

SOUTH SALT LAKE

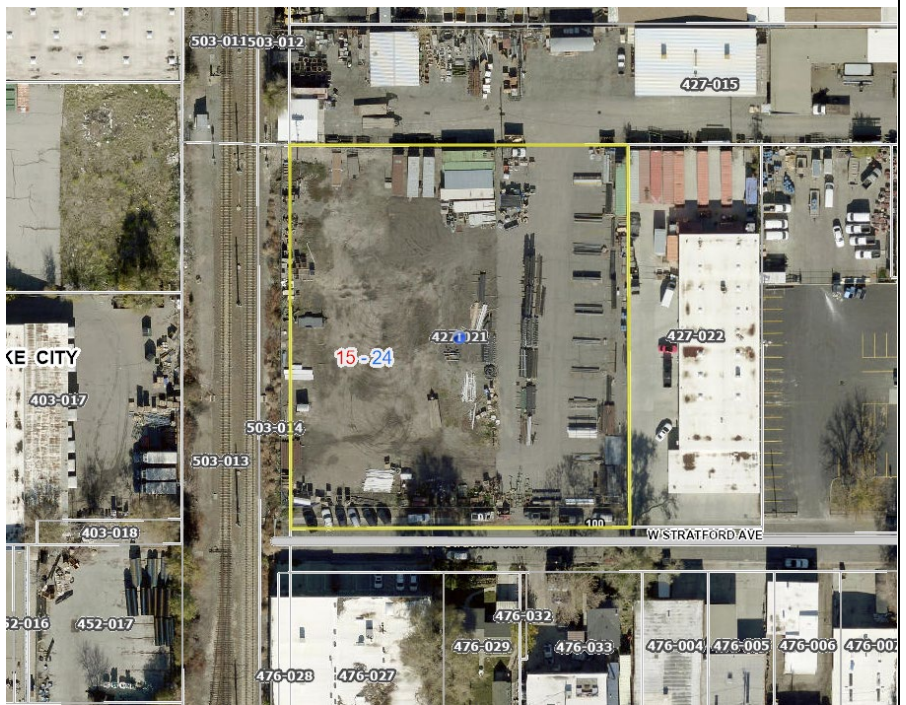
PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 17, 2024
PROJECT NUMBER: S24-00010
REQUEST: A petition for approval of a preliminary subdivision plat for a one lot plat.
ADDRESS: 170 W Stratford Ave
PARCEL NUMBER: 15-24-427-0210-0000
PROPERTY OWNER: CHRISTIANSEN, BRETT W & KAY H; TRS (BWC)
APPLICANT: Brett Christiansen
TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On March 08, 2024, Brett Christiansen submitted a Plat Application to plat one parcel. The parcel number is 15-24-427-0210. The location is currently a vacant lot. The current land use district of the parcel is TOD (Transit Oriented Development).

This plat application is to record 170 W Stratford for the construction of an office building. Mainly, industrial and retail use surrounds the proposed plat. The subject parcel includes a cross-assessed easement in favor of South Salt Lake City, extending across the West edge of the consolidated parcel. The applicant will also be installing a cul-de-sac at the end of the Stratford Avenue. The proposed lot will be approximately 1.67 acres.



The Planning Commission is the land use authority over all Plat Applications.

STAFF RECOMMENDATION:

Staff recommends approval for a preliminary subdivision plat to the one proposed lot located at 170 W Stratford Ave.

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
TOD	Vacant Property	North – TOD South – TOD East – TOD West – TOD	1.67 acres

**SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 170 W Stratford Ave

Parcel Size: 1.67 acres

Surrounding Land Use Districts:
North – TOD
South – TOD
East – TOD
West – TOD

Figure 1: Existing Parcel Lines

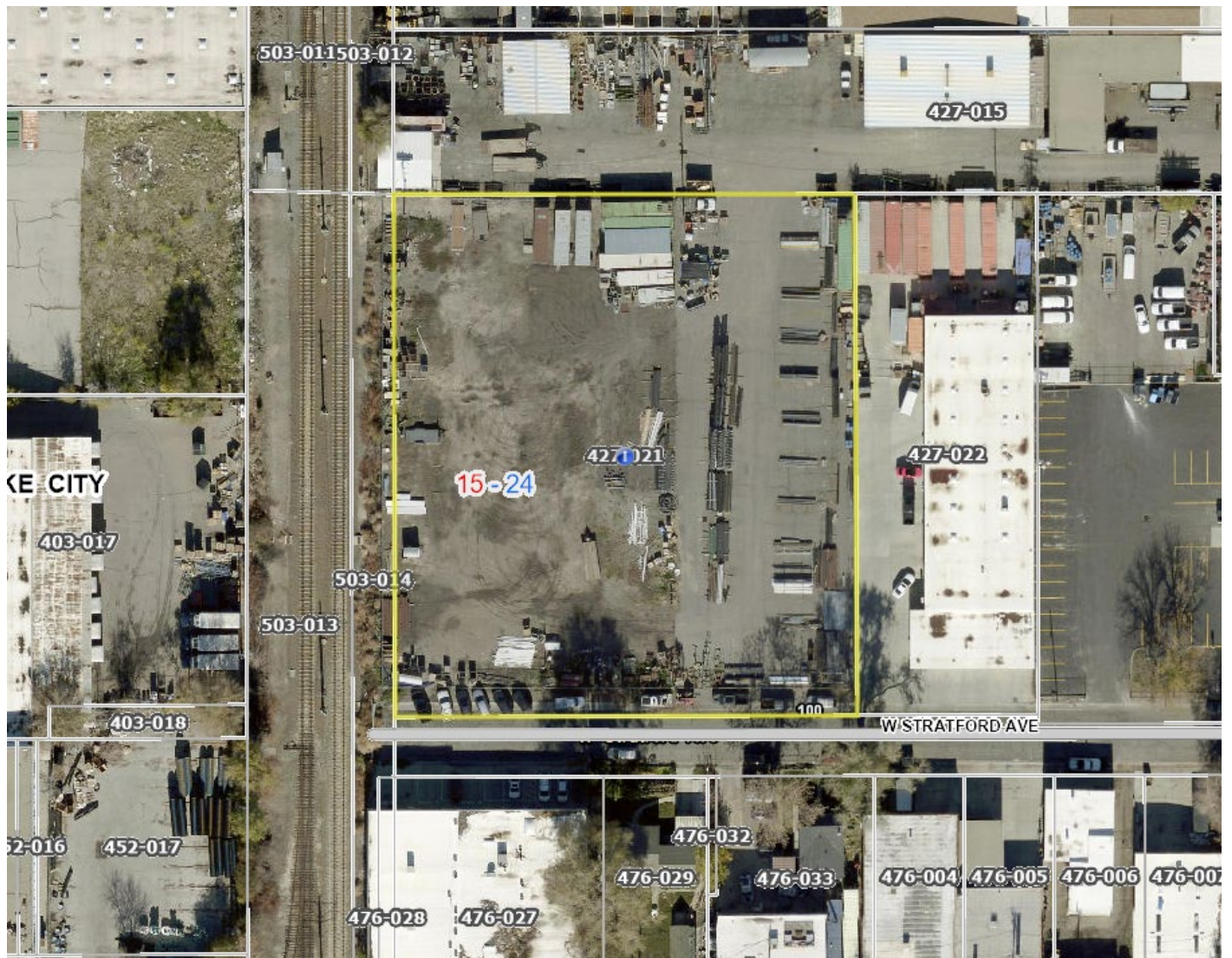


Figure 2: Existing Condition NW Direction (170 W Stratford Ave)



