENT & ZONING DIVISION

ktgy
Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

Henry Walker Homes
1216 W. Legacy Crossing Blvd
Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

0 4 8 16

7-PLEX ELEVATIONS-EAST

A1.6

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Denver, CO 80202
303.825.6400
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Henry Walker Homes
1216 W. Legacy Crossing Blvd
Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

NTS

7-PLEX PERSPECTIVE-SOUTH

A1.7

UNIT 1 UNIT 2

LEFT

UNIT 1 UNIT 2 UNIT 3–R UNIT 3 UNIT 3–R UNIT 3 UNIT 4

FRONT

UNIT 4

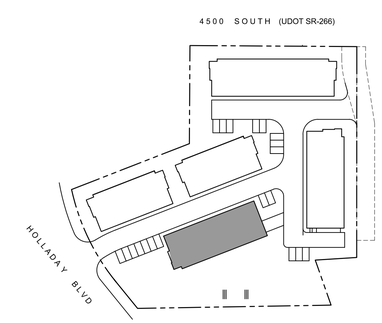
RIGHT

UNIT 4 11 UNIT 3 UNIT 3–R UNIT 3 UNIT 3–R UNIT 1 UNIT 2

REAR

MATERIAL LEGEND

- 1A ASPHALT COMPOSITION ROOFING
- 1B METAL ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND ON STUCCO
- 5 MASONRY BRICK VENEER
- 6 STAINED FINISH WOOD TRIM
- 7 VINYL WINDOW SYSTEM
- 8 METAL GUARDRAIL
- 9 METAL AWNING
- 10 FRONT ENTRY DOOR
- 11 METAL SECTIONAL GARAGE DOOR
- 12 DECORATIVE EXTERIOR LIGHT FIXTURE
- 13 FIBER-CEMENT SIDING



SITE KEY PLAN

APPROVED PLAN
CITY OF HOLLADAY
UTAH
PLANNING & ZONING DIVISION
DEVELOPMENT REVIEW COMMITTEE

ktgy
Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

Henry Walker Homes
1216 W. Legacy Crossing Blvd
Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

0 4 8 16

7-PLEX ELEVATIONS-SOUTH

A1.8

Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

Henry Walker Homes
1216 W. Legacy Crossing Blvd
Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

NTS

8-PLEX-PERSPECTIVE

A1.9

APPROVED PLAN
HOLLADAY
UTAH

UNIT 4ALT-R

LEFT

UNIT 4ALT-R UNIT 3ALT-R UNIT 3ALT UNIT 3ALT-R UNIT 3ALT UNIT 3ALT-R UNIT 3ALT UNIT 4ALT

FRONT

UNIT 4ALT

RIGHT

UNIT 4ALT UNIT 3ALT UNIT 3ALT-R UNIT 3ALT UNIT 3ALT-R UNIT 3ALT UNIT 3ALT-R UNIT 4ALT-R

REAR

MATERIAL LEGEND

- 1A ASPHALT COMPOSITION ROOFING
- 1B METAL ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM SURROUND ON STUCCO
- 5 MASONRY BRICK VENEER
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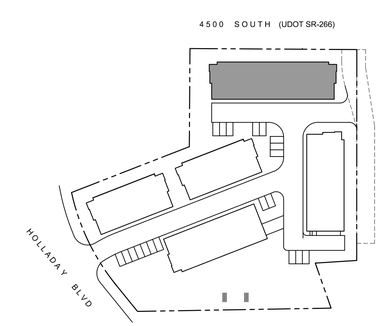

SITE KEY PLAN

APPROVED PLAN
CITY OF HOLLADAY UTAH
DEVELOPMENT REVIEW
DEVELOPMENT REVIEW
ENGINEERING & ZONING DIVISION
DEVELOPMENT REVIEW
DEVELOPMENT REVIEW
25

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HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022

0 4 8 16

8-PLEX ELEVATIONS

A1.10

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

DATE: JAN 9, 2024 COMMISSION MEETING MINUTES

ADDRESS:

n/a

LEGAL DESCRIPTION: *n/a*

APPLICANT/REPRESENTATIVE:

City of Holladay Planning Commission

PROPERTY OWNER:

n/a

ZONING:

n/a

GENERAL PLAN DISTRICT:

n/a

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

n/a

REQUEST:

Adoption of Meeting Minutes

APPLICABLE REGULATIONS:

UCA§52-4-203, 206
2.01.080
13.06.030

EXHIBITS:

STAFF:

Carrie Marsh, City Planner

DECISION TYPE:

Administrative/Procedural:

Commission shall approve, approve with changes or continue to a later date the agenda item

SITE VICINITY MAP

Effective 5/8/2018
52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.
(1) Except as provided under Subsection (7), written minutes and a recording shall be kept of all open meetings.
(2)
(a) Written minutes of an open meeting shall include:
(i) the date, time, and place of the meeting;
(ii) the names of members present and absent;
(iii) the substance of all matters proposed, discussed, or decided by the public body which may include a summary of comments made by members of the public body;
(iv) a record, by individual member, of each vote taken by the public body;
(v) the name of each person who:
(A) is not a member of the public body; and
(B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
(vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and
(vii) any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
(b) A public body may satisfy the requirement under Subsection (2)(a)(iii) or (vi) that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided or the testimony or comments provided.

