Conditional Use Staff Report

Meeting Body: City of Kearns Planning Commission

Meeting Date: July 7, 2025

File Number & Project Type: CUP2025-001399

Multi-Family Dwelling (5 dwellings or more).

Address: 5000 West 5035 South Kearns, UT 84118

Planner: Jeff Miller

Applicant: Jake Williams

Staff Recommendation: Approval for the proposed CUP.

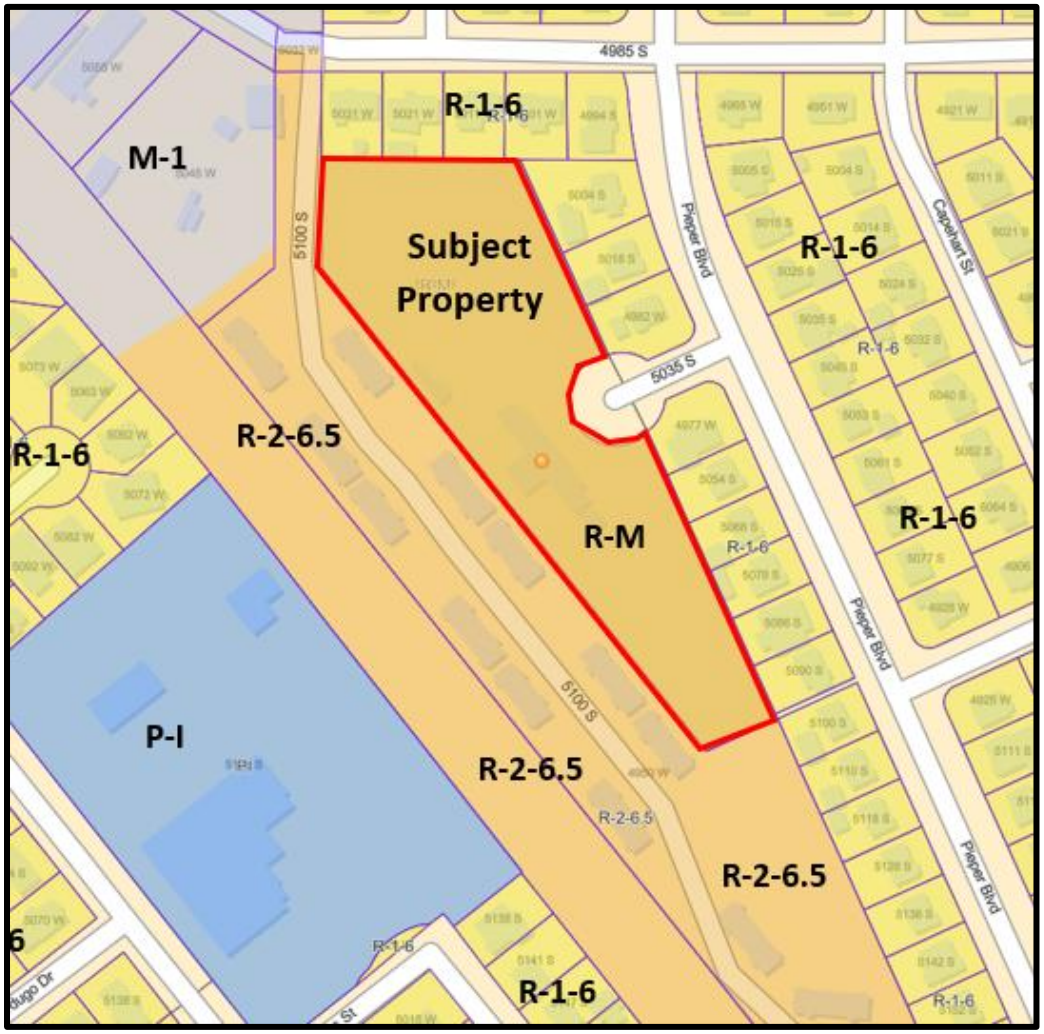
Exhibits:

- **A. Aerial Map**
- **B. Plan Set**

PROJECT DESCRIPTION

Jake Williams is requesting conditional use approval for the 50-Unit Kearns Brinshore Housing Connect Apartments. The proposed apartment building will be a centrally located singular building on the site. In addition to the apartment building, the applicant is proposing to relocate the existing daycare on the site to a new building located at the north end of the property.

SITE MAP (below and attached as Exhibit B)



SITE VICINITY AND DESCRIPTION

The subject property is 3.13 acres in size and is currently zoned R-M (High Density Residential). Based on the proposed 50 units, the density will be approximately 16 units per acre. The current use of the property is a daycare facility, which is located in a historic train station for Camp Kearns (which has received numerous renovations/modifications over the years and has structurally lost its historical significance, unfortunately). The existing daycare building will be removed from the property.

To the immediate west is a relatively large area of parcels in the R-2-6.5 (Medium Density Residential) Zone, which currently has multiple apartment buildings located across this property. Although not currently connected to this project, the applicant will be renovating these existing apartment buildings and providing vehicular and pedestrian connections, in order to be cohesive with the proposed housing project. Camp Kearns is located to the northwest of the property and contains a variety of industrial uses in the M-1 & M-2 (Industrial) Zones. To the immediate east, there is a large area of single-family homes in the R-1-6 (Single-Family Residential) Zone.

There are three proposed access points into the proposed development. One will be through the existing access point for the property off of 5035 South, the other two will connect onto 5130 West (north and south of the apartment building).

The subject property does slope from the east to the west. As such, the apartment building will have 2 stories facing towards the east, and three stories facing west towards the adjoining apartment buildings.

APPLICABLE STANDARDS

State statute 10-9a-507(2) and 17-27a-506(2)(a)

(i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

1. Compliance with zoning ordinance requirements and the general plan.
The proposed development complies with the zoning ordinance. The general plan identifies the subject property as being used for commercial uses in the future. The existing commercially used daycare will be relocated to a new building at the north end of the property.
2. Compliance with other applicable ordinances
The proposed development complies with all other applicable ordinances.
3. Does not pose traffic hazard or cause unmitigated traffic increases
The proposed development will not cause significant traffic increases, with the increase from 1 access point to the site to the proposed 3 access points.
4. Compliance with other health, safety, geologic, and other codes
The proposed development complies with health, safety, geologic and other code requirements.
5. Compliance with adopted standards to mitigate impacts
N/A.

ISSUES OF CONCERN/PROPOSED MITIGATION

Issue of Concern:

The Traffic Engineer has identified the pedestrian access connecting to the site off of 5035 South as an issue of concern.

Proposed Mitigation:

The applicant will work with the Traffic Engineer during the Final Technical Review to propose adequate pedestrian access to the site off of 5035 South. The Traffic Engineer has indicated that there is sufficient dedicated public right of way off of 5035 South to ensure that there will be an adequate pedestrian access point constructed.

PUBLIC INPUT

Planning Staff has not received any comments from the surrounding neighbors or the general public as of the completion of this staff report. Any comments that are received will be forwarded to the City of Kearns Planning Commission for review and will be summarized on July 7th.

SUMMARY AND RECOMMENDATION

Summary of issues:

Planning Staff has completed a conceptual site plan review of the proposed development with our reviewing agencies. All agencies have given their conceptual approval, and will be able to provide their final approval through the Final Technical Review, which will be submitted and reviewed after the planning commission makes a decision on this proposed use. Staff has verified that all ordinances have been met for the proposed use.

Recommendation:

Planning Staff recommends the City of Kearns Planning Commission approves the conditional use permit for the proposed 50-Unit Kearns Brinshore Housing Connect Apartments, subject to the conditions of approval listed below.

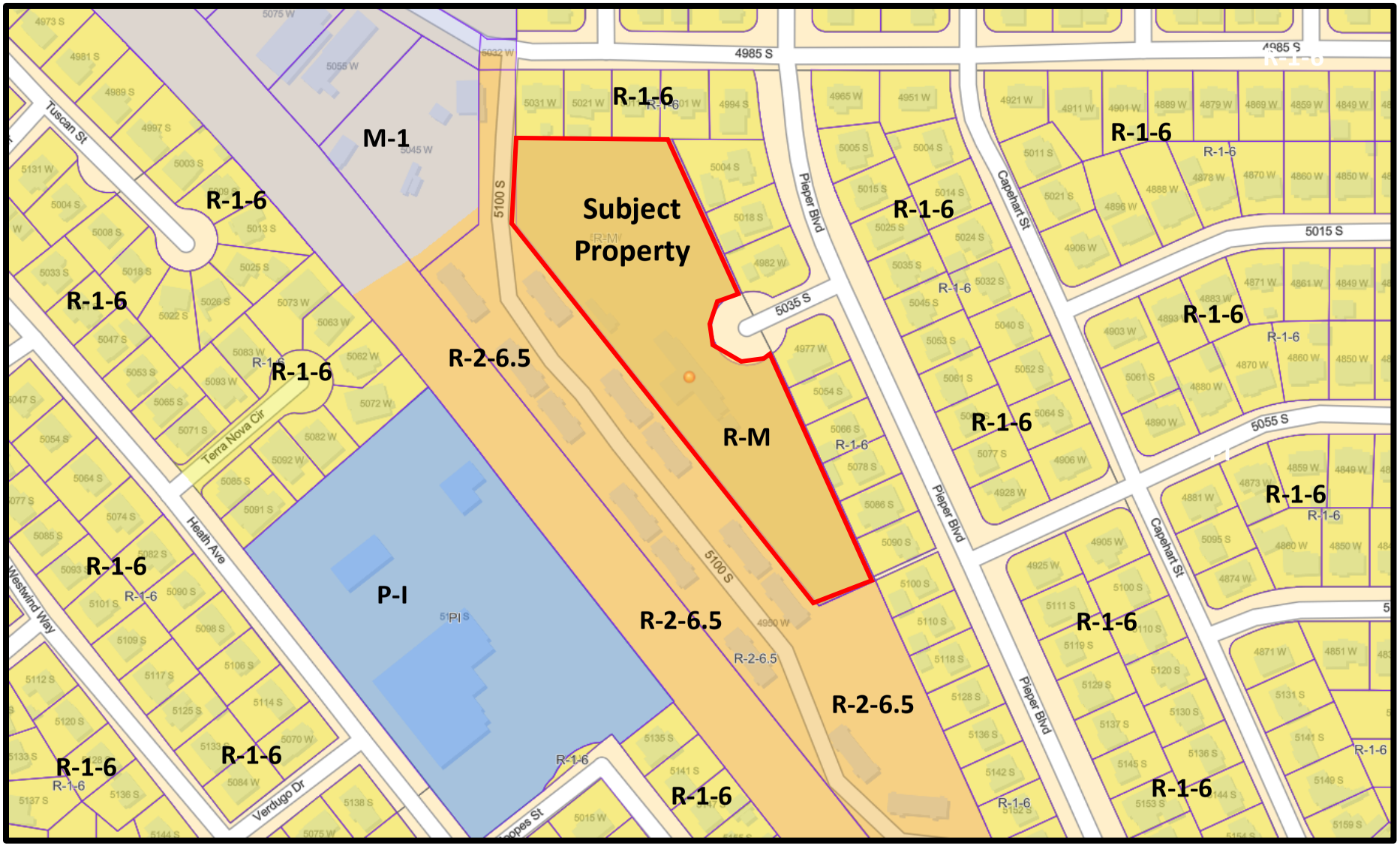
PLANNING COMMISSION OPTIONS:

As the approval authority for conditional uses, the planning commission has the following options:

1. **Approval:** The planning commission finds that conditional use application (CUP2025-001399) complies with all applicable standards as proposed.
2. **Approval with conditions (Staff Recommendation):** The planning commission finds that upon compliance with the following conditions, the anticipated detrimental effects of conditional use application (CUP2025-001399) will be reasonably mitigated, per the following conditions of approval:
    a. The applicant will work with the Traffic Engineer to propose and construct an adequate pedestrian access point off of 5035 South.
    b. The applicant will work with planning staff and the reviewing agencies during the Final Technical Review to obtain final approval, prior to submitting for a building permit.
3. **Denial:** The planning commission finds that the anticipated detrimental effects of conditional use application [insert file number] cannot be substantially mitigated by the imposition of conditions to achieve compliance with applicable standards.

