7505 S Holden Street
Midvale, UT 84047
801-567-7200
Midvale.Utah.gov

MIDVALE CITY COUNCIL REGULAR MEETING
AGENDA
MARCH 26, 2024

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold a regular meeting on the **26th day of March 2024** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. **Public comments may be submitted electronically to the City Council at www.Midvale.Utah.gov by 5:00pm on March 25th and will be included in the record.**

The meeting will be broadcast on the following: **You Tube: Midvale.Utah.gov/YouTube**

6:00 PM – WORKSHOP

- Discuss Citizen Survey – ***[Nate Rockwood, Assistant City Manager]***

7:00 PM - REGULAR MEETING

I. GENERAL BUSINESS

A. WELCOME AND PLEDGE OF ALLEGIANCE
B. ROLL CALL
C. Unified Police Authority Department Report
D. Unified Fire Authority Department Report

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record. Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

III. MAYOR REPORT

A. Mayor Marcus Stevenson

IV. COUNCIL REPORTS

A. Councilmember Paul Glover
B. Councilmember Bonnie Billings
C. Councilmember Dustin Gettel
D. Councilmember Bryant Brown
E. Councilmember Heidi Robinson

V. CITY MANAGER REPORT

VI. PUBLIC HEARINGS

A. Consider a rezone request for two properties located at 8253 S Main St. It is proposed that the properties currently zoned Regional Commercial (RC) be rezoned to Multifamily Residential – Medium to High Density (RM-25). Information Regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale City Code 17-7-4 ***[Elizabeth Arnold, Senior Planner]***

ACTION: Approve Ordinance No. 2024-O-03 Rezoning properties located at 8253 S Main Street from Regional Commercial (RC) to Multifamily Residential – Medium to High Density (RM-25)

B. Consider a Midvale City initiated Text Amendment request to amend Section 17-7-4.10(B)(1)(d)(iii) of the Multifamily Residential – Medium to High Density (RM-25) zone allowing a maximum of 5,000 square feet of neighborhood commercial in the Midvale City Municipal; Code. ***[Elizabeth Arnold, Senior Planner]***

ACTION: Approve Ordinance No. 2024-O-04 Approving a text Amendment to amend Section 17-7-4.10(B)(1)(d)(iii) of the Multifamily Residential – Medium to High Density (RM-25) zone allowing a maximum of 5,000 square feet of neighborhood commercial in the Midvale City Municipal Code

VII. CONSENT

A. Consider Minutes of March 12, 2024 ***[Rori Andreason, H.R. Director/City Recorder]***

VIII. ACTION ITEMS

A. Consider ***Resolution No. 2024-R-16*** Authorizing the Mayor to Execute the Revised and Restated Interlocal Cooperation Agreement Between Public Entities Governing the Unified Police Department of Greater Salt Lake ***[Garrett Wilcox, City Attorney]***

B. Consider ***Resolution No. 2024-R-17*** Approving an Event Sponsorship Policy ***[Matt Dahl, City Manager]***

C. Consider ***Resolution No. 2024-R-18*** Modifying the Authorization of Mitigation Funds for The Road Home ***[Matt Dahl, City Manager]***

D. Consider ***Resolution No. 2024-R-19*** Authorizing the Mayor to Execute The Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement with The Redevelopment Agency of Midvale City ***[Kate Andrus, RDA Program Manager]***

E. Consider ***Ordinance No. 2024-O-05*** Amending Chapter 9.32.090 of the Midvale Municipal Code regarding Alcoholic Beverages in Public Parks and Public Places ***[Kate Andrus, RDA Program Manager]***

IX. POSSIBLE CLOSED SESSION

The City Council may, by motion, enter into a Closed Session for:

A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
B. Strategy sessions to discuss pending or reasonably imminent litigation;
C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
D. Discussion regarding deployment of security personnel, devices, or systems; and
E. Investigative proceedings regarding allegations of criminal misconduct.

X. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at Midvale.Utah.gov and the State Public Notice Website at http://pmn.utah.gov. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

DATE POSTED: MARCH 21, 2024

RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER

7505 S Holden Street
Midvale, UT 84047
801-567-7200
www.MidvaleCity.org

MIDVALE CITY COUNCIL
STAFF REPORT
3/26/2024

SUBJECT

Carl Greene requests Rezone approval for two properties located at approximately 8253 S Main St. It is proposed that the properties currently zoned Regional Commercial (RC) be rezoned to Multifamily Residential – Medium to High Density (RM-25).

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

The rezone proposal is to change two parcels from RC to RM-25. Please see the Rezone Exhibit in the attachments.

-REZONE PROCEDURE-

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

17-3-1 Criteria/Required Findings. …rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or
3. Land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The proposed rezone satisfies Goal #1 and #3 listed above. Please see the Reason for Rezone provided by the applicant in the attachments.

Public notice has been sent to property owners within 500 feet of the subject parcel. No written objections have been received as of the writing of this report.

This proposal has been reviewed by Planning Staff, the City Engineer, the Unified Fire Authority, and Public Works for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposed rezone complies with requirements outlined in Midvale City Code.

STAFF RECOMMENDATION

Staff recommends the City Council approve the rezone with the following findings:
Findings:

1. The application is for a rezone to change two parcels located at approximately 8253 S Main St from RC to RM-25.
2. The rezone of the property will allow for higher density housing to be built.
3. The project complies with the rezone procedure outlined in Midvale City Code 17-3-1(E).
4. The applicable review departments have reviewed the project and forwarded the item on for Planning Commission to make a recommendation.
5. The Planning Commission recommends approval of the project.

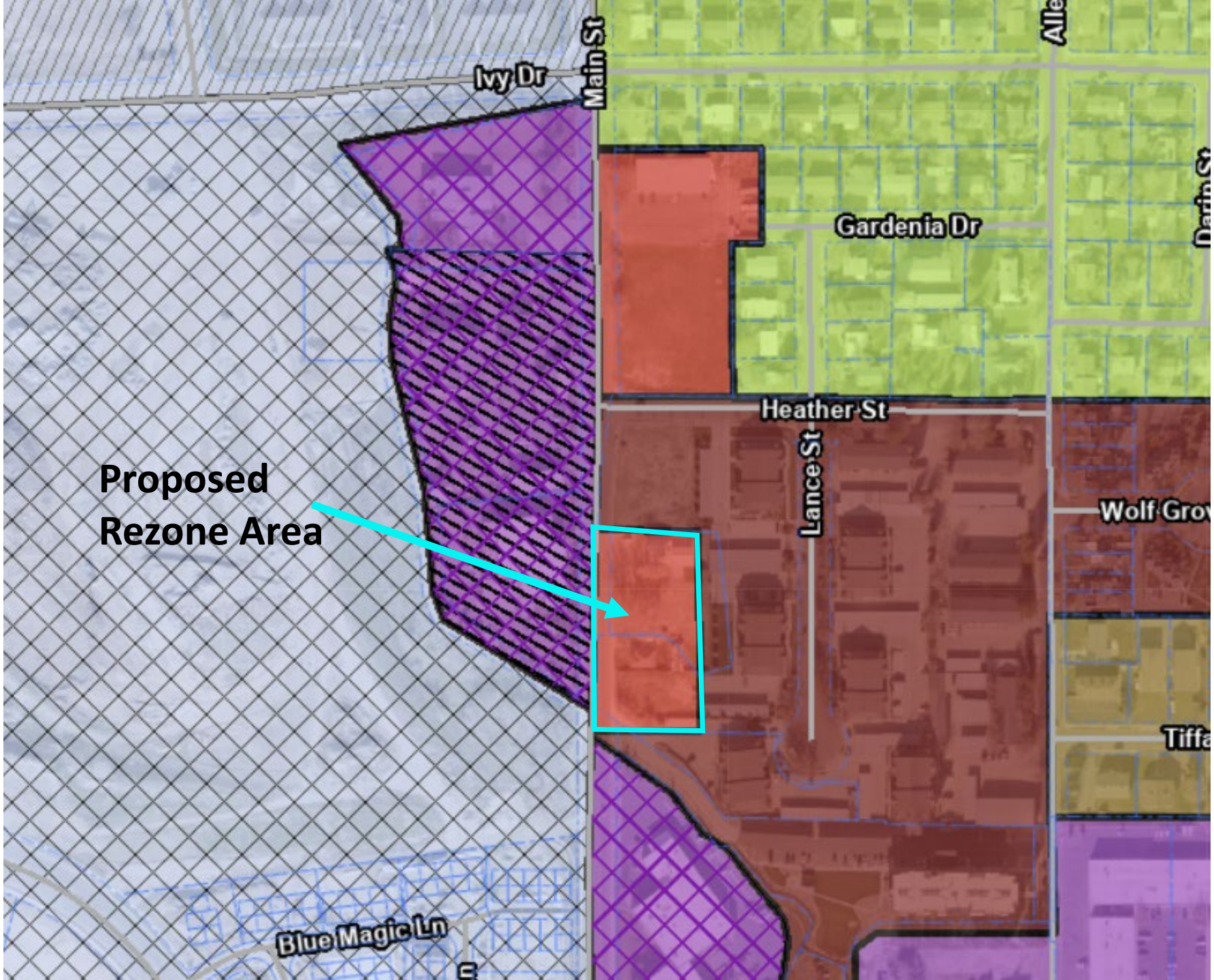
Planning Commission Recommendation
Recommend Approval.

RECOMMENDED MOTION

“I move that we approve the rezone located at 8253 S Main St with the findings noted in the staff report.”

ATTACHMENTS

1. Rezone Exhibit
2. Reason for Rezone Request
3. Concept Plan
4. Draft Ordinance


Ivy Dr
Main St
Gardenia Dr
Heather St
Lance St
Proposed
Rezone Area
Blue Magic Ln

McNEIL ENGINEERING™
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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.225.7700 mcneilengineering.com

10 January 2024

Midvale City Planning and Zoning
7505 South Holden Street
Midvale, Utah

RE: Reason for Rezone Application

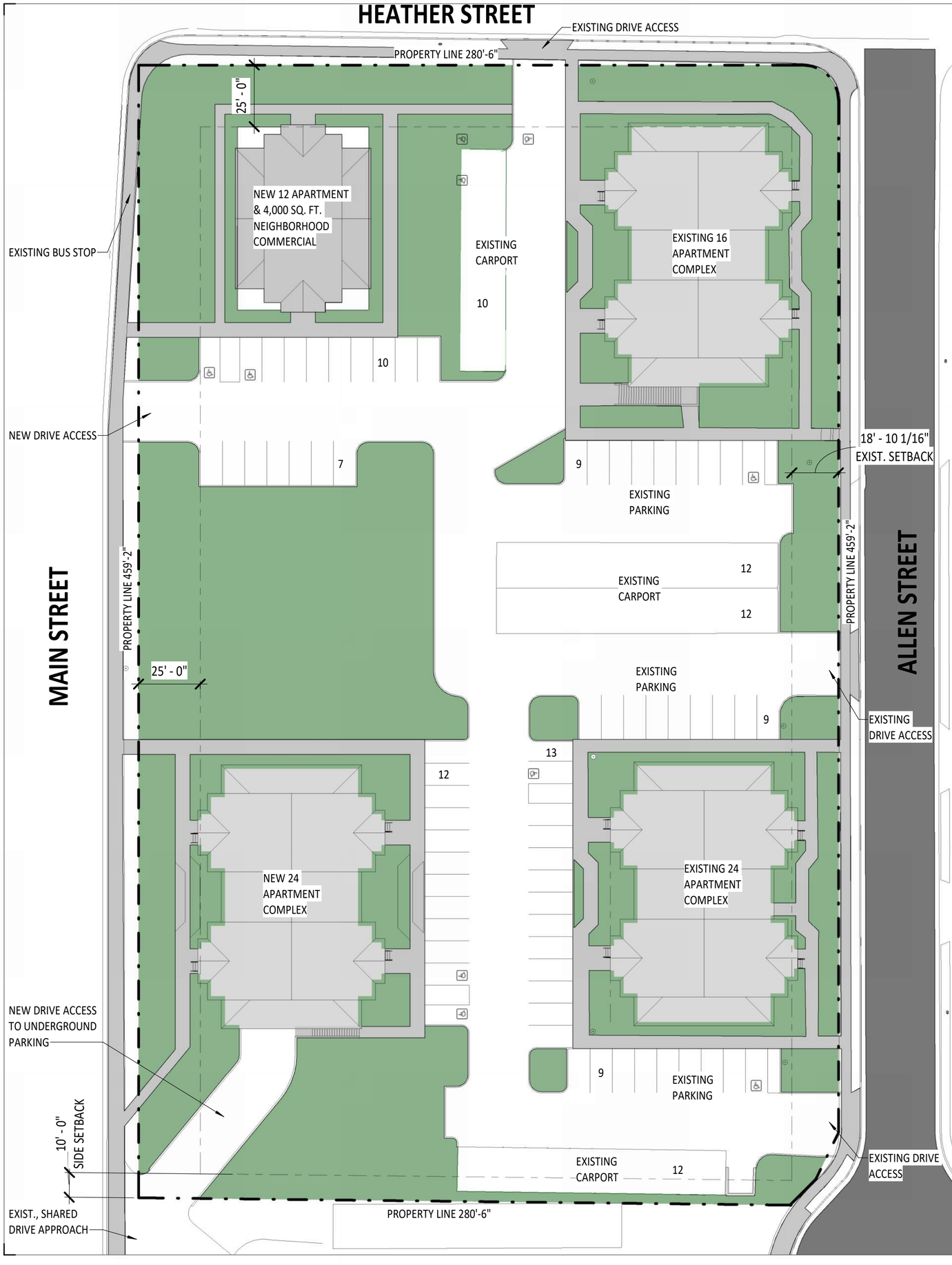
To Whom It May Concern,

The owner of the parcels at 8253 South Main Street and 8222 – 8268 South Allen Street have asked our office to help them build 2 new apartment buildings on the site. The plan would be to raze the current single-family dwellings and replace them with multi-family apartments. One of the new apartment buildings would have neighborhood commercial space on the main level.

We are requesting the zone change so that we can create a new subdivision that incorporates both parcels into one within the RM-25 zone. Then the owner can move forward with their development plans.

Sincerely yours,

Carl E Greene, Manager
McNeil Engineering – Consulting



2.99 ACRES (130,396.70 SQ. FT.)
DWELLING UNITS = 3,000 SQ. FT. + 1,690 SQ. FT. PER ADD'L UNIT
3,000 SQ. FT. + 1,690 SQ. FT. X 75 UNITS = 129,750 SQ. FT. or 76 UNITS MAX.

EXIST. DWELLING UNITS = 40
PROPOSED NEW UNITS = 36
TOTAL DEVELOPMENT = 76

PROPOSED NEW NEIGHBORHOOD COMMERICAL = 4,000 SQ. FT.

REQUIRED PARKING
1.5 STALLS PER DWELLING UNIT (OVER 650 SQ. FT.) = 114
2 STALLS PER 1,000 SQ. FT. COMMERCIAL = 8
TOTAL REQUIRED PARKING = 122
TOTAL PROVIDED = 126 (11 STALLS UNDERGROUND PARKING)

50,036 SQ. FT. PERMEABLE SURFACE = 38.37%

NORTH

CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

McNEIL ENGINEERING™
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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LEGACY COURT DEVELOPMENT
DERALD T. SMITH
8253 SOUTH MAIN STREET
MIDVALE, UTAH

PROJECT NO.	23346
DRAWN BY	JAG/CEG
CHECKED BY	CEG
DATE	29 SEPT. 2023
PROP. NO.	---

CONCEPTUAL SITE PLAN

A1.01

S:\2023Files\23346\Consulting\Prod Dwg\23346 Legacy Court Prelim Site Plan REV 01.rvt

ORDINANCE NO. 2024-O-03

AN ORDINANCE REZONING APPROXIMATELY 1.24 ACRES OF A PROPERTY LOCATED AT 8253 S MAIN STREET FROM THE REGIONAL COMMERCIAL (RC) ZONE TO THE MULTIFAMILY RESIDENTIAL – MEDIUM TO HIGH DENISTY (RM-25) ZONE.

WHEREAS, pursuant to Utah Code Annotated Sections 10-9a-501 through 10-9a-503, Midvale City ("the City") has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land; and

WHEREAS, a request has been made for a change of zoning on the property described in Exhibit A; and

WHEREAS, the Planning Commission held a public hearing on February 28, 2024 to review the request for rezone and, after considering all of the information received, made a recommendation to approve the rezone request thereon to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on March 26, 2024 and approved the rezone request; and

WHEREAS, after taking into consideration citizen testimony, planning and demographic data, the desires of the owners of the property, and the Planning Commission's recommendation as part of its deliberations, the City Council determined the following:

1. The application is for a rezone to change two parcels located at approximately 8253 S Main St from RC to RM-25.
2. The rezone of the property will allow for higher density housing to be built.
3. The project complies with the rezone procedure outlined in Midvale City Code 17-3-1(E).
4. The applicable review departments have reviewed the project and forwarded the item on for Planning Commission to make a recommendation.
5. The Planning Commission recommends approval of the project.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Midvale City, Utah as follows:

Section 1. The zoning ordinance, which sets forth the zone districts within Midvale City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The properties described in Exhibit A attached hereto and by this reference made a part hereof, which properties are located at approximately 8253 S Main St, Midvale, Utah, and are currently zoned Regional Commercial (RC), shall be zoned Multifamily Residential Medium – High Density (RM-25).

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

Regional Commercial (RC)

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

Multifamily Residential – Medium to High Density (RM-25).

Section 2. This ordinance shall take effect immediately.

PASSED AND APPROVED this ____ day of _____, 2024.

_____
Marcus Stevenson, Mayor

ATTEST:

_____
Rori Andreason, MMC
City Recorder

Voting by City Council	"Aye"	"Nay"
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

Date of first publication: _____

Attachment A:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14A OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°10' WEST 691.26 FEET; THENCE SOUTH 07°47' WEST 147.37 FEET; THENCE SOUTH 0°51'00" EAST WEST 66.56 FEET; THENCE SOUTH 88°21'00" EAST 189.25 FEET; THENCE SOUTH 6°47'30" EAST 86.90 FEET; THENCE SOUTH 5°27'00" EAST 126.87 FEET; THENCE SOUTH 73°40'00" WEST 54.12 FEET; THENCE SOUTH 23°56'00" EAST 261.98 FEET; THENCE SOUTH 89°22' EAST 443.57 FEET; THENCE NORTH 0°14' EAST 680.10 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT WHICH IS SOUTH 0°14' WEST 672.10 FEET FROM THE NORTHEAST CORNER OF LOT 14A, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°22' EAST 4.00 FEET; THENCE NORTH 1°26'04" WEST ALONG AND EXISTING FENCE 137.39 FEET; THENCE SOUTH 0°14' WEST 137.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING AND TOGETHER WITH THAT PORTION LYING WITHIN THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED FEBRUARY 13, 1996, AS ENTRY NO. 6270938, IN BOOK 7328, AT PAGE 2969, AND RE-RECORDED DECEMBER 18, 1997, AS ENTRY NO. 6818023, IN BOOK 7834, AT PAGE 678 OF OFFICIAL RECORDS.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED JULY 29, 2014, AS ENTRY NO. 11888232, IN BOOK 10248, AT PAGE 7016 OF OFFICIAL RECORDS, AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 516.44 FEET AND WEST 4.70 FEET FROM THE NORTHWEST CORNER OF LOT 14A, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 54°03'40" EAST 125.11 FEET; THENCE SOUTH 37°30'54" EAST 109.82 FEET; THENCE SOUTH 88°56'31" EAST 221.62 FEET; THENCE NORTH 00°14'00" EAST 81.01 FEET; THENCE NORTH 88°56'31" WEST 46.25 FEET TO THE START OF A 56.53 FOOT RADIUS CURVE TO THE RIGHT; THENCE 149.95 FEET ALONG SAID CURVE (CHORD BEARS NORTH 44°47'53" WEST 109.70 FEET); THENCE NORTH 88°56'31" WEST TO THE POINT OF BEGINNING.

TAX SERIAL NO. 21-36-301-014

BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET; THENCE SOUTH 07°47' WEST 147.37 FEET AND SOUTH 0°51' WEST 66.56 FEET AND SOUTH 88°21' EAST 19.24 FEET FROM THE NORTHWEST CORNER OF LOT 14A, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 88°21' EAST 170.01; THENCE SOUTH 6°47'39" EAST 86.90 FEET; THENCE SOUTH 5°27' EAST 126.87 FEET; THENCE SOUTH 73°40' WEST 54.12 FEET TO THE CENTER OF IRRIGATION DITCH; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CENTER LINE TO THE EAST LINE OF SAID MAIN STREET; THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

TAX SERIAL NO. 21-36-301-001

7505 S Holden Street
Midvale, UT 84047
801-567-7200
www.MidvaleCity.org

MIDVALE CITY COUNCIL
STAFF REPORT
3/26/2024

SUBJECT

Midvale City initiated request to amend Section 17-7-4.10(B)(1)(d)(iii) of the Multifamily Residential – Medium to High Density (RM-25) zone allowing a maximum of 5,000 square feet of neighborhood commercial in the Midvale City Municipal Code.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

Midvale City requests an amendment to the above-listed chapter of the Midvale City Municipal Code. This section regulates Neighborhood Commercial in the RM-25 zone. The proposed amendment increases the allowable commercial square footage from 1,500 to 5,000 square feet. No other criteria will be changed. Staff feels that due to the higher density of the zone, a larger commercial area would be feasible.

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

-AMENDMENTS TO THE ZONING CODE OR MAP-

Midvale City Code 17-3-1 outlines the criteria necessary for amendments to the zoning code or map (Staff responses in **bold**):

17-3-1.E Amendments to the Zoning Code or Map.

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;
Response: The request is not for a rezone; rather, an amendment that increases the allowable amount of commercial space for Neighborhood Commercial in the RM-25 zone and satisfies ongoing community needs.
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or,
Response: This criterion is not applicable.

3. Land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area;
Response: This criterion is not applicable.

STAFF RECOMMENDATION

Staff recommends the City Council approve the text amendment with the following findings:

1. The amendment complies with Midvale City Code 17-3-1(E)(1).
2. The Planning Commission recommends approval.

Planning Commission Recommendation
Recommend Approval.

RECOMMENDED MOTION

“I move that we approve the amendment as provided in the attachments, with the findings noted in the staff report.”

ATTACHMENTS

1. Draft Ordinance

ORDINANCE NO. 2024-O-04

AN ORDINANCE AMENDING TITLE 17-7-4.10(B)(1)(d)(iii) RELATING TO THE ALLOWABLE SQUARE FOOTAGE OF NEIGHBORHOOD COMMERCIAL IN THE RM-25 ZONE OF THE MIDVALE CITY MUNICIPAL CODE.

WHEREAS, pursuant to Utah Code Annotated Sections 10-8-84 and 10-9a-501 through 10-9a-503, Midvale City ("the City") has authority to make and amend any regulation of or within zoning districts or any other provision of the land use ordinance to promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality; and

WHEREAS, on January 2, 2002, the Midvale City Zoning Ordinance, Title 17 of the Midvale City Municipal Code (the "Code"), became effective and is subject to amendments from time to time pursuant to Section 17-3-1 the Code; and

WHEREAS, pursuant to Section 16-04-010 of the Code, the City desires to promote the protection of public health, life and safety; protect the character and social and economic stability of all parts of the city; protect and preserve the value of land throughout the municipality; guide public and private policy and action; establish responsible standards; prevent pollution and degradation of air, streams, and ponds; preserve the natural beauty and topography; and provide for open spaces through the most effect design and layout of the land;

WHEREAS, pursuant to Section 17-1-1 of the Code, the City desires to promote coordinated development, redevelopment, effective use of land, and site planning; protect and promote public safety, health, and general welfare by providing adequate light and air, water and sewage control, police, fire and wetlands protection; and secure economy in governmental expenditures; and

WHEREAS, the City desires to amend Title 17-7-4.10(B)(1)(d)(iii) relating to the allowable square footage of neighborhood commercial in the RM-25 zone; and

WHEREAS, the Planning Commission held a public hearing on February 28, 2024, to review the request for amendments and, after considering all the information received, made a recommendation to approve the amendment request to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on March 26, 2024 and

WHEREAS, after taking into consideration citizen testimony, planning analysis, and the Planning Commission's recommendation as part of its deliberations, the City Council finds it is appropriate and within the best interest of the City to make changes to the Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Midvale City, Utah as follows:

Section 1. The following sections of the Midvale City Municipal Code are hereby amended as included in the following attachments to this document:

- Attachment A: Amending Title 17-7-4.10(B)(1)(d)(iii) relating to the allowable square footage of neighborhood commercial in the RM-25 zone.

Section 2. This ordinance shall take effect upon the date of first publication.

PASSED AND APPROVED this ____ day of _____, 2024.

_____
Marcus Stevenson, Mayor

ATTEST:

_____
Rori Andreason, MMC
City Recorder

Voting by City Council	"Aye"	"Nay"
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

Date of first publication: _____

Attachment A:

Chapter 17-7-4
MULTIFAMILY RESIDENTIAL—MEDIUM TO HIGH DENSITY ZONE (RM-25)

Sections:

17-7-4.10 Conditional use standards of review.

17-7-4.10 Conditional use standards of review.

B. *Specific Review Criteria for Certain Conditional Uses.*

1. *Conditional Use.*

d. *Neighborhood Commercial Uses.* Each application for a neighborhood commercial use shall demonstrate that the proposed use:

i. Is pedestrian oriented and shall primarily serve the neighborhood in which it is located;

ii. Is located on a lot at the intersection of two surface streets, each with a minimum right-of-way width of fifty feet;

iii. Is limited in size to a maximum footprint of ~~one thousand~~ five thousand~~hundred~~ square feet;

iv. Has a maximum of four on-site parking spaces that shall be located in the rear of the building;

v. Is architecturally compatible with the underlying zone;

vi. Shall operate no earlier than seven a.m. and no later than nine p.m.;

vii. Includes no outdoor storage nor an outdoor display of merchandise, but may include outdoor dining;

viii. Includes a delivery plan which adequately mitigates its impact on the residential neighborhood in which it is located;

ix. Screens light trespass to adequately mitigate lighting impacts on surrounding uses;

x. Does not require a lot combination or consolidation of existing platted lots; and

xi. Includes the owner's covenant to comply with the foregoing, which covenant shall run with the conditional use permit.

CITY COUNCIL MEETING
Minutes

Tuesday March 12, 2024
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Marcus Stevenson

COUNCIL MEMBERS: Council Member Paul Glover
Council Member Bonnie Billings
Council Member Dustin Gettel
Council Member Bryant Brown
Council Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Dawn Emery, Assistant City Attorney; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Cody Hill, Economic Development Manager; Kate Andrus, RDA Program Manager; Chief Randy Thomas, UPD; and Josh Short, Junior Network Administrator.

6:00 PM – WORKSHOP

- **UTOPIA PRESENTATION**

Roger Timmerman from UTOPIA discussed the history, accomplishments, and status of UTOPIA. UIA was implemented in 2009. Additional bonds were issued by UIA to build out the system. They have continued to repeat that model. The demand for broadband had skyrocketed over that time. They started doing new city partnerships and the revenues are paying for the operation costs. They provide city-wide fiber to the premises. 10 Gbps available across UTOPIA Fiber, 100 Gbps for businesses. They support open access.

Future technology plans:

- New 2.5 Gbps and 5 Gbps “multi-Gig” service tiers
- Lower pricing for 10 Gbps
- Customer app for payment, troubleshooting, provider switching
- Additional Smart City Applications/Deployments

UTOPIA now have over 63,000 subscribers. Midvale was built out in July 2021 and subscribers continue to grow in Midvale. There are a few areas in Midvale where UTOPIA has not been allowed to build services. He reviewed revenues and the payments of the original cities. They are proposing to return 27% of the city’s payments

PENDING

to those original cities in FY2024. As revenues continue to grow, so will the return to the original cities.

- **DISCUSS MAIN STREET LIGHTING**

Nate Rockwood and Kate Andrus discussed the festival Lighting and street lighting. The street light study was discussed including the design of the proposed lights. Unforeseen issues were discussed as well. The Council was asked how they wanted the streetlights in the modern section and historic sections to look.

Council Member Bryant Brown asked to include poles to hang banners on the streetlight poles.

The Council decided on option 1: hanging streetlights in the modern section and mounted streetlights in historic section.

Council member Paul Glover said to make sure the wiring is heavy enough to hang Christmas decorations if desired.

6:30 PM – REGULAR MEETING

Mayor Marcus Stevenson called the business meeting to order at 7:04 p.m.

I. GENERAL BUSINESS

A. WELCOME AND PLEDGE OF ALLEGIANCE

B. ROLL CALL - Council Members Heidi Robinson, Dustin Gettel, Bryant Brown, Bonnie Billings, and Paul Glover were present at roll call.

C. HILLCREST UTE CONFERENCE REPORT

Kim Price, District President for Ute Football League reported, she expressed appreciation for the City's support as well as financial support in scholarships for the players. She explained how important the support from the City is and how it changes the lives of the young players and their families, resulting in more positive contributions to the community. She said their season begins July 25th and extended an invitation to the council to attend a practice, tailgate dinner, or game.

II. PUBLIC COMMENTS

Sofie Schwankl asked the Council to ban airsoft guns in public parks. She explained that when the orange plastic cap is removed, they look like a real firearm which creates fear in a public setting. They can also cause physical harm to those not wearing protective clothing as well as causing mental trauma. Airsoft guns can also lead to death due to police or others not being able to distinguish between an actual gun or an airsoft gun due to the orange cap being removed or painted black. Other Utah cities have already banned airsoft guns in public spaces, and she is asking Midvale City to follow.

PENDING

Chief Randy Thomas said Sofie is correct and was very supportive in her effort. He said the airsoft guns are very lifelike. They've seen several times when people are taken into custody that were carrying airsoft guns.

III. MAYOR REPORT

A. Mayor Stevenson

Mayor Stevenson reported that the Fort Union Corridor study held at Ganesh Indian Cuisine had a great turn out. The residents involved agreed that something needs to be done in that area. He shared the Transportation Master Plan survey and encouraged everyone to take it.

He announced that the call for artists for the City's 3rd annual Los Muros on Main Festival opened today and encouraged all muralists and aspiring muralists to sign up. He reminded the Council that the Unified Police Department (UPD) Board will be voting on the Interlocal Agreement tomorrow. The cities that have already passed Resolutions to stay with Unified Police Department are: Copperton, Magna, Kearns, and White City.

IV. COUNCIL REPORTS

A. Council Member Paul Glover – asked for a legislative update and how it will affect the City.

B. Council Member Bonnie Billings – wished Council Member Dustin Gettel a happy birthday tomorrow.

C. Council Member Dustin Gettel - wished Council Member Billings a happy birthday today. He expressed his thanks for the Ute conference report. He is campaigning for a different office but one positive thing he wanted to share is that Midvale has a very good reputation among county elected officials. He thanked the Mayor, Council, and City staff for their efforts.

D. Council Member Bryant Brown – wished the fellow Pisces happy birthday. Council member Brown reported that Oak Street is a bus route, and a landscaping business is parking several large vehicles on the street creating a safety issue for students. He's received multiple calls complaining about the large vehicles hindering traffic on the narrow street.

He also has noticed that a homeowner on Center Street is flying a large flag with the "F" word on it and it's right by a school bus stop. He understands that everyone can exercise freedom of speech, but this is not what we want at a school bus stop. He is asking for guidance about who to talk to about the issue as well as possibly the school.

Council Member Brown said he has received multiple complaints about a contractor involved with the flex spaces on Millennial Way. The road is dirty, and the fences blow over causing safety issues. He would like to remind the contractor that the road is a public right of way, and the issues need to be fixed.

PENDING

Matt Dahl said the City will send out inspectors to assess the problems and address them.

E. Council Member Heidi Robinson – Had nothing to report.

V. CITY MANAGER REPORT

A. Matt Dahl, City Manager

Matt Dahl discussed the upcoming budget retreat that will have a little different feel. He also wished everyone happy birthday.

VI. PUBLIC HEARING

A. CONSIDER PROPOSED AMENDMENTS TO THE FY2024 GENERAL FUND AND OTHER FUNDS AS NECESSARY

Christian Larsen said staff proposes amendments to the fiscal year 2024 budget for the General Fund, Capital Projects Fund, Water Fund, Sewer Fund, Storm Water Fund, Fleet Fund, and Information Technology Fund.

General Fund

Revenue and Expense Budget Adjustments $276,480 – Staff has identified a number of adjustments that need to be made to the fiscal year 2024 budget, as detailed in the attached document. Below are the major proposed adjustments:

- **General Engineering – $26,900** – Professional services, engineering studies planned in FY24.
- **General Engineering – $10,500** – Communications and telephone, Verizon for iPad LTE.
- **Public Works Administration – $25,540** – Employee benefits, Employee benefits changed.
- **Planning and Zoning – $29,400** – Professional services, General Plan re-write.
- **Community Development – $21,500** – Professional Services, CD fee rate study.
- **Community Development – $18,340** – Professional Services, economic projects.
- **Communications – $45,600** – Software, unspent prior year budget, City website redesign.
- **Employee Services – $12,500** – Miscellaneous Supplies, FY2023 unexpended budget for Employee Gift.
- **Finance – ($52,500) –** Salaries, Procurement Analyst position now under Legal department.
- **Finance – ($43,500) –** Benefits, Procurement Analyst position now under Legal department.
- **City Attorney – $87,400 –** Salaries, Procurement Analyst position now under Legal department / Internal promotion.
- **City Attorney – $18,500 –** Benefits, Procurement Analyst position now under Legal department / Internal promotion.

PENDING

- **Community / Inter-Gov Relations – $35,000 –** Youth Violence Coalition Admin, additional grant funds available for coalition administration.
- **Streets – Repairs/ Maintenance/ Supplies – $18,100 –** A large portion of a city owned fence needs to be replaced.
- **Nonmajor adjustments – $23,200 –** Breakdown of non-major adjustments detailed in attached document.

Capital Projects Fund
Staff requests an increase of $1,943,200 to the FY2024 Capital Projects Fund budget. The majority of this increase, $1,415,000, is for pavement management and transportation projects. These projects were originally planned for FY2023 but were not completed and are now part of the FY2024 budget.

Water and Sewer Fund
Staff requests an increase to the professional services budget for both funds: $9,000 for the Water Fund and $50,642 for the Sewer Fund. The Water Fund requires funding for water system modeling and engineering services, while the Sewer Fund requires additional budgetary allocation for projects related to the Sewer Master Plan.

Storm Water Fund
Staff requests an increase of $41,400 to the Storm Water Fund. This increase is primarily to the professional services budget and will be used on the Storm Water Master Plan. These funds were previously budgeted during FY2023 but went unexpended during the fiscal year. $7,000 of this increase is dedicated to the fund's overtime budget. Employee overtime was greater than originally anticipated.

Fleet Fund
The total requested increase to the Fleet Fund budget is $726,213. $411,804 of this increase is to purchase a Ford F550 and six Ford F150s that were budgeted for in prior fiscal years but were not available for purchase. $183,839 is for the purchase of a Caterpillar loader which is on a buyback plan with Caterpillar and be offset by the sale of the City's current loader. The Fleet Fund also replaced a Chevy Colorado and two crossovers totaling $130,570, which were also scheduled for replacement in prior fiscal years.

Information Technology Fund
The total requested increase to the Information Technology Fund budget is $21,000. $10,000 increase to the software budget for LastPass software licenses. $11,000 for hardware, including iPads for Engineering, computers for GIS, and Council IT peripherals.

FISCAL IMPACT:
General Fund – Increase in budgeted expenditures of $276,480 and an increase to budgeted grant revenues of $35,000, sales tax revenue of $46,000 and an increase in use of fund balance of $195,480.

PENDING

Capital Projects Fund – Increase in budgeted expenditures of $1,943,200 and an increase to budgeted revenues of $105,000 and an increase in use of fund balance of $1,838,200.

Water Fund – Increase in budgeted expenses of $9,000 and a decrease in contribution to fund balance of $9,000.

Sewer Fund – Increase in budgeted expenses of $50,642 and a decrease in contribution to fund balance of $50,642.

Storm Water Fund – Increase in budgeted expenses of $41,400 and an increase in use of fund balance of $41,400.

Fleet Fund – Increase in budgeted expenses of $430,289 and an increase in budget revenues of $183,839 and an increase in use of fund balance of $246,450.

Information Technology – Increase in budgeted expenses of $21,000 and an increase in use of fund balance of $21,000.

MOTION: Council Member Paul Glover MOVED to open the public comment portion of the public hearing. The motion was SECONDED by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

There were no public comments.

MOTION: Council Member Dustin Gettel MOVED to close the public hearing. The motion was SECONDED by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: Approve Resolution No. 2024-R-13 Approving Amendments to the FY024 General Fund and other funds as necessary.

MOTION: Council Member Bryant Brown MOVED to Approve Resolution No. 2024-R-13 amending the FY2024 budget for the General Fund, Capital Projects Fund, Water Fund. Sewer Fund, Storm Water Fund, Fleet Fund, and Information Technology Fund as presented. The motion was SECONDED by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Aye**
Council Member Bryant Brown	**Aye**

PENDING

Council Member Dustin Gettel Aye
The motion passed unanimously.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF FEBRUARY 20 & 27, 2024

B. CONSIDER RESOLUTION NO. 2024-R-14 APPROVING THE REPLACEMENT OF THE SEWER DIVISION'S CCTV (CLOSED CIRCUIT TELEVISION) TRUCK AND EQUIPMENT

MOTION: Council Member Paul Glover MOVED to Approve the Consent Agenda. The motion was SECONDED by Council Member Bonnie Billings. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings Aye
Council Member Paul Glover Aye
Council Member Heidi Robinson Aye
Council Member Bryant Brown Aye
Council Member Dustin Gettel Aye

The motion passed unanimously.

VIII. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2024-R-15 CALLING FOR THE RESIGNATION OF UTAH STATE BOARD OF EDUCATION MEMBER NATALIE CLINE

Matt Dahl said the Utah State Board of Education is established in the Utah State Constitution with the purpose of exercising general control and supervision over the public education system throughout Utah. The members of the Utah State Board of Education are elected by district. Natalie Cline is the board member representing District 9, which encompasses a significant portion of Midvale.

On February 6, 2024, Natalie Cline denigrated a student through the weaponization of social media, with the effect of invoking online comments and threats that placed the student and her classmates in danger. In response, Mayor Stevenson, and Midvale City Council Members, sent a letter to Natalie Cline on February 9, 2024, through which they condemned her behavior and expressed their belief that she was incapable of fulfilling her duty as a member of the Utah State Board of Education. Mayor Stevenson and the Midvale City Council members also used the letter to demand Natalie Cline's resignation.

Since February 6, 2024, state officials, city councils, school boards, parents and students have called for Natalie Cline's resignation or condemned her behavior. Natalie Cline has been stripped of many of her privileges and duties as a board member but has not resigned.

The letter sent by Mayor Stevenson and the City Council members on February 9, 2024, represented their individual opinions, but was not a formal action of the Midvale City

PENDING

Council that memorialized the position of Midvale City. Given that Natalie Cline has not resigned, the City Council will consider Resolution No. 2024-R-15 reaffirming the positions they expressed in the February 9, 2024, letter and formally demand Natalie Cline's resignation.

Council Member Bryant Brown said he had several city council members from other cities reach out and thank Midvale for taking action on this issue. He said he wanted to reiterate what was said in the letter in the resolution.

Council Member Dustin Gettel said for those that don't know the particular comments made by this school board member, she called into question the gender of a student. Her job is to protect students. Ms. Cline represents a portion of Midvale City, and this is why the Council wanted to take action.

Mayor Stevenson and Council Member Bryant Brown said they invited Ms. Cline to the meeting today, but she did not respond.

MOTION: Council Member Dustin Gettel MOVED to Approve Resolution No. 2024-R-15 Calling for the resignation of Utah State Board of Education Member Natalie Cline. The motion was SECONDED by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Aye**
Council Member Bryant Brown	**Aye**
Council Member Dustin Gettel	**Aye**

The motion passed unanimously.

X. ADJOURN

MOTION: Council Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Council Member Dustin Gettel. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting was adjourned at 7:52 p.m.

Rori L. Andreason, MMC
H.R. DIRECTOR/CITY RECORDER

Approved this 26th day of March, 2024.

PENDING

7505 S Holden Street
Midvale, UT 84047
801-567-7200
www.MidvaleCity.org

MIDVALE CITY COUNCIL
STAFF REPORT
March 26, 2024

SUBJECT

Consideration of Resolution 2024-R-16 Authorizing the Mayor to Execute the Revised and Restated Interlocal Cooperation Agreement Between Public Entities Governing the Unified Police Department of Greater Salt Lake.

SUBMITTED BY

Garrett Wilcox, City Attorney

BACKGROUND AND OVERVIEW

In 2023, the Utah State Legislature passed HB 374. HB 374 repealed statutory language requiring a county sheriff to lead a police interlocal entity in their county effective July 1, 2025. It was communicated by the bill sponsor, Rep. Teuscher, that the Legislature expected the Unified Police Department Board to remove the Salt Lake County Sheriff as its CEO by July 1, 2025. The passage of this bill required the UPD Board to consider changes to its governance structure and, consequently, its foundational interlocal agreement.

Rather than adopting a tenth amendment to UPD's foundational interlocal agreement, the UPD Board decided to draft a revised and restated agreement. During its existence, UPD's interlocal agreement has been amended nine times. UPD has also had members join and leave. Salt Lake County has indicated it will be withdrawing from UPD with the Salt Lake County Sheriff's departure as CEO of UPD. The UPD Board believes, and City staff agrees, that a revised and restated interlocal agreement will improve the accessibility and functionality of the agreement for its members.

Over the last seven months, the UPD Interlocal Committee met regularly to draft the revised and restated interlocal agreement. This Committee was composed of members' elected officials and attorneys. The Committee's goals were to (1) maintain the existing UPD entity, (2) incorporate the previous nine amendments, (3) strengthen UPD governance and organization, and (4) provide the framework for future members to join UPD. The attached Revised and Restated Interlocal Cooperation Agreement Between Public Entities Governing the Unified Police Department of Greater Salt Lake is the culmination of the Committee's efforts. It represents a compromise document that was negotiated among its members. It was formally recommended for adoption by the UPD Board in a special meeting on March 13, 2024.

Many things remain the same under the revised and restated interlocal agreement. The division of precinct and shared services remains the same. Members can expect a continuation of the same police service they have been receiving. Member fees, voting (including weighted voting), the preliminary budget increase maximum, the merit system, and the process for UPD dissolution all remain the same under the revised and restated agreement.

However, the revised and restated interlocal agreement includes some significant differences. Most notable is the governance of UPD. Instead of an independently elected sheriff automatically taking the role as CEO of UPD, the UPD Chief/CEO will be appointed by and will be directly accountable to the UPD Board. Additionally, UPD's executive staff must be approved by and are subject to removal by the UPD Board. They owe an independent duty to report to the Board. Several other notable changes include the recognition of member fund balances, the process to amend the interlocal agreement, the process to admit new members, and the withdrawal formula.

Several members, including Brighton, Copperton, Magna, Kearns, and White City, have already passed resolutions stating that they will remain members of UPD. They and other members are now in the process of adopting and executing the Revised and Restated Interlocal Cooperation Agreement Between Public Entities Governing the Unified Police Department of Greater Salt Lake prior to July 1, 2024.

City staff recommend adoption of the Revised and Restated Interlocal Cooperation Agreement Between Public Entities Governing the Unified Police Department of Greater Salt Lake. After carefully considering the available options, City staff believe that remaining a member of Unified Police Department is in the best interest of the City. Residents, businesses, and visitors will continue to receive a high level of service by qualified, trained, and experienced officers. The City will receive the support of other member communities and specialized officers during emergencies. The City will financially benefit from economies of scale of sharing services with other member communities. And, with the changes to the governance of the organization, the City will benefit from a UPD Chief/CEO that is solely accountable to the UPD Board.

RECOMMENDED MOTION

I move to adopt Resolution 2024-R-16 Authorizing the Mayor to Execute the Revised and Restated Interlocal Cooperation Agreement Between Public Entities Governing the Unified Police Department of Greater Salt Lake.

ATTACHMENTS

1. Resolution 2024-R-16 Authorizing the Mayor to Execute the Revised and Restated Interlocal Cooperation Agreement Between Public Entities Governing the Unified Police Department of Greater Salt Lake
2. Revised and Restated Interlocal Cooperation Agreement Between Public Entities Governing the Unified Police Department of Greater Salt Lake

MIDVALE CITY, UTAH
RESOLUTION NO. 2024-R-16

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE REVISED AND RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN PUBLIC ENTITIES GOVERNING THE UNIFIED POLICE DEPARTMENT OF GREATER SALT LAKE

WHEREAS, the Interlocal Cooperation Act, Tile 11, Chapter 13 of the Utah Code Ann., permits public agencies to jointly exercise powers in order "to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and under forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities" and "to provide the benefit of economy of scale, economic development, and utilization of natural resources for the overall promotion of the general welfare of the state"; and

WHEREAS, Utah Code Ann. § 11-13-202(1)(d) authorizes public agencies to create interlocal entities to provide law enforcement services to their respective member public agencies; and

WHEREAS, in 2009, public agencies in Salt Lake County created the Unified Police Department, an interlocal entity that provides law enforcement services to its respective members, by executing the Cooperative Agreement by Public Agencies to Create a New Entity, to Consolidate Law Enforcement Service, and Provide Rules of Governance; and

WHEREAS, in 2011, Midvale City joined the Unified Police Department; and

WHEREAS, over the years, the Unified Police Department has undergone membership changes, numerous amendments to its foundational interlocal agreement, modification of its name, and a number of other changes; and

WHEREAS, in 2023, the Utah State Legislature passed HB 374 and repealed the statutory language requiring a county sheriff to lead a police interlocal entity in their county effective July 1, 2025; and

WHEREAS, HB 374's sponsor communicated to the Unified Police Department Board of Directors that it needed to replace the Salt Lake County Sheriff as CEO prior to July 1, 2025; and

WHEREAS, the Salt Lake County Sheriff has indicated that she will exit as the Unified Police Department CEO on July 1, 2024; and

WHEREAS, Salt Lake County has indicated that it will be withdrawing from the Unified Police Department with the Salt Lake County Sheriff's departure; and

WHEREAS, these changes require amendments to the Cooperative Agreement by Public Agencies to Create a New Entity, to Consolidate Law Enforcement Service, and Provide Rules of Governance; and

WHEREAS, the remaining members of Unified Police Department, including Midvale City, wish to adopt the Revised and Restated Interlocal Cooperation Agreement Between Public Entities

Governing the Unified Police Department of Greater Salt Lake to reflect the changes to Unified Police Department and to improve the governance of the organization; and

WHEREAS, after careful consideration of its options, the Midvale City Council believes that the adoption of the Revised and Restated Interlocal Cooperation Agreement Between Public Entities Governing the Unified Police Department of Greater Salt Lake is in the best interest of Midvale because (1) its residents, businesses, and visitors will continue to receive a high level of service by qualified, trained, and experienced officers, (2) Midvale will receive the support of other Unified Police Department member communities and specialized officers during emergencies, (3) Midvale will financially benefit from economies of scale by sharing services with other member communities, and (4) Midvale will benefit from the Unified Police Department CEO being solely accountable to the Unified Police Department Board of Directors.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE, UTAH, the Midvale City Council authorizes the Mayor to execute the Revised and Restated Interlocal Cooperation Agreement Between Public Entities Governing the Unified Police Department of Greater Salt Lake, attached as Exhibit A.

APPROVED AND ADOPTED this 26th day of March, 2024.

_____
Marcus Stevenson, Mayor

ATTEST:

_____
Rori L. Andreason,
City Recorder

(Signatures appear on separate page.)

Voting by the City Council	"Aye"	"Nay"
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

REVISED AND RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN PUBLIC ENTITIES GOVERNING THE UNIFIED POLICE DEPARTMENT OF GREATER SALT LAKE

This Revised and Restated Interlocal Cooperation Agreement (the "2024 Agreement") is made and entered into as of the _1st_ day of __July__, 2024, to be effective when all of the conditions identified in Section 16 of this Agreement have been satisfied, by and among the CITY OF HOLLADAY ("Holladay"), MIDVALE CITY ("Midvale"), MILLCREEK ("Millcreek") and the TOWN OF BRIGHTON, all municipal corporations and political subdivisions of the State of Utah; and, COPPERTON METRO TOWNSHIP ("Copperton"), EMIGRATION CANYON METRO TOWNSHIP ("Emigration"), KEARNS METRO TOWNSHIP ("Kearns"), MAGNA METRO TOWNSHIP ("Magna"), and WHITE CITY METRO TOWNSHIP ("White City"), all incorporated metro townships and political subdivisions of the State of Utah. All of the above may be referred to individually as a "Member" and collectively as the "Members." The interlocal entity originally created and revised and restated in this Agreement by the Members is referred to as the UNIFIED POLICE DEPARTMENT OF GREATER SALT LAKE (the "UPD").

RECITALS

A. Several of the Members as well as other entities no longer affiliated with the UPD, established the UPD via interlocal agreement effective January 1, 2010, which was also subsequently amended ("the Agreement").

B. The original membership of the UPD has changed over the course of its history. The cities of BLUFFDALE, HERRIMAN, RIVERTON and TAYLORSVILLE have exited UPD. MIDVALE, MILLCREEK, the Town of BRIGHTON, COPPERTON METRO TOWNSHIP, EMIGRATION CANYON, KEARNS METRO TOWNSHIP, MAGNA METRO TOWNSHIP, and WHITE CITY METRO TOWNSHIP joined the UPD.

C. Throughout these changes and since its creation in 2010, the UPD has been a provider of law enforcement and related services to its member municipalities and unincorporated Salt Lake County.

D. H.B. 35 *Metro Township Modifications* has passed in the 2024 Utah Legislative Session and is awaiting an anticipated signature by the Governor, which, if signed, will convert Copperton, Emigration Canyon, Kearns, Magna, and White City from metro townships into municipalities.

E. In July of 2024, Salt Lake County will exit membership of the UPD and UPD will no longer be rendering service to Salt Lake County.

F. The Members to this 2024 Agreement desire that UPD continue to provide law enforcement and related services to the Members. The Members recognize that the depth of service provided by the UPD ensures that their communities are receiving consistent and high-quality service.

G. Because of the significant changes in the membership of the UPD, the upcoming departure of Salt Lake County, the potential conversation of metro townships to municipalities, numerous amendments to the 2010 Interlocal, as well as lessons learned since its creation in 2010, the Members agree that a revised and restated interlocal agreement is the best means of setting forth the terms and conditions of the continued existence and governance of the UPD. This 2024 Agreement is therefore intended to revise and replace, in its entirety, the 2010 Agreement establishing the UPD, including any amendments thereto.

H. Pursuant to the Interlocal Cooperation Act, Utah Code Ann. § 11-13-101 *et seq.* (the "Interlocal Cooperation Act"), the Members, all of which are "public agencies" for the

purposes of the Interlocal Cooperation Act, are authorized to enter into this 2024 Agreement, to maintain an interlocal entity for the law enforcement and related services to the Members.

I. The Members desire to enter into this 2024 Agreement to affirm the continuation of the UPD, refine the description of its membership, and revise the governance of and terms and conditions of service by the UPD.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Members and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Members agree as follows:

1. Interlocal Entity**.** Pursuant to the Interlocal Cooperation Act, the Members agree to the continued existence of the Unified Police Department of Greater Salt Lake as a separate political subdivision and body politic and corporate of the state of Utah, as established pursuant the 2010 Agreement, subject to the revised and restated terms and condition found in this 2024 Agreement.

2. Name. The legal entity will continue to be known as the Unified Police Department of Greater Salt Lake.

3. Summary of Scope of Services to be Provided by UPD**.** The scope and type of services provided to the Members by UPD will be determined through the regular adoption and maintenance of a strategic plan and UPD policies, adherence to standards of emergency response coverage, and the annual budget process as determined by the UPD's Board of Directors.

4. Service Delivery.

a. *Generally*. The UPD will deliver its services through precincts located in its Coverage Area and centralized shared services. The definitions of precinct and shared services

below are meant to be a general guideline subject to revisions by the UPD Board. Some services listed as precinct or shared services may be moved from one category to another as deemed appropriate by the UPD Board without the need to amend this Interlocal.

b. *Precinct/Basic Services:* Personnel, supplies, and equipment assigned to specific precincts or geographical areas as necessary to provide law enforcement services to the citizens within the Coverage Area as determined by the Board to include, but not limited to, patrol officers to respond to emergency and nonemergency calls for service, traffic enforcement, community-oriented policing officers, and property crime detectives.

c. *Shared Services:* Services provided by the UPD, either directly or by contract, and shared among the Members, subject to annual funding and Board approval, include but are not limited the following:

1) *Administrative Services.* Personnel, supplies, and equipment necessary to administratively support a law enforcement service agency and administer grants and monies as determined by the Board to include, but not limited to, command staff, human resources, financial services, legal services, insurance, outside counsel, expert services and consultant fees, risk management, media services, records management, production and GRAMA response.

2) *Crime Prevention Services.* Personnel, supplies, and equipment to support a crime prevention unit as determined by the Board to include, but not limited to, community-oriented policing support, assisting businesses within the Coverage Area with crime prevention strategies and techniques, coordinating neighborhood watch organizations, crime analysis, and public education through presentations to community organizations.

3) *Investigative Services and Multijurisdictional Task Forces*. Personnel, supplies, and equipment to support specialized investigative units as determined by the Board to include, but not limited to, Violent Crimes Unit (robbery, homicide, adult sex crimes), Special Victims Unit (domestic violence, juvenile sex crimes), and participation in multi-jurisdictional task forces such as the Metro Gang Unit, Metro Narcotics Unit, Mental Health Unit, CAR Team, Public Order Unit, forensics and crime lab services and other task forces.

4) *Training Services*. Personnel, supplies, and equipment to support a training unit as determined by the Board to include, but not limited to, range and weapon certification, annual certification training, recruit training, and supervisory training.

5) *Logistics Services*. *Fees for dispatch, including VECC or any successor agency,* personnel, supplies, and equipment to support a logistics unit as determined by the Board to include, but not limited to, property and evidence storage and security, communications, and fleet services.

6) *Special Operation Services*. Personnel, supplies, and equipment to support a special operations division as determined by the Board to include, but not limited to, special weapons and tactics team (S.W.A.T.), canine unit, and supervision of crossing guards.

5. Member Fee.

a. Fees and costs for services attributable to the Member Fee will be based upon the member's precinct services and its proportionate share of shared services, based upon a shared service formula adopted by the board. The member fee will also include any precinct specific

enhanced services. The budget will be transparently prepared and stated with reasonable specificity in each annual budget adopted by the UPD Board. The Board will adopt policies and/or resolutions that provide guidance for the development of the budget. Members will be provided with reasonable notice prior to any proposed change in the level of services or reallocation of UPD resources compared to the prior fiscal year. Each Member will be charged an individual Member Fee.

b. The Salt Lake Valley Law Enforcement Service Area (SLVLESA) and other special districts created hereafter to fund law enforcement services may pay the Member Fees for service area or district members. In the event that SLVLESA or any other special district does not pay for any portion of a Member Fee for one of its members, each Member is responsible for paying the balance of its Member Fee.

6. Fiscal Year and Budget Deadlines: The UPD shall operate on a fiscal year basis beginning July 1 and ending June 30 of the following year. The UPD administration will propose a preliminary budget increase maximum (PBIM) for the upcoming fiscal year and submit it to the UPD Board no later than the regularly scheduled March meeting. The PBIM shall be an aggregate of all UPD Shared Services budgetary expenditures, excluding any grant or other revenue-neutral, outside-funded expenditures. Expenditures that are unique to a precinct and funded only by one UPD Member may be excluded from the expenditures used to calculate the PBIM. All other budgetary deadlines will follow Utah law to approve a budget for the upcoming fiscal year.

7. Department and Member Fund Balances: Department Fund Balances are separate from Member Fund Balances and Department Fund Balances will be regulated by statute and UPD budget policies. The Unified Police Department of Greater Salt Lake recognizes the existing Member Fund Balances carried over from FY 2023-2024 for each Member Special Revenue Fund.

Member Fund Balance constitutes money budgeted, but not spent, in member funds during the previous fiscal year. Member Fund Balances can be carried over and used for UPD purposes by the Member or returned to the Member. The Member Fund Balance may be paid to a vested departing member in good standing after withdrawal. The Board shall have the authority to establish policies that recognize, define, limit, or eliminate these funds going forward but cannot eliminate the existing funds in the Member Precinct Funds.

