



MURRAY CITY CENTER DISTRICT

NOTICE OF MEETING AND AGENDA

July 25, 2024

05:30 PM

10 East 4800 South, Cottonwood Conference Room #255

Please contact the Planning Division at 801-270-2430 or planning@murray.utah.gov with any questions regarding any of the items on the agenda.

CALL MEETING TO ORDER

BUSINESS ITEM(S)

1. Approval of Minutes

May 30th, 2024

Attachments

1. [MCCD 05.30.24 DRAFT.pdf](#)

2. Conflict(s) of Interest

DESIGN REVIEW

3. The NOAH - 149, 155-157, and 163 East Vine Street

Vertical Mixed Use Project with 40 Multifamily Units and 2,846 sq ft of Commercial Project #24-078

Attachments

1. [Packet, The NOAH.pdf](#)

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, August 29th, 2024, at 5:30 p.m. MST

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

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

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post

in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.

~DRAFT~

The Murray City Center District (MCCD) Review Committee met on Thursday, May 30, 2024, at 5:30 P.M. in the Cottonwood Conference Room (#250), 10 East 4800 South, Murray Utah.

Present: Zach Smallwood, Planning Manager
Andy Hulka, Chair
Ray Beck, Vice Chair
Kiersten Davis, Committee Member

Members of the public per sign-in sheet

Excused: Matthew Givens, Committee Member
Samuel Ingram, Committee Member

CALL MEETING TO ORDER

Mr. Hulka called the meeting to order at 5:30 P.M.

APPROVAL OF MINUTES

Mr. Beck moved to approve the January 25, 2024, MCCD Minutes. Seconded by Ms. Davis. A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

There were no conflict(s) of interest.

REPORT(S)

STAFF UPDATE ON UPCOMING PROJECTS

Mr. Smallwood provided an update regarding the old city hall site. The developers are anticipated to submit an application in July 2024.

He said that the NOAH project is potentially restarting. The developers put the project on hold, largely due to high interest rates. They have resubmitted their application to planning staff. He said staff may bring the item to the next MCCD meeting.

He provided an update on the historic plaza, including the Townsend and Cahoon Houses. He said they've hired lo LandArch to propose ideas to create a plaza. That work should be starting soon.

He provided an update on the Downtown Strategic Plan. Mr. Smallwood said that the City Council didn't change any text within the plan, but they did remove the map of the proposed building demolitions. The map proved to be an inflammatory item that was not a useful depiction of what will be happening in the area. Mr. Smallwood felt that was a wise decision to remove it. After that change, the City Council then authorized funds of \$150,000 to be allocated for the code to be

developed and adopted. The selected consultant for the design is VODA Landscape & Design. He said the mayor's office is very aggressive about moving forward with Block One redevelopment and have charged him with the goal of having the code finished so that choosing a developer by the end of the year could be accomplished.

He acknowledged Margaret Pahl's comments that he may not have addressed the committee's concerns sufficiently. He said they were addressed in the planning commission packet, which was read by the commissioners.

Mr. Hulka acknowledged that Mr. Smallwood may not have been treated fairly during his presentation of the Downtown Strategic Plan to the Planning Commission. Mr. Smallwood thanked Mr. Hulka for his comment.

Mr. Smallwood said there's a steering committee comprised of Phil Markham, Elvon Farrell, David Rodgers, Councilmember Adam Hock, Commissioner Michael Richards, and himself. There won't be as many opportunities for the MCCD committee or the public to engage in the process because it is code. When it's time to look at more refined details, he'll reach out to the MCCD committee for engagement.

ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood said that the committee currently doesn't have any bylaws. He said they need to work on drafting those.

The next meeting is scheduled for Thursday, June 27, 2024, at 5:30 P.M. That meeting will most likely be cancelled, due to lack of applications.

ADJOURNMENT

Mr. Hulka adjourned the meeting at 5:44 P.M.

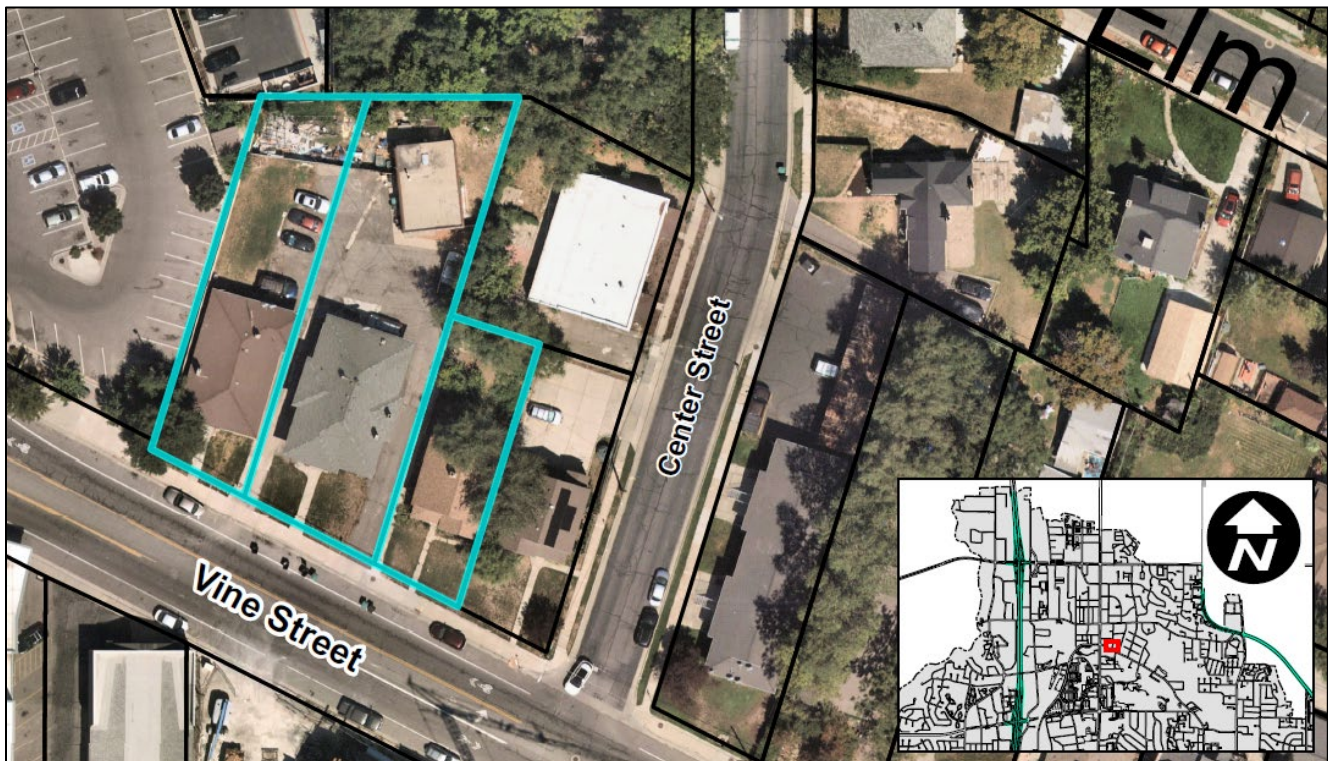


Community Development Director



AGENDA ITEM # 3 - The NOAH

ITEM TYPE:	Design Review		
ADDRESS:	149, 155-157, 163 East Vine Street	MEETING DATE:	July 25, 2024
APPLICANT:	Adrian Brewer, Fairway Development Group	STAFF:	Zachary Smallwood, Senior Planner
PARCEL ID:	22-07-111-014, 013, and 016	PROJECT NUMBER:	24-078
ZONE:	MCCD, Murray City Center District		
SIZE:	.55 Acre Site 73,391 ft ² mixed-use building (40 condominiums / 2,846 Commercial)		
REQUEST:	The applicant is requesting Design Review to allow the construction of mixed-use building.		



I. LAND USE ORDINANCE

Section 17.170.040 of the Land Use Ordinance outlines the process for review of applications located within the Murray City Center District (MCCD). New construction within the zone requires Design Review approval by the Planning Commission after obtaining a recommendation from the MCCD Review Committee.

II. BACKGROUND & MCCD STANDARDS REVIEW

Project Location

The subject properties are located on the north side of Vine Street directly east of the Home2Suites Hotel. There are currently three single family dwellings and a commercial building on the properties. The applicant proposes to demolish these buildings and construct a new mixed-use building containing 40 multi-family homes and 2,846 ft² of commercial.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multi Family Residential	MCCD
South	Mixed-Use	MCCD
East	Commercial	MCCD
West	Commercial	MCCD

Project Description

The applicant is proposing a seven (7) story building that contains commercial and parking on the ground floor, residential, a small office space, and amenity spaces on the upper floors. The applicant states their intention to build forty (40) for-sale condominium units.

Area, Width, Frontage and Yard Regulations

Section 17.170.050 of the Land Use Ordinance states that main entries to a building should provide a strong connection to the street. Building setbacks in the MCCD Zone are measured from the back of curb and are required to be between 12' and 25'. The result is an effective setback from property line between 0' and 13'. The setbacks are measured in this way to reinforce the importance of the public, pedestrian improvements and the necessity of the building's proximity in creating that environment.

New developments must be designed to have fifty percent (50%) of the building façade be within twelve to eighteen feet (12'-18') from the back of curb. The mixed-use building is approximately sixty-six feet (66') wide and has fifty feet (50') within the allowable setback space on the ground floor which equates to approximately seventy-five percent (75%). The upper floors increase to a maximum of eighty-seven percent (87%) within the setback area.

Public Improvements and Street Character

Curbside Management Plans

The applicant has not provided a complete curbside management plan. There have been discussions in person about “red-curbing” the front area of the building to not allow for public parking. This has thus far not been shown on any plans. The applicant will need to provide a specific plan that outlines space for loading/unloading for public transit, ridesharing, micro-transit, and accommodation for residential and commercial delivery vehicles.

Public Right of Way Improvements

The site plan shows installation of the MCCD requirements of five feet (5') of park strip and seven feet (7') of pedestrian sidewalk. At the request of the Planning Division to create a cohesive streetscape, the applicants have agreed to follow the improvements that are installed to the west where Home2Suites is located. This falls in line with “The Vine” mixed-use building on the south side of Vine Street as well.

Planning Division staff is confident that the applicant will be able to provide a plan that addresses curbside management between the MCCD Committee design review and the Planning Commission. They will be addressed as conditions of any design review recommendation.

Building Design, Scaling and Density

Primary Entrances

The land use ordinance requires that the primary entrance to the building be “clearly identifiable and must be oriented to the street, plaza, or pedestrian way”. There are two proposed entries to the mixed-use building. The first entry faces the public street provides access to the retail space. The second entry is pushed further back and faces the access way for the building. This provides a delineation between the publicly available retail area and the private residential area above.

Maintenance buildings, storage, and service areas

The applicant has proposed placing all service-related elements of the project to the rear of the property on the accessway. Staff does not have any concerns at this time.

Blank Walls and Openings

The ordinance requires that blank walls not occupy more than 50% of the principal frontage (Vine Street). Staff has no concerns on this requirement.

Commercial Component

All buildings that front on to a principal street (Vine Street) are required to have a certain amount of commercial included within the project. Section 17.170.110(P) requires that a minimum square footage equal to the width of the ground floor at a depth of forty feet (40'). As stated earlier the width of the building is approximately sixty-six feet (66'). This requires a

total of 2,660 ft² of commercial space. The applicant has proposed three commercial spaces, two on the ground floor that equate to 1,840 ft² and an office space on the second level facing Vine Street at 1,006 ft². The applicant has provided a total of 2,846 ft² of commercial space and meets the required commercial component.

Residential Density

The maximum residential density for projects located east of State Street are limited to eighty (80) units per acre. The applicant has proposed thirty-nine (39) units on .55 acres that equates to approximately seventy-two (72) units per acre. Staff does not have any concerns with the number of dwellings for this project.

Height Regulations

Section 17.170.120 prescribes height requirements for the MCCD Zone. For buildings that are located within sixty feet (60') of a residential district height is limited to fifty feet (50'). The applicant is outside the sixty-foot height restriction. The proposed mixed-use building is approximately eighty-seven feet (87') tall and has seven (7) floors. Staff does not have any concerns with the proposed building height and feels that the combination of the materials and undulation of the building present a pleasant and different product that is traditionally seen.

Parking Regulations

Residential parking is calculated based on the number of bedrooms that a home has. Commercial parking is required at one (1) space for every 500 ft² of **net usable** square footage. The table below shows the minimum required for the proposed project.

Use Type	Required	Units/Square Feet	Required	Provided
2-bedroom	1.5	39	59	
1-bedroom	1.05	1	1	
Commercial	1 per 500 ft ²	2,846 ft ²	5	
Total			65	65

Based on the parking need shown in the table above, staff finds that the applicant is able to provide the required parking. The applicant states that there are fifty-two (52) spaces within the building as stacked parking and two (2) ADA accessible spaces within the building. The remaining parking is provided on-site via an eleven (11) space surface lot replacing the previously proposed commercial building. Staff finds that the applicant meets the requirements for parking.

Within the MCCD Zone there is a bike parking requirement of 5% of the total number of spaces be provided for bicycles. This results in two (2) required spaces. Staff encourages the applicant to provide additional bicycle parking within the structure to facilitate a more bike

and pedestrian friendly atmosphere.

Loading and Service Areas

Preliminary utility plans were included in the submittal for design review and are attached to the report for review. Staff did not see anything of note that should concern the Design Review Committee at this time.

Open Space & Landscaping

Section 17.170.160(A) requires that there be a system of pedestrian walkways and sidewalks that provide access to building entrances. The buildings face Vine Street and have great access to that street. There is side access on the east side of the mixed-use building that provides access to the rear of the property for additional pedestrian access.

Landscaping and amenity space is required at 15% of the total site area. The applicants show the total lot square footage of 23,958 ft². This requires 3,594 ft² of open and amenity space. The applicant has provided a golf putting green to the rear of the property that equates to approximately 1,536 ft² (6 %). Another 1,500 ft² of landscaping is used to buffer the neighboring business to the east. There is a rooftop amenity space consisting of an open patio, game room and social room equaling 3,277 ft². The applicant meets the minimum requirement for this element. Staff recommends that the applicant begin to develop what the outdoor space will look like to provide additional details to the Planning Commission, and if the Review Committee would like to see these details can ask to have the applicant come back at a later meeting prior to a recommendation being made.

Signage

The applicant has shown preliminary signage for the project. Staff does not have any concerns with the size of the signage at this time. Signage is considered a “minor alteration” in the MCCD Zone and will need to go through the administrative design review process prior to submittal for a building permit.

IV. MURRAY CITY CENTER DISTRICT DESIGN GUIDELINES REVIEW

According to the purpose statement for the Murray City Center District “...The regulations and design guidelines of the MCCD are intended to promote mixed-use development, encourage pedestrian oriented design, promote development opportunities, and increase residential and commercial densities. The anticipated development model promotes sustainable, compact, mixed-use, transit-oriented uses with neighborhood oriented commercial, restaurant, civic, cultural, and residential spaces to promote street life and activity”.