CUP2025-001399: Conditional Use Approval for 50-Unit Kearns Brinshore Housing Connect Apartments

Parcel: 5000 West 5035 South (20-12-426-002-0000)



Kearns Brinshore/Housing Connect

22 Communities

4996 & 4998 W 5035 S
Kearns, UT 84118

PROJECT NUMBER: Project No. 703

Concept Site Plan

June 12, 2025

VICINITY MAP

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ISSUE DATE:	June 12, 2025

COVER SHEET

AC.01

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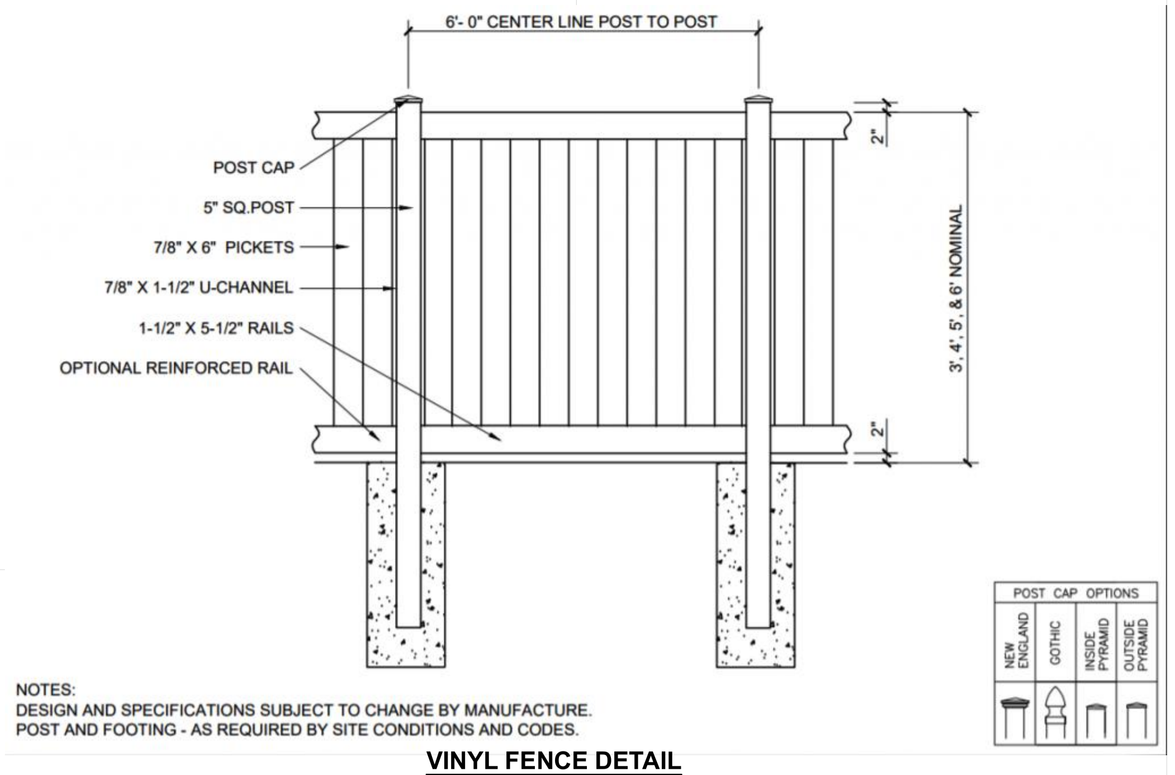
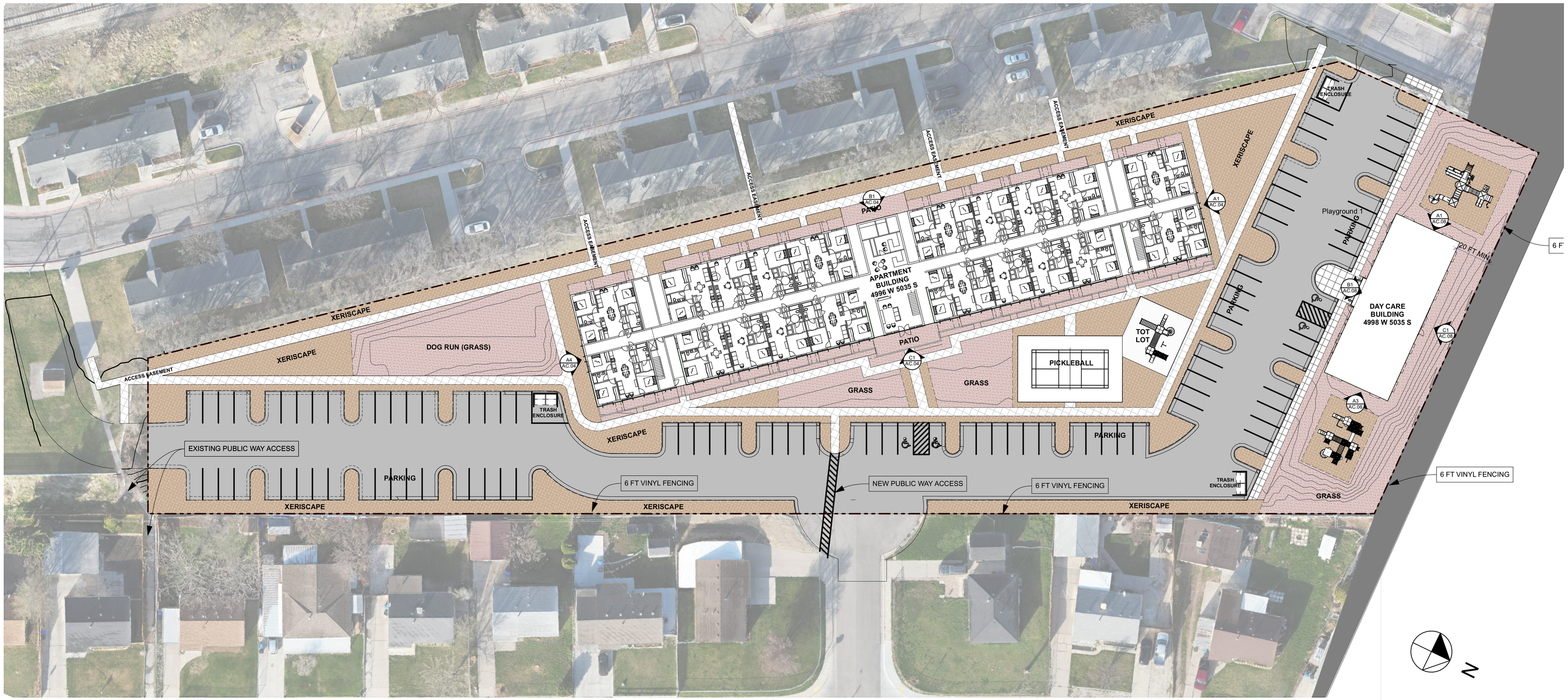


NOTES:
DESIGN AND SPECIFICATIONS SUBJECT TO CHANGE BY MANUFACTURE.
POST AND FOOTING - AS REQUIRED BY SITE CONDITIONS AND CODES.

VINYL FENCE DETAIL



A1 Architectural Site Plan
SCALE: 1" = 30'
0 30' 60'

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ARCHITECTURAL SITE PLAN

AC.02

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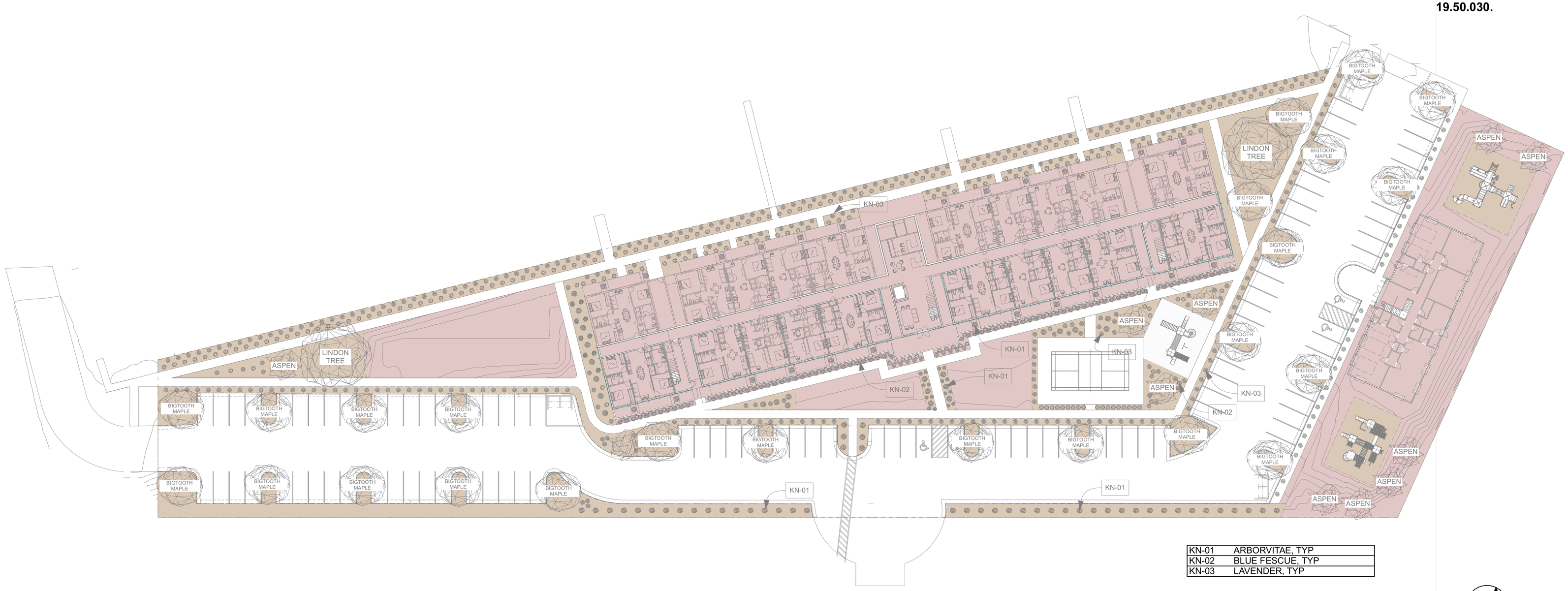
19.50.030 – Landscape Irrigation Standards and Efficient Water Usage.
A. Establishment and Maintenance of a Site-Specific Landscape Water Allowance. To facilitate efficient
B. water consumption in the establishment and long-term maintenance of site landscape improvements, an annual landscape water allowance shall be established and maintained for each improved property as set forth in this Chapter.
1. Acceptable water efficiency shall be deemed to have been achieved when the approved landscape plan indicates a landscape water allowance of no more than fifteen (15) inches per square foot (sq. ft.) average for the entire landscaped area of the site. Multiplying this figure by the total irrigated landscape area in square feet yields the annual water budget for landscape use for the property. A conversion factor of 0.62 shall be used to convert from Inches water utilized to gallons.
Irrigation Requirements in the Landscape.
1. 2. C. 3. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in Lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
Introduction and Use of Native and Other Drought-Tolerant Plants. To promote maximum water conservation, at least eighty percent (70%) of the trees and shrubs used on a site shall be water conserving species, capable of withstanding dry conditions once established. Native plants shall be used to the maximum extent feasible. Drought-tolerant grass varieties shall be used in areas planted in turf or Lawn. Lists of plants that satisfy these requirements and that are available locally may be obtained from the Director or Designee or by referencing Utah State University Extension Center for Water-Efficient Landscaping Water-Wise Plants for Utah Landscapes website.
D. Plant Establishment and Arrangement Based on Water Consumption. Though there are many ways plants can be distinguished from one another, the categorization based on water use is critical for the purpose of this ordinance. The establishment and arrangement of plants on a site according to the water needs of those plants is commonly referred to as hydrozone management. Hydrozone management is required by this Chapter and shall be implemented using the following techniques:
1. This requires separating high water use plants, whenever possible, from medium, low, and very low water plant material within the landscape.
2. Plants with similar water needs shall be clustered within the landscape in areas where water needs can be feasibly managed using independent hydrozones.
3. Each independent hydrozone shall identify a inches per square foot annual irrigation target intended maintain the plant material selected for the zone at maturity.
4. Each independent hydrozone will identify and appropriate irrigation strategy to meet irrigation target established for the hydrozone.
5. The total average water inches per sqft distributed in all hydrozones may not exceed 15 inchers per sqft per year.
6. For projects located at the interface between urban areas and natural (non-irrigated) open space, drought-tolerant plants that will blend with the native vegetation shall be used.
7. Areas with slopes greater than thirty percent (30%) shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.
8. Park strips and other landscaped areas less than eight feet (8') wide shall be landscaped with water-conserving plants. Turf grass is prohibited.

NOTE: FINAL LANDSCAPE PLANS FOR TECHNICAL REVIEW BY STAFF WILL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT AND PROVIDE DROUGHT TOLERANT PLANTS AND IRRIGATION THAT COMPLIES WITH ZONING ORDINANCE 19.50.030.



