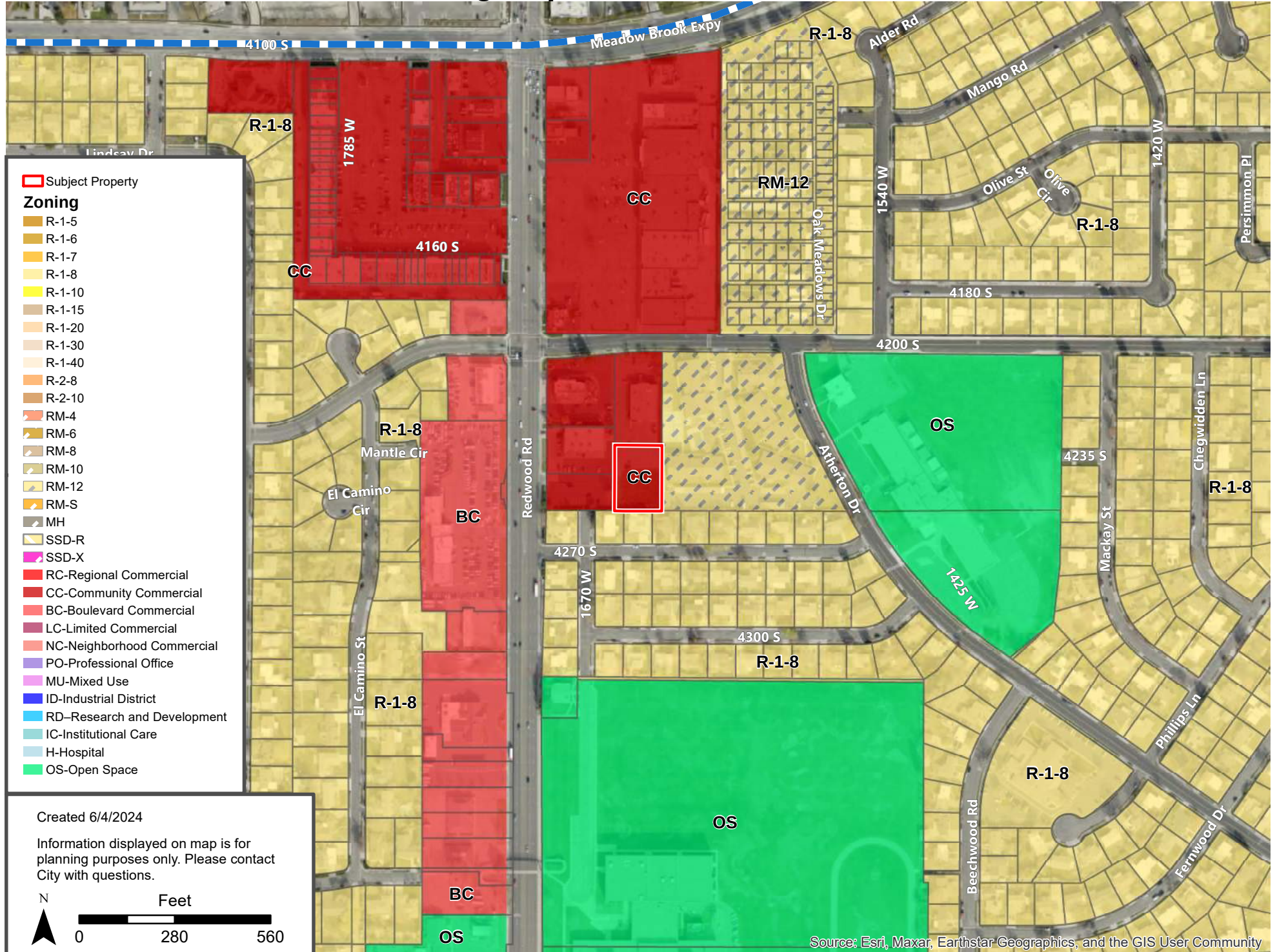


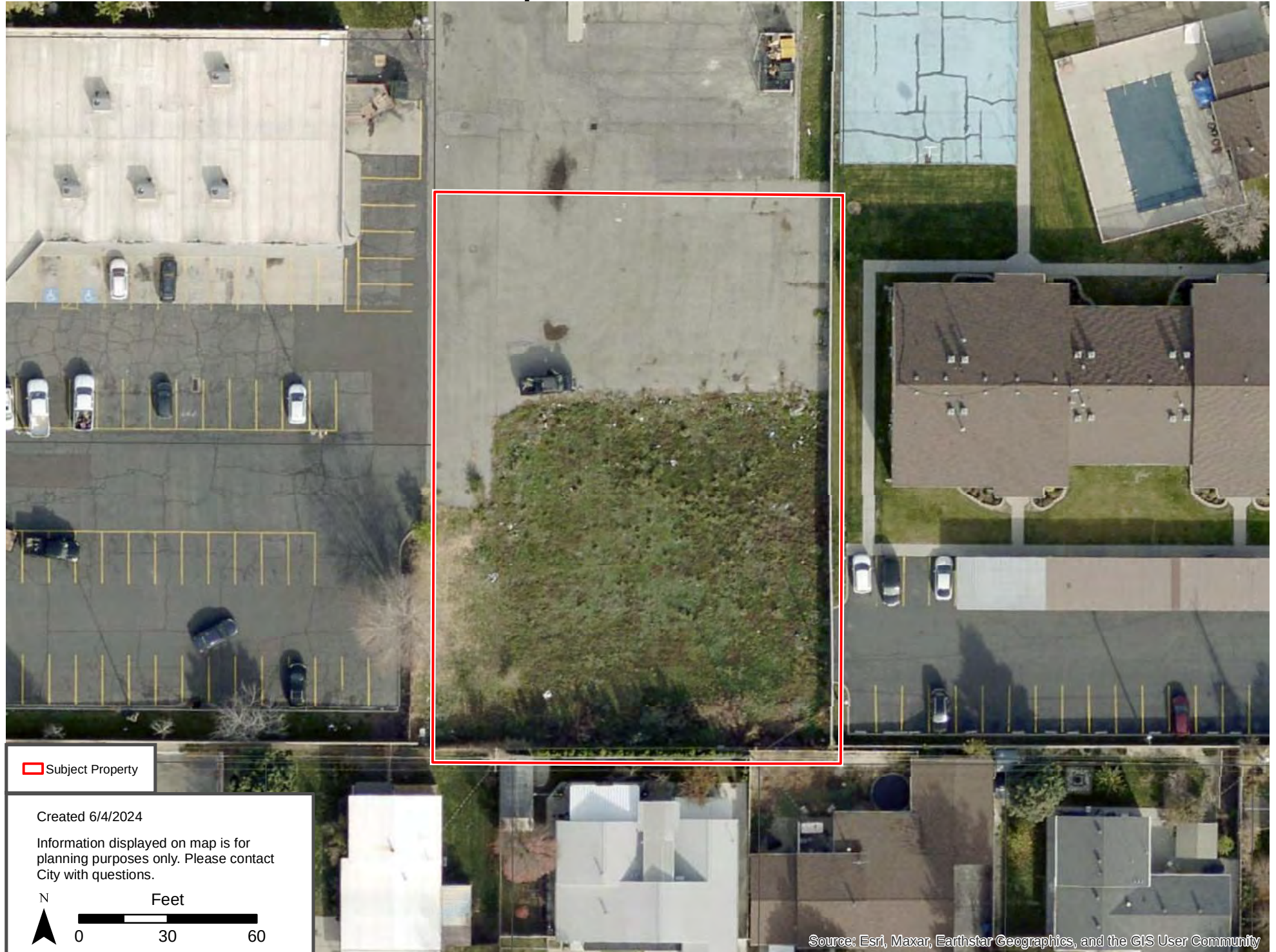
Zoning Map: 4255 S Redwood Rd



General Plan Map: 4255 S Redwood Rd



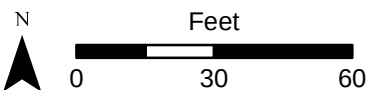
Site Map: 4255 S Redwood Rd



Subject Property

Created 6/4/2024

Information displayed on map is for planning purposes only. Please contact City with questions.



Vicinity Map: 4255 S Redwood Rd

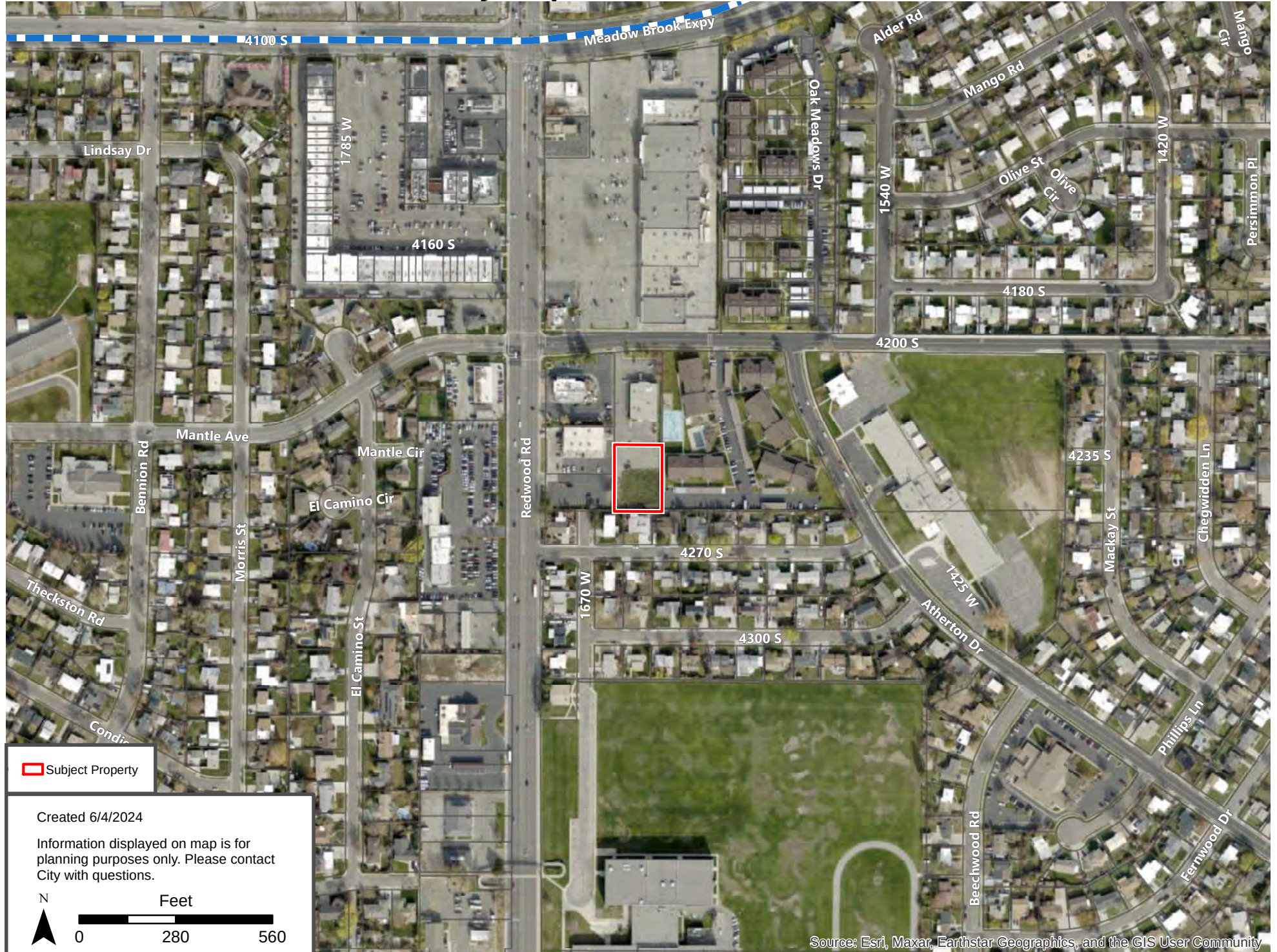




EXHIBIT E- View facing southeast.



EXHIBIT E- Southwest corner, existing wooden fence to be removed, portion of existing CMU wall.



EXHIBIT E- View facing east.



EXHIBIT E- Landscape strip with mature tree adjacent to property.

2021 VERSION
SITUATE IN THE NORTHEAST 1/4 OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
TAYLORSVILLE, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY SURVEYOR
UNLAWFUL TO REMOVE OR DISTURB

T1S

R 1 W

SEC COR

T2S

R E S E T

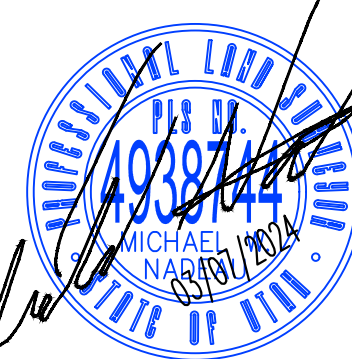
06 15

33	34
4	3

MERIDIAN
ENVIRONMENTAL, INC.

0 30 60
SCALE 1"=30'

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, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 7(d), 8, 9, 11, 13, AND 14 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2024.



RECORD SCHEDULE "A" DESCRIPTION (VERBATIM FROM TITLE REPORT)

PARCEL 1:
BEGINNING AT A POINT 1361.20 FEET SOUTH AND 60.00 FEET EAST AND SOUTH 89°55'30" EAST 199.31 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°03'15" WEST 192.80 FEET; THENCE SOUTH 89°43'15" EAST 138.00 FEET; THENCE SOUTH 00°03'15" EAST 192.31 FEET; THENCE NORTH 89°55'30" WEST 138.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A NON EXCLUSIVE ACCESS EASEMENT APPURTINANT TO PARCEL 1, OVER THE FOLLOWING DESCRIBED PROPERTY AS DISCLOSED BY A WARRANTY DEED AS ENTRY NO
9679443 IN BOOK 9273 AT PAGE 7256 OF OFFICIAL RECORDS:

COMMENCING AT A POINT LOCATED SOUTH 03°15' EAST ALONG THE ONE-QUARTER SECTION LINE 1251.80 FEET AND SOUTH 89°43'15" EAST 60.00 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°43'15" EAST 199.31 FEET; THENCE NORTH 03°15' WEST 352.72 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 4200 SOUTH STREET; THENCE NORTH 84°43'23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 25.11 FEET; THENCE SOUTH 03°15' EAST 380.27 FEET; THENCE NORTH 89°43'15" WEST 224.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE NORTH 03°15' WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 25.00 FEET TO THE POINT OF BEGINNING.

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEY PARCELS DESCRIBED HEREON AS REQUESTED BY MIGUEL ALPIZAR FOR FUTURE DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS S.0003°15'E. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 3, TOWNSHIP SOUTH, RANGE 1 WEST, SALT LAKE BASIN & MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN FEBRUARY OF 2024. THIS SURVEY RELIED ON TITLE REPORT SUPPLIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH THE FOLLOWING FILE NO. UT2118612 WITH AN EFFECTIVE DATE OF JUNE 30, 2021 AT 7:55 AM.

THE EASTERLY AND WESTERLY BOUNDARY LINES WERE ESTABLISHED BY OFFSET DISTANCES FROM THE MEASURED QUARTER SECTION LINE IN REDWOOD ROAD. TH
OFFSET DISTANCES WERE COMMON AMONG ADJOINING DEEDS. THERE ARE INCONSISTENCIES IN THE NORTH-SOUTH LENGTHS OF PARCEL LINES OF ADJOINING DEEDS I
THIS AREA. THE NORTHERLY BOUNDARY LINE WAS ESTABLISHED AT THE SOUTHERLY BOUNDARY LINE OF PARCEL 21-03-203-018. THIS POSITION IS SUPPORTED BY
FOUR PROPERTY CORNERS AT THE NORTHWEST AND NORTHEAST CORNERS FROM THE PREVIOUS BOUNDARY SURVEYS BY GEODETIC SURVEYS AND LARSEN AND
MALMQUIST. THE SOUTHERLY BOUNDARY LINE WAS ESTABLISHED AT THE NORTHERLY LINE OF MEADOWBROOK FARMS NO. 2 SUBDIVISION.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

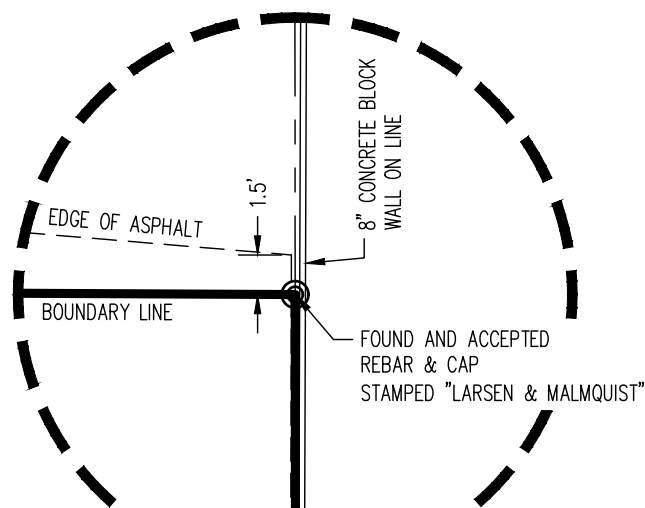
1. TITLE REPORT (PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY): FILE NO. U72118612.
2. WARRANTY DEED IN FAVOR OF KHUFU HOLDINGS LLC; ENTRY NO. 1358579 IN BOOK 11289 AT PAGE 5425.
3. RECORD OF SURVEY PREPARED BY MERIDIAN ENGINEERING, INC.: SURVEY NO. S2019-07-0452.
4. MEADOWBROOK FARMS NO.2 SUBDIVISION PLAT IN BOOK 5 AT PAGE 80.
5. SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 3, T2S, R1W, SLB&M.
6. RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS PROPERTIES, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE PARCELS SHOWN HEREON WAS GAINED FROM TITLE REPORT FILE NO. U72118612, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 30, 2021 AT 7:59 AM.
2. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS VALID ONLY IF THE SURVEYOR'S SEAL AND SIGNATURE ARE PRESENT. THE ORIGINAL PLAT WAS SEALED IN BLUE INK.
3. LAND USE REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS HAVE NOT BEEN DETERMINED AND ARE NOT A PART OF THIS SURVEY.
4. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. UNLESS OTHERWISE SHOWN, THE OWNERSHIP OF ROADS IS NOT KNOWN TO THE SURVEYOR.
6. THE WORDS "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DISCLOSED TO THE SURVEYOR OR INFORMATION IN POSSESSION OF THE SURVEYOR AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF LEGAL OWNERSHIP, EXPRESSED OR IMPLIED.
7. THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR AND RECORD DRAWINGS PROVIDED BY THE CITY, UTILITY COMPANY, OR PROPERTY OWNER AT THE TIME OF THE SURVEY. EXISTING LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.
8. CONTRACTOR MUST OBTAIN A PERMIT BEFORE BEGINNING WORK WITHIN THIRTY FEET OF AN ESTABLISHED COUNTY SURVEY MONUMENT, PER UTAH STATE CODE 17-23-14 SUBSECTIONS 2 AND 4.

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS.
(T) BEARING AND/OR DISTANCE DATA TAKEN FROM TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; FILE NO. UT2118612
(ARP) BEARING AND/OR DISTANCE DATA TAKEN FROM SALT LAKE COUNTY AREA REFERENCE PLAT SECTION 03, T2S-R1W.

ITEM 1: MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.
ITEM 2: PROPERTY ADDRESS IS SHOWN HEREON.
ITEM 3: CURRENT FLOOD ZONE AS PER FEMA FLOOD INSURANCE RATE, MAP NO. 49035C0290G WITH AND EFFECTIVE DATE: 9/25/2009 (THIS LOCATION HAS STATUS AS "NOT PRINTED", THE DATA IS VIEWABLE ON THE FEMA WEBSITE): ZONE X - AREA OF MINIMAL FLOOD HAZARD.
ITEM 4: GROSS LAND AREA: 26,476 SQUARE FEET OR 0.61 ACRE IN AREA, MORE OR LESS.
ITEM 5: VERTICAL RELIEF IS SHOWN ON SHEET 2. BENCHMARK IS SHOWN HEREON AND IS FROM GROUND SURVEY MEASUREMENTS.
ITEM 6(a): ZONING REPORT OR LETTER NOT PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY.
ITEM 6(b): ZONING REPORT OR LETTER NOT PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY.
ITEM 7(a): NO BUILDINGS ON SITE AT THE TIME OF THIS SURVEY.
ITEM 7(b): NO BUILDINGS ON SITE AT THE TIME OF THIS SURVEY.
ITEM 7(c): NO BUILDINGS ON SITE AT THE TIME OF THIS SURVEY.
ITEM 7(d): NO BUILDINGS ON SITE AT THE TIME OF THIS SURVEY.
ITEM 8: SUBSTANTIAL FEATURES OBSERVED DURING THE COURSE OF THE SURVEY ARE SHOWN ON SHEET 2.
ITEM 9: NO PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
ITEM 11: OBSERVED UTILITY EVIDENCE IS SHOWN ON SHEET 2.
ITEM 13: NAMES OF ADJOINING OWNERS ARE SHOWN HEREON.
ITEM 14: DISTANCE TO NEAREST INTERSECTING STREET IS SHOWN HEREON.