The Design Guidelines have been adopted to be used by the MCCD Review Committee to consult during the review of proposed developments in order to provide guidance, direction,

and options which will further the purposes of the MCCD. Where practical, development should adhere to the objectives and principles of the Design Guidelines.

Shared Values (principles)

Authentic:

The applicant's proposal, which is located east of State Street, is in a unique area close to a lot of change that is occurring in the city. There has been a mix of development types in this area. The applicant has worked with local interest groups and neighbors to provide a project that would truly be unique to this valley. It provides an aesthetic that is not often found in new development. With some additional changes as outlined below, the proposed condominiums can fit into the area nicely.

Active:

Additional housing in the area contributes to a more active district as a whole. With the addition of commercial components, it will add more activity on the street.

Inclusive:

This proposal is unique in that they are for-sale units. In addition to the applicant's other project these would be the first of their kind in the downtown area. Allowing for condominium ownership in the downtown would provide a different type of resident, and increase the mix of housing types in the area.

Multi-Modal:

The requirement for bicycle parking within the downtown area provides greater opportunities for alternative modes of transportation. This project is developed at a scale that lends itself to walking and biking for the residents both in and around the neighborhood.

Connected:

The proposal is being developed in conjunction with the applicant's properties to the north. The blend together well and serve to connect the area. With plenty of openings in the front façade to allow for neighborly connections, this project has the potential to grow the downtown in unique ways with the smaller scale, and for-sale nature.

Design Guidelines (objectives)

The following section provides opportunities for discussion and improvement of the proposed project. Staff recommends that the Review Committee use this review as a jumping off point to begin discussions on this proposal.

Walkability:

Staff has concerns about access to the bicycle storage area. It seems to be placed behind the building with little to no thought given to the potential users. Staff recommends that the applicant review the location of the bike parking and see if it can be placed in a more easily

accessible location. Staff understands that this is a very tight site, if the applicant is unable to find a better space, provide a narrative of that. Bicycle parking should also be integrated into the street improvements as well as provided near the entrance to the building to encourage the use of bikes for multiple, quick back and forth trips.

Largely, this project provides pedestrian comfort with street trees and physical separation from vehicular traffic on Vine Street.

Sustainability:

The applicant has expressed a desire to place solar panels on the top of the building. Staff supports that goal and encourages the applicants to work towards that end. The utility plans that need to be provided can include plans for the solar panels.

Streetscape:

Staff feels that the requested restriction for no on-street parking is warranted, especially on Vine Street. This street is relatively small and will need the space to maintain bike lanes in the future. Utilizing the same treatments that other projects have done will help with a cohesive street along Vine.

Public Space:

Staff does not have any comments regarding public space for this application.

Open Space:

The amenity space that is provided for future residents allows for it to be private without the perception of it being open to the public. It is located behind the buildings but allows for multiple users such as the Wyatt.

Parking:

The use of stacked mechanical parking is unique in this project. It allows the parking area to be smaller than what would normally be required in the zone. However, the number of parking spaces is still inadequate according to the requirements of the MCCD Zone. The applicant will need to work with staff to address this.

A bike rack is required on-site; staff recommends placing it near the entrance to the building for ease of use.

Neighbor Awareness:

The east side commercial building does present concern with the neighboring property. The owner of the property has expressed concerns with the dramatic change. The applicant has approached the property owner on items that could be addressed but nothing has come from it to date.

The building utilizes balconies to modulate the façade. There are multiple floors with differing balcony types which gives the building a much softer look.

Light:

Proposed lighting of the building will need to be reviewed prior to being placed on a planning commission agenda.

Connection to the ground:

This proposed project has a material distinction connecting it to the ground with large windows that further enhance the connection. This allows for the community to see what is happening on the street, and entices passersby to enter the retail portions of the properties.

Connection to the Sky:

The proposal does a great job of creating a termination of the building with architectural banding across both buildings. The commercial building indicates a flag pole on top which furthers the connection. Staff does not have any concerns.

Fenestration and Porosity:

The applicant has provided balconies for all units to allow for natural light and air to flow into the homes and commercial spaces. The only blank wall on the project is for the parking garage on the east side of the proposed commercial building which will need to be addressed. Staff does not have any concerns here.

Express a Clear Organizing Idea:

The applicant has proposed two buildings that indicate a very clear idea of what they are proposing. The applicant has consulted with local residents and provided a design that is cohesive and well thought out.

Private Space:

The applicant has provided private balconies and operable windows across the project. No concerns from staff.

Materiality:

The applicant has provided a clear idea of what they are expressing for these two buildings, they have slimmed down the use of materials which gives the projects a much more streamlined look without being a “box”.

V. DESIGN REVIEW STANDARDS REVIEW

Section 17.170.040(2)(c) outlines the following standards for review for Design Review Approval.

A. The project is in general conformance with the current Murray City General Plan.

With compliance to city regulations, the proposed use is desirable and will be in conformance with the current Murray City General Plan.

B. The project is in general conformance with the specific area plan, if any, adopted for the area.

There are no specific area plans in effect for the subject property.

C. The project conforms to the requirements of the applicable sections of the Land Use Ordinance.

The applicant will need to work with the Planning Division staff to address a number of issues to come into conformance with the requirements of the Land Use Ordinance. These items can be addressed at a staff level, prior to being placed on a Planning Commission agenda and review by the MCCD Review Committee at this time is acceptable.

D. The project does not jeopardize the health, safety, or welfare of the public.

With conditions the proposed building will not jeopardize the health, safety, or welfare of the public.

E. The Project is in harmony with the purpose of the MCCD zone and adheres to the principles of the design guidelines.

With changes, staff believes that this project will be in harmony with the purpose of the MCCD Zone and will adhere to the principles of the design guidelines.

VI. CONCLUSION & RECOMMENDATION

Based on the review of the requirements of the MCCD Zoning Ordinance, staff recommends that the MCCD Review Committee forward a recommendation of approval to the Planning Commission for the Master Site Plan application for the NOAH located at 149, 155-157, 163 East Vine Street, subject to the following:

1. Prior to being placed on a Planning Commission agenda the applicant shall provide a curbside management plan that addresses the location for ride-share, delivery, and other vehicles used on a temporary basis.

DESIGN REVIEW APPLICATION

Project Information

Type of Application(check one):



MCCD Major



MCCD Minor



MCMU



CMU / VMU

Project Name: The Noah

Project Address: 149 E. Vine St.

Parcel Identification (Sidwell) Number: # 22-07-111-013 , # 22-07-111-014 , # 22-07-111-016

Parcel Area(acres): 0.54 Current Use: Single Family Proposed: Condos

Floor Area(square feet): 23,522 Master Site Plan Required: ☐ Yes ☐ No

Applicant Information

Name: Adrian Brewer

Mailing Address: 13958 newburg dr. City: Herriman State: UT ZIP: 84096

Phone #: 8014030897 Fax #: _____ Email Address: adrian@fairwaydevelopmentgroup.com

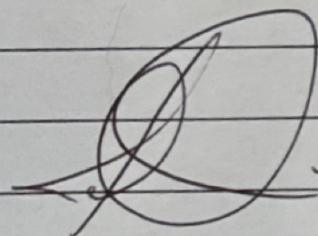
Property Owner's Information (If different)

Name: Jonathan Daniel Oliver

Mailing Address: 163 E Vine St. City: Murray State: UT ZIP: 84107

Phone #: 801-458-4111 Fax #: _____ Email Address: jonathandanieloliver@qwa.com

Describe the request in detail (use additional pages, or attach narrative if necessary):

Authorized Signature: 

Date: 6/26/2024

For Office Use Only

Project Number: _____

Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

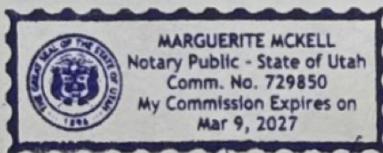
County of Salt Lake

Subscribed and sworn to before me this 26 day of June, 2024.

Marguerite McKell
Notary Public

Residing in Draper, UT

My commission expires: 03/09/2027



Agent Authorization

I (we) Jonathan Daniel Oliver the owner(s) of the real property located at 149-1576 163 E Vine St. Murray, UT 84107 in Murray City, Utah, do hereby appoint Adrian Brewer as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Adrian Brewer to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

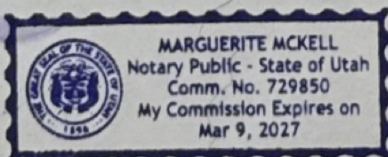
County of Salt Lake

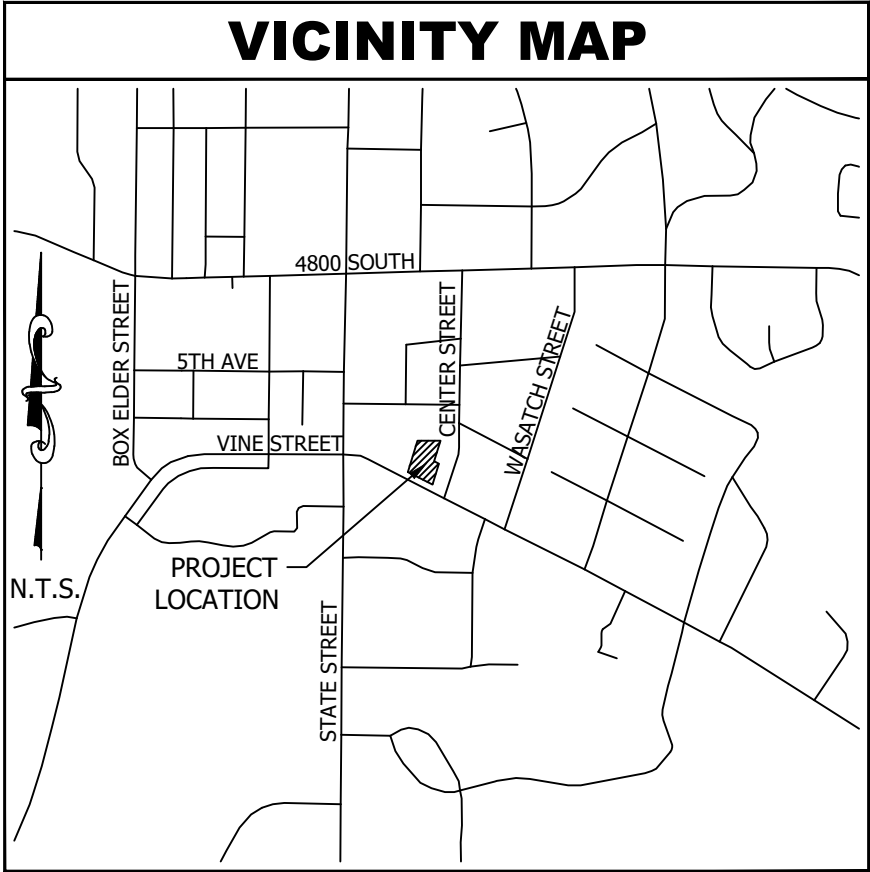
On the 26 day of June, 2024, personally appeared before me Marguerite McKell the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Marguerite McKell
Notary public

Residing in: Draper, UT

My commission expires: 03/09/2027

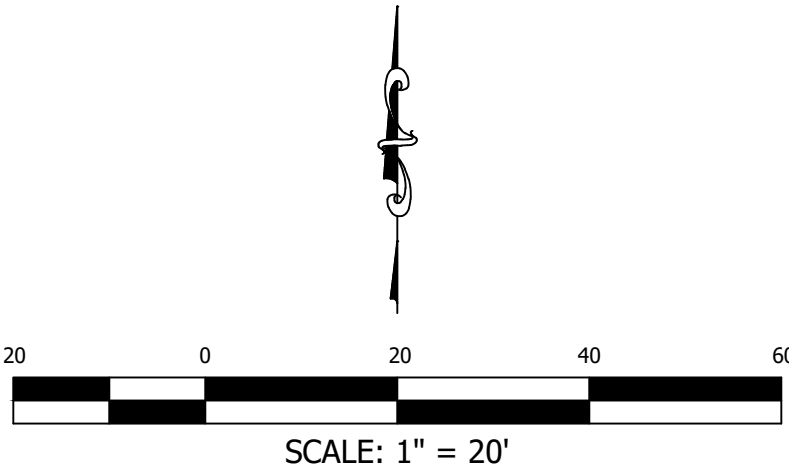




INTERSECTION OF STATE STREET & 4800 SOUTH,
FOUND BRASS CAP MONUMENT IN RING & LID

STATE STREET (SR-89)
N00° 03' 45"E 901.31'
(N00° 05' 15"E - A.R.P.)

INTERSECTION OF VINE STREET & STATE STREET,
FOUND BRASS CAP MONUMENT IN RING & LID



LEGEND

PROPERTY LINE ————
INTERIOR RECORD LINE
ADJACENT PROPERTY ————
ROAD CENTERLINE - - - - -
TIE TO MONUMENT - - - - -
EASEMENT LINE - - - - -
EDGE OF PAVEMENT - - - - -
CURB, GUTTER, SIDEWALK - - - - -
OVERHEAD POWER LINE - - - - -
CHAIN LINK FENCE LINE - - - - -
VINYL FENCE LINE - - - - -
WALL [Pattern]
CONCRETE [Pattern]
ASPHALT [Pattern]
STRUCTURE [Pattern]