KN-01	ARBORVITAE, TYP
KN-02	BLUE FESCUE, TYP
KN-03	LAVENDER, TYP

N

A1 AC.03 **First Floor**
SCALE: 1" = 30'

0 30' 60'

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Concept Site Plan

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LANDSCAPE PLANTING PLAN

AC.03

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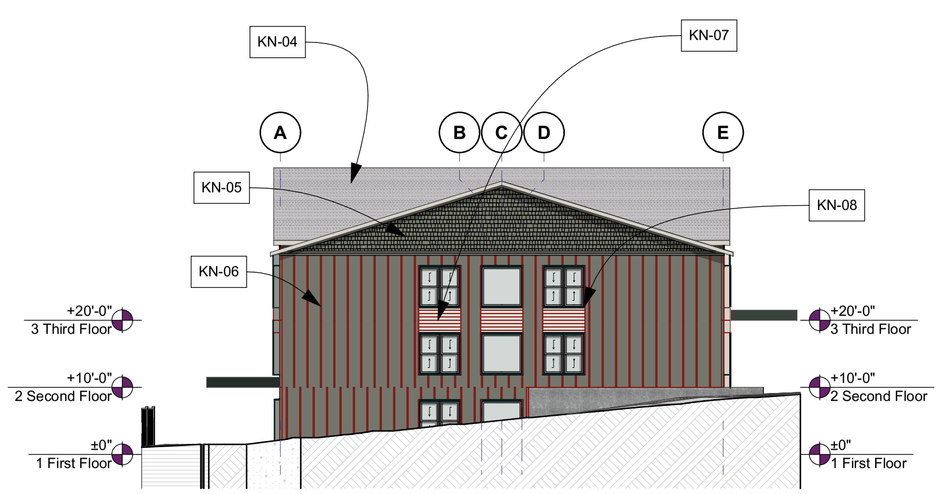
C1 AC.04 **FRONT ELEVATION**

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

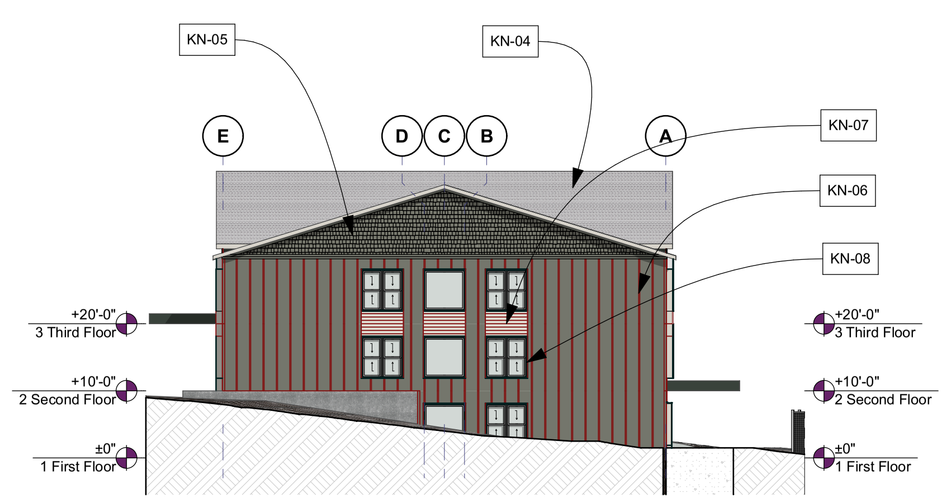
B1 AC.04 **REAR ELEVATION**

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



A1 AC.04 **RIGHT ELEVATION**

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



A4 AC.04 **LEFT ELEVATION**

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

KN-04	ARCHITECTURAL GRADE ASPHALT SHINGLE
KN-05	SHINGLE STYLE HARDIE SIDING
KN-06	BOARD AND BATTON HARDIE SIDING
KN-07	LAPBOARD HARDIE SIDING
KN-08	SUNSHADE WINDOW BOX
KN-09	METAL CANOPY

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APARTMENT BUILDING ELEVATIONS

AC.04

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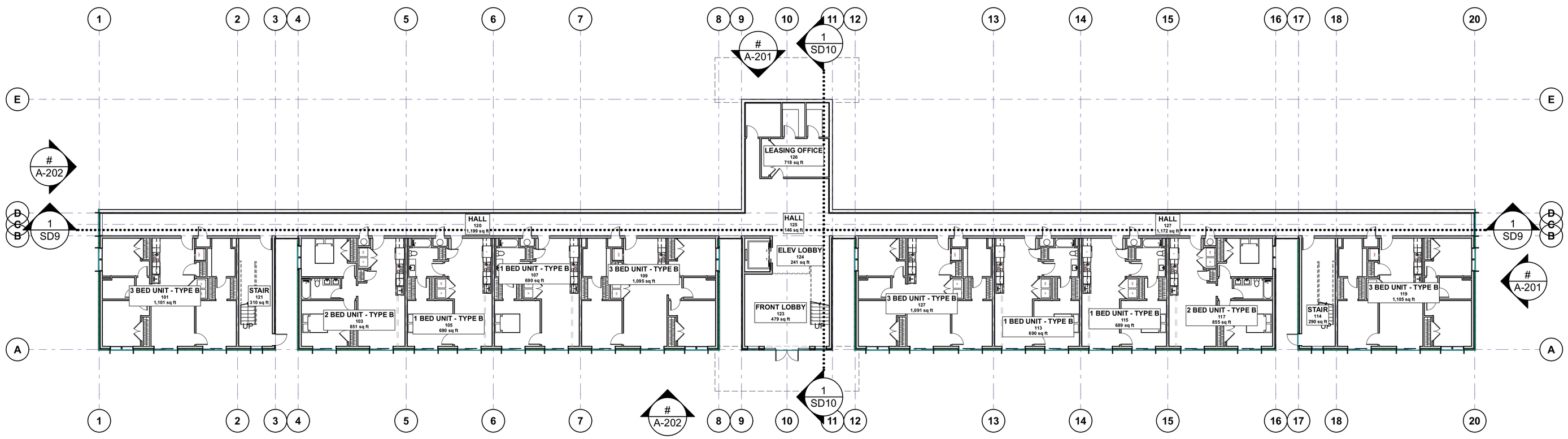
ROOM AREAS SCHEDULE		
ZONE	UNIT / ROOM	GROSS A REA
First Floor		
101	3 BED UNIT - TYPE B	1,100.67
103	2 BED UNIT - TYPE B	851.35
105	1 BED UNIT - TYPE B	690.00
107	1 BED UNIT - TYPE B	690.00
109	3 BED UNIT - TYPE B	1,095.00
113	1 BED UNIT - TYPE B	690.00
114	STAIR	290.16
115	1 BED UNIT - TYPE B	688.56
117	2 BED UNIT - TYPE B	855.00
119	3 BED UNIT - TYPE B	1,104.84
120	HALL	1,198.84
121	STAIR	309.84
123	FRONT LOBBY	478.50
124	ELEV LOBBY	241.29
125	HALL	145.87
126	LEASING OFFICE	718.00
127	3 BED UNIT - TYPE B	1,090.85
127	HALL	1,172.38
		13,411.15 ft²
Second Floor		
201	3 BED UNIT - TYPE B	1,104.84
202	3 BED UNIT - TYPE B	1,104.84
203	2 BED UNIT - TYPE B	855.00
204	2 BED UNIT - TYPE B	853.52
205	1 BED UNIT - TYPE B	690.00
206	1 BED UNIT - TYPE B	690.00
207	1 BED UNIT - TYPE B	690.00
208	1 BED UNIT - TYPE B	690.00
209	3 BED UNIT - TYPE B	1,095.00
210	3 BED UNIT - TYPE B	1,094.38
211	3 BED UNIT - TYPE B	1,094.38
212	3 BED UNIT - TYPE B	1,095.00
213	1 BED UNIT - TYPE B	684.73
214	1 BED UNIT - TYPE B	688.56
215	1 BED UNIT - TYPE B	684.73
216	1 BED UNIT - TYPE B	688.56
217	2 BED UNIT - TYPE B	854.38
218	2 BED UNIT - TYPE B	855.00
219	3 BED UNIT - TYPE B	1,104.84
220	3 BED UNIT - TYPE B	1,104.84
221	STAIR	290.16

ROOM AREAS SCHEDULE		
ZONE	UNIT / ROOM	GROSS A REA
222	UTILITY	290.16
223	HALL	1,042.16
224	HALL	143.75
225	ELEV LOBBY	159.43
226	LOUNGE AMENITY	719.38
227	HALL	1,017.13
228	STAIR	290.16
229	UTILITY	290.16
		21,965.09 ft²
Third Floor		
301	3 BED UNIT - TYPE B	1,104.84
302	3 BED UNIT - TYPE B	1,104.84
303	2 BED UNIT - TYPE B	855.00
304	2 BED UNIT - TYPE B	855.00
305	1 BED UNIT - TYPE B	690.00
306	1 BED UNIT - TYPE B	690.00
307	1 BED UNIT - TYPE B	690.00
308	1 BED UNIT - TYPE B	690.00
309	3 BED UNIT - TYPE B	1,095.00
310	3 BED UNIT - TYPE B	1,095.00
311	3 BED UNIT - TYPE B	1,095.00
312	3 BED UNIT - TYPE B	1,094.37
313	1 BED UNIT - TYPE B	690.00
314	1 BED UNIT - TYPE B	690.00
315	1 BED UNIT - TYPE B	690.00
316	1 BED UNIT - TYPE B	688.80
317	2 BED UNIT - TYPE B	854.38
318	2 BED UNIT - TYPE B	855.00
319	3 BED UNIT - TYPE B	1,104.84
320	3 BED UNIT - TYPE B	1,104.84
321	STAIR	66.51
322	UTILITY	290.16
323	HALL	1,017.12
324	HALL	143.75
325	ELEV LOBBY	159.43
326	FITNESS AMENITY	719.38
327	HALL	1,017.13
328	STAIR	67.01
329	UTILITY	290.16
		21,507.56 ft²
		56,883.80 ft²



A1
A-101
First Floor Plan - Overall
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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Concept Site Plan

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APARTMENT FIRST FLOOR PLAN

AC.05

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ROOM AREAS SCHEDULE

ZONE	UNIT / ROOM	GROSS A REA
First Floor		
101	3 BED UNIT - TYPE B	1,100.67
103	2 BED UNIT - TYPE B	851.35
105	1 BED UNIT - TYPE B	690.00
107	1 BED UNIT - TYPE B	690.00
109	3 BED UNIT - TYPE B	1,095.00
113	1 BED UNIT - TYPE B	690.00
114	STAIR	290.16
115	1 BED UNIT - TYPE B	688.56
117	2 BED UNIT - TYPE B	855.00
119	3 BED UNIT - TYPE B	1,104.84
120	HALL	1,198.84
121	STAIR	309.84
123	FRONT LOBBY	478.50
124	ELEV LOBBY	241.29
125	HALL	145.87
126	LEASING OFFICE	718.00
127	3 BED UNIT - TYPE B	1,090.85
127	HALL	1,172.38
		13,411.15 ft²
Second Floor		
201	3 BED UNIT - TYPE B	1,104.84
202	3 BED UNIT - TYPE B	1,104.84
203	2 BED UNIT - TYPE B	855.00
204	2 BED UNIT - TYPE B	853.52
205	1 BED UNIT - TYPE B	690.00
206	1 BED UNIT - TYPE B	690.00
207	1 BED UNIT - TYPE B	690.00
208	1 BED UNIT - TYPE B	690.00
209	3 BED UNIT - TYPE B	1,095.00
210	3 BED UNIT - TYPE B	1,094.38
211	3 BED UNIT - TYPE B	1,094.38
212	3 BED UNIT - TYPE B	1,095.00
213	1 BED UNIT - TYPE B	684.73
214	1 BED UNIT - TYPE B	688.56
215	1 BED UNIT - TYPE B	684.73
216	1 BED UNIT - TYPE B	688.56
217	2 BED UNIT - TYPE B	854.38
218	2 BED UNIT - TYPE B	855.00
219	3 BED UNIT - TYPE B	1,104.84
220	3 BED UNIT - TYPE B	1,104.84
221	STAIR	290.16