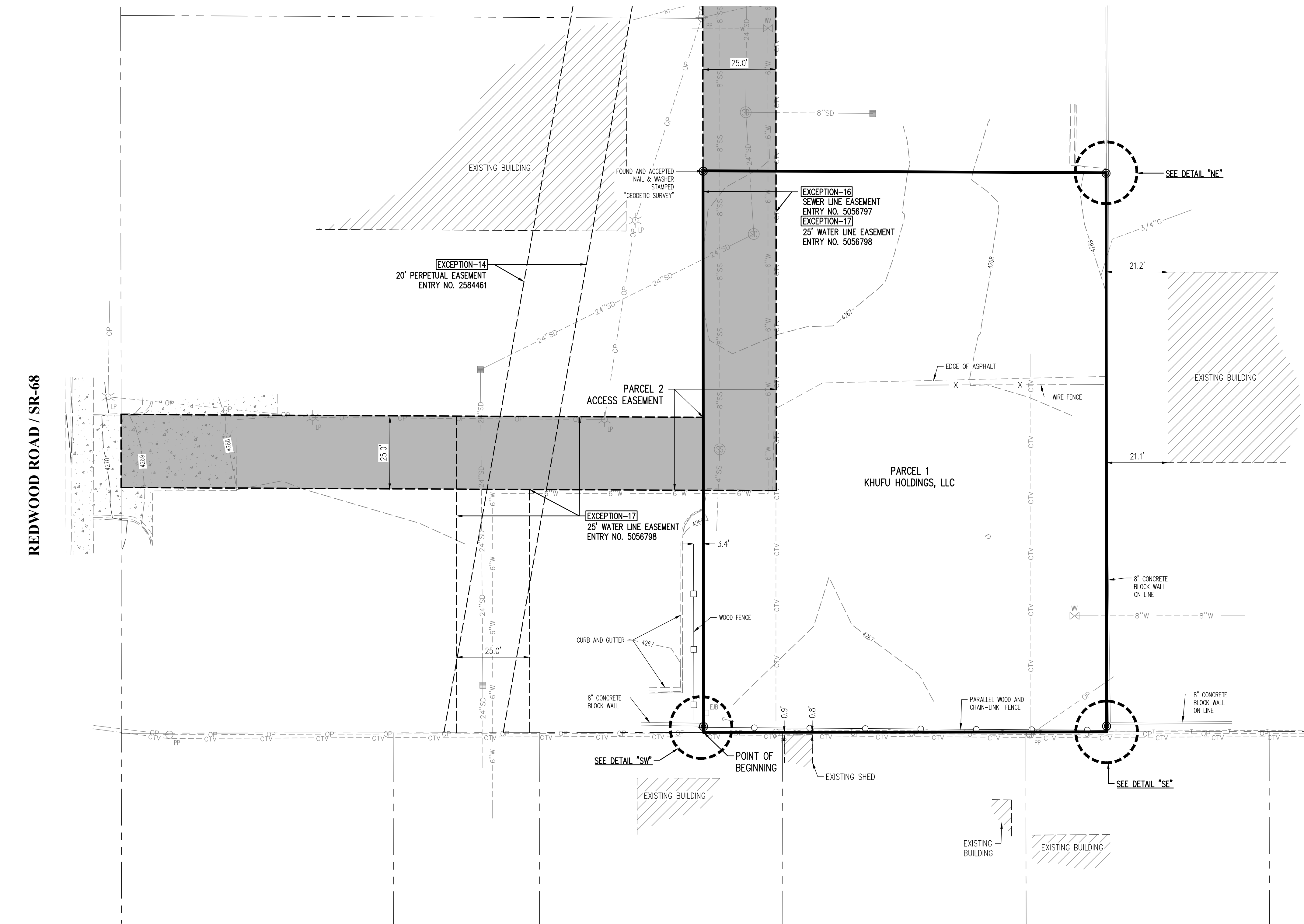
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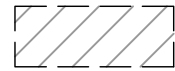
DETAIL "SW"

DETAIL "SE"

DETAIL "NE"



LEGEND

_____	PROPERTY BOUNDARY
_____	ADJOINER BOUNDARY
_____	SECTION LINE
_____	EASEMENT LINE
_____BP_____BP_____	EXISTING BURIED POWER LINE
_____OP_____OP_____	EXISTING BURIED POWER LINE
_____SD_____SD_____	EXISTING STORM DRAIN LINE
_____SS_____SS_____	EXISTING SEWER LINE
_____W_____W_____	EXISTING WATER LINE
_____T_____T_____	EXISTING TELEPHONE LINE
_____BT_____BT_____	EXISTING BURIED TELEPHONE LINE
_____CTV_____CTV_____	EXISTING CABLE LINE
_____FO_____FO_____	EXISTING FIBER OPTIC LINE
_____G_____G_____	EXISTING GAS LINE
 	EXISTING WOOD FENCE
 	EXISTING CHAIN LINK FENCE
 	EXISTING DECORATIVE FENCE
_____X_____X_____	EXISTING WIRE FENCE
=====	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PARCEL 2: ACCESS EASEMENT
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING ELECTRICAL BOX
	EXISTING IRRIGATION BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING WATER MANHOLE
	EXISTING CATCH BASIN
	EXISTING GUY WIRE
	EXISTING GATE POST
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING WATER VALVE
	EXISTING PROPERTY CORNER AS NOTED
	FOUND STREET MONUMENT AS NOTED
	FOUND SECTION CORNER

SCHEDULE "B" - SECTION 2 EXCEPTIONS (ONLY EXCEPTIONS THAT AFFECT THE SURVEY ARE SHOWN HEREON)
TITLE COMMITMENT ORDER NO. UT2118612

EXCEPTION 14: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO SALT LAKE COUNTY, A BODY CORPORATE AND POLITIC FOR THE PURPOSE TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES, RECORDED ON NOVEMBER 27, 1973, RECORDING NO. 2584461, BOOK 3465, PAGE 186.

SURVEYOR'S COMMENT: 20 FOOT WIDE PERPETUAL EASEMENT IS LOCATED WEST OF THE SUBJECT PROPERTY. SAID EASEMENT IS SHOWN AND LABELED HEREON AS **EXCEPTION-14**

EXCEPTION 15: ANY EASEMENTS AND/OR RIGHTS-OF-WAY FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCES OF THE NORTH JORDAN IRRIGATION COMPANY AND/OR PARTIES CLAIMING BY, THROUGH OR UNDER IT, AS THE SAME MAY BE FOUND TO INTERSECT THE LAND, AS DISCLOSED BY VARIOUS INSTRUMENTS OR RECORD, INCLUDING THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEMS. RECORDED AS NO. 4398608, IN BOOK 5875, AT PAGE 1781 OF THE OFFICIAL RECORDS.

SURVEYOR'S COMMENT: DOCUMENT IS BLANKET IN NATURE. NOTHING SHOWN.

EXCEPTION 16: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO TAYLORSVILLE-BENNING IMPROVEMENT DISTRICT, A BODY POLITIC FOR THE PURPOSE TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, REPLACE AND MAINTAIN A SEWER LINE AND APPURTENANT STRUCTURES. RECORDED ON APRIL 26, 1991, RECORDING NO. 5056797, BLOCK 6309, PAGE 1460.

SURVEYOR'S COMMENT: SEWER LINE EASEMENT AFFECTS THE SUBJECT PARCEL. SAID EASEMENT IS SHOWN AND LABELED HEREON AS **EXCEPTION-16**

EXCEPTION 17: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO TAYLORSVILLE-BENNING IMPROVEMENT DISTRICT, A BODY POLITIC FOR THE PURPOSE TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, REPLACE AND MAINTAIN A WATER LINE AND APPURTENANT STRUCTURES. RECORDING ON APRIL 26, 1991, RECORDING NO: 5056798, BOOK 6309, PAGE 1463.

SURVEYOR'S COMMENT: WATER LINE EASEMENT AFFECTS THE SUBJECT PARCEL. SAID EASEMENT IS SHOWN AND LABELED HEREON AS **EXCEPTION-17**

EXCEPTION 18: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: AUTOZONE, INC., A DELAWARE CORPORATION PURPOSE OF AN ACCESS EASEMENT. RECORDED ON SEPTEMBER 3, 1991, RECORDING NO: 5120916, BOOK 6352, PAGE 1859.

SURVEYOR'S COMMENT: ACCESS EASEMENT DESCRIBED IS THE SAME AREA AS PARCEL 2 PER THE SCHEDULE A DESCRIPTION. SAID EASEMENT IS SHOWN AND LABELED HEREON AS PARCEL 2.

EXCEPTION 19: TERMS, CONDITIONS AND EASEMENTS CONTAINED IN THAT CERTAIN CORRECTION AGREEMENT RECORDED DECEMBER 22, 1993 AS ENTRY NO. 5692699 IN BOOK 6834 AT PAGE 391 OF THE OFFICIAL RECORDS.

SURVEYOR'S COMMENT: ACCESS EASEMENT DESCRIBED IS THE SAME AREA AS PARCEL 2 PER THE SCHEDULE A DESCRIPTION. SAID EASEMENT IS SHOWN AND LABELED HEREON AS PARCEL 2.

EXCEPTION 20: AN ACCESS EASEMENT AS DISCLOSED BY MESNE INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THAT CERTAIN WARRANTY DEED, RECORDED MARCH 30, 2006, AS ENTRY NO. 9679443 IN BOOK 9273 AT PAGE 7256 OF THE OFFICIAL RECORDS.

SURVEYOR'S COMMENT: ACCESS EASEMENT DESCRIBED IS THE SAME AREA AS PARCEL 2 PER THE SCHEDULE A DESCRIPTION. SAID EASEMENT IS SHOWN AND LABELED HEREON AS PARCEL 2.

SHEET NO.	2 OF 2
PROJECT NO.	233350
COMP. FILE	233350_ALTA
ALTA/NSPS LAND TITLE SURVEY	MIGUEL ALPIZAR 77 E ST. 4500 S ST. MURRAY, UT 84107
PROJECT ADDRESS: 4255 S. REDWOOD RD TAYLORSVILLE, UT 84123	 MERIDIAN ENGINEERING, INC. 1028 WEST 11010 SOUTH, SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 569-1319 FAX (801) 569-1319 WWW.MERIDIANUT.COM
SITUATE IN THE NORTHEAST 1/4 OF SECTION 3, T2S, R1W, SLB&M	COPYRIGHT MERIDIAN ENGINEERING, INC. ALL RIGHTS RESERVED THIS DOCUMENT CONTAINS UNCLASSIFIED INFORMATION EXCEPT WHERE SHOWN OTHERWISE DATE OF CLASSIFICATION BY PERIODIC OR ADDITIONAL
DRAWN	TRW/SH
SURVEYED	GB
CHECKED	MWN
DATE	07-MAR-2024
NO.	REVISIONS
BY	DATE

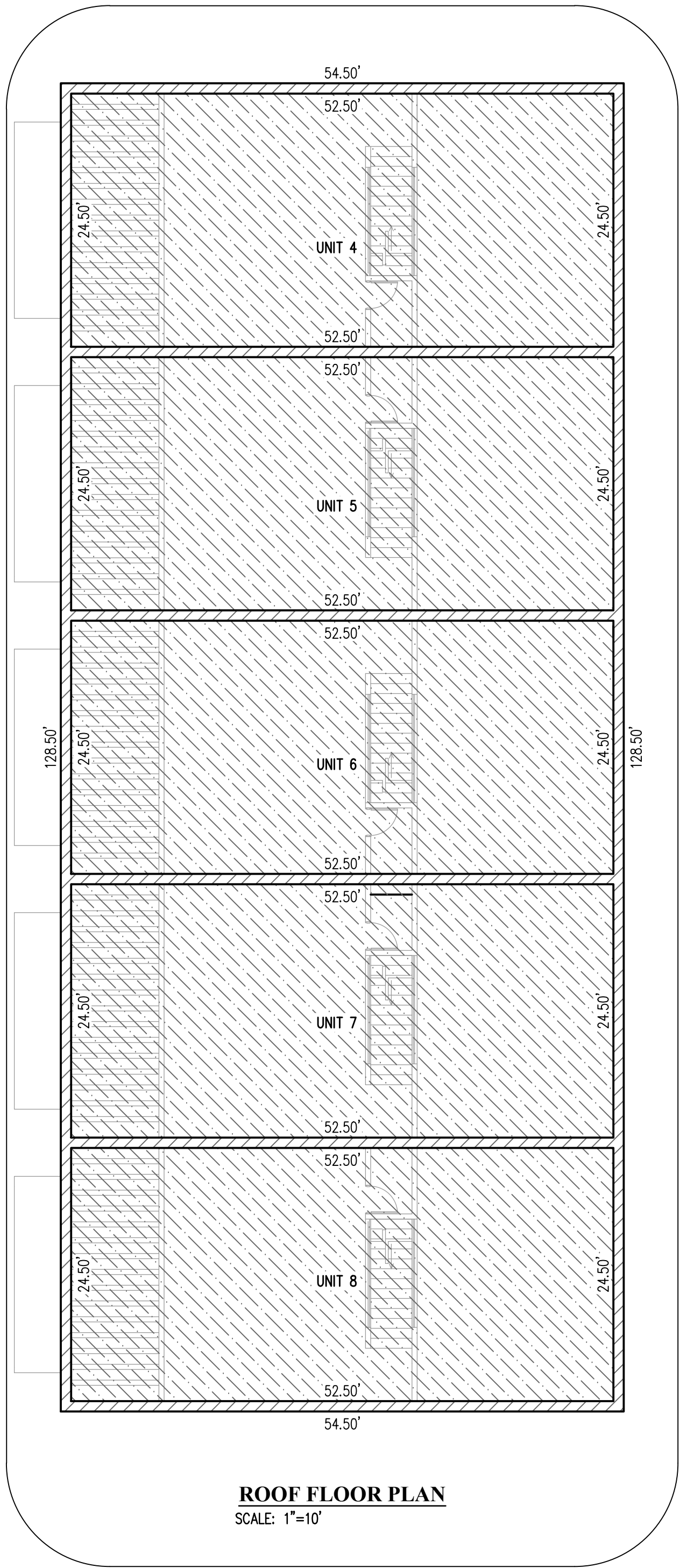
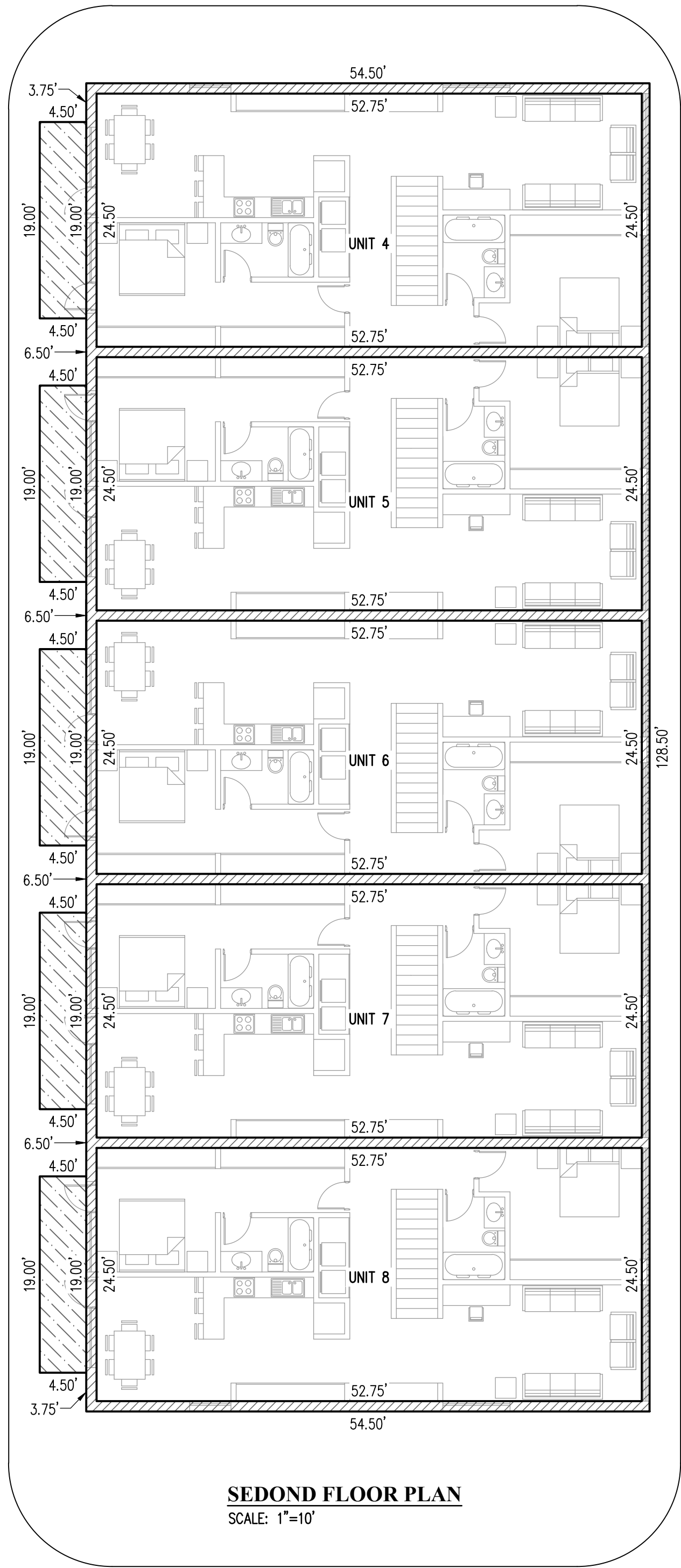
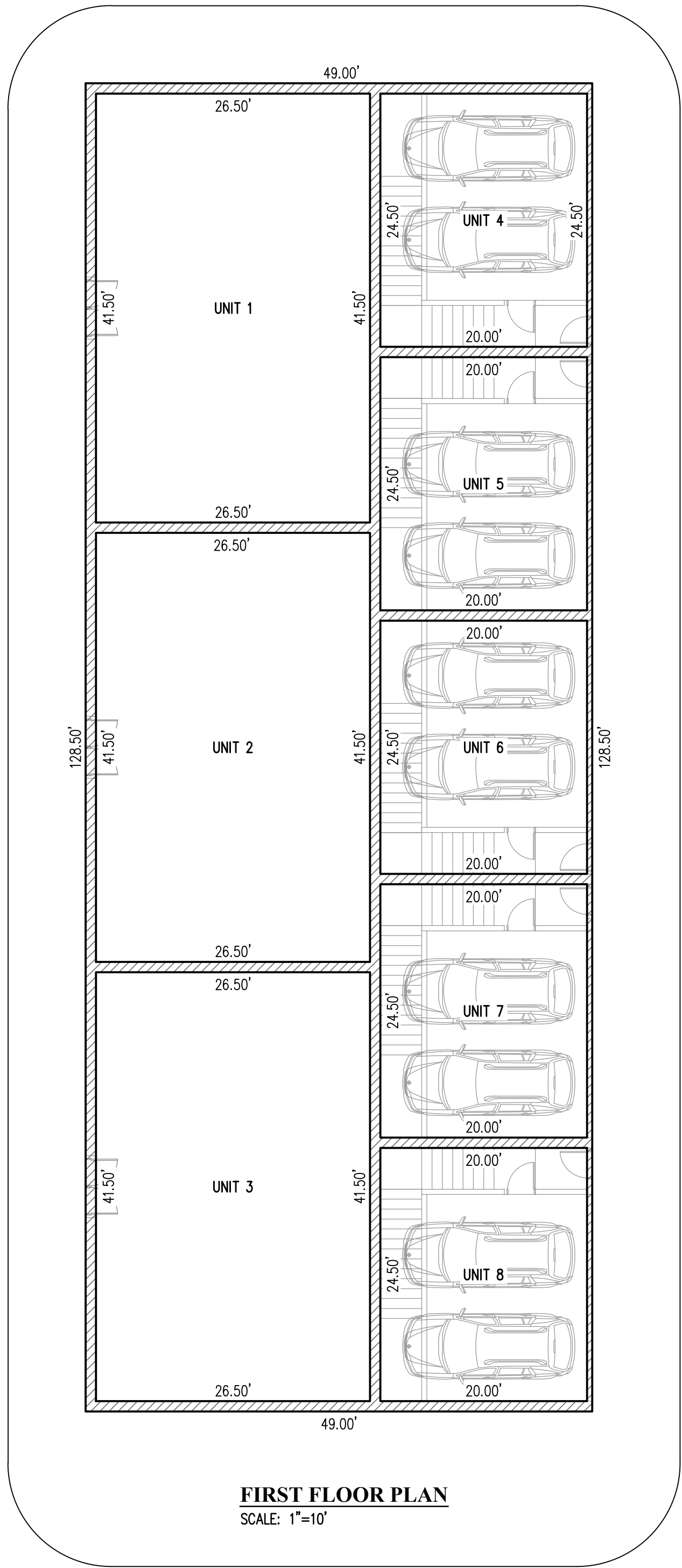
EXHIBIT G

The mixed-use building at 4255 South Redwood Road, Taylorsville, features both commercial spaces and residential units. It stands two stories tall at 34 feet and includes private rooftop terraces for each unit.