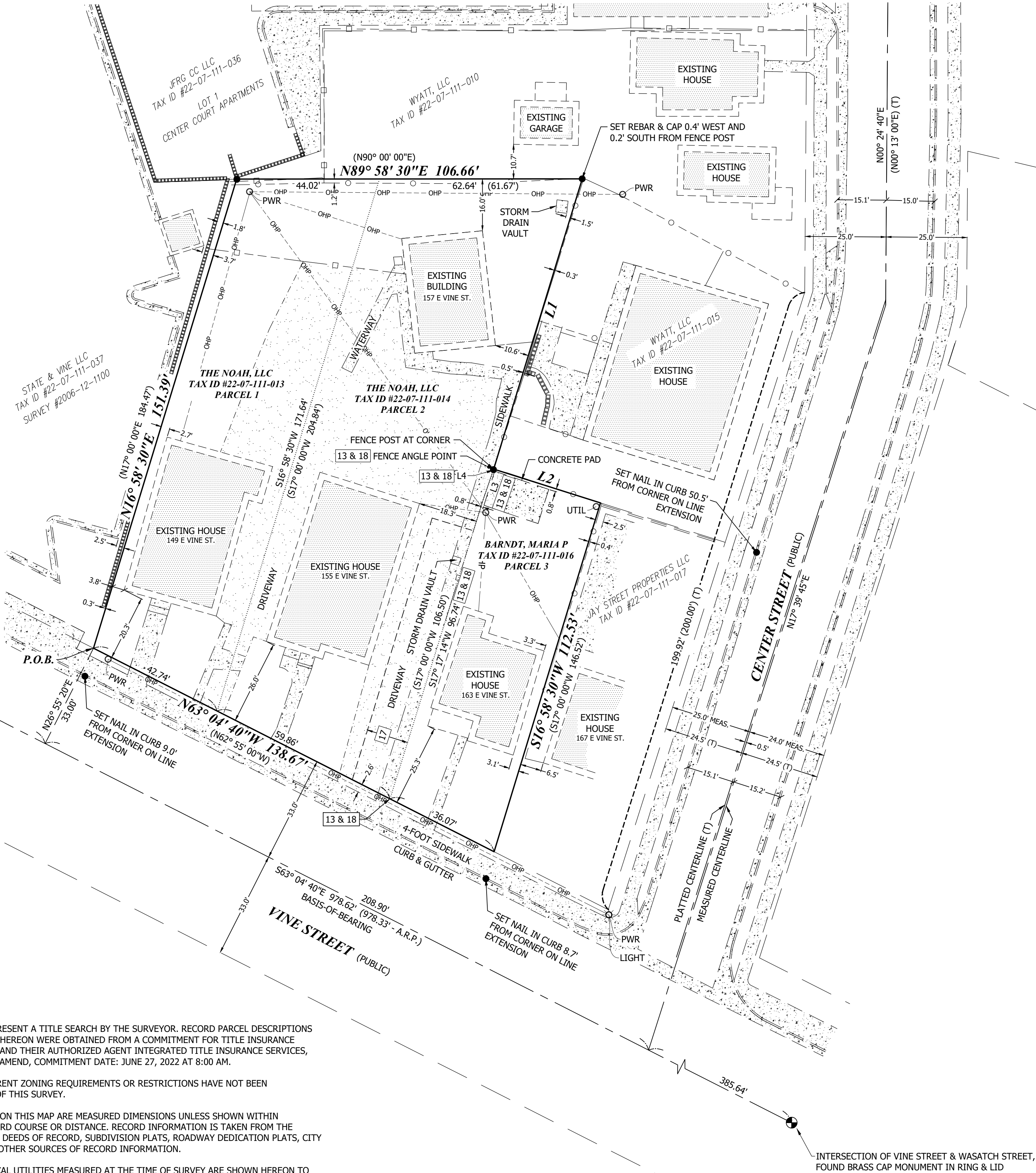
RECORD CALLS ()
TINGLEY'S 1ST ADDITION (T)
(BOOK E, PAGE 28)

SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED) ●
FOUND PROPERTY MARKER (AS NOTED) ○

Line Table		
LINE #	DIRECTION	LENGTH
L1	S16° 58' 30"W	93.64'
(L1)	(S17° 00' 00"W)	
L2	S72° 26' 30"E	34.58'
(L2)	(S72° 25' 00"E)	(37.93')
L3	S19° 32' 44"W	9.45'
L4	S16° 58' 30"W	0.47'
(L4)	(S17° 00' 00"W)	

NOTES

- THIS SURVEY PLAT DOES NOT REPRESENT A TITLE SEARCH BY THE SURVEYOR. RECORD PARCEL DESCRIPTIONS AND TITLE EXCEPTIONS DEPICTED HEREON WERE OBTAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE AND THEIR AUTHORIZED AGENT INTEGRATED TITLE INSURANCE SERVICES, LLC, COMMITMENT NO. 91534 2ND AMEND, COMMITMENT DATE: JUNE 27, 2022 AT 8:00 AM.
- LAND USE REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS HAVE NOT BEEN DETERMINED AND ARE NOT PART OF THIS SURVEY.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM THE ABOVE CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS, OR OTHER SOURCES OF RECORD INFORMATION.
- VISIBLE, ABOVE GROUND ELECTRICAL UTILITIES MEASURED AT THE TIME OF SURVEY ARE SHOWN HEREON TO ADDRESS EXCEPTION 15 OF THE CITED TITLE COMMITMENT.
- THE LOCATIONS OF UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY AND RECORD DRAWINGS PROVIDED BY THE UTILITY COMPANY OR PROPERTY OWNER AT THE TIME OF THE SURVEY. EXACT LOCATIONS OF UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON, ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.
- COUNTY RECORDS LIST THE RECORD AREA OF THE WHOLE PROPERTY AS 0.54 ACRES OVER THE THREE PARCELS, THE MEASURED (SURVEYED) AREA OF THE WHOLE PARCEL IS 0.60 ACRES, WHICH INCLUDES 0.10 ACRES INSIDE OF VINE STREET (PUBLIC RIGHT OF WAY) AND 0.50 ACRES OUTSIDE OF VINE STREET.



ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO THE NOAH, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, INTEGRATED TITLE INSURANCE SERVICES, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND RICHLAND TITLE INSURANCE AGENCY, INC., :

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 8, 13, & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/24/2022.
DATE OF PLAT OR MAP: 07/28/2022

AARON INABINT, P.L.S.
STATE OF UTAH LICENSE NO. 9897117-2201

RECORD SCHEDULE "A" DESCRIPTIONS

FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE, COMMITMENT NO. 91534 2ND AMEND, COMMITMENT DATE: JUNE 27, 2022 AT 8:00 AM.

PARCEL 1:

BEGINNING 83.76 FEET WEST AND SOUTH 17° WEST 62.84 FEET FROM THE SOUTHEAST CORNER OF LOT 1, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 62°55' WEST 42.76 FEET; THENCE NORTH 17° EAST 184.47 FEET; THENCE EAST 44.02 FEET; THENCE SOUTH 17° WEST 204.84 FEET TO BEGINNING.

PARCEL 2:

BEGINNING 22 FEET WEST AND SOUTH 17° WEST 91.4 FEET FROM THE SOUTHEAST CORNER OF LOT 1, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 62°55' WEST 60 FEET; THENCE NORTH 17° EAST 204.84 FEET; THENCE EAST 61.67 FEET; THENCE SOUTH 17° WEST 233.4 FEET TO BEGINNING.

FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY RICHLAND TITLE INSURANCE AGENCY, INC., FILE NO. 2209031W, COMMITMENT DATE: SEPTEMBER 07, 2022 AT 8:00 AM.

(LABELED AS PARCEL 3 ON THIS SURVEY)

BEGINNING 1.70 CHAINS SOUTH AND NORTH 63° WEST 18.71 FEET FROM THE SOUTHEAST CORNER LOT 1, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 17° EAST 146.52 FEET; THENCE NORTH 72° 25' WEST 37.925 FEET; THENCE SOUTH 17° WEST 106.50 FEET; THENCE SOUTH 20° EAST 0.77 CHAINS; THENCE SOUTH 63° EAST 4.39 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS

FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE, COMMITMENT NO. 91534 2ND AMEND, COMMITMENT DATE: JUNE 27, 2022 AT 8:00 AM.

- UTILITY LINES AND POLES OVER AND ACROSS THE NORTHERLY AND SOUTHERLY PORTIONS OF THE HEREIN DESCRIBED PROPERTY AS DISCLOSED BY A VISUAL INSPECTION. (VISIBLE, ABOVE GROUND ELECTRICAL UTILITIES ARE SHOWN ON PLAT)
- RIGHTS OF AMERICAN SMELTING AND REFINERY COMPANY, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE OVER AND UPON LANDS, THROUGH THE MEDIUM OF THE AIR, SMOKE, DUST, FUMES, CINDERS AND OTHER MATTER (SMOKE EASEMENTS) BY VARIOUS INSTRUMENTS OF RECORD. (THIS EASEMENT HAS AN UNDEFINED NON-PLOTTABLE LOCATION)
- A RIGHT OF WAY GRANT BY M. SCOTT WATKINS, AS GRANTOR AND BRENT WINGET, CARSON WINGET AND TODD J. NIELSON AS GRANTEE, RECORDED NOVEMBER 26, 2008 AS ENTRY NO. 10569057, IN BOOK 9661, AT PAGE 4652, OF OFFICIAL RECORDS. (SHOWN ON PLAT)
- BOUNDARY LINE AGREEMENT BY AND BETWEEN JOAN WEAVER, AS THE SUCCESSOR TRUSTEE OF THE JAMES HARREL SMITH INTER VIVOS TRUST, DATED OCTOBER 11, 2005 AND TODD J. NIELSON, BRENT WINGET AND CARSON WINGET, RECORDED DECEMBER 1, 2008, AS ENTRY NO. 10570335, IN BOOK 9662, AT PAGE 751, OF OFFICIAL RECORDS. (SHOWN ON PLAT)
- EASEMENT AGREEMENT RECORDED MARCH 5, 2009, AS ENTRY NO. 10639730, IN BOOK 9694, AT PAGE 2891, OF OFFICIAL RECORDS. (NOT SHOWN. THIS EASEMENT IS LOCATED WITHIN THE RIGHT-OF-WAY LIMITS OF VINE STREET.)

FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY RICHLAND TITLE INSURANCE AGENCY, INC., FILE NO. 2209031W, COMMITMENT DATE: SEPTEMBER 07, 2022 AT 8:00 AM.

- BOUNDARY LINE AGREEMENT BY AND BETWEEN JOAN WEAVER, AS THE SUCCESSOR TRUSTEE OF THE JAMES HARREL SMITH INTER VIVOS TRUST, DATED OCTOBER 11, 2005 AND TODD J. NIELSON, BRENT WINGET AND CARSON WINGET, RECORDED DECEMBER 1, 2008, AS ENTRY NO. 10570335, IN BOOK 9662, AT PAGE 751, OF OFFICIAL RECORDS. (SHOWN ON PLAT)

NARRATIVE

THIS ALTA/NSPS SURVEY WAS PROVIDED TO THE CLIENT FOR THE PURPOSE OF IDENTIFYING AND DEPICTING THE BOUNDARY LINES OF THE SURVEYED PARCELS ("PARCELS"). THE BASIS-OF-BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND BRASS CAP MONUMENTS IN VINE STREET AT THE INTERSECTIONS OF STATE STREET AND WASATCH STREET, AS SHOWN HEREON. WE HELD TO THE RECORD BEARING OF SOUTH 63°04'40" EAST FOR THESE MONUMENTS PER THE SALT LAKE COUNTY AREA REFERENCE PLAT (A.R.P.) FOR THE SOUTH HALF OF SECTION 6 AND SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST.

RECORD BEARINGS AND DISTANCES WERE OBTAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE, COMMITMENT NUMBER 91534, COMMITMENT DATE: JUNE 27, 2022 AT 08:00 AM. WE ROTATED THE RECORD DESCRIPTIONS OF THE PARCELS 00°01'30" COUNTER-CLOCKWISE TO CORRESPOND WITH OUR MEASURED LINE BETWEEN FOUND MONUMENTS IN STATE STREET IN THE INTERSECTIONS OF VINE STREET AND 4800 SOUTH STREET, SHOWN HEREON AS NORTH 00°03'45" EAST (NORTH 00°05'15" EAST, A.R.P.).

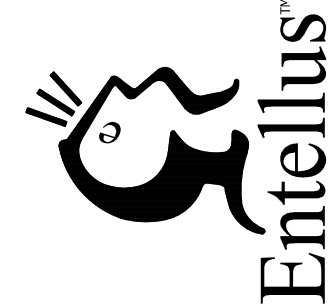
THE WESTERLY LINE OF PARCEL 1 IS CONTIGUOUS WITH A 2006 ALTA/ACSM SURVEY PERFORMED BY PATRICK HARRIS (ENSGN ENGINEERING AND LAND SURVEYING), FILED AS SURVEY S2006-12-1100 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR (S.L.C.S.).

THE NORTHERLY LINES OF THE PARCELS ARE BOUNDED BY A SOUTHERLY LINE OF CENTER COURT APARTMENTS (ENTRY #11720713, SALT LAKE COUNTY RECORDER), AND ITS EXTENSION THEREOF. WE IDENTIFIED THE LOCATION OF THIS SUBDIVISION BY ITS DEPICTED COURSES AND DISTANCES FROM THE FOUND MONUMENTS IN STATE STREET. THE PLATTED SUBDIVISION CORNERS MATCHED WELL WITH FOUND REBAR AND CAPS AT A SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF THE SUBDIVISION.

PART OF THE EAST LINE OF PARCEL 2 IS ESTABLISHED BY A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #10570335 (S.L.C.R.). THIS BOUNDARY LINE AGREEMENT CONFORMS WELL WITH AN EXISTING FENCE.

THE SOUTHERLY LINES OF THE PARCELS ARE CONTIGUOUS WITH THE NORTHERLY RIGHT-OF-WAY LINE OF VINE STREET (66-FOOT RIGHT-OF-WAY, 33-FOOT HALF-WIDTHS). AS PART OF THIS SURVEY, WE DETERMINED THE CENTERLINE AND LIMITS OF CENTER STREET BY MEASUREMENTS TO IMPROVEMENTS (CURB, GUTTER, SIDEWALK) ALONG THE ROADWAY AND BY REFERENCE TO THE RECORD COURSES AND DISTANCES OF TINGLEY'S 1ST ADDITION TO MURRAY CITY (BOOK E, PAGE 28, SALT LAKE COUNTY RECORDER). FOR FURTHER INFORMATION REGARDING OUR CENTER STREET DETERMINATIONS, REFER TO OUR SURVEY FILED AS #S2022-09-0661 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



PRELIMINARY
NOT FOR
CONSTRUCTION

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

JONATHAN OLIVER

149, 155, 157 & 163 EAST VINE STREET
PARCELS #22-07-111-013 & #22-07-111-014 & #22-07-111-016
LOCATED IN NORTHWEST 1/4 OF SECTION 7, T.2S., R.1E., S.L.B.&M.
MURRAY CITY, SALT LAKE COUNTY, UTAH

