7505 S Holden Street
Midvale, UT 84047
801-567-7200 ext. 1022
Midvale.Utah.gov

Midvale Planning Commission Meeting
Notice and Agenda
April 9, 2025
6:00 p.m.

Public notice is hereby given that the Midvale City Planning Commission will consider the items listed below during their regularly scheduled meeting on Wednesday, April 9, 2025, at 6:00 p.m. This meeting will be held in person at Midvale City Hall, 7505 S Holden Street, Midvale, Utah or electronically with an anchor location at Midvale City Hall, 7505 S Holden Street, Midvale, Utah. The meeting will be broadcast at the following link: Midvale.Utah.gov/YouTube.

Midvale City Staff publishes a packet of information containing item specific details one week prior to the meeting at 6:30 p.m. on the Planning Commission Agendas & Minutes page. The QR code included on the right will also take you to this webpage.

Public comments for Public Hearing items may be done in person on the scheduled meeting date, submitted electronically on the Agendas & Minutes webpage, or by emailing planning@midvaleut.gov by 5:00 p.m. on April 8, 2025 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

a. Review and Approval of Minutes from the March 26, 2025 Meeting.

IV. Public Hearing

*Items with ** if forwarded, the Planning Commission recommendation on this item will be considered by the City Council as the Legislative Body, at a Public Hearing on May 6, 2025 at 7 p.m.*

a. Brad Reynolds requests Conditional Use Permit approval for a medium/high density residential development located at 350 W California Dr in the Transit Oriented Development (TOD) zone. *[Elizabeth Arnold, Senior Planner]*

b. Brad Reynolds requests Preliminary Subdivision approval of a 117-unit development located at 350 W California Dr in the Transit Oriented Development (TOD) zone. *[Elizabeth Arnold, Senior Planner]*

c. John Semnani requests Conditional Use Permit approval for a 1.53-acre multifamily development located at 7444 S State St in the Multifamily Residential – Medium to High Density (RM-25) zone. *[Elizabeth Arnold, Senior Planner]*

d. John Semnani requests Small Scale Master Plan approval for a 27-unit development located at 7444 S State St in the Multifamily Residential – Medium to High Density (RM-25) zone. *[Elizabeth Arnold, Senior Planner]*

V. Staff Update/Other Business

a. Planning Department Report.

VI. Adjourn

All meetings are open to the public; however, there is no public participation except during public hearings. Members of the public will be given an opportunity to address the Commission during each public hearing item. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 9:30 p.m. without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the Community Development Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.

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

7505 South Holden Street
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Midvale City
PLANNING AND ZONING COMMISSION
Minutes
26th Day of March 2025
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR:	Robyn Anderson
COMMISSION VICE CHAIR:	Candice Erickson
COMMISSION MEMBERS:	Dustin Snow Michael Edwards Shane Liedtke Candace Tippetts Matt Kasparian
STAFF:	Adam Olsen, Community Development Director Aubrey Ruiz, Community Development Executive Assistant Daniel Van Beuge, Deputy City Attorney Wendelin Knobloch, Planning Director Elizabeth Arnold, Senior Planner Jonathan Anderson, Planner II Matt Pierce, IT Director

REGULAR MEETING

Chair Anderson called the Planning & Zoning Commission meeting to order at 6:00 p.m. She explained how the meeting would proceed. First, the Planning Department would brief the Commission; then the applicant would speak to the Commission; the item will be opened to the public for their comments on public hearing agenda items; the Midvale Deputy City Attorney will then brief the Commission on their role on the given item; and then the Commission would deliberate and decide.

ROLL CALL

Chair Anderson	Present
Vice Chair Erickson	Excused
Commissioner Tippetts	Present
Commissioner Snow	Present
Commissioner Liedtke	Present
Commissioner Edwards	Present
Commissioner Kasparian	Excused

***

MINUTES

1. **REVIEW AND APPROVE MINUTES OF MARCH 12, 2025.**

MOTION: Commissioner Tippetts MOVED to approve the minutes of March 12, 2025. SECONDED by Commissioner Snow. Chair Anderson called for a voice vote. The motion passed unanimously with all voting in favor.

***

PUBLIC HEARINGS

1. Darliece Nye requests Conditional Use Permit approval for a Dental Office located at 7065 S State Street in the State Street Commercial (SSC) zone.

Intensive clinical and medical offices are an allowed use through a Conditional Use Permit. Midvale Municipal Code 17-7-7.11(A) outlines the criteria necessary for a conditional use permit as follows (Staff responses in bold):

1. The application complies with all applicable provisions of this title, state and federal law;
Response: The application complies with the above-listed criteria.
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
Response: The application complies with the above-listed criteria. No exterior changes are proposed.
3. The use is not detrimental to the public health, safety and welfare;
Response: The application complies with the above-listed criteria.
4. The use is consistent with the general plan, as amended;
Response: The use is consistent with Midvale's General Plan.
5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;

Response: The application complies with the above-listed criteria.
6. Sufficient utility capacity;
Response: The application complies with the above-listed criteria.
7. Sufficient emergency vehicle access;
Response: The application complies with the above-listed criteria.
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in Section 17-7-7.7;
Response: The parking requirement is 5 stalls per 1,000 square feet of net leasable building area. The net leasable building area is 3,928 square feet requiring 20 parking stalls; 27 stalls have been provided. A building analysis and parking site plan have been included in the attachments.
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
Response: The application complies with the above-listed criteria.
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site, including compatibility with buildings on adjoining lots and to the street;
Response: The application complies with the above-listed criteria.
11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and
Response: The application complies with the above-listed criteria.
12. Within and adjoining the site, impacts on the aquifer, slope retention, flood potential and appropriateness of the proposed structure to the topography of the site.
Response: The application complies with the above-listed criteria.

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

Staff recommends the Planning Commission approve the Conditional Use Permit with the following finding:
Findings:
1. The request complies with the conditional use permit procedure outlined in Midvale City Code 17-7-7.11(A)

***

APPLICANT:

No comment.

***

PUBLIC HEARING:

No comment.

***

MOTION: Commissioner Tippetts MOVED to close the public hearing. The motion was SECONDED by Chair Liedtke. Chair Anderson called for a voice vote. The motion passed unanimously with all voting in favor.

***

DISCUSSION:

No comment.

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MOTION: Commissioner Liedtke MOVED that we approve the Conditional Use Permit for a dental office located at 7065 S State Street in SSC zone. The motion was SECONDED by Commissioner Snow. Chair Anderson called for a roll call vote. The vote was as follows:

Chair Anderson	Yes
Commissioner Edwards	Yes
Commissioner Snow	Yes
Commissioner Liedtke	Yes
Commissioner Tippetts	Yes

The motion passes unanimously.

***

PUBLIC HEARINGS

2. Midvale City initiated request to amend Section 17-7-1.13 of the Midvale City Municipal Code clarifying the duplex overlay zone language, and Section 17-7-1.3(A)(1) changing language to be clearer. Additionally, clarifying the "Duplex dwelling" definition in Section 17-2-4.

The changes to Section 17-7-1.13, the duplex overlay zone, removes redundant language. The amendment to section 17-7-1.3(A)(1) removes the requirement that a structure must be preexisting before being allowed to subdivide. The change to the definition section removes language requiring that a duplex must be owned by one owner, allowing for individual ownership of each side.

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

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the third criterion listed above.

***

APPLICANT:

No comment.

***

PUBLIC HEARING:

No comment.

***

MOTION: Commissioner Liedtke MOVED to close the public hearing. The motion was SECONDED by Commissioner Snow. Chair Anderson called for a voice vote. The motion passed unanimously with all voting in favor.

DISCUSSION:

Commissioner Snow asks for clarification if the property will be for sale, will the developer be able to sign the initial documents before any closing has occurred.

Elizabeth Arnold, Senior Planner, clarifies that the current owner would sign and then the future owner would need to be listed on the documents in order to separate the property.

Daniel Van Beuge, Deputy City Attorney, states that this is a legislative decision and that the Commission will provide a recommendation to City Council for final approval.

***

MOTION: Commissioner Tippetts MOVED that we recommend approval of the amendment as provided in the attachments, with the findings included in the staff report. The motion was SECONDED by Commissioner Snow. Chair Anderson called for a roll call vote. The vote was as follows:

Chair Anderson	Yes
Commissioner Edwards	Yes
Commissioner Snow	Yes
Commissioner Liedtke	Yes
Commissioner Tippetts	Yes

The motion passes unanimously.

***

PUBLIC HEARINGS

3. Midvale City initiated request to amend Section 17-7-7.2 of the Midvale City Municipal Code fixing errors in the use table for Financial Institutions, adding Retail Tobacco Specialty Businesses as an allowed use, and adding related specific use standards. Additionally, amending Sections 17-7-7.2(A), 17-7-12.2(A) and 17-7-13.2(A) fixing errors in the specific use standards for Medical Cannabis Pharmacies and Retail Tobacco Specialty Businesses, and Sections 17-7-7.8, 17-7-12.7 and 17-7-13.7 for related parking standards.

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

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;

3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the third and fourth criteria listed above by making interpretation more straightforward and fixing clerical errors. See below for details of the State Street, Regional Commercial, and Clean Industrial Zone amendments.

State Street Zone:
• Fixes Financial Institutions With Drive-up Window from Allowed to Administrative Conditional Use Permit in the Use Table.
• Fixes Financial Institutions Without Drive-up Window from Administrative Conditional Use Permit to Allowed in the Use Table.
• The use table was missing Retail Tobacco Specialty Businesses as an allowed use. Currently there are multiple businesses that fall under this use operating in the zone. The use-specific standards language was amended and added for the use in this zone.
• Fixes parking standards for Medical Cannabis Pharmacies, Retail Tobacco Specialty Businesses, and Retail and Service Commercial uses to be consistent with definitions under Chapter 17-2 of the Midvale Municipal Code.

Regional Commercial:
• Amends Retail Tobacco Specialty Business use-specific standards by fixing errors.
• Fixes parking standards for Medical Cannabis Pharmacies, Retail Tobacco Specialty Businesses, and Retail and Service Commercial uses to be consistent with definitions under Chapter 17-2 of the Midvale Municipal Code.

Clean Industrial:
• Amends Retail Tobacco Specialty Business use-specific standards by fixing errors.
• Fixes parking standards for Medical Cannabis Pharmacies, Retail Tobacco Specialty Businesses, and Retail and Service Commercial uses to be consistent with definitions under Chapter 17-2 of the Midvale Municipal Code.

Staff recommends the Planning Commission recommend approval of the text amendment with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(F)(3 & 4).

***

APPLICANT:

No comment.

***

PUBLIC HEARING:

No comment.

***

MOTION: Commissioner Tippetts MOVED to close the public hearing. The motion was SECONDED by Commissioner Liedtke. Chair Anderson called for a voice vote. The motion passed unanimously with all voting in favor.

DISCUSSION:

Commissioner Snow questions if this process will be used even if a business does not sell tobacco. Jonathan Anderson, Planer II, states that this will only be for specialty tobacco retailers and the majority of approval goes through the Salt Lake County Health Department. Any other retail store would just be considered normal retail/commercial.

***

MOTION: Commissioner Tippetts MOVED that we recommend approval of the text amendment as provided in the attachments, with the finding noted in the staff report. The motion was SECONDED by Commissioner Liedtke. Chair Anderson called for a roll call vote. The vote was as follows:

Chair Anderson	Yes
Commissioner Edwards	Yes
Commissioner Snow	Yes
Commissioner Liedtke	Yes
Commissioner Tippetts	Yes

The motion passes unanimously.

***

PUBLIC HEARINGS

4. City initiated request amending Section 17-4-1 of the Midvale Municipal Code to allow the City Council to determine a Planning Commission Stipend.

Public notice was sent to affected entities as required in Section 17-3-9(B) of the Municipal Code. No comments have been received at the time of this writing.

ZONING CODE AMENDMENT CRITERIA

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the first, second, third, and fourth criterion listed above.

Criterion 1 is fulfilled because Title 17 intends to compensate planning commissioners within budgetary constraints.

Criterion 2 is fulfilled because planning commissions are a required part of the governmental structure that enables land use regulation.

Criterion 3 is fulfilled because the amendment clarifies who approves the level of planning commission stipends.

Criterion 4 is fulfilled because the actual compensation level of the planning commission does not reflect the current language in the code.

Staff advises the Planning Commission recommend approval of the text amendment with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(F) and fulfills all four amendment criteria.

***

APPLICANT:

No comment.

***

PUBLIC HEARING:

No comment.

***

MOTION: Commissioner Liedtke MOVED to close the public hearing. The motion was SECONDED by Commissioner Tippetts. Chair Anderson called for a voice vote. The motion passed unanimously with all voting in favor.

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DISCUSSION:

No comment.

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MOTION: Commissioner Liedtke MOVED that we recommend amending Section 17-4-1 of the Midvale Municipal Code to allow the City Council to determine a Planning Commission Stipend with the finding noted in the staff report. The motion was SECONDED by Commissioner Snow. Chair Anderson called for a roll call vote. The vote was as follows:

Chair Anderson	Yes
Commissioner Edwards	Yes
Commissioner Snow	Yes
Commissioner Liedtke	Yes
Commissioner Tippetts	Yes

The motion passes unanimously.

***

STAFF UPDATE/OTHER BUSINESS

1. Training by Legal Department
    a. Open & Public Meetings Training – 10 minutes; See attached presentation slides.
2. Planning Department Report
    a. Long-term Planning Projects
        i. Parks and Open Space Master Plan
            1. Survey on www.Midvale.Utah.gov
        ii. Porter Rockwell Trail Feasibility Study

ADJOURN

Commissioner Tippetts made the motion to adjourn 6:29 p.m. No one opposed. The meeting adjourned 6:29 p.m.

_____
Aubrey Ruiz, CD Executive Assistant

Approved this _____ day of _____2025.

DRAFT

Open and Public Meetings Act

Daniel Van Beuge
Deputy City Attorney
Presented on March 26, 2025

Legislative Intent

Utah Code 52-4-102. Declaration of Public Policy.

(1) The Legislature finds and declares that the state, its agencies and political subdivisions, exist to aid in the conduct of the people's business.

(2) It is the intent of the Legislature that the state, its agencies, and its political subdivisions:

  (a) take their actions openly; and

  (b) conduct their deliberations openly.

Definitions

Meeting means a gathering of a public body with a quorum present that is convened by an individual with authority to convene the public body and following the process provided by law for convening the public body for the express purpose of acting as a public body to receive public comment about a relevant matter, deliberate about a relevant matter, or take action upon a relevant matter.

Quorum means a simple majority of the membership of a public body, unless otherwise defined by applicable law. For our Commission, this means 3 Commission members (see Midvale Municipal Code § 17-4-4(B)).

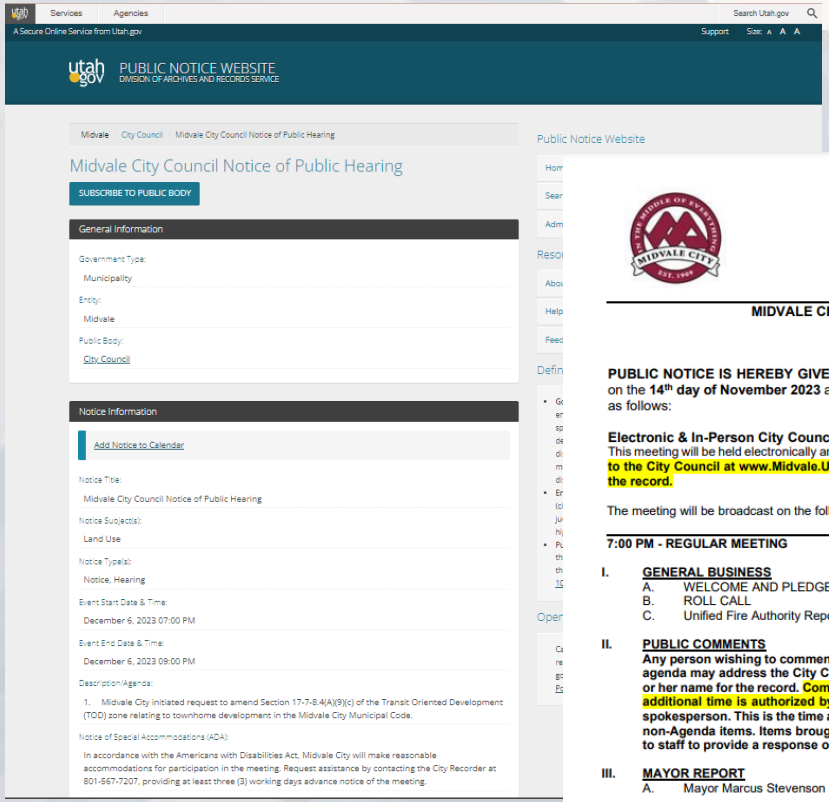
Notice and Agenda

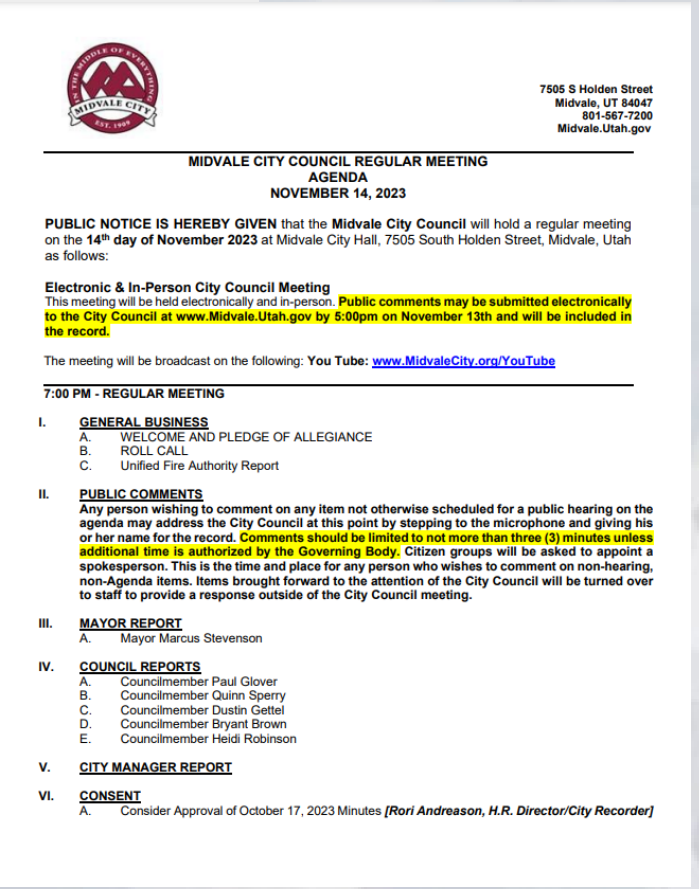
Notice

Public meetings must be noticed at least 24 hours in advance of each meeting. The notice must include the date, time, place, and agenda of the meeting.

Agenda

The agenda must reasonably specify the topics being considered at the meeting. Each topic must be listed as an agenda item. The Planning Commission may not take final action on an item unless it is on the agenda.





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MIDVALE CITY COUNCIL REGULAR MEETING
AGENDA
NOVEMBER 14, 2023

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold a regular meeting on the **14th day of November 2023** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

Electronic & In-Person City Council Meeting
This meeting will be held electronically and in-person. **Public comments may be submitted electronically to the City Council at www.Midvale.Utah.gov by 5:00pm on November 13th and will be included in the record.**

The meeting will be broadcast on the following: **You Tube:** www.MidvaleCity.org/YouTube

7:00 PM - REGULAR MEETING

I. **GENERAL BUSINESS**
- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Unified Fire Authority Report

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

III. **MAYOR REPORT**
- A. Mayor Marcus Stevenson

IV. **COUNCIL REPORTS**
- A. Councilmember Paul Glover
- B. Councilmember Quinn Sperry
- C. Councilmember Dustin Gettel
- D. Councilmember Bryant Brown
- E. Councilmember Heidi Robinson

V. **CITY MANAGER REPORT**

VI. **CONSENT**
- A. Consider Approval of October 17, 2023 Minutes ***[Rori Andreason, H.R. Director/City Recorder]***

Public Meetings vs. Public Hearings

Public Meeting

A public meeting is a meeting of a public body that:

- is posted and noticed;
- is open to the public; and
- has a reasonably specific agenda.

A public meeting does not require public input or comment.

Public Meetings vs. Public Hearings

Public Hearing

A public hearing is a hearing for a specific agenda item that:

- is posted and noticed;
- requires a reasonable opportunity for public input;
- may uniformly limit the time of input;
- may accept written comments; and
- may be continued to another meeting.

A public hearing is agenda-related, not meeting-related.

Closed Meetings

Closed meetings are limited to very specific purposes. Some examples include:

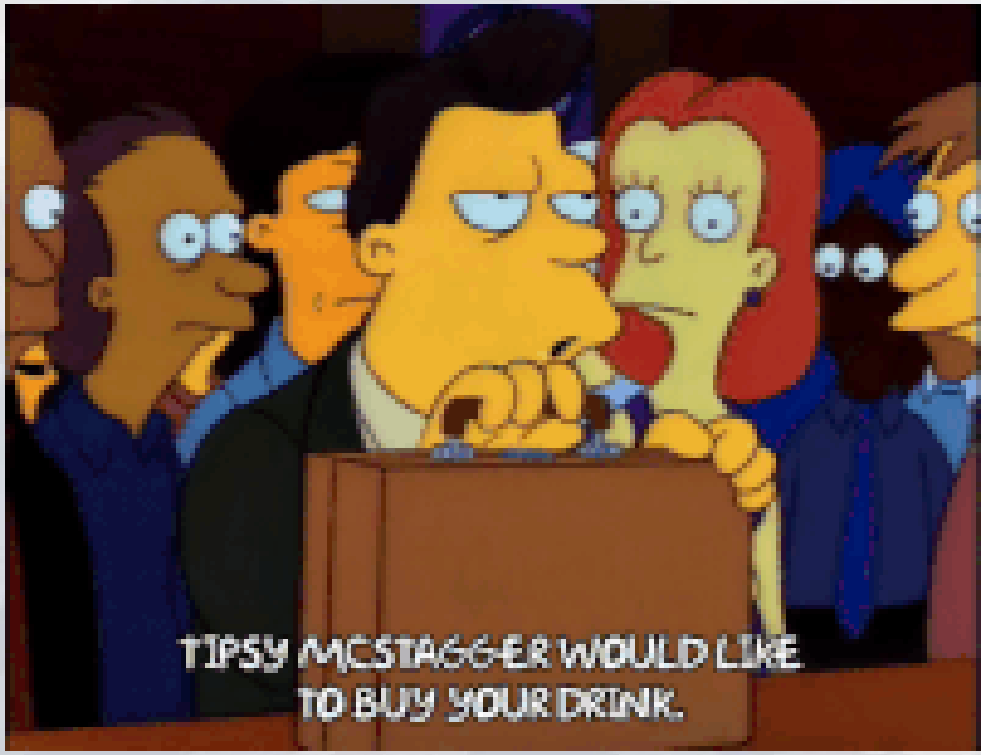
- Discussion of the character, professional competence, or physical or mental health of an individual;
- Strategy sessions to discuss pending or reasonably imminent litigation; or
- Strategy sessions to discuss the purchase, exchange, lease, or sale of real property if the public discussion would disclose the appraisal or estimated price of the property.

An ordinance, resolution, rule, regulation, contract, or appointment may not be approved in a closed meeting.

Common Violations

Ex Parte Communication (Bylaws 3.4)

Commissioners are prohibited from engaging in ex parte communication about any agenda item by an interested party including, but not limited to, an applicant or party affected by an application. If a party attempts to engage in ex parte communication, the Commissioner should encourage the party to attend the public hearing for the agenda item and provide their comments on the record. This provides all parties an opportunity to voice concerns and suggestions and have such concerns and suggestions addressed. When making a decision about an agenda item, Commissioners may only consider the information placed on the record prior to the Commission's decision.



Common Violations

Deliberation During Meeting

Avoid communicating with interested parties or deliberating with other Commission Members during the meeting using electronic communication. The public's business needs to be conducted in public.

After-Meeting Meeting

One of the most common ways OPMA is violated is when officials have an after-meeting meeting in which decisions continue to be discussed or deliberated. Please avoid this mistake.

Minutes

Minutes

Minutes are required for all portions of a meeting. They must include the substance of all matters proposed, discussed, or decided by the public body and a record, by individual member, of each vote taken by the body.

Posting

Pending minutes are required to be posted within 30 days of the open meeting. Official minutes and any public materials are required to be posted within 3 business days after they are approved by a public body.

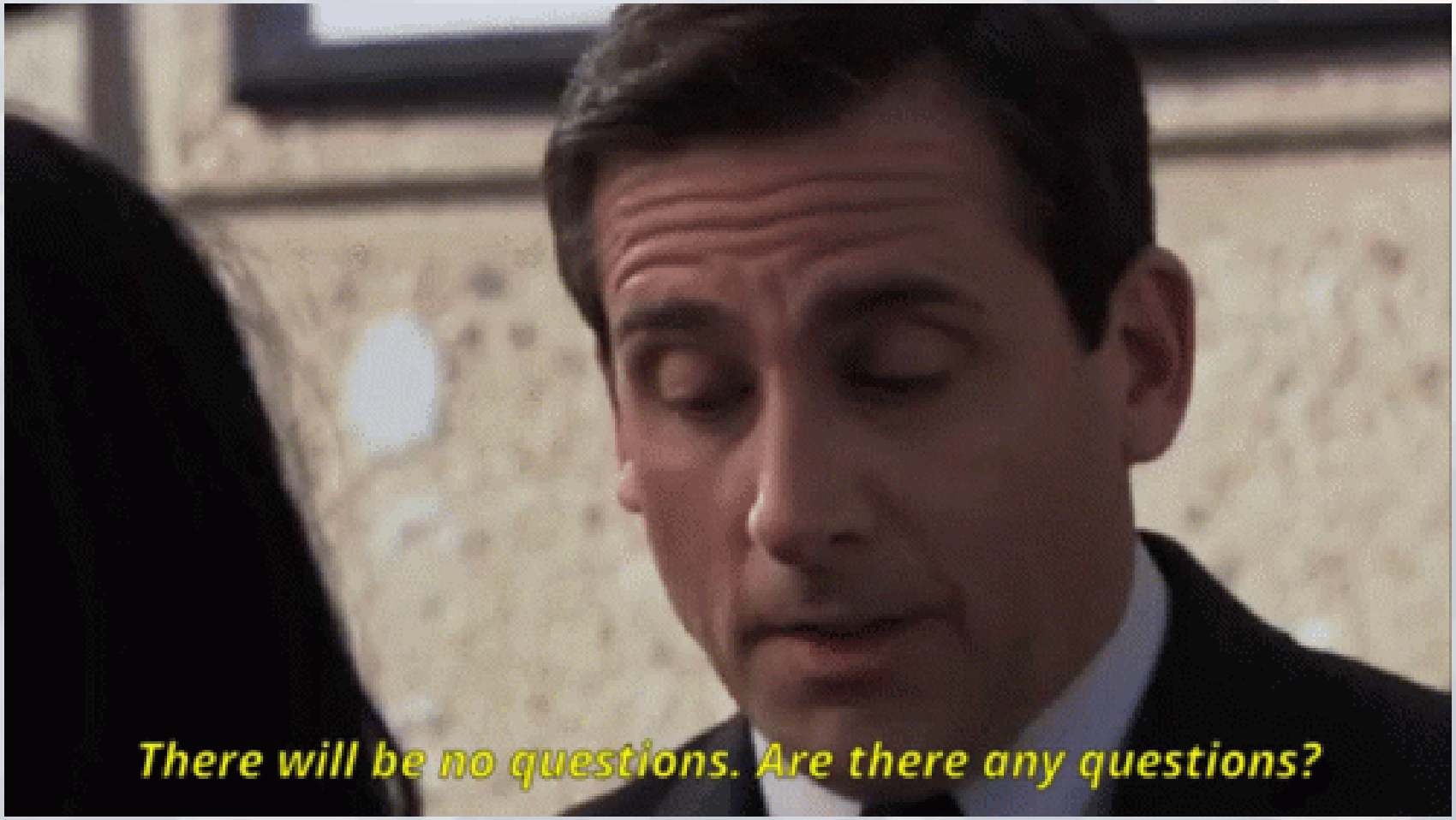
Enforcement

Lawsuit

If the City violates the Open and Public Meetings Act, an individual may file:

- A suit to void the final action; and
- A suit to compel compliance or enjoin violations.

Questions?



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MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
4/9/2025

SUBJECT

Brad Reynolds requests Conditional Use Permit approval for a medium/high density residential development located at 350 W California Dr in the Transit Oriented Development (TOD) zone.

SUBMITTED BY

Elizabet Arnold, Senior Planner

BACKGROUND AND ANALYSIS

This property was formerly a large Century Link/Qwest office building.

Medium and high-density residential developments are an allowed use through a conditional use permit in the TOD zone.

Midvale Municipal Code 17-7-8.11(A) outlines the criteria necessary for a conditional use permit as follows (Staff responses in **bold**):

1. The application complies with all applicable provisions of this title, state and federal law;
Response: Yes.

2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
Response: Yes, see attached plans for details. The project consists of 3-story townhomes with masonry/fiber cement siding exterior. The townhomes are compatible with nearby commercial, apartment, and residential structures.

3. The use is not detrimental to the public health, safety and welfare;
Response: Correct.

4. The use is consistent with the general plan, as amended;
Response: Yes.

5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;

Response: A traffic impact study was conducted by Hales Engineering in August 2024 to evaluate the effect of the proposed development on local traffic conditions. The study found that there is ample capacity with existing streets. No additional auxiliary or turn lanes were recommended. All local streets are projected to maintain their current Level of Service after the development is complete. The proposal and traffic study were reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.

6. Sufficient utility capacity;
Response: Yes.

7. Sufficient emergency vehicle access;
Response: Yes.

8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in Section 17-7-8.8;
Response: Yes, see attached plans for detailed information. The project consists of 117 townhome units. All units are 3 bedrooms. The required resident parking is 1.75 stalls per unit, for a total of 205 stalls. 234 parking spaces have been provided. The requirement for guest parking is 1 stall for every 4 units, totaling 30 stalls. 30 guest parking stalls have been provided.

9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
Response: A 6 ft privacy fence has been provided on the north, west, and east property lines of the project. There is a large open space buffer along the east property line to help create separation from the existing single family homes. There are also tree plantings on the project perimeter.

10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site, including compatibility with buildings on adjoining lots and to the street;
Response: The application complies with the above-listed criteria and mirrors the mass and bulk of the development bordering its western property line.

11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and
Response: The application complies with the above-listed criteria.

12. Within and adjoining the site, impacts on the aquifer, slope retention, flood potential and appropriateness of the proposed structure to the topography of the site.
Response: The application complies with the above-listed criteria and has been reviewed by the Engineering and Public Works departments.

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

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the Conditional Use Permit with the following findings:

1. The request complies with the conditional use permit procedure outlined in Midvale City Code 17-7-8.11(A)

RECOMMENDED MOTION

I move that we approve the Conditional Use Permit for a 117-unit townhome project located at 350 W California Dr in the TOD zone with the findings included in the staff report.

ATTACHMENTS

1. Full Plan Set

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

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

COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

INDEX OF DRAWINGS

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C-201	SITE PLAN
C-202	SITE PLAN
C-203	SITE PLAN
C-204	SITE PLAN
C-300	OVERALL GRADING AND DRAINAGE PLAN
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C-302	GRADING AND DRAINAGE PLAN
C-303	GRADING AND DRAINAGE PLAN
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C-404	UTILITY PLAN
C-500	EROSION CONTROL PLAN
PP-1	PLAN AND PROFILE DEWMAR COURT/ SIDELINE LANE
PP-2	PLAN AND PROFILE WOOD LILY COURT/ SEVEN TREE LANE
PP-3	PLAN AND PROFILE ELSTON COURT/ MIST LANE
PP-4	PLAN AND PROFILE MILLAY COURT/ BURKETT LANE
PP-5	PLAN AND PROFILE CHADAM WAY
PP-6	PLAN AND PROFILE TIMBERLAND WAY
PP-7	PLAN AND PROFILE OFFROAD STORM DRAIN /SEWER
PP-8	PLAN AND PROFILE UNION MEADOWS LANE
PP-8	PLAN AND PROFILE CENTURY LINK LANE
C-600	DETAILS
C-601	DETAILS
C-602	DETAILS
C-603	DETAILS
L-100	LANDSCAPE PLAN
L-200	IRRIGATION PLAN
L-300	LANDSCAPE AND IRRIGATION DETAILS
L-301	LANDSCAPE AND IRRIGATION DETAILS
L-302	LANDSCAPE AND IRRIGATION DETAILS

NOTICE TO CONTRACTOR

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

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

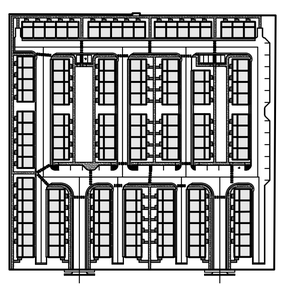
NOTICE TO DEVELOPER/ CONTRACTOR

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

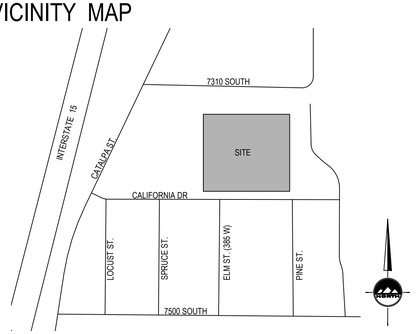
UTILITY DISCLAIMER

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

KEY MAP



VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO MIDVALE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN ELEV. = 4327.05'.

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FOR:
BRAD RENYOLDS
P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
BRAD REYNOLDS
PHONE: 801.281.2200

COTTAGES AT UNION MEADOWS
350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

COVER SHEET

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-000

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

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

BENCHMARK

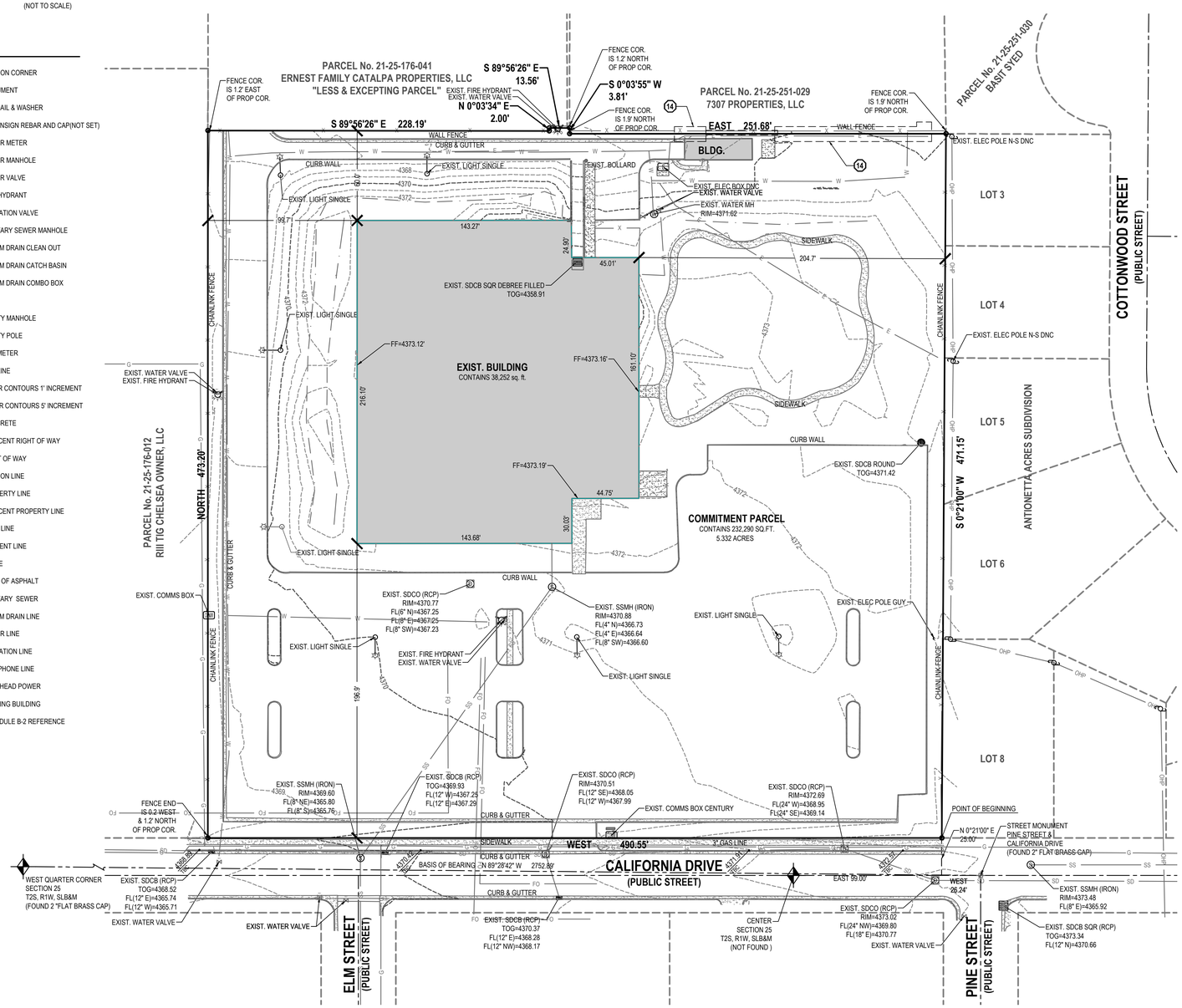
WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'

VICINITY MAP
(NOT TO SCALE)

LEGEND

- SECTION CORNER
- MONUMENT
- SET NAIL & WASHER
- SET ENSIGN REBAR AND CAP(NOT SET)
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN COMBO BOX
- SIGN
- UTILITY MANHOLE
- UTILITY POLE
- GAS METER
- GAS LINE
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- CONCRETE
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED LINE
- TANGENT LINE
- FENCE
- EDGE OF ASPHALT
- SANITARY SEWER
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- TELEPHONE LINE
- OVERHEAD POWER
- EXISTING BUILDING
- SCHEDULE B-2 REFERENCE



SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the Street Monument at the intersection of California Drive and Pine Street and the West Quarter Corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian measuring North 89°28'42" West 2752.89 feet..

COMMITMENT DESCRIPTIONS

Beginning at the center of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 391.40 feet; thence North 540.00 feet; thence West 347.40 feet to the Easterly right of way line of Catalpa Street; thence North 25°52'14" East 66.68 feet; thence East 580.05 feet; thence South 103.85 feet; thence East 251.68 feet to the Westerly boundary line of Antionetta Acres Subdivision; thence South 0°21' West 496.15 feet along said boundary; thence West 99.00 feet to the point of beginning. LESS AND EXCEPTING therefrom that property conveyed by that certain Quit Claim Deed as recorded in the office of the County Recorder, Salt Lake County, State of Utah on April 24, 1995, as Entry No. 6065803, in Book 7137, at Page 2554, of official records, said property being described as follows: a tract of land in the Northwest □uarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, County of Salt Lake, State of Utah, more particularly described as follows: with the basis of bearing being South 0°19'02" West between county monuments and the Northwest corner and West □uarter corner of said Section 25: beginning on the Westerly line of the Mountain States Telephone and Telegraph Company property at a point that is North 89°56'05" West along the California Avenue (Midvale) monument line (dedication plat = West) 391.40 feet and North 0°03'55" East 498.57 feet from the historical location of the center of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said center of Section being North 89°56'05" West along said monument line 124.00 feet from the Midvale City monument at the intersection of California Avenue and Pine Street; thence along said Mountain States Telephone and Telegraph Company property line North 0°03'55" East 41.43 feet and North 89°56'05" West 343.35 feet to a point on the East line of the I-15 frontage road known as Catalpa Street; thence along said street line North 25°52'14" East 66.65 feet to a point on the line described in that certain Boundary Line Agreement dated December 31, 1985 by and between Mountain States Telephone and Telegraph Company and Motel 6, Inc. said point being North 90°00' East 1909.15 feet and South 0°00' East 2065.40 feet from the county monument at the Northwest corner of said Section 25; thence along said boundary agreement line North 90°00' East 556.08 feet; thence along the Mountain States Telephone and Telegraph Company property South 0°03'55" West 100.04 feet; thence North 89°56'26" West 13.56 feet; thence South 0°03'34" West 2.00 feet; thence North 89°56'26" West 228.19 feet to the point of beginning. ALSO, LESS AND EXCEPTING therefrom any portion lying within the bounds of California Drive (formerly California Avenue) as dedicated by that certain Dedication Plat, as recorded in the office of the County Recorder, Salt Lake County, State of Utah on October 28, 1982, as Entry No. 3724485, in Book 82-10P of Plats, at Page 84.

AS-SURVEYED DESCRIPTION

Beginning at the intersection of the north line of California Drive and the west line of Antionetta Acres Subdivision said point being East 99.00 feet and North 0°21'00" East 25.00 feet from the Center of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point of beginning also being West 26.24 feet and North 0°21'00" East 25.00 feet from a Street Monument at the intersection of California Drive and Pine Street, and running;

thence West 490.55 feet along the north line of said California Drive;
thence North 473.20 feet;
thence South 89°56'26" East 228.19 feet;
thence North 0°03'34" East 2.00 feet;
thence South 89°56'26" East 13.56 feet;
thence South 0°03'55" West 3.81 feet;
thence East 251.68 feet to the Northwest corner of Antionetta Acres Subdivision;
thence South 0°21'00" West 471.15 feet along the west line of said Antionetta Acres Subdivision to the point of beginning.

Contains 232,290 square feet. 5.332 acres.

To: The Mountain States Telephone and Telegraph Company, a Colorado corporation and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 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, 8, 11, 13, 14, 18 and 19 of Table A hereof.

The field work was completed on July 19, 2024.

Date of Plat or Map: August 13, 2024.

08/13/24
Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Stewart Title Guaranty Company, of Salt Lake City, Utah, under Commitment No. 53891, dated effective May 30, 2023.

Schedule B-2 Exceptions:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (blanket in nature)
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.(not survey related)
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. (blanket in nature)
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.(blanket in nature)
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.(blanket in nature)
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.(not survey related)
7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.(not survey related)
8. Lien of Taxes, not yet due and payable
   Year: 2023, and thereafter
   Tax Parcel No.:21-25-176-027
   Prior year: 2022 EXEMPT (not survey related)
9. All taxes and special assessments, if any, which are now shown as existing liens, affecting the subject land, in the records in the office of the County Treasurer as assessed by the State Tax Commission. (not survey related)
10. The land described herein is located within the boundaries of Salt Lake County Taxing District 30 and is subject to any assessments levied thereby.(blanket in nature)
11. The land described herein is located within the boundaries of the City of Midvale and is subject to any assessments levied thereby. For current status call 801-567-7200. (blanket in nature)
12. The land described herein is located within the boundaries of Jordan Valley Water Conservancy District and is subject to any assessments levied thereby. For current status call 801-565-4300. (blanket in nature)
13. All existing easements or rights of way enforceable in law or equity for any utilities, ditches, pipelines, power lines, fiber optic, telephone, sewer, gas or water lines that may exist upon, over or under the land. (blanket in nature)
14. Easement, and the terms and conditions thereof: (shown on survey)
    In Favor of: UTAH POWER AND LIGHT
    Purpose: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits, with the necessary guys, stubs, cross-arms braces and other attachments affixed thereto
    Recorded: May 2, 1984
    Entry No.: 3935867
    Book/Page: 5551/2924
15. Access is limited to those approved or permitted by the Utah Department of Transportation, the State of Utah and/ or Midvale City.(blanket in nature)
16. The rights and interest, if any, of parties in possession of the land under any unrecorded lease, rental or occupancy agreement and any claims thereunder.(not survey related)
17. Such state of facts as disclosed by that certain survey and any rights or claims associated therewith, as prepared by COOK SURVEYING & ASSOCIATES, Project No. 22-11-173, having been certified under the date of December 22, 2022, by KYLE A. COOK, a Registered Land Surveyor holding Utah License No. 270852. (blanket in nature)
18. Any rights, reservations, title, interest or claims to any and all oil, gas, mining and mineral rights of every kind and description underlying the surface of the land, together will all rights in connection therewith, whether or not shown by the public records. (blanket in nature)
19. Riparian or water rights, claims, or title to water whether or not shown by the public records. (blanket in nature)

TABLE A

1) All monuments used and set are shown on survey.
2) Parcel address 350 West California Drive, Midvale, Utan.
3) Parcel is located in Flood Zone X, per FEMA FIRM map 49035C0432G, effective September 25, 2009.
4) Subject parcel contains 232,418 square feet or 5.336 acres.
5) 1 foot contours are shown on survey.
7)(a) Exterior building dimensions are shown on survey.
7)(b)(1) Exterior footprint of all buildings are shown on survey.-
8) Substantial features are shown on survey.
11) Utilities are shown on survey.
13) Adjacent owners are shown on survey.
14) Distance to nearest intersecting street is shown on survey.
18) All plottable easements are shown on survey.
19) All insurance liability minimums have been met.

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

NORTH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN MIDVALE, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH, 84117

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

MEADOWS ON 7200
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

PROFESSIONAL LAND SURVEYOR
08/13/24
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

PROJECT NUMBER	PRINT DATE
13343	2024-11-25
PROJECT MANAGER	DESIGNED BY
P. Harris	B. Greenleaf

1 OF 1

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UTILITY NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TRAFFIC CONTROL AND SAFETY NOTES

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

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

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

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

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

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

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

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

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

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

DEMOLITION NOTES

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

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

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

GRADING AND DRAINAGE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ABBREVIATIONS

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

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

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

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

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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

C-001

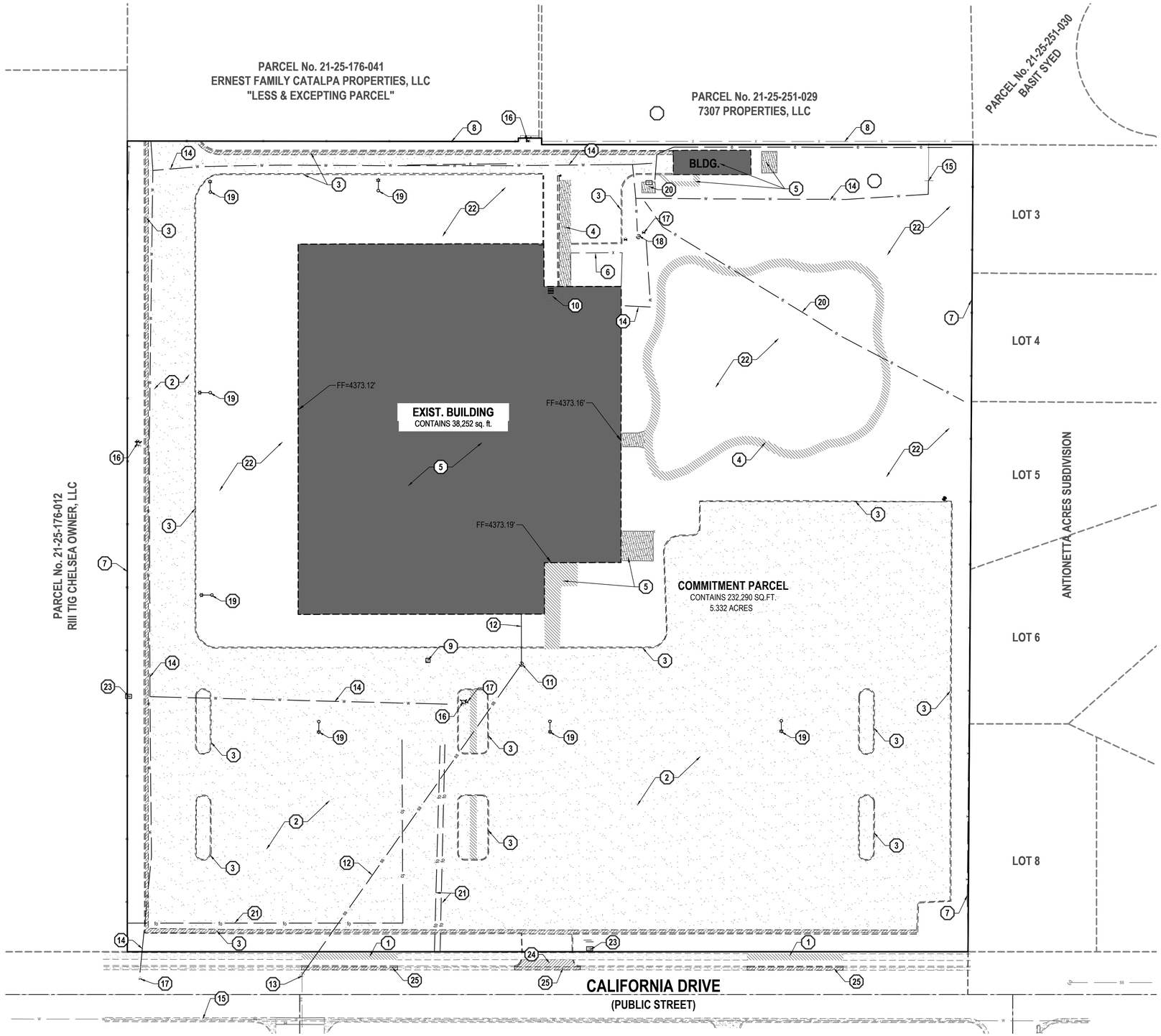
811 Know what's below. Call before you dig.

