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

Midvale Planning Commission Meeting
Notice and Agenda
April 22, 2026
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 22, 2026, 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 by 6:00 p.m. the Thursday prior to the meeting date 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 21, 2026 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

a. Review and Approval of Minutes from the March 25, 2026 Meeting.

IV. Public Hearing

*If items marked with ** are forwarded, the City Council will hear them on May 5, 2026 after 6 p.m.*

a. **Dean Cardinale requests a zoning code text amendment to Table 17-7-12.10 of the Regional Commercial (RC) Zone to increase the allowed percentage of changeable copy signs. *[Jonathan Anderson, Planner II]*

b. Darren Nate requests Conditional Use Permit approval for a 12-unit medium/high density residential development located at 7689 S Center Sq in the Transit-Oriented Development (TOD) zone. *[Jonathan Anderson, Planner II]*

c. Darren Nate requests Preliminary Subdivision approval of a 12-unit medium/high density residential development located at 7689 S Center Sq in the Transit-Oriented Development (TOD) zone. *[Jonathan Anderson, Planner II]*

V. Staff Update/Other Business

a. Discussion of American Planning Association Spring Conference

b. Utah Code Changes that pertain to Planning Commissions

c. 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.

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.

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.

7505 South Holden Street
Midvale, UT 84047
Phone (801) 567-7200
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Midvale City
PLANNING AND ZONING COMMISSION
Minutes
25th Day of March 2026
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR:	Michael Edwards
COMMISSION VICE CHAIR:	Shane Liedtke
COMMISSION MEMBERS:	Robyn Anderson Chase Brauchie
STAFF:	Adam Olsen, Community Development Director Katie Thorne, Community Development Exec. Assistant Daniel Van Beuge, Deputy City Attorney Wendelin Knobloch, Planning Director Elizabeth Arnold, Senior Planner Jonathan Anderson, Planner II Josh Short, IT Network Administrator

REGULAR MEETING

Chair Edwards called the Planning & Zoning Commission meeting to order at 6:00 p.m. He 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.

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ROLL CALL

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

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MINUTES

1. REVIEW AND APPROVE MINUTES OF MARCH 11, 2026.

MOTION: Commissioner Liedtke MOVED to approve the minutes of March 11, 2026. SECONDED by Commissioner Anderson. Chair Edwards called for a voice vote.

The motion passed unanimously with all voting in favor.

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PUBLIC HEARINGS

1. Mason Webster Requests Rezone approval for a property located at 281 W 8600 S from Regional Commercial to Clean Industrial. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale City Code 17-7-13.

The applicant has outlined the reason for their request; this has been included in the attachments.

-ZONING MAP AMENDMENT CRITERIA-

Midvale City Code 17-3-1(E) outlines the criteria necessary for the amendments to the zoning map as follows:

1. Proposed rezoning promotes objectives of the general plan.
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural

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characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or

3. Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The proposed rezone request satisfies #1 and #3 listed above – it aligns with the general plan and encourages development of a vacant parcel and aligns the property with the surrounding land uses.

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.

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STAFF RECOMMENDATION:

Staff proposed the Planning Commission recommend approval of the rezone with the following finding:

Findings:

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

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APPLICANT:

No Comment.

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PUBLIC HEARING:

No Comment.

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

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DISCUSSION:

Vice Chair Liedtke stated he did not have concerns regarding the proposed rezone, noting that manufacturing activities are already occurring on the adjacent property as part of the owner's existing business operations. He explained that the amendment would allow for potential expansion and would align the zoning with that of surrounding properties.

Commissioner Brauchie requested clarification from the applicant regarding the nature of the proposed amendment and expansion, specifically whether it would involve uses similar to those currently conducted on the property.

Gene Webster responded that there is an existing building on the adjacent property that complies with the current zoning requirements. He explained that the proposed rezone is intended to allow for expansion of the property, including the construction of a new building, to continue their existing business operations on a larger scale.

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

Chair Edwards	Yes
Vice Chair Liedtke	Yes
Commissioner Anderson	Yes
Commissioner Brauchie	Yes

The motion passes unanimously.

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PUBLIC HEARINGS

2. Unique Auto Body requests Preliminary Subdivision Approval for a Consolidation Plat for 1 lot located at 7285 S 700 W in the Clean Industrial (CI) Zone.

This proposal has been reviewed by all members of the Development Review Committee (Planning, Engineering, Public Works, Legal, Unified Fire Authority, and the

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Building Official) for compliance with the respective guidelines, policies, standards, and codes.

The proposed subdivision plat is consolidating the current property at 7285 S 700 W with two adjacent right-of-way parcels the applicant purchased from the Utah Department of Transportation (UDOT). Improvements to the property will be occurring with building additions on the property, which are subject to the Site Plan process of Midvale Municipal Code (MMC) 17-3-3 and the requirements of the Clean Industrial Zone, MMC 17-7-13.

Staff finds the proposal complies with the preliminary subdivision requirements in MMC 16.02, and the lot size requirements of the CI Zone MMC 17-7-13.3(A).

Public notice has been sent to property owners within 500 feet of the subject parcels; additionally, a sign was placed on the property and will remain until the Planning Commission Hearing of the Preliminary Subdivision. No written objections have been received as of the writing of this report. Any public comments received will be forwarded to the Planning Commission for consideration and included in the public meeting record.

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STAFF RECOMMENDATION:

Based on compliance with the requirements of Chapter 16.02 and 17-7-13.3(A) of the Midvale City Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings:

Findings:

1. The application is for a preliminary subdivision for a 1-lot subdivision located at 7285 S 700 W.
2. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02, and the lot size requirements of 17-7-13.3(A).
3. The Development Review Committee has reviewed the project and forwarded the item for the Planning Commission to render a decision.

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APPLICANT:

No comment.

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PUBLIC HEARING:

No comment.

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

DISCUSSION:

Vice Chair Liedtke stated that the proposed subdivision appears to be straightforward, primarily involving the consolidation of additional properties, and noted that it does not raise any concerns.

Commissioner Brauchie requested clarification regarding the boundaries of the surrounding zones, including the Transit-Oriented Development (TOD) zone, and the property's location within the Midvale Main Street RDA Project Area, Bingham Junction Project Area, and the Midvale Bingham Junction TRAX Station areas.

Commissioner Brauchie further inquired whether the proposed subdivision would support the continuation of current regulations and promote walkability within the zone and surrounding areas. Chad Weller stated that he believes the business will be beneficial to the zone and the surrounding areas referenced by Commissioner Brauchie.

Wendelin Knobloch, Planning Director, explained that the existing zoning addresses the concerns raised by Commissioner Brauchie. He further stated that the proposed subdivision is consistent with applicable regulations and will support walkability within the zone and the surrounding RDA areas.

Commissioner Brauchie asked the applicant whether the proposed location would replace the current business located at the corner of Center Street and Holden Street, or if both locations would remain in operation.

Chad Weller clarified that the proposed location would replace the existing business at the corner of Center Street and Holden Street.

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MOTION: Vice Chair Liedtke MOVED that we approve the Preliminary Subdivision for a 1-lot Consolidation Plat located at 7285 S 700 W, with the findings included in the staff report. The motion was SECONDED by Commissioner Anderson. Chair Edwards called for a roll call vote. The vote was as follows:

Chair Edwards	Yes
Vice Chair Liedtke	Yes
Commissioner Anderson	Yes
Commissioner Brauchie	Yes

The motion passes unanimously.