Notes:

Corrections made according to commission direction on 12-1-2020

DRAFT

MINUTES OF THE CITY OF HOLLADAY PLANNING COMMISSION MEETING

Tuesday, January 9, 2024
6:00 p.m.
City Council Chambers
4580 South 2300 East
Holladay, Utah

ATTENDANCE:

Planning Commission Members:	**City Staff:**
Dennis Roach, Chair	Carrie Marsh, City Planner
Ginger Vilchinsky	Brad Christopherson, City Attorney
Paul Cunningham	
Jill Fonte	
Karianne Prince	
Angela Gong	
Brian Berndt	

DRAFT

CONVENE REGULAR MEETING – Public Welcome and Opening Statement by Commission Chair.

Chair Dennis Roach called the Regular Meeting of the Holladay Planning Commission to order at approximately 6:01 p.m. He read the Commission Statement for the benefit of those present. It was determined that the Training Session will take place before the Action Item is discussed.

ACTION ITEMS

1. Text Amendment - Chapter 13.76.730; HOME OCCUPATIONS - Continued from 12/19/2023 Meeting. Review and Make a Recommendation to the City Council on Proposed Amendments to Title 13 of the Holladay City Code, Land Use and Development Regulations as they Relate to Home Occupations. Item Reviewed as a Legislative Action, According to Procedures Set Forth in Holladay Ordinance §13.07. *File #23-4-08*.

City Planner, Carrie Marsh, presented the Staff Report and explained that the item relates to a proposed Text Amendment for Chapter 13.76.730 – Home Occupations. She reported that the item was continued during the Planning Commission Meeting held on December 19, 2023. There were some changes made to the language based on the direction received from the Planning Commission. Those changes are highlighted in the attachment included in the Meeting Materials Packet. She pointed out some changes made to the parking language. That now reads as follows:

- On-street parking may be approved by the Community and Economic Development Director under circumstances where on-site parking creates a safety issue or is in conflict

with property access and use. On-street parking proposals may not exceed one vehicle space and must be located immediately in front of the residence or within 200 feet of the residence.

Chair Roach wondered whether there is a way to ask that parking occur on the same side of the street as the business to eliminate potential safety issues with crossing. City Attorney, Brad Christopherson believed that it was easy to request, but noted that it might be difficult to actually enforce. Commissioner Paul Cunningham pointed out that there aren't those kinds of restrictions placed on people holding a church meeting or something similar. It seems that there is a desire to place more restrictions on Home Occupations than other residential uses. If a Home Occupation is a permitted residential use, he does not understand the desire to treat it differently. Parking plans make sense to him, but something like jaywalking on a cul-de-sac seems difficult to enforce.

Ms. Marsh explained that when applications are reviewed, it is possible to look at where the parking is proposed and make suggestions. For example, the City can ask an applicant to encourage visitors to park on the same side of the street for safety. However, outlining that in that code might be too restrictive. She reiterated that enforcement would be difficult as well.

DRAFT

Commissioner Angela Gong discussed public notices. She understood the desire to increase privacy and streamline the process but also wanted to make sure it was possible to receive input from neighbors. Ms. Marsh reported that there are often calls from neighbors about parking issues. A lot of times, residents are informed that streets are public rights-of-way and parking is not regulated on the streets beyond vehicles that are parked there for more than 24 hours at a time or during a snow storm. There would be the same kind of process for a Home Occupation. Residents would be informed of the Home Occupation standards. If it is found there is an operation outside of those standards, a resident can inform the City and the enforcement process can begin.

Ms. Marsh reported that on the GIS portal, there is an interactive map for Holladay Business License locations. Locations with a Business License are shown on the map. It is possible to see where businesses are operating in the City. A resident can also submit a Records Request for a Business License as well. Commissioner Gong asked if there is a threshold where a Business License is not needed. Ms. Marsh explained that any time clients are coming to the house for business purposes, a Conditional Use Permit is needed. If there are no clients coming to the house, there is no requirement to have a Business License, but some people still choose to have a Business License. Chair Roach asked about people who sell items on Facebook Marketplace. Ms. Marsh clarified that if people are coming to pick up items that are being sold as part of a business, there needs to be a Home Occupation. She informed the Commission that one-yard sale per year is permitted.

Commissioner Gong noted that there are many residents who want to do things legally. She wanted to know if it is possible to have a threshold written into the code. For example, if the use occurs once a month, a Business License is not needed. Commissioner Cunningham explained that wherever the line was drawn, those in violation will claim they are under the line. It is easier to have clear limits in place. Commissioner Ginger Vilchinsky asked if it is possible to regulate the number of people that can come in and out of a home-based business. Ms. Marsh explained

that based on the hours of operation, it is possible for City Staff to determine whether something is beyond normal use. Commissioner Vilchinsky shared an example of a situation on her street. Discussions were had about appropriate hours of operation and the need for the primary use to be residential. Mr. Christopherson stated that an argument could be made about the primary use.

Ms. Marsh read from 13.76.730 – Home Occupations, which stated: "…ensure that the Home Occupations are compatible with the zone in which they are located, having no negative impacts on the surrounding neighborhood. Home Occupations are intended to promote local and sustainable economic growth and development." It also stated that no Home Occupation license shall be required for businesses that: "Do not have combined off-site impacts of the home-based business and the primary residential use that exceed the impact of the residential use alone." Commissioner Paul Cunningham noted that language in that section stated, "…having no negative impacts on the surrounding neighborhood," which is an impossible standard, as there are always impacts. He suggested removing that language and relying on the A(3) language instead. Ms. Marsh believed that instead of the reference to "no negative impacts," it could state that it "ensures primary residential use" or that "Home Occupations are an accessory use." There was support for that. Chair Roach suggested the language, "having minimal to no negative impacts," instead. Alternatively, the word "reasonable" could be used and that word could be defined for more clarity.