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

BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'



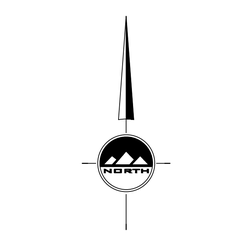
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED CONCRETE WALK WAY.
2. COLD MILL PULVERIZE THE UPPER 6-INCHES OF ASPHALT PAVEMENT AREAS AND STOCKPILE IN OPEN SPACE AREAS BETWEEN BUILDING 9,11 14 AND 15. REUSE FOR SUBBASE SECTION OF FUTURE PAVEMENT AREAS. AFTER 6-INCHES, REMOVE AND PROPERLY DISPOSE OF REMAINING EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
6. REMOVE AND PROPERLY DISPOSE OF EXSITING FENCE.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING CHAINLINK FENCE.
8. PROTECT EXISTING WALL & FENCE IN PLACE.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CLEANOUT.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER MANHOLE.
12. REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER PIPE.
13. REMOVE AND PROPERLY DISPOSE OF SECTION OF EXISTING SANITARY SEWER STUB SUFFICIENT FOR CONSTRUCTION OF PROPOSED MANHOLE. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
14. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE.
15. CUT AND CAP EXISTING WATER LINE FOR FUTURE CONNECTION TO WATER SYSTEM.
16. REMOVE AND PROPERLY DISPOSE OF EXISTING FIRE HYDRANT.
17. REMOVE, CAP, AND PROPERLY DISPOSE OF EXISTING WATER VALVE.
18. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER MANHOLE.
19. REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
20. REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE AND LINE. COORDINATE WITH LOCAL POWER COMPANY
21. REMOVE AND PROPERLY DISPOSE OF EXISTING FIBER OPTIC LINE.
22. REMOVE EXISTING LANDSCAPING IN THIS AREA.
23. REMOVE AND PROPERLY DISPOSE OF EXISTING COMMUNICATION BOX.
24. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE DRIVE APPROACH.
25. SAWCUT EXISTING CONCRETE CURB AND GUTTER TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED CONCRETE CURB AND GUTTER.



HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

DEMOLITION PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-100

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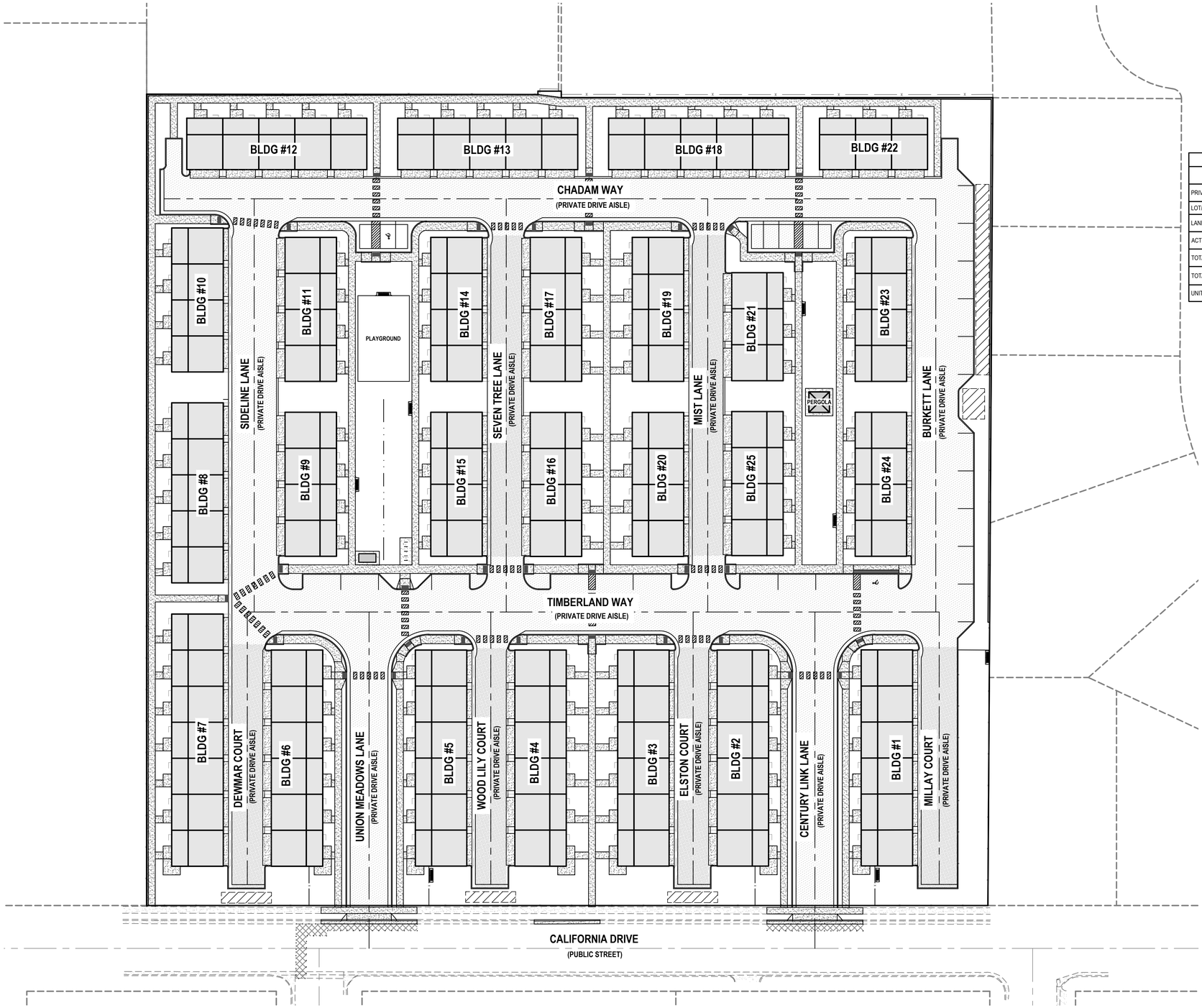
ELEV = 4327.05'



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SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PRIVATE DRIVE AISLE / PARKING AREAS	28,863	12.4%
LOT/BLDG	73,710	32%
LANDSCAPING	70,315	30%
ACTIVE SPACE	38,408	16.5%
TOTAL SITE	232,291 5.34 ACRES	
TOTAL UNITS	117	
UNITS PER ACRE	21.9	

PARKING DATA TABLE		
DESCRIPTION	REQUIRED	PROVIDED
ADA - ACCESSIBLE STALLS	2	2
GUEST PARKING (0.25 PER UNIT)	30	30
RESIDENT PARKING (1.75 PER UNIT)	205	234
TOTAL STALLS PROVIDED	266	

SNOW STORAGE AREA

NORTH

HORIZONTAL GRAPHIC SCALE

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UTAH LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
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STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
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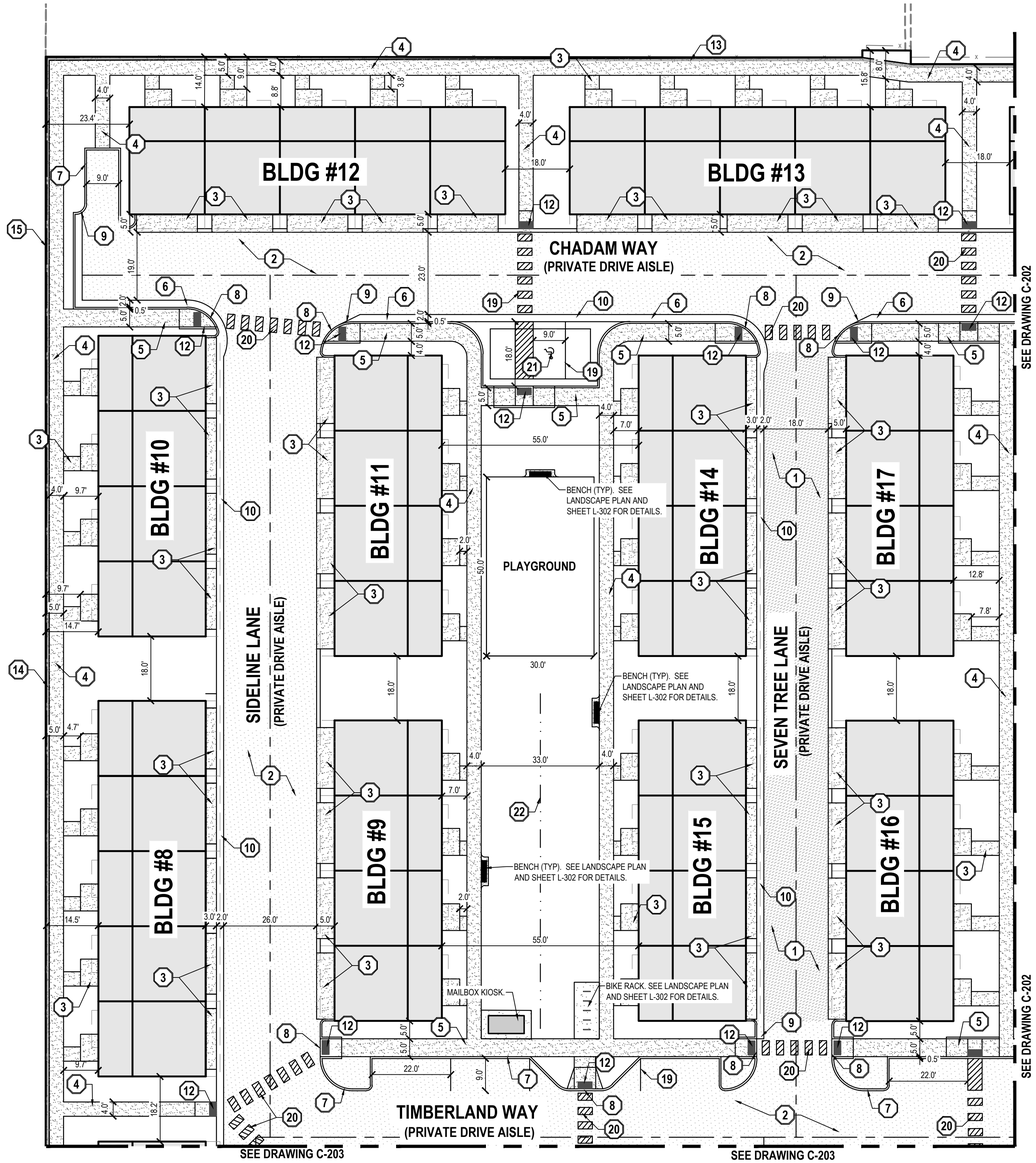

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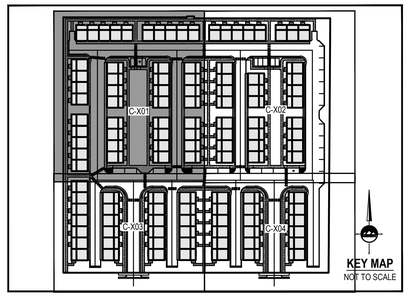

KEY MAP
NOT TO SCALE

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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

SITE PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-201

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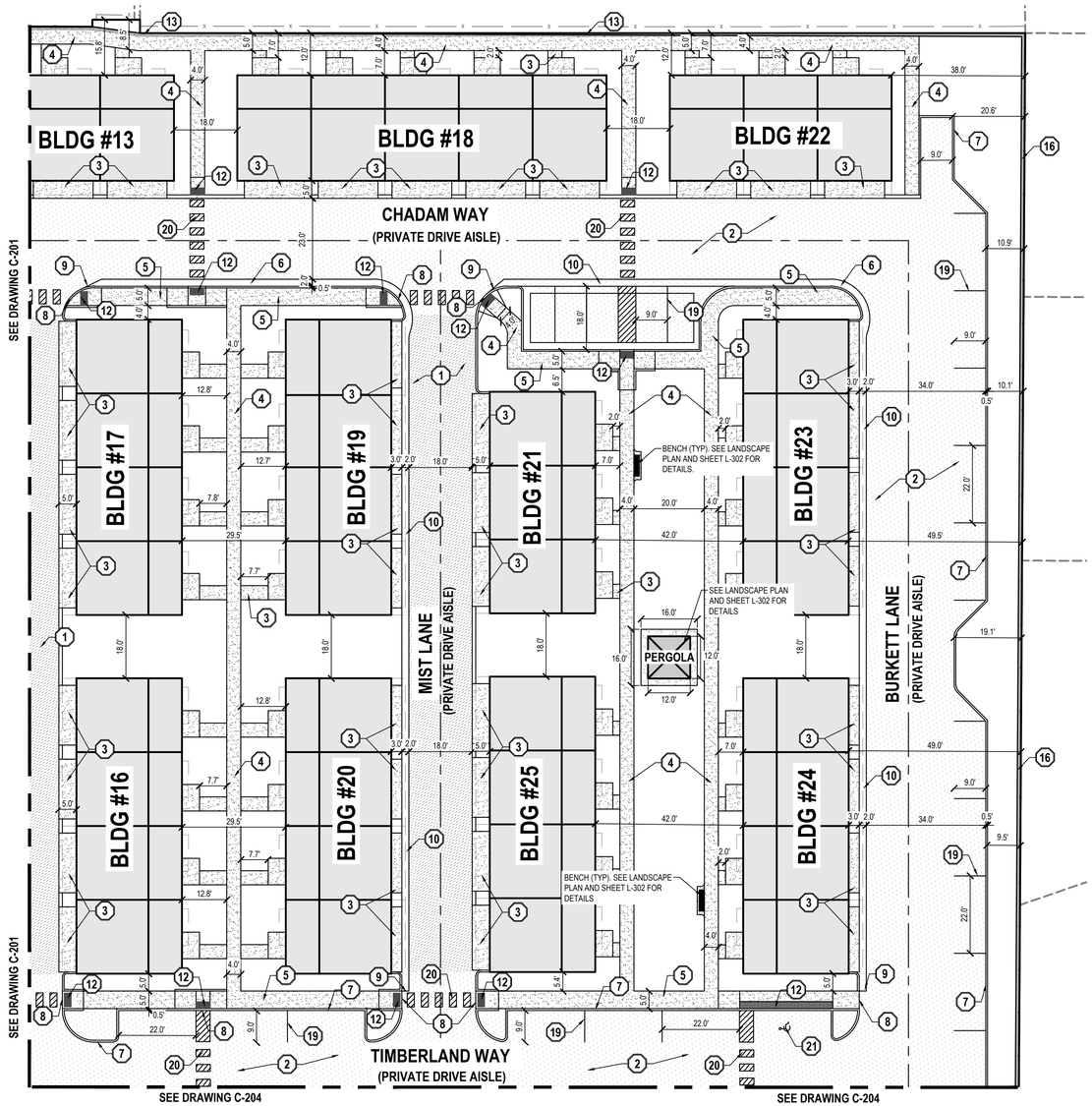

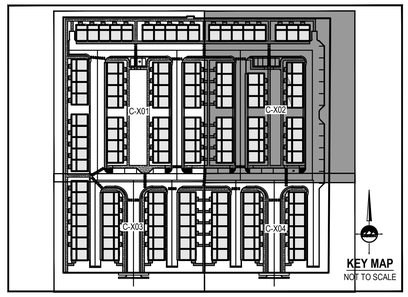

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No. 169379 ROBERT Q. ELDER 03-24-25 STATE OF UTAH LICENSED PROFESSIONAL ENGINEER

SITE PLAN

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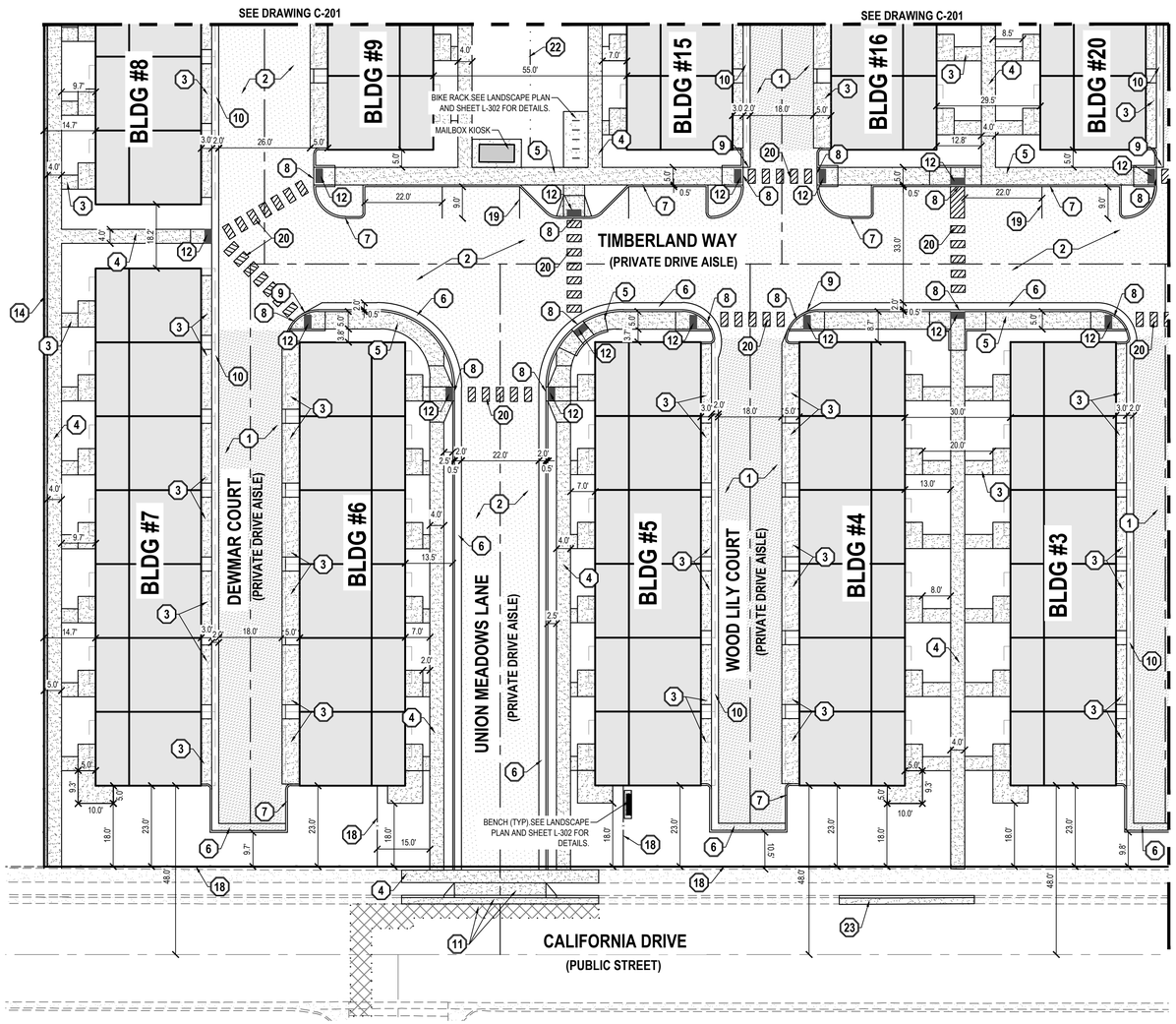

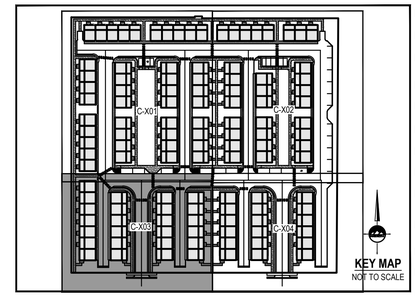

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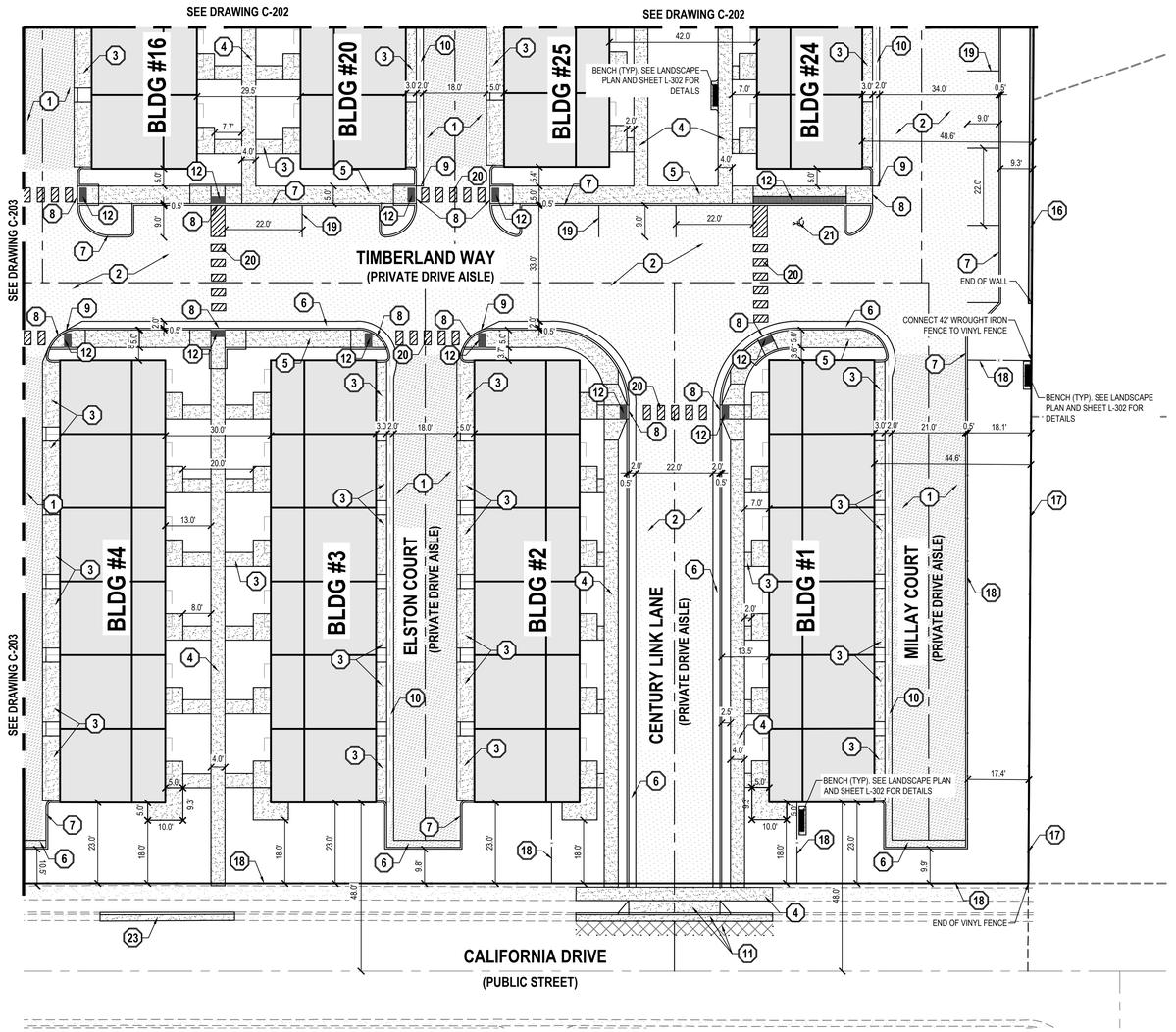
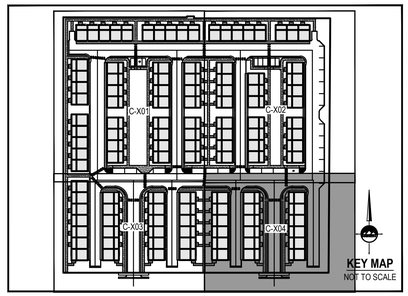
ELEV = 4327.05'





GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. TRASH AND RECYCLING BIN ARE TO BE STORED IN EACH UNITS GARAGE.

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT (COURTS/LANES) PER GEOTECHNICAL REPORT AND DETAIL8/C-600 .
2. ASPHALT PAVEMENT (MAIN ROAD WAYS/ PARKING) PER GEOTECHNICAL REPORT AND DETAIL 7/C-600 .
3. CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 6/C-600.
4. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231. THICKEN SIDEWALK TO 5" IF ADJACENT TO RETAINING WALL. 6" THICK THROUGH DRIVE APPROACH.
5. 5" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
6. 30" MOUNTABLE CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
7. 6" MONOLITHIC CURB AND GUTTER APWA STANDARD PLAN NO. 231.
8. 6" TYPE "P" CURB WALL AT ADA RAMPS PER APWA STANDARD PLAN NO. 209.
9. TRANSITION BETWEEN 30" MOUNTABLE CURB AND GUTTER AND 6" TYPE "P" CURB WALL.
10. 2' WATERWAY PER DETAIL 12/C-600.
11. FLARE DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.1. SAWCUT ALONG FACE OF EXISTING CURB AND GUTTER.
12. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
13. 6' VERTI-BLOCK RETAINING WALL W/ 6' VINYL FENCE ON PROPERTY SIDE PER DETAIL 1/C-601. SEE GRADING PLAN FOR ELEVATION INFORMATION.
14. 2' VERTI-BLOCK RETAINING WALL W/ 6' VINYL FENCE ON PROPERTY SIDE PER DETAIL 2/C-601 SEE GRADING PLAN FOR ELEVATION INFORMATION.
15. VERTI-BLOCK RETAINING WALL STEPS FROM 2' TO 6' W/ 6' VINYL FENCE. SEE GRADING PLAN FOR ELEVATION INFORMATION.
16. VERTI-BLOCK RETAINING WALL STEPS FROM 6' TO 0' W/ 6' VINYL FENCE. SEE GRADING PLAN FOR ELEVATION INFORMATION.
17. 6' VINYL FENCE ON PROPERTY SIDE PER DETAIL 13/C-600. SEE GRADING PLAN FOR ELEVATION INFORMATION.
18. 42" WROUGHT IRON FENCE ON PROPERTY SIDE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
19. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
20. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS
21. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
22. DRAINAGE SWALE. SEE GRADING PLANS FOR ELEVATION INFORMATION
23. 30" TYPE "A" HIGH BACK CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
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FOR:
BRAD REYNOLDS
P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
BRAD REYNOLDS
PHONE: 801.281.2200

COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
12-24-24
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-204

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

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

BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'

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4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 43XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER MIDVALE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
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350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

No. 169379
ROBERT Q. ELDER
3-24-25
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

C-300

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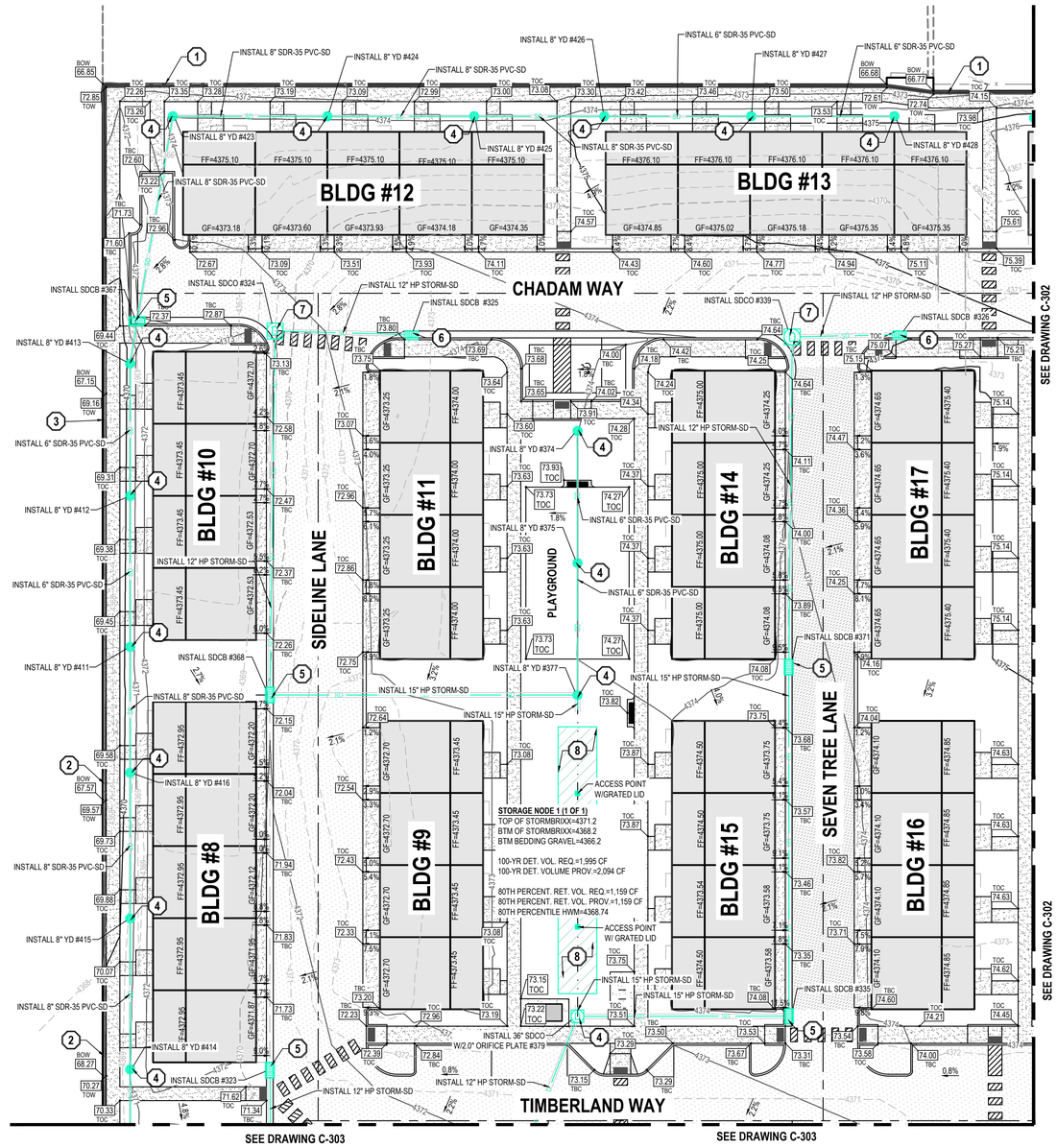

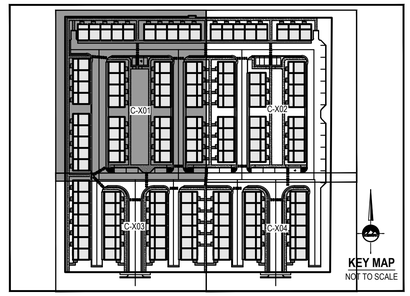

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NORTH

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(IN FEET)

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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-301

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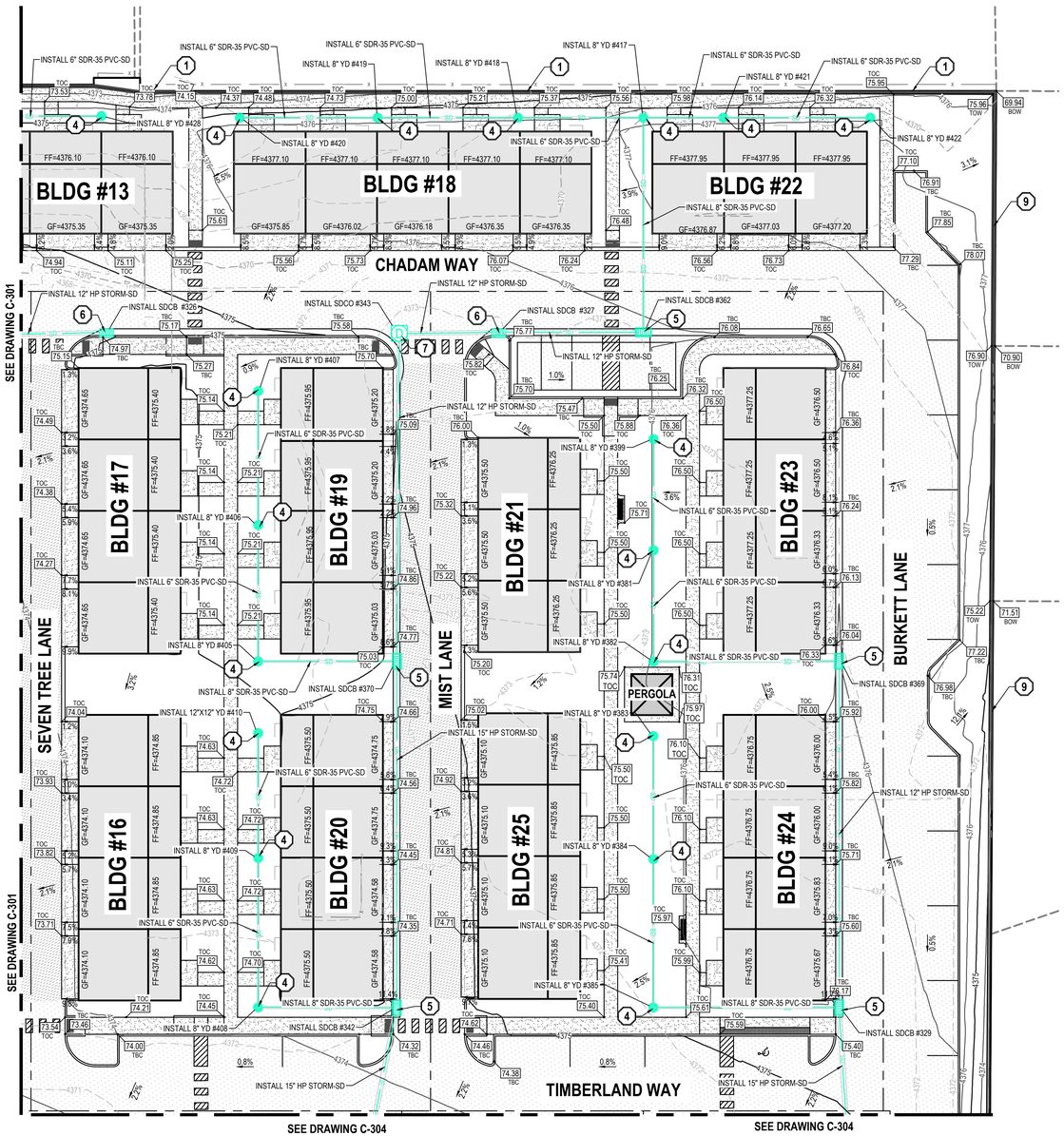

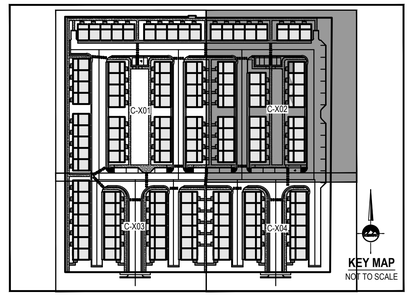

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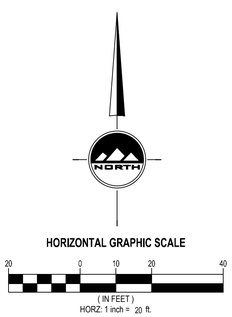

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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-302

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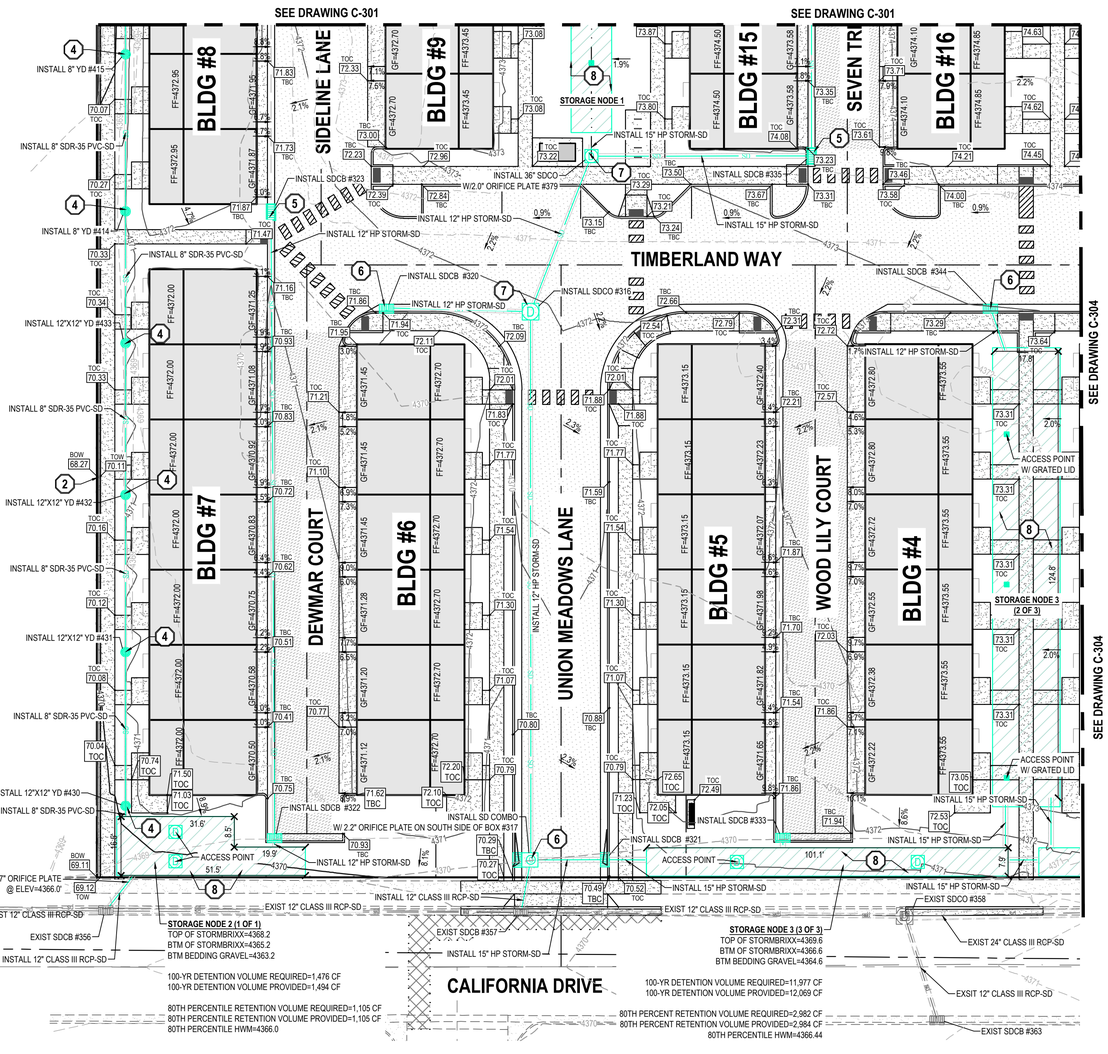

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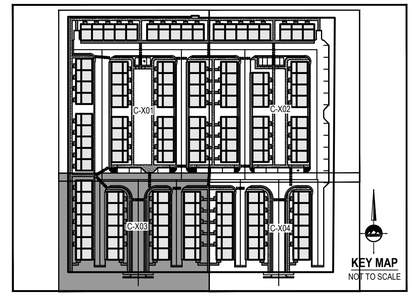

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5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 43XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER MIDVALE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
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SCOPE OF WORK:

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

1. 6' VERTI-BLOCK RETAINING WALL W/ 6' VINYL PER DETAIL 1/C-601.
2. 2' VERTI-BLOCK RETAINING WALL W/ 6' VINYL PER DETAIL 2/C-601.
3. VERTI-BLOCK RETAINING WALL STEPS FROM 2' TO 6' W/ 6' VINYL FENCE.
4. YARD DRAIN PER DETAIL 15/C-600. SIZE PER PLAN.
5. CATCH BASIN PER APWA STANDARD PLAN NO 315.1 AND SPECIFICATIONS.
6. COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
7. CLEANOUT BOX PER APWA STANDARD PLAN NO. 331.2 AND SPECIFICATIONS.
8. UNDERGROUND STORMBRIXX SYSTEM PER DETAIL 1/C-603.
9. VERTI-BLOCK RETAINING WALL STEPS FROM 6' TO 0' W/ 6' VINYL FENCE.
10. 6' VINYL FENCE ON PROPERTY SIDE PER DETAIL 13/C-600

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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-303

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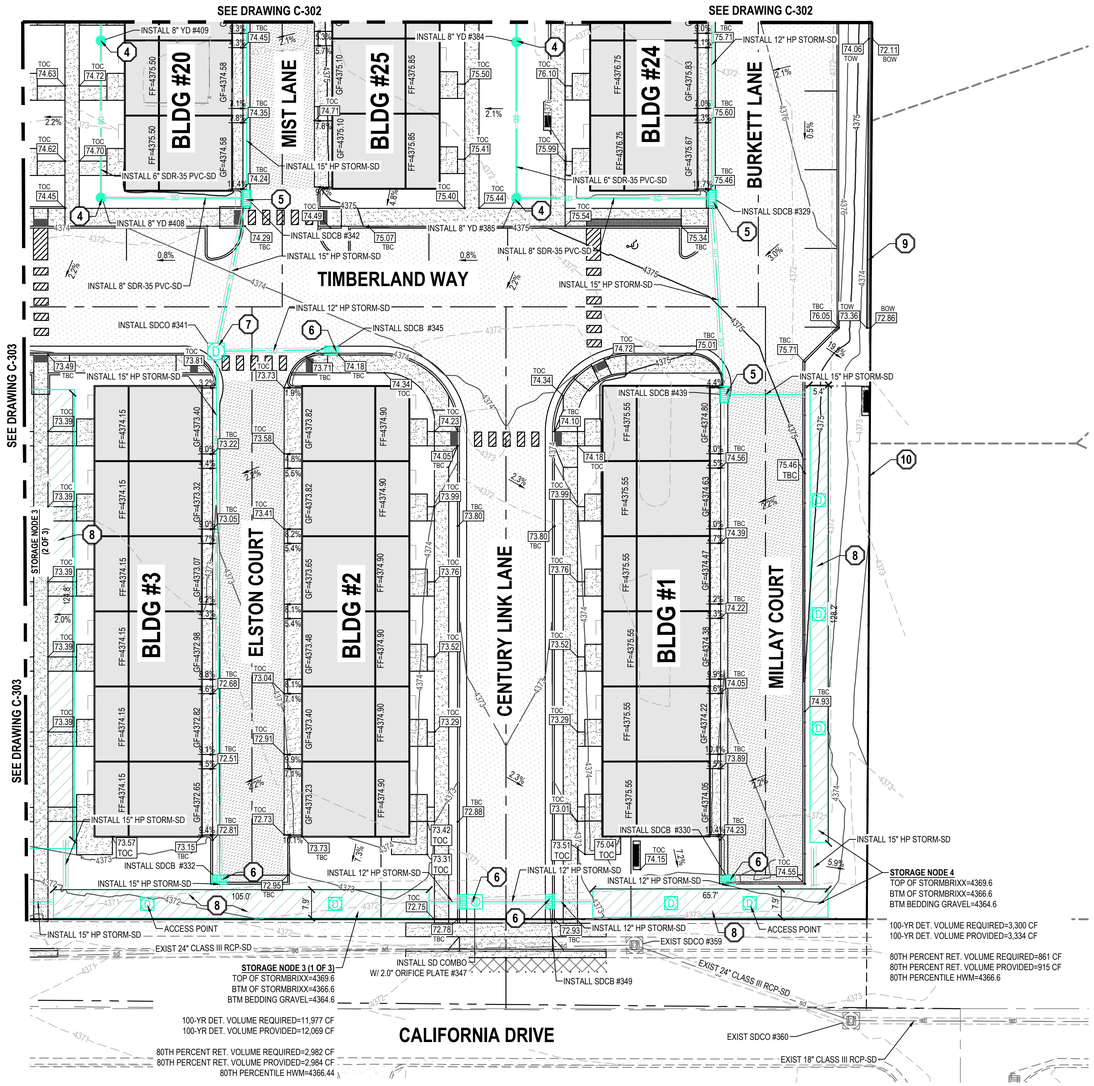
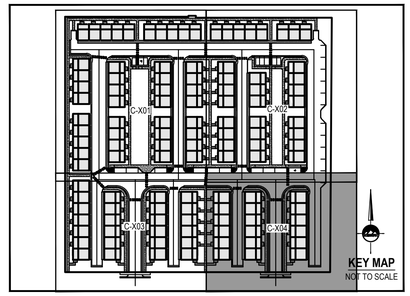
BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'





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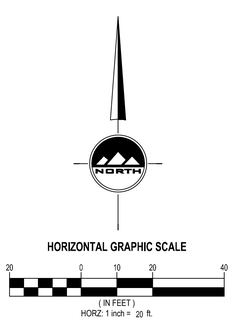

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CONTACT:
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PHONE: 801.281.2200

COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

C-304

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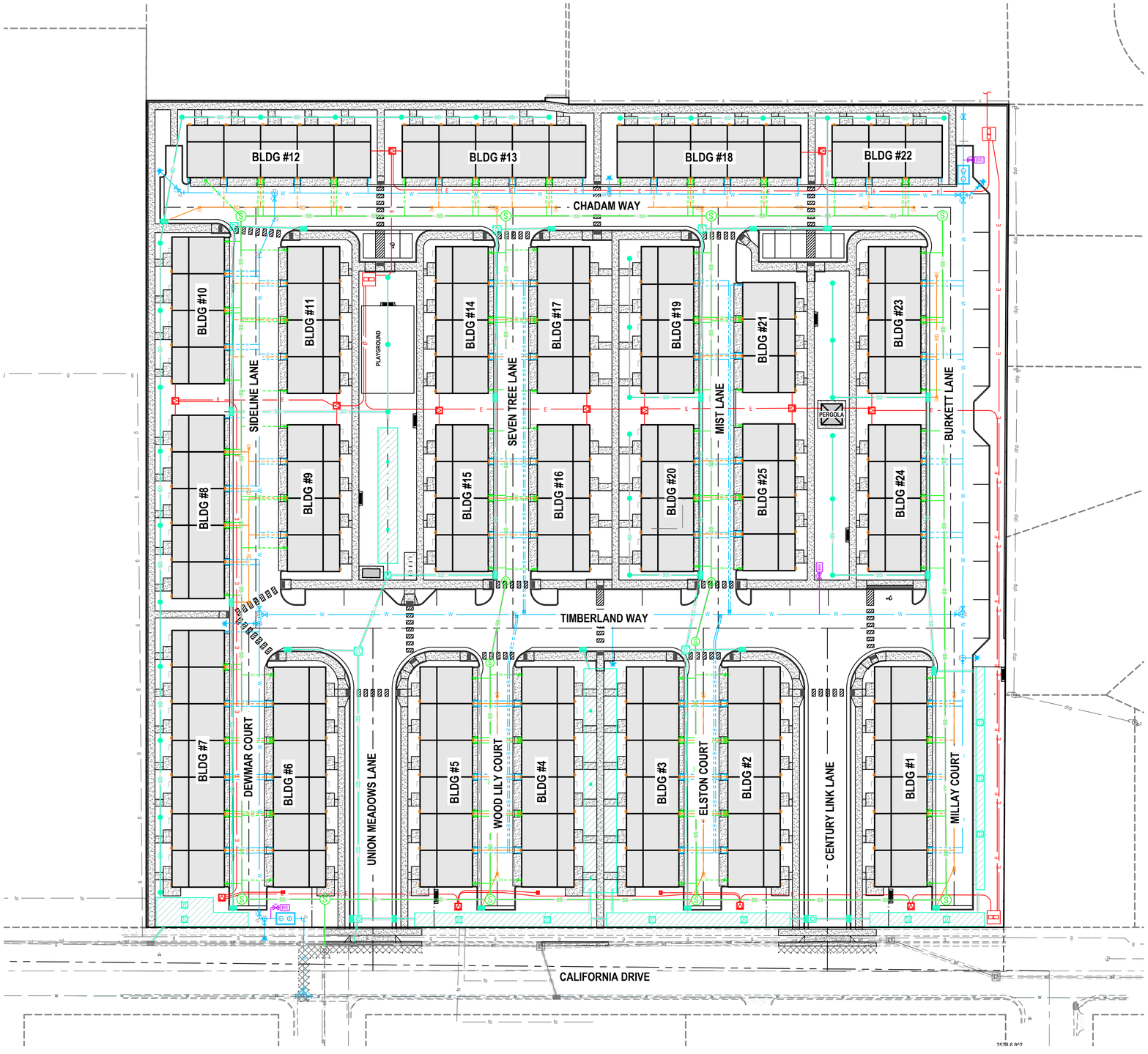
BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'



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4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER MIDVALE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
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HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
STATE OF UTAH
3-24-25

OVERALL UTILITY PLAN

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

C-400

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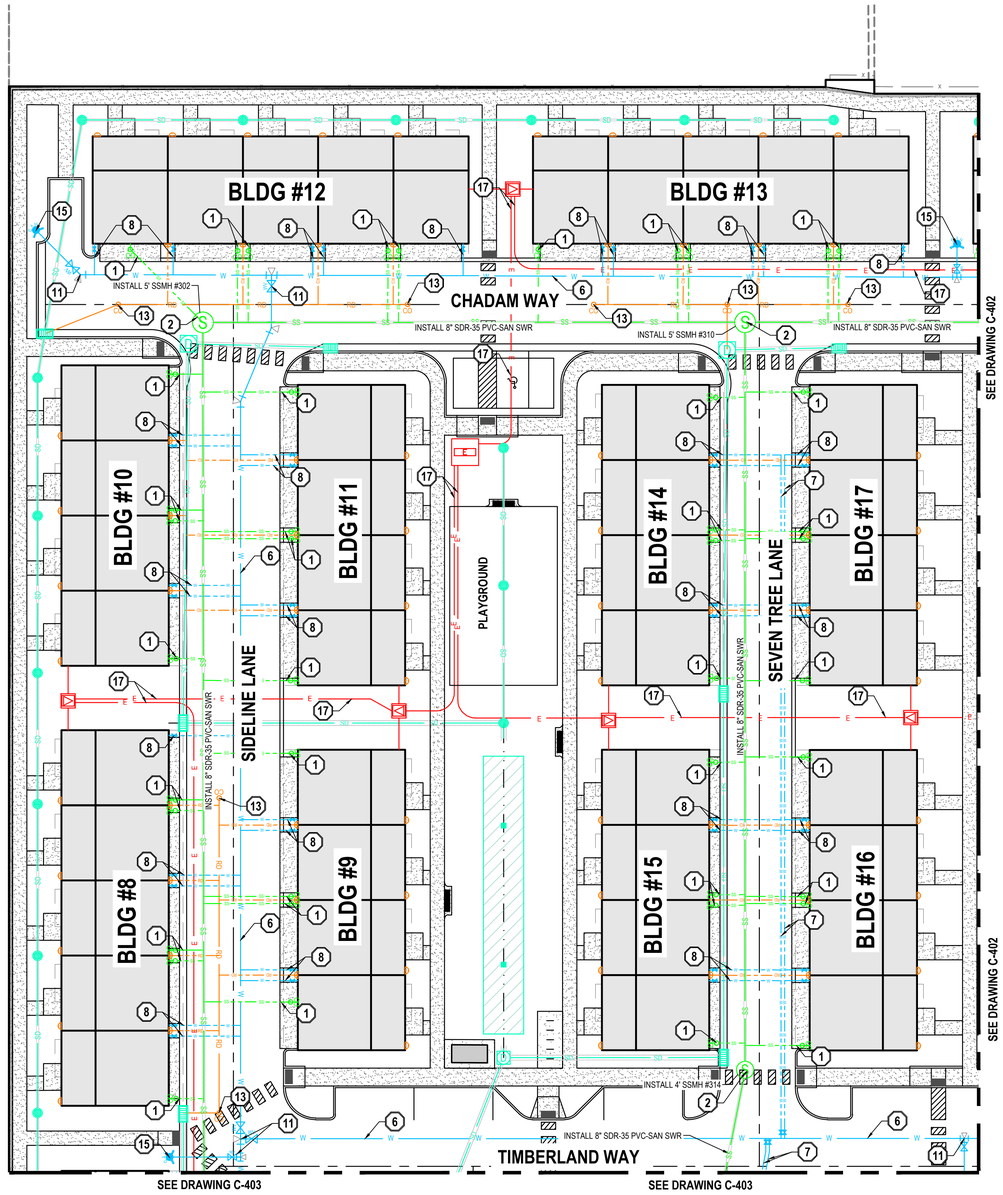
BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'



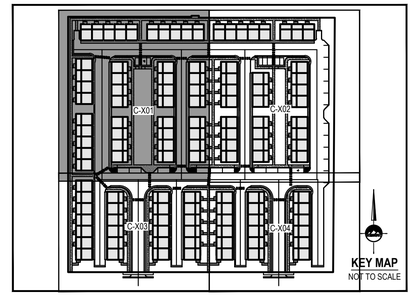
NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.