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PUBLIC HEARINGS

3. Brad Williams requests Conditional Use Permit approval on behalf of The Lunatic Lounge for an assembly hall use for approximately 30 seats located at 159 W Center St in the Transit-Oriented Development (TOD) Zone.

The applicant requests a Conditional Use Permit for an assembly hall used to be located at 159 W Center Street. The property currently contains an existing building that was previously used as a financial institution with a drive-up window and parking lot containing 21 parking spaces.

Public notice has been sent to property owners within 500 feet of the subject parcel; additionally, a sign was placed on the property and will remain until the Planning Commission Hearing of the Conditional Use Permit. No written public comments have been received as of the writing of this report. Any public comments received will be forwarded to the Planning Commission members for consideration and included in the public meeting record.

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: 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 existing structure will be utilized. Nearby structures consist of primarily residential uses, with a mix of densities. Several other commercial businesses are located nearby on Center Street and Center Square. The application complies with the above-listed criteria.

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 was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.

6. Sufficient utility capacity;
   Response: The application was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.

7. Sufficient emergency vehicle access;
   Response: Emergency vehicle access was reviewed by the Unified Fire Authority and determined to be adequate.

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: The application complies with the above-listed criteria and follows the provisions of the city ordinance for parking requirements for an assembly use)1 space per 5 seats found under 'Auditorium' in the parking table. The use is listed as Auditorium/Assembly Hall in the use table of 17-7-8.2 and the parking requirements are interchangeable).

9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
   Response: Adjoining uses are residential, and there currently is a white vinyl fence on the east boundary and a shrub bush along the south boundary and are compliant with requirements for Fences, Hedges and Walls under MMC 17-7-8.3(A)(8). 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 building on adjoining lots to the street;
    Response: The existing structure will be utilized; no additions are proposed. 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 existing structure will be utilized; no additions are proposed. The application complies with the above-listed criteria.

12. Within and adjoining with site, impacts on the aquifer, slope retention, flood potential and appropriateness of the proposed structure to the topography of the site;
    Response: The application was reviewed by Midale City's Engineering Department and complies with the above-listed criteria.

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STAFF RECOMMENDATION:

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

Findings:

1. The project complies with Midvale Municipal Code 17-4-8.11(A).
2. Parking as required by MMC 17-7-8.8 for 30 seats is 6 total spaces (1 per 5 seats) is met

Condition:

1. Any future tenant of the first-floor space is restricted to a use that requires no greater than 5 spaces per 1,000 square feet of net leasable area (15 remaining stalls) subject to the use table of MMC 17-7-8.2 and parking table of MMC 17-7-8.8.

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APPLICANT:

No comment.

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PUBLIC HEARING:

Two public comments were electronically received prior to March 24th at 5:00 p.m. and were emailed to the Commissioners.

****SEE ATTACHMENT A****

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

DISCUSSION:

Daniel Van Buege, Deputy City Attorney, explained that the proposed Conditional Use Permit is an administrative decision to be made by the Planning Commission. He stated that the Commission

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may impose conditions, as staff has proposed, to ensure compliance with the requirements of the Midvale City Code. He further noted that if the proposed project meets all applicable code requirements, the Planning Commission is obligated to approve the Conditional Use Permit, and that denial would only be justified if the code requirements are not met.

Vice Chair Liedtke stated that the proposed parking provisions within the application appear sufficient to accommodate the business activity, which has been a primary concern raised by the public. He also noted potential concerns related to light and sound impacts and suggested that the Planning Commission consider requiring a six-foot sight-obscuring fence along the east and south property boundaries to help mitigate these impacts on adjacent properties.

Commissioner Anderson stated that the proposed parking may impact surrounding areas, particularly considering future plans for additional business activity on the first floor of the building.

Commissioner Brauchie and Commissioner Anderson expressed concerns regarding potential conflicts in business hours between the Lunatic Lounge and any future businesses on the site. They noted that shared parking resources may be insufficient if multiple businesses operate simultaneously, and that vehicle activity during off-hours for surrounding businesses could contribute to additional light impacts.

Brad Williams stated that a café is not currently part of their operations but is anticipated as part of the long-term use of the property. He explained that the café and the Lunatic Lounge would not operate during the same hours. He further described planned activities, such as poetry and art nights, which are expected to minimize potential noise impacts.

Commissioner Brauchie asked whether loud music would be part of the business operations, considering earlier concerns regarding noise impacts on nearby residents and businesses.

Chair Edwards requested clarification regarding whether alcohol would be sold or consumed on-site as part of the business operations.

Brad Williams responded that no alcohol would be part of the proposed business activities, music would be played; however, as the primary activities would occur in the basement and are intended to encourage conversation, the volume would not be excessive.

Chair Edwards expressed agreement with Vice Chair Liedtke's concerns regarding potential light and sound impacts and supported the recommendation to require a six-foot sight-obscuring fence along the east and south property boundaries to mitigate potential impacts on surrounding properties.

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MOTION: Vice Chair Liedtke MOVED that we approve the Conditional Use Permit for an assembly hall use for 30 seats for The Lunatic Lounge located at 159 W

Center St, with the findings and condition noted in the staff report and the following additional conditions 1. As called out in their application materials, 30 seats are needed. A maximum of 30 attendees will be permitted at any single event. 2. A sight obscuring 6 foot fence to be installed on the south property line. 3. Maintain the east 6 foot fence that currently is there. The motion was SECONDED by Commissioner Anderson. Chair Edwards called for a roll call vote. The vote was as follows:

Chair Edwards	Yes
Vice Chair Liedtke	Yes
Commissioner Anderson	Yes
Commissioner Brauchie	Yes

The motion passes unanimously.

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STAFF UPDATE/OTHER BUSINESS

1. Annual Review of the Planning Commission Bylaws.
    a. There are no comments related to the recently reviewed Planning Commission Bylaws.

2. Wasatch Front Regional Council (WFRC) Project Application Deadlines.
    a. The Planning Commissioners reviewed the timeline of the WFRC Transportation Improvement Program (TIP) Grant application processes and Mr. Knobloch updated the Commissioners on which programs the City applied for funding under.

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ADJOURN

Chair Edwards made the motion to adjourn 6:37 p.m. No one opposed. The meeting adjourned at 6:37 p.m.

_____
Katie Thorne, CD Executive Assistant

Approved this _____ day of _____2026.

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ATTACHMENT A: Electronic Public Comments Received for Item C

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From: Mike Williams
To: Midvale Planning Mailbox
Subject: March 25, 2026 Conditional Use Permit
Date: Thursday, March 19, 2026 11:37:55 AM

To the Members of the Midvale City Planning Commission,

I am writing to provide my thoughts regarding the requested Conditional Use Permit for The Lunatic Lounge to operate an assembly hall at 159 W Center Street. While I am not opposed to the proposed assembly hall in the basement or the café planned for the upper floor, I have significant concerns regarding the potential impact on neighborhood parking.

According to the staff report, the property currently has 21 parking spaces. The report also notes that the assembly hall use requires 1 stall per 5 seats, totaling 6 stalls for the 30-seat capacity. However, the email exchange included in the packet between City Planner Jonathan Anderson and Madisyn Mower suggests that the total requirement for both the basement assembly hall and the 2,800 sq. ft. upper-floor café would be approximately 14.4 stalls.