DRAFT

Commissioner Cunningham asked about the hours of operation. He wanted to know if the hours of operation proposed when the Business License is granted become what is permitted. Mr. Christopherson explained that if it is a Conditional Use and the hours of operation are listed as a condition, then those are the hours of operation. If it is a Business License and not a Conditional Use, then that is not accurate. Commissioner Karianne Prince wanted to know if there is a way to determine whether something is a home-based business when obtaining a Business License. Mr. Christopherson explained that City Staff looks at the applicant's address. Ms. Marsh explained that if it is a home-based business, there is a different set of standards that need to be considered.

Commissioner Jill Fonte wanted to know if the Planning Commission has the purview to protect people from disruptive home-based businesses. Ms. Marsh explained that the example scenario previously shared by Commissioner Vilchinsky is likely operating outside of the standards. Discussions were had about that particular situation and the code enforcement process.

Commissioner Gong asked for additional details about code enforcement. She wanted to know if a license could be revoked or if mitigation is the focus. Ms. Marsh reported that a notice of violation can be issued. The terms of that notice state there needs to be code compliance. She shared information about the application and review process. Commissioner Gong read the following language from 13.76.730 – Home Occupations. It was from lines 132, 133, and 134:

- If additional Home Occupations are being conducted within ¼ mile at the time of application, additional conditions to mitigate increased traffic or other potential impacts in the area may be applied by the Community and Economic Development Director.

Commissioner Gong asked for clarification about the language. Ms. Marsh explained that it would apply only to new applications. If someone is applying for a Home Occupation and there is already

one existing within a quarter mile, the existing Home Occupation will be considered. Some additional conditions may be created if that is deemed necessary and appropriate. Commissioner Gong wanted to know if this disadvantages people who are applying later. Ms. Marsh confirmed this. She clarified that additional conditions would only be created to offset some of the impacts.

Commissioner Cunningham asked to review the Home Occupations Prohibited list. He suggested adding animal breeding. The breeding of any kind of animal as a Home Occupation is something he feels would be problematic. Ms. Marsh reported that a lot of that is addressed in the Allowed Uses table. The prohibited uses were based on items that were not explicitly outlined in the table. As for the item related to welding shops or machine shops, Commissioner Cunningham thought that should be broader and include a reference to fabrication. Chair Roach asked whether 3D printers are considered fabrication. It was suggested that metal fabrication be referred to instead.

Commissioner Cunningham referenced the prohibition on tattoos and body art. He wondered why that particular item was on the list since hairstyling and other uses were permitted. Ms. Marsh explained that tattooing and body art is not allowed in Holladay at all. Permanent cosmetics are permitted, but tattoos and body art are not. Commissioner Fonte asked why tattooing is not permitted in Holladay. Ms. Marsh explained that it was decided by the Council not to be a permitted use. Commissioner Cunningham expressed concerns about home-based businesses operating until 10:00 p.m. He wondered whether it was possible to limit that to 9:00 p.m. Commissioner Fonte agreed and believed that 10:00 p.m. was too late to be operating a home-based business. Ms. Marsh confirmed that it is possible to adjust hours to 7:00 a.m. to 9:00 p.m.

Commissioner Cunningham referenced H(7) and read the following language aloud:

- Operations should not violate the Noise Ordinance as ordinances detailed in the City of Holladay Code Title 9, Chapter §9.48.

He thought that language was either duplicative of should say “shall,” otherwise, it was not really enforceable. Commissioner Cunningham explained that he is supportive of the proposed language in general because it is an improvement to what is currently in place. He believed the changes will make it easier for there to be compliance. Commissioner Brian Berndt expressed a desire to see the language be as specific as possible so there is no ambiguity. He expressed concerns about parking. It was noted that references made to the Noise Ordinance are there as a reminder.

Commissioner Prince asked about the inclusion of a savings clause. In that instance, if something was not listed, it was not allowed. Mr. Christopherson explained that the Planning Commission can ask the City Council to consider a savings clause. Commissioner Gong asked if it is possible to add language that states that something not listed must come before the Planning Commission. Ms. Marsh read the following statement: “Home Occupations that do not comply with the standards of this section shall apply for a Conditional Use Permit as per 13.08.040.” It is possible to amend that to state: “…do not comply or fall outside the scope of the ordinance…” Commissioner Cunningham did not want to complicate things as long as the intention was clear.

DRAFT

Commissioner Gong noted that a situation would have to be very problematic before she felt comfortable contacting code enforcement. She was also uncertain how to contact code enforcement. If it is becoming easier for people to have home-based businesses and there is less public input received, she felt it was important for the public to be able to share input without needing to fill out a report. Ms. Marsh reported that residents wishing to make a complaint are directed to the citizen request portion of the City website. She reminded Commissioners that a website redesign is currently underway. The intention is to make the information easily accessible. Ms. Marsh stated that the information submitted is confidential and goes to the Code Enforcement Officer. There is no desire to create conflicts between neighbors. Discussions were had about GRAMA requests. Commissioner Gong asked what percentage of the complaints are reasonable. Ms. Marsh noted that a lot of the process is educational, but residents are encouraged to come to the City if there is an issue, because there is a desire to address problems within the community.