REV. 1 BY: JRC. DATE: 06-20-2024
ADDED AREA CALCULATIONS TO NOTE 6

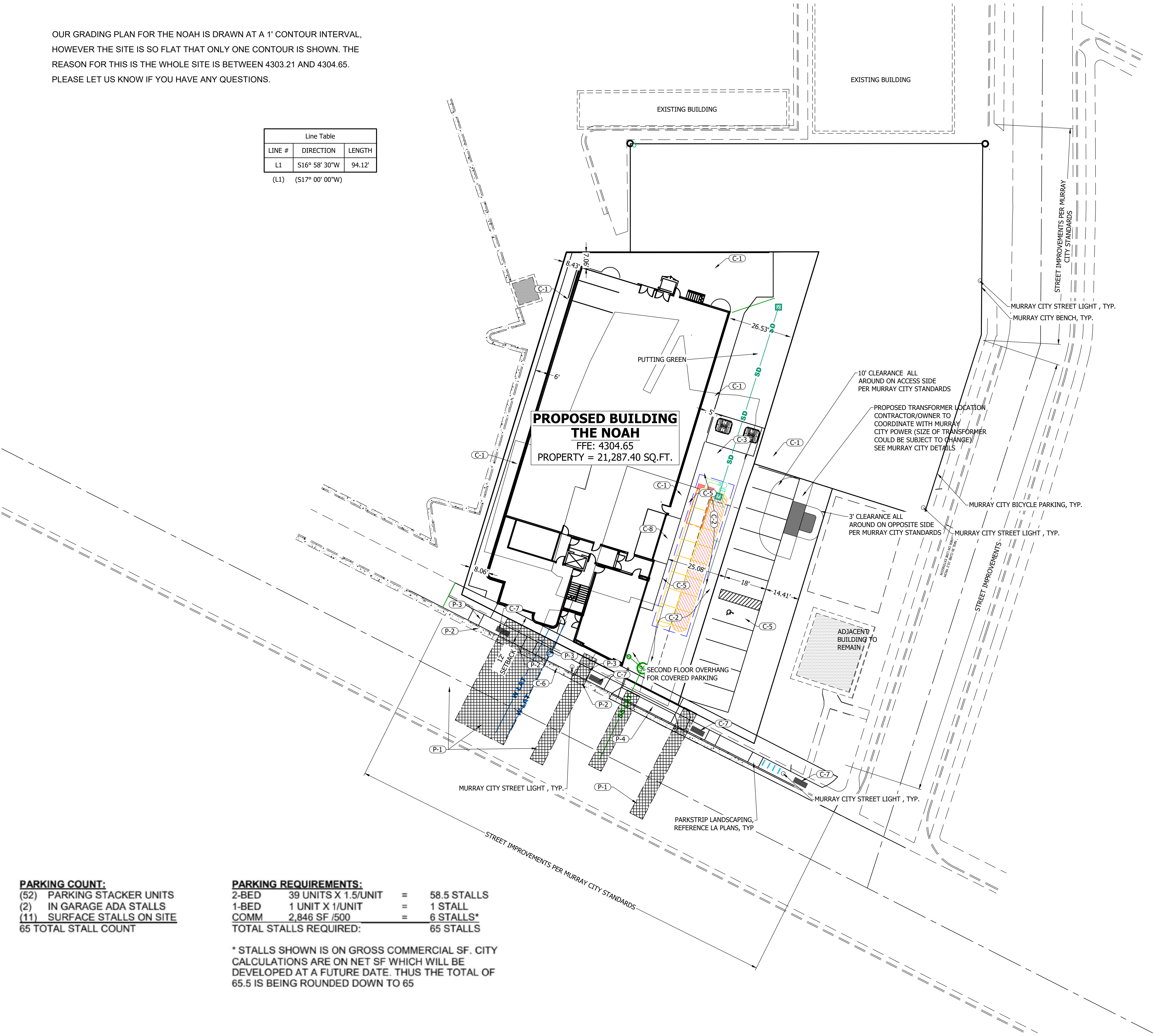
DRAWN: DEW 07/20/2022
APPROVED: ALL 08/05/2022
PROJECT #: 2065002
ALTA 2065002.dwg

V210-N
ALTA SURVEY

OUR GRADING PLAN FOR THE NOAH IS DRAWN AT A 1' CONTOUR INTERVAL, HOWEVER THE SITE IS SO FLAT THAT ONLY ONE CONTOUR IS SHOWN. THE REASON FOR THIS IS THE WHOLE SITE IS BETWEEN 4303.21 AND 4304.65. PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS.

Line Table		
LINE #	DIRECTION	LENGTH
L1	S16° 58' 30"W	94.12'

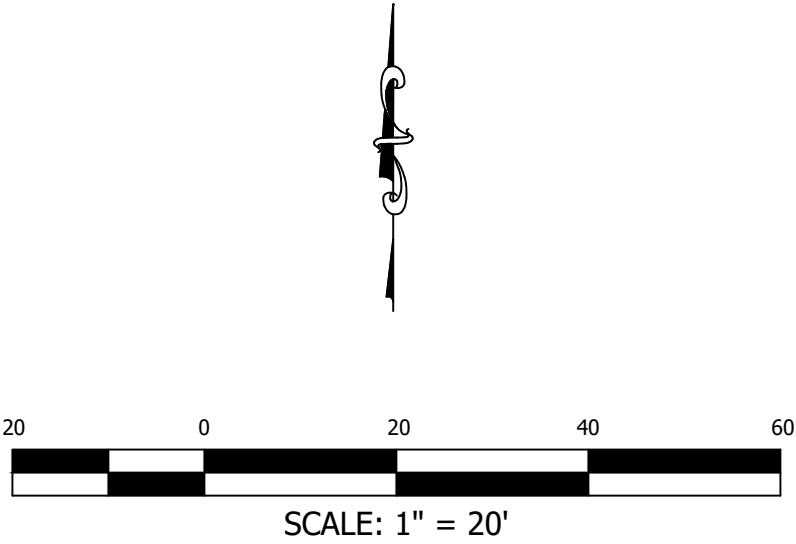
(L1) (S17° 00' 00"W)



PARKING COUNT:
(52) PARKING STACKER UNITS
(2) IN GARAGE ADA STALLS
(11) SURFACE STALLS ON SITE
65 TOTAL STALL COUNT

PARKING REQUIREMENTS:			
2-BED	39 UNITS X 1.5/UNIT	=	58.5 STALLS
1-BED	1 UNIT X 1/UNIT	=	1 STALL
COMM	2,846 SF /500	=	6 STALLS*
TOTAL STALLS REQUIRED:			65 STALLS

* STALLS SHOWN IS ON GROSS COMMERCIAL SF. CITY CALCULATIONS ARE ON NET SF WHICH WILL BE DEVELOPED AT A FUTURE DATE. THUS THE TOTAL OF 65.5 IS BEING ROUNDED DOWN TO 65



- NOTES:
1. THE PROPOSED BUILDING TO MEET ALL CITY SUBDIVISION AND CONDOMINIUM REQUIREMENTS. A LOT LINE ADJUSTMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION TO ACCOMMODATE THE SIZE OF THE PROPOSED BUILDING.

SYMBOL LEGEND	
(C-1)	PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
(C-2)	PRIVATE ASPHALT DRIVE PER DETAIL, SHEET C900
(C-3)	PRIVATE DUMPSTER PER DETAIL, SHEET C900
(C-4)	PRIVATE BIKE RACK PER DETAIL, SHEET C900
(C-5)	PRIVATE THICKENED EDGE SIDEWALK PER DETAIL, SHEET C900
(C-6)	30 MINUTE PARKING FOR DELIVERY/MOVING TRUCKS AND EMERGENCY VEHICLE PARKING
(C-7)	METAL PARK BENCH PER MURRAY CITY STANDARDS
(C-8)	PRIVATE ROLL CURB AT PARKING ENTRANCE PER DETAIL SHEET C900
(P-1)	REMOVE AND REPLACE CITY ASPHALT PER DETAIL SHEET C900
(P-2)	REMOVE AND REPLACE CITY CURB & GUTTER PER DETAIL SHEET C900
(P-3)	REMOVE AND REPLACE CITY SIDEWALK PER DETAIL SHEET C900
(P-4)	CITY STANDARD DRIVE APPROACH PER DETAIL SHEET C900
ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS AND SPECIFICATIONS.	

ACCESSIBLE AREA CONSTRAINTS	
ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:	
ACCESSIBLE PARKING: MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.	
ACCESSIBLE ROUTE: MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ACCESS ROUTE TURNAROUNDS: A CLEAR 60' TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
LEVEL LANDING / EXTERIOR DOOR LANDING: MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.	
ACCESSIBLE EGRESS TO PUBLIC WAY: MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).	
ADA ACCESS RAMPS: MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).	

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

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.entellus.com

DEVELOPER
NEW DEVELOPMENT CONSULTING
Contact: JONATHAN OLIVER
1400 MORNING VISTA ROAD R187
Lehi, UT 84043
Phone: 801-458-4111
jonathan@newdevelopmentconsulting.com

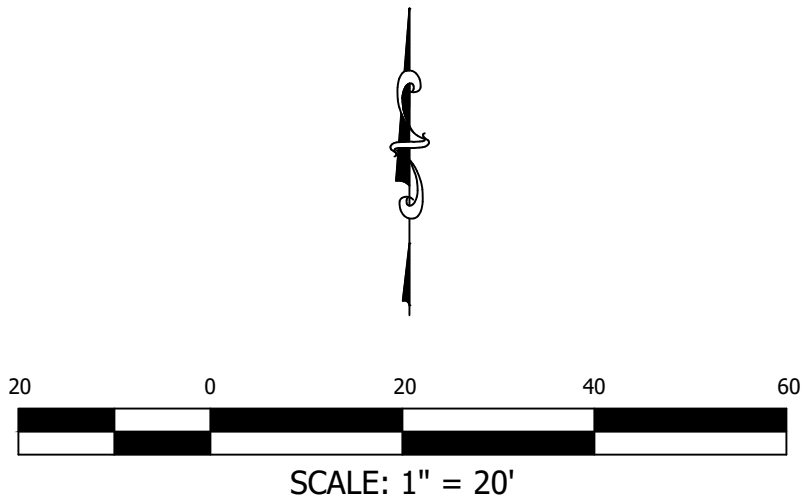
THE NOAH

149 EAST VINE STREET
LOCATED IN THE SE 1/4 OF SECTION 7, T.25., R.1E., S.1E.8M,
MURRAY CITY, SALT LAKE COUNTY, UTAH

REVISIONS	
INITIAL SUBMITTAL	9/27/2022
1	
DRAWN: JBC	2024-06-24
APPROVED: CC	2024-06-24
PROJECT #:	2065002
2065002 PLANSET.dwg	
C400	
SITE PLAN	

Line Table		
LINE #	DIRECTION	LENGTH
L1	S16° 58' 30"W	94.12'

(L1) (S17° 00' 00"W)



**PROPOSED FUTURE BUILDING
THE WYATT**
FFE: 4304.65

**PROPOSED BUILDING
THE NOAH**
FFE: 4304.65

NEW RETENTION SYSTEM
REQ'D STORAGE: 5,017 CU.FT.
GIVEN STORAGE: 5,219.6 CU.FT.
TOP OF CHAMBERS: 4302.50
BOTTOM OF CHAMBERS: 4298.75

CONNECT NEW SIDEWALK
TO EXISTING SIDEWALK

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING
MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%)
ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48
(2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%)
IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE,
MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM
CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT
AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF
BEVELED).

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Entellus

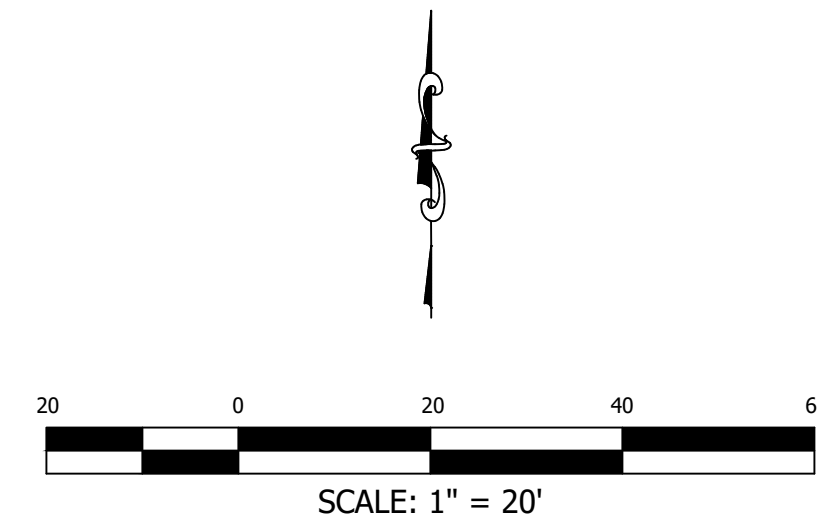
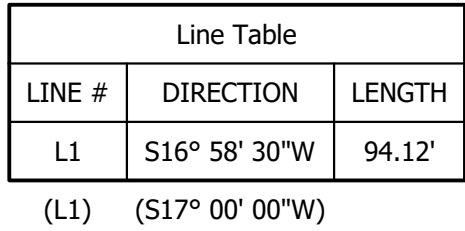
DEVELOPER
NEW DEVELOPMENT CONSULTING
Contact: JONATHAN OLIVER
1400 MORNING VISTA ROAD R187
Lehi, UT 84043
Phone: 801-458-4111
jonathan@newdevelopmentconsulting.com

THE NOAH

149 EAST VINE STREET
MURRAY CITY, SALT LAKE COUNTY, UTAH

REVISIONS	
INITIAL	SUBMITTAL
1	9/27/2022
DRAWN: JBC 2024-06-21	
APPROVED: CC 2024-06-21	
PROJECT #: 2065002	
2065002 PLANSET.dwg	

C500
GRADING PLAN



DRAINAGE CALCULATIONS			
			23-Sep
Pre-Development Area Analysis			
Area	sq.ft.	Acres	C
Building	9,348	0.21	0.85
Improvements	1,332	0.03	0.90
Landscape	25,654	0.59	0.15
Total	36,334	0.83	0.36

Area	sq.ft.	Acres	C
Building	21,806	0.50	0.85
Improvements	9,077	0.21	0.90
Landscape	5,450	0.13	0.15
Total	36,334	0.83	0.76

100 Year Storage Analysis					
NOAA Precipitation Frequency Data Server					
Latitude: 40.6641°		Longitude: -111.8867°			
Allowable Runoff		0.01 cfs/acre			
Time (min)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³	
5	6.500	1,232	3	1,230	
15	4.960	1,880	5	1,875	
10	4.090	2,326	8	2,318	
30	2.760	3,139	15	3,124	
60	1.710	3,890	30	3,859	
120	0.926	4,213	60	4,152	
180	0.625	4,265	90	4,175	
360	0.337	4,599	180	4,514	
720	0.197	5,377	360	>	5,017
1440	0.104	5,677	721	4,957	
				Required Detention	
				5,017	

80th Percentile Retention Analysis	
$P_{\text{req}} \text{ EQ. A}$	$\text{Rnew} = 0.225(\text{Imp}) - .05$ when $\text{Imp} < 55\%$
$P_{\text{req}} \text{ EQ. B}$	$\text{Rnew} = 1.14(\text{Imp}) - .371$ when $\text{Imp} > 55\%$
WQVR EQ.	$\text{WQVR} = (P_{\text{req}} * R_{\text{new}} * A) / 12$
Retention	Retention = $\text{WQVR} * 43560$
P_{req}	0.46 (in.)
Imp_{req}	0.29
Imp_{new}	85%
A	0.83 (acre)
R_{req}	0.12
R_{new}	0.60
WQVR	0.015 ac-ft
Retention	671 cu.ft.
Combined Storage	
Retention	671 cu.ft.
Detention	4346 cu.ft.
Combined Storage	5,017 cu.ft.

NOTE: THE RETENTION BASIN WILL SERVICE ALL PARCELS FOR THIS OWNER INCLUDING THE LOTS FOR THE WYATT AND THE NOAH.