8. PBIM Override. The PBIM shall be a budgetary guide for the development of the budget for the upcoming fiscal year. In the event the UPD Board considers the approval of the annual budget or a subsequent budget amendment that exceeds the PBIM for the fiscal year, the original budget or amendment shall only be approved upon a super majority 75% weighted vote. The weighted vote shall be calculated using the formula approved in Paragraphs 10(b)(2)-(5) to this 2024 Agreement.

9. Enhanced Services. A Member may individually propose an enhanced level of precinct specific service provided by the UPD. The Board of Directors must approve the enhancement, the cost, and start date of the new enhanced service. The additional fee for enhanced services will accrue as of the date such services begin and be due and payable as part of that Member's Member Fee as provided for in this 2024 Agreement or, in the case of a Member that is part of SLVLESA or other special district, a separate Enhanced Services Fee paid separately to UPD by the Member receiving such services.

10. Governance and Administration of UPD. The UPD will be governed by a Board of Directors comprised of representatives of the Members served by the UPD.

a. Board of Directors.

1) Each City, Town, and Metro Township to which the UPD provides services will receive a position on the Board of Directors (the "Board").

2) Each Board Member must be an elected official of the Member, either a mayor or councilmember of the municipality's governing body.

3) Board Members will serve indefinitely at the pleasure of the appointing entity. Any appointment or removal of a Board Member will be accompanied by a letter or resolution from the applicable Member notifying the UPD of such action.

4) Board meetings and all actions taken thereby will be in compliance with the Utah Open Meetings Act (Utah Code §52-4-101, et. seq.) or successor applicable open meetings law.

5) Matters related to the operation of the Board, such as meeting times, the conduct of meetings, chair and vice-chair appointments, and other rules of order and procedure will be established and adopted by the Board as policies and procedures.

6) Alternate Board Representative: Member may also designate in writing up to two alternate representatives, ranked in order, who also must be a mayor, city council member, chief executive officer, or senior level manager of the Member. The Member representative or alternate representative will attend, participate, and vote on matters coming before the Board of Trustees on behalf of the Member. Members may use an alternate no more than two times a fiscal year.

b. Voting.

1) For all matters related to the governance of the UPD, and once a quorum has been established, each Board Member will be entitled to one vote on the Board.

Matters, unless otherwise specifically stated herein, will be passed by a vote of a majority of the Board at a duly noticed meeting.

2) In regards to any proposed vote of the Board, to be taken pursuant to subsection (b)(l) above, to adopt a fiscal year's tentative or final budget, or to adopt any budget amendment, any two Board Members representing separate Members may call for a "weighted vote," at which time, after an opportunity for discussion and deliberation by the Board, a vote will be taken on such issue based upon a weighted voting system with the weight of each Board Member's vote being determined as follows:

3) A "Member Fee Percentage" will be calculated by computing the percentage each Member is paying for the UPD's services in comparison to the total of all Member Fees

4) A "Population Percentage" will be calculated by comparing a Member's population to the total population of the communities served by the UPD, using the most recently available census data, as updated by the Kem C. Gardner Policy Institute or other agency subsequently designated by the State of Utah for population estimates.

5) Each Member's Member Fee Percentage and its Population Percentage will then be averaged (i.e., 50 percent allocation by Member Fee Percentage and 50% by Population Percentage) to create the final "Weighted Voting Percentage" for that Member.

6) When weighted voting is requested under this Section, approval of the budget or budget amendment will pass with an affirmative vote that meets or exceeds sixty percent (60%) of the total weighted vote of all Board Members rather than a majority of all the Board Members.

c. Executive Staff:

1) The Board will directly supervise, appoint, and be responsible for removing, if necessary, the Chief of Police/CEO of the UPD. The Board will negotiate, approve, and execute a written employment agreement with the Chief of Police/CEO setting forth the terms and conditions of employment.

2) The Chief Legal Officer (CLO) of the UPD will be supervised by the Chief of Police. The Chief Legal Officer has an independent duty to report to the Board. The Board will approve the selection and compensation of the CLO. The Board may remove the CLO either upon or without a recommendation from the Chief of Police.

3) The Chief Financial Officer (CFO) of the UPD will be supervised by the Chief of Police. The CFO has an independent duty to report to the Board. The Board will approve the selection and compensation of the CFO. The Board may remove the CFO upon or without a recommendation from the Chief of Police.

4) The Chief of Human Resources may be the Merit System Coordinator, as described in Exhibit A to this 2024 Agreement, will operate pursuant to policies established by the Board and will report to the Board on matters related to the UPD's Merit System.

5) The appointment, transfer, and removal of Precinct and Division Chiefs will be governed by policies established by the Board.

6) All other employees will be supervised by the Chief of Police pursuant to policies adopted by the UPD.

d. Policies. The Board will adopt a set of Board Policies that will broadly govern and set the expectations for the operation of UPD. These Board Policies will inform and direct a set of operational policies created and adopted by the Chief of Police/CEO in consultation with the CLO and Command Staff.

e. Facilities. The UPD, under the direction of the Board, may construct, lease, or purchase any necessary space for the purposes of providing services under this Agreement. The UPD Board will equitably apportion the costs to the Members similar to the apportionment of the Member Fee. If the benefit of such facility specifically inures to one or more Members to the exclusion of others, the Board may apportion the cost of such facility to the benefiting Member or Members to be paid as an addition to the Member Fee.

f. Conversion of Metro Townships. The conversion of metro townships to municipalities will not change the relationship between the affected Members and UPD. Each affected Member will be bound by this Agreement after its conversion and will maintain its existing privileges and obligations as a Member. After its conversion, each affected Member will automatically be recognized by its official municipal name without any requirement to amend this Agreement.

11. 2010 Equipment**.** The 2010 Agreement or subsequent amendments provided that members may convey specific description of equipment conveyed to the UPD by the Members then forming the Department. The time elapsed since the 2010 Agreement or the 2012 Amendments, means that all or nearly all of the equipment conveyed has been cycled through, merged with other equipment, or used to the end of its useful life. The Members therefore agree to disclaim any rights to return of property found in the 2010 Agreement or 2012 Amendments and agree that disposition of any equipment to members upon dissolution or withdrawal will be accomplished according to the provisions of this 2024 Agreement.

12. Employees. The Members agree that no member will have any fiscal obligation or liability for the payment of salary, wages, benefits, or other compensation of employees beyond the assessment of the Member Fee.

13. Merit System**.** The Members agree that the UPD will operate with a Merit System for sworn law enforcement officer employees and any policies duly adopted to be consistent therewith and general merit principles. Civilian employees will also be part of a civil service system to be approved by the UPD Board. All existing rank and seniority shall be continued in the Merit System. The Merit System is established pursuant to Exhibit A.

14. Reports, Audits, and Performance Measures.

a. UPD will be subject to Utah Code § 11-13-501 et. seq., or its successor provision, for accounting, reporting, budgeting, and auditing requirements, as modified and enhanced as determined by the Board. The functions of budget officer, treasurer, or any other defined function with respect to UPD will be determined by policies and procedures adopted by the Board.

b. To ensure transparency, the UPD will prepare a financial report as part of the annual budgeting process and receive an annual audit report. Such reports will be both posted online and available upon request.

c. The UPD will also keep records and statistics related to the performance of its services and will, from time to time, prepare reports summarizing performance. The Board or any individual Member may make a request for the creation of such a report at any time and UPD will use its best efforts to prepare such a report in a timely manner.

15. Indemnification. The UPD and the Members are governmental entities under the "Utah Governmental Immunity Act" (UTAH CODE ANN. § 63G-7-101, *et seq.)* (the **"Immunity Act"**). Consistent with the terms of the Immunity Act, and as provided herein, it is mutually agreed that each are responsible and liable for its own wrongful or negligent acts which are committed by it or by its agents, officials, or employees. The UPD and the Members do not waive any procedural

or substantive defenses or benefits otherwise available under the Immunity Act nor does any Member or the UPD waive any limits of liability currently provided by the Immunity Act or comparable legislative enactment, including without limitation, the provisions of Section 63G-7-604, regarding limitation of judgments. Any indemnity and insurance obligations incurred by UPD or a Member under this agreement are expressly limited to the amounts identified in the Act. Subject to the foregoing, the UPD shall defend, indemnify, save and hold harmless the Members (including their respective elected and appointed officers and employees) from and against any and all demands, liabilities, claims, damages, actions and/or proceedings, in law or equity (including reasonable attorney's fees and costs of suit) relating to or arising from the law enforcement services provided, or to be provided, by the UPD hereunder, except where such demands, claims, actions or proceedings resulting from the negligence or misconduct of the Members, or their respective elected or appointed officers or employees. Each Member shall defend, indemnify, save and hold harmless the UPD or the Members (including its elected and appointed officers and employees) from and against demands, claims, actions and/or proceedings, in law or equity (including reasonable attorney's fees and costs of suit) relating to or arising from negligent actions or failure to act of that Member's elected and appointed officers or employees; the UPD's enforcement of any ordinances of that Member that is alleged to be unconstitutional; or improper disclosure by that Member of private, controlled, or protected information under the provisions of GRAMA. The UPD is considered a governmental entity for purposes of the Act, including the defense and indemnification of employees, volunteers, and Members of the Board.

16. Term. This 2024 Agreement will be effective as of the date listed at the beginning of this Agreement or when it is fully approved and executed by the Members, whichever is later. Unless terminated as provided for herein, it will be in effect for a term of fifty years.

17. Admission of New Members. The Members anticipate that during the term of this Agreement that additional governmental entities may wish to join the UPD and be bound to the terms and conditions of this Agreement. The process and requirements for becoming an additional Party to this Agreement and member of the UPD will apply equally to the addition of a new Member Entity to the UPD entity that approaches the UPD Board or a UPD Member about joining the UPD. Admission of an additional Member will be pursuant to the following process and conditions:

a. The UPD Chief will advise the Board Chair of any expressed interest in joining the UPD of which the UPD Chief becomes aware, and the Board Chair will advise the UPD Chief of any expressed interest in joining the UPD of which the Board Chair becomes aware. The UPD Chief and Board Chair will then authorize UPD representative to hold initial, non-public discussions with any municipality or other entity expressing interest in joining the UPD to gauge feasibility or level of interest in joining. However, neither the UPD Chief nor the Board Chair is authorized to discuss the potential of an entity joining the UPD in a public setting without prior notice to the Board. Furthermore, neither the UPD Chief nor the Board Chair may make any agreements with the potential new member concerning joining the UPD without complying with the requirements of this Paragraph 18.

b. Under the direction of the Board, UPD staff will conduct a feasibility study to evaluate the potential addition of the new member. In conducting the feasibility study under this section, the study should include the following (these guidelines are subject to revision by the Board in subsequent Board Policy without the need to amend this Agreement)**:**

1) Population and population density within the proposed municipality;

2) Current and five-year projections of demographics and economic base in the proposed municipality, including household size and income, commercial and industrial development, and public facilities;

3) Projected growth in the proposed municipality during the next five years;

4) The present and five-year projections of the cost, including overhead, of providing the Baseline Services in the proposed municipality as is provided by the UPD in similar municipalities;

5) The number, classification, and cost of wages, salaries, and benefits of line and staff employees that the proposed municipality desires UPD to absorb as part of joining the UPD assuming that:

1. The UPD will agree to accept all police personnel assigned to existing department;

2. The UPD will have the option to consider employment of the Chief, Officers and other staff;

3. Employees transferred to the UPD will transfer with:

a. Wages normalized to the UPD pay structure except that if an employee's existing wage is higher, the employee wage will be frozen until the wage is normalized with the UPD wage schedule;

b. Seniority equal to years of full-time career experience with the joining municipality on the last day of employment with the joining municipality;

c. Vacation and sick leave balances on the last day of employment with a calculation of the total liability being paid for by the joining municipality, consistent with UPD Policy;

6) The location, condition, and value of the physical assets necessary to provide services in the joining municipality that would be transferred to the UPD by the municipality including in the study the feasibility of:

1. The joining municipality retaining ownership of the precincts and being responsible for capital maintenance.

2. Transferring necessary assets, such as vehicles, equipment, PPE, precinct supplies, etc. to the UPD to provide the services to the joining municipality.

7) An assessment of the debts, liabilities, and obligations of the joining municipality that may be necessary for the UPD to acquire in order to provide the services to the joining municipality.

8) The fiscal impact that the joining municipality's addition has on other Members by the UPD, including any Member Fee changes that may become necessary to maintain existing levels of service for current Members.

9) Any other factor that UPD staff consider relevant to the question of admitting a new municipality to the UPD.

c. A joining municipality, depending upon the circumstances and the equities involved in it joining the UPD, may be subject to a separate agreement that may contain a minimum period of membership that will be negotiated based on the review of the

circumstances, including the assets and liabilities the municipality will be transferring to the UPD.

d. Approval of a new municipality as a new member of the UPD would require a two-thirds affirmative vote of the UPD's Board, the new member agreeing to have its legislative council approve and to sign as a Member to this 2024 Agreement, and the Members' respective legislative councils approving the amendment to this 2024 Agreement admitting the new member.

18. Withdrawal**.**

a. Cooperation. If a Member wishes to withdraw from the UPD and the terms and conditions of this 2024 Agreement, the Members agree to work cooperatively in such a manner as to minimize the harm to any Member and the public safety of the citizens of all Members. The UPD will respect the desire and decision of the withdrawing Member, and the withdrawing Member will respect the need for and allow the necessary planning to ensure a withdrawal will result in the minimum impact possible on the UPD and remaining Members.

b. Requirements.

1) Due to the complexities of the operation of the UPD and the significant impact a withdrawal may have on the other Members, a Member must provide twelve months' advance notice as to the date it wishes to withdraw from the UPD. The twelve months will run from the date the Chief of Police and CLO receive the notice from the withdrawing Member. The Members acknowledge that the annual Member Fees paid to the UPD do not constitute the establishment of a debt for any Member and will be paid as services are provided. Furthermore, the Members acknowledge that the inclusion of a twelve months' withdrawal period renders this Agreement one of reasonable duration.

2) In order to be admitted, a prospective Member must agree to a minimum term of admission. Any Member departing with less than the minimum term established by the Board at the time of admission will not be entitled to any assets it may have been entitled to pursuant to Paragraph 18(c).

3) The twelve-month notice requirement for withdrawal may be shortened upon mutual agreement between the withdrawing Member and the Department, if approved by the UPD Board.

4) Upon providing notice of its intent to withdraw, the withdrawing Member's Board Member must, if applicable, relinquish his or her position as Board Chair/Vice-Chair and any committee Chair. The Board Member will also be automatically recused from matters directly affecting the withdrawal process. Such recusal will only extend to voting on matters related to the withdrawal process and the withdrawing Member's Board Member will have the right to participate in Board discussions and debates related to such issues. However, a withdrawing Member's Board Member may be excluded from any closed sessions, properly held pursuant to the Utah Open and Public Meetings Act, to discuss matters related to the withdrawal of that Member. In the event a withdrawing Member revokes its intent to withdraw, its Board and Committee positions will be reinstated.

5) The Members and UPD agree that if a Member withdraws and subsequently forms or participates in a new police department with other Members, the UPD and the withdrawing Member will, in good faith, negotiate or join existing relevant mutual and automatic aid agreements covering both the UPD and the withdrawing Member.

6) Upon receiving a notice of intent to withdrawal, the Members will begin the withdrawal process by creating a withdrawal plan that will comply with the general principles provided for in this Section 18.

c. Disposition of Precincts or Equipment.

1) Precinct Lease. The Department will cease using the precinct owned by the withdrawing Member upon the effective date of the Member's withdrawal. The withdrawing Member, or other precinct or building owner, will receive the precinct in an as-is condition as of the effective date of the withdrawal. In the event the withdrawing Member is not the owner of the precinct at the time of withdrawal, and it wishes to use the precinct building after withdrawal, the withdrawing Member will be responsible for coordinating such use with the building's owner. The UPD will use reasonable efforts to maintain the precinct in its condition from the date of the notice to the date of withdrawal but will not be responsible for any normal wear and tear during the withdrawal period, nor for any deterioration or destruction of the precinct building outside of its control.

2) Precinct Inventory. The UPD and the withdrawing Member will meet and confer to create a property disposition plan to account for supplies and equipment located in the precinct serving the withdrawing Member that is to be vacated by the UPD. This plan will contain an inventory of any items for which the withdrawing Member can specifically prove ownership. The withdrawing Member will be entitled to retain such inventoried items upon withdrawal.

3) Vehicles and Equipment. In the event the withdrawing Member has transferred vehicles or equipment to the UPD, and such vehicles or equipment has not been cycled through to the end of its usable life or inseparably incorporated in the UPD's inventory, those assets which are traceable and not significantly modified by the UPD post transfer, will be returned to the withdrawing Member. All department vehicles and equipment assigned to the precinct shall be provided to the departing Member. No training of any employee shall be subject to reimbursement upon departure. UPD or other Service Area Member Precinct Fund Balances, assets assigned to other member precincts, and all shared assets including vehicles, major assets and equipment purchased through the shared formula is owned by the UPD and the respective Members and is not subject to any claim by the departing member for any item or equivalent value.

4) Debt Obligation. The withdrawing Member will not be obligated to continue its portion of the payment for any UPD debt related to the acquisition of equipment, however, it will not have any property right to any such vehicles and equipment in the precinct(s) serving the withdrawing Member except as provided for above. Except as required to meet statutory and audit requirements for the UPD and meet any outstanding financial obligation incurred by the Member to the UPD, a departing Member is entitled to take its Precinct Fund Balance upon departure. Any Precinct Fund Balance owed to a departing Member will be paid by the UPD after the next fiscal year audit.

d. Personnel. In the event the withdrawing Member plans upon withdrawal to start its own department or expand a previously existing department with others, the withdrawing Member agrees to provide (or to encourage, in good faith, the existing department it is joining)

an employee selection process exclusively for interested, existing UPD personnel prior to engaging in an open and public recruitment for staffing.

1) This process does not include recruitment for chief or other executive level positions.

2) The withdrawing Member is not obligated to hire those who apply during this process, merely to give existing UPD personnel the first opportunity to fill the prospective new positions.

3) The withdrawing Member agrees that UPD employees that are hired by the withdrawing Member will have the option to either: 1) receive a payout of their UPD vacation balance directly from the UPD on the employee's date of separation pursuant to UPD policy; or 2) transfer their vacation hours to their new position with the withdrawing Member. In the event of a transfer and acceptance of vacation hours, the UPD will pay to the withdrawing Member the value of the vacation hours at the employee's wage rate as of the employee's last day with the UPD.

4) Sick leave balances of employees hired by the withdrawing Member will not be transferred and will be handled pursuant to internal UPD's policy and procedure.

5) Retirements contributions by the UPD for the any employee leaving the UPD and starting work with a withdrawing Member will cease upon the employee's last day with UPD.

6) UPD agrees to allow employees leaving the UPD and moving to the withdrawing Member to take their existing, issued personal protective equipment with them to their new employment with the withdrawing Member. The ownership of the PPE will be transferred to the withdrawing Member at no cost.

19. Coverage Area. The coverage area of the UPD may increase or otherwise be affected by annexations, disconnections, consolidations, boundary adjustments and/or dissolutions related to the individual Members. The Members agree to notify the UPD, in advance, of any such changes to the coverage area. If such a change is significant enough to materially affect the response time or other operational issues, the Members agree that a change to the Member Fee may be warranted and that such change may be brought to the Board for approval outside of the annual budgetary process.

20. Remittance. Each Member will prospectively remit the payments required to UPD by this 2024 Agreement, such as the Member Fee established each annual budget year or any other required payments, on a quarterly basis and on the first day of each calendar quarter. Upon agreement between UPD and a Member, a Member may also pay prospective amounts due at shorter intervals, such as monthly, so long as the arrangement is agreed upon in advance and in writing.

21. Breach or Failure to Pay.

a. A failure to timely pay the Member Fee, or other payment due to UPD, will be considered an immediate and material breach of this 2024 Agreement. Upon such failure to pay, the UPD will notify the breaching Member of the alleged breach and provide thirty days for the breaching Member to remedy the alleged breach. UPD will continue to provide the services provided for in this 2024 Agreement in light of the public safety impacts a cessation of services would cause, however, failure to remedy the alleged breach after 30 days will result in the UPD being allowed to declare a default of this 2024 Agreement. Upon declaration of default, UPD may seek all remedies available at law or equity (including the judicial remedy of injunctive relief to require the continued payment for services being provided), and the

declaration of default will be deemed to constitute an involuntary Notice of Withdrawal to begin the process provided for in Paragraph 18 for the breaching Member. The UPD may recover all legal costs, including reasonable attorney fees, it incurred in seeking a remedy under this subsection. Additionally, notwithstanding any language in this Agreement, the breaching Member will also forfeit its Precinct Fund Balance, vehicles, and equipment to the UPD as liquidated damages for the additional costs the other Members will incur in providing services to the breaching Member.

b. Upon a material breach of this 2024 Agreement by a Member, such as failure to pay its fee, the non-breaching Member or Members will notify the breaching Member of the alleged breach and provide 30 days to remedy the alleged breach. If the breaching Member fails to remedy the alleged breach, the non-breaching Member or Members may declare a Default of 2024 Agreement and seek appropriate remedies in law or equity. In the event of a material breach requiring pursuit of legal remedies, the breaching Member will pay the prevailing Member's costs and reasonable attorney fees.

22. Termination. Due to the nature of the services being provided and the structure of the UPD, this 2024 Agreement cannot be terminated in its entirety except by the expiration of its term or the mutual agreement of all Members that the UPD should be dissolved as an interlocal entity. The Agreement may be terminated as to an individual Member pursuant to the withdrawal process provided for Paragraph 18. Upon withdrawal this 2024 Agreement will be terminated with respect to the withdrawing Member, but any remaining payment obligations remaining after withdrawal and all the provision of Paragraph 15 (Indemnification) will survive the termination with respect to said Member.

23. Dissolution. The UPD may be dissolved, and operations terminated upon the unanimous written consent of all Members to this 2024 Agreement at the time of dissolution. Upon dissolution, all leases will terminate, all assets actually contributed by a Member still identifiable as separate property with a right of return will be returned to such Member, and any remaining assets (whether real property or personal property) of the UPD will be distributed based on a fraction, the numerator of which is the aggregate amount of Member Fees paid by a Member and the denominator of which is the aggregate amount of Member Fees paid by all of the Members to the UPD for services. Any unpaid liabilities of the UPD will be paid by the Members based on the same fraction. Such liability will be a joint liability.

24. Amendment**.** This Agreement may not be amended except by written instrument signed by all Members. Amendments will be approved as follows:

a. Amendments may be proposed to the Board by any Member or staff of the UPD.

b. The Board shall consider the proposed amendment and may only approve the advancement of the proposed amendment for review by the Members by a vote of at least two-thirds of the Board present at a duly noticed meeting.

c. Upon advancement, each Member must present the proposed amendment to their appropriate legislative bodies for review and consideration.

d. Each Member will have sixty days to review the proposed amendment with its executive officers and legislative body and either provide notice of acceptance of the proposed amendment or suggest alternatives to be considered by the Board.

e. Subsequent to this legislative review, the Board may approve a final amendment only by a vote of at least two-thirds of the Board at a duly noticed meeting. Such a vote must

be a vote to approve representing at least two-thirds of the total Board seats, not just the votes of those present at the particular meeting.

f. Upon approval by the Board pursuant to this Paragraph, all Members must agree to the final Amendment via a written document amending this 2024 Agreement within thirty days. Failure to agree to the approved Amendment will constitute an involuntary Notice to Withdraw pursuant to Section 18.

25. Notices. All notices, requests, demands, and other communications hereunder will be in writing and given to any Member by delivering a copy, via U.S. Mail, to the mayor (or if applicable to the form of government, the council chair or city manager) of any municipal, sent to that Member's official governmental office address, with a copy also sent to the same official office and addressed to "City Attorney" or "Chief Counsel." For the UPD, notices should be sent to the following:

If to UPD: Unified Police Department of Greater Salt Lake
Office of the Chief
3365 South 900 West
Salt Lake City, UT 84119

With a copy to: Unified Police Department of Greater Salt Lake
Chief Legal Officer
3365 South 900 West
Salt Lake City, UT 84119

26. Interlocal Cooperation Act**.** The Members enter into this 2024 Agreement pursuant to the Interlocal Cooperation Act. For the purpose of satisfying specific requirements of the Interlocal Cooperation Act, the Members agree as follows:

a. This Agreement maintains and affirms the creation of the separate interlocal entity known as UPD that will operate using its own budget, may acquire real or personal property and may take any other act authorized by Utah law.

b. The UPD will be governed by its Board and according to the provisions of this 2024 Agreement.

c. Because this 2024 Agreement cannot take effect until it has met the requirements of the Interlocal Cooperation Act, each Member agrees by its signature that the agreement has been presented and approved by that Member's legislative body by a resolution or ordinance that is in compliance with Utah Code § 11-13-202.5(2) and been submitted and approved by the attorney authorized to represent the Member in compliance with Utah Code § 11-13-202.5(3). Furthermore, upon approval and execution by the Members, each Member agrees to keep a copy of this 2024 Agreement on file with the Member's keeper of records.

27. Entire Agreement. This Agreement constitutes the entire agreement between the Members regarding those subjects that are the subject matter of this Agreement, and this Agreement supersedes all prior agreements and understandings between the Members pertaining thereto, except where otherwise specifically stated herein. Notwithstanding the foregoing, any prior agreements between any Members, such as leases, land-use agreements, easements, deeds, or other matters separate and distinct from the creation and operation of the UPD as an interlocal entity as provided for in this Agreement remain in full force and effect and subject to their own respective terms and conditions.

28. Governing Law & Venue**.** The provisions of this Agreement will be governed by and be construed in accordance with the laws of the state of Utah. Disputes and other issues between the Members arising out of or related to this 2024 Agreement will be decided by litigation in the Third Judicial District Court of Salt Lake County, Utah.

29. Disputes. In the event of disputes and in the absence of any agreement to the contrary, UPD agrees to continue to provide services during any litigation and the adverse Member

will continue to make payments to UPD in accordance with the terms of this 2024 Agreement to ensure the continued protection of public safety within the Member's communities. This provision may be enforced by injunctive relief by the courts if necessary.

30. Waiver**.** No failure by a Member to insist upon strict performance of any covenant, duty, agreement, or condition of this Agreement, or to exercise any right or remedy consequent upon a breach thereof, will constitute a waiver of any such breach or of any other covenant, agreement, term, or condition of this Agreement. A Member may, by notice delivered in the manner provided in this Agreement, but will be under no obligation to, waive any of its rights or any condition to its obligations hereunder, or any duty, obligation, or covenant of the other Members No waiver will affect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof will continue in full force and effect with respect to any other then existing or subsequently occurring breach.

31. Nonfunding. The Members acknowledge that funds are not presently available for performance of this Agreement beyond the close of their respective fiscal years. Each Member's obligation for performance of this Agreement beyond that date is contingent upon funds being appropriated for payments due under this Agreement. If no funds or insufficient funds are budgeted and appropriated in any fiscal year, or if there is a reduction in appropriations of the Member resulting in insufficient funds for payments due or about to become due under this Agreement, then this Agreement shall create no obligation as to such fiscal year, but instead shall terminate and become null and void for that Member on the first day of the fiscal year for which funds were not budgeted and appropriated, or, in the event of a reduction in appropriations, on the last day before the reduction becomes effective (except as to those portions of payments herein then agreed

upon for which funds are appropriated and budgeted). However, any member exiting the UPD under non-funding shall not be entitled to any assets under the departure clause.

32. Severability**.** In the event that any condition, covenant, or other provision hereof is held to be invalid, void, or unenforceable, the same will be deemed severable from the remainder of this Agreement and will in no way affect any other covenant, condition, or other provision herein contained. If such condition, covenant, or other provision will be deemed invalid due to its scope or breadth, such provision will be deemed valid to the extent of the scope or breadth permitted by law.

33. Counterparts**.** This Agreement may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. Delivery of an executed signature page by facsimile or e-mail transmission shall be effective as delivery of a manually signed counterpart of this Agreement.

IN WITNESS WHEREOF, the Members have executed and caused this Agreement to be duly executed effective as provided in Section 16.

[insert signature pages]

UNIFIED POLICE DEPARTMENT OF GREATER SALT LAKE

UNIFIED POLICE DEPARTMENT
OF GREATER SALT LAKE

By: _____
Jason Mazuran
Chief of Police

Approved as to Legal Form:

_____
Harry Souvall
Chief Legal Counsel

DATED: 3-15-2024

Attest:

_____
Harmony McQueen
UPD Clerk

CITY OF HOLLADAY

CITY OF HOLLADAY

By: _____
Print:_____
Its: _____

Approved as to Legal Form:

Attest:

_____

_____

DATED: _____

MIDVALE CITY

MIDVALE CITY

By: _____
Print:_____
Its: _____

Approved as to Legal Form:

_____

Attest:

_____

DATED: _____

MILLCREEK

MILLCREEK

By: _____
Print:_____
Its: _____

Approved as to Legal Form:

_____

Attest:

_____

DATED: _____

TOWN OF BRIGHTON

TOWN OF BRIGHTON

By: _____
Print:_____
Its: _____

Approved as to Legal Form:

_____

Attest:

_____

DATED: _____

COPPERTON METRO TOWNSHIP

COPPERTON METRO TOWNSHIP

By: _____
Print:_____
Its: _____

Approved as to Legal Form:

_____

Attest:

_____

DATED: _____

EMIGRATION CANYON METRO TOWNSHIP

EMIGRATION CANYON METRO TOWNSHIP

By: _____
Print:_____
Its: _____

Approved as to Legal Form:

Attest:

_____

_____

DATED: _____

KEARNS METRO TOWNSHIP

KEARNS METRO TOWNSHIP

By: _____
Print:_____
Its: _____

Approved as to Legal Form:

_____

Attest:

_____

DATED: _____

MAGNA METRO TOWNSHIP

MAGNA METRO TOWNSHIP

By: _____
Print:_____
Its: _____

Approved as to Legal Form:

_____

Attest:

_____

DATED: _____

WHITE CITY METRO TOWNSHIP

WHITE CITY METRO TOWNSHIP

By: _____
Print:_____
Its: _____

Approved as to Legal Form:

_____

Attest:

_____

DATED: _____

EXHIBIT A: UPD MERIT SYSTEM

DEFINITIONS

The terms used in this UPD Merit System plan shall be defined as follows:

a. "Agreement" shall mean that contract, adopted under the Interlocal Agreement Act, which creates or ratifies the creation of the Unified Police Department of Greater Salt Lake.

b. "Board" shall mean the Board of Directors of the Unified Police Department of Greater Salt Lake.

c. "Chief" shall be the Chief and CEO of the Unified Police Department of Greater Salt Lake.

d. "Commission" shall mean the Merit Commission of the Unified Police Department of Greater Salt Lake.

e. "Coordinator" shall be the Coordinator for the UPD Merit System.

f. "Department" shall mean that part of the Unified Police Department of Greater Salt Lake which provides operational and support services, under the direction of the Chief.

g. "Members" shall mean the municipal corporations and incorporated metro townships which are signatories of the Agreement.

h. "Merit System" shall mean the Police Merit System created to govern personnel matters in UPD, as established by this Exhibit.

i. "Plan" refers to the Police Merit System Plan, which creates the Merit System and governs personnel matters therein.

j. "UPD" shall mean the Unified Police Department of Greater Salt Lake.

UPD MERIT SYSTEM

1. Employment in the Unified Police Department of Greater Salt Lake ("UPD") will be governed by the UPD Merit System as set out in the Agreement, this UPD Merit System plan ("Plan"), and policies and procedures adopted under paragraph three below.

   a. All employees of the UPD, with the exception of merit-exempt director level positions and temporaries, will be covered by a UPD Merit System and their employment status will be governed by policies and rules adopted in accordance with this Plan.

   b. Merit-exempt administrative employees may be appointed by the Board and shall include the Chief of Police, Chief Legal Counsel, Chief Financial Officer, and such other administrative positions which by their nature are confidential or key policymaking or both, and which cannot or should not be included in the merit system. Merit-exempt administrative employees are at-will. Merit-exempt employees, whose appointment expires or is terminated except for cause, shall be returned to the previous merit position held.

   c. Temporary employees, which include administrative or support staff employees who work less than 1040 hours per year, are merit- exempt and are at will.

2. The Merit System, and the policies adopted under this Plan, shall provide for the effective implementation of basic merit principles, including the following:

   a. Hiring, selecting, advancing, and disciplining employees based on ability, knowledge and skill;

   b. providing fair and adequate compensation;

   c. training employees to assure high quality performance;

   d. retaining employees on the basis of adequate performance and separating employees whose inadequate performance cannot be corrected or whose actions or behaviors warrant termination;

   e. fairly treating all applicants and employees without regard to race, color, religion, gender, national origin, political affiliation, age, or disability or any other characteristic protected by federal or state law from discrimination;

   f. providing information regarding political rights and prohibited practices; and

   g. providing a procedure for informal employee grievances and formal appeals.

3. The adoption of personnel policies and the establishment of a pay plan are legislative activities which are the responsibility of the Board.

    a. The Board shall adopt a comprehensive code of personnel policies and procedures regarding the employment status, procedures and benefits for all employees covered by the merit system, including sworn and civilian employees. Those personnel policies and procedures must be consistent with merit principles and with the provisions of this exhibit.

    b. The Board shall adopt a comprehensive merit system classification plan and grade allocation system applicable to all merit- covered employees and shall prepare and establish a pay plan that includes salaries, incentives, leave, insurance, retirement, and other benefits.

    c. All current UPD rank, seniority and merit status will automatically transfer from the existing merit system to this UPD Merit System. Any assignment however is subject to the needs of the UPD, and no merit status is granted to any assignment within UPD.

4. The administration of the Merit System and classification plan is the responsibility of a Merit System Coordinator ("Coordinator").

    a. The Coordinator is a merit-exempt employee or a contractor who works immediately under the direction of, and at the pleasure of, the Board. The Coordinator may be a current full-time exempt employee, such as the HR director, or may be a part-time employee or contractor.

    b. The Coordinator maintains and manages the Merit System classification plan, as directed by the Board, makes recommendations regarding Merit System and personnel matters to the Board and to the UPD Chief.

    c. The Coordinator shall prepare and conduct competitive examinations for both hiring and promotion and shall prepare registers based on the results of those examinations. All positions covered by the Merit System shall be filled by competitive process. The final hiring authority is vested in the UPD Chief, in accordance with policies and procedures adopted by the Board.

5. The resolution of formal personnel grievances and appeals brought by Merit System employees is a judicial activity within the responsibility of a Merit Commission ("Commission").

    a. The Commission shall consist of three persons ("Commissioners") appointed by the UPD Board upon recommendation of the Chief, or independent choice of the board, after consultation with employee representatives. UPD's recognized Labor Representative will nominate one of the three Commissioners with consultation and approval of the Board. No Commissioner shall be employed by the UPD, any member or hold active membership or any position in any public safety labor organization.

b. Commissioners shall be persons who are experienced in personnel civil service, law enforcement, law, or related backgrounds and who support basic merit principles. Commissioners may not hold elected office nor be employees of the UPD or any member of the UPD or any municipality contracting services with the UPD. Commissioners shall be appointed for three-year terms, but the initial terms of commissioners shall be adjusted in order to stagger terms and one commissioner, chosen by lot, shall serve a two-year term, the second a three-year term, and the third a four-year term.

c. Compensation of Commissioners shall be set by Board policies and procedures. Commissioners may be removed by the Board, for cause, including failure to perform Commission activities. The internal organization of the Commission, including the appointment of a chair and the establishment of hearing procedures, shall be at the discretion of the Commissioners. Staff assistants and accommodation shall be provided by the UPD.

d. Commissioners shall have the authority to hear and resolve appeals and disciplinary action which are brought by merit employees. In so doing, the Commission may affirm, modify, or vacate disciplinary action. The subject matter jurisdiction regarding appeals which may be heard by the Commission shall be established and defined by policies and procedures adopted by the Board; provided, however, that the Commission shall always have the authority to hear grievances regarding demotion, suspension without pay and termination. The Board, by policy and procedure, shall define employee grievances that are and are not appealed to the Commission, and those that are resolved by internal grievance within UPD command structure.

e. Any appeals by employees regarding general pay inequities which significantly affect the cost of Services are not heard by the Commission but are appealed to and resolved by the UPD Board. Appeals regarding pay inequities shall be resolved in accordance with policies adopted by the Board. The Board may refer the hearing to the Commission for recommendations, but these are not binding on the Board.

6. The UPD's operational services, including patrol, shared services, and support staff services, are provided by the UPD ("Department"). The Department's personnel administration, as set out below, is the responsibility of the Chief of Police.

a. The Chief of Police is responsible for management of the Department, including those operational personnel matters which are not specifically vested in the Coordinator under the provisions of this plan. The Chief of Police shall adopt and promulgate an operational procedures manual regarding standard operating procedures in the Department, including but not limited to personnel matters such as work schedules and assignments, payroll procedures, staffing, travel, and training.

b. All employees are subject to disciplinary action based on misconduct or failure to perform, under the responsibility of the Chief of Police and as defined in policies and procedures adopted by the Board. Such policies and procedures shall comply with

merit principles as established in this Plan. The right to review disciplinary action shall be established by policies and procedures, which shall distinguish between disciplinary action which is subject to formal appeal to the Commission and that which is subject to informal grievance internal to the Department.

c. The Chief of Police shall administer and support an internal grievance review system which may include mediation or a peer review board, as provided in Policies and Procedures adopted by the Board.

d. The UPD Chief shall be responsible to develop job descriptions, make final selections for appointments and promotions from registers as established herein, conduct performance evaluations and to carry out the responsibilities vested in the UPD Chief by Policies and Procedures and may make recommendations to the Board and the Director regarding merit system issues.

7. Amendments to this Plan may be proposed by the UPD Chief, the Coordinator, a member of the Board, or other interested parties. A proposed amendment shall be submitted to the Board for consideration and review. The Board shall make a recommendation regarding the proposal and forward it to the legislative bodies of each city, town, and township member the UPD for consideration and approval. If at least two-thirds of the legislative bodies of the Member Entities concur in the proposed amendment, it shall be adopted and become part of this plan.

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: March 26, 2024

SUBJECT: Consideration and Approval of Resolution No. 2024-R-17 Approving The Midvale City Event Sponsorship Policy

SUBMITTED BY: Matt Dahl, City Manager

SUMMARY:

Midvale City has not regularly sought out sponsorships from businesses for city-run events. Currently, Midvale City Code does not prohibit sponsorships, however, Midvale City staff are required to come before the City Council prior to the acceptance of each monetary donation.

This year, the Harvest Days Festival Committee would like to pursue sponsorships to enhance the offerings at the Harvest Days Festival, without additional cost to the taxpayers. This also gives Midvale businesses an opportunity to actively engage in the Harvest Days Festival, of which businesses have requested more ways to participate. The request to sponsor events has been growing for many of Midvale's city-run events, as well as throughout the valley. Many municipalities have adopted policies or procedures to allow for event sponsorships.

After reviewing how sponsorships could be beneficial to Midvale, and researching how other communities have approached sponsorships, Midvale City staff have drafted a sponsorship policy for city-run events. The sponsorship policy authorizes the city manager to consider and accept sponsorships that are under $5,000 in value. This policy outlines:

- Accepting a proposed sponsorship is at the discretion of the City.
- Proposed sponsorships will not be accepted from entities with business before the City, that have violated State or Local laws, or that violate community standards.
- The City reserves the right to terminate sponsorships that violate the sponsorship policy.
- Other terms, as furthered outlined in the attached Event Sponsorship Policy.

A resolution adopting the Event Sponsorship Policy has been prepared for the City Council's consideration.

STAFF'S RECOMMENDATION AND MOTION: I move to approve Resolution No. 2024-R-17 Approving the Midvale City Event Sponsorship Policy

MIDVALE CITY, UTAH
RESOLUTION NO. 2024-R-17

APPROVING THE MIDVALE CITY EVENT SPONSORSHIP POLICY

WHEREAS, Midvale City (City) hosts free events throughout the year for residents to connect with and celebrate their community; and

WHEREAS, Midvale City has rarely utilized sponsorships for City events; and

WHEREAS, Midvale City has not formally developed a strategy and policy regarding event sponsorship; and

WHEREAS, all sponsorship requests must be formally accepted by the Midvale City Council, regardless of size or purpose, under current practice; and

WHEREAS, Midvale City has received requests to sponsor City events from businesses in the community; and

WHEREAS, Midvale City events have grown in stature and offerings each year; and

WHEREAS, other municipalities within Salt Lake County have adopted sponsorship policies and ordinances for their city events, including Millcreek, Sandy City, Murray City, Draper City, Herriman City; and

WHEREAS, Midvale City staff believe sponsorships would provide an opportunity to enhance Midvale City event offerings without increasing the costs to taxpayers and would provide an opportunity for businesses to engage with the Midvale Community; and

WHEREAS, City staff has identified the need for city manager authority to review and accept sponsorships under $5,000 on the City's behalf to expedite and standardize the sponsorship approval process; and

WHEREAS, City staff have drafted a sponsorship policy to ensure that all sponsorships meet the needs and interests of Midvale City prior to acceptance, to establish the expectations of monitoring and handling sponsorships, and to outline obligations in the termination of a sponsorship;

WHEREAS, the Midvale City Council has reviewed the proposed Midvale City Event Sponsorship Policy and believes that it will create an efficient process for accepting and administering event sponsorships.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE, UTAH:

Section 1. The City Council hereby approves the attached Midvale City Event Sponsorship Policy.

Section 2. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this 26th day of March 2024.

Marcus Stevenson, Mayor

Voting by the City Council	"Aye"	"Nay"
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

ATTEST:

Rori L. Andreason, MMC
City Recorder

MIDVALE CITY EVENT SPONSORSHIP POLICY

PURPOSE

The purpose of Midvale City events is to celebrate the Midvale community, to provide a safe place for Midvale residents to gather and connect with one another, and to highlight Midvale City's history, neighborhoods, businesses, and public projects. The purpose of event sponsorship is to enhance the offerings and experience of City-run events, without taxpayers incurring additional costs. An additional purpose of event sponsorships is to provide businesses, individuals, and other public entities with the opportunity to engage with Midvale City residents.

The purpose of the Midvale City Event Sponsorship Policy is to establish guidelines for considering proposed sponsorships and administering sponsorship agreements. The policy establishes standards and expectations for sponsors, Midvale City staff, and community members.

POLICY

The City Manager is authorized to accept sponsorships and monetary donations up to $5000 on behalf of the City, so long as the sponsorships and donations apply to a City-run event or program. City Council approval is required for any proposed sponsorship or monetary donation valued at $5000 or above.

Midvale City does not accept sponsorships or monetary donations to fund an entire City-run event. Midvale City does not offer sponsorship levels or tiered sponsorships for City-run events. Sponsorships will only be applied to specific activities, items, or attractions within the City-run event. The specific activity, item, or attraction being sponsored will be agreed upon by both the sponsor and City.

The City will consider proposed sponsorships from private businesses, public entities, or individuals. Midvale City will make a good faith effort to prioritize sponsorship proposals from businesses owned and operated in Midvale. No business, public entity, or individual has the right to sponsor or donate to a Midvale City event.

A. Consideration of Sponsorships and Monetary Donations:

Midvale City is under no obligation to approve any sponsorship or monetary donation proposal. Midvale City reserves the right to accept or reject any sponsorship or monetary donation proposal at its sole discretion. The City Manager and City staff will evaluate the following criteria when evaluating a sponsorship or monetary donation proposal:

1. Proposal must be consistent with the policies, plans, goals, and ordinances of Midvale City.
    i. Proposal acceptance may not violate any City policies or ordinances.
        a. Proposal must align with the goals and plans of the event.
    ii. Sponsor must have a record of consistent compliance with all state and local laws, unless the City Manager determines an exception is warranted, at their sole discretion, based on the best interest of the City.
        a. Sponsor must comply with and have no significant history of noncompliance with Midvale ordinances with other material laws, regulations, and ordinances applicable to sponsor to the best of City's knowledge.
        b. There are no pending or recent investigations, litigation, complaints, or media reports about sponsor or sponsor's activities that suggest sponsorship would not align with the policies, plans, goals, or purposes of the City or the event to the best of City knowledge.
        c. Sponsor, if a business located in Midvale, must have a valid business license.

2. Sponsor may not have a conflict of interest with Midvale City.
    i. Proposals will not be accepted if the sponsor asks or implies that the City should or should not take any action within the City's authority or discretion.
    ii. Proposal will be denied or cancelled if a formal legislative or regulatory action is before the City involving the sponsor, unless the City Manager determines an exception is warranted, at their sole discretion, based on the best interest of the City.
    iii. A sponsorship or monetary donation must be freely and voluntarily given by the sponsor.

3. Midvale City events are intended to be safe and appropriate for all residents and visitors. Sponsor must be safe and family appropriate. Sponsor cannot be political in nature. Sponsor must be appropriate for all ages and audiences.
    i. Sponsor must not have a history of obscene, hateful, racial, abusive, or defamatory speech, or speech that encourages illegal activities.

4. If a sponsor's proposal is declined, the City Manager, or designee, will provide a written notice of the decision to the sponsor. Any decision not to accept a proposal is final.

B. Acknowledgement and Reciprocity of Sponsorship and Monetary Donations

1. If the sponsorship or monetary donation proposal is accepted, the City Manager, or their designee, will provide the sponsor a written recognition of the sponsorship or monetary donation, including the expectations and terms of the sponsorship/monetary donation agreement.
    i. The City Manager is authorized, at their discretion, to offer sponsor acknowledgement of the sponsorship or monetary donation. Acknowledgment could include:
        a. Sponsor logo or acknowledgement language included on selected promotional materials.
        b. A thank you announcement during the event.
        c. A thank you poster displayed during the event.
        d. Inclusion in a City Manager report during a City Council Meeting.
        e. A social media shout-out.
        f. Inclusion on the website promotion for the event.
    ii. In the cases in which acknowledgement will be added to promotional materials, Midvale City will only add acknowledgement of a sponsorship or monetary donation to the promotional materials after the sponsorship or monetary donation has been received by the City.
    iii. In all cases, Midvale City reserves the right of full discretion and editorial control over the placement, appearance, content and wording of any sponsorship or monetary donation affiliations or promotions in accordance with Midvale branding and policy.

C. Dissolution of Sponsorship and Return of Any Donated Money or Items

1. Midvale City reserves the right to terminate any accepted proposal at any time, at its sole discretion. If the sponsorship or monetary donation no longer serves the City's best interests, violates policy or law, or fails to meet the requirements and eligibility for sponsorship, the City Manager may terminate the sponsorship and return any monetary donation or donated item.

2. In the event of termination of an accepted proposal, Midvale City will return all unspent money or unused items to the sponsor. If the money has been spent or items have been consumed, Midvale City will reimburse the sponsor's money at the discretion of the City Manager.

3. Any acknowledgement of the sponsor on promotional materials may be removed at the discretion of the City Manager.

4. There is no right to appeal the decision to dissolve a sponsorship or return a monetary donation. The decision will be considered final and will have immediate effect.

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: March 26, 2024

SUBJECT: Review and Approval of Resolution No. 2024-R-18 A Resolution Modifying the Authorization of the Mayor to Direct Additional State Homeless Shelter Cities Mitigation Program Funds to The Road Home.

SUBMITTED BY: Matt Dahl, City Manager

SUMMARY:

The State Homeless Shelter Cities Mitigation (HSCM) Fund was established in 2018 through legislation (HB 499) with the objective to alleviate the impact of year-round and emergency shelters on the host cities throughout the State. The HSCM Restricted Account is funded through sales tax revenue from cities that do not host eligible shelters and direct funding from the state. Host cities must reapply for HSCM funds each year, and funds awarded must be used within the fiscal year in which they are awarded. The Office of Homeless Services (OHS) is responsible for reviewing the applications from eligible municipalities to ensure funding requests are directed to eligible services (public safety, direct services, or emergency services which mitigate the impacts of the eligible shelter on the municipality) and disbursing funds to eligible entities (municipalities and designated service providers, like shelter operators) from the Homeless Shelter Cities Mitigation Fund, following the guidelines and formula outlined in Utah State Code 35A-16-4.

This fiscal year, Midvale City received $2,893,318, which was approved to fund the FTE for 6 Shelter Resource Officers, 3 patrol officers, 0.5 victim advocate, insurance and supplies needed for these FTEs, a weekly clean-up of the 7200 S Corridor, and a sidewalk and crosswalk along 700 W (from where the sidewalk ends in front of Pro Storage Midvale to Midvale City Hall).

In December, OHS notified Midvale City that more funds than expected were available in the HSCM Restricted Account and an additional $228,000 (one-time) would be awarded to Midvale City, which must be used by June 30, 2024. Since Midvale City cannot expect these funds in future fiscal years, Midvale Staff worked with stakeholders and service providers to identify the greatest needs that are non-programmatic (or could be achieved through a one-time funding). Midvale City plans to purchase daily bus passes and Narcan for our patrol and shelter resource officers to assist homeless individuals when they are working in the ½ mile radius surrounding the Midvale Family Resource Center (MFRC).

With the remaining $205,000, Midvale City Council approved Resolution 2024-R-05 on January 16, 2024 to authorize OHS to work directly with The Road Home (shelter operator for MFRC) to fund specific types of facility improvements and housing programs.

Recently, The Road Home has had an influx of shelter-seeking families who are not eligible to receive services funded by the Federal Temporary Assistance for Needy Families Program (TANF). TANF is the primary source of funding for MFRC operations. The significant number of

TANF ineligible families currently receiving services at the MFRC will reduce the overall revenue received by the facility. The Road Home is working with partners throughout Utah to find alternative temporary housing options for the families that are not eligible for TANF, and are seeking to utilize some of the HSCM funding transferred to The Road Home, as directed in Resolution No. 2024-R-05, to help in this effort. The Road Home is able, according to Utah State Code 35A-16-401(4), to use the HSCM funds to cover the costs of temporary housing for these families. To utilize these funds for temporary housing, the Midvale City Council would need modify the eligible uses listed in Resolution 2024-R-05. Staff is proposing to adopt a new resolution authorizing the transfer of HSCM funds to The Road Home and adding that up to $100,000 of the transferred funds may be used for any mitigation efforts allowable under 35A-16-401(4), Utah Code Ann.

A resolution has been prepared for the Council's consideration.

STAFF'S RECOMMENDATION AND MOTION: I move to approve Resolution No. 2024-R-18 A Resolution Modifying the Authorization of the Mayor to Direct Additional State Homeless Shelter Cities Mitigation Program Funds to The Road Home.

MIDVALE CITY, UTAH
RESOLUTION NO. 2024-R-18

A RESOLUTION MODIFYING THE AUTHORIZATION OF THE MAYOR TO DIRECT ADDITIONAL STATE HOMELESS SHELTER CITIES MITIGATION PROGRAM FUNDS TO THE ROAD HOME

WHEREAS, Midvale City (City) is a body corporate and politic of the State of Utah, and meets the definition of a First-Tier Eligible Municipality to receive funding from the State Homeless Shelter Cities Mitigation (HSCM) Restricted Account from the Office of Homeless Services (OHS) pursuant to Utah Code Ann. § Section 35A-16-4; and

WHEREAS, The Road Home is the shelter operator of the Midvale Family Resource Center (MFRC); and

WHEREAS, OHS is willing and able to directly contract with a shelter operator to disburse HSCM funds; and

WHEREAS, OHS has awarded Midvale City $2,893,318 of HSCM Funding this fiscal year to fund six resource officers, three patrol officers, half of a victim advocate position, a weekly clean-up of the 7200 S Corridor, and the construction of a sidewalk and crosswalk along 700 W; and

WHEREAS, in December 2023, OHS informed the City that there would be an additional $228,000 in HSCM funds that would be available to mitigate the impacts of the MFRC; and

WHEREAS, City and community stakeholders have identified specific needs for the additional $228,000 in HSCM funding, including providing Narcan and bus passes for the Shelter Resource Officers working on the 7200 South Corridor, as well as property improvement projects at the MFRC; and

WHEREAS, on January 16, 2024, the Midvale City Council approved Resolution 2024-R-05, directing OHS to contract with The Road Home to disburse $205,000 of the additional HSCM funds for property improvements at the MFRC; and

WHEREAS, in March 2024, Midvale City became aware of The Road Home's need to find temporary housing options for families at the MFRC; and

WHEREAS, Midvale City desires to expand the authorization given to the Mayor in Resolution No. 2024-R-05 to direct OHS to contract with The Road Home for the use of $205,000 in HSCM funds for property improvements, by specifying that up to $100,000 of the additional HSCM funds can be used for any use allowed in Utah Code Ann. § 35A-16-401(4) and approved by OHS.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE, UTAH:

Section 1. The City Council hereby authorizes Mayor Stevenson to request that the Office of Homeless Services directly contract with The Road Home for the use of $205,000 of the Homeless Shelter Cities Mitigation Funds for Fiscal Year 2023-24 (Road Home Funding).

Section 2. Mayor Stevenson further shall instruct the Office of Homeless Services and The Road Home that $105,000 of The Road Home Funding shall be used for kitchen improvements, security cameras and power, parking lot resurfacing, landscaping, fence improvements, new washers and dryers, and ice machines. The remaining $100,000 can be used for any project, program, or service allowed in Utah Code Ann. § 35A-16-401(4) and that is approved by the Office of Homeless Services.

Section 3. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this 26th day of March, 2024.

_____
Marcus Stevenson, Mayor

Voting by the City Council	"Aye"	"Nay"
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

ATTEST:

_____
Rori L. Andreason, MMC
City Recorder

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: March 26, 2024

ITEM TYPE: Action

SUBJECT: Consider **Resolution No. 2024-R-19** Authorizing the Mayor to Execute the Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement with The Redevelopment Agency of Midvale City.

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

This spring, the Redevelopment Agency of Midvale City ("Agency") is initiating two significant construction projects within the Main Street Community Development Area (CDA): the City Hall Plaza and the Festival Lighting Project. Although funding for both projects comes from the Agency's budget, they provide improvements to property owned and maintained by Midvale City. Therefore, Agency staff is requesting City Council approval to enter into the attached agreement with the Agency. This agreement will grant the Agency access to improve the designated City-owned properties. Furthermore, it outlines the transfer of ownership and maintenance responsibility for the improvements back to the City upon completion of construction and the warranty period.

FISCAL IMPACT:

$0

RECOMMENDED MOTION:

"I move that we suspend the rules and adopt Resolution No. 2024-R-19 authorizing the Mayor to execute the Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement with the Redevelopment Agency of Midvale City."

ATTACHMENTS:
Resolution No. 2024-R-19
Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement

MIDVALE CITY, UTAH
RESOLUTION NO. 2024-R-19

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE FESTIVAL LIGHTINGAND CITY HALL IMPROVEMENT CONSTRUCTION ACCESS AND TRANSFER AGREEMENT WITH THE REDEVELOPMENT AGENCY OF MIDVALE CITY

WHEREAS, the Midvale City ("City) is the owner of the approximately .33 miles of public right of way known as Main Street (the "Right of Way");

WHEREAS, the Redevelopment Agency of Midvale City ("Agency") intends to construct festival lighting improvements (the "Festival Lights") which will be located within the Right of Way;

WHEREAS, the City is the owner of real property immediately surrounding and north of City Hall, identified as Salt Lake County Parcels 21-26-427-001-0000 and 21-26-427-003-0000, and the adjacent public rights of way know as Holden Street and Main Street (the "City Hall Property");

WHEREAS, the Agency intends to renovate and construct improvements on the City Hall Property (the "City Hall Enhancements");

WHEREAS, the Agency desires temporary construction access to the Right of Way, the City Hall Property, and other City property for the construction and staging for construction of the Festival Lights and the City Hall Enhancements;

WHEREAS, upon completion of construction and the end of the construction warranty period, the Agency desires to convey the Festival Lights and the City Hall Enhancements to the City; and

WHEREAS, the City agrees to own, maintain, operate and repair the Festival Lights and City Hall Enhancements; and

WHEREAS, the City and Agency acknowledge that City's obligation to own, operate, maintain, repair and replace the Festival Lights and City Hall Enhancements is sufficient consideration for the cost of the Festival Lights and City Hall Enhancements.

NOW THEREFORE BE IT RESOLVED, that based on the foregoing, the Midvale City Council does hereby authorize the Mayor to execute the Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement with between Midvale City and the Redevelopment Agency of Midvale City.

Passed and Approved this 26th day of March, 2024.

_____

Mayor Marcus Stevenson

ATTEST:

_____
Rori L. Andreason, MMC
Secretary

Voting by the Council:	"Aye"	"Nay"
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

FESTIVAL LIGHTING AND CITY HALL

IMPROVEMENT CONSTRUCTION ACCESS AND TRANSFER AGREEMENT

This FESTIVAL LIGHTING AND CITY HALL IMPROVEMENT CONSTRUCTION ACCESS AND TRANSFER AGREEMENT (the "Agreement") is made and entered into as of the _____day of _____, 20_____, by and between **MIDVALE CITY**, a municipality of the state of Utah (hereinafter "City") and the **REDEVELOPMENT AGENCY OF MIDVALE CITY**, a public body (hereinafter "RDA"). City and RDA are referred to in this Agreement individually as a “Party” and collectively as “Parties.”