KEY MAP
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SCOPE OF WORK:

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

1. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN SLOPE, PER MIDVALLEY IMPROVEMENT DISTRICT'S STANDARDS AND SPECIFICATIONS. CLEANOUT ON LATERALS SHALL BE LOCATED BETWEEN BACK OF SIDEWALK AND BUILDING. ALL CLEANOUTS LOCATED IN WALKABLE OR DRIVEABLE SERVICES MUST INCLUDE A TRAFFIC-RATED TRIANGULAR CAST IRON COVER.
2. SANITARY SEWER MANHOLE PER DETAIL 2/C-602 MIDVALLEY IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
3. CONNECT TO EXISTING 8" SEWER MAIN PER DETAIL 5/C-602 AND PER MIDVALLEY IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
4. CORE DRILL INTO EXISTING MANHOLE PER MIDVALE CITY STANDARDS AND SPECIFICATIONS.
5. ABANDON EXISTING 8" SANITARY SEWER LINE (NORTH EAST). ABANDONED LINE MUST BE PROPERLY CAPPED AND SEALED INSIDE THE MANHOLE PER MURRAY CITY STANDARDS AND SPECIFICATIONS.
6. INSTALL 8" POLYWRAPPED CLASS 52 DIP WATER LINE PER MIDVALE CITY STANDARDS AND SPECIFICATIONS.
7. INSTALL 2" POLY PIPE WATER SERVICE PER MIDVALE CITY SPECIFICATIONS.
8. INSTALL 1" POLY PIPE WATER SERVICE W/ VALVE PER MIDVALE CITY SPECIFICATIONS.
9. INSTALL 10' X 6' CULINARY WATER METER AND CONCRETE VAULT PER APWA STANDARD PLAN NO. 529 AND SPECIFICATIONS.
10. INSTALL 8" COUPLER SLEEVE PER MIDVALE CITY STANDARDS AND SPECIFICATIONS.
11. 8" TEE W/ 8" GATE VALVES FLANGED TO TEE AND W/THRUST BLOCK PER MIDVALE CITY STANDARDS AND SPECIFICATIONS.
12. SAWCUT AND PATCH EXISTING ASPHALT PER MIDVALE CITY STANDARDS AND SPECIFICATIONS
13. INSTALL 8" PVC PIPE ROOF DRAIN LINE W/ CLEAN OUT PER MIDVALE CITY SPECIFICATIONS.
14. IRRIGATION POINT OF CONNECTION: 1-1/2" IRRIGATION METER AND SERVICE LINE PER WITH BACKFLOW PREVENTER PER MIDVALE CITY STANDARDS AND SPECIFICATIONS.
15. FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
16. SITE LIGHTING. SEE PHOTOMETRIC PLAN FOR ADDITIONAL INFORMATION.
17. ELECTRIC LINE. TO BE DESIGNED BY OTHERS.

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3-24-25
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-401

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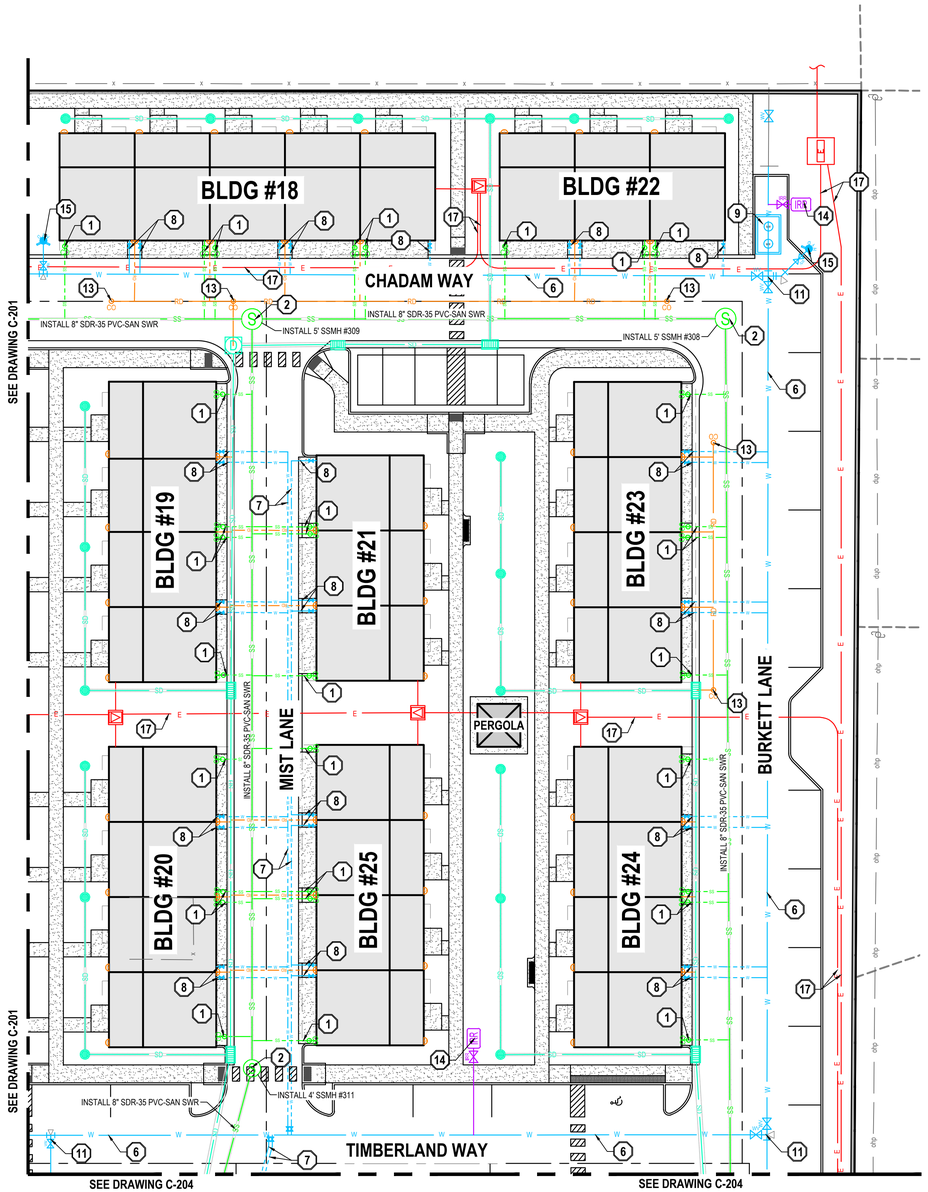

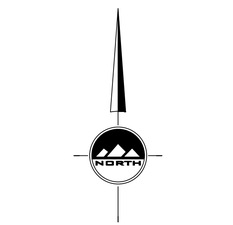

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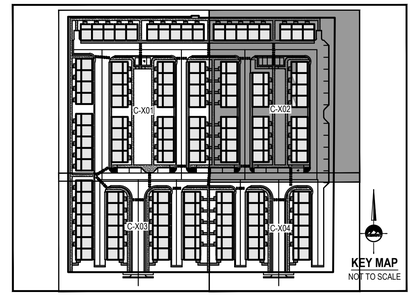

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CONTACT:
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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-402

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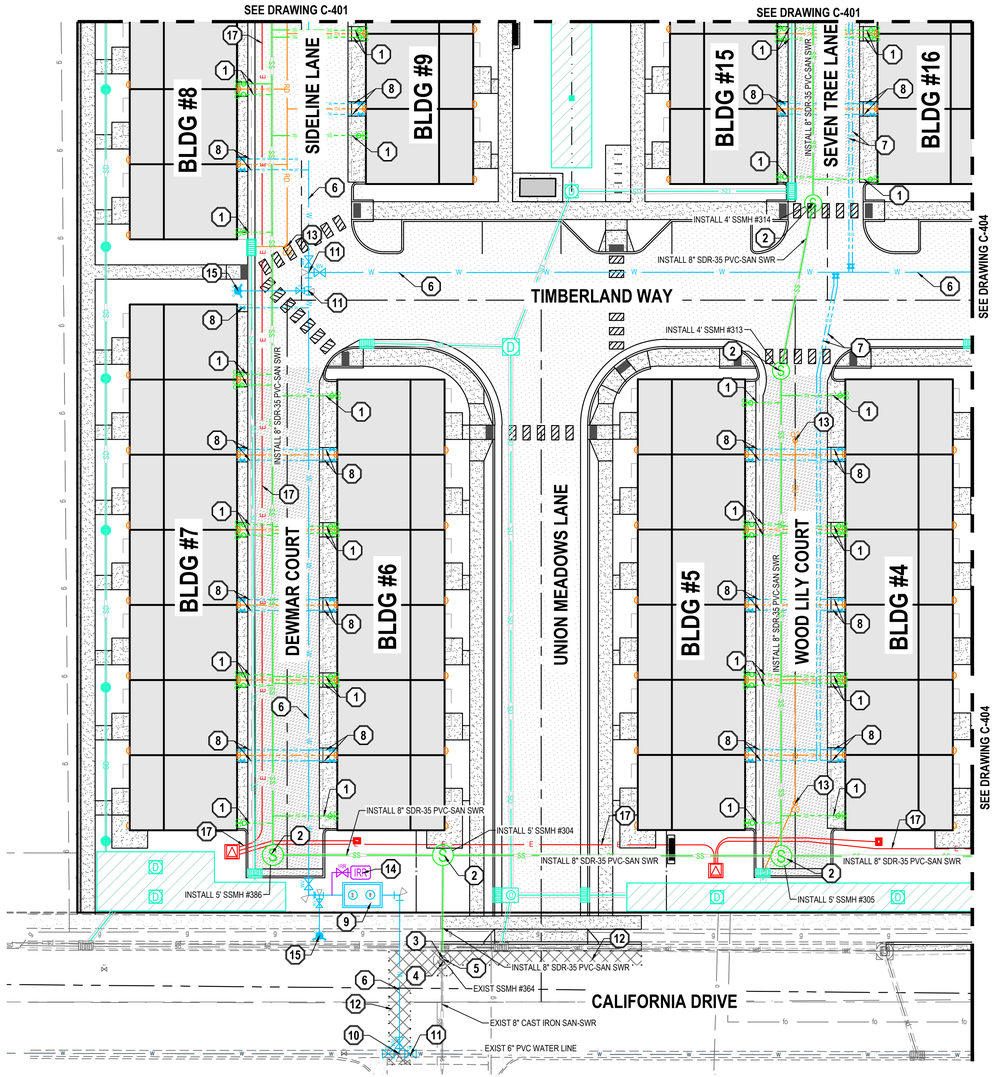
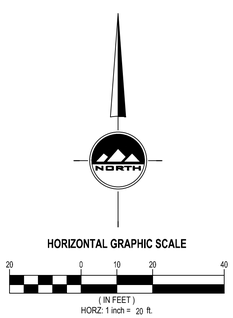
ELEV = 4327.05'





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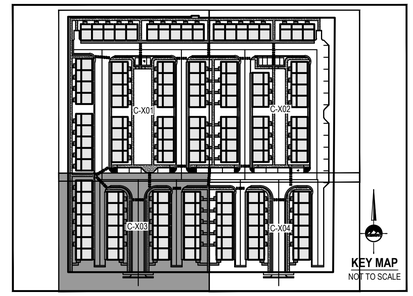

KEY MAP
NOT TO SCALE

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MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
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ROBERT Q. ELDER
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C-403

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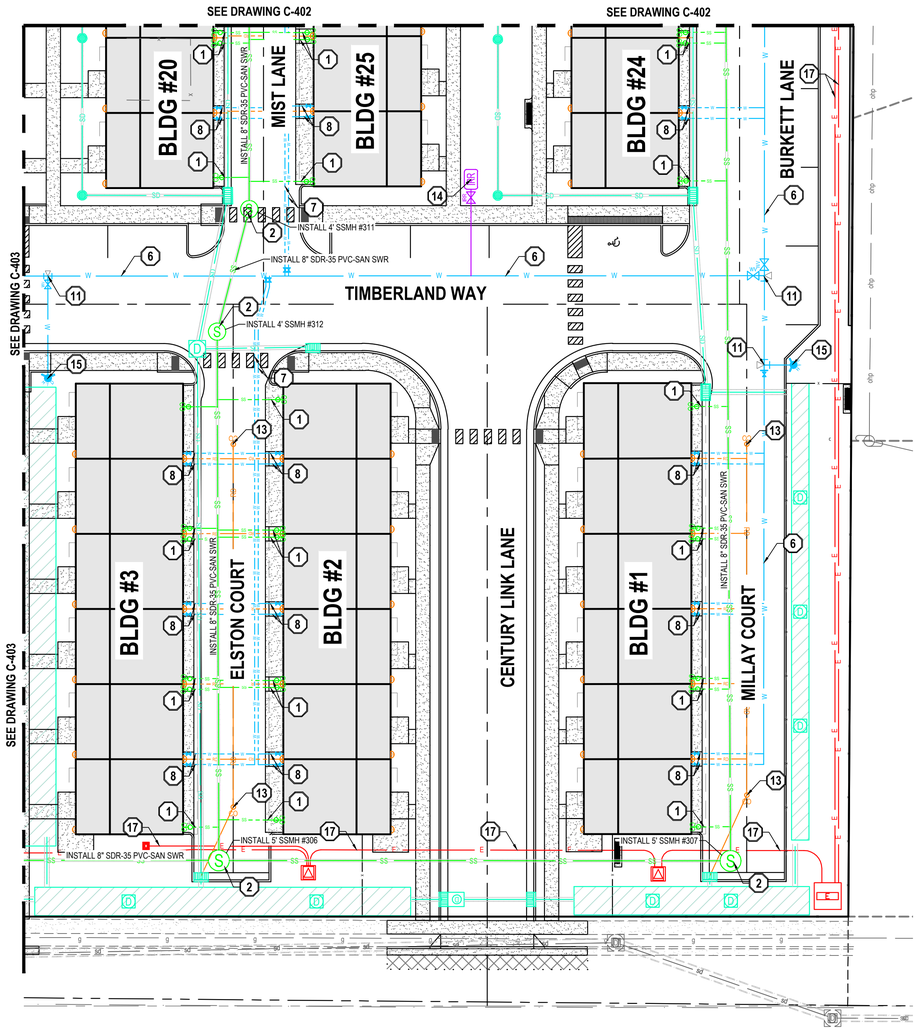

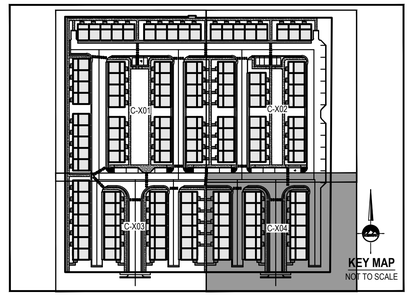

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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

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CONTACT:
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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

UTILITY PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-404

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BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'

GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

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1. INLET PROTECTION PER DETAIL 3/C-600.
2. SILT FENCE PER DETAIL 5/C-600.
3. PORTABLE TOILET PER DETAIL 4/C-600.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-600.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.
7. CONCRETE WASHOUT STATION PER DETAIL 1/C-600

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HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

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PROFESSIONAL ENGINEER — No. 169379 — ROBERT Q. ELDER — 3-24-25 — STATE OF UTAH

OVERALL EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

C-500

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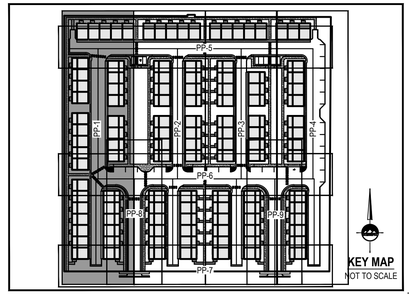

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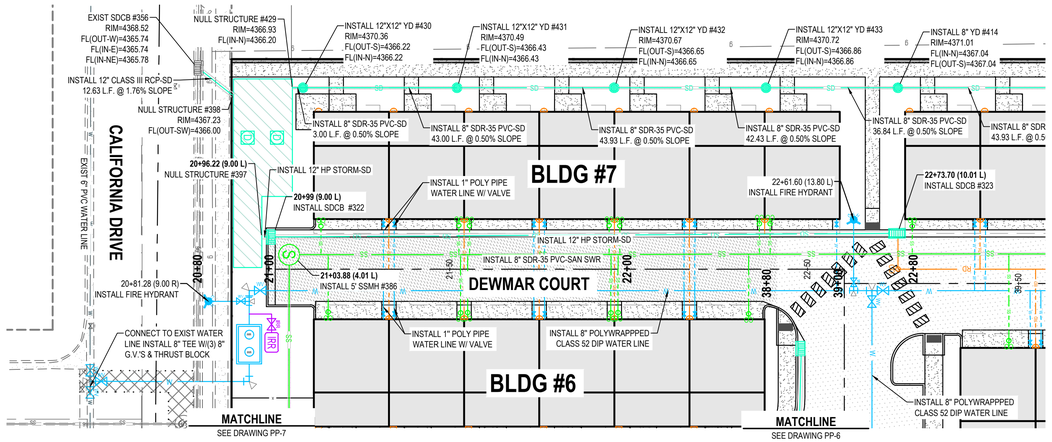
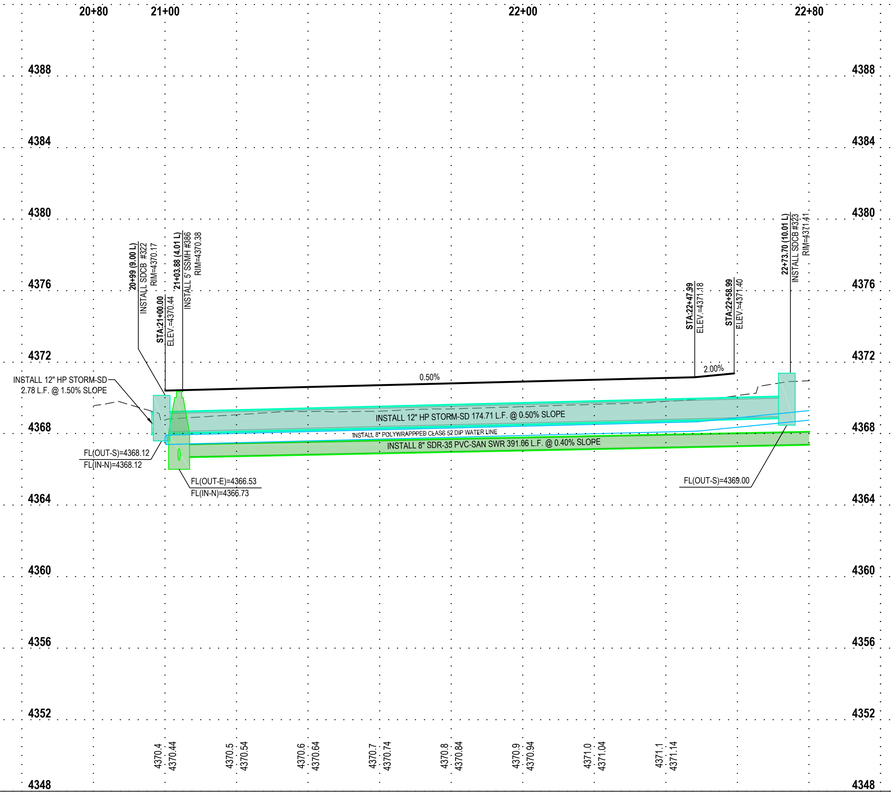
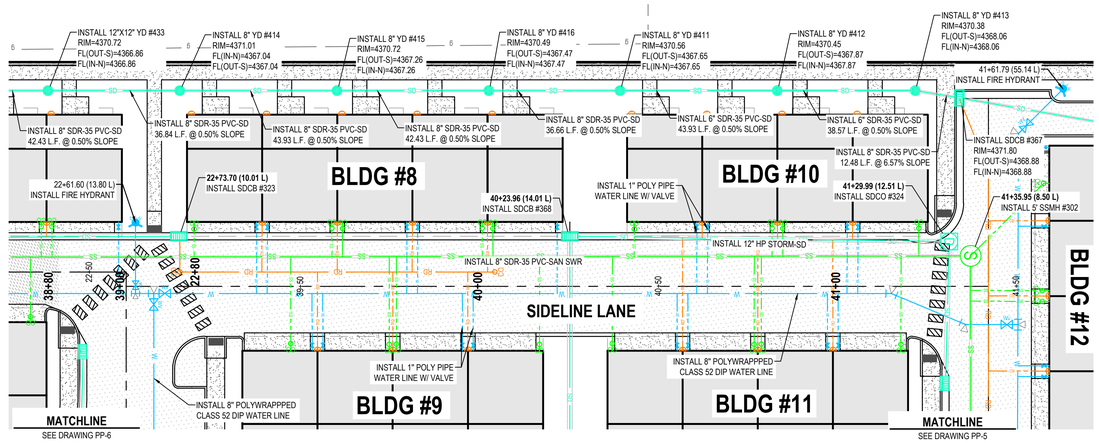
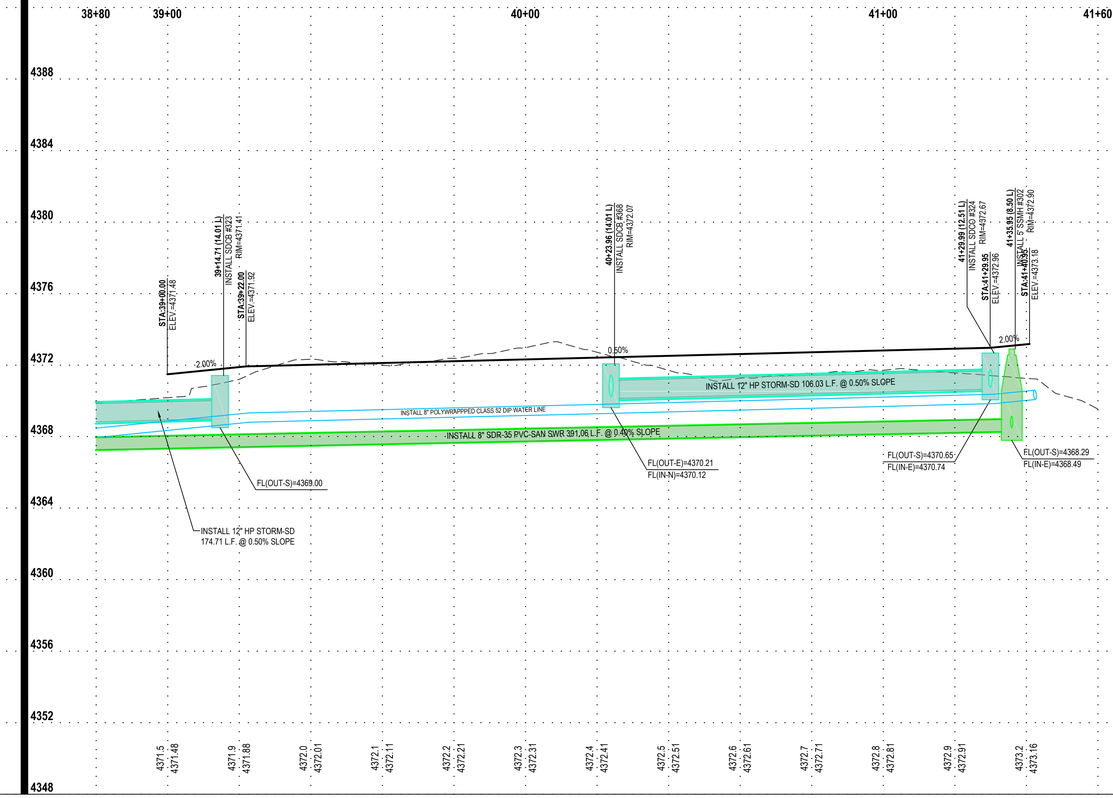


DEWMAR COURT





SIDELINE LANE



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FOR:
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P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
BRAD REYNOLDS
PHONE: 801.281.2200

COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

UTAH LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

PLAN AND PROFILE DEWMAR COURT & SIDELINE LANE

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

PP-1

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

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

BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

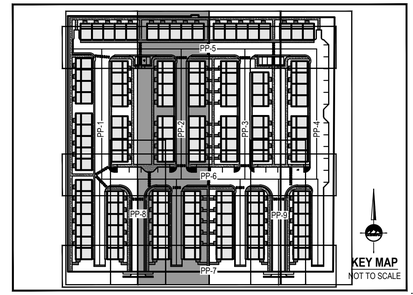
ELEV = 4327.05'

NORTH

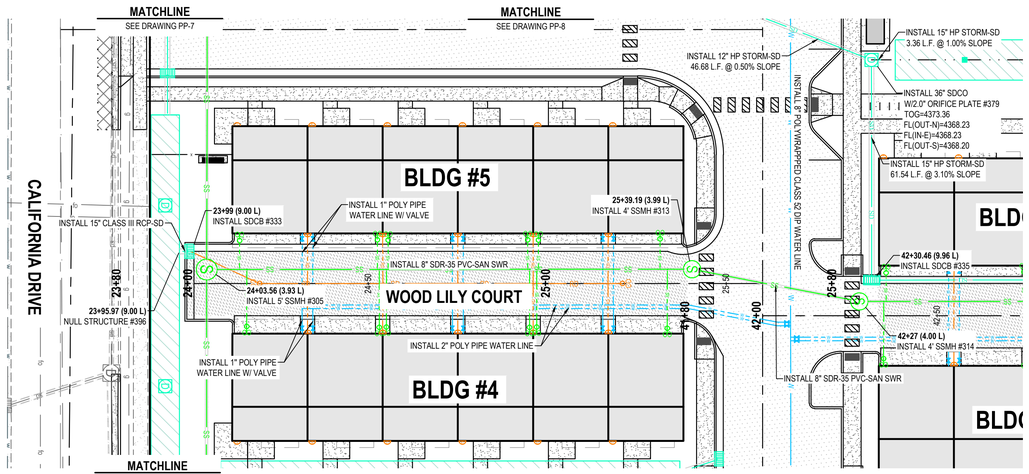
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

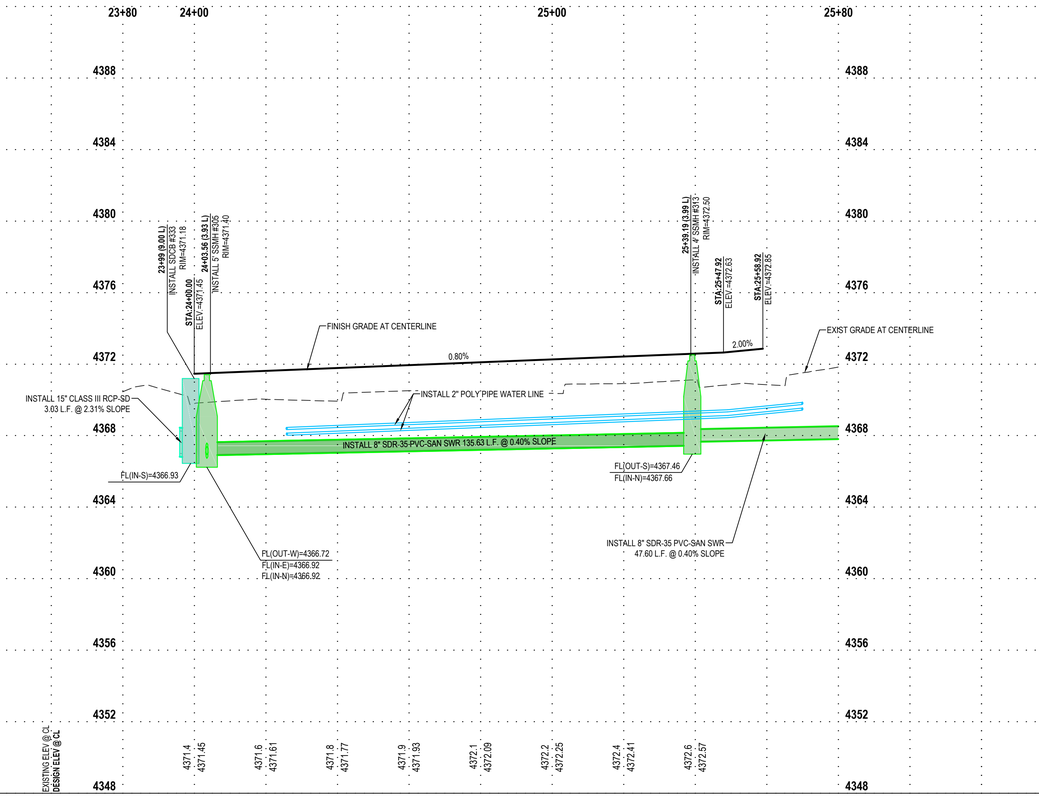
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

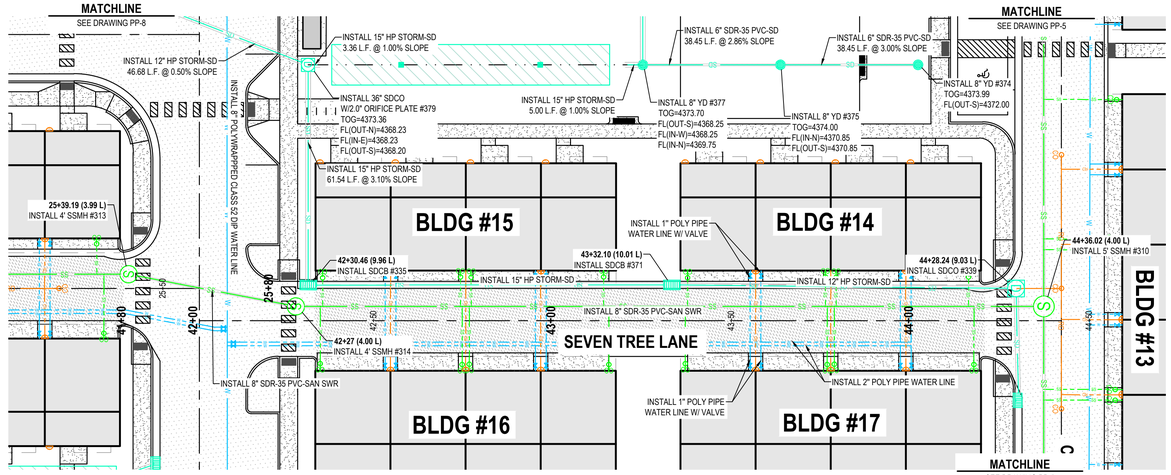


KEY MAP
NOT TO SCALE

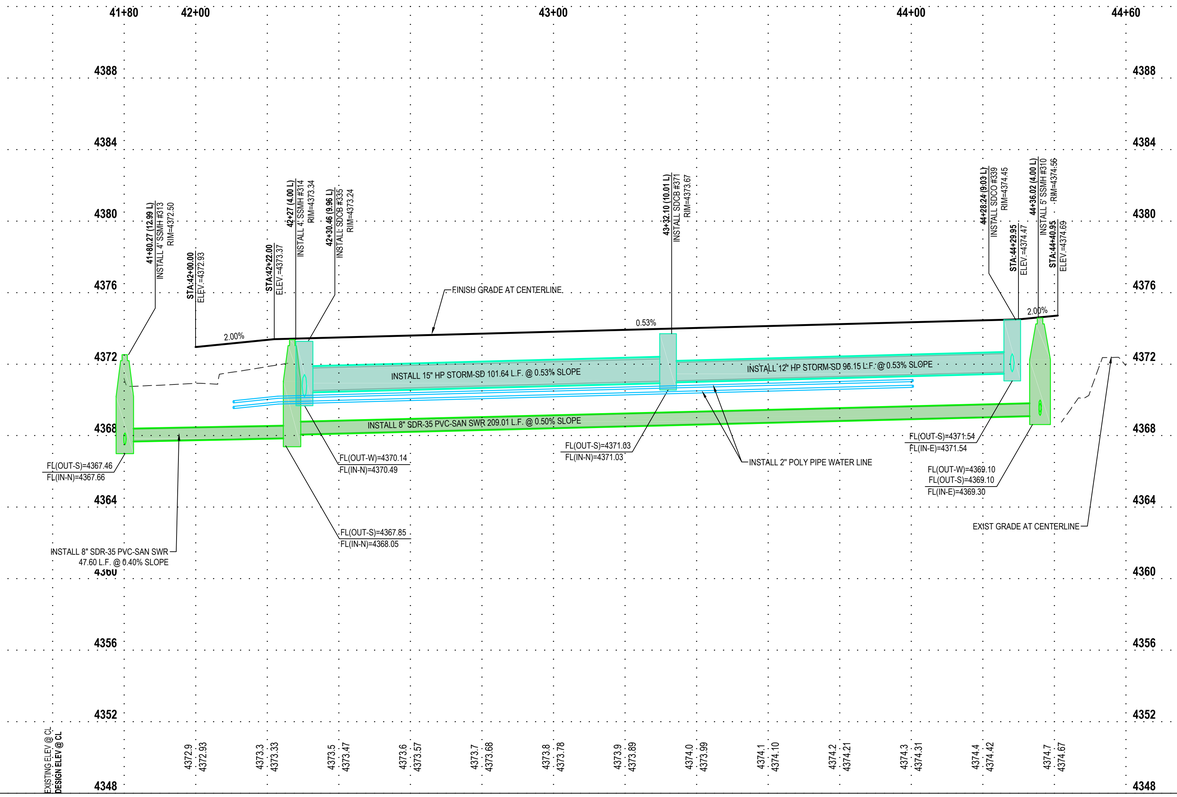


WOOD LILY COURT





SEVEN TREE LANE



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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

PLAN AND PROFILE WOOD LILY COURT & SEVEN TREE LANE

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

PP-2

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

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

BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

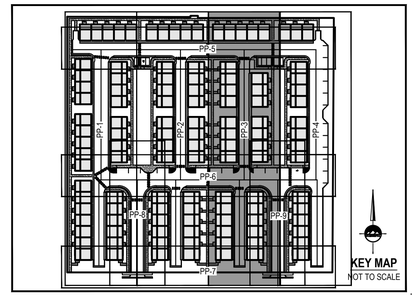
ELEV = 4327.05'

NORTH

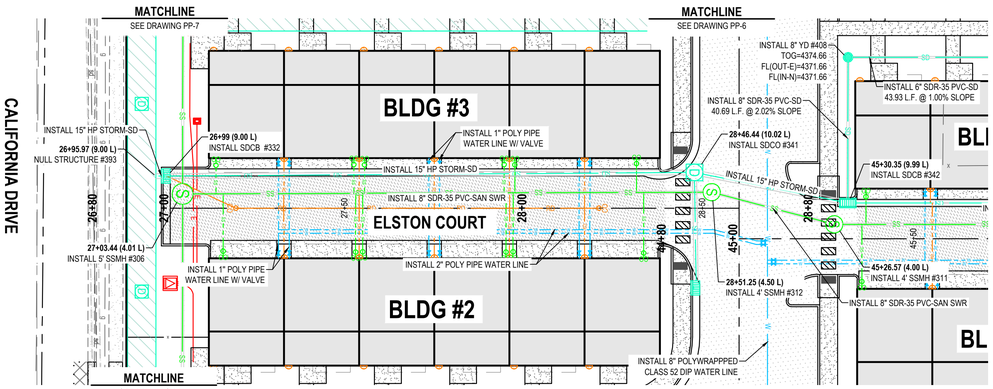
HORIZONTAL GRAPHIC SCALE

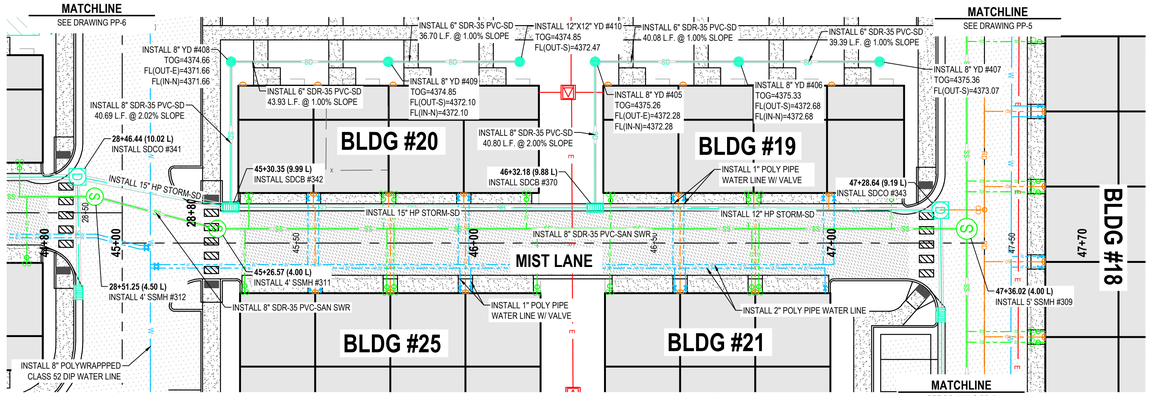
20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

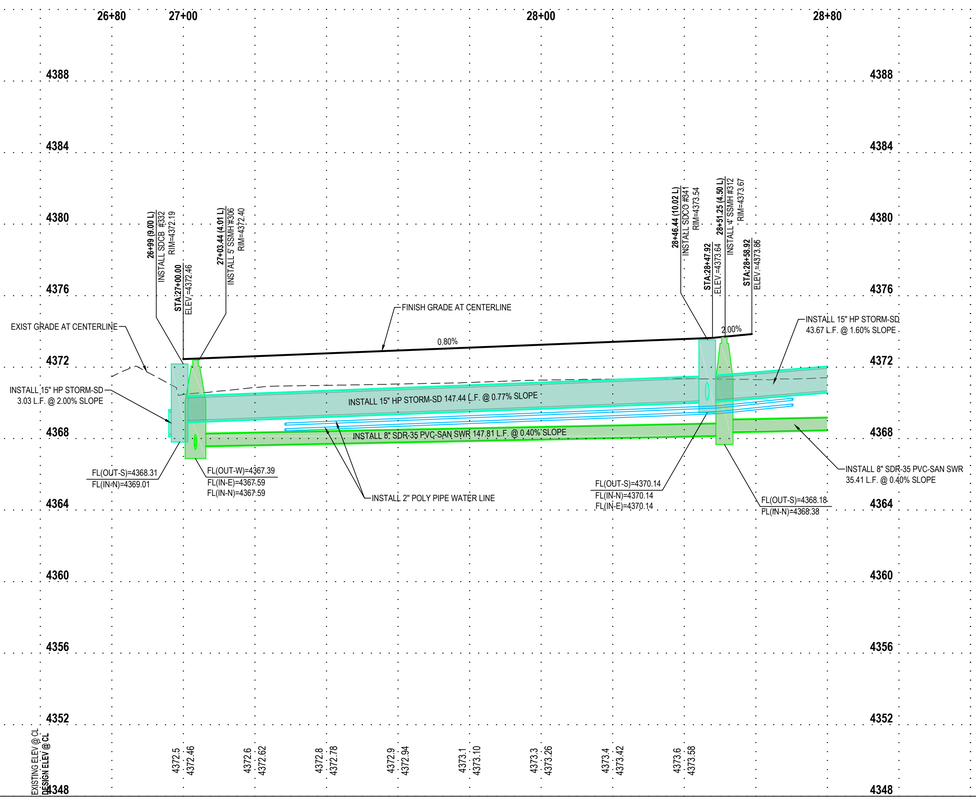


KEY MAP
NOT TO SCALE

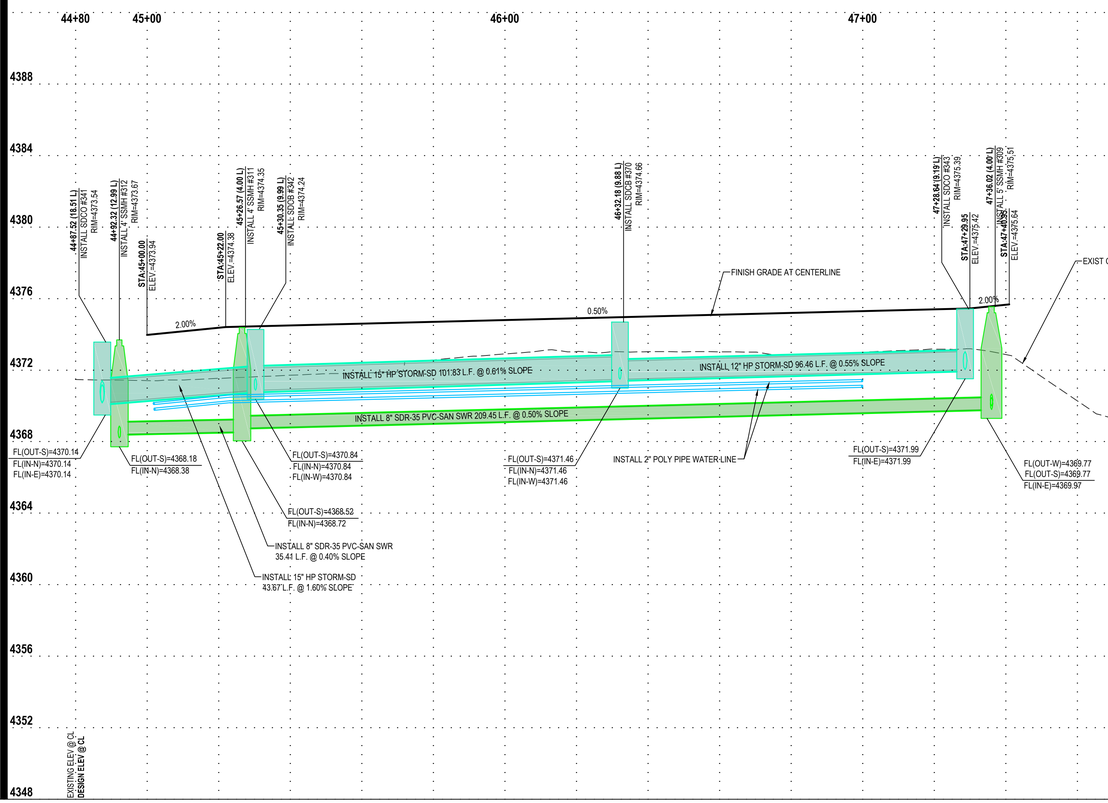




ELSTON COURT



MIST LANE



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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

PLAN AND PROFILE ELSTON COURT & MIST LANE

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

PP-3

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

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

BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

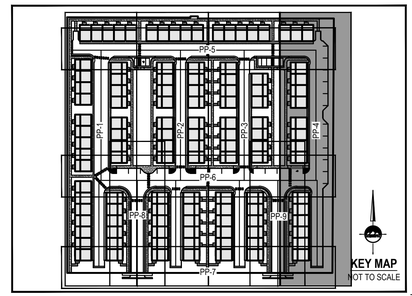
ELEV = 4327.05'

NORTH

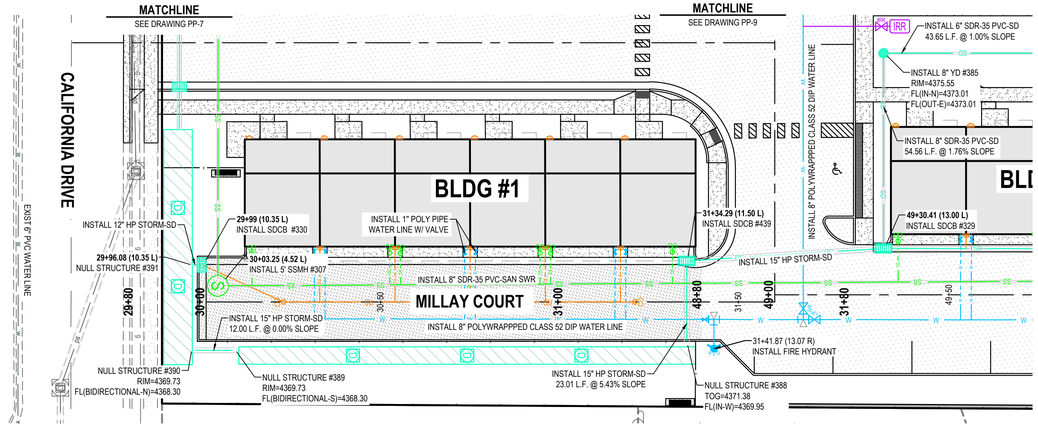
HORIZONTAL GRAPHIC SCALE

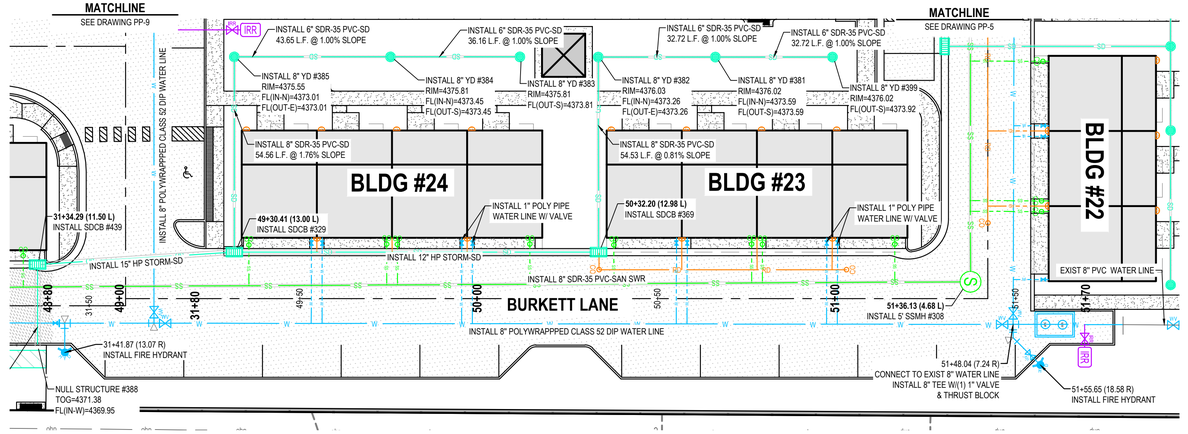
0 ## ##

(IN FEET)
HORZ: 1 inch = ## ft.
VERT: 1 inch = 4 ft.