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
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THE NOAH

CONNECTION BRIDGE
TO "THE WYATT"



NOAH WEST ELEVATION
SCALE: 1" = 10'-0"



NOAH SOUTH ELEVATION
SCALE: 1" = 10'-0"



6/25/2024 12:41:30 PM



NOAH WEST ELEVATION

SCALE: 1" = 10'-0"



NOAH EAST ELEVATION

SCALE: 1" = 10'-0"



NOAH NORTH ELEVATION

SCALE: 1" = 10'-0"

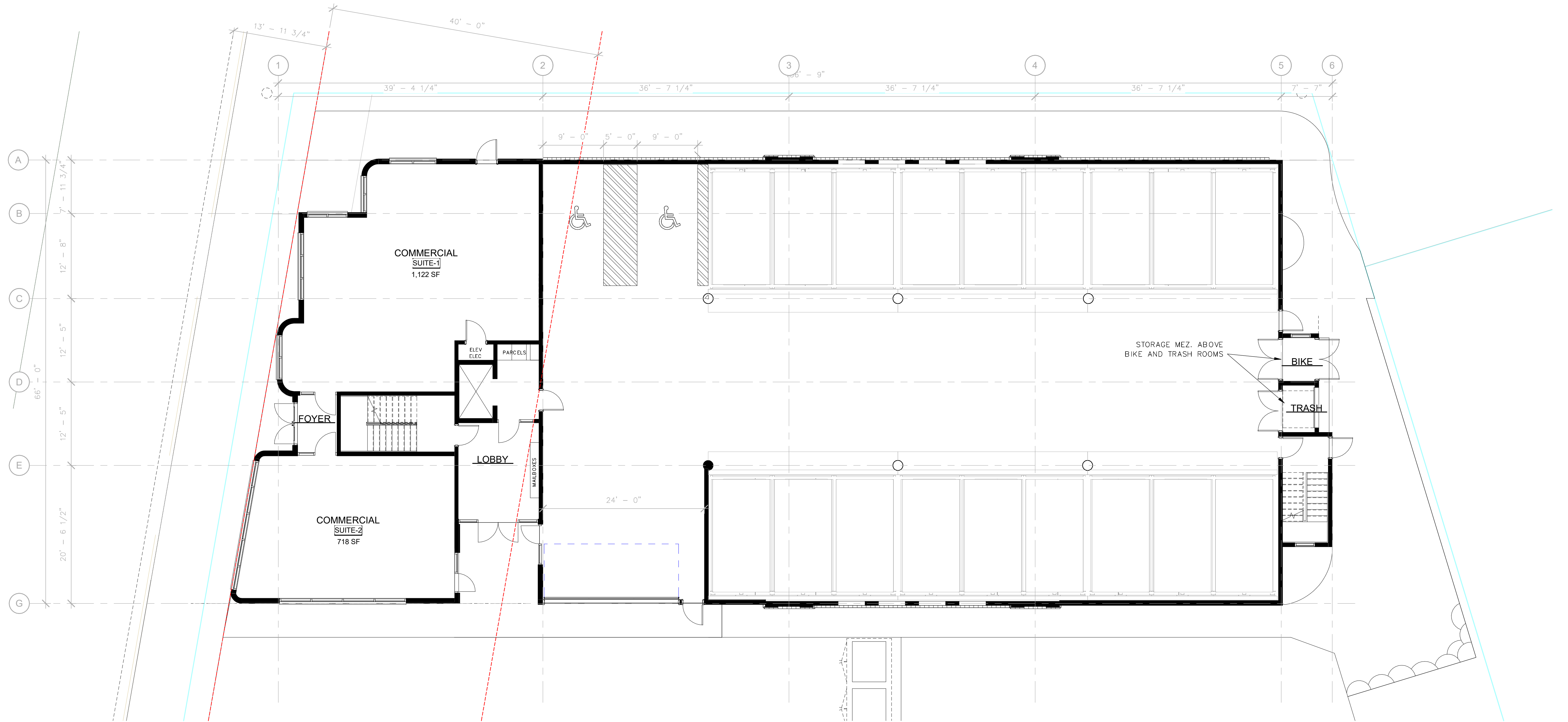


NOAH SOUTH ELEVATION

SCALE: 1" = 10'-0"

ALW ALW ARCHITECTS AND DESIGNERS, LLC

380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263



UNIT COUNT:
(39) 2 BEDROOM UNITS
(1) 1-BEDROOM UNIT
40 TOTAL UNIT COUNT

(1) 1- OPTIONAL ADDITIONAL 1-BEDROOM UNIT PENDING FURTHER SITE
DEVELOPMENT AND COORINDATION WITH UTILITY COMPANIES

PARKING COUNT:
(52) PARKING STACKER UNITS
(2) IN GARAGE ADA STALLS
(11) SURFACE STALLS ON SITE
65 TOTAL STALL COUNT

PARKING REQUIREMENTS:
2-BED 39 UNITS X 1.5/UNIT = 58.5 STALLS
1-BED 1 UNIT X 1/UNIT = 1 STALL
COMM 2,846 SF /500 = 6 STALLS*
TOTAL STALLS REQUIRED: 65 STALLS

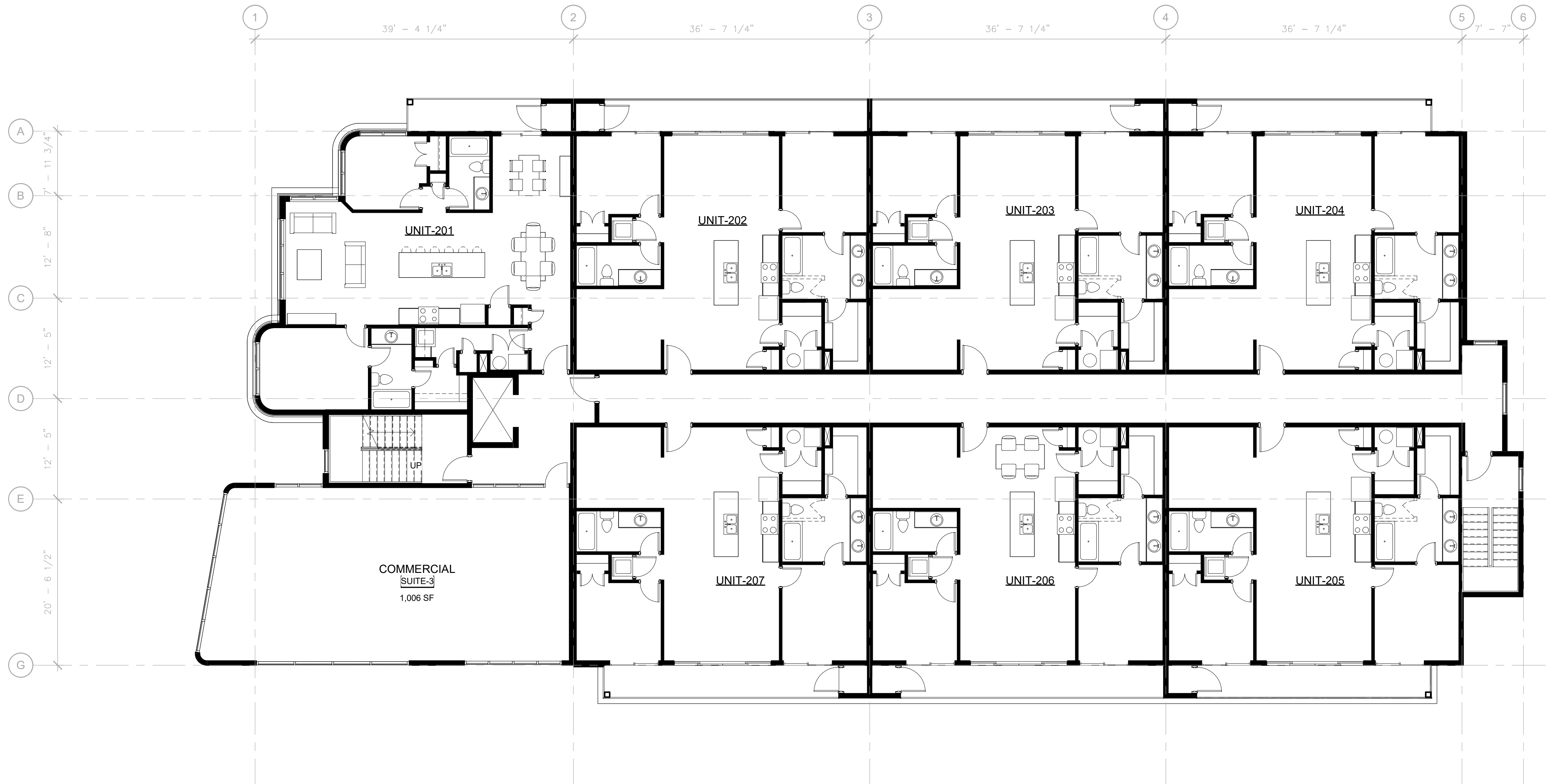
* STALLS SHOWN IS ON GROSS COMMERCIAL SF. CITY
CALCULATIONS ARE ON NET SF WHICH WILL BE
DEVELOPED AT A FUTURE DATE. THUS THE TOTAL OF
65.5 IS BEING ROUNDED DOWN TO 65

COMMERCIAL SPACE:
1,122 SF SUITE-1 (LEVEL-1)
718 SF SUITE-2 (LEVEL-1)
1,006 SF SUITE-3 (LEVEL-2)
2,846 SF TOTAL COMMERCIAL SPACE

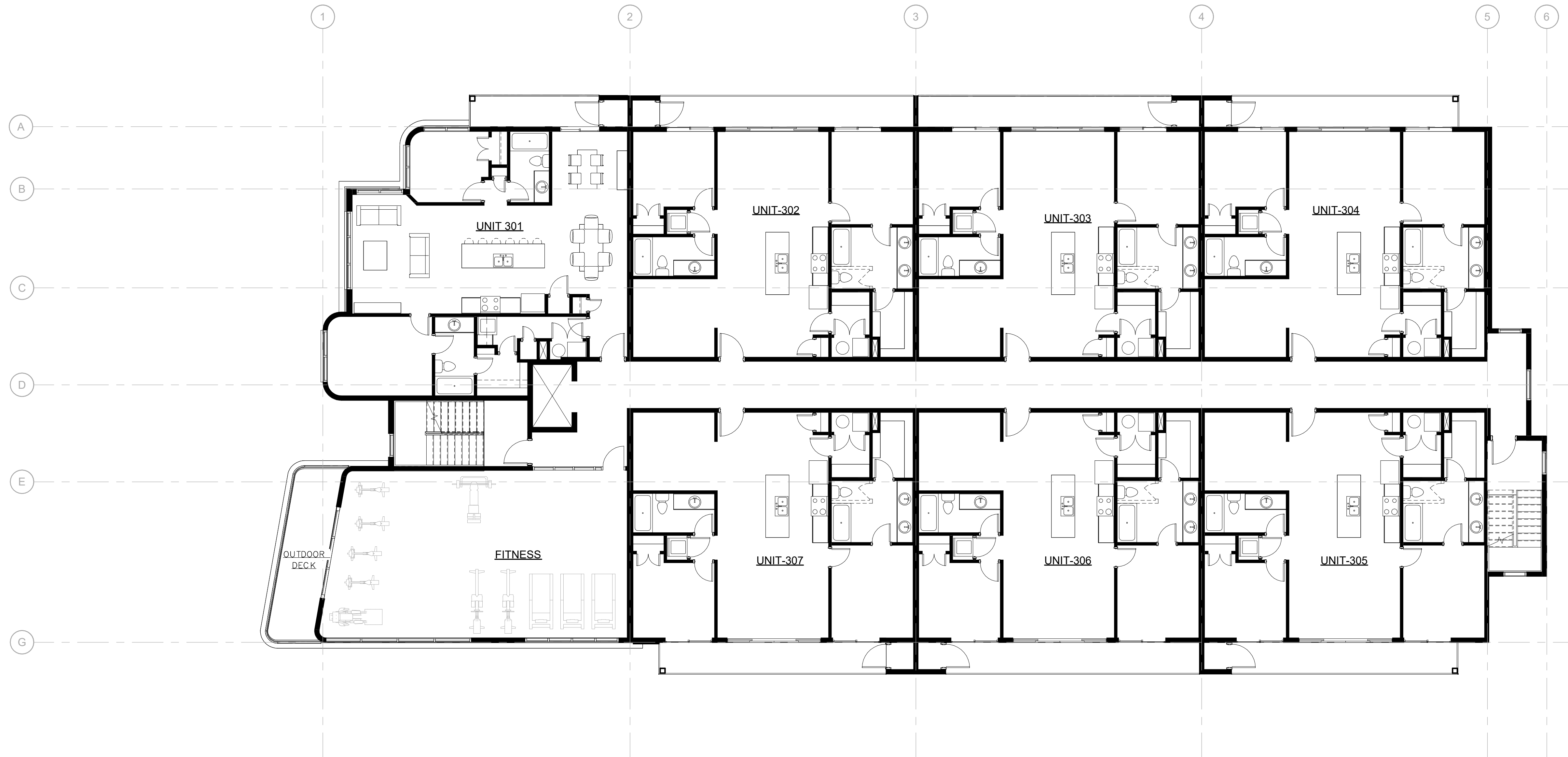
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380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263

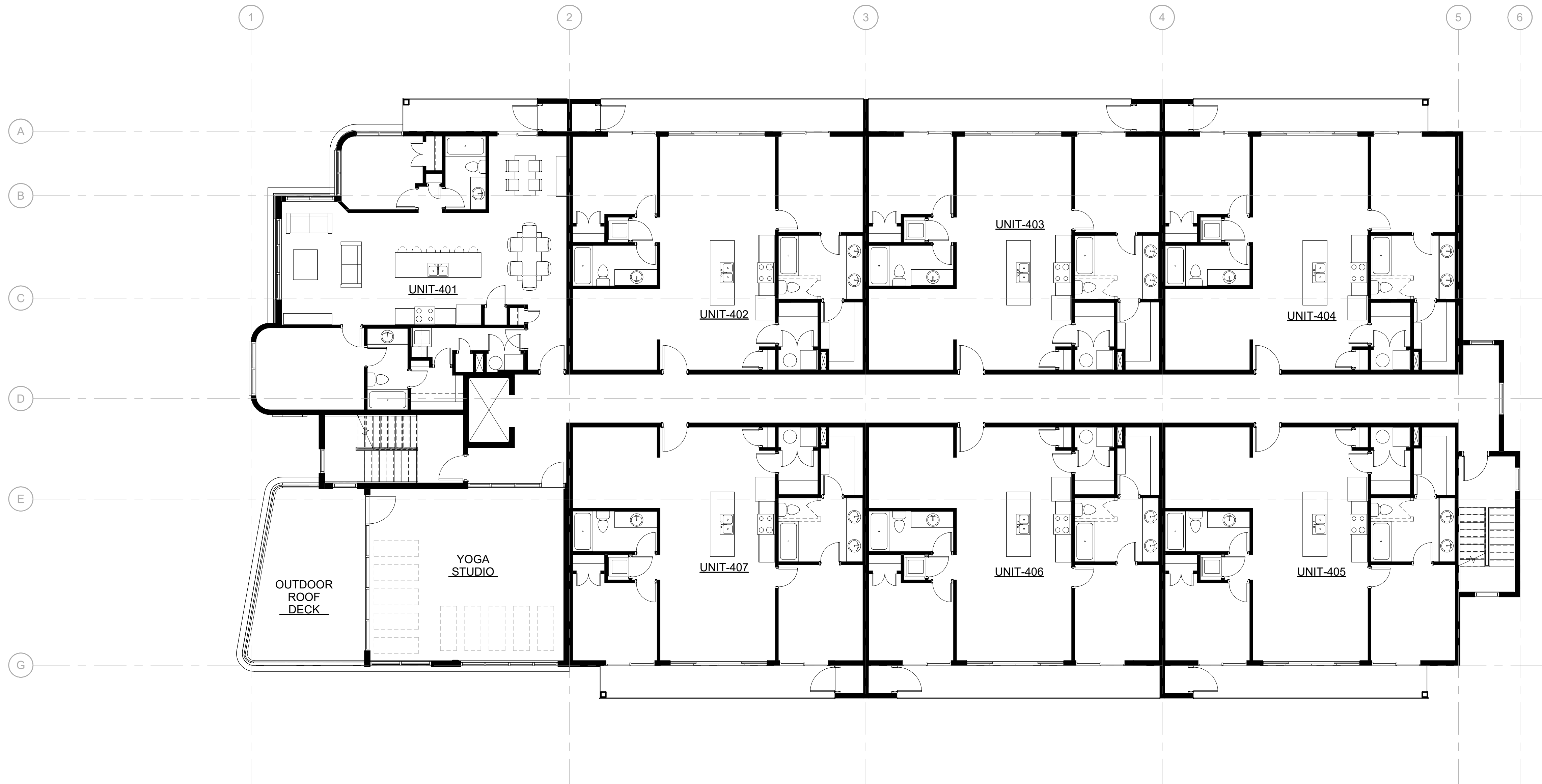
A1.1



LEVEL-2 PLAN
SCALE: 1/8" = 1'-0"