BACKGROUND

WHEREAS, The City is the owner of the approximately .33 miles of public right of way known as Main Street (the "Right of Way");

WHEREAS, the RDA intends to construct festival lighting improvements (the "Festival Lights") which will be located within the Right of Way;

WHEREAS, the City is the owner of real property immediately surrounding and north of City Hall, identified as Salt Lake County Parcels 21-26-427-001-0000 and 21-26-427-003-0000, and the adjacent public rights of way know as Holden Street and Main Street (the “City Hall Property”);

WHEREAS, the RDA intends to renovate and construct improvements on the City Hall Property (the “City Hall Enhancements”);

WHEREAS, the RDA desires temporary construction access to the Right of Way, the City Hall Property, and other City property for the construction and staging for construction of the Festival Lights and the City Hall Enhancements;

WHEREAS, upon completion of construction and the end of the construction warranty period, the RDA desires to convey the Festival Lights and the City Hall Enhancements to the City; and

WHEREAS, the City agrees to own, maintain, operate and repair the Festival Lights and City Hall Enhancements; and

WHEREAS, City and RDA acknowledge that City’s obligation to own, operate, maintain, repair and replace the Festival Lights and City Hall Enhancements is sufficient consideration for the cost of the Festival Lights and City Hall Enhancements.

NOW, WHEREFORE, for and in consideration of the mutual covenants and agreements hereinafter set forth, the mutual benefits to the Parties to be derived therefrom, and for other valuable consideration, the receipt and sufficiency of which the Parties acknowledge, it is hereby agreed as follows:

AGREEMENT

1. Recitals

The Parties agree that the recitals above are incorporated into this Agreement.

2. Incorporated Terms and Definitions.

For purposes of this Agreement, the following definitions shall apply:

a. "City Hall Enhancements" means the renovation and construction of improvements on the City Hall Property as described in **Exhibit A**, **City Hall Enhancement Plans**.

b. "Construct" and "Construction" mean the initial installation of the Festival Lights and any work performed on existing lights or other infrastructure materially affecting the Right of Way and the initial installation and renovation of the City Hall Enhancements on the City Hall Property.

c. "Festival Lights" means all lights and ancillary infrastructure constructed and installed by the RDA pursuant to the contract between the RDA and its contractors as described in **Exhibit B, Festival Lighting Design Plans**, and does not include existing lighting or other infrastructure within or near the Right of Way. At the time of execution of this Agreement, the Festival Lighting Design Plans have not been finalized by the RDA and approved by the City. The Festival Lighting Design Plans will automatically be attached to this Agreement as **Exhibit B** upon written or electronic approval of the plans by the City and the RDA's approval of the plans and its associated amendment of RDA Contract # 2023-86.

d. "Governmental Authority" means any federal, state, municipal, local or other division of government, or any redevelopment agency thereof, having or asserting jurisdiction with respect to any matter related to this Agreement.

e. "Hazardous Materials" mean any materials or substances: (i) which are present in quantities and in forms which require investigation, removal, cleanup, transportation, disposal, response or remedial action (as the terms "response" and "remedial action" are defined in Section 101 of the Comprehensive Environmental Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601 (23) and (24)) under any applicable federal, state or local environmental law, regulation, ordinance, rule or bylaw, as such are amended from time to time, whether existing as of the date hereof, previously enforced or subsequently amended (each hereafter an "Environmental law"); or (ii) which are defined as "hazardous wastes," "hazardous substances," "pollutants" or "contaminants" under any environmental law.

f. “Improvements” means the enhancements, modifications, renovations, landscaping, and installations emplaced by Construction of the Festival Lights and City Hall Enhancements.

g. "Losses" mean any losses, damages, claims, demands, actions, causes of action, penalties, expenses, litigation costs, attorneys' fees, expert witness fees, court costs, amounts paid in settlement, judgments, interest or other costs resulting from: (i) loss of or damage to the property of any Party or Third Person (defined below); (ii) death or personal injury to the agents of any Party or to any Third Person; or (iii) the cleanup or other requirements regarding any incident involving Hazardous Materials.

h. "Maintain" and "Maintenance" mean the performance of any repair, restoration, rehabilitation, refurbishment, retrofitting, inspection, monitoring, observation, testing, or similar work with respect to the Festival Lights or City Hall Enhancements, after the completion of Construction, in or otherwise materially affecting the Right of Way.

i. "Third Person" means any individual, corporation, or legal entity other than the City or RDA.

j. "Utility" and "Utilities" mean and include all properties, facilities, utilities, crossings, encroachments and similar appurtenances located within the Right of Way and City Hall Property by permissive or prescriptive authority including, but not limited to, grade crossings, tubelines, water and gas lines or mains, electrical conduits, ditches and other drainage facilities, wires, fiber optics, communication lines, sewer pipes, overhead wiring and supporting structures and appurtenances, and all similar installations.

k. “Warranty Period” means the time period defined in the RDA’s contracts for Construction of the Improvements during which the RDA’s contractors may be obligated to repair, restore, rehabilitate, refurbish, retrofit, inspect, monitor, observe, or test any elements of the Improvements. This includes the period of all warranties provided by the manufacturers of construction material used by the RDA’s contractors which are not transferrable to the City.

3. Access to the Right of Way and City Hall Property.

a. Except in the event of an emergency (as provided in Section 3(b) below), the RDA shall request permission from the City at least ten days (or such shorter period as may be approved by the City) prior to performing any Construction in or otherwise materially affecting the Right of Way or City Hall Property. The RDA’s request to access the Right of Way, City Hall Property, or any staging areas shall be specific as to the time, date, and activities for which the RDA seeks permission. The request shall also include a summary of the method and manner in which the Construction or Maintenance will be performed. If the City approves, it shall approve, or modify and approve, the

RDA's request by electronic communication at the address of the RDA's representative as provided by the RDA.

b. Prior to the RDA's conveyance of the Festival Lights or City Hall Property to the City, the RDA shall have the right to enter the Right of Way or City Hall Property in the event of an emergency to make repairs necessary to protect against imminent and serious injury or damage to persons or property. The RDA shall take all precautions necessary to ensure that such emergency entry does not compromise the safety of any operations conducted in the Right of Way or City Hall Property. The RDA must notify the City's designated representative of the emergency access and the work being performed prior to entering the Right of Way or City Hall Property; provided, however, the RDA shall not be obligated to receive the City's approval before commencing work to address the emergency.

4. Construction and Maintenance of the Improvements.

a. All Construction with respect to the Improvements shall be performed to the satisfaction of the City and in accordance with the conceptual, engineering and/or design plans attached hereto as **Exhibit A and Exhibit B**. All Construction with respect to the Improvements shall be performed in a workmanlike manner, in compliance with all applicable industry standards and in compliance with the requirements of any applicable Governmental Authority. The City may impose requirements in addition to or more stringent than industry or legal standards if the City deems such requirements necessary for the safety of operations conducted in the Right of Way or City Hall Property. The City may also require additional staging requirements or other precautions.

b. Various Utilities exist on, over, and under the surface of the Right of Way and City Hall Property. Prior to commencing any Construction with respect to the Improvements, the RDA or its contractors shall properly investigate and determine the location of all such Utilities. In addition to the required investigation, the RDA or its contractors shall have all Utilities in the Right of Way, City Hall Property, or any other area involved in the Construction "blue-staked" and clearly marked prior to any excavation by the RDA or its contractors.

c. Except as provided in Subsection 4(d) below, the RDA shall be solely responsible for obtaining any property rights, easements, rights of way or other permission from Third Persons (collectively "Third Person Property Rights") as may be necessary to Construct, Maintain or operate the Improvements including, without limitation, any needed permission from the owner of any adjacent right of way. The RDA shall also be solely responsible for obtaining any necessary franchises, permits, or other necessary approvals from Governmental Authorities (collectively "Approvals"). Prior to completion of Construction, the RDA agrees to pay any and all costs relating

to such Third Person Property Rights or Approvals, and to assume any and all liability therefore. The RDA shall ensure that all rights acquired and all agreements entered into are assignable to the City upon the end of the Warranty Period.

d. The City has entered a Grade Separation Agreement with Utah Transit Authority that permits the City to construct sidewalks under the Utah Transit Authority rail bridge over Holden Street adjacent to the City Hall Property. The City, as permitted by Article XIII of the Grade Separation Agreement, will attempt to receive Utah Transit Authority's written permission to assign the City's rights to construct the sidewalk on the east side of Holden Street to the RDA.

e. The RDA shall own and Maintain all Improvements constructed in performance of this Agreement until the ownership is transferred and accepted by the City as outlined in Section 5.

f. If, in connection with the performance of any Construction, the RDA or its contractors damages any of the Right of Way, City Hall Property, Utilities, or any other facilities, the RDA shall repair or replace such facilities with the same or similar materials, if available, as reasonably required by the City, consistent with applicable Federal and State laws and regulations and to the satisfaction of the City.

g. If a contractor is to perform any Construction contemplated in this Agreement, then the RDA shall cause its contractor to comply with all applicable provisions of this Agreement. The RDA agrees that the City shall have approval authority over all RDA agreements related to the Construction of the Improvements. The RDA shall provide all agreements to the City's representative for approval.

5. Transfer of Ownership and Acceptance by the City.

a. The RDA shall own and Maintain the Improvements during the Warranty Period. During the Warranty Period, the RDA shall inspect the Improvements and shall require its contractors to repair and replace any defective element of the Improvements subject to warranty. All defective elements of the Improvements not subject to warranty during the Warranty Period shall be repaired or replaced by the RDA.

b. The City shall accept each Improvement, accepting transfer of ownership, along with all responsibility for maintenance and repairs after the following conditions have been met:

   i. The Warranty Period has ended on all elements of the Improvement in question;
   ii. The City has inspected the Improvement and all defective elements of

the Improvement have been repaired or replaced by the RDA; and

iii. The RDA has warranted, and the City has verified, that the Improvement is free and clear of any liens, encumbrances, or claims of any kind.

c. The RDA shall facilitate transfer of any ownership interest or rights to the City such as delivering title or warranties or any other necessary act to effect full transfer of ownership and rights to the City.

d. If the conditions of Subsections 5(b) and (c) above are met, the transfer of an Improvement from the RDA to the City will occur without any additional action by the Midvale City Council or the RDA Board. Such transfer of an Improvement will be noted by written or electronic confirmation by both Parties.

6. Subordination of Rights Granted.

a. The rights granted pursuant to this Agreement shall be subject and subordinate to the prior and continuing right and obligation of the City to fully use the Right of Way and City Hall Property, including the right and power of the City to construct, maintain, repair, renew, use, operate, modify, or relocate new or existing improvements upon, along, above, or across any or all parts of the Right of Way, the City Hall Property, and other City property, all or any of which may be freely done at any time or times by the City without liability to the RDA for compensation or damages.

b. The foregoing grant is also subject to the outstanding superior rights previously conveyed or granted to Third Persons by the City or its predecessors in interest, and the right of the City to renew and extend the same.

7. Indemnity and Release.

As additional consideration for this Agreement, the RDA agrees to protect, defend, release, indemnify and hold harmless the City, and any affiliates, successors, contractors, officers, directors, agents, and employees of the City from and against any and all losses proximately caused prior to completion of the Warranty Period by: (a) the prosecution of any work contemplated by this Agreement and performed by the RDA, or any employees, principals, contractors or agents of the RDA, including, without limitation, the Construction of the Improvements, or any portion thereof; (b) the presence, operation or use of the Improvements or any portion thereof; or (c) the RDA's breach of any provision of this Agreement. This provision shall survive termination of this Agreement.

8. Termination.

a. The City may terminate this Agreement if: (a) the RDA continues in default

with respect to any provision of this Agreement for a period of thirty (30) days after the City delivers written notice to the RDA identifying the nature of the RDA's breach of this Agreement provided, however, that if the nature of RDA's breach is such that it cannot be cured within such thirty (30) day period, the RDA shall not be deemed in default if the RDA commences to cure the breach within thirty (30) days and thereafter diligently continues to remedy the breach; or (b) the RDA removes the Improvements.

b. Either Party may terminate this Agreement upon delivery of ninety (90) days written notice to the other Party, with or without cause. Following termination, the RDA shall restore the Right of Way and the City Hall Property to a condition as close as practicable to the condition prior to the commencement of Construction.

c. This Agreement shall terminate upon acceptance by, and transfer of ownership to, the City of all of the Improvements as described in Section 5.

9. Insurance.

The RDA or its contractors responsible for Construction of the Improvements shall, at all times during the term of this Agreement without interruption, carry and maintain insurance from an insurance company authorized to do business in the State of Utah in accordance with this Section and shall cause its contractors and subcontractors to carry and maintain the same.

a. Coverage Amounts.

i. Commercial General Liability Insurance**.** The RDA or its contractors responsible for Construction of the Improvements must have a Commercial General Liability Insurance policy that includes products and completed operations, bodily injury, property damage, and personal and advertising injury and must be in the amount of at least $1,000,000 per occurrence and $2,000,000 aggregate.

ii. Automobile Liability Insurance**.** The RDA or its contractors responsible for Construction of the Improvements must have Automobile Liability Insurance in the amount of at least $1,000,000 per occurrence and $1,000,000 aggregate.

iii. Workers Compensation**.** The RDA or its contractors responsible for Construction of the Improvements must have Workers Compensation Insurance (Part A) that meets Utah's statutory requirements. The RDA must have Employers Liability Insurance (Part B) in the amount of at least $1,000,000 for each accident, disease, and employee. No employee or officer may be excluded from coverage.

b. Certificate of Insurance. The RDA or its contractors involved in the Construction of the Improvements must provide a Certificate of Insurance that meets the requirements of this Section to the City upon execution of this Agreement and within five days after a request by the City. Failure to provide proof of insurance will be deemed a material breach of this Agreement.

c. Cancellation/Expiration. The RDA and its contractors involved in the Construction of the Improvements may not cancel or allow an insurance policy to expire unless written notice has been given to the City at least 30 days prior to the cancellation or expiration and provisions are taken to replace the policy prior to its cancellation or expiration.

d. Additional Insured. The RDA and its contractors and subcontractors involved in the Construction of the Improvements must add the City as an additional insured to all their insurance policies under this Agreement except for their Workers Compensation policies.

e. Primary, Noncontributory. Insurance under this Section is required to be primary, noncontributory, and not in excess of any insurance or self-insurance policies available to or maintained by the City.

f. Material Breach. The RDA's or its contractors' responsible for Construction of the Improvements failure to maintain this insurance in accordance with this Section for the term of this Agreement is a material breach of this Agreement. The City may immediately terminate this Agreement upon such breach.

10. Assignment.

The RDA may not assign this Agreement, in whole or in part, without the City's written consent, which consent shall not be unreasonably withheld, conditioned, or delayed. However, the RDA may assign its rights to enter the Right of Way and City Hall Property for the purpose of performing Construction to its contractors who are performing the Construction.

11. Successors and Assigns.

This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

12. Severability.

This Agreement is executed by the Parties under current interpretation of any and all applicable federal, state, county, municipal, or other local statutes, ordinances, or laws. Furthermore, each and every separate provision hereof shall have independent

and severable status from each other provision, or combination thereof, for the determination of legality, so that if any separate provision herein is determined to be unconstitutional, illegal, violative of trade or commerce, in contravention of public policy, void, invalid or unenforceable for any reason, that separate provision shall be treated as a nullity but such holding or determination shall have no effect upon the validity or enforceability of each and every other provision, or other combination thereof.

13. Notices.

Except as specifically provided elsewhere in this Agreement, all notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if transmitted by email to the addresses provided below or personally delivered or mailed, certified mail, return receipt requested, or sent by overnight carrier to the physical addresses provided below. Addresses for notice may be changed by giving written notice of the change in the manner set forth herein.

If to the City

Midvale City
City Manager
7505 Holden St.
Midvale, UT 84047
mdahl@midvale.com

If to the RDA

Redevelopment Agency of Midvale City
Executive Director
7505Holden St.
Midvale, UT 84047
kandrus@midvale.com

14. No Implied Waiver.

The waiver by the City of the breach by the RDA of any condition, covenant, or agreement herein contained shall not impair any future ability of the City to avail itself of any remedy or right set forth in this Agreement. Neither the right of supervision by the City nor the exercise or failure to exercise such right nor the approval or failure to disapprove, nor the election by the City to repair or reconstruct all or any part of the work contemplated by this Agreement shall be deemed a waiver of any of the obligations of the RDA contained or set forth in this Agreement.

15. Entire Agreement- Counterparts.

This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations

and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by the authorized representatives of each Party. This Agreement may be executed in any number of counterparts and by each of the Parties hereto on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. Any signature page of this Agreement may be detached from any counterpart and reattached to any other counterpart hereof. The facsimile transmission of a signed original of this Agreement or any counterpart hereof and the retransmission of any signed facsimile transmission hereof shall be the same as delivery of an original.

16. Forum Selection and Choice of Law.

This Agreement shall be construed and interpreted under the laws of the state of Utah and the Parties agree that any action or proceeding brought concerning this Agreement may be brought only in the courts of Salt Lake County, Utah, and each Party hereto hereby consents to the jurisdiction of such courts. This provision shall survive termination of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement to be executed in duplicate as of the date first herein written.

REDEVELOPMENT AGENCY OF MIDVALE CITY, a public body

By: _____
Marcus Stevenson
Chief Administrative Officer

By: _____
Matt Dahl
Executive Director

MIDVALE CITY, a municipality of the state of Utah

By: _____
Marcus Stevenson
Mayor

Attest

_____
Rori L. Andreason
City Recorder

EXHIBIT A

CITY HALL ENHANCEMENT PLANS

Midvale Plaza and Streetscape

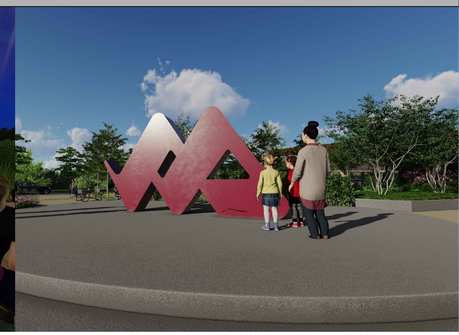
7505 Holden St

Midvale, UT 84047









construction documents

Bid Set

May 26, 2023

sheet index

1 |	L000 - Cover sheet
2 |	L001 - Project notes & sheet index
3 |	LD100 - Overall demolition plan
4-5 |	LD401 - LD402 - Demolition plan
6 |	LS100 - Overall site plan
7 |	LS401 - Site plan enlargement
8-10 |	LS501 - LS503 - Site plan details
11 |	S1.0 - Structural Details
12-20 |	C100 - C601 - Civil engineer plans
21-30 |	EE001 - EP601 - Electrical engineer plans
31 |	LP101 - Overall landscape plan
32-33 |	LP401- LP402 - Landscape plan enlargements
34 |	LP501 - Landscape notes, schedule, & details
35 |	LI101 - Overall irrigation plan
36-37 |	LI401- LI402 - Irrigation plan enlargements
38-39 |	LI501 - LI502 - Irrigation notes & details
40-48 |	C0.0 - C3.2 - Holden street plans

project team

OWNER
Midvale City
7505 Holden St
Midvale, UT 84047
P: 801.567.7200 CONTACT: Nate Rockwood
F: E-MAIL: nrockwood@midvale.com

LANDSCAPE ARCHITECT
blu line designs
8719 S. Sandy Parkway
Sandy, Utah 84070
P: 801.703.6383 CONTACT: Rob Donigan
F: -- E-MAIL: rob@blulinedesigns.com

SURVEY/ CIVIL
CMT Technical Services
2796 S Redwood Rd
West Valley City, UT 84119
P: 801.702.9663 CONTACT: Jim Milligan
F: -- E-MAIL: jim.milligan@cmttechnicalservices.com

ELECTRICAL ENGINEER
Spectrum Engineers
324 S. State St., Suite 400
Salt Lake City, UT 84111
P: 801.328.5151 CONTACT: Spencer Little
F: 801.328.5155 E-MAIL: scl@spectrum-engineers.com

STRUCTURAL ENGINEER
WCA Structural Engineering
442 N. Main St., #200
Bountiful, UT 84010
P: 801.298.1118 CONTACT: Cliff Cole
F: - E-MAIL: cliff.cole@wcaeng.com

General Notes

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND MIDVALE CITY STANDARDS, SPECIFICATIONS, AND DETAILS. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

2. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.

4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.

5. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST THE TOPS OF ALL EXISTING MANHOLES, CATCH BASINS, INLETS, COVERS, AND SIMILAR STRUCTURES TO FINISH GRADE.

7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

8. THE PROJECT SHALL NOT BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS.

9. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE.

10. ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE NOTED.

11. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF WORK.

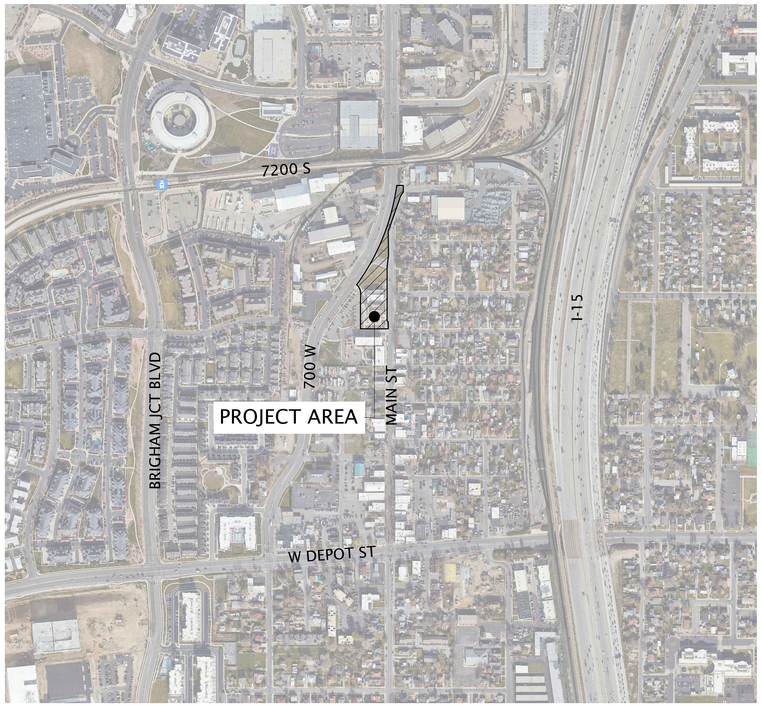
12. CROSS SLOPES ON ALL NEW HARDSCAPE AND PAVEMENT SHALL NOT EXCEED 2% UNLESS OTHERWISE SHOWN.

13. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.

14. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY MIDVALE CITY AND THE STATE OF UTAH.

project location



project area



project site

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

CLIENT
Midvale City
7505 Holden St
Midvale, UT 84047
CONTACT:
Nate Rockwood
P: 801.567.7200

MIDVALE PLAZA AND STREETSCAPE
7505 HOLDEN ST
MIDVALE, UT 84047

CONSTRUCTION DOCUMENTS

REVISIONS

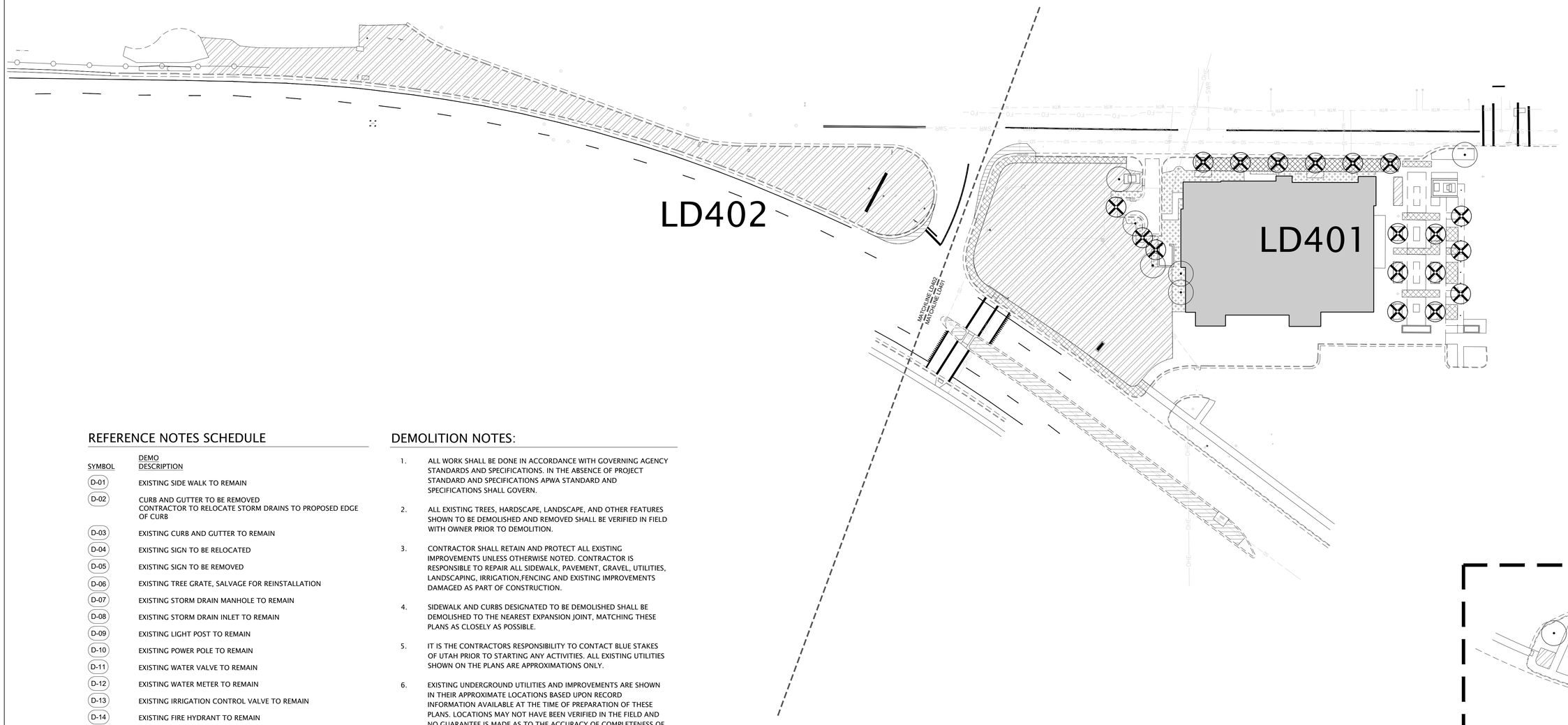
No.	comments	DESCRIPTION

Stamp
STATE OF UTAH
CORY A. SHUPE
No. 5414
Licensed Landscape Architect
05/26/2023

Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
PROJECT NOTES & SHEET INDEX

Drawing number
L001



REFERENCE NOTES SCHEDULE

SYMBOL	DEMO DESCRIPTION
D-01	EXISTING SIDE WALK TO REMAIN
D-02	CURB AND GUTTER TO BE REMOVED CONTRACTOR TO RELOCATE STORM DRAINS TO PROPOSED EDGE OF CURB
D-03	EXISTING CURB AND GUTTER TO REMAIN
D-04	EXISTING SIGN TO BE RELOCATED
D-05	EXISTING SIGN TO BE REMOVED
D-06	EXISTING TREE GRATE, SALVAGE FOR REINSTALLATION
D-07	EXISTING STORM DRAIN MANHOLE TO REMAIN
D-08	EXISTING STORM DRAIN INLET TO REMAIN
D-09	EXISTING LIGHT POST TO REMAIN
D-10	EXISTING POWER POLE TO REMAIN
D-11	EXISTING WATER VALVE TO REMAIN
D-12	EXISTING WATER METER TO REMAIN
D-13	EXISTING IRRIGATION CONTROL VALVE TO REMAIN
D-14	EXISTING FIRE HYDRANT TO REMAIN

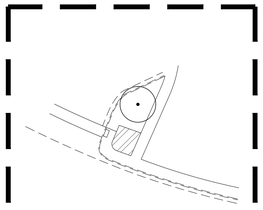
SYMBOL	DEMO DESCRIPTION
	SIDEWALK TO BE REMOVED. CONTRACTOR TO SAWCUT AND DISPOSE OF REMOVED PIECES. EXISITING TREE GRATES TO BE SALVAGED AND RE-INSTALLED.
	ASPHALT TO BE REMOVED.
	CLEAR AND GRUB CONTRACTOR TO CLEAR AND GRUB ALL EXISTING TREE, SHRUBS, AND GROUND COVERS EXCEPT WHERE DESIGNATED. ALL SPRINKLER HEADS AND VALVES TO BE REMOVED. ANY PIPE THAT IS EXPOSED IS TO BE REMOVED AND REPLACED.
	PRESERVE AND PROTECT SHRUBS AND PLANTINGS

PLANT SCHEDULE

EXISTING TREES	BOTANICAL / COMMON NAME	CONT
	EXISTING DECIDUOUS TREE TO REMAIN	
	EXISTING DECIDUOUS TREE TO BE REMOVED	

DEMOLITION NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. ALL EXISTING TREES, HARDSCAPE, LANDSCAPE, AND OTHER FEATURES SHOWN TO BE DEMOLISHED AND REMOVED SHALL BE VERIFIED IN FIELD WITH OWNER PRIOR TO DEMOLITION.
3. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION,FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
4. SIDEWALK AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
6. 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 OF COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN 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 CONSTRUCTIONS IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTIONS 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. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
7. CONTRACTOR IS RESPONSIBLE TO PROVIDE, INSTALL AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTIONS AND SAFETY TO ROAD WORKERS.
8. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.



SEE ENLARGEMENT LD401

Scale: 1" = 40'-0"

0 20 40 80 120

CONSTRUCTION DOCUMENTS

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8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

CLIENT
Midvale City
7505 Holden St
Midvale, UT 84047

CONTACT:
Nate Rockwood
P: 801.567.7200

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	yy/mm/dd	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 541007-5501
Licensed Landscape Architect
05/26/2023

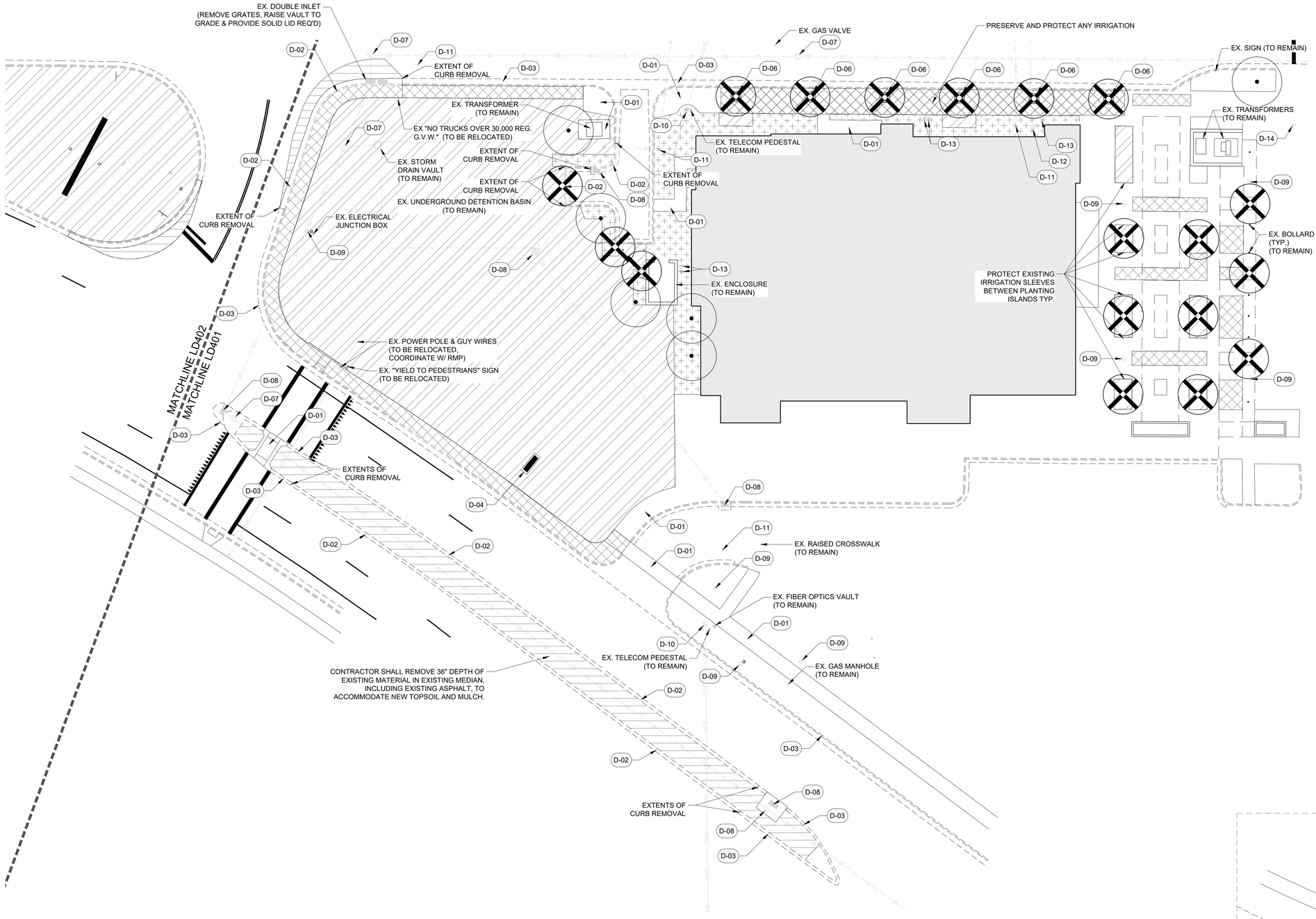
Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

OVERALL DEMOLITION PLAN

Drawing number

LD100



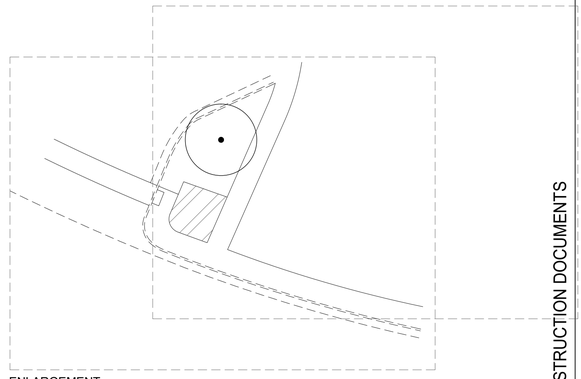
REFERENCE NOTES SCHEDULE

SYMBOL	DEMO DESCRIPTION
D-01	EXISTING SIDE WALK TO REMAIN
D-02	CURB AND GUTTER TO BE REMOVED CONTRACTOR TO RELOCATE STORM DRAINS TO PROPOSED EDGE OF CURB
D-03	EXISTING CURB AND GUTTER TO REMAIN
D-04	EXISTING SIGN TO BE RELOCATED
D-05	EXISTING SIGN TO BE REMOVED
D-06	EXISTING TREE GRATE, SALVAGE FOR REINSTALLATION
D-07	EXISTING STORM DRAIN MANHOLE TO REMAIN
D-08	EXISTING STORM DRAIN INLET TO REMAIN
D-09	EXISTING LIGHT POST TO REMAIN
D-10	EXISTING POWER POLE TO REMAIN
D-11	EXISTING WATER VALVE TO REMAIN
D-12	EXISTING WATER METER TO REMAIN
D-13	EXISTING IRRIGATION CONTROL VALVE TO REMAIN
D-14	EXISTING FIRE HYDRANT TO REMAIN

SYMBOL	DEMO DESCRIPTION
	SIDEWALK TO BE REMOVED. CONTRACTOR TO SAWCUT AND DISPOSE OF REMOVED PIECES. EXISITING TREE GRATES TO BE SALVAGED AND RE-INSTALLED.
	ASPHALT TO BE REMOVED.
	CLEAR AND GRUB CONTRACTOR TO CLEAR AND GRUB ALL EXISTING TREE, SHRUBS, AND GROUND COVERS EXCEPT WHERE DESIGNATED. ALL SPRINKLER HEADS AND VALVES TO BE REMOVED. ANY PIPE THAT IS EXPOSED IS TO BE REMOVED AND REPLACED.
	PRESERVE AND PROTECT SHRUBS AND PLANTINGS

PLANT SCHEDULE

EXISTING TREES	BOTANICAL / COMMON NAME	CONT
	EXISTING DECIDUOUS TREE TO REMAIN	-
	EXISTING DECIDUOUS TREE TO BE REMOVED	



ENLARGEMENT

Scale: 1" = 40'-0"

0 20 40 80 120

CONSTRUCTION DOCUMENTS

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CLIENT
Midvale City
7505 Holden St
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CONTACT:
Nate Rockwood
P: 801.567.7200

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO	symmdy	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 6416078-5301
Licensed Landscape Architect
05/26/2023

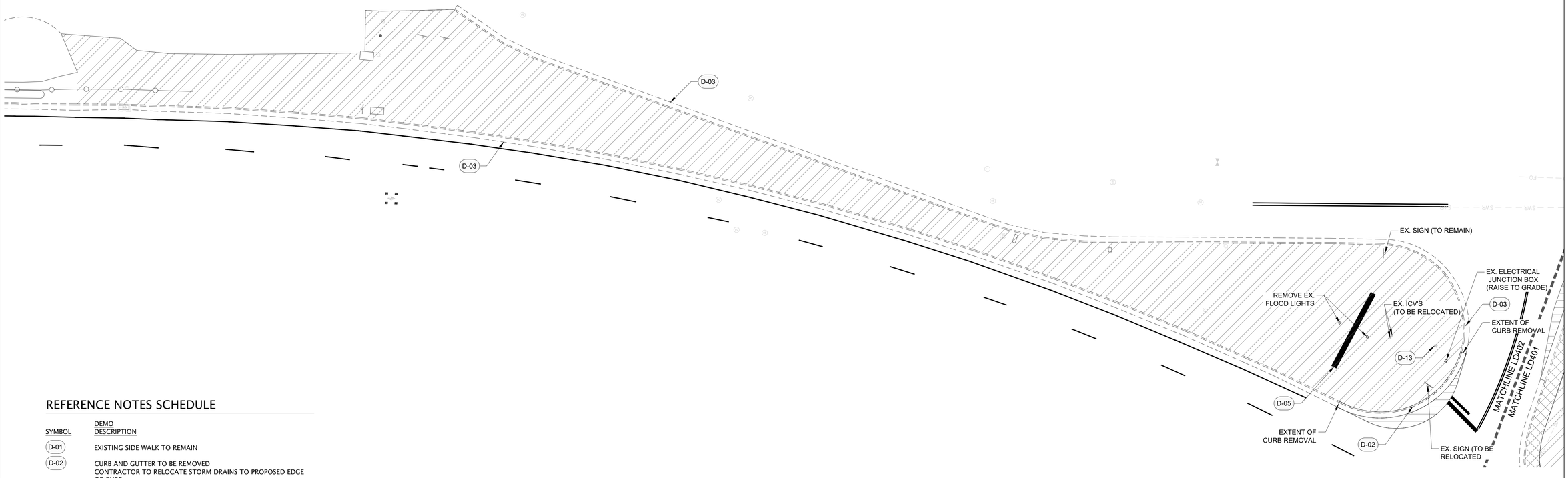
Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

DEMOLITION PLAN

Drawing number

LD401



REFERENCE NOTES SCHEDULE

SYMBOL	DEMO DESCRIPTION
D-01	EXISTING SIDE WALK TO REMAIN
D-02	CURB AND GUTTER TO BE REMOVED CONTRACTOR TO RELOCATE STORM DRAINS TO PROPOSED EDGE OF CURB
D-03	EXISTING CURB AND GUTTER TO REMAIN
D-04	EXISTING SIGN TO BE RELOCATED
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D-08	EXISTING STORM DRAIN INLET TO REMAIN
D-09	EXISTING LIGHT POST TO REMAIN
D-10	EXISTING POWER POLE TO REMAIN
D-11	EXISTING WATER VALVE TO REMAIN
D-12	EXISTING WATER METER TO REMAIN
D-13	EXISTING IRRIGATION CONTROL VALVE TO REMAIN
D-14	EXISTING FIRE HYDRANT TO REMAIN

SYMBOL	DEMO DESCRIPTION
	SIDEWALK TO BE REMOVED. CONTRACTOR TO SAWCUT AND DISPOSE OF REMOVED PIECES. EXISITING TREE GRATES TO BE SALVAGED AND RE-INSTALLED.
	ASPHALT TO BE REMOVED.
	CLEAR AND GRUB CONTRACTOR TO CLEAR AND GRUB ALL EXISTING TREE, SHRUBS, AND GROUND COVERS EXCEPT WHERE DESIGNATED. ALL SPRINKLER HEADS AND VALVES TO BE REMOVED. ANY PIPE THAT IS EXPOSED IS TO BE REMOVED AND REPLACED.
	PRESERVE AND PROTECT SHRUBS AND PLANTINGS

PLANT SCHEDULE

EXISTING TREES	BOTANICAL / COMMON NAME	CONT
	EXISTING DECIDUOUS TREE TO REMAIN	-
	EXISTING DECIDUOUS TREE TO BE REMOVED	

Scale: 1" = 40'-0"

0 20 40 80 120

CONSTRUCTION DOCUMENTS

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8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

CLIENT
Midvale City
7505 Holden St
Midvale, UT 84047

CONTACT:
Nate Rockwood
P: 801.567.7200

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 5414
Registered
Landscape Architect
05/26/2023

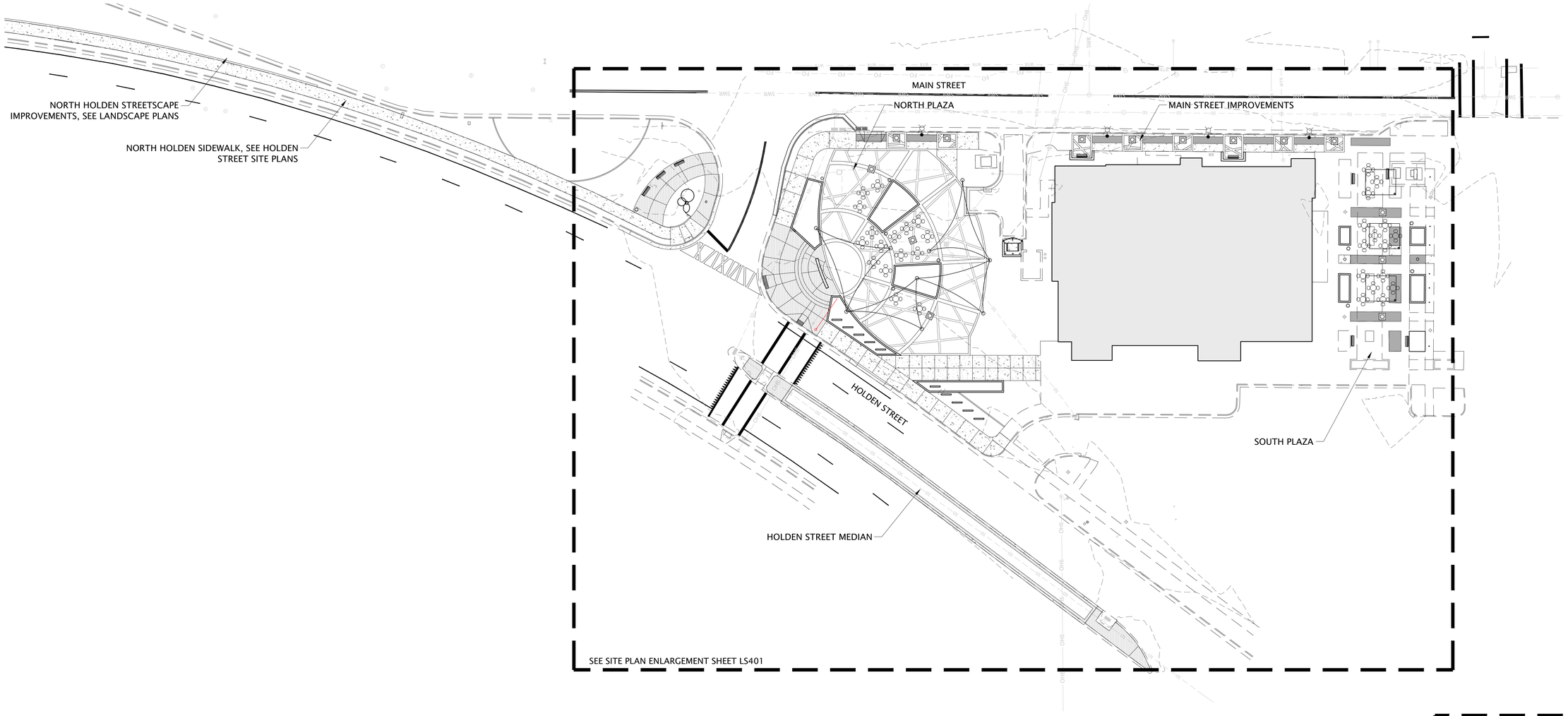
Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

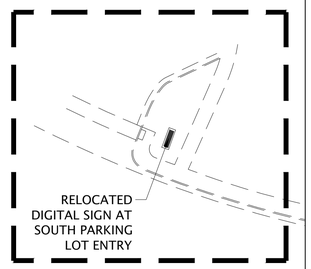
Drawing Title

DEMOLITION PLAN

Drawing number

LD402





SEE ENLARGEMENT LS401

CONSTRUCTION DOCUMENTS

Scale: 1" = 30'-0"

0 15 30 60 90

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Midvale City
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Nate Rockwood
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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	yy/mm/dd	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 5410473 APPROVED
Licensed Landscape Architect
05/26/2023

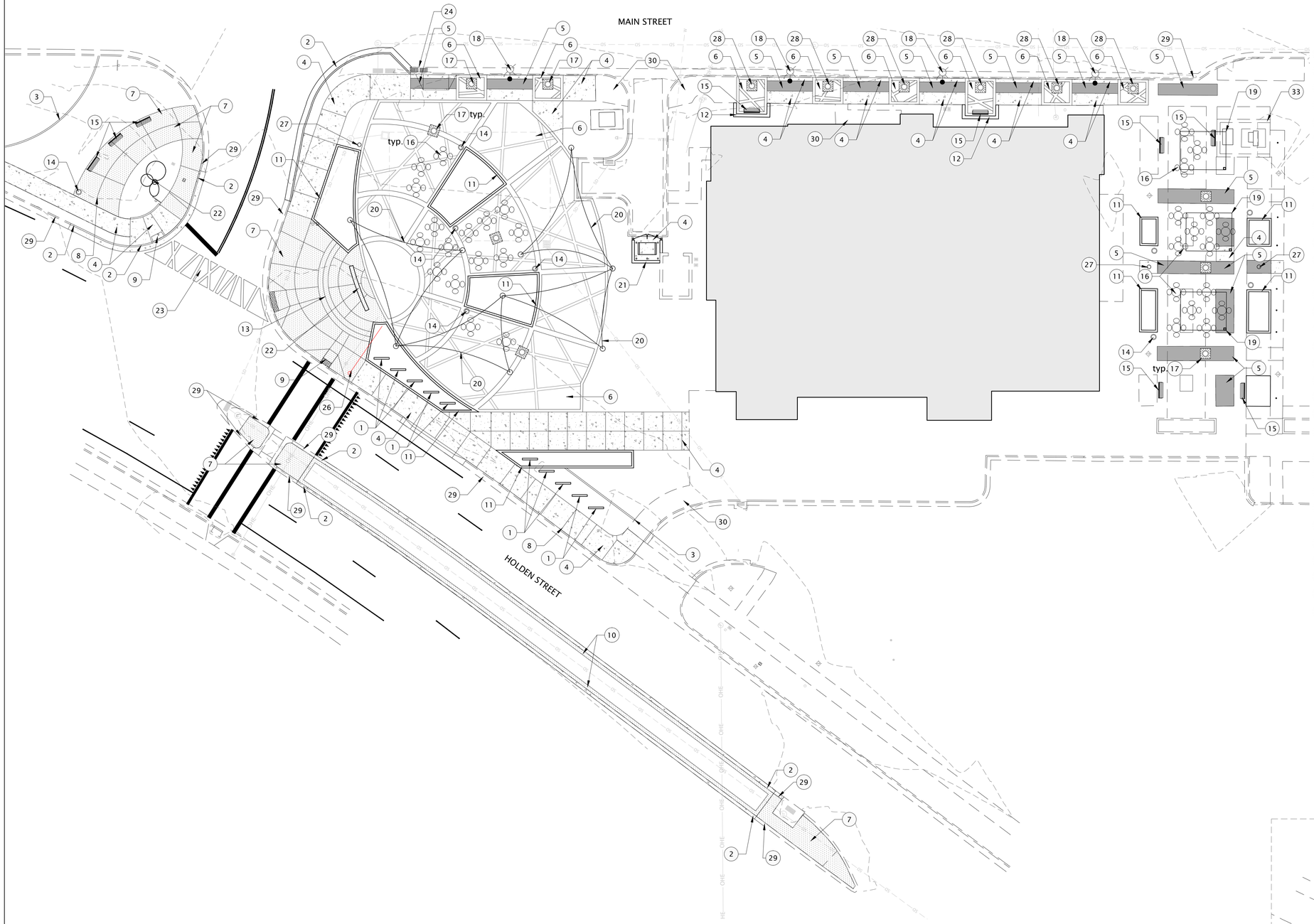
Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

OVERALL SITE PLAN

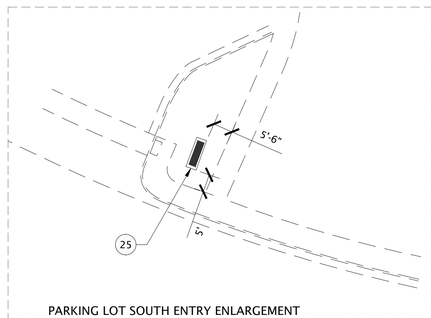
Drawing number

LS100



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	ART DISPLAY PANEL	1/LS502
2	CURB & GUTTER, SEE CIVIL	
3	6" CONCRETE EDGER	7/LS501
4	CONCRETE PAVEMENT	1/LS501
5	SPECIALTY PAVEMENT, TYPE 1	
6	SPECIALTY PAVEMENT, TYPE 2 (SEE DETAIL ENLARGMENT)	
7	SPECIALTY PAVEMENT, TYPE 3	
8	SCORE JOINT, TYP.	
8	SPECIALTY PAVEMENT PLAZA TYPE 1	
9	ADA RAMP, SEE CIVIL	
10	MEDIAN PLANTER APRON	8/LS501
11	CONCRETE PLANTER WALL	4/LS501
12	FREESTANDING WALL	5/LS501
13	TERRACED CONCRETE STEPS	6/LS501
14	TRASH RECEPTACLE, TYP. (N.I.C.)	2/LS502
15	BENCH, TYP. (N.I.C.)	1/LS502
16	CAFE TABLE, TYP. (N.I.C.)	3/LS502
17	TREE GRATE	2/LS501
18	LIGHT POLES, SEE ELEC.	
19	CANTILEVERED SHADE CANOPY	
20	TRIANGULAR SHADE CANOPY	
21	DUMPSTER ENCLOSURE TO MATCH EXISTING UTILITY ENCLOSURE (SEE DETAIL ENLARGMENT)	10/LS501
22	CUSTOM ART INSTALLATION, BY OTHERS N.I.C.	
23	CUSTOM CROSSING PAINTING	
24	NEW INLETS, SEE CIVIL	
25	RELOCATED MIDVALE ELECTRONIC SIGN	
26	RELOCATED POWER LINE SUPPORT POLE	
27	STRING LIGHT POLE, SEE ELECTRICAL	
28	EXISTING TREE GRATE, SALVAGE AND RE-INSTALL	
29	EXISTING CURB AND GUTTER TO REMAIN	
30	EXISTING CONCRETE TO REMAIN	
33	ENCLOSURE WALL HEIGHT ADJUSTMENT - BID ALTERNATE	3/LS502



PARKING LOT SOUTH ENTRY ENLARGEMENT

Scale: 1" = 20'-0"

0 10 20 40 60

CONSTRUCTION DOCUMENTS

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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	submitted by	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 6416078-5301
Licensed Landscape Architect
05/26/2023

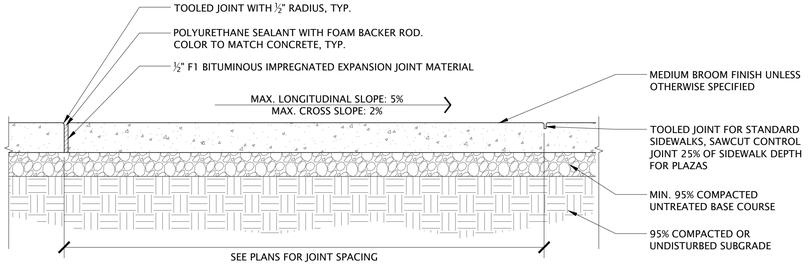
Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

SITE PLAN ENLARGEMENT

Drawing number

LS401

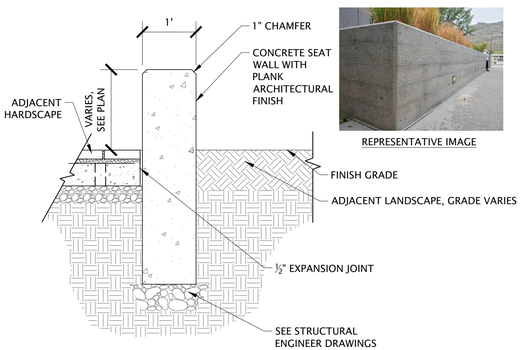


NOTES:
1. JOINT SPACING TO BE AS SHOWN IN SCHEDULE UNLESS OTHERWISE INDICATED ON PLANS.
2. MAX. SLOPES TO BE PER DETAIL UNLESS OTHERWISE SHOWN ON PLAN.
3. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR TO BE DOWELED 3" INTO CURB AND 4" INTO ADJACENT CONCRETE. REBAR TO BE DOWELED A MINIMUM OF 2" FROM TOP OF CONCRETE AND CURB 24" O.C.
4. SEE CIVIL PLANS AND CITY STANDARD DETAILS FOR REQUIRED CONCRETE AND BASE THICKNESS.
5. ALL CONCRETE IN NORTH PLAZA WHERE THERE WILL BE FOOD TRUCK ACCESS SHALL BE THICKENED WITH WWF PER CIVIL PLANS.

JOINT SPACING SCHEDULE

WALK WIDTH	EXPANSION JT.	CONTROL JT.
10'	50' O.C.	10' O.C.
8'	50' O.C.	8' O.C.
6'	50' O.C.	6' O.C.
5'	50' O.C.	5' O.C.

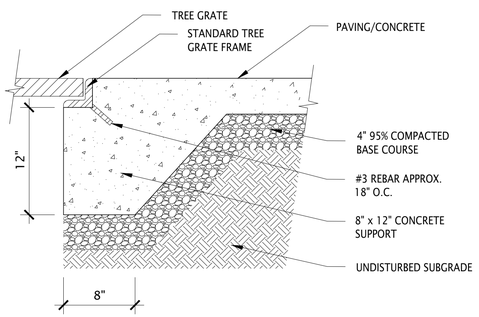
1 CONCRETE SIDEWALK/PLAZA
SCALE: NOT TO SCALE



REPRESENTATIVE IMAGE

NOTES:
1. CONCRETE SHALL MEET ALL CITY AND APWA SPECIFICATIONS.
2. OWNER SHALL APPROVE ALL LAYOUT AND FORM WORK PRIOR TO PLACING CONCRETE.
3. FINISHED GRADE ON EITHER SIDE OF SEAT WALL MAY VARY. SEE GRADING PLAN.
4. TOP OF WALL TO REMAIN CONSTANT UNLESS OTHERWISE SHOWN. PROVIDE 1% MAX. CROSS SLOPE FOR DRAINAGE.
5. CONTRACTOR SHALL CREATE MOCK UP ON SITE OR PROVIDE REPRESENTATIVE PROJECT EXAMPLE FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF WALLS.