Figure 3: Proposed Preliminary Plat

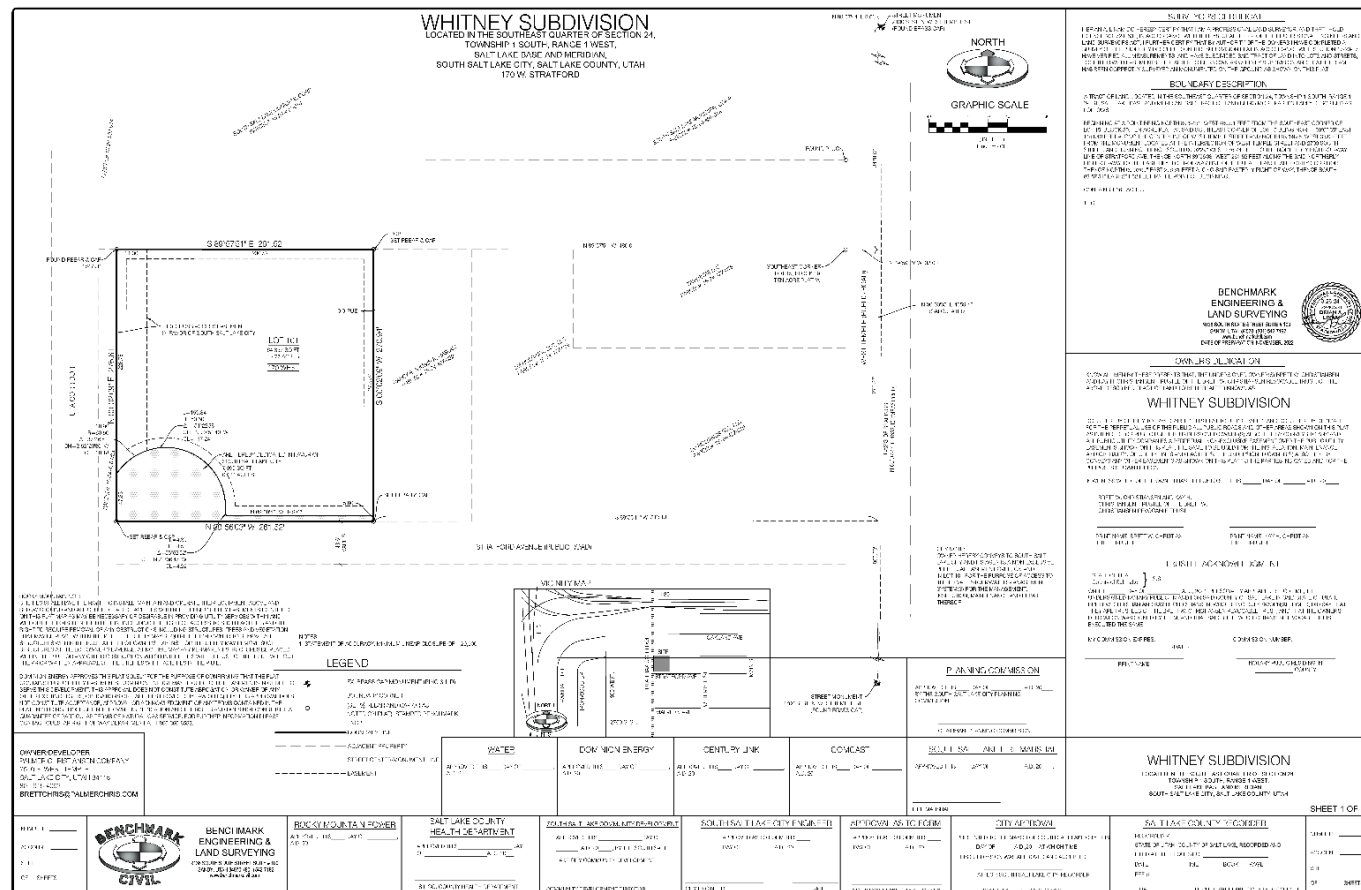


Figure 4: Site Plan

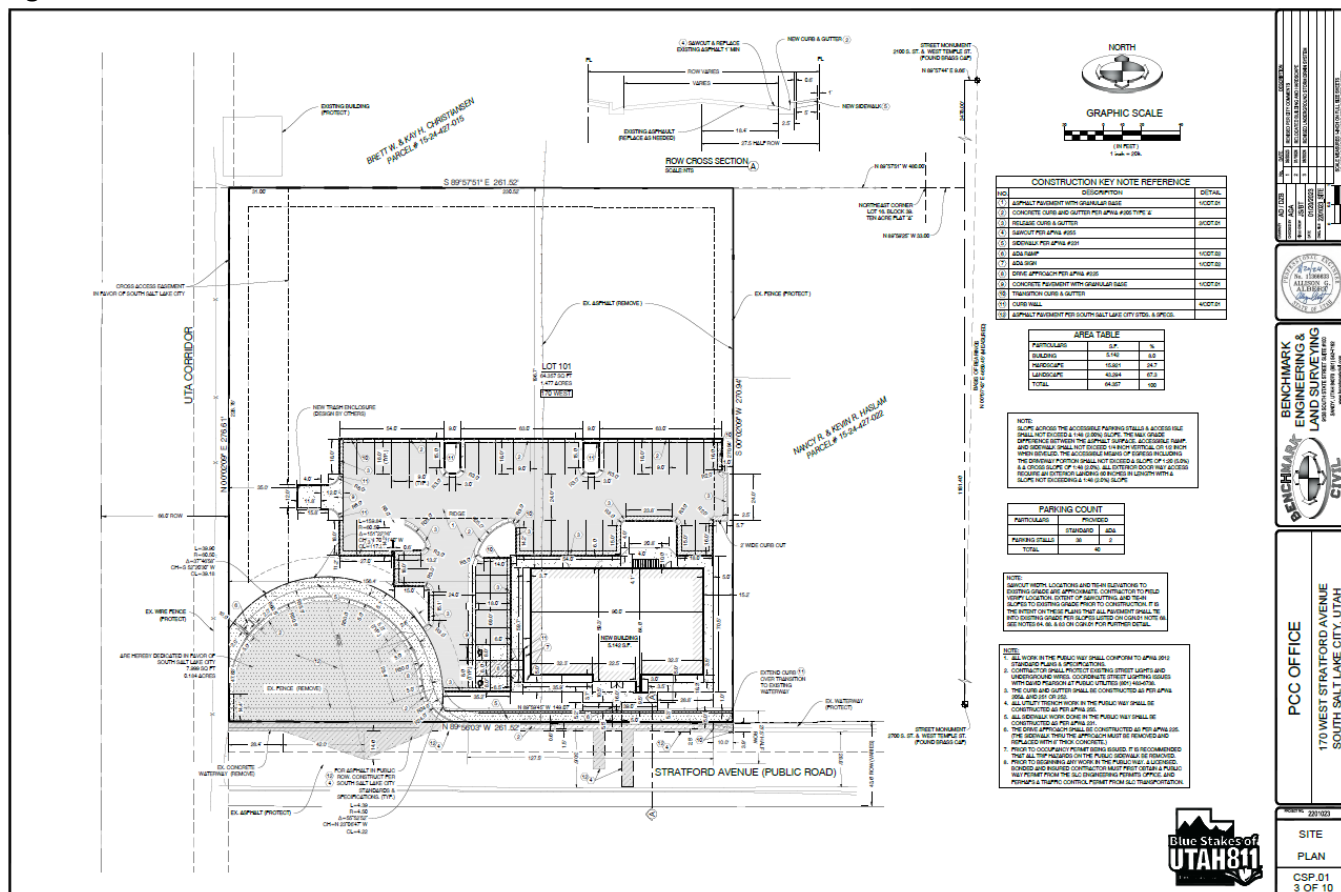


Figure 5: Alta Survey

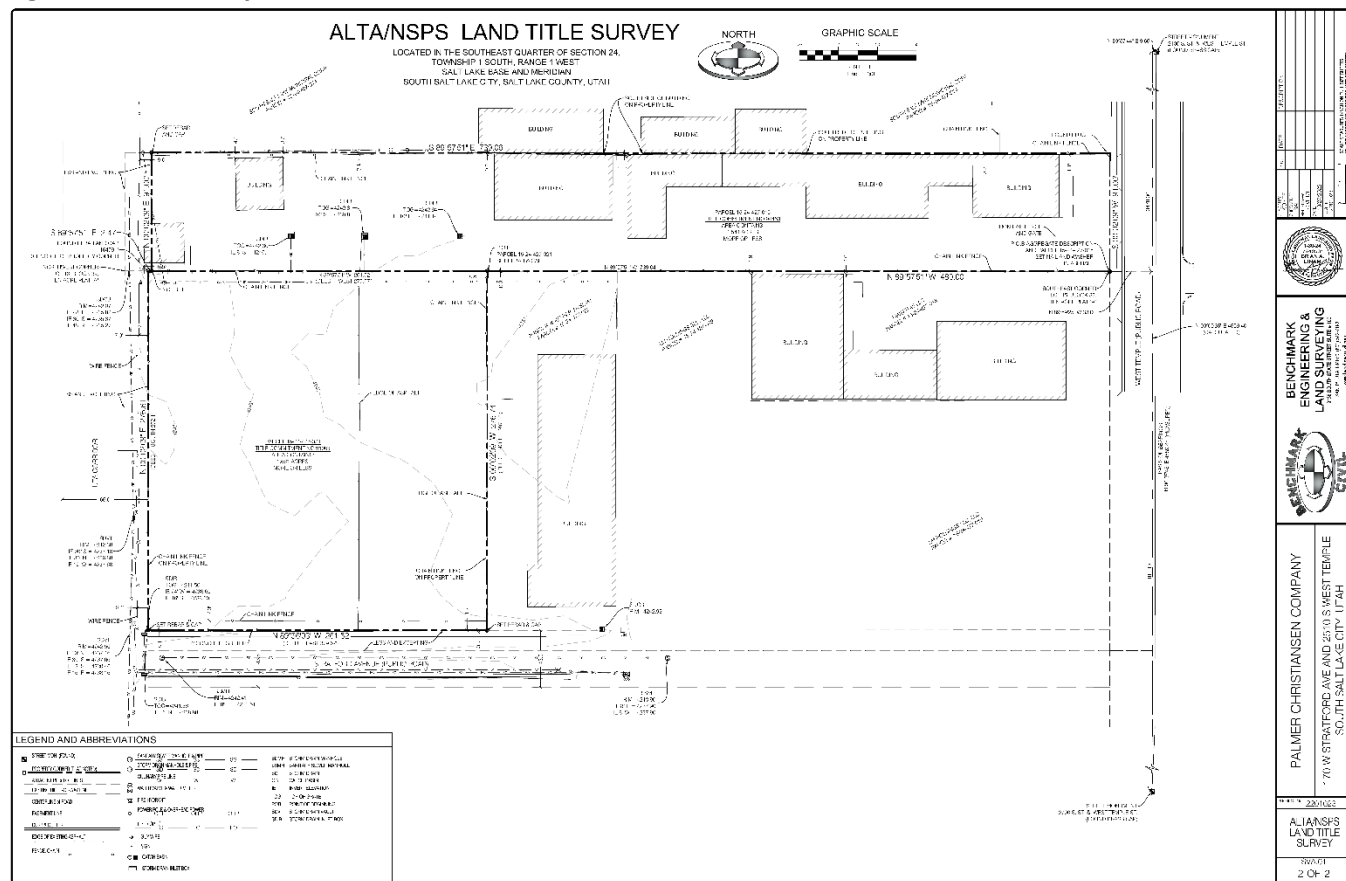
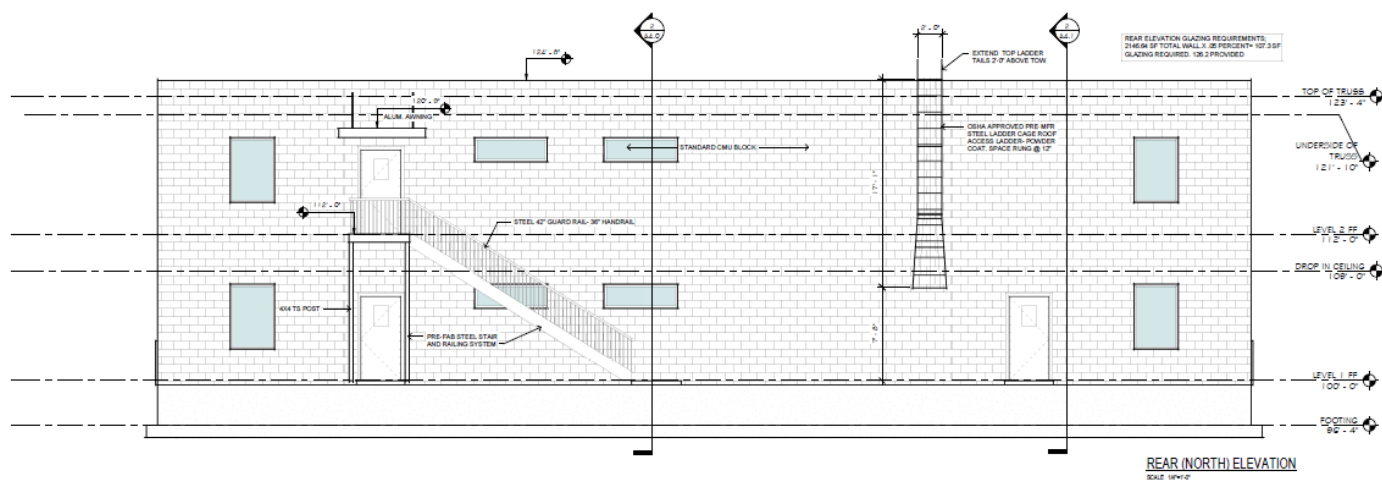
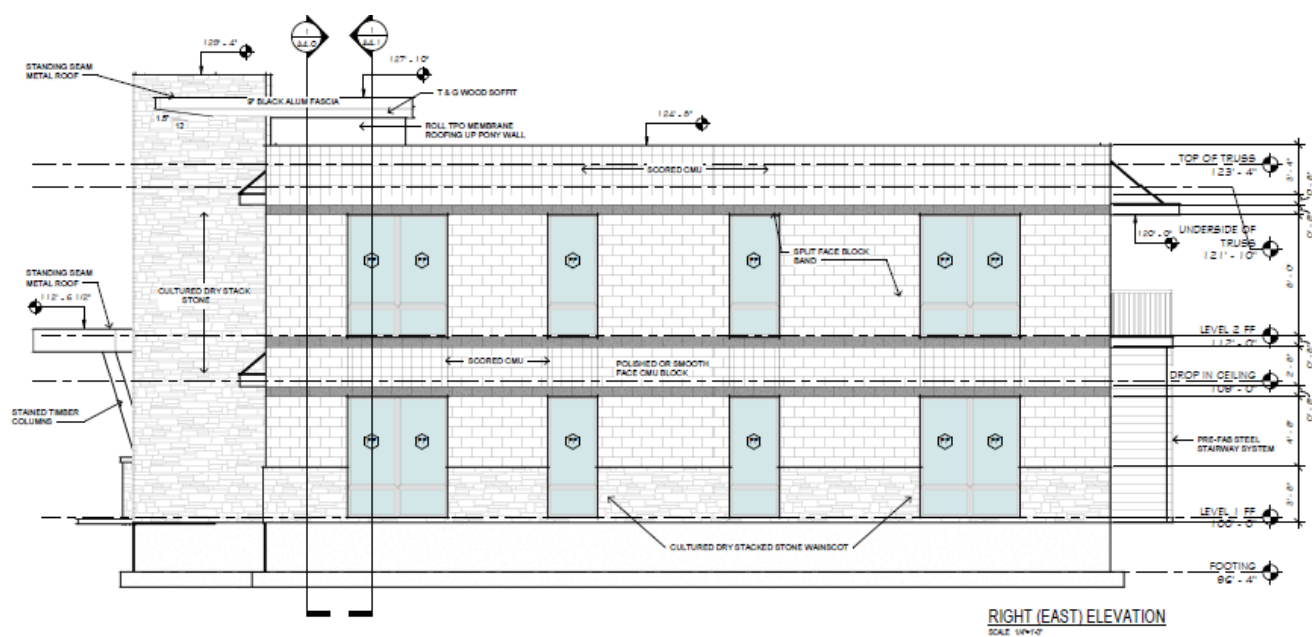
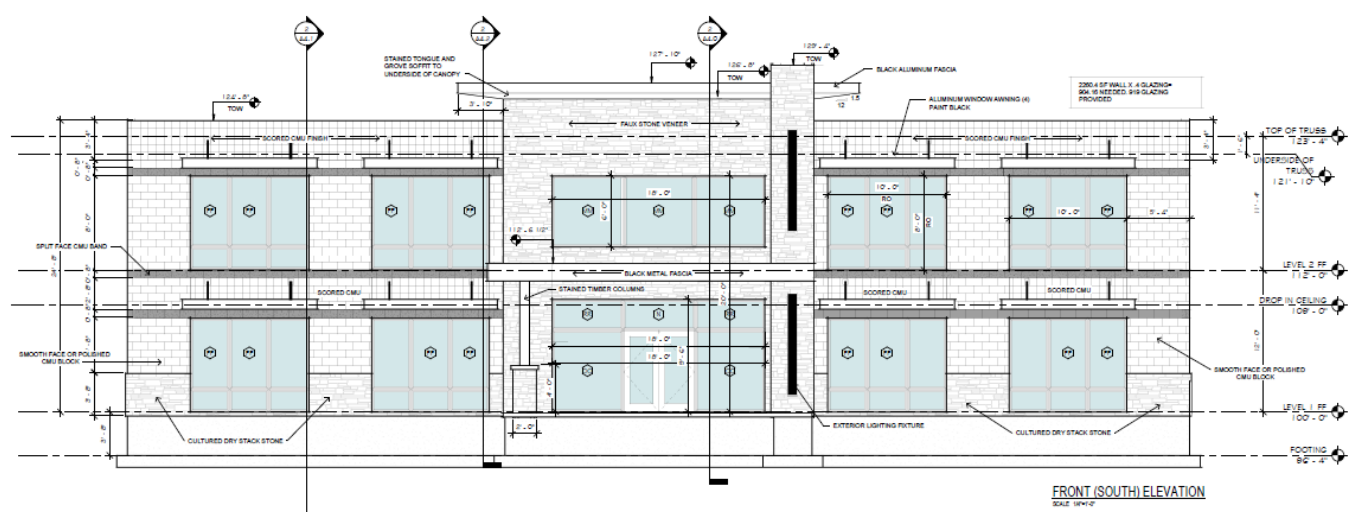
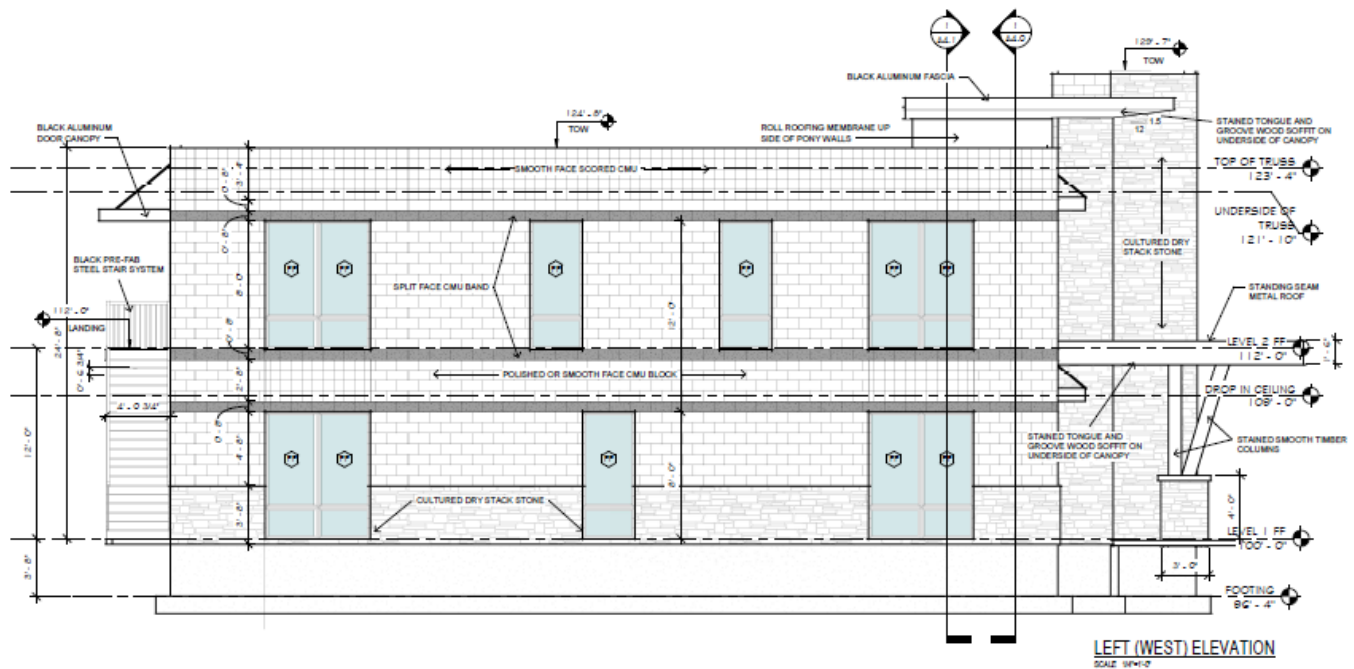


Figure 6: Elevation





PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; Conditional Use Permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

GENERAL PLAN CONSIDERATIONS:

Economic Development Goal 3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis: This plat application allows a new office development at 170 W Stratford Ave.

ORDINANCE ANALYSIS:

Ordinance	Finding	Notes / Insufficiency
Downtown District Code		
17.10.120 – Requirements for Improvements & Design		
A. Compliance with laws, rules and regulations	Petition complies.	
B. South Salt Lake construction specifications and standard drawings (Road profile dedications)	The applicant met with the Engineering Department to meet all Right of Way requirements.	
C. Self-Imposed restrictions	The applicant has proposed no restriction.	
D. Restrictions due to character of the land	Not applicable	

17.10.140 – Subdivision Development Lot Standards		
A. All Final Plats shall result in the creation of compliant Lots and Building sites.	The total acreage of the lot after plat application is 1.67 acres. The proposed lot complies with the standards in Section 17 of the SSL Municipal Code.	
B. Frontage on public street	The platted lot will have public street frontage and access.	
C. Street right-of-way shall be separate and distinct from subdivided lots.	Not applicable	
D. Minimum area and dimensions shall conform.	There is no minimum acreage requirement in TOD district for commercial use.	
E. Side boundary lines shall be at right angles to the street.	All newly created side boundary lines are at right angles to all adjacent streets.	
F. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
G. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
H. Lots shall not divide City boundary	All existing and proposed parcels are located within South Salt Lake City.	
I. Double frontage SF residential lots	Not Applicable	
J. Multiple building yard areas	Not Applicable	
K. Side lot lines shall be at right angles to street lines	The newly created side lot lines are at a right angle to street lines.	
L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	Not Applicable	
M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities	The development site plan provides off-street parking – 40 on-site parking stalls. Sufficient for the proposed office use.	
N. New Single-Family lots	Not Applicable	
O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street	Not Applicable	
P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	No cars will back into the street	
Q. Lots shall be laid out to provide positive drainage away from all buildings.	Per the Engineering review, there is positive drainage away from all buildings.	
17.10.160(A) - Drainage and Storm Sewers General Requirements		
A. Each plat shall make adequate provision for storm or flood water runoff.	Per the Engineering review, there is adequate provision for storm or flood water runoff.	
17.10.160(B) – Nature of Stormwater Facilities		
A. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Not applicable	
B. Adequate underground stormwater systems shall be constructed and maintained.	Per the Engineering review, there is an adequate underground stormwater system.	
C. Accommodation of Upstream Drainage Areas.	Not applicable	

D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity.	Per the Engineering review, there is adequate storm or flood water drainage.	
E. Areas of poor drainage shall be remediated as applicable.	Sufficient drainage is provided per Engineering review.	
F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	No floodplain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	
17.10.170 - Water Facilities		
A. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	Adequate water supply provisions are proposed per South Salt Lake Engineering review.	
B. Applicant shall install adequate water facilities including fire hydrants.	All proposed water infrastructure has been reviewed by South Salt Lake Engineering and complies with city standards.	
C. Water extensions shall meet City's standards	Not applicable	
D. Fire flow shall be approved by the Fire Marshal.	The Fire Marshal has reviewed and approved the proposed development plan.	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty.	The Fire Marshal has reviewed and approved the proposed development plan.	
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	There are no private facilities at this location to be maintained by South Salt Lake City.	
G. Fire hydrants required for all plats.	The Fire Marshal has reviewed and approved the proposed development plan.	
17.10.180 - Sewer Facilities		
A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	The Engineering Department has reviewed and approved the proposed development plan.	
B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	South Salt Lake Engineering has reviewed and approved the civil plans for the proposed development. All proposed infrastructure complies with South Salt Lake requirements.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.	All new utilities are shown to be underground.	
B. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	There will be a 10 ft PUE easement around the entire property.	
17.10.200 - Sidewalks, Trails, and Bike Paths		
A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc.	There will be a Right of Way dedication along Stratford Avenue to get to the required half width. Additionally, the applicant will also be installing a cul-de-sac at the end of the Stratford Avenue.	

B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code.	
C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	The Trails Master Plan does not include any facilities adjacent to the subject property.	

STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the preliminary subdivision plat amendment to plat the one (1) parcel located at 170 W. Stratford Ave., based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

Findings of Fact:

1. On March 08, 2024, Brett Christiansen submitted a Plat Application on behalf to parcels 15-24-427-0210-0000
2. The purpose of the proposed subdivision plat amendment is to plat the parcel for a new office building.
3. The subject location 170 W Stratford Ave is in the Transit Oriented Development (TOD) Land Use District.
4. 170 W Stratford Ave is currently a vacant lot.
5. The proposed lot is 6.996 acres.
6. The proposed office building will provide 5,142 sq ft office space, with 40 parking stalls for the users of the building, meeting the parking standard of South Salt Lake. Professional Office Development is a permitted use.
7. The development will install a cul-de-sac that meets the City's Engineering and Fire Code.
8. Section 17.07.010 of the South Salt Lake Municipal Code states that a change of use in the building requires the building to comply with all IBC, IFC, Development, and Design Standards.
9. No impact is expected as part of the business on environmentally sensitive lands. There is no environmentally sensitive land on site.
10. No specific hazards or adverse impacts are expected due to the proposed use.
11. The proposed development will comply with all requirements of the South Salt Lake Municipal Code.
12. Staff has reviewed this subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and found that this subdivision application is compliant with this section, as outlined above.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the TOD district.

3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;
2. Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights;
4. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
5. The applicant shall dedicate an easement to the City of South Salt Lake for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;
6. The proposed development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;
7. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;
8. The applicant shall record the plat with the Salt Lake County Recorder's Office within 2 years of receiving final plat approval or the applicant elects to install Infrastructure Improvements prior to Plat recordation, the applicant shall have applied for the proper permits, deposited a 10% Warranty Assurance and be actively working on the issued permit;
9. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Brett Christiansen for preliminary subdivision plat amendment to plat one (1) parcel located at 170 W Stratford Ave, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Brett Christiansen for preliminary subdivision plat amendment to plat one (1) parcel located at 170 W Stratford Ave, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

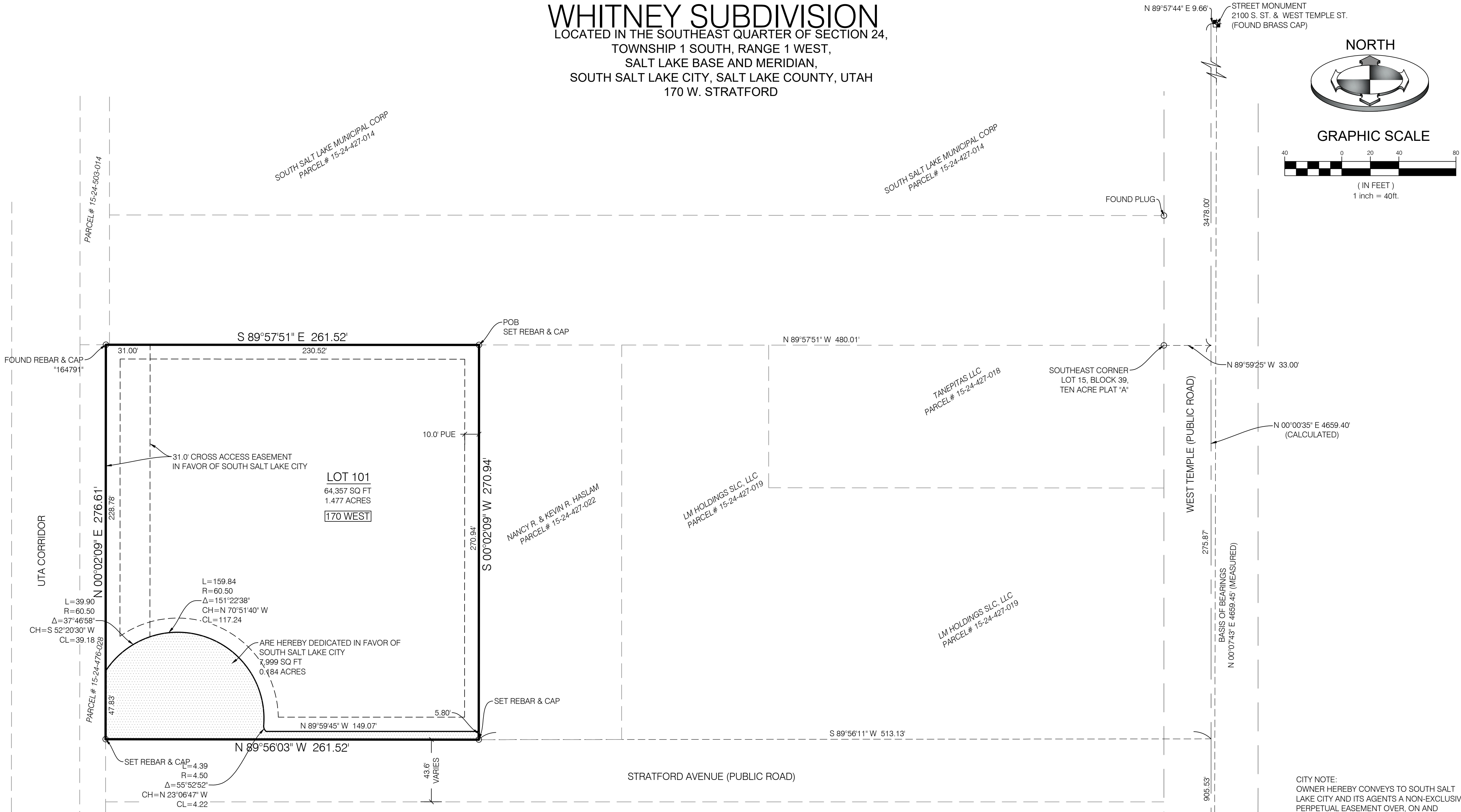
Option 3: Continuance

Move to table the application by Brett Christiansen for preliminary subdivision plat amendment to plat one (1) parcel located at 170 W Stratford Ave to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

1. Plat
2. Civils
3. Alta Survey
4. Elevation of Building Facades

WHITNEY SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH
170 W. STRATFORD

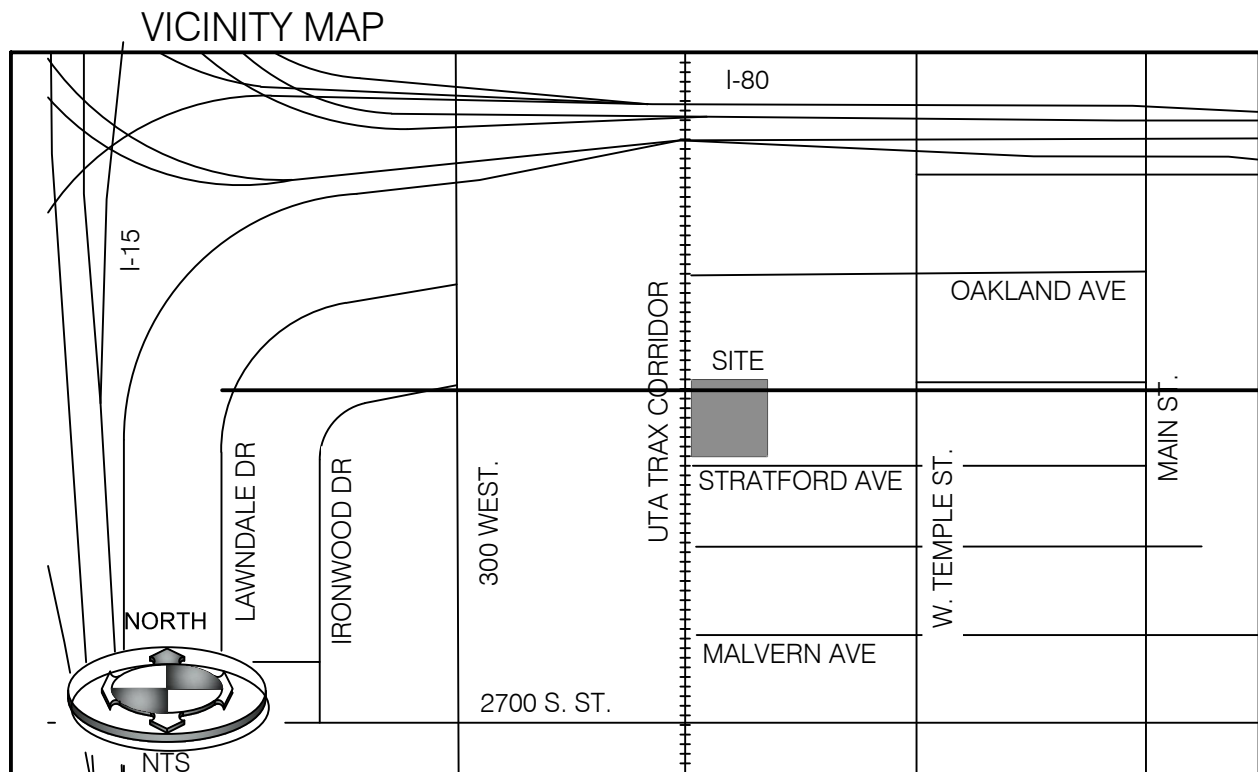


ROCKY MOUNTAIN NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

NOTES:
1. STATEMENT OF ACCURACY, MINIMUM LINEAR CLOSURE OF 1:20,000.