Commissioner Vilchinsky stressed the importance of the City working with the Business Licensing Department to educate residents. People starting businesses need to have the resources to know what is permitted and what is not permitted as well as how to legally start a business. She thought the City should focus on educating and assisting new business owners in the community. Additional discussions were had about education and the code enforcement options available.

DRAFT

Commissioner Prince moved to forward a recommendation to the City Council to APPROVE the application to amend 13.100 and 13.76.760 of the City of Holladay Land Use Code, to allow for Home Occupations to be permitted, with standards approved by Staff, based upon the following findings:

1. ***Compliance with the Purpose of the Land Development Code by promoting and facilitating the orderly growth and development within the City of Holladay.***

2. ***Compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within the City of Holladay.***

3. ***The additions discussed during the Planning Commission Meeting.***

Commissioner Cunningham seconded the motion. Vote on Motion: Commissioner Vilchinsky-Aye; Commissioner Cunningham-Aye; Commissioner Fonte-Aye; Commissioner Prince-Aye; Commissioner Gong-Aye; Commissioner Berndt-Aye; Chair Roach-Aye. The motion passed unanimously.

TRAINING

2. Required Training Session Conducted by the City Attorney's Office.

Mr. Christopherson reported that training is required each year. This training will focus on general powers and duties. He reported that a land use regulation is a legislative decision enacted by ordinance, law, code, map, resolution, specification, fee, or rule that governs the use or development of land. It includes the adoption or amendment of a zoning map or the text of the zoning code. It does not include a land use decision of the legislative body acting as the Land Use

Authority, even if the decision is expressed in a resolution or ordinance. It also does not include a temporary revision. He noted that normally the City Council handles land use regulations. The Planning Commission normally handles land use decisions, which are administrative decisions of a land use authority or appeal authority regarding a land use permit or a land use application.

Mr. Christopherson explained that there are land use regulations, land use decisions, and land use appeals. Appeals can go before a Hearing Officer or Board of Adjustment, depending on the city. One of the reasons a lot of cities have moved away from a Board of Adjustment is that those are typically somewhat political and not as objective as desired. Most cities now have a Hearing Officer. He clarified that there is a Hearing Officer in Holladay to handle those types of appeals.

Mr. Christopherson reviewed the Land Use and Development Management Act ("LUDMA") and explained that it is Title 10 Chapter 9. LUDMA grants authority to cities. Cities may adopt their own land use standards so long as those are consistent with Federal and State law. LUDMA mandates the creation of a Planning Commission and the establishment of Land Use and Appeal Authorities. As a city grows in population, more requirements need to be met. In general, LUDMA requires cities to respect private property rights. Cities are allowed to regulate private property. Once written and established, those rules are binding and need to be followed.

Chair Roach asked about the oversight there is from cities and the State when it comes to property rights. Mr. Christopherson clarified that the State does not get into land use decisions very often. He noted that some Land Use Authority is given to school districts. He shared additional information about school districts. For an unincorporated property, the County would be the Land Use Authority there. However, cities are the Land Use Authority for the property within their borders.

Historically, cities have had complete authority over anything within their borders, but in the last several years, there have been lobbying efforts to modify those rights based on the idea that there are not enough housing projects to meet the needs of those who cannot afford more expensive residences. There is a push from developers and builders for more uniformity across cities as well. If there is a land use ordinance that is written in a way where there are multiple interpretations, the applicant's interpretation will be accepted. It is important to have well-written and clear language.

Mr. Christopherson discussed a scenario where there is something relatively new that the code does not specifically prohibit. In that case, it would be permitted, which is something that can frustrate the Planning Commission and City Council. Commissioner Gong asked about that kind of situation. A lot of times, there seems to be debate about what it means to have an impact above normal residential use for a home-based business. Mr. Christopherson explained that this issue has slightly more nuance because there is a community standard of what normal residential use is. From a City Engineer standpoint, a typical single-family residential home will generate approximately six vehicle trips in and out per day. That number will depend on the number of people living in the home and the number of vehicles. When considering the impacts, the analysis is conducted during the Conditional Use Permit process. The question becomes whether reasonable conditions can be applied to mitigate any of the potential impacts to the area.

DRAFT

Mr. Christopherson shared a recent example of someone offering cello lessons and the parking difficulties. There were clear view considerations and sight lines to take into account. The City cannot impose a Condition of Approval that will create a safety issue. The Action Item on the current meeting agenda considers parking regulations and interactions with home-based businesses. He shared information about on-street parking and some issues there. Mr. Christopherson pointed out that since the COVID-19 pandemic, many people are working from home who did not before. This has resulted in more code enforcement complaints in cities. Since people are home more often, they are more aware of what is happening in the neighborhood.

Commissioner Gong believed there is a certain community standard. She wanted to know what would happen if the interpretation of an applicant does not fit that community standard. Mr. Christopherson explained that those types of scenarios can highlight places in the language where additional clarification is necessary. It is possible to make amendments when appropriate.

Commissioner Berndt believed the City needs to provide a means by which mitigation can occur. He shared an example situation where a restaurant wanted to have dining on the sidewalk. Additional parking would be required because the parking requirement is typically based on the interior space. With the increased size of the business, there needs to be an increase in the parking required for the use. Mr. Christopherson stated that the requirements need to be reasonably related to the impact that is being mitigated. For instance, addressing hours of operation and parking. Commissioner Berndt stated that the Planning Commission is fairly limited on Conditional Use Permits. Mr. Christopherson explained that something is permitted with reasonable conditions. Commissioner Berndt asked if there can be subjectivity with Conditional Use Permits. Mr. Christopherson stated that subjectivity is that the conditions are tied to what is being mitigated.