ROOM AREAS SCHEDULE

ZONE	UNIT / ROOM	GROSS A REA
222	UTILITY	290.16
223	HALL	1,042.16
224	HALL	143.75
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227	HALL	1,017.13
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229	UTILITY	290.16
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303	2 BED UNIT - TYPE B	855.00
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305	1 BED UNIT - TYPE B	690.00
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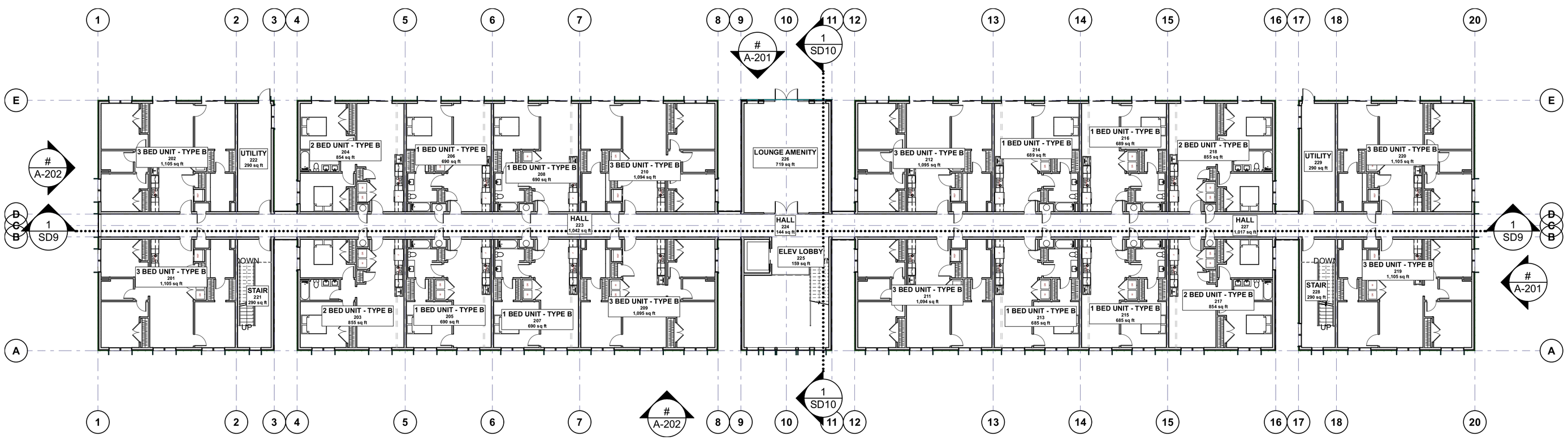
307	1 BED UNIT - TYPE B	690.00
308	1 BED UNIT - TYPE B	690.00
309	3 BED UNIT - TYPE B	1,095.00
310	3 BED UNIT - TYPE B	1,095.00
311	3 BED UNIT - TYPE B	1,095.00
312	3 BED UNIT - TYPE B	1,094.37
313	1 BED UNIT - TYPE B	690.00
314	1 BED UNIT - TYPE B	690.00
315	1 BED UNIT - TYPE B	690.00
316	1 BED UNIT - TYPE B	688.80
317	2 BED UNIT - TYPE B	854.38
318	2 BED UNIT - TYPE B	855.00
319	3 BED UNIT - TYPE B	1,104.84
320	3 BED UNIT - TYPE B	1,104.84
321	STAIR	66.51
322	UTILITY	290.16
323	HALL	1,017.12
324	HALL	143.75
325	ELEV LOBBY	159.43
326	FITNESS AMENITY	719.38
327	HALL	1,017.13
328	STAIR	67.01
329	UTILITY	290.16
		21,507.56 ft²
		56,883.80 ft²



A1 Second Floor Plan

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

0 8' 16' 32'

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Kearns Brinshore/Housing Connect

22 Communities

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Kearns, UT 84118

Concept Site Plan

REVISION LIST		
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APARTMENT SECOND FLOOR PLAN

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ROOM AREAS SCHEDULE

ZONE	UNIT / ROOM	GROSS A REA
First Floor		
101	3 BED UNIT - TYPE B	1,100.67
103	2 BED UNIT - TYPE B	851.35
105	1 BED UNIT - TYPE B	690.00
107	1 BED UNIT - TYPE B	690.00
109	3 BED UNIT - TYPE B	1,095.00
113	1 BED UNIT - TYPE B	690.00
114	STAIR	290.16
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120	HALL	1,198.84
121	STAIR	309.84
123	FRONT LOBBY	478.50
124	ELEV LOBBY	241.29
125	HALL	145.87
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127	HALL	1,172.38
		13,411.15 ft²
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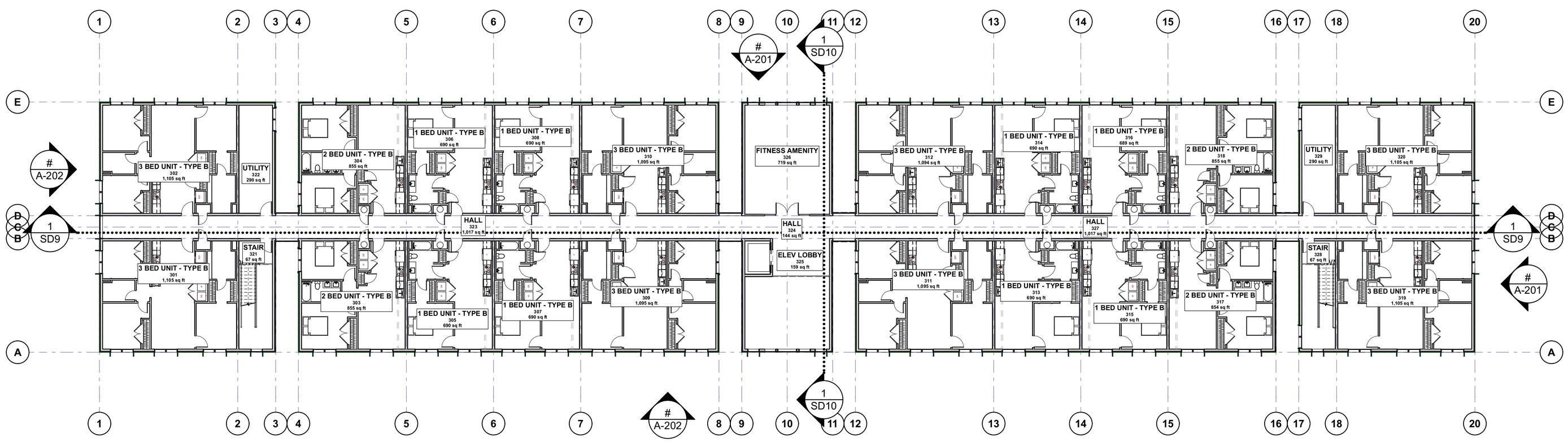
202	3 BED UNIT - TYPE B	1,104.84
203	2 BED UNIT - TYPE B	855.00
204	2 BED UNIT - TYPE B	853.52
205	1 BED UNIT - TYPE B	690.00
206	1 BED UNIT - TYPE B	690.00
207	1 BED UNIT - TYPE B	690.00
208	1 BED UNIT - TYPE B	690.00
209	3 BED UNIT - TYPE B	1,095.00
210	3 BED UNIT - TYPE B	1,094.38
211	3 BED UNIT - TYPE B	1,094.38
212	3 BED UNIT - TYPE B	1,095.00
213	1 BED UNIT - TYPE B	684.73
214	1 BED UNIT - TYPE B	688.56
215	1 BED UNIT - TYPE B	684.73
216	1 BED UNIT - TYPE B	688.56
217	2 BED UNIT - TYPE B	854.38
218	2 BED UNIT - TYPE B	855.00
219	3 BED UNIT - TYPE B	1,104.84
220	3 BED UNIT - TYPE B	1,104.84
221	STAIR	290.16

ROOM AREAS SCHEDULE

ZONE	UNIT / ROOM	GROSS A REA
222	UTILITY	290.16
223	HALL	1,042.16
224	HALL	143.75
225	ELEV LOBBY	159.43
226	LOUNGE AMENITY	719.38
227	HALL	1,017.13
228	STAIR	290.16
229	UTILITY	290.16
		21,965.09 ft²
Third Floor		
301	3 BED UNIT - TYPE B	1,104.84
302	3 BED UNIT - TYPE B	1,104.84
303	2 BED UNIT - TYPE B	855.00
304	2 BED UNIT - TYPE B	855.00
305	1 BED UNIT - TYPE B	690.00
306	1 BED UNIT - TYPE B	690.00
307	1 BED UNIT - TYPE B	690.00
308	1 BED UNIT - TYPE B	690.00
309	3 BED UNIT - TYPE B	1,095.00
310	3 BED UNIT - TYPE B	1,095.00
311	3 BED UNIT - TYPE B	1,095.00
312	3 BED UNIT - TYPE B	1,094.37
313	1 BED UNIT - TYPE B	690.00
314	1 BED UNIT - TYPE B	690.00
315	1 BED UNIT - TYPE B	690.00
316	1 BED UNIT - TYPE B	688.80
317	2 BED UNIT - TYPE B	854.38
318	2 BED UNIT - TYPE B	855.00
319	3 BED UNIT - TYPE B	1,104.84
320	3 BED UNIT - TYPE B	1,104.84
321	STAIR	66.51
322	UTILITY	290.16
323	HALL	1,017.12
324	HALL	143.75
325	ELEV LOBBY	159.43
326	FITNESS AMENITY	719.38
327	HALL	1,017.13
328	STAIR	67.01
329	UTILITY	290.16
		21,507.56 ft²
		56,883.80 ft²



A1 Third Floor Plan

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

0 8' 16' 32'

22 DESIGN + LAB

22 Design Lab, LLC
address
city, state zip
P Contact Phone No.
#Contact E-mail

Kearns Brinshore/Housing Connect

22 Communities

4996 & 4998 W 5035 S
Kearns, UT 84118

Concept Site Plan

REVISION LIST		
#	DESCRIPTION	DATE

PROJECT #:	Project No. 703
CHKD BY:	
DRAWN BY:	CAD Technician Full Name
ISSUE DATE:	June 12, 2025

APARTMENT THIRD FLOOR PLAN

AC.07

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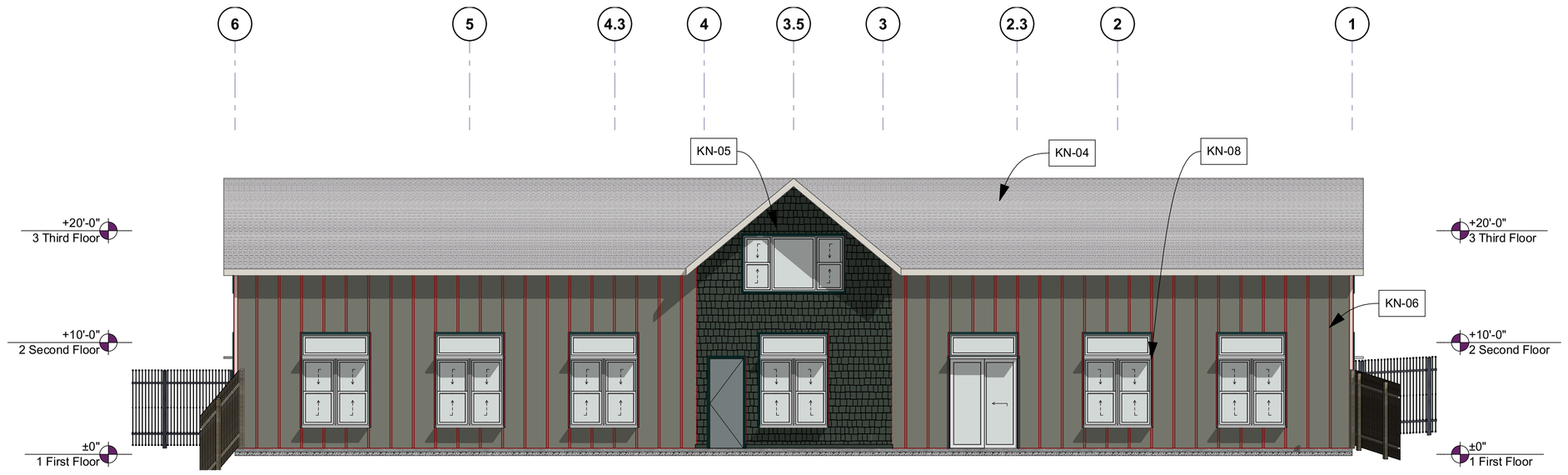
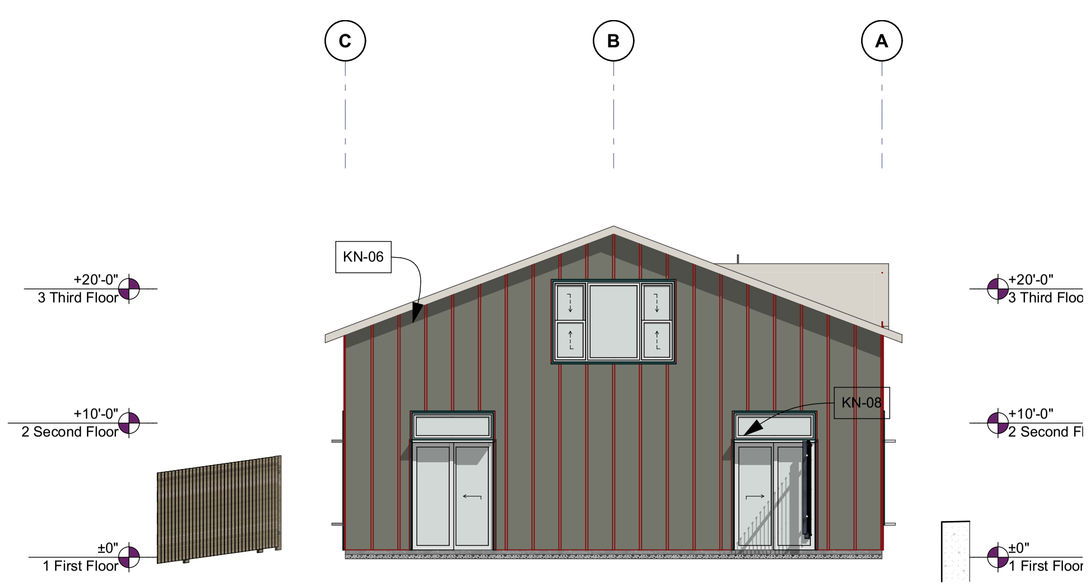