While the applicant suggests there are 21 available spaces, I am concerned that the actual parking demand during performances will overflow into the surrounding residential streets, specifically Grant Street. I have observed that other nearby areas, such as Roosevelt (between Center and 7758 Roosevelt), have already had to implement "red paint" no-parking zones to manage traffic. I worry that without proactive measures, Grant Street will face similar congestion issues. It already is difficult for cars to exit and enter Grant Street with the Pedestrian Traffic Island and is increasingly difficult with a narrow road with cars parked on either side of the street.

The applicant's email mentions that "if needed, there is approximately four more parking spaces on the street in front of the bank". Relying on limited street parking for a commercial and assembly use is not a sustainable solution for the permanent residents of this neighborhood.

I ask the Planning Commission to consider the following:

- **Stricter Parking Enforcement:** How will the city ensure that patrons utilize the 21 on-site spots rather than residential street parking?
- **Capacity of Adjacent Streets:** Has a formal study been done on the impact of this "assembly use" on the capacity of Grant Street and the immediate residential vicinity?
- **Drive-Through Conversion:** The applicant mentions potentially converting

drive-through lanes into four additional stalls. I would recommend that this conversion be made a formal condition of approval to ensure the maximum number of off-street spots are available.

Thank you for your time.

Mike Williams - 7907 S Grant Street

From: Midvale Planning Mailbox
To: Jonathan Anderson
Subject: FW: Public Comment Submission for Planning/Zoning Com
Date: Monday, March 23, 2026 8:06:33 AM
Attachments: image001.png

From: noreply@revize.com <noreply@revize.com>
Sent: Saturday, March 21, 2026 11:09 AM
To: Midvale Planning Mailbox <Planning@midvaleut.gov>
Subject: Public Comment Submission for Planning/Zoning Com

First-Name = Bryson
Last-Name = Thomas
Address = 190 W Center St. Midvale, UT 84047
Email = nosyrb1065@hotmail.com
Meeting-Date = 2026-03-25
Agenda-Item = Lunatic Lounge
Comments = Hello- I would like to know more information about what type of business Lunatic Lounge is operating? Why do they only meet at night? What type of meeting is going to be conducted? Did they request a liquor license? Will they only occupy the basement? Do they have any solid plans to open a coffee shop on the upper level? What days of the week will the business operate? Thanks- Bryson Thomas
Client IP = 4.36.156.98

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

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
04/22/2026

SUBJECT

Dean Cardinale requests a zoning code text amendment to Table 17-7-12.10 of the Regional Commercial (RC) Zone to increase the allowed percentage of changeable copy signs.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The application proposes a “request to modify monument sign regulations to allow up to 85% changeable copy”, see Attachment 2. Exhibits B-G shown in Attachment 2 along Union Park Avenue and in the surrounding area, identify signs that are not within Midvale City’s limits (Cottonwood Heights for the billboard-Exhibit B, and Sandy for the remaining signs-Exhibits C-G) and thus not applicable as they are regulated by different jurisdictions.

The current language in Table 17-7-12.10 permits 25% of a sign’s area for wall or monument sign types as changeable copy, which is reasonable to keep signs from being a nuisance or distraction for vehicular traffic.

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 TEXT AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code.

F. *Zoning Code Text Amendment Criteria.* To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment 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 does not meet the required criteria, see the responses below for each related above-criteria.

1. The current sign standards permit reasonable signage of various types to be constructed to facilitate commercial business activity and already promote the objectives of the general plan.
2. The current sign standards permit reasonable signage of various types to be constructed to facilitate commercial business activity and already promote the purposes of UCA 10-20-101 (renumbered from 10-9a-102).
3. The existing language of “25%” is already clear and does not need to be amended to be interpreted more straightforward.
4. The existing language of “25%” is not a clerical error or a mistake of fact.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend denial of the zoning code text amendment with the following finding:

1. The amendment does not comply with Midvale City Code 17-3-1(F).

RECOMMENDED MOTION

I move that we recommend denial of the zoning code text amendment as provided in the attachments, with the finding noted in the staff report.

ATTACHMENTS

1. Draft Table 17-7-12.10
2. Text Amendment Application

17-7-12.10 Signs.

If sign type is not specifically designated, then it is prohibited. Only two sign types are permitted per building unless specifically approved by the planning commission through the conditional use review process.

Table 17-7-12.10. Signs

Sign Type	Sign Area Max.	Height Max.	General Restrictions
A-Frame	6 s.f.	4'	One per ground level tenant. Must not impede pedestrian movement.
Awning/ Canopy	5% of wall surface; 80% of width	80% of vertical drip	Constructed of canvas-like materials or architectural metal. Design and color to relate to storefront. May extend 5' from facade at least 8' above sidewalk.
Campaign	32 s.f.	6'	Removed within 15 days from final voting day. 3' max. height in clear view triangle.
Changeable Copy	85% of sign		Changeable copy signs may be wall or monument signs. 1 changeable copy sign/business location.
Construction	32 s.f.	12'	Removed prior to certificate of occupancy.
Directional	4 s.f.	3'	Located at drive entrances and on-site only.
Flat or Wall (Includes Window)	Sign 1: 15% of wall surface; Signs 2—3: combined signage 5% of wall surface		Must be attached to main building. All signs attached to facade, including awning signs, window signs and wall signs, determine sign area.

Sign Type	Sign Area Max.	Height Max.	General Restrictions
Monument	32 s.f.	6' (total)	At least 1 foot of pedestal. May be placed on berm, w/top of sign ≤ 9'; 3' max. height in clear view triangle; ≥ 3' from sidewalk.
Name Plate	3 s.f.	n/a	Must be attached to main structure.
Off-Premises Directional	5 s.f.	4'	Off-premises directional signs shall be monument style unless located on an existing sign pole; ≥150' from another off-premises sign; ≥ 6' from right-of-way. Arterial or major collector streets only.
Pole Banners	2 ft. x 5 ft.	n/a	Must be attached to on-site light poles at top and bottom corners. Must hang vertically. One sign per pole.
Real Estate	32 s.f.	12'	3' max. height in sight distance triangle.
Shopping Center	Pylon signs: 1.5 s.f./foot of frontage up to 300 s.f. Monument signs: 48 s.f. + 1 s.f./foot of frontage ≤ 96 s.f.	Pylon: 35' Monument: 6'	Min. shopping center area: 5 acres and 500' of frontage. One pylon sign for every 500' of frontage (500' separation). One monument sign for every 250' of frontage (250' separation). Decorative pylon cover required. Back to back sign faces ≤ 10°.
Temporary			See text.
Window	25% of window area		See text.

[...]

Midvale City
Text Amendment Submission Packet

Applicant: Dean Cardinale

Business: World Wide Trekking

Address: 7404 Union Park Avenue, Midvale, UT 84047

Text Amendment Request – Midvale City Code (17-7-12)

Purpose: Request to modify monument sign regulations to allow up to 85% changeable copy, aligning with existing conditions and surrounding corridor development.

Current Code: (17-7-12.10) Limits changeable copy on monument signs to 25% of the total sign area.

Proposed Amendment: Modify (17-7-12.10) to allow up to 85% of the total monument sign area to be used for changeable copy.