Commissioner Berndt wanted to know what the traffic generation standards for home-based businesses are based on. He wants to understand how the necessary amount of parking is determined. Mr. Christopherson clarified that most home-based businesses are limited to one employee. Commissioner Berndt asked at what point a use will generate too much traffic. Mr. Christopherson did not know a city that regulated home-based business traffic in that manner. A typical residential home generates six vehicle trips per day in and out. Commissioner Berndt did not believe there was a standard in place to determine how much parking was necessary for the use. As a result, it appeared that there was some subjectivity about that particular requirement.

Commissioner Berndt explained that he wants to understand how City Staff determines what requirements there are. He wondered if the parking requirements are based on the type of business. Mr. Christopherson stated that it is based on whether the use is permitted or not. Commissioner Fonte stated that it appeared to be a case-by-case basis. For example, whether the home is located on a corner, what area of the City the home is located in, and so on. She asked what would happen if someone wanted to run a daycare home-based business in a cul-de-sac with 30 feet of frontage. That would create a significant impact. Mr. Christopherson explained that it is possible to reasonably regulate the use. In that situation, there would likely need to be staggered drop-offs in order to limit the impacts to the cul-de-sac. There are many reasonable conditions to consider. Ms. Marsh explained that it is possible to make modifications to the code to address specific issues.

DRAFT

Discussions were had about removing Home Occupations from a Conditional Use. This eliminates the home-based business use being tied to the land and makes the Home Occupation non-transferrable and contingent upon having a current Business License. Commissioner Cunningham expressed his support for that approach and believed the process will be beneficial. Commissioner Prince wondered whether there is a savings clause for the Action Item listed on the meeting agenda. This was denied. Commissioner Cunningham noted that in that case, there would need to be an exhaustive list of what is permitted. He pointed out that it would be a lengthy process. Mr. Christopherson explained that a consequence of a savings clause is that if something was not on the list and there was a desire to allow that use, there needs to be a legislative change made.

Commissioner Berndt asked if there is a revocation clause if neighbors continue to complain about a business. Mr. Christopherson explained that if something is in violation of their conditions, there is a revocation process for a Business License. Most people want to be good neighbors, but if there is an issue with a home-based business not following the conditions, revocation is possible.

Commissioner Fonte asked about hours of operation. Currently, those are listed as 7:00 a.m. to 10:00 p.m. She wondered what would happen if there is a home-based business operating until 10:00 p.m. that proved to be disruptive to neighbors. She wanted to know if the City has the opportunity to revoke the Business License in that instance. Ms. Marsh explained that the 10:00 p.m. time was taken from the Noise Ordinance. She reported that the Noise Ordinance lists hours from 8:00 a.m. to 10:00 p.m. The earlier 7:00 a.m. time was based on the fact that sometimes there are lessons offered before school starts. It is highly unlikely that someone will actually be operating a home-based business from 7:00 a.m. to 10:00 p.m. Some people may only want to operate in the evenings and some may only want to operate the business in the mornings.

If there is a home-based business where someone has clients parking on the street every evening continuously, there might be calls from neighbors. Ms. Marsh explained that this would then be a code enforcement issue. Enforcement can be taken based on the parking standards, as all clients need to park either on-site or limit parking to one on-street parking space. Continuously having more parking than that in a neighborhood to accommodate the business needs would be an issue. It would be possible to have the Business License revoked due to operating outside of the standards. Chair Roach appreciated all of the discussions but asked that the training continue.

Commissioner Vilchinsky noted that there are different zones in the City. The zones are established to meet the City's goals and plans. Different zones are arranged to provide or allow for different services. She wondered why home-based businesses are permitted to be in residential zones. It might make more sense to allow home-based businesses in residential professional zones as opposed to strictly residential zones. Mr. Christopherson explained that cities often react to what residents are already doing. In the past, people had home-based businesses, and then cities started to regulate those home-based businesses. Since the uses are already occurring, the intention is to essentially regulate those uses. The idea is to monitor existing uses and focus on compliance.

Ms. Marsh reported that home-based businesses are an accessory use. The main use of the land has to be residential, but the City does allow for accessory uses to occur. Discussions were had about the history of home-based businesses in the City. Mr. Christopherson explained that there

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are different perspectives to consider when it comes to these uses. Cities are trying to respond appropriately. Ms. Marsh reiterated that there can be a primary use and an accessory use, but the primary use has to be residential. It is not possible to have the primary use be something else.

Mr. Christopherson continued to review the training presentation slides. He reported that the City Council enacts land use regulations. The Planning Commission cannot enact land use regulations but applies the land use regulations that the Council enacts. City Councils are required by State Law. The Council creates and amends zoning districts and designates general uses that are allowed in each zone. City Councils may also establish other restrictions. Mr. Christopherson explained that the City Council considers each land use regulation the Planning Commission recommends.

Mr. Christopherson shared information about the Land Use Authority. He reviewed the Conditional Use language, which stated, "A Conditional Use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effect of the proposed use in accordance with applicable standards set forth in this section." By design, there is meant to be some flexibility. LUDMA specifically states that if something is not prohibited, it is permitted. This is because the Legislature has determined private property rights are important. Mr. Christopherson shared additional information about the appeal authority. He reminded Commissioners that it can be a Hearing Officer, Court Judge, or Board of Adjustment.