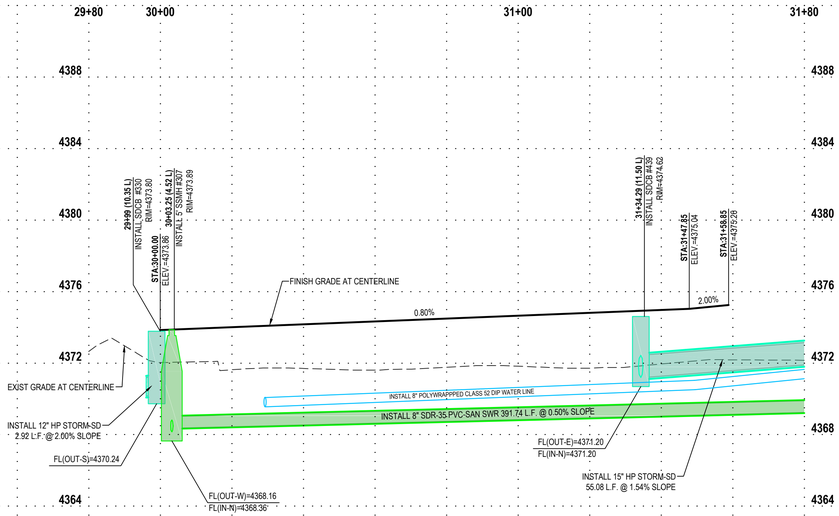


KEY MAP
NOT TO SCALE

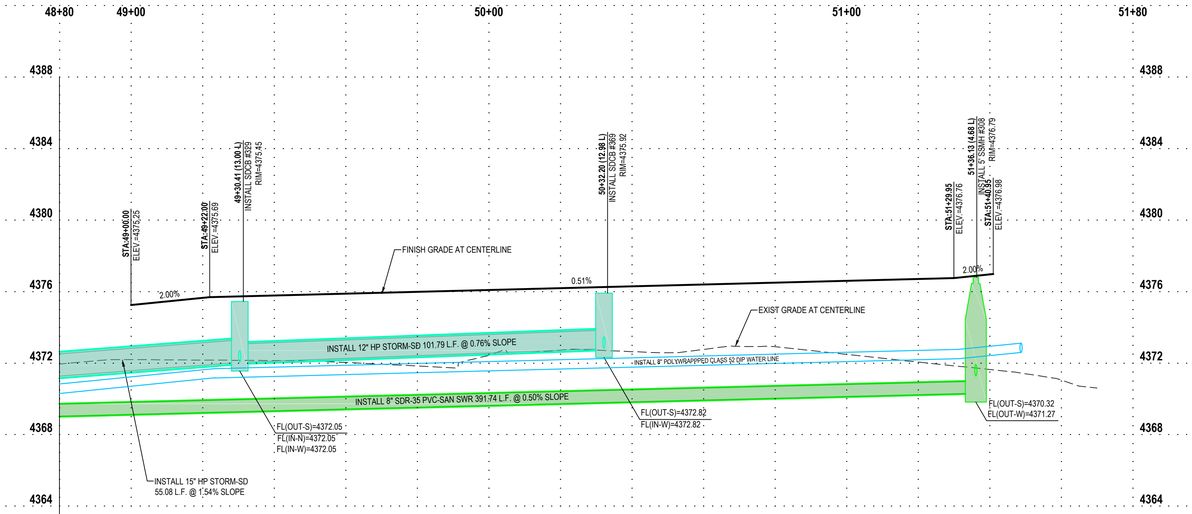




MILLAY COURT



BURKETT LANE



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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

PLAN AND PROFILE MILLAY COURT & BURKETT LANE

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

PP-4

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

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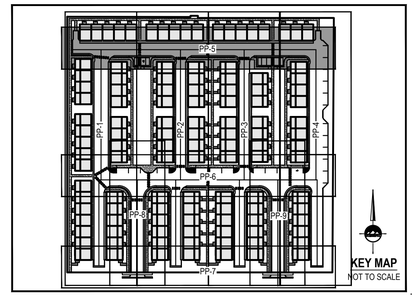
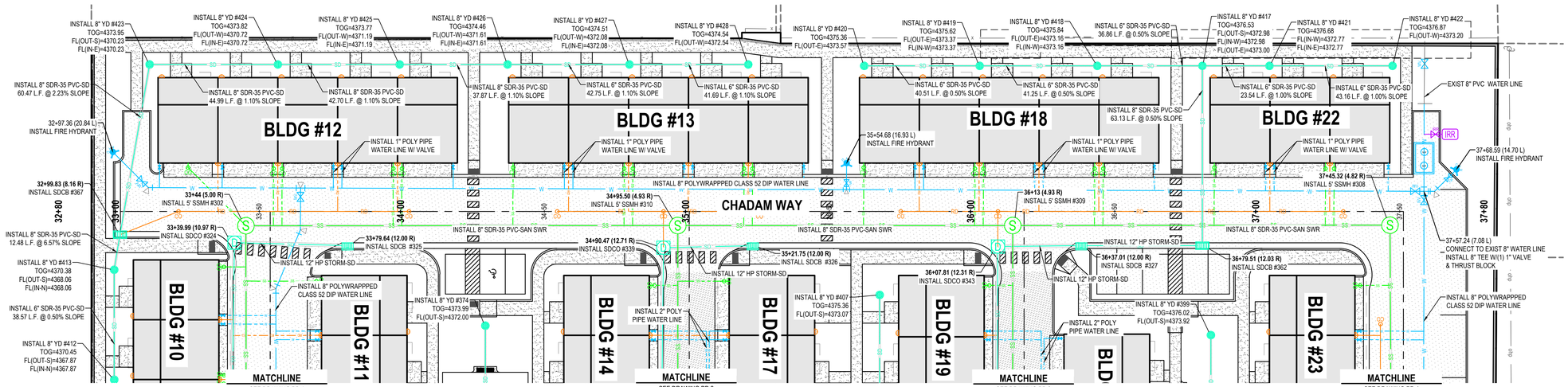
BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

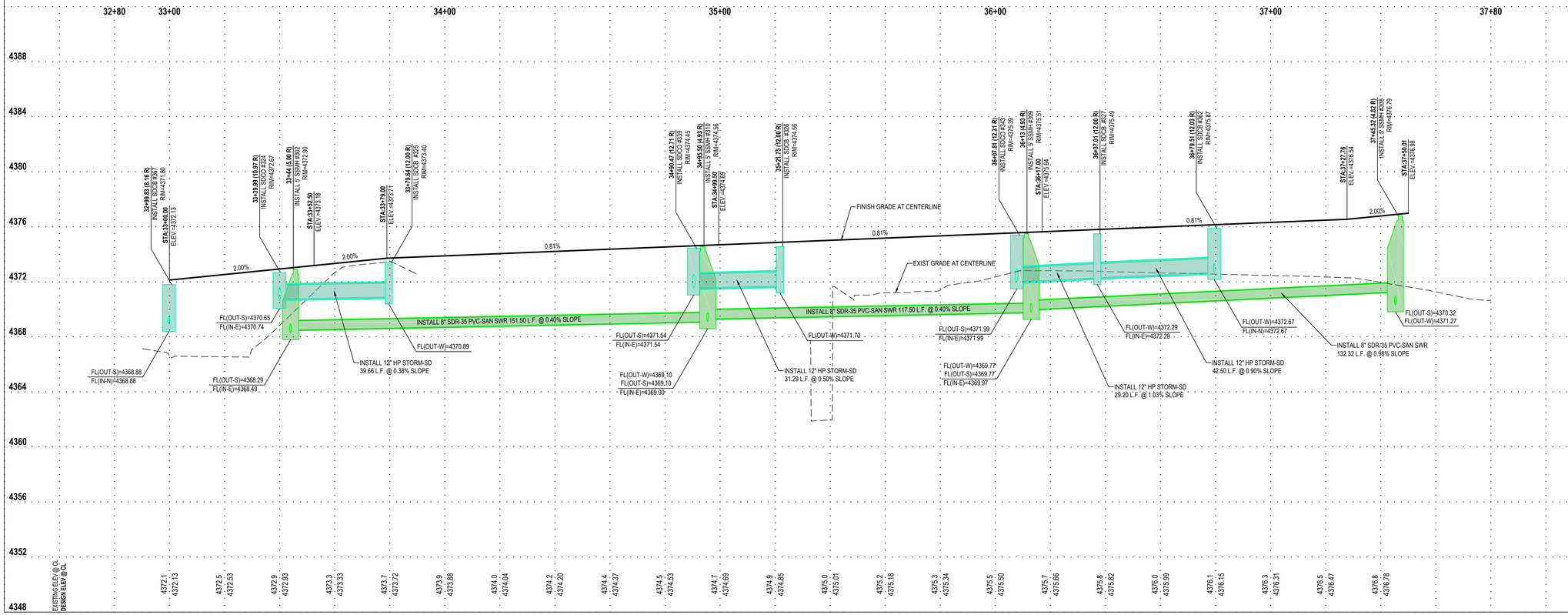
ELEV = 4327.05'



KEY MAP
NOT TO SCALE



CHADAM WAY



NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

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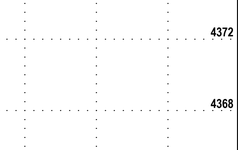
COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH



PLAN AND PROFILE CHADAM WAY

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

PP-5

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

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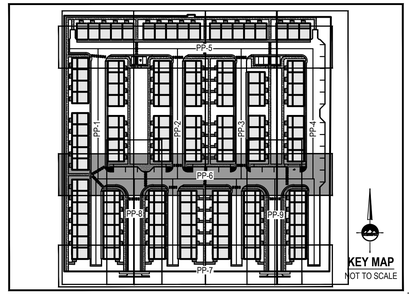
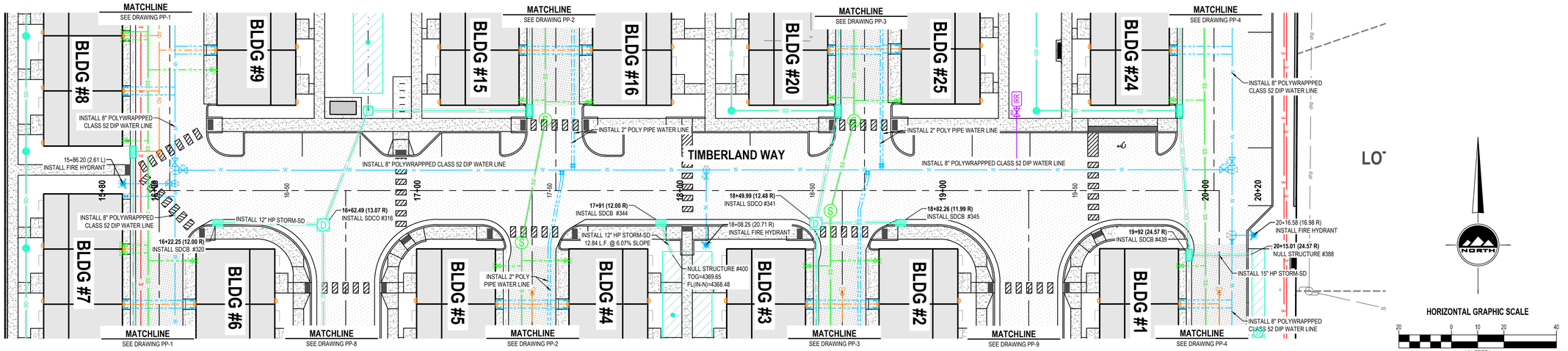
BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

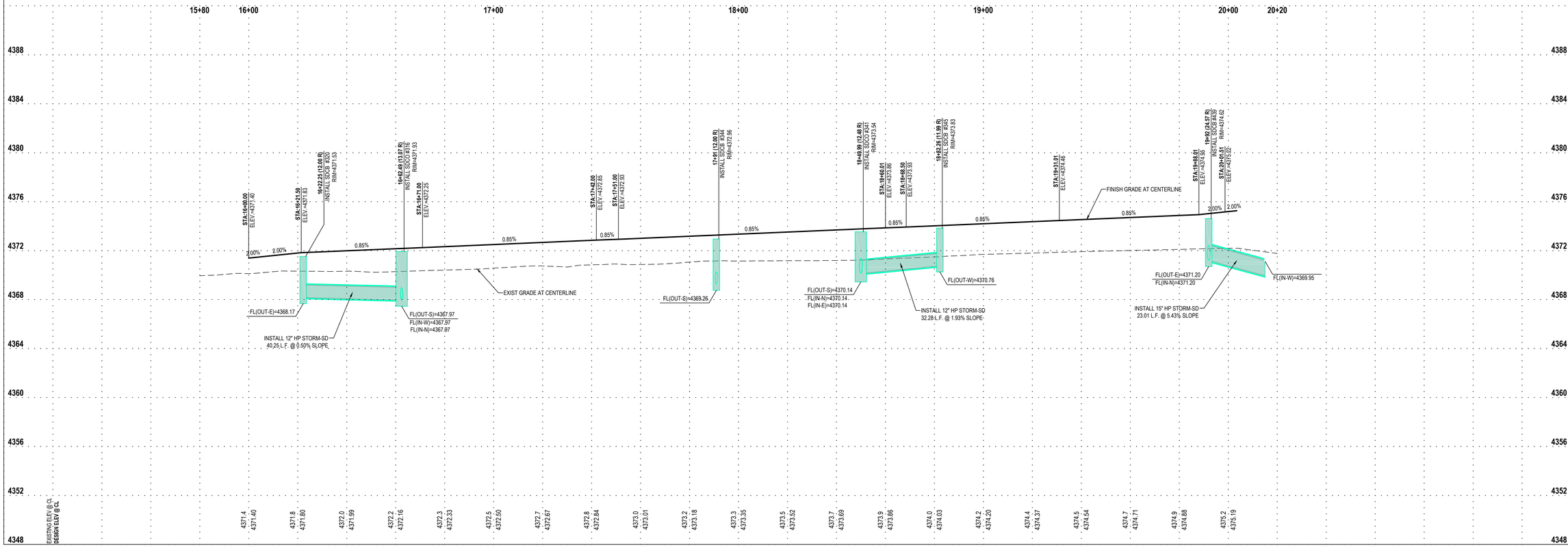
ELEV = 4327.05'



KEY MAP
NOT TO SCALE



TIMBERLAND WAY



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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

PLAN AND PROFILE TIMBERLAND WAY

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

PP-6

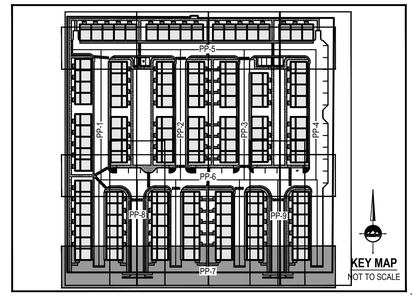
811 Know what's below. Call before you dig.

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

BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'



KEY MAP
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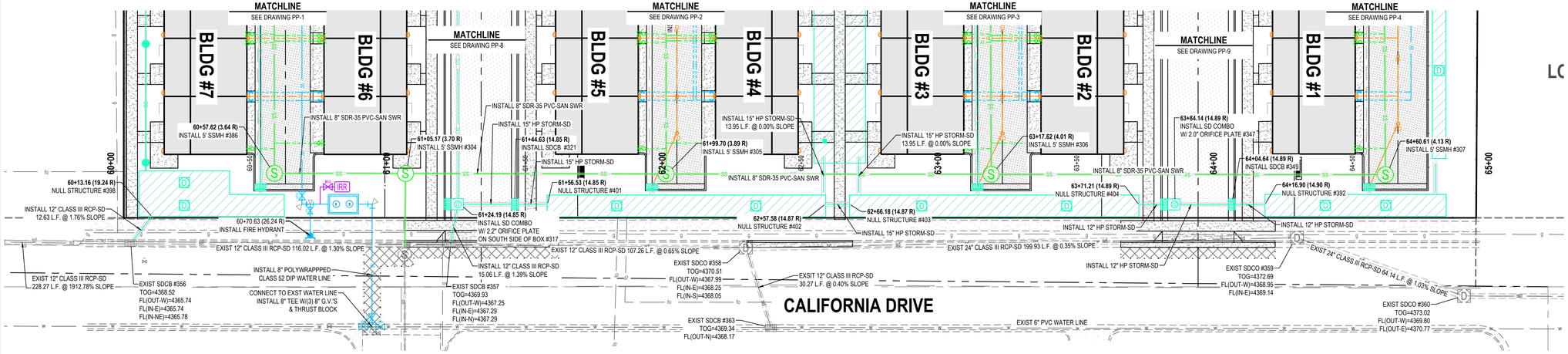
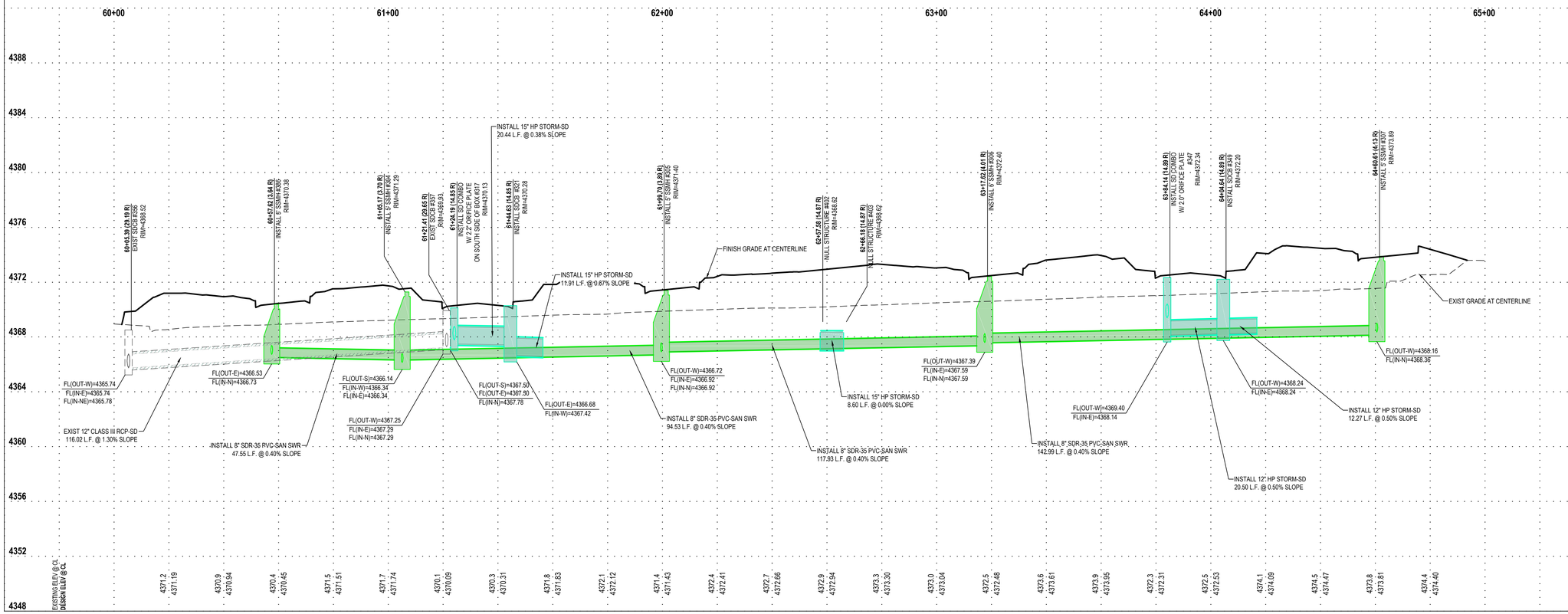


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

OFFROAD STORM DRAIN / SEWER



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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

PLAN AND PROFILE OFFROAD STORM DRAIN & SEWER

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

PP-7

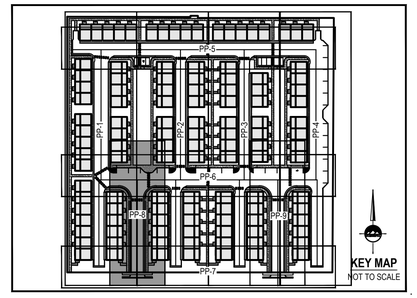
811 Know what's below. Call before you dig.

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

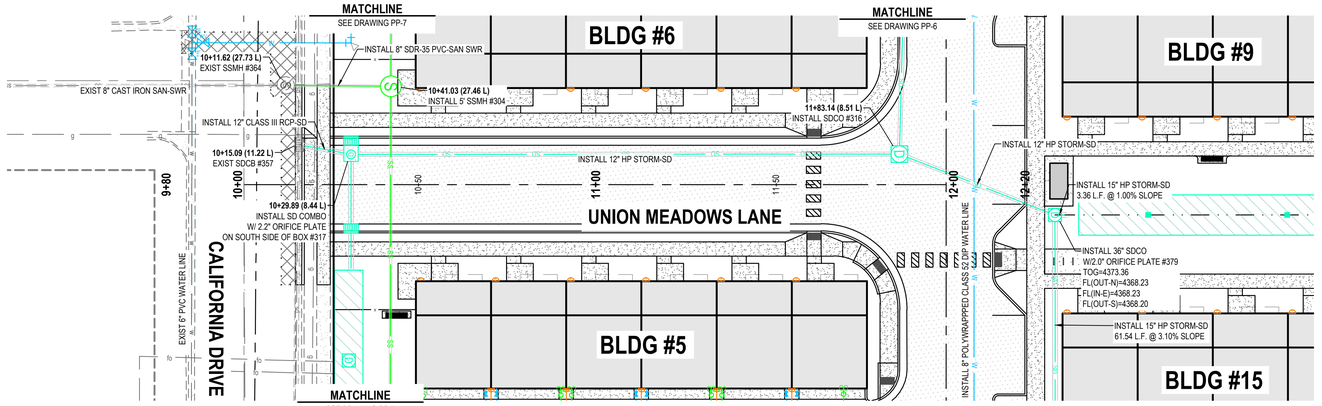
BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'



KEY MAP
NOT TO SCALE

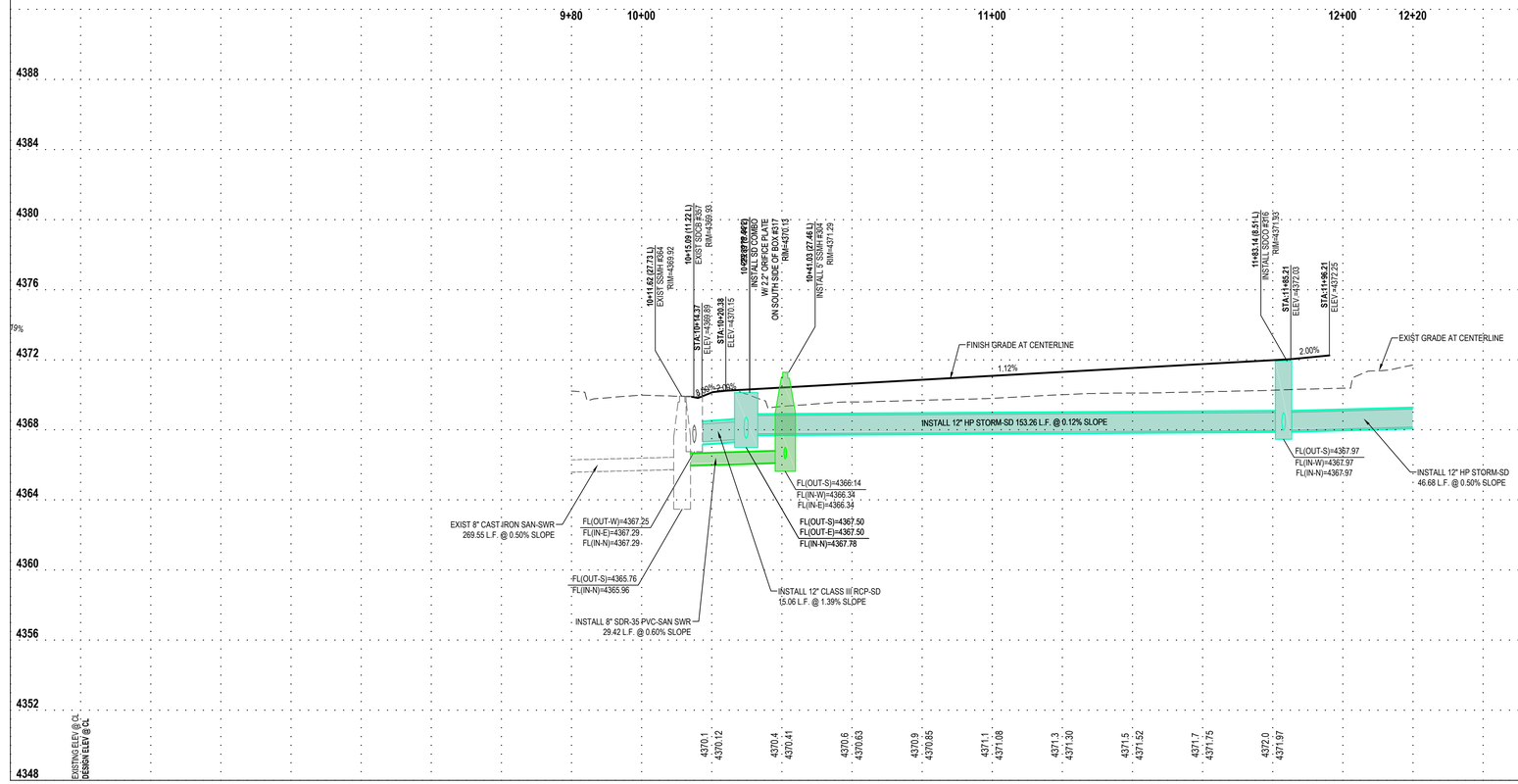


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

UNION MEADOWS LANE



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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

UTAH LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

PLAN AND PROFILE UNION MEADOWS LANE

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

PP-8

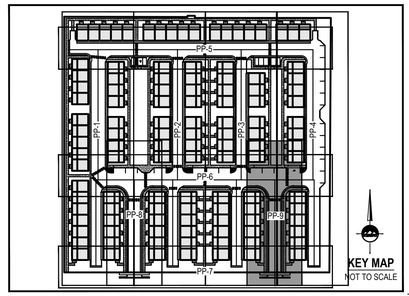
811 Know what's below. Call before you dig.

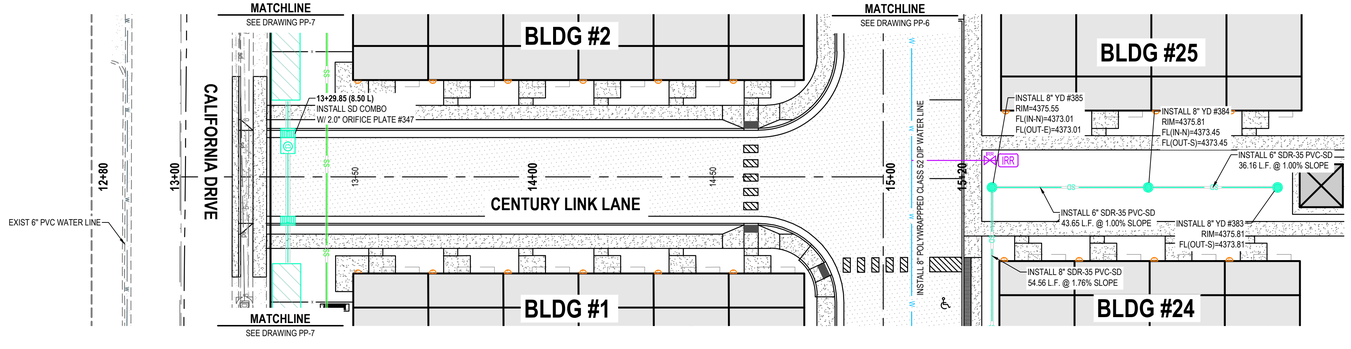
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

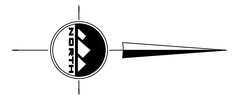
BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'





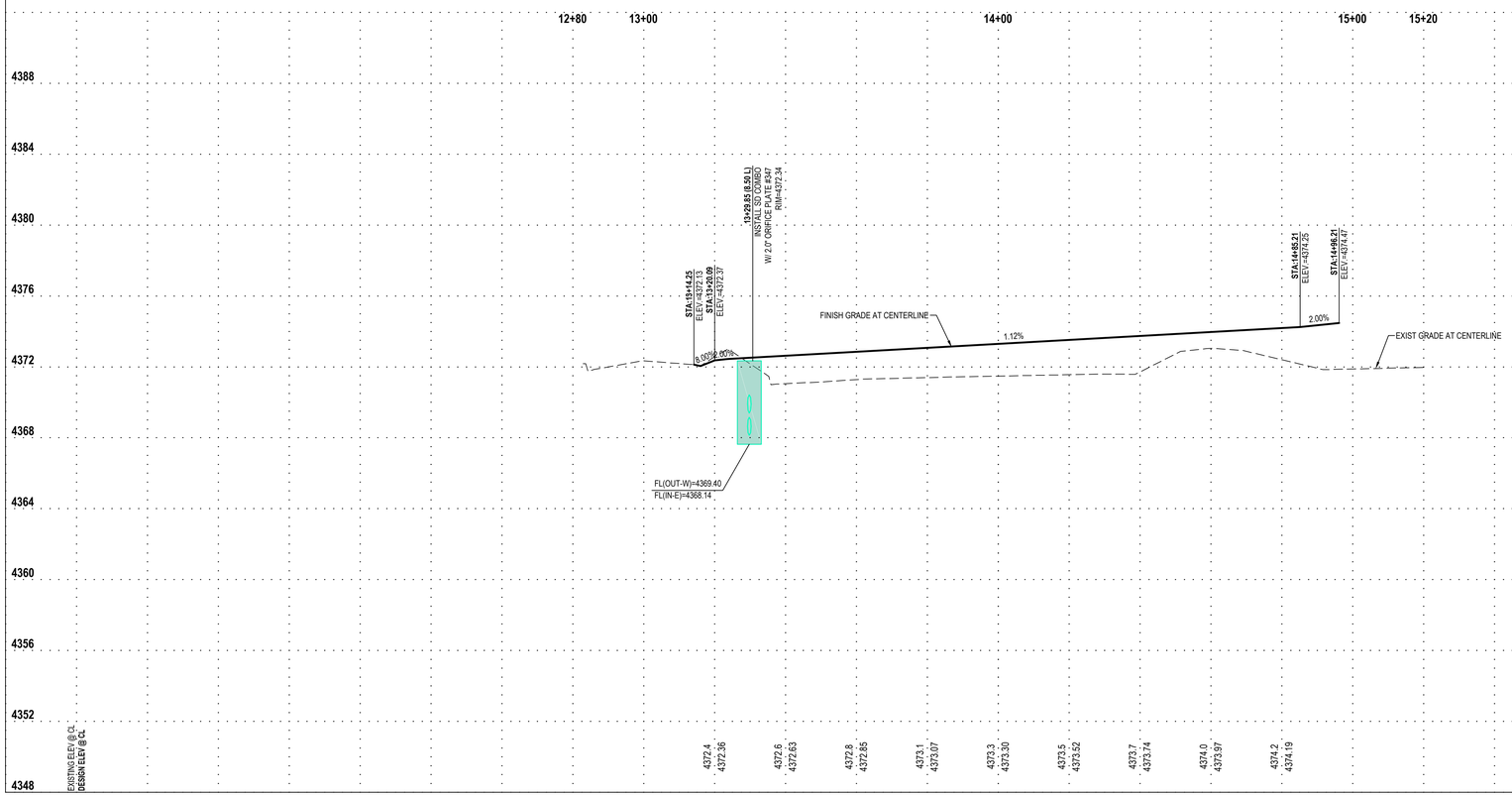


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

CENTURY LINK LANE



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P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
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PHONE: 801.281.2200

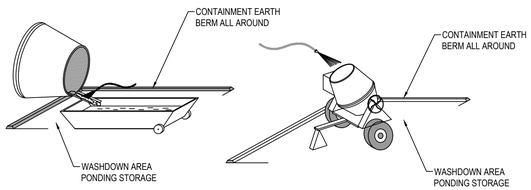
COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

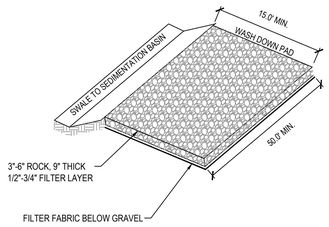
PLAN AND PROFILE
CENTURY LINK LANE

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

PP-9

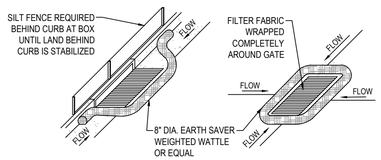


OPTION A **OPTION B**

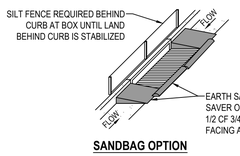


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"



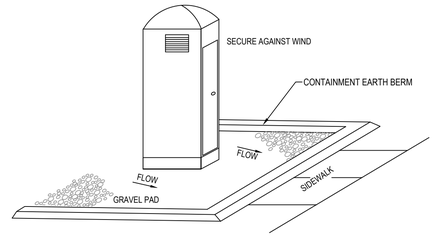
WATTLE OPTION



SANDBAG OPTION

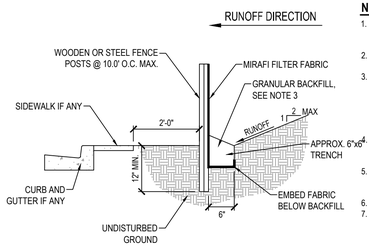
NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.



1 CONCRETE WASTE MANAGEMENT

SCALE: NONE



NOTES:

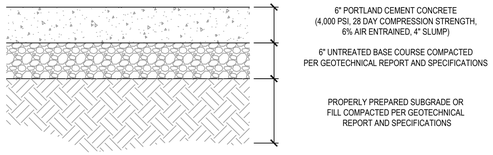
1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

CONCRETE NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 96% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

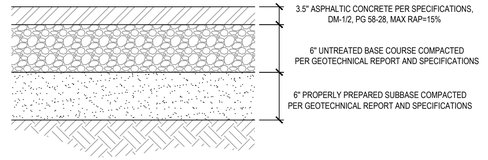


3 SAG INLET PROTECTION

SCALE: NONE

ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL, ROADBASE AND SUBBASE TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 96% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

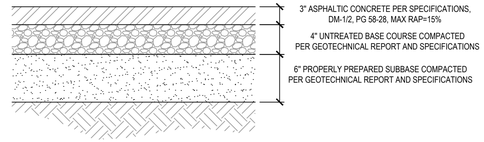


4 PORTABLE TOILET

SCALE: NONE

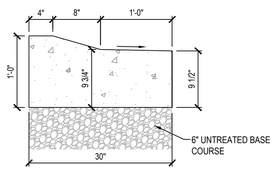
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 96% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



5 TEMPORARY SILT FENCE

SCALE: NONE

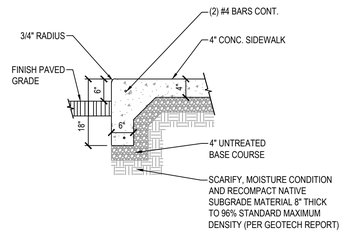


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

6 CONCRETE PAVEMENT SECTION

SCALE: NONE

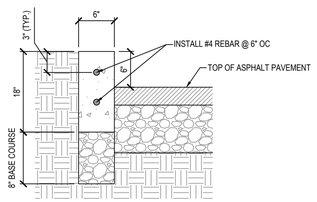


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 231.

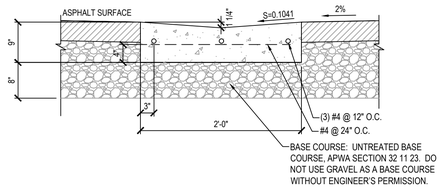
7 ASPHALT SECTION (MAIN ROAD/PARKING AREAS)

SCALE: NONE



8 ASPHALT SECTION (COURTS/LANES DRIVE AREAS)

SCALE: NONE



NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

9 30" MOUNTABLE CURB AND GUTTER

SCALE: NONE

10 6" MONOLITHIC CURB

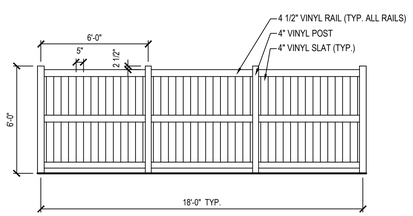
SCALE: NONE

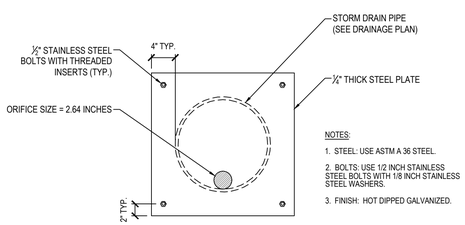
11 6" RIBBON CURB WALL (MODIFIED TYPE "P" CURB)

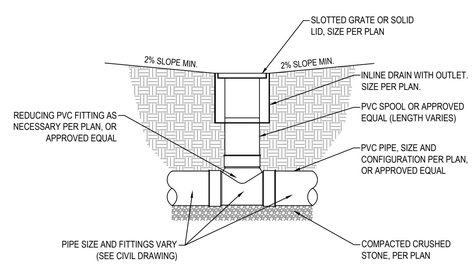
SCALE: NONE

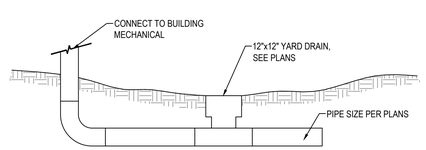
12 2' WATERWAY

SCALE: NONE









13 6' VINYL FENCE

SCALE: NONE

14 ORIFICE PLATE

SCALE: NONE

15 YARD DRAIN

SCALE: NONE

16 ROOF DRAIN CONNECTION

SCALE: NONE

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CONTACT:
BRAD REYNOLDS
PHONE: 801.281.2200

COTTAGES AT UNION MEADOWS

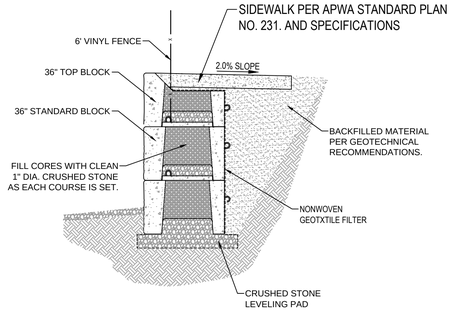
350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
12-24-25
STATE OF UTAH

DETAILS

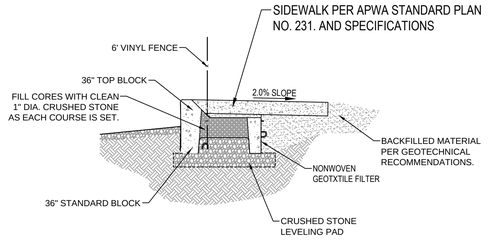
PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-600



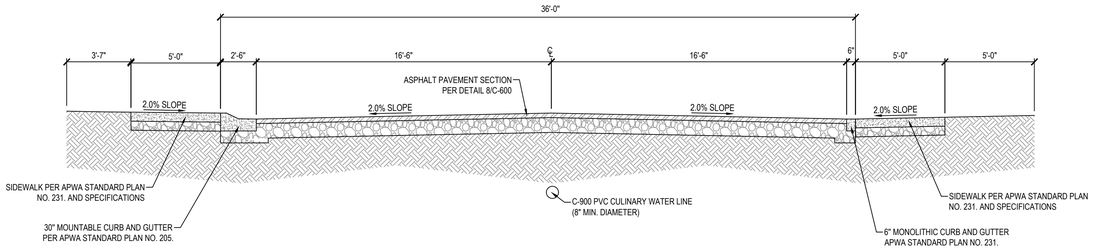
1 6' VERTI-BLOCK RETAINING WALL W/ 6' VINYL FENCE

SCALE: NONE



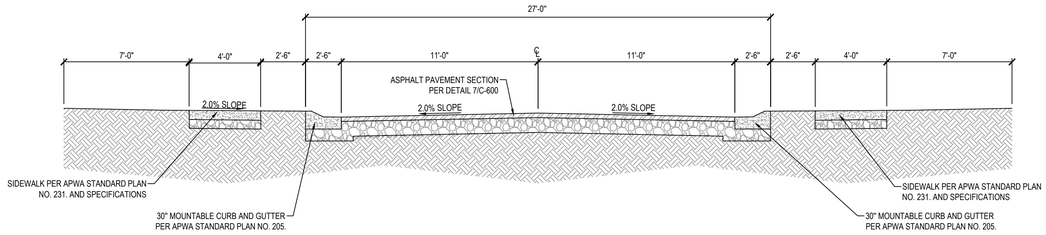
2 2' VERTI-BLOCK RETAINING WALL W/ 6' VINYL FENCE

SCALE: NONE



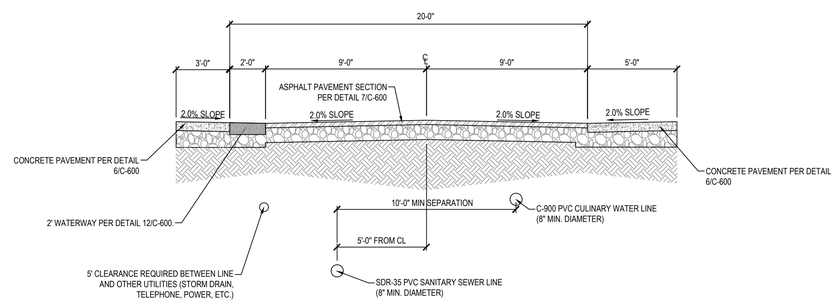
3 TIMBERLAND WAY ROAD CROSS SECTION

SCALE: NONE



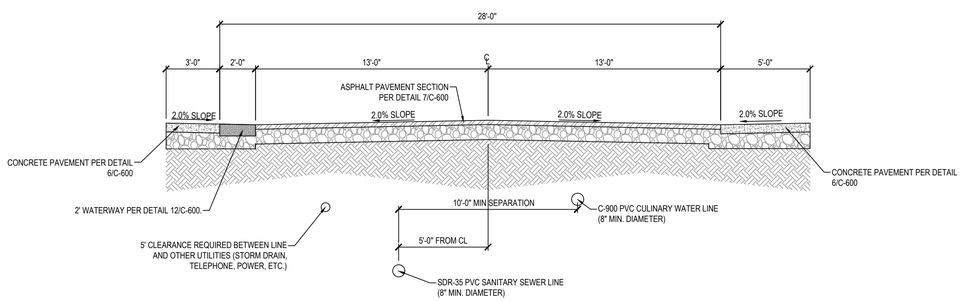
4 UNION MEADOWS/ CENTRY LINK LANE ROAD CORSS SECECTION

SCALE: NONE



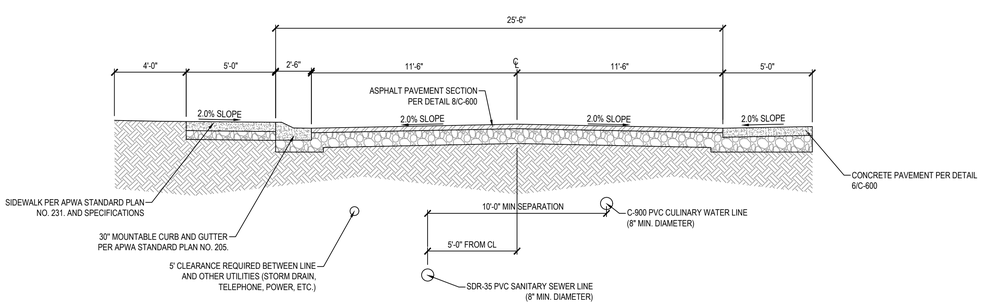
5 COURT/LANE ROADS CORSS SECECTION

SCALE: NONE



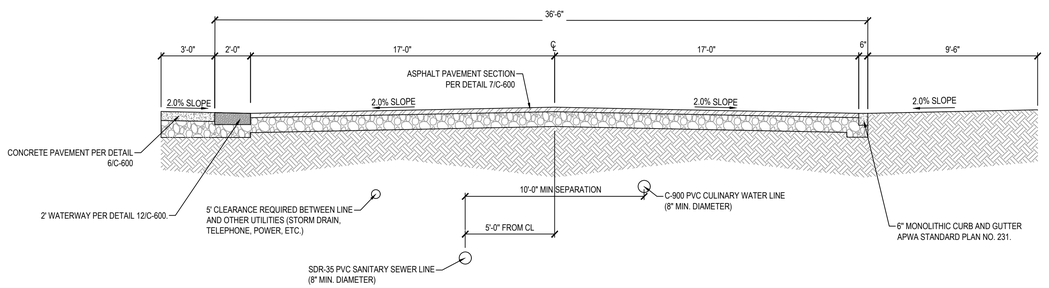
6 SIDELINE LANE ROAD CROSS SECTION

SCALE: NONE



7 CHADAM WAY ROAD CROSS SECTION

SCALE: NONE



8 BURKETT LANE ROAD CROSS SECTION

SCALE: NONE

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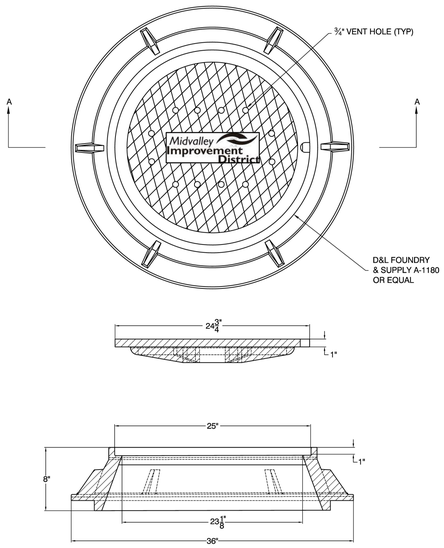
COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

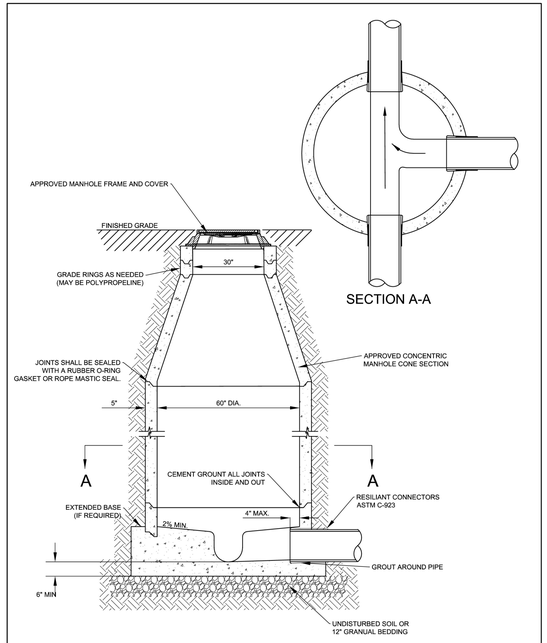
DETAILS

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-601

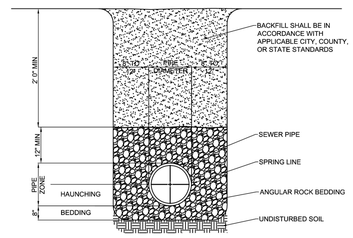


MANHOLE FRAME AND COVER



CONCENTRIC PRECAST MANHOLE

Rev.2/18/2020

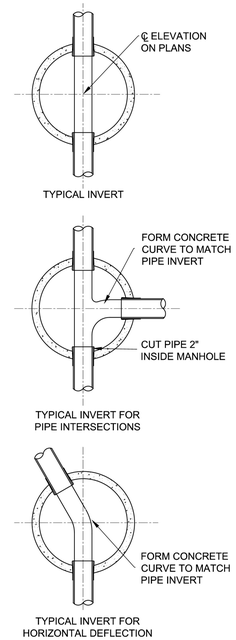


FLEXIBLE PIPE AND RIGID PIPE

DETERMINATION OF SUBGRADE IS BY THE FIELD INSPECTOR

PIPE INSTALLATION DETAIL

REV.11/09/20



PIPE INTERSECTIONS

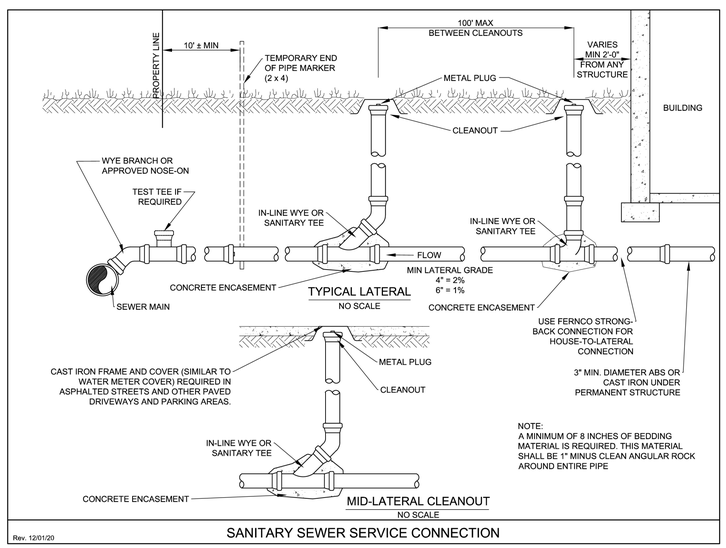
Rev. 4/18/2013

1 MANHOLE COVER- MIDVALE CITY DETAIL
SCALE: NONE

2 CONCRETE PRECAST MANHOLE- MIDVALE CITY DETAIL
SCALE: NONE

3 MIDVALE CITY PIPE INSTALLATION- MIDVALE CITY DETAIL
SCALE: NONE

4 PIPE INTERSECTIONS- MIDVALE CITY DETAIL
SCALE: NONE



SANITARY SEWER SERVICE CONNECTION

Rev. 12/01/20

5 SANITARY SEWER SERVICE CONNECTION- MIDVALE CITY DETAIL
SCALE: NONE

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3-24-25
STATE OF UTAH

DETAILS

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-602

FILL CHART

Material Location	Description	Material Classification			Compaction/Density Requirement (NOTE 3)
FINAL FILL Fill starting from the top of the embedment fill layer. (NOTE 1 and 2)	Suitable Fill Materials as noted in the Project Geotechnical Report and noted on the Site Design Engineer's Plans	See Project Geotechnical Report and Site Design Engineer's Plans			Plate Compact or Static Roll up to 8-inch loose lifts to densify fill. Use at least two full passes of the equipment to level the layer. Continue until 24 inches of total fill thickness has been placed above the tank. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended. After 24 inches of fill is placed, place fill in accordance with the engineer of record's relative compaction requirement or to 95% of the Standard Proctor Maximum Dry Density - whichever is greater.
EMBEDMENT FILL Fill Immediately Surrounding the sides and top of tank (NOTE 4) **BEDDING FILL** Fill Immediately below the tank (NOTE 4)	Sand-Gravel Mixtures or Open-Graded Crushed Aggregate Blends	AASHTO M145 A-1, A-2-4, A-3	or	AASHTO M43 3, 357, 4, 467, 5, 56, 57	Plate Compact or Static Roll up to 8-inch loose lifts to densify fill. Use at least two full passes of the equipment to level the layer. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended.