Context: The subject property is located near the boundary of Midvale and Sandy. Signage both north (within Midvale) and south (within Sandy) reflects a consistent corridor pattern of high-percentage changeable copy signage. This amendment reflects real-world conditions immediately surrounding the site.

Justification:

A. Consistency with Existing Midvale Standards
Midvale City Code (17-7-11) (Historic Main Street Zone) Midvale City has approved a double-sided monument sign with substantial changeable copy for at their office building on Main Street, demonstrating an established precedent for this type of signage. (Exhibit A) The current code (17-7-11-10) does not state that changeable copy signs are approved in Historic Midvale.

B. Compatibility with Surrounding Development
The subject property is located along a highly commercialized corridor where changeable copy signage is already prevalent. Examples include:

- Municipal signage at Midvale City offices (Exhibit A)
- Billboard signage along Fort Union Boulevard (Exhibit B)

Surrounding Area:

- Multiple electronic monument signs along the Union Park corridor extending into Sandy, including:
    - VASA Fitness (Exhibit C)
    - Country Square Shopping Center (Exhibit D)
    - Sandy Amphitheater (Exhibit E)
    - Sandy Professional Center (Exhibit F)
    - Alta View Hospital (Exhibit G)

These examples demonstrate that higher-percentage changeable copy signage is already characteristic of the surrounding area.

C. Equal Treatment of Similar Land Uses
The current limitation in the Regional Commercial Zone creates an inconsistency between zoning districts that serve similar commercial functions. Aligning (17-7-12) with (17-7-11) promotes fairness and predictability in the application of sign regulations.

Exhibit A – Midvale City Monument Sign (Historic Main Street) (double sided sign)

Exhibit B – Billboard .39 miles North of Site (Union Park) (Billboard sign)

Exhibit C: – Vasa Fitness .39 miles South of Site (double sided sign) 1300 East

Exhibit D – Electronic Sign Detail 1.5 miles South of Site (double sided sign) 1300 East

Exhibit E – Monument Sign 2.5 miles South Corridor (Sandy) 1300 East (2 double sided sign)

Exhibit F – Monument Sign 2.5 miles South Corridor (Sandy) 1300 East (doubled sided sign)

Exhibit G – 2.6 miles South Corridor (Sandy) (3) (double sided signs) 1300 East

As demonstrated in Exhibits A–G, the proposed amendment reflects existing conditions both within Midvale and along the immediately adjacent commercial corridor.

Exhibit H: World Wide Trekking 7404 Union Park Ave Site (single sided sign)

5. Compliance with Midvale City Code (17-3-1) (F)

The proposed text amendment satisfies multiple criteria outlined in Midvale City Code (17-3-1(F), as follows:

A. Promotes the Objectives of the General Plan (17-3-1(F)(1)

The proposed amendment supports the objectives of the City's General Plan by aligning zoning regulations with the existing character and function of the surrounding commercial corridor.

The subject property is located within a high-visibility commercial area where signage plays an important role in business identification and communication. Allowing a greater percentage of changeable copy on monument signs supports economic vitality by enabling businesses to effectively communicate with the public.

Additionally, the amendment reflects the built environment along the corridor, where similar signage already exists both within Midvale and in immediately adjacent areas. Aligning the zoning code with these conditions promotes consistency, predictability, and orderly development.

B. Promotes the Purposes of Utah Code Annotated (10-9a-102 (17-3-1(F)(2))

The proposed amendment advances the purposes of land use regulation as outlined in Utah Code Annotated (10-9a-102) by:

- Supporting **orderly development patterns** consistent with existing land uses
- Promoting **economic development and business viability** within commercial zones
- Encouraging **uniform and equitable application of land use regulations**
- Ensuring that regulations reflect **modern technology and current development practices**

By allowing increased flexibility for monument signage, the amendment helps ensure that local businesses remain competitive and that regulations do not impose unnecessary limitations inconsistent with surrounding conditions.

C. Clarifies Intent and Improves Code Interpretation (17-3-1(F)(3))

The current limitation of 25% changeable copy within the Regional Commercial Zone is inconsistent with signage observed within Midvale and along the surrounding corridor, including allowing the Midvale City double-sided sign exists with no change in the code (17-7-11) which would allow Midvale City to have a changeable copy sign on Historic Main Street.

This inconsistency creates ambiguity in how the code is applied and interpreted, particularly when similar signage has been approved in other zones or for municipal uses.

The proposed amendment provides clarity by establishing a standard that more accurately reflects existing development patterns and removes uncertainty in the application of monument sign regulations.

Conclusion:

As demonstrated in Exhibits A–G, monument and freestanding signage with a majority of changeable copy already exists within Midvale and the surrounding corridor. The proposed amendment aligns the code with existing, approved development patterns rather than introducing a new or incompatible condition.

The proposed amendment brings the Regional Commercial Zone into alignment with existing Midvale practices and the visual character of surrounding commercial corridors. It supports local businesses, ensures consistency in code application, and reflects current signage technology and usage.

Approval of this amendment is respectfully requested.

Thank you, Dean Cardinale

Founder | Lead Guide

World Wide Trekking

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

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
04/22/2026

SUBJECT

Darren Nate requests Conditional Use Permit approval for a 12-unit medium/high density residential development located at 7689 S Center Sq in the Transit-Oriented Development (TOD) zone.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The applicant requests a Conditional Use Permit for a 12-unit medium/high density residential development on 0.504 acres located at 7689 S Center Sq. The parcels currently consist of an existing commercial building and asphalt parking areas.

On 3/3/2026, the City Council approved a zoning code text amendment modifying front setback requirements in Midvale Municipal Code 17-7-8.4(A)(1)(a) specific to Center Square. The vacation request for partial right-of-way acquisition was also approved by the City Council on 3/3/2026, with the property transfer documents being recorded with the Salt Lake County Recorder's Office on 4/7/2026.

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: **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, see attached plans for details. The project consists of 3-story townhomes compatible with nearby commercial, apartment, and other residential structures. It is an additional phase of a project to which it abuts on the south and east.**

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 was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.**

6. Sufficient utility capacity;
Response: **The application was reviewed by Midvale City's Engineering and Public Works Departments and complies with the above-listed criteria.**

7. Sufficient emergency vehicle access;
Response: **Emergency vehicle access was reviewed by the Unified Fire Authority and determined to be adequate.**

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: **The application complies with the above-listed criteria, see attached plans for detailed information. The project consists of 12 townhome units; all units are 3 bedrooms. The required resident parking is 1.75 stalls per unit, for a total of 21 stalls. 24 parking spaces have been provided in the unit garages. The requirement for guest parking is 1 stall for every 4 units, totaling 3 stalls. 7 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: **Landscape setbacks have been met for all side and rear setback areas. No conflict in uses has been identified.**

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 is the same mass and bulk as the structures to the south and east sides of the property. It is an additional phase of a project to which it abuts on the south and east.**

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. The applicant submitted a photometric plan which was determined to comply with applicable city code.**

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 was reviewed by Midvale City's Engineering and Public Works Departments and complies with the above-listed criteria.**

Public notice has been sent to property owners within 500 feet of the subject parcels; additionally, a sign was placed on the property and will remain until the Planning Commission hearing of the Preliminary Subdivision. No written public comments have been received as of the writing of this report. Any public comments received will be forwarded to the Planning Commission members for consideration and included in the public meeting record.