Commissioner Cunningham asked what would happen if a neighborhood wants to appeal a Site Plan that was approved by the Planning Commission. Mr. Christopherson explained that the appeal cannot go before the same body that approved the application. Holladay handles appeals through a Hearing Officer. Ms. Marsh asked if the public can appeal a Planning Commission decision or if it has to be the applicant requesting the appeal. It is her understanding that the applicant is entitled to appeal, but the general public is not. Mr. Christopherson offered to look into that further and report back to City Staff and the Planning Commission with that information.

An example scenario from Summit County was shared which related to a zone change request. Discussions were had about referendums. Commissioner Cunningham asked for a copy of the presentation slides. Ms. Marsh noted that there is a table that breaks down legislative versus administrative items. It was confirmed that she would forward the slides to the Commissioners.

ADJOURN

Chair Roach moved to ADJOURN the Planning Commission Meeting. The motion was not seconded. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 7:56 p.m.

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I hereby certify that the foregoing represents a true, accurate, and complete record of the City of Holladay Planning Commission Meeting held Tuesday, January 9, 2024.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

DRAFT

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

DISCUSSION - PENDING HIST. PRESERVATION ORD. UPDATE

ADDRESS:

n/a

LEGAL DESCRIPTION: *n/a*

APPLICANT/REPRESENTATIVE:

City of Holladay Planning Commission

PROPERTY OWNER:

n/a

ZONING:

n/a

GENERAL PLAN DISTRICT:

n/a

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

n/a

REQUEST:

Adoption of Meeting Minutes

APPLICABLE REGULATIONS:

UCA§52-4-203, 206
2.01.080
13.06.030

EXHIBITS:

STAFF:

Jonathan Teerlink, CED Director

DECISION TYPE:

Administrative/Procedural:

Commission shall approve, approve with changes or continue to a later date the agenda item

SITE VICINITY MAP

Effective 5/8/2018
52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.
(1) Except as provided under Subsection (7), written minutes and a recording shall be kept of all open meetings.
(2)
(a) Written minutes of an open meeting shall include:
(i) the date, time, and place of the meeting;
(ii) the names of members present and absent;
(iii) the substance of all matters proposed, discussed, or decided by the public body which may include a summary of comments made by members of the public body;
(iv) a record, by individual member, of each vote taken by the public body;
(v) the name of each person who:
(A) is not a member of the public body; and
(B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
(vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and
(vii) any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
(b) A public body may satisfy the requirement under Subsection (2)(a)(iii) or (vi) that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided or the testimony or comments provided.

Notes:

Corrections made according to commission direction on 12-1-2020

CITY OF HOLLADAY
Planning Commission
March 19th 2024
Item #7

Request: **Discussion: Pending Ordinance Update**
Subject: **Historic Preservation**
Applicant: City of Holladay, City Council
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.07.030	Text Amendment Procedure / Requirements
	13.04	Definitions

REQUIRED PLANNING COMMISSION ACTION: ***Discussion only***
Presentation by staff.

SUMMARY
This report has been provided to prepare the Planning Commission for upcoming amendments to Holladay ordinance §13.88 Historic Preservation. The amendments are currently being drafted in response to city council direction on historic preservation policy updates as discussed during their meeting on August 17th 2023.

Types of Historic Designations
There are potentially up to two types of historic designations available to private property owners – the National Register of Historic Places and a city-level designation established at the discretion of the local jurisdiction. It is important to note that the amendments proposed would rest at the local level.

National Register of Historic Places
The National Register of Historic Places is a list of sites and properties of historic significance. Properties on the Register may have national significance, but they may also be listed if they have significance at a state or local level. The National Park Service administers the Register. Nominations are submitted through the State Historic Preservation Officer, using criteria adopted by the Secretary of the Interior. Listing in the National Register is a recognition and status that is honorary and does not involve city review of proposed exterior alterations. National Register designation brings recognition, research knowledge and, in appropriate cases for buildings defined as 'contributing,' Federal and State tax incentives. Properties listed on the National Register may be eligible for federal and/or state income tax credit incentives. Additionally, federal actions that may affect these properties must be reviewed for their
potential impact. Alterations are not reviewed if the property owner is not seeking income tax incentives or if no federal actions are involved. In such cases, there are no regulations governing compatible alterations, infill or demolition. [1]

Utah State Historic Preservation Office
The Utah State Office of Historic Preservation (Utah SHPO) oversees a number of programs to help preserve Utah's past. While the SHPO does not have an active State-level historic designation program, they provide support for property owners who wish to list their properties on the National Register of Historic Places. The SHPO also oversees two Historic Rehabilitation Tax Credit Programs – 1) the Utah State Tax Credit Program, which offers a 20% tax credit to owners who rehabilitate qualified residential buildings listed on the National Register, and 2) the Federal Tax Credit Program, which offers a 20% credit to owners who rehabilitate qualified income-producing buildings listed on the Register. The Office also manages the Certified Local Government program which provides guidance and funding to local governments who enter into the program. To ensure federal and state projects do not compromise or destroy cultural resources, the Office also provides input on federally- and state-funded projects subject to Section 106 of the National Historic Preservation Act of 1966 and Utah's Cultural Resource Law under Utah Code Section 9-8-404. SHPO also maintains historic property records from all over the State.