C1 AC.08 **REAR ELEVATION**

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

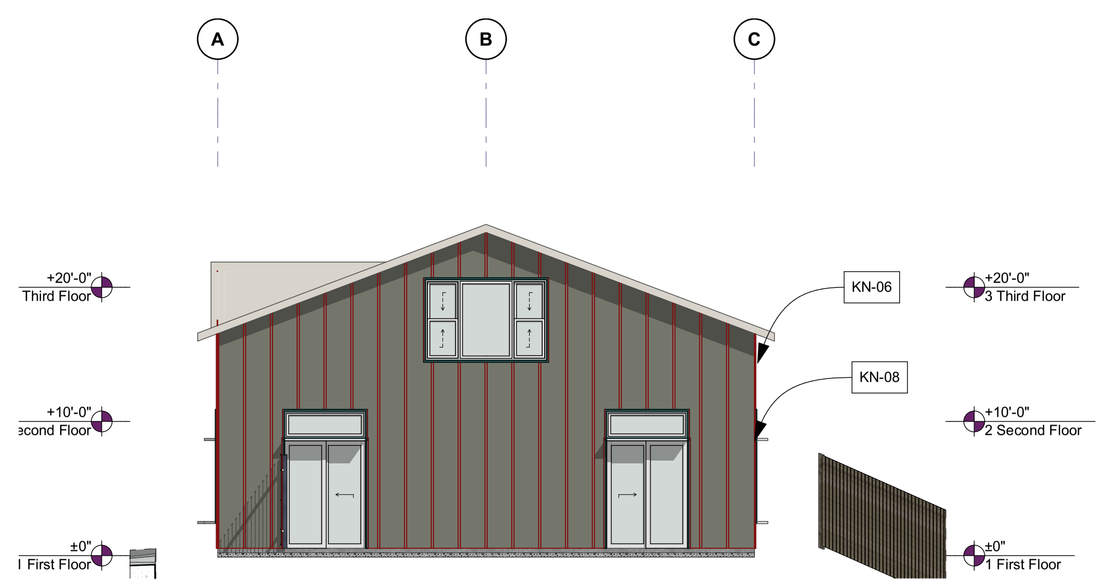
B1 AC.08 **FRONT ELEVATION**

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



A1 AC.08 **LEFT ELEVATION**

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



A3 AC.08 **RIGHT ELEVATION**

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

ROOM AREAS SCHEDULE

FLOOR	ZONE	ROOM	AREA
FIRST FLOOR			
	003	3Y OLD CLASS	576.98
	003	4Y OLD CLASS	576.98
	003	TOILET	43.98
	004	CLO	12.32
	005	CLO	12.32
	006	CLO	6.56
	007	TOILET	45.56
	008	TOILET	37.97
	009	TOILET	37.97
	010	TOILET	27.97
	011	KITCHEN	204.20
	011	MECH	52.97
	012	PANTRY	35.44
	013	LAUNDRY	56.87
	014	FOYER	302.17
	015	STO	22.35
	016	CLO	40.36
	017	CLO	10.00
	018	OFFICE	191.06
	019	INFANT	332.62
	020	TODDLER	372.21
	021	2Y OLD CLASS	428.95
	022	HALL	295.50
	023	RISER	15.00
			3,738.31 ft²
SECOND FLOOR			
	007	4Y OLD	656.90
	007	5Y OLD	656.90
	007	BREAK ROOM	261.00
	007	TOILET	45.56
	007	TOILET	45.56
	007	TOILET	45.56
	007	TOILET	45.56
	022	HALL	104.24
			1,861.28 ft²
			5,599.59 ft²

KN-04	ARCHITECTURAL GRADE ASPHALT SHINGLE
KN-05	SHINGLE STYLE HARDIE SIDING
KN-06	BOARD AND BATTON HARDIE SIDING
KN-08	SUNSHADE WINDOW BOX

22 DESIGN+LAB

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Kearns Brinshore/Housing Connect

22 Communities

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Concept Site Plan

REVISION LIST

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DAYCARE BUILDING ELEVATIONS

AC.08

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RENDERINGS

AC.09

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REVISION LIST

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RENDERINGS

AC.10

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Kearns, UT 84118

Concept Site Plan

REVISION LIST		
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CHKD BY:
DRAWN BY: CAD Technician Full Name
ISSUE DATE: June 12, 2025

RENDERINGS

AC.11

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DEMOLITION NOTES

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

N

−50 0 50 100

SCALE IN FEET

LEGEND

5200	EXISTING 5' CONTOUR
5201	EXISTING 1' CONTOUR
	EXISTING CURB & GUTTER
	EXISTING CENTER LINE
	EXISTING SIDEWALK
X	EXISTING FENCE
	EXISTING EDGE OF ASPHALT
SWR	EXISTING SEWER LINE
SD	EXISTING STORM DRAIN LINE
WTR	EXISTING WATER LINE
T	EXISTING TELEPHONE LINE
G	EXISTING GAS LINE
E	EXISTING UNDERGROUND ELEC.
C	EXISTING CABLE TV LINE
FO	EXISTING FIBER OPTIC LINE
OHS	EXISTING OVERHEAD ELECTRIC
	EXISTING CONCRETE PAD
	EXISTING BUILDING PAD
	EXISTING TOP OF BANK
	PROJECT BOUNDARY
	RIGHT OF WAY

KEYNOTE LEGEND

1. EX. BUILDING/STRUCTURE (TO BE REMOVED)
2. EX. ASPHALT (TO BE REMOVED, HATCHED AREA)
3. EX. CONCRETE (TO BE REMOVED)
4. EX. FENCE (TO BE REMOVED)
5. EX. HYDRANT/VALVE (TO BE REMOVED)
6. EX. IRRIGATION CONTROL VALVE (TO BE REMOVED)
7. EX. RETAINING WALL (TO BE REMOVED)
8. EX. POWER LINES/POLES (TO BE REMOVED, OWNER TO COORDINATE WITH ROCKY MOUNTAIN POWER OR RELEVANT ENTITY AS NECESSARY)
9. EX. CURB & GUTTER (TO BE REMOVED)
10. EXTENT OF FENCE REMOVAL
11. EXTENT OF CONCRETE/CURB & GUTTER/ASPHALT REMOVAL

Blue Stakes of UTAH811 Bluestakes.org

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 04/25
SURVEY BY: CMT
DRAWN BY: MJP/RPB
DESIGNED BY: MJP/RPB
CHECKED BY: JJM
SCALE: 1"=50'

CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
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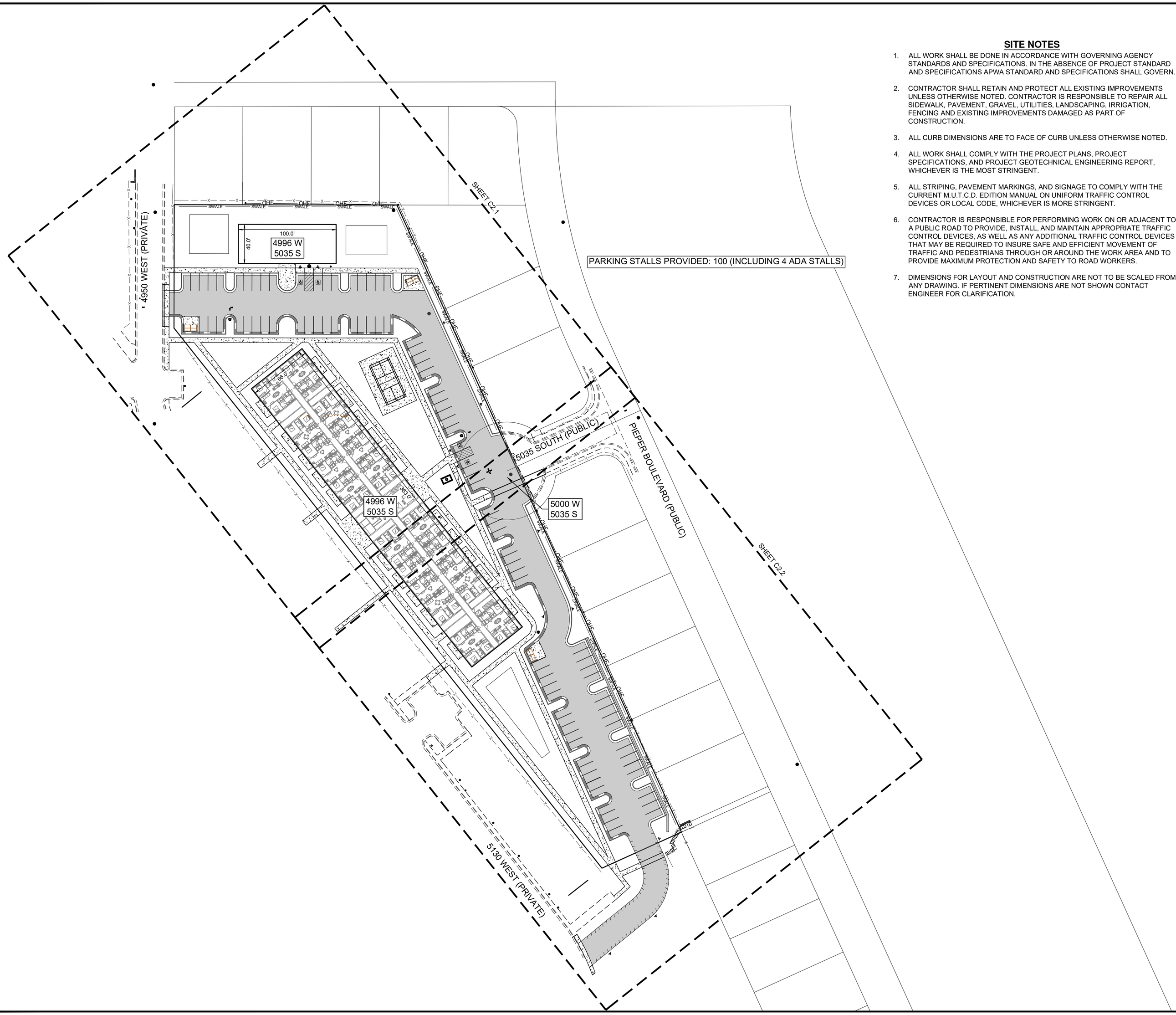
KEARNS LHITC
5000 WEST 5035 SOUTH
DEMOLITION PLAN

JUNE 13, 2025 — LAST REVISED
101426.00 — PROJECT NUMBER
DWG\01-DEMO — DRAWING FILE

KEARNS
CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. C1.0



SITE NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
5. ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE TO COMPLY WITH THE CURRENT M.U.T.C.D. EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
6. CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
7. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT ENGINEER FOR CLARIFICATION.