LEGEND
EX. BRASS CAP MONUMENT (RING & LID)
BOUNDARY CORNER (SET 3/8 REBAR AND CAP OR AS NOTED ON PLAT) 'STAMPED BENCHMARK ENG.'
BOUNDARY LINE
ADJACENT PROPERTY
STREET CENTER/MONUMENT LINE
EASEMENT

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



CITY NOTE:
OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOT 101 FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

SURVEYORS CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS WHITNEY SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 89°57'51" WEST 480.01 FEET FROM THE SOUTHEAST CORNER OF LOT 15, BLOCK 39, TEN ACRE PLAT 'A'; SAID SOUTHEAST CORNER OF LOT 15 BEING NORTH 00°00'35" EAST 1181.40 FEET ALONG THE CENTERLINE OF WEST TEMPLE STREET AND NORTH 89°59'25" WEST 33.00 FEET FROM THE MONUMENT LOCATED AT THE INTERSECTION OF WEST TEMPLE STREET AND 2700 SOUTH STREET, AND RUNNING THENCE SOUTH 00°02'29" WEST 276.74 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STRATFORD AVE; THENCE NORTH 89°56'03" WEST 261.52 FEET ALONG THE SAID NORTHERLY RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UTAH TRANSIT AUTHORITY CORRIDOR; THENCE NORTH 00°02'09" EAST 276.61 FEET ALONG SAID EASTERLY RIGHT-OF-WAY; THENCE SOUTH 89°57'51" EAST 261.52 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.661 ACRES

1 LOT

BENCHMARK
ENGINEERING &
LAND SURVEYING

9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE OF PREPARATION: NOVEMBER, 2022



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) BRETT W. CHRISTIANSEN AND KAY H. CHRISTIANSEN, TRUSTEE OF THE BRETT W. CHRISTIANSEN REVOCABLE TRUST, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

WHITNEY SUBDIVISION

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS ____ DAY OF _____ A.D., 20 ____.

BRETT W. CHRISTIANSEN AND KAY H. CHRISTIANSEN, TRUSTEE OF THE BRETT W. CHRISTIANSEN REVOCABLE TRUST

PRINT NAME: BRETT W. CHRISTIAN
TITLE: TRUSTEE

PRINT NAME: KAY H. CHRISTIAN
TITLE: TRUSTEE

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake
ON THE ____ DAY OF _____ A.D., 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, BRETT W. CHRISTIAN AND KAY H. CHRISTIANSEN, WHO, BEING DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE TRUSTEES OF THE BRETT W. CHRISTIANSEN REVOCABLE TRUST, AND THAT THE OWNERS DEDICATION WAS SIGNED BY THEM, AND THAT SAID BRETT W. CHRISTIANSEN REVOCABLE TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES: ____ (DATE) COMMISSION NUMBER: ____

PRINT NAME

NOTARY PUBLIC RESIDING IN ____ COUNTY

PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, A.D. 20 ____.
BY THE SOUTH SALT LAKE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

SOUTH SALT LAKE FIRE MARSHAL

APPROVED THIS ____ DAY OF _____, A.D. 20 ____.

FIRE MARSHAL

WHITNEY SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

NUMBER ____
ACCOUNT ____
SHEET ____
OF ____ SHEETS



BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

ROCKY MOUNTAIN POWER
APPROVED THIS ____ DAY OF _____, A.D. 20 ____.

SALT LAKE COUNTY
HEALTH DEPARTMENT
APPROVED THIS ____ DAY OF _____, A.D., 20 ____
S.L.CO. COUNTY HEALTH DEPARTMENT

SOUTH SALT LAKE COMMUNITY DEVELOPMENT
APPROVED THIS ____ DAY OF _____, A.D. 20 ____, BY THE SOUTH SALT LAKE CITY COMMUNITY DEVELOPMENT.
COMMUNITY DEVELOPMENT DIRECTOR

SOUTH SALT LAKE CITY ENGINEER
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20 ____
CITY ENGINEER DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20 ____
SOUTH SALT LAKE CITY ATTORNEY

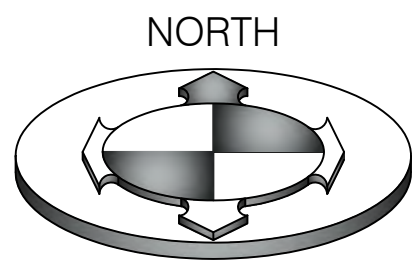
CITY APPROVAL
PRESENTED TO THE MAYOR OF SOUTH SALT LAKE CITY THIS ____ DAY OF _____, A.D., 20 ____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
ATTEST: SOUTH SALT LAKE CITY RECORDER
SOUTH SALT LAKE CITY MAYOR

SALT LAKE COUNTY RECORDER
RECORDED # ____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ____
DATE ____ TIME ____ BOOK ____ PAGE ____
FEE \$ ____
DATE ____ DEPUTY, SALT LAKE COUNTY RECORDER

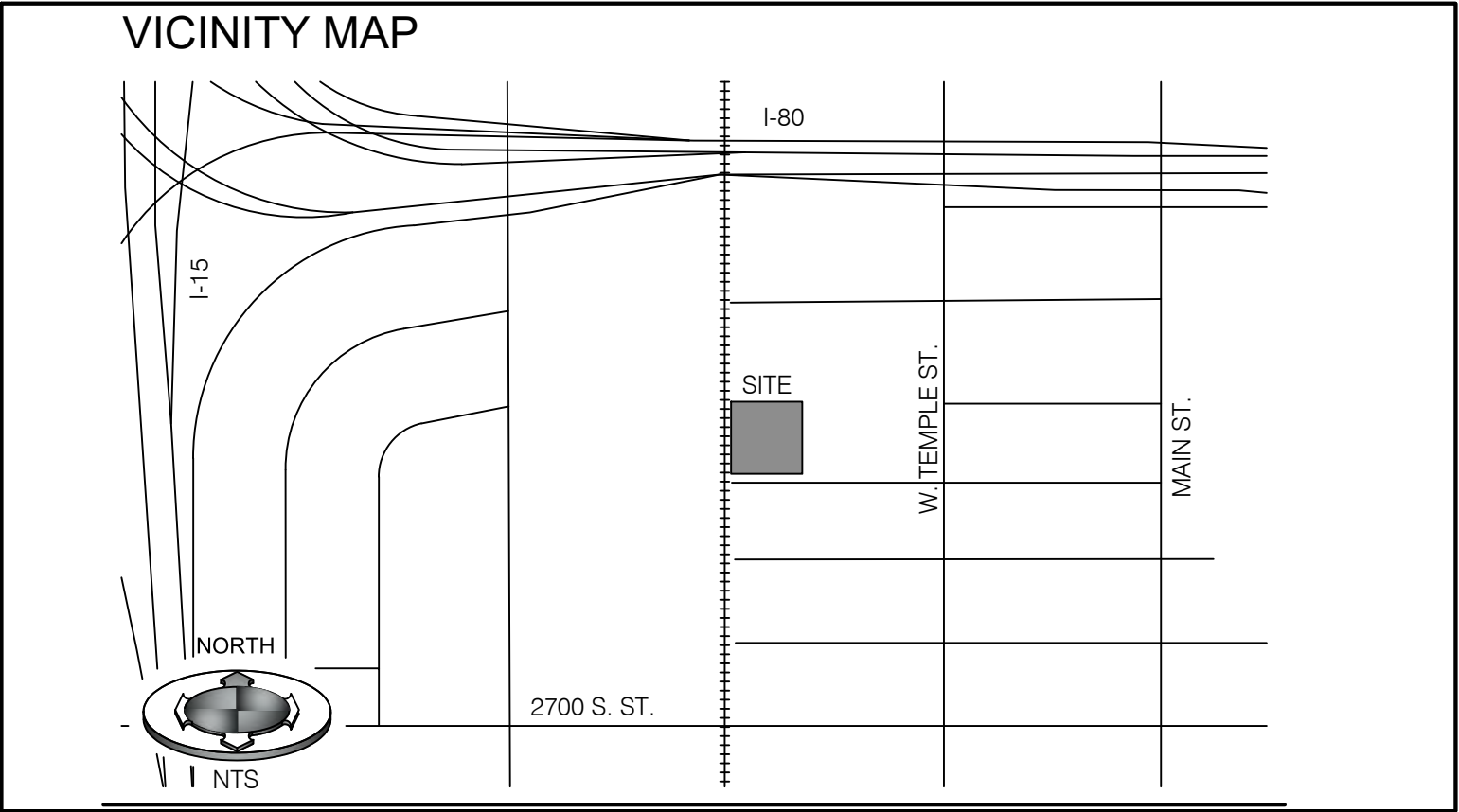
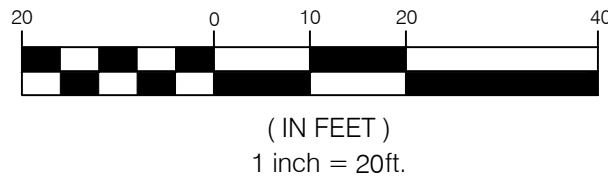
NUMBER ____
ACCOUNT ____
SHEET ____
OF ____ SHEETS

PCC OFFICE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
PALMER CHRISTIANSEN COMPANY
BRETT W. CHRISTIANSEN
2510 S. West Temple
SALT LAKE CITY, UTAH 84115
801.915.4092
brettchris@palmerchris.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PCC OFFICE 170 WEST STRATFORD AVENUE SOUTH SALT LAKE CITY, UTAH		DRAFT GAP	DESIGN TJB	CHECK AGA	DATE 06/02/2022	DATE 01/20/2023	DATE 01/20/2023
No.	DATE	DESCRIPTION					
1	09/20/22	REVISED PER CITY COMMENTS					
2	01/16/24	RELOCATED BUILDING AND HARDSCAPE					
3	08/20/24	REVISED UNDERGROUND STORM DRAIN SYSTEM					

PROJECT NO.
2201023

COVER

1 OF 10

LINETYPES:		
NEW	EXISTING	
		SECTION LINE
		PROPERTY LINE
		ADJACENT PL. or LOT LINES
		RIGHT-OF-WAY LINE
		CENTERLINE of ROAD
		EASEMENT LINE
		CURB & GUTTER
		EDGE of ASPHALT
		FENCE, WALL, STONE
		FENCE, BLOCK
		FENCE, BRICK
		FENCE, CHAIN
		FENCE, IRON
		FENCE, VINYL
		FENCE, WIRE
		FENCE, WOOD
		INDEX CONTOUR LINE
		INTERMEDIATE CONTOUR LINE
		SPOT ELEVATION
		SANITARY SEWER LINE
		STORM DRAIN LINE
		WATER LINE
		IRRIGATION LINE
		OVERHEAD POWER LINE
		UNDERGROUND POWER LINE
		GAS LINE
		TELEPHONE LINE
		CABLE TELEVISION LINE
		DRAINAGE / DITCH CENTERLINE
		TREE LINE EDGE
		FIBER OPTIC LINE
		PROPOSED ASPHALT
		PROPOSED CONCRETE

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY: SOUTH SALT LAKE CITY
WATER UTILITY COMPANY: SOUTH SALT LAKE CITY PUBLIC UTILITIES
SEWER: SOUTH SALT LAKE CITY PUBLIC UTILITIES (SSLU)
STORMDRAIN/GROUNDWATER: SOUTH SALT LAKE CITY PUBLIC UTILITIES
ELECTRICAL: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK
NATURAL GAS: DOMINION ENERGY

APPLICABLE STANDARDS: APWA 2017 STANDARDS

NOTE:
IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS, NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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

SYMBOLS:

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT (FOUND)
		STREET MONUMENT (NOT FOUND)
		BRASS CAP MONUMENT
		POWER POLE & OVERHEAD POWER
		LIGHT POLE
		GUY WIRE
		TELEPHONE MANHOLE
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN
		DIRECTION OF DRAINAGE
		WATER MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		IRRIGATION VALVE
		GAS MANHOLE
		TREE

ABBREVIATIONS

BC	BAR & CAP	PUE	PUBLIC UTILITY EASEMENT
BOR	BOTTOM OF VISIBLE WALL	R	RADIUS OF CURVE
CB	SECTION CORNER	RR	RAILROAD
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CF	CUBIC FEET	RW	RIGHT-OF-WAY
D	DELTA ANGLE	SSMH	SEWER MANHOLE
EG	EXISTING GROUND	SD	STORM DRAIN
EOA	EDGE OF ASPHALT	SF	SQUARE FEET
EOC	EDGE OF CONCRETE	TBC	TOP BACK OF CURB
EX	EXISTING	TMH	TELEPHONE MANHOLE
FF	FINISH FLOOR ELEVATION	TOA	TOP OF ASPHALT
FG	FINISHED GRADE	TOC	TOP OF CONCRETE
FH	FIRE HYDRANT	TOF	TOP OF FOOTING
FL	FLOW LINE	TOE	TOE OF SLOPE
GB	GRADE BREAK	TOG	TOP OF GRATE
GW	GUY WIRE	TOP	TOP OF SLOPE
HW	HEAD WALL	TOW	TOP OF WALL
I.E	INVERT ELEVATION	TR	TELEPHONE RISER
L	LENGTH OF CURVE	UGP	UNDERGROUND POWER
L	LIP OF CURB	VPC	VERTICAL POINT OF CURVATURE
LF	LINEAR FEET	VPI	VERTICAL POINT OF INTERSECTION
LP	LOW POINT	VPT	VERTICAL POINT OF TANGENCY
M-M	MONUMENT TO MONUMENT	WM	WATER METER
MANHOLE	MANHOLE	WW	WATER VALVE
MON	SURVEY MONUMENT		
OHP	OVERHEAD POWER		
PVC	POINT OF CURVATURE		
PI	POINT OF INTERSECTION		
PP	POWER POLE		
PVT	POINT OF TANGENCY		

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED, AND COMPLY WITH CITY/UTILITY STANDARD.

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS-HD PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY WORK.

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FROM COLLAPSE OF EXISTING WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC, LINE, ETC. WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH INSTALLATIONS, THE EXCAVATION SHALL BE DETERMINED BY CAREFUL PROBING BY HAND DIGGING, AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

28. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STREILATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE, INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BEGINS TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION, SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE CONTRACTOR SHALL BE RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNUSUAL UNUSUAL CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH REGULAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONSTRUCTION JOINTS SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEERS INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION OR FABRICATION, IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DATA ARE NOT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

11. ALL STAIRS AND RAILINGS ARE DESIGN BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN, SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL BE PAID FOR BY THE OWNER, ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

13. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE-BID FOR WORK BEING REPLACED OR REPAIRING EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING IMPROVEMENTS ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE, AFTER PROPER BACKFILL AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

14. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURAL UTILITIES; THE AS-BUILT RESULTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION PROVIDED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

17. ALL UTILITIES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED, AND COMPLY WITH CITY/UTILITY STANDARD.

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS-HD PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY WORK.

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FROM COLLAPSE OF EXISTING WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC, LINE, ETC. WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH INSTALLATIONS, THE EXCAVATION SHALL BE DETERMINED BY CAREFUL PROBING BY HAND DIGGING, AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

28. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STREILATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE, INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

SEWER

31. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 4 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

32. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

33. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

34. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 L.F. FOR 4 INCH O.D. LATERALS AND EVERY 100 L.F. FOR 6 INCH O.D. LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

35. A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

36. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

37. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND MUST TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

38. IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVIDE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.

39. WATER LINES SHALL BE PVC C-200. WATER LINES SHALL BE A MINIMUM OF 10" HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE.

40. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

41. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE, CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

42. ALL WATER LINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR RODED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

43. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

44. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 1/2" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION OR FABRICATION. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DATA ARE NOT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

46. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

47. ALL MANHOLE RIMS, LAMPHOUSES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

48. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

49. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

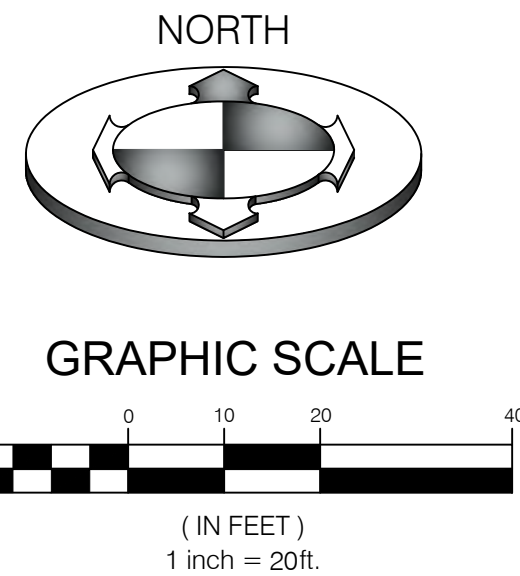
50. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

51. SUBSOL INVESTIGATIONS MUST BE CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY A LICENSED GEOTECHNICAL ENGINEER.

52. SOIL INVESTIGATIONS MUST BE CONDUCTED BY A LICENSED GEOTECHNICAL ENGINEER FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL, AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

53. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE. THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

54. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES



CONSTRUCTION KEY NOTE REFERENCE		
NO	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
③	RELEASE CURB & GUTTER	2/CDT.01
④	SAWCUT PER APWA #255	
⑤	SIDEWALK PER APWA #231	
⑥	ADA RAMP	1/CDT.02
⑦	ADA SIGN	1/CDT.02
⑧	DRIVE APPROACH PER APWA #225	
⑨	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
⑩	TRANSITION CURB & GUTTER	
⑪	CURB WALL	4/CDT.01
⑫	ASPHALT PAVEMENT PER SOUTH SALT LAKE CITY STDS. & SPECS.	