STAFF RECOMMENDATION

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

Findings:

1. The application complies with Midvale Municipal Code 17-7-8.
2. The application complies with the conditional use permit procedure outlined in Midvale Municipal Code 17-7-8.11(A).

RECOMMENDED MOTION

I move that we approve the Conditional Use Permit for a 12-unit townhome project located at 7689 S Center Square in the TOD zone with the findings included in the staff report.

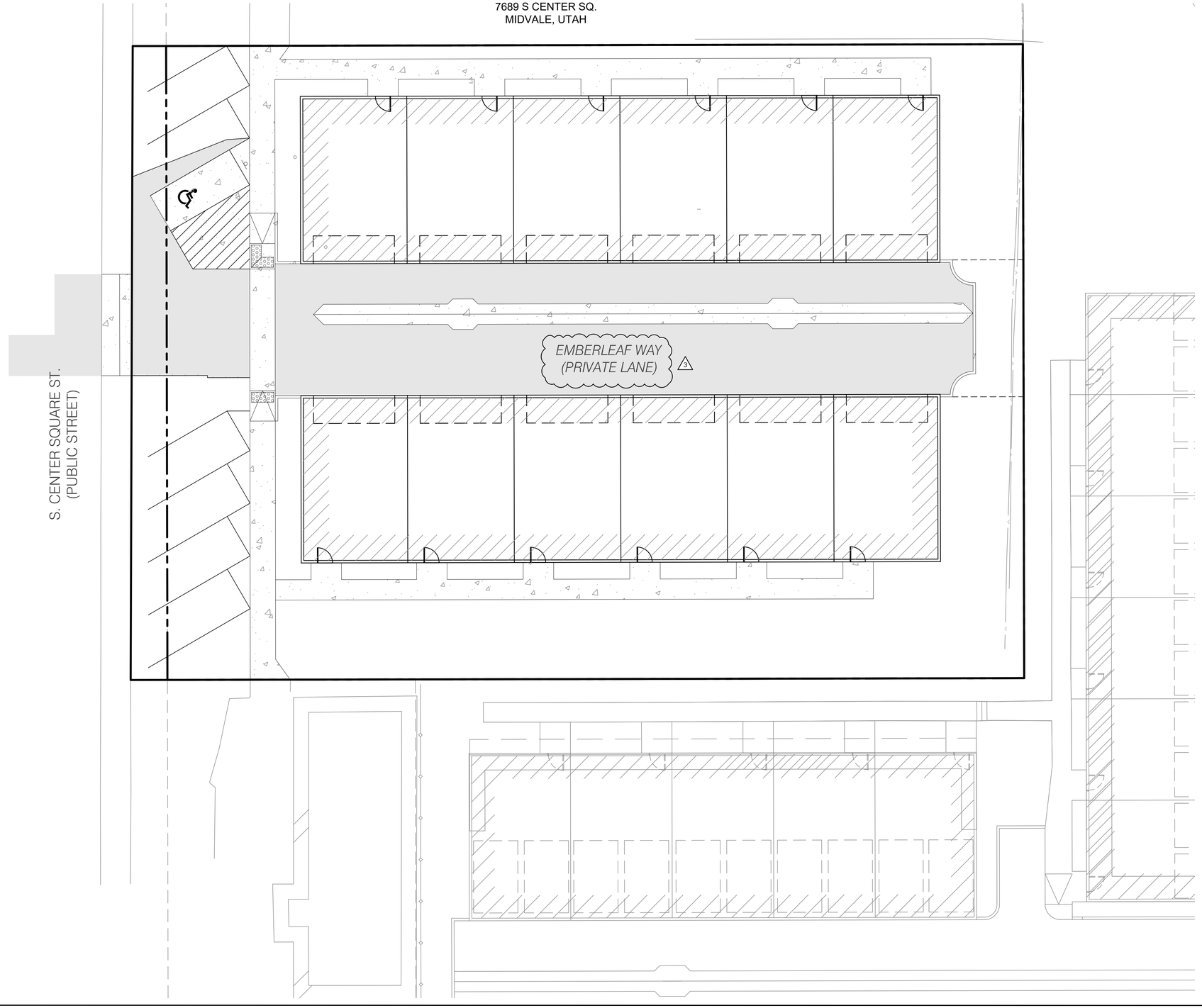
ATTACHMENTS

1. Site Plans
2. Landscape Plans
3. Photometric Plan
4. Proposed Building Plans

C STREET TOWNHOMES PHASE II PUD

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

7689 S CENTER SQ.
MIDVALE, UTAH

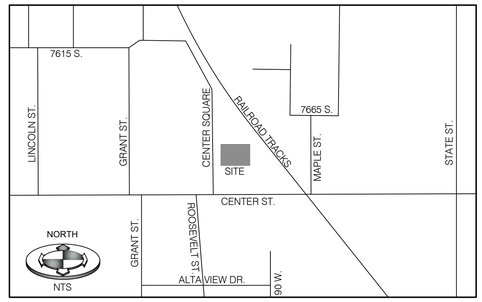


NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
DARREN NATE
801-910-6550
dnate01@GMAIL.COM
PO BOX 1722
DRAPER, UT

DRAWING INDEX

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

CIVIL CONSTRUCTION PLANS

BENCHMARK CIVIL

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
3/23/26

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

C STREET TOWNHOMES PHASE II PUD
7689 S CENTER SQ.
MIDVALE, UTAH

DRAFT: DZB DATE: 05/15/2025
DESIGN: DZB DATE: 05/15/2025
CHECK: AGA DATE: 05/15/2025

PROJECT NO. 2306118

No.	DATE	DESCRIPTION
1	12/05/25	REVISED PROPERTY LINE TO INCLUDE VACATED STREET PER PLAT
2	02/12/26	REVISED PER MIDVALE CITY COMMENTS
3	03/23/26	REVISED PER MIDVALE CITY COMMENTS

COVER

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

LINETYPES:

NEW	EXISTING	
		SECTION LINE
		PROPERTY LINE
		ADJACENT PL or LOT LINES
		RIGHT-OF-WAY LINE
		CENTERLINE of ROAD
		EASEMENT LINE
		CURB & GUTTER
		EDGE OF ASPHALT
		FENCE / WALL, STONE
		FENCE, BLOCK
		FENCE, BRICK
		FENCE, CHAIN
		FENCE, IRON
		FENCE, VINYL
		FENCE, WIRE
		FENCE, WOOD
4475	4475	INDEX CONTOUR LINE
		INTERMEDIATE CONTOUR LINE
XX.XX TOC		SPOT ELEVATION
SS	SS	SANITARY SEWER LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
IRR	IRR	IRRIGATION LINE
OHP	OHP	OVERHEAD POWER LINE
UG	UG	UNDERGROUND POWER LINE
GAS	GAS	GAS LINE
T	T	TELEPHONE LINE
CATV	CATV	CABLE TELEVISION LINE
		DRAINAGE / DITCH CENTERLINE
		TREE LINE EDGE
FO	FO	FIBER OPTIC LINE
		PROPOSED ASPHALT
		PROPOSED CONCRETE

SYMBOLS:

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

ABBREVIATIONS

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

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY- MIDVALE CITY
WATER UTILITY COMPANY- MIDVALE CITY PUBLIC WORKS (MCPW)
SEWER- MIDVALE CITY SEWER
STORM DRAIN/GROUNDWATER- MIDVALE CITY PUBLIC WORKS (MCPW)
ELECTRICAL- ROCKY MOUNTAIN POWER (RMP)
TELEPHONE- CENTURY LINK
NATURAL GAS- ENBRIDGE GAS UTAH (EGU)
APPLICABLE STANDARDS: APWA 2025 STANDARDS

Blue Stakes of UTAH811 Bluestakes.org

NOTE:

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

CAUTION NOTICE TO CONTRACTORS

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

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

GENERAL

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

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

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

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

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

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

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

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

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

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

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

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

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

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED.