N

−50 0 50 100

SCALE IN FEET

LEGEND

- EXISTING CURB & GUTTER
- EXISTING CENTER LINE
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- EXISTING BUILDING PAD
- EXISTING TOP OF BANK
- PROPOSED CURB & GUTTER
- PROPOSED CENTER LINE
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- PROPOSED SPILL CURB & GUTTER
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY
- RIGHT OF WAY

KEYNOTE LEGEND

20. ASPHALT REQ'D (SEE DETAIL-1 ON SHEET C6.0)
21. 4" CONCRETE FLATWORK REQ'D (SEE DETAIL-1 ON SHEET C6.0)
22. 6" CONCRETE FLATWORK REQ'D (SEE DETAIL-1 ON SHEET C6.0)
23. 30" TYPE-A CURB & GUTTER REQ'D (SEE DETAIL-2 ON SHEET C6.0)
24. 30" SPILL CURB & GUTTER REQ'D (SEE DETAIL-3 ON SHEET C6.0)
25. DETECTABLE WARNING SURFACE REQ'D (SEE DETAIL-4 ON SHEET C6.0)
26. ADA RAMP REQ'D (SEE DETAIL-5 ON SHEET C6.0)
27. PICKLEBALL COURT (SEE DESIGNS BY OTHERS)
28. DUMPSTER ENCLOSURE (SEE DESIGNS BY OTHERS)
29. PLAYGROUND AREA (SEE DESIGNS BY OTHERS)
30. DOG RUN AREA (SEE DESIGNS BY OTHERS)
31. 4" WHITE PAINT STRIPING REQ'D (TYP.)
32. "ADA PARKING ONLY" SIGN REQ'D PER MUTCD
33. "NO PARKING" SIGN WITH TWO-WAY ARROWS REQ'D PER MUTCD
34. 6' VINYL FENCE ALONG BOUNDARY (SEE ARCHITECT PLANS)

NOTE: DETAILS SHEET C6.0 NOT INCLUDED IN THIS PRELIMINARY SET

Blue Stakes of UTAH 811 Bluestakes.org

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 04/25
SURVEY BY: CMT
DRAWN BY: MJP/RPB
DESIGNED BY: MJP/RPB
CHECKED BY: JJM
SCALE: 1"=50'

CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
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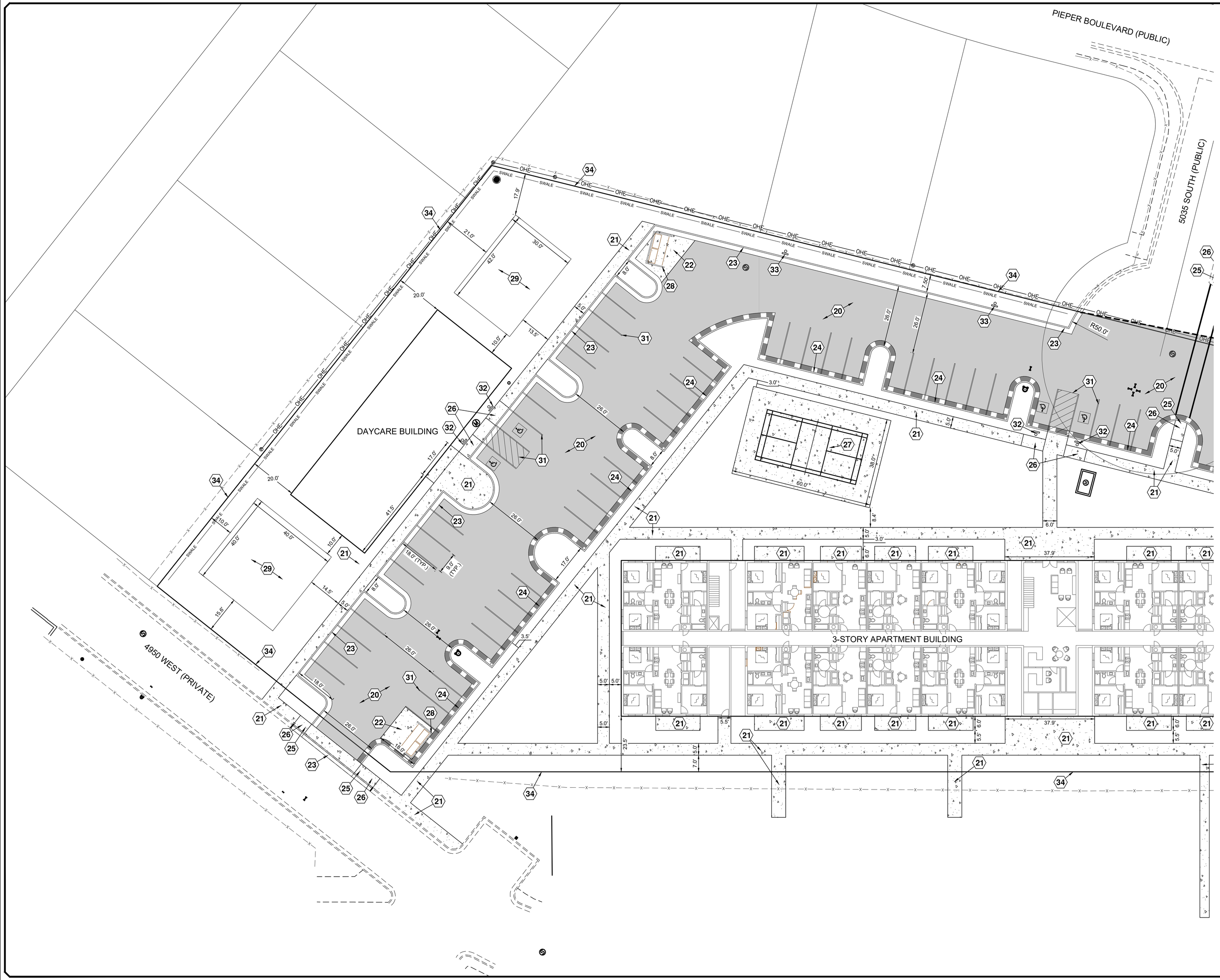
KEARNS LHITC
5000 WEST 5035 SOUTH
OVERALL SITE PLAN

JUNE 13, 2025 — LAST REVISED
101426.00 — PROJECT NUMBER
DWG\02-SITE — DRAWING FILE

KEARNS CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. C2.0



N

−20 0 20 40

SCALE IN FEET

LEGEND

- EXISTING CURB & GUTTER
- EXISTING CENTER LINE
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- EXISTING BUILDING PAD
- EXISTING TOP OF BANK
- PROPOSED CURB & GUTTER
- PROPOSED CENTER LINE
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- PROPOSED SPILL CURB & GUTTER
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY
- RIGHT OF WAY

KEYNOTE LEGEND

20. ASPHALT REQ'D (SEE DETAIL-1 ON SHEET C6.0)
21. 4" CONCRETE FLATWORK REQ'D (SEE DETAIL-1 ON SHEET C6.0)
22. 6" CONCRETE FLATWORK REQ'D (SEE DETAIL-1 ON SHEET C6.0)
23. 30" TYPE-A CURB & GUTTER REQ'D (SEE DETAIL-2 ON SHEET C6.0)
24. 30" SPILL CURB & GUTTER REQ'D (SEE DETAIL-3 ON SHEET C6.0)
25. DETECTABLE WARNING SURFACE REQ'D (SEE DETAIL-4 ON SHEET C6.0)
26. ADA RAMP REQ'D (SEE DETAIL-5 ON SHEET C6.0)
27. PICKLEBALL COURT (SEE DESIGNS BY OTHERS)
28. DUMPSTER ENCLOSURE (SEE DESIGNS BY OTHERS)
29. PLAYGROUND AREA (SEE DESIGNS BY OTHERS)
30. DOG RUN AREA (SEE DESIGNS BY OTHERS)
31. 4" WHITE PAINT STRIPING REQ'D (TYP.)
32. "ADA PARKING ONLY" SIGN REQ'D PER MUTCD
33. "NO PARKING" SIGN WITH TWO-WAY ARROWS REQ'D PER MUTCD
34. 6' VINYL FENCE ALONG BOUNDARY (SEE ARCHITECT PLANS)

NOTE: DETAILS SHEET C6.0 NOT INCLUDED IN THIS PRELIMINARY SET

Blue Stakes of UTAH811 Bluestakes.org

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 04/25
SURVEY BY: CMT
DRAWN BY: MJP/RPB
DESIGNED BY: MJP/RPB
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SCALE: 1"=20'

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KEARNS LHITC
5000 WEST 5035 SOUTH
SITE PLAN

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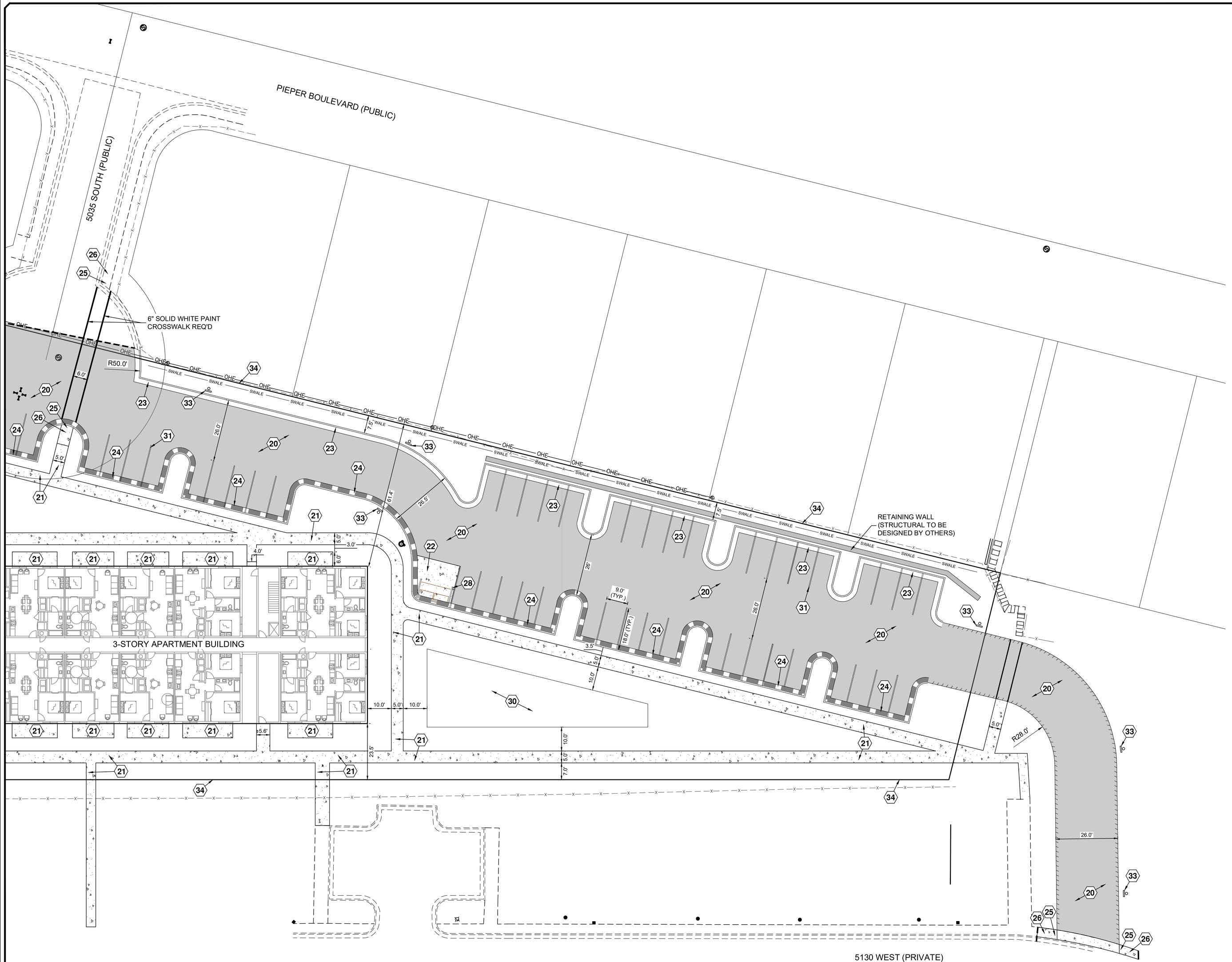
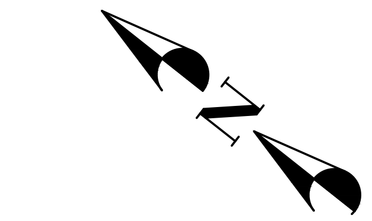
101426.00 — PROJECT NUMBER
DWG\ 02-SITE — DRAWING FILE

KEARNS CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. C2.1





−20 0 20 40

SCALE IN FEET

LEGEND

- EXISTING CURB & GUTTER
- EXISTING CENTER LINE
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- EXISTING BUILDING PAD
- EXISTING TOP OF BANK
- PROPOSED CURB & GUTTER
- PROPOSED CENTER LINE
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- PROPOSED SPILL CURB & GUTTER
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY
- RIGHT OF WAY

KEYNOTE LEGEND

20. ASPHALT REQ'D (SEE DETAIL-1 ON SHEET C6.0)
21. 4" CONCRETE FLATWORK REQ'D (SEE DETAIL-1 ON SHEET C6.0)
22. 6" CONCRETE FLATWORK REQ'D (SEE DETAIL-1 ON SHEET C6.0)
23. 30" TYPE-A CURB & GUTTER REQ'D (SEE DETAIL-2 ON SHEET C6.0)
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26. ADA RAMP REQ'D (SEE DETAIL-5 ON SHEET C6.0)
27. PICKLEBALL COURT (SEE DESIGNS BY OTHERS)
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31. 4" WHITE PAINT STRIPING REQ'D (TYP.)
32. "ADA PARKING ONLY" SIGN REQ'D PER MUTCD
33. "NO PARKING" SIGN WITH TWO-WAY ARROWS REQ'D PER MUTCD
34. 6' VINYL FENCE ALONG BOUNDARY (SEE ARCHITECT PLANS)