PARTICULARS	S.F.	%
BUILDING	5,142	8.0
HARDSCAPE	15,921	24.7
LANDSCAPE	43,294	67.3
TOTAL	64,357	100

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	38	2
TOTAL	40	

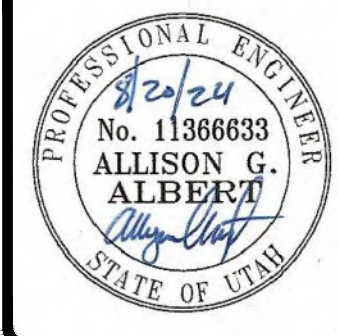
NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO
EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD
VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN
SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS
THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE
INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE
SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:

1. ALL WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2012 STANDARD PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL PROTECT EXISTING STREET LIGHTS AND UNDERGROUND WIRES. COORDINATE STREET LIGHTING ISSUES WITH DAVID PEARSON AT PUBLIC UTILITIES (801) 483-6738.
3. THE CURB AND GUTTER SHALL BE CONSTRUCTED AS PER APWA 205A, AND 251 OR 252.
4. ALL UTILITY TRENCH WORK IN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER APWA 255.
5. ALL SIDEWALK WORK DONE IN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER APWA 256.
6. THE DRIVE APPROACH SHALL BE CONSTRUCTED AS PER APWA 225. (THE SIDEWALK THRU THE APPROACH MUST BE REMOVED AND REPLACED WITH 8" THICK CONCRETE.)
7. PRIOR TO OCCUPANCY PERMIT BEING ISSUED, IT IS RECOMMENDED THAT ALL TRIP HAZARDS ON THE PUBLIC SIDEWALK BE REMOVED.
8. PRIOR TO BEGINNING ANY WORK IN THE PUBLIC WAY, A LICENSED, BONDED AND INSURED CONTRACTOR MUST FIRST OBTAIN A PUBLIC WAY PERMIT FROM THE SLC ENGINEERING PERMITS OFFICE, AND PERHAPS A TRAFFIC CONTROL PERMIT FROM SLC TRANSPORTATION.



DRAWN BY	AD / DZB	No.	DATE	DESCRIPTION
09/06/2017		1	09/06/2017	REVISED PER CITY COMMENTS
DESIGNED BY		2	01/16/24	RE LOCATED BUILDING AND HARDSCAPE
FIELD WORK	SJST	3	08/26/24	REVISED UNDERGROUND STORM DRAIN SYSTEM
DATE	01/20/2023			
DWG FILE	Z201023 SITE			
	0 0.5'			
SCALE=MEASURES WHICH ON PLOT SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS				



BENCHMARK
CIVIL

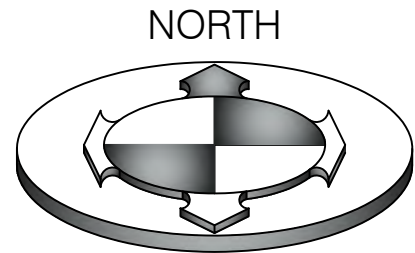
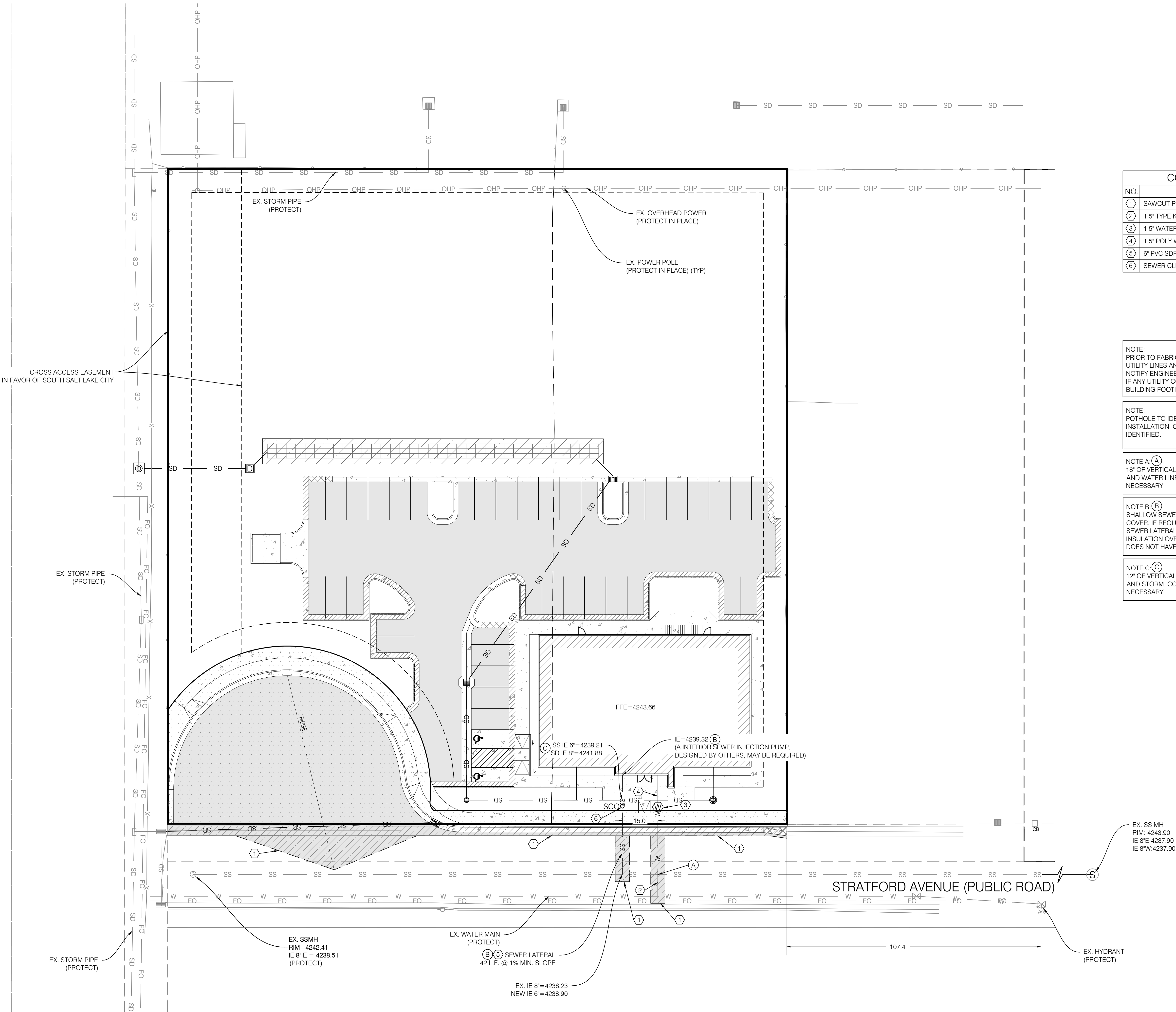
**BENCHMARK
ENGINEERING &
LAND SURVEYING**

9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84071 (801) 542-1192
www.benchmarkcivil.com

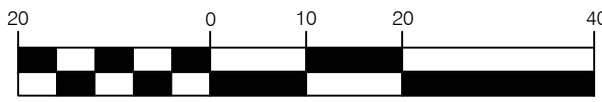
PCC OFFICE

170 WEST STRATFORD AVENUE
SOUTH SALT LAKE CITY, UTAH

PROJECT NO.	2201023
SITE PLAN	
CSP.01 3 OF 10	



GRAPHIC SCALE



(IN FEET)
1 inch = 20ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
①	SAWCUT PER APWA #255	
②	1.5" TYPE K COPPER WATER SERVICE LINE (TO 3' PAST METER)	
③	1.5" WATER METER & VAULT PER APWA #522	
④	1.5" POLY WATER SERVICE LINE	
⑤	6" PVC SDR-35 SEWER LATERAL PER APWA # 431	
⑥	SEWER CLEAN OUT PER APWA # 431	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE A. (A)
18" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE B. (B)
SHALLOW SEWER! SEWER LATERAL DOES NOT HAVE 4' MIN. COVER. IF REQUIRED BY SSLPU, INSTALL INSULATION ABOVE SEWER LATERAL. HOWEVER, IT IS REQUIRED TO INSTALL INSULATION OVER ANY PORTION OF THE LATERAL THAT DOES NOT HAVE A 30" MIN. OF FROST COVER.

NOTE C. (C)
12" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

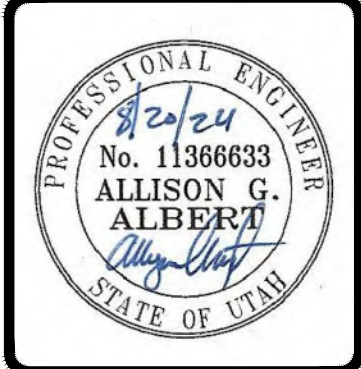
EX. SS MH
RIM=4243.90
IE 8"E=4237.90
IE 8"W=4237.90

EX. HYDRANT
(PROTECT)



NO.	DATE	DESCRIPTION
1	09/2023	REVISED PER CITY COMMENTS
2	01/16/24	RELOCATED BUILDING AND HARDSCAPE
3	08/2024	REVISED UNDERGROUND STORM DRAIN SYSTEM

SCALE MEASURES 1/4" ON FULL SIZE SHEETS
ADJUST PROPORTIONS FOR REDUCED SIZE SHEETS



BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84071 (801) 542-7192
www.benchmarkcivil.com

BENCHMARK CIVIL

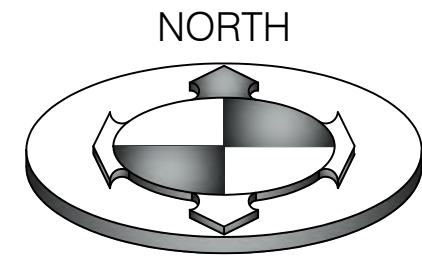
PCC OFFICE

170 WEST STRATFORD AVENUE
SOUTH SALT LAKE CITY, UTAH

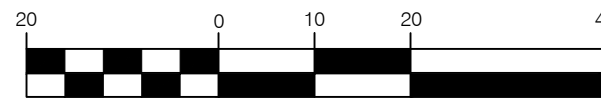
PROJECT NO. 2201023

UTILITY
PLAN

CUP.01
4 OF 10



GRAPHIC SCALE



GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
③	STORM DRAIN INLET BOX PER APWA #315.1	
④	2X2 CATCH BASIN	2/CDT.02
⑤	SNOUT 18F	4/CDT.01
⑥	4" DIAMETER C-900 PVC PIPE (2 % SLOPE MIN)	
⑦	2.3" ORIFICE PLATE	3/CDT.02
⑧	3X3' CATCH BASIN	2/CDT.02
⑨	ACO STORMBRIXX HD SYSTEM (OR ENGINEER APPROVED EQUAL)	1/CDT.03
⑩	SD CLEANOUT PER APWA #331.1	
⑪	12" Ø RCP CLASS-III STORM DRAIN LINE	
⑫	8" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
⑬	12" NYLOPLAST LAND DRAIN (OR ENGINEER APPROVED EQUAL)	2/CDT.03

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

SURVEY CONTROL NOTE:

THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NOTE:
POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

LID NOTE: (A)
LID NOT POSSIBLE DUE TO SHALLOW GROUNDWATER (18'-36"). SOIL GROUP D, AND CHIPMAN SILTY CLAY LOAM WITH K_{SAT}=0-0.06 IN/HR PER THE USDA WEB SOIL SURVEY.

BENCHMARK
BRASS CAP STREET MONUMENT, LOCATED AT THE
INTERSECTION OF WEST TEMPLE AND 2700 SOUTH
STREET.
ELEVATION = 4246.19



STORM DRAINAGE CALCULATIONS SCS CURVE NUMBER METHOD

Area Identification (A)	CN	CN* A
Roof=	5,142	98
Pavement =	16,563	98
Landscaping =	42,652	79
Sum:	64,357 S.F.	Sum: 5496598 S.F.

NOAA ATLAS 14 (100 YEAR STORM)				Allowable Discharge = .20 cfs/acre	
Storm Duration (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	4.02	1.005	995	266	729
30	2.71	1.355	2023	532	1491
60	1.68	1.680	3153	1064	2089
120	0.93	1.852	3801	2128	1673
180	0.63	1.878	3901	3191	710
360	0.34	2.022	4468	6383	0
720	0.20	2.376	5930	12765	0
1440	0.11	2.520	6547	25530	0

ACO STORMBRIXX

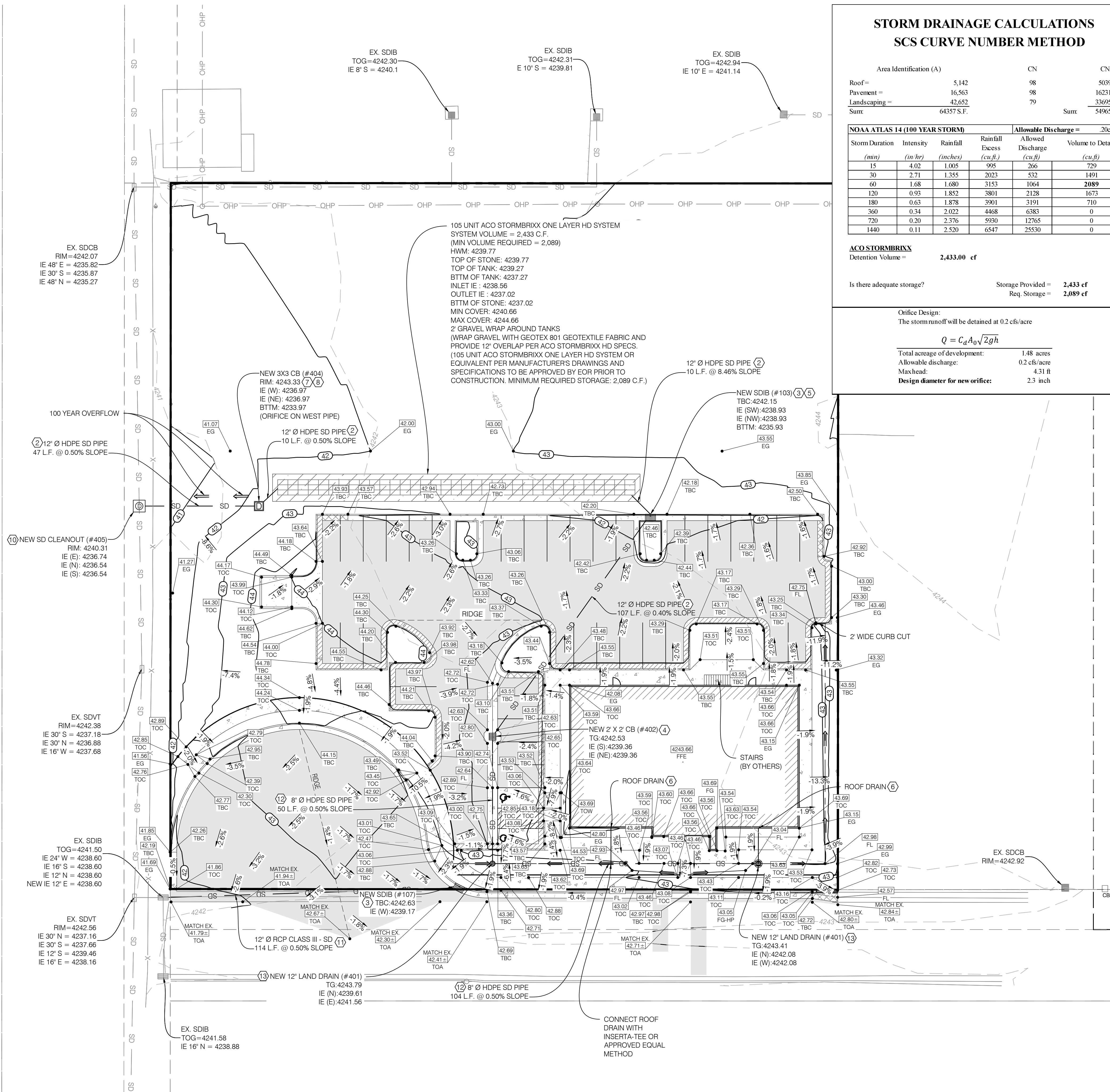
Detention Volume = **2,433.00 cf**

Is there adequate storage? Storage Provided = **2,433 cf**
Req. Storage = **2,089 cf** **YES**

Orifice Design:
The storm runoff will be detained at 0.2 cfs/acre

$$Q = C_d A_o \sqrt{2gh}$$

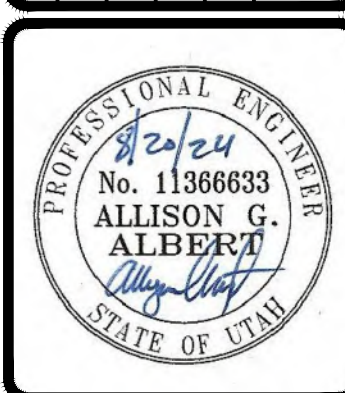
Total acreage of development: 1.48 acres
Allowable discharge: 0.2 cfs/acre
Max head: 4.31 ft
Design diameter for new orifice: 2.3 inch



REVISIONS BY CITY COMMENTS
1 09/02/23
2 01/16/24
3 08/02/24
4 01/20/2023
5 22/10/23 SITE

AD / DZB
AGG
JSBT
DATE
DWG FILE 221023 SITE

SCALE MEASURES - HIGH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



BENCHMARK
ENGINEERING &
LAND SURVEYING

9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

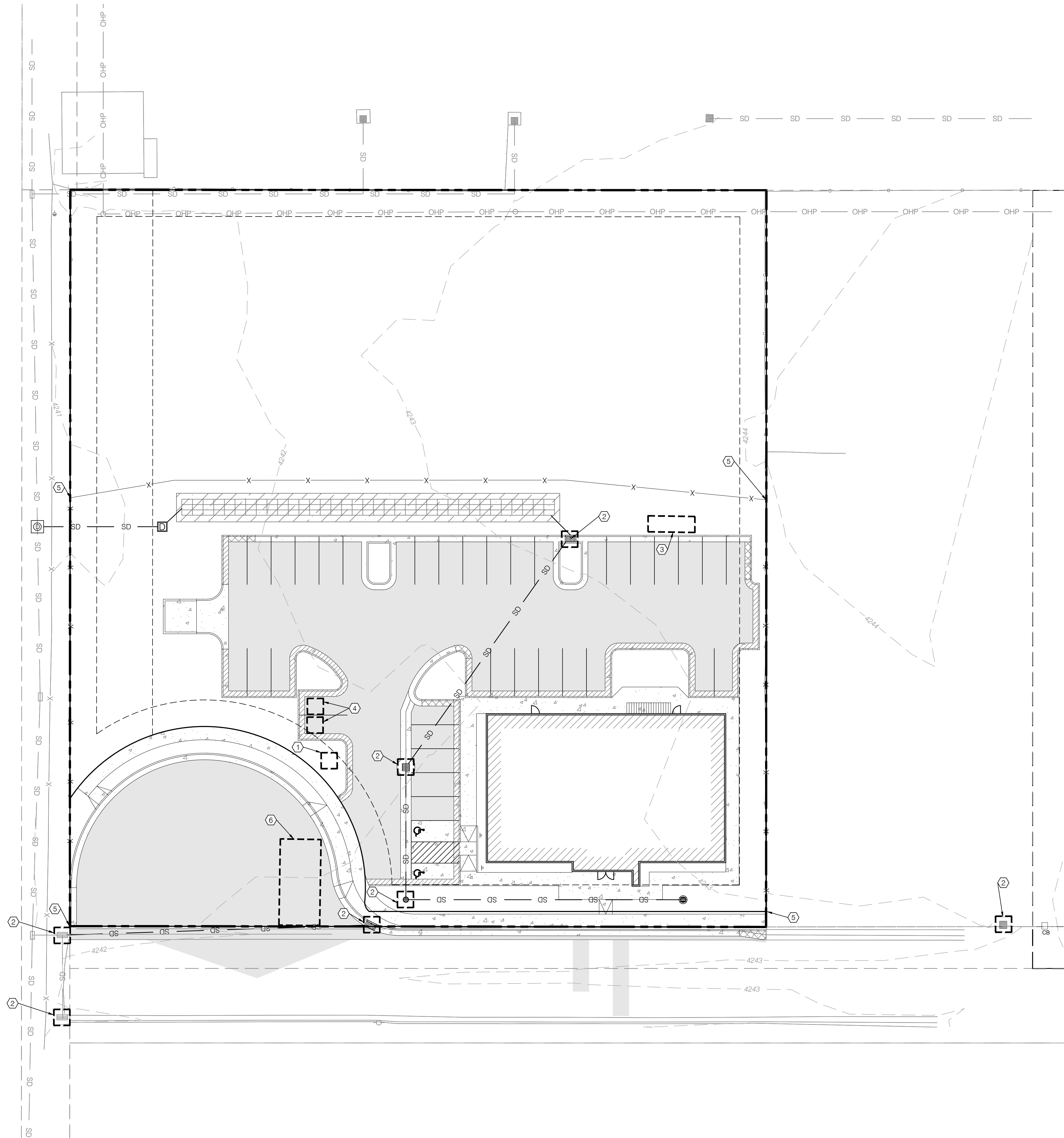
PCC OFFICE

170 WEST STRATFORD AVENUE
SOUTH SALT LAKE CITY, UTAH

PROJECT NO. 2201023

GRADING &
DRAINAGE
PLAN

CGD.01
5 OF 10

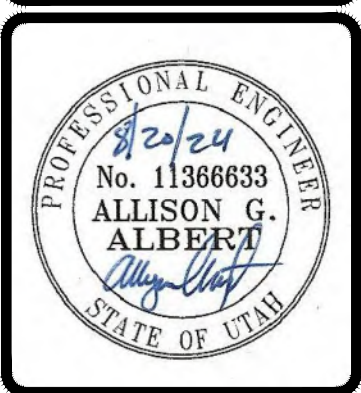


SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.		
NO	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	INLET PROTECTION WATTLE	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SILT FENCE	6/CEP.02
⑥	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.