NOTE 1: This layer can include pavement subbase
NOTE 2: If open-graded aggregates are used for embedment fill, fines migration from the final to embedment fill layer may be reduced by installing a layer of 6 oz non-woven geotextile fabric at the final and embedment fill interface.
NOTE 3: See Construction Equipment Table for more information for construction equipment limitations.
NOTE 4: Import or native soils may be used if the soils meet the material classification listed. Fill material should be selected based on classification, groundwater conditions, and tank invert elevation.

CONSTRUCTION EQUIPMENT CHART

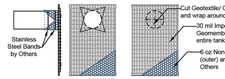
Equipment Make (NOTE 1)	Maximum Gross Vehicle Weight (lbs)	Fill Depth over Tank (in)
Plate Compactor	1,500	6
Roller - Static Mode	12,000	18
Low Ground Pressure Tracked Vehicles (NOTE 2)	20,000	14
Roller - Vibratory Mode	12,000	24
Dump Trucks and Pans	NOTE 3	

NOTE 1: Vehicles shall make straight runs only across tank footprint.
NOTE 2: Maximum track pressure 7 psi for tracked vehicles.
NOTE 3: Dump trucks and pans shall not traverse or park over the system during construction. Backfill material may be temporarily unloaded near the excavation. Material shall not be stockpiled near the excavation for longer than 24 hours.

COVER CHART

Live Loading Condition	Cover Thickness (inches)	
	Minimum	Maximum
Non-Trafficked Areas (i.e. Landscaping)	12	78
Passenger Vehicles Parking Lot (i.e. Gross Vehicle Weight <30,000 lbs)	18	78
Passenger Vehicle Parking Lot with one weekly AASHTO HS-20 vehicle	24	78
Frequent AASHTO HS-20 Traffic	26	78

NOTE 1: Minimum Cover Thickness in non-trafficked areas is based on landscape surface with a 40 degree load distribution. In trafficked areas, Minimum Cover Thicknesses are based on an asphalt-surfaced pavement with a 30 degree load distribution.
NOTE 2: Calculations assume backfill with a minimum 32-degree angle of internal friction and a maximum density of 120 lbs per cubic foot, and a seasonal groundwater elevation at least 2 feet below the invert of the tank.

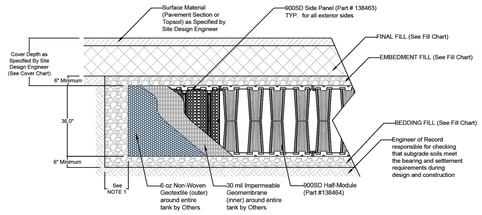


DETAIL A
PIPE WRAP
NTS

SIDE PANEL PIPE DIAMETER CHART

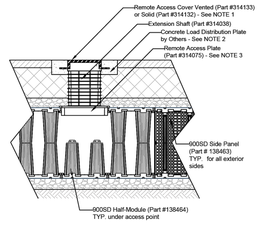
Inlet/Outlet Pipe Diameter	
Minimum	Maximum
4 Inches	24 Inches (Note 2)

NOTE 1: Cut inlet / outlet pipe hole prior to side panel installation.
NOTE 2: Pipe holes should be aligned with the vertical centerline of the side panel. For pipes larger than 18 inches, center the pipe hole along the seam of two side panels.
NOTE 3: Contact ACO for guidance for inlet / outlet pipes larger than 24-inch diameter



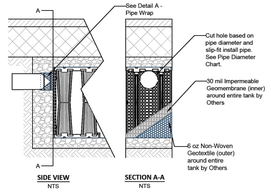
1 LAYER 900SD
DETENTION CROSS SECTION
NTS

NOTE 1: The minimum width of sidewall backfill is 12" or large enough to accommodate selected compaction equipment, whichever is greater.



1 LAYER 900SD
ACCESS POINT CROSS SECTION
NTS

NOTE 1: Ventilation may be crucial to reducing the pressure build up within the system. If solid access covers are used, alternative methods of ventilation are recommended.
NOTE 2: Concrete Load Plate not required for unpaved applications. Consult Engineer of Record for requirements
NOTE 3: The Remote Access Plate is approximately the size of half of a half-module. The half-module at the top of the tank must be cut in half to accommodate the Remote Access Plate



SIDE VIEW
NTS

SECTION A-A
NTS

1 LAYER 900SD
PIPE INSTALLATION
NTS

DRAWN BY **A Frye**	CHECKED BY **J Jonke**	**STORMBRIXX STANDARD DETAILS** **900SD SYSTEM - 1 LAYER - DETENTION**	
DATE **10/01/2024**	REV. **2**		

ACO, INC.

WEST SALES OFFICE
825 W BEECHCRAFT ST
CASA GRANDE, AZ 85122
Tel: (888) 490-9552
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EAST SALES OFFICE
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491 MUNN RD SUITE #225
FORT MILL, SC 29715
Tel: (440)-639-7230
Fax (803)-802-1063

www.acoswm.com

1 UNDERGROUND STORMBRIXX SYSTEM
SCALE: NONE

ENSIGN
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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

DETAILS

PROJECT NUMBER 13348
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

C-603

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

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

BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

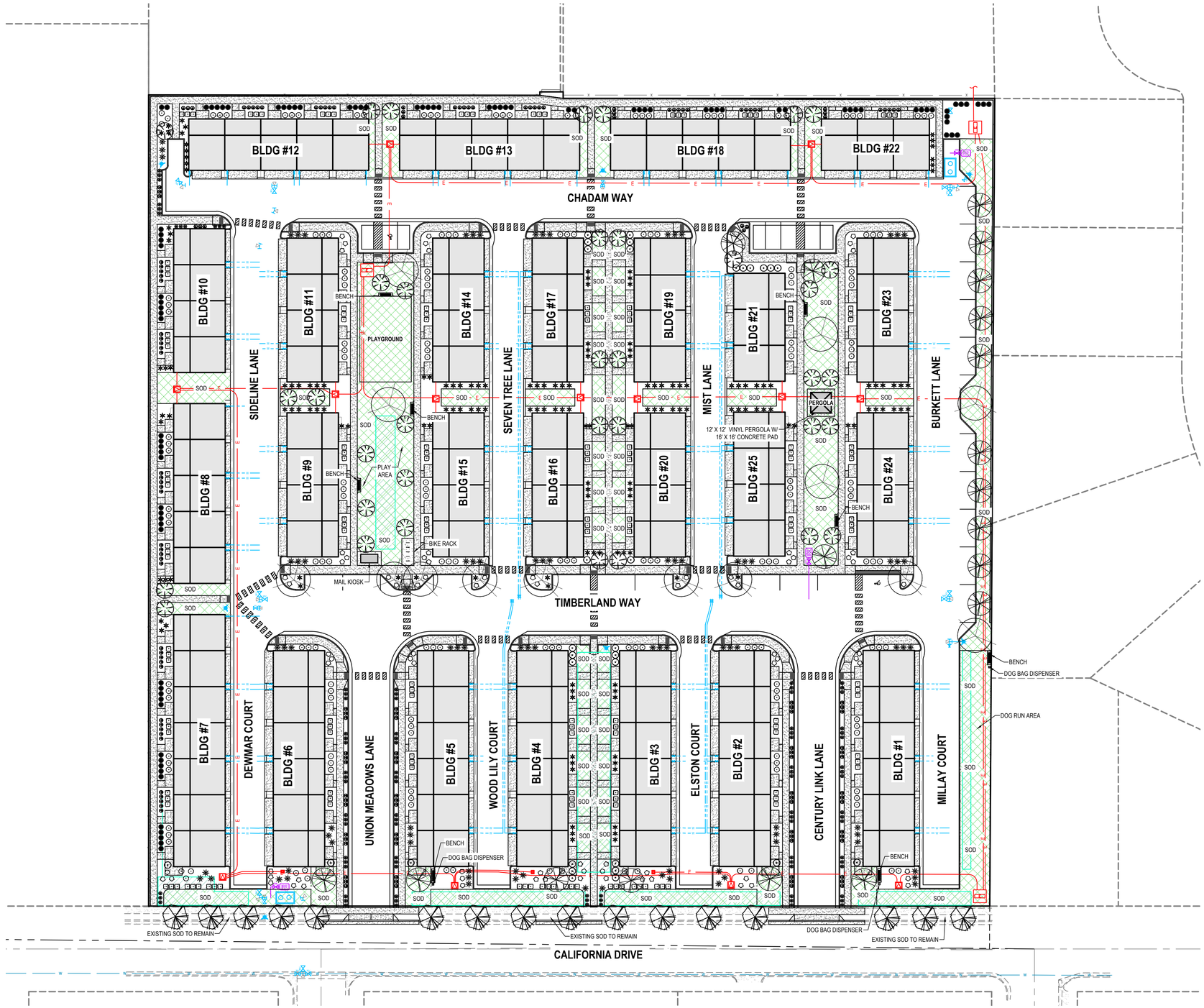
ELEV = 4327.05'

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PRIVATE DRIVE AISLE / PARKING AREAS	28,863	12.4%
LOT/BLDG	73,710	32%
LANDSCAPING	70,315	30%
ACTIVE SPACE	38,408	16.5%
TOTAL SITE	232,291 5.34 ACRES	
TOTAL UNITS	117	
UNITS PER ACRE	21.9	

PARKING DATA TABLE		
DESCRIPTION	REQUIRED	PROVIDED
ADA - ACCESSIBLE STALLS	2	2
GUEST PARKING (0.25 PER UNIT)	30	30
RESIDENT PARKING (1.75 PER UNIT)	205	234
TOTAL STALLS PROVIDED	266	

LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY-APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
2. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
3. NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
4. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
5. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986).
6. CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL STOCKPILED ON SITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS, THEN CONTRACTOR SHALL PROVIDE ADDITIONAL TOPSOIL SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER.
7. ALL PLANT MATERIAL AND SQUARE FOOTAGE QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
8. ALL PLANTING AND LANDSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE LOCAL JURISDICTION REQUIREMENTS AND STANDARDS.
9. REFERENCE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL SITEWORK INFORMATION.
10. SEE CIVIL DRAWINGS FOR SOIL PROTECTION AND LIMIT OF GRADING.
11. DO NOT WILLFULLY PROCEED WITH PLANTING OR IRRIGATION OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOW DURING THE DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
12. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET AT THE PROPER ELEVATIONS RELATIVE TO PAVING FINISH SURFACE ELEVATIONS, UTILITY COVERS, AND CURBS.



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
36		Columnar Oak	Quercus robur 'fastigiata'	2" Cal.
91		Norway Spruce	Picea abies	6' Min.
16		Amur Maple	Acer ginnala	2" Cal.
19		Bigtooth Maple	Acer grandidentatum	2" Cal.
14		Eastern Redbud	Cercis canadensis	2" Cal.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
178		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
162		Boxwood, Littleleaf	Buxus microphylla	5 Gallon
81		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
31		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon
89		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon
169		Hosta	Hosta 'Gold Standard'	5 Gallon
93		Blue Oat Grass	Helictotrichon sempervirens	5 Gallon
151		Fountain Grass	Pennisetum setaceum	1 Gallon

Landscape Notes: In all planter bed areas, install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ. Install 4" metal edging between all sod and planter areas.

Landscape Calculations:

Total Square Feet of Landscape Area = 70,315 sq. ft.
Total Trees Req. = 70,315 / 400 = 176 trees
Total Trees Prov. = 176 trees (52% evergreen)

Total Shrubs Provided = 954 shrubs (26% evergreen)

Street Trees Req. = 492 ft of frontage / 30 ft = 16 trees req.
Street Trees Prov. = 16 trees

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

LANDSCAPE PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

L-100

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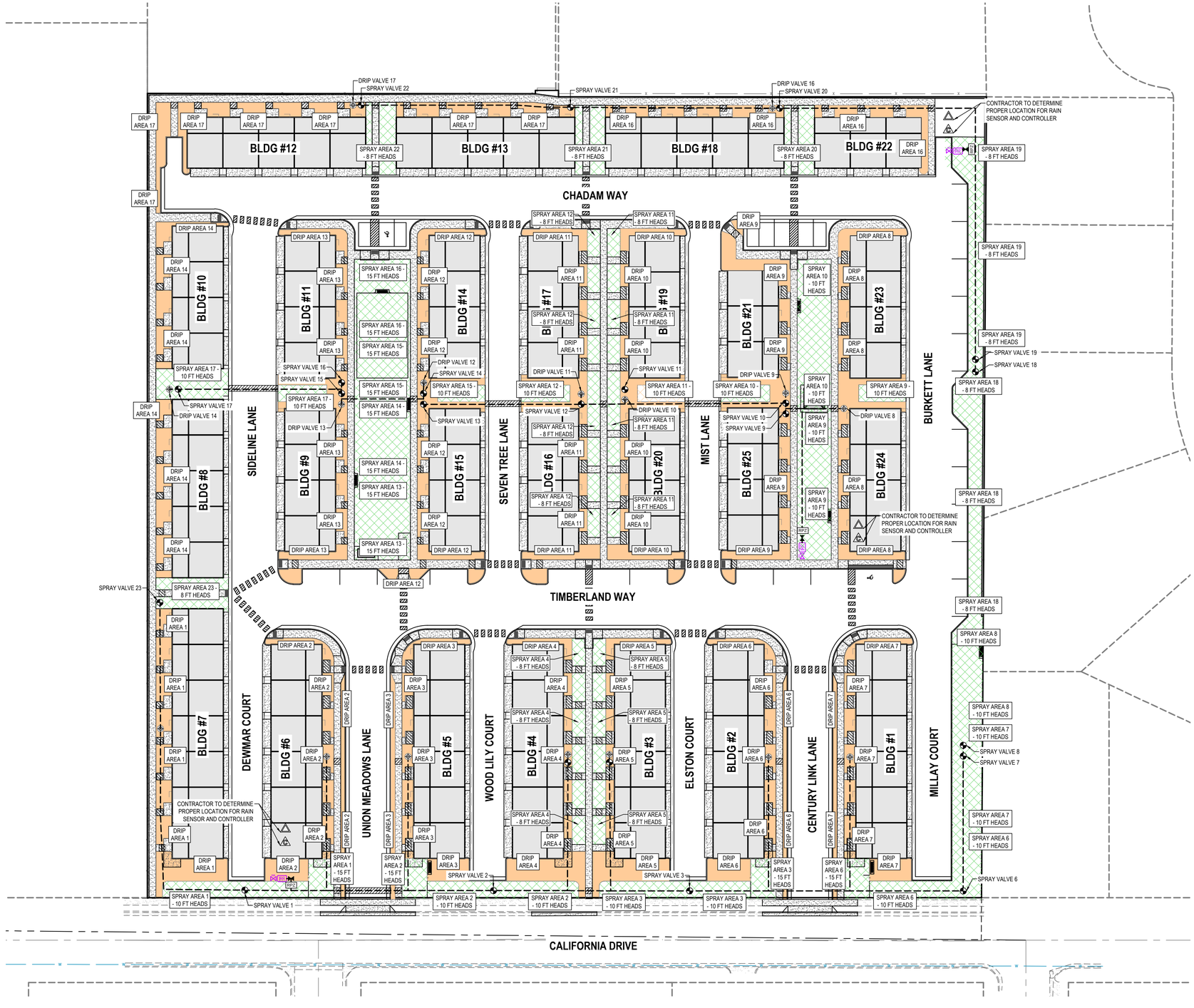
BENCHMARK

WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4327.05'



Irrigation

Qty	Symbol	Description
23		Rain Bird 100-PGA Globe
16		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Mainline - 1 1/2" Schedule 40 PVC
3	IRR	1 1/2 inch meter
3		Rain Bird RSD-BEx Rain Sensor
3		Rain Bird ESP-LX Plus Controller
3		Mueller 1 1/2" Brass Stop and Waste
3	RPZ	RPZ Backflow Prevention Device
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*
	SPRAY AREA	Rain Bird 1804 Spray Heads See plan for sizing

*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **

THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. **THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

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BRAD REYNOLDS
P.O. BOX 17958
SALT LAKE CITY, UTAH

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COTTAGES AT UNION MEADOWS

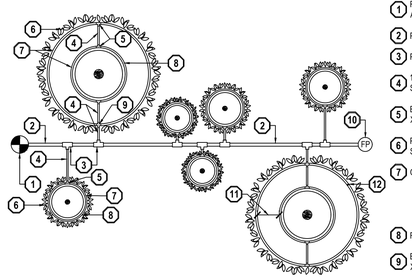
350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 169379
ROBERT Q. ELDER
3-24-25
STATE OF UTAH

IRRIGATION PLAN

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

L-200

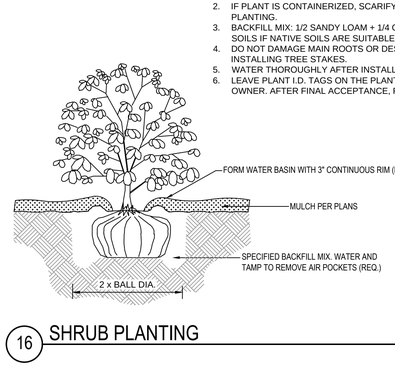


1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

13 ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

SCALE: NONE



NOTES:
1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, AND 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.

14 DECIDUOUS TREE PLANTING

SCALE: NONE

NOTES:
1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, AND 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL COBBLE ROCK A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.

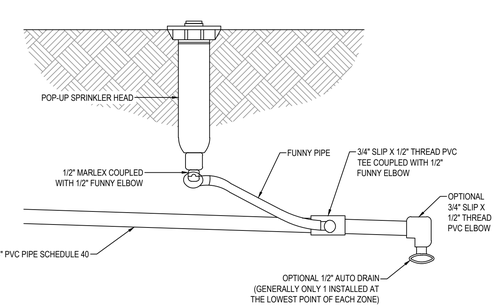
15 EVERGREEN TREE PLANTING

SCALE: NONE

NOTES:
1. IF PLANT IS BALL AND BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
5. WATER THOROUGHLY AFTER INSTALLATION.
6. LEAVE PLANT I.D. TAGS ON THE PLANTS UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.

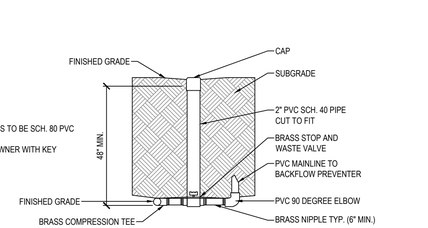
16 SHRUB PLANTING

SCALE: NONE



9 SWING JOINT

SCALE: NONE



NOTES:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE

10 POP-UP SPRAY SPRINKLER

SCALE: NONE

NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

11 MANUAL DRAIN VALVE

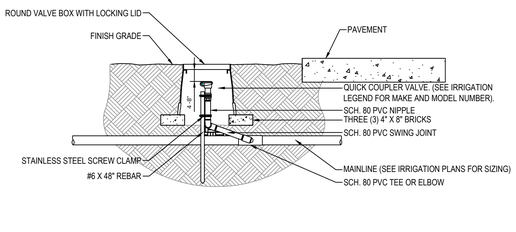
SCALE: NONE

NOTES:
1- ALL FITTINGS TO BE SCH. 80 PVC

2- PROVIDE OWNER WITH KEY

12 STOP AND WASTE VALVE ASSEMBLY

SCALE: NONE



NOTES:
1-ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.

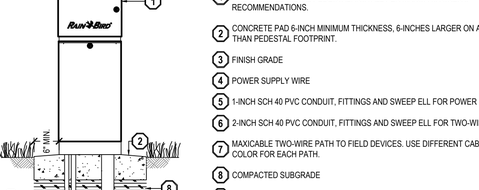
2-VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

3- ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.

4-VALVE BOXED SHALL BE LOCATED IN PLANTING AREAS.

5 QUICK-COUPLING VALVE

SCALE: NONE



NOTES:
1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.

2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.

3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

6 IRRIGATION TRENCHING

SCALE: NONE

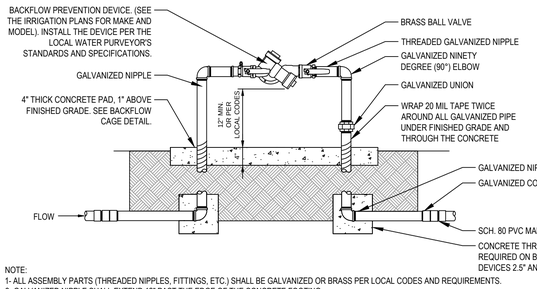
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT.
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES. USE DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS, THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART ON THE RIGHT FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

KEY SPECIFICATIONS						
FEATURE ▶ / MODEL ▼	MAX. PROGRAMS	STATIONS	MAX. SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

8 IRRIGATION CONTROLLER

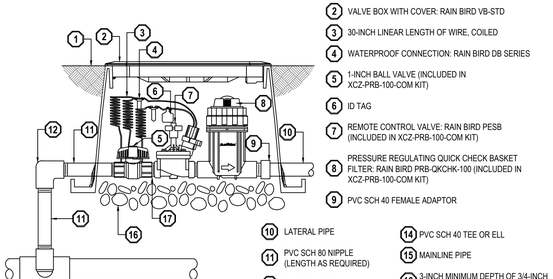
SCALE: NONE



NOTE:
1- ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
2- GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
3- SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZED TO THE MAINLINE.
4- BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER
5- BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
6- SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
7- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8- ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

1 BACKFLOW PREVENTER

SCALE: NONE



NOTES:
1- INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

2- SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.

2- LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING.

3- CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

2 BACKFLOW CAGE

SCALE: NONE

NOTE:
1- LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.

2- COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER. COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).

3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBRY-6 CONNECTORS OR APPROVED EQUAL.

4-VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.

5- MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATION SADDLES).

6- ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

7 PIPE BENEATH PAVEMENT

SCALE: NONE

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

3 CONTROL VALVE

SCALE: NONE

4 DRIP CONTROL ZONE KIT

SCALE: NONE

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PHONE: 801.281.2200

COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LANDSCAPE AND RRGATION DETAILS

PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

L-301

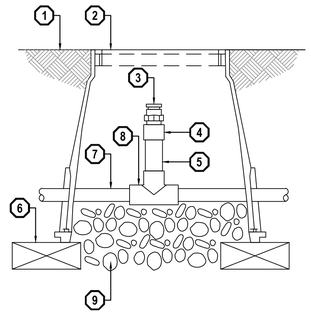
LANDSCAPE NOTES:

LANDSCAPE NOTES:

1. ANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY-APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
2. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
3. NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
4. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
5. INSTALL 4" METAL EDGING WHERE INDICATED.
6. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986).
7. CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL STOCKPILED ON SITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS, THEN CONTRACTOR SHALL PROVIDE ADDITIONAL TOPSOIL SUPPLIED BY A COMMERICAL TOPSOIL SUPPLIER.
8. PROVIDE THE FOLLOWING TOPSOIL MINIMUMS:
   A.4" TOPSOIL IN ALL SOD AREAS
   B.6" TOPSOIL IN ALL PLANTER BEDS
9. ALL PLANT MATERIAL AND SQUARE FOOTAGE QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
10. ALL PLANTING AND LANDSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE LOCAL JURISDICTION REQUIREMENTS AND STANDARDS.
11. REFERENCE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL SITEWORK INFORMATION.
12. SEE CIVIL DRAWINGS FOR SOIL PROTECTION AND LIMIT OF GRADING.
13. DO NOT WILLFULLY PROCEED WITH PLANTING OR IRRIGATION OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENES EXIST THAT MAY HAVE NOT BEEN KNOW DURING THE DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
14. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET AT THE PROPER ELEVATIONS RELATIVE TO PAVING FINISH SURFACE ELEVATIONS, UTILITY COVERS, AND CURBS.
15. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS TO DRAIN AWAY FROM BUILDING, 2% MINIMUM.

IRRIGATION NOTES:

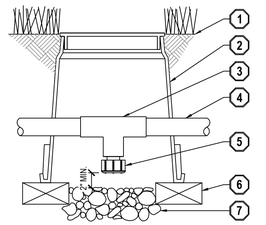
1. IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
2. CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
3. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
4. TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER, ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
5. ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
6. ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
7. DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPARATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
8. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES - MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
10. ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
11. FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
12. CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCIBLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
13. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

5 AIR RELIEF VALVE DETAIL

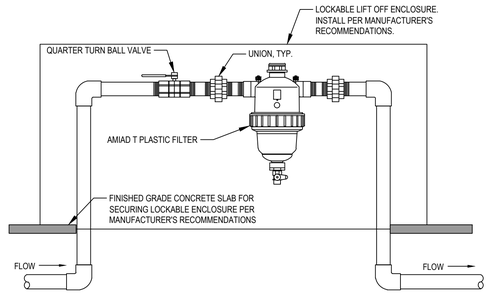
SCALE: NONE



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

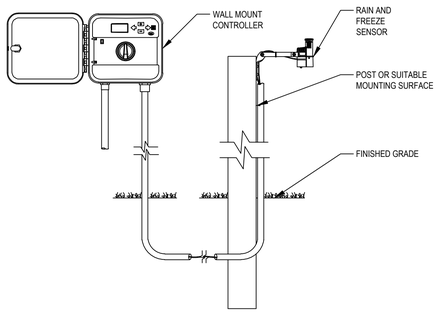
1 LATERAL LINE DRAIN VALVE DETAIL

SCALE: NONE



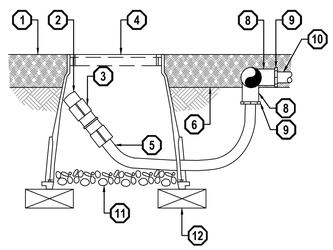
6 AMIAD FILTER DETAIL

SCALE: NONE



7 RAIN AND FREEZE SENSOR WITH CONTROLLER

SCALE: NONE

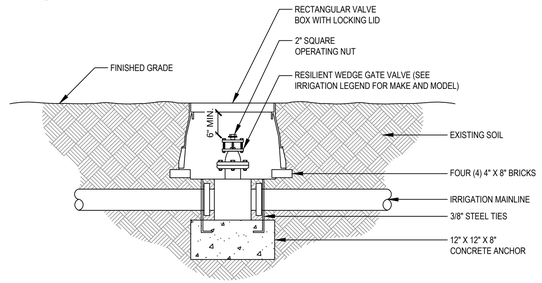


1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. 1/2" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE: ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

2 ON-SURFACE DRIPLINE FLUSH POINT DETAIL

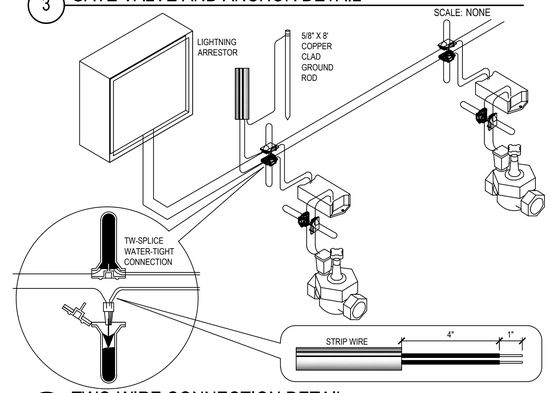
SCALE: NONE



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

3 GATE VALVE AND ANCHOR DETAIL

SCALE: NONE



4 TWO-WIRE CONNECTION DETAIL

SCALE: NONE

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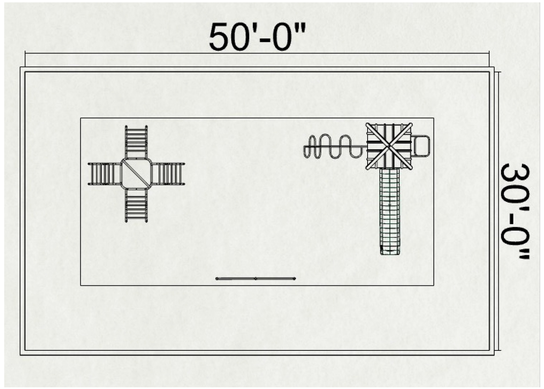
COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LANDSCAPE AND RRGATION DETAILS

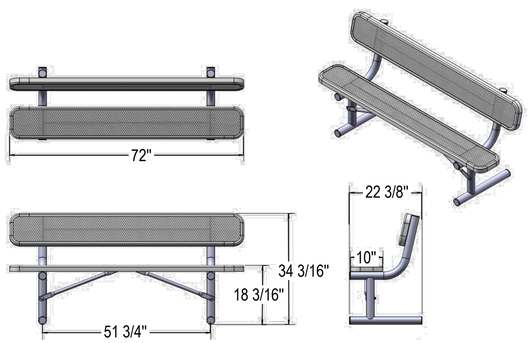
PROJECT NUMBER	PRINT DATE
13343	2025-03-24
PROJECT MANAGER	DESIGNED BY
RQE	BAC

L-301



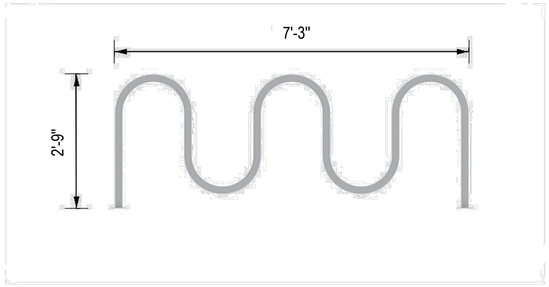
1 PLAYFROUND

SCALE: NONE



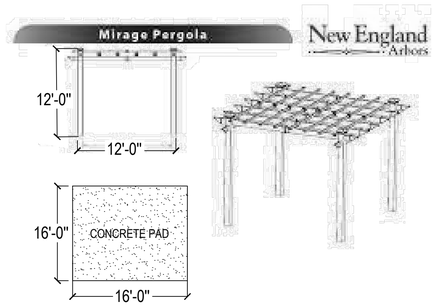
2 BENCH

SCALE: NONE



3 BIKE RACK

SCALE: NONE



4 NEW ENGLAND ARBORS MIRAGE PERGOLA

SCALE: NONE

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COTTAGES AT UNION MEADOWS

350 WEST CALIFORNIA DRIVE
MIDVALE, UTAH

LANDSCAPE AND RRGATION DETAILS

PROJECT NUMBER 13343
PRINT DATE 2025-03-24
PROJECT MANAGER RQE
DESIGNED BY BAC

L-302

Siding
Sherwin Williams
Elder White SW 7014
Eggshell

Wood Siding
Rustic Series
Aspen Ridge
Calk Color #223

Window, Door, and Downspouts Color
AMSCO Windows
Black

Brick
Hebron Brick Company
Rustics
Brandywine

Fascia, Soffit, Gutters, Drip Edge
Mastic Alcoa Performance Metals
Color: Black

Front Elevation

Right Elevation

Meadows on 72nd - 5 Plex Exterior A - Paint plan

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

Siding
Sherwin Williams
Elder White SW 7014
Eggshell

Wood Siding
Rustic Series
Aspen Ridge
Calk Color #223

Window, Door, and Downspouts Color
AMSCO Windows
Black

Brick
Hebron Brick Company
Rustics
Brandywine

Fascia, Soffit, Gutters, Drip Edge
Mastic Alcoa Performance Metals
Color: Black

Rear Elevation

Left Elevation

Meadows on 72nd - 5 Plex Exterior A - Paint plan

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

Siding
Sherwin Williams
Elder White SW 7014
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Wood Siding
Rustic Series
Aspen Ridge
Calk Color #223

Window, Door, and Downspouts Color
AMSCO Windows
Black

Brick
Hebron Brick Company
Rustics
Brandywine

Fascia, Soffit, Gutters, Drip Edge
Mastic Alcoa Performance Metals
Color: Black

Left Elevation

Front Elevation

Meadows on 72nd - 5 Plex Exterior B - Paint Plan Option 2

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

Siding
Sherwin Williams
Elder White SW 7014
Eggshell

Wood Siding
Rustic Series
Aspen Ridge
Calk Color #223

Window, Door, and Downspouts Color
AMSCO Windows
Black

Brick
Hebron Brick Company
Rustics
Brandywine

Fascia, Soffit, Gutters, Drip Edge
Mastic Alcoa Performance Metals
Color: Black

Left Elevation

Front Elevation

Meadows on 72nd - 5 Plex Exterior B - Paint plan

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

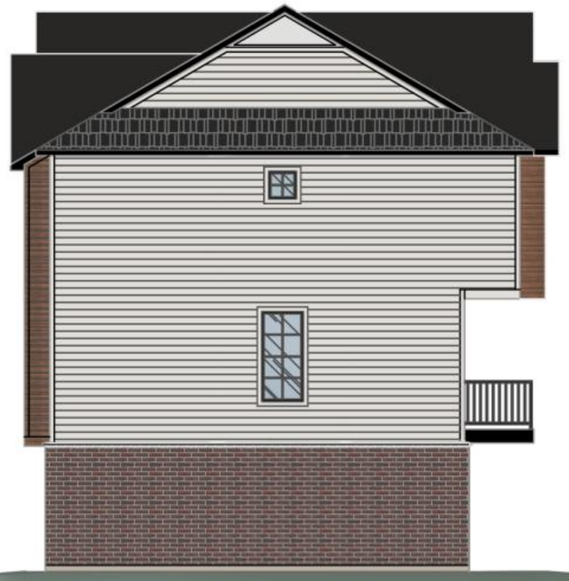
Siding
Sherwin Williams
Elder White SW 7014
Eggshell

Wood Siding
Rustic Series
Aspen Ridge
Calk Color #223

Window, Door, and Downspouts Color
AMSCO Windows
Black

Brick
Hebron Brick Company
Rustics
Brandywine

Fascia, Soffit, Gutters, Drip Edge
Mastic Alcoa Performance Metals
Color: Black



Right Elevation

Rear Elevation

Meadows on 72nd - 5 Plex Exterior B - Paint plan

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

Siding
Sherwin Williams
Elder White SW 7014
Eggshell

Wood Siding
Rustic Series
Aspen Ridge
Calk Color #223

Porch and Deck Gable & Columns
Sherwin Williams
Black Magic SW 6991
Eggshell

Brick
Hebron Brick Company
Rustics
Brandywine

Fascia, Soffit, Gutters, Drip Edge
Mastic Alcoa Performance Metals
Color: Black

Window, Door, and Downspouts Color
AMSCO Windows
Black

Left Elevation

Front Elevation

Meadows on 72nd - 5 Plex Exterior C - Paint Plan Option 2

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

Siding
Sherwin Williams
Elder White SW 7014
Eggshell

Wood Siding
Rustic Series
Aspen Ridge
Calk Color #223

Porch and Deck Gable & Columns
Sherwin Williams
Elder White SW 7014
Eggshell

Brick
Hebron Brick Company
Rustics
Brandywine

Fascia, Soffit, Gutters, Drip Edge
Mastic Alcoa Performance Metals
Color: Black

Window, Door, and Downspouts Color
AMSCO Windows
Black

Left Elevation

Front Elevation

Meadows on 72nd - 5 Plex Exterior C - Paint plan

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

Siding
Sherwin Williams
Elder White SW 7014
Eggshell

Wood Siding
Rustic Series
Aspen Ridge
Calk Color #223

Porch and Deck Gable & Columns
Sherwin Williams
Black Magic SW 6991
Eggshell

Brick
Hebron Brick Company
Rustics
Brandywine

Fascia, Soffit, Gutters, Drip Edge
Mastic Alcoa Performance Metals
Color: Black

Window, Door, and Downspouts Color
AMSCO Windows
Black

Right Elevation

Rear Elevation

Meadows on 72nd - 5 Plex Exterior C - Paint Plan Option 2

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

Siding
Sherwin Williams
Elder White SW 7014
Eggshell

Wood Siding
Rustic Series
Aspen Ridge
Calk Color #223

Porch and Deck Gable & Columns
Sherwin Williams
Elder White SW 7014
Eggshell

Brick
Hebron Brick Company
Rustics
Brandywine

Fascia, Soffit, Gutters, Drip Edge
Mastic Alcoa Performance Metals
Color: Black

Window, Door, and Downspouts Color
AMSCO Windows
Black

Right Elevation

Rear Elevation

Meadows on 72nd - 5 Plex Exterior C - Paint plan

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

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

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
4/9/2025

SUBJECT
Brad Reynolds requests Preliminary Subdivision approval of a 117-unit townhome development located at 350 W California Dr in the Transit Oriented Development (TOD) zone.

SUBMITTED BY
Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS
This proposal has been reviewed by all members of the Development Review Committee (Planning, Engineering, Public Works, Legal, Unified Fire Authority, and the Building Official) for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale City Municipal Code 16.02, and the development standards of the TOD zone in 17-7-8.

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

STAFF RECOMMENDATION
Based on compliance with the requirements of Chapter 16.02 and 17-7-8 of the Midvale City Municipal Code demonstrated in the application or addressed by the inclusion of conditions of approval, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings:

Findings:

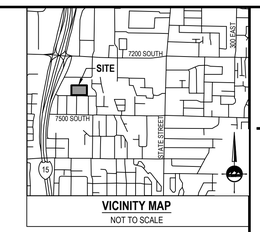
1. The application is for a preliminary subdivision to allow 117-units located at 350 W California Dr.
2. The project complies with the minor subdivision procedure outlined in Midvale City Code 16.02 and the development standards of the TOD zone in 17-7-8.
3. The Development Review Committee has reviewed the project and forwarded the item on for the Planning Commission to render a decision.

RECOMMENDED MOTION
I move that we approve the Preliminary Subdivision located at 350 W California Dr with the findings included in the staff report.

ATTACHMENTS
1. Preliminary Plat

COTTAGES AT UNION MEADOWS PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL BOUNDARY CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT BOUNDARY CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- PROPOSED FIRE HYDRANT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	9.00'	14.14'	90°00'00"	N45°00'00"W	12.73'
C2	21.50'	33.77'	90°00'00"	S45°00'00"W	30.41'
C3	21.50'	33.77'	90°00'00"	N45°00'00"W	30.41'
C4	9.00'	14.14'	90°00'00"	S45°00'00"W	12.73'
C5	9.00'	14.14'	90°00'00"	N45°00'00"W	12.73'
C6	9.00'	14.14'	90°00'00"	S45°00'00"W	12.73'
C7	9.00'	14.14'	90°00'00"	N45°00'00"W	12.73'
C8	21.50'	33.77'	90°00'00"	S45°00'00"W	30.41'
C9	21.50'	33.77'	90°00'00"	N45°00'00"W	30.41'
C10	9.00'	14.14'	90°00'00"	S45°00'00"W	12.73'
C11	9.00'	14.14'	90°00'00"	S45°00'00"E	12.73'
C12	9.00'	14.14'	90°00'00"	N45°00'00"E	12.73'
C13	9.00'	14.14'	90°00'00"	S45°00'00"E	12.73'
C14	9.00'	14.14'	90°00'00"	N45°00'00"E	12.73'
C15	9.00'	14.14'	90°00'00"	S45°00'00"E	12.73'
C16	9.00'	14.14'	90°00'00"	N45°00'00"E	12.73'
C17	9.00'	14.14'	90°00'00"	N45°00'00"W	12.73'
C18	9.00'	14.14'	90°00'00"	S45°00'00"W	12.73'
C19	9.00'	14.14'	90°00'00"	N45°00'00"W	12.73'
C20	9.00'	14.14'	90°00'00"	S45°00'00"W	12.73'
C21	9.00'	14.14'	90°00'00"	N45°00'00"W	12.73'
C22	9.00'	14.34'	91°18'48"	S45°38'31"W	12.87'
C23	9.00'	14.14'	90°00'00"	N46°35'28"W	12.73'
C24	9.00'	14.14'	90°00'00"	N46°35'28"W	12.73'

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

Beginning at the intersection of the northerly right-of-way line of California Drive and the westerly boundary line of Antionetta Acres Subdivision, recorded in Book T at Page 27 in the Office of the Salt Lake County Recorder, said point being East 99.00 feet and North 00°21'00" East 25.00 feet from the Center of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point of beginning also being West 26.24 feet and North 00°21'00" East 25.00 feet from a Street Monument at the intersection of California Drive and Pine Street; and running

thence West 490.55 feet along the northerly right-of-way line of said California Drive;
thence North 473.20 feet;
thence South 89°56'26" East 228.19 feet;
thence North 00°03'34" East 2.00 feet;
thence South 89°56'26" East 13.56 feet;
thence South 00°03'55" West 3.81 feet;
thence East 251.68 feet to the Northwest corner of said Antionetta Acres Subdivision;
thence South 0°21'00" West 471.15 feet along the westerly boundary line of said Antionetta Acres Subdivision to the point of beginning.

Contains 232,290 Square Feet or 5.332 Acres, and 117 Units

PROFESSIONAL LAND SURVEYOR
2/27/25
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

2/27/25
DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to Midvale City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE DRIVE AISLE", "LIMITED COMMON", and "COMMON AREA" for construction and maintenance of approved public water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

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

COTTAGES AT UNION MEADOWS PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.
Pursuant to Code 10-9a-604d the owners hereby conveys the Common Areas and Private Streets as indicated hereon to Cottages at Union Meadows Owners Association, PO Box 17958, Salt Lake City, UT 84117.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

THE MEADOWS ON 72ND, LLC

_____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of)

On the ____ day of _____ A.D., 20___, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

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

DEVELOPER
THE MEADOWS ON 72ND, LLC
P.O. BOX 17958
SALT LAKE CITY, UT
801.281.2200

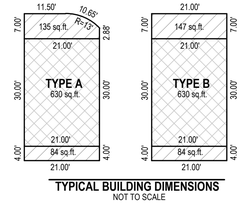
ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

EASEMENT NOTES:
14. Easement, in favor of Utah Power and Light, recorded May 2, 1984, Entry No. 3935867, Book 5551, Page 2024.
15. Easement, in favor or Qwest, recorded December 28, 2023, Entry No. 14189671, Book 11463, Page 9728.

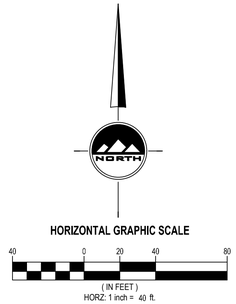
Enbridge Gas Utah – Note with NO existing natural gas easement:
Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

NOTICE TO PURCHASERS:
INFRASTRUCTURE IS PRIVATELY OWNED AND THE MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF THE INFRASTRUCTURE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT BE ASSUMED BY THE CITY. HOME OWNER COSTS SHALL BE INCLUSIVE OF THE PRIVATE INFRASTRUCTURE REQUIREMENTS AS DESCRIBED ON THE RECORDED COST ESTIMATE.

NOTES:
1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. A MINIMUM 6-FOOT HIGH SCREENING FENCE SHALL BE CONSTRUCTED ALONG THE PERIMETER OF THE LOTS WHERE A SCREENING FENCE DOES NOT CURRENTLY EXIST. THIS FENCE SHALL BE COMPLETED PRIOR TO CERTIFICATES OF OCCUPANCY BEING ISSUED ON THESE LOTS.
3. PLAT WILL EXPIRE AND BE VOID IF IT IS NOT RECORDED WITHIN ONE YEAR OF THE DATE IT IS APPROVED BY THE CITY.
4. RECORDED WITH THIS PLAT IS COVENANT, CONDITIONS AND RESTRICTIONS (CC&RS) APPLICABLE FOR THIS SUBDIVISION.



TYPICAL BUILDING DIMENSIONS
NOT TO SCALE



HORIZONTAL GRAPHIC SCALE
HORZ: 1 inch = 40 ft.

COTTAGES AT UNION MEADOWS PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING
SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 13343
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 2/27/25

COMMUNITY DEVELOPMENT
APPROVED THIS ____ DAY OF _____, 20___.
BY THE COMMUNITY DEVELOPMENT.
COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEERING DEPARTMENT
APPROVED THIS ____ DAY OF _____, 20___.
BY THE MIDVALE CITY ENGINEER.
MIDVALE CITY ENGINEER

PLANNING COMMISSION
APPROVED THIS ____ DAY OF _____, 20___.
BY THE MIDVALE PLANNING COMMISSION.
CHAIR, PLANNING COMMISSION

BOARD OF HEALTH APPROVAL
APPROVED THIS ____ DAY OF _____, 20___.
BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPT.

APPROVAL AS TO FORM
APPROVED THIS ____ DAY OF _____, 20___.
BY THE MIDVALE CITY ATTORNEY.
MIDVALE CITY ATTORNEY

MAYOR APPROVAL
APPROVED THIS ____ DAY OF _____, 20___.
ATTEST: MIDVALE CITY RECORDER
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$
DEPUTY SALT LAKE COUNTY RECORDER

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

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
4/9/2025

SUBJECT

John Semnani requests Conditional Use Permit approval for a 1.53-acre townhome development located at 7444 S State St in the Multifamily Residential – Medium to High Density (RM-25) zone.

SUBMITTED BY

Elizabet Arnold, Senior Planner

BACKGROUND AND ANALYSIS

Multifamily residential developments that are over 1 acre are an allowed use through a conditional use permit in the RM-25 zone.

Midvale Municipal Code 17-7-4.10(A) outlines the criteria necessary for a conditional use permit as follows (Staff responses in **bold**):

1. The application complies with all applicable provisions of this title, state and federal law;
Response: Yes.

2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
Response: Yes, see attached plans for details.

3. The use is not detrimental to the public health, safety and welfare;
Response: Correct.

4. The use is consistent with the general plan, as amended;
Response: Yes.

5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
Response: The proposal was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.

6. Sufficient utility capacity;
Response: Yes.

7. Sufficient emergency vehicle access;
Response: Yes.

8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in Section 17-7-8.8;
Response: Yes, see attached plans for detailed information. The project consists of 27, 2-bedroom townhome units. The required parking is 2 stalls per 2-bedroom unit totaling 54 stalls, which have been provided. The requirement for guest parking is 1 stall for every 4 units, totaling 7 stalls; 8 guest parking stalls have been provided.

9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
Response: Existing fencing will remain along the project property lines. Additionally, a landscape buffer has been provided along the west property line as required by the development agreement to create separation from the existing single-family homes.

10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site, including compatibility with buildings on adjoining lots and to the street;
Response: The application complies with the above-listed criteria.

11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and
Response: The application complies with the above-listed criteria.

12. Within and adjoining the site, impacts on the aquifer, slope retention, flood potential and appropriateness of the proposed structure to the topography of the site.
Response: The application complies with the above-listed criteria.

Additionally, there are specific review criterial for multifamily developments outlined in Midvale Municipal Code 17-7-4.10(B)(1)(e). Staff responses in **bold**:

i. Pedestrian connections, i.e., sidewalks and trails, which link dwelling units with open space and with existing abutting public trails;
Response: The application complies with the above-listed criteria.

ii. Forty percent of the lot developed as active, improved open space; and
Response: The application complies with the above-listed criteria.

iii. Recreational amenities at a service capacity sufficient to support its occupants, including:

> (A) One to Five Acre Projects. Projects of one to five acres in size shall include no less than one thousand square feet of recreational amenities;
> **Response: 7,815 square feet of active open space have been provided.**

(B) Projects in Excess of Five Acres. Projects in excess of five acres in size shall include no less than two thousand square feet of recreational amenities.
Response: Not applicable.

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

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the Conditional Use Permit with the following findings:

1. The request complies with the conditional use permit procedure outlined in Midvale City Code 17-7-4.10(A) and the specific use criteria outlined in Midvale City Code 17-7-4.10(B)(1)(e).

RECOMMENDED MOTION

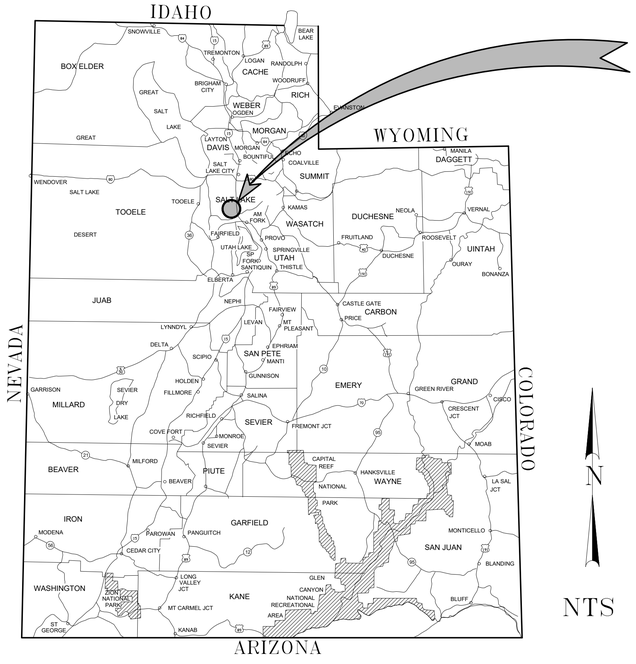
I move that we approve the Conditional Use Permit for a 27-unit townhome project located at 7444 S State Street in the RM-25 zone with the findings included in the staff report.