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

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

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

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

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

UTILITIES

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

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

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

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

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

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

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

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

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

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

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES. ALONG WITH ANY LOCAL CODES OR ORDINANCES.

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

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

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

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

31. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES FOR THE INSTALLATION OF ALL NEW AND THE REMOVAL, RELOCATION, AND/OR BURIAL OF ALL EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS, AND COMMUNICATION LINES. IF THERE IS A CONFLICT WITH AN EXISTING DRY UTILITY THE CONTRACTOR SHALL COORDINATE THE REMOVAL OR RELOCATION OF THE EXISTING UTILITY WITH THE RESPONSIBLE DISTRICT OR AGENCY. ALL WORK FOR DRY UTILITIES SHALL BE COORDINATED WITH AND COMPLETED TO THE STANDARDS AND REQUIREMENTS OF THE RESPONSIBLE DISTRICT OR AGENCY.

SEWER

32. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

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

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

35. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 90 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 L.F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

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

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

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

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

WATER

40. WATERLINES TO BE PVC C-900, WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18' VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE

41. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

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

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

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

45. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

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

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

48. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

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

CLEARING AND GRADING

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

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

52. SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY GEOSTRATA GEOTECHNICAL REPORT NO. 1640-001, AUGUST 17,2021.

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

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

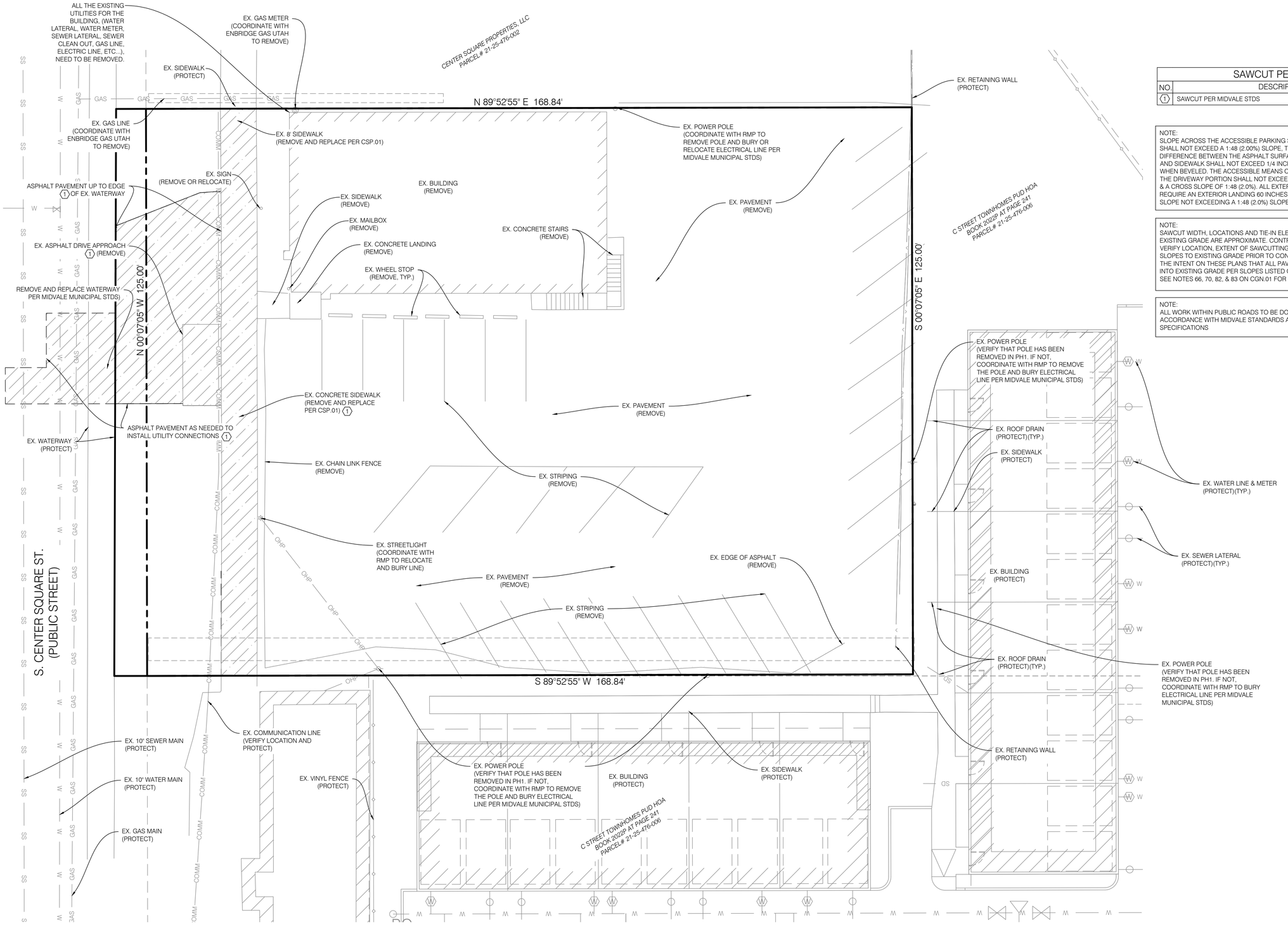
55. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

56. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

57. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

58. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON 08/08/2023 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

59. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL



NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

SAWCUT PER APWA #225		
NO.	DESCRIPITON	DETAIL
1	SAWCUT PER MIDVALE STDS	

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

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH MIDVALE STANDARDS AND SPECIFICATIONS

No.	DATE	DESCRIPTION
1	12/05/25	REVISED PROPERTY LINE TO INCLUDE VACATED STREET PER PLAT
2	02/12/26	REVISED PER MIDVALE CITY COMMENTS
3	03/23/26	REVISED PER MIDVALE CITY COMMENTS

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

DRAWN BY: DZB
CHECKED BY: AGA
FIELD CREW: KO/VP
DATE: 05/15/2025
DWG FILE: 2306118_SITE

0 0.5 1"

PROFESSIONAL ENGINEER
3/23/26
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
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7689 S CENTER SQ.
MIDVALE, UTAH