DRAWN BY		AD / DZB	DESCRIPTION	
No.	1	09/20/23	REVISED PER CITY COMMENTS	
	2	01/16/24	RELOCATED BUILDING AND HARDSCAPE	
	3	09/20/24	REVISED UNDERGROUND STORM DRAIN SYSTEM	
DATE		01/20/2023	DATE	
DWG FILE		2201023 SITE		
		0		
SCALE: MEASURES HINGED ON FULL SIZE SHEETS ADJUST AS NECESSARY FOR REDUCED SIZE SHEETS				



BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PCC OFFICE

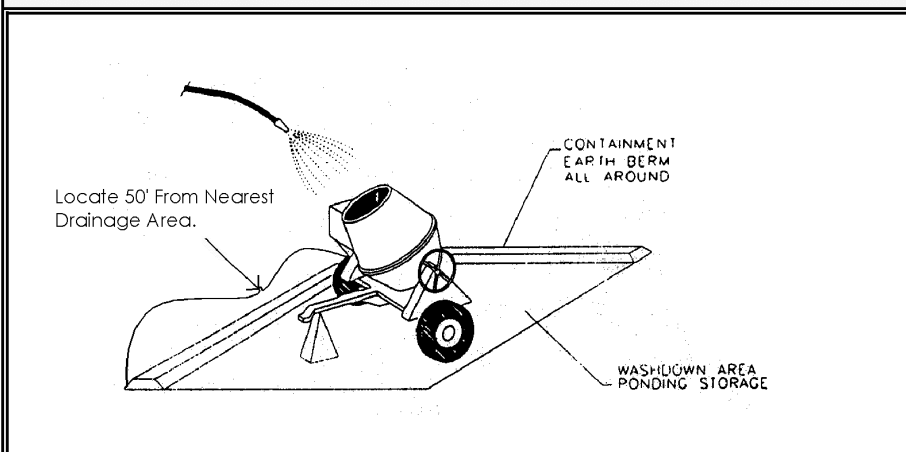
170 WEST STRATFORD AVENUE
SOUTH SALT LAKE CITY, UTAH

PROJECT NO. 2201023

EROSION CONTROL PLAN

CEP.01
6 OF 10

BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information Sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

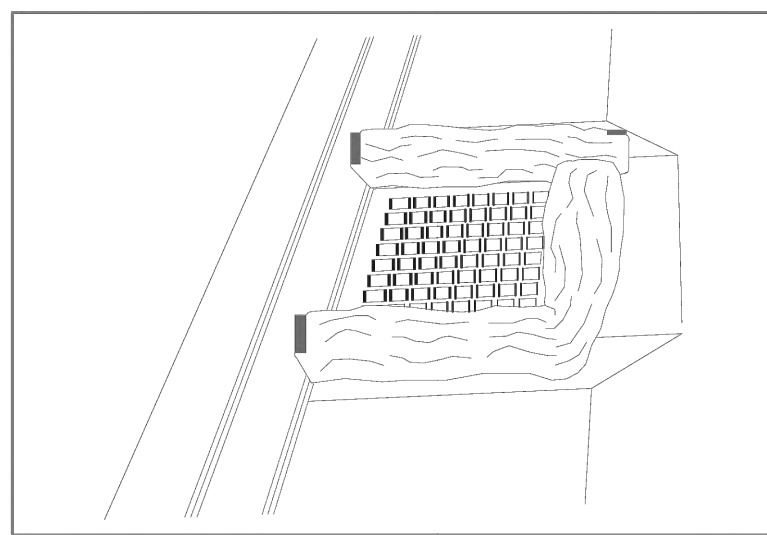
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Provide up-gradient sediment controls, such as silt fence during construction of inlet
- ◆ When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

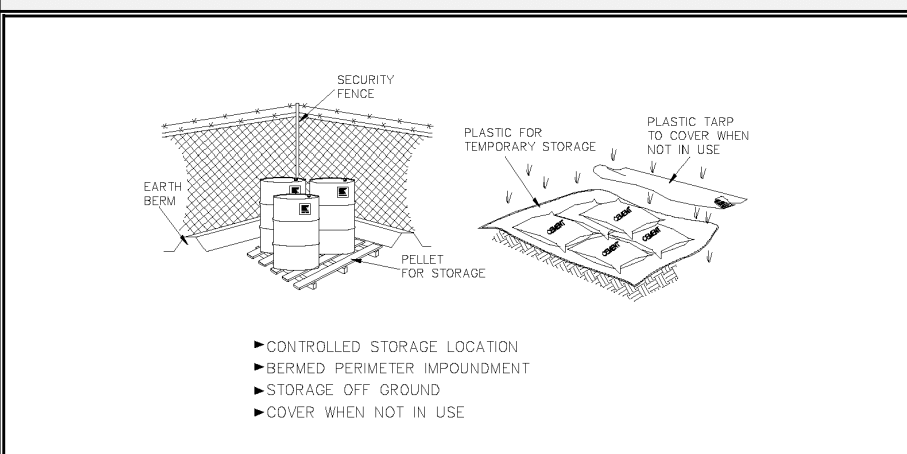
LIMITATIONS:

- ◆ Recommended maximum contributing drainage area of one acre
- ◆ Requires shallow slopes adjacent to inlet

MAINTENANCE:

- ◆ Inspect inlet protection following storm event and at a minimum of once every 14 days.
- ◆ Remove accumulated sediment when it reaches 4 inches in depth.
- ◆ Look for bypassing or undercutting and repair or realign as needed.

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

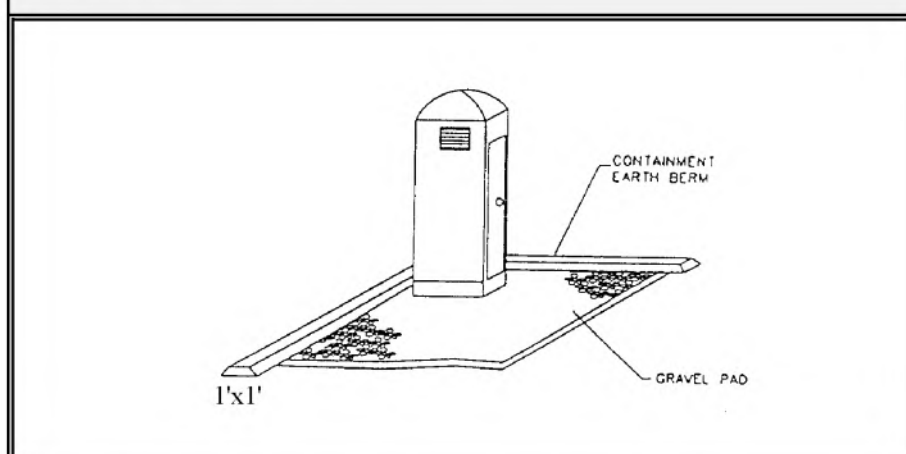
LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, lightly capped) and that no materials are being stored away from the designated location.

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

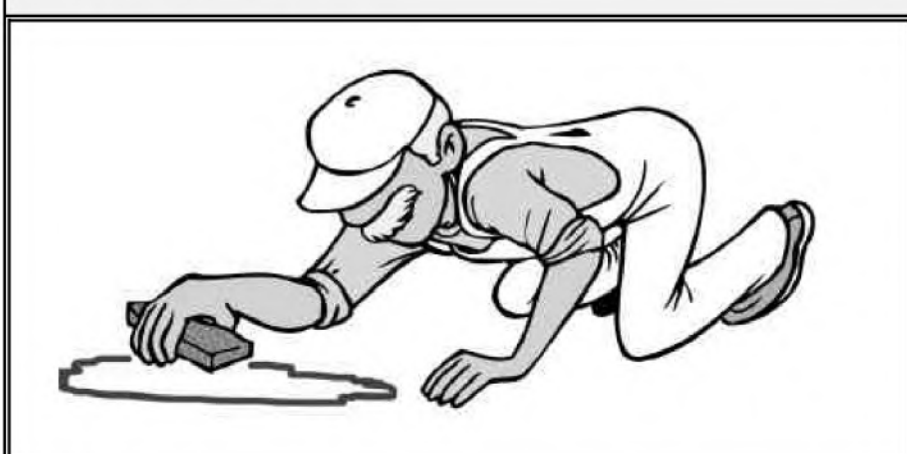
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Spill Clean-Up



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils.
- Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

CONCRETE WASTE MANAGEMENT

SCALE: NTS

INLET PROTECTION WATTLE

SCALE: NTS

MATERIALS STORAGE

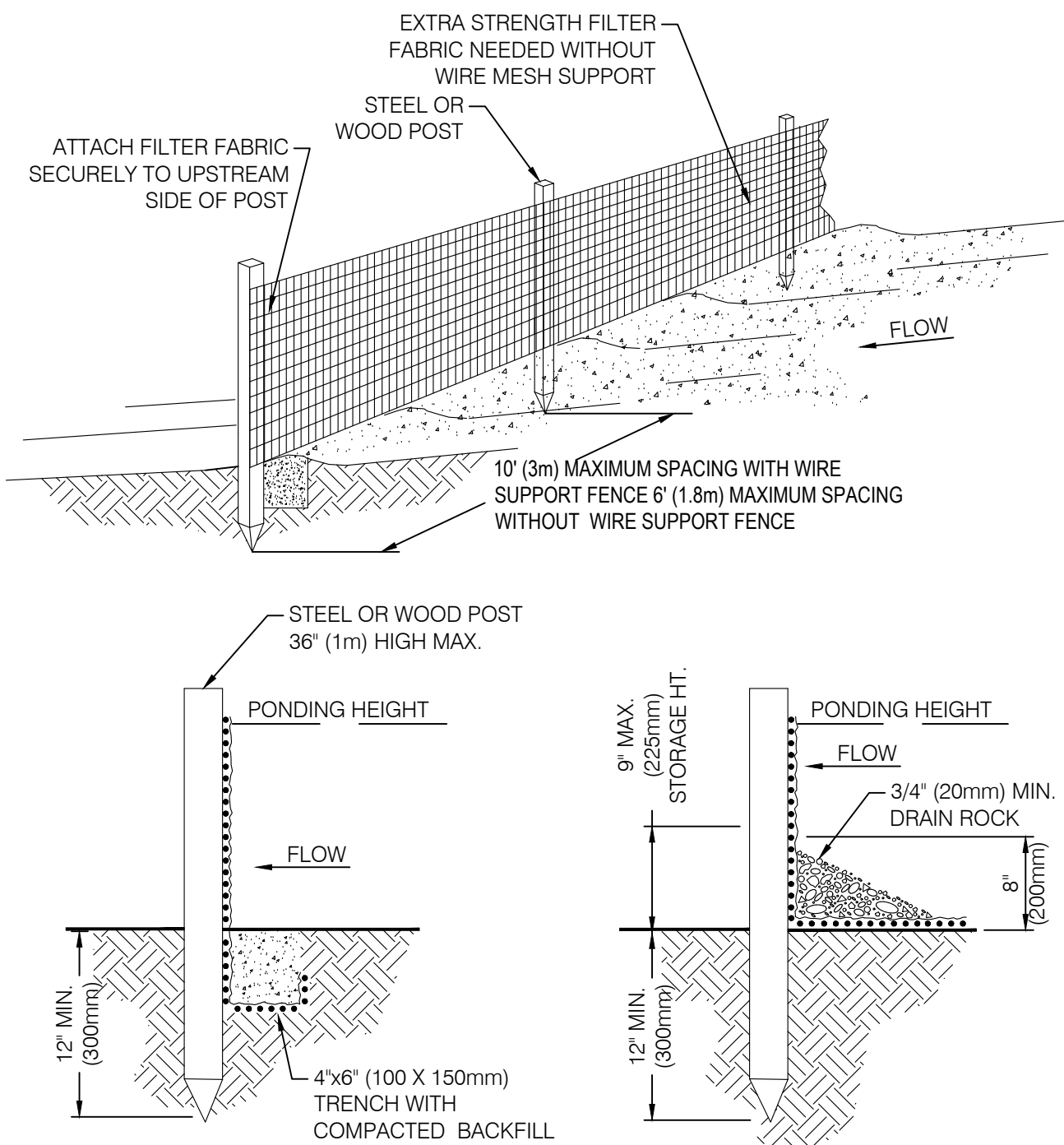
SCALE: NTS

PORTABLE TOILETS

SCALE: NTS

SPILL CLEAN UP

SCALE: NTS



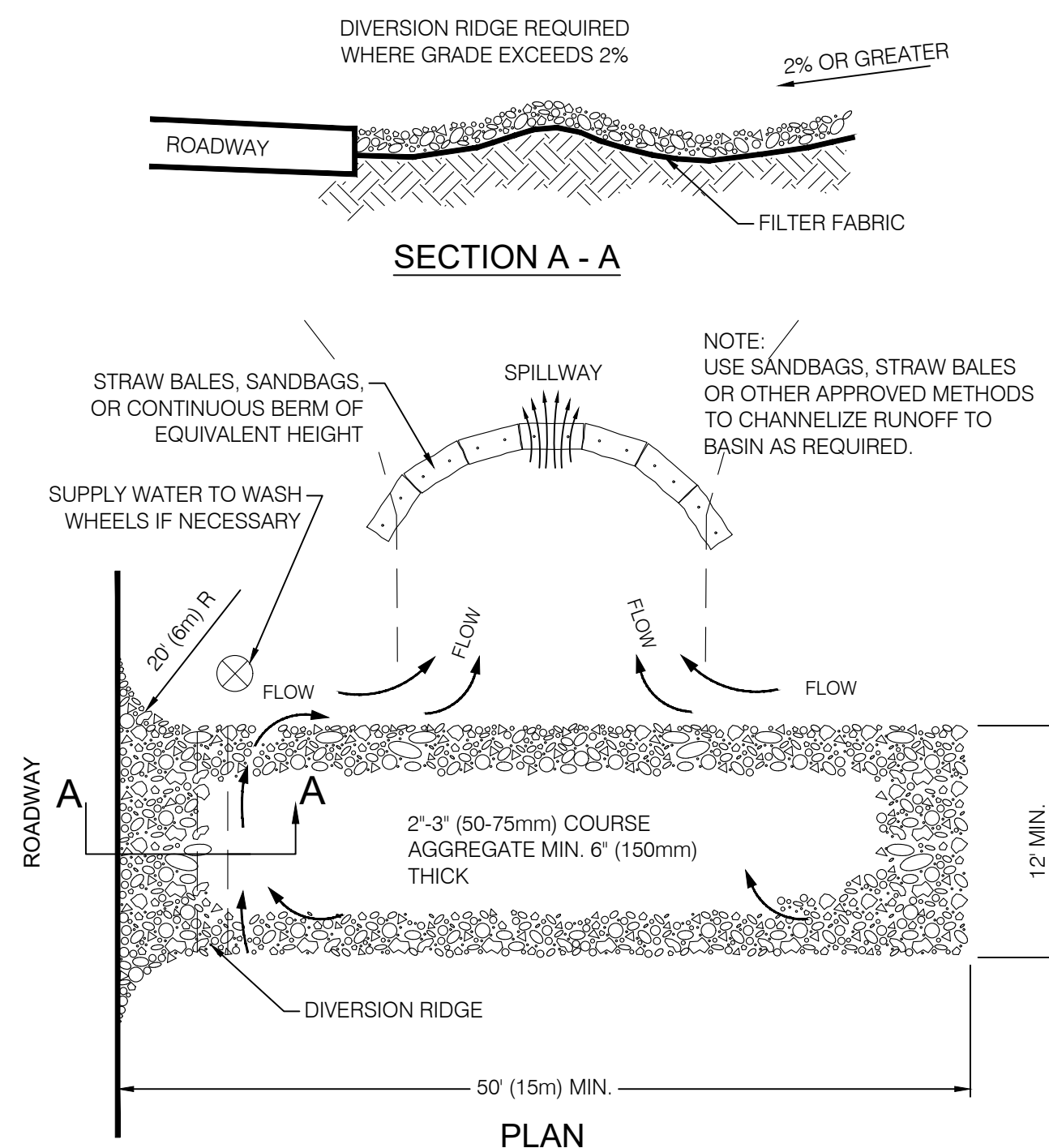
TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

- NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

REF. FROM
1994 JOHN McCULLAH



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

REF. FROM
1994 JOHN McCULLAH

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

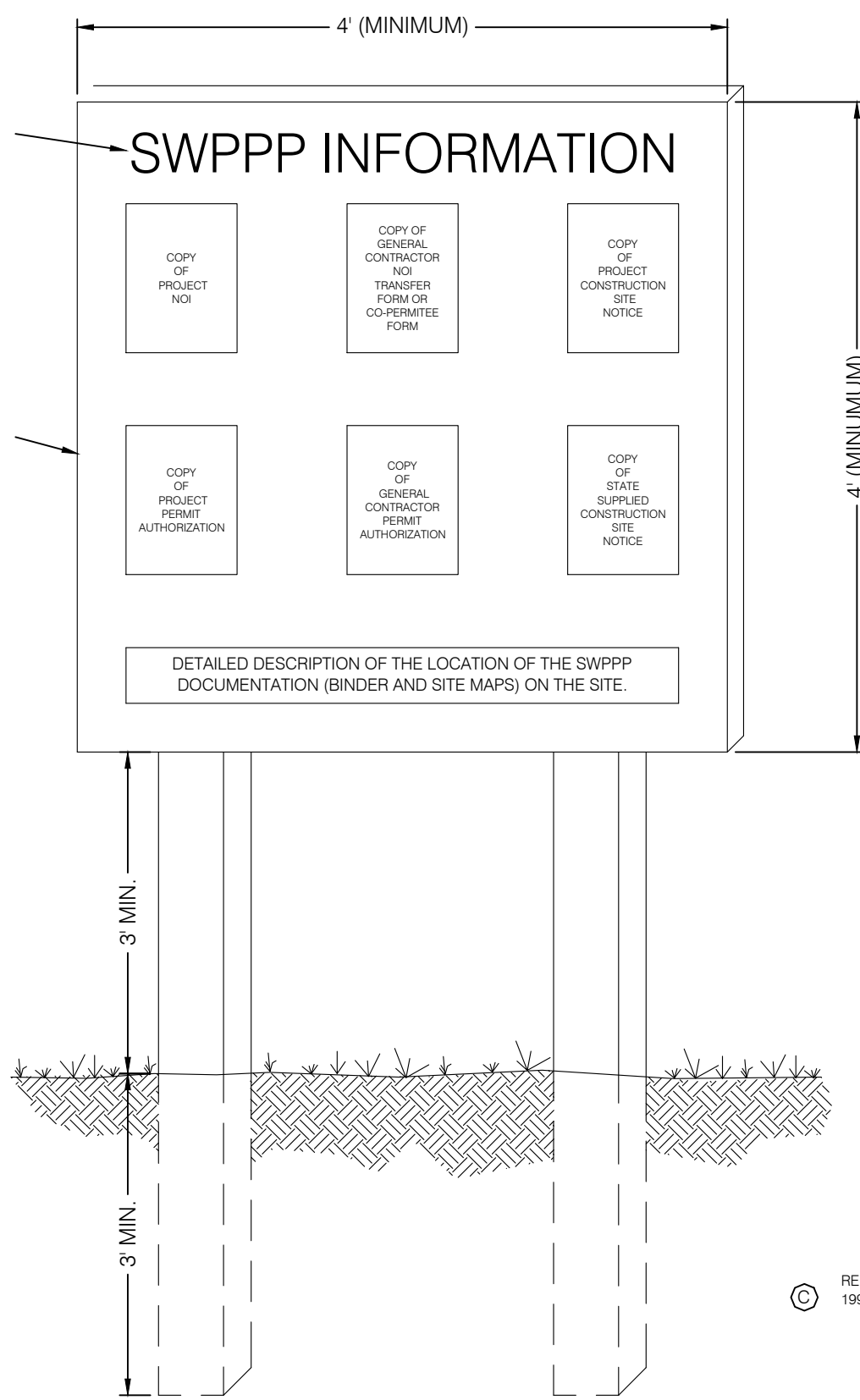
SCALE: NTS



"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)

- NOTES:
- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
 - 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO-TERMINATION (NOT) IS FILED FOR THE PERMIT.
 - 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
 - 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 - 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.