NOTE: DETAILS SHEET C6.0 NOT INCLUDED IN THIS PRELIMINARY SET

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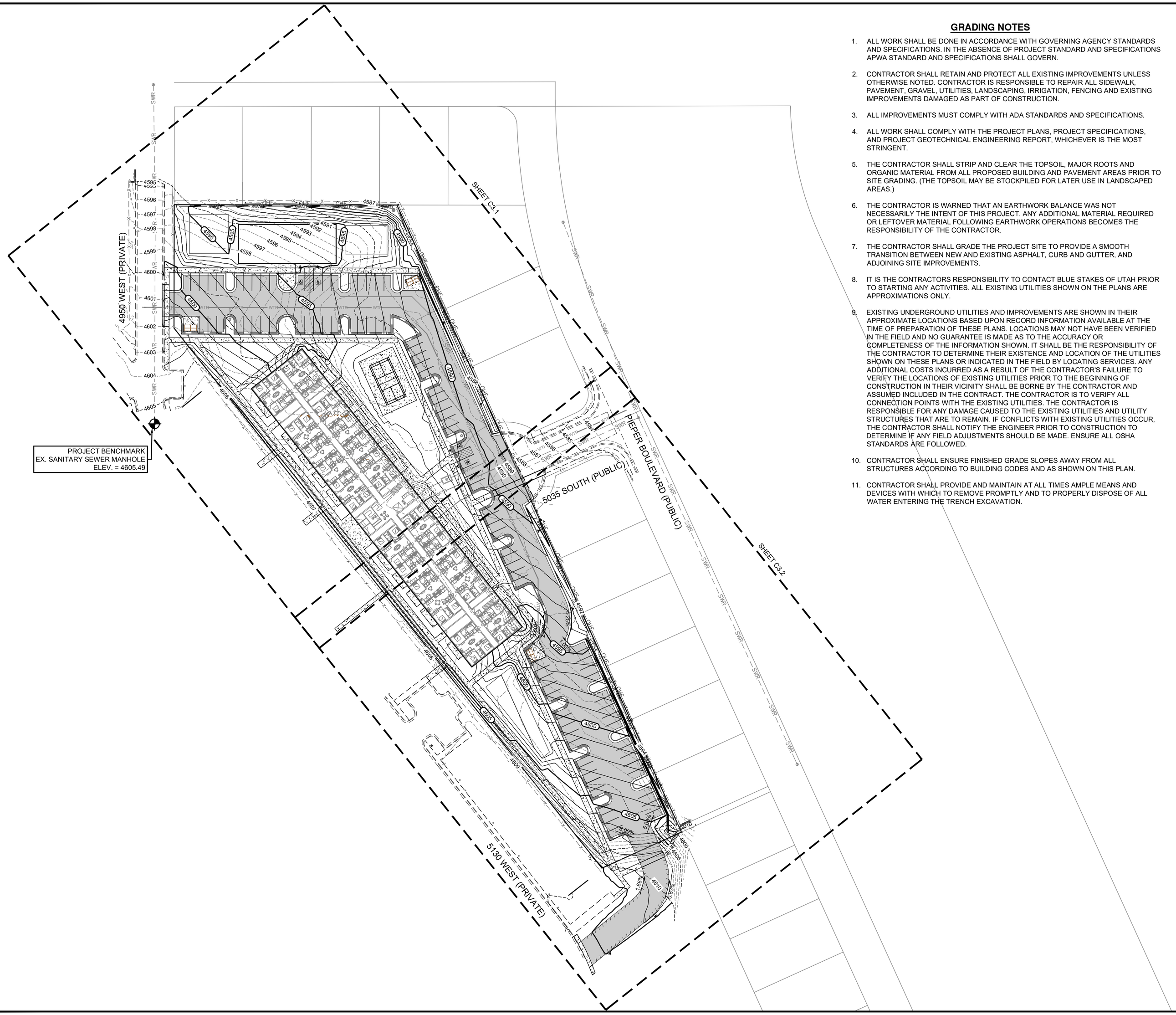
SITE PLAN

JUNE 13, 2025 — LAST REVISED
101426.00 — PROJECT NUMBER
DWG\02-SITE — DRAWING FILE

KEARNS
CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. C2.2



GRADING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND SPECIFICATIONS.
4. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
5. 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.)
6. 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.
7. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
9. 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 THEIR 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. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
10. CONTRACTOR SHALL ENSURE FINISHED GRADE SLOPES AWAY FROM ALL STRUCTURES ACCORDING TO BUILDING CODES AND AS SHOWN ON THIS PLAN.
11. 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.

N

−50 0 50 100

SCALE IN FEET

LEGEND

- 5200 — EXISTING 5' CONTOUR
- 5201 — EXISTING 1' CONTOUR
- EXISTING CURB & GUTTER
- EXISTING CENTER LINE
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- SWR — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- WTR — EXISTING WATER LINE
- T — EXISTING TELEPHONE LINE
- G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELEC.
- C — EXISTING CABLE TV LINE
- FO — EXISTING FIBER OPTIC LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- EXISTING BUILDING PAD
- EXISTING TOP OF BANK
- 5200 — PROPOSED 5' CONTOUR
- 5201 — PROPOSED 1' CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED CENTER LINE
- PROPOSED SIDEWALK
- PROPOSED SECONDARY WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- WTR — PROPOSED WATER LINE
- T — PROPOSED TELEPHONE LINE
- G — PROPOSED GAS LINE
- E — PROPOSED ELECTRICAL LINE
- PROPOSED SPILL CURB & GUTTER
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY
- RIGHT OF WAY

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 04/25
SURVEY BY: CMT
DRAWN BY: MJP/RPB
DESIGNED BY: MJP/RPB
CHECKED BY: JJM
SCALE: 1"=50'

CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
MATERIALS TESTING • INSPECTION SERVICES • LAB TESTING • GEOTECHNICAL ENVIRONMENTAL • CIVIL ENGINEERING • TRANSPORTATION ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT SPECIALTY LAB

KEARNS LHITC
5000 WEST 5035 SOUTH
OVERALL GRADING PLAN

JUNE 13, 2025 — LAST REVISED
1014226.00 — PROJECT NUMBER
DWG\C3-GRADE — DRAWING FILE

KEARNS
CITY

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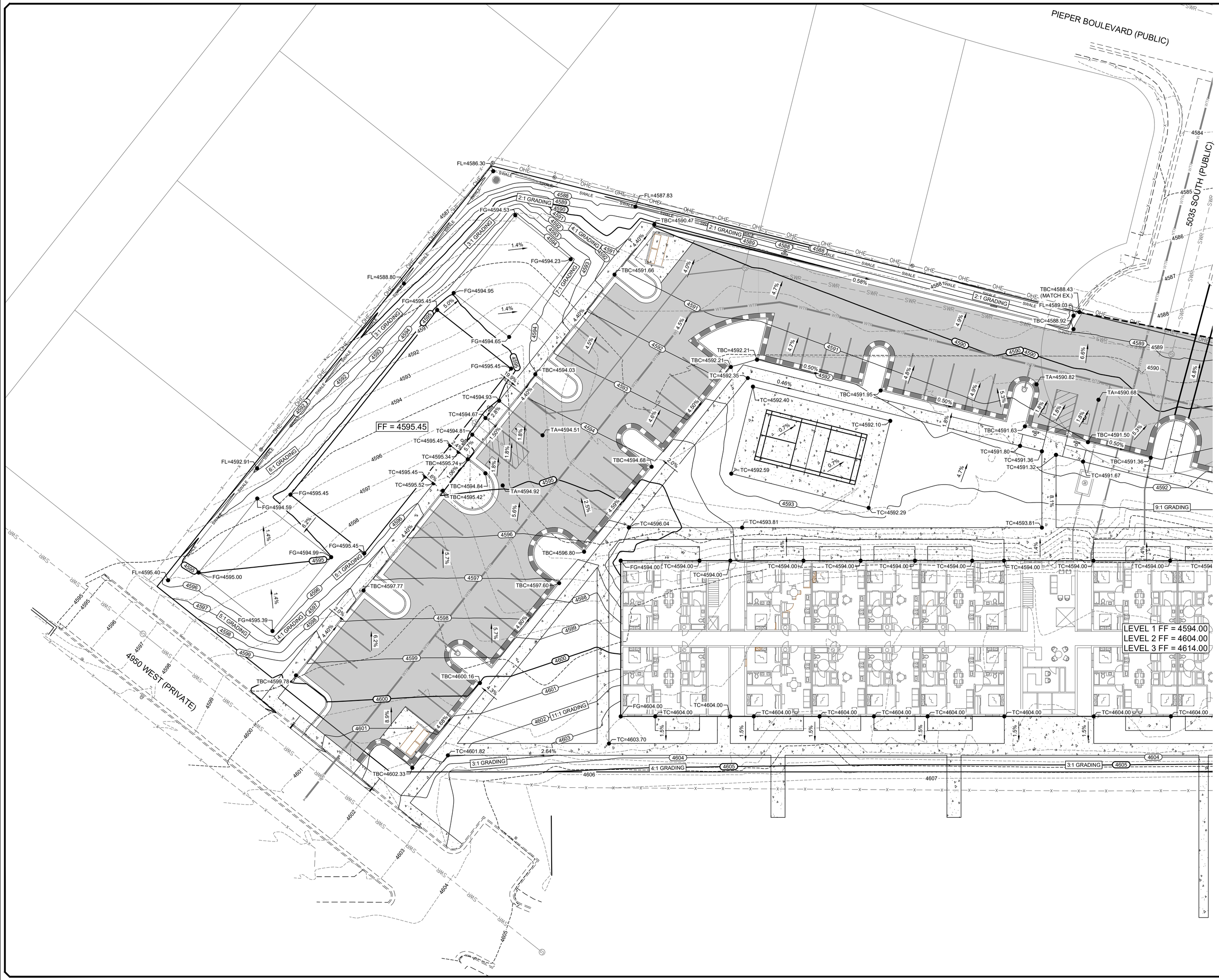
SHEET NO. C3.0

Blue Stakes of UTAH 811 Bluestakes.org



N

−20 0 20 40

SCALE IN FEET

LEGEND

- EXISTING 5' CONTOUR (5200)
- EXISTING 1' CONTOUR (5201)
- EXISTING CURB & GUTTER
- EXISTING CENTER LINE
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
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- EXISTING BUILDING PAD
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- PROPOSED 5' CONTOUR (5200)
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GRADING PLAN