The ground floor contains three commercial spaces and five 2-car garages. The upper floor consists of five two-bedroom residential units, each approximately 1,300 square feet.

The units include a social area and master bedroom on the west side, with two smaller bedrooms on the east side. A 10-foot wide pergola on the western façade enhances the terrace, providing balconies for each unit.

EXHIBIT H



OWNERSHIP SPACE MATRIX AND GENERAL NOTES

- ALL LAYOUT, AREAS AND DIMENSIONS SHOWN HEREON ARE MEASURED FROM ELECTRONIC ARCHITECTURAL DRAWINGS PROVIDED TO MERIDIAN ON APRIL 4, 2024 BY ARCHPLEX GROUP ARCHITECTURAL SERVICES AND DO NOT REFLECT ACTUAL CONSTRUCTION.
- UNLESS OTHERWISE SHOWN, ALL INTERIOR DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE WALL INDICATED.
- THE VERTICAL DIMENSIONS OF EACH UNIT AND EACH COMMON/PRIVATE AREA EXTEND FROM THE FLOOR ELEVATION TO THE CEILING ELEVATION AT THE SAME HORIZONTAL LOCATION. FLOOR AND CEILING ELEVATIONS ON THE SAME LEVEL MAY VARY AT DIFFERENT HORIZONTAL LOCATIONS.
- DIMENSIONS TAKE PREFERENCE OVER SCALE.

	PRIVATE OWNERSHIP
	COMMON AREA OWNERSHIP
	*LIMITED COMMON AREA

ADDRESS CHART	
UNIT	UNIT ADDRESS
UNIT 1	4237 S. REDWOOD RD.
UNIT 2	4239 S. REDWOOD RD.
UNIT 3	4241 S. REDWOOD RD.
UNIT 4	4243 S. REDWOOD RD.
UNIT 5	4245 S. REDWOOD RD.
UNIT 6	4247 S. REDWOOD RD.
UNIT 7	4249 S. REDWOOD RD.
UNIT 8	4251 S. REDWOOD RD.

FLOOR 1
TOTAL OWNERSHIP OF UNIT 1
COMMON AREA OWNERSHIP 547 S.F.
PRIVATE OWNERSHIP 1100 S.F.

FLOOR 1
TOTAL OWNERSHIP OF UNIT 2
COMMON AREA OWNERSHIP 547 S.F.
PRIVATE OWNERSHIP 1100 S.F.

FLOOR 1
TOTAL OWNERSHIP OF UNIT 3
COMMON AREA OWNERSHIP 547 S.F.
PRIVATE OWNERSHIP 1100 S.F.

FLOOR 1
TOTAL OWNERSHIP OF UNIT 4
COMMON AREA OWNERSHIP 547 S.F.
PRIVATE OWNERSHIP 490 S.F.

FLOOR 2
COMMON AREA OWNERSHIP 515 S.F.
PRIVATE OWNERSHIP 1292 S.F.
LIMITED COMMON AREA 86 S.F.

ROOF
COMMON AREA OWNERSHIP 572 S.F.
LIMITED COMMON AREA 1286 S.F.

FLOOR 1
TOTAL OWNERSHIP OF UNIT 5
COMMON AREA OWNERSHIP 547 S.F.
PRIVATE OWNERSHIP 490 S.F.

FLOOR 2
COMMON AREA OWNERSHIP 515 S.F.
PRIVATE OWNERSHIP 1292 S.F.
LIMITED COMMON AREA 86 S.F.

ROOF
COMMON AREA OWNERSHIP 572 S.F.
LIMITED COMMON AREA 1286 S.F.

FLOOR 1
TOTAL OWNERSHIP OF UNIT 6
COMMON AREA OWNERSHIP 547 S.F.
PRIVATE OWNERSHIP 490 S.F.

FLOOR 2
COMMON AREA OWNERSHIP 515 S.F.
PRIVATE OWNERSHIP 1292 S.F.
LIMITED COMMON AREA 86 S.F.

ROOF
COMMON AREA OWNERSHIP 572 S.F.
LIMITED COMMON AREA 1286 S.F.

FLOOR 1
TOTAL OWNERSHIP OF UNIT 7
COMMON AREA OWNERSHIP 547 S.F.
PRIVATE OWNERSHIP 490 S.F.

FLOOR 2
COMMON AREA OWNERSHIP 515 S.F.
PRIVATE OWNERSHIP 1292 S.F.
LIMITED UNCOMMON AREA 86 S.F.

ROOF
COMMON AREA OWNERSHIP 572 S.F.
LIMITED COMMON AREA 1286 S.F.

FLOOR 1
TOTAL OWNERSHIP OF UNIT 8
COMMON AREA OWNERSHIP 547 S.F.
PRIVATE OWNERSHIP 490 S.F.

FLOOR 2
COMMON AREA OWNERSHIP 515 S.F.
PRIVATE OWNERSHIP 1292 S.F.
LIMITED AREA UNCOMMON 86 S.F.

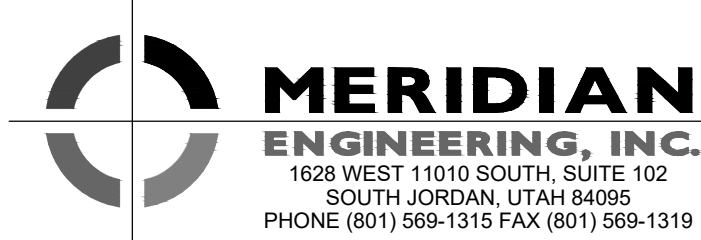
ROOF
COMMON AREA OWNERSHIP 572 S.F.
LIMITED COMMON AREA 1286 S.F.

*LIMITED COMMON AREA - COMMON AREA RESERVED FOR UNITS 4, 5, 6, 7, & 8.

APEX PLAZA CONDOMINIUMS

SITUATE IN THE NORTHEAST 1/4 OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
TAYLORSVILLE, SALT LAKE COUNTY, UTAH

PREPARED BY:



OWNER:

KHUFU HOLDING, LLC
77 EAST 4500 SOUTH
MURRAY, UT 84107

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

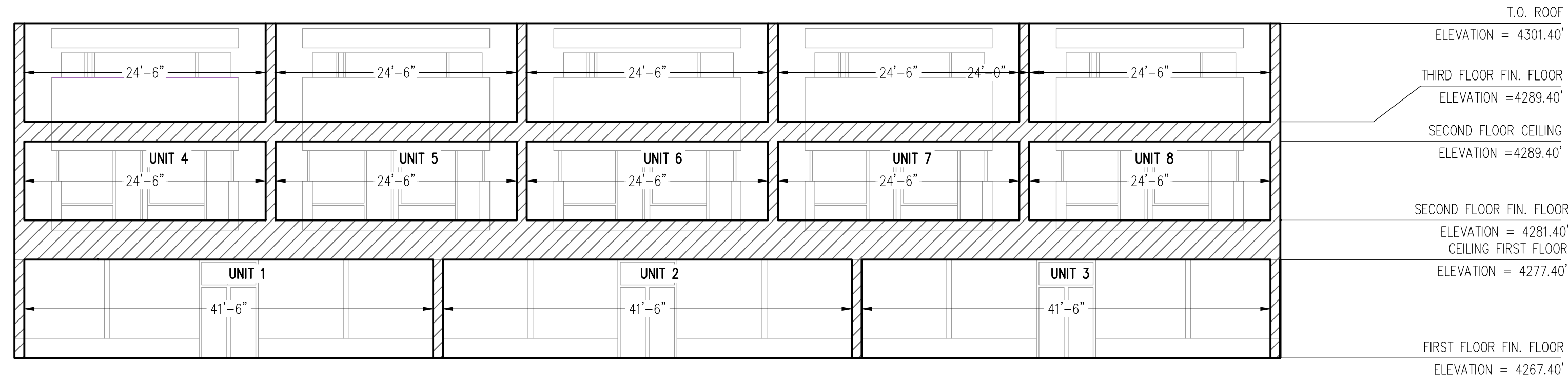
FEE \$ _____ SALT LAKE COUNTY RECORDER

COMP. FILE
23350
FINAL PLAT

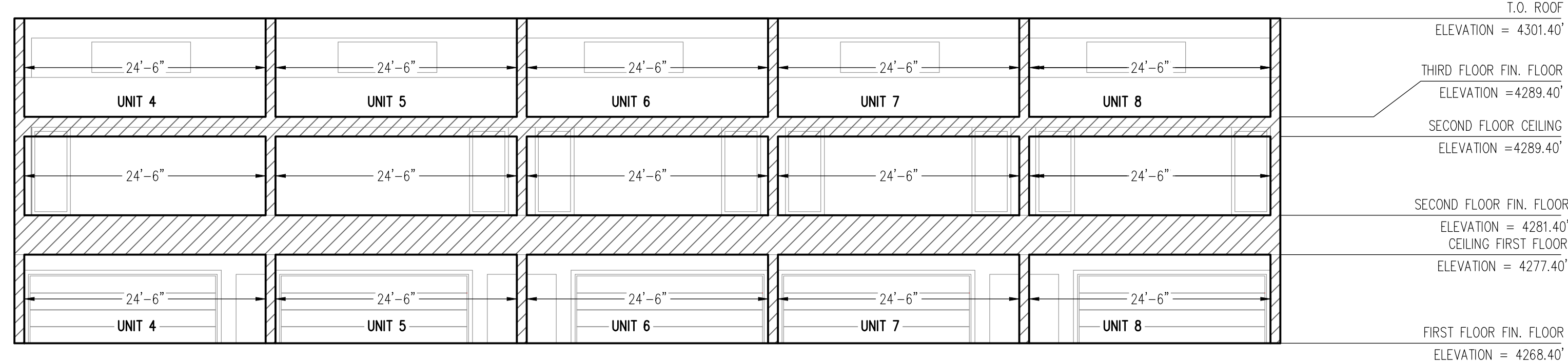
PROJECT NO.
23350

SHEET NO.
2 OF 3

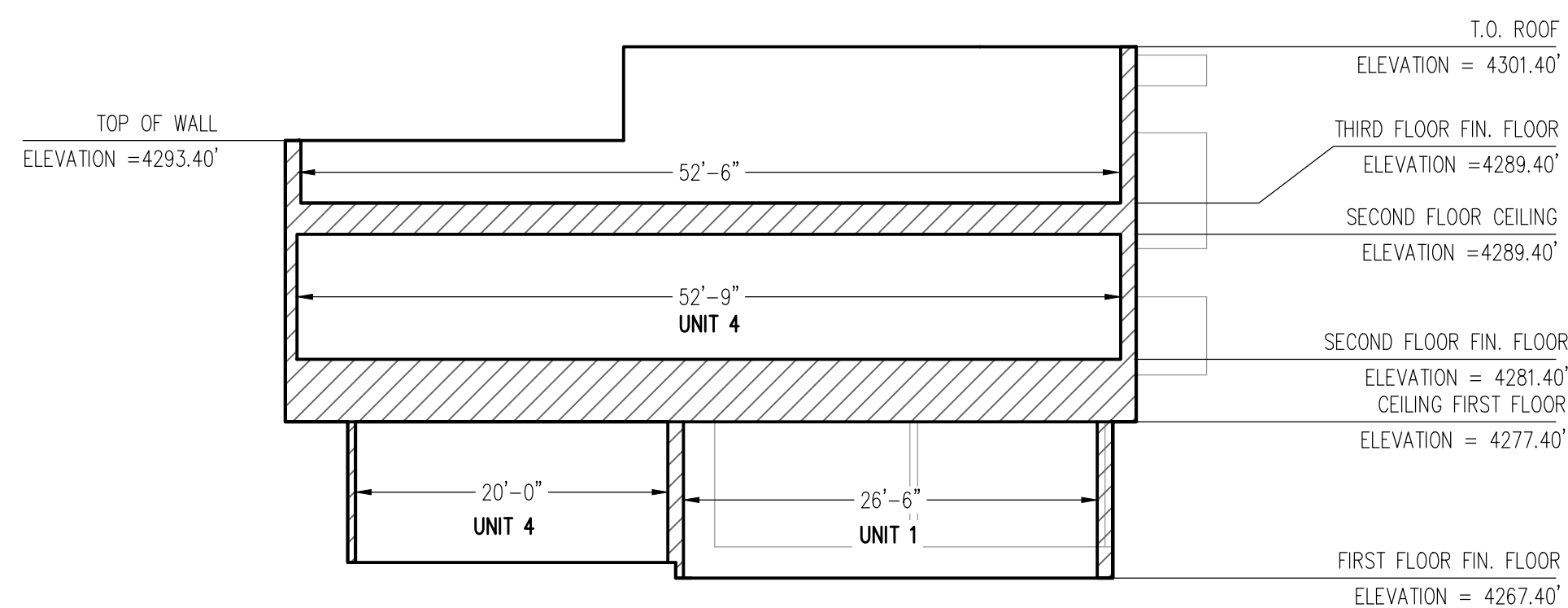
EXHIBIT H



WEST ELEVATION PLAN
SCALE: 1"=10'



EAST ELEVATION PLAN
SCALE: 1"=10'



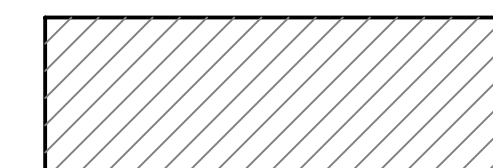
NORTH ELEVATION PLAN
SCALE: 1"=10'

OWNERSHIP SPACE MATRIX AND GENERAL NOTES

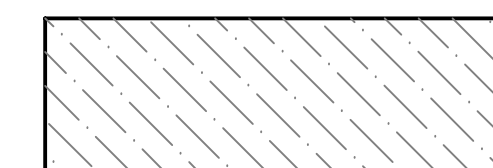
1. ALL LAYOUT, AREAS AND DIMENSIONS SHOWN HEREON ARE MEASURED FROM ELECTRONIC ARCHITECTURAL DRAWINGS PROVIDED TO MERIDIAN ON APRIL 4, 2024 BY ARCHPLEX GROUP ARCHITECTURAL SERVICES AND DO NOT REFLECT ACTUAL CONSTRUCTION.
2. UNLESS OTHER WISE SHOWN, ALL INTERIOR DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE WALL INDICATED.
3. THE VERTICAL DIMENSIONS OF EACH UNIT AND EACH COMMON/PRIVATE AREA EXTEND FROM THE FLOOR ELEVATION TO THE CEILING ELEVATION AT THE SAME HORIZONTAL LOCATION. FLOOR AND CEILING ELEVATIONS ON THE SAME LEVEL MAY VARY AT DIFFERENT HORIZONTAL LOCATIONS.
4. DIMENSIONS TAKE PREFERENCE OVER SCALE.



PRIVATE OWNERSHIP



COMMON AREA OWNERSHIP



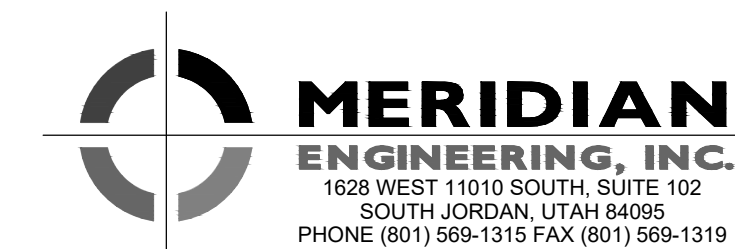
*LIMITED COMMON AREA

ADDRESS CHART	
UNIT	UNIT ADDRESS
UNIT 1	4237 S. REDWOOD RD
UNIT 2	4239 S. REDWOOD RD
UNIT 3	4241 S. REDWOOD RD
UNIT 4	4243 S. REDWOOD RD
UNIT 5	4245 S. REDWOOD RD
UNIT 6	4247 S. REDWOOD RD
UNIT 7	4249 S. REDWOOD RD
UNIT 8	4251 S. REDWOOD RD

APEX PLAZA CONDOMINIUMS

SITUATE IN THE NORTHEAST 1/4 OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
TAYLORSVILLE, SALT LAKE COUNTY, UTAH

PREPARED BY:



OWNER:

KHUFU HOLLIDING, LLC
77 EAST 4500 SOUTH
MURRAY, UT 84107

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

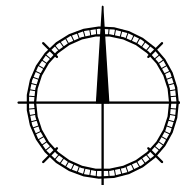
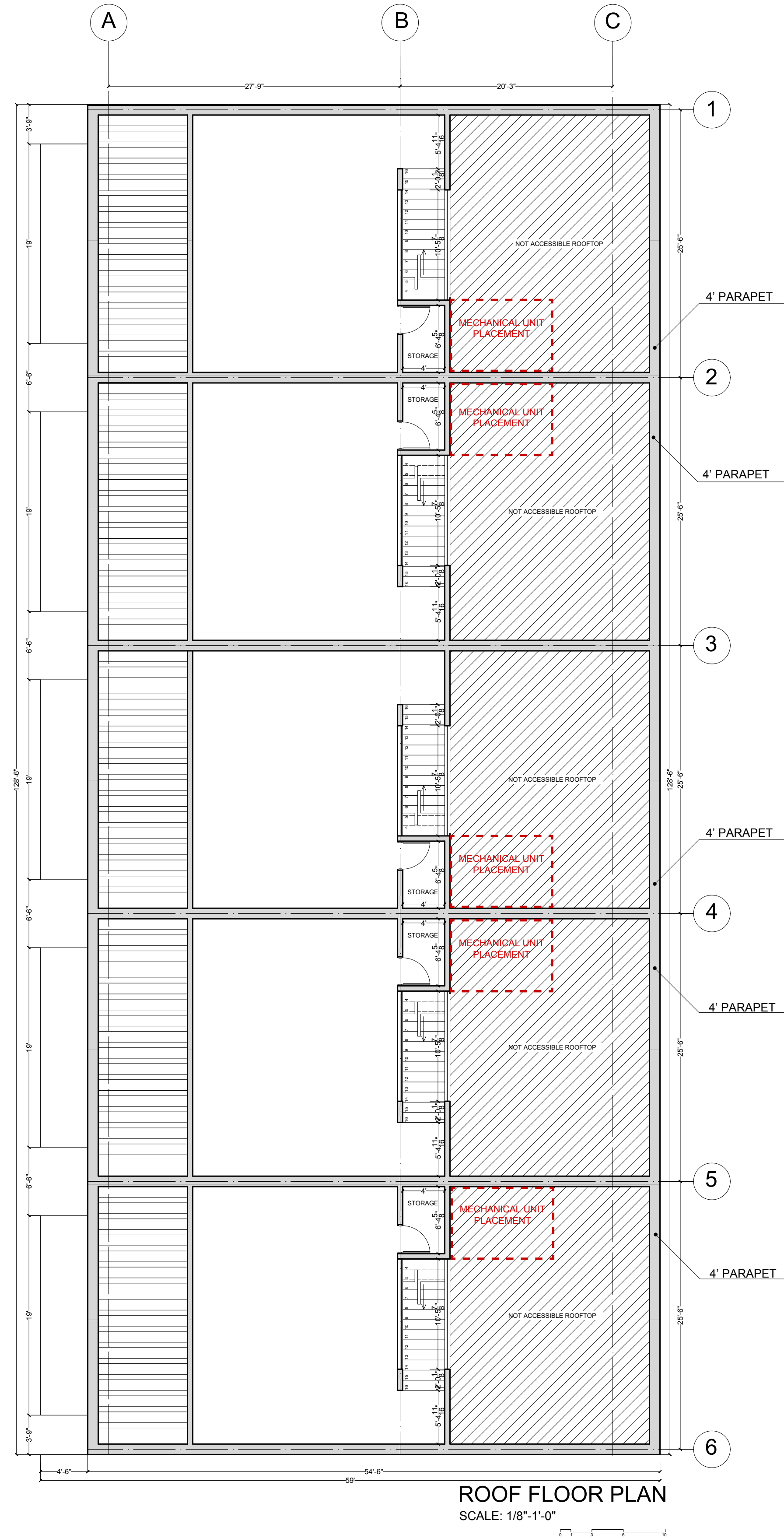
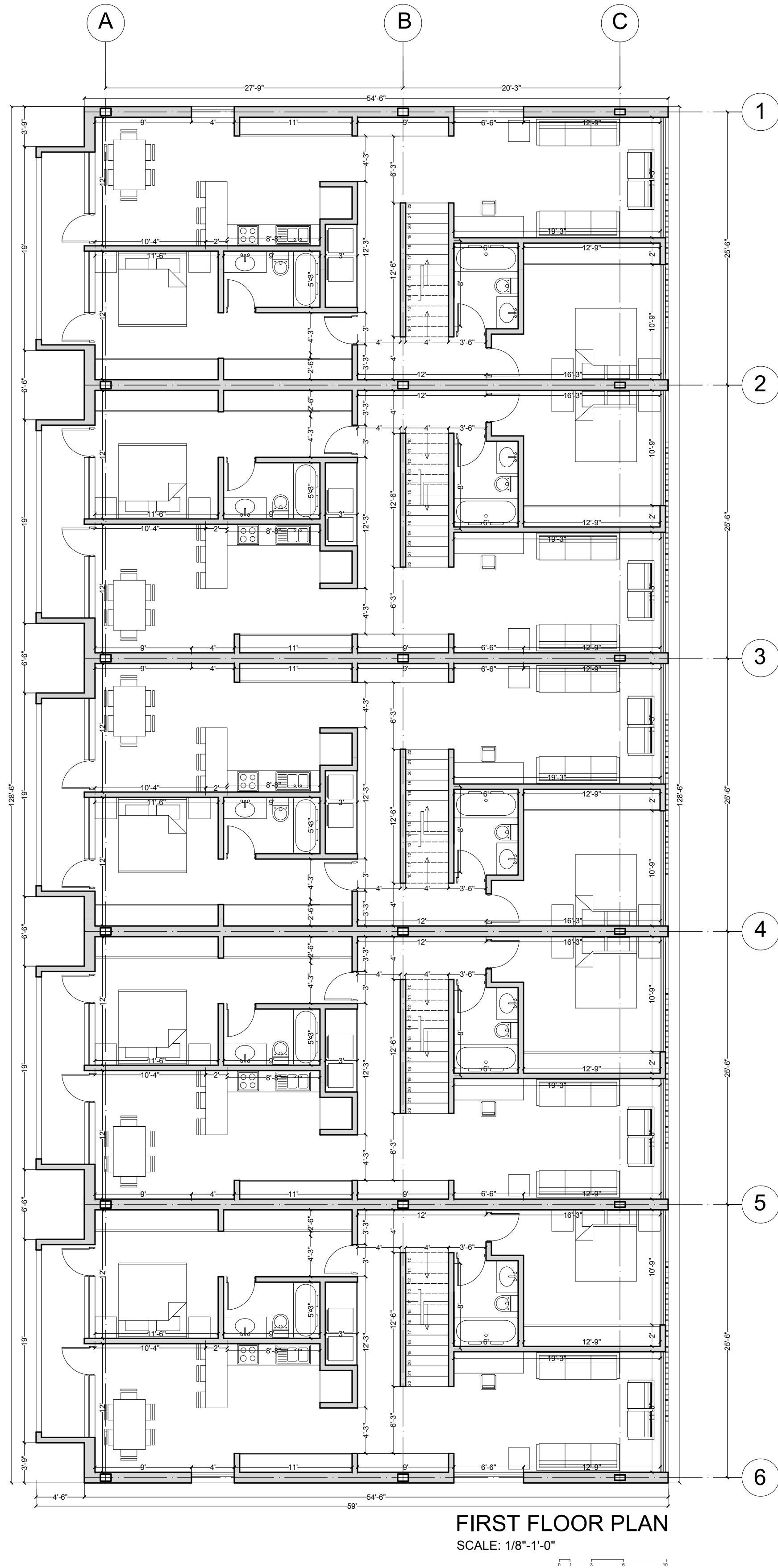
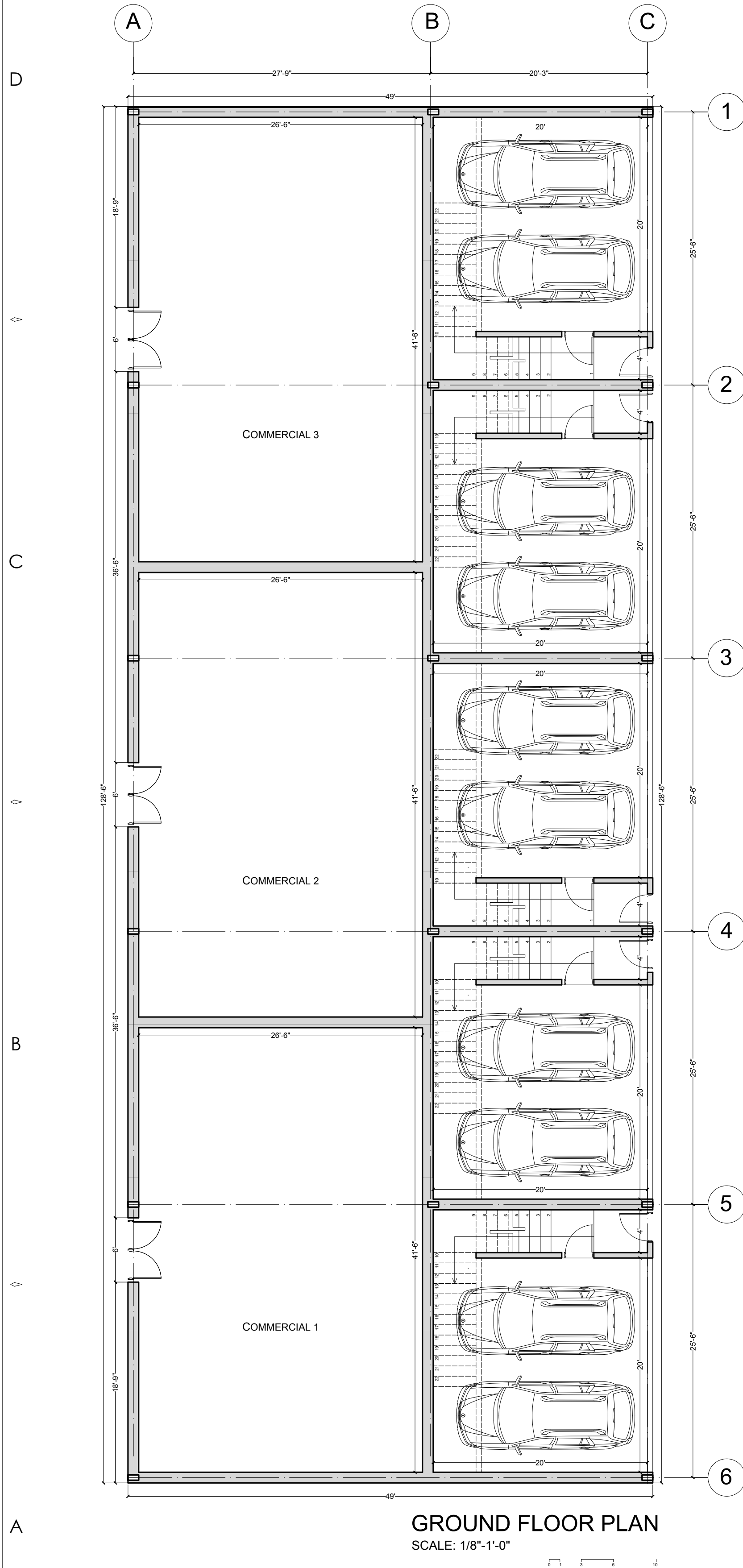
DATE: TIME: BOOK: PAGE:

FEE \$	SALT LAKE COUNTY RECORDER
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COMP. FILE
23350
FINAL PLAT

PROJECT NO.	23350
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SHEET NO.
3 OF 3



BUILDING PRIMARY MATERIALS	
	NAME
1	EXTERIOR SMOOTH FINISH STUCCO - WHITE COLOR
2	WHITE METAL AWNING
3	WOOD LIKE PANER CLADDING - DARK WALNUT 46.5"-5"
4	BRICK 2 1/4"x9" DARK WALNUT
5	3/8" OPAQUE TOUGHENED TEMPERED GLASS PARAPET
9	WOOD LIKE SLATS - DARK WALNUT

BUILDING SECONDARY MATERIALS	
	NAME
6	STOREFRONT 3/8" CLEAR GLASS AND BLACK MULLION, DOOR SWINGING TYPE, ALUMINIUM BLACK FRAME 2"
7	3/8" CLEAR GLASS WHITE MULLION FRAME 2"
8	3/8" CLEAR GLASS BLACK MULLION FRAME 2"
10	EXTERIOR WOOD LIKE DOOR - DARK WALNUT
11	GARAGE WOOD LIKE DOOR - DARK WALNUT

PROJECT NUMBER
2408.01

ISSUE DATE
03/15/24

REVISION DATE DESCRIPTION

ARCHIPEX GROUP
ARCHITECTURAL SERVICES

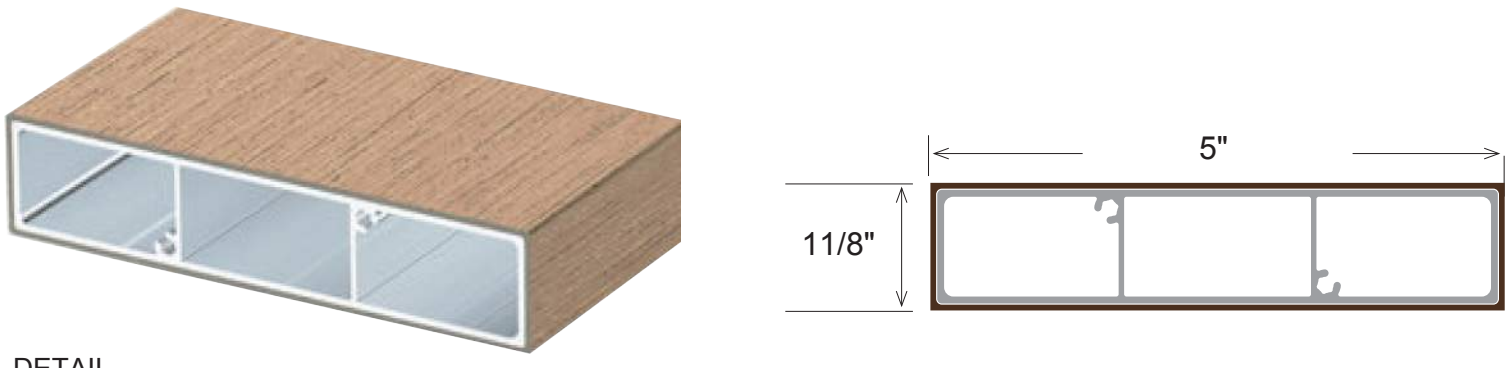
420 WEST 1500 SOUTH SUITE 203
BOUNTIFUL, UT 84010
PHONE #: (385) 777-2972

CONCEPTUAL MULTI-USE BUILDING

4255 S. REDWOOD RD. TAYLORSVILLE, UT



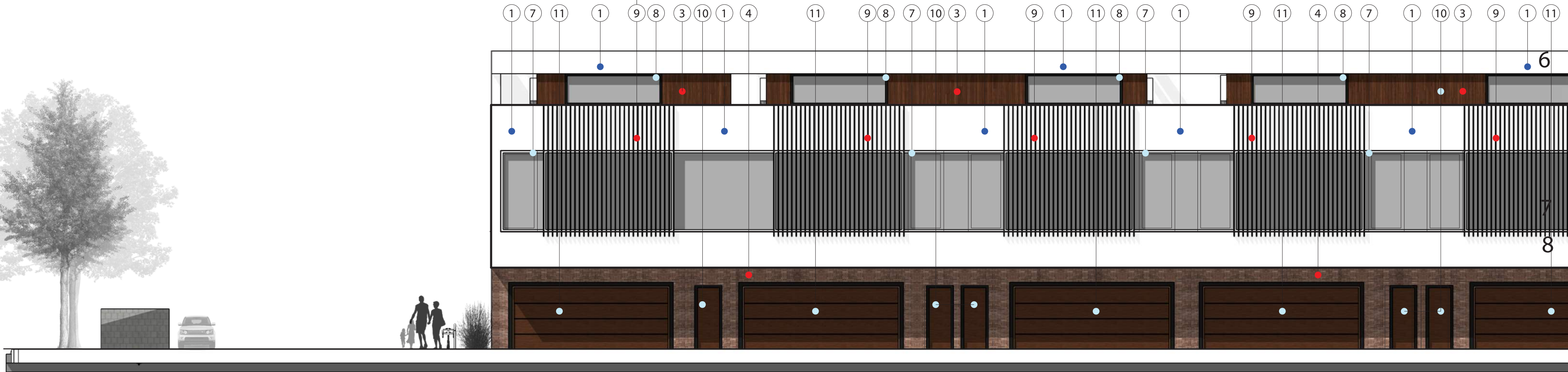
WEST ELEVATION
SCALE: 1/8"=1'-0"



DETAIL

MATERIAL PERCENTAGES - WEST ELEVATION		
	MATERIALS	SF %
LOW QUALITY	EXTERIOR SMOOTH FINISH STUCCO - WHITE COLOR	1084.5 40
	WHITE METAL AWNING	839.5 9
HIGH QUALITY	WOOD LIKE PANEL CLADDING - DARK WALNUT 46.5"-5"	839.5 9
	BRICK 2 1/4"x9" DARK WALNUT	257 7
	3/8" OPAQUE TOUGHENED TEMPERED GLASS	1603.5 60

MATERIAL PERCENTAGES - WEST ELEVATION		
	MATERIALS	SF %
LOW QUALITY	LOW QUALITY MATERIALS	1084.5 40
	HIGH QUALITY MATERIALS	1603.5 60



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

MATERIAL PERCENTAGES - EAST ELEVATION		
	NAME	SF %
LOW QUALITY	EXTERIOR SMOOTH FINISH STUCCO - WHITE COLOR	1455.4 37
	WOOD LIKE PANEL CLADDING - DARK WALNUT 46.5"-5"	1154.5 29
HIGH QUALITY	BRICK 2 1/4"x9" - WALNUT COLOR	309.5 8
	WOOD LIKE EBONY COLOR SLATS	1026 26

MATERIAL PERCENTAGES - EAST ELEVATION		
	NAME	SF %
LOW QUALITY	LOW QUALITY MATERIALS	1779.9 43
	HIGH QUALITY MATERIALS	1455.4 37

BUILDING PRIMARY MATERIALS



1. EXTERIOR SMOTH FINISHED STUCCO
WHITE COLOR
2. WHITE METAL AWNING
3. WOOD PANEL CLADDING
DARK WALNUT COLOR
4. BRICK 2 1/4" x 9" DARK WALNUT COLOR
5. 3/8" OPAQUE TEMPERATE GLASS
PARAPET
9. WOOD LIKE WALNUT COLOR SLATS

BRICK 2 1/4" x 9"
DARK BROWN COLOR

GARAGE WOOD LIKE DOOR
DARK WALNUT
EXTERIOR WOOD LIKE DOOR
DARK WALNUT

BUILDING PRIMARY MATERIALS	
	NAME
1	EXTERIOR SMOOTH FINISH STUCCO - WHITE COLOR
2	WHITE METAL AWNING
3	WOOD LIKE PANER CLADDING - DARK WALNUT 46.5"-5"
4	BRICK 2 1/4"x9" DARK WALNUT
5	3/8" OPAQUE TOUGHENED TEMPERED GLASS PARAPET
9	WOOD LIKE SLATS - DARK WALNUT

BUILDING SECONDARY MATERIALS	
	NAME
6	STOREFRONT 3/8" CLEAR GLASS AND BLACK MULLION, DOOR SWINGING TYPE: ALUMINUM BLACK FRAME 2"
7	3/8" CLEAR GLASS WHITE MULLION FRAME 2"
8	3/8" CLEAR GLASS BLACK MULLION FRAME 2"
10	EXTERIOR WOOD LIKE DOOR - DARK WALNUT
11	GARAGE WOOD LIKE DOOR - DARK WALNUT

PROJECT NUMBER

ISSUE DATE

03/15/24

REVISION DATE DESCRIPTION

ARCHIPEX GROUP
ARCHITECTURAL SERVICES

420 WEST 1500 SOUTH SUITE 203
BOUNTIFUL, UT 84010
PHONE #: (385) 777-2972

CONCEPTUAL MULTI-USE BUILDING

4255 S. REDWOOD RD. TAYLORSVILLE, UT

ARCHITECTURAL ELEVATIONS

A202

D

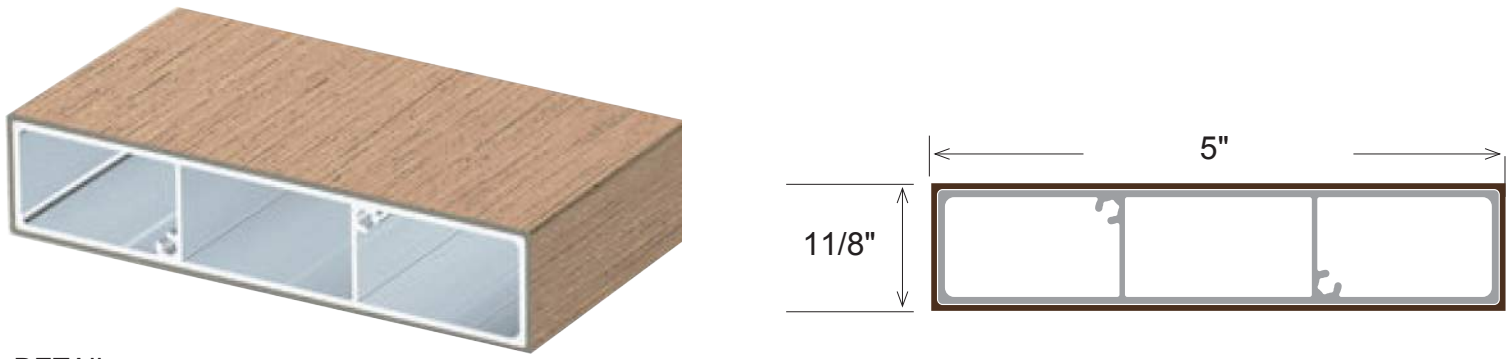
C

B

A



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



DETAIL

MATERIAL PERCENTAGES - NORTH ELEVATION			
	NAME	SF	%
LOW QUALITY	EXTERIOR SMOOTH FINISH STUCCO - WHITE COLOR	624.4	38
	WOOD LIKE PANEL CLADDING - DARK WALNUT 46.5"-5"	116.4	7
	BRICK 2 1/4"x9" - DARK WALNUT COLOR	437	27
	WOOD LIKE SLATS - EBONY COLOR	462.2	28
	WHITE METAL AWNING	8.85	1

MATERIAL PERCENTAGES - NORTH ELEVATION		
	NAME	%
	LOW QUALITY MATERIAL	38
	HIGH QUALITY MATERIALS	62



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

MATERIAL PERCENTAGES - NORTH ELEVATION			
	NAME	SF	%
LOW QUALITY	EXTERIOR SMOOTH FINISH STUCCO - WHITE COLOR	624.4	40
	WOOD LIKE PANEL CLADDING - DARK WALNUT 46.5"-5"	116.4	7
	BRICK 2 1/4"x9" - DARK WALNUT COLOR	343	22
	WOOD LIKE SLATS - EBONY COLOR	462.2	30
	WHITE METAL AWNING	8.85	1