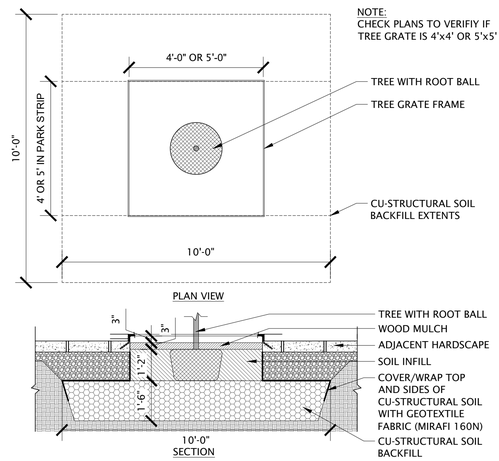
4 CONCRETE SEAT/PLANTER WALL
SCALE: 3/4" = 1'-0"



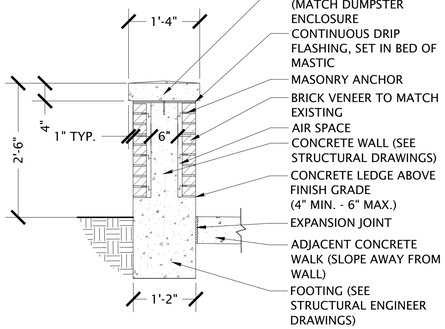
TREE GRATE INFORMATION:
MANUFACTURER:
D & L Supply Inc.
Lindon, UT
Phone: 801-785-5015
Size: 4' Square
Product #: O-8641

NOTES:
1. PRESERVE AND RE-USE SALVAGED TREE GRATES FROM EXISTING TREES.
2. NORTH PLAZA TREE GRATE TO HAVE CUTOUTS PROVIDED TO ACCOMMODATE PROPOSED UPLIGHTS, SEE ELECTRICAL.

2 TREE GRATE IN CONCRETE TYP.
SCALE: 1 1/2" = 1'-0"

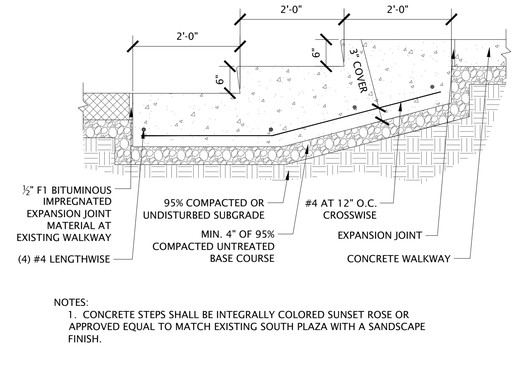


3 STRUCTURAL SOIL TREE BOX
SCALE: NOT TO SCALE



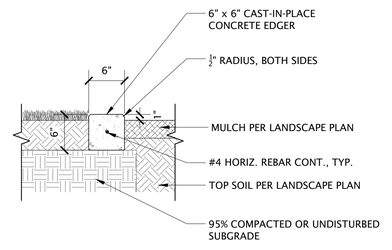
NOTES:
1. CONTRACTOR SHALL PROVIDE BRICK SAMPLE FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE MATCH WITH EXISTING SITE WALLS.
2. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

5 BRICK VENEERED FREESTANDING WALL
3/4" = 1'-0"



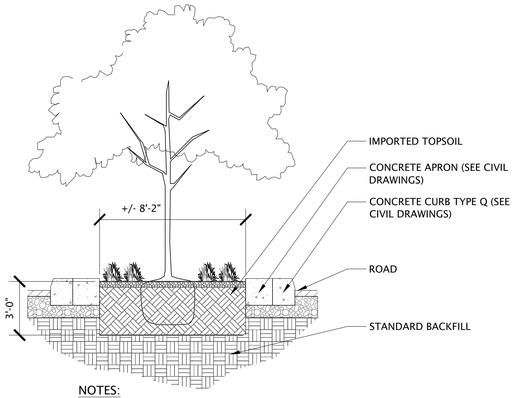
NOTES:
1. CONCRETE STEPS SHALL BE INTEGRALLY COLORED SUNSET ROSE OR APPROVED EQUAL TO MATCH EXISTING SOUTH PLAZA WITH A SANDSCAPE FINISH.

6 CONCRETE STEPS
SCALE: 3/4" = 1'-0"



NOTES:
1. EDGER TO BE FLUSH WITH ADJACENT WALK, PATH, PAVEMENT OR CURB.
2. ALL LAYOUT AND FORM WORK TO BE APPROVED BY OWNER PRIOR TO PLACING CONCRETE.
3. CONCRETE TO MEET ALL CITY SPECIFICATIONS.
4. PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 10' O.C. UNLESS OTHERWISE SHOWN ON PLAN.
5. ALL CURVES IN EDGER TO BE TANGENT TO EACH OTHER AND STRAIGHT SECTIONS OF CURB.
6. CONCRETE EDGER TO BE FORMED AND CAST IN PLACE, NOT PRE-CAST OR EXTRUDED.

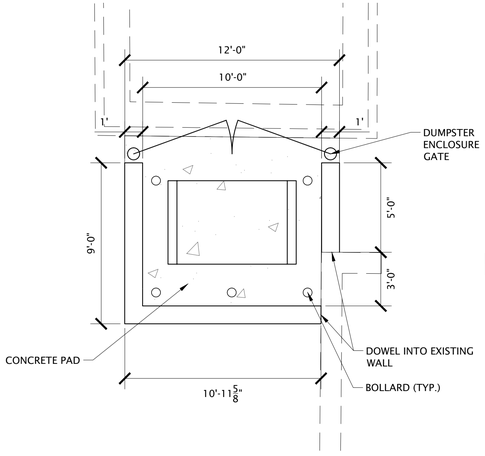
7 6" CONCRETE EDGER
NOT TO SCALE



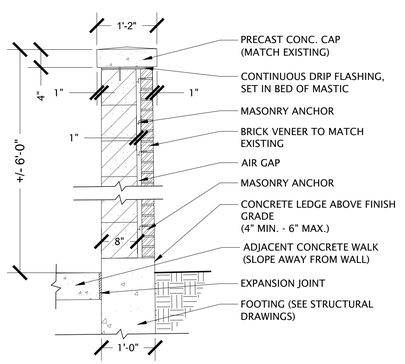
NOTES:
1. CONTRACTOR SHALL EXCAVATE TO A DEPTH OF 36" IN EXISTING MEDIAN ISLAND AND REMOVE MATERIAL TO ACCOMODATE NEW TOPSOIL, MULCH, AND PLANTING.
2. SEE CIVIL PLANS FOR CURB DETAILS.

8 MEDIAN PLANTER APRON
SCALE: NOT TO SCALE

P-22-160-78

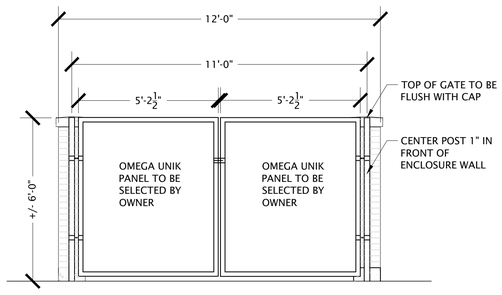


9 DUMPSTER ENLCOSURE ENLARGEMENT
SCALE: 1"=4'-0"



NOTES:
1. CONTRACTOR SHALL PROVIDE BRICK SAMPLE FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE MATCH WITH EXISTING SITE WALLS.
2. HEIGHT OF DUMPSTER ENCLOSURE WALL TO MATCH HEIGHT OF EXISTING ENCLOSURE WALL.
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

10 DUMPSTER ENCLOSURE WALL
3/4" = 1'-0"



NOTES:
1. SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY OWNER PRIOR TO CONSTRUCTION.
2. GATES AND HARDWARE TO BE SUPPLIED BY OMEGA UNIK. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. HEIGHT OF DUMPSTER ENCLOSURE WALL TO MATCH HEIGHT OF EXISTING ENCLOSURE WALL.

11 DUMPSTER ENCLOSURE GATE
3/8" = 1'-0"

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CLIENT
Midvale City
7505 Holden St
Midvale, UT 84047

CONTACT:
Nate Rockwood
P: 801.567.7200

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	yy/mm/dd	DESCRIPTION

Stamp
STATE OF UTAH
CORY A. SHUPE
No. 5410733NA
Licensed Landscape Architect
05/26/2023

Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
SITE PLAN DETAILS

Drawing number
LS501



NOTES:
1. BENCH SHALL BE SMITH STEELWORKS MEMORIAL STYLE BENCH WITH CUSTOM LASER CUT PATTERN. PATTERN SHALL BE PROVIDED BY OWNER.
COLOR: AS SELECTED BY OWNER.
2. SURFACE MOUNT BENCH PER MANUFACTURER'S INSTRUCTIONS.
3. BENCH SHALL BE FURNISHED AND INSTALLED BY OWNER (N.I.C.).

1 PARK BENCH (N.I.C.)

NTS



NOTES:
1. TRASH RECEPTACLE SHALL BE VICTOR STANLEY STEELSITES COLLECTION 45 GAL. RECEPTACLE, MODEL: NSDC-45. COLOR AS SELECTED BY OWNER
2. SURFACE MOUNT PER MANUFACTURER'S INSTRUCTIONS.
3. RECEPTACLE TO BE FURNISHED AND INSTALLED BY OWNER (N.I.C.).

2 TRASH RECEPTACLE (N.I.C.)

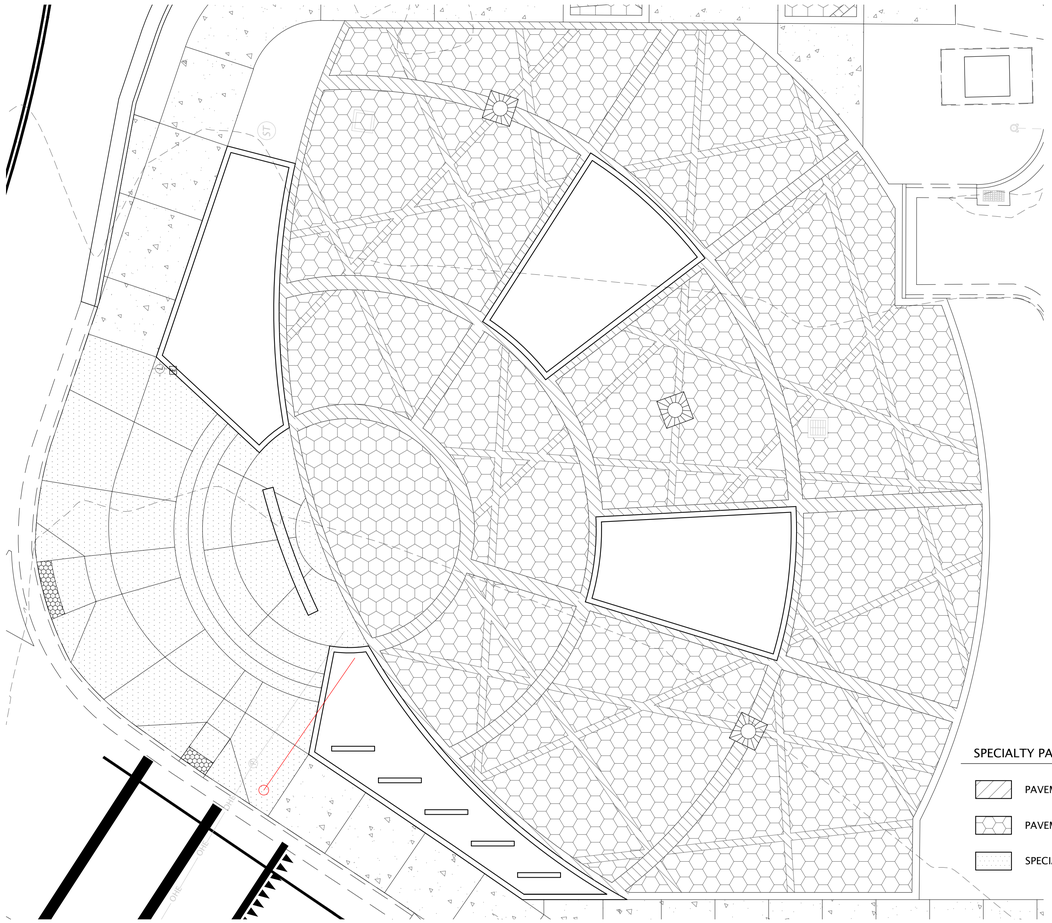
NTS P-22-160-36



NOTES:
1. TABLE SHALL BE LANDSCAPE FORMS 4 CHAIR TABLE (DINING HEIGHT) W/ HOOP SEATS, MODEL: CAROUSEL. COLOR AS SELECTED BY OWNER.
2. SURFACE MOUNT TABLE PER MANUFACTURER'S INSTRUCTIONS.
3. TABLE SHALL BE FURNISHED AND INSTALLED BY OWNER (N.I.C.).

3 CAFE TABLE (N.I.C.)

NTS P-22-160-77

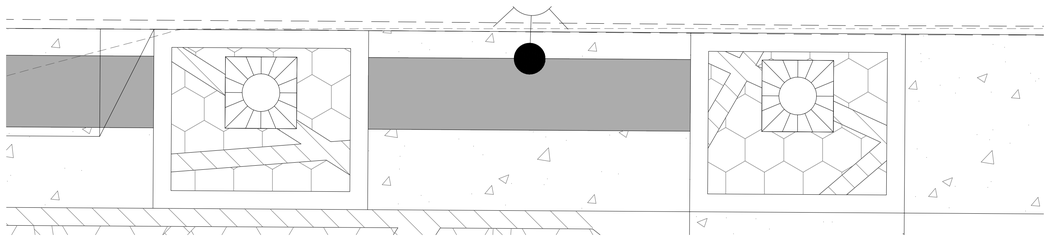


SPECIALTY PAVEMENT LEGEND

- PAVEMENT A
- PAVEMENT B
- SPECIALTY PAVEMENT TYPE 3

4 PAVING ENLARGEMENT

SCALE: 1"=10'-0"



SPECIALTY PAVEMENT LEGEND

- PAVEMENT A
- SPECIALTY PAVEMENT TYPE 1
- PAVEMENT A
- CONCRETE

5 STREET TREE PAVING ENLARGEMENT

SCALE: 1"=4'-0"

SPECIALTY PAVEMENT NOTES:

- SPECIALTY PAVEMENT "TYPE 1" TO BE INTEGRALLY COLORED CONCRETE TO MATCH EXISTING SOUTH PLAZA, COLOR: CHARCOAL OR APPROVED EQUAL (TO MATCH), FINISH: LIGHT BROOM FINISH IN SOUTH PLAZA. SANDSCAPE FINISH ALONG MAIN STREET.
- SPECIALTY PAVEMENT "A" TO BE INTEGRALLY COLORED CONCRETE, COLOR: SAN DIEGO BUFF OR APPROVED EQUAL, FINISH: SANDSCAPE, EXPOSING FINE AGGREGATE.
- SPECIALTY PAVEMENT "B" TO BE INTEGRALLY COLORED LITHOCRETE CONCRETE, COLOR: EUROBLUE OR APPROVED EQUAL, EMBEDMENT: 40% GLASS, FINISH: REVEALED FINISH EXPOSING EMBEDDED GLASS.
- SPECIALTY PAVEMENT "TYPE 3" TO BE INTEGRALLY COLORED CONCRETE TO MATCH EXISTING SOUTH PLAZA., COLOR: SUNSET ROSE OR APPROVED EQUAL (TO MATCH), FINISH: SANDSCAPE.
- CONTRACTOR SHALL PREPARE IN-FIELD MOCK UPS OF ALL FINISHES, AND UP TO THREE DIFFERENT COLORS FOR EACH TYPE OF SPECIALTY PAVEMENT FOR OWNER REVIEW AND SELECTION. MIN. 3' X 3' IN SIZE.
- CONTRACTOR SHALL PROVIDE WELDED WIRE FABRIC IN ALL PAVEMENT "A" AND PAVEMENT "B" CONCRETE TO TIE THOSE FIELDS TOGETHER. SEE CIVIL DETAILS.

CONSTRUCTION DOCUMENTS

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

CLIENT
Midvale City
7505 Holden St
Midvale, UT 84047

CONTACT:
Nate Rockwood
P: 801.567.7200

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

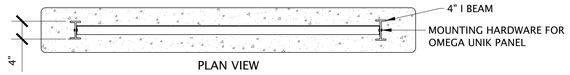
NO.	yy/mm/dd	DESCRIPTION

Stamp
STATE OF UTAH
CORY A. SHUPE
No. 5414803-5301
Licensed Landscape Architect
05/26/2023

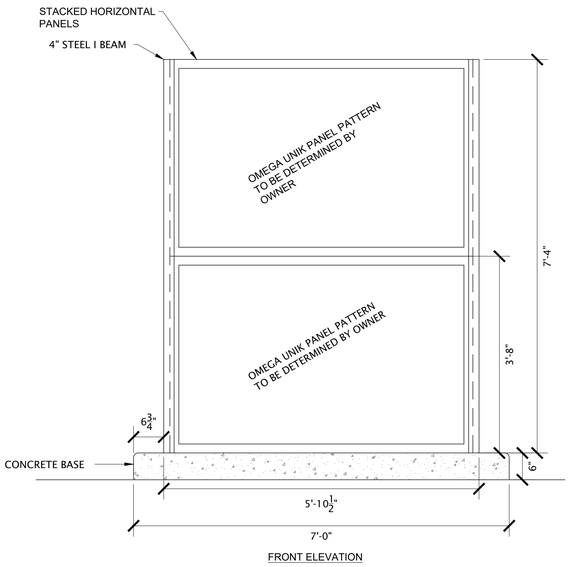
Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
SITE PLAN DETAILS

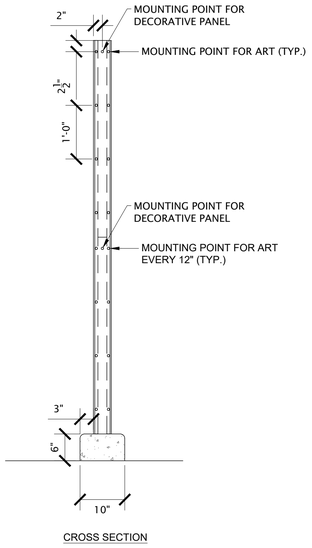
Drawing number
LS502



PLAN VIEW



FRONT ELEVATION

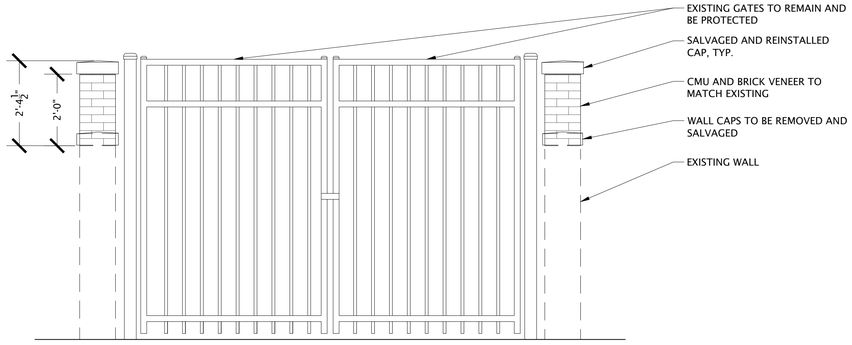


CROSS SECTION

NOTES:
1. OMEGA UNIK PANEL TO BE CHOSEN BY OWNER.
2. SHOP DRAWINGS TO BE SUBMITTED BEFORE INSTALLATION.
3. DRILL HOLES INTO 4" I BEAM IN THE LOCATION SPECIFIED FOR THE OMEGA UNIK PANEL MOUNTING AND ART MOUNTING LOCATIONS.

1 DECORATIVE PANEL

3/4" = 1'-0"

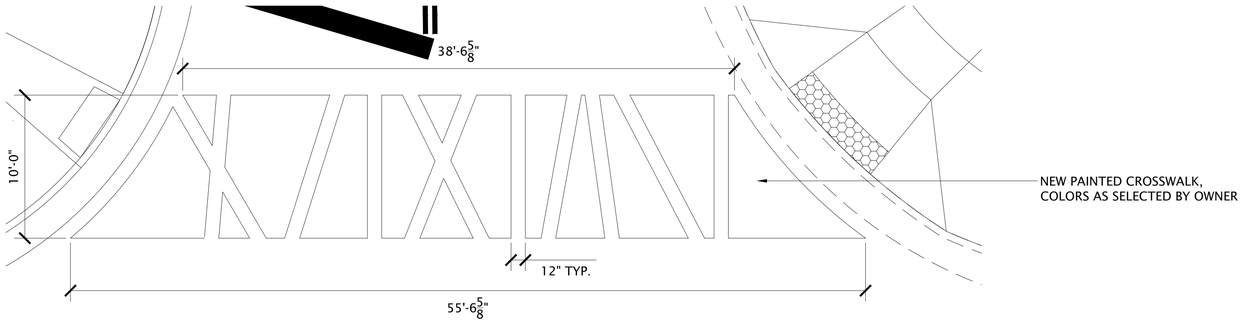


NOTES:
1. CONTRACTOR SHALL PROVIDE BRICK SAMPLE FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE MATCH WITH EXISTING SITE WALLS.
2. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

2 ENCLOSURE WALL HEIGHT ADJUSTMENT (BID ALTERNATE)

1/2" = 1'-0"

P-22-160-80



NOTES:
1. CROSSWALK SHALL BE THERMOPLASTIC PAINTED CROSSING THAT MEETS CITY SPECIFICATIONS.
2. FINAL COLORS OF CROSSWALK TO BE SELECTED BY CITY. CONTRACTOR TO ASSUME UP TO THREE DIFFERENT COLORS BEING USED.

3 CUSTOM CROSSWALK ENLARGEMENT

SCALE: 1"=5'-0"

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CONTACT:
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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	yy/mm/dd	DESCRIPTION

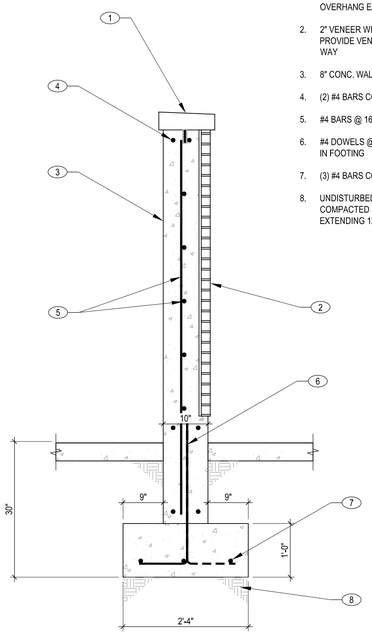
Stamp

STATE OF UTAH
CORY A. SHUPE
No. 6416-6138VNT
Licensed Landscape Architect
05/26/2023

Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
SITE PLAN DETAILS

Drawing number
LS503

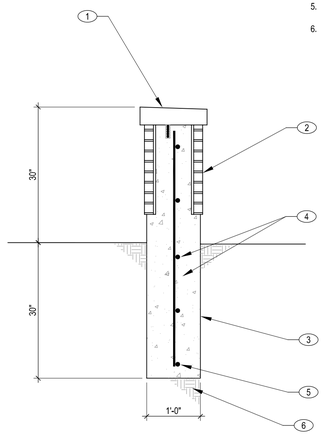


KEYNOTES:

1. PRE-CAST CONC. CAP WITH 1" OVERHANG EACH SIDE
2. 2" VENEER WITH 1/2" OVERHANG. PROVIDE VENEER TIES @ 16"O.C. EACH WAY
3. 8" CONC. WALL
4. (2) #4 BARS CONT. TOP AND BOTTOM
5. #4 BARS @ 16"O.C. EACH WAY
6. #4 DOWELS @ 16"O.C. ALTERNATE LEG IN FOOTING
7. (3) #4 BARS CONT.
8. UNDISTURBED NATURAL SOILS OR 12" COMPACTED STRUCTURAL FILL EXTENDING 12" EACH SIDE OF FOOTING

TRASH ENCLOSURE WALL

1 S1.0 DETAIL (SEE DETAIL 6 FOR OPTION)
NO SCALE

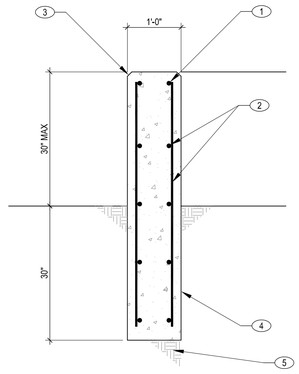


KEYNOTES:

1. PRE-CAST CONC. CAP WITH 1" OVERHANG BOTH SIDES
2. 2" VENEER WITH 1/2" OVERHANG. PROVIDE VENEER TIES @ 16"O.C. EACH WAY TYP.
3. CONC. WALL
4. #4 BARS @ 18"O.C. EACH WAY
5. (2) #4 BARS CONT. TOP AND BOTTOM
6. UNDISTURBED NATURAL SOILS OR 12" COMPACTED STRUCTURAL FILL EXTENDING 12" EACH SIDE OF FOOTING

FREE STANDING WALL

2 S1.0 DETAIL
NO SCALE

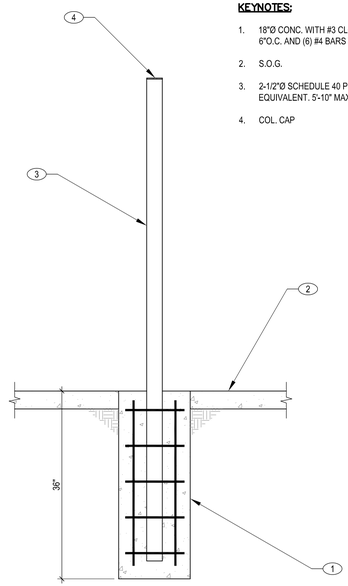


KEYNOTES:

1. (2) #4 BARS CONT. TOP AND BOTTOM
2. #4 BARS @ 18"O.C. EACH FACE EACH WAY
3. 1" CHAMFER TYP.
4. 12" CONC. WALL
5. UNDISTURBED NATURAL SOILS OR 12" COMPACTED STRUCTURAL FILL EXTENDING 12" EACH SIDE OF FOOTING

CONCRETE SEAT WALL

3 S1.0 DETAIL
NO SCALE

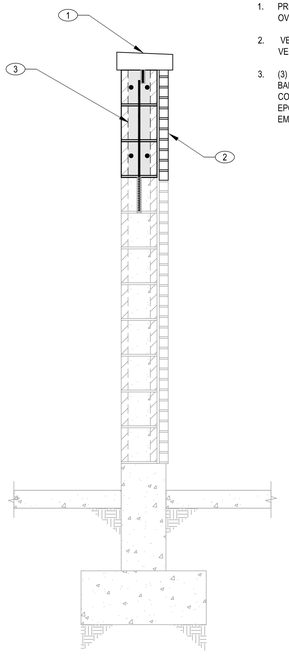


KEYNOTES:

1. 18"Ø CONC. WITH #3 CLOSED TIES @ 6"O.C. AND (6) #4 BARS VERT.
2. S.O.G.
3. 2-1/2"Ø SCHEDULE 40 PIPE CO. OR EQUIVALENT. 5'-10" MAX HEIGHT
4. COL. CAP

TRASH ENCLOSURE GATE POST

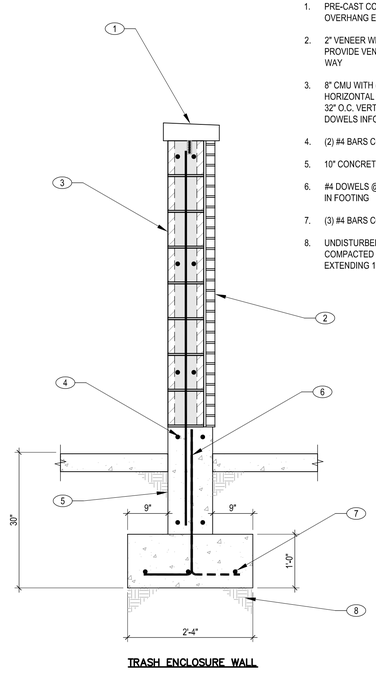
4 S1.0 DETAIL
NO SCALE



KEYNOTES:

1. PRE-CAST CONC. CAP WITH 1" OVERHANG EACH SIDE
2. VENEER MATCH EXISTING. PROVIDE VENEER TIES @ 16"O.C. EACH WAY
3. (3) COARSES OF 8" CMU WITH (2)#4 BARS CONT IN TOP AND BOTTOM COARSE. PROVIDE #4 DRILL AND EPOXY DOWELS AT 32" O.C. WITH 8" EMBEDMENT.

5 S1.0 EXISTING 6' ENCLOSURE WALL WITH 2' EXTENSION
NO SCALE



KEYNOTES:

1. PRE-CAST CONC. CAP WITH 1" OVERHANG EACH SIDE
2. 2" VENEER WITH 1/2" OVERHANG. PROVIDE VENEER TIES @ 16"O.C. EACH WAY
3. 8" CMU WITH (2)#4 BARS CONT. HORIZONTAL AT 24" ON CENTER. #5 AT 32" O.C. VERTICAL WITH MATCHING DOWELS INFOT FOUNDATION.
4. (2) #4 BARS CONT. TOP AND BOTTOM
5. 10" CONCRETE FOUNDATION WALL
6. #4 DOWELS @ 16"O.C. ALTERNATE LEG IN FOOTING
7. (3) #4 BARS CONT.
8. UNDISTURBED NATURAL SOILS OR 12" COMPACTED STRUCTURAL FILL EXTENDING 12" EACH SIDE OF FOOTING

TRASH ENCLOSURE WALL

6 S1.0 DETAIL
NO SCALE

Structural Engineering inc.
442 North Main Street, Suite 200
Bountiful, Utah 84010
e-mail: wca@wcaeng.com
(801) 298-1118, Office 298-1122 Fax

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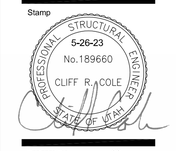
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

No.	Drawing	DESCRIPTION

Stamp



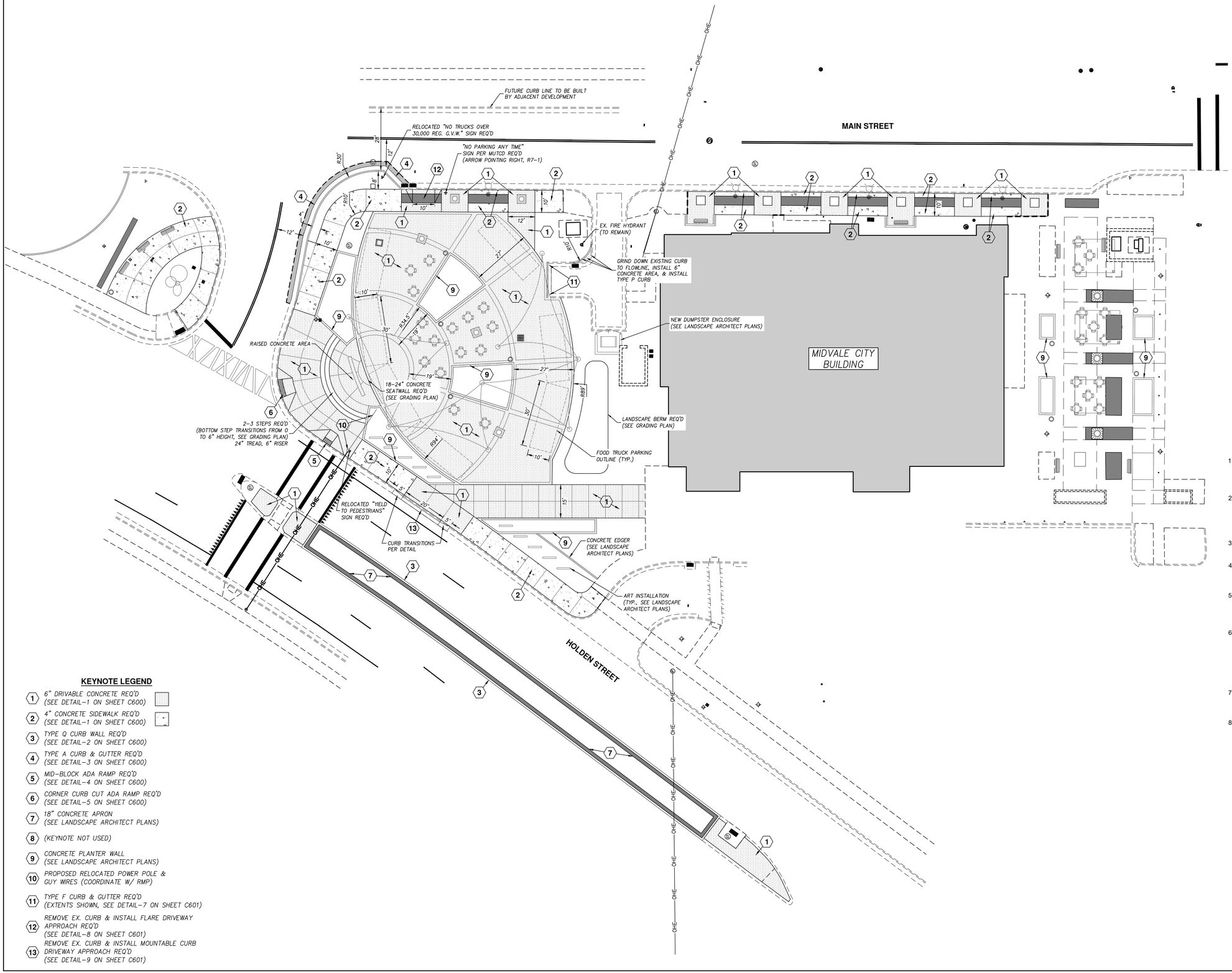
Designed By:	CC
Drawn By:	WCA
Date:	05/26/23
Checked By:	CC
Project No:	23085

Drawing Title

DETAILS

Drawing number

S1.0



KEYNOTE LEGEND

1. 6" DRIVABLE CONCRETE REQ'D (SEE DETAIL-1 ON SHEET C600)
2. 4" CONCRETE SIDEWALK REQ'D (SEE DETAIL-1 ON SHEET C600)
3. TYPE Q CURB WALL REQ'D (SEE DETAIL-2 ON SHEET C600)
4. TYPE A CURB & GUTTER REQ'D (SEE DETAIL-3 ON SHEET C600)
5. MID-BLOCK ADA RAMP REQ'D (SEE DETAIL-4 ON SHEET C600)
6. CORNER CURB CUT ADA RAMP REQ'D (SEE DETAIL-5 ON SHEET C600)
7. 18" CONCRETE APRON (SEE LANDSCAPE ARCHITECT PLANS)
8. (KEYNOTE NOT USED)
9. CONCRETE PLANTER WALL (SEE LANDSCAPE ARCHITECT PLANS)
10. PROPOSED RELOCATED POWER POLE & GUY WIRES (COORDINATE W/ RMP)
11. TYPE F CURB & GUTTER REQ'D (EXTENTS SHOWN, SEE DETAIL-7 ON SHEET C601)
12. REMOVE EX. CURB & INSTALL FLARE DRIVEWAY APPROACH REQ'D (SEE DETAIL-8 ON SHEET C601)
13. REMOVE EX. CURB & INSTALL MOUNTABLE CURB DRIVEWAY APPROACH REQ'D (SEE DETAIL-9 ON SHEET C601)

-20 0 20 40
SCALE IN FEET

LEGEND

- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING PAD
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- PROPOSED SPILL CURB & GUTTER
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY

SITE NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
5. ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE TO COMPLY WITH THE CURRENT M.U.T.C.D. EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
6. CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
7. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT ENGINEER FOR CLARIFICATION.
8. SEE LANDSCAPE ARCHITECT PLANS FOR ALL ITEMS SHOWN WITHOUT LABEL, AND FOR CONCRETE FINISHING REQUIREMENTS.

CONSTRUCTION DOCUMENTS

Blue Stakes of UTAH811 Bluestakes.org

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

CLIENT
MIDVALE CITY
7505 SOUTH HOLDEN STREET
MIDVALE, UTAH 84047
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CIVIL
CMT TECHNICAL SERVICES
CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST, SUITE A-2
SANDY, UTAH 84070
P: (801) 562-2521

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	DATE/BY	DESCRIPTION

Stamp

REGISTERED PROFESSIONAL ENGINEER
No. 4859919-2202
JAMES J. MILLIGAN
5-26-23
STATE OF UTAH

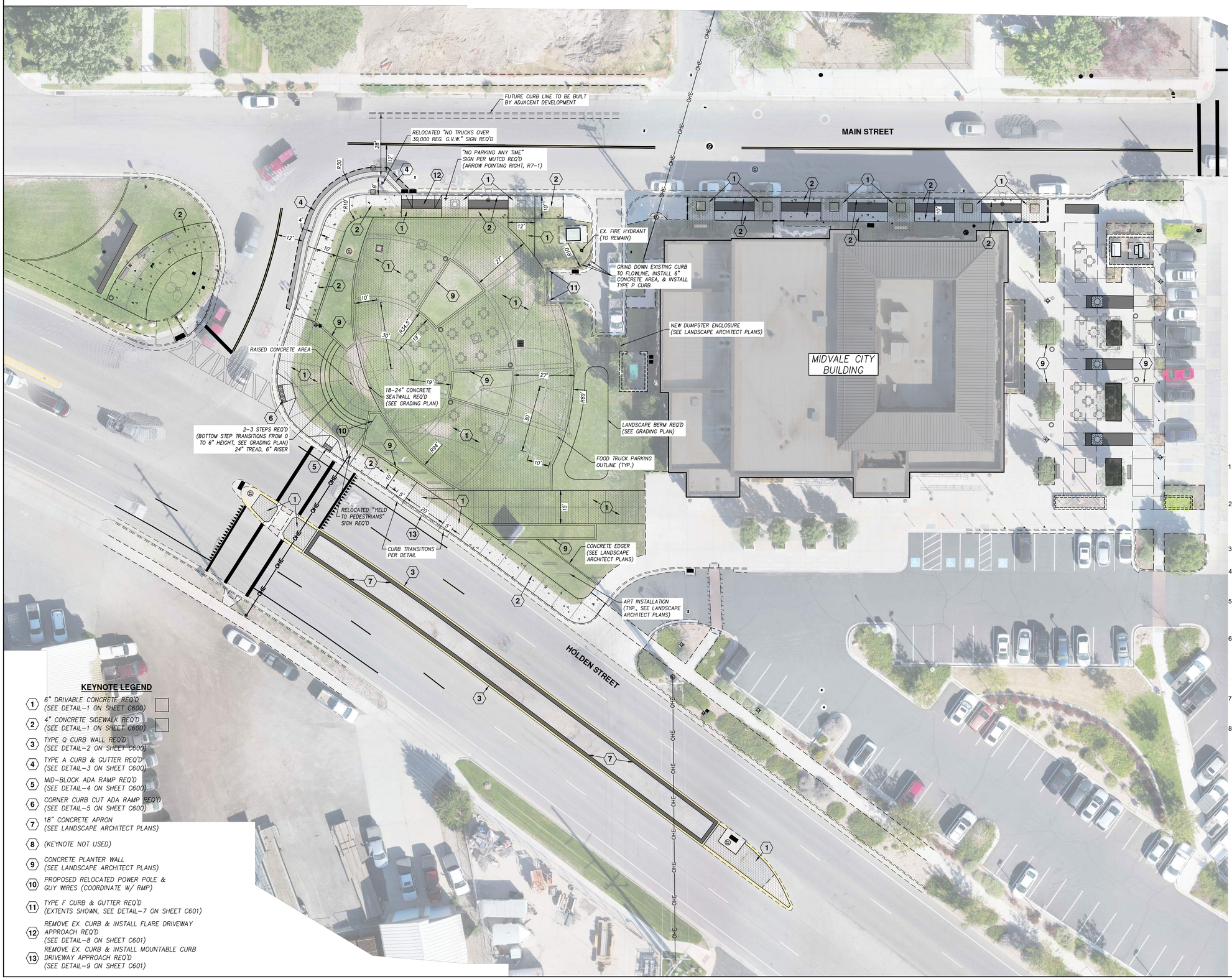
Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

Drawing Title

CIVIL SITE PLAN

Drawing Number

C100



KEYNOTE LEGEND

1. 6" DRIVABLE CONCRETE REQ'D (SEE DETAIL-1 ON SHEET C600)
2. 4" CONCRETE SIDEWALK REQ'D (SEE DETAIL-1 ON SHEET C600)
3. TYPE Q CURB WALL REQ'D (SEE DETAIL-2 ON SHEET C600)
4. TYPE A CURB & GUTTER REQ'D (SEE DETAIL-3 ON SHEET C600)
5. MID-BLOCK ADA RAMP REQ'D (SEE DETAIL-4 ON SHEET C600)
6. CORNER CURB CUT ADA RAMP REQ'D (SEE DETAIL-5 ON SHEET C600)
7. 18" CONCRETE APRON (SEE LANDSCAPE ARCHITECT PLANS)
8. (KEYNOTE NOT USED)
9. CONCRETE PLANTER WALL (SEE LANDSCAPE ARCHITECT PLANS)
10. PROPOSED RELOCATED POWER POLE & GUY WIRES (COORDINATE W/ RMP)
11. TYPE F CURB & GUTTER REQ'D (EXTENTS SHOWN, SEE DETAIL-7 ON SHEET C601)
12. REMOVE EX. CURB & INSTALL FLARE DRIVEWAY APPROACH REQ'D (SEE DETAIL-8 ON SHEET C601)
13. REMOVE EX. CURB & INSTALL MOUNTABLE CURB DRIVEWAY APPROACH REQ'D (SEE DETAIL-9 ON SHEET C601)

N

-20 0 20 40

SCALE IN FEET

LEGEND

- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING PAD
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- PROPOSED SPILL CURB & GUTTER
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY

SITE NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
5. ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE TO COMPLY WITH THE CURRENT M.U.T.C.D. EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
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7. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT ENGINEER FOR CLARIFICATION.
8. SEE LANDSCAPE ARCHITECT PLANS FOR ALL ITEMS SHOWN WITHOUT LABEL, AND FOR CONCRETE FINISHING REQUIREMENTS.

CONSTRUCTION DOCUMENTS

Blue Stakes of UTAH 811 Bluestakes.org

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p 801.679.3157

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CIVIL
CMT TECHNICAL SERVICES
CMT TECHNICAL SERVICES
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P: (801) 562-2521

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	DATE/INITIAL	DESCRIPTION

Stamp

REGISTERED PROFESSIONAL ENGINEER No. 4859919-2202 JAMES J. MILLIGAN 5-26-23 STATE OF UTAH

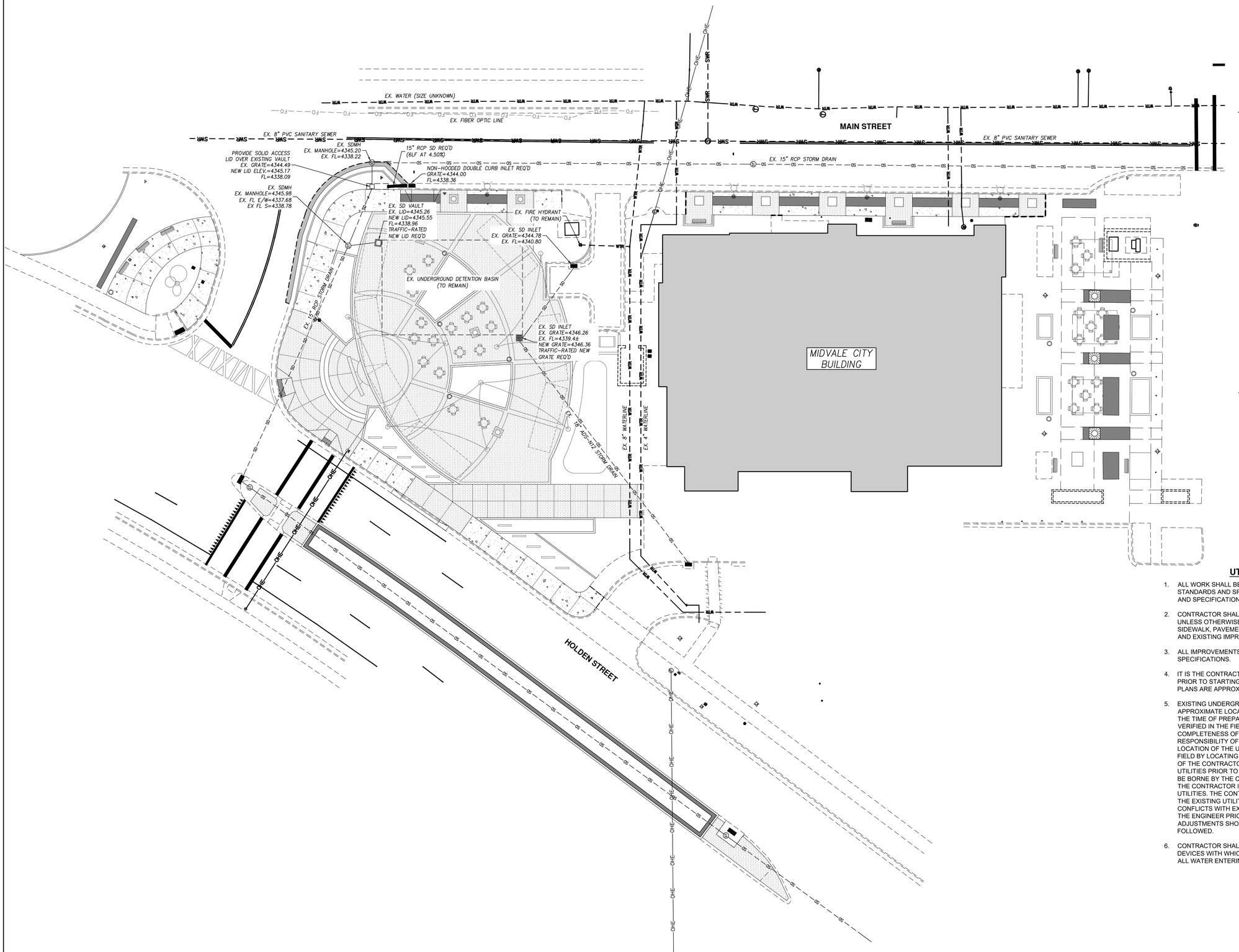
Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

Drawing Title

CIVIL SITE PLAN W/ AERIAL IMAGE

Drawing Number

C101



LEGEND

- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING TELECOMM LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING PAD
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- PROPOSED WATER LINE
- PROPOSED SPILL CURB & GUTTER
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY

UTILITY & DRAINAGE NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND SPECIFICATIONS.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
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6. 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.

CONSTRUCTION DOCUMENTS

Blue Stakes of UTAH 811 Bluestakes.org

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planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
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SANDY, UTAH 84070
P: (801) 562-2521

MIDVALE PLAZA AND STREETSCAPE
7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	APPROVAL	DESCRIPTION

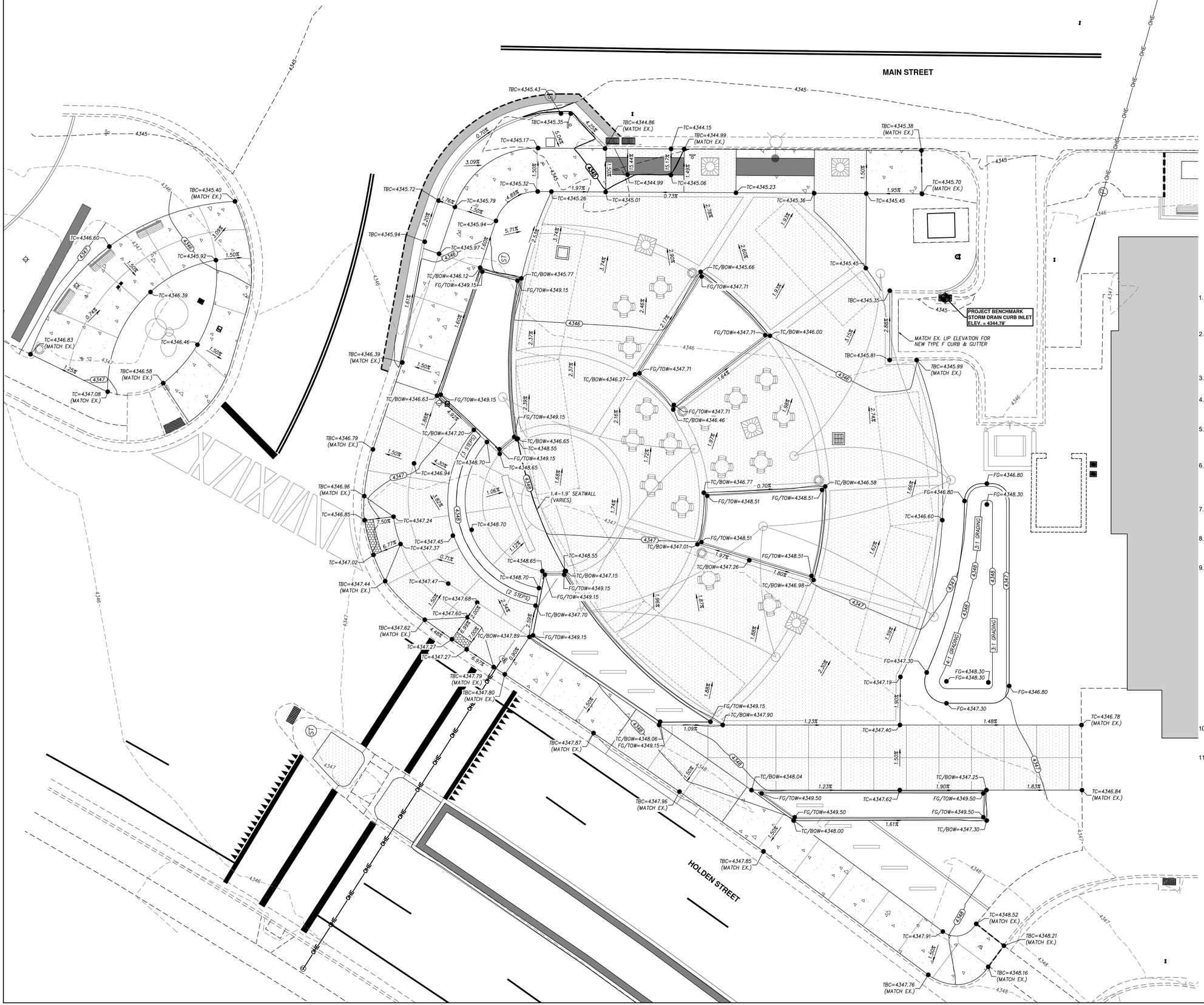
Stamp

REGISTERED PROFESSIONAL ENGINEER
No. 4859908-2202
JAMES J MILLIGAN
5-26-23
STATE OF UTAH

Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

Drawing Title
UTILITY & DRAINAGE PLAN

Drawing Number
C200



LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING PAD
- EXISTING WALL
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED FENCE

GRADING NOTES

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CONSTRUCTION DOCUMENTS

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P: (801) 562-2521

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	DATE/INITIAL	DESCRIPTION

Stamp

REGISTERED PROFESSIONAL ENGINEER
No. 4559905-2202
JAMES J. MILLIGAN
5-26-23
STATE OF UTAH

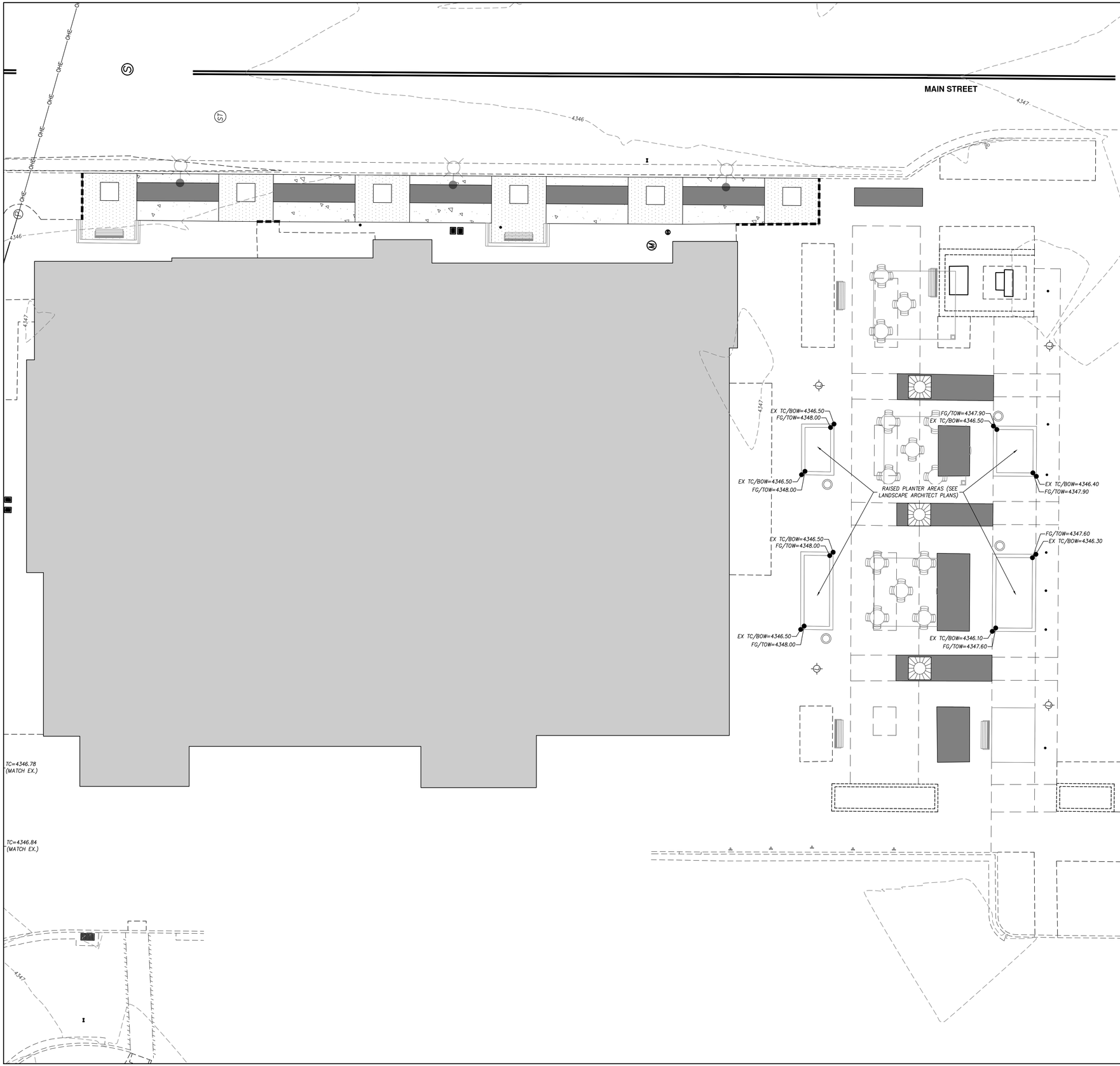
Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

Drawing Title

GRADING PLAN

Drawing Number

C300



-10 0 10 20

SCALE IN FEET

LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING PAD
- EXISTING WALL
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- PROPOSED SIDEWALK
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P: (801) 562-2521

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	APPROVED	DESCRIPTION

Stamp

REGISTERED PROFESSIONAL ENGINEER
No. 4899908-2202
JAMES J. MILLIGAN
5-26-23
STATE OF UTAH

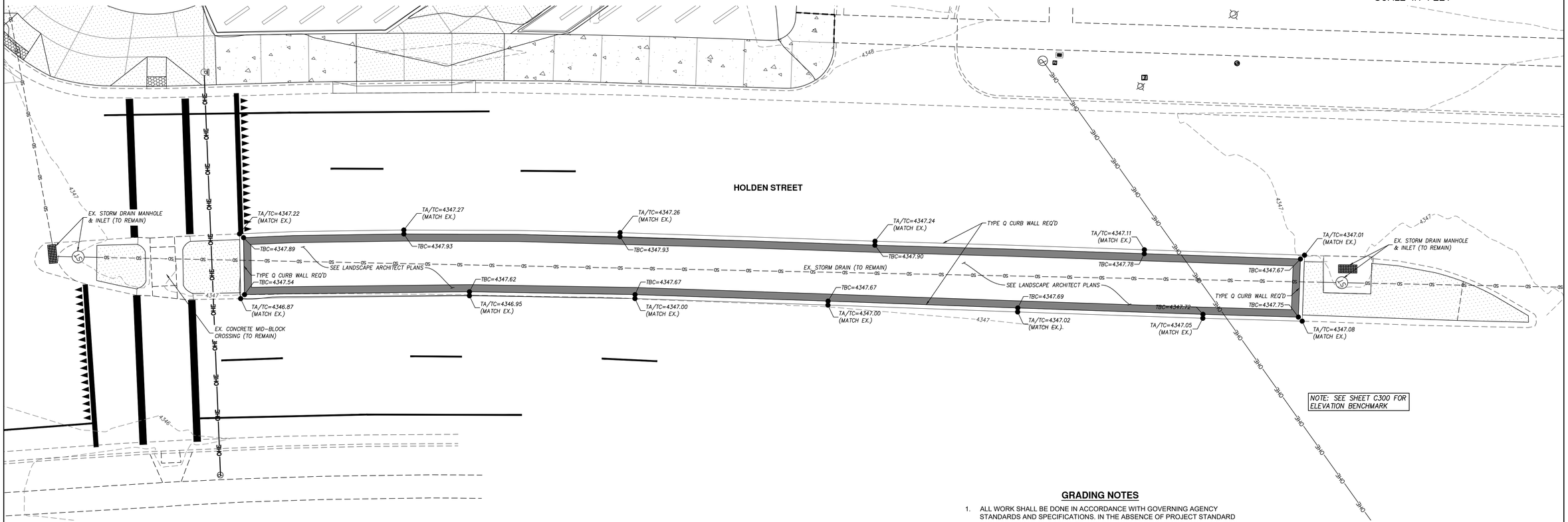
Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