ATTACHMENTS

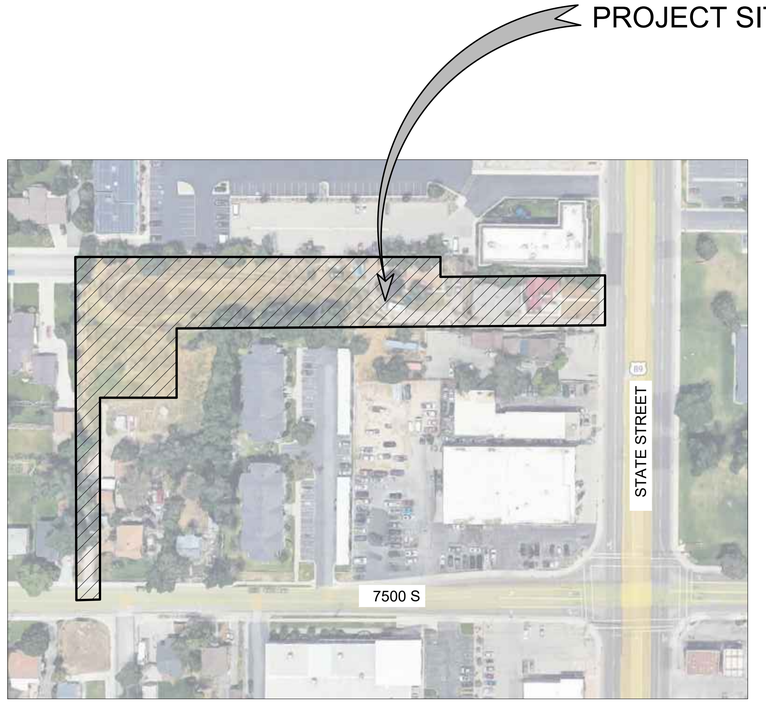
1. Full Plan Set

THE AARON BY SIGNATURE

7444 S STATE STREET
MIDVALE, UTAH 84047



Sheet List Table	
Sheet Number	Sheet Title
CV-01	COVER SHEET
1 of 2	ALTA SURVEY
2 of 2	ALTA SURVEY
NT-01	GENERAL NOTES
NT-02	SYMBOLS AND ABBREVIATIONS
DM-01	DEMO PLAN
SP-01	SITE PLAN
UT-01	UTILITY PLAN
GP-01	GRADING PLAN
DP-01	DRAINAGE PLAN
DT-01	DETAILS
LA-001	LANDSCAPE SPECIFICATIONS
LA-100	LANDSCAPE PLAN
LA-200	LANDSCAPE DETAILS
IR-100	IRRIGATION SLEEVING PLAN
IR-200	IRRIGATION ZONE PLAN
IR-300	IRRIGATION PLAN
IR-310	DEEP ROOT ZONE IRRIGATION PLAN
IR-400	IRRIGATION DETAILS
IR-410	DEEP ROOT ZONE DETAILS



LOCATION MAP
N.T.S.

PLANS PREPARED BY:
WARD ENGINEERING GROUP
231 WEST 800 SOUTH SUITE A
SALT LAKE CITY, UTAH 84101
(801) 487-8040 PHONE
(801) 487-8668 FAX

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW
811
1-800-662-4111
208-2100
SALT LAKE METRO
UTAH COUNTY SOUTH
BOX ELDER NORTH
UNIFIED, UTAH BASIC-TEST

THE AARON BY SIGNATURE
7444 S STATE STREET
MIDVALE, UT 84047
COVER SHEET

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying
PH: 801. 487. 8040

CLIENT: SIGNATURE HOMES
DWG: COVER SHEET DWG
JOB No. SH02-24
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 22in x 34in. SCALE ACCORDINGLY
DRAWN BY: SK
DESIGN BY: SK
CHECKED BY: AJS
DATE: 02/21/2025

REVISIONS

SHEET
CV-01

FILENAME: O:\SK Hart\JKBS Capital\Midvale Townhomes\7444 S State Street\engineering\Design\Cover Sheet.dwg TAB: CV-01 COVER SHEET PLOT DATE AND TIME: 3/20/2025 3:52 PM

ALTA/NSPS LAND TITLE SURVEY

JKBS CAPITAL

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN.
7444 SOUTH STATE STREET, MIDVALE, UTAH

LEGAL DESCRIPTIONS

PER TITLE REPORT:

PARCEL 1:
COMMENCING IN THE CENTER OF STATE STREET 20 RODS SOUTH AND 11.4 RODS EAST FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE MERIDIAN; THENCE NORTH 14 FEET; THENCE WEST 215 FEET; THENCE NORTH 66 FEET; THENCE WEST 35 FEET; THENCE NORTH 20 FEET; THENCE WEST 410 FEET THENCE SOUTH 90 FEET; THENCE EAST 40 RODS TO BEGINNING.

LESS ANY PORTION LOCATED WITHIN STATE STREET.

ALSO, LESS AND EXCEPTING:

BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE WHICH IS 330 FEET SOUTH AND 138.00 FEET EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 25, SAID POINT IS ALSO APPROXIMATELY 45.90 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 202+00.03; AND RUNNING THENCE SOUTH 00°53'10" WEST 4.49 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 89, TO THE SOUTHERLY BOUNDARY LINE TO A LINE PARALLEL WITH AND 29.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE NORTH 00°50'51" EAST 18.45 FEET ALONG SAID PARALLEL LINE TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH89°59'43" EAST 3.59 FEET ALONG SAID NORTHERLY BOUNDARY LINE; THENCE SOUTH 00°49'30" WEST 14.01 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 21-25-427-047

PARCEL 2:
COMMENCING 240 FEET SOUTH AND 29 RODS WEST FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 90 FEET; THENCE WEST 42.9 FEET, MORE OR LESS, THENCE NORTH 90 FEET; THENCE EAST 42.9 FEET, MORE OR LESS, TO BEGINNING.
PARCEL NO.: 21-25-427-009

PARCEL 3:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF MIDVALE, COUNTY OF SALT LAKE, STATE OF UTAH AND IS DESCRIBED AS FOLLOWS:

COMMENCING NORTH 1996.50 FEET AND WEST 504.95 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE MERIDIAN; THENCE WEST 28 FEET; THENCE NORTH 346.50 FEET; THENCE EAST 123.00 FEET; THENCE SOUTH 88.51 FEET; THENCE SOUTH 85°21'58" WEST 95.31 FEET; THENCE SOUTH 250.29 FEET TO THE POINT OF BEGINNING.

PARCEL NO.: 21-25-427-036

PARCEL 4:
BEGINNING AT A POINT IN THE CENTER OF STATE STREET 316.0 FEET SOUTH AND 11.4 RODS EAST FROM THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 21.50 FEET; THENCE NORTH 56 FEET, MORE ORE LESS TO THE FENCE LINE REFERENCED IN THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED MAY 29, 1953, AS ENTRY NO. 1331552, IN BOOK 1010, AT PAGE 646; THENCE EAST ALONG SAID LINE 215.0 FEET; THENCE SOUTH 56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED TO MIDVALE CITY CORPORATION, IN QUIT CLAIM DEED, RECORDED NOVEMBER 2, 2007, AS ENTRY NO. 10265608, IN BOOK 9533, AT PAGE 1864, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF STATE STREET, SAID POINT LYING SOUTH 316 FEET AND EAST 188.10 FEET, MORE ORE LESS FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°35'25" EAST 56 FEET; THENCE NORTH 89°18'45" WEST 53.00 FEET; THENCE SOUTH 00°35'25" WEST 56 FEET; THENCE SOUTH 89°18'45" EAST 53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED, RECORDED OCTOBER 19, 2010, AS ENTRY NO. 11055874, IN BOOK 9869, AT PAGE 8833, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 89 KNOWN AS PROJECT NO. S-0089(173)316 BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARY OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT IN THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 89 WHICH CORNER IS 316.29 (316.0 FEET BY RECORD) FEET SOUTH AND 134.34 FEET (11.4 RODS BY RECORD) EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 30, SAID CORNER IS ALSO APPROXIMATELY 45.91 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 202+14.04; AND RUNNING THENCE SOUTH 89°59'26" WEST (WEST BY RECORD) 56.08 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

NOTE ROTATE ALL BEARING IN THE ABOVE DESCRIPTION 00°00'17" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.

PARCEL 4A:

A RIGHT OF WAY APPURTENANT TO PARCEL 4, AS DISCLOSED BY THE WARRANTY DEED, RECORDED JULY 14, 2006, AS ENTRY NO. 9783218, IN BOOK 9322, AT PAGE 2465, OF OFFICIAL RECORDS, OVER THE FOLLOWING:

BEGINNING IN THE CENTER OF STATE STREET 330.0 FEET SOUTH AND 11.4 RODS EAST FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25; AND RUNNING THENCE NORTH 14 FEET; THENCE WEST 215.0 FEET; THENCE SOUTH 14 FEET; THENCE EAST 215.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 4B:
A RIGHT OF WAY APPURTENANT TO PARCEL 4, AS DISCLOSED BY THE WARRANTY DEED, RECORDED JULY 14, 2006, AS ENTRY NO. 9783218, IN BOOK 9322, AT PAGE 2465, OF OFFICIAL RECORDS, OVER THE FOLLOWING:

BEGINNING AT A POINT IN THE CENTER OF STATE STREET 330.0 FEET SOUTH AND APPROXIMATELY 11.4 RODS EAST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 215.0 FEET; THENCE SOUTH 2.0 FEET; THENCE SOUTH 89°19' EAST 215.0 FEET; THENCE NORTH 4.56 FEET TO THE POINT OF BEGINNING.

PARCEL NO.: 22-30-301-012

SURVEYOR'S NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF JKBS CAPITAL.

THE TITLE REPORT WAS OBTAINED AND THE DOCUMENTS FOR THE SUBJECT AND ADJOINING PROPERTIES SHOWN ON THIS MAP WERE OBTAINED FROM THE SALT LAKE COUNTY RECORDER AND SALT LAKE COUNTY SURVEYOR'S OFFICES AND WERE PLOTTED PER THE INSTRUCTIONS IN THE DEEDS. A FIELD SURVEY WAS PERFORMED TO LOCATE EXISTING SITE IMPROVEMENTS, UTILITIES, FENCES, AND OTHER EVIDENCE OF OCCUPATION AS SHOWN ON THE FACE OF THIS MAP. THE FOLLOWING WERE CONSIDERED WHEN PUTTING TOGETHER THE AS SURVEYED DESCRIPTION: COMPARISONS WERE MADE BETWEEN THE PLOTTED DEEDS FOR THE SUBJECT AND ADJOINING PROPERTIES. THE MAJORITY OF THE ORIGINAL DEED BEARINGS WERE CARDINAL DIRECTIONS WITH A LOT OF THE DISTANCES FROM THE SECTION CORNER BEING IN RODS. OCCUPATION SHOWED THAT THE DEEDS NEEDED TO BE ROTATED IN ORDER TO MATCH OCCUPATION. DEEDS FOR THE SUBJECT PROPERTY AND ADJOINERS WERE ROTATED AND MOVED TO MATCH OCCUPATION LINES AS MUCH AS POSSIBLE. THE CALLS ALONG THE NORTH LINE OF THE PROPERTY ARE ALONG BOUNDARY LINE AGREEMENTS; THE EAST LINE IS CONTROLLED BY THE RIGHT OF WAY LINE OF STATE STREET. AS SHOWN ON THE UDOT PLANS FOR PROJECT S-0089(173)316. FOR THE SOUTH LINE OF PARCEL 1 THE RECORD DISTANCES WERE COMPARED WITH EXISTING LINES OF OCCUPATION. THE CALLS ALONG THE SOUTH PROPERTY BOUNDARY OF PARCEL 1 CALL ALONG THE EXISTING BOUNDARIES OF THE ADJOINING PROPERTY OWNERS REFERENCING THE EXISTING FENCES ALONG THOSE LINES. FOR PARCEL 3. EXISTING FENCE LINES WERE HELD. THE EXISTING FENCE LINE ON THE EAST SIDE OF THE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT LINE WAS HELD AND REFERENCED IN THE AS SURVEYED DESCRIPTION THE SOUTH LINE OF PARCEL 3 IS ALONG THE NORTH RIGHT OF WAY LINE OF 7500 SOUTH. THE WEST LINE OF PARCEL 3 FOLLOWS THE FENCE LINE ON THE WEST SIDE OF THE AFOREMENTIONED INGRESS, EGRESS AND UTILITY EASEMENT LINE UNTIL IT REACHES THE SOUTHEAST CORNER OF THE JACK SMITH SUBDIVISION. THE EXISTING FENCE LINES ALONG SAID SUBDIVISION ALONG WITH CALLS ALONG THE SUBDIVISION BOUNDARY WERE USED FOR THE WEST BOUNDARY LINE OF THE AS SURVEYED DESCRIPTION. THE AS SURVEYED DESCRIPTION WAS CREATED TO ASSIST IN THE FUTURE DEVELOPMENT OF THESE PARCELS. THIS ALTA/NSPS LAND TITLE SURVEY WAS CREATED FOLLOWING ACCEPTED STANDARD PRACTICES FOR LAND SURVEYING.

THIS SURVEY WAS PREPARED BASED UPON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY BACKMAN TITLE SERVICES LTD, ISSUING ORDER NO. 5-117081, WITH AN EFFECTIVE DATE OF SEPTEMBER 13, 2024 AT 7:45 AM. THE FOLLOWING NOTES PERTAIN TO SCHEDULE 'B' SECTION 2 EXCEPTIONS FROM COVERAGE LISTED IN SAID COMMITMENT:

EXCEPTIONS 1-17 ARE NOT SURVEY RELATED OR PLOTTABLE, THEREFORE THEY ARE NOT ADDRESSED BY THIS MAP.

18. RIGHT OF WAY AGREEMENT FOR SALT LAKE CITY SUBURBAN SANITARY DISTRICT NO. 2 FOR PIPE LINE
ENTRY NO. 2626093 IN BOOK 3600ON PAGE 155 RECORDED JUNE 3, 1974.
(CENTERLINE OF EASEMENT PLOTTED, NO WIDTH IDENTIFIED).

19. MATTERS AS DISCLOSED BY THAT CERTAIN RECORD OF SURVEY DATED JULY 14, 2016 PREPARED BY KAGAN M. DIXON SURVEY FILE NO. S2016-10-0719.

20. A DEED OF TRUST ENTRY 12577383 RECORDED JULY 17, 2017 - (NOT SURVEY RELATED).

EXCEPTIONS 21-25 ARE NOT SURVEY RELATED.

26. INGRESS, EGRESS & UTILITY RIGHTS RESERVED BY WARRANTY DEED 7128598 RECORDED OCTOBER 23,1998.

EXCEPTIONS 27-32 ARE NOT SURVEY RELATED.

33. DITCH RELOCATION PER QUIT CLAIM DEED ENTRY 1331552, RECORDED MAY 29,1988.

EXCEPTIONS 34-35 ARE NOT SURVEY RELATED.

AS SURVEYED DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND BEING THE COMBINATION OF THE FOLLOWING PARCELS OF LAND AS SHOWN ON THE SALT LAKE COUNTY ACCESSOR'S PARCEL MAP (21-25-427-047,21-25-427-009, 21-25-427-036 & 22-30-301-012) THE CONSOLIDATED SURVEY DESCRIPTION OF SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF THAT PROPERTY DESCRIBED IN ENTRY 12577307 IN BOOK 10578,ON PAGE 7356 ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE AND THE WEST RIGHT OF WAY LINE OF STATE STREET AT A POINT 49.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF PROJECT S-0089(173)316 AT ENGINEERS STATION 202+70.07, SAID POINT ALSO BEING SOUTH 00°00'05" WEST 260.58 FEET ALONG THE SECTION LINE AND EAST 135.73 FEET FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 01° 16' 32" WEST 73.96 FEET ALONG THE WEST RIGHT OF WAY LINE OF STATE STREET TO THE INTERSECTION OF THE RIGHT OF WAY WITH THE EXTENSION OF A VINYL FENCE ON THE NORTHERLY LINE OF PARCEL 22-30-301-016 AS DESCRIBED IN ENTRY 12800015, IN BOOK 10688 ON PAGE 3286 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID VINYL FENCE AND NORTHERLY BOUNDARY LINE NORTH 89° 04' 17" WEST 308.26 FEET TO THE VINYL FENCE AT THE NORTHEAST CORNER OF THE MADISON COURT CONDOMINIUMS PHASE 2 ON FILE AND OF RECORD AS ENTRY 7646729 IN BOOK 2000P ON PAGE 128. IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG THE FENCE LINE AND NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION NORTH 89°14'00" WEST 160.32 FEET (EAST 162.40 FEET BY RECORD); THENCE NORTH 89°00'19" WEST 65.66 FEET ALONG AN OLD METAL FENCE LINE TO THE EASTERLY BOUNDARY LINE OF PARCEL 21-25-427-036 AS DESCRIBED IN ENTRY 13542875 IN BOOK 11104, ON PAGE 9627 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE THENCE DEPARTING SAID OLD METAL FENCE LINE ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°58'23" WEST 89.20 FEET TO A CHAIN LINK FENCE CORNER AT THE NORTHEAST BOUNDARY OF PARCEL 21-25-427-052 AS DESCRIBED IN ENTRY 14044696 IN BOOK 11386 ON PAGE 6815 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG THE CHAIN LINK FENCE AND NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 86°37'39" WEST 95.06 FEET TO A FENCE CORNER ON THE EASTERLY BOUNDARY LINE OF THAT NON-EXCLUSIVE RIGHT OF WAY EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED IN ENTRY 7128598 IN BOOK 8134, ON PAGE 2498 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID CHAIN LINK FENCE AND EASTERLY EASEMENT BOUNDARY SOUTH 01°22'27" WEST 224.44 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF 7500 SOUTH STREET; THENCE NORTH 89°43'51" WEST 27.80 FEET MORE OR LESS TO THE A CHAIN LINK FENCE ALONG THE WEST LINE OF SAID NON-EXCLUSIVE RIGHT OF WAY EASEMENT; THENCE NORTH 01°30'09" EAST 209.58 FEET ALONG THE CHAIN LINK FENCE AND SAID WEST EASEMENT LINE TO A VINYL FENCE CORNER AT THE SOUTHEAST CORNER OF THE JACK SMITH SUBDIVISION RECORDED AS ENTRY 1224889 IN BOOK L ON PAGE 48; THENCE ALONG THE VINYL FENCE MONUMENTING THE EASTERLY BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES 1.) NORTH 00°30'06" EAST 164.04 FEET TO A CORNER POINT IN THE FENCE; THENCE SOUTH 87°45'50" EAST 3.34 FEET TO THE INTERSECTION OF THE VINYL FENCE WITH A CONCRETE POST AND PANEL FENCE ON THE EASTERLY BOUNDARY LINE OF SAID SUBDIVISION; THENCE FOLLOWING SAID POST AND PANEL FENCE AND SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES 1.) NORTH 00°54'35" EAST 28.14 FEET; 2.) NORTH 07°07'38" WEST 3.54 FEET TO A CONCRETE BLOCK WALL; THENCE ALONG THE BLOCK WALL & THE SOUTH LINE OF THE FOLLOWING TWO

PARCELS AS DESCRIBED IN THE FOLLOWING TWO ENTRIES 1.) ENTRY 11772995 IN BOOK 10198 ON PAGE 1627 & 2.) ENTRY 13737630 IN BOOK 11218 ON PAGE 1558 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE. THENCE ALONG SAID CONCRETE BLOCK WALL AND SUBSEQUENT CHAIN LINK FENCE NORTH 89°58'28" EAST 457.51 FEET TO A WEST LINE OF THE BOUNDARY LINE OF ENTRY 11772995 NOTED ABOVE; THENCE SOUTH 00°00'59" EAST 20.43 FEET ALONG SAID WEST LINE TO THE NORTH BOUNDARY LINE AS DESCRIBED IN ENTRY 12577307, BOOK 10578, PAGE 7356, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°57'28" EAST 197.61 FEET TO THE POINT OF BEGINNING.

THE AREA OF SAID CONSOLIDATED PARCEL OF LAND BEING 72,263 SQUARE FEET OR 1.66 ACRES, MORE OR LESS.

VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

TO: BACKMAN TITLE SERVICES COMPANY.

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. THE FIELD WORK WAS COMPLETED ON DECEMBER 05, 2024.

_____
SATTAR N. TABRIZ, PLS.
UTAH LICENSE NO.: 155100

_____
LEIF E. ANDERSON, PLS.
UTAH LICENSE NO.: 4854555

GENERAL NOTES

1. THIS MAP IS NOT PROOF OF OWNERSHIP.
2. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
3. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
4. UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES AND THE MAPS PROVIDED BY THE UTILITY PROVIDERS. THE LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM THE LOCATIONS SHOWN HEREON. BLUES STAKES OF UTAH SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION OF THE SITE.
5. PROPERTY CORNERS NOT FOUND WILL BE MARKED WITH A 5/8" REBAR AND YELLOW NYLON CAP STAMPED "WARD EG 155100", OR A NAIL AND WASHER BERING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS MAP.

SHEET 1 OF 2

DRAWN BY: FWK
FIELD CREW: CMF
CHECKED BY: LEA
DATE: 2/19/25

CLIENT: JKBS CAPITAL
DWG: SURVEY BASE.DWG
JOB No: 6814-XXXX0X-21
DRAWING IS REDUCED IF LESS THAN 22"x34". DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

ALTA/NSPS LAND TITLE SURVEY
JKBS CAPITAL
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN.
7444 SOUTH STATE STREET, MIDVALE, UTAH

REVISIONS

No.	DATE	BY	REVISION

Ward Engineering Group
Planning • Engineering • Surveying
Since 1981
231 West 800 South
Salt Lake City, Utah 84101
www.wardeng.com
tel (801) 487-3040
fax (801) 487-8668

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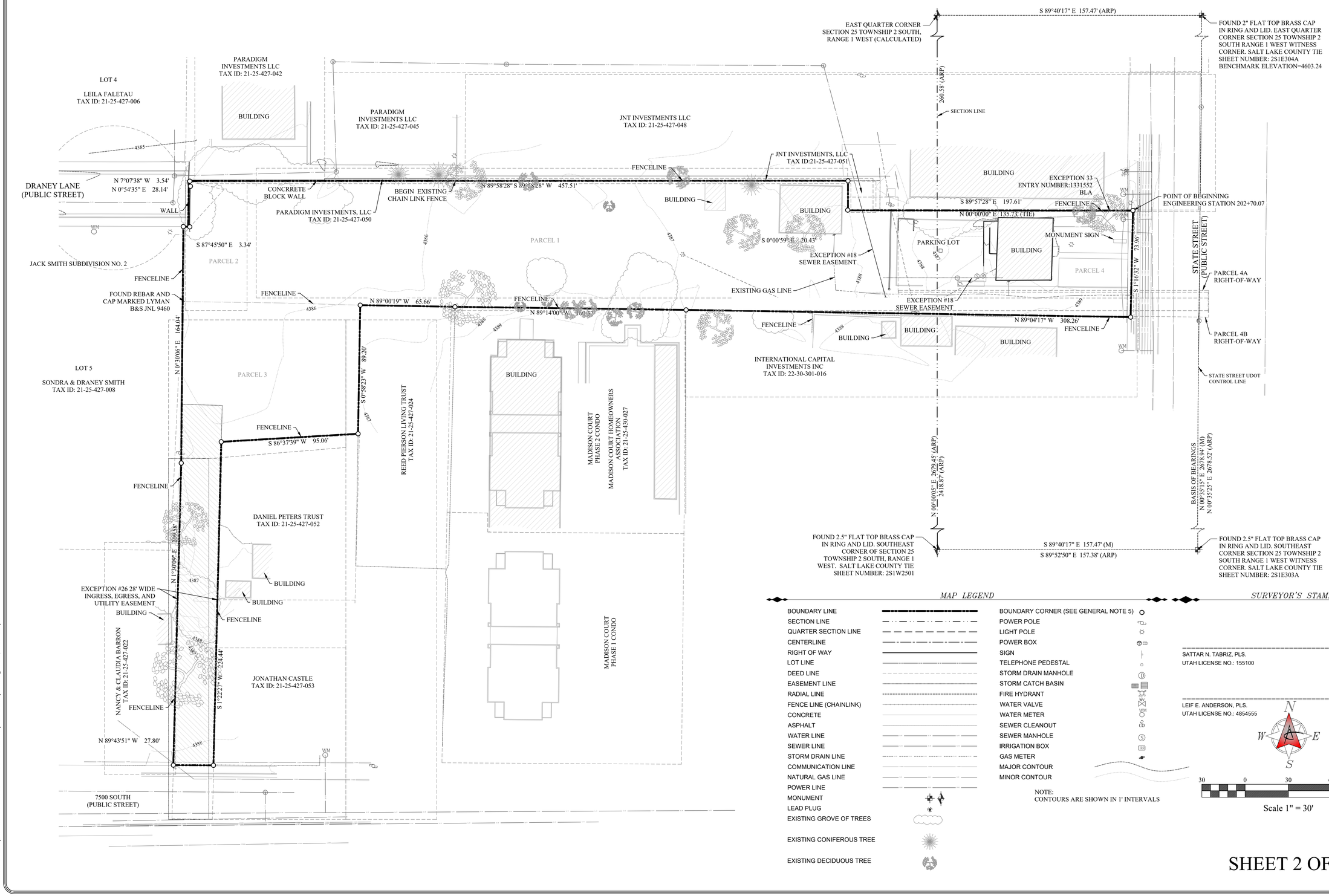
ALTA/NSPS LAND TITLE SURVEY

JKBS CAPITAL

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN.
7444 SOUTH STATE STREET, MIDVALE, UTAH



MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- RADIAL LINE
- FENCE LINE (CHAINLINK)
- CONCRETE
- ASPHALT
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- COMMUNICATION LINE
- NATURAL GAS LINE
- POWER LINE
- MONUMENT
- LEAD PLUG
- EXISTING GROVE OF TREES
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- BOUNDARY CORNER (SEE GENERAL NOTE 5)
- POWER POLE
- LIGHT POLE
- POWER BOX
- SIGN
- TELEPHONE PEDESTAL
- STORM DRAIN MANHOLE
- STORM CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER CLEANOUT
- SEWER MANHOLE
- IRRIGATION BOX
- GAS METER
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
CONTOURS ARE SHOWN IN 1' INTERVALS

SURVEYOR'S STAMP

SATTAR N. TABRIZ, PLS.
UTAH LICENSE NO.: 155100

LEIF E. ANDERSON, PLS.
UTAH LICENSE NO.: 4854555

30 0 30 60 90

Scale 1" = 30'

SHEET 2 OF 2

DRAWN BY: FWK
FIELD CREW: CMF
CHECKED BY: LEA
DATE: 2/19/25

CLIENT: JKBS CAPITAL
DWG: SURVEY BASE.DWG
JOB No: 6814-XXXX0X-21
DRAWING IS REDUCED IF LESS THAN 22"x34". DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

ALTA/NSPS LAND TITLE SURVEY
JKBS CAPITAL
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN.
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fax (801) 487-8668

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CIVIL PROJECT NOTES

CONTRACTOR SHALL PERFORM ALL WORK TO THE STANDARD PLANS, SPECIFICATIONS, AND REQUIREMENTS OF:
WATER: MIDVALE CITY
SEWER: MIDVALLEY SEWER IMPROVEMENT DISTRICT
STORM WATER: MIDVALE CITY
POWER: ROCKY MOUNTAIN POWER
GAS: DOMINION ENERGY
COUNTY: SALT LAKE COUNTY

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL AND CURRENT APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OSHA REQUIREMENTS, STANDARDS AND SPECIFICATIONS WHETHER OR NOT ANY SPECIFIC REFERENCE IS MADE TO SUCH IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF UTAH TO PERFORM ALL OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. SUCH LICENSING SHALL REMAIN IN EFFECT CONTINUOUSLY THROUGHOUT THE ENTIRETY OF THIS PROJECT INCLUDING FROM TIME OF BID SUBMISSION THROUGH PROJECT COMPLETION AND WARRANTY PERIOD. THE CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE, PERFORMANCE AND PAYMENT BONDS AS REQUIRED.
2. ALL WORK SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN THE EVENT THAT ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, AND THE ENGINEER, AT HIS SOLE DISCRETION, SHALL DETERMINE WHICH REQUIREMENTS GOVERN. THE CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE PROJECT.
3. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE PLANS AND DOCUMENTS, PERFORM A SITE VISIT TO SATISFY HIMSELF AS TO THE SITE CONDITIONS, ATTEND ALL PRECONSTRUCTION AND CONSTRUCTION MEETINGS, AND THOROUGHLY SATISFY HIMSELF AS TO THE TRUE MEANING AND INTENTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED TO PERFORM ALL WORK REQUIRED. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSES IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THERE FROM; AND IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SAID INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
5. THE CONTRACTOR WARRANTS AND GUARANTEES TO THE OWNER AND ENGINEER THAT ALL MATERIAL AND EQUIPMENT USED IN THE PERFORMANCE OF THIS WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK SHALL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. ALL MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPLICABLE MANUFACTURER, FABRICATOR OR PROCESSOR, EXCEPT AS OTHERWISE PROVIDED IN THE PLANS AND DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THE WORK AND SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PERMITS AND LICENSES. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SIGNAGE, BARRICADING AND TRAFFIC CONTROL IN CONFORMANCE TO THE MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, TRANSPORTATION, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, APPLIANCES, FUEL, POWER, LIGHT, HEAT, TELEPHONE, WATER, SANITARY FACILITIES, AND ALL OTHER FACILITIES AND INCIDENTALS NECESSARY FOR THE EXECUTION, TESTING, INITIAL OPERATION AND COMPLETION OF THE WORK.
7. THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR PROVIDING DUST, MUD, AND EROSION CONTROL, AND PROPER DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY HANDLE AND DISPOSE OF ALL CONSTRUCTION WATER. THE CONTRACTOR SHALL LIMIT TRAVEL ON THE PROJECT SITE TO ROADWAYS ONLY, EXCEPT WHERE CONSTRUCTION SPECIFICALLY REQUIRES TRAVEL ELSEWHERE. ANY DAMAGE CAUSED BY SUCH UNAUTHORIZED TRAVEL SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL, RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK. EQUIPMENT AND CONSTRUCTION MATERIALS, ETC., SHALL BE STORED ONSITE ONLY AT THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL WHEREON THEY ARE STORED. AT THE COMPLETION OF THE WORK, ALL WASTE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PREMISES AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE PLANS AND DOCUMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING ALL REQUIRED TESTING AND INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE. NEITHER OBSERVATIONS BY THE ENGINEER NOR INSPECTIONS, TESTS OR APPROVALS BY PERSONS OTHER THAN THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM HIS OBLIGATIONS TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND DOCUMENTS
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS THROUGHOUT THE PROJECT, INCLUDING SUBSURFACE CONDITIONS AND UTILITY LOCATION. WARD ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. ANY EXISTING UTILITIES OR OTHER IMPROVEMENTS SHOWN ON THE PLANS HAVE BEEN DERIVED FROM FIELD INVESTIGATIONS AND/OR AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES PRIOR TO CONSTRUCTING ANY NEW UTILITY. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN IN THESE PLANS. ALL IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION. NO EXCAVATION OF ANY NATURE SHALL BE PERFORMED WITHOUT FIRST CONTACTING "BLUE STAKES" AT LEAST 48 HOURS PRIOR TO SUCH EXCAVATION.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE SOUND EXCAVATION AND GRADING PRACTICES. FOR ALL EXCAVATIONS EXCEEDING A DEPTH OF 4 FEET, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING, BRACING, SLOPING OR OTHER APPROPRIATE PROVISIONS AS SPECIFIED BY OSHA THAT ARE NECESSARY TO PROTECT THE SAFETY OF THOSE AT THE SITE. ALL OPEN TRENCHES MUST BE PROPERLY COVERED AT THE END OF WORK EACH DAY. HARD HATS SHALL BE WORN BY ALL PERSONS AT THE SITE. ALL SPECIFICATIONS, DRAWINGS AND COPIES THEREOF FURNISHED BY THE ENGINEER SHALL REMAIN HIS PROPERTY. THEY SHALL NOT BE USED ON ANOTHER PROJECT AND, WITH EXCEPTION OF THOSE SETS WHICH HAVE BEEN SIGNED IN CONNECTION WITH THE EXECUTION OF THE AGREEMENT, SHALL BE RETURNED TO THE ENGINEER UPON REQUEST AT COMPLETION OF THE PROJECT.
11. CONTRACTOR SHALL UTILIZE "BEST MANAGEMENT" PRACTICES FOR STORM WATER POLLUTION PREVENTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT AND COMPLIANCE TO AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

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CONSTRUCTION NOTES

GENERAL REQUIREMENTS

1. CONTRACTOR SHALL STERILIZE THE SUBGRADE BENEATH PROPOSED NEW PAVING AND WALKWAYS. CONTRACTOR SHALL SUBMIT MEANS AND METHODS FOR APPROVAL PRIOR TO IMPLEMENTATION.
2. ALL UTILITY PIPING SHALL HAVE WARNING TAPE INSTALLED 12" MIN. ABOVE AND ALONG THE ENTIRE LENGTH, INCLUDING SERVICE LATERAL. TAPE SHALL BE LABELED ACCORDING TO UTILITY.
3. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.
4. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FIELD USING A 2" X 4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2" X 4" POST SHALL BE PAINTED USING GREEN PAINT FOR SEWER, BLUE PAINT FOR WATER, RED FOR POWER, YELLOW FOR GAS, AND ORANGE FOR COMMUNICATIONS. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
6. CAUTION & CARE SHOULD BE TAKEN DURING ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
7. EXCAVATION REQUIRED WITHIN CLOSE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE ONLY BY HAND. CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.

CLEARING AND GRUBBING

1. REMOVE AND DISPOSE OF TREES, STUMPS, LOGS, LIMBS, STICKS, VEGETATION, DEBRIS, AND OTHER MATERIAL ON THE NATURAL GROUND SURFACE.
2. DISPOSE OF ALL MATERIAL OFF THE PROPERTY TO A FACILITY LICENSED TO ACCEPT THE MATERIAL TYPE.
3. CONTRACTOR SHALL REMOVE ALL TOP SOIL WITHIN THE AREA OF CONSTRUCTION. STOCKPILE OR REMOVE FROM SITE PER OWNER INSTRUCTIONS.
4. CONFORM TO PROJECT GEOTECHNICAL REPORT.

WATER IMPROVEMENT REQUIREMENTS

1. ALL WATER MAINS AND APPURTENANCES, SHALL BE DESIGNED, CONSTRUCTED, DISINFECTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH THIS PLAN, ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF DRINKING WATER, AND THE LOCAL GOVERNING ENTITY.
2. ALL MATERIALS WHICH MAY CONTACT THE DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS, AND O-RINGS SHALL BE ANSI CERTIFIED AS MEETING NSF STANDARD 61, DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS. TO PERMIT FIELD VERIFICATION OF THIS CERTIFICATION, ALL SUCH COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
3. ALL PIPES, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE SECTIONS OF ANSI/AWWA STANDARDS C104-A21.4-03 THROUGH C550-05 AND C900-07 THROUGH C950-07.
4. WATER MAINS SHALL BE PVC PIPE AND SHALL MEET ALL THE REQUIREMENTS FOR AWWA C900, PRESSURE CLASS 235, DR-18 PIPE, UNLESS CALLED OUT OTHERWISE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C605. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
5. ALL BURIED DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL BE POLY-WRAPPED AND THE NUTS GREASED IN ACCORDANCE WITH AWWA C105.
6. ALL WATER DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL HAVE PORTLAND CEMENT MORTAR LINING, OR ENGINEER APPROVED EQUAL.
7. WATER LATERALS SHALL BE COPPER-TYPE K UP TO THE METER VAULTS UNLESS OTHERWISE INDICATED ON THE PLANS OR LOCAL AGENCY REQUIRES SOMETHING ELSE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA M55. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
8. WATER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS; TO INCLUDE, PRESSURE TESTING AND DISINFECTION; AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ENTITY, OSHA, AND THE UTAH DIVISION OF DRINKING WATER.
9. CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT ENTITY 48 HOURS IN ADVANCE OF MAKING ANY CONNECTIONS TO WATER LINES.
10. IF POOR SOILS WITH A BEARING CAPACITY OF LESS THAN 1,500 PSF ARE ENCOUNTERED WHERE A THRUST BLOCK IS REQUIRED, THEN THE THRUST BLOCK SHALL BE REDESIGNED BY THE ENGINEER. THE REDESIGNED THRUST BLOCK SHALL NOT BE PLACED UNTIL THE ENGINEER HAS APPROVED OF THE REDESIGN.
11. ANY PROPOSED CONNECTION TO EXISTING PIPELINES, OR ANY NON-FLANGED FITTING OR VALVE IS REQUIRED TO BE RESTRAINED OR THRUST BLOCKED.
12. ALL WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 48" MIN GROUND COVER. ALL SECONDARY WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 30" IN GROUND COVER.
13. PIPE BEDDING INSTALLATION AND BACKFILL SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. ALL BURIED WATER PIPELINES SHALL HAVE TRACER WIRE (12 GAUGE) DIRECTLY ABOVE PIPE WHICH SHALL BE TIED TO ALL VALVES REFER TO TRENCH DETAIL FOR COMPACTION DENSITY REQUIREMENTS.

SEWER IMPROVEMENT REQUIREMENTS

1. ALL SEWER MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND THE LOCAL GOVERNING ENTITY.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH REQUIREMENTS ESTABLISHED BY THE LOCAL GOVERNMENT ENTITY.
3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
4. GRAVITY SEWER MAINS AND LATERALS SHALL BE PVC, SDR 35 PIPE WITH INTEGRAL BELL AND SPIGOT, AND GASKETED JOINTS.
5. SEWER FORCE MAINS SHALL BE PE (POLYETHYLENE) PIPE AND SHALL MEET THE REQUIREMENTS FOR AWWA C906/ PE3408, MINIMUM PRESSURE CLASS 150 (DR-11 MINIMUM). INSTALLATION SHALL BE PER ASTM D 2321 AND ASTM F 1668.
6. GRAVITY SEWER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
7. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FILED USING A 2"X4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2"X4" POST SHALL BE PAINTED USING GREEN PAINT. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE. NO LATERALS SHALL BE DIRECTLY CONNECTED TO MANHOLES.
8. FOLLOWING PLACEMENT OF ASPHALT, ALL SEWER LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.

STORM DRAINAGE IMPROVEMENTS

1. ALL STORM DRAIN MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND THE GOVERNING ENTITY.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH LOCAL GOVERNMENT ENTITY.
3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
4. GRAVITY STORM DRAIN LINES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RE-INFORCED CONCRETE PIPE (RCP) WITH INTEGRAL BELL AND SPIGOT, AND GASKETS JOINTS. ALL TEMPORARY CULVERT ARE TO BE ADS-N12 HDPE PIPE.
5. GRAVITY STORM DRAIN LINES SHALL BE TESTED ACCORDING TO THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
6. FOLLOWING PLACEMENT OF ASPHALT, ALL STORM LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.
7. THE OWNER RESERVES THE RIGHT TO TELEVISE, AT THEIR EXPENSE, ANY OR ALL PORTIONS OF THIS WORK PRIOR TO PLACING SUCH FACILITIES IN SERVICE, AND THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT ADVANCE NOTICE OF THEIR INTENT TO PLACE THESE FACILITIES IN SERVICE AS WILL ALLOW THE OWNER TO SCHEDULE SUCH FILLING

GRADING NOTES

1. THE CONTRACTOR SHALL BECOME FAMILIARIZED WITH THE RECOMMENDATIONS LISTED IN THE SOILS REPORT FOR THIS PROJECT. PREPARED BY GORDON GEOTECHNICAL ENGINEERING, INC, DATED MAY 21, 2021. LIQUEFACTION REVIEW PREPARED BY INTERMOUNTAIN GEOENVIROMENTAL SERVICES (IGES), DATED APRIL 25, 2022, SURFACE DRAINAGE TO BE ONE (1%) PERCENT MINIMUM TO APPROVED DRAINAGE FACILITIES, EXCEPT AS WAIVED BY THE BUILDING OFFICIAL, OR DIRECTED BY THE ENGINEER.
2. ALL FILL EXCEPT THAT UNDERNEATH PAVED SURFACES, WITHIN ROAD RIGHT OF WAY OR UNDERNEATH BUILDING SLABS, SIDEWALKS & FOOTINGS, SHALL BE COMPACTED TO A MINIMUM OF EIGHTY-FIVE (85%) PERCENT MAXIMUM DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 AND CERTIFIED BY TESTS AND REPORTS FROM SOILS ENGINEER.
3. ALL FILL UNDERNEATH PATHWAYS AND CONCRETE SHALL BE CLASSIFICATION A/1-A THROUGH A/4 AS DEFINED BY ASHTO M 145 AND COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) PERCENT MAXIMUM DRY DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS SPECIFIED BY ASTM D 1557. FOR ALL FILL UNDERNEATH BUILDING SLABS AND FOOTINGS, REFER TO STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
4. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT TO THE REQUIRED MAXIMUM DRY DENSITY.
5. ALL FILL AREAS TO BE CLEARED OF ALL VEGETATION AND OTHER UNSUITABLE MATERIALS AND THE AREA SCARIFIED TO A DEPTH OF SIX (6) INCHES, OR TO A DEPTH TO REMOVE TOP SOIL, REFER TO GEOTECHNICAL REPORT.
6. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIALS FROM STRUCTURALLY LOADED EMBANKMENTS AND BUILD FOOTPRINT LOCATION ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER CEMENT RATIO SHALL BE NO GREATER THAN 0.45 AND SLUMP SHALL BE 3.5" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 6.5 SACKS PER CUBIC YARD. PROVIDE 5.5%-7.5% AIR ENTRAINMENT FOR CONCRETE OF THIS CLASS USED IN SLABS AND WALLS, PER REQUIREMENT LISTED IN THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYED WITH A KEY 1-1/2 IN. DEEP, A LENGTH 2 IN. LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT.
3. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE PROJECT AND APWA SPECIFICATIONS (03 30 10)
4. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
6. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS AND GROUNDS REQUIRED TO BE ENCASED IN CONCRETE SLAB AND SLAB FINISHES, COLOR, PATTERNS, AND DEPRESSIONS
7. REFER TO SLAB JOINT LAYOUT PLAN FOR CONTROL AND CONSTRUCTION JOINT LOCATIONS.
8. CONCRETE TESTING SHALL BE PER PROJECT SPECIFICATIONS AND APWA 03 30 05. TESTING SHALL COMPRISE OF TEMPERATURE, AIR, SLUMP AND STRENGTH TESTING. THE FOLLOWING TABLE SUMMARIZES REQUIRED TESTING FREQUENCY:

Rate of Placement (cy/day)	Temperature	Air	Slump	Strength
0-8	1	1	1	1
0-50	1	1	1	1
Each additional 50 cy or fraction thereof	1	1	1	1

CONCRETE REINFORCEMENT NOTES

1. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60.
2. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 36 BAR DIAMETER OR PER THE LATEST EDITION OF ACI 318. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90° TURN OR A SEPARATE CORNER BAR.
3. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS SHOWN OTHERWISE) AS FOLLOWS:
   A. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER, AND SLABS ON GRADE - 2 IN.
   B. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDES OF FOOTINGS) -3 IN.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SIDE LAP OF 8 IN.
5. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI DETAILING MANUAL 315-77 AND ACI STANDARD 318.

ASPHALT NOTES

1. ALL ASPHALT SHALL BE PLACED AS DIRECTED BY THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATION.
2. BASE COURSE SHALL BE COMPACTED TO NOTHING LESS THAN 95% MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180.
3. SURFACES SHALL BE TRUE TO THE ESTABLISHED GRADE WITH A THICKNESS BEING NO LESS THAN ONE-FOURTH INCH FROM THE REQUIRED LAYER THICKNESS AND WITH THE SURFACE ELEVATION VARYING NO MORE THAN THREE-EIGHTHS INCH IN TEN FEET FROM THE TRUE PROFILE AND CROSS-SECTION.
4. THE SURFACE COURSE SHALL CONSIST OF A MINERAL AGGREGATE AND BINDER AS DIRECTED BY THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL ESTABLISH A MIX GRADATION AND THE AMOUNT OF BITUMINOUS MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND SHALL MEET THE REQUIREMENTS OF THE GRADATION SELECTED.
6. THE BITUMINOUS MATERIAL FOR THE SURFACE COURSE REFER TO LOCAL GOVERNMENT ENTITY CONFORMING TO THE REQUIREMENTS OF AASHTO M-226.
7. REGARDLESS OF BITUMINOUS CONTENT AND THERE SHALL NOT BE MORE THAN THREE PERCENT VOIDS IN THE AGGREGATE.
8. THE CONTRACTOR SHALL NOT INSTALL BITUMINOUS SEAL COAT UNLESS THE AIR TEMPERATURE IS 70 DEGREES FAHRENHEIT OR HIGHER. SEAL COAT IS NOT TO BE PLACED WITHIN TEN CALENDAR DAYS OF THE PLACEMENT OF NEW SURFACE COURSE. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL GOVERNMENT ENTITY STANDARD SPECIFICATIONS.
9. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL GOVERNMENT ENTITY STANDARD SPECIFICATIONS.
10. NO BITUMINOUS SURFACE COURSE SHALL BE PLACED WHEN THE TEMPERATURE OF THE AIR OR ROAD BED IS 50 DEGREES FAHRENHEIT OR BELOW, DURING RAINY WEATHER, WHEN THE BASE IS WET OR DURING OTHER UNFAVORABLE WEATHER CONDITIONS AS APPROVED BY THE CITY ENGINEER. AIR TEMPERATURE IS TO BE MEASURED IN THE SHADE.
11. SEAL COATS SHALL BE APPLIED ONLY BETWEEN JUNE 01 AND SEPTEMBER 15.