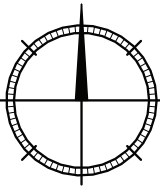
MATERIAL PERCENTAGES - NORTH ELEVATION		
	NAME	%
	LOW QUALITY MATERIAL	40
	HIGH QUALITY MATERIALS	60

BUILDING PRIMARY MATERIALS



1. EXTERIOR SMOTH FINISHED STUCCO WHITE COLOR 2. WHITE METAL AWNING
3. WOOD PANEL CLADDING DARK WALNUT COLOR 4. BRICK 2 1/4" x 9" DARK WALNUT COLOR 5. 3/8" OPAQUE TEMPERATE GLASS PARAPET 9. WOOD LIKE WALNUT COLOR SLATS

A1 | ARCHITECTURAL ELEVATIONS
AS101 REF. B1 A201 SCALE: INDICATED





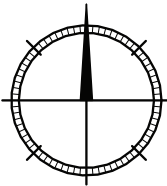
PERSPECTIVE 1



PERSPECTIVE 2

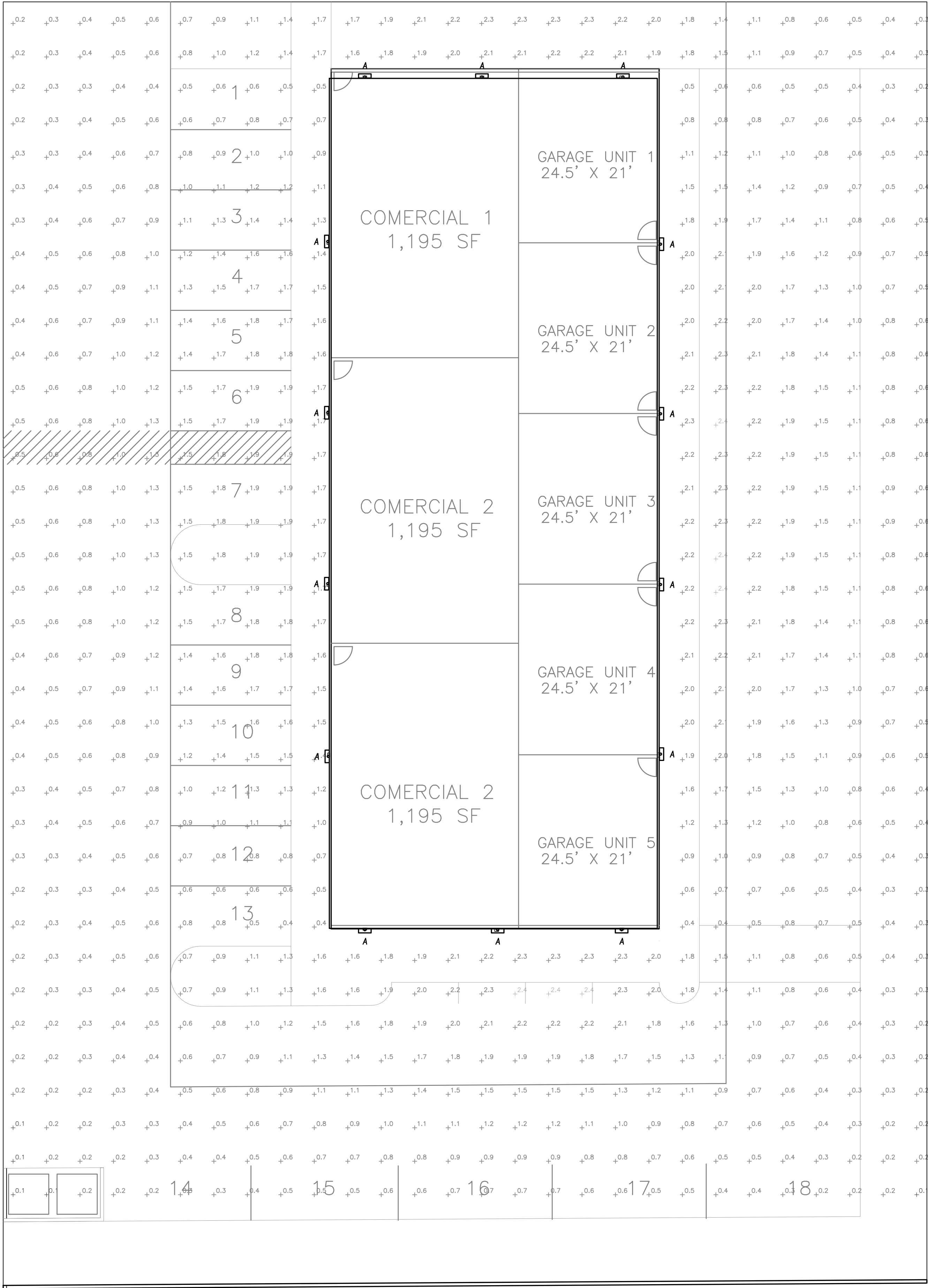


PERSPECTIVE 3



4255 S. REDWOOD RD. TAYLORSVILLE, UT





ELECTRICAL SITE PHOTOMETRICS

SCALE: 1"=10'-0"



FIXTURE SCHEDULE						
Label	Catalog Number	Description	Lamp	Lamp Lumens	LLF	Watts
A	AXCS2A	2A AXCENT SMALL LED WALLPACK WITH 4000K CCT AND 70 CRI LEDS	LED	2560.367	1	20.7

CALCULATION ZONE		
Average	1	fc
Maximum	2.4	fc
Minimum	0.1	fc
Max/Min	24:1	
Average/Min	10:1	

REVISIONS

NO.	DATE	DESCRIPTION

FILE: 24016

DATE:

DRAWN BY:

CHECKED BY:

DC

AC

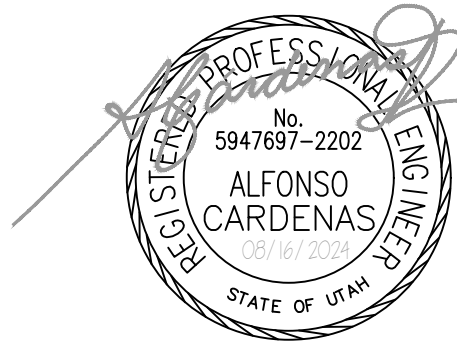
ALPIZAR MULTI-USE BUILDING

4255 s REDWOOD RD.
TAYLORSVILLE, UT

SHEET NAME

SHEET NUMBER

E100

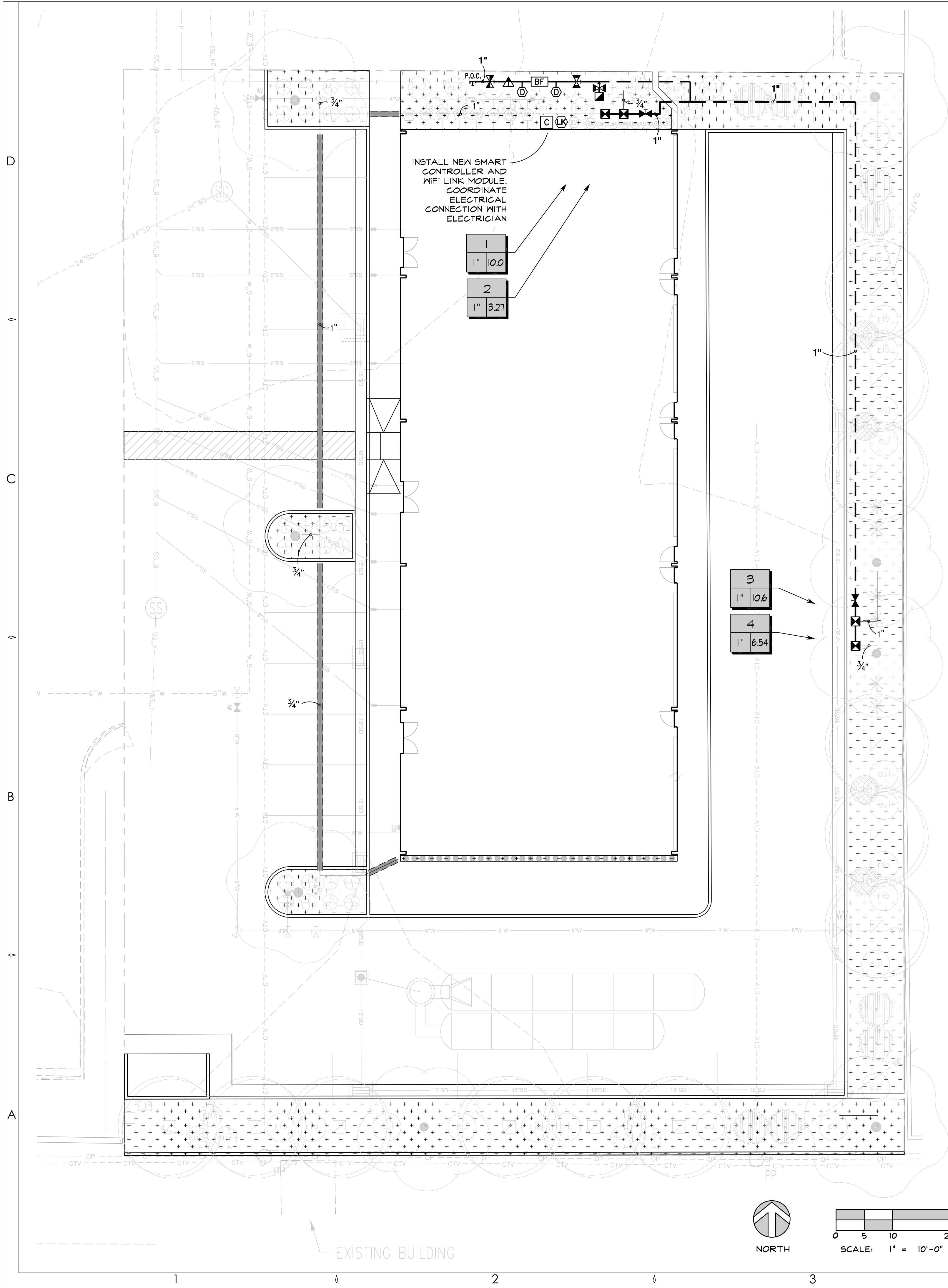


C & C

POWER ENGINEERING, LLC

1051 NORTH 1010 WEST.
PLEASANT GROVE, UTAH 84062
PHONE: (385) 269-0618
alfonso.cc.engineering@gmail.com
david.cc.engineering@gmail.com

PROJECT # 24016 DATE PLOTTED: 05/06/2024



- NOTES
- IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM TO PROVIDE AND INSTALL A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, WALKS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK, HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS AND UNDER PAVING.
 - THIS DESIGN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. LOCATION OF VALVE BOXES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL FLUSH & ADJUST ALL SPRINKLER HEADS & VALVES. INSTALL NOZZLES OF THE APPROPRIATE DEGREE & RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO MINIMIZE SPRAYING ONTO WALKS, BUILDINGS, ETC.
 - ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURES SPECS.
 - ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED (SEE IRRIGATION SCHEDULE AND DETAILS).
 - VALVE BOXES AND LID COVERS FOR BOTH EXISTING AND PROPOSED VALVES LOCATED WITH BID AREAS SHALL MATCH COLOR OF SURROUNDING MULCH OR GROUNDCOVER (TAN, GREEN OR GRAY).

IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XGZ-100-PRB-COM Drip Control Kit, 1" PESB valve, 1" Basket Filter, and 4Opsl Pressure Regulator, 1" Ball Valve. 0.3-20gpm
	Area to Receive Drip Emitters
	Rain Bird PCT Pressure Compensating Threaded Low-Flow Bubblers. Offered in 5 GPH, 7 GPH, and 10 GPH models, with 1/2in. FPT threaded inlet. Light Brown = 5 GPH, Violet = 7 GPH, and Green = 10 GPH. Emitter Notes: PCT-07 emitters (2 assigned to each B & B, 6'-8' H plant) PCT-07 emitters (1 assigned to each 1 gal plant) PCT-07 emitters (2 assigned to each 5 gal plant) PCT-07 emitters (3 assigned to each B & B, 2" plant)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	Mueller Mark II Oriseal Brass Stop and Waste Valve
	Nibco T-113 Class 125 bronze isolation gate valve with wheel handle at remote control valves, same size as pipe dia. at valve location. Install one isolation gate valve per each remote control valve
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location.
	Ford Manual Drain B11-333
	Pressure Reducing Valve, 1" Zurn/Wilkins Model 500XL3 series Pressure Reducing Valve (15-75 psi, field set). Install within 24" of finish grade in valve box with unions on both ends with the required clearance to allow removal and adjustment. Pressure required downstream is 54.3 PSI
	Febco B25YA 1" Reduced Pressure Backflow Preventer. Install in Guard Shack Enclosure (green) or approved equal. Contractor to verify dimensions prior to ordering.
	Rain Bird ESP4MES with (1) ESP-SM3 7 Station Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WIFI Module and Flow Sensor Ready.
	Rain Bird LNK2WIFI Upgrades controllers (ESP-M, ESP-RZxe, STB) to Have Weather Data for ET-Based Adjustments (WaterSense Approved) & WiFi Capabilities -
	Point of Connection 1" Connect to culinary water line stub. Static water pressure info from TBID (9/3/2024).
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	Valve Callout
	# = Valve Number
	# = Valve GPM
	# = Valve Size