Drawing Title

GRADING PLAN

Drawing Number

C301



NOTE: SEE SHEET C300 FOR ELEVATION BENCHMARK

GRADING NOTES

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LEGEND

- EXISTING 5' CONTOUR (4300)
- EXISTING 1' CONTOUR (4301)
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING SEWER LINE (SWR)
- EXISTING STORM DRAIN LINE (SD)
- EXISTING WATER LINE (WTR)
- EXISTING TELECOMM LINE (T)
- EXISTING GAS LINE (G)
- EXISTING UNDERGROUND ELECTRICAL (E)
- EXISTING FIBER OPTIC LINE (FO)
- EXISTING OVERHEAD ELECTRIC (OHE)
- EXISTING BUILDING PAD
- PROPOSED 5' CONTOUR (4300)
- PROPOSED 1' CONTOUR (4301)
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- PROPOSED SPILL CURB & GUTTER
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY

CONSTRUCTION DOCUMENTS

Blue Stakes of UTAH 811 Bluestakes.org

−10 0 10 20
SCALE IN FEET

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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

No.	DATE/INITIAL	DESCRIPTION

Stamp

REGISTERED PROFESSIONAL ENGINEER
No. 4809908-2202
JAMES J. MILLIGAN
5-26-23
STATE OF UTAH

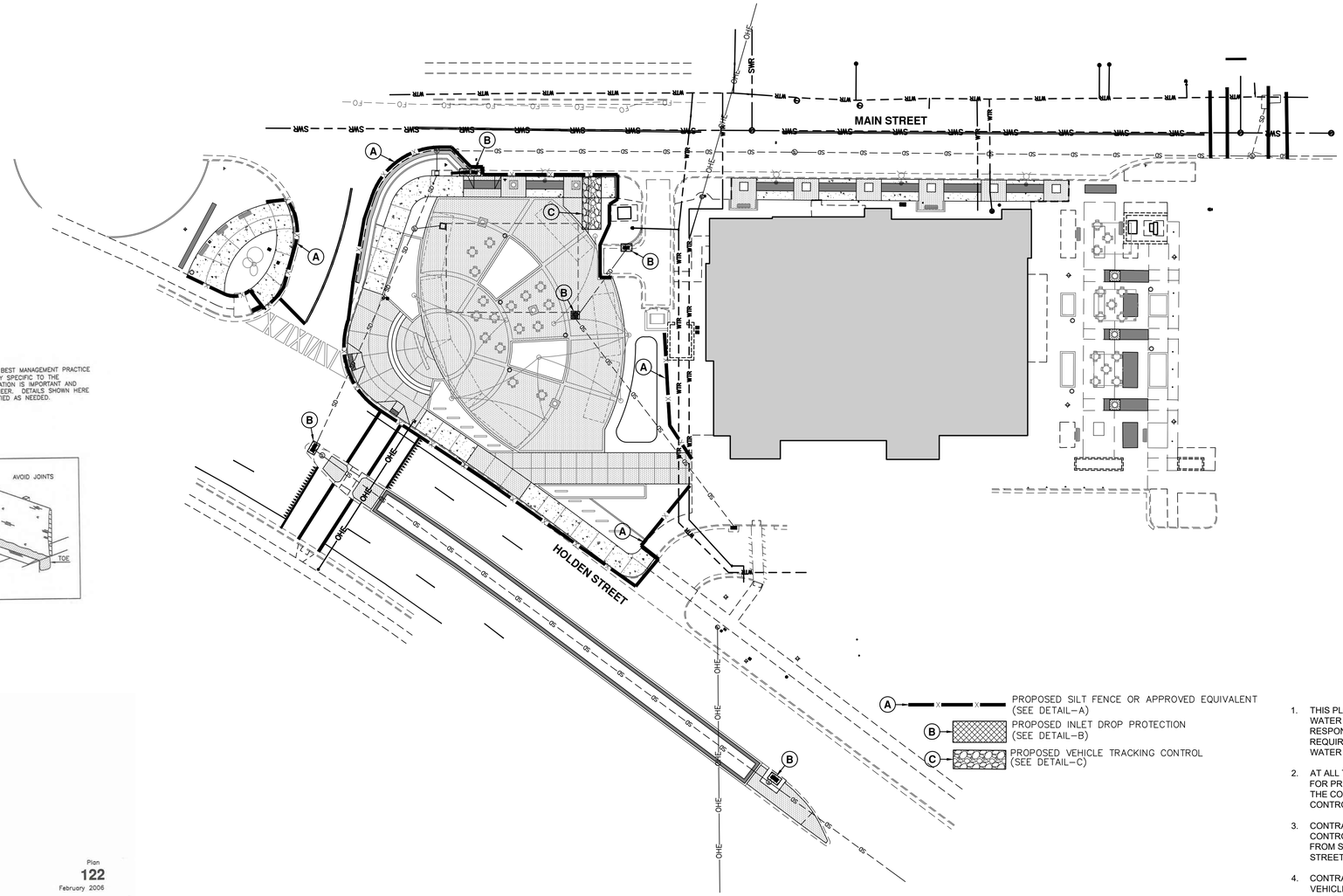
Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

Drawing Title

MEDIAN PLAN

Drawing Number

C400



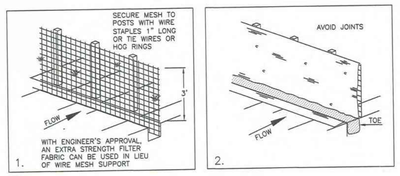
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SCALE IN FEET

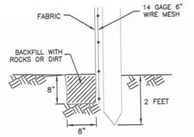
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- PROPOSED EDGE OF ASPHALT
- PROPOSED SPILL CURB & GUTTER
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

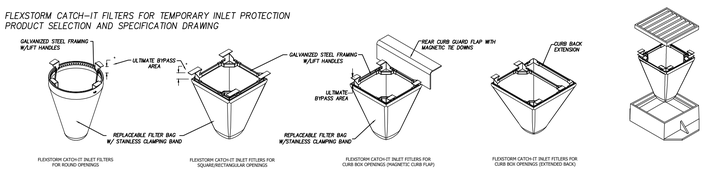
APWA Utah Chapter

Silt fence

Plan 122 February 2006

DETAIL-A
SILT FENCE
(SEE APWA STANDARD DRAWING 122)

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



Product selection for FLEXSTORM CATCH-IT Filters (Temporary Inlet Protection)

Standard	Inlet Type	Grate Size	Opening Size	Bag Cap. (ft³)	Flow Ratings (CFS)		ADS P/N
					FX	Bypass	
12" x 12" precast catch basin	Concrete Box (HD)	15 x15	**12 x 12**	0.9	1.0	2.6	62SQ12FX
18" x 18" precast catch basin	Concrete Box (HD)	21 x 18	**18 x 18**	2.1	1.5	3.9	62SQ18FX
24" x 24" precast catch basin	Concrete Box (HD)	27 x 24	**24 x 24**	3.4	1.9	5.0	62SQ24FX
35.5x18 Curb Box	Curb Inlet (CB)	35.5x18	**33x15.5**	3.4	2.0	4.6	62JTCBEXTFX
36" x 24" precast catch basin	Concrete Box (HD)	40 x 24	**36 x 24**	5.6	2.5	6.5	62SQ3624FX
36" X 24" Combination Inlet	Concrete Box (HD)	40 x 24	**36 x 32**	4.5	2.3	5.9	62SQCB3624FX
48 x 18 drop inlet	Frame and Grate (SQ)	48x18	**44x18**	4.7	2.6	5.5	62SQ4818FX
36" X 36" precast catch basin	Concrete Box (HD)	40 x 36	**36 x 36**	7.6	4.4	10.0	62SQ36FX
48" X 48" precast catch basin	Concrete Box (HD)	52 x 48	**48 x 48**	13.8	5.4	12.0	62SQ48FX

**FLOW RATINGS SHOWN ARE 50% MAXIMUM*

NOTES

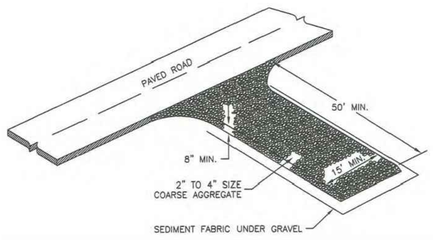
1. *ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.*
2. *TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.*
3. *UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.*
4. *FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM*

INSTALLATION:

1. *REMOVE GRATE*
2. *DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE*
3. *REPLACE GRATE*

DETAIL-B
INLET DROP PROTECTION
FLEXSTORM CATCH-IT INLET FILTER REQ'D
(OR APPROVED EQUAL)

Stabilized roadway entrance



1. **GENERAL**
   - A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
   - B. Application. At any site where vehicles and equipment enter the public right of way.
2. **PRODUCT** (Not used)
3. **EXECUTION**
   - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   - B. Compact subgrade.
   - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
   - D. Maintenance.
     1) Prevent tracking or flow of mud into the public right-of-way.
     2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
     3) Inspect daily for loss of gravel or sediment buildup.
     4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
     5) Expand stabilized area as required to accommodate activities.

DETAIL-C
STABILIZED ROADWAY ENTRANCE
(SEE APWA STANDARD DRAWING 126)

EROSION NOTES

1. THIS PLAN HAS BEEN PREPARED AS A GUIDE FOR THE INSTALLATION OF STORM WATER POLLUTION PREVENTION SYSTEMS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL U.P.D.E.S. PERMIT REQUIREMENTS AND TO ADJUST PLAN AS NECESSARY TO MEET SITE SURFACE WATER PROTECTION OBJECTIVES.
2. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC. IN ADDITION TO REGULAR CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEPT UPON CITY AND OWNER REQUEST.
4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED AT COMPLETION OF PROJECT.
5. ADDITIONAL EROSION CONTROL MEASURES MAY BE DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE OF ALL SWPPP SYSTEMS. CITY INSPECTOR MUST APPROVE THE REMOVAL OF ALL SWPPP DEVICES.
7. CONTRACTOR MAY REMOVE TEMPORARY INLET PROTECTION DEVICES AND SILT FENCING AFTER PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
8. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION (70% MIN.). EROSION CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE, AND LANDSCAPE DRAINING ON TO PAVEMENT IS COMPLETE.
9. THE SWPPP BOOK AND UPDES PERMIT WILL BE PROVIDED BY THE CONTRACTOR PRIOR TO WORK.

CONSTRUCTION DOCUMENTS

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

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CMT TECHNICAL SERVICES
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SANDY, UTAH 84070
P: (801) 562-2521

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION

Stamp

REGISTERED PROFESSIONAL ENGINEER
No. 4939908-2202
JAMES J. MILLIGAN
5-26-23
STATE OF UTAH

Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

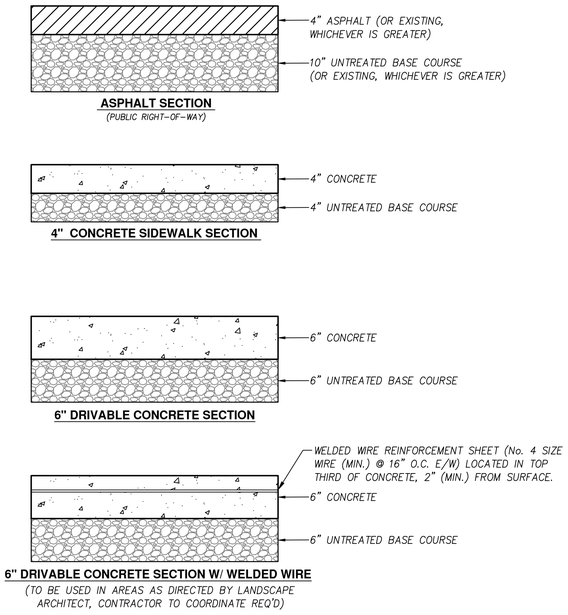
Drawing Title

EROSION CONTROL PLAN & DETAILS

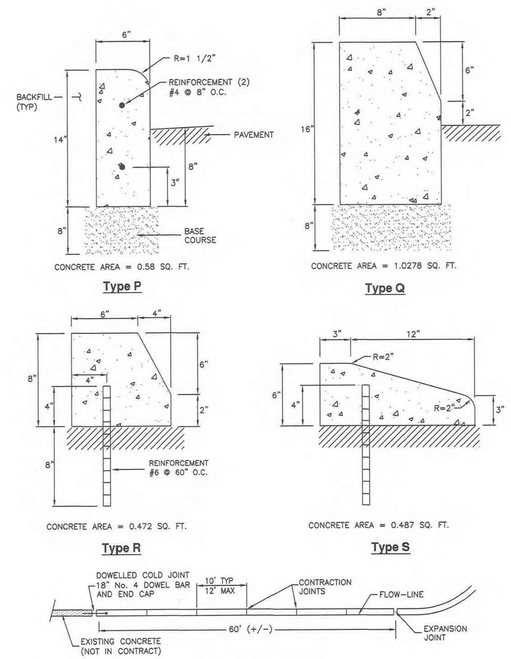
Drawing Number

C500

Blue Stakes of UTAH 811 Bluestakes.org

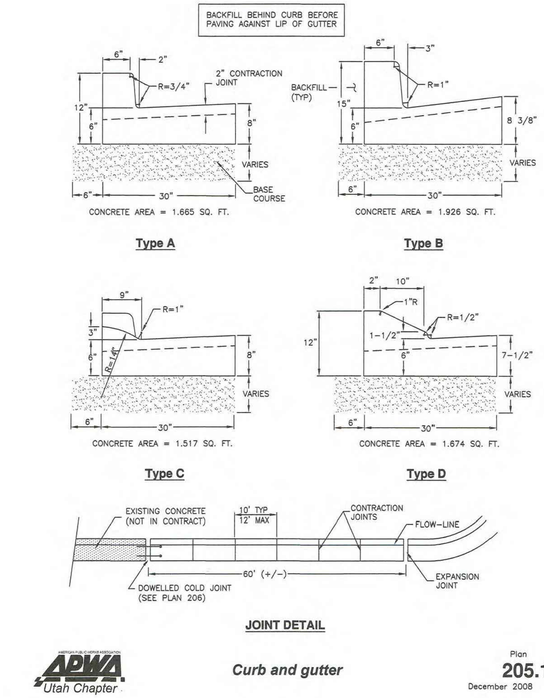


DETAIL-1
PAVEMENT SECTIONS
(NOT TO SCALE)



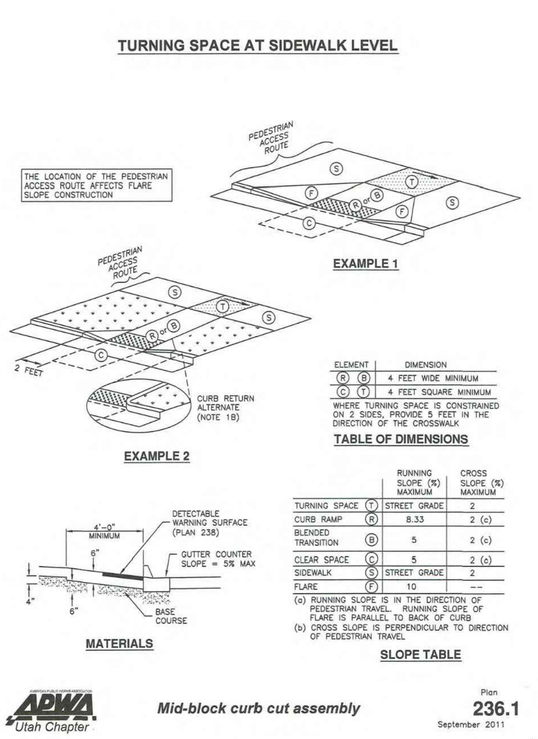
Plan
209
November 2009

DETAIL-2
TYPE Q CURB
(SEE APWA PLAN #209)



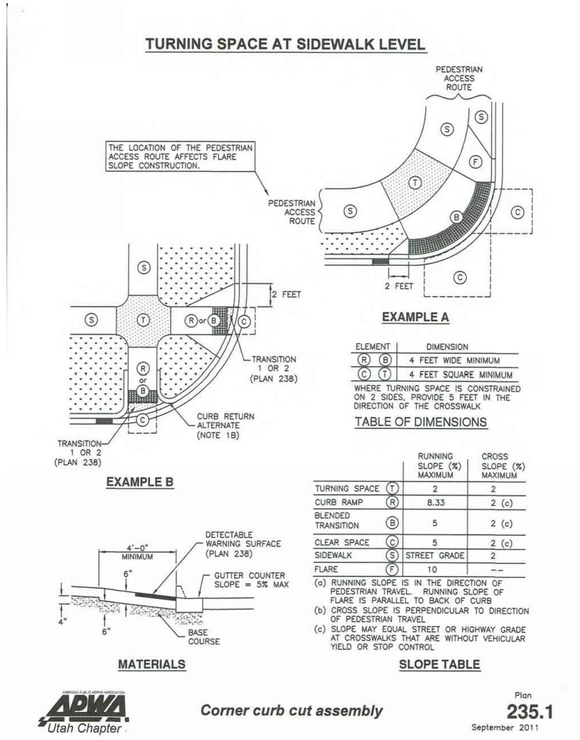
Plan
205.1
December 2008

DETAIL-3
TYPE A CURB & GUTTER
(SEE APWA PLAN #205.1)



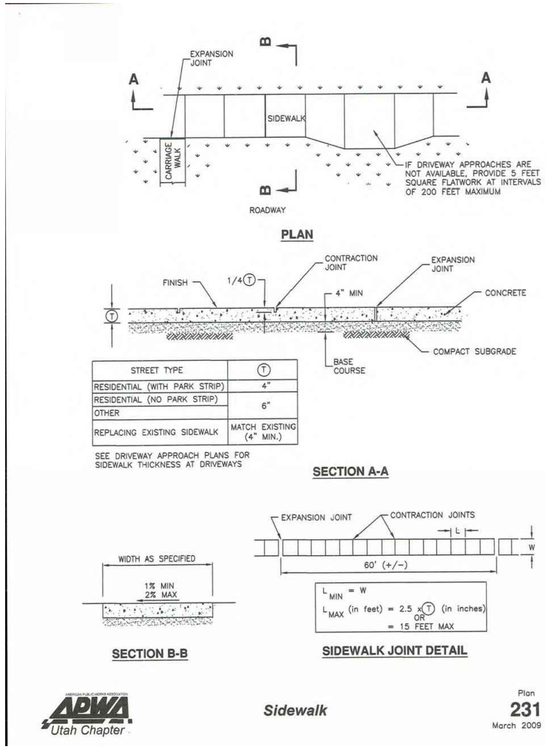
Plan
236.1
September 2011

DETAIL-4
MID-BLOCK ADA RAMP
(SEE APWA PLAN #236.1)



Plan
235.1
September 2011

DETAIL-5
CORNER CURB CUT ADA RAMP
(SEE APWA PLAN #235.1)



Plan
231
March 2009

DETAIL-6
CONCRETE SIDEWALK
(SEE APWA PLAN #231)

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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	APPROVED	DESCRIPTION

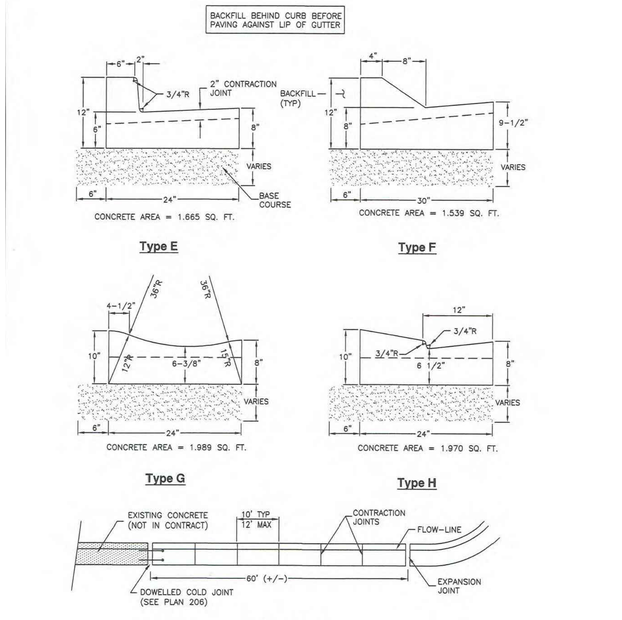
Stamp

PROFESSIONAL ENGINEER
No. 4959908-2202
JAMES J. MILLIGAN
5-26-23
STATE OF UTAH

Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

Drawing Title
TYPICAL SECTIONS & DETAILS

Drawing Number
C600

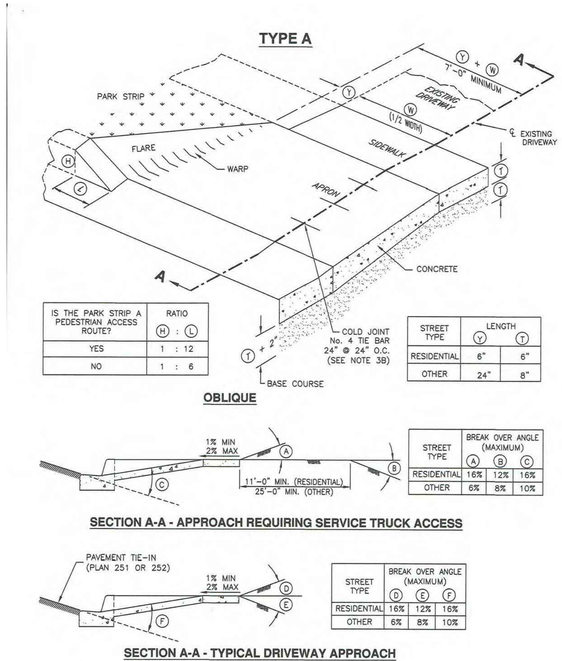


Utah Chapter

Curb and gutter

Plan **205.2** April 2011

DETAIL-7
TYPE F CURB & GUTTER
(SEE APWA PLAN #205.2)



IS THE PARK STRIP A PEDESTRIAN ACCESS ROUTE?	RATIO (H) : (L)
YES	1 : 12
NO	1 : 6

STREET TYPE	LENGTH (Y)	LENGTH (T)
RESIDENTIAL	6"	6"
OTHER	24"	8"

STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

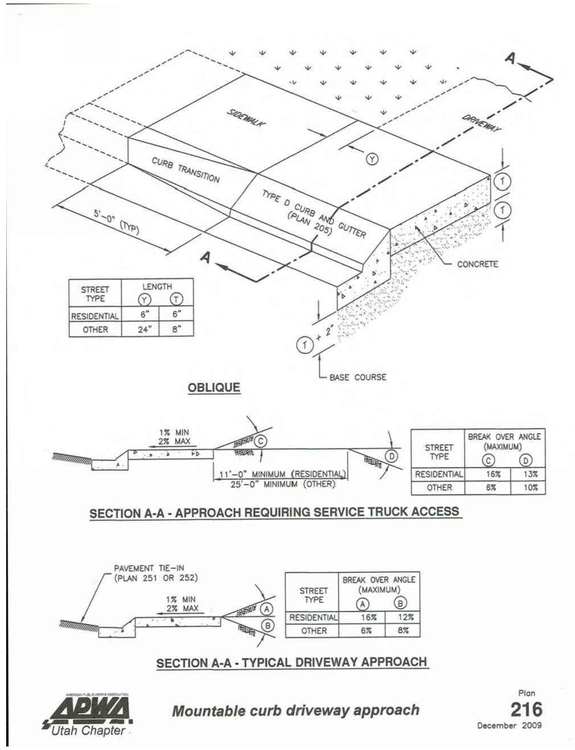
STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

Utah Chapter

Flare driveway approach

Plan **221.1** December 2009

DETAIL-8
APWA FLARE DRIVEWAY APPROACH
(SEE APWA PLAN #221.1)



STREET TYPE	LENGTH (Y)	LENGTH (T)
RESIDENTIAL	6"	6"
OTHER	24"	8"

STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (C)	(D)
RESIDENTIAL	16%	13%
OTHER	6%	10%

STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)
RESIDENTIAL	16%	12%
OTHER	6%	8%

Utah Chapter

Mountable curb driveway approach

Plan **216** December 2009

DETAIL-9
APWA MOUNTABLE CURB DRIVEWAY APPROACH
(SEE APWA PLAN #216)

CONSTRUCTION DOCUMENTS

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8719 S. Sandy Parkway
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P: (801) 562-2521

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	APPROVAL	DESCRIPTION

Stamp

REGISTERED PROFESSIONAL ENGINEER
No. 4959908-2202
JAMES J. MILLIGAN
5-26-23
STATE OF UTAH

Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

Drawing Title
TYPICAL SECTIONS & DETAILS

Drawing Number
C601

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
A5 / E-501	DETAIL INDICATOR: A5 INDICATES DETAIL NUMBER, E-501 INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
A5 / E-201	ELEVATION OR SECTION INDICATOR, EXTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
A5 / E-201	ELEVATION OR SECTION INDICATOR, INTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
ROOM NAME 100	ROOM IDENTIFIER WITH ROOM NAME AND NUMBER.
1	KEYNOTE INDICATOR.
1	REVISION INDICATOR.
CU-1	EQUIPMENT INDICATOR.
X-X / XMDP	MECHANICAL EQUIPMENT INDICATOR. "X-X" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "XMDP" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
	BREAK, STRAIGHT: TO BREAK PARTS OF DRAWING
	BREAK, ROUND
MATCH LINE SEE XX/X-XXX	MATCH LINE INDICATOR: CENTER, EXTRA WIDE LINE.
	NEW LINE: MEDIUM LINE.
	HIDDEN FEATURES LINE: HIDDEN, THIN LINE
	EXISTING TO REMAIN LINE: THIN LINE.
	DEMOLITION LINE: DASHED, MEDIUM LINE
	PROPERTY LINE: DASHED, WIDE LINE.
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE.
XXX / EF-X	ELECTRICAL EQUIPMENT INDICATOR. "XXX" INDICATES TYPE OF EQUIPMENT OR EQUIPMENT ID. "EF-X" IDENTIFIES MECHANICAL EQUIPMENT BEING SERVED. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
X-X 1LA-3	EQUIPMENT INDICATOR. "X-X" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "1LA-3" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
WIRING METHODS	
	WIRING.
	WIRING TURNED UP OR TOWARDS OBSERVER.
	WIRING TURNED DOWN OR AWAY FROM OBSERVER.
A-1	SINGLE BRANCH CIRCUIT HOME RUN TO PANELBOARD WITH DEDICATED NEUTRAL CONDUCTOR. LETTER AND NUMBER NOTATION IDENTIFY PANEL AND CIRCUIT NUMBER.
A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS.
1 A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS. NUMBER IN BOX REFERS TO THE CONDUCTOR AND CONDUIT SCHEDULE.
	CONDUIT STUB. DIMENSION RECORD DRAWINGS AND MARK.
1	CONDUCTOR & CONDUIT ("CC") SCHEDULE INDICATOR. REFER TO ONE-LINE DIAGRAM.
	JUNCTION BOX.
PB	PULL BOX.
	MECHANICAL EQUIPMENT CONNECTION. REFER TO EQUIPMENT SCHEDULE FOR REQUIREMENTS.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
WIRING DEVICES	
	RECEPTACLE, DUPLEX: NEMA 5-20R.
W	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WET LABEL, "WEATHERPROOF IN USE": NEMA 5-20R.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER: NEMA 5-20R.
WP	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WEATHERPROOF: NEMA 5-20R.
	RECEPTACLE, DUPLEX, RECESSED: NEMA 5-20R.
	RECEPTACLE, QUADRAPLEX: NEMA 5-20R.
	RECEPTACLE, SPECIAL PURPOSE. PROVIDE RECEPTACLE TO MATCH EQUIPMENT PLUG.
SITE ELECTRICAL AND COMMUNICATIONS UTILITIES	
—3ØUP—	ELECTRIC LINE: THIN LINE. 1Ø = SINGLE PHASE, 2Ø = 2-PHASE, 3Ø = 3-PHASE, O = OVERHEAD, U = UNDERGROUND, P = PRIMARY, S = SECONDARY
	LIGHTNING ARRESTOR.
	UTILITY POLE.
	UTILITY, DISTRIBUTION SWITCH OR SWITCHING STATION.
E	UTILITY, PRIMARY ELECTRICAL HAND HOLE.
M	UTILITY SERVICES, MANHOLE.
C	UTILITY, COMMUNICATIONS MANHOLE.
E	UTILITY, ELECTRICAL MANHOLE.
T	UTILITY, TELEPHONE MANHOLE.
C	PRECAST CONCRETE, COMMUNICATION VAULT.
E	PRECAST CONCRETE, ELECTRICAL VAULT.
T	PRECAST CONCRETE, TELEPHONE VAULT.
TM	PRECAST CONCRETE, MANHOLE, TRANSFORMER VAULT.
TP	PRECAST CONCRETE, TRANSFORMER PAD.
H	HAND HOLE.
S	SUBSTATION.
T	TRANSFORMER.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
ELECTRICAL POWER AND DISTRIBUTION	
225/3 "1H" 25/3	PANELBOARD WITH MAIN LUGS ONLY AND SURGE PROTECTION WITH CIRCUIT BREAKER (ONE-LINE DIAGRAM).
225/3 "1H" 225/3 "1H"	PANELBOARD WITH SUB FEED LUGS (ONE-LINE DIAGRAM).
225/3 "1H" "1H"	PANELBOARD WITH CIRCUIT BREAKER AND SUB FEED LUGS (ONE-LINE DIAGRAM).
DMM	DIGITAL MULTIMETER (ONE-LINE DIAGRAM).
M	METER.
	PANELBOARD CABINET, FLUSH MOUNTED.
	PANELBOARD CABINET, SURFACE MOUNTED, 1 SECTION.
	PANELBOARD CABINET, SURFACE MOUNTED, 2 SECTION.
DP#__	DISTRIBUTION PANEL OR SWITCHBOARD.
LP	LIGHTING RELAY, CONTACTOR PANEL, OR DIMMING ENCLOSURE.
$ST	SWITCH, TOGGLE MOTOR STARTER WITH OVERLOAD PROTECTION.
	TRANSFORMER (SEE ONE-LINE FOR SIZE)
LIGHTING	
(W-3)	FIXTURE IDENTIFICATION: (W-3) INDICATES FIXTURE TYPE AS SCHEDULED.

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

1P	SINGLE POLE
1PH	SINGLE-PHASE
1WAY	ONE-WAY
2/C	TWO-CONDUCTOR
2WAY	TWO-WAY
3/C	THREE-CONDUCTOR
3WAY	THREE-WAY
4OUT	QUADRUPLE RECEPTACLE OUTLET
4PDT	FOUR-POLE DOUBLE THROW
4PST	FOUR-POLE SINGLE THROW
4W	FOUR-WIRE
4WAY	FOUR-WAY
A	ABOVE COUNTER
AC	ARMORED CABLE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
ALUM	ALUMINUM
AMP	AMPERE
ANN	ANNUNCIATOR
AP	ACCESS POINT (WIRELESS DATA)
AR	AS REQUIRED
ASC	AMPS SHORT CIRCUIT
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAGE
BB XFMR	BUCK-BOOST TRANSFORMER
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
C	CEILING MOUNTED
CAT	CATEGORY
CATV	COMMUNITY ANTENNA TELEVISION
CB	CIRCUIT BREAKER
CCBA	CUSTOM COLOR AS SELECTED BY ARCHITECT
CCTV	CLOSED CIRCUIT TELEVISION
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED/ OWNER INSTALLED
CFBA	CUSTOM FINISH AS SELECTED BY ARCHITECT
CKT	CIRCUIT
CM	CONSTRUCTION MANAGER
CND	CONDUIT
CO	CONVENIENCE OUTLET
COR	CONTRACTING OFFICER'S REPRESENTATIVE
CP	CONTROL PANEL
CT	CURRENT TRANSFORMER
CTV	CABLE TELEVISION
CU	COPPER
dBA	UNIT OF SOUND LEVEL
DPDT	DOUBLE POLE, DOUBLE THROW
DS	DISCONNECT SWITCH
E	ENHANCED
EA	EACH
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRIC NONMETALLIC TUBING
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
ER	EQUIPMENT ROOM
EX	EXISTING
F	FURNITURE MOUNTED
FA	FIRE ALARM
FCP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FMC	FLEXIBLE METAL CONDUIT
FOB	FREIGHT ON BOARD
FPP	FIBER PATCH PANEL
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
GEN	GENERATOR
GFCI	GROUND FAULT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GIG	GIGA HERTZ
GND	GROUND
HD	HEAVY DUTY
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSE POWER
HPF	HIGH POWER FACTOR
HPS	HIGH PRESSURE SODIUM
HV	HIGH VOLTAGE
HWM	HORIZONTAL WIRE MANAGEMENT
HZ	HERTZ
I/O	INPUT/ OUTPUT
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IN/IS	INSULATED/ ISOLATED
IR	INFRARED
J-BOX	JUNCTION BOX
kV	KILOVOLT
kVA	KILOVOLT AMPERE
kVAR	KILOVOLT AMPERE REACTIVE
kW	KILOWATT
kWh	KILOWATT HOUR
LED	LIGHT EMITTING DIODE
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
LFNC	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT
LPS	LOW PRESSURE SODIUM
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
LV	LOW VOLTAGE
MATV	MASTER ANTENNA TELEVISION SYSTEM
MAX	MAXIMUM
MC	METAL CLAD
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTION
MDP	MAIN DISTRIBUTION PANEL
MG	MOTOR GENERATOR
MH	MANHOLE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTS	MANUAL TRANSFER SWITCH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFC	NATIONAL FIRE CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	ON CENTER
OCP	OVER CURRENT PROTECTION
OE	OWNER ELECTRONICS
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED
OFP	OBTAIN FROM PLANS
OH DR	OVERHEAD (COILING) DOOR
OL	OVERLOAD
PB	PUSHBUTTON
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PNM	PLENUM
PR	PAIR
PS	POWER SUPPLY
PT	POTENTIAL TRANSFORMER
PTZ	PAN/TILT/ZOOM
QTY	QUANTITY
R	REMOVE
RCP	REFLECTED CEILING PLAN
RMC	RIGID METAL CONDUIT
RNC	RIGID NONMETAL CONDUIT
RPM	REVOLUTIONS PER MINUTE
RPP	RISER PATCH PANEL
RR	REMOVE AND RELOCATE
S/S	START/STOP
SCA	SHORT CIRCUIT AMPS
SCBA	STANDARD COLOR AS SELECTED BY ARCHITECT
SF	SQUARE FOOT (FEET)
SFBA	STANDARD FINISH AS SELECTED BY ARCHITECT
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
SPEC	SPECIFICATION
SPP	STATION PATCH PANEL
SPST	SINGLE POLE, SINGLE THROW
ST	SINGLE THROW
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TL	TWIST LOCK
TP	TELEPHONE POLE
TP	TWISTED PAIR
TR	TELECOMMUNICATIONS ROOM
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
TYP	TYPICAL
UF	UNDERFLOOR
UGND	UNDERGROUND
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT AMPERE
VFC/VFD	VARIABLE FREQUENCY MOTOR CONTROLLER
VWM	VERTICAL WIRE MANAGEMENT
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
WPP	WIRELESS PATCH PANEL
XFMR	TRANSFORMER

GENERAL ELECTRICAL NOTES

1. CLARIFICATION METHODS: AT THE TIME OF BIDDING, BIDDERS SHALL FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND SPECIFICATIONS. ANY QUESTIONS, MISUNDERSTANDINGS, CONFLICTS, DELETIONS, DISCONTINUED PRODUCTS, CATALOG NUMBER DISCREPANCIES, DISCREPANCIES BETWEEN THE EQUIPMENT SUPPLIED AND THE INTENT OR FUNCTION OF THE EQUIPMENT, ETC, SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER IN WRITING FOR CLARIFICATION PRIOR TO ISSUANCE OF THE FINAL ADDENDUM AND BIDDING OF THE PROJECT. WHERE DISCREPANCIES OR MULTIPLE INTERPRETATIONS OCCUR, THE MOST STRINGENT (WHICH IS GENERALLY RECOGNIZED AS THE MOST COSTLY) THAT MEETS THE INTENT OF THE DOCUMENTS SHALL BE ENFORCED.
2. OWNER FURNISHED ITEMS: THE OWNER WILL FURNISH MATERIAL AND EQUIPMENT AS INDICATED IN THE CONTRACT DOCUMENTS TO BE INCORPORATED INTO THE WORK. THESE ITEMS ARE ASSIGNED TO THE INSTALLER AND COSTS FOR RECEIVING, HANDLING, STORAGE, IF REQUIRED, AND INSTALLATION ARE INCLUDED IN THE CONTRACT SUM.
   A. THE INSTALLER'S RESPONSIBILITIES ARE THE SAME AS IF THE INSTALLER FURNISHED THE MATERIALS OR EQUIPMENT.
   B. THE OWNER WILL ARRANGE AND PAY FOR DELIVERY OF OWNER FURNISHED ITEMS FREIGHT ON BOARD JOB SITE AND THE INSTALLER WILL INSPECT DELIVERIES FOR DAMAGE. IF OWNER FURNISHED ITEMS ARE DAMAGED, DEFECTIVE OR MISSING, DOCUMENT DAMAGED ITEMS WITH THE TRANSPORT COMPANY AND THE OWNER WILL ARRANGE FOR REPLACEMENT. THE OWNER WILL ALSO ARRANGE FOR MANUFACTURER'S FIELD SERVICES, AND THE DELIVERY OF MANUFACTURER'S WARRANTIES AND BONDS TO THE INSTALLER.
   C. THE INSTALLER IS RESPONSIBLE FOR DESIGNATING THE DELIVERY DATES OF OWNER FURNISHED ITEMS AND FOR RECEIVING, UNLOADING AND HANDLING OWNER FURNISHED ITEMS AT THE SITE. THE INSTALLER IS RESPONSIBLE FOR PROTECTING OWNER FURNISHED ITEMS FROM DAMAGE, INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS, AND TO REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS OPERATIONS.
3. EXPOSED STRUCTURE AREAS (EXCLUDING MECHANICAL, ELECTRICAL, AND COMMUNICATION SPACES): INSTALL RACEWAYS BETWEEN DECK AND STRUCTURE WHEREVER POSSIBLE IN EXPOSED STRUCTURE CEILING AREAS. ROUTE RACEWAYS IN CONCEALED AREAS WHEREVER POSSIBLE. REFER ALL CONDITIONS WHERE RACEWAYS MUST BE INSTALLED WHICH CANNOT COMPLY WITH THESE REQUIREMENTS TO THE ARCHITECT.
4. SUBMITTALS: PROVIDE ORIGINAL ELECTRONIC PDF FORMAT, BOUND, BOOKMARKED (EACH SECTION AND PRODUCT), AND HIGHLIGHTED. JOB NAME AND SUBCONTRACTOR SHALL BE ON THE FRONT COVER. PREPARE INDEX OF EQUIPMENT SUBMITTED IN EACH TAB.
5. REFLECTED CEILING PLANS: COORDINATE THE LOCATION OF LIGHT FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. REFER ALL DISCREPANCIES TO THE ARCHITECT AND ENGINEER.
6. ALL WORK SHALL BE DONE ACCORDING TO THE CURRENT NATIONAL ELECTRIC CODE (NEC), IBC, NFPA, AND IFC. COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE AHJ.

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

TECHNOLOGY SYSTEMS: THE TERM "TECHNOLOGY SYSTEMS" IS USED TO DESCRIBE ALL LOW VOLTAGE SYSTEMS GENERALLY REFERRED TO AS "SPECIAL SYSTEMS". THESE SYSTEMS INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ALL SYSTEMS WHICH UTILIZE VOLTAGES OF LESS THAN 71 VOLTS SUCH AS SOUND SYSTEMS, VIDEO SYSTEMS, TV SYSTEMS, SECURITY SYSTEMS, VOICE AND DATA CABLING SYSTEMS, ETC...

ELECTRICAL SHEET INDEX

EE001	ELECTRICAL COVER SHEET
EE004	ELECTRICAL SPECIFICATIONS
EE703	TYPICAL LABELING DETAILS
ES100	ELECTRICAL OVERALL SITE PLAN
ES101	ENLARGED NORTH ELECTRICAL SITE PLAN
ES102	ENLARGED ELECTRICAL SITE PLANS
ES501	SITE ELECTRICAL DETAILS
ES502	SITE ELECTRICAL DETAILS
ES503	SITE LIGHTING DETAILS AND SCHEDULES
EP601	ONE-LINE DIAGRAM AND SCHEDULES

CONTRUCTION DOCUMENTS

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OWNER:
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MIDVALE PLAZA AND STREETSCAPE

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REVISIONS

NO.	yy/mm/dd	DESCRIPTION

Stamp

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
05-26-2023
STATE OF UTAH

Designed By:	JJN
Drawn By:	JJN
Date:	05/26/2023
Checked By:	SCL
Project No:	220625

Drawing Title

ELECTRICAL COVER SHEET

Drawing number

EE001

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GENERAL REQUIREMENTS:

CODE ANALYSIS
ENERGY CODE: IECC

Comply with the requirements of all required building codes, including, but not limited to the National Electrical Code, International Building Code, International Energy Conservation Code, Local Codes, and International Building Codes.
Provide and pay for all required permits. Bidders shall view the site and shall include all costs incurred by existing conditions in the bid proposal.

Materials other than those specified may be accepted providing a written request is submitted to the engineer at this least 10 working days prior to bid opening. Approved products will be listed in the addendum.
All equipment shall be new and contain the manufacturer's name, model number and electrical characteristics.
All equipment shall be UL listed for it's intended use and/or approved by the authority having jurisdiction.
Provide Original electronic PDF format, bound, bookmarked (each section and product), and highlighted.
Job name and subcontractor shall be on the front cover. Prepare an index of equipment submitted in each tab.
Electronic submittals shall be submitted to the Architect within 21 days of award on the contract, unless otherwise directed by Architect.

SUBMITTALS:

Submittals shall include all electrical material provided as it related to this project and shall specifically include but is not limited to: wiring devices, raceways, Surface Raceways, floorboxes, lighting fixtures, lighting controls, panels and breakers, disconnects, telephone/data structured cabling systems, fire alarm systems, access controls system, intrusion detection system, and lightning protection systems.

Provide as-built drawings to Architect before application for final payment. Request a clean set of drawings from Architect and prepare these drawings in a quality equal to that of the original drawings.

INSTALLATION REQUIREMENTS:

Electrical plans are diagrammatic. Verify exact equipment locations for all equipment. Coordinate with architectural and mechanical drawings and existing conditions to avoid conflicts. All work shall be installed in a neat, inconspicuous, workmanlike manner. Conduit runs shall be parallel and perpendicular to structural lines where exposed.
Outlet boxes, fixtures and equipment shall be securely mounted and supported.
The site shall be left clean and free of dirt and debris. Panels, fixtures, outlets and equipment shall be left clean and free of foreign materials and dirt.
Panels, switches, and all controls shall be clearly and permanently labeled with laminated engraved labels. Where changes are made in existing panels, distribution centers, etc., the labeling and schedules shall be accurately corrected to reflect the changes. New typed panel schedules shall be provided for all existing panelboards that have changes.
Receptacles and light switch cover plates shall be labeled with a permanent adhesive typed label indicating the panel and circuit number.
Phone & data outlet covers shall be labeled with a permanent adhesive typed label indicating the unique telecom ID.
The structured cabling shall be labeled at both ends with the unique ID. The patch panel shall be labeled with the unique ID. A computer generator color coded map shall be provided by the Contractor to the Owner showing all jack ID's along with their location on a building floorplan.
All wiring shall be installed in raceways except where otherwise specifically shown on the Drawings.

SAFETY:

The Engineer has not been retained or compensated to provide construction review related to the Contractor's safety precautions or to means, methods, sequences, or procedures required for the contractor to complete the work.

SEISMIC BRACING AND SUPPORTS:

Contractor shall be responsible to seismically brace all equipment, feeders, lights, cabletray, and other electrical items in accordance with prevailing codes. Deferred submittals of seismic bracing shall be required upon request and shall comply with ASCE 7-02 for support and bracing of non-structural systems. This shall include seismic design deferred submittals of the site lighting pole base details.

GUARANTEE:

Guarantee the electrical installation against all defects in materials, equipment and workmanship, for one year after the date of acceptance of the work. Defects shall be promptly remedied to the satisfaction of the Architect at no cost to the Owner. All equipment and products shall carry a minimum 1 year warranty from the date of final acceptance by the Owner.

MATERIALS AND METHODS:

Electrical metallic tubing may be used in dry locations not subject to mechanical injury. Provide EMT in 3/4" minimum size. All conduit exposed in occupied spaces shall be EMT, unless specifically noted otherwise.
Surface metal raceway is not permitted unless approved in writing by architect or specifically allowed in the drawings.
Flexible metal conduit is permitted where flexibility is necessary and when connecting to equipment subject to vibration such as motors or transformers.
MC cable is allowed where concealed in walls or above dropped ceilings (such as acoustical lay-in tile ceiling) for lengths no longer than 6 feet.
EMT connectors to be steel, zinc or cadmium coated, factory pre-insulated. Conduit bushings to be heavy duty, insulated.

Wire shall be copper THHN/THWN-2 for copper sizes #2 and smaller. Aluminum XHHW-2 wire may be used for aluminum sizes 1/0 and larger. Unless otherwise shown on the Drawings, copper #12 is the minimum size for lighting and power use. Size wire as indicated on the drawings, or appropriate to carry the entire load per the NEC.
Provided dedicated neutral wiring for all branch circuits, common (shared) neutral wiring is not permitted. For branch circuiting longer than 100 feet, increase wire size by one size to control voltage drop. All wiring shall be color coded with solid coloring or for sizes above #6 may have colored tape bands at all accessible locations and ends, color coding shall be as follows:
Phase A - Black; Neutral A - White with/Black stripe
Phase B - Red; Neutral B - White with/Red stripe
Phase C - Blue; Neutral C - White with/Blue stripe
Ground - Green

Boxes to be 4 inch octagonal for lighting outlets and 4 inch square backboxes (minimum 1-1/2 inches depth) with appropriate device covers for device outlets in concealed work. Provide single gang mud rings for single gang outlets. Do not install outlet boxes back to back in the same stud space. Outlet boxes shall be installed not more than 1/8 inch back in sheetrock and plumb.

MC cabling may be used in concealed locations for branch circuiting. Home runs shall be in conduit and the remaining circuiting may be in MC cabling.

WIRING DEVICES:

Install wiring devices to the following heights (heights to center of device unless noted otherwise) unless noted otherwise on the drawings, see typical mounting height details:
Switch - 45"
Standard Receptacle OR Phone/Data Outlet - 18"
Receptacle OR Phone/Data Outlet (above counter) - 3" above backsplash
Panelboard, FACP - 72" to top
Fire Alarm Notification Device - 96"
Phone/Data - 18"
Consult architectural elevations and millwork shop drawings to determine exact mounting height of all outlets above counter. Coordinate with millwork installer to provide grommets where outlets are located below counter.
Wall switches for general use to be 20 ampere, 120 volt AC rated, quiet acting, equal to Hubbell 1221 series.
Duplex receptacles to be 20 ampere specification grade, equal to Hubbell No. 5362.
Wall Switch Sensor Switches shall be WattStopper LMDW-101.
Dimmer switches shall be 0-10 Volt WattStopper LMDM-101.
Multi-Button Dimmer Switches shall be 0-10 Volt WattStopper LMSW-10X.
Selection of color and plate material shall be by architect. Plate material may be either stainless steel, or Nylon, include worst case (most expensive) in bid. Stainless steel plates shall be required in kitchen and restroom areas.

FLOOR BOXES:

Provide flush floor box, concrete tight, of cast metal or steel construction, with carpet rings and plates, as provided by Hubbell or Wiremold. Equip with minimum two simplex power receptacles rated at 20 amps. Equip with two category 6 phone/data modular outlets where shown (to be wired by separate contract).

OCCUPANCY SENSORS:

Provide occupancy sensors of Sensor Switch, Mytech, or Hubbell. Sensors shall be dual technology infrared/ultrasonic in all areas, but ultrasonic only in restrooms. Provide ceiling sensors of low profile, non-adjustable style, oriented to cover the room. Mount sensors a minimum of 3 feet away from air diffusers. Provide all power packs required. Provide dual technology wall mount/switch sensors with manual override in small areas oriented towards the center of the room, where wall mount occupancy sensors are indicated.
Adjust sensors to operate effectively when someone enters the room, and remain on while they are in the room.
Test each room independently. Visit the site 3 months after occupancy and readjust as required.
Low voltage wiring installed in inaccessible ceiling area must be run in EMT conduit. The conduit may stop short of the sensor or power pack (within 6 inches).

ELECTRICAL PANELBOARDS, SWITCHBOARDS & BREAKERS:

Provide spec grade, door in door, specification grade panelboards of Square D NQOD, or equal of Cutler Hammer, Siemens, or Eaton. Provide bolt on breakers. Provide aluminum bussing, 100% rated neutral bus, and bonded ground bus. Provide isolated ground bus where indicated. Provide typed panel schedule. Provide permanent engraved panel ID label on the outside of each panelboard and switchboard.
Panel and breakers shall be fully rated for the fault current values indicated in the drawings, series rating is not permitted. Provide NEMA-3R enclosures for any panelboard or switchboard installed outside.

EQUIPMENT CONNECTIONS:

Connect each item of mechanical or other types of equipment shown on the Drawings, providing all power requirements. Verify equipment electrical requirements prior to roughing-in and ordering equipment.
Furnish all code required disconnects under this work, whether specifically shown or not.
Control devices and control wiring will be furnished and installed under other work unless specifically called for on the electrical drawings.

LIGHTING FIXTURES:

All lighitng shall be LED.
Fixtures shall be adequately supported with a safety factor of four. Fixtures shall be stabilized or locked into place to resist seismic forces. Support all recessed fixtures independently of the ceiling system, using wire tied from two corners of the fixture to the structure above. For suspended fixtures on dropped ceiling, locate boxes at the dropped ceiling level and support independent of the ceiling. Fixtures shall all be clean and in proper operation at the time of acceptance of the work.

Provide emergency illumination of 1 foot candle in the path of egress for minimum of 90 minutes.
Provide emergency battery packs in fixtures specified capable of operating lamps for minimum of 90 minutes or provide a lighitng inverter sized to power all emergency fixtures for 90 minutes.
Do not install power raceways or telecommunications raceways within 5 inches of any fluorescent or HID fixture.

LIGHTING CONTROL RELAY PANEL:

Provide lighting control relay panel complete with all functions, features, and accessories as indicated in the drawings for a fully functioning and programmed system meeting the Owner requirements.

LIGHTING COMMISSIONING:

The contractor shall perform or shall engage a party to perform the following tests and inspections with the assistance of a factory-authorized service representative.
Ensure that the lighting controls for automatic lighting systems comply with 2015 IECC section C408.3.
Ensure that control hardware and software are calibrated, adjusted, programmed and in proper working condition in accordance with the construction documents and manufacturer's installation instructions.
Where required by the code official, an approved party independent form the design or construction of the project shall be responsible for the functional testing and shall provide documentation to the code official certifying that the installed lighting controls meet the provisions of 2015 IECC section C405.
Provide the following procedures for each; occupant sensor, time switch, programmable schedule control, photosensor, and daylighting control.
Confirm that the placement, sensitivity, and time-out adjustments for the occupant sensor s yield acceptable performances.
Confirm that the time switches and programmable schedule controls are programmed to turn the lights off.
Confirm that the placement and sensitivity adjustments for the photosensor controls reduce electric light based on the amount of usable daylight in the space as specified.

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CONTRUCTION DOCUMENTS

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REVISIONS

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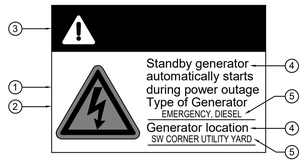
LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
05-26-2023
STATE OF UTAH

Designed By:	JJN
Drawn By:	JJN
Date:	05/26/2023
Checked By:	SCL
Project No:	220625

Drawing Title
ELECTRICAL SPECIFICATIONS

Drawing number
EE004

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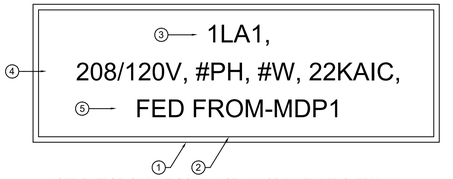


1. LABEL TO BE PROVIDED THAT IS TO BE 4" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH. LABEL SHALL BE INSTALLED AT THE SERVICE ENTRANCE EQUIPMENT.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 1/2" HIGH, CENTERED.
4. SECOND SET OF LINES: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN.
5. THIRD SET OF LINES: LETTERING TO BE 3/16" HIGH, CENTERED, AND FORMATTED AS SHOWN. UPDATE TYPE OF GENERATOR AND GENERATOR LOCATIONS FOR ACTUAL PROJECT VALUES.

C2 SERVICE ENTRANCE EQUIPMENT GENERATOR SIGNAGE LABEL

SCALE: NTS

1. LABEL TO BE PROVIDED AT EACH SWITCHBOARD, PANELBOARD, DISCONNECT/STARTER. LABEL IS TO BE 3" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE THE LETTER/NUMBER WITH THOSE FOUND ON THE ONE-LINE DIAGRAM.
4. SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF DEVICE.
5. THIRD LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. PROVIDE "FED FROM-" AND REPLACE MDP1 WITH THE DEVICES NAME THAT FEEDS THE PANELBOARD.

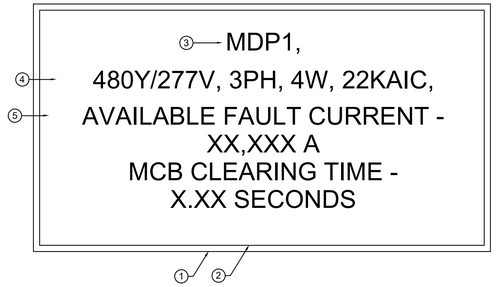


NOTE: EMERGENCY PANELS SHALL USE LAMACOID WITH RED OUTERPLY, EXPOSING WHITE LETTERING BENEATH. CONTRACTOR TO USE SAME LABEL SCHEME EXCEPT FIRST 'X' IS REPLACED WITH 'E' FOR EMERGENCY. SECOND 'X' TO BE 'L' FOR LOW OR 'H' FOR HIGH VOLTAGE (480/277V). LAST '#' TO BE REPLACED WITH LETTER INDICATING LOCATION OF PANEL.

D4 TYPICAL PANELBOARD/SWITCHBOARD LABEL

SCALE: NTS

1. LABEL TO BE PROVIDED THAT IS TO BE 4" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, WITH THE EQUIPMENT ID MATCHING PLANS.
4. SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF GEAR.
5. THIRD & FOURTH LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. LABEL WITH ACTUAL AVAILABLE FAULT CURRENT AND ASSOCIATED CLEARING TIME.