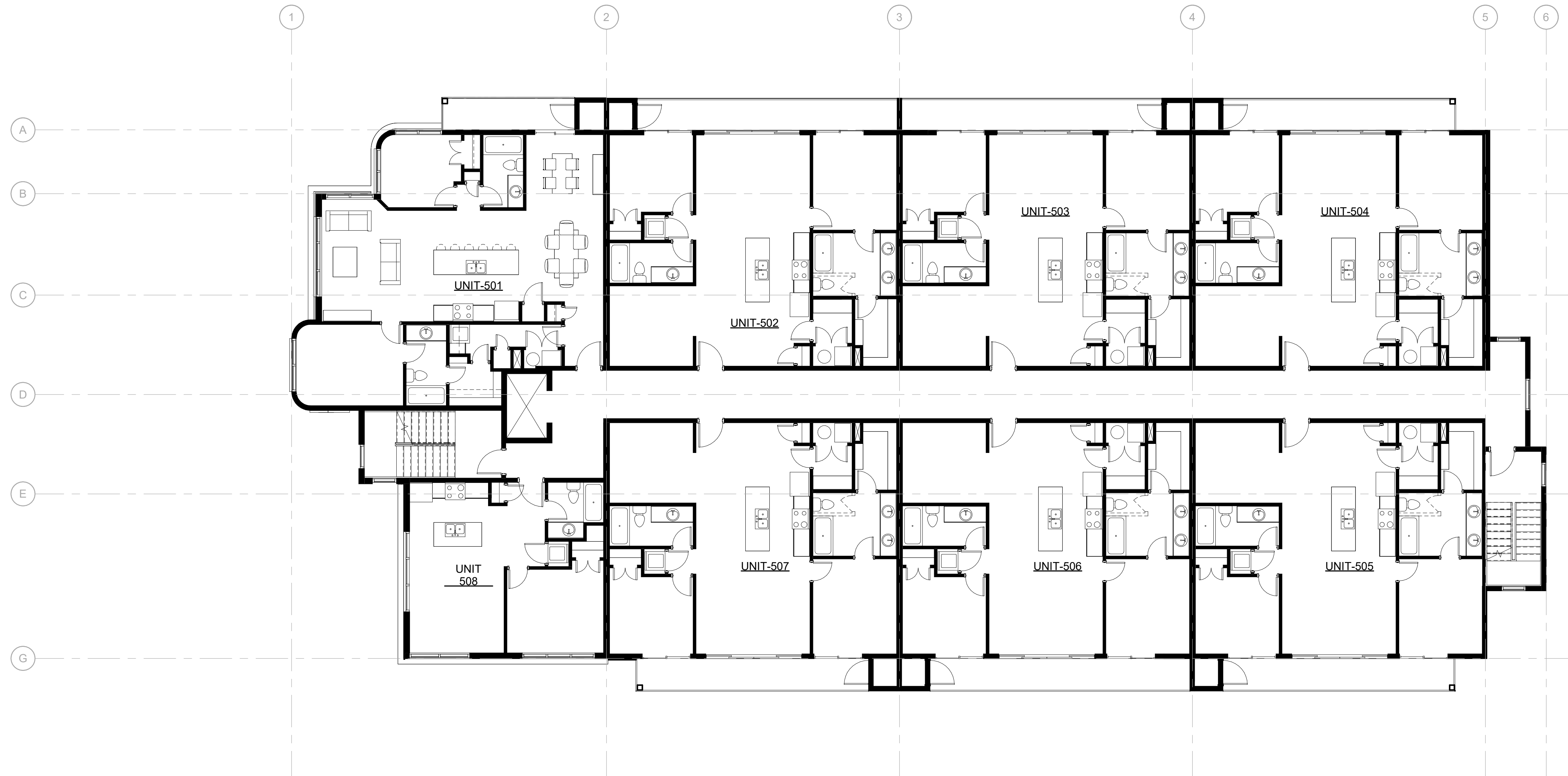


LEVEL -3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

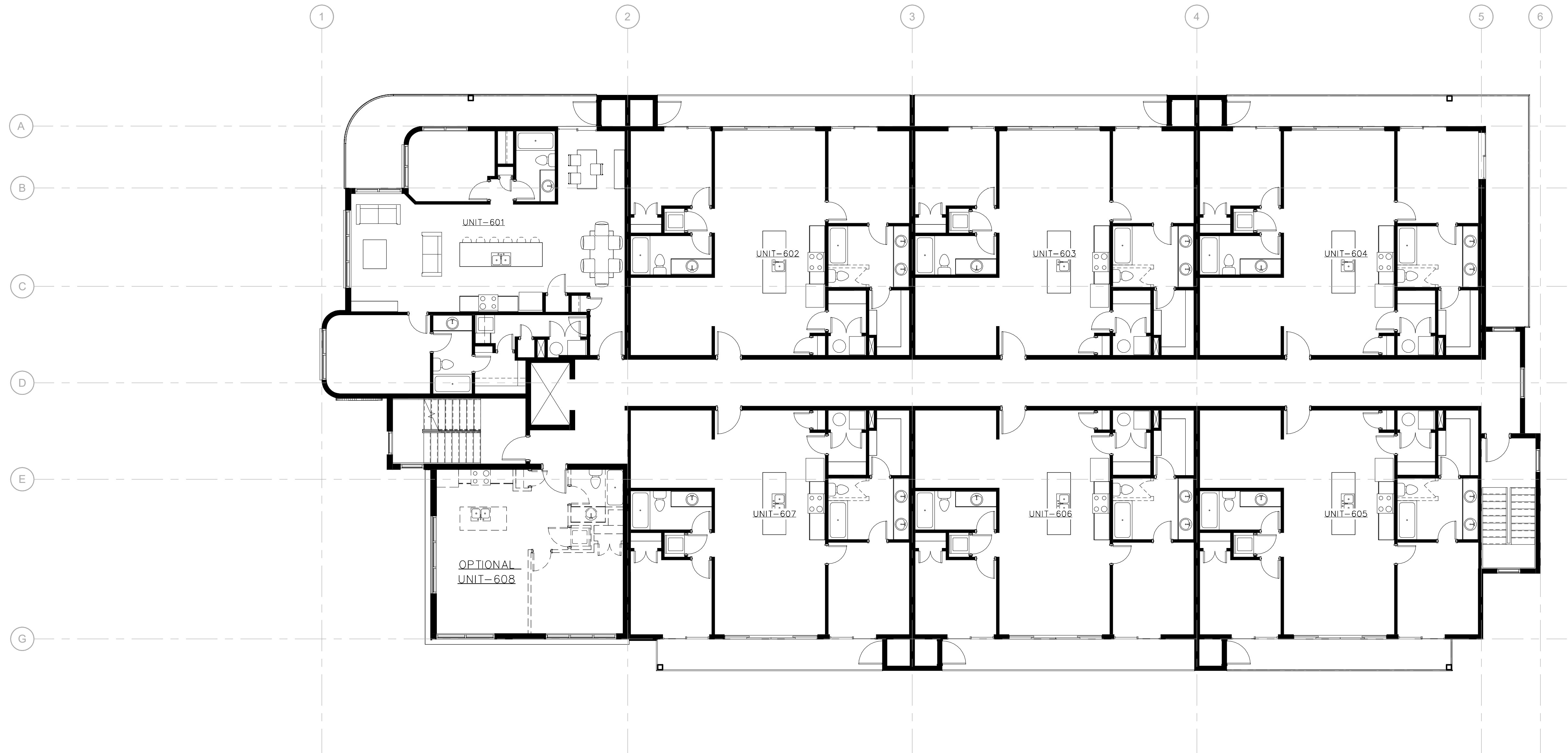


LEVEL -4 FLOOR PLAN

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



LEVEL -5 FLOOR PLAN
SCALE: 1/8" = 1'-0"



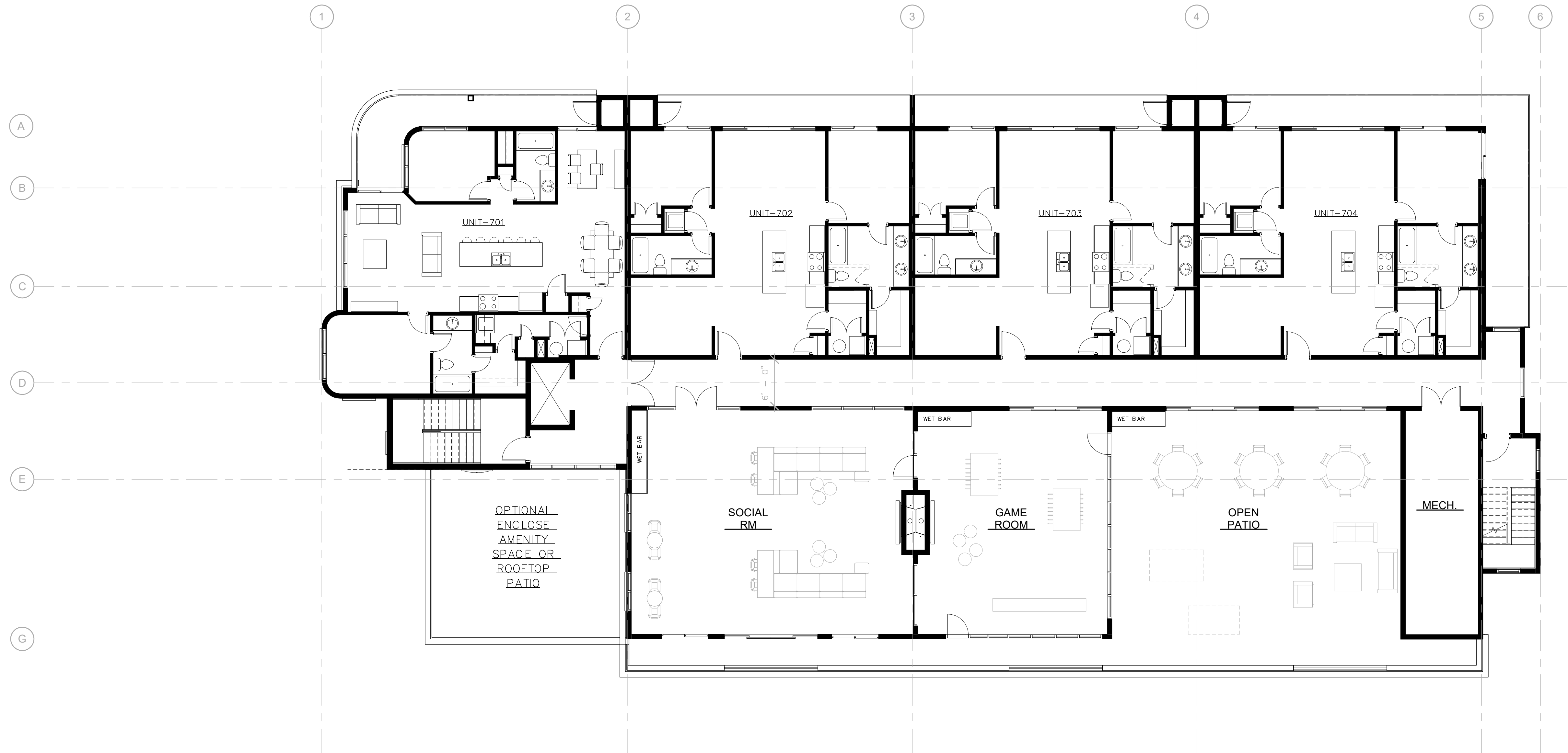
LEVEL-6

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

ALW ALW ARCHITECTS AND DESIGNERS, LLC

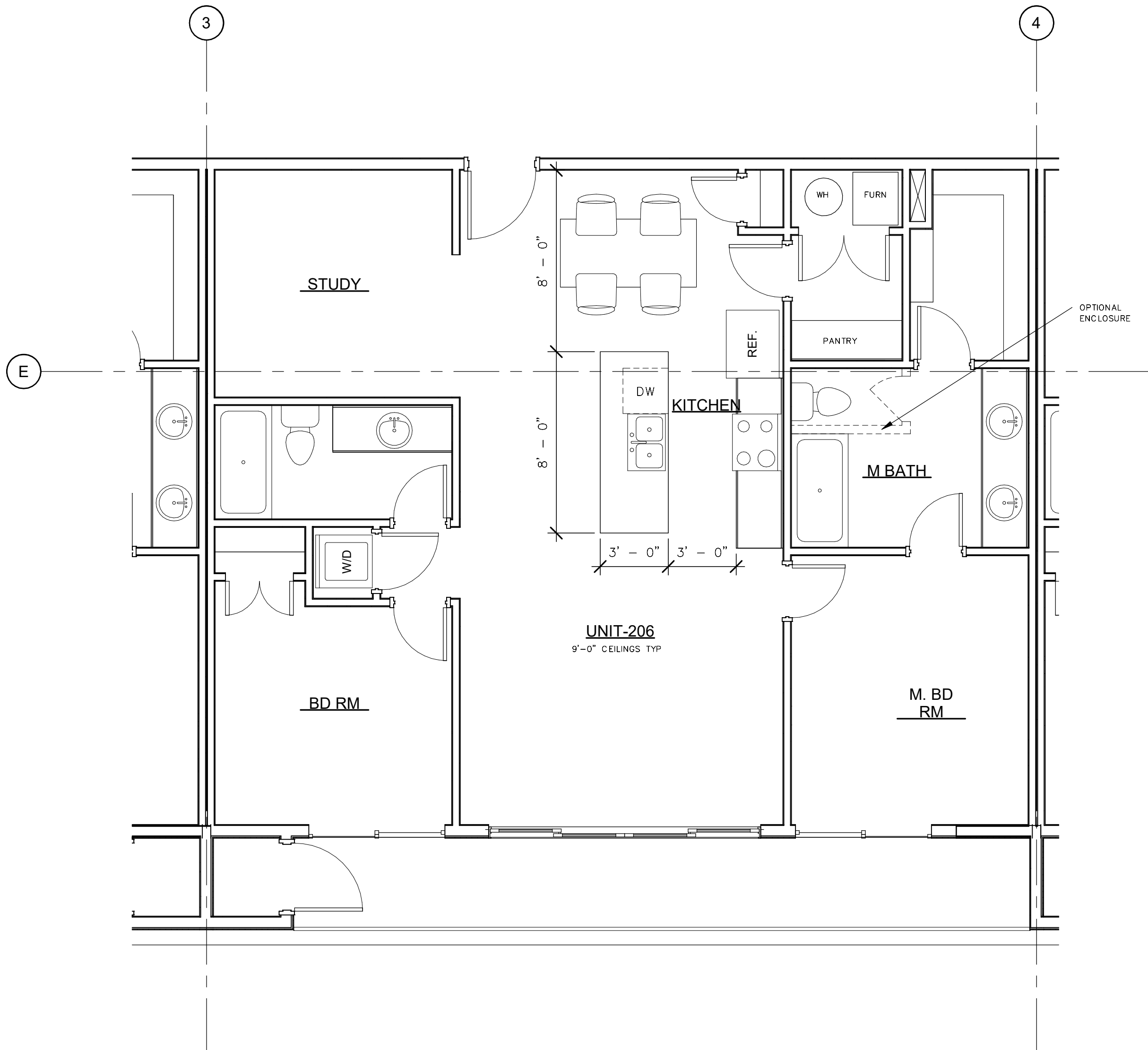
380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263