PROJECT NUMBER
2408.1

ISSUE DATE

REVISION	DATE	DESCRIPTION
1	10/23/2024	SITE PLAN REVIEW

ARCHIPLEX GROUP
ARCHITECTURAL SERVICES

420 WEST 1500 SOUTH SUITE 203
BOUNTIFUL, UT 84010
PHONE #: (385) 777-2972

CONCEPTUAL MULTI-USE BUILDING
4255 S. REDOOWD RD. TAYLORSVILLE, UT

NOT FOR
CONSTRUCTION

IRRIGATION
PLAN

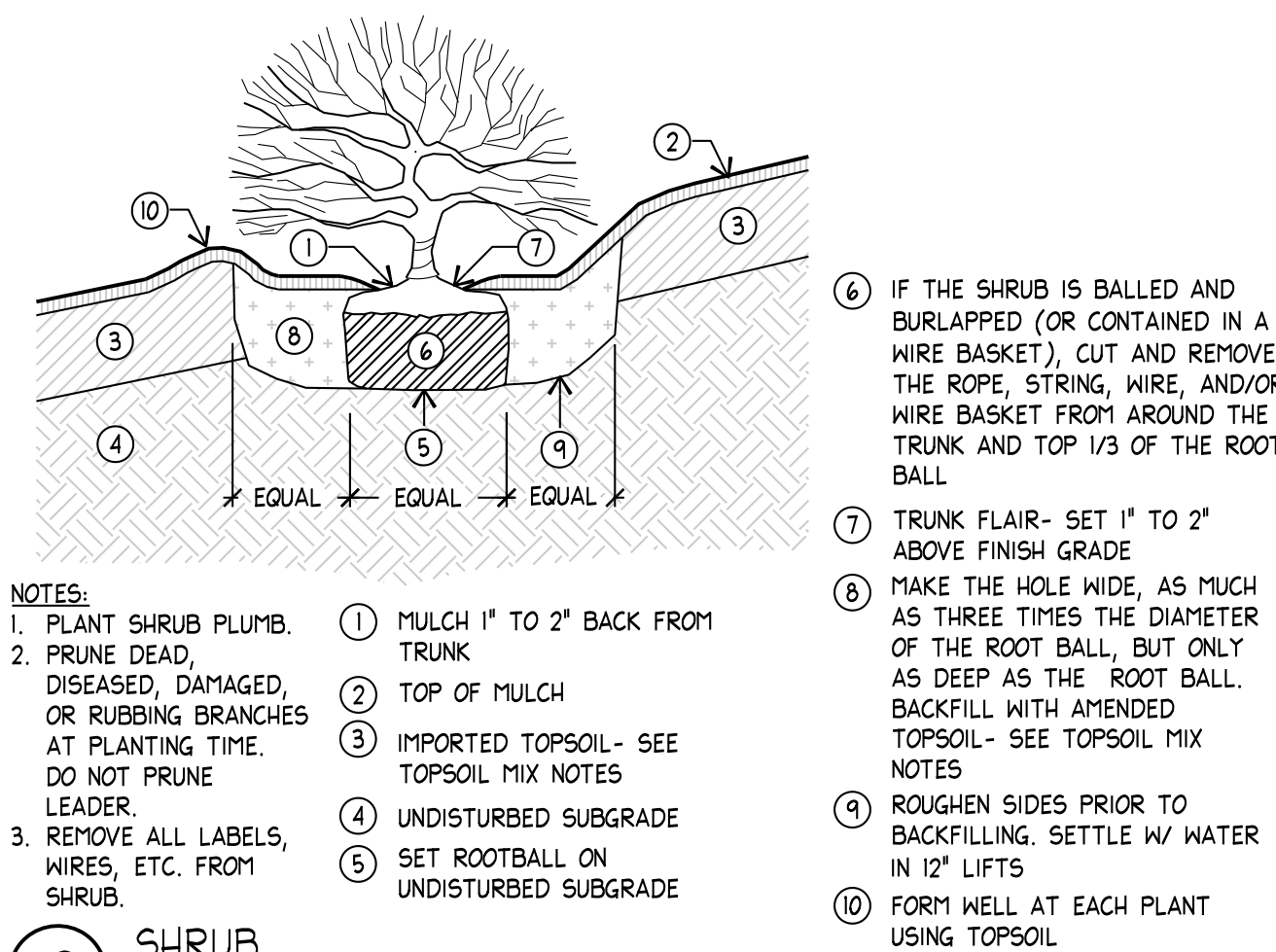
L-R101

D

C

B

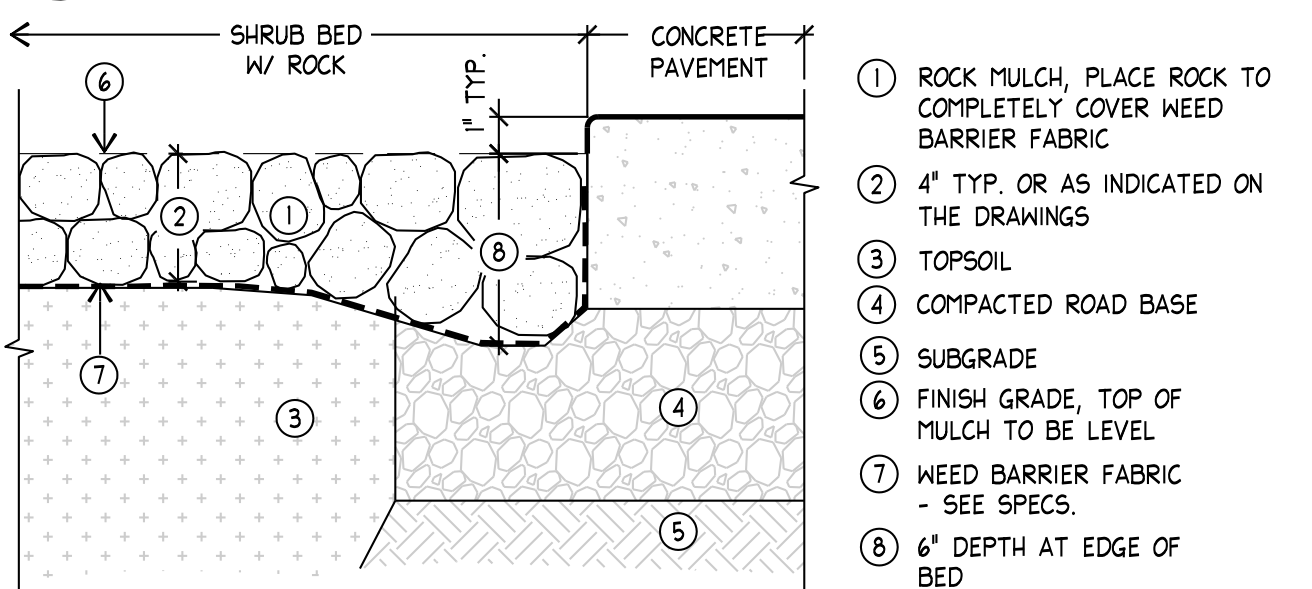
A



C

SHRUB
SCALE: NTS

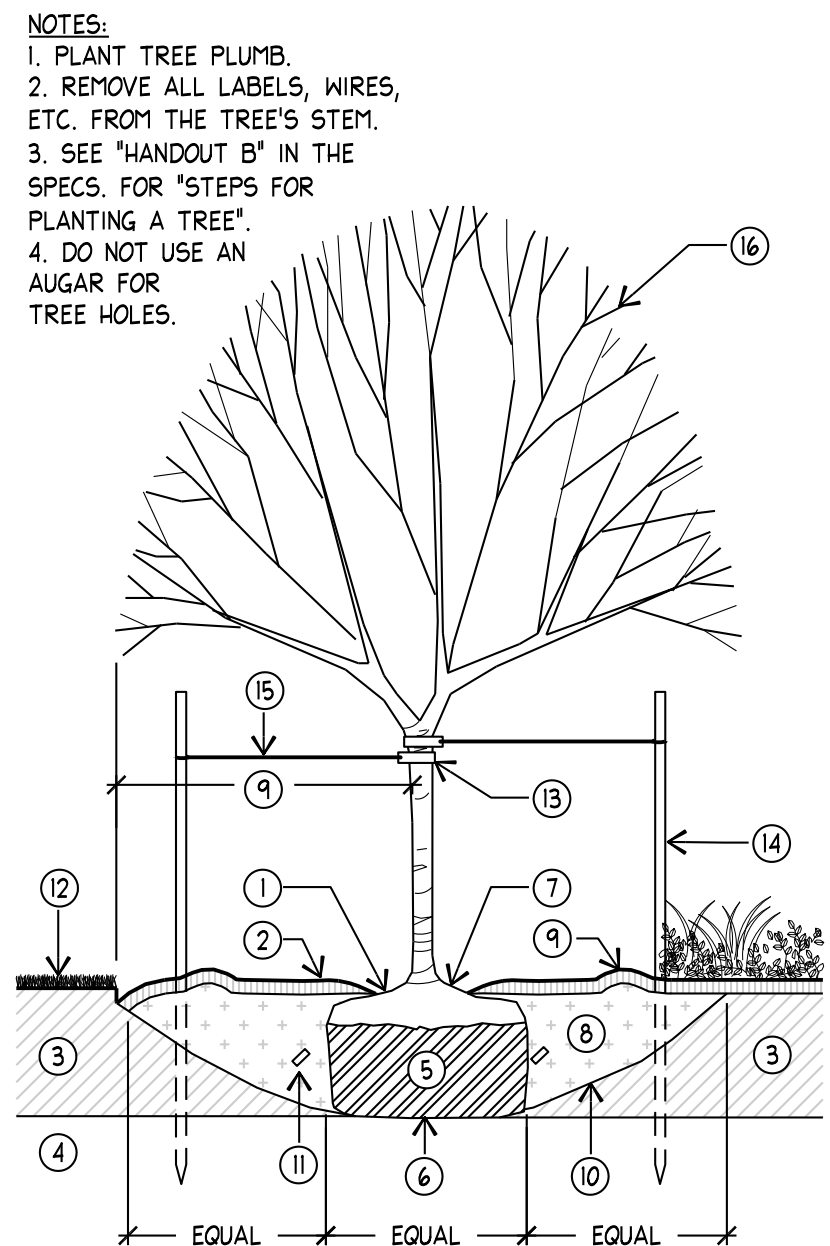
SECTION



D

ROCK MULCH IN SHRUB BEDS
SCALE: NTS

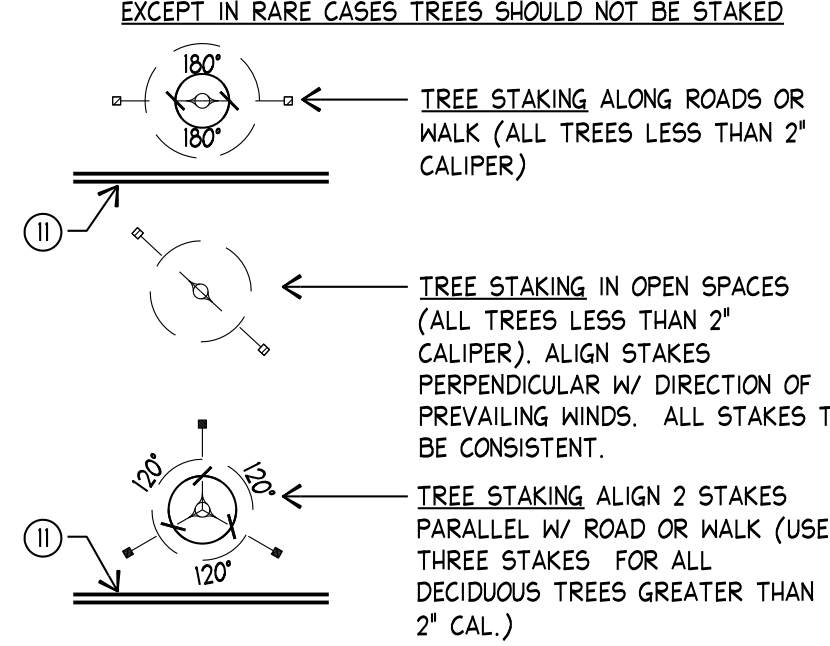
SECTION



A

DECIDUOUS TREE WITH STAKING
SCALE: NTS

SECTION



B

EVERGREEN TREE WITH GUYING
SCALE: NTS

SECTION

PROJECT NUMBER
2408.1

ISSUE DATE

REVISION	DATE	DESCRIPTION
1	10/23/2024	SITE PLAN REVIEW

ARCHIPLEX GROUP
ARCHITECTURAL SERVICES

420 WEST 1500 SOUTH SUITE 203
BOUNTIFUL, UT 84010
PHONE #: (385) 777-2972

CONCEPTUAL MULTI-USE BUILDING
4255 S. REDWOOD RD. TAYLORSVILLE, UT

NOT FOR
CONSTRUCTION

LANDSCAPE
DETAILS

L-L501

D

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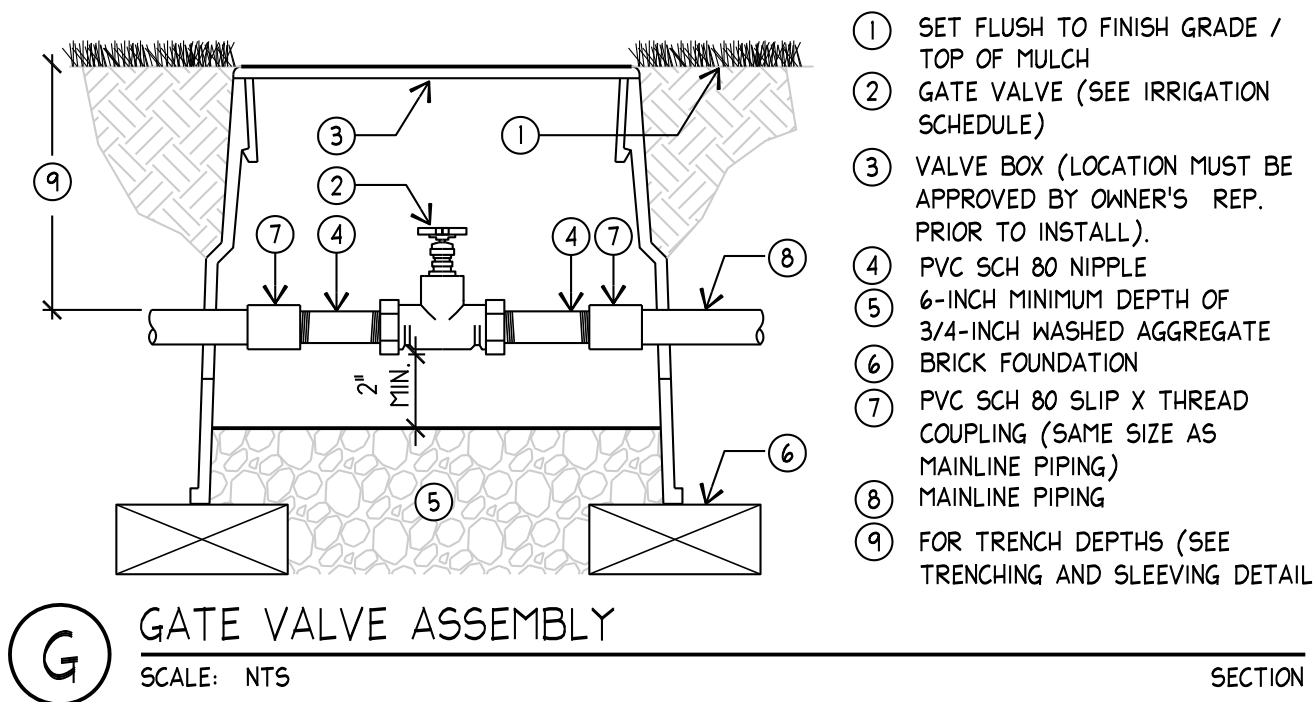
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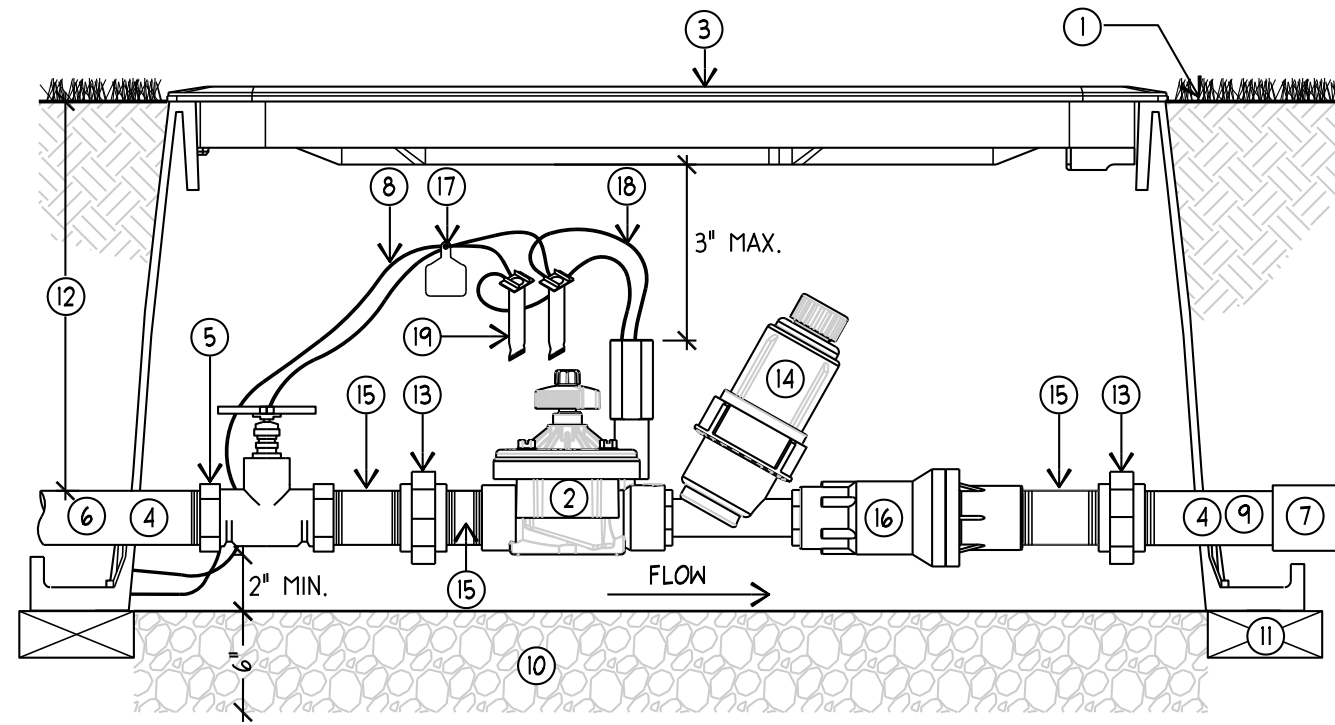
A



G

GATE VALVE ASSEMBLY
SCALE: NTS

SECTION



D

REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
SCALE: NTS

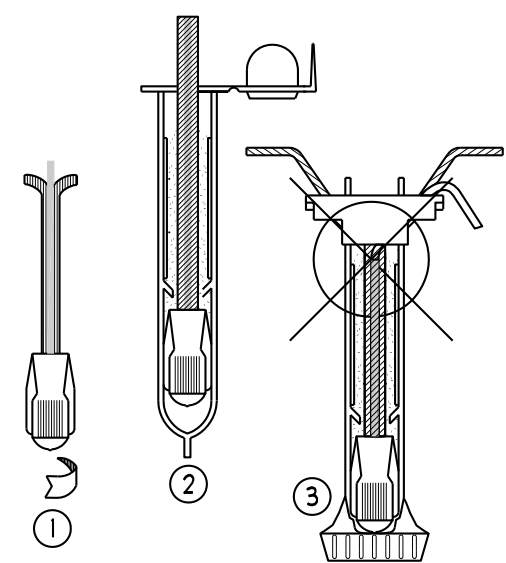
SECTION

- 1 SET FLUSH TO FINISH GRADE/TOP OF MULCH
 - 2 ELECTRIC REMOTE-CONTROL VALVE (SEE IRRIG. SCH.)
 - 3 VALVE BOX (SEE SPECS.)
 - 4 PVC SCH 80 TOE NIPPLE WITH SYS FITTING (LENGTH AS REQUIRED)
 - 5 ISOLATION GATE VALVE (SEE IRRIG. SCH.) ASSOCIATE W/ VALVE MANIFOLD AS INDICATED ON THE PLANS
 - 6 MAINLINE PIPING (SIZE AS PER PLAN)
 - 7 PVC SCH 80 SLIP X SLIP COUPLING OR BELL END OF PIPE
 - 8 CONTROL WIRES- 30-INCH LINEAR LENGTH OF WIRE, COILED
 - 9 LATERAL PIPING (SIZE AS PER PLAN)
 - 10 6-INCH MINIMUM DEPTH OF 1-INCH WASHED AGGREGATE
 - 11 BRICK FOUNDATION, TYP.
 - 12 FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DTL)
 - 13 PVC SCH. 80 UNION
 - 14 DISK FILTER (SEE IRRIG. SCH.)
 - 15 PVC SCH. 80 NIPPLE; LENGTH AS REQUIRED (TYP.)
 - 16 INLINE PRESSURE REGULATOR VALVE (SEE IRRIGATION SCH.)
 - 17 VALVE TAG
 - 18 CONTROL WIRES TO VALVE SOLENOID DBR-Y-6
- NOTES:
1. LOCATE ALL VALVE BOXES IN PLANTER BEDS UNLESS OTHERWISE INDICATED. MAINTAIN 3 FEET AWAY FROM THE HARDSCAPE.
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC USING TEFLON TAPE.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN SUPPLY LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.
4. CUT ALL VALVE BOXES AS REQUIRED SO BOXES DO NOT SIT ON PIPING.

H

ELECTRIC REMOTE CONTROL VALVE W/ DISC FILTER & PRV
SCALE: NTS

SECTION



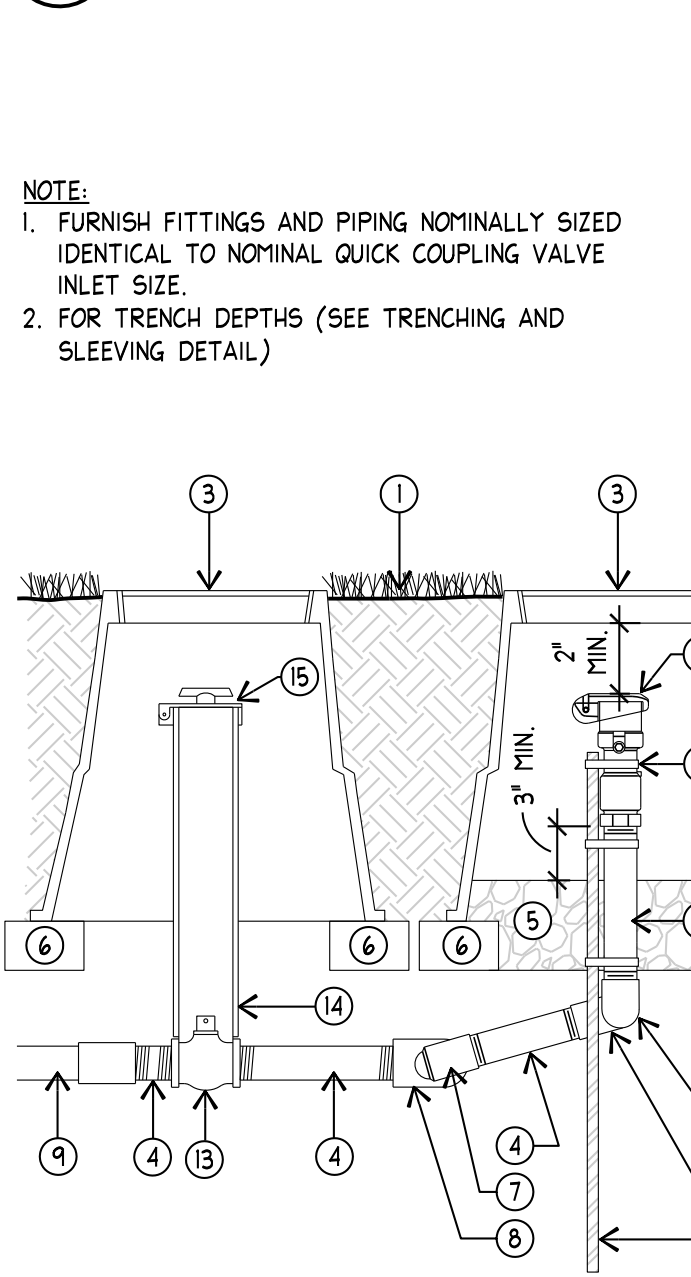
I

3M DBR-Y-6 DIRECT BURY SPLICE KIT
SCALE: NTS

SECTION

MAINLINE DRAIN ASSEMBLY
SCALE: NTS

SECTION



F

QUICK COUPLER VALVE ASSEMBLY
SCALE: NTS

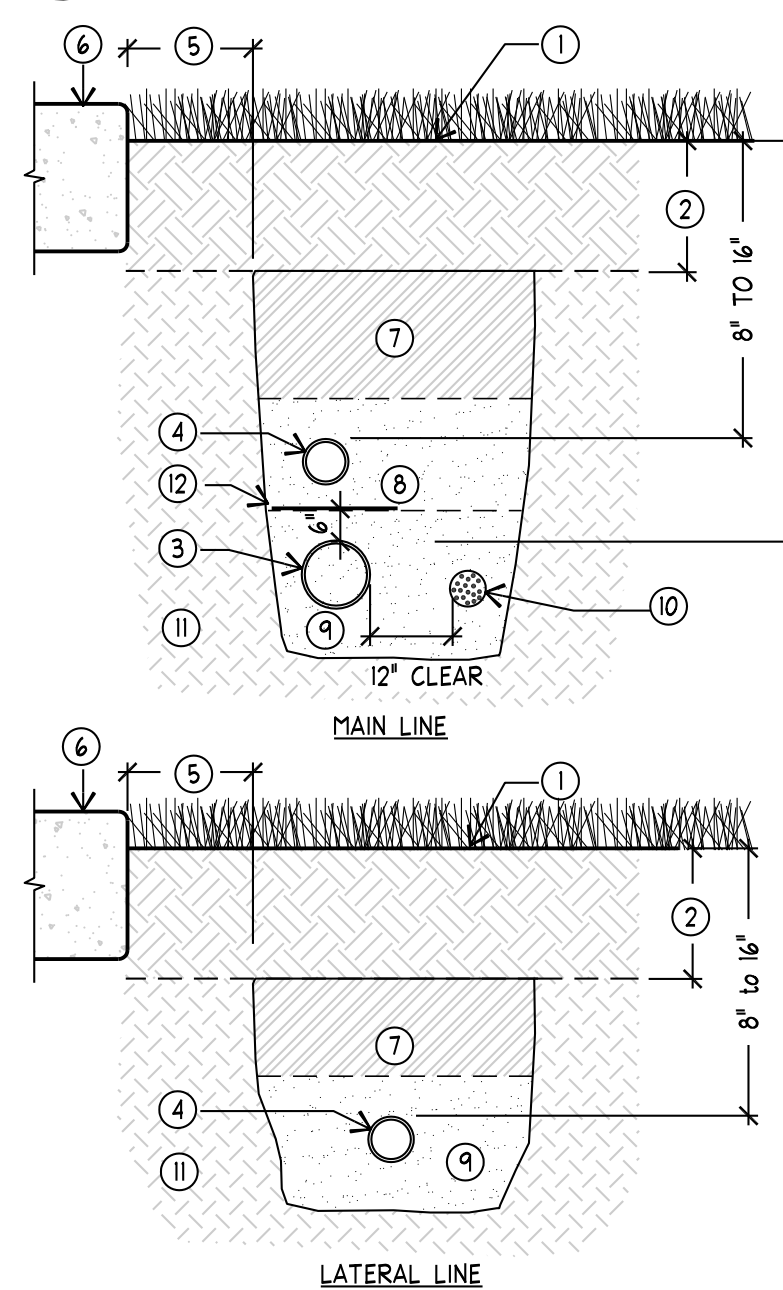
SECTION

- 1 SET FLUSH TO FINISH GRADE/TOP OF MULCH
 - 2 QUICK-COUPLING VALVE (SEE IRRIGATION SCHEDULE)
 - 3 10" ROUND VALVE BOX (LOCATION MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION)
 - 4 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
 - 5 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED AGGREGATE
 - 6 BRICK FOUNDATION
 - 7 PVC SCH 80 STREET ELL
 - 8 PVC SCH 80 TEE OR ELL (SAME SIZE AS MAINLINE PIPING)
 - 9 MAINLINE PIPING (SIZE AS PER PLAN)
 - 10 PVC SCH 80 ELL
 - 11 #4 REBAR - 24" MIN. LENGTH
 - 12 STAINLESS STEEL SCREW CLAMP
 - 13 1" BRASS GATE VALVE
 - 14 2" SCH. 40 PVC SLEEVE NOTCHED OVER BALL VALVE
 - 15 90°L WEATHERMATIC LOCKING VALVE CAP PERMANENTLY ATTACHED TO SLEEVE. TOP OF MARKER 4" - 6" BELOW GRADE
- NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)