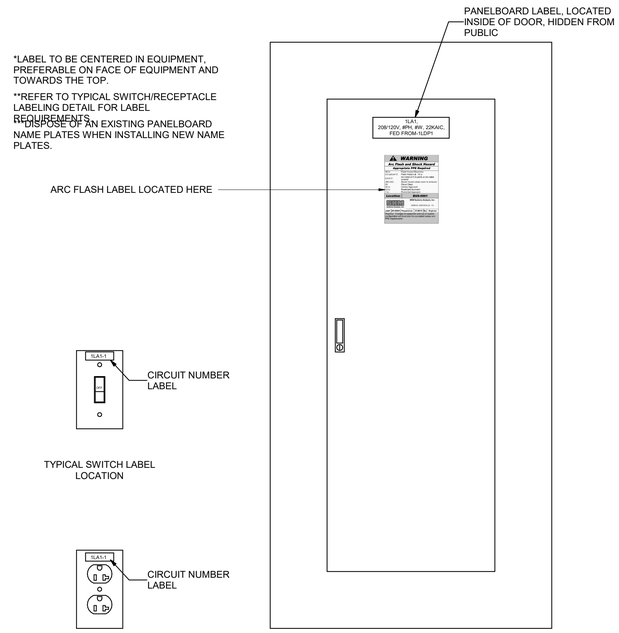
C4 TYPICAL MAIN SERVICE EQUIPMENT/GEAR LABEL

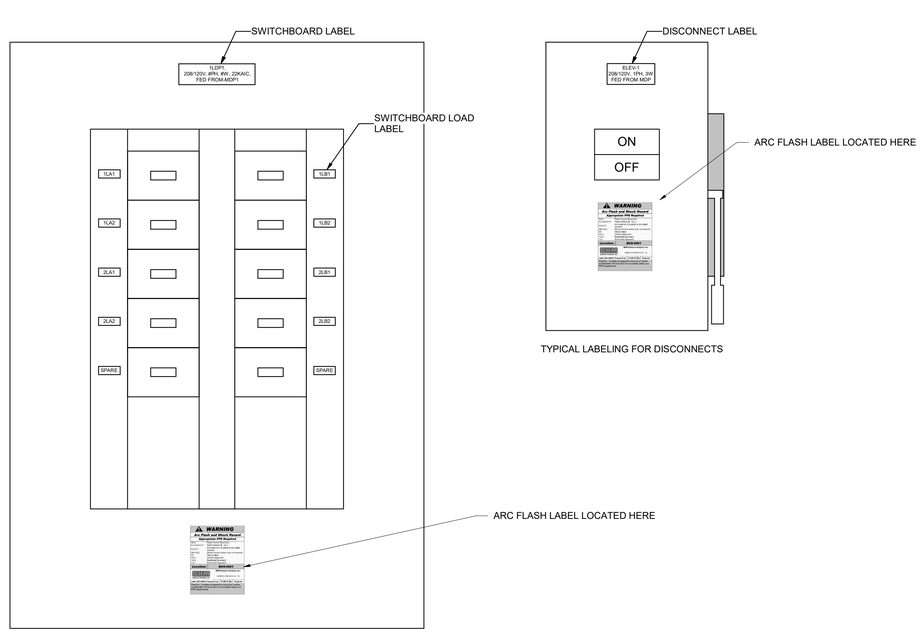
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*LABEL TO BE CENTERED IN EQUIPMENT, PREFERABLE ON FACE OF EQUIPMENT AND TOWARDS THE TOP.

**REFER TO TYPICAL SWITCH/RECEPTACLE LABELING DETAIL FOR LABEL REQUIREMENTS.

***PURPOSE OF 3N EXISTING PANELBOARD NAME PLATES WHEN INSTALLING NEW NAME PLATES.





A3 TYPICAL SWITCH, RECEPTACLE AND PANELBOARD/SWITCHBOARD LABELING LOCATION DETAIL

SCALE: NTS

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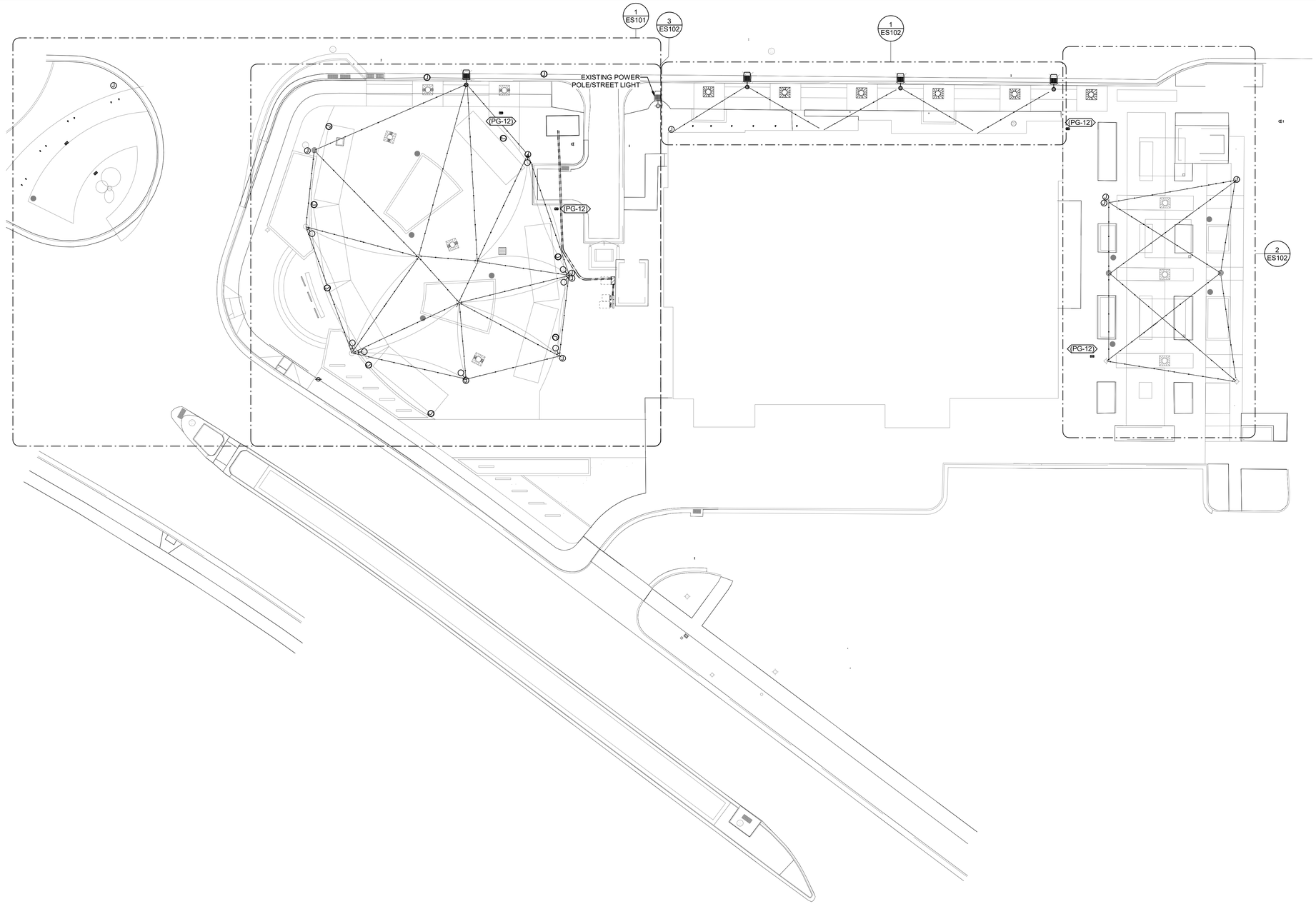
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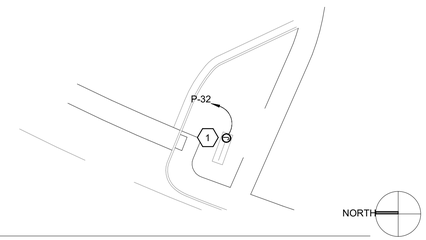
TYPICAL LABELING DETAILS

Drawing number

EE703

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GENERAL SHEET NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.)TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WEATHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.

7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.

8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."

9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.

10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.

12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)

SHEET KEYNOTES

1 RELOCATED EXISTING INFORMATIONAL SIGNAGE TO SOUTHERN PARKING LOT ENTRANCE. CONNECT CIRCUIT TO NEW POWER PANEL 'P'. EXTEND CONNECTIONS AND CONDUITS AS REQUIRED. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.

1 OVERALL ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

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CONTRUCTION DOCUMENTS

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO	APPROVAL	DESCRIPTION

Stamp

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
05-26-2023
STATE OF UTAH

Designed By:	JJN
Drawn By:	JJN
Date:	05/26/2023
Checked By:	SCL
Project No:	220625

Drawing Title

ELECTRICAL OVERALL SITE PLAN

Drawing number

ES100

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GENERAL SHEET NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.)TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WEATHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.

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⬡ SHEET KEYNOTES

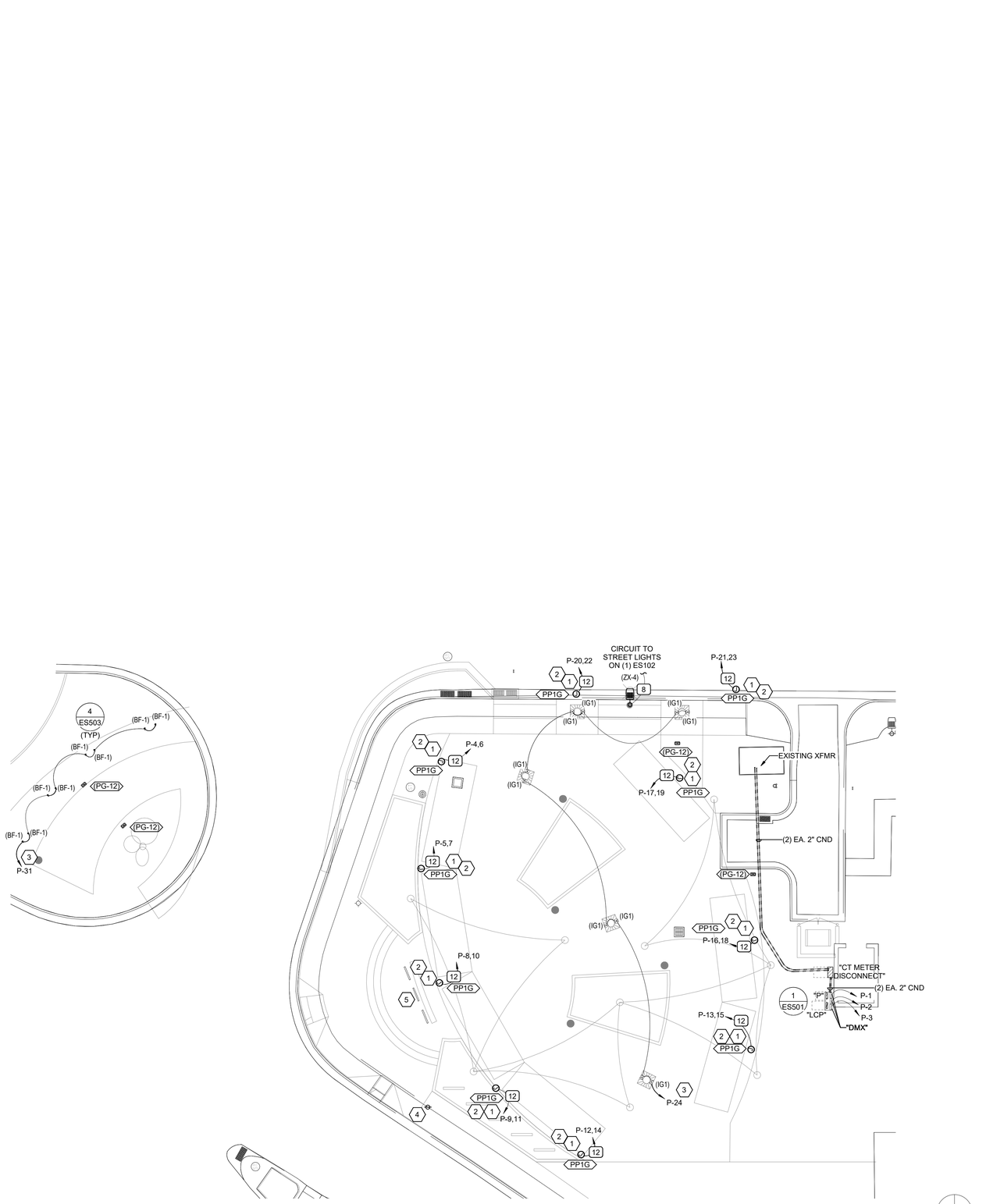
1 CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF PEDESTAL WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.

2 PROVIDE FOOD TRUCK PEDESTAL WITH 50A FEEDER.

3 CIRCUIT THROUGH LIGHTING CONTROL RELAY PANEL "LCP".

4 APPROXIMATE LOCATION OF RELOCATED EXISTING UTILITY POWER POLE.

5 FUTURE LOCATION OF IN-GROUND LIGHTING TO ILLUMINATE FUTURE SIGN. CONTRACTOR TO PROVIDE CONDUIT TO APPROXIMATE LOCATION SO FIXTURES CAN BE INSTALLED AT A LATER DATE. COORDINATE EXACT LOCATION WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.



1 ENLARGED ELECTRICAL SITE PLAN - NORTH

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

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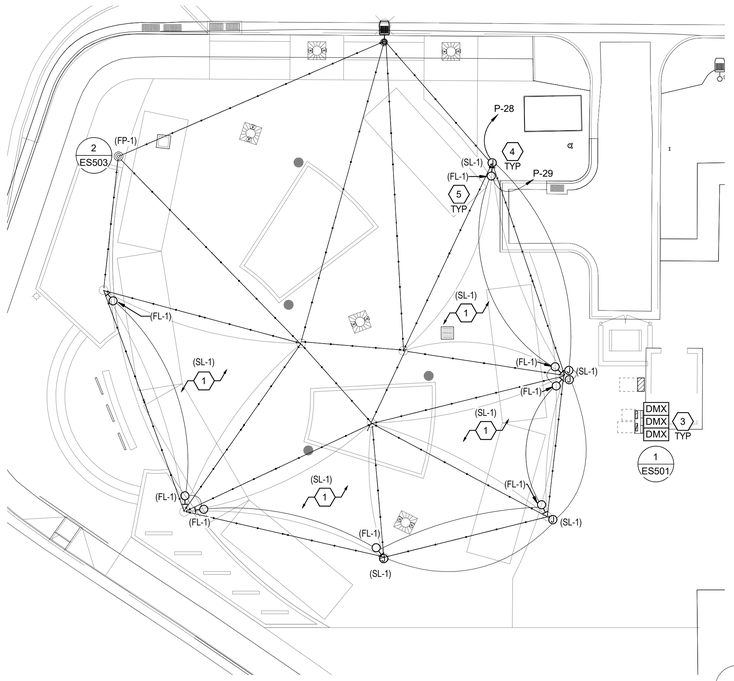
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ENLARGED NORTH ELECTRICAL SITE PLAN

Drawing number

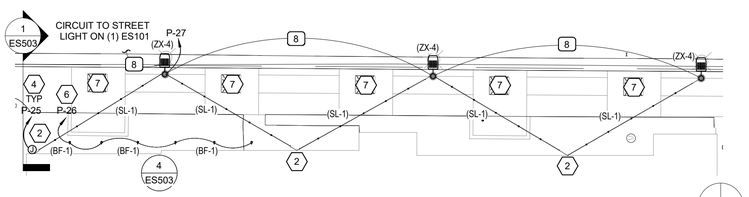
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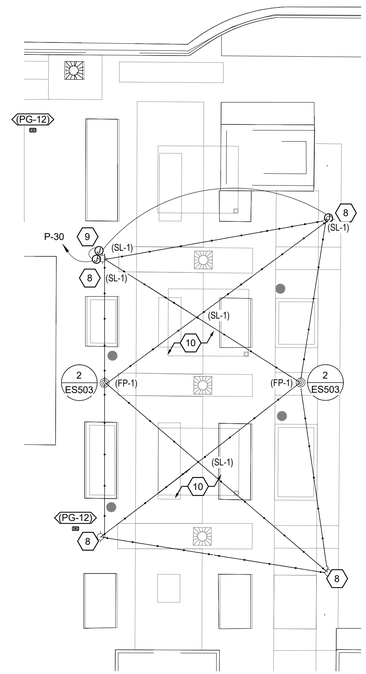
3 ENLARGED STRING LIGHTING PLAN - NORTH

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



1 ENLARGED ELECTRICAL SITE PLAN - EAST

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



2 ENLARGED ELECTRICAL SITE PLAN - SOUTH

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

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SHEET KEYNOTES

1 FESTOON LIGHTING IN THIS AREA TO RUN ALONG EDGE OF INSTALLED "SHADE CANOPY" IF POSSIBLE POWER TO RUN INSIDE SHADE CANOPY POLE SO NO CONDUIT IS EXPOSED. COORDINATE WITH ARCHITECT OR OWNER EXACT MOUNTING HEIGHT AND LOCATION PRIOR TO ROUGH-IN.

2 ATTACH LIGHTING TO EXISTING BUILDING. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.

3 LOCATION OF IP65 RATED DMX CONTROLLERS. DMX CONTROLLERS INTENDED TO MANAGE COLOR CONTROLLED FESTOON LIGHTING AND SHADE CANOPY FLOOD LIGHTS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT, OWNER, AND LIGHTING INSTALLER PRIOR TO ROUGH-IN.

4 FESTOON LIGHTING TO BE POLE MOUNTED AND CONTROLLED THROUGH DMX LIGHTING CONTROLS. REFER TO DETAIL (1) ON SHEET ES503 FOR MORE INFORMATION.

5 SHADE CANOPY FLOOD LIGHT IS TO BE MOUNTED ON POLE WITH CONDUIT RUNNING THROUGH POLE WHERE APPLICABLE SO THAT THERE IS NO EXPOSED CONDUIT. REFER TO DETAIL (3) ON SHEET ES503 FOR MORE INFORMATION.

6 CIRCUIT THROUGH LIGHTING CONTROL RELAY PANEL "LCP".

7 EXISTING POWER IN TREE GRATES TO REMAIN.

8 FESTOON LIGHTING TO BE MOUNTED TO EXISTING LIGHT POLE. CONDUIT IS TO RUN THROUGH POLE WHERE APPLICABLE SO THERE IS NO VISIBLE CONDUIT. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.

9 FESTOON LIGHTING TO BE CONTROLLED THROUGH DMX LIGHTING CONTROLS. REFER TO DETAIL (1) ON SHEET ES503 FOR MORE INFORMATION ON FESTOON LIGHTING.

10 FESTOON LIGHTING IN THIS AREA IS TO DIP BELOW SHADE COVERS IN EXACT AREA. COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.

CONTRUCTION DOCUMENTS

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MIDVALE PLAZA AND STREETSCAPE

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MIDVALE, UT 84047

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
05-26-2023
STATE OF UTAH

Designed By:	JJN
Drawn By:	JJN
Date:	05/26/2023
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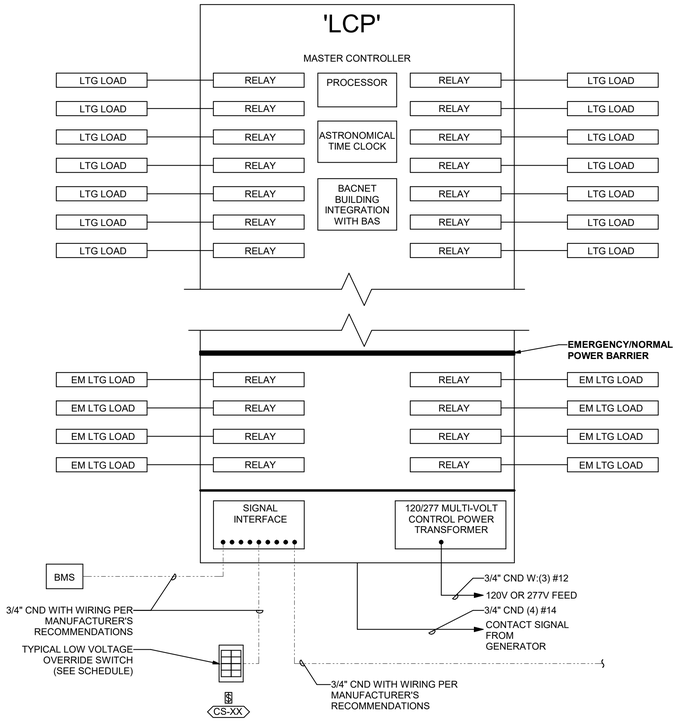
Drawing Title

ENLARGED ELECTRICAL SITE PLANS

Drawing number

ES102

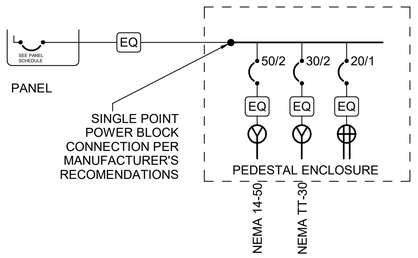
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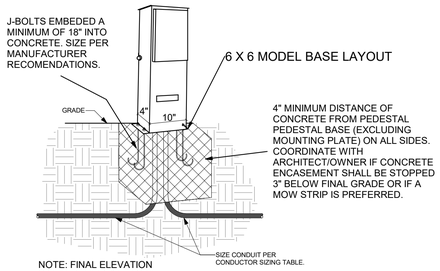


4 TYPICAL LIGHTING RELAY PANEL

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

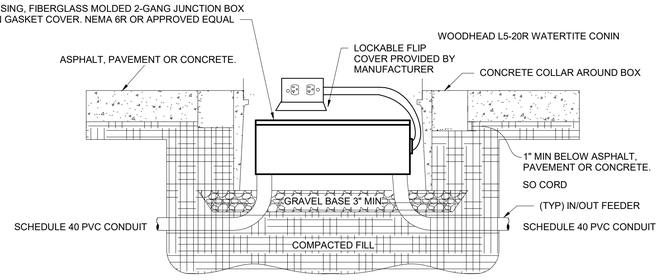
HEAVY DUTY POWER PEDESTAL		
TAG	MANUFACTURER	CATALOG NUMBER
PP1G	EATON	CHU1N7N4NP
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PEDESTAL DESIGN FROM MANUFACTURER TO ENGINEER FOR REVIEW PRIOR TO ORDERING.		ORDER CONTACT:





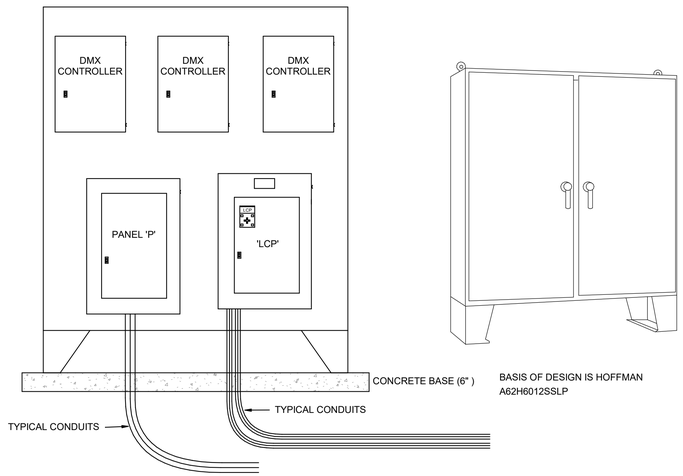
6 POWER PEDESTAL DETAIL AND SCHEDULE

SCALE: NTS



5 TYPICAL AT-GRADE PULLBOX ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"

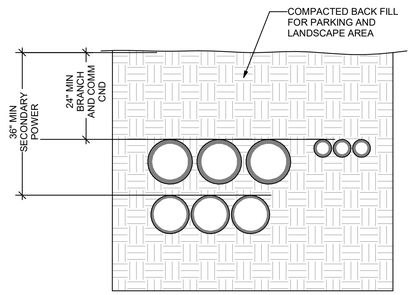


GENERAL NOTES:

1. PROVIDE NEMA 4X STAINLESS STEEL ENCLOSURE.
2. ELECTRICAL CONTRACTOR MUST CONFIRM ENCLOSURE WITH ELECTRICAL ENGINEER BEFORE INSTALLATION.

1 FREESTANDING STRONG BOX WITH PANEL AND GEAR DETAIL

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

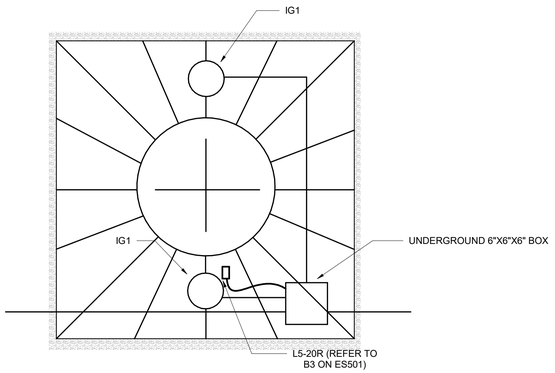


NOTES:

1. ALL BENDS SHALL BE LARGE RADIUS.
2. ALL CONDUIT ABOVE GROUND, ALL BENDS AND FIRST 10' BELOW GROUND SHALL BE PVC WRAPPED RMC. CONDUIT BELOW GROUND MAY BE PVC.
3. PROVIDE POLYPROPYLENE PULL ROPE IN EMPTY CONDUITS.

2 TYPICAL CONDUIT DIRECT BURY DETAIL

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



3 TYPICAL TREE GRATE ELECTRICAL DETAIL

SCALE: 1/2" = 1'-0"

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No. 7258080
SPENCER C. LITTLE
05-26-2023
STATE OF UTAH

Designed By:	JJN
Drawn By:	JJN
Date:	05/26/2023
Checked By:	SCL
Project No:	220625

Drawing Title
SITE ELECTRICAL DETAILS

Drawing number
ES501

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APPLICATION TIERS	TYPE	DESCRIPTION
LIGHT DUTY	VERTICAL	PEDESTRIAN TRAFFIC ONLY.
TIER 5	VERTICAL	SIDEWALK APPLICATIONS WITH A SAFTEY FACTOR FOR OCCCASIONAL ACCIDENTAL VEHICULAR TRAFFIC.
	LATERAL	
TIER 8	VERTICAL	SIDEWALK APPLICATIONS WITH A SAFTEY FACTOR FOR OCCCASIONAL ACCIDENTAL VEHICULAR TRAFFIC.
	LATERAL	
TIER 15	VERTICAL	DRIEVEWAY, PARKING LOT, AND OFF ROAD APPLICATIONS SUBJECT TO OCCASIONAL NON-DELIBERATE VEHICULAR TRAFFIC.
	LATERAL	
TIER 22	VERTICAL	DRIVEWAY, PARKING LOT, AND OFF ROAD APPLICATIONS SUBJECT TO NON-DELIBERATE HEAVY VEHICULAR TRAFFIC.
	LATERAL	

BOX OPTIONS	DESCRIPTION
BA	BOX WITH OPEN BOTTOM
BB	BOX WITH MOUSE HOLES
BC	DIVIDED BOX
BG	GASKETED BOX WITH OPEN BOTTOM
DA	BOX WITH SOLID BOTTOM
DG	GASKETED BOX WITH SOLID BOTTOM
JA	FOOTED BOX
EA	EXTENSION
RA	SOLID BASE EXTENSION

COVER OPTIONS	DESCRIPTION
CA	BOLT DOWN COVER
WA	STANDARD WITH NO BOLTS
LR	CAST IRON 6 4-1/2" X 7-1/2" LID
LP	CAST IRON 6"X12" LID
LQ	CAST IRON 9"X12" LID
LK	POLYMER CONCRETE 6"X9" DROP-IN LID
LL	POLYMER CONCRETE 7" X 13" DROP-IN LID
LS	THROUGH SLOT (NO METER LID)
O2	OPENS UNDER 90^{O}
OO	USED WITH DROP-IN LID

SYMBOLS LEGEND

PG-34 PG-22 PG-23 PG-22 PG-12

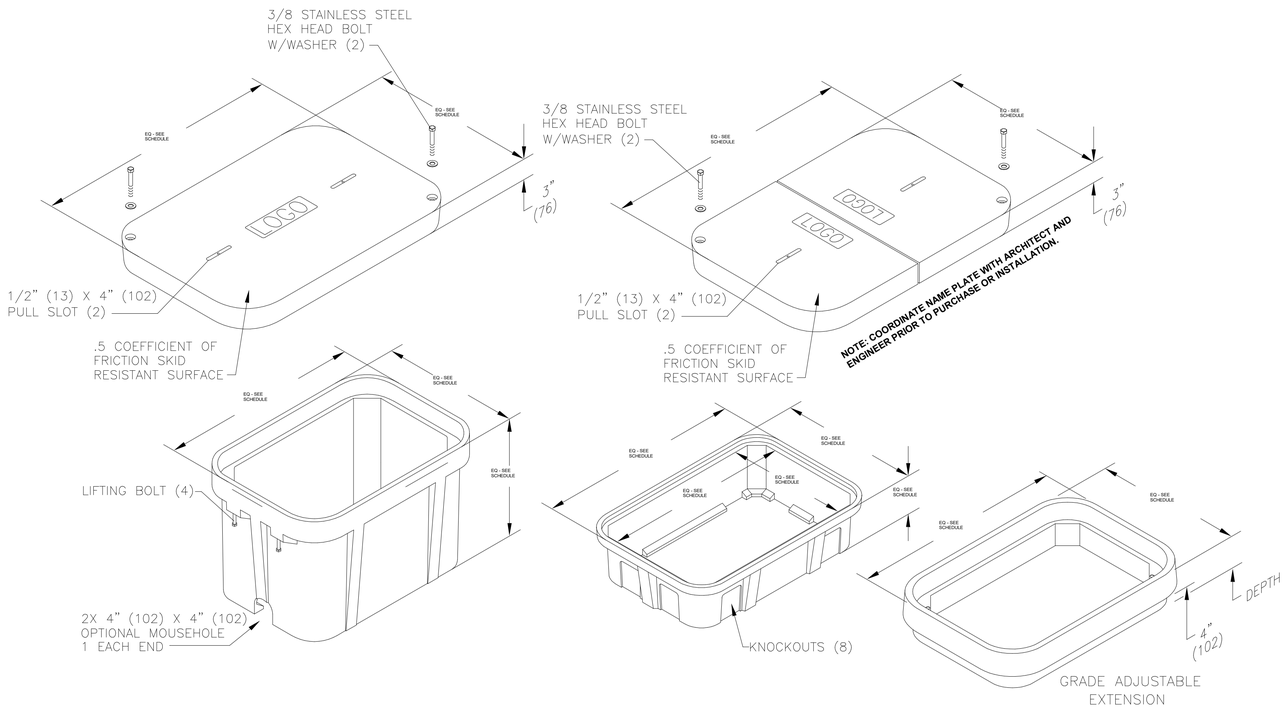
NOTES:
1. CONTRACTOR SHALL PROVIDE A SUBMITTAL ON ALL UNDERGROUND ENCLOSURES FOR THIS PROJECT.
2. ALL ENCLOSURES SHALL BE UL LISTED
3. CONTRACTOR SHALL COORDINATE THE TIER RATING WITH CIVIL ENGINEER AND ARCHITECT IN THE SUBMITTAL PROCESS.
4. CONTRACTOR SHALL ADJUST THE SIZE OF THE ENCLOSURE AS REQUIRED FOR INSTALLATION. SUBMIT AN RFI OR PROVIDE SOME OTHER DOCUMENTATION SO THAT THE DESIGN TEAM AND OWNER UNDERSTAND THIS MODIFICATION PRIOR TO MOVING FORWARD WITH ADJUSTED SIZE OF ENCLOSURE.
5. PROVIDE BASIS OF DESIGN (BOD) ENCLOSURE OR PRE-APPROVED EQUAL.

FIXTURE STYLES

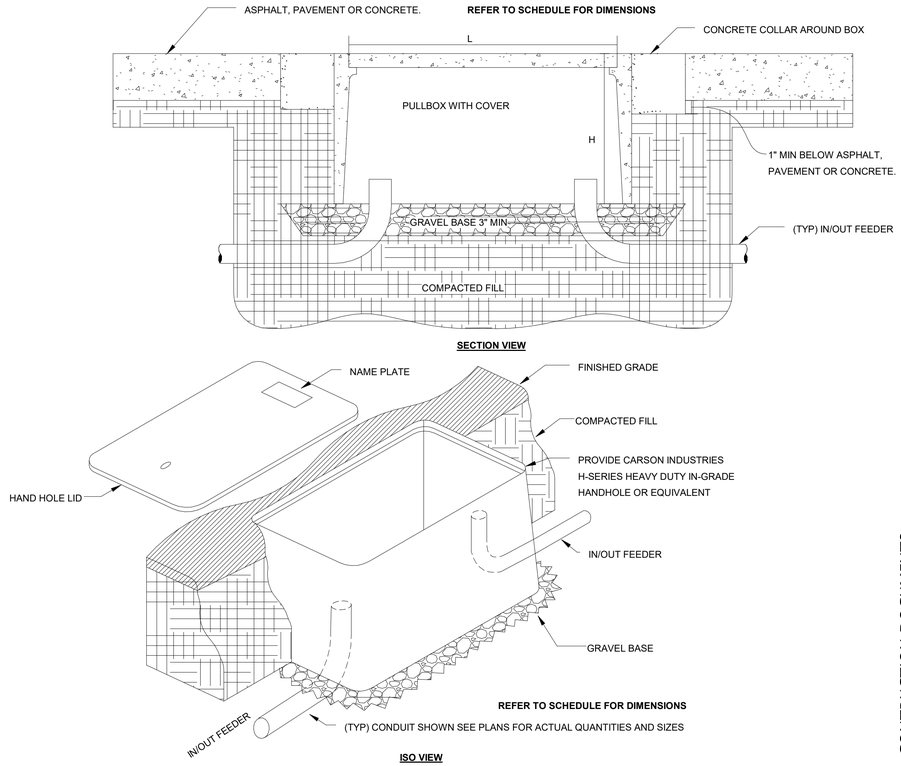
STYLE NAME	DESCRIPTION	IMAGES
PG	STRAIGHT SIDES ALLOW FOR EASY ASJUSTMENT OF BOX SHOULD THE GRADE LEVEL CHANGE. USED FOR A VARIETY OF PURPOSES, SUCH AS A SPLICE BOX, PULL BOX, EQUIPMENT ENCLOSURE, OR FOR ANY APPLICATION REQUIRING EASY ACCESS TO AN UNDERGROUND SERVICE. PG BOXES ARE STACKABLE FOR INCREASED DEPTH.	
PC	STRAIGHT SIDES ALLOW FOR EASY ASJUSTMENT OF BOX SHOULD THE GRADE LEVEL CHANGE. ALL PC BOXES ARE STACKABLE AND ARE AVAILABLE WITH GASKETING.	
PX	PX STYLES ARE EXCELLENT FOR SERVICE BOX ASSEMBLIES AND OFFER FLARED DESIGN TO PREVENT FROST HEAVE. PX BOXES ARE ALSO NESTABLE FOR COMPACT STORAGE.	
PT	THE FLARED DESIGN PREVENTS FROST HEAVE AND COVERS ARE INTERCHANGABLE WITH MANY PRECAST CONCRETE PARTS. PT BOXES ARE ALSO NESTABLE FOR COMPACT STORAGE.	
PD	THESE ENCLOSURES FEATURE A 1 DEGREE FLARE FOR MAXIMUM STRENGTH. FLARED DESIGN OPTIMIZES INTERNAL VOLUME AND MINIMIZES FROST HEAVE.	

UNDER GROUND ENCLOSURE SCHEDULE

ID	IMAGE	BOX DESCRIPTION	LENGTH	WIDTH	DEPTH	ABOVE GRADE HEIGHT	BASIS OF DESIGN MANUFACTURE PART NO.	BOX OPTIONS	COVER LOGO	COVER OPTIONS	STYLE	TRAFFIC TIER NO.
(PG-12)		UNDERGROUND ENCLOSURE; PRECAST POLYMER CONCRETE WITH REINFORCED WITH FIBER GLASS. PROVIDE WITH BOLT ON COVER.	0' - 11"	1' - 6"	1' - 6"	INSTALL FLUSH WITH GRADE	QUAZITE (PG1324-18)	BA - BOX WITH OPEN BOTTOM	"ELECTRICAL"	WITH TWO BOLTS AND A SINGLE LOGO	PG	TIER 15



1 TYPICAL UNDERGROUND JUNCTION BOX DETAIL
SCALE: 3/4" = 1'-0"



SECTION VIEW

ISO VIEW

CONTRUCTION DOCUMENTS

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MIDVALE PLAZA AND STREETSCAPE
7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

No.	symmdy	DESCRIPTION

Stamp
LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
05-26-2023
STATE OF UTAH

Designed By:	JJN
Drawn By:	JJN
Date:	05/26/2023
Checked By:	SCL
Project No:	220625

Drawing Title
SITE ELECTRICAL DETAILS

Drawing number
ES502

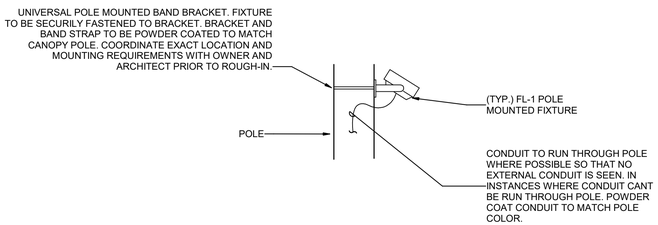
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SHEET KEYNOTES

1 ATTACH LIGHTING TO EXISTING BUILDING. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.

2 FESTOON LIGHTING TO BE MOUNTED TO POLE (EX: LIGHT POLE, SHADE CANOPY POLE, ETC.) CONDUIT IS TO RUN THROUGH POLE WHERE APPLICABLE SO THERE IS NO VISIBLE CONDUIT. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.

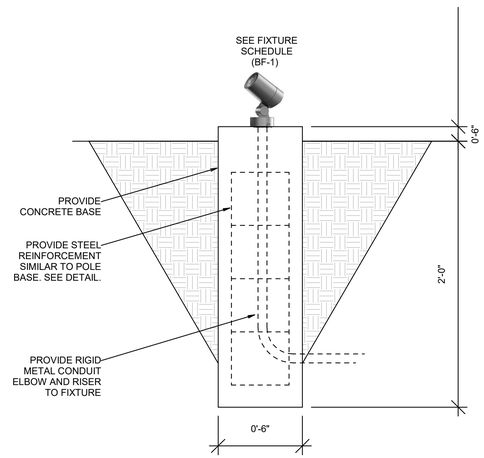
3 EXACT HEIGHT OF FESTOON LIGHTING FROM THE GROUND WILL VARY ON SITE CONDITIONS. COORDINATE EXACT HEIGHT OF FESTOON LIGHTING WITH ARCHITECT, OWNER, AND LIGHT INSTALLER PRIOR TO ROUGH-IN.



MOUNTING BRACKET BASIS OF DESIGN: (L-COM: HGX-PMT30; OR APPROVED EQUAL)

3 TYPICAL SHADE CANOPY FLOOD LIGHT (FL-1) MOUNTING DETAIL

SCALE: NTS

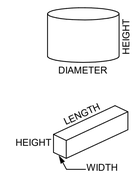


4 LANDSCAPE LIGHTING DETAIL

SCALE: NTS

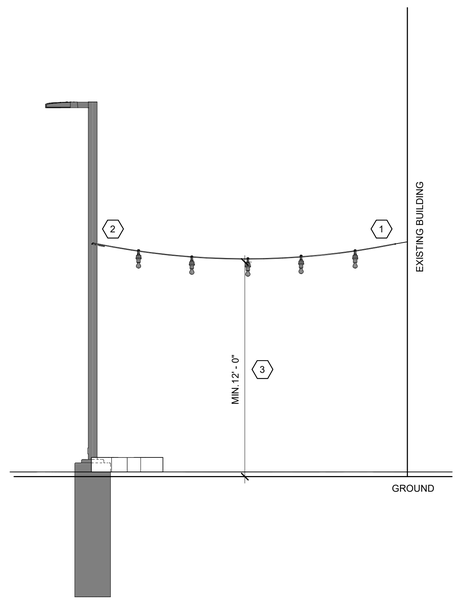
EXTERIOR LIGHTING FIXTURE SCHEDULE

GENERAL NOTES



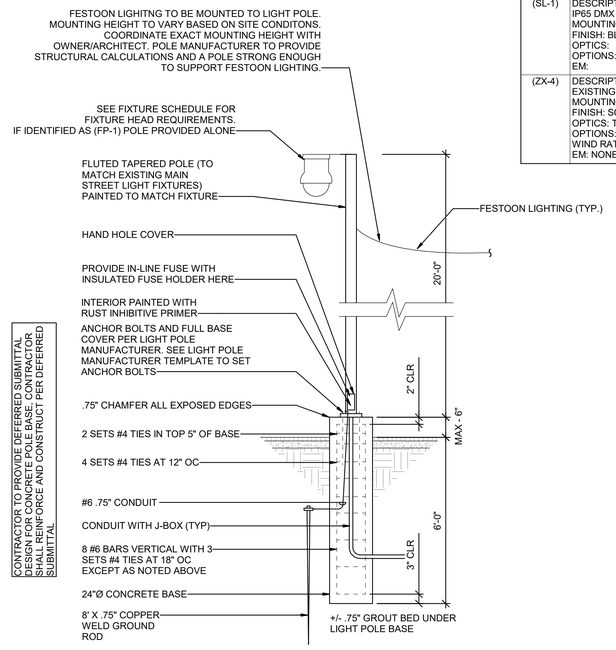
1. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.
2. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.
3. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.
4. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
5. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.
7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

ID	DESCRIPTION	SIZE (NOMINAL)	LUMINAIRE: BUG RATING BACK	UP	GLARE	LUMENS	COLOR TEMP	CRI	DRIVER: TYPE	VOLTAGE	WATTS	MANUFACTURER
(BF-1)	DESCRIPTION: LED OUTDOOR BULLET STYLE FLOOD LIGHT; WET LISTED MOUNTING: IN GROUND FINISH: SCBA OPTICS: OPTIONS: EM:	LENGTH: 0' 5" WIDTH: 0' 5" DEPTH: 0' 2" DIAMETER:				800	4100K	80	LED DRIVER (0-10V DIMMING)	120/277	10	HOLM (DCST-13-UV-L10-K40-FL-SCBA) TERON LIGHTING (CHL L10.0 120-277V *** BZ 40K SMF) COOPER (TCRS8XX)
(FL-1)	DESCRIPTION: 10" DMX CONTROLLED RGB FLOOD LIGHT MOUNTING: POLE MOUNTED WITH BRACKET FINISH: SCBA OPTICS: OPTIONS: EM: NONE	HEIGHT: 11.6" DIAMETER: 10" APERTURE: -				3,200	3500K	80	DMX RGB	120/277V	72	SUPERIOR (SC12367-DMX-FL-72W) WESTGATE (DMX-FL-72W-RGBW-BT-BK) OR APPROVED EQUAL
(FP-1)	DESCRIPTION: LIGHT POLE FOR SUSPENDED FESTOON LIGHTING MOUNTING: FINISH: SCBA OPTICS: OPTIONS: EM:	LENGTH: WIDTH: DEPTH: POLE HEIGHT: 20'-0" (VERIFY WITH OWNER/ ARCHITECT)				0	-		-	-	0	HOLOPHANE (SMA POLE) OR APPROVED EQUAL
(IG1)	DESCRIPTION: FLUSH MOUNTED IN GROUND UPLIGHT MOUNTING: MOUNTED IN GRATE FINISH: SCBA OPTICS: OPTIONS: EM: NONE	LENGTH: - WIDTH: - HEIGHT: 9" DIAMETER: 8.5"				1,791	4000K	80	LED	120V	20	BEGA (84301) WE-EF (185-2577) OR APPROVED EQUAL
(SL-1)	DESCRIPTION: FESTOON LIGHTING; LED; WET LISTED. IP65 DMX CONTROLLER (VALUES PER BULB) MOUNTING: CATENARY MOUNTED FINISH: BLACK WIRE, CLEAR GLOBE OPTICS: OPTIONS: EM:	LENGTH: WIDTH: DEPTH: DIAMETER:				45	3500K		DMX RGB	120/277	2	TMB (IMS / IMSMK2IPUD) MAXILED (ULSLG) OR APPROVED EQUALS
(ZX-4)	DESCRIPTION: TEAR DROP LED PENDANT TO MATCH EXISTING MAIN STREET LIGHTING MOUNTING: FINISH: SCBA OPTICS: TYPE III DISTRIBUTION OPTIONS: - WIND RATING: - EM: NONE	LENGTH: 32" WIDTH: 18" DEPTH: 7" POLE HEIGHT: 20' - 0"				13,042	4000K		LED	120/277V	120	HOLOPHANE (ESL3 OR ESPL2) TO MATCH EXISTING HOLOPHANE (SMA POLE) TO MATCH EXISTING



1 TYPICAL FESTOON LIGHT (SL-1) MOUNTING DETAIL

SCALE: NTS



2 TYPICAL LIGHT POLE BASE DETAIL

SCALE: NTS

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REVISIONS

No.	(yy/mm/dd)	DESCRIPTION

Stamp

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
05-26-2023
STATE OF UTAH

Designed By:	JJN
Drawn By:	JJN
Date:	05/26/2023
Checked By:	SCL
Project No:	220625

Drawing Title

SITE LIGHTING DETAILS AND SCHEDULES

Drawing number

ES503

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PANEL: "P"

VOLTS/PHASE/WIRE:	PANEL SIZE & TYPE:	MAIN SIZE AND TYPE:	FED FROM:	CABINET:	LOCATION:	NOTES:
120/240 V, 1 PH 3 WIRE	22" W x 6" D, BOLT-ON	400 AMPERE MAIN CB		SURFACE		

ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR — **AIC RATING:** 0

CKT	OCP			LOAD (kVA)			PHASE LOAD					LOAD (kVA)			OCP			CKT
NO	AMP	POLE	BKR	LTG	PWR	CO	DESCRIPTION	A		B		DESCRIPTION	CO	PWR	LTG	BKR	POLE	AMP	NO
1	20	1		0.0	0.0	0.0	DMX CONTROLLER	0.3	0.3			DMX CONTROLLER	0.0	0.0	0.0		1	20	2
3	20	1		0.0	0.0	0.0	DMX CONTROLLER			0.3	4.0	PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	4
5	80	2		0.0	8.0	0.0	PWR: FOOD TRUCK PEDESTAL	4.0	4.0			--	--	--	--	--	--	--	6
7	--	--	--	--	--	--	--			4.0	4.0	PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	8
9	80	2		0.0	8.0	0.0	PWR: FOOD TRUCK PEDESTAL	4.0	4.0			--	--	--	--	--	--	--	10
11	--	--	--	--	--	--	--			4.0	4.0	PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	12
13	80	2		0.0	8.0	0.0	PWR: FOOD TRUCK PEDESTAL	4.0	4.0			--	--	--	--	--	--	--	14
15	--	--	--	--	--	--	--			4.0	4.0	PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	16
17	80	2		0.0	8.0	0.0	PWR: FOOD TRUCK PEDESTAL	4.0	4.0			--	--	--	--	--	--	--	18
19	--	--	--	--	--	--	--			4.0	4.0	PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	20
21	80	2		0.0	8.0	0.0	PWR: FOOD TRUCK PEDESTAL	4.0	4.0			--	--	--	--	--	--	--	22
23	--	--	--	--	--	--	--			4.0	0.2	LTG: TREE UPLIGHTS	0.0	0.0	0.2		1	20	24
25	20	1		0.1	0.0	0.0	LTG: EAST SIDE FESTOON LIGHTS	0.1	0.1			LTG: EAST SIDE BLDG UPLIGHTS	0.0	0.0	0.1		1	20	26
27	20	1		0.5	0.0	0.0	LTG: NEW MAIN ST LIGHTING			0.5	0.6	LTG: NORTHERN FESTOON LIGHTS	0.0	0.0	0.6		1	20	28
29	20	1		0.6	0.0	0.0	LTG: NRTH SHADE CANOPY...	0.6	0.4			LTG: SOUTH SIDE FESTOON LIGHTS	0.0	0.0	0.4		1	20	30
31	20	1		0.1	0.0	0.0	LTG: NORTH ART/TREE UPLIGHT			0.1	0.2	PWR: SIGNAGE	0.0	0.2	0.0		1	20	32
33	20	1	--	--	--	--	SPARE	0.0	0.0			SPARE	--	--	--	--	1	20	34
35	20	1	--	--	--	--	SPARE			0.0	0.0	SPARE	--	--	--	--	1	20	36
37	20	1	--	--	--	--	SPARE	0.0	0.0			SPARE	--	--	--	--	1	20	38
39	20	1	--	--	--	--	SPARE			0.0	0.0	SPARE	--	--	--	--	1	20	40
41	20	1	--	--	--	--	SPARE	0.0	0.0			SPARE	--	--	--	--	1	20	42
TOTALS:							CONNECTED kVA PER PHASE	**42**		**42**		CONNECTED TOTAL kVA =		**83**					
							CONNECTED AMPS PER PHASE	**348**		**349**		AVERAGE CONNECTED AMPS PER PHASE =		**344**					

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **2.5 kVA @ 125% = 3.1 kVA** - 100% CONNECTED LOAD PLUS 25%

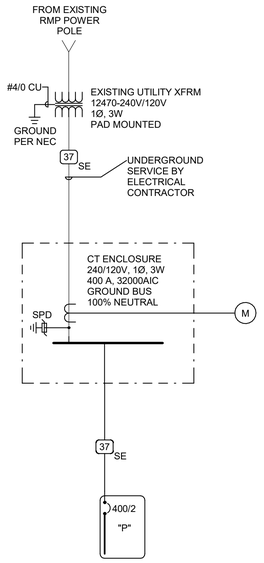
RECEPTACLES: - FIRST 10kVA @ 100%, REMAINDER @ 50%

ALL OTHER LOADS @ 100% : **80.2 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC

DIVERSIFIED TOTAL kVA = **83**

AVERAGE AMPS PER PHASE = **347**

BKR: GF=GFCI, GF3=30mA GFCI CAPABLE OF BEING LOCKED OUT IN OPEN POSITION, IG=ISOLATED GROUND, AF=AFCI, ST=SHUNT TRIP, RED=PROVIDE RED COLORED BREAKER, AF=ARC FAULT CURRENT INTERRUPTER, GA=COMBINATION OF GROUND FAULT AND ARC FAULT CIRCUIT INTERRUPTER, GS=COMBINATION OF SHUNT TRIP WITH GFCI



A1 ONE-LINE DIAGRAM - NORMAL

SCALE: NTS

FAULT CURRENT TABLE

BUS	FAULT CURRENT	CALCULATED	CABLE LENGTH
CT METER DISCONNECT	32000	28198	110' - 0"
P	32000	26508	9' - 0"

PROVIDE FULLY RATED CIRCUIT BREAKERS IN PANELBOARDS FOR THE FAULT CURRENT SHOWN. SERIES RATINGS WITH NEXT LEVEL UPSTREAM OVERCURRENT PROTECTIVE DEVICES ARE PERMITTED SUBJECT TO FACTORY UL DOCUMENTATION OF SERIES RATING SUBMITTED TO ENGINEER. THE CONTRACTOR SHALL PROVIDE THE AIC RATINGS REQUIRED BASED ON ACTUAL CONDITIONS, CABLE LENGTHS, TRANSFORMER IMPEDANCE, AND CONTRACTOR PROVIDED FAULT CURRENT CALCULATIONS. IF DEVICE OR EQUIPMENT FAULT CURRENT RATING IS NOT SHOWN, ASSUME 100,000 AIC.

PANEL LOAD SUMMARY

PANEL (BY LEVEL)	Mains	LOAD			
		CONNECTED		DIVERSIFIED	
		KVA	AMPS	KVA	AMPS
LEVEL 1					
P	400	82.7	344	83.3	347

COPPER CONDUCTOR AND CONDUIT SCHEDULE

SCHEDULE NUMBER

SUBSCRIPT (NOTE 5)

(E.G., 5 IG)

SYM	AMP	HH AMPS	CONDUIT SIZE	CONDUCTOR (NOTE 1) QTY	SIZE	G	IG/HH	SE	NOTES
1	20	-	.75	2	12	12	12	8	2
2	20	-	.75	3	12	12	12	8	2,3
3	20	24	.75	4	12	12	12	8	2,3
4	30	-	.75	2	10	10	10	8	2
5	30	-	.75	3	10	10	10	8	2
6	30	32	.75	4	10	10	10	8	2
7	40	-	1	2	8	10	8	6	2
8	40	-	1	3	8	10	8	6	2
9	40	44	1	4	8	10	8	6	2
10	55	-	1	2	6	10	8	4	2
11	55	-	1	3	6	10	8	4	2
12	55	60	1.25	4	6	10	8	4	2
13	70	-	1	2	4	8	4	2	2
14	70	-	1.25	3	4	8	4	2	2
15	70	76	1.25	4	4	8	4	2	2
16	85	-	1.25	2	3	8	3	2	2
17	85	-	1.25	3	3	8	3	2	2
18	85	92	1.25	4	3	8	3	2	2
19	95	-	1.25	3	2	8	2	2	2
20	95	104	1.50	4	2	8	2	2	2
21	130	-	1.50	3	1	6	2	2	2
22	130	116	1.50	4	1	6	2	2	2
23	150	-	2	3	1/0	6	2	1/0	2
24	150	136	2	4	1/0	6	2	1/0	2
25	175	-	2	3	2/0	6	2	2/0	2
26	175	156	2	4	2/0	6	2	2/0	2
27	200	-	2	3	3/0	6	2	2/0	2
28	200	180	2.50	4	3/0	6	2	2/0	2
29	230	-	2.50	3	4/0	4	2	2/0	2
30	230	208	2.50	4	4/0	4	2	2/0	2
31	255	-	2.50	3	250	4	1	2/0	2
32	255	232	2.50	4	250	4	1	2/0	2
33	310	-	3	3	350	3	1/0	3/0	2
34	310	280	3	4	350	3	1/0	3/0	2
35	380	-	3.50	3	500	3	3/0	3/0	2
36	380	344	4	4	500	3	3/0	3/0	2
37	400	-	2 EA 2	3	3/0	3	3/0	3/0	2
38	400	360	2 EA 2.50	4	3/0	3	3/0	3/0	2
39	510	-	2 EA 2.50	3	250	1	4/0	3/0	2
40	510	464	2 EA 3	4	250	1	4/0	3/0	2
41	620	-	2 EA 3	3	350	1/0	4/0	3/0	2,4
42	620	560	2 EA 3	4	350	1/0	4/0	3/0	2,4
43	760	-	2 EA 3.50	3	500	1/0	4/0	3/0	2,4
44	760	688	2 EA 4	4	500	1/0	4/0	3/0	2,4
45	855	-	3 EA 3	3	300	2/0	4/0	3/0	2,4
46	855	768	3 EA 3	4	300	2/0	4/0	3/0	2,4
47	1000	-	3 EA 3.50	3	400	2/0	4/0	3/0	4
48	1000	912	3 EA 3.50	4	400	2/0	4/0	3/0	4
49	1140	-	3 EA 4	3	500	3/0	4/0	3/0	4
50	1140	1032	3 EA 4	4	500	3/0	4/0	3/0	4
51	1240	-	4 EA 3	3	350	3/0	4/0	3/0	4
52	1240	1120	4 EA 3	4	350	3/0	4/0	3/0	4
53	1675	1520	5 EA 4	4	400	4/0	4/0	4/0	4
54	2010	1824	6 EA 4	4	400	250	250	250	4
55	2660	2408	7 EA 4	4	500	350	350	350	4
56	3040	2752	8 EA 4	4	500	500	500	500	4
57	4180	3784	11 EA 4	4	500	500	500	500	4
58	-	-	5 EA 4	-	-	-	-	-	6
59	-	-	5	-	-	-	-	-	6
60	-	-	10 EA 4	-	-	-	-	-	6

CONDUCTOR AND CONDUIT SCHEDULE NOTES

1. CONDUCTORS SHOWN ARE SHOWN FOR EACH CONDUIT WITH MODIFICATIONS AS NOTED IN NOTE 5. ALL CONDUCTORS SHOWN ARE THWN UNLESS OTHERWISE NOTED.
2. PROVIDE EQUIPMENT GROUND CONDUCTORS PER TABLE 250-122 WHEN CIRCUIT BREAKERS ARE SIZED GREATER THAN AMPERE RATING SHOWN IN TABLE.
3. PROVIDE #10 NEUTRALS FOR MULTIWIRE BRANCH CIRCUITS SERVING COMPUTERS.
4. GROUND (G) CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS.
5. SYMBOL SUBSCRIPTS:

"2N": INCLUDE TWO NEUTRAL CONDUCTORS SIZED AS SCHEDULED FOR PHASE AND NEUTRAL CONDUCTORS WHERE THE CONDUCTOR IS #1/0 OR LARGER. INCLUDE A SINGLE 200% RATED CONDUCTOR THAT IS TWICE THE AMPACITY OF THE SCHEDULED PHASE AND NEUTRAL CONDUCTOR WHERE THE CONDUCTOR IS BELOW #1/0 IN SIZE.

"CI": PROVIDE CIRCUIT INTEGRITY CABLE; TYPE TWO-HOUR FIRE RESISTIVE CABLES IN CONDUIT OR PROVIDE FEEDER ENCASED IN CONCRETE.

"FG" FULL SIZE GROUND, SIZE EQUIPMENT GROUNDING CONDUCTOR TO BE SAME SIZE AS THE PHASE CONDUCTORS.

"HH": NEUTRAL CURRENTS EXIST DUE TO HIGH HARMONIC "NONLINEAR" LOADS. CURRENT CARRYING CONDUCTORS DERATED ACCORDINGLY. PROVIDE THE IG/HH SIZE FOR THE EQUIPMENT GROUNDING CONDUCTOR.