A1.6



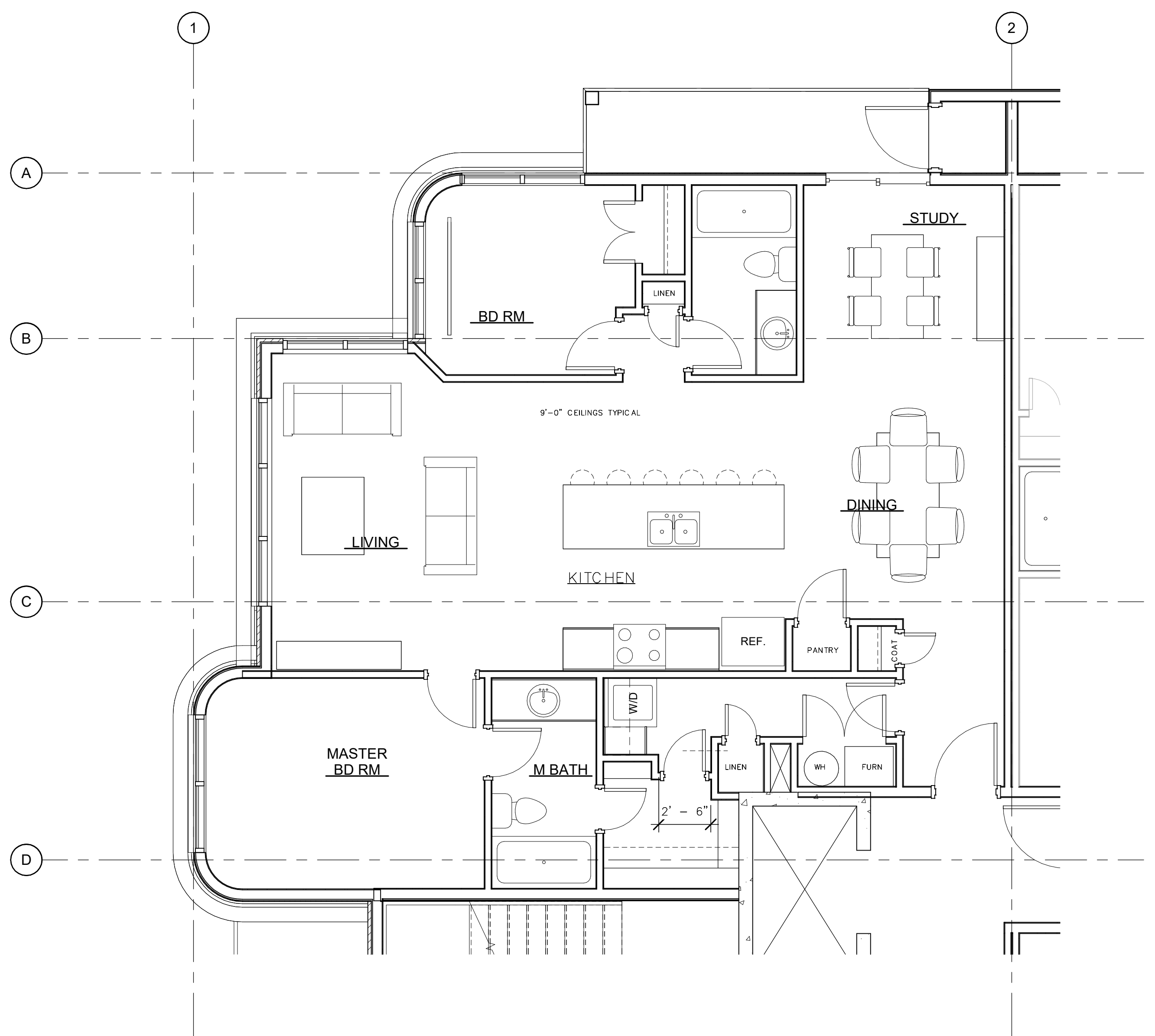
LEVEL-7 FLOOR PLAN

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



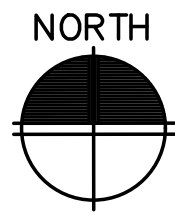
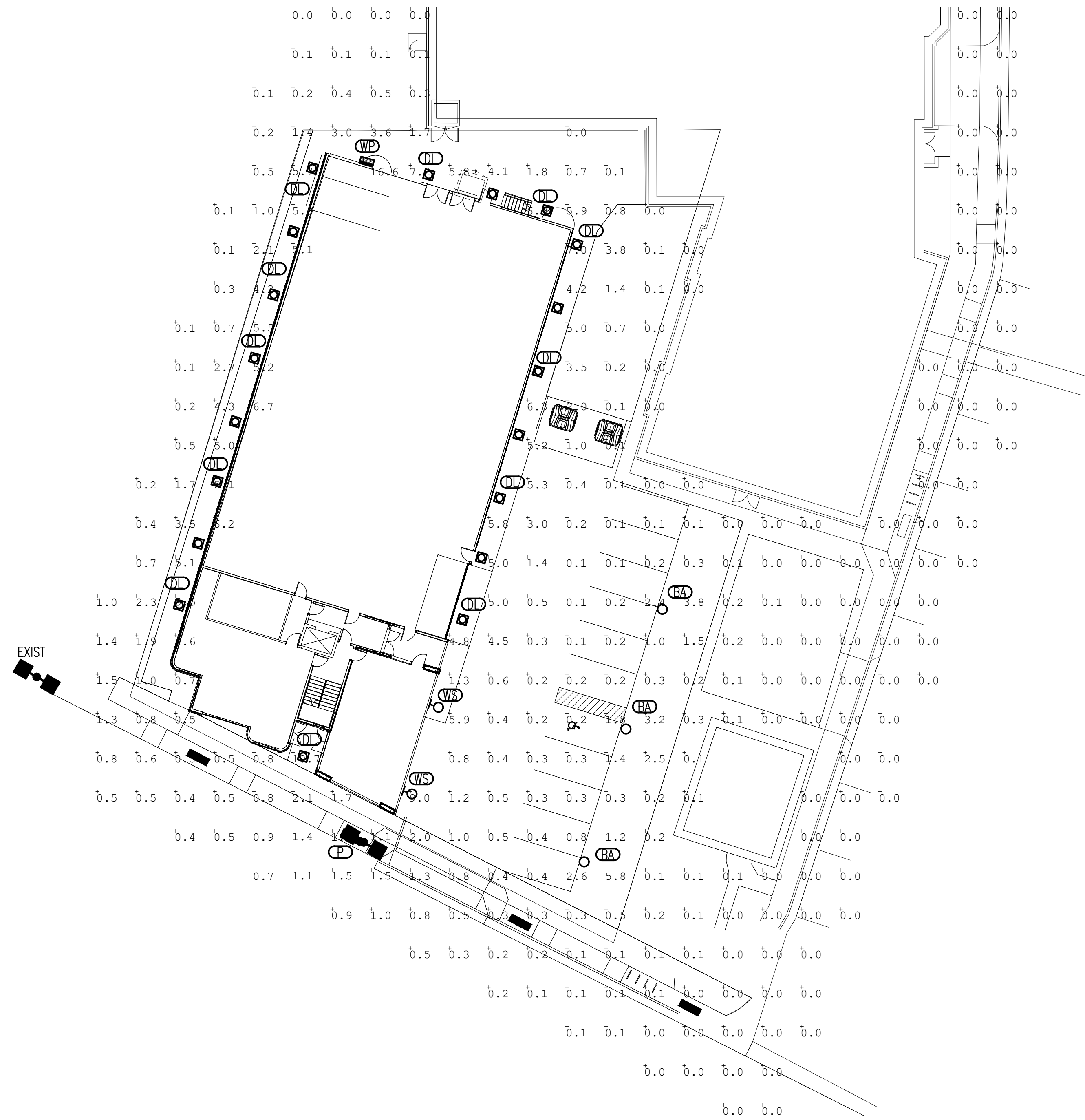
UNIT TYPE-1

SCALE: 1/4" = 1'-0"



UNIT TYPE-2

SCALE: 1/4" = 1'-0"



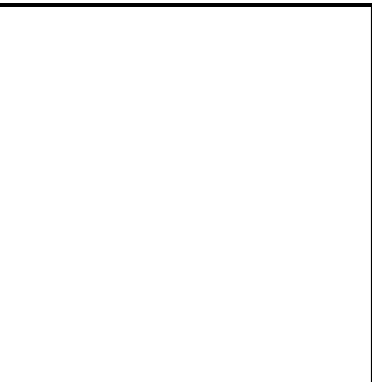
SITE LIGHTING PHOTOMETRIC CALCULATION
SCALE: 1' = 20'-0"

REFERENCE NOTES

- 1 PROPOSED LOCATION OF MAIN METERING CENTER IN GARAGE. SEE SHEET E1.1. VERIFY LOCATION WITH POWER COMPANY.
- 2 EXISTING POWER POLE. VERIFY USE OF POLE OR PADMOUNTED MOUNTED TRANSFORMER. VERIFY PRIMARY ELECTRICAL SERVICE WITH POWER COMPANY.
- 3 TELEPHONE BOARD. VERIFY LOCATION.
- 4 VERIFY COMMUNICATION SERVICE LOCATION WITH SERVICE PROVIDER.
- 5 COMPLY WITH NEC 300.5 FOR BURIAL DEPTH OF UNDERGROUND RACEWAYS.
- 6 PROTECT ALL ELECTRICAL EQUIPMENT SUBJECT TO DAMAGE WITH BOLLARDS.

FELEX ENGINEERING
PO BOX 1152, EDEN, UTAH 84310
Phone 801-915-3111
susst@felexeng.com

No.	revision	date	by
9			
8			
7			
6			
5			
4			
3			
2			
1			



Project name: THE NOAH
149 EAST VINE STREET
MURRAY CITY, UTAH

Sheet title: SITE LIGHTING PHOTOMETRIC CALCULATION

file: THE NOAH
project #: KA-2303
sheet: E1.0B
date: 06-04-24

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PLANT SCHEDULE TOTAL PROJECT

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
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TREES

	Gleditsia triacanthos inermis "Shademaster" TM / Shademaster Locust	B & B	1.5"	6
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SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
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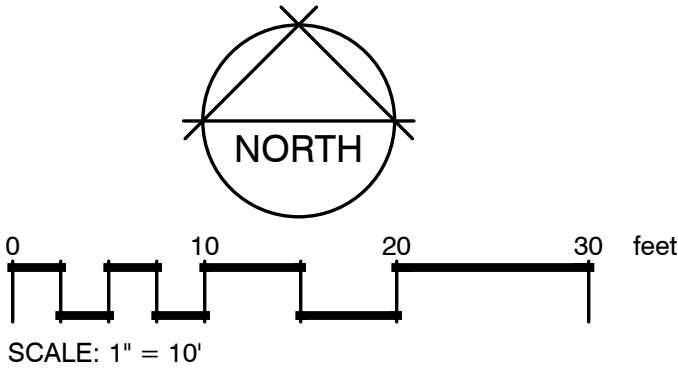
SHRUBS

	Berberis thunbergii "Bagatelle" / Bagatelle Red Barberry	2 gal	12
	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass	2 gal	6
	Hemerocallis x "Stella de Oro" / Stella de Oro Daylily	1 gal	12
	Ilex crenata "Sky Pencil" / Sky Pencil Japanese Holly	5 gal	15
	Juniperus horizontalis "Bar Harbor" / Bar Harbor Creeping Juniper	5 gal	9
	Miscanthus sinensis "Gracillimus" / Maiden Grass	5 gal	6
	Pennisetum alopecuroides "Little Bunny" / Little Bunny Fountain Grass	2 gal	32
	Perovskia atriplicifolia "Blue Spires" / Russian Sage	2 gal	9
	Rhus aromatica "Gro-Low" / Gro-Low Fragrant Sumac	5 gal	6
	Schizachyrium scoparium / Little Bluestem Grass	2 gal	27

MULCHES / ROCK	TOTAL
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	4" MINIMUM DEPTH OF COLORED CRUSHED ROCK (GRAYS) OVER DEWITT PRO 5 WEED BARRIER. ROCK TO MATCH HOME2 SUITES BY HILTON BUILDING TO THE WEST OF THIS SITE.	2,424 S.F.
	PUTTING GREEN - ARTIFICIAL TURF DESIGNED FOR GOLF PUTTING GREENS	990 S.F.

- NOTES:
- SEE SHEET L-2 FOR NOTES AND DETAILS.
 - LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM MURRAY CITY URBAN FORESTRY OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL SIGNATURE.
 - ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
 - IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
 - PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
 - SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
 - ROCK MULCHES AND BOULDERS TO COMPLIMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
 - CONTRACTOR TO REFER TO THE CIVIL GRADING PLAN AND NOTIFY LANDSCAPE ARCHITECT IF ANY LANDSCAPE AREAS CONSIST OF GRADES STEEPER THAN 2H: 1V SLOPE. MAXIMUM SLOPE IN ALL LANDSCAPE AREAS IS 2H: 1V (H=HORIZONTAL & V=VERTICAL).
 1. TREE CALIPER SIZE TO BE MEASURED 1 8 INCHES ABOVE GRADE PER CITY REQUIREMENT.
 - EVERGREEN TREES TO BE 6 FOOT MINIMUM HEIGHT ABOVE GRADE PER CITY REQUIREMENT.
 - NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
 - REFER TO SHEET L-2 FOR ADDITIONAL LANDSCAPE AND IRRIGATION REQUIREMENTS.