APPLICABLE CODES AS ADOPTED BY THE LOCAL GOVERNEMT ENTITY

IBC (INTERNATIONAL BUILDING CODE)
IRC (INTERNATIONAL RESIDENTIAL CODE)
IWUIC (INTERNATIONAL WILDLAND-URBAN INTERFACE CODE)
NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
AWWA (AMERICAN WATER WORKS ASSOCIATION
ANSI (AMERICAN NATIONAL STANDARDS INTITUTE)
MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
APWA (AMERICAN PUBLIC WORKS ASSOCIATION)
ADA STANDARDS FOR ACCESSIBLE DESIGN
ADAAG (A GUIDE TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES)

THE AARON BY SIGNATURE
7444 S STATE STREET
MIDVALE, UT 84047

GENERAL NOTES

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying
PH: 801 . 487 . 8040

CLIENT: SIGNATURE HOMES
DWG: NOTES & ABREVIATIONS.DWG
JOB No: SH02-24
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22-in x 34-in - DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: **SK**
DESIGN BY: **SK**
CHECKED BY: **AJS**
DATE: **02/21/2025**

REVISIONS

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NT-01

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CIVIL PROJECT NOTES

LINE TYPES

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY
- CENTER LINE
- 8 W — PROPOSED WATER MAIN (SIZED AS INDICATED)
- 18 SD — PROPOSED STORM DRAIN (SIZED AS INDICATED)
- 8 SS — PROPOSED SANITARY SEWER (SIZED AS INDICATED)
- 8 IRR — PROPOSED IRRIGATION (SIZED AS INDICATED)
- COMM — PROPOSED COMMUNICATION/TELEPHONE LINE
- PROPOSED GAS LINE
- PROPOSED BURIED ELECTRICAL
- X — X — X — PROPOSED WIRE/BARBED FENCE
- EASEMENT
- OHP — OVERHEAD POWER LINE
- OPEN DITCH, CANAL FLOW LINE
- PROPERTY SET BACKS
- EXISTING RAILROAD TRACKS
- EXISTING EDGE OF PAVEMENT
- Ex W — EXISTING WATER MAIN (SIZED AS INDICATED)
- Ex 18 SD — EXISTING STORM DRAIN (SIZED AS INDICATED)
- Ex 8 SS — EXISTING SANITARY SEWER (SIZED AS INDICATED)
- Ex 8 IRR — EXISTING IRRIGATION (SIZED AS INDICATED)
- X — X — X — EXISTING FENCE CHAIN LINK

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

EXISTING SYMBOLS

- SECTION MONUMENT NOT FOUND
- EXISTING TREE/VEGATION
- EXISTING MONUMENT FOUND – NOTED
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING MONUMENT FOUND – NOTED
- EXISTING BOLLARD
- EXISTING POWER POLE
- EXISTING GAS METER
- EXISTING SIGN
- EXISTING TELE J–BOX
- EXISTING STREET LIGHT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER VALVE–BUTTERFLY
- EXISTING MANHOLES BY TYPE
- EXISTING CATCH BASIN
- EXISTING COMBINATION BOX

PROPOSED SYMBOLS

- SECTION MONUMENT FOUND
- SEWER FLOW ARROW
- MONUMENT – NOTED
- SEWER MANHOLE NUMBER
- PROPERTY CORNERS
- SEWER SERVICE LATERAL
- UTILITY POLE
- CATCH BASIN
- SIGN
- COMBINATION BOX
- STORM DRAIN MANHOLE NUMBER
- FIRE HYDRANT ASSEMBLY
- ROAD DRAINAGE ARROW
- WATER VALVE
- WATER METER
- IRRIGATION SERVICE LATERAL
- WATER VALVE BUTTERFLY
- AIR VAC
- WATER SERVICE LATERAL
- PROPOSED MANHOLE

ABBREVIATIONS

ABUT.	= ABUTMENT	MH	= MANHOLE
AGG.	= AGGREGATE	MIN.	= MINIMUM
APPROX.	= APPROXIMATE	N/NO.	= NORTH
A.S.	= AS SHOWN	NO./#	= NUMBER
AUX.	= AUXILIARY	N.T.S.	= NOT TO SCALE
AVG.	= AVERAGE	O.C.	= ON CENTER
BCR	= BEGIN OF CURB RETURN	O.D.	= OUTER DIAMETER
BOW	= BACK OF WALK	OHP	= OVER HEAD POWER
BRG.	= BEARING	PC	= POINT OF CURVATURE
℄/C.L.	= CONTROL LINE/CENTER LINE	PED	= PEDESTRIAN
CATV	= CABLE TELEVISION	PI/P.I.	= POINT OF INTERSECTION
CI	= CAST IRON	PIP	= PLASTIC IRRIGATION PIPE
CLR.	= CLEAR/CLEARANCE	PL	= PROPERTY LINE
CMP	= CORRUGATED METAL PIPE	POC	= POINT ON CURVE
COL	= COLUMN	PP	= POWER POLE
CONC.	= CONCRETE	PT	= POINT
CONN	= CONNECTION	PT	= POINT OF TANGENCY
CONST.	= CONSTRUCTION	PVC	= POLYVINYL CHLORIDE PLASTIC
CONT.	= CONTINUOUS	PVC	= POINT OF VERTICAL CURVATURE
COR.	= CORNER	PVT	= POINT OF VERTICAL TANGENCY
CP	= CONTROL POINT	PVI	= POINT OF VERTICAL INTERSECTION
C.F.	= CUBIC FEET	PVMNT	= PAVEMENT
DI	= DUCTILE IRON	PVRC	= POINT OF VERTICAL REVERSE CURVE
DIA./Ø	= DIAMETER	R/RAD.	= RADIUS
DIP	= DUCTILE IRON PIPE	R/C	= REBAR AND CAP
DIM.	= DIMENSION	Rd.	= ROAD
DR	= DIMENSION RATIO	RCP	= REINFORCED CONCRETE PIPE
DWG.	= DRAWING	R/W	= RIGHT OF WAY
E	= EAST	REINF.	= REINFORCING
EA	= EACH	REQ'D	= REQUIRED
ECR	= END OF CURB RETURN	RET.	= RETAINING
EG	= EXISTING GRADE	R.P.	= REFERENCE POST
EL./ELEV.	= ELEVATION	RT	= RIGHT
ELEC	= ELECTRIC	S	= SLOPE
EO	= EDGE OF OIL	S/SO.	= SOUTH
EST.	= ESTIMATED	SCH	= SCHEDULE
EXIST	= EXISTING	SD	= STORM DRAIN
F.F.	= FINISHED FLOOR	SDMH	= STORM DRAIN MANHOLE
F.G.	= FINISHED GRADE	SDR	= STANDARD DIMENSION RATIO
FL/FL	= FLOW LINE	SDWLK	= SIDEWALK
FT.	= FEET	SECT./SEC	= SECTION
FLG.	= FLANGE	SHLD	= SHOULDER
GA.	= GAUGE	SHT	= SHEET
G	= GALLON	SPA.	= SPACING/SPACES
GALV.	= GALVANIZED	SQ.	= SQUARE
GMH	= GAS MANHOLE	STA.	= STATION
GV	= GAS VALVE	STD.	= STANDARD
HA	= HECTARE	STD.	= STANDARD DRAWING
HDPE	= HIGH DENSITY POLYETHYLENE	STR.	= STRUCTURE
HGL	= HYDRAULIC GRADE LINE	SS	= SANITARY SEWER
HMA	= HOT MIX ASPHALT	SSMH	= SANITARY SEWER MANHOLE
HORIZ.	= HORIZONTAL	T	= TANGENT DISTANCE
HP	= HIGH PRESSURE/HIGH POINT	T.B.	= THRUST BLOCK
HWY	= HIGHWAY	TBC	= TOP BACK OF CURB
I.D.	= INSIDE DIAMETER	TBW	= TOP BACK OF WALK
INCL.	= INCLUDES	TEL	= TELEPHONE
INT	= INTERSECTION	TEMP	= TEMPORARY
INV	= INVERT	TMH	= TELEPHONE MANHOLE
IRRIG	= IRRIGATION	TOW	= TOP OF WALL
L	= LENGTH	TYP.	= TYPICAL
LIN. FT.	= LINEAR FEET	UG	= UNDERGROUND
LOC	= LIP OF CURB	UTIL.	= UTILITY
LOC.	= LOCATION	VC	= VERTICAL CURVE
LP	= LIGHT POLE/LOW POINT	VERT.	= VERTICAL
LT	= LEFT	W	= WEST
M.J.	= MECHANICAL JOINT FITTING	W/	= WITH
MISC.	= MISCELLANEOUS	WC	= WITNESS CORNER
MPa	= MEGAPASCAL	WMH	= WATER MANHOLE
MAX.	= MAXIMUM	WV	= WATER VALVE
MG	= MEGAGRAM	YD^2/YD2	= SQUARE YARD
		YD^3/YD3	= CUBIC YARD
		YD.	= YARD
		YR	= YEAR

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

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SYMBOLS AND ABBREVIATIONS

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Ward Engineering Group
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PH: 801 . 487 . 8040

CLIENT: SIGNATURE HOMES
DWG: NOTES & ABBREVIATIONS.DWG
JOB No: SH02-24
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DATE: 02/21/2025

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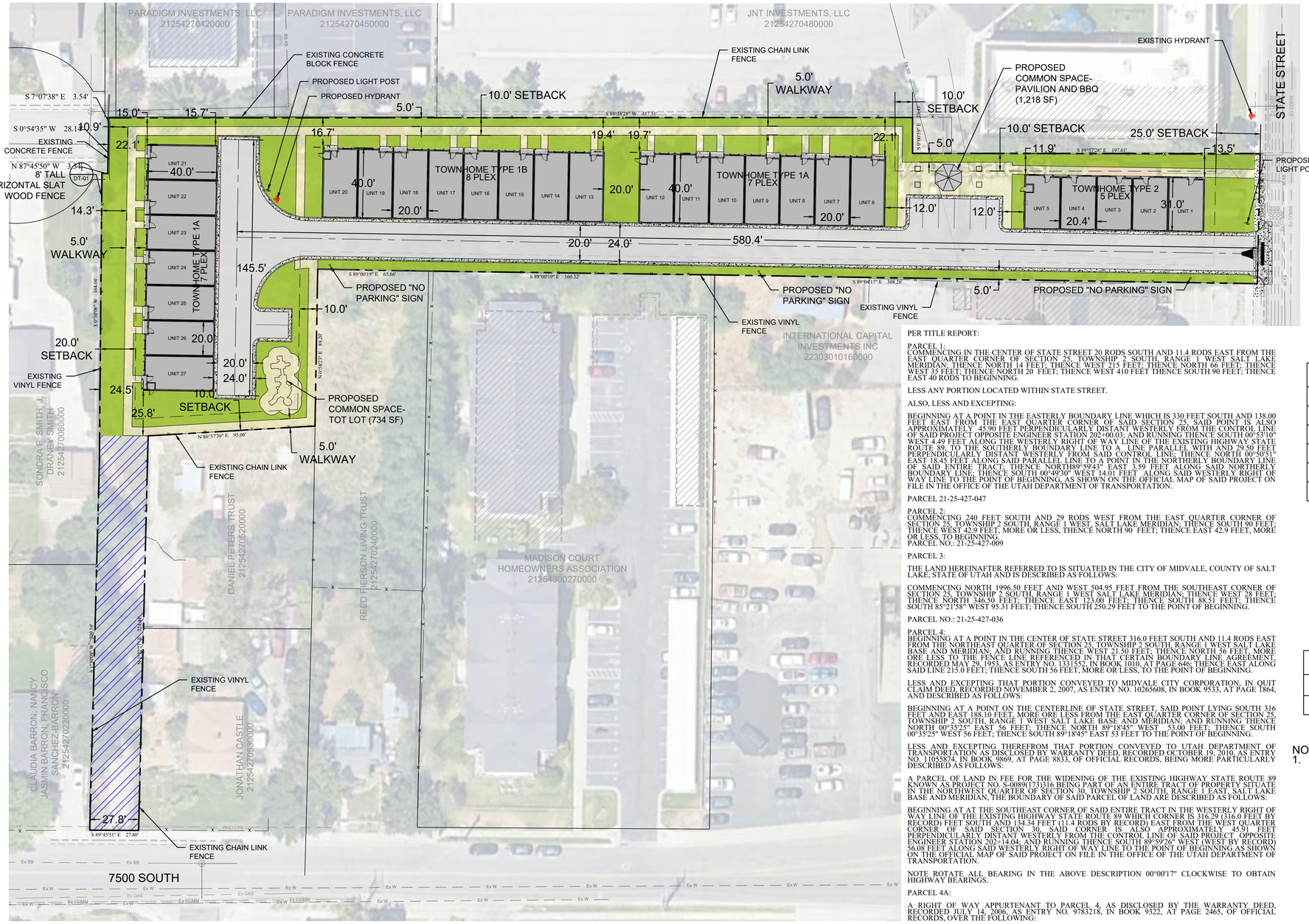

PER TITLE REPORT:

PARCEL 1:
COMMENCING IN THE CENTER OF STATE STREET 20 RODS SOUTH AND 11.4 RODS EAST FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE MERIDIAN; THENCE NORTH 14 FEET; THENCE WEST 215 FEET; THENCE NORTH 66 FEET; THENCE WEST 35 FEET; THENCE NORTH 20 FEET; THENCE WEST 410 FEET THENCE SOUTH 90 FEET; THENCE EAST 40 RODS TO BEGINNING.

LESS ANY PORTION LOCATED WITHIN STATE STREET.

ALSO, LESS AND EXCEPTING:

BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE WHICH IS 330 FEET SOUTH AND 138.00 FEET EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 25, SAID POINT IS ALSO APPROXIMATELY 45.90 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 202+00.03; AND RUNNING THENCE SOUTH 00°53'10" WEST 4.49 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 89, TO THE SOUTHERLY BOUNDARY LINE TO A LINE PARALLEL WITH AND 29.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE NORTH 00°50'51" EAST 18.45 FEET ALONG SAID PARALLEL LINE TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH89°59'43" EAST 3.59 FEET ALONG SAID NORTHERLY BOUNDARY LINE; THENCE SOUTH 00°49'30" WEST 14.01 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 21-25-427-047

PARCEL 2:
COMMENCING 240 FEET SOUTH AND 29 RODS WEST FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 90 FEET; THENCE WEST 42.9 FEET, MORE OR LESS, THENCE NORTH 90 FEET; THENCE EAST 42.9 FEET, MORE OR LESS, TO BEGINNING.
PARCEL NO.: 21-25-427-009

PARCEL 3:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF MIDVALE, COUNTY OF SALT LAKE, STATE OF UTAH AND IS DESCRIBED AS FOLLOWS:

COMMENCING NORTH 1996.50 FEET AND WEST 504.95 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE MERIDIAN; THENCE WEST 28 FEET; THENCE NORTH 446.50 FEET; THENCE EAST 123.00 FEET; THENCE SOUTH 88°51 EAST; THENCE SOUTH 85°21'58" WEST 95.31 FEET; THENCE SOUTH 250.29 FEET TO THE POINT OF BEGINNING.

PARCEL NO.: 21-25-427-036

PARCEL 4:
BEGINNING AT A POINT IN THE CENTER OF STATE STREET 316.0 FEET SOUTH AND 11.4 RODS EAST FROM THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 21 50 FEET; THENCE NORTH 56 FEET, MORE ORE LESS TO THE FENCE LINE REFERENCED IN THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED MAY 29, 1953, AS ENTRY NO. 1331552, IN BOOK 1010, AT PAGE 646; THENCE EAST ALONG SAID LINE 215.0 FEET; THENCE SOUTH 56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED TO MIDVALE CITY CORPORATION, IN QUIT CLAIM DEED, RECORDED NOVEMBER 2, 2007, AS ENTRY NO. 10265608, IN BOOK 9533, AT PAGE 1864, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF STATE STREET, SAID POINT LYING SOUTH 316 FEET AND EAST 188.10 FEET, MORE ORE LESS FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°35'25" EAST 56 FEET; THENCE NORTH 89°18'45" WEST 53.00 FEET; THENCE SOUTH 00°35'25" WEST 56 FEET; THENCE SOUTH 89°18'45" EAST 53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED, RECORDED OCTOBER 19, 2010, AS ENTRY NO. 11055874, IN BOOK 9869, AT PAGE 8833, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 89 KNOWN AS PROJECT NO. S-0089(173)316 BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARY OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT IN THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 89 WHICH CORNER IS 316.29 (316.0 FEET BY RECORD) FEET SOUTH AND 134.34 FEET (11.4 RODS BY RECORD) EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 30. SAID CORNER IS ALSO APPROXIMATELY 45.91 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 202+14.04; AND RUNNING THENCE SOUTH 89°59'26" WEST (WEST BY RECORD) 56.08 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

NOTE ROTATE ALL BEARING IN THE ABOVE DESCRIPTION 00°00'17" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.

PARCEL 4A:

A RIGHT OF WAY APPURTENANT TO PARCEL 4, AS DISCLOSED BY THE WARRANTY DEED, RECORDED JULY 14, 2006, AS ENTRY NO. 9783218, IN BOOK 9322, AT PAGE 2465, OF OFFICIAL RECORDS, OVER THE FOLLOWING:

BEGINNING IN THE CENTER OF STATE STREET 330.0 FEET SOUTH AND 11.4 RODS EAST FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25; AND RUNNING THENCE NORTH 14 FEET; THENCE WEST 215.0 FEET; THENCE SOUTH 14 FEET; THENCE EAST 215.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 4B:
A RIGHT OF WAY APPURTENANT TO PARCEL 4, AS DISCLOSED BY THE WARRANTY DEED, RECORDED JULY 14, 2006, AS ENTRY NO. 9783218, IN BOOK 9322, AT PAGE 2465, OF OFFICIAL RECORDS, OVER THE FOLLOWING:

BEGINNING AT A POINT IN THE CENTER OF STATE STREET 330.0 FEET SOUTH AND APPROXIMATELY 11.4 RODS EAST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 215.0 FEET; THENCE SOUTH 3.0 FEET; THENCE SOUTH 89°19' EAST 215.0 FEET; THENCE NORTH 4.56 FEET TO THE POINT OF BEGINNING.

PARCEL NO.: 22-30-301-012

LEGEND :

- PROPOSED BOUNDARY LINE
- PROPOSED SETBACK LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED OPEN SPACE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- ACTIVE OPEN SPACE
- ACCESS EASEMENT (6,186 SF)

LAND USE CALCULATIONS			
ASPHALT	15,940 SF	0.37 AC	24%
CONCRETE	3,207 SF	0.07 AC	5%
BUILDING	20,778 SF	0.48 AC	31%
OPEN SPACE	18,218 SF	0.42 AC	28%
ACTIVE OPEN SPACE	7,815 SF	0.18 AC	12%
PROPERTY AREA	66,078 SF	1.52 AC	100%

DENSITY TABLE	
TOWNHOMES	27 UNITS
ACRES	1.53 ACRES
DENSITY	17.65 UNITS PER ACRE

PARKING TABLE			
MINIMUM PARKING REQ'D	GARAGE PARKING	PARKING STALLS PROVIDED	TOTAL PARKING PROVIDED
61	54	8	62

NOTES:
1. TRASH CANS WILL BE USED FOR WASTE REMOVAL

N

30 0 30 60 90

Scale 1" = 30'

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SHARON, UTAH 84003-1017

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SITE PLAN

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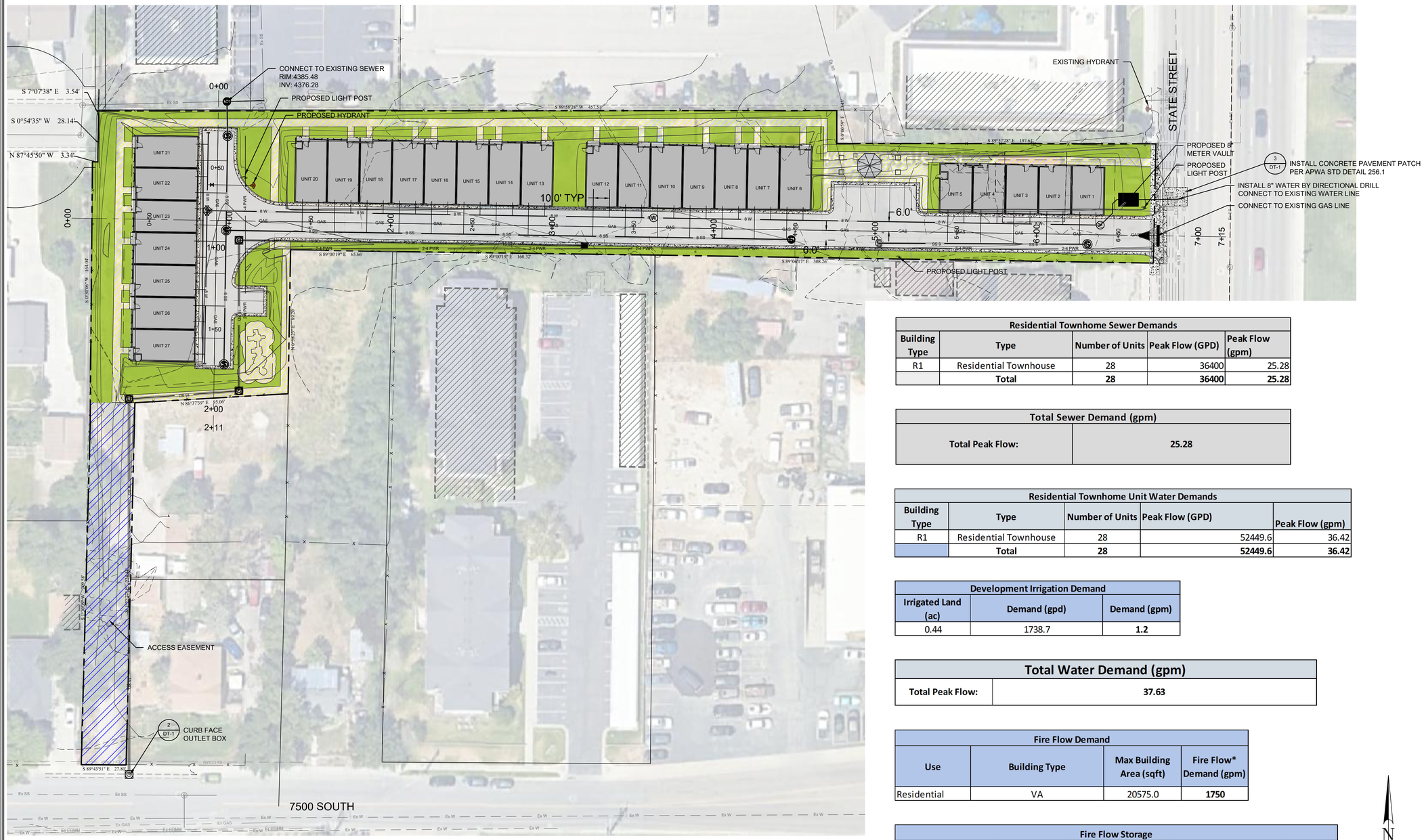

Residential Townhome Sewer Demands				
Building Type	**Type**	**Number of Units**	**Peak Flow (GPD)**	**Peak Flow (gpm)**
R1	Residential Townhouse	28	36400	25.28
	Total	**28**	**36400**	**25.28**

Total Sewer Demand (gpm)	
Total Peak Flow:	**25.28**

Residential Townhome Unit Water Demands				
Building Type	**Type**	**Number of Units**	**Peak Flow (GPD)**	**Peak Flow (gpm)**
R1	Residential Townhouse	28	52449.6	36.42
	Total	**28**	**52449.6**	**36.42**

Development Irrigation Demand		
Irrigated Land (ac)	**Demand (gpd)**	**Demand (gpm)**
0.44	1738.7	**1.2**

Total Water Demand (gpm)	
Total Peak Flow:	**37.63**

Fire Flow Demand			
Use	**Building Type**	**Max Building Area (sqft)**	**Fire Flow* Demand (gpm)**
Residential	VA	20575.0	**1750**

Fire Flow Storage				
Use	**Building Type**	**Fire Flow Demand (gpm)**	**Fire Flow Duration (hr)**	**Required Storage (gal)**
Residential	VA	1750	3	**315000**

LEGEND :

PROPOSED BOUNDARY LINE
PROPOSED SETBACK LINE
PROPOSED ROAD CENTER LINE
PROPOSED RIGHT OF WAY

N

30 0 30 60 90

Scale 1" = 30'

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TAB: UT-01 UTILITY PLAN
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FILENAME: O:\SK Hart\JKBS Capital\Midvale Townhomes\7444 S State Street\engineering\Design\Grading Plan.dwg TAB: GP-01 GRADING PLAN PLOT DATE AND TIME: 3/20/2025 3:53 PM

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GRADING PLAN

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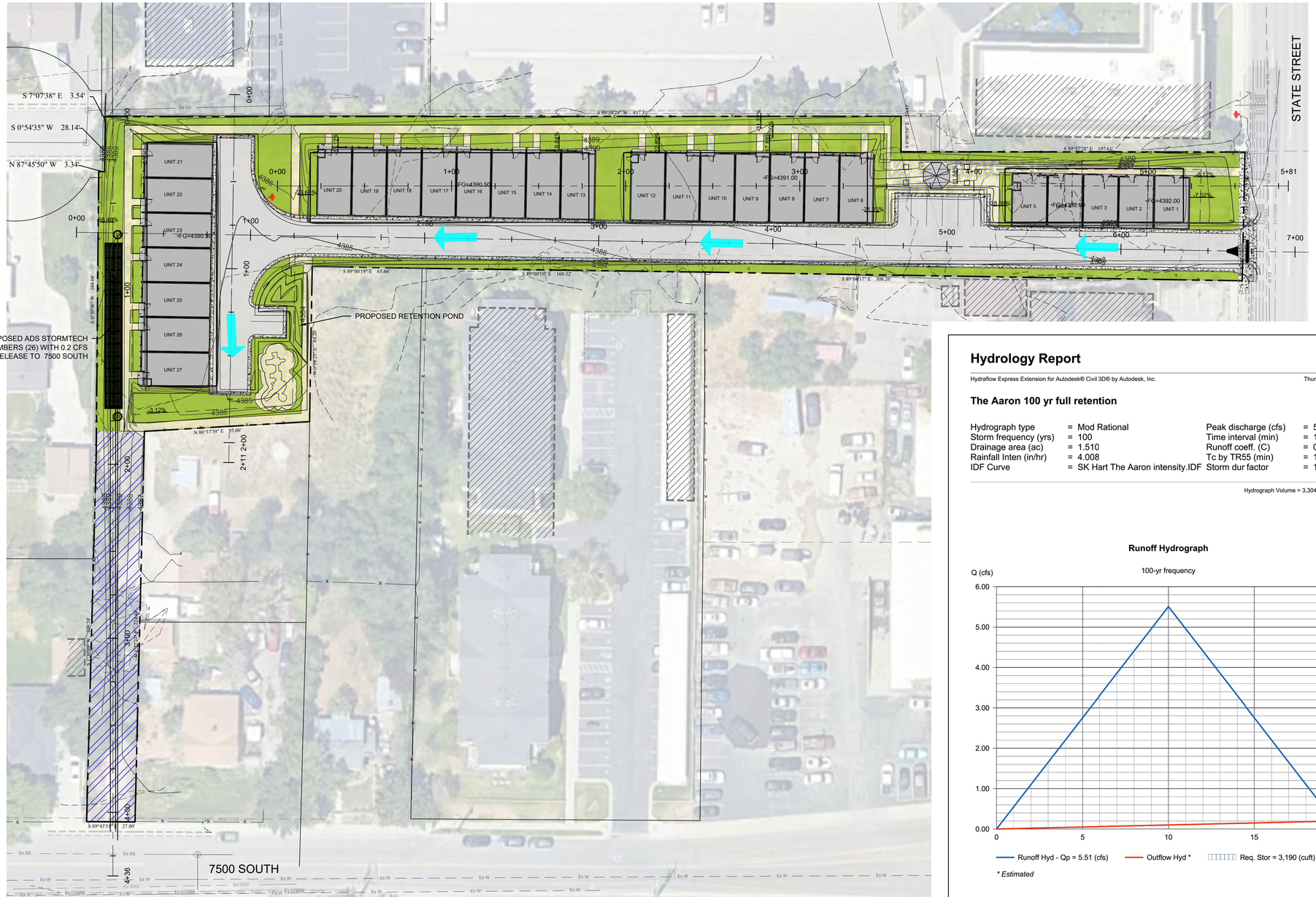


Hydrology Report

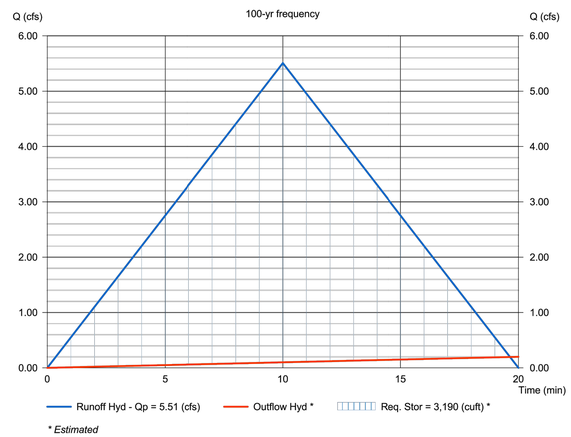
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Nov 21 2024

The Aaron 100 yr full retention

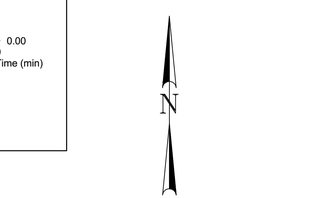
Hydrograph type	=	Mod Rational	Peak discharge (cfs)	=	5.507
Storm frequency (yrs)	=	100	Time interval (min)	=	1
Drainage area (ac)	=	1.510	Runoff coeff. (C)	=	0.91
Rainfall Inten (in/hr)	=	4.008	Tc by TR55 (min)	=	10
IDF Curve	=	SK Hart The Aaron intensity.IDF	Storm dur factor	=	1.00

Hydrograph Volume = 3,304 (cuft); 0.076 (acft)

Runoff Hydrograph



* *Estimated*



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DRAINAGE PLAN

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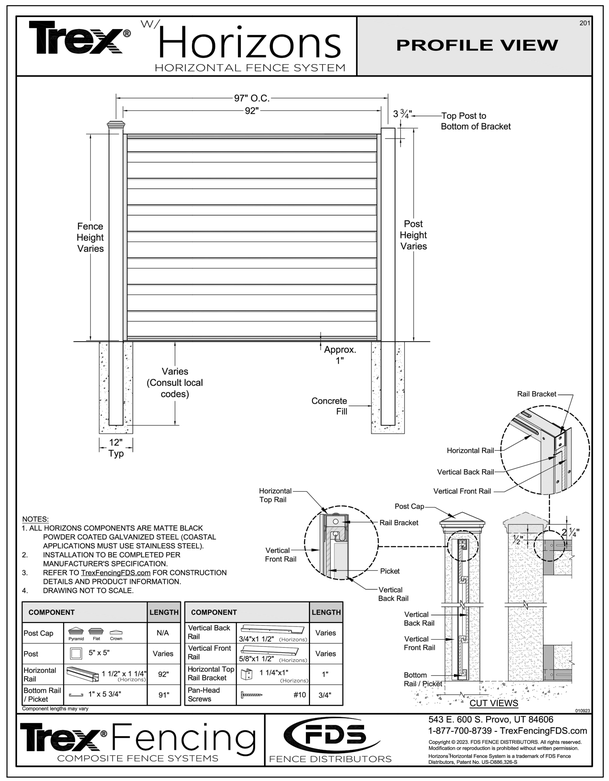
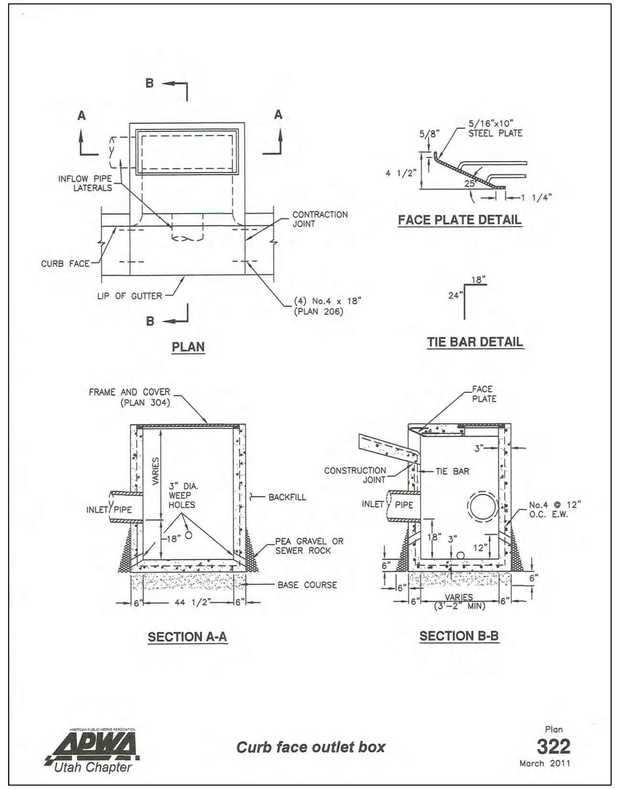
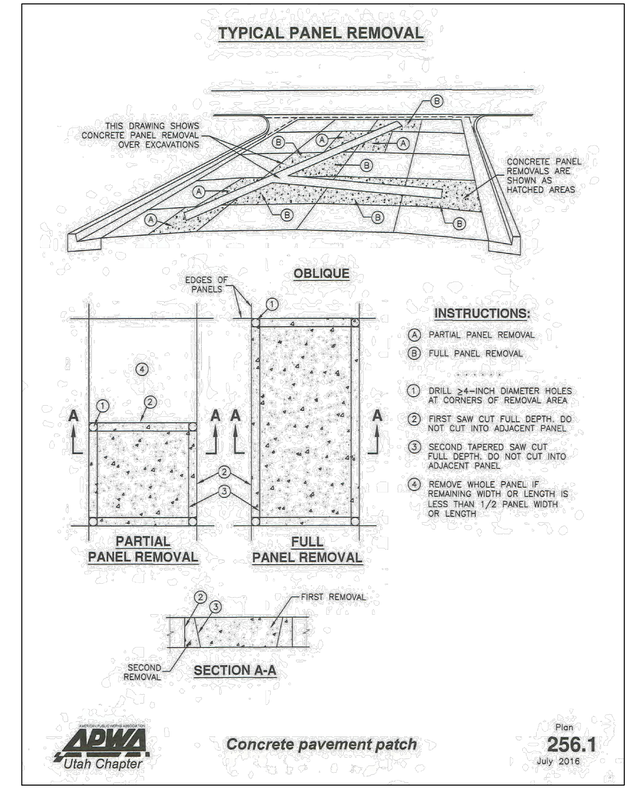


1 Fence Detail
NTS



2 Storm Drain Curb Outlet Box
NTS



3 CONCRETE PAVEMENT PATCH
NTS

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GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

2. THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.

4. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

5. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.

6. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

PLANTING NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.

2. THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

3. GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

4. BARK MULCH - AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.

5. STONE MULCH - AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 4" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

6. AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.

7. ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.

8. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.

9. PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.

10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITES.

11. ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:

CHEMICAL CHARACTERISTICS
1) pH: 5.5-8.0
2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
3) SAR (SODIUM ADSORPTION RATIO): < 6.0

PHYSICAL CHARACTERISTICS
1) SAND: 15 TO 60%
2) SILT: 10 TO 60%
3)CLAY: 5 TO 30%
4)ORGANIC MATTER: > 1%
5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.

2. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS. THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.

3. CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.

4. THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.

5. IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.

6. IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.

7. ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.

8. EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED, SOLID STRAND.

9. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

10. IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.

11. ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED. THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.

12. ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.

13. USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.

14. IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.

15. EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.

16. BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.

17. EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.

18. NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.

19. CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.

20. SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.

21. ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.

22. INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.

23. ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.

24. VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.

25. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.

26. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:
    a. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
    b. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
    c. IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.

27. CONTRACTOR SHALL PERFORM THE FOLLOWING:
    a. VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
    b. VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
    c. NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.
    d. RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
    e. BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.

28. CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.

29. ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.

30. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.

31. ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.

32. CONTRACTOR TO INSURE THE FOLLOWING:
    a. LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS. THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
    b. 100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.

33. CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.

34. CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION.

35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD MAY BE REQUIRED PER OWNER DIRECTION.

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SUBMITTAL: Construction Documents
JOB No: 241103
CLIENT:Signature Homes
RELEASE DATE: 01-23-2025

LANDSCAPE SPECIFICATION

LA-001

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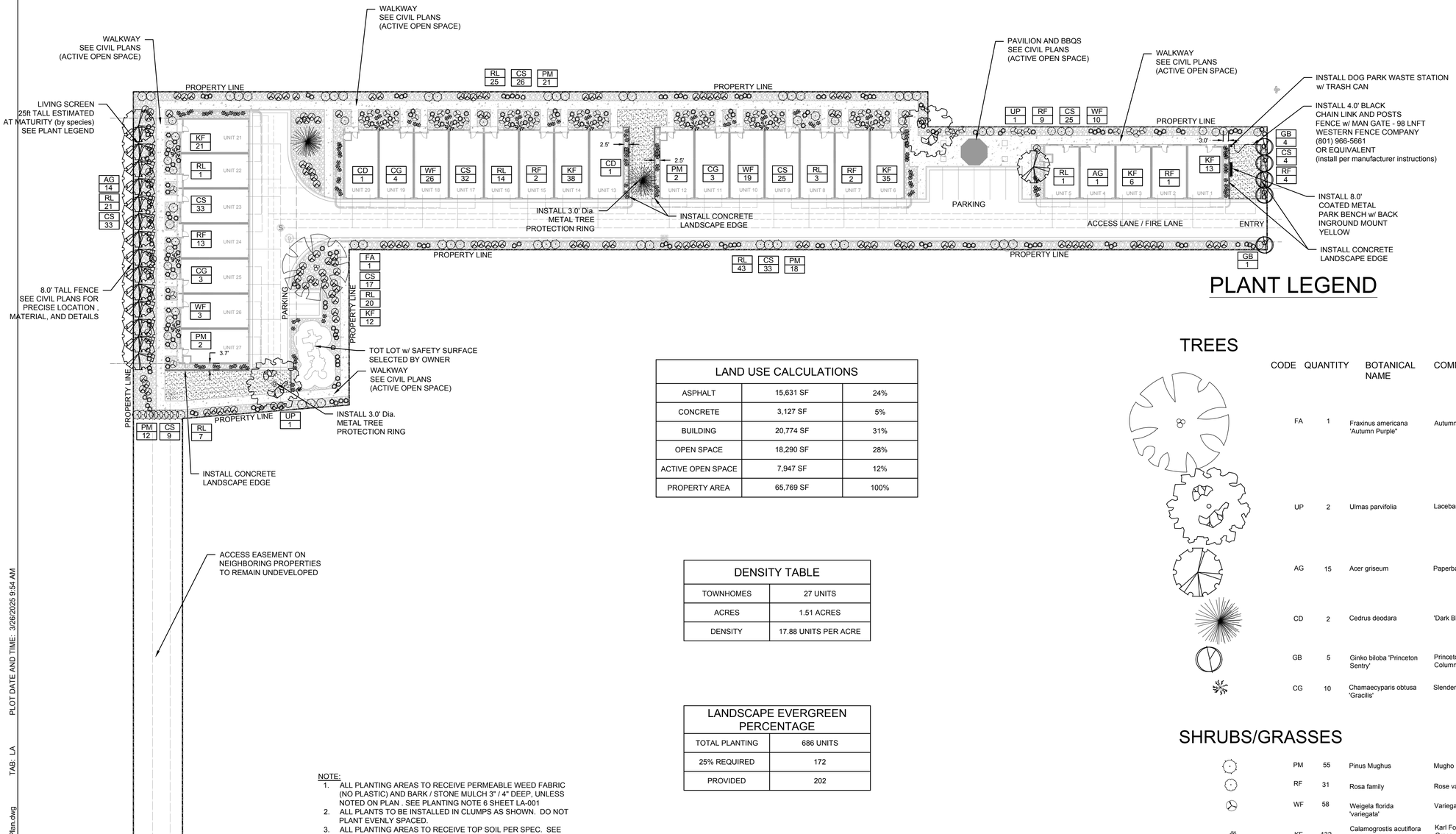

PLANT LEGEND

LAND USE CALCULATIONS		
ASPHALT	15,631 SF	24%
CONCRETE	3,127 SF	5%
BUILDING	20,774 SF	31%
OPEN SPACE	18,290 SF	28%
ACTIVE OPEN SPACE	7,947 SF	12%
PROPERTY AREA	65,769 SF	100%

DENSITY TABLE	
TOWNHOMES	27 UNITS
ACRES	1.51 ACRES
DENSITY	17.88 UNITS PER ACRE

LANDSCAPE EVERGREEN PERCENTAGE	
TOTAL PLANTING	686 UNITS
25% REQUIRED	172
PROVIDED	202

NOTE:
1. ALL PLANTING AREAS TO RECEIVE PERMEABLE WEED FABRIC (NO PLASTIC) AND BARK / STONE MULCH 3" / 4" DEEP, UNLESS NOTED ON PLAN . SEE PLANTING NOTE 6 SHEET LA-001
2. ALL PLANTS TO BE INSTALLED IN CLUMPS AS SHOWN. DO NOT PLANT EVENLY SPACED.
3. ALL PLANTING AREAS TO RECEIVE TOP SOIL PER SPEC. SEE PLANTING NOTE 11 SHEET LA-001

ATTENTION:

ALL SITE AND RECREATIONAL AMENITIES, FACILITIES, AND STRUCTURES, AND LOCATIONS ARE SUBJECT TO CHANGE AND ARE TO BE SELECTED BY THE OWNER AND APPROVED BY THE COUNTY.

ALL QUANTITIES ARE PROVIDED AS AN AID, FINAL QUANTITIES ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR

N

30 0 30 60 90

Scale 1" = 30'

TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (mature)	NOTES
FA	1	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	3"-CAL (60Hx60W)	D/R
UP	2	Ulmas parvifolia	Lacebark Elm	2"-CAL (40Hx40W)	D/R
AG	15	Acer griseum	Paperbark Maple	15 Gal. (25Hx20W)	
CD	2	Cedrus deodara	'Dark Blue Angel' Cedar	7-8 Feet Tall (20Hx20W)	D/R
GB	5	Ginko biloba 'Princeton Sentry'	Princeton Sentry Columnar Ginko	2" or 3"-CAL (25Hx10W)	
CG	10	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki Cypress	7-8 Feet Tall (12Hx5W)	D/R

SHRUBS/GRASSES

PM	55	Pinus Mughus	Mugho Pine	5 GAL (4Hx6W)	D/R
RF	31	Rosa family	Rose variety	5 GAL (4Hx5W)	
WF	58	Weigela florida 'variegata'	Variegated Weigela	5 GAL (4Hx5W)	D/R
KF	132	Calamogrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1 GAL (4Hx1.5W)	D/R

GROUND COVER

RL	135	Euonymus fortunie	Wintercreeper	1 GAL (3Hx5W)	D/R
CS	240	Coreopsis spc.	Coreopsis varieties	1 GAL (2Hx3W)	D/R
	15,601.50 SF	1"-3" Decorative Cobble Stone Mulch - color selected by owner			D/R: Drought Tolerant
	2,506.50 SF	Festuca arundinacea 'Labyrinth'	RTF turf grass		

GENERAL NOTES

1 ALL QUANTITIES ARE SHOWN AS AN AID ONLY - PLANS TAKE PRECEDENCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.

2 PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.

3 ALL PLANTING TO BE INSTALLED PER DETAILS SHEET LA-200, AND COMMON INDUSTRY BEST PRACTICES

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SUBMITTAL: Construction Documents
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CLIENT:Signature Homes

RELEASE DATE: 01-23-2025

LANDSCAPE PLAN

LA-100

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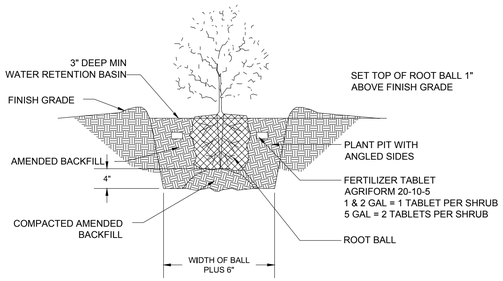
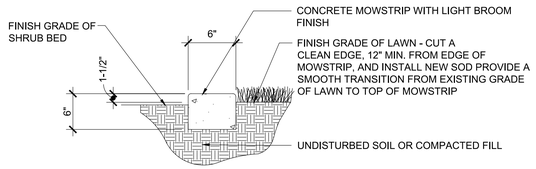


1 SHRUB PLANTING DETAIL

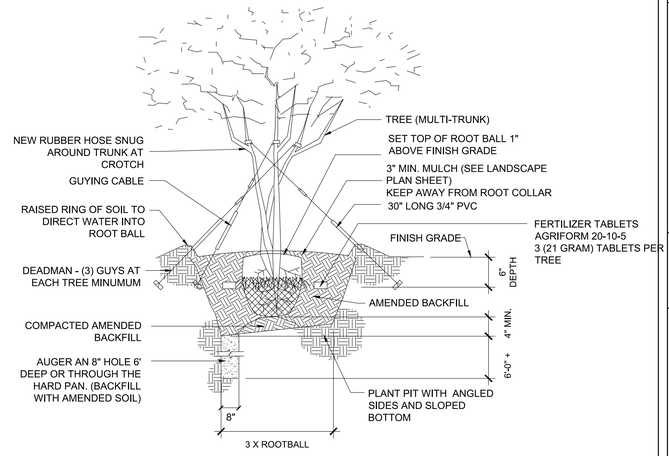
NOTES:

1. PROVIDE AN 1/8" RADIUS AT ALL EDGES TYPICAL.
2. INSTALL 1/2" EXPANSION JOINT MATERIAL AT 30' O.C. MAXIMUM AND AT INTERSECTIONS WITH WALKS, CURBS, WALLS, AND RADIUS TANGENT POINTS. INSTALL CONTROL JOINTS @ 5'-0" O.C. MAX AND IN EQUAL SECTIONS BETWEEN EXPANSION JOINTS. SEE CONCRETE PAVING JOINTS DETAIL.
3. THIS CONTRACTOR SHALL FIELD STAKE THE LAYOUT OF THE CONCRETE MOWSTRIPS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



2 CONCRETE LANDSCAPE CURB

N.T.S.



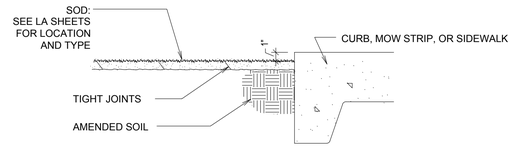
3 MULTI - TRUNK TREE PLANTING

N.T.S.

4 STONE MULCH @ EDGE

5 SINGLE TRUNK TREE PLANTING

N.T.S.



6 SOD INSTALLATION

N.T.S.