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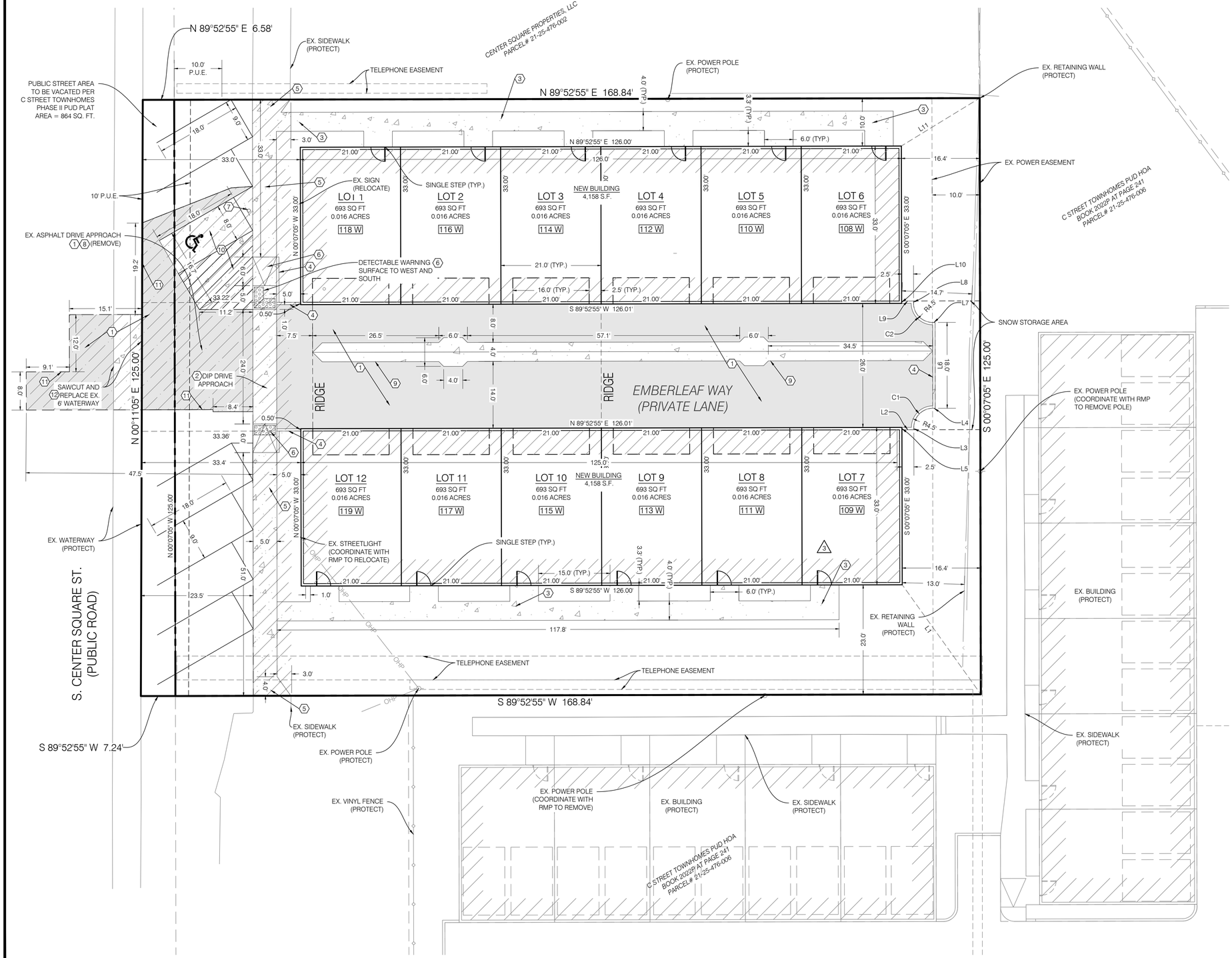
PROJECT NO. 2306118

DEMO PLAN

CDP.01
3 OF 10



NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	DIP DRIVE APPROACH PER APWA #215	
3	SIDEWALK PER APWA #231	
4	CURB WALL PER APWA #209 TYPE 'P'	
5	INTEGRAL SIDEWALK	3/CDT.01
6	ADA RAMP	5/CDT.01
7	VAN ADA SIGN	5/CDT.01
8	SAWCUT AND REPLACE ASPHALT AND CONCRETE PER APWA SDTS #381	
9	4' CONCRETE WATERWAY PER APWA #211	
10	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
11	SAWCUT PER MIDVALE STDS	
12	6' CONCRETE WATERWAY PER APWA #211	

LOT 2 AREA TABLE		
PARTICULARS	S.F.	%
NEW BUIDLING	8,316	39.4
HARDSCAPE	7,454	35.3
LANDSCAPE	5,334	25.3
SUB-TOTAL*	21,104	100.0
AREA VACATED BY CITY*	864	3.9
OPEN SPACE**	7,198	32.8
ACTIVE OPEN SPACE**	4,067	18.5
TOTAL***	21,968	100.0

* SUB-TOTAL IS THE AREA OF THE DEVELOPMENT PRIOR TO ACQUIRING THE LAND VACATED BY THE CITY (864 SQ FT). THE TOTAL AREA IS THE COMBINES THE SUBTOTAL AND THE VACATED AREA.

** OPEN SPACE CALCULATION INCLUDES LANDSCAPED AREAS AND WALKABLE SURFACE (SIDEWALK). ACTIVE OPEN SPACE EXCLUDES WALKABLE SURFACES, REFLECTING ONLY OPEN SPACES THAT MAY BE USED FOR COMMUNITY AMMENITIES.

*** DRAINAGE AREA (CGD.01) DOES NOT MATCH TOTAL AREA AS THE IN-ROAD PARKING AND ADJACENT SIDEWALK DRAIN TO THE STREET (TOTAL DRAINAGE AREA 18,433 S.F.)

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

PARKING COUNT			
PARTICULARS	PROVIDED		
	STANDARD	ADA	GARAGE
PARKING STALLS	6	1	24
TOTAL	31		

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70, SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH MIDVALE STANDARDS AND SPECIFICATIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	6.28'	4.00'	90°00'00"	S 44°52'55" W	5.66'
C2	6.28'	4.00'	90°00'00"	S 45°07'05" E	5.66'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 35°39'21" W	28.26'
L2	S 89°52'55" W	2.49'
L3	S 00°07'05" E	0.50'
L4	S 89°52'55" W	0.50'
L5	N 00°07'05" W	0.50'
L6	S 00°07'05" E	18.00'
L7	N 89°52'55" E	0.50'
L8	S 00°07'05" E	0.50'
L9	N 89°52'55" E	2.49'
L10	N 00°07'05" W	0.50'
L11	N 58°32'45" E	19.23'

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

DRAWN BY: DZB
CHECKED BY: AGA
REVIEWED BY: KO/VP
DATE: 05/15/2025
DWG FILE: 2306118_SITE

PROFESSIONAL ENGINEER
3/23/26
No. 11366633
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7689 S CENTER SQ.
MIDVALE, UTAH