City-Level Local Designation

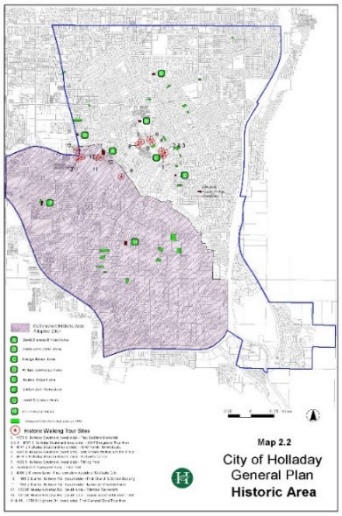
The Utah Municipal Code, section 10-9a-503 (effective 5/14/2019) outlines the process by which a *legislative* body may create a local historic district or area. A city may also define a local designation for a building, structure, or site through the city's zoning ordinance. Criteria for a designation can be set forth in the City code and designated properties may be subject to regulations as outlined in the ordinance. There is a wide range of regulations, like ancillary land uses, conditions of demolition, design review and/or rehabilitation requirements for exterior alterations to existing buildings.

EXISTING ORDINANCE, GENERAL PLAN: HISTORIC SITES & AREA

During creating the original version of the city's General Plan, preservation of historic places and structures ranked high in the public involvement process. The notion establishes an essential component of maintaining the qualities that make the City a desirable place to live.

General Plan

Among other goals, providing for long-term historic preservation was a primary action of the first city council. In 2006, the Cottonwood Historic Area was established to identify and memorialize a specific portion of the Holladay/Cottonwood area. The portion of this historic area within Holladay is shown on Map 2.2. Additionally, a list of structures and sites were identified as being of historic importance within the City, regardless of whether or not they are in the Cottonwood Historic Area.



A. *David Branson Brinton home, 1981 East Murray-Holladay Rd*
B. *Santa Anna Casto home, 2731 Casto Ln (moved to City Hall Park, 2009)*
C. *George Boyes home, 4910 Holladay Boulevard*
D. *William J. Bowthorpe home, 4766 Holladay Boulevard*
E. *Anders Hintze home, 4249 South 2300 East*
F. *Brinton-Dahl home/dairy-1501 E Spring Lane*
G. *David McDonald home-4659 S Highland Drive*
H. *Carl Peterson home-2152 E Walker La*ne

To help ensure that Holladay's historic resources were preserved, including land uses, sites, and buildings, the "Historic Preservation Commission" (City Code §2.24.060) was established. The commission's charge was to document, educate and provide recommendations to the City Council in the creation of historic districts, locations, sites and adoption of standards and guidelines for historic properties.

Existing Ordinance Language

It should be highlighted that Holladay does have a Historic Preservation Ordinance. The issue of how new sites are added to the list and the Historic Commission's role in that process is at hand. A significant amendment to the City of Holladay ordinance occurred in 2012 which altered Holladay's historic preservation process. See *Former Preservation Ordinance and Policy Changes* section below. Holladay's current historic preservation ordinance focuses only on the handful of properties currently adopted. The ordinance can be summarized as a three-part process

STEP 1: Establish Historical Committee
STEP 2: Designate Historic Sites – *via City Council*
STEP 3: Allowable Land Uses, Modification Standards, Review/Appeal Procedures – *via Planning Commission*

STEP 1:

§2.08.010 Holladay Committees

To encourage citizen involvement, public outreach, and obtain citizen advice and input, the creation of certain committees, councils, and commissions are established. According to the current ordinance §2.08, committees have no authority to bind the City or impose any conditions on the City or its citizens.

Currently, the Historical Commission is established as being composed of between five to seven members appointed by the City Manager, with the advice and consent of the City Council. Service tenure is established and

members should represent all the council districts of the City. The purpose and duties of this commission are specific; (§2.08.010.E)

1. To provide advice and information to the City Manager regarding the identification and protection of local historic and archeological resources;
2. To work towards the continuing education of citizens regarding community history;
3. To research and preserve history of the areas that now comprise the City of Holladay and research and provide information regarding important historical figures that settled and lived in Holladay;
4. To sponsor events to share the history of the area with residents of the City; and
5. To research and preserve historic photographs and other media related to the area

Unlike the Design Review Board, The Historic Commission is not delegated review and recommendation authority.

STEP 2:
§13.07.050 Historic Site Designation (2012)
Currently, the property owner may initiate an application for historic designation – *regardless of which zone in which the property is located*. The application is considered via a Legislative process (§13.07.050). Currently, the procedure itself is at question. During a detailed update of the Holladay Ordinance, a reference to a previously established procedure was omitted (§2.24.060). The result is a stay on newly designated properties. See, *Former Preservation Ordinance and Policy Changes* section below.

STEP 3:
§13.86 Historic Preservation (2012)
This chapter is enacted to enable preservation strategies for sites applied for and designated by the City Council. To accomplish purpose of this section, Planning Commission approval is required for all modifications, alterations and designation of additional land uses to historic sites. Currently four (4) sites are designated by Ordinance. Eight are envisioned as of particular interest in the City's General Plan.