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LANDSCAPE DETAILS

LA-200

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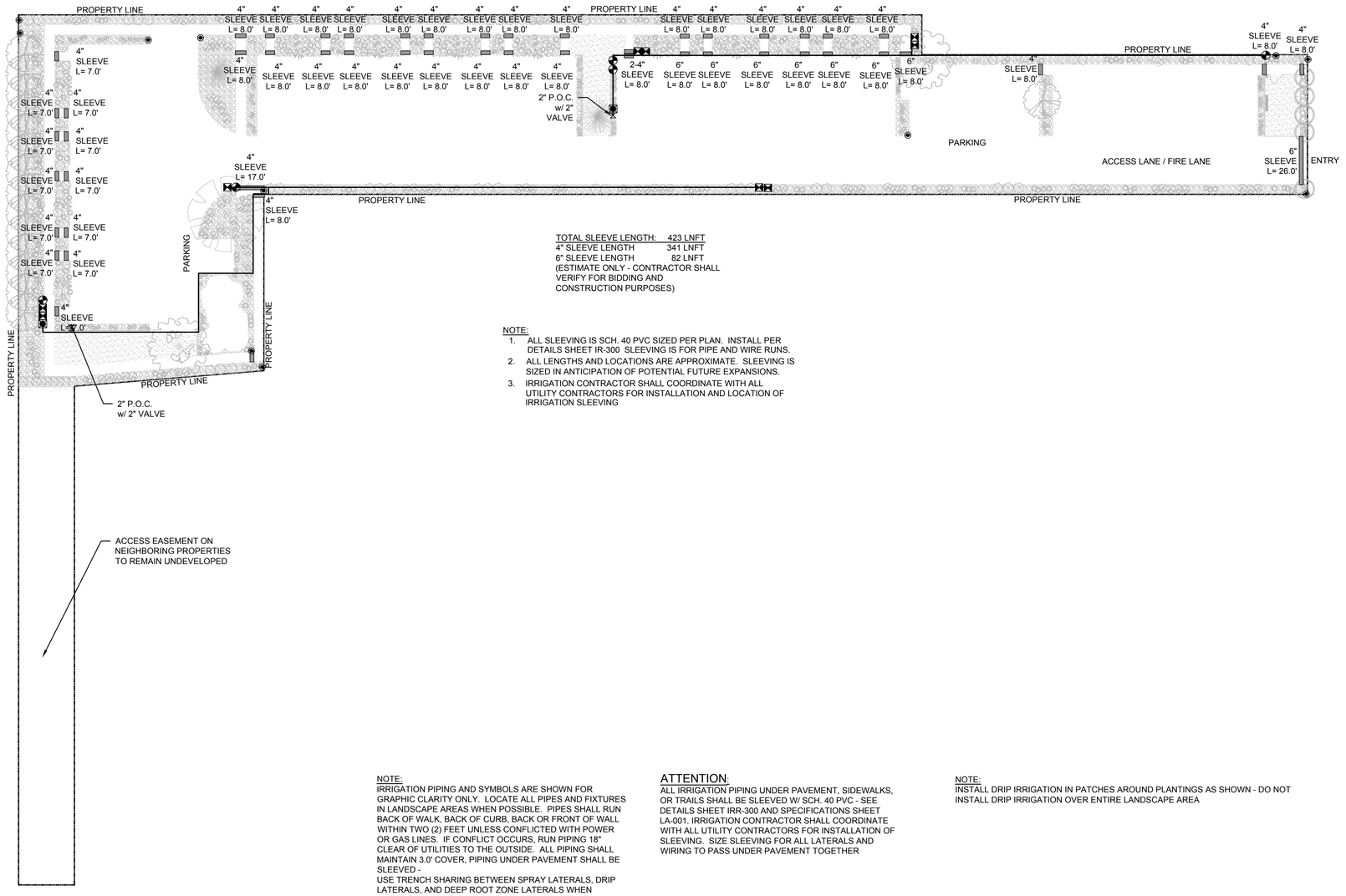

TOTAL SLEEVE LENGTH: 423 LNFT
4" SLEEVE LENGTH 341 LNFT
6" SLEEVE LENGTH 82 LNFT
(ESTIMATE ONLY - CONTRACTOR SHALL VERIFY FOR BIDDING AND CONSTRUCTION PURPOSES)

NOTE:
1. ALL SLEEVING IS SCH. 40 PVC SIZED PER PLAN. INSTALL PER DETAILS SHEET IR-300 SLEEVING IS FOR PIPE AND WIRE RUNS.
2. ALL LENGTHS AND LOCATIONS ARE APPROXIMATE. SLEEVING IS SIZED IN ANTICIPATION OF POTENTIAL FUTURE EXPANSIONS.
3. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION AND LOCATION OF IRRIGATION SLEEVING

NOTE:
IRRIGATION PIPING AND SYMBOLS ARE SHOWN FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND FIXTURES IN LANDSCAPE AREAS WHEN POSSIBLE. PIPES SHALL RUN BACK OF WALK, BACK OF CURB, BACK OR FRONT OF WALL WITHIN TWO (2) FEET UNLESS CONFLICTED WITH POWER OR GAS LINES. IF CONFLICT OCCURS, RUN PIPING 18" CLEAR OF UTILITIES TO THE OUTSIDE. ALL PIPING SHALL MAINTAIN 3.0' COVER, PIPING UNDER PAVEMENT SHALL BE SLEEVED -
USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

ATTENTION:
ALL IRRIGATION PIPING UNDER PAVEMENT, SIDEWALKS, OR TRAILS SHALL BE SLEEVED W/ SCH. 40 PVC - SEE DETAILS SHEET IRR-300 AND SPECIFICATIONS SHEET LA-001. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION OF SLEEVING. SIZE SLEEVING FOR ALL LATERALS AND WIRING TO PASS UNDER PAVEMENT TOGETHER

NOTE:
INSTALL DRIP IRRIGATION IN PATCHES AROUND PLANTINGS AS SHOWN - DO NOT INSTALL DRIP IRRIGATION OVER ENTIRE LANDSCAPE AREA

N

30 0 30 60 90

Scale 1" = 30'

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ACC2-75TO225D-M 2-WIRE DECODER CONTROLLER W/ PEDESTAL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
	2" BLOW OFF / DRAINAGE VALVE
	WILKINS 375A 2" REDUCED PRESSURE BACKFLOW PREVENTER SET TO 50 PSI W/ V.I.T. PRODUCTS SBBC-75ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM
	HUNTER ICV-G PLASTIC REMOTE CONTROL VALVE GLOBE CONFIGURATION, W/ NPT THREADED INLET/OUTLET, FOR COMMERCIAL USE
	HUNTER RZWS-SLEEVE-18-50 18" LONG ROOT ZONE WATERING SYSTEM W/ FILTER FABRIC SLEEVE, 0.50 GPM BUBBLER, ¾" SWING JOINT FOR CONNECTION TO LATERAL
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. ICV GLOBE VALVE W/ HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. 150 MESH STAINLESS STEEL SCREEN
	HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, RUBBER YELLOW LOCKING COVER, W/ 1" NPT INLET, HS-1 HOSE OUTET , ACME KEY W/ ANTI-ROTATION WINGS
T	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. T=TURQUISE ADJ ARC 45 TO 105
O	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR SHORT RADIUS NOZZLE ON PRS50 SPRAY BODY. O=ORANGE ADJ ARC 90 TO 210
M	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. M=MAROON ADJ ARC 90 TO 210
B	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. B=BLACK ADJ ARC 90 TO 210
	DRIP ZONE HUNTER PLD-04-18 INLINE PRESSURE COMPENSATING LANDSCAPE DRIP LINE W/ BUILT IN CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIP LINES SPACED AT 18" APART W/ EMITTERS OFFSET FOR TRIANGULAR PATTERN INCLUDE BLOW OFF/SYSTEM DRAIN (NO ¼" 'SPAGHETTI TUBING). UV RESISTANT PER HUNTER INDUSTRIES STDS. AND DETAILS PDF
	SCH. 40 PVC SLEEVE

VALVE CALLOUT

TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-410

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IRRIGATION SLEEVING PLAN

IR-100

FILENAME: C:\Projects\Semrani\Midvale townhomes\Design\Plans\Irrigation Plans.dwg TAB: sleeve PLOT DATE AND TIME: 3/26/2025 9:56 AM
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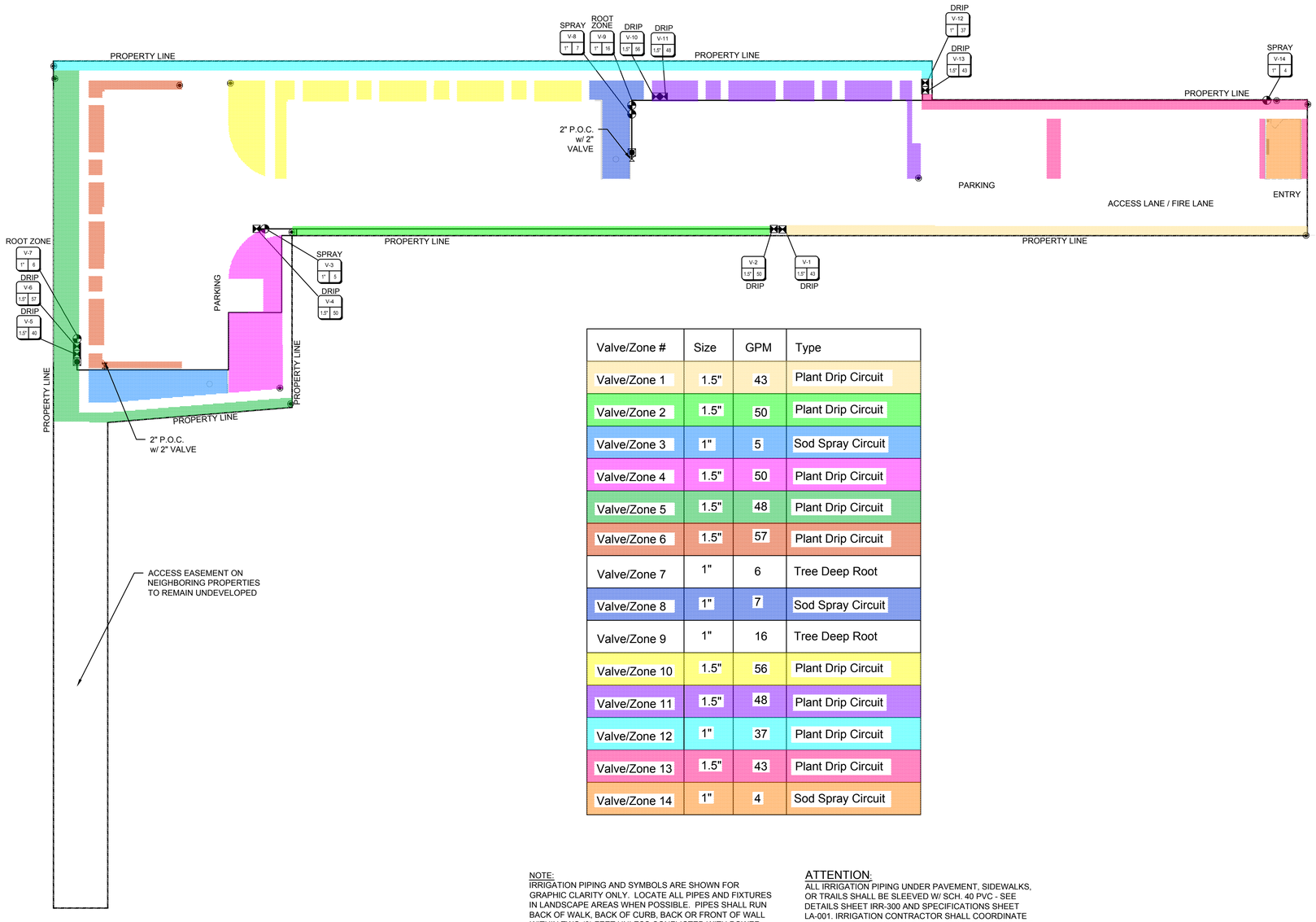

Valve/Zone #	Size	GPM	Type
Valve/Zone 1	1.5"	43	Plant Drip Circuit
Valve/Zone 2	1.5"	50	Plant Drip Circuit
Valve/Zone 3	1"	5	Sod Spray Circuit
Valve/Zone 4	1.5"	50	Plant Drip Circuit
Valve/Zone 5	1.5"	48	Plant Drip Circuit
Valve/Zone 6	1.5"	57	Plant Drip Circuit
Valve/Zone 7	1"	6	Tree Deep Root
Valve/Zone 8	1"	7	Sod Spray Circuit
Valve/Zone 9	1"	16	Tree Deep Root
Valve/Zone 10	1.5"	56	Plant Drip Circuit
Valve/Zone 11	1.5"	48	Plant Drip Circuit
Valve/Zone 12	1"	37	Plant Drip Circuit
Valve/Zone 13	1.5"	43	Plant Drip Circuit
Valve/Zone 14	1"	4	Sod Spray Circuit

NOTE:
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USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

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N

30 0 30 60 90

Scale 1" = 30'

IRRIGATION LEGEND

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	SCH. 40 PVC SLEEVE

VALVE CALLOUT

TREES BY ROOTZONE IRRIGATION SEE DETAILS SHEET IR-410

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IRRIGATION ZONE PLAN

IR-200

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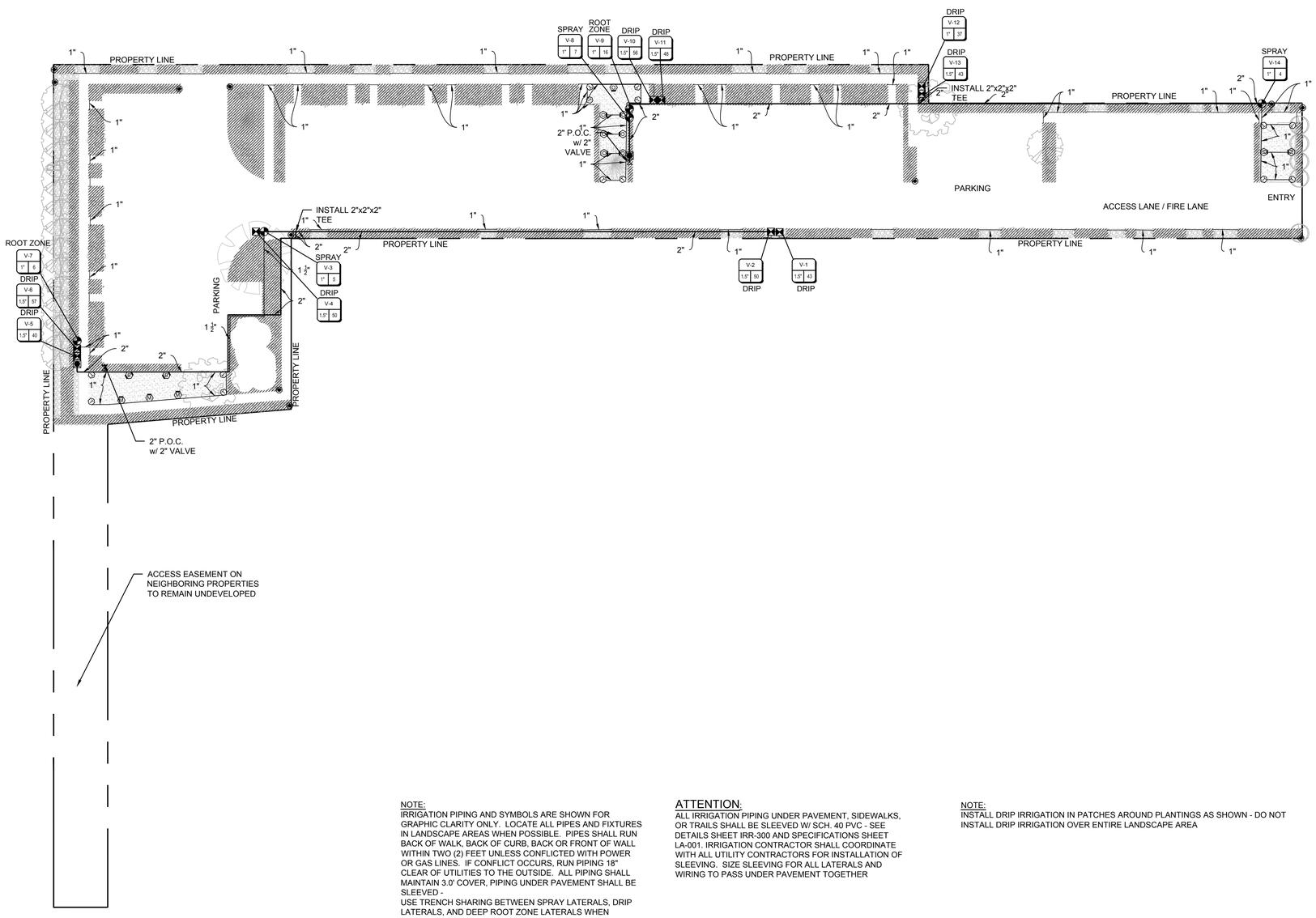

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NOTE:
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N

30 0 30 60 90

Scale 1" = 30'

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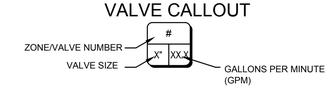

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Signature Homes

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IRRIGATION PLAN

IR-300

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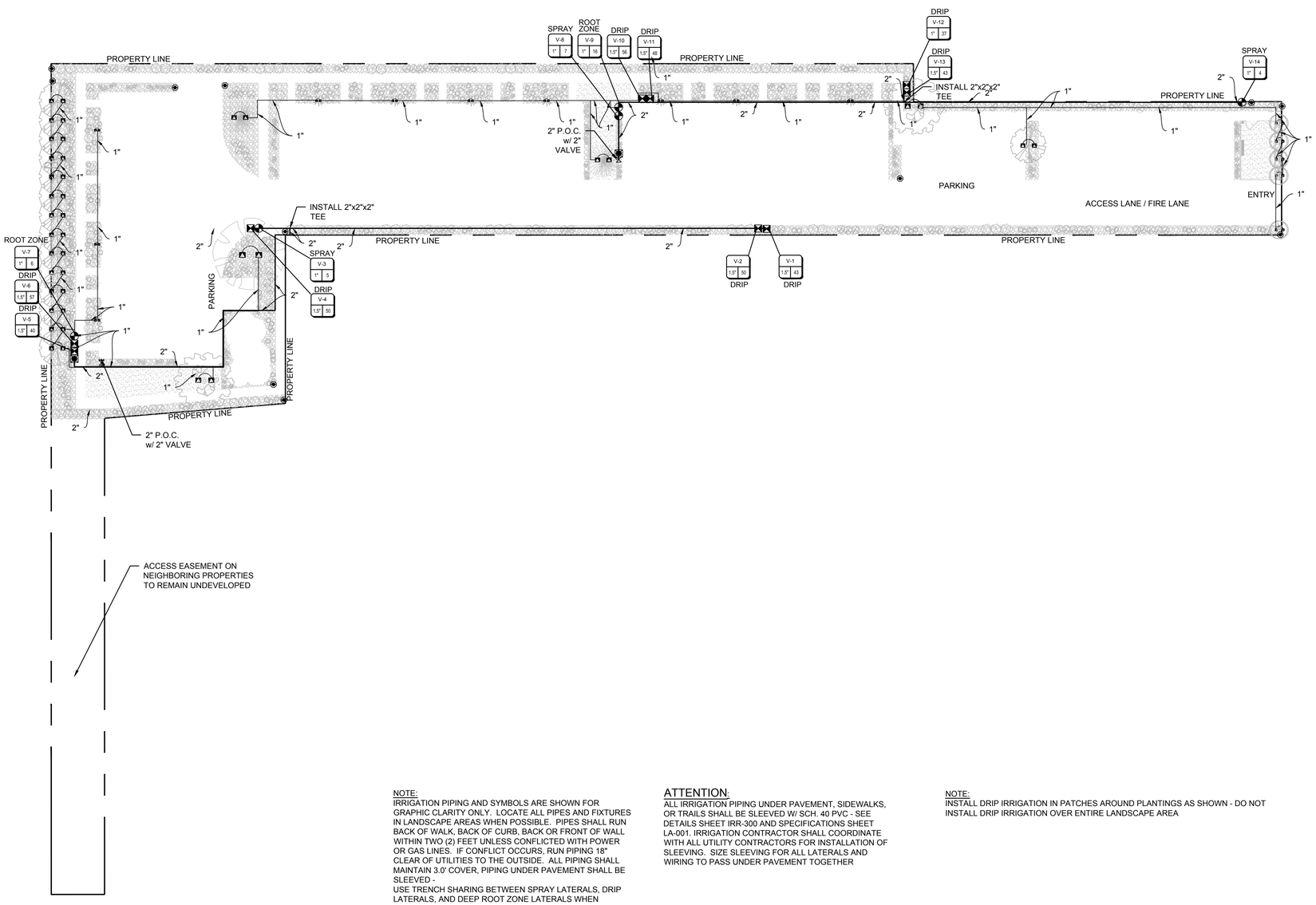

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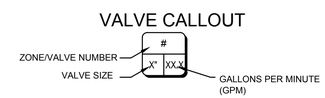
VALVE CALLOUT



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DEEP ROOT ZONE IRRIGATION PLAN

IR-310

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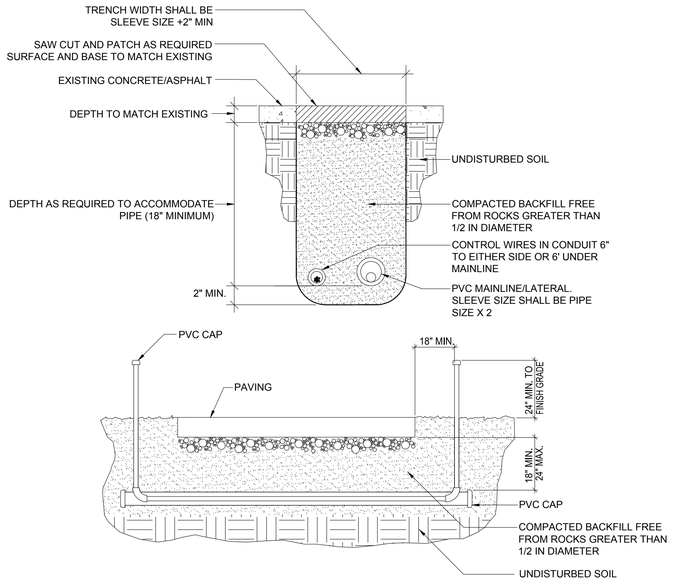


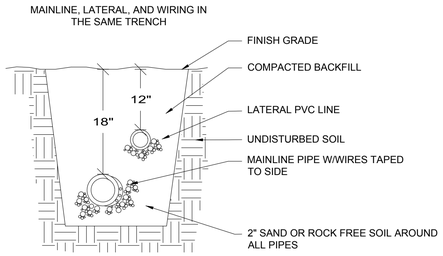
NOTES:

1. ALL PVC IRRIGATION SLEEVING TO BE SCHEDULE 40
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. COMPACT TO 95% PROCTOR.
5. ALL SLEEVES UNDER PAVED SURFACES SHALL BE INSTALLED VIA BORING OR JACKING. SAWCUTTING OF PAVED SURFACES SHALL BE A LAST RESORT AND REQUIRES PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT. SUCH WORK SHALL NOT BE CONSIDERED AS ADDITIONAL SCOPE TO THE ORIGINAL CONTRACT.

1 IRRIGATION SLEEVING

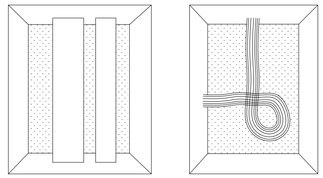
N.T.S.

SECTION VIEW



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN. LATERAL LINE NOT TO BE PLACED DIRECTLY OVER MAINLINE.

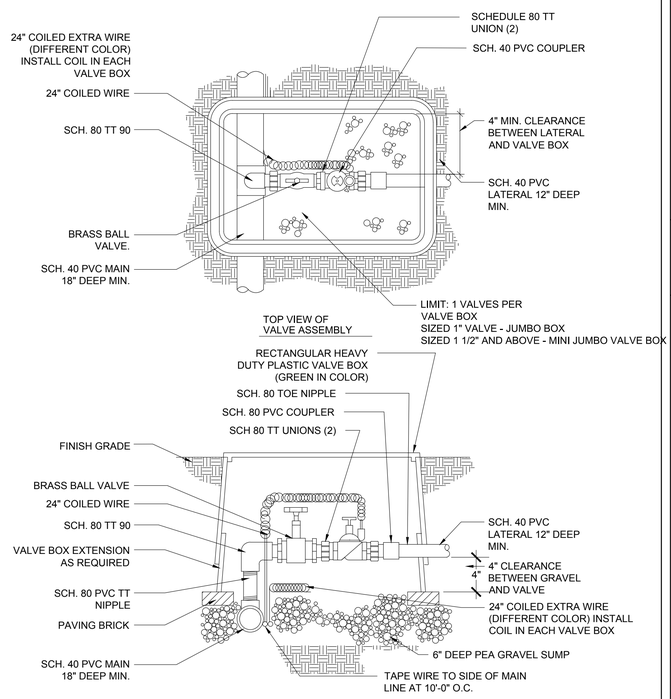
PLAN VIEW



2 PIPE AND WIRE TRENCH

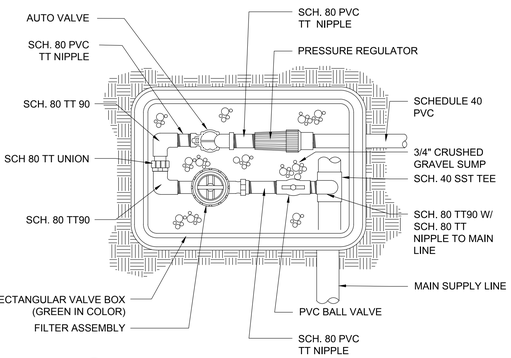
N.T.S.

NOTE: INSTALL VALVE BOXES IN LANDSCAPE AREAS ONLY.



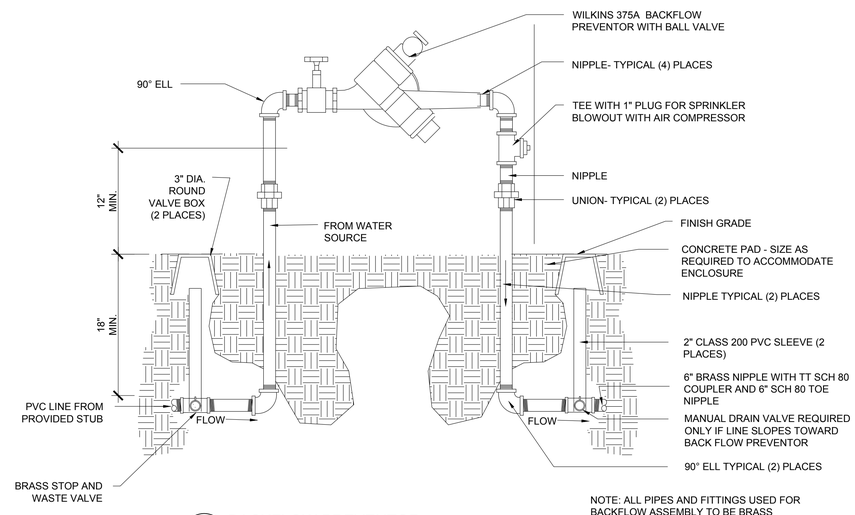
3 LAWN & ROOT ZONE VALVE ASSEMBLY

N.T.S.



4 DRIP VALVE ASSEMBLY

N.T.S.

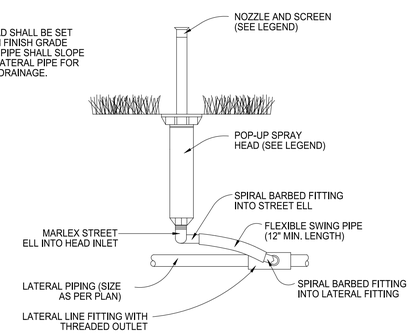


NOTE: ALL PIPES AND FITTINGS USED FOR BACKFLOW ASSEMBLY TO BE BRASS

5 BACKFLOW PREVENTOR

N.T.S.

NOTE:
TOP OF HEAD SHALL BE SET FLUSH WITH FINISH GRADE AND SWING PIPE SHALL SLOPE TOWARDS LATERAL PIPE FOR COMPLETE DRAINAGE.



6 SPRAY HEAD

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Signature Homes

7444 South State Street
Midvale, UT

Mark	Date (D-M-Y)	Description
	- -	
	- -	
	- -	
	- -	
	- -	
	- -	
	- -	

DRAWING: **LA Spec&Details**
CHECKED BY: CDR
SUBMITTAL: Construction Documents
JOB No: 241103
CLIENT:Signature Homes
RELEASE DATE: 01-23-2025

IRRIGATION DERAILS

IR-400

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW
811
or
800-662-4111

FILENAME: C:\Projects\Semrani\Midvale townhomes\Design\Plans\LA Spec&Details.dwg TAB: ir det PLOT DATE AND TIME: 3/26/2025 9:57 AM

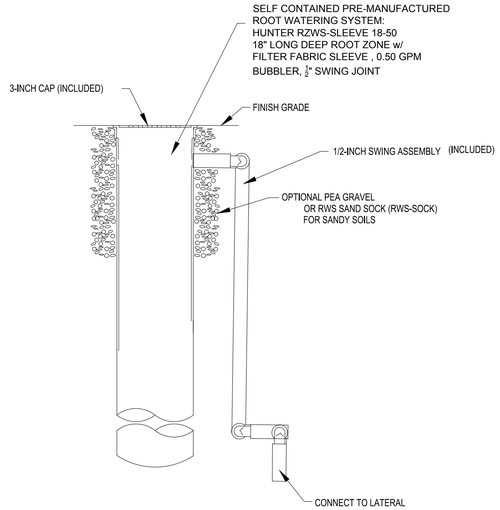
NOTES:
1. INSTALL TWO (2) PER TREE

2. POSITION UNITS EVENLY SPACED AROUND ROOT BALL IN A 5' RADIUS. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.

3. IN SANDY SOILS INSTALL RWS SAND SOCK PER MANUFACTURES RECOMMENDATIONS.

1 TREE ROOT ZONE SYSTEM

N.T.S.



CDR CONSULTING, LLC
Design ♦ Drafting

2027 N 700 West
West Bountiful, UT
84087

P: 801-891-0373
creynolds@cdrconsultllc.com

The Aaron by Signature
Signature Homes

7444 South State Street
Midvale, UT

Mark	Date (D-M-Y)	Description
	- -	
	- -	
	- -	
	- -	
	- -	
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	- -	

DRAWING: **LA Spec&Details**
CHECKED BY: CDR
SUBMITTAL: Construction Documents
JOB No: 241103
CLIENT:Signature Homes

RELEASE DATE: 01-23-2025

DEEP ROOT ZONE DETAILS

IR-410

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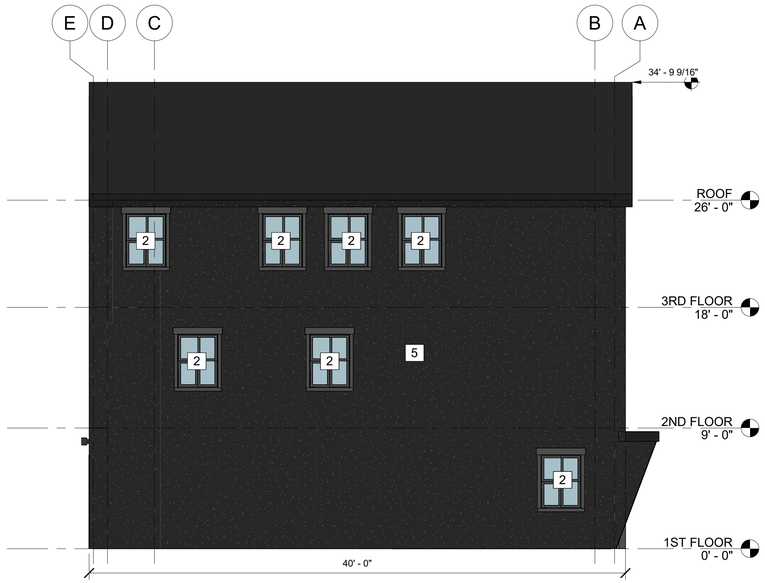
IT'S THE LAW
811
1-800-662-4111

TOWNHOME TYPE 1A
7 PLEX

1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

REFERENCE NOTES

1. DOOR
2. WINDOW
3. BOARD AND BATTEN SIDING
4. HORIZONTAL LAP SIDING
5. STUCCO SIDING
6. EXTERIOR WALL MOUNTED LIGHT

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

CLIENT: SIGNATURE HOMES
DWG:
JOB No: 5710-SH02-24
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DESIGN BY: SK
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DATE: 01/21/2025

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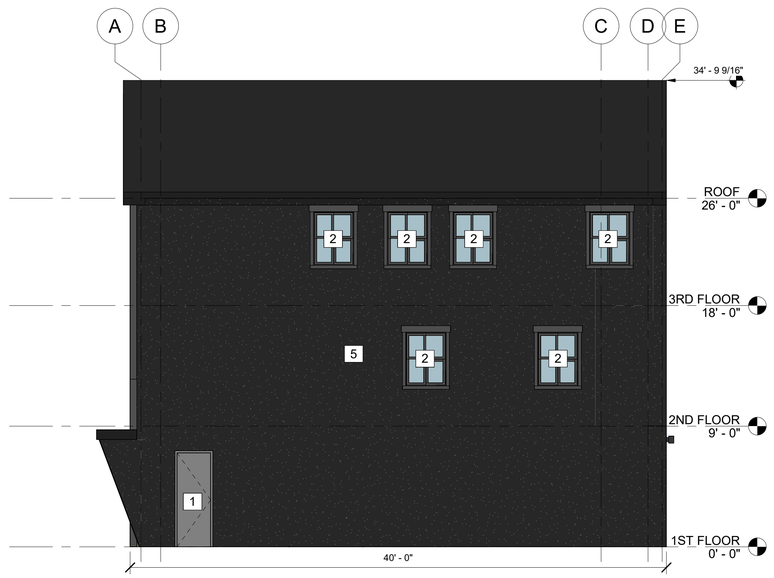
TOWNHOME TYPE 1A
7 PLEX

1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

REFERENCE NOTES

1. DOOR
2. WINDOW
3. BOARD AND BATTEN SIDING
4. HORIZONTAL LAP SIDING
5. STUCCO SIDING
6. EXTERIOR WALL MOUNTED LIGHT

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
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TOWNHOME TYPE 1A
7 PLEX

1 FRONT VIEW

2 REAR VIEW

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
RENDERINGS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

CLIENT: SIGNATURE HOMES
DWG:
JOB No: 5710-SH02-24
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS

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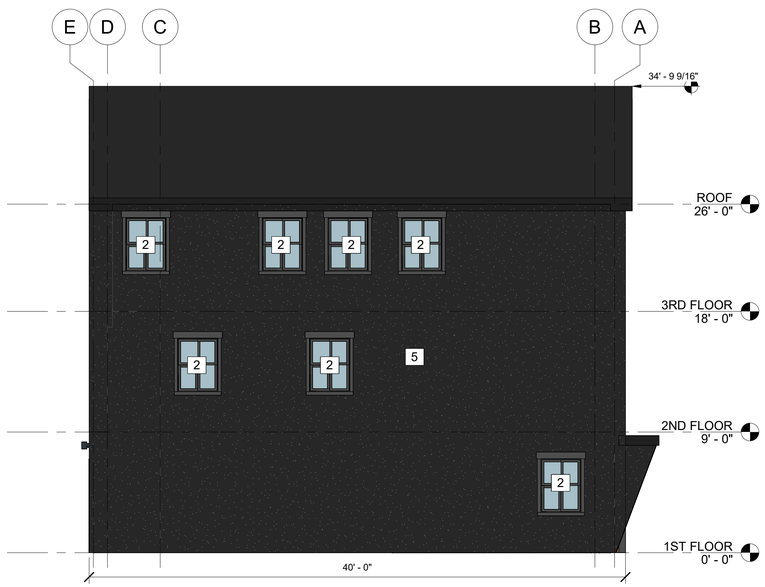
TOWNHOME TYPE 1B
8 PLEX

1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

REFERENCE NOTES

1. DOOR
2. WINDOW
3. BOARD AND BATTEN SIDING
4. HORIZONTAL LAP SIDING
5. STUCCO SIDING
6. EXTERIOR WALL MOUNTED LIGHT

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

CLIENT: SIGNATURE HOMES
DWG:
JOB No: 5710-SHG2-24
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DRAWN BY: SK
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DATE: 01/21/2025

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TOWNHOME TYPE 1B
8 PLEX

1 SOUTH ELEVATION
3/16" = 1'-0"

2 WEST ELEVATION
3/16" = 1'-0"

REFERENCE NOTES

1	DOOR
2	WINDOW
3	BOARD AND BATTEN SIDING
4	HORIZONTAL LAP SIDING
5	STUCCO SIDING
6	EXTERIOR WALL MOUNTED LIGHT

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

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DWG:
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TOWNHOME TYPE 1B
8 PLEX

1 FRONT VIEW

2 REAR VIEW

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THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
RENDERINGS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

CLIENT: SIGNATURE HOMES
DWG:
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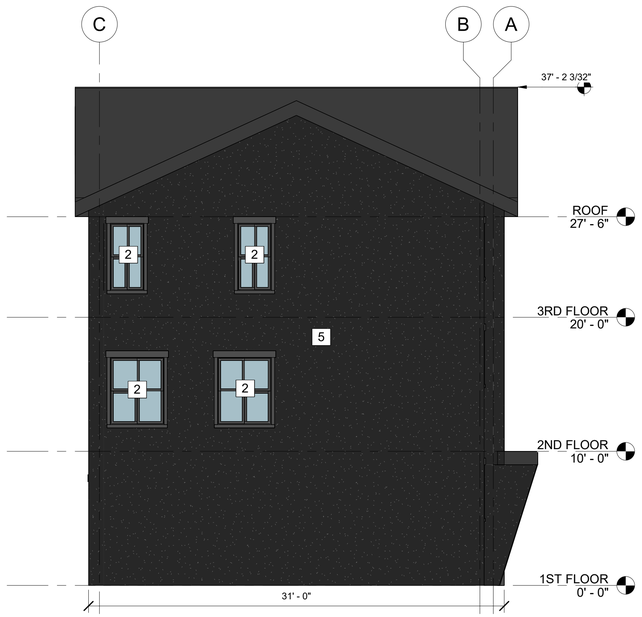
TOWNHOME TYPE 2
5 PLEX

1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

REFERENCE NOTES

1	DOOR
2	WINDOW
3	BOARD AND BATTEN SIDING
4	HORIZONTAL LAP SIDING
5	STUCCO SIDING
6	EXTERIOR WALL MOUNTED LIGHT

MIDVALE TOWNHOMES
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

CLIENT:
DWG:
JOB No:
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DATE: 01/21/2025

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TOWNHOME TYPE 2
5 PLEX

1 SOUTH ELEVATION
3/16" = 1'-0"

2 WEST ELEVATION
3/16" = 1'-0"

REFERENCE NOTES

1	DOOR
2	WINDOW
3	BOARD AND BATTEN SIDING
4	HORIZONTAL LAP SIDING
5	STUCCO SIDING
6	EXTERIOR WALL MOUNTED LIGHT

MIDVALE TOWNHOMES
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

CLIENT:
DWG:
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TOWNHOME TYPE 2
5 PLEX

1 FRONT VIEW

2 REAR VIEW

MIDVALE TOWNHOMES
7444 S State Street
Midvale, UT
RENDERINGS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

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DWG:
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REVISIONS

#	DATE	CITY COMMENTS

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

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
4/9/2025

SUBJECT

John Semnani requests Small Scale Master Plan approval for a 27-unit townhome development located at 7444 S State St in the Multifamily Residential – Medium to High Density (RM-25) zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

7444 S State Street was rezoned to RM-25 by the City Council on March 18, 2025, with a development agreement. This proposal has been reviewed by Planning Staff, the City Engineer, the Unified Fire Authority, and Public Works for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposed small scale master plan complies with requirements outlined in Midvale City Code and in the recorded development agreement. Please reference the full plan set included with the CUP staff report for details.

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

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the Small Scale Master Plan with the following findings:
Findings:

1. The application is for a small scale master plan for a 27-unit townhome development located at 7444 S State St.
2. A small scale master planned development application is required for projects over 1 acre in the RM-25 zone.
3. The project complies with the small scale master planned development process outlined in Midvale City Code 17-3-5.
4. The project is consistent with the recorded development agreement and does not propose any changes.
5. The applicable review departments have reviewed the project and forwarded the item on for Planning Commission to render a decision.

RECOMMENDED MOTION

I move that we approve the Small Scale Master Plan for a 27-unit townhome development located at 7444 S State Street with the findings included in the staff report.

ATTACHMENTS

1. Development Agreement

When recorded, return to:
Midvale City
7505 S. Holden Street
Midvale City, UT 84047
Attn: Midvale City Recorder

DEVELOPMENT AGREEMENT
(The Aaron by Signature)
Midvale City, Utah

This DEVELOPMENT AGREEMENT (this "Development Agreement" or "Agreement"), dated as of the 18th day of March, 2025 (the "Effective Date"), is entered into by and between Steven Ho and Cuiling Lao, individuals, and Ho's Investment, LLC, a Utah limited liability company (collectively, the "Owners"), Signature Homes, LLC, a Utah limited liability company ("Developer"), and Midvale City, a Utah municipal corporation and political subdivision of the state of Utah ("Midvale City" or "City"). Owners, Developer, and City are sometimes referred to herein individually as a "Party," and collectively as the "Parties."

A. **Property.** Developer has the option to purchase certain real property within Midvale City from Owners (as more particularly defined in Exhibit A, attached hereto and incorporated herein, the "Property"). Owners own the Property and have consented to their property being subject to this Development Agreement.

B. **The Aaron by Signature.** Developer intends to construct on the Property a residential master planned development project (as more particularly defined in Section 1.2 below, the "The Aaron by Signature" or "Project").

C. **Zoning.** The Developer, with the consent of the Owners, applied for the Property to be rezoned, pursuant to the City's Zoning Ordinance, as Multifamily Residential-Medium to High Density (RM-25). This zone, described in Chapter 17-7-4 of the Midvale City Municipal Code, establishes the procedural and substantive requirements for approval by the City for development on the Property. The Midvale Planning Commission heard the Developer's application on August 14, 2024. In exchange for the Owners' and Developer's voluntary restrictions on the development of the Project included in this Development Agreement, the City Council held a public hearing and approved the Developer's application with Ordinance No. 2025-C-4 on Mar 18, 2025.

D. **State Authority.** Pursuant to its authority under Utah Code Ann. § 10-9a-101, *et seq.*, Midvale City is authorized to enter into development agreements as provided therein. The City, through its exercise of its legislative discretion, desires to enter into this Development Agreement in order to further its land use policies, goals, and objectives and to obtain the benefits for the City provided herein.

NOW, THEREFORE, in consideration of the above recitals, terms of this Development Agreement, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Article I
THE AARON BY SIGNATURE

1.3.5.2 All common area landscaping of the Project must be in place prior or bonded for prior to issuance of the first certificate of occupancy of the Project except that the sidewalks may be installed upon completion of the Project. Landscaping associated with a specific unit must be installed or bonded for prior to issuance of a certificate of occupancy for that unit. If seasonal conditions make installation of part or all of the common area or a specific unit landscaping unfeasible, then Developer may defer installation of the affected common area or specific unit landscaping by posting one or more landscape bonds consistent with the City's bonding policies and Utah law. These bonds must provide the financial security for the uninstalled landscape improvements including, but not limited to, fencing, pedestrian hardscapes, plant materials, irrigation components, labor, and other landscape improvements. If a bond is provided, all uninstalled landscaping must be installed within six months or by the following May 31, whichever comes later. Bonds will be released in accordance with Utah Code Annotated § 10-9a-604.5.

1.3.5 **Thematic Elements**. Developer agrees to implement a common theme and consistency with certain elements within the Project. These thematic elements shall be established by the approved SSMP.

1.3.6 **Limited Building Height**. Developer agrees to limit the height of any structure within sixty (60) feet of the west property line of the Project to thirty-three (33) feet, as measured from the lowest existing grade point within the structure's footprint to the highest point of the structure (the "Height Limit"). Developer shall ensure that no structure within sixty (60) feet of the west property line of the Project exceeds the Height Limit under any circumstances.

1.3.7 **Landscape Buffer**. Developer agrees to build an eight (8) foot fence and plant trees ten (10) feet on center within ten (10) feet of the west property line of the Project (the "Landscape Buffer"). The Landscape Buffer will be reflected in the approved SSMP. The Landscape Buffer shall consist of tree species that are suitable for the local climate and soil conditions. The trees within the Landscape Buffer shall be planted at intervals that will allow them to grow into a continuous buffer over time. Developer shall be responsible for the maintenance of the Landscape Buffer until the trees have fully established a landscape buffer, which includes replacing any trees that fail to thrive. Developer shall ensure that all planting and maintenance activities comply with all applicable state and federal regulations and shall obtain any necessary permits and approvals from relevant authorities. The installation of the Landscape Buffer must be completed prior to the issuance of any certificate of occupancy. Developer shall require the Condominium Unit Owners' Association, as more fully described in Subsection 1.3.11 of this Agreement, to be responsible in perpetuity for the maintenance of the Landscape Buffer including, but not limited to, maintaining the Landscape Buffer fence in good repair and replacing any trees in the Landscape Buffer that die or become diseased with healthy trees as identified in the approved SSMP.

1.3.8 **Preexisting Easement Use.** In order to prevent access to the preexisting easement on Salt Lake County Recorder Parcel No. 21-25-427-036-0000 (the "Easement"), Developer agrees to plant screening shrubs three (3) feet on center within five (5) feet of a line extending from the northwest corner of Parcel No. 21-25-427-052-0000 due west to the property line of Parcel No. 21-25-427-008-0000. Developer, Owners, and future residents of the Project shall not use the Easement for ingress or egress purposes. Notwithstanding the restriction on ingress and egress, the Developer and Owners may use the Easement for utility purposes, including but not limited to the installation, maintenance, and repair of utility lines. The planting of the shrubs under this Subsection must be completed prior to the issuance of any certificate of occupancy.

1.3.9 **Future Subdivision Required**. Prior to any certificate of occupancy being issued for the Project, Developer shall further subdivide the Property into individual units and common

2.1 **Rights of Access.** For the purpose of ensuring compliance with this Development Agreement, upon reasonable advanced notice to Developer and during reasonable times, representatives of the City have the right of access to the Property and all buildings and structures thereon without charges or fees, during the period of construction for the purposes of this Agreement. Such representatives must comply with all safety rules of Developer and its general contractor, including signing a standard construction area release. In addition, upon reasonable advanced notice to Developer, the City has the right to enter the Property or any buildings or improvements thereon at all reasonable times for the purpose of exercising the City's remedies, including cure rights contained in this Agreement and for the construction, reconstruction, maintenance, repair, or service of any public improvements or public facilities located on the Property.

2.2 **Construction Parking.** During construction, the Developer must inform its employees, contractors, and subcontractors that they are restricted from parking on public streets during the first 80% of the construction of the Project. In the event that its employees, contractors, or subcontractors park on a public street, the City may require the Developer to correct the issue within a reasonable amount of time. During the last 20% of the construction of the Project, the Developer's employees, contractors, and subcontractors may park on public streets in accordance with applicable law.

2.3 **Construction of Agreement.** Each Party has jointly participated in the drafting of this Agreement, which each Party acknowledges is the result of extensive negotiations between the Parties. Accordingly, the Parties agree that in the event an ambiguity or question of intent arises, this Agreement shall be construed as if drafted jointly by the Parties, and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any provisions of this Agreement. Furthermore, the Parties agree that this Development Agreement must be constructed and interpreted to ensure that the Developer and Owners comply with the requirements and conditions of the Applicable Laws.

2.4 **Applicable Laws.** Where this Development Agreement refers to laws of general applicability to the Project, that language refers to ordinances which apply generally to other similarly situated, subdivided properties within Midvale City and any other applicable laws, rules, or regulations, which apply to the ownership, development, and use of the Property, whether or not in existence on the date hereof, including without limitation any such ordinances, rules, or regulations in existence on the date hereof that are subsequently amended or deleted (individually and collectively, the "Applicable Laws"). Except as otherwise provided in Section 1.5, the Applicable Laws adopted on or after the date hereof may not apply to the Project if such laws would have a materially adverse effect on the Developer's vested rights described herein.

2.5 **Agreements to Run with the Land.** This Development Agreement must be recorded against the Property. The agreements contained herein run with the land and are binding on and insure to the benefit of all successors and assigns of the Developer and Owners in the development of any portion of the Project.

2.6 **Release of Developer:** In the event of a transfer of the Project, Developer must obtain an assumption by the transferee of the obligations under this Development Agreement, and, in such an event, the transferee will be fully substituted as Developer under this Development Agreement. Following recording of such assumption of obligations, the Developer executing this Development Agreement is released from any further obligations with respect to this Development Agreement. The Developer must notify the City of any transfer of the Project.

2.7 **Duration; Survival of Obligations and Rights.** The term of this Development Agreement will commence on the date this Development Agreement is executed by the Parties and will

2.10 **No Third-Party Rights.** This Development Agreement does not create any third-party beneficiary rights. It is specifically understood by the Parties that: (a) the development of the Property under this Development Agreement is a private development; (b) the City has no interest in or responsibilities for or duty to third parties concerning any improvements on the Property; and (c) Developer and Owners have full power over and exclusive control of the Property subject to the obligations of Developer and Owners under this Development Agreement and all Applicable Laws.

2.11 **Integration.** Except as otherwise specified and agreed in writing, this Development Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature, and may only be modified by a subsequent writing, duly executed by the Parties hereto. By this reference, the foregoing recitals and the attached exhibits are incorporated in and made a part of this Development Agreement.

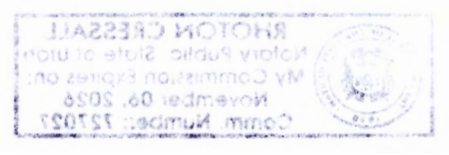
2.12 **Further Assurances.** The Parties to this Development Agreement agree to reasonably cooperate with each other in effectuating the terms and conditions of this Development Agreement and, further, agree to execute such further agreements, conveyances, and other instruments as may be required to carry out the intent and purpose of this Development Agreement.

2.13 **Waiver; Time of Essence.** No failure or delay in exercising any right, power, or privilege hereunder on the part of any Party may operate as a waiver thereof. No waiver may be binding unless executed in writing by the Party making the waiver. Time is of the essence of this Development Agreement.

2.14 **Obligations and Rights of Mortgage Lenders.** Developer or Owners may finance the Property and may execute one or more mortgages, deeds of trust, or other security arrangements with respect to the Property and may assign this Development Agreement to a holder of any such financial instrument without prior written notice to or consent of the City. The holder of any mortgage, deed of trust, or other security arrangement with respect to the Property, or any portion thereof, may not be obligated under this Development Agreement by virtue of such assignment to construct or complete improvements or to guarantee such construction or completion, but is otherwise bound by all of the terms and conditions of this Development Agreement which pertain to the Property or such portion thereof in which it holds an interest. Any such holder who comes into possession of the Property, or any portion thereof, pursuant to a foreclosure of a mortgage or a deed of trust, or deed in lieu of such foreclosure, takes the Property, or such portion thereof, subject to all requirements and obligations of this Development Agreement and any pro rata claims for payments or charges against the Property, or such portion thereof, deed restrictions, or other obligations which accrue prior to the time such holder comes into possession. Nothing in this Development Agreement may be deemed or construed to permit or authorize any such holder to devote the Property, or any portion thereof, to any uses, or to construct any improvements thereon, other than those uses and improvements provided for or authorized by this Development Agreement, and, as would be the case in any assignment, the purchaser of the Property from the holder is subject to all of the terms and conditions of this Development Agreement, including the obligation to complete all required amenities and improvements. Additionally, nothing herein may be so construed as to prohibit a mortgage or deed of trust holder from providing security for the standard installation of development improvements pursuant to the Applicable Laws.

2.15 **Disputes.** In the event that a dispute arises in the interpretation or administration of this Development Agreement, the disputing Party will provide written notice to the other Party of the dispute with reasonable specificity. The Parties agree to negotiate a resolution in good faith. If the negotiation does not resolve a default under this Development Agreement, then prior to taking any action to terminate

(signature pages follow)



DEVELOPER:

Signature Homes, LLC

By: _____
Name: Jahangere Semnani
Title: Manager

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On the 14 day of March, 2025, personally appeared before me Kelly M. Cook, whose identity is personally known to me or proven on the basis of satisfactory evidence, who being by me duly sworn did say he/she is the Manager of Signature Homes, LLC and that the Development Agreement was signed by him/her in behalf of said Corporation by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me that said Corporation executed the same.

KELLY MARIE COOK
Notary Public, State of Utah
Commission #736188
My Commission Expires
03/18/2028

_____
Notary Public
Residing at: Salt Lake County

My Commission Expires:

03/18/2028

OWNER:

Cuiling Lao

By: Cui Ling Lao.
Name: Cui Ling Lao.
Title: owner.

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On the 14 day of March, 2025, personally appeared before me Kelly M. Cook, whose identity is personally known to me or proven on the basis of satisfactory evidence, who being by me duly sworn did say he/she is subscribed to this Development Agreement, and acknowledged he/she executed the same.

KELLY MARIE COOK
Notary Public, State of Utah
Commission #736188
My Commission Expires
03/18/2028

Kelly M. Cook
Notary Public
Residing at: Salt Lake County

My Commission Expires:

03/18/2028

EXHIBIT A
(Legal Description)

Parcel 1:

Commencing in the center of State Street 20 rods South and 11.4 rods East from the East Quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Meridian; thence North 14 feet; thence West 215 feet; thence North 66 feet; thence West 35 feet; thence North 20 feet; thence West 410 feet; thence South 90 feet; thence East 40 rods to beginning.

Less any portion located within State Street.

Also, less and excepting:

Beginning at a point in the Easterly boundary line which is 330.00 feet South and 138.00 feet East from the West Quarter corner of said Section 30, said point is also approximately 45.90 feet perpendicularly distant Westerly from the control line of said project opposite Engineer Station 202+00.03; and running thence South 00°53'10" West 4.49 feet along the Westerly right of way line of the existing Highway State Route 89, to the Southerly boundary line of said entire tract; thence North 89°06'50" West 3.60 feet along said Southerly boundary line to a line parallel with and 49.50 feet perpendicularly distant Westerly from said control line; thence North 00°50'51" East 18.45 feet along said parallel line to a point in the Northerly boundary line of said entire tract; thence North 89°59'43" East 3.59 feet along said Northerly boundary line; thence South 00°49'30" West 14.01 feet along said Westerly right of way line to the point of beginning, as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel No.: 21-25-427-047

Parcel 2:

Commencing 240 feet South and 29 rods West from the East Quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Meridian; thence South 90 feet; thence West 42.9 feet, more or less; thence North 90 feet; thence East 42.9 feet, more or less, to beginning.

Parcel No.: 21-25-427-009

Parcel 3:

The land hereinafter referred to is situated in the City of Midvale, County of Salt Lake, State of Utah, and is described as follows:

Commencing North 1996.50 feet and West 504.95 feet from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 28.00 feet; thence North 346.50 feet; thence East 123.00 feet; thence South 88.51 feet; thence South 85°21'58" West 95.31 feet; thence South 250.29 feet to the point of beginning.

Parcel No.: 21-25-427-036

Parcel 4:

A right of way appurtenant to Parcel 4, as disclosed by the Warranty Deed, recorded July 14, 2006, as Entry No. 9783218, in Book 9322, at Page 2465, of official records, over the following:

Beginning at a point in the center of State Street 330.0 feet South and approximately 11.4 rods East of the Northeast corner of the Southeast Quarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 215.0 feet; thence South 2.0 feet; thence South 89°19' East 215.0 feet; thence North 4.56 feet to the point of beginning.

Parcel No.: 22-30-301-012