REF. FROM
1994 JOHN McCULLAH

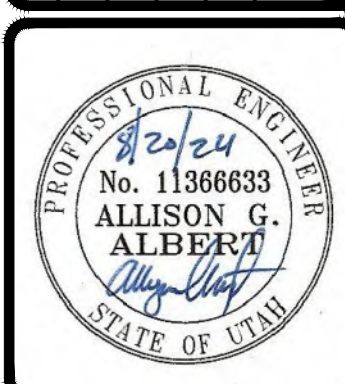
SWPPP INFORMATION SIGN

SCALE: NTS

SILT FENCE

SCALE: NTS

NO.	DATE	DESCRIPTION
1	09/20/23	REVISED PER CITY COMMENTS
2	01/10/24	RELOCATED BUILDING AND HARDSCAPE
3	08/02/24	REVISED UNDERGROUND STORM DRAIN SYSTEM
4	01/20/2023	DATE
5	22/10/23	SHEET



BENCHMARK

BENCHMARK ENGINEERING & LAND SURVEYING

9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PCC OFFICE

170 WEST STRATFORD AVENUE
SOUTH SALT LAKE CITY, UTAH

PROJECT NO. 2201023

EROSION CONTROL DETAILS

CEP.02
7 OF 10

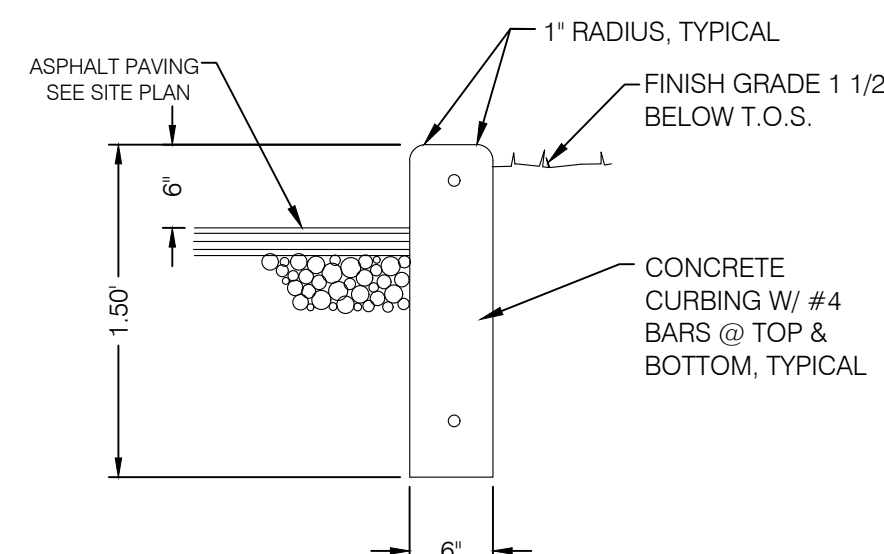
Diagram illustrating the cross-section of a pavement structure. The layers shown are:

- ASPHALT (top layer, thickness 2 inches)
- AGGREGATE BASE COURSE (middle layer, thickness 6 inches)
- COMPACTED (bottom layer, indicated by a hatched pattern)

PAVEMENT SECTIONS

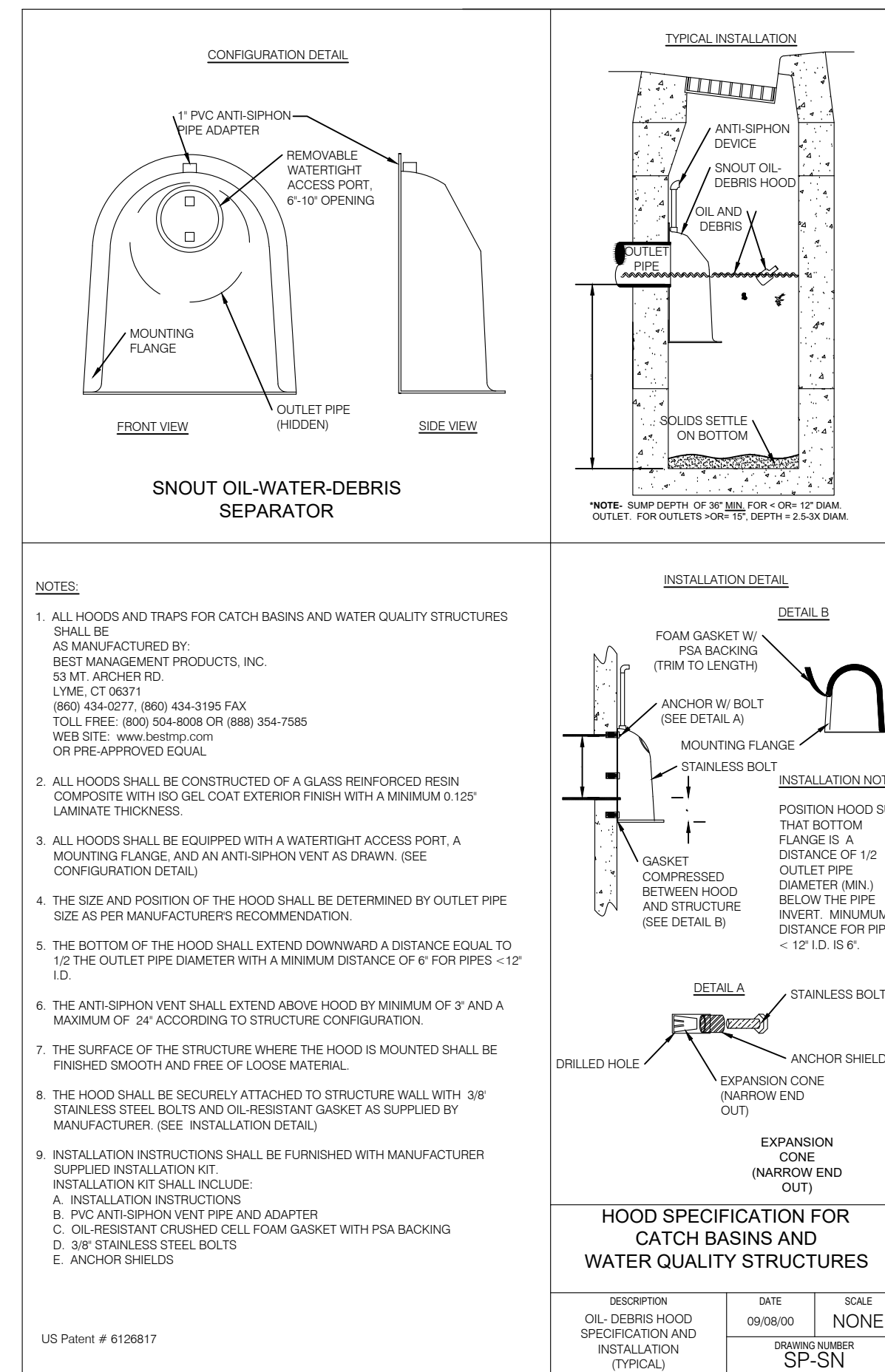
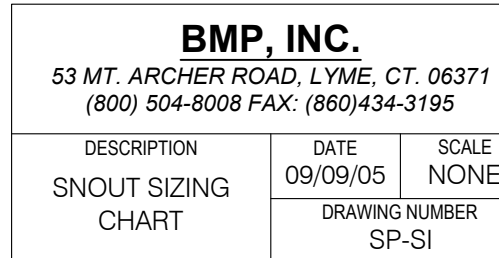
SCALE: NTS

TYPICAL RELEASE CURB & GUTTER (2)
SCALE: NTS



TYPICAL CONCRETE CURB WALL SECTION

3



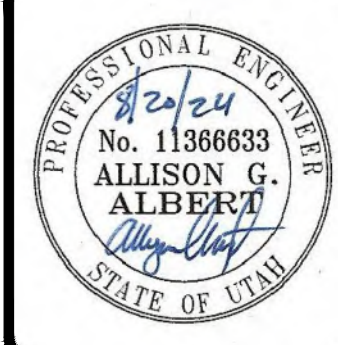
NO.	DATE	DESCRIPTION
1	09/20/23	REVISED PER CITY COMMENTS
2	10/18/24	RELOCATED BUILDING AND HARDSCAPE
3	08/20/24	REVISED UNDERGROUND STORM DRAIN SYSTEM

DATE: 01/20/2023

DWG. FILE: 2201023 SITE

0 0.5

SCALE: MEASURES: INCH ON FILE, SIZE SHEETS
SCALE ACCORDINGLY FOR REDUCED SIZE SHEETS



BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

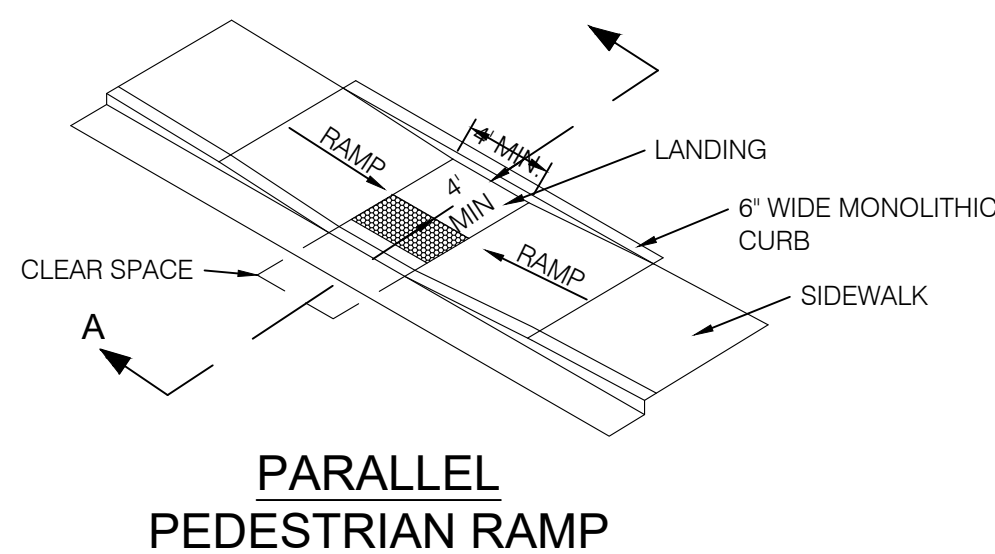
PCC OFFICE

170 WEST STRATFORD AVENUE
SOUTH SALT LAKE CITY, UTAH

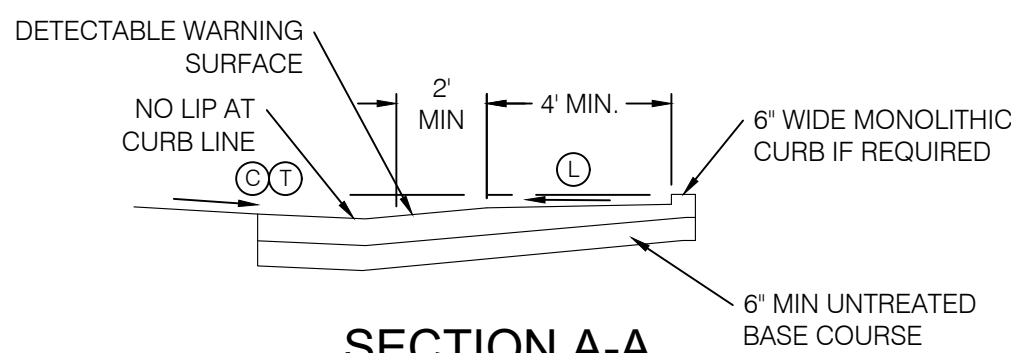
PROJECT NO. 2201023

DETAIL
SHEET

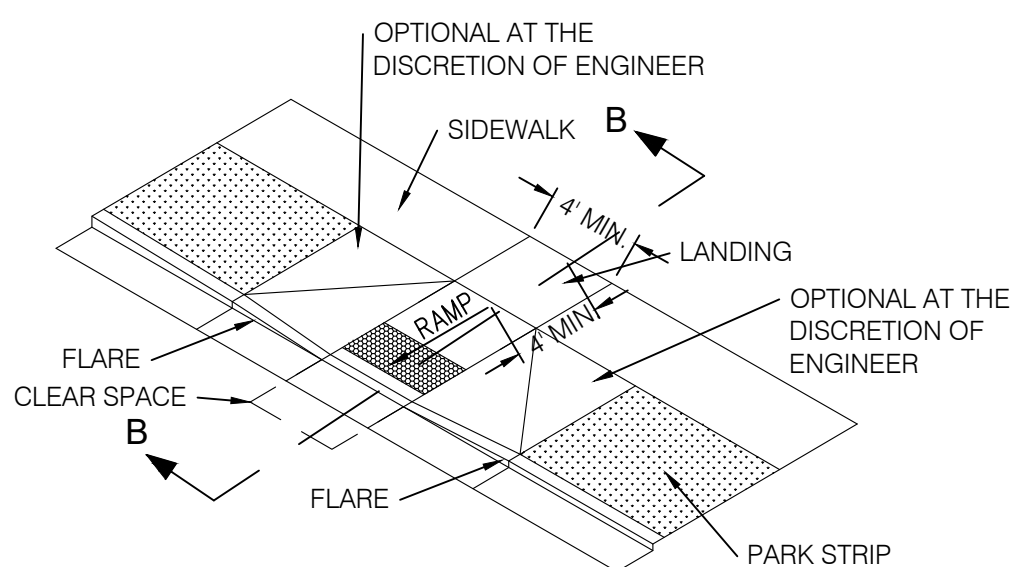
CDT.01
8 OF 10



PARALLEL PEDESTRIAN RAMP

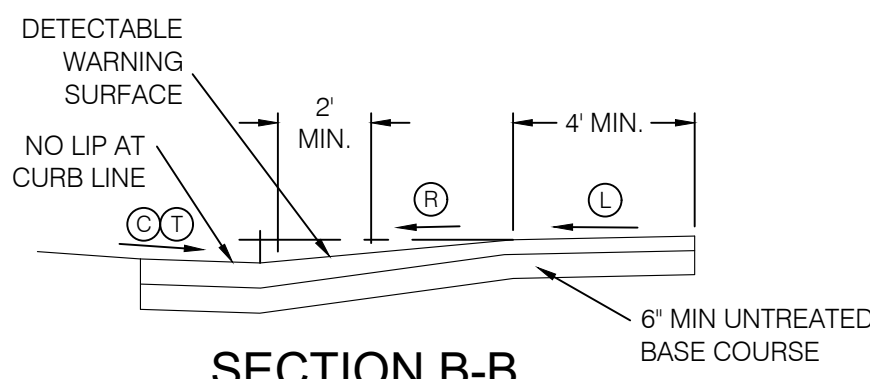


SECTION A-A

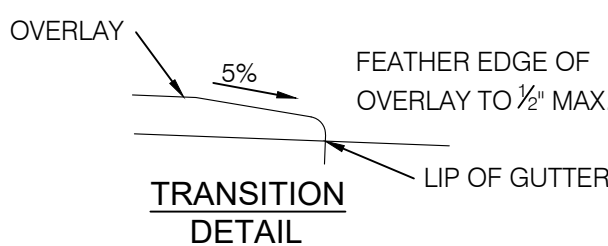


PERPENDICULAR PEDESTRIAN RAMP

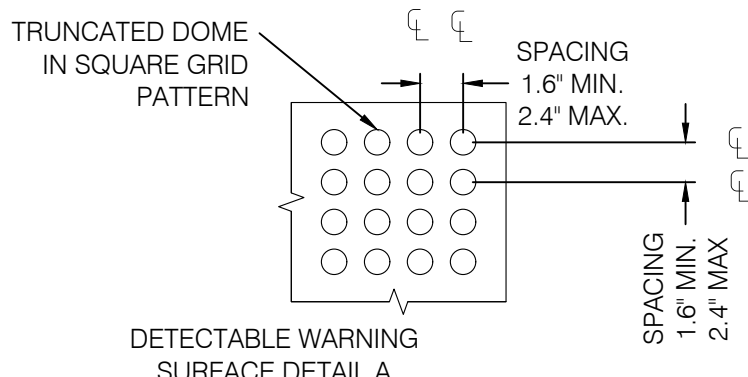
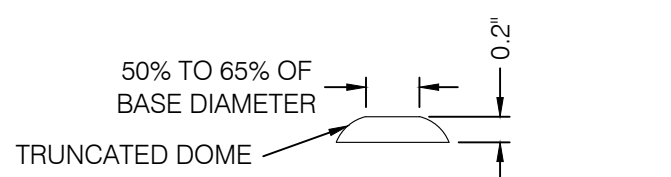
FLARE IS ACCEPTABLE IN LIEU OF FULL HEIGHT CURB SEE LOCAL AGENCY REQUIREMENTS