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Bluestakes.org

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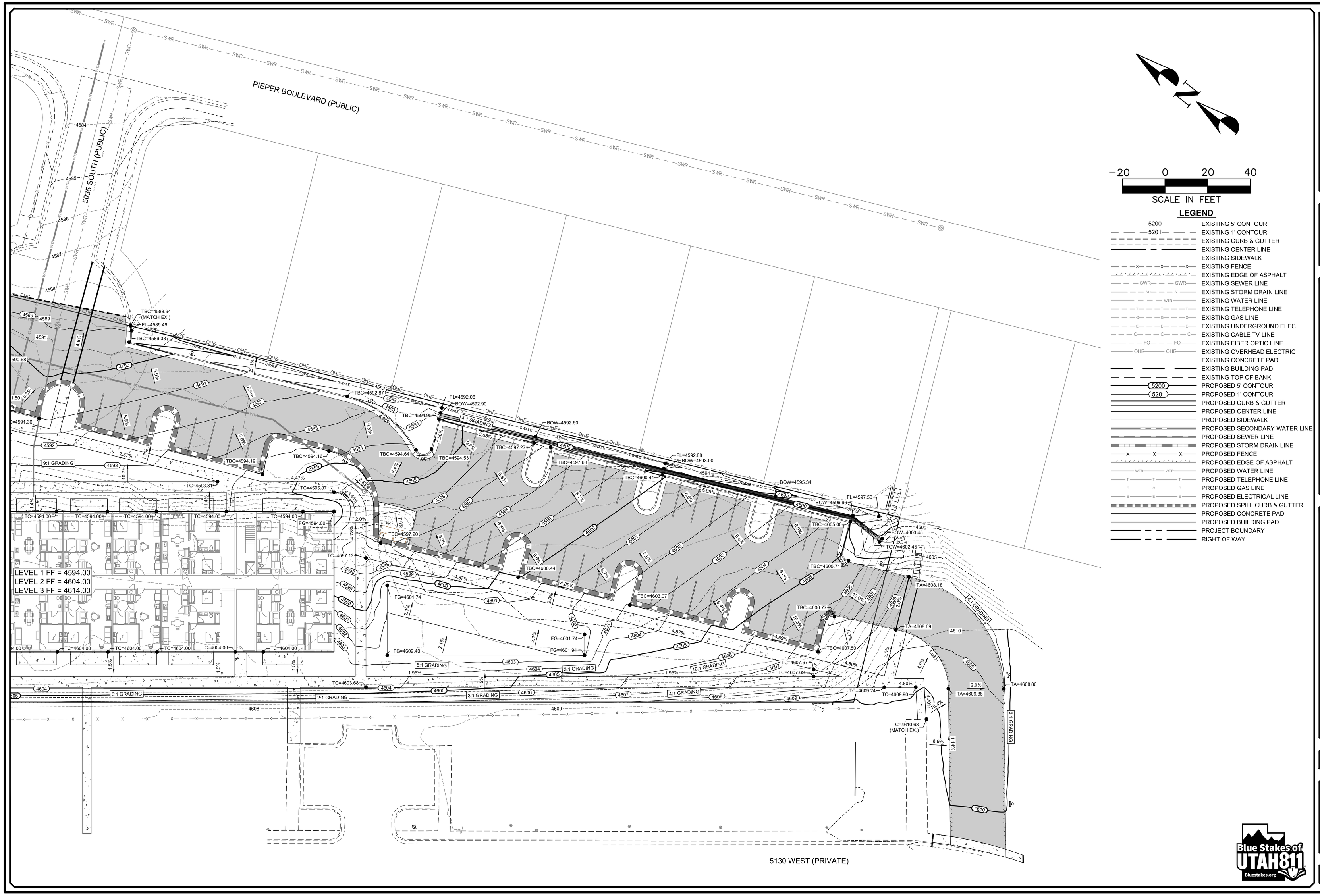

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SCALE IN FEET

LEGEND

5200	EXISTING 5' CONTOUR
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	EXISTING CURB & GUTTER
	EXISTING CENTER LINE
	EXISTING SIDEWALK
X	EXISTING FENCE
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KEARNS LHITC
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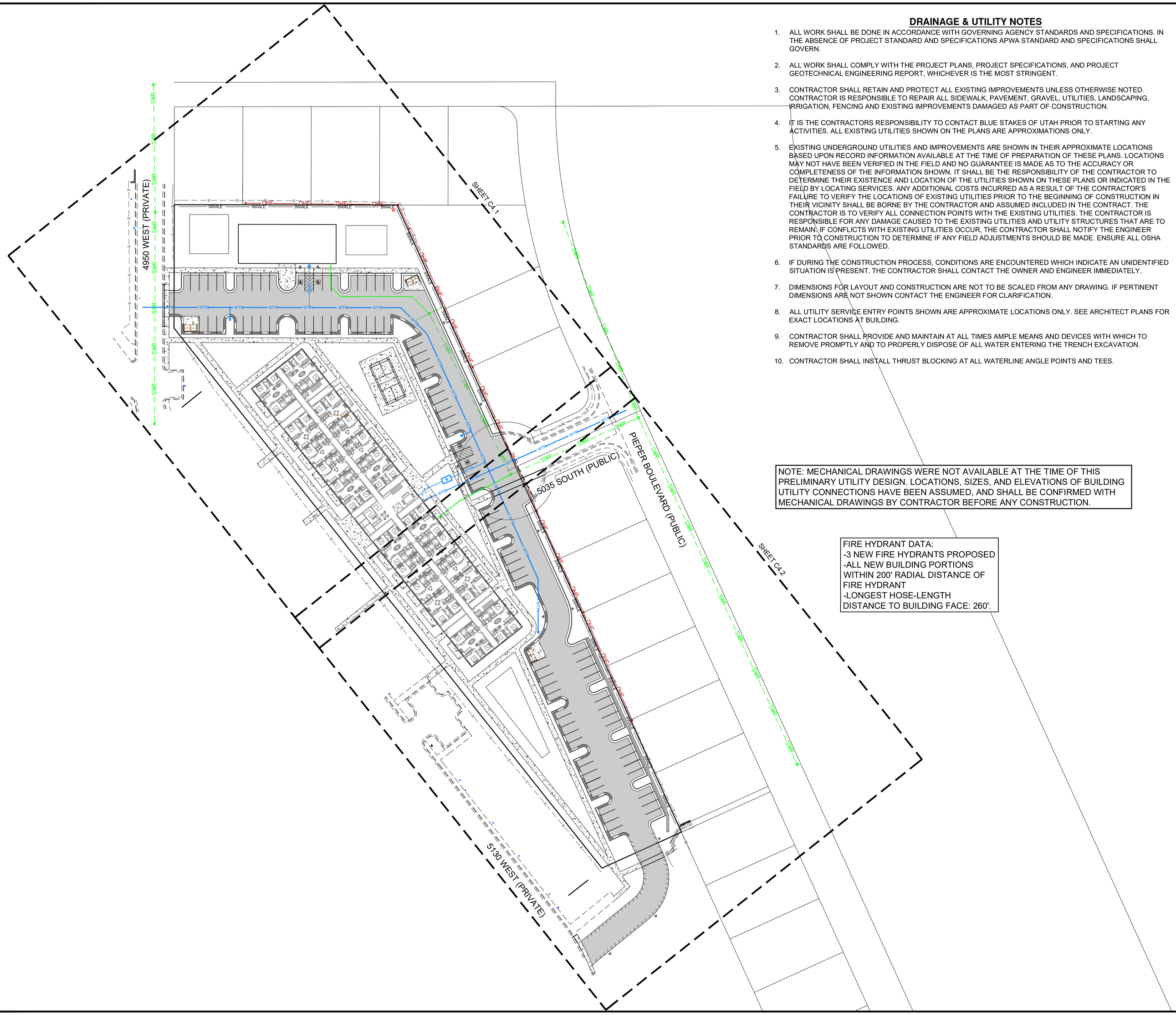

DRAINAGE & UTILITY NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
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4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
5. 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 THEIR 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. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
6. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
7. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
8. ALL UTILITY SERVICE ENTRY POINTS SHOWN ARE APPROXIMATE LOCATIONS ONLY. SEE ARCHITECT PLANS FOR EXACT LOCATIONS AT BUILDING.
9. 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.
10. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

NOTE: MECHANICAL DRAWINGS WERE NOT AVAILABLE AT THE TIME OF THIS PRELIMINARY UTILITY DESIGN. LOCATIONS, SIZES, AND ELEVATIONS OF BUILDING UTILITY CONNECTIONS HAVE BEEN ASSUMED, AND SHALL BE CONFIRMED WITH MECHANICAL DRAWINGS BY CONTRACTOR BEFORE ANY CONSTRUCTION.

FIRE HYDRANT DATA:
-3 NEW FIRE HYDRANTS PROPOSED
-ALL NEW BUILDING PORTIONS WITHIN 200' RADIAL DISTANCE OF FIRE HYDRANT
-LONGEST HOSE-LENGTH DISTANCE TO BUILDING FACE: 260'.

N

−50 0 50 100
SCALE IN FEET

LEGEND

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KEARNS LHITC
5000 WEST 5035 SOUTH

OVERALL DRAINAGE & UTILITY PLAN

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Blue Stakes of UTAH811 Bluestakes.org

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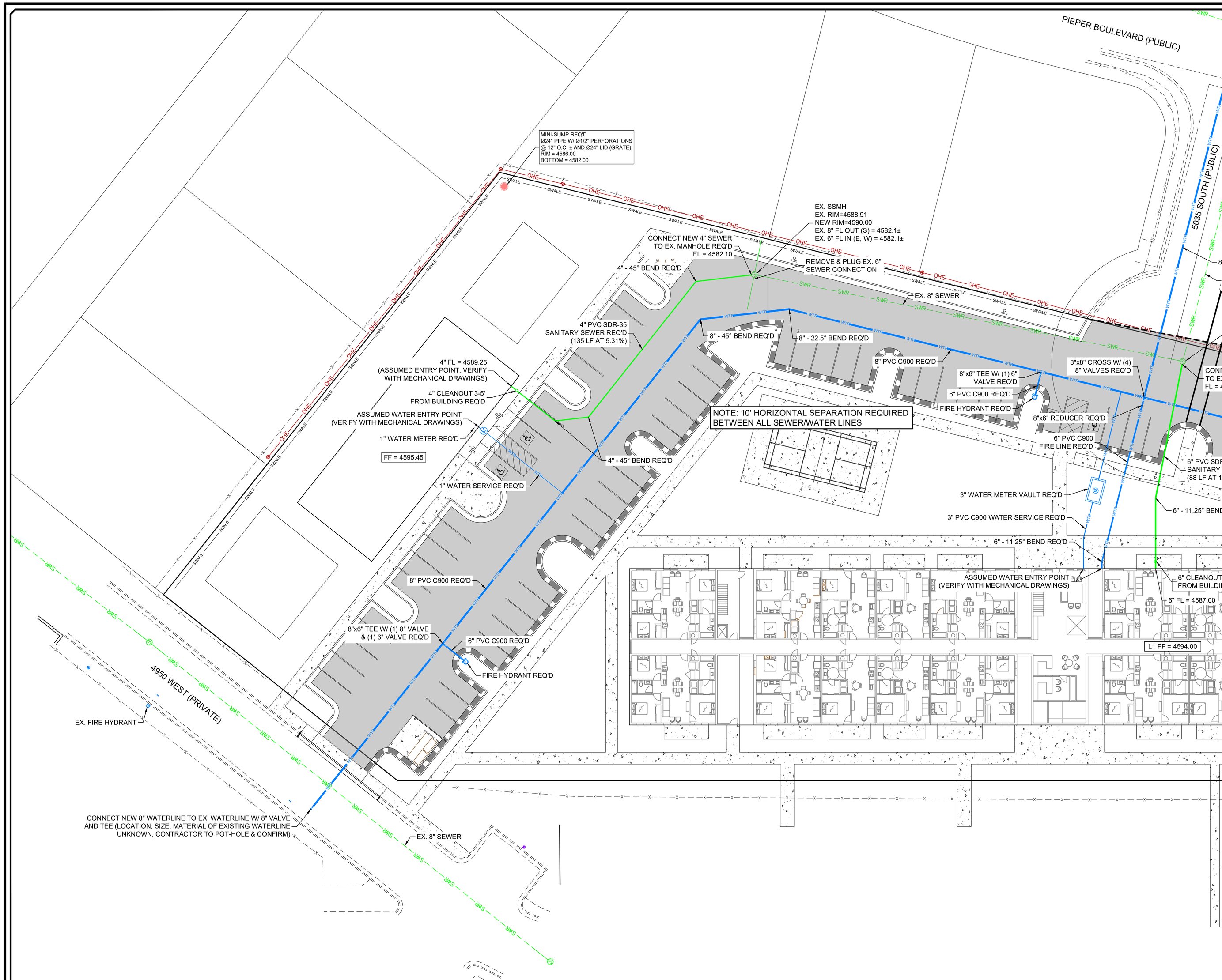

–20 0 20 40

SCALE IN FEET

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EX. SSMH
EX. RIM=4584.49
EX. 8" FL IN (W) = 4573.5±

EX. 8" SEWER

CONNECT NEW 8" WATERLINE TO EX. WATERLINE W/ 8" VALVE AND TEE (LOCATION, SIZE, MATERIAL OF EXISTING WATERLINE UNKNOWN, CONTRACTOR TO POT-HOLE & CONFIRM)

PIEPER BOULEVARD (PUBLIC)

5035 SOUTH (PUBLIC)

NOTE: 10' HORIZONTAL SEPARATION REQUIRED BETWEEN ALL SEWER/WATER LINES

8" PVC C900 REQ'D

EX. 8" SEWER

EX. SSMH
EX. RIM=4589.07
NEW RIM=4588.90
EX. 8" FL OUT (E) = 4576.4±
EX. 8" FL IN (N) = 4576.6±

CONNECT NEW 6" SEWER TO EX. MANHOLE REQ'D
FL = 4576.70

8" PVC C900 REQ'D

6" PVC SDR-35 SANITARY SEWER REQ'D (88 LF AT 11.8%)

8" - 22.5° BEND REQ'D

6" - 11.25° BEND REQ'D

8"x6" REDUCER REQ'D

FIRE HYDRANT REQ'D

6" CLEANOUT 3-5' FROM BUILDING REQ'D

6" FL = 4587.00

L1 FF = 4594.00

5130 WEST (PRIVATE)

SCALE IN FEET

−20 0 20 40

LEGEND

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