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NOAH
PRELIMINARY LANDSCAPE PLAN
149 EAST VINE STREET MURRAY, UTAH

SHEET:
L-1
FILE NAME: SCALE:
FDG-283 1" = 10'

PROJECT PROFESSIONAL: DCM
DESIGNER: DCM

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PLANTING NOTES:

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT OR OWNER WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY. DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED, THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1,000 SQUARE FEET, TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASS TO BE "CHANSHARE FARMS IMPERIAL BLUE" (OR EQUIVALENT) WHICH IS A "WATER-WIZE TURF". INSTALL AND MAINTAIN PER GROWER'S SPECIFICATIONS.

IRRIGATION REQUIREMENT NOTES:

- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4" MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3".
- LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
- PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
- EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
- DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.

10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR MUST DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

16. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

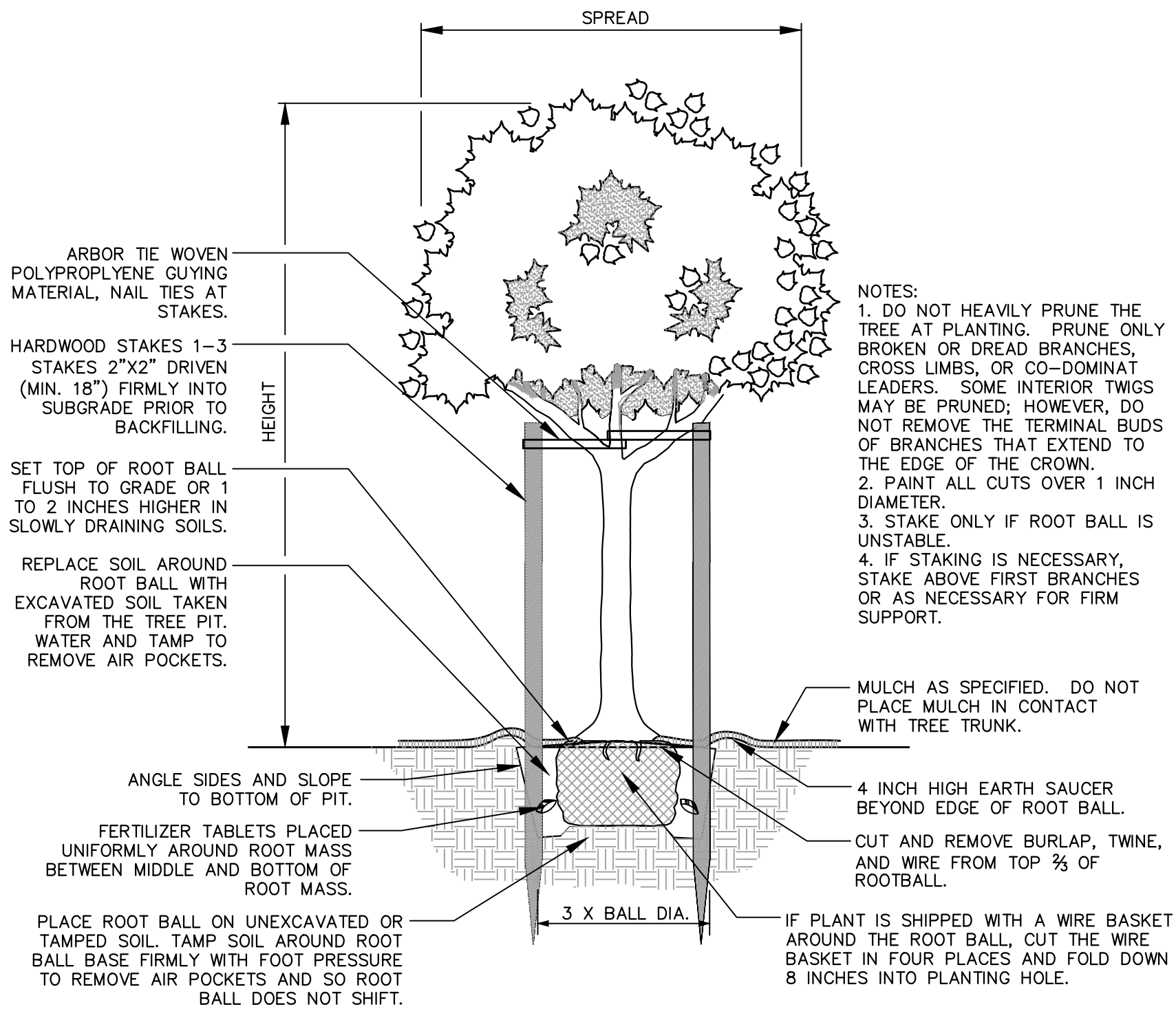
17. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

18. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2007 AFWA "MANUAL OF STANDARD SPECIFICATIONS".

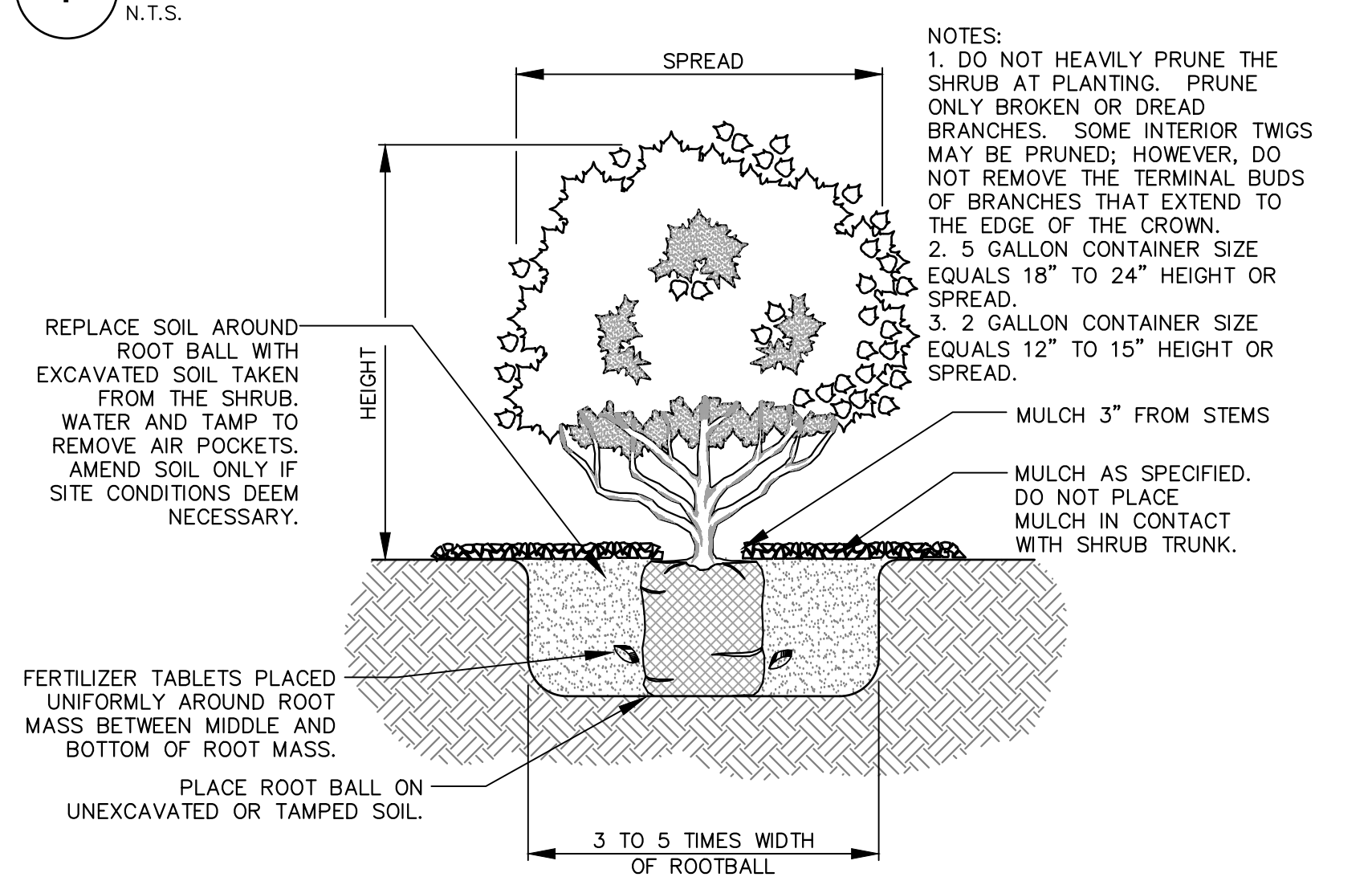
19. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD). IRRIGATION DESIGN SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE SANDY CITY URBAN FORESTER OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL.

- IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
- PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
- FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
- PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
- A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
- A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
- AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
- NO IRRIGATION OF WALKWAYS OR DRIVE.
- WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.



1 TREE PLANTING AND STAKING



2 SHRUB AND ORNAMENTAL GRASS PLANTING

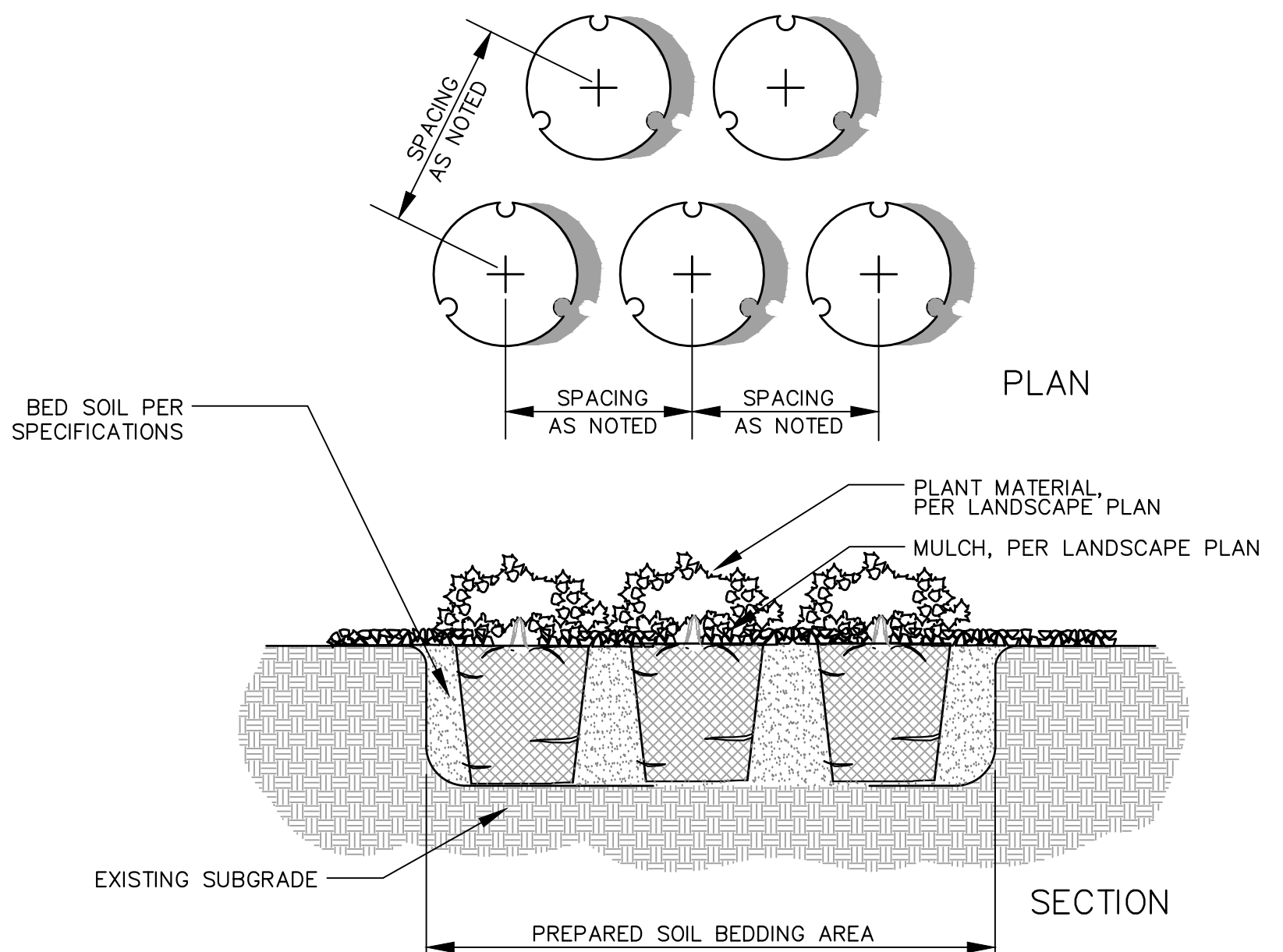
N.T.S.

TOPSOIL QUALITY GUIDELINES									
Category	Soluble salts (dS/m or mmho/cm)	pH	Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic Matter (%)	% Coarse fragments (> 2 mm in diameter)**	Sodium Adsorption Ratio (SAR)*
Ideal	< 2	5.5 to 7.5	< 70	< 70	< 30	L, SL	≥ 2.0	≤ 2	< 3 for any texture
Acceptable	< 4	5.0 to 8.2	< 70	< 70	< 30	SL, CL, SIL, CL	≥ 1.0	2.1 to 5.0	3 to 7 (SL, SIL, CL), 3 to 10 (CL, SIL, L)
Unacceptable	> 4	< 5.0 or > 8.2	> 70	> 70	> 30	LS, SC, SiC, S, Si, G	< 1.0	> 5.0	> 10 for any texture

*L = loam; SL = Silt loam; SIL = sandy clay loam; CL = clay loam; SIL = silty clay loam; LS = loamy sand; SC = sandy clay; SiC = silty clay; S = sand; Si = silt; G = clay.
**This guideline also includes no fragments larger than 1 1/2 inch in diameter.

Category	Nitrate-nitrogen (ppm or mg N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10

Source: Utah State University, "Topsoil Quality Guidelines for Landscaping", December 2010.



3 GROUNDCOVER, ANNUAL, AND/OR PERENNIAL PLANTINGS

N.T.S.

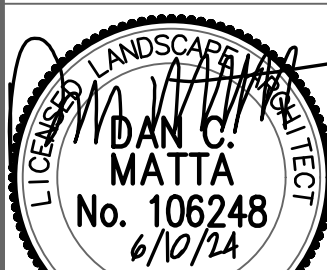


NO.	REVISIONS	BY	DATE

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LANDSCAPE NOTES AND DETAILS
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L-2
FILE NAME: SCALE:
FDG-283 N.A.