SECTION B-B

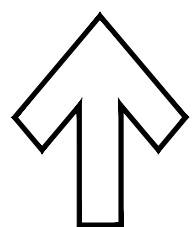


TRANSITION DETAIL



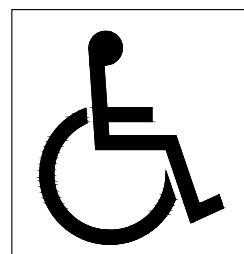
DETECTABLE WARNING SURFACE DETAIL A

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD



DIRECTION OF TRAVEL OR APPROACH

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD



INTERNATIONAL SYMBOL OF ACCESSIBILITY

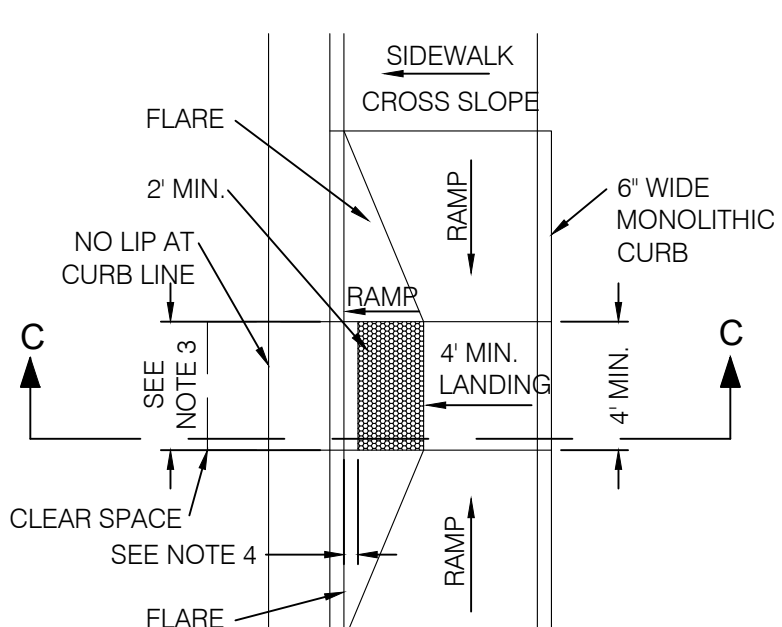
THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

STRIPING SYMBOLS

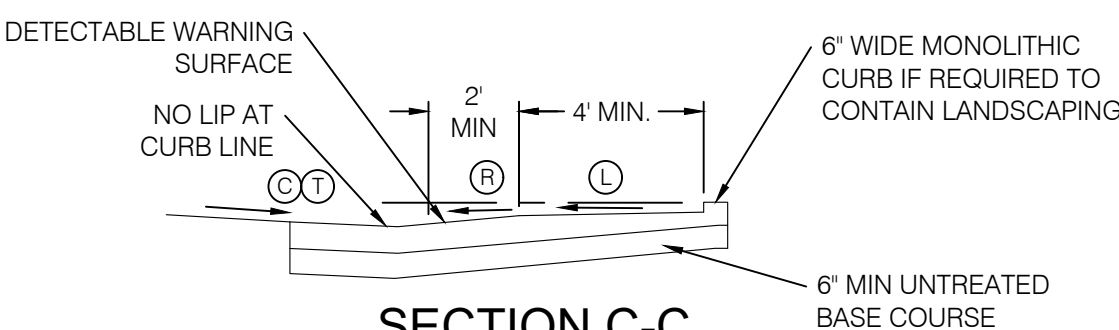
SCALE: N.T.S.

STANDARD ACCESS RAMP 1

SCALE: NTS



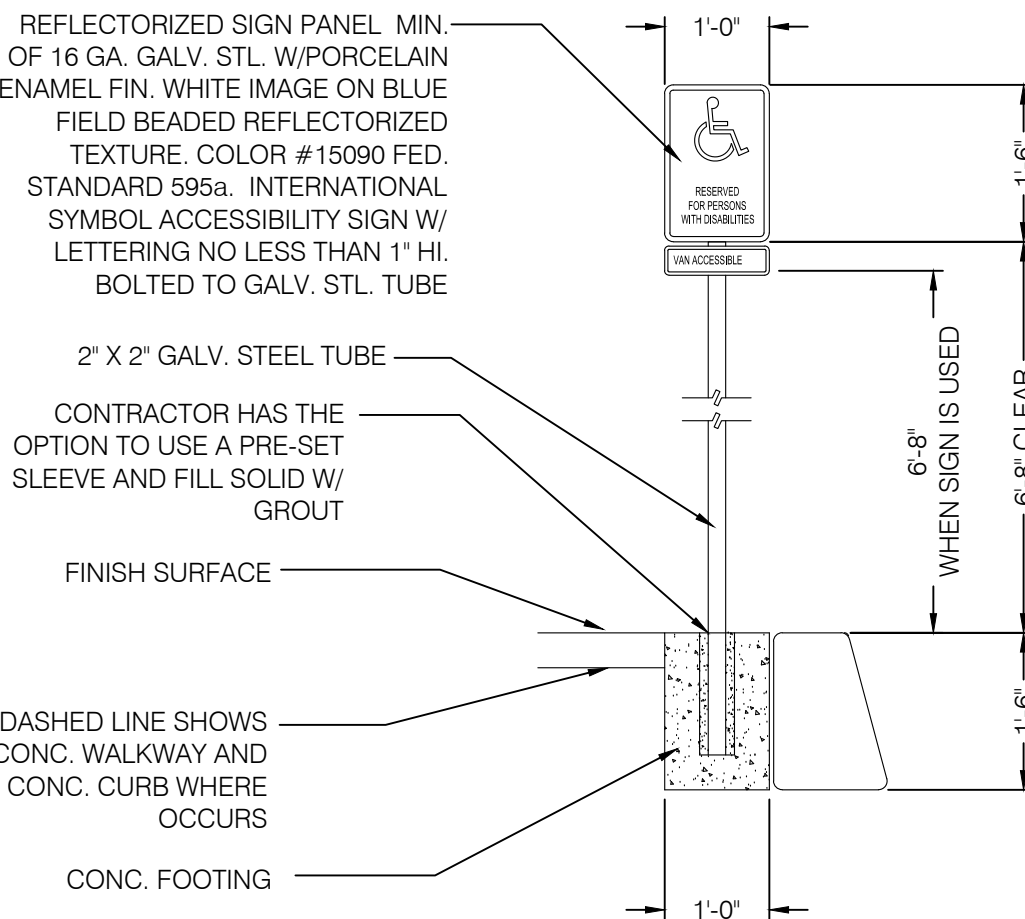
PEDESTRIAN ACCESS RAMP DETAIL



SECTION C-C

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.



ADA SIGN POST DETAIL

TABLE OF DIMENSIONS	
ELEMENT	DIMENSION
① ②	4 FEET WIDE MINIMUM
③ ④	4 FEET SQUARE MINIMUM*

* WHERE LANDING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

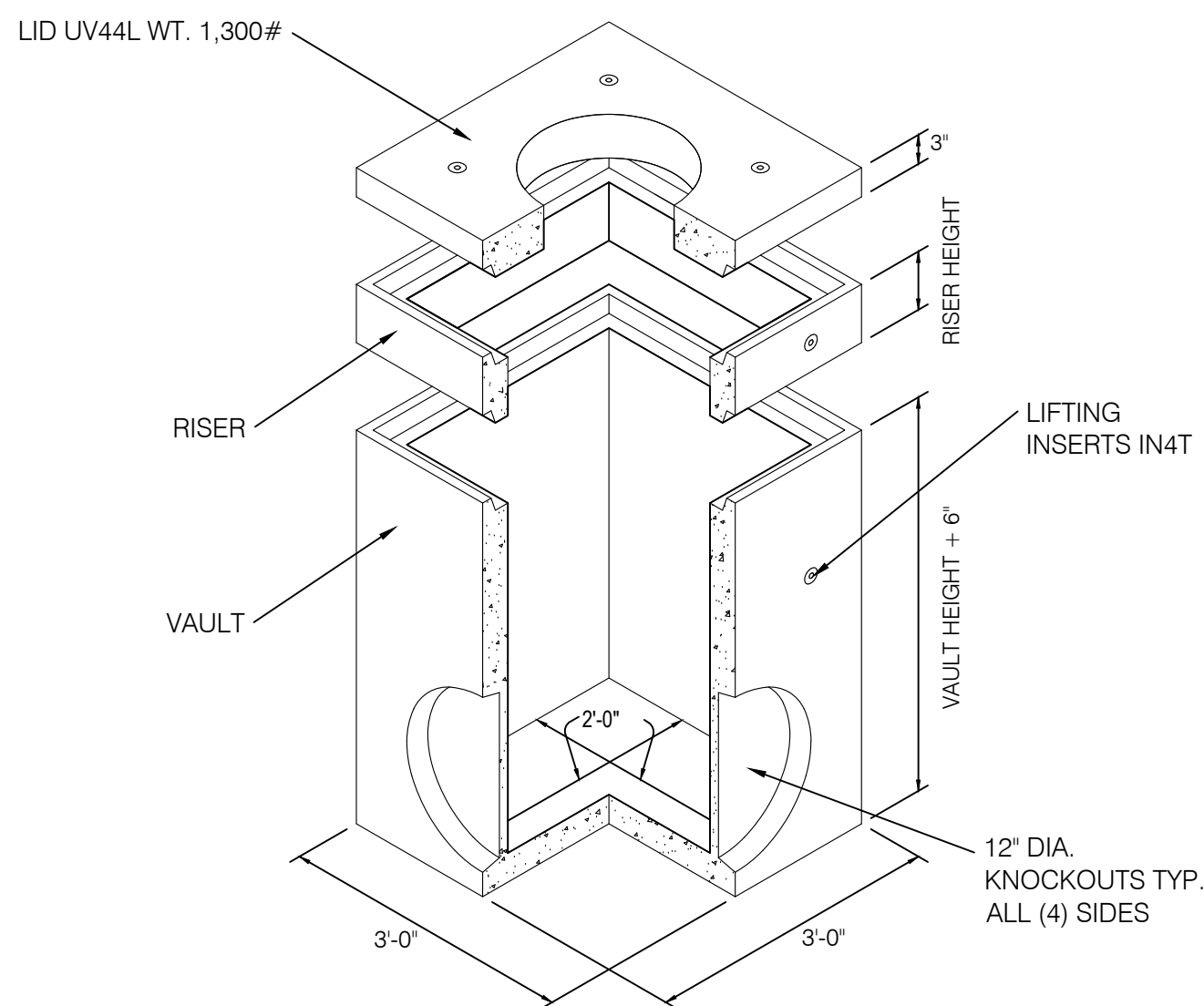
SLOPE TABLE		
	RUNNING SLOPE*	CROSS SLOPE
①	LANDING	1.5-2% (1V:48H) (b)
②	RAMP	8.33% (1V:12H) (c)
③	TRANSITION	5% (1V:20H) (a)
④	CLEAR SPACE	5% (1V:20H) (a)
	SIDEWALK	--
	FLARE	10% (1V:10H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

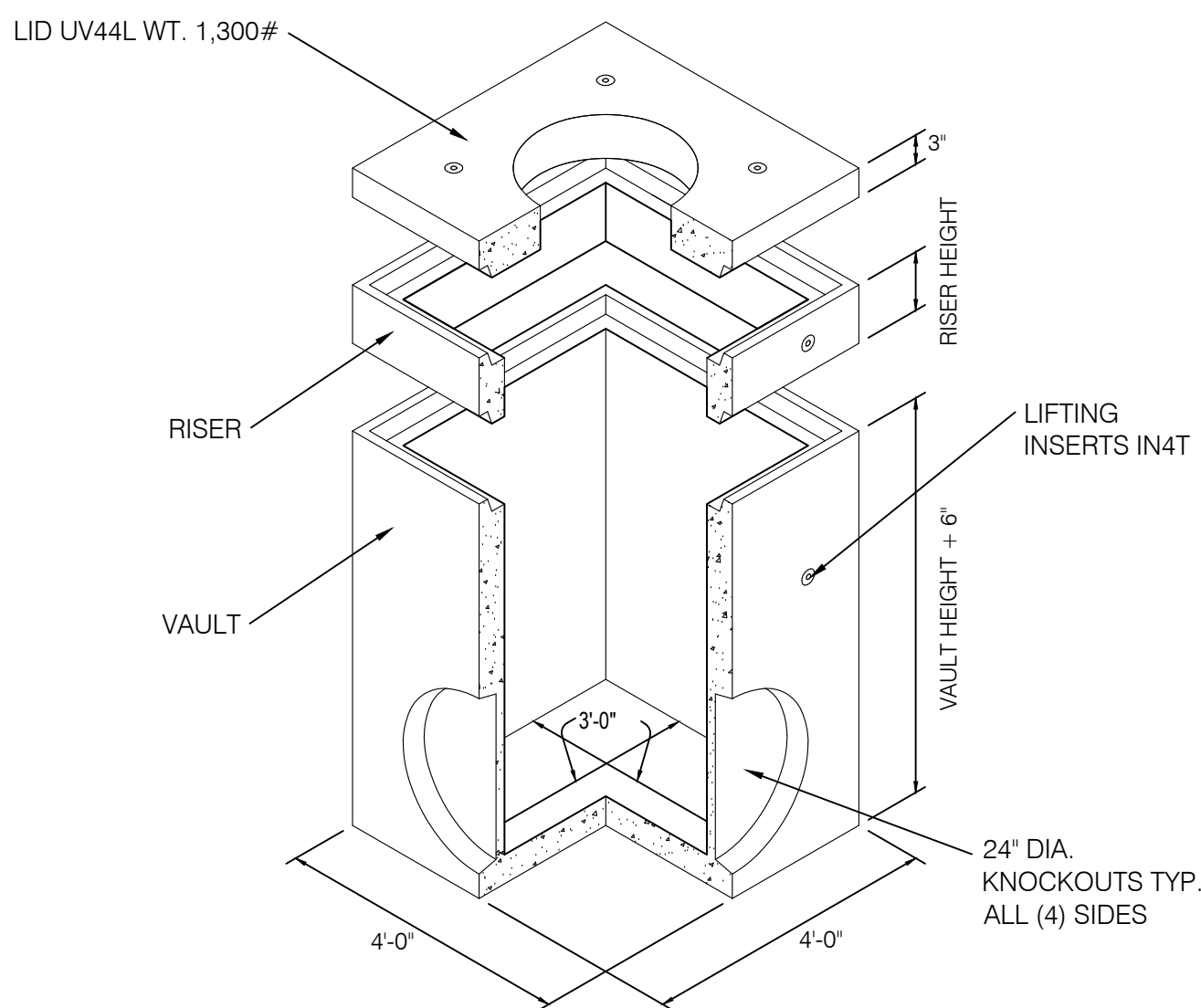
(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

EXCEPTION:

- (b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.
- (c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.
- (d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.

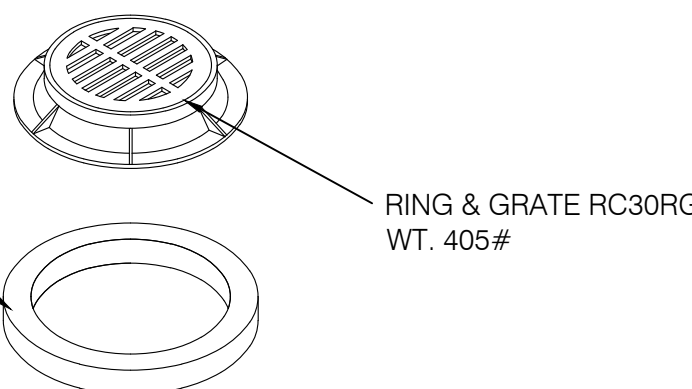


2'x2' CATCH BASIN



3'x3' CATCH BASIN

GRADE RING		
HEIGHT	CODE	WEIGHT
4"	GR304	180#
6"	GR306	270#



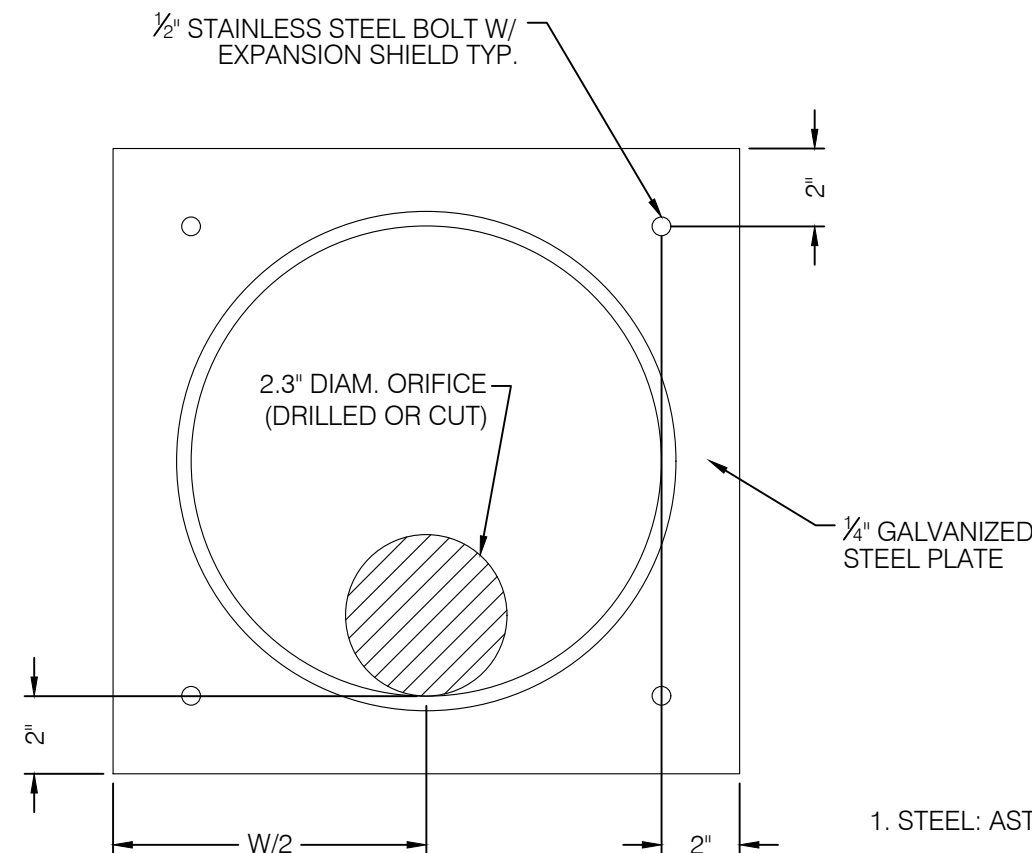
RISER		
HEIGHT	CODE	WEIGHT
1'	UV441R	1,350#
2'	UV442R	2,700#
3'	UV443R	4,050#
4'	UV444R	5,400#
5'	UV445R	6,750#
6'	UV446R	8,100#

VAULT		
HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

- NOTES:
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C898 WITH AASHTO HS-20 LOADING.
 2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.
 3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
 4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.

CATCH BASIN 2

SCALE: NTS



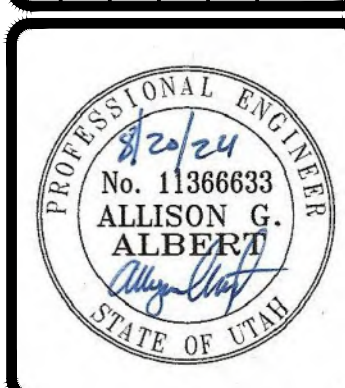
FLOW RESTRICTOR PLATE

2.3" Ø ORIFICE RESTRICTOR 3

SCALE: NTS

1. STEEL: ASTM A 36 STEEL
2. BOLTS: USE 1/2" STAINLESS STEEL BOLTS AND 1/2" STAINLESS WASHERS.
3. COATING: COAT ALL METAL PARTS WITH ASPHALTUM PAINT.