"IG": INCLUDE IG (INSULATED/ISOLATED GROUND CONDUCTOR) SCHEDULED ALONG WITH THE GROUND OF EQUIPMENT GROUND CONDUCTOR.

"MC": PROVIDE FEEDER IN METAL-CLAD CABLE; TYPE MC IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.

"SE": SUBSTITUTE "SE" CONDUCTOR FOR "G" CONDUCTOR SHOWN, WHICH IS SIZED FOR THE GROUNDING OF THE SECONDARY OF THE SEPARATELY DERIVED SYSTEM.

"SER": PROVIDE SERVICE-ENTRANCE CABLE; TYPE SE OR SER IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.

6. RACEWAY ONLY. CONDUCTORS PROVIDED BY UTILITY.

GENERAL SHEET NOTES

1 PROVIDE NEMA 3R ENCLOSURES FOR EQUIPMENT LOCATED OUTDOORS. REFER TO PLANS FOR EQUIPMENT LOCATIONS.

2 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

3 ALL EQUIPMENT SHALL BE CONSTRUCTED AND BRACED FOR THE SEISMIC CONDITIONS OF THE PROJECT. REFER TO ELECTRICAL SPECIFICATIONS FOR REQUIREMENTS.

4 PROVIDE PERFORMANCE TESTING FOR GROUND-FAULT PROTECTION SYSTEMS ON SITE WITH A WRITTEN RECORD OF THIS TEST SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PER NEC 230.95(C).

SHEET KEYNOTES

BRANCH CIRCUIT CONDUCTOR AND CONDUIT SIZING TABLE

CIRCUIT AMPACITY/VOLTAGE	CIRCUIT LENGTH	CONDUCTOR SIZE (PHASE, NEUTRAL AND GR)	CONDUIT SIZE
20A/120V	0' - 60'	#12 AWG	0.75" Ø
20A/120V	60' - 95'	#10 AWG	0.75" Ø
20A/120V	95' - 150'	#8 AWG	1" Ø
20A/120V	150' - 240'	#6 AWG	1.25" Ø
20A/277V	0' - 140'	#12 AWG	0.75" Ø
20A/277V	140' - 220'	#10 AWG	0.75" Ø
20A/277V	220' - 350'	#8 AWG	1" Ø
20A/277V	350' - 550'	#6 AWG	1.25" Ø

NOTES:

1. WIRE SIZING IS BASED ON COPPER CONDUCTORS SUPPLYING A 20A, 120V CIRCUIT AT THE INDICATED VOLTAGE, ASSUMED TO BE 80% LOADED (16A), WITH MAXIMUM VOLTAGE DROP OF 3% AT THE LOAD.
2. DOWN-SIZED WIRE AT DEVICE/LOAD AS REQUIRED AND TERMINATE CONDUCTORS IN A SAFE AND CODE COMPLIANT MANNER.
3. CONDUIT SIZE IS BASED ON A MAXIMUM OF 3 CIRCUITS PER CONDUIT, EACH WITH A SEPARATE NEUTRAL CONDUCTOR.

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OWNER:
Midvale City
7505 Holden St.
Midvale, UT 84047

CONTACT:
Nate Rockwood
P: 801.567.7200

35 years
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

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CONTRUCTION DOCUMENTS

MIDVALE PLAZA AND STREETSCAPE
7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	APPROVED	DESCRIPTION

Stamp

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
05-26-2023
STATE OF UTAH

Designed By:	JJN
Drawn By:	JJN
Date:	05/26/2023
Checked By:	SCL
Project No:	220625

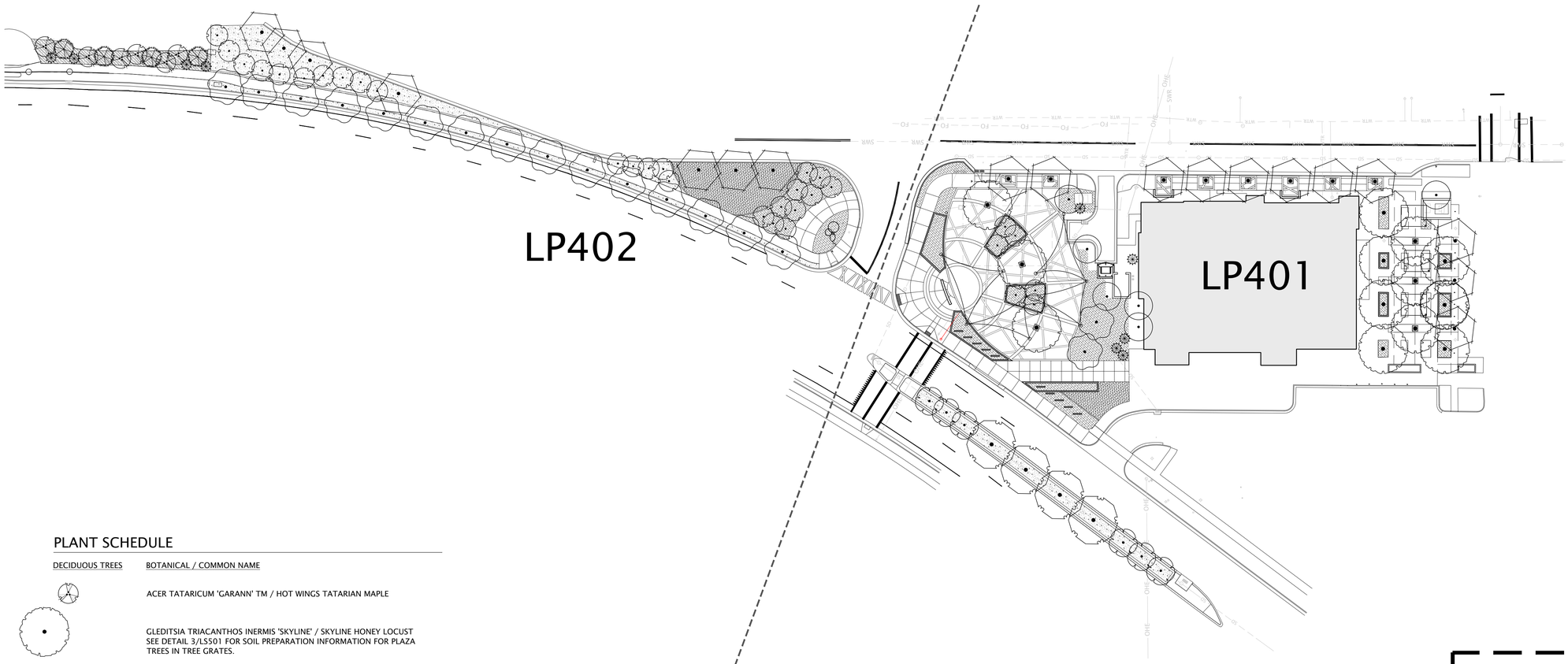
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ONE-LINE DIAGRAM AND SCHEDULES

Drawing number

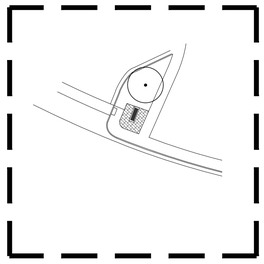
EP601

C:\Users\jjn\Documents\Revit 2021 Local\220625-Elec Central_jjnJOTBJR.rvt
6/2/2023 3:18:09 PM



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA TREES IN TREE GRATES.
	TILIA CORDATA `GREENSPIRE` / LITTLELEAF LINDEN SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA AND STREET TREES IN TREE GRATES.
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA
EVERGREEN TREES	**BOTANICAL / COMMON NAME**
	PICEA GLAUCA 'PENDULA' / WEEPING WHITE SPRUCE
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE
EXISTING TREES	**BOTANICAL / COMMON NAME**
	EXISTING DECIDUOUS TREE TO REMAIN
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**
	MALUS X `ROYAL RAINDROPS` / ROYAL RAINDROPS CRABAPPLE
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE
	SYRINGA RETICULATA / JAPANESE TREE LILAC
GROUND COVERS	**BOTANICAL / COMMON NAME**
	BIONATIVE BY BIOGRASS / BIONATIVE
	PLANTING BED / CONTRACTOR INSTALLED BARK MULCH - 4" DEPTH MILLER COMPANIES' SUPREME SHREDDED BARK
	POA PRATENSIS / KENTUCKY BLUEGRASS
	ROCK MULCH - 4" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE INSTALL OVER DEWITT PRO5 WEED BARRIER.



SEE ENLARGEMENT LP401

Scale: 1" = 40'-0"

0 20 40 80 120

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MIDVALE PLAZA

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	MM/DD/YY	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 6410-6023LA
Licensed Landscape Architect
05/26/2023

Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

OVERALL LANDSCAPE PLAN

Drawing number

LP101

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA TREES IN TREE GRATES.
	TILIA CORDATA `GREENSPIRE` / LITTLELEAF LINDEN SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA AND STREET TREES IN TREE GRATES.
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PICEA GLAUCA 'PENDULA' / WEEPING WHITE SPRUCE
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE

EXISTING TREES	BOTANICAL / COMMON NAME
	EXISTING DECIDUOUS TREE TO REMAIN

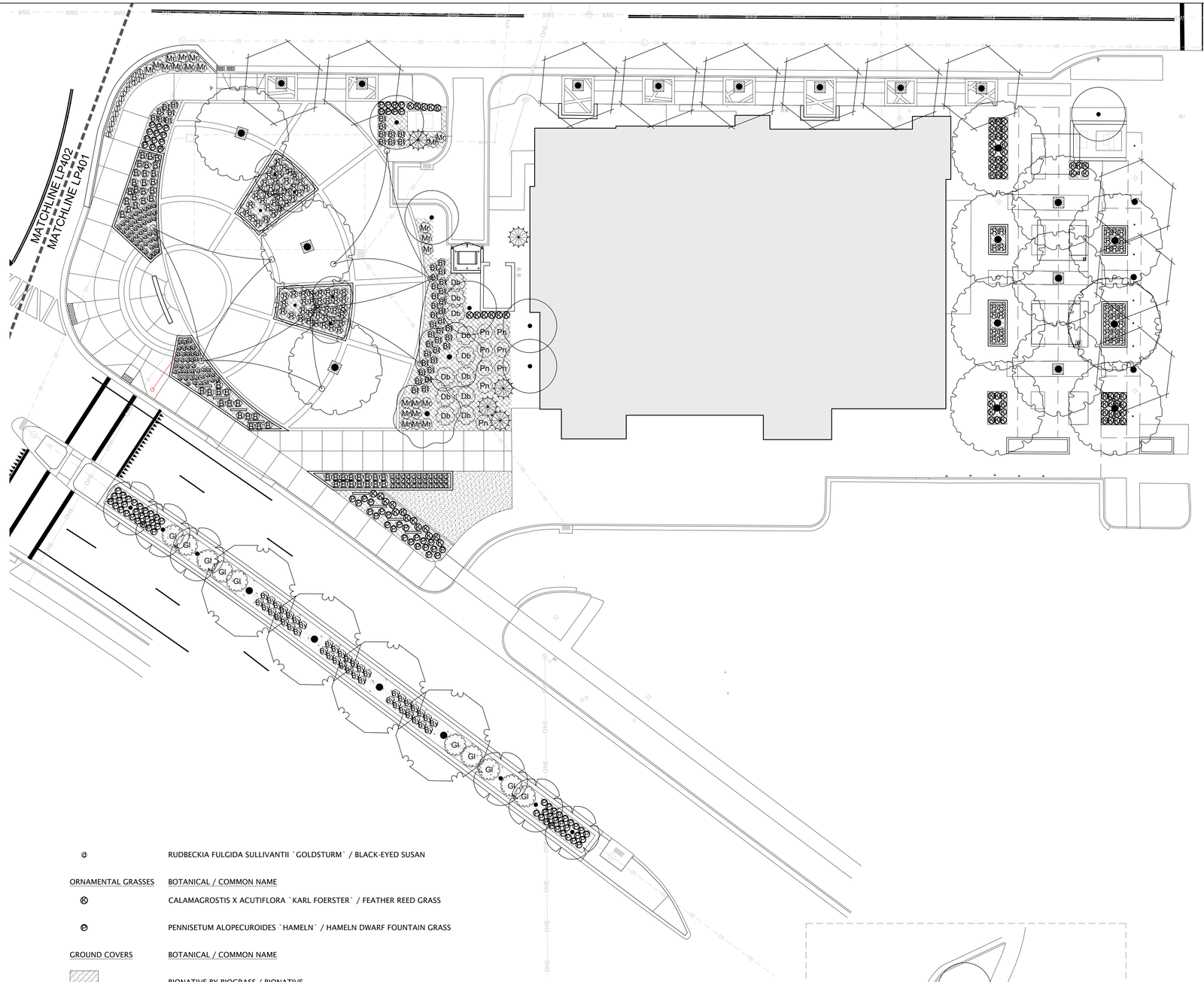
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `ROYAL RAINDROPS` / ROYAL RAINDROPS CRABAPPLE
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE
	SYRINGA RETICULATA / JAPANESE TREE LILAC

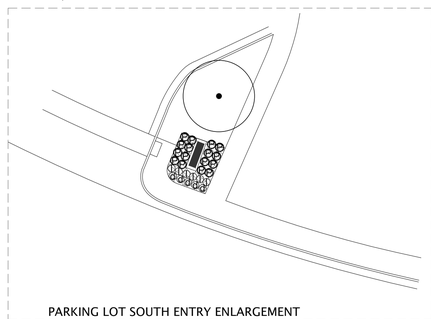
SHRUBS	BOTANICAL / COMMON NAME
Bt	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
By	BERBERIS THUNBERGII 'ORANGE TORCH' / UPRIGHT ORANGE JAPANESE BARBERRY
Bl	BUDDLEJA X 'SMNBDBT' / PUGSTER BLUE® DWARF BUTTERFLY BUSH
Dk	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` / BLUE MIST SHRUB
Db	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE
Mr	MAHONIA REPENS / CREEPING MAHONIA
Pd	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK
Pn	PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK
Gl	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
R	ROSA X 'MEIGALPIO' / RED DRIFT® GROUNDCOVER ROSE

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
a	AGASTACHE RUPESTRIS 'APACHE SUNSET' / APACHE SUNSET THREADLEAF HYSSOP
l	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
e	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	BIONATIVE BY BIOGRASS / BIONATIVE
	PLANTING BED / CONTRACTOR INSTALLED BARK MULCH - 4" DEPTH MILLER COMPANIES' SUPREME SHREDDED BARK
	POA PRATENSIS / KENTUCKY BLUEGRASS
	ROCK MULCH - 4" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE INSTALL OVER DEWITT PROS WEED BARRIER.





PARKING LOT SOUTH ENTRY ENLARGEMENT

1 PLAZA ENLARGEMENT

SCALE: 1"=20'-0"

Scale: 1" = 20'-0"

0 10 20 40 60

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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 5410283SWLA
Certified Landscape Architect
05/26/2023

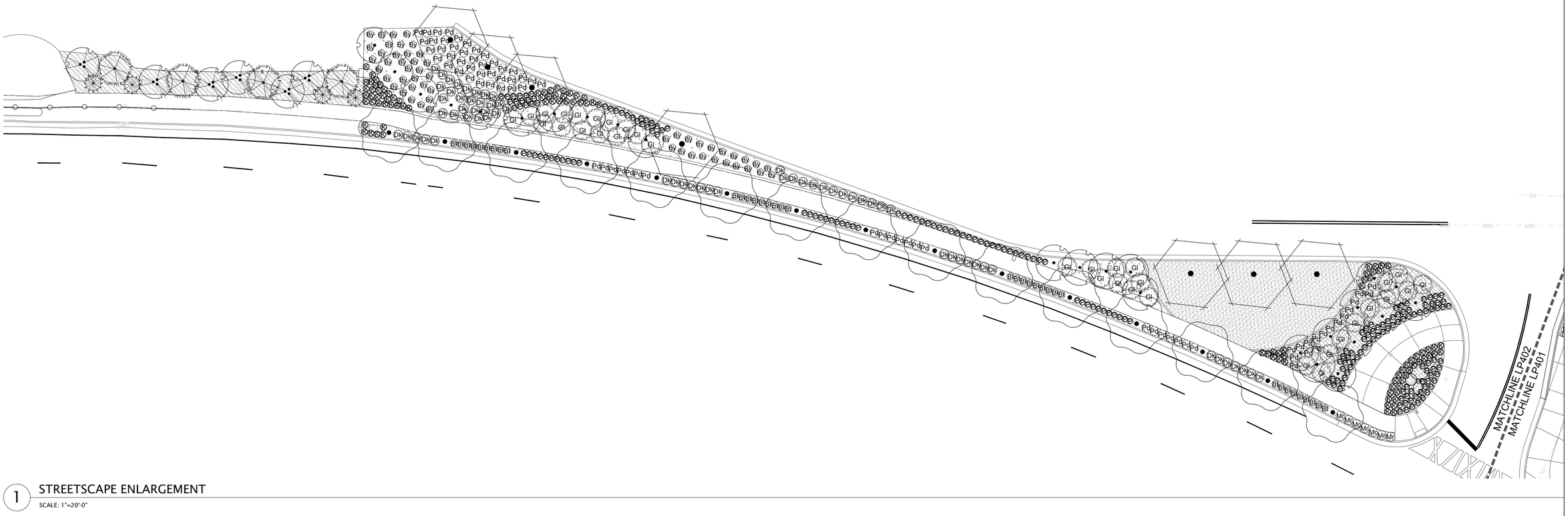
Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

LANDSCAPE PLAN ENLARGEMENT

Drawing number

LP401



1 STREETSCAPE ENLARGEMENT

SCALE: 1"=20'-0"

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA TREES IN TREE GRATES.
	TILIA CORDATA `GREENSPIRE` / LITTLELEAF LINDEN SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA AND STREET TREES IN TREE GRATES.
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
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EXISTING TREES	BOTANICAL / COMMON NAME
	EXISTING DECIDUOUS TREE TO REMAIN

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
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	SYRINGA RETICULATA / JAPANESE TREE LILAC

SHRUBS	BOTANICAL / COMMON NAME
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By	BERBERIS THUNBERGII 'ORANGE TORCH' / UPRIGHT ORANGE JAPANESE BARBERRY
Bl	BUDDLEJA X 'SMNBDBT' / PUGSTER BLUE® DWARF BUTTERFLY BUSH
Dk	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` / BLUE MIST SHRUB
Db	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE
Mr	MAHONIA REPENS / CREEPING MAHONIA
Pd	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK
Pn	PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK
Gl	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
R	ROSA X 'MEIGALPIO' / RED DRIFT® GROUNDCOVER ROSE

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l	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
r	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
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P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
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	PLANTING BED / CONTRACTOR INSTALLED BARK MULCH - 4" DEPTH MILLER COMPANIES' SUPREME SHREDDED BARK
	POA PRATENSIS / KENTUCKY BLUEGRASS
	ROCK MULCH - 4" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE INSTALL OVER DEWITT PRO5 WEED BARRIER.

Scale: 1" = 20'-0"

0 10 20 40 60

CONSTRUCTION DOCUMENTS

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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	MM/DD/YY	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 6410-6138LA
Licensed Landscape Architect
05/26/2023

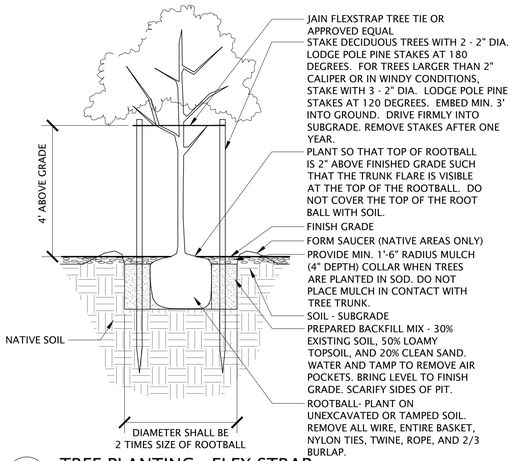
Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

LANDSCAPE PLAN ENLARGEMENT

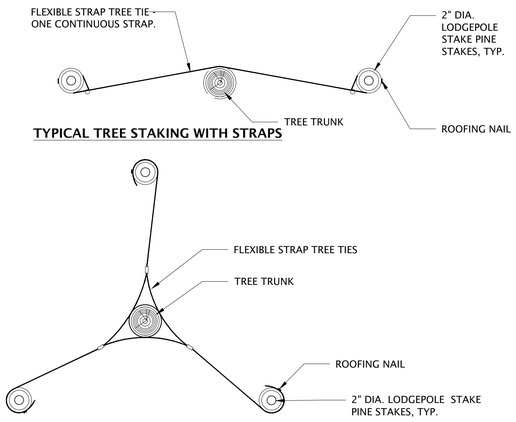
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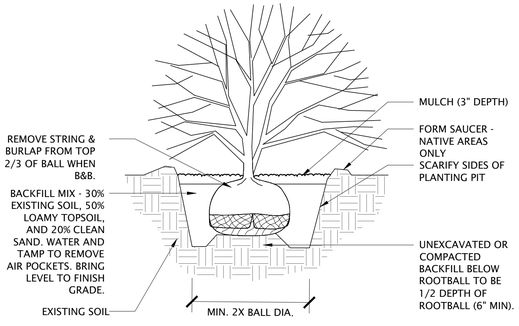
1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



2 TREE STAKING - FLEX STRAPS

NOT TO SCALE



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL

NOT TO SCALE

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE	B&B	2" CAL	6
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA TREES IN TREE GRATES.	B&B	2" CAL	13
	TILIA CORDATA `GREENSPIRE` / LITTLELEAF LINDEN SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA AND STREET TREES IN TREE GRATES.	2" CAL.	B&B	18
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B & B	2"CAL	5

EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	PICEA GLAUCA 'PENDULA' / WEEPING WHITE SPRUCE	B&B	6` HT MIN.	9
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B&B	6` HT MIN.	4

EXISTING TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	EXISTING DECIDUOUS TREE TO REMAIN	-		6

ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	MALUS X `ROYAL RAINDROPS` / ROYAL RAINDROPS CRABAPPLE	2" CAL.	B&B	31
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B&B	2" CAL	6
	SYRINGA RETICULATA / JAPANESE TREE LILAC	B&B	2" CAL	17

SHRUBS	BOTANICAL / COMMON NAME	CONT	HYDROZONE	QTY
Bt	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL		82
By	BERBERIS THUNBERGII 'ORANGE TORCH' / UPRIGHT ORANGE JAPANESE BARBERRY	5 GAL		95
B	BUDDLEJA X 'SMNBDBT' / PUGSTER BLUE® DWARF BUTTERFLY BUSH	5 GAL		52
Dk	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` / BLUE MIST SHRUB	5 GAL		65
Db	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL		11
Mr	MAHONIA REPENS / CREEPING MAHONIA	5 GAL		29
Pd	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK	5 GAL		77
Pn	PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK	5 GAL		8
Gl	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL		45
R	ROSA X 'MEIGALPIO' / RED DRIFT® GROUNDCOVER ROSE	5 GAL		102

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	HYDROZONE	QTY
a	AGASTACHE RUPESTRIS 'APACHE SUNSET' / APACHE SUNSET THREADLEAF HYSSOP	1 GAL		84
l	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY	1 GAL		23
r	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN	1 GAL		38

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT	HYDROZONE	QTY
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL		179
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL		292

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING
	BIONATIVE BY BIOGRASS / BIONATIVE	BED	1,539 SF
	PLANTING BED / CONTRACTOR INSTALLED BARK MULCH - 4" DEPTH MILLER COMPANIES' SUPREME SHREDDED BARK	BED	8,009 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	3,150 SF
	ROCK MULCH - 4" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE INSTALL OVER DEWITT PRO'S WEED BARRIER.	BED	8,090 SF

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND MIDVALE CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. iT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 6" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 12" BELOW PROPOSED FINISH GRADE. THE DEPTH OF TOPSOIL IN THE HOLDEN STREET MEDIAN ISLAND SHALL BE 32".
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. INSTALL A MIN. OF 4" OF PREMIUM TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 8" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX. THE HOLDEN STREET MEDIAN ISLAND SHALL RECEIVE 32" OF IMPORTED TOPSOIL.
11. INSTALL A MIN. OF 4 INCHES OF MULCH PER PLAN WITH WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.

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MIDVALE PLAZA AND STREETSCAPE
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CONSTRUCTION DOCUMENTS

REVISIONS

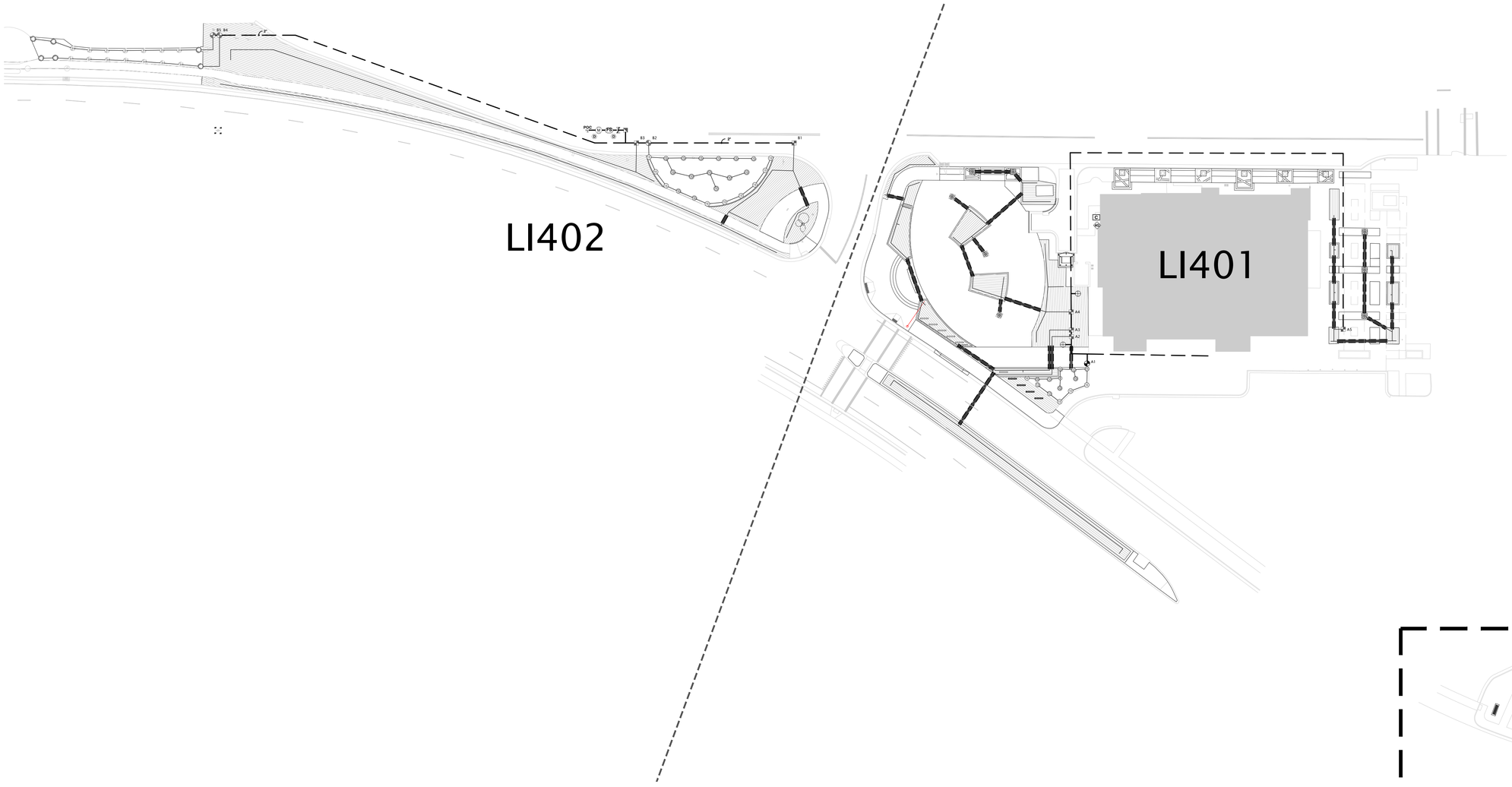
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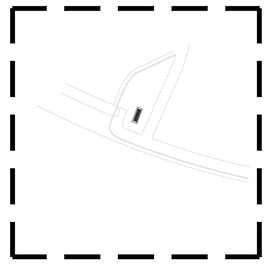
Stamp
STATE OF UTAH
CORY A. SHUPE
No. 5414607-5301
Licensed Landscape Architect
05/26/2023

Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
LANDSCAPE NOTES, SCHEDULE, & DETAILS

Drawing number
LP501





SEE ENLARGEMENT LI401

CONSTRUCTION DOCUMENTS

Scale: 1" = 40'-0"

0 20 40 80 120

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planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

CLIENT
Midvale City
7505 Holden St
Midvale, UT 84047

CONTACT:
Nate Rockwood
P: 801.567.7200

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	yy/mm/dd	DESCRIPTION

Stamp

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CORY A. SHUPE
Licensed Landscape Architect
05/26/2023

Designed By:	RD
Drawn By:	TH
Date:	05/26/23
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Project No:	22-160

Drawing Title

OVERALL IRRIGATION PLAN

Drawing number

LI101

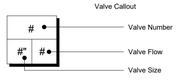
IRRIGATION SCHEDULE

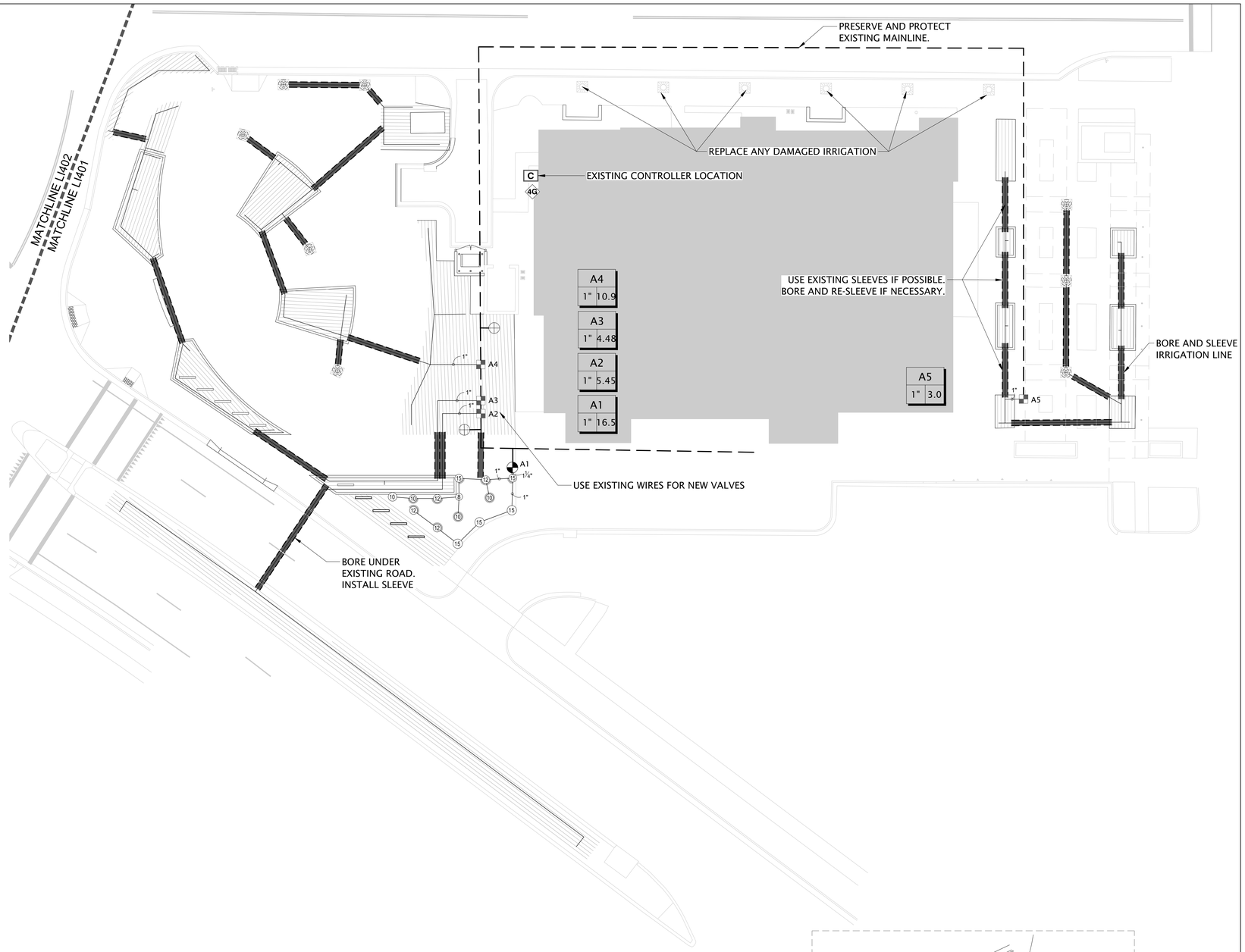
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
10 Q, 10 T, 10 H, 10 F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
12 Q, 12 T, 12 H, 12 TT, 12 TQ, 12 F	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
15 Q, 15 T, 15 H, 15 TT, 15 TQ, 15 F	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
8 08HE-VAN, 12 12HE-VAN, 10 10HE-VAN, 15 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
14 ADJ, 14 F	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
18 ADJ, 18 F	RAIN BIRD R-VAN18 1812-SAM-P45 SHRUB ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
24 ADJ, 24 F	RAIN BIRD R-VAN24 1812-SAM-P45 SHRUB ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.

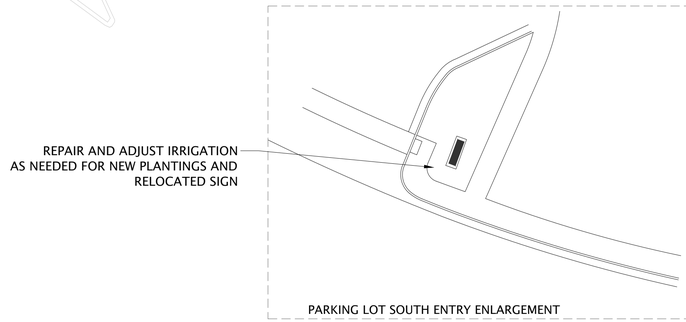
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM
	TREE DRIP RINGS 2 RINGS (2` & 4` DIA) NETAFIM TLCV04-12
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD EFB-CP
	QUICK COUPLER VALVE - RAIN BIRD 33 RC
	ISOLATION VALVE - MATCO NORCA 200RTD
M	RAIN BIRD EFB-CP 2" 2IN. BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
C	BASELINE BL-1000P-R12 12-STATION CONVENTIONAL WIRE CONTROLLER IN 16-GAUGE STAINLESS STEEL PEDESTAL ENCLOSURE, BASE MODEL 50 STATIONS, EXPANDABLE TO 75 OR 100 STATIONS.
4G	BASELINE BL-CM4G-GW-AT INCLUDES 4G CELL MODEM GATEWAY AND 3D8 IN.SALT SHAKERIN. ANTENNA
FS	FLOW SENSOR - FLOWMEC QS200
	EXISTING VALVE TO BE PRESERVED AND PROTECTED
D	MANUAL DRAIN - FORD B11-333
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout







1 PLAZA ENLARGEMENT

SCALE: 1"=20'-0"

Scale: 1" = 20'-0"

0 10 20 40 60

CONSTRUCTION DOCUMENTS

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8719 S. Sandy Parkway
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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	symmetry	DESCRIPTION

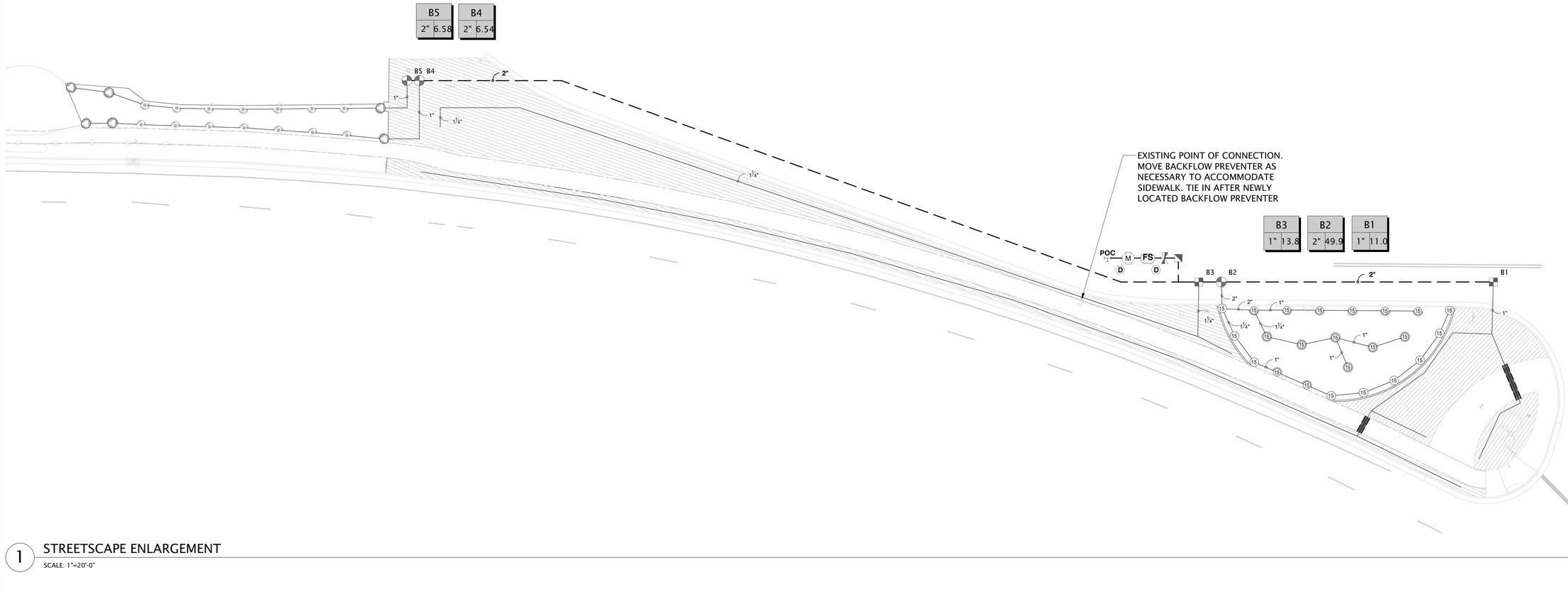
Stamp

STATE OF UTAH
CORY A. SHUPE
No. 6410-6130PLA
Registered Landscape Architect
05/26/2023

Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
IRRIGATION PLAN ENLARGEMENT

Drawing number
LI401



1 STREETSCAPE ENLARGEMENT

SCALE: 1"=20'-0"

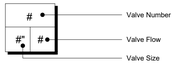
IRRIGATION SCHEDULE

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	IRRIGATION MAINLINE: PVC SCHEDULE 40
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Valve Callout



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Scale: 1" = 20'-0"

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n

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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	symmddyy	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 5410-6330
Licensed Landscape Architect
05/26/2023

Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
IRRIGATION PLAN ENLARGEMENT

Drawing number
LI402

IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF **75** PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED BASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.

11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

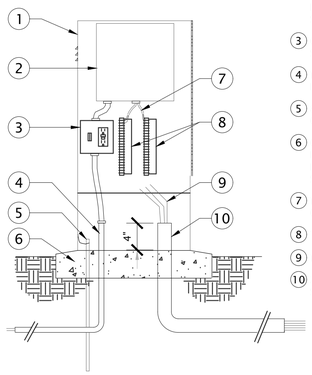
13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

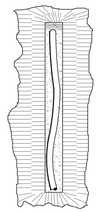


1. ENCLOSURE AS SPECIFIED
2. IRRIGATION CONTROLLER, SECURELY BOLT TO ENCLOSURE. INSTALL BACKUP BATTERIES AS PER MANUFACTURER'S SPECS.
3. GFI RECEPTACLE AND CONTROLLER SWITCH
4. 1" SCH. 40 CONDUIT WITH SWEEP ELL FOR 120 VOLT SOURCE
5. 8 FT. COPPER GROUND AS PER LOCAL CODE.
6. CONCRETE BASE: 6" MIN THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH SLOPE FOR DRAINAGE.
7. 18 GA. WIRE HARNESS TO CONTROLLER.
8. TERMINAL STRIPS, SIZE AS REQ.
9. 14 GA. WIRES FROM FIELD.
10. 2" DIA. PVC CONDUIT WITH LONG SWEEP ELL.

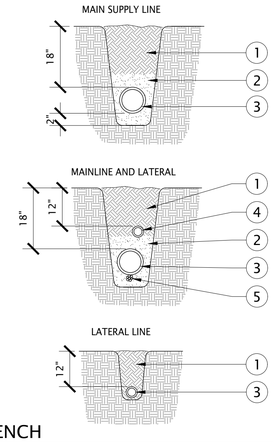
1 PEDESTAL MOUNT CONTROLLER

1" = 1'-0" P-22-160-24

PLAN VIEW



SECTIONS



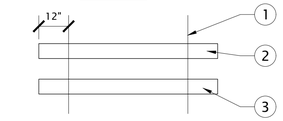
1. DEBRIS FREE FILL
2. DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
3. MAINLINE
4. LATERAL LINE
5. TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM

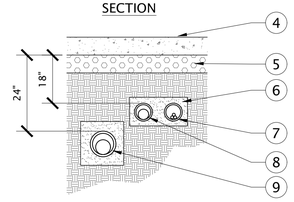
2 PIPE TRENCH

NOT TO SCALE

PLAN VIEW



SECTION

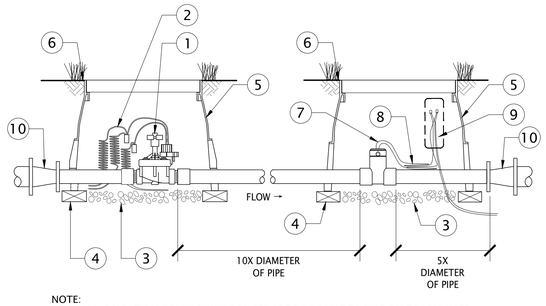


1. PAVING SURFACE EDGE
2. SLEEVE, TYP.
3. EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
4. PAVING SURFACE
5. COMPACTED BASE
6. SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
7. IRRIGATION WIRES SLEEVE
8. LATERAL SLEEVING
9. MAIN LINE SLEEVE

NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

3 PIPE SLEEVE

NOT TO SCALE

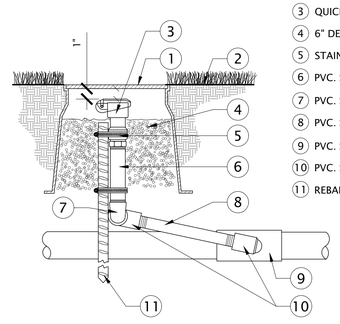


NOTE:
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

4 MASTER VALVE/FLOW SENSOR

NOT TO SCALE

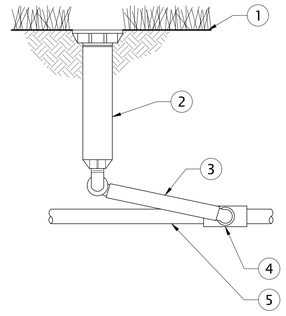
1. MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
2. 24" LENGTH OF COILED WIRE
3. 3" MIN. DEPTH WASHED GRAVEL
4. BRICK (4 PER BOX)
5. STANDARD SIZE VALVE BOX
6. FINISH GRADE
7. FLOW SENSOR
8. 24" LENGTH OF COILED COMMUNICATION CABLE
9. COMMUNICATION CABLE SPLICE PER MANUFACTURER'S RECOMMENDATIONS
10. CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE SIZES)



1. ROUND VALVE BOX: EXTENSION LENGTH AS REQ'D.
2. FINISH GRADE
3. QUICK COUPLING VALVE
4. 6" DEEP PEA GRAVEL
5. STAINLESS STEEL GEAR CLAMPS (1 OF 2)
6. PVC. SCH. 80 NIPPLE (6" LENGTH)
7. PVC. SCH. 80 STREET EL
8. PVC. SCH. 80 NIPPLE (8" LENGTH)
9. PVC. SCH. 80 TEE
10. PVC. SCH. 80 ELL
11. REBAR STAKE (24" LENGTH)

5 QUICK COUPLER

NOT TO SCALE

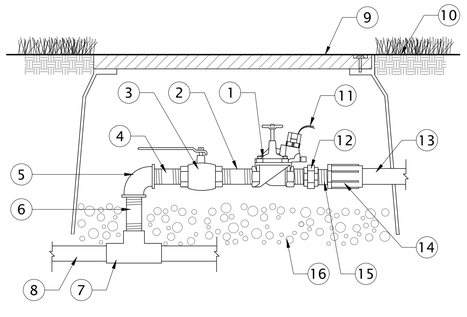


1. FINISH GRADE/TURF CROWN
2. POP-UP SPRINKLER
3. PREMANUFACTURED SWING ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

6 POP-UP SPRAY/ROTARY

NOT TO SCALE



1. AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
2. SCH. 80 PVC THREADED NIPPLE
3. BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
4. SCH. 80 PVC THREADED NIPPLE
5. SCH. 80 PVC THREADED ELL
6. SCH. 80 PVC THREADED NIPPLE
7. PVC MAINLINE TEE (SXSXT)
8. MAINLINE (SIZE AS NOTED ON THE PLAN)
9. VALVE BOX, SIZE AS REQUIRED
10. FINISH GRADE
11. SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
12. SCHEDULE 80 PVC UNION
13. LATERAL LINE TO HEADS
14. PVC ADAPTOR TYP.
15. SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
16. GRAVEL LAYER (12" MIN. DEPTH)

NOTES:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

7 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE

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Midvale City
7505 Holden St
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CONTACT:
Nate Rockwood
P: 801.567.7200

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	symmdy	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 5410433801
Professional Landscape Architect
05/26/2023

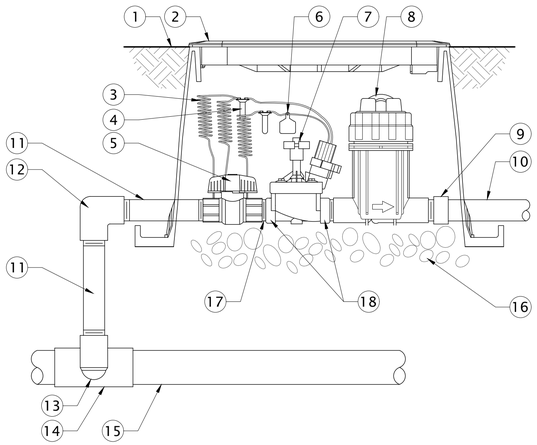
Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

IRRIGATION NOTES & DETAILS

Drawing number

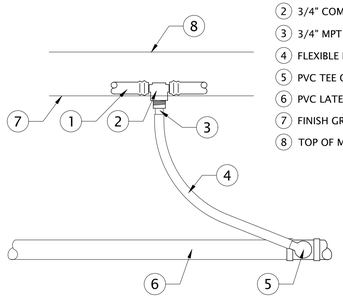
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1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 INCH BALL VALVE (INCLUDED IN XCZ-PRB-100 KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-100-PRB-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ KIT)
18. ACTION MANIFOLD FITTINGS, (2 EA.) BUTTRESS NIPPLE 18011-X SPIGOT/SLIP ADAPTOR 18012-X

1 DRIP CONTROL ZONE KIT (RAINBIRD)

NOT TO SCALE

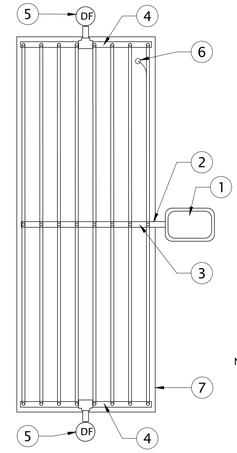


1. DRIP TUBING
2. 3/4" COMBINATION TEE
3. 3/4" MPT ADAPTER
4. FLEXIBLE POLY TUBING
5. PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
6. PVC LATERAL LINE
7. FINISH GRADE
8. TOP OF MULCH

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

2 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE



1. IRRIGATION CONTROL VALVE
2. PVC TO DRIP TUBING CONNECTION (SEE DETAIL)
3. PVC SUPPLY HEADER
4. PVC EXHAUST HEADER (DRIP TUBING MAY BE USED IN PLACE OF PVC FOR SUB HEADERS PER MANUFACTURER'S DESIGN GUIDELINES)
5. DRIP FLUSH VALVE (SEE DETAIL)
6. INDICATOR EMITTER - (1) 1 GPH EMITTER INTO IN-LINE DRIP TUBING
7. MAINTAIN 4" GAP BETWEEN DRIP TUBING AND PERIMETER OF IRRIGATED AREA

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

3 CENTER FEED IN LINE DRIP

NOT TO SCALE

1. DRIP FLUSH VALVE
2. DRIP TUBING
3. 10" ROUND VALVE BOX
4. GRAVEL SUMP - ONE CUBIC FOOT
5. BRICK SUPPORTS (2)
6. FINISH GRADE
7. TOP OF MULCH

NOTES:
1. INSTALL DRIP FLUSH VALVE(S) AT LOW POINT OF EACH DRIP ZONE AND AT END OF LINES.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

4 DRIP FLUSH VALVE

NOT TO SCALE

1. DIFFUSER BUG CAP: RAIN BIRD DBC-025 (UNLESS OTHERWISE SPECIFIED)
2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. 1/2" POLYETHYLENE TUBING: 2 RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

5 DRIP EMITTER

NOT TO SCALE

NOTE:
1. FOR EVERGREEN TREES. LOCATE INDICATOR EMITTERS ON OUTSIDE OF OUTER DRIP RING.
2. ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETIKER CLAMPS.

6 TREE DRIP - PLAN VIEW (PLANTER AREAS)

NOT TO SCALE

P-22-160-43

CONSTRUCTION DOCUMENTS

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CONTACT:
Nate Rockwood
P: 801.567.7200

MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	yy/mm/dd	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. SHUPE
No. 5410633801
Licensed Landscape Architect
05/26/2023

Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

IRRIGATION DETAILS

Drawing number

LI502

MIDVALE CITY - HOLDEN STREET

A PART OF THE SW 1/4 OF SECTION 28, T2S, R1W, SLB&M, U.S. SURVEY, MIDVALE CITY, SALT LAKE COUNTY, STATE OF UTAH

SITE CONSTRUCTION DOCUMENTS

PROJECT INFORMATION
HOLDEN STREET
MIDVALE UT, 84047

CIVIL ENGINEER
GALLOWAY & COMPANY, INC.
515 S. 700 E.
SALT LAKE CITY, UT 84112
PHONE: 801.549.7563
CONTACT: DAVE PIERSON, PROJECT MANAGER
DOUG STAKER, PROJECT ENGINEER

SURVEYOR
GALLOWAY & COMPANY, INC.
515 S. 700 E.
SALT LAKE CITY, UT 84112
PHONE: 801.549.7563
CONTACT: JERRON ATKIN, SURVEY MANAGER

CITY AGENCIES

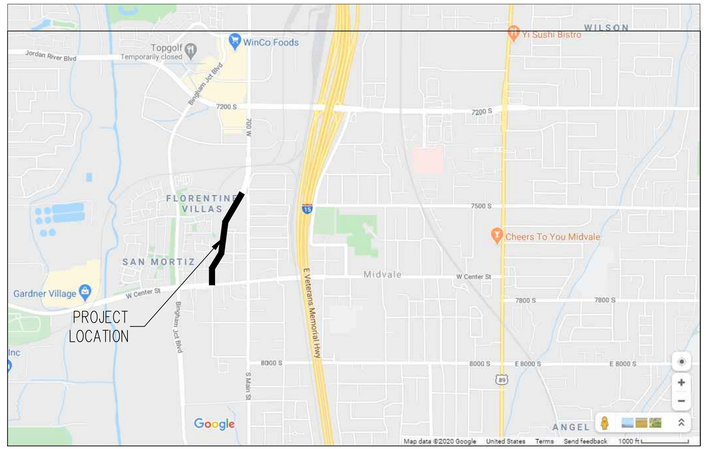
PLANNING
MIDVALE CITY PLANNING AND ZONING
7505 HOLDEN ST.
MIDVALE, UT 84047
CONTACT: LESLEY BURNS
PHONE: 801.567.7229

WATER & SANITARY
7505 HOLDEN ST.
MIDVALE, UT 84047
PHONE: 801.567.7200

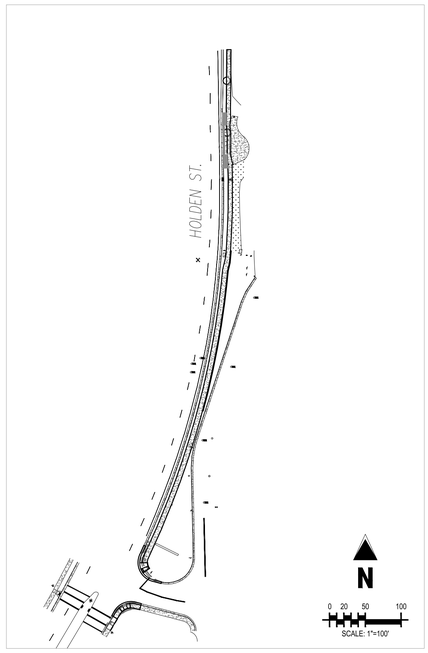
NATURAL GAS
DOMINION ENERGY
1140 200 SOUTH
SALT LAKE CITY, UT 84104
PHONE: 800.323.5517

FIRE DEPARTMENT
UNIFIED FIRE AUTHORITY STATION 125
4683 HOLDEN ST.
MIDVALE, UT 84047
PHONE: 801.743.7200

POWER
ROCKY MOUNTAIN POWER
1407 WEST NORTH TEMPLE
SALT LAKE CITY, UT 84116



VICINITY MAP
SCALE: 1"=2,000'



PROJECT MAP – SITE PLAN NORTH
SCALE: 1"=100'

SHEET INDEX

C0.0	COVER SHEET
C0.1	GENERAL CONSTRUCTION NOTES
C1.0	SITE PLAN NORTH
C1.5	SITE DETAILS
C1.6	SITE DETAILS
C2.0	GRADING PLAN
C2.1	SIDEWALK PROFILES
C3.0	ECP
C3.2	ECP DETAILS

BASIS OF BEARING
TBD

BENCHMARK
TBD

CAUTION – NOTICE TO CONTRACTOR
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

Galloway
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
GallowayUS.com

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

HOLDEN STREET
MIDVALE, UT 84047

#	Date	Issue / Description	Init.

Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

COVER SHEET

C0.0

N:\Midvale city\ - midvale - mpw1.20 - holden street\CADD\ COMPW - C0.0 - Cover.dwg - Tom Brown - 5/18/2020

UTILITY GENERAL NOTES

1 ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO THE MIDVALE CITY, AND/OR GOVERNING UTILITY AGENCY STANDARDS, SPECIFICATIONS, PLANS AND DETAILS.

2 THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3 CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

4 ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.

5 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION 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.

6 UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE JURISDICTION HAVING AUTHORITY BEFORE BACKFILLING.

7 CONTRACTOR SHALL NOTIFY THE MIDVALE CITY ENGINEERING AND INSPECTIONS 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.

8 ALL FILL MATERIAL IS TO BE IN PLACE AND PROPERLY COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

9 EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

10 IF LOCAL JURISDICTION SPECIFICALLY APPROVES USE OF DUCTILE OR GREY IRON PIPING MATERIALS, THEY SHALL BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING MINIMUM AWWA STANDARDS: C-105 PRESSURE CLASS 350, ALL DUCTILE IRON PIPE, VALVES, FITTINGS AND APPURTENANCES SHALL BE SEAL COATED WITH POLY WRAP. ALL FITTINGS SHALL BE 250 PSI MINIMUM PRESSURE RATING.

11 MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C-478 AND/OR MIDVALE CITY OR OTHER OFFICIALLY ADOPTED SPECIFICATIONS. CONCRETE BASES SHALL BE POURED IN PLACE, OR PRECAST AS THE GOVERNING SPECIFICATION ALLOWS.

12 ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS AND SITE WORK SPECIFICATIONS, AND WEST JORDAN CITY AND / OR GOVERNING UTILITY AGENCY STANDARDS AND SPECIFICATIONS.

13 TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.

14 ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 PSI.

15 SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS TO WITHIN 5 FT. OF PROPOSED BUILDING UNLESS SPECIFIED OTHERWISE. SITE WORK CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR ON ALL UTILITY BUILDING ENTRANCE LOCATIONS.