A

SLEEVING
SCALE: NTS

SECTION



B

TRENCHING
SCALE: NTS

SECTION

- 1 FINISH GRADE/TOP OF MULCH
 - 2 TOPSOIL LAYER
 - 3 MAINLINE PIPING (SIZE AS PER PLAN)
 - 4 LATERAL PIPING (SIZE AS PER PLAN)
 - 5 LOCATE ALL TRENCHES 12" AWAY FROM ALL BUILDINGS, SIDEWALKS OR ANY HARD SURFACES
 - 6 TOP OF HARDSCAPE
 - 7 CLEAN BACKFILL- SEE SPECS.
 - 8 BEDDING SAND- IN CASES WHERE LATERAL PIPING IS INSTALLED IN MAINLINE TRENCH, USE SAND TO BACKFILL TRENCH
 - 9 BEDDING SAND- USE SAND TO A DEPTH OF 2" BELOW AND TO THE EITHER SIDE OF PIPING TO BED ALL PVC PIPING AND ELECTRICAL WIRES
 - 10 ELECTRICAL WIRES - BUNDLE AND TAPE WITH DUCT TAPE EVERY 15 FEET O.C.. MAINTAIN 12" CLEARANCE FROM MAINLINE
 - 11 COMPACTED SUBGRADE
 - 12 USE DETECTABLE WARNING TAPE W/ MAINLINE - PLACE 6" ABOVE - SEE SPECS.
- NOTE:
1. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL.

- 1 SET FLUSH TO FINISH GRADE/TOP OF MULCH
- 2 3/4" MAINLINE DRAIN VALVE (SEE IRRIGATION SCHEDULE)
- 3 VALVE BOX (LOCATION MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION)
- 4 4" SCH 40 PVC SLEEVE (LENGTH AS REQUIRED). NOTCH OVER VALVE FOR STABILITY.
- 5 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED AGGREGATE
- 6 BRICK FOUNDATION
- 7 MAINLINE PIPING (SIZE AS PER PLAN)
- 8 FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
- 9 WEATHERMATIC 90°L LOCKING VALVE CAP WITH A RLK-1 KEY OR EQUAL
- 10 GRAVEL SUMP- 18" DIA. X 12" DEEP
- 11 SCH. 80 PVC STREET ELL TURNED DOWNWARDS
- 12 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 13 PVC SCH 80 ELL

- 1 HARDSCAPE PAVING
 - 2 COMPACTED AGGREGATE SUB-BASE
 - 3 MAINLINE PIPING
 - 4 LATERAL PIPING
 - 5 CLEAN BACKFILL FREE OF ROCKS 1" DIA. AND LARGER- SEE SPECS.
 - 6 BEDDING SAND- IN CASES WHERE LATERAL PIPING IS INSTALLED IN MAINLINE TRENCH, USE SAND TO BACKFILL TRENCH
 - 7 BEDDING SAND- USE SAND TO A DEPTH OF 2" BELOW AND TO THE EITHER SIDE OF SLEEVING
 - 8 ELECTRICAL WIRES - BUNDLE AND TAPE WITH DUCT TAPE EVERY 15FT. O.C.
 - 9 COMPACTED SUBGRADE
 - 10 ELECTRICAL CONDUIT- SEE SPECS.
 - 11 SLEEVING:
-SLEEVES SHALL BE 2" LARGER THAN THE PIPE OR WIRES WITHIN
-1" TO 2 1/2" =PVC SCH 80
-4" AND LARGER = PVC CLASS 200
 - 12 USE DETECTABLE WARNING TAPE W/ MAINLINE - PLACE 6" ABOVE - SEE SPECS.
- NOTE:
1. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL.
2. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH, ADD REQUIRED SLEEVE SIZES TOGETHER FOR 1 SLEEVE SIZE.
3. EXTEND ALL SLEEVING 18" MIN. BEYOND EDGE OF PAVING.

PROJECT NUMBER
2408.1

ISSUE DATE

REVISION	DATE	DESCRIPTION
1	10/23/2024	SITE PLAN REVIEW

ARCHIPLEX GROUP
ARCHITECTURAL SERVICES

420 WEST 1500 SOUTH SUITE 203
BOUNTIFUL, UT 84010
PHONE #: (385) 777-2972

CONCEPTUAL MULTI-USE BUILDING
4255 S. REDWOOD RD. TAYLORSVILLE, UT

NOT FOR
CONSTRUCTION

IRRIGATION
DETAILS

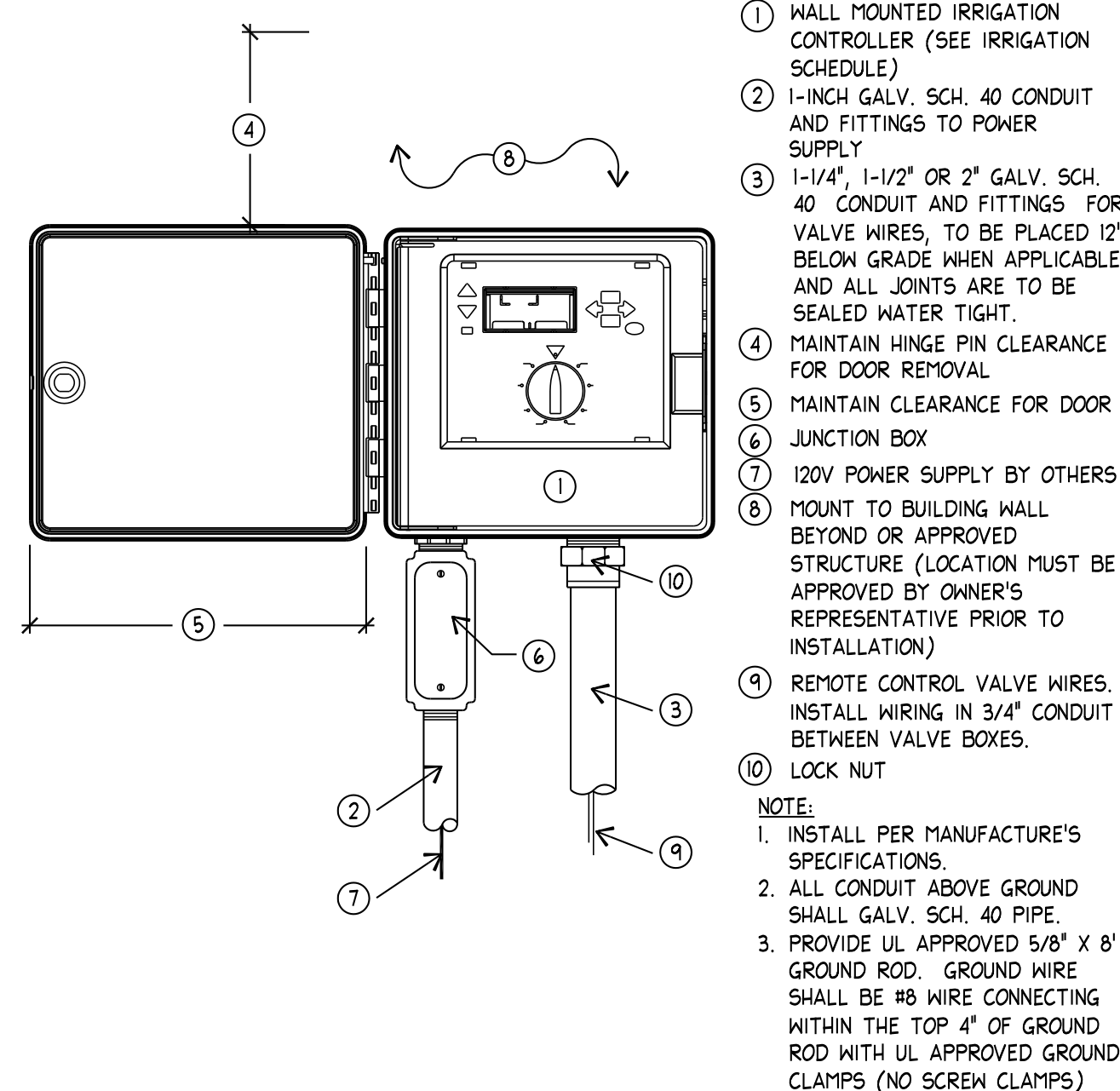
L-R501

D

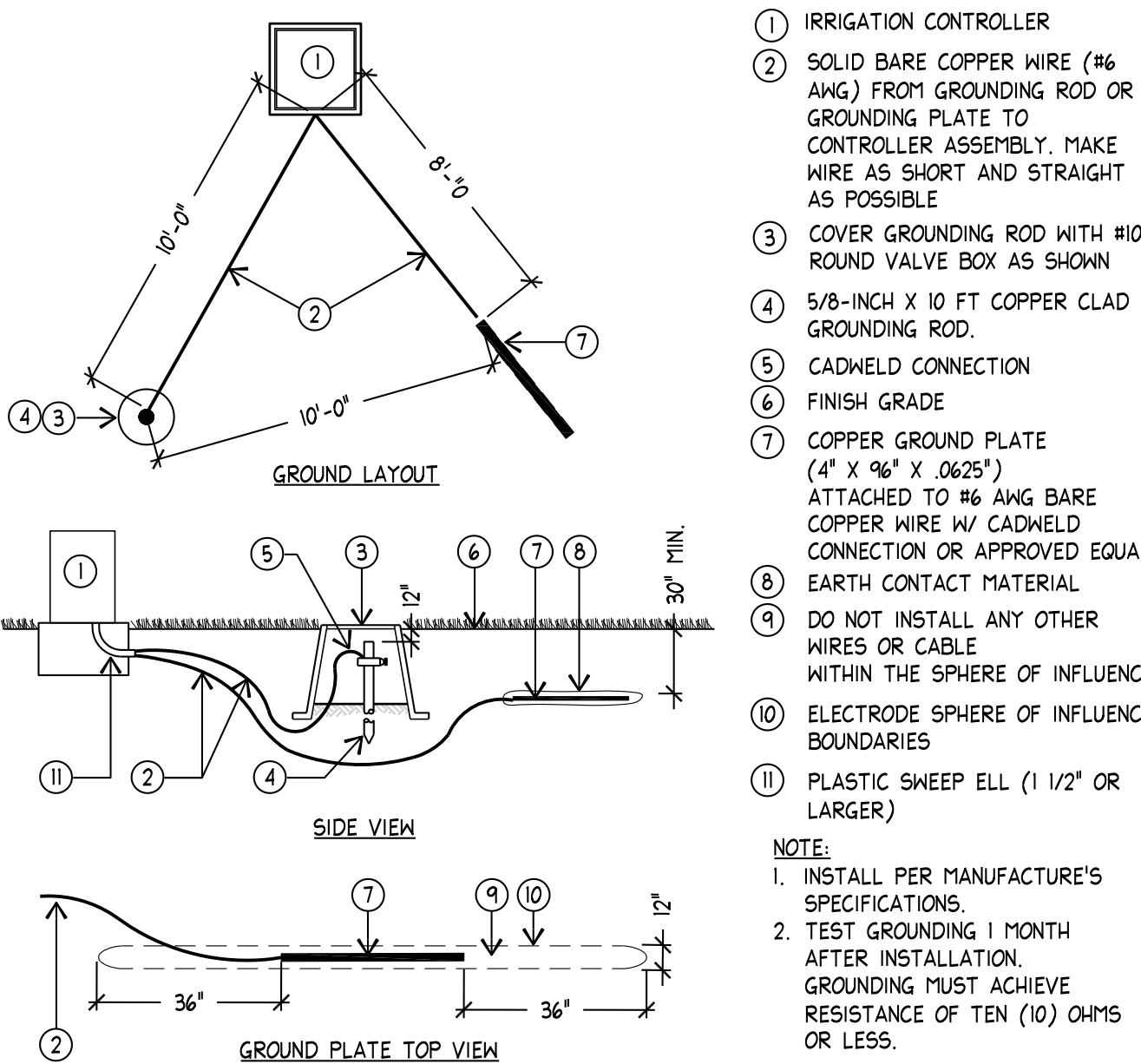
C

B

A

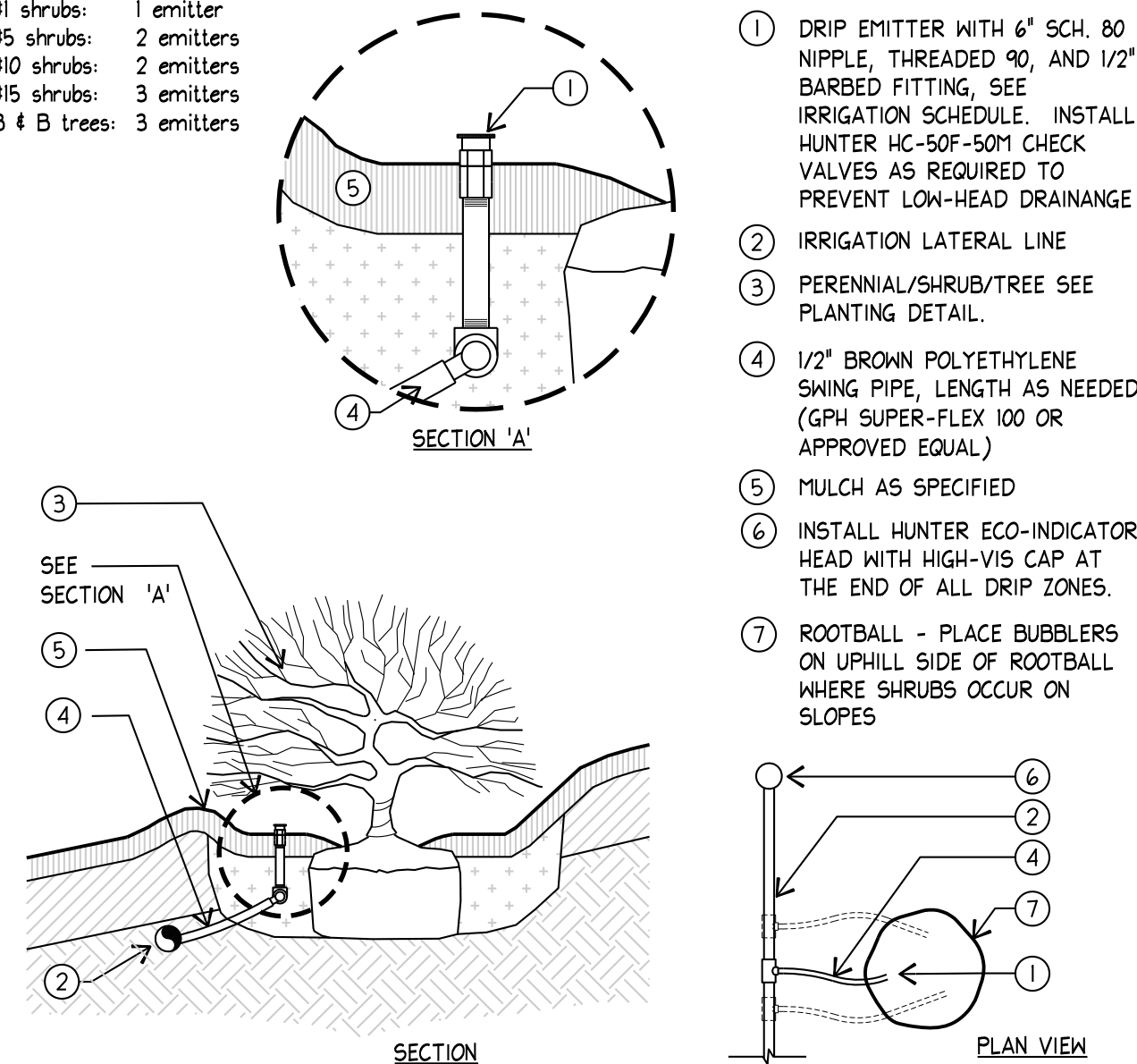


C IRRIGATION CONTROLLER-WALL MOUNTED
SCALE: NTS ELEVATION

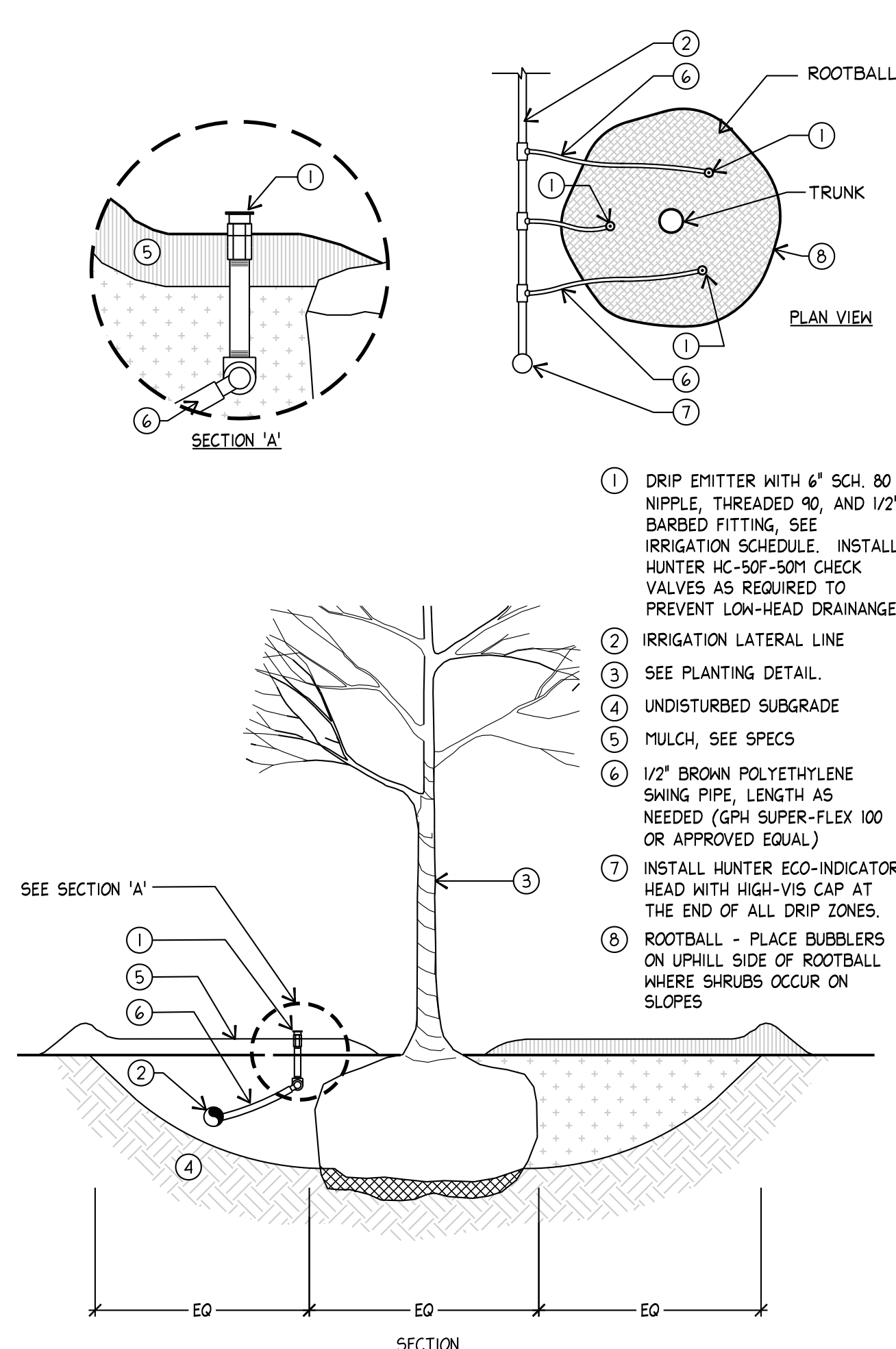


D GROUNDING GRID Y DESIGN LAYOUT
SCALE: NTS PLAN/SECTION

EMITTER QUANTITIES
#1 shrubs: 1 emitter
#5 shrubs: 2 emitters
#10 shrubs: 2 emitters
#15 shrubs: 3 emitters
B & B trees: 3 emitters



A DRIP BUBBLERS AT PERENNIALS/SHRUBS/TREES
SCALE: NTS SECTION/PLAN



B TREE BUBBLERS
SCALE: NTS SECTION/PLAN

PROJECT NUMBER
2408.1

ISSUE DATE

REVISION	DATE	DESCRIPTION
1	10/23/2024	SITE PLAN REVIEW

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420 WEST 1500 SOUTH SUITE 203
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CONCEPTUAL MULTI-USE BUILDING
4255 S. REDWOOD RD. TAYLORSVILLE,, UT

NOT FOR
CONSTRUCTION

IRRIGATION
DETAILS

L-R502

Jim Spung

From: Terryne Bergeson
Sent: Tuesday, November 19, 2024 12:44 PM
To: Dayana Ludlow
Cc: Miguel; preston Croxford
Subject: File Review #7C24 & 2S24 - Apex Plaza Condominiums Conditional Use Site Plan and Subdivision
Attachments: TBID COMMENTS.pdf

Dayana,

This transmittal contains review comments related to the plans and documents for the conditional use site plan review and subdivision for the property at 4255 S. Redwood Rd. Please review the comments and revise plans accordingly. The Taylorsville Bennion Improvement District comments will require some changes to the plans.