NO.	DATE	DESCRIPTION
1	09/20/23	REVISED PER CITY COMMENTS
2	01/18/24	RELOCATED BUILDING AND HARDSCAPE
3	08/20/24	REVISED UNDERGROUND DRAIN SYSTEM



BENCHMARK ENGINEERING & LAND SURVEYING

9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PCC OFFICE

170 WEST STRATFORD AVENUE
SOUTH SALT LAKE CITY, UTAH

PROJECT NO. 2201023

DETAIL SHEET

CDT.02
9 OF 10

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY
METRO NATIONAL TITLE
BRETT W. CHRISTENSEN
KAY H. CHRISTENSEN

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 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF FOR TITLE COMMITMENT NO 91063 AND ITEMS 1, 2, 4, 8, 11 AND 13 OF TABLE 'A' THEREOF FOR TITLE COMMITMENT NO 94453. THE FIELDWORK WAS COMPLETED ON FEBRUARY 15, 2022 FOR TITLE COMMITMENT NO 91063 AND ON OCTOBER 10, 2022 FOR TITLE COMMITMENT NO 94453.



AGREGGATE DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

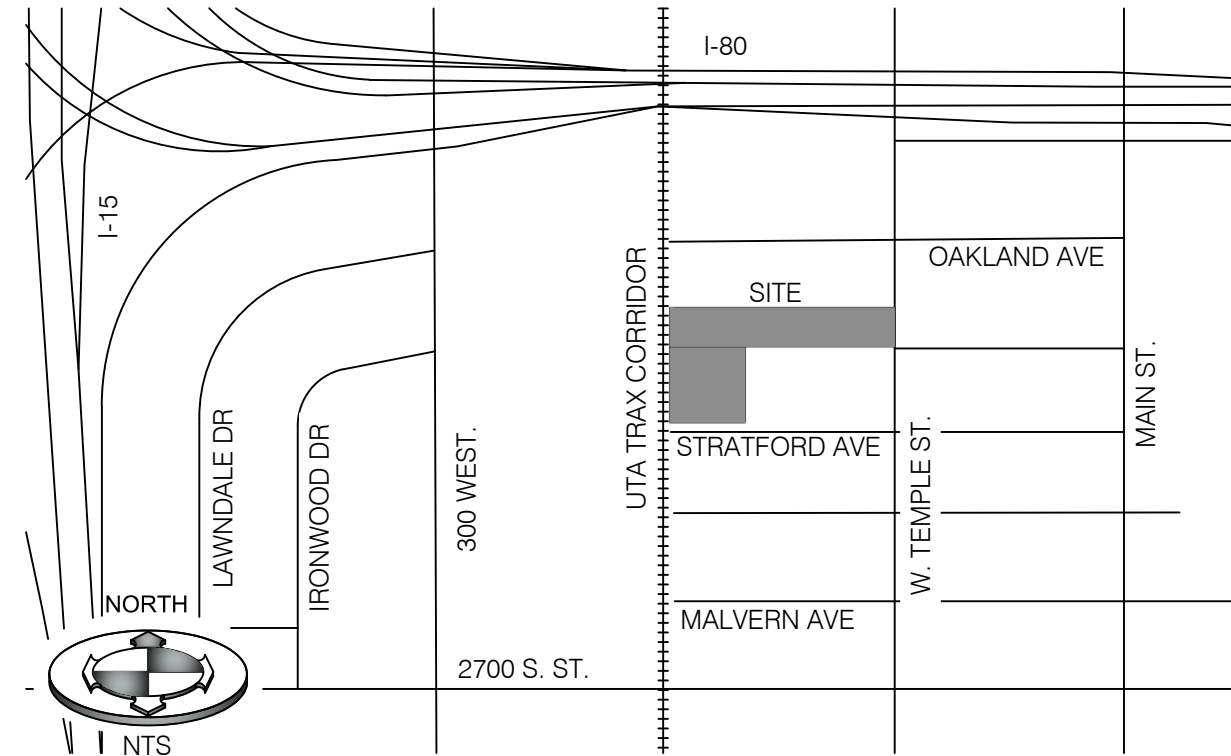
BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF LOT 15, BLOCK 39, TEN ACRE PLAT "A", SAID POINT BEING NORTH 00°00'35" EAST 1181.40 FEET ALONG THE CENTERLINE OF WEST TEMPLE STREET AND NORTH 89°59'25" WEST 33.00 FEET FROM THE MONUMENT LOCATED AT THE INTERSECTION OF WEST TEMPLE STREET AND 2700 SOUTH STREET, AND RUNNING THENCE NORTH 89°57'51" WEST 480.00 FEET ALONG THE SOUTHERLY LINE OF SAID BLOCK; THENCE SOUTH 00°02'29" WEST 276.74 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STRATFORD AVE; THENCE NORTH 89°56'03" WEST 261.52 FEET ALONG THE SAID NORTHERLY RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UTAH TRANSIT AUTHORITY CORRIDOR; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°02'09" EAST 276.61 FEET; (2) SOUTH 89°57'51" EAST 2.47 FEET; (3) NORTH 00°02'09" EAST 91.00 FEET; THENCE SOUTH 89°57'51" EAST 739.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST TEMPLE STREET; THENCE SOUTH 00°02'09" WEST 91.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINS 3.205 ACRES, MORE OR LESS.

REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 91063, EFFECTIVE DATE FEBRUARY 7, 2022.
- R2) COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 94453, EFFECTIVE DATE SEPTEMBER 28, 2022.
- R3) RECORD OF SURVEY, PERFORMED BY BOUNDARY CONSULTANTS, DATED JANUARY 15, 2014, RECORDED AS S2014-01-0074 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.
- R4) RECORD OF SURVEY, PERFORMED BY SCHUCHERT & ASSOCIATES, DATED SEPTEMBER 18, 1991, RECORDED AS S91-11-0579 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

VICINITY MAP



LEGAL DESCRIPTION PER TITLE REPORT

TAX PARCEL 15-24-427-015 (TITLE COMMITMENT NO 91063)

COMMENCING 480 FEET WEST FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE WEST 279.67 FEET; THENCE SOUTH 292.1 FEET; THENCE EAST 379.67 FEET; THENCE NORTH 5 FEET; THENCE WEST 100 FEET; THENCE NORTH 287.1 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION FOUND TO LIE WITHIN THE BOUNDS OF THE LAND CONVEYED TO THE UTAH SOUTHERN RAILROAD COMPANY IN THAT CERTAIN INSTRUMENT RECORDED FEBRUARY 18, 1876, IN BOOK "K", AT PAGES 297-8 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING SECTIONS OF LOTS 1, 2 AND 16, IN BLOCK 39, BIG FIELD SURVEY, TEN ACRE PLAT "A": BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE EAST 1.1 RODS; THENCE SOUTH 71.6 RODS TO THE CENTER OF A FOUR ROD STREET EAST AND WEST; THENCE WEST ON CENTER OF SAID STREET 4 RODS; THENCE NORTH 36.8 RODS; THENCE EAST 2.9 RODS TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 34.8 RODS TO THE PLACE OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING TWO (2) TRACTS CONVEYED TO THE CITY OF SOUTH SALT LAKE IN THAT CERTAIN QUIT-CLAIM DEED RECORDED NOVEMBER 15, 1991, AS ENTRY NO. 5155496 IN BOOK 6376 AT PAGE 2740 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 4, SOUTHGATE PARK PLAT "C", NORTH 0°00'28" EAST 856.3 FEET ALONG THE WEST LINE OF WEST TEMPLE STREET AND NORTH 89°59'54" WEST 380.0 FEET ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 4 FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT ALSO BEING NORTH 0°00'28" EAST 889.33 FEET ALONG THE WEST TEMPLE STREET CENTERLINE (AS SHOWN ON THE BLOCK 39 TEN ACRE PLAT "A" A.R.P.) AND NORTH 89°59'54" WEST 413.00 FEEL ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 4 FROM THE MONUMENT IN THE INTERSECTION OF WEST TEMPLE STREET AND 2700 SOUTH STREET; THENCE NORTH 89°59'54" WEST 361.48 FEET; THENCE NORTH 0°00'28" EAST 14.20 FEET TO A POINT 1.0 FOOT NORTH OF A 4 FOOT CONCRETE GUTTER; THENCE NORTH 89°56' EAST 361.48 FEET, PARALLEL WITH SAID GUTTER; THENCE SOUTH 0°00'28" WEST 14.62 FEET TO THE POINT OF BEGINNING.

TRACT 2: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, SOUTHGATE PARK PLAT "C" SAID POINT BEING ON THE WEST LINE OF WEST TEMPLE STREET, NORTH 0°00'28" EAST 856.3 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT OF BEGINNING ALSO BEING NORTH 0°00'28" EAST 889.33 FEET ALONG THE WEST TEMPLE STREET CENTERLINE (AS SHOWN ON THE BLOCK 39 TEN ACRE PLAT "A" A.R.P.) AND NORTH 89°59'54" WEST 33.00 FEET FROM THE MONUMENT IN THE INTERSECTION OF WEST TEMPLE STREET AND 2700 SOUTH STREET; THENCE NORTH 89°59'54" WEST 380.00 FEET; THENCE NORTH 0°00'28" EAST 14.62 FEET TO A POINT 1.0 FOOT NORTH OF A 4 FOOT CONCRETE GUTTER; THENCE NORTH 89°56' EAST 380.00 FEET; PARALLEL WITH SAID GUTTER; THENCE SOUTH 0°00'28" WEST 15.08 FEEL TO THE POINT OF BEGINNING.

TAX PARCEL 15-24-427-015 (TITLE COMMITMENT NO 94453)

THE SOUTH 91.00 FEET OF LOT 15, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

EXCEPTING THE WEST 1.25 RODS THEREOF.

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY PALMER CHRISTIANSEN COMPANY TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°07'43" EAST, AS SHOWN HEREON.

BENCHMARK
BRASS CAP STREET MONUMENT, LOCATED AT THE INTERSECTION OF WEST TEMPLE AND 2700 SOUTH STREET. ELEVATION = 4246.19

NARRATIVE
THE SURVEY LISTED ABOVE AS R2 WAS USED TO ESTABLISH THE NORTHERLY LINE OF LOT 16, BLOCK 39 TEN ACRE PLAT "A". THE SURVEY LISTED AS R3 COINCIDES WITH THE TRACTS 1 & 2 IN THE RECORD DESCRIPTION. BOTH CALL OUT THE BOUNDARY AS BEING 1 FOOT NORTH AND PARALLEL WITH AN EXISTING CONCRETE GUTTER ALONG THE SOUTHERLY BOUNDARY OF THE PROPERTY. THE BOUNDARY ON THIS SURVEY WAS ADJUSTED TO MATCH THAT BOUNDS CALL. THE WESTERLY BOUNDARY WAS ESTABLISHED TO COINCIDE WITH AN EXISTING CHAIN LINK FENCE, AND A REBAR AND CAP THAT WAS LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. THE EASTERLY BOUNDARY CONINCIDES WITH EXISTING OCCUPATION AND CHAIN LINK FENCE.

TITLE EXCEPTIONS (COMMITMENT NO 91063)

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 91063, EFFECTIVE DATE FEBRUARY 7, 2022.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-12: NOT ADDRESSED IN THIS SURVEY

TITLE EXCEPTIONS (COMMITMENT NO 94453)

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 94453, EFFECTIVE DATE SEPTEMBER 28, 2022.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-14: NOT ADDRESSED IN THIS SURVEY

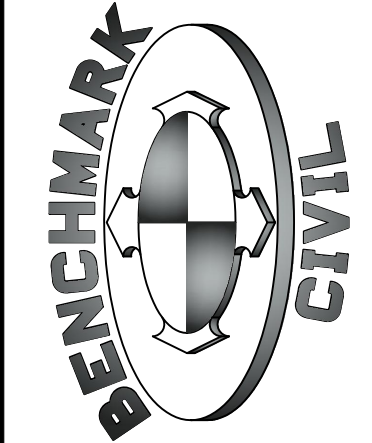
GENERAL NOTES

- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
A - BUILDING AND FENCE ENCROACHES INTO THE UTA CORRIDOR ON WESTERLY PROPERTY LINE OF PARCEL 15-24-427-015.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- THE SUBJECT PROPERTIES HAVE DIRECT ACCESS TO STRATFORD AVENUE AND WEST TEMPLE.
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.

DRAWN BY	CHECKED BY	DATE	DESCRIPTION
KO/TE	BAL		
R/KO/TE	R/KO/TE		
DATE			
DWG FILE			
2201022a.dwg			

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

**BENCHMARK
ENGINEERING &
LAND SURVEYING**
918 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



PALMER CHRISTIANSEN COMPANY

170 W STRATFORD AVE AND 2510 S WEST TEMPLE
SOUTH SALT LAKE CITY, UTAH

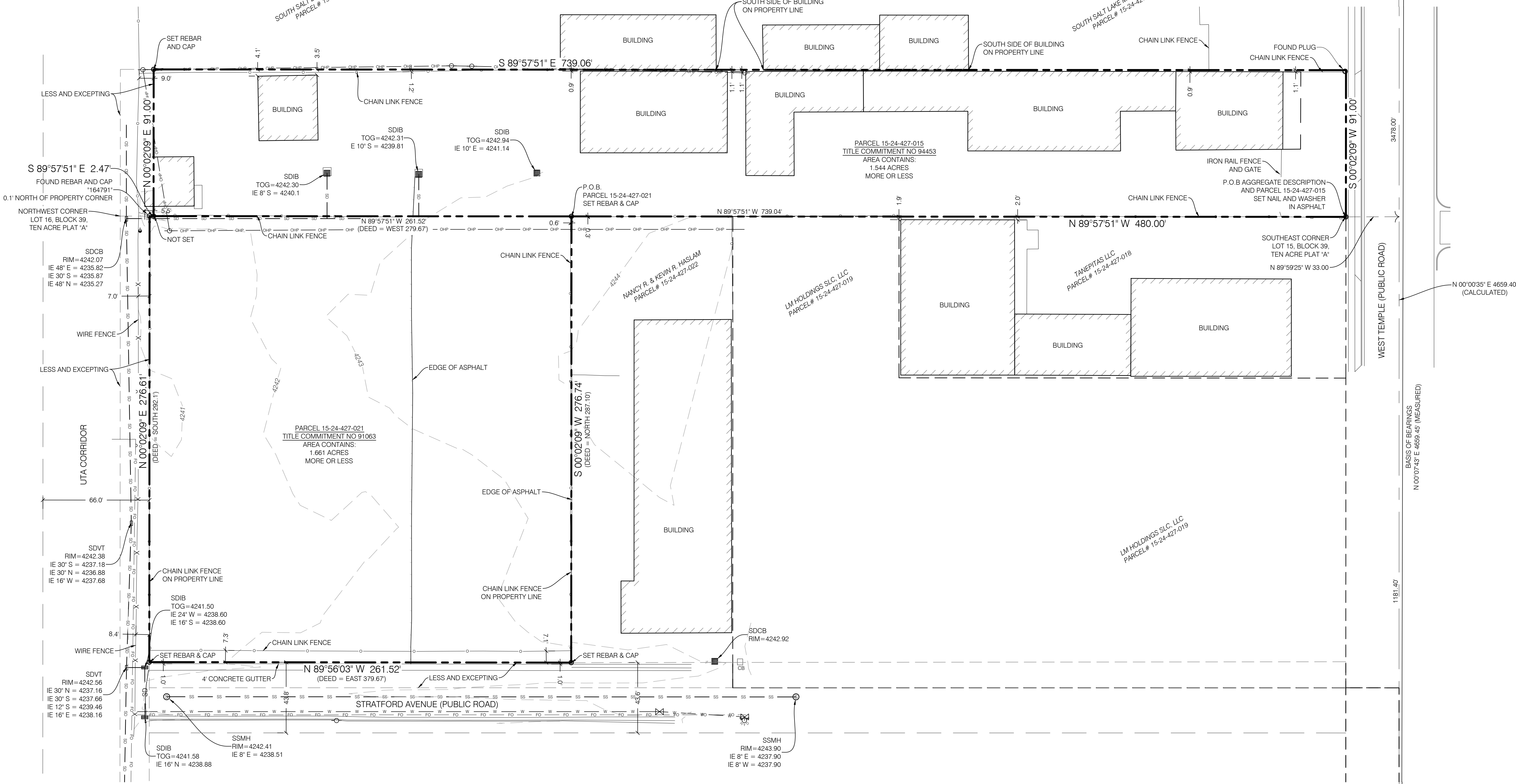
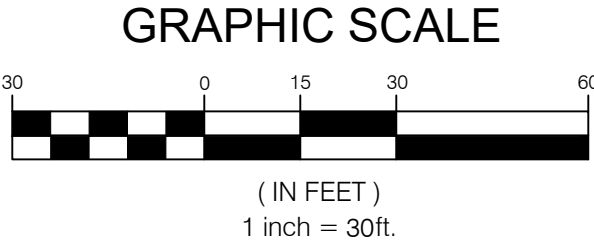
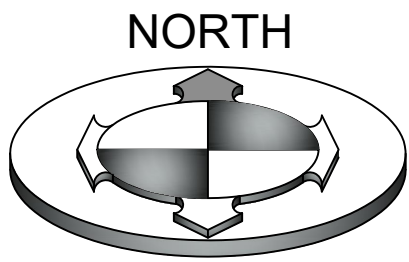
PROJECT NO. 2201023

**ALTA/NSPS
LAND TITLE
SURVEY**

SVA.01
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LEGEND AND ABBREVIATIONS

STREET MON. (FOUND)	SANITARY SEWER MANHOLE & PIPE	SS	SSMH	STORM DRAIN MANHOLE
PROPERTY CORNER (PLAT NOTED)	STORM DRAIN MANHOLE & PIPE	SD	SSMH	SANITARY SEWER MANHOLE
ADJACENT PL. or LOT LINES	CULINARY PIPE LINE	W	SD	STORM DRAIN
EXISTING RIGHT-OF-WAY LINE	WATER VALVE & WATER METER		CB	CATCH BASIN
CENTERLINE of ROAD	FIRE HYDRANT		IE	INVERT ELEVATION
EASEMENT LINE	POWER POLE & OVERHEAD POWER	OHP	TOG	TOP OF GRATE
CURB & GUTTER	FIBER OPTIC	FO	POB	POINT OF BEGINNING
EDGE OF EXISTING ASPHALT	GUY WIRE		SDVT	STORM DRAIN VAULT
FENCE, CHAIN	SIGN		SDIB	STORM DRAIN INLET BOX
	CATCH BASIN			
	STORM DRAIN INLET BOX			

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9188 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 942-7192
www.benchmarkcivil.com



PALMER CHRISTIANSEN COMPANY
170 W STRATFORD AVE AND 2510 S WEST TEMPLE
SOUTH SALT LAKE CITY, UTAH

PROJECT NO. 2201023

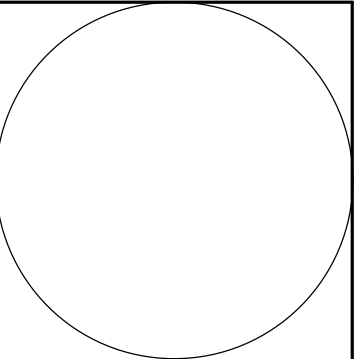
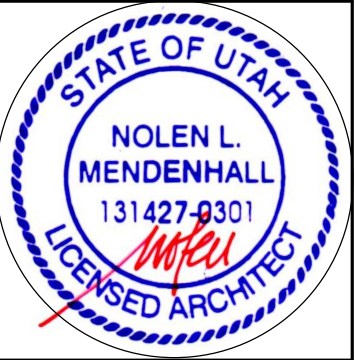
ALTA/NSPS
LAND TITLE
SURVEY

SVA.01
2 OF 2



Mendenhall
Architecture
& Design, LLC

4635 South Highland Drive
Holladay, UT 84117
801.277.2935



THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS HEREIN, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MENDENHALL ARCHITECTURE & DESIGN, LLC. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENTAL AGENCIES, VENDORS AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

Project:
PALMER-CHRISTIANSEN
170 West Stratford Ave
South Salt Lake, UT

Revisions:		
DATE	MARK	DESCRIPTION

Project number 12-22
Date November 1, 2022
Drawn by Author
Checked by Checker

ELEVATIONS
A3.1