16 IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE ENCASED IN A POLY-WRAPPED STEEL CASING, ALLOWABLE PIPE PRODUCTS ARE PVC SDR 26 OR SDR 35 PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCHES CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11

17 DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

18 CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES (BORING ETC.) AND SIMILAR STRUCTURES.

19 SEE NOTICE REQUIREMENT UNDER GENERAL PROJECT NOTES.

20 THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL SUB-CONTRACTORS HAVE INSTALLED UTILITIES IN ACCORDANCE WITH THE SPECIFICATIONS AND DESIGN (LINE, GRADE, NO SAGS, ETC.) PRIOR TO SCHEDULING CLOSE-OUT MEETINGS WITH THE CITY.

21 ALL UTILITIES SHALL BE PRE-TESTED PRIOR TO THE CITY WITNESSING THE TEST TO ENSURE THAT SAID UTILITIES WILL PASS DURING CITY WITNESS OF TESTING.

GRADING PLAN GENERAL NOTES

1 CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND, ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

2 DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED WITH SEEDING, SODDING, MULCHING ETC. NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

3 IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SOILS SITUATION IS PRESENT, THE GEOTECHNICAL (SOILS) ENGINEER AND OWNER'S CIVIL ENGINEERING CONSULTANT OF RECORDED SHALL BE CONTACTED FOR RECOMMENDATIONS. OWNER'S ENGINEER OF RECORD IS DAVE PIERSON, GALLOWAY, Phone: 801-549-7563, Email: davepierson@gallowayus.com.

4 UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.

5 IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET, SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX, COVERED WITH PLASTIC SHEETING OR EROSION CONTROL BLANKETS IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.

6 ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5' OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE GEOTECHNICAL (SOILS) REPORT PROVIDED BY CMT ENGINEERING LABORATORIES PROJECT NO.11951 DATED NOVEMBER 8, 2018.

7 SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.

8 SOME ELEVATIONS MAY BE EXPRESSED WITH THE FIRST TWO NUMBERS TRUNCATED. ADD 4200 TO THESE ELEVATIONS.

9 BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

10 ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

11 ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE GEOTECHNICAL (SOILS) REPORT ON THE SITE AT ALL TIMES.

12 THE CONTOURS SHOWN IN THE DETENTION/RETENTION POND AREA REPRESENT FINAL GRADE. THE TOP 6 INCHES OF MATERIAL IN THE DETENTION/RETENTION POND AND BERM AREAS SHALL BE FINISH GRADED WITH MATERIALS AS SPECIFIED IN THE PROJECT DOCUMENTS.

13 GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

14 SPOT ELEVATIONS REPRESENT FLOW LINE OF CURB OR TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.

15 THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

16 ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF CLEAN NATIVE SOILS PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN FOR SPECIFICATIONS.

17 WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE OWNERS ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.

18 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PLACEMENT COMPLETED WITHOUT THE APPROVAL OF THE OWNERS ENGINEER.

19 THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.

20 PRE CAST STRUCTURES MEETING STANDARDS SPECIFIED IN THE PROJECT DOCUMENTS, OR PER LOCAL CODES, WHICHEVER IS MORE STRINGENT, MAY BE USED AT CONTRACTOR'S OPTION.

21 EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

22 EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

23 PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

24 IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

25 THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

26 CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE

27 CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

28 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SPERLICH CONSULTING, INC, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD) FOR REVIEW.

29 CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

30 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

31 SITE WORK SHALL MEET OR EXCEED PROJECT SITEWORK PLANS AND SPECIFICATIONS.

32 ALL SITE CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4500 PSI. REFER TO GEOTECHNICAL REPORT.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SPECIFICATIONS SET FORTH IN THE CITY PUBLIC WORKS REGULATIONS AND SPECIFICATIONS AND APPLICABLE COUNTY, STATE AND FEDERAL REGULATIONS (INCLUDING ADA GUIDELINES). WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE AGENCY HAVING JURISDICTION SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE CITY, COUNTY PUBLIC WORKS INSPECTOR AND/OR UTAH DOT. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY OWNER'S ENGINEER OF RECORD.
2. ALL CONTACT RELATING TO THESE DOCUMENTS (CIVIL, SWMP AND LANDSCAPING) SHALL BE ADDRESSED TO THE OWNER'S ENGINEER OF RECORD: DAVE PIERSON, GALLOWAY, PHONE 801-549-7563 email: davepierson@gallowayus.com
3. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN OR ARE CONFLICTING WITH ANOTHER, CONTACT THE OWNER'S ENGINEER OF RECORD FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE BID, RECORD AND/OR AS-BUILT DRAWINGS. NO ELECTRONIC (CAD) FILES WILL BE SHARED WITH ANY BIDDER, BUT WILL BE SENT TO THE GENERAL CONTRACTOR AWARDED THE PROJECT AFTER SIGNING THE OWNER'S CIVIL ENGINEER OF RECORD'S FILE SHARING DISCLAIMER.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS OBTAINED FROM VARIOUS AGENCIES. GALLOWAY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GALLOWAY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH WE DO AFFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. GALLOWAY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
5. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
7. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER'S CIVIL ENGINEER OF RECORD IMMEDIATELY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY OR COUNTY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY OR COUNTY PUBLIC WORKS INSPECTOR, AND OWNER'S ENGINEER OF RECORD, AT ALL TIMES. CONTRACTOR TO PROVIDE TO OWNER'S CONSTRUCTION MANAGER AND OWNER'S ENGINEER OF RECORD AT JOB COMPLETION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. REFER TO EROSION CONTROL / SWMP PLANS.
13. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
15. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE CITY, COUNTY AND/OR DOT ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.
16. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN ALL PUBLIC ROADS AND R.O.W.'S TO THE CITY, COUNTY AND /OR DOT BEFORE BEGINNING ANY WORK ON THESE STREETS ROADS OR HIGHWAYS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER THE APPROPRIATE AGENCY APPROVES THE PHASING PLAN, AND A PRE-CONSTRUCTION MEETING IS HELD BETWEEN THE AGENCIE(S), THE OWNER'S ENGINEER OF RECORD, THE OWNER'S CONSTRUCTION MANAGER AND THE CONTRACTOR.
17. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
19. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE THE CITY, COUNTY AND DOT.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES.
21. IN GENERAL, LIMITS OF SITE WORK ARE TO 5 FEET OF BUILDING FOOTPRINT. SOME UTILITIES WILL BE ENCASED WITHIN THE BUILDING SIDEWALKS, AND SHALL BE CONSIDERED SITEWORK AS OCCURS.
22. CONTRACTOR SHALL REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY CMT ENGINEERING LABORATORIES PROJECT NO.11951 DATED NOVEMBER 8, 2018.

SITE PLAN GENERAL NOTES

1 ALL CONTACT RELATING TO THESE DOCUMENTS SHALL BE ADDRESSED TO THE DEVELOPER'S ENGINEER OF RECORD POINT OF CONTACT: DAVE PIERSON, GALLOWAY, Phone: 801-549-7563, Email: davepierson@gallowayus.com.

2 ALL SITE PLAN MEASURES ARE SUBJECT TO GENERAL NOTES ON THIS SHEET.

3 FEATURES REMOVED DURING MASS/DEMOLITION GRADING ARE NOT SHOWN.

4 ALL STRIPING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) AS PUBLISHED BY THE US DEPARTMENT OF TRANSPORTATION.

5 ALL CONSTRUCTION SHALL CONFORM TO PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS FOR -OR OTHERS ADOPTED BY CITY, COUNTY AND / OR STATE.

ADA NOTES

1 ALL HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

2 ALL HANDICAP RAMPS AND ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

3 THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.
(A) THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK, PEDESTRIAN ACCESS OR STORE FRONT SHALL NOT EXCEED 2.0 PERCENT. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
(B) THE GRADES WITHIN HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0 PERCENT MEASURED IN ANY DIRECTION. HANDICAP PARKING STALLS SHALL HAVE AN ACCESSIBLE ROUTE, AS NOTED BELOW, TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.
(C) ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0 PERCENT. ACCESSIBLE ROUTES EXCEEDING 5.0 PERCENT SHALL BE CONSTRUCTED WITH RAMPS AND HANDRAILS HAVING A MAXIMUM SLOPE OF 8.33 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMPS.

4 ALL SITE DIRECTIONAL SIGNS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 7-FEET AS MEASURED FROM THE GROUND TO THE BOTTOM OF THE LOWEST SIGN.

5 ALL ACCESSIBLE ROUTES THAT CROSS A VEHICULAR DRIVE SHALL CONTAIN A DETECTIBLE WARNING IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS WHETHER OR NOT A RAMP IS NEEDED.

6 THE MAXIMUM VERTICAL GRADE DIFFERENTIAL BETWEEN SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF ¼-INCH.

7 THE CONTRACTOR SHALL HAVE ALL CONCRETE FORMS THAT ARE PART OF ANY DESIGNATED ACCESSIBLE ROUTE, STORE FRONT, HANDICAP PARKING SPACE OR RAMP SURVEYED BY A LICENSED SURVEYOR AND SUBMITTED TO THE OWNER'S CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD) TO VERIFY GRADES AND CROSS SLOPES PRIOR TO PLACEMENT OF ANY CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS AND DAMAGES FOR IMPROVEMENTS INSTALLED OR OTHERWISE IMPACTED BY WORK NOT APPROVED BY THE OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD).

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

HOLDEN STREET
MIDVALE, UT 84047

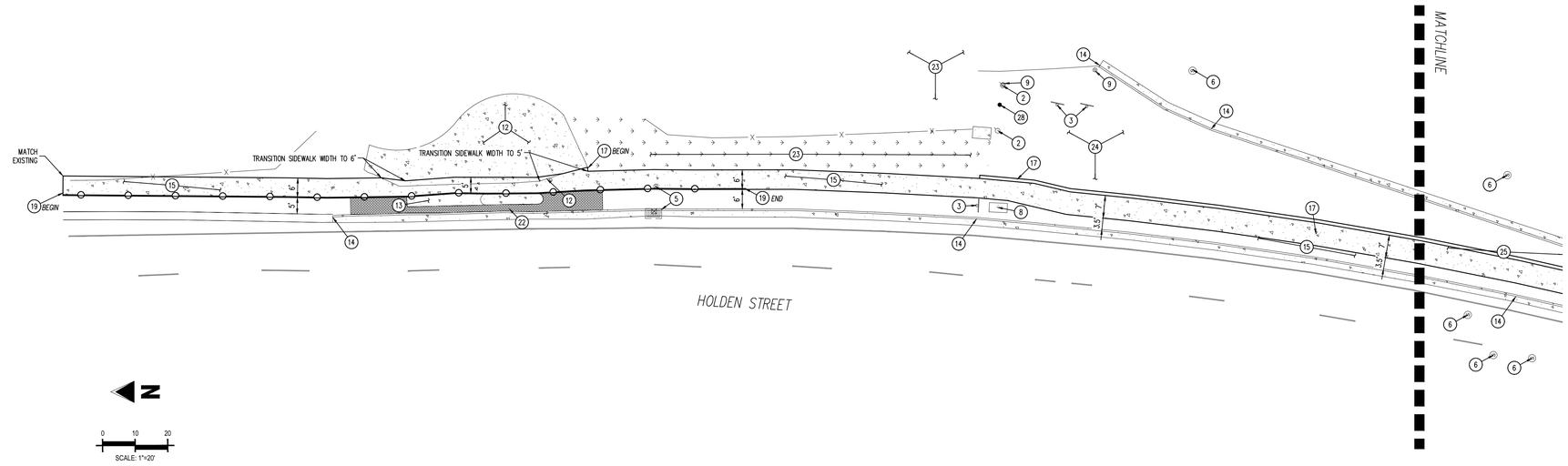
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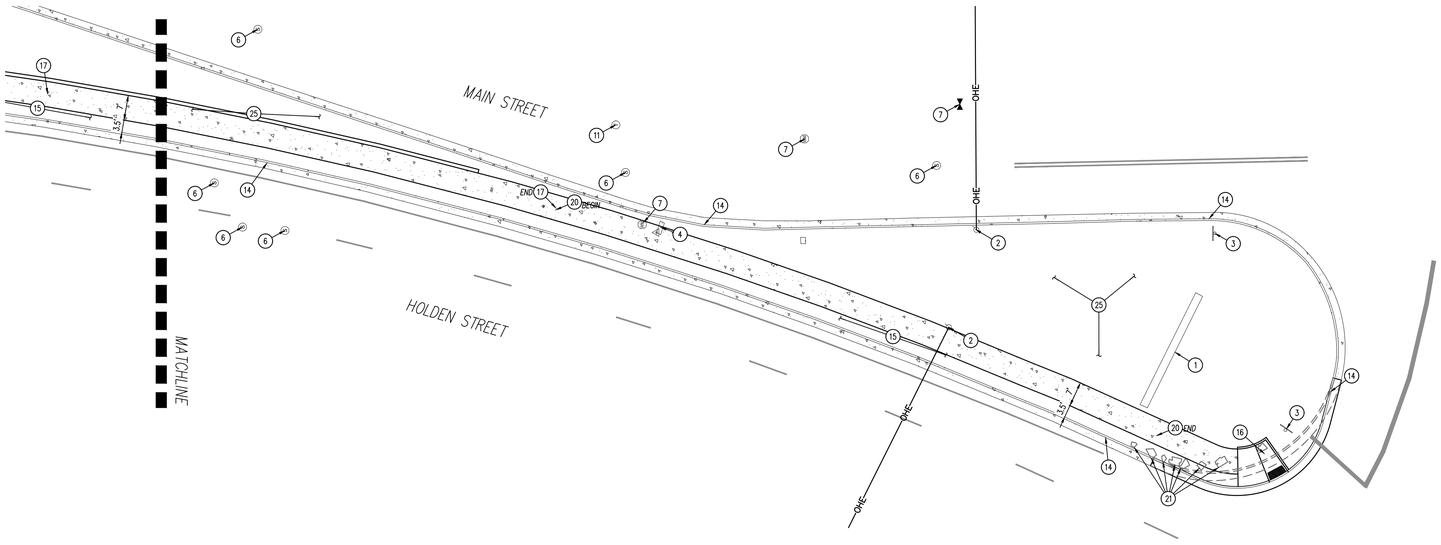
Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

GENERAL CONSTRUCTION NOTES

C0.1

N:\Midvale-city_midvale - mpw1.20 - holden street\CAD\01 CIVIL\PW - C0.0 x-1 Cover.dwg, Tom Brown, 5/28/2020





SITE LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING TRAFFIC POLE
- EXISTING FIRE HYDRANT
- POWER POLE
- SIGN
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING CONCRETE
- PROPOSED ON-SITE LANDSCAPING
- EXISTING LANDSCAPING
- PROPOSED ORNAMENTAL FENCE
- PROPOSED STAMPED CONCRETE
- EXISTING SANITARY MANHOLE
- PROPOSED RETAINING WALL

SITE NOTES

1. EXISTING MIDVALE CITY MONUMENT SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
2. EXISTING POWER POLE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
3. EXISTING STREET SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
4. EXISTING BACK FLOW PREVENTER TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
5. EXISTING STORM DRAIN STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
6. EXISTING SANITARY SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
7. EXISTING WATER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
8. EXISTING ELECTRIC BOX TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
9. EXISTING STREET LIGHT TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
10. EXISTING CONCRETE RAMP TO REMAIN.
11. EXISTING SIDEWALK TO REMAIN.
12. EXISTING CONCRETE ABUTMENT TO REMAIN. ADJUST SIDEWALK WIDTH TO MATCH EXISTING.
13. EXISTING CONCRETE PILLAR TO REMAIN IN PLACE.
14. EXISTING CURB & GUTTER TO REMAIN.
15. CONSTRUCT 6' CONCRETE SIDEWALK. SEE SHEET C1.5 DETAIL 1.
16. CONSTRUCT ADA TRUNCATED DOMES AND SIDEWALK RAMP. SEE SHEET C1.5.
17. CONSTRUCT REDI ROCK RETAINING WALL OR ENGINEERED APPROVED EQUAL. SEE SHEET C1.6 DETAIL 8.
18. CONSTRUCT CURB & GUTTER. SEE SHEET C1.6 DETAIL 7.
19. FURNISH AND INSTALL ORNAMENTAL FENCE. SEE SHEET C1.5 DETAIL 6.
20. FURNISH AND INSTALL 6" CURB MONOLITHIC WITH SIDEWALK. SEE SHEET C1.5 DETAIL 1.
21. RELOCATE EXISTING ROCKS BEHIND SIDEWALK. COORDINATE WITH CITY FOR LOCATION.
22. COORDINATE WITH CONTRACTOR FOR STAMPED CONCRETE.
23. REPLACE EXISTING LANDSCAPING WITH NATIVE SEED MIX. MATCH EXISTING.
24. REPLACE EXISTING LANDSCAPING WITH SOD. MATCH EXISTING.
25. RESTORE LANDSCAPING AND IRRIGATION TO EXISTING CONDITION OR BETTER.
26. REMOVE EXISTING SIDEWALK TO NEAREST JOINT AND REPLACE WITH ADA TRUNCATED DOMES AND SIDEWALK RAMP.
27. CONTRACTOR TO INSTALL PAINTED PEDESTRIAN CROSSING WITH BLINKER PEDSTRIAN CROSSWALK SYSTEM WITH SIGNS FACING TRAFFIC AT EACH END. CROSSING STRIPES 12" WIDE WHITE; STOP BAR 18" WIDE WHITE. PAINT TO BE REFLECTORIZED.
28. EXISTING BOLLARD TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.

BASIS OF BEARING

TBD

BENCHMARK

TBD

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Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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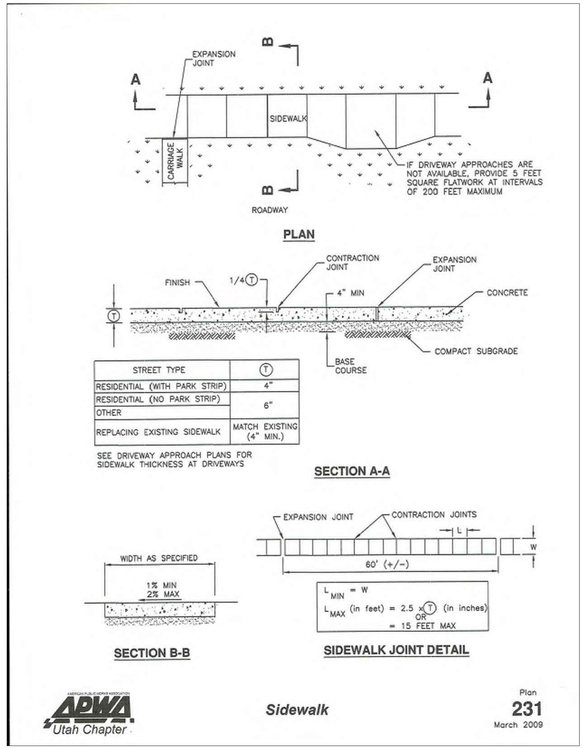
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Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

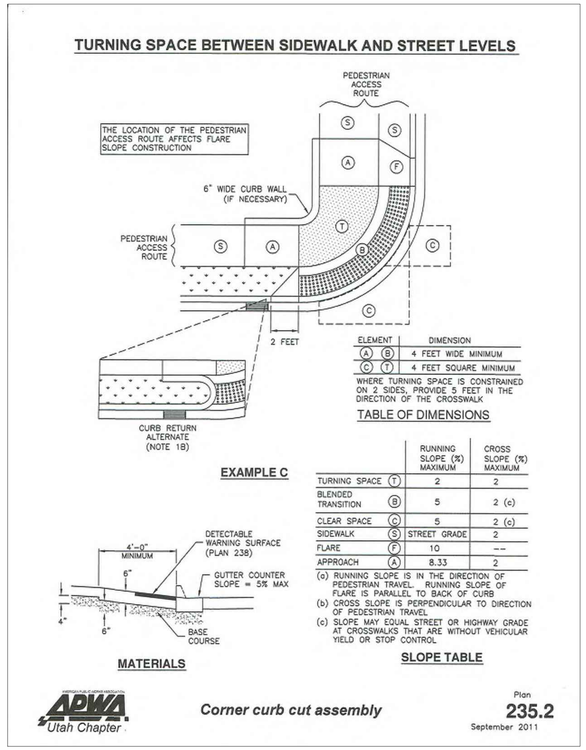
SITE PLAN NORTH

C1.0

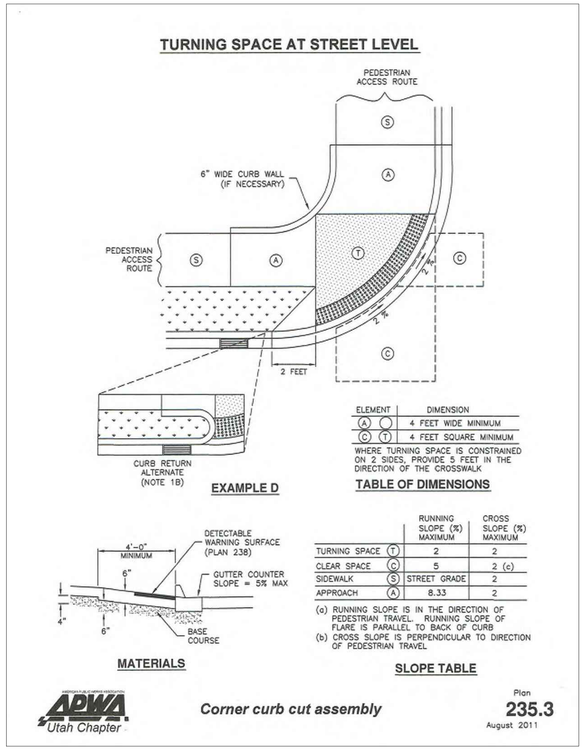
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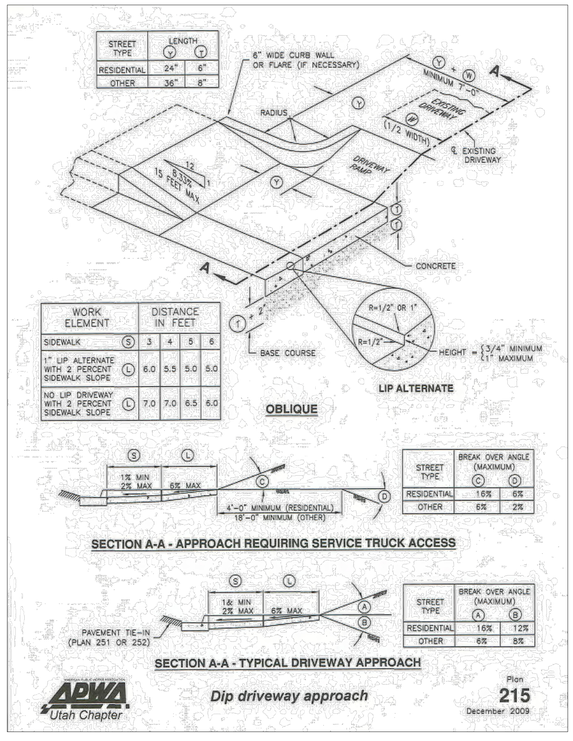
1 APWA SIDEWALK



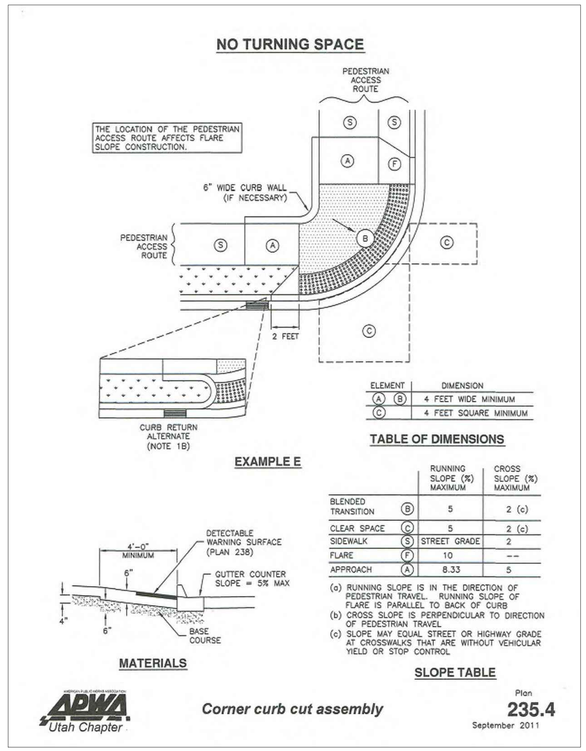
2 APWA CORNER CURB CUT ASSEMBLY



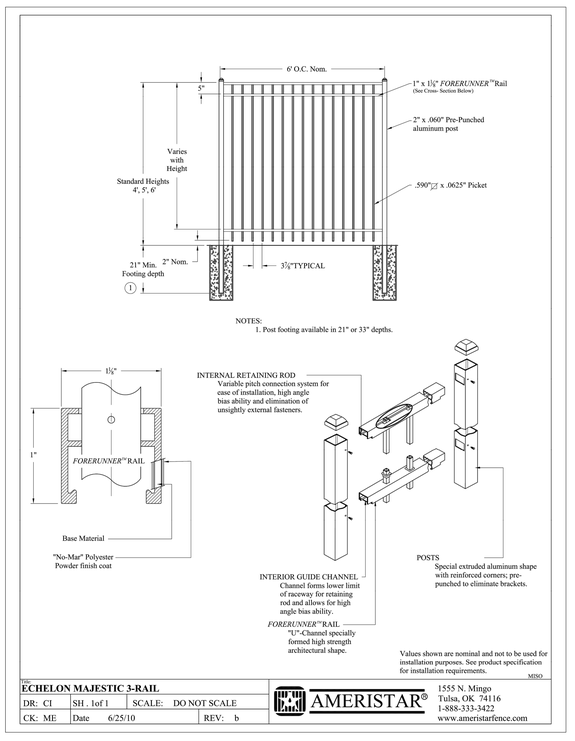
3 APWA CORNER CURB CUT ASSEMBLY



4 APWA DIP DRIVEWAY APPROACH



5 APWA CORNER CURB CUT ASSEMBLY



6 ORNAMENTAL FENCE

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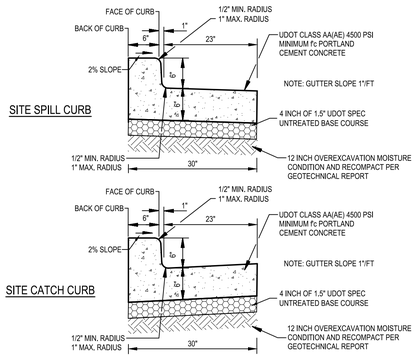
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SITE DETAILS

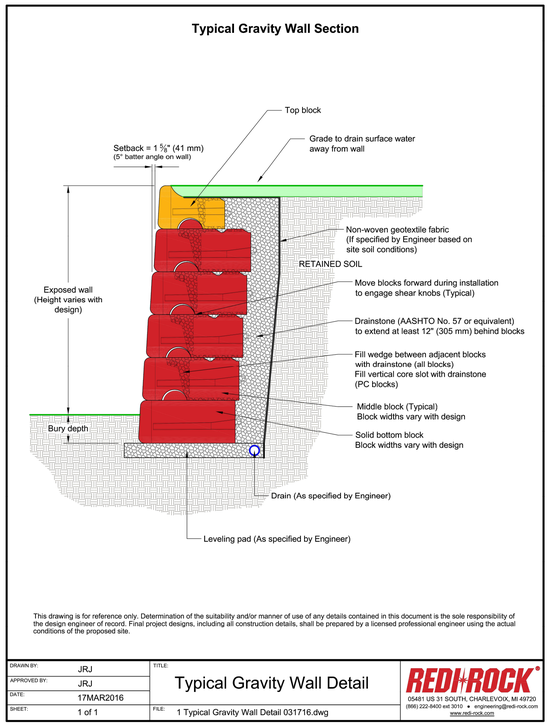
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7 SITE CURB AND GUTTER

NOT TO SCALE



8 GRAVITY WALL DETAIL

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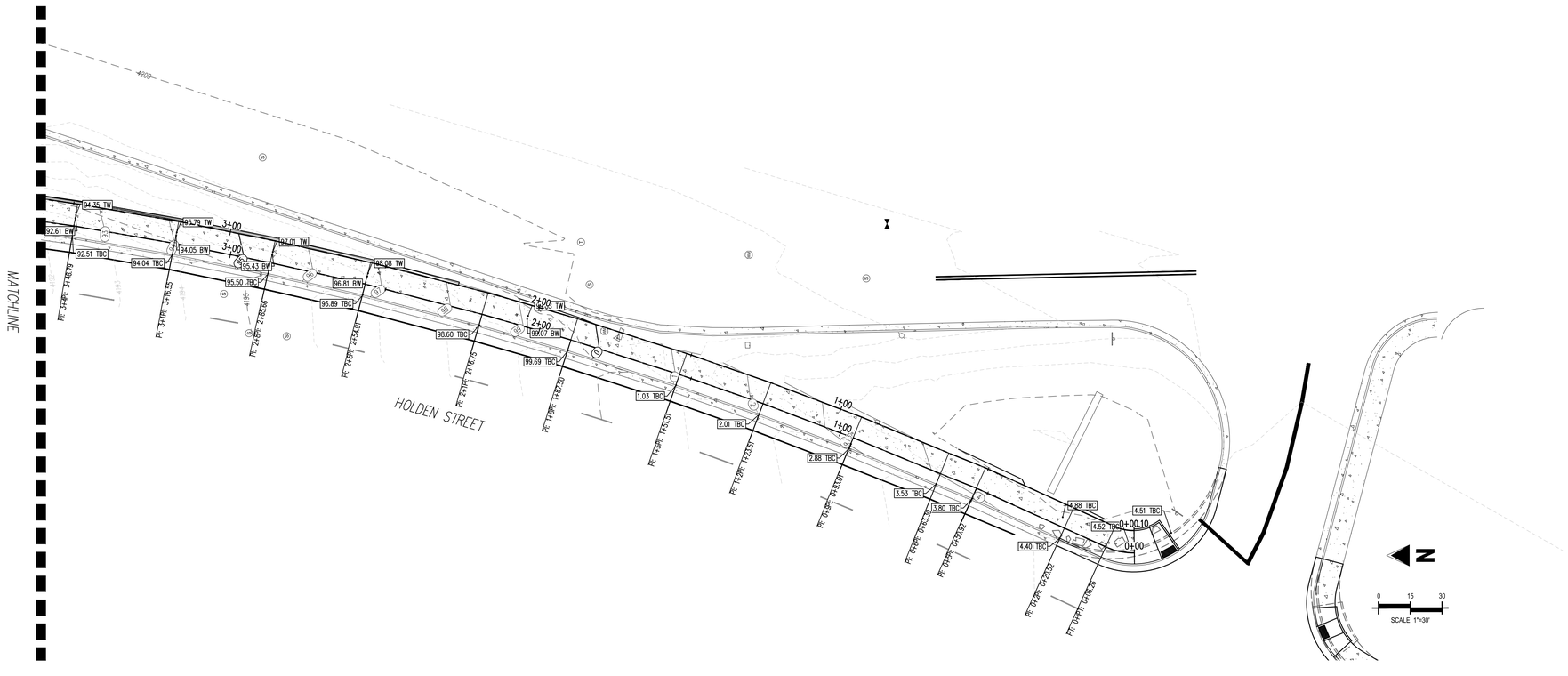
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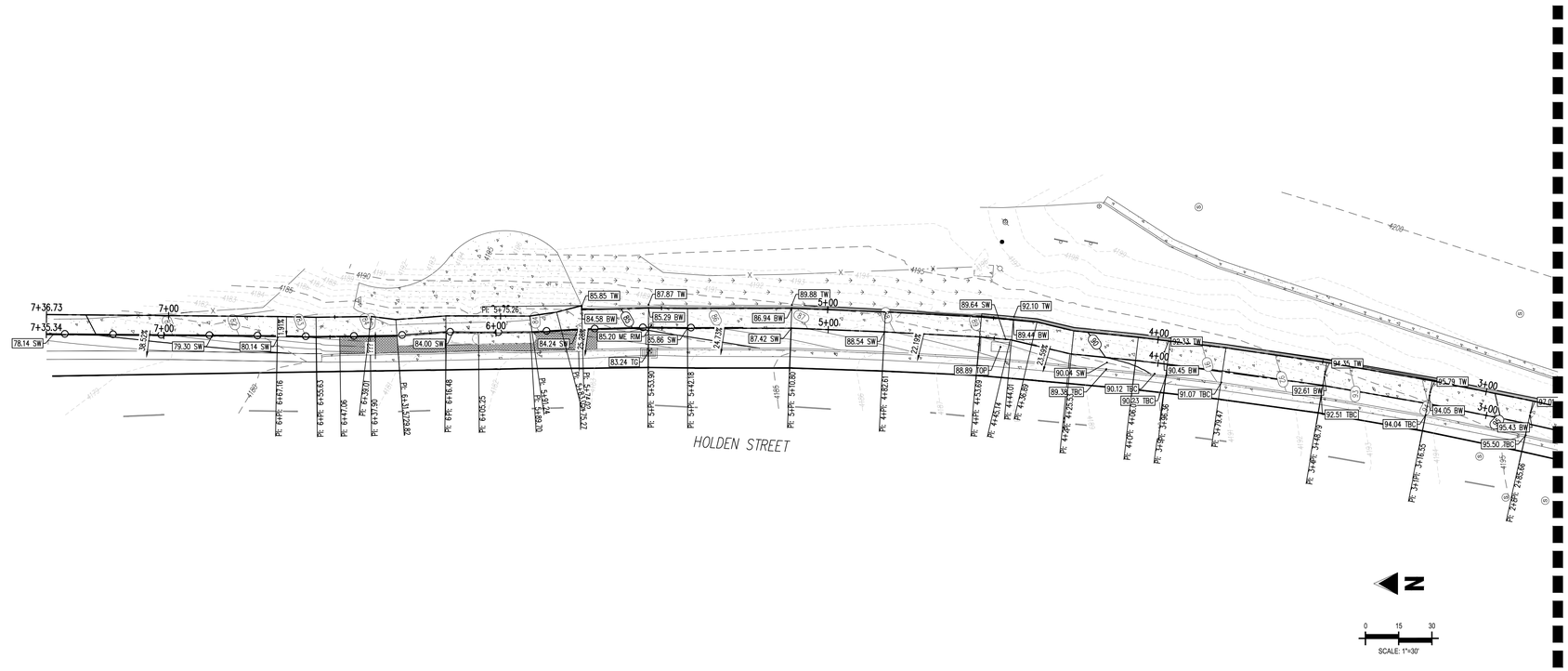
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SITEDETAILS

C1.6

N:\Midvale\dwg\Holden\Plan Sheets\ACAD\3 COMPW - C1.5 - Site Details.dwg - Tom Brown - 5/18/2020





GRADING LEGEND

8762	EXISTING MINOR CONTOUR
8760	EXISTING MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
65	PROPOSED MAJOR CONTOUR
65.78	PROPOSED SPOT ELEVATION
TBC	TOP BACK OF CURB
SW	SIDEWALK
TOP	TOP OF PAVEMENT/UTILITY
TG	TOP OF GRATE
TW	TOP OF WALL
BW	BOTTOM OF WALL

NOTES:

1. ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED, ADD 4100 AND 4200 TO THESE ELEVATIONS EXPRESSED WITH ONE DIGIT.
2. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL

BASIS OF BEARING

TBD

BENCHMARK

TBD

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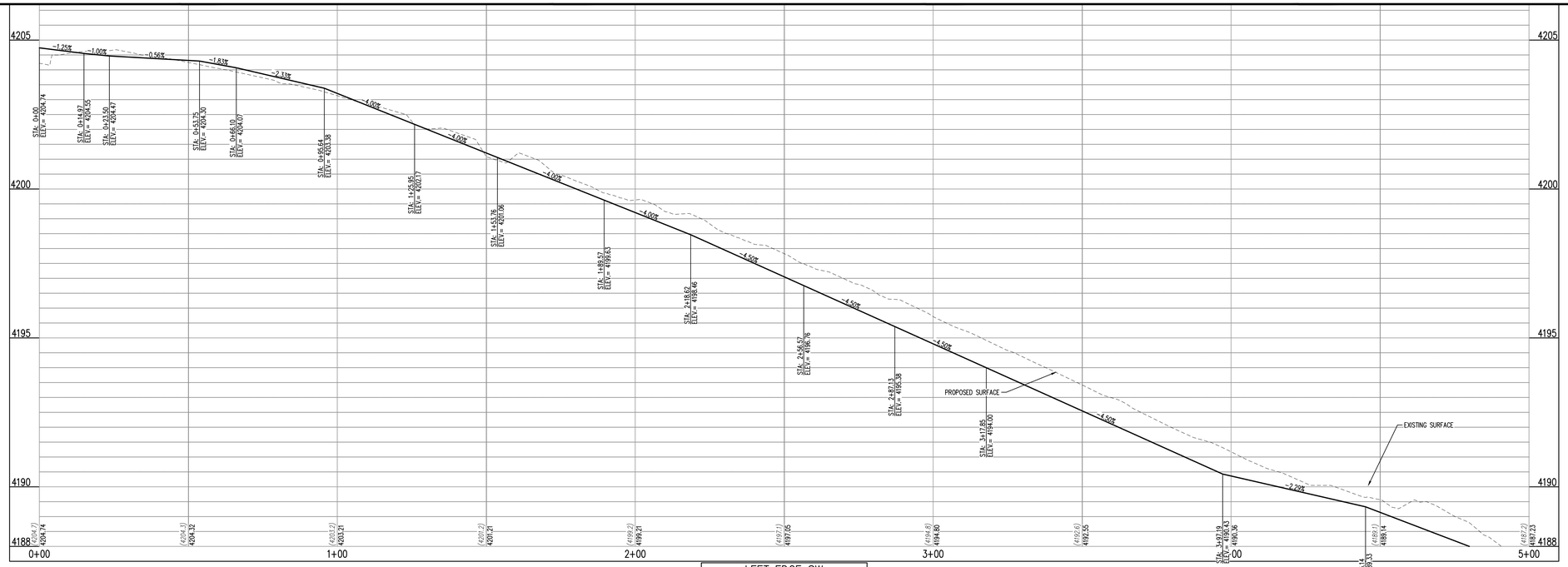
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Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

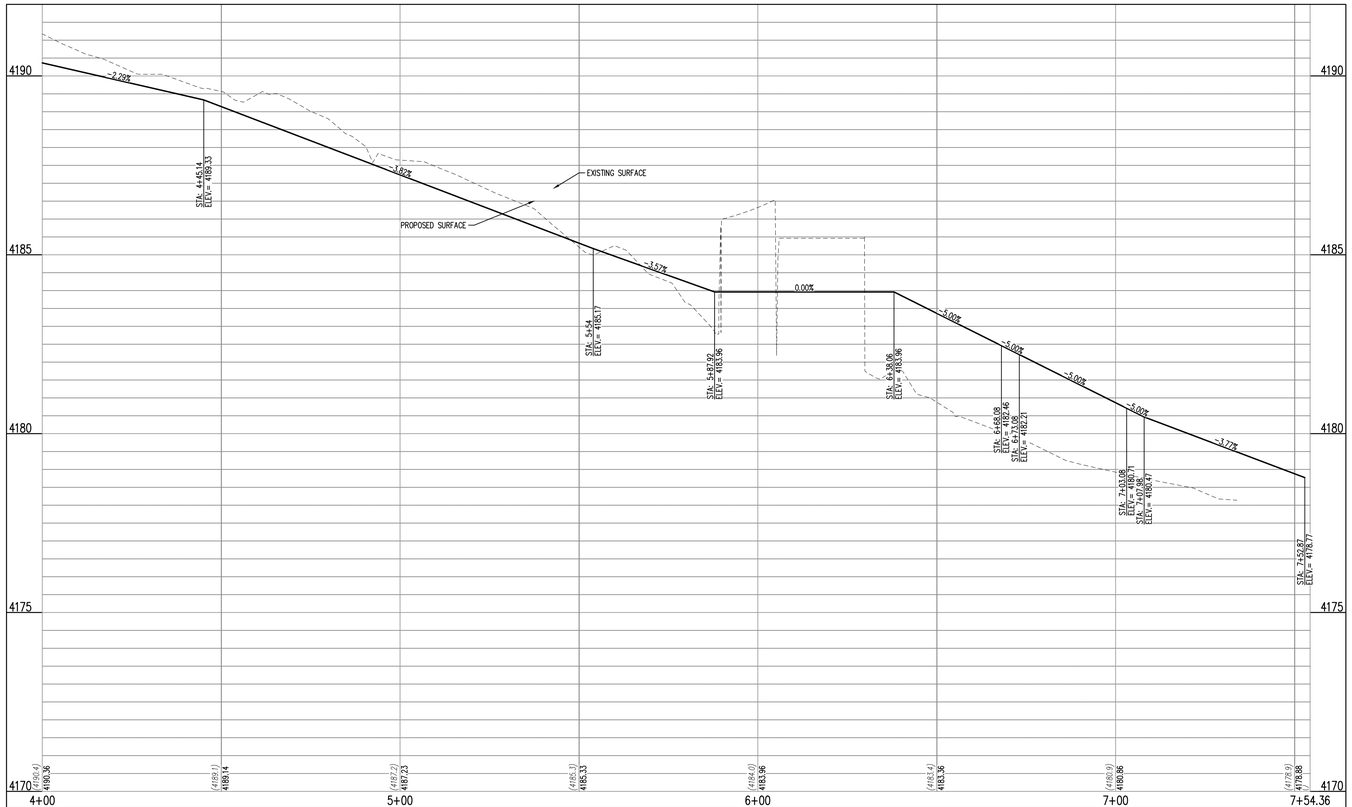
GRADING PLAN

C2.0

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LEFT EDGE SW
STA: 0+00 – 5+00
SCALE: H: 1"=20' V: 1"=10'



LEFT EDGE SW
STA: 4+00 – 7+54.36
SCALE: H: 1"=20' V: 1"=10'

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

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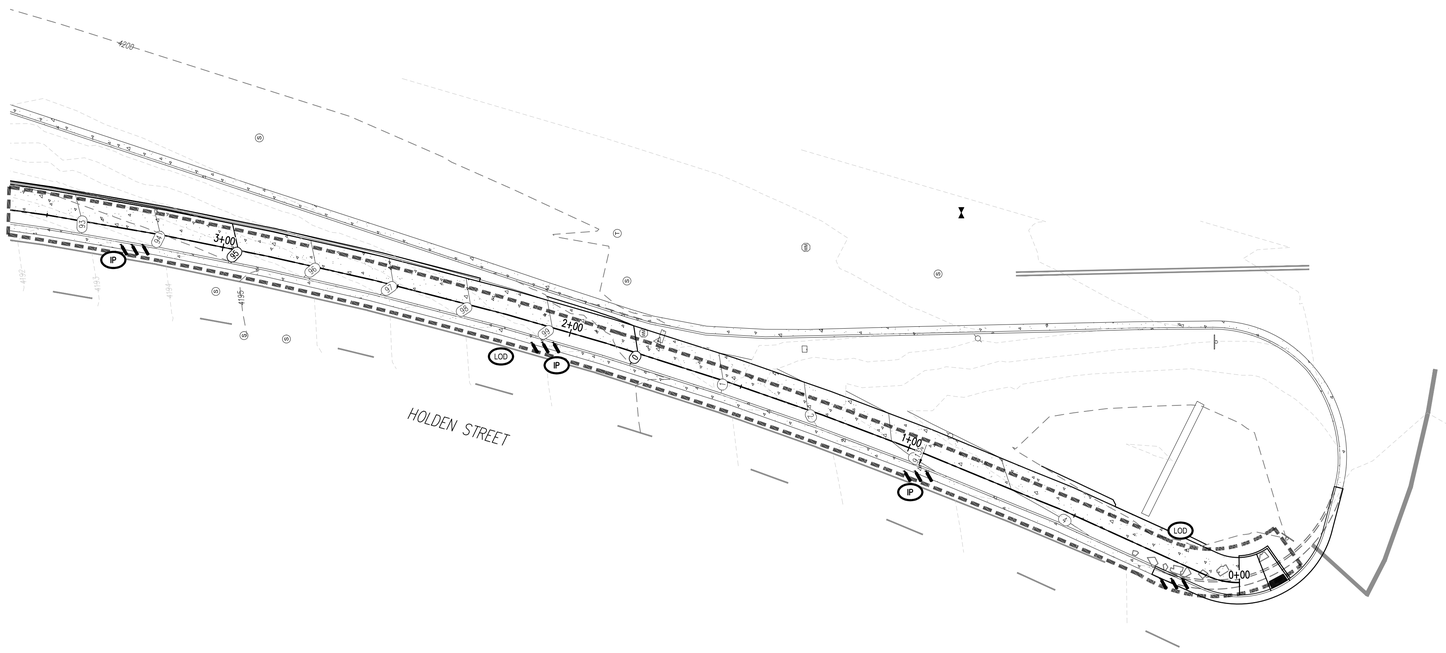
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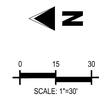
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Checked By:	BP
Date:	5/12/2020

SIDEWALK PROFILES

C2.1

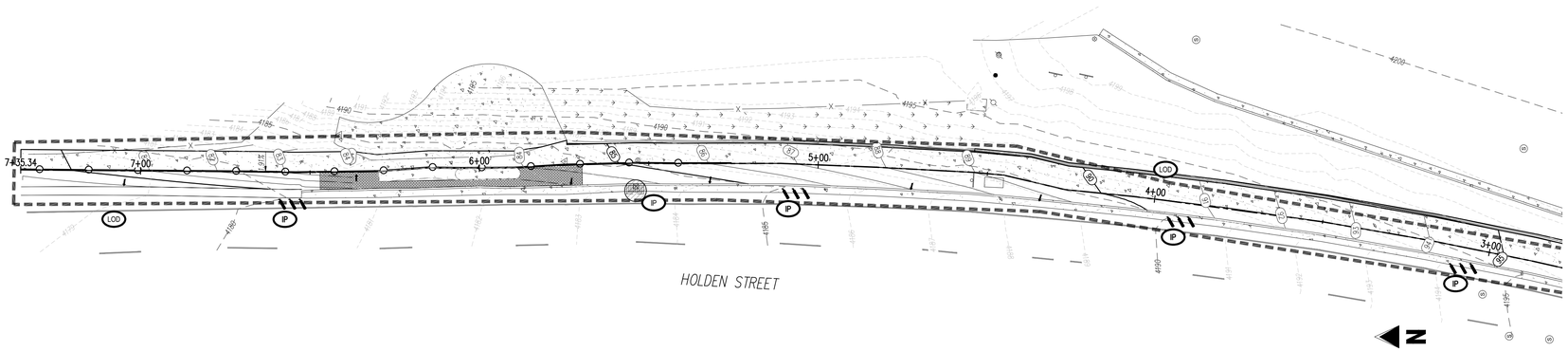
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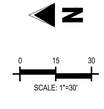




EROSION CONTROL LEGEND

- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE OR SAND BAG BARRIER
- CF — CONSTRUCTION FENCE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- SSA — STABILIZED STAGING AREA
- TPS — TEMPORARY OR PERMANENT SEEDING & PLANTING
- ECB — EROSION CONTROL BLANKETS
- IP — INLET PROTECTION
- CWM — CONCRETE WASTE MANAGEMENT
- PT — PORTABLE TOILET
- SF — SWPPP INFORMATION SIGN
- FLOW DIRECTION
- CP — COMPACTION
- CRS — CONSTRUCTION ROAD STABILIZATION
- CS — CONSTRUCTION SEQUENCING
- DW — DEWATERING
- DC — DUST CONTROLS
- ET — EMPLOYEE TRAINING
- HWM — HAZARDOUS WASTE MANAGEMENT
- IP — STORM DRAIN INLET PROTECTION





BASIS OF BEARING

TBD

BENCHMARK

TBD

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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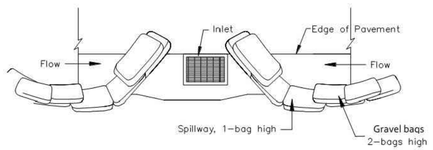
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Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

ECP

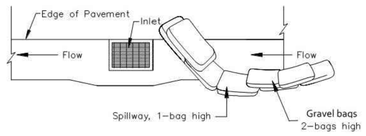
C3.0

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Storm Drain Inlet Protection SE-10



TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. Intended for short–term use.
2. Use to inhibit non–storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.
6. Protection can be effective even if it is not immediately adjacent to the inlet provided that the inlet is protected from potential sources of pollution.

DI PROTECTION TYPE 3
NOT TO SCALE

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#	Date	Issue / Description	Init.

Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

ECPDETAILS

C3.2

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EXHIBIT B

FESTIVAL LIGHTING DESIGN PLANS

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: March 26, 2024

ITEM TYPE: Action

SUBJECT: Consider **Ordinance No. 2024-O-05** Approving Amendments to Chapter 9.32.090 of the Midvale Municipal Code Regarding Alcoholic Beverages in Public Parks and Public Places.

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

Attached is a redline copy of the Midvale City Municipal Code containing proposed amendments that modify existing regulations concerning the consumption of alcoholic beverages in public parks and public places. Currently, Code 9.32.090 prohibits the consumption and possession of alcohol on all public property and public right-of-way. The catalyst for this code amendment includes the recent ability for restaurant and entertainment businesses on Midvale Main to enter use agreements for the use of bulb outs and other publicly owned property on Midvale Main to enable outdoor dining. This amendment would allow those businesses with appropriate liquor licenses to serve alcohol in these leased areas. In addition, it will provide the opportunity for events to host beer gardens or other related activities. This will be pivotal in activating Midvale Main through events, creating a controlled environment for the consumption of alcohol when appropriate.

The proposed amendment follows models adopted by similar cities, including Salt Lake City, Ogden, Park City, and Moab. This amendment provides a framework for allowing alcohol consumption in public parks and public places under the following conditions and requirements:

1. **Approved Site Plan Requirement:** The proposed amendment allows the consumption and possession of alcoholic beverages in specified public areas if the location is included in an approved site plan filed with the City by a licensee.

2. **Compliance with State and Local Regulations:** The amendment specifies that any licensee wishing to allow alcohol consumption must adhere to all state and local regulations related to the sale and distribution of alcoholic beverages.

If approved, this proposed code amendment will enable certain permitted events and businesses to serve, sell, and allow the consumption of alcohol on City-owned property. This will only be allowed under the conditions and requirements stated above.

City staff believes that the proposed code amendment provides an approach that allows for controlled and regulated alcohol consumption within specific public areas. It offers potential benefits for local businesses and events while maintaining public safety and adherence to both state and city regulations.

PLAN COMPLIANCE: N/A

FISCAL IMPACT: N/A

RECOMMENDED MOTION:

“I move that we approve Ordinance No. 2024-O-05 Amending Chapter 9.32.090 of the Midvale Municipal Code Regarding Alcoholic Beverages in Public Parks and Public Places”

Attachments:
Ordinance 2024-0-05
Redlined Chapter 9.32.090 Alcoholic beverages in public parks and public places.

MIDVALE CITY

ORDINANCE NO. 2024-O-05

AN ORDINANCE AMENDING MIDVALE MUNICIPAL CODE SECTION 9.32.090 ALCOHOLIC BEVERAGES IN PUBLIC PARKS AND PUBLIC PLACES.

WHEREAS, as authorized by Utah Code Ann. § 10-8-84, the City Council is authorized to "pass all ordinances and rules, and make all regulations, not repugnant to law, […] as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city"; and

WHEREAS, as authorized by Utah Code Ann. § 32B-1-204, the City Council is "expressly granted regulatory authority to regulate" issues related to alcoholic product control as provided by Title 32B and, if Title 32B "does not expressly address an issue related to alcoholic product control, a local authority may regulate that issue if the regulation: (a) is of the sale, offer for sale, furnishing, or consumption of an alcoholic product; and (b) does not conflict with [Title 32B]"; and

WHEREAS, Utah Code Ann. Title 32B requires a person to receive written consent of the City prior to applying for an alcohol license with the Department of Alcohol Beverage Services; and

WHEREAS, Utah Code Ann. § 32B-4-421 prohibits a person from "consum[ing] liquor in a public building, park, or stadium, except as provided by [Title 32B]"; and

WHEREAS, as authorized by Utah Code Ann. § 10-8-11, the City Council is authorized to "regulate the use of use of streets, alleys, avenues, sidewalks, crosswalks, parks, and public grounds;" and

WHEREAS, the City Council regulates the sale, manufacture, wholesaling, and warehousing of alcoholic beverages within Midvale City pursuant to Midvale Municipal Code 5.10.030; and

WHEREAS, Midvale Municipal Code 9.32.090 currently prohibits the consumption and possession of any alcoholic beverage in any public park, public place, public building, stadium, street, alley, sidewalk, and roadway; and

WHEREAS, the City Council desires to activate Midvale Main Street by encouraging restaurants, outdoor dining, community events and festivals, and other activities that will draw residents, businesses, and visitors to Midvale Main Street; and

WHEREAS, the City Council already permits the use of public spaces along Midvale Main Street for outdoor dining and community events and festivals if the applicant has the appropriate permissions, agreements, and licenses; and

WHEREAS, the City Council believes that allowing the sale and consumption of alcohol in public spaces, when properly permitted and regulated, will further encourage the activation of Midvale Main Street; and

WHEREAS, the City Council desires that any sale or consumption of alcohol in a public place be appropriately regulated and overseen by the City and the Department of Alcohol Beverage Services; and

WHEREAS, the City Council desires to provide for similar opportunities to use public places for the sale and consumption of alcohol throughout the City as such opportunities potentially become available in the future and with similar requirements for permissions, agreements, and licenses; and

WHEREAS, based on the forgoing, the City Council finds it is appropriate and within the best interest of the City to amend the Code to permit the consumption of alcohol in public parks and public places under limited circumstances and with appropriate oversight and regulation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Midvale City, Utah as follows:

Section 1. The City Council desires to amend Midvale Municipal Code Chapter 9.32.090 as set forth in Exhibit A.

Section 2. A violation of this ordinance includes the possibility of fines or imprisonment. Midvale City is required, under Utah Code Annotated Section 78B-22-301, to provide for indigent legal defense, as that term is defined in Utah Code Annotated Section 78B-22-102.

Section 3. This ordinance is effective upon publication in accordance with Section 10-3-711 of the Utah Code.

PASSED AND APPROVED this 26th day of March, 2024.

MIDVALE CITY

By:_____
Mayor Marcus Stevenson

[SEAL]

VOTING:

Bryant Brown	Yea ____	Nay ____
Dustin Gettel	Yea ____	Nay ____
Paul Glover	Yea ____	Nay ____
Heidi Robinson	Yea ____	Nay ____
Bonnie Billings	Yea ____	Nay ____

ATTEST:

_____
Rori L. Andreason, MMC
City Recorder

Published this ____ day of _____, 2024.

9.32.090 Alcoholic beverages in public parks and public places.

A. Definitions

1. "Public park," as contained in this Section, includes all parks owned and maintained by the City and all public school grounds and public playgrounds insofar as they are under the jurisdiction and control of the City.

2. "Alcoholic beverage" has the same definition as that found in Utah Code § 32B-1-102(3) (1953, as amended).

B. Except as provided in Subsection (C), i~~I~~t is unlawful for any person to consume ~~beer or~~ any alcoholic beverage or to ~~have in his possession~~possess any ~~beer or~~ alcoholic beverage, except in a sealed container, ~~-~~ within any public place, public park, public building, stadium, street, alley, sidewalk, or roadway located within the corporate limits of the ~~city~~City. ~~.~~

~~B. The term "public park," as contained in this section, shall includes all parks owned and maintained by the city and all public school grounds and public playgrounds insofar as they same are under the jurisdiction and control of the city government.~~

~~"Alcoholic beverage" has the same definition as that found in Utah Code § 32B-1-102(3) (1953, as amended).~~

C. ~~It is not a violation of this section~~An individual may consume an alcoholic beverage or possess an alcoholic beverage in an unsealed container within a public place, public park, public building, stadium, street, alley, sidewalk, or roadway located within the corporate limits of the City if:

1. ~~t~~The location of the consumption or possession of ~~alcohol~~the alcoholic beverage is found within ~~the~~an approved site plan filed with the City by a licensee in accordance with Midvale Municipal Code 5.10.040(B)(3); and

2. T~~t~~he licensee has complied with all state and local regulations governing the sale and distribution of alcoholic beverages.~~It is unlawful for any person to drink any intoxicating liquor of any kind or to be under the influence of an intoxicating liquor, a controlled substance, or of any substance having the property of releasing toxic vapors in any public place, public building, stadium, street, alley, sidewalk, roadway or in or upon any vehicle commonly used for the transportation of passengers within the corporate limits of the city.~~

D. Violation of this ~~section~~ Section is a class C misdemeanor.