Taylorsville Engineering Department: Reviewer: Ben White, City Engineer, bwhite@taylorsvilleut.gov, 801-293-8344

1. Stormwater agreements and bond will be prepared. Signatures and bond payment will be required prior to final approval.

Taylorsville Building Department: Reviewer: Steve Porten, Building Official, sporten@taylorsvilleut.gov, 385-379-5495

2. Fault survey will be required prior to building permits.

Taylorsville-Bennion Improvement District: Reviewer: Tammy North, District Engineer, tnorth@tbid.org, 801-968-9081

3. The 8" line to the north of the building that has all of the water services off of it, is a public water line owned by the District. An easement is required to own and maintain that line. The easement shall be 16' wide, 8' either side of the centerline.
4. The water service for the irrigation stub is required to be metered and will need to be connected ahead of the hydrant
5. Impact fees for 1" meter connections are significantly higher than ¾" services. Owners usually choose to go with ¾" for a typical residential unit. I recommend reviewing the needed demands and considering the smaller meter to save money.
6. As part of the connection fees that the developer/contractor pays, the District provides the water service tap for services between ¾"-2". No one else is allowed to tap the Districts water mains.
7. Mechanical restraints are required at all fittings in addition to thrust blocks.
8. There is some discrepancy between the plans and the notes outlining the size and material of piping.
9. Sewer and water mains are public- whether in the ROW or not. If not located in a public ROW, easements are required to maintain the lines.
10. Waterlines shall be buried with 3.5' of cover.
11. There is some conflicting data between notes. See redline plans.

Unified Fire Authority: Reviewer: Tom Smolka, Fire Marshal, tsmolka@unifiedfire.org, 801-743-7236

12. Still do not see code analysis on plans.
13. Building may need to be fire sprinklered and alarmed.

Taylorsville Community and Development: Reviewer: Terryne Bergeson, Planner, tbergeson@taylorsvilleut.gov, 385-308-0534

14. Screening:
 - a. Please show location for mechanical units for commercial units and note how they will be screened.
 - b. Add note to architectural, site, and landscape plans as necessary that states "ground mounted mechanical units shall be screened with landscaping."
 - c. Add note to architectural and site plans as necessary that states "wall mounted utility boxes and meter panels shall be painted to match building walls."
15. The location of the pedestrian crosswalk does not line up with the access easement. If pedestrian connection to the public sidewalk cannot be achieved by using the access easement, please remove it so there's not a pedestrian access that is stubbing into the Autozone parking lot.
16. Add detail to site plans showing where 6' CMU wall will be installed.
17. Check recent page AS 101: parking table has unit 3 in commercial and residential table and appears to have an issue with the overlaid floor plans.

Terryne Bergeson

Planner I



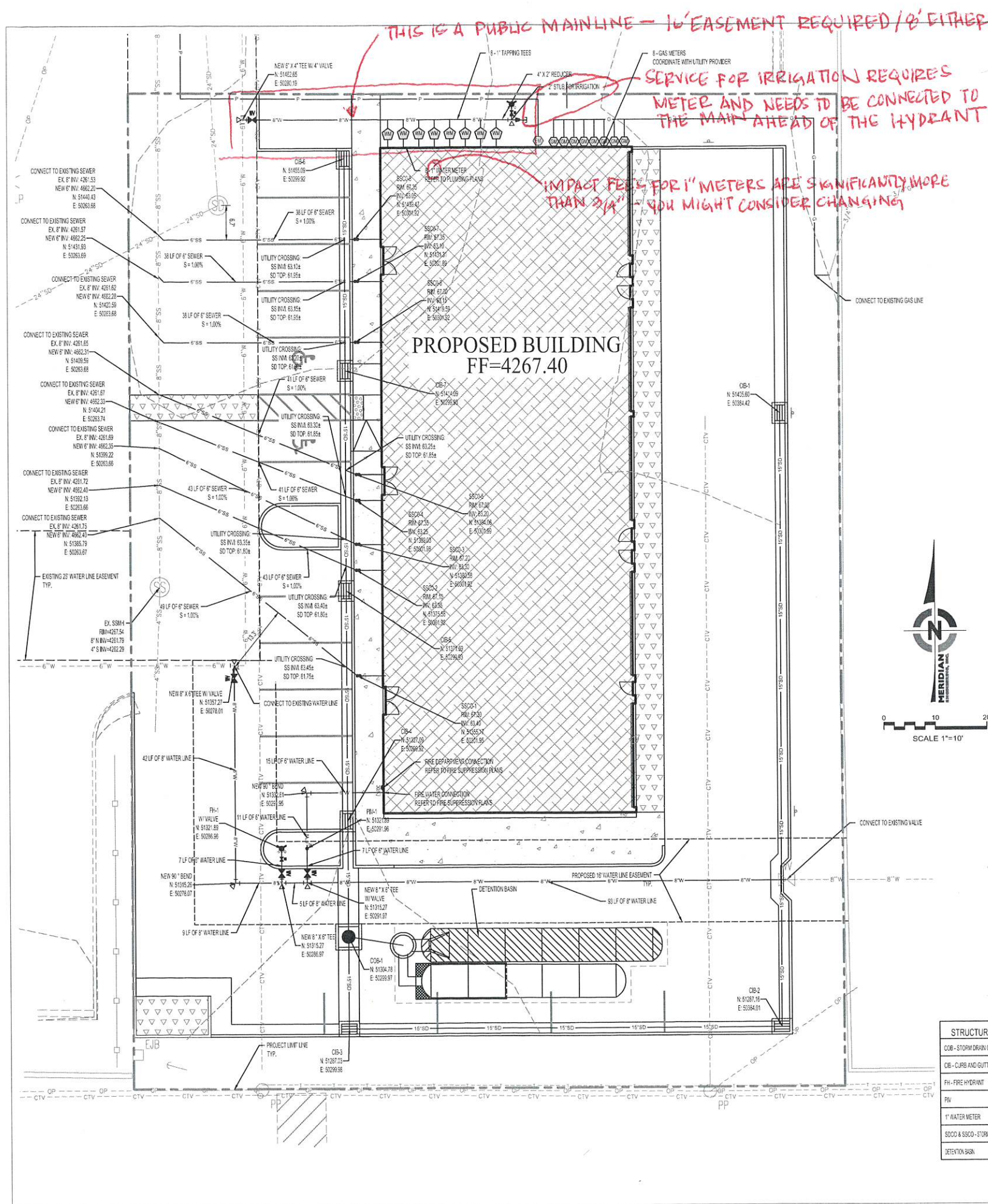
2600 W. Taylorsville Blvd.

Taylorsville, Utah 84129

Office: (385) 308-0534

E-mail: tbergeson@taylorsvilleut.gov

Website: www.taylorsvilleut.gov



- GENERAL UTILITY NOTES:
- PLUMBING CONTRACTOR SHALL TERMINATE THEIR ROOF DRAIN LINES WITH A CLEAN OUT APPROXIMATELY 5' FROM THE BUILDING. COORDINATE WITH PLUMBING CONTRACTOR ON SCHEDULE AND PLACEMENT OF ROOF DRAIN LINES NEAR THE BUILDING.
 - ALIGN ALL INTERIOR AND EXTERIOR UTILITIES. SITE UTILITY CONTRACTOR TO COORDINATE PLACEMENT HORIZONTALLY AND VERTICALLY WITH BUILDING PLUMBING CONTRACTOR. SITE "INTERFACE LINE" BETWEEN THE BUILDING PLUMBING CONTRACTOR AND THE SITE UTILITY CONTRACTOR WILL BE AT 5' FROM THE BUILDING AND EXCEPT FOR THE FIRE SPRINKLER LINE (A CLEAN OUT WILL BE INSTALLED BY THE PLUMBING CONTRACTOR APPROXIMATELY 5' FROM THE BUILDING FOR STORM DRAIN AND SEWER LINES. CONNECTION TO BUILDING PIPING AND ALL PIPING BEYOND THIS INTERFACE SHALL BE THE SITE UTILITY CONTRACTOR'S RESPONSIBILITY. PROVIDE REDUCERS, ADAPTERS, OR OTHER FITTINGS AS REQUIRED AT THE INTERFACE TO CONNECT TO BUILDING PIPE. COLLECT ROOF DRAIN LINES AS SHOWN AND ROUTE TO NEW CATCH BASINS OR CLEAN OUTS ON SITE. PREFERRED SLOPES APPROXIMATE DISTANCES, AND INVERTS OF GRAVITY PIPING ARE SHOWN ON THE PLAN. MAY REQUIRE ADJUSTMENT TO CONNECT TO BUILDING ROOF OR SEWER DRAIN LINES. MAINTAIN 2% SLOPE FOR 4\"/>
 - ALL PROPOSED SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
 - SITE CONTRACTOR SHALL COORDINATE WITH TAYLORSVILLE BENEFIT IMPROVEMENT DISTRICT WHEN COMPLETING THE SEWER CONNECTION. **DISTRICT MAKES WATER CONNECTIONS FOR SERVICES 3/4\"/>**
 - SITE CONTRACTOR SHALL COORDINATE WITH TAYLORSVILLE BENEFIT IMPROVEMENT DISTRICT INSPECTOR WHEN COMPLETING WATER CONNECTIONS IN CITY STREETS OR ON SITE WHERE REQUIRED. **THURST BLOCKING & RESTRAINTS @ FITTINGS REQUIRED**
 - COORDINATES FOR FIRE HYDRANTS, CURB INLETS, CATCH BASINS, OR CLEAN OUTS ARE AT THE CENTER OF THE UTILITY STRUCTURE. ALL STORM DRAIN BOXES ARE 24\"/>
 - ALL VALVES, AREA CATCH BASINS (NOT IN C&G), CLEAN OUTS, OR MANHOLES SHALL HAVE CONCRETE GRADE ADJUSTMENT COLLARS PLACED PER DETAIL ON C100.
 - STORM DRAIN CLEAN OUTS TO BE SIMILAR TO DETAIL SHOWN ON PLUMBING PLANS AND SHALL BE EXTENDED TO GRADE. ALL EXTERIOR ROOF DRAIN PIPING TO BE CAST IRON SOIL PIPE AND FITTINGS IN ACCORDANCE WITH ASTM A114.
 - ROOF DRAIN CONNECTIONS AT CATCH BASINS OR CLEAN OUT BOXES TO BE CORE DRILLED AND EPOXY GROUTED INTO PRECAST BOXES DUE TO FIELD ADJUSTMENTS WHICH MAY BE NECESSARY TO CONNECT TO BUILDING PIPING. 5\"/>
 - THE FIRE SPRINKLER LINE SHALL BE ROUTED INTO THE FIRE SPRINKLER ROOM INSIDE THE BUILDING AND TERMINATE 12\"/>
 - ALL CONSTRUCTION, PIPING MATERIALS AND INSTALLATION TO BE:
 - 4\"/>
 - VALVES FOR THE FIRE HYDRANTS SHALL BE FLANGED TO THE WATER MAIN LINES.
 - NEW 8\"/>
 - 1-1/2\"/>
 - SEWER LINES, MANHOLES, AND CLEANOUTS:
 - APRVA AND SEWER DISTRICT STANDARDS WITH STANDARD FITTINGS AND CLEANOUTS. **TRID STANDARD**
 - 4\"/>
 - STORM DRAIN:
 - SITE DRAIN PIPING HOPE FOR 12\"/>
 - ROOF DRAIN PIPING:
 - PROJECT PLUMBING SPECIFICATIONS, CAST IRON SOLID PIPE 4\"/>
 - DETENTION BASIN:
 - SEE DETAIL ON C105
 - GAS LINE:
 - DOMINION ENERGY, COORDINATE WITH DOMINION ENERGY
 - PROJECT SHALL COMPLY WITH ALL UTILITY DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION. ANY BACKFLOW DEVICES AND THE STOP AND WASTE VALVE ARE SHOWN ON THE LANDSCAPE DRAWINGS.
 - INSTEAD OF APPROVAL FOR THE SEWER/WATER LINE CROSSINGS ON SITE SHALL BE REVIEWED AND APPROVED BY TAYLORSVILLE BENEFIT IMPROVEMENT DISTRICT PRIOR TO CONSTRUCTION OF THE CROSSING. TAYLORSVILLE BENEFIT IMPROVEMENT DISTRICT SHALL ALSO INSPECT THE CROSSING PRIOR TO BACKFILL.
 - REFER TO SHEET C200 FOR PROJECT BASIS OF BEARING, BASIS OF COORDINATES AND BENCHMARK.
 - ALL UTILITIES OUTSIDE OF PUBLIC R.O.W. ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY OWNER UNLESS NOTED OTHERWISE. **NO! SEWER & WATER MAINS PUBLIC EASEMENTS REQUIRED**
 - POT HOLE AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - USE PRE-FABRICATED STEEL COUPLERS WHERE WATER LINE IS LESS THAN 14\"/>
 - SEPARATE ALL GRAVITY LINES MUST BE INSTALLED BEFORE PRESSURIZED LINES. **SEE NOTE #4**
 - PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
 - ALL FIRE SPRINKLER LINES SHALL HAVE 80\"/>
 - POT HOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO ROUTING ANY NEW UTILITIES. ALL NEW SEWER, DRAINAGE, OR OTHER GRAVITY LINES SHALL BE COMPLETED PRIOR TO ROUTING ANY PRESSURE LINES. WHERE EXISTING UTILITIES CONFLICT WITH NEW GRAVITY LINES, RAISE OR LOWER EXISTING UTILITIES TO ACCOMMODATE NEW GRAVITY LINES. PROVIDE 12\"/>
 - AND OTHER UTILITIES, WATER LINES SHALL NOT BE PLACED UNDER SEWER LINES AND SHALL HAVE A MINIMUM OF 18\"/>
 - THURST BLOCKING FITTINGS OR PROVIDE RESTRAINTS PER CITY STANDARDS. THE NEW 4\"/>
 - COORDINATE WITH LANDSCAPE DESIGN PRIOR TO COMPLETION OF PAVEMENT FOR INSTALLATION OF IRRIGATION SLEEVES ACROSS PAVING OR PARKING AREAS.
 - WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE A 12\"/>
 - USE 45-20 SOLID COVERS ON ALL MANHOLES, CB, AND CBS AND ADD BOXES TO HAVE PEDESTRIAN TRAFFIC. GRATED COVERS EXCEPT AS NOTED. ALL CB BOXES TO HAVE H-20 FRAME AND GRATES.
 - REPAIR PAVEMENT, AS WELL AS CURBS AND GUTTER, AND SIDEWALKS WHERE UTILITIES CROSS INTO PUBLIC R.O.W. TO MAINTAIN TRAFFIC THROUGH THESE AREAS. ALL REPAIR IN PUBLIC R.O.W. TO MEET APRVA AND CITY STANDARDS.
 - SET NEW UTILITY MANHOLE OR STRUCTURE OVER EXISTING PIPING WHERE NEW AND EXISTING PIPING CONNECT. RECONNECT ALL EXISTING PIPING TO NEW STRUCTURES. PROVIDE NEW SECTIONS OF PIPE IF NECESSARY TO RECONNECT ALL PIPING TO THE NEW UTILITY STRUCTURES.
 - GAS LINE CONSTRUCTION TO THE BUILDING METER WILL BE COMPLETED BY DOMINION ENERGY. COORDINATE GAS INSTALLATION WITH DOMINION ENERGY.
 - CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS WHILE WORKING IN THE PUBLIC RIGHT OF WAY.
 - PROJECT LOCATED IN AREA OF MINIMAL FLOOD HAZARD FEMA FLOOD PLAIN ZONE X REFER TO MAP 490302000G.
 - VALVES ATTACH DIRECTLY TO TEE FITTINGS. "FL" INDICATES FLANGE FITTING AND "M" INDICATES MECHANICAL JOINT FITTING. ALL VALVING WILL CONNECT TO MAIN LINE PIPE WITH FLANGE FITTING. MAIN LINE FITTINGS CONNECTING TO VALVES WILL ALSO BE FLANGE FITTINGS. WRAP AND GREASE ALL FITTINGS PER SPECIFICATIONS AND NOTES.
 - THE CONTRACTOR SHALL MAINTAIN 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND CULINARY WATER LINES. FOLLOW CITY STANDARDS FOR ALL WATER SEWER CROSSINGS.
 - SPOT ELEVATION PERK OF 57 OR 56 HAS BEEN DROPPED FROM THE ELEVATIONS (IE. ELEVATION 00.00 = 570.00 AND 96.50 = 566.50).
 - WHEN THERE ARE CONFLICTS WITH WATER AND OTHER UTILITIES, PRE-FABRICATED STEEL COUPLERS WILL BE REQUIRED.
 - VALVES FOR FIRE HYDRANTS SHALL BE FLANGED TO THE MAINLINE TEE.

STRUCTURE LABEL	DETAIL #
COB - STORM DRAIN CLEANOUT BOX	DETAIL E SHEET C104
CB - CURB AND GUTTER INLET	DETAIL A SHEET C103
FW - FIRE HYDRANT	DETAIL "B"09 SHEET C102
FW	DETAIL A SHEET C104
1" WATER METER	DETAIL "B"03 SHEET C101
SSCO & SSCO - STORM/SEWER CLEANOUT	DETAIL D SHEET C104
DETENTION BASIN	DETAILS ON SHEET C105



PROJECT NUMBER
23-350

ISSUE DATE
06 SEPT 2024

REVISION	DATE	DESCRIPTION



420 WEST 1500 SOUTH SUITE 203
BOUNTIFUL, UT 84010
PHONE #: (385) 777-2972

CONCEPTUAL MULTI-USE BUILDING

4255 S. REDWOOD RD. TAYLORSVILLE, UT



UTILITY PLAN

CU300