1. *David Branson Brinton home, 1981 East Murray-Holladay Road, Holladay.*
2. *Santa Anna Casto home, 2731 Casto Lane, Salt Lake City.*
3. *William J. Bowthorpe home, 4910 Holladay Boulevard, Holladay.*
4. *George Boyes home, 4766 Holladay Boulevard, Holladay.*
    - Holladay Ord §13.86.020

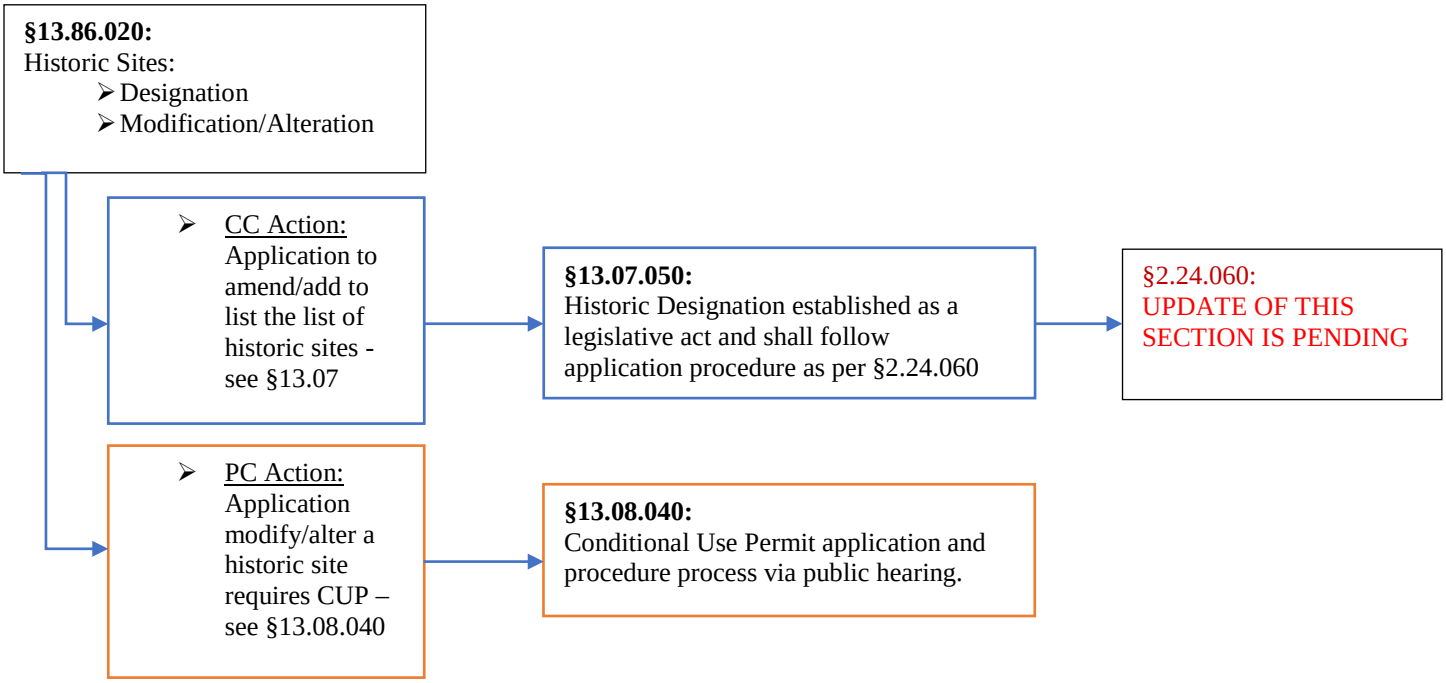
A City of Holladay Historic site may operate uses outside of the allowed land uses of the zone in which it is located. To assist in the sustaining a Historic preservation effort, the Planning Commission may modify, as necessary, various requirements of the zone in which the property is located. For example, provisions in the code allow the property owner to pursue additional land uses such as; antique shop, art shop, boarding house, child nursery, dental office or clinic, etc. or other similar uses. These provisions provide both community significance of the historic use and to help economically sustain the costs of preservation efforts. §13.86.060

A City of Holladay Historic site may be modified. The Planning Commission may grant a Conditional Use permit to make changes to the landscaping, fencing or appearance of any lot. Pursuant the same process, a city of Holladay Historic site may be demolished, reconstructed, altered, relocated, or otherwise improved or converted.

<u>Former Preservation Ordinance and Policy Changes</u>
Upon incorporation, The City of Holladay adopted much of Salt Lake County's land use ordinances. Over the years this version has been largely amended to meet various needs. In terms of the city's historic preservation efforts, 2012 thru 2013 brought dramatic revisions to Title 2 and various chapters of Title 13. Based upon the researched amended ordinances and the meeting minutes of the council, the city intended the amendments to address changes in the City's administration and an overall approach to committees.

The "1999" version of Title 2 establishes the formal processes and procedures of city's administrative governance, specifically committees and commissions. The 1999 "Historical Preservation Commission", i.e the Salt Lake County's version of the commission, is largely similar to the current commission's duties (§2.08.010). Albeit, some responsibilities such as site enforcement, review of applications made to the National Historic Register and review and recommendations on historic designation applications made to the City Council were struck.

In an effort to establish good policy, processes were likewise amended. For example, the notion that historic designation applications may be submitted to the city by, "…any person, group, or government agency", without specific reference to property owner consent, was struck. (§2.24.060.02B, 1999). Largely, the effort was to reestablish a new application processes which both was acceptable to the council and complied with state statues. The council at the time intended to revisit the process at a later date and reestablished application procedures, processes and state code references. However, due to changes in council members, this discussion was never reinitiated.



NEXT STEPS

During August 17th 2023 the City Council gave direction to staff and established the desired framework of a Historic preservation ordinance update. Staff is currently drafting proposed amendments which follow this directive. Amendments to Title 13 will be presented to the Planning Commission on April 2nd for their review and recommendation.