PROJECT NO. 2306118

SITE PLAN

CSP.01
4 OF 10

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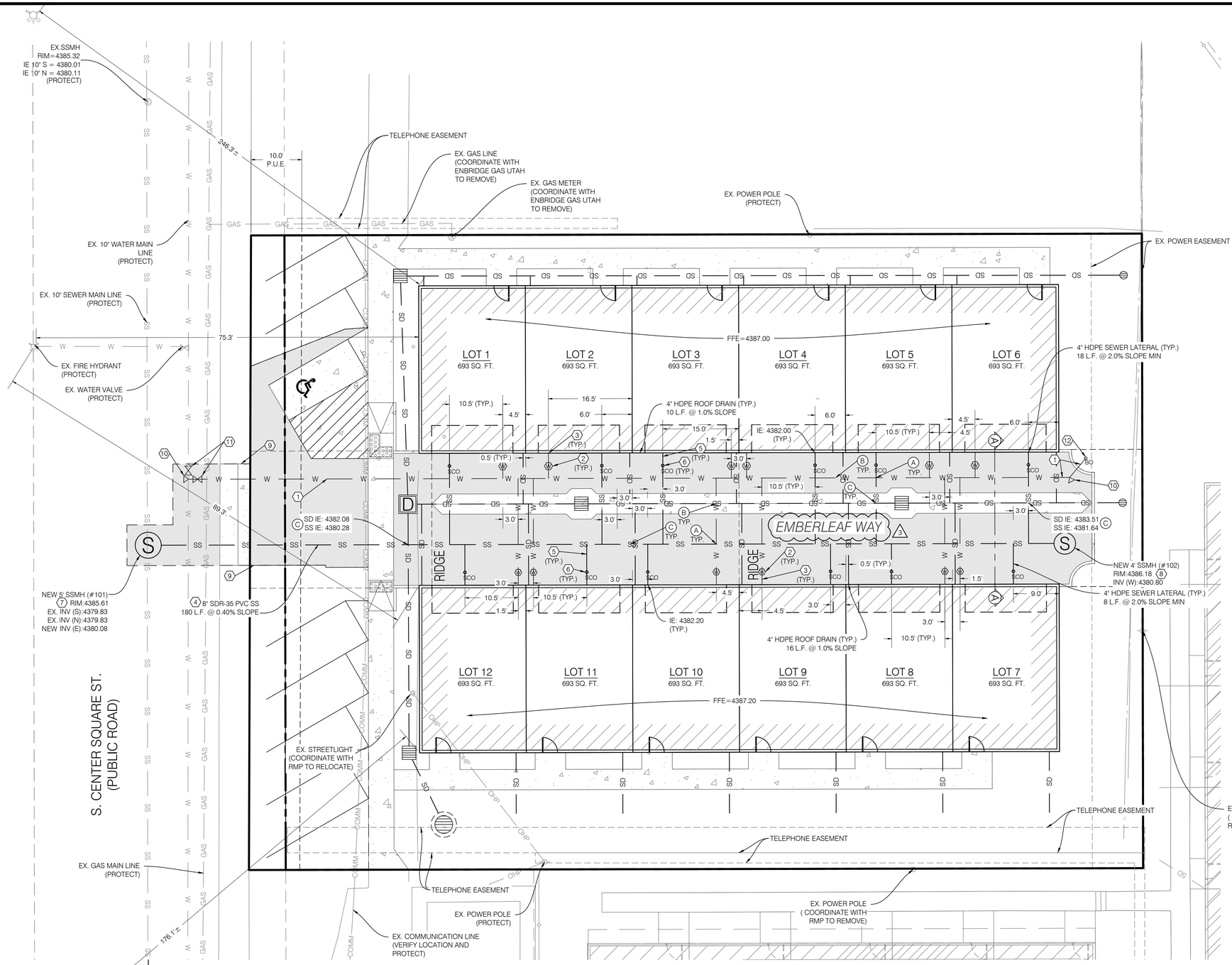


NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	8" C-900 DR 18 WATER MAIN PER MIDVALE CITY STDS.	
2	3/4" WATER METER PER APWA #521 (CENTERED 1.5' OFF THE BUILDING)	
3	3/4" POLY WATER SERVICE LINE PER APWA #541	
4	8" SDR-35 PVC SEWER MAIN @ 0.4% MIN SLOPE	
5	4" PVC SDR-35 SEWER LATERAL @ 2.0% MIN. SLOPE PER APWA #431	
6	SEWER CLEAN OUT PER APWA #431	
7	5' SSMH PER APWA STDS #411	
8	4' SSMH PER APWA STDS #411	
9	UTILITY TRENCH PER APWA STDS #381	
10	THRUST BLOCK PER APWA STDS #561	
11	GATE VALVE PER APWA STDS. #511	
12	BLOW OFF VALVE PER APWA STDS. #571	

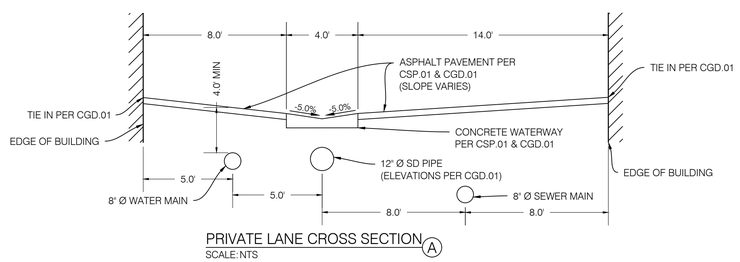
NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO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

EXISTING UTILITIES NOTE:
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

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

NOTE B: (B)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

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



PRIVATE LANE CROSS SECTION (A)
SCALE: NTS

No.	DATE	DESCRIPTION
1	12/9/25	REVISED PROPERTY LINE TO INCLUDE LOCATED STREET PER PLAT
2	01/12/26	REVISED PER MIDVALE CITY COMMENTS
3	03/23/26	REVISED PER MIDVALE CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
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PROFESSIONAL ENGINEER
3/23/26
No. 11366633
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MIDVALE, UTAH

PROJECT NO. 2306118

UTILITY PLAN

CUP.01
5 OF 10

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NORTH

GRAPHIC SCALE

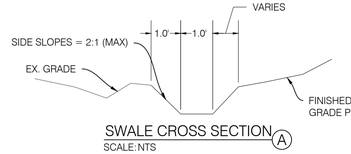
10 0 5 10 20

(IN FEET)
1 inch = 10ft.

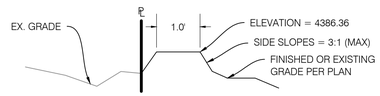
GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	12" DIAMETER HDPE LAND DRAIN (NYOPLAST OR EQUAL)	
4	18 F SNOUT	2/CDT.01
5	5' Ø CONCRETE SUMP	1/CDT.02
6	2'X2' CATCH BASIN PER APWA #332	4/CDT.01
7	8" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
8	4" HDPE ROOF DRAIN	
9	SD CLEANOUT BOX WITH SOLID COVER PER APWA #331	

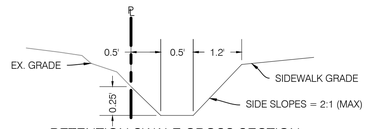
ALL HDPE PIPE TO HAVE SOIL TIGHT JOINTS



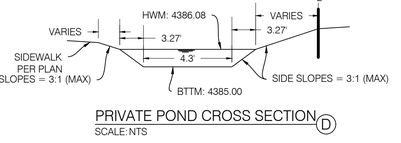
SWALE CROSS SECTION (A)
SCALE: NTS



BERM CROSS SECTION (B)
SCALE: NTS



RETENTION SWALE CROSS SECTION (C)
SCALE: NTS



PRIVATE POND CROSS SECTION (D)
SCALE: NTS

STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	C*A
Roof =	8,316	0.9	7484.4 S.F.
Pavement =	4,783	0.9	4304.7 S.F.
Landscaping =	5,334	0.2	1066.8 S.F.
Sum:	18433 S.F.	Sum:	12856 S.F.

NOAA ATLAS 14 (100 YEAR STORM) — **Percolation Discharge =** .20cfs/acre

Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	4.17	1.043	1117	180	937
30	2.81	1.405	1505	360	**1145**
60	1.74	1.740	1864	720	1144
120	0.94	1.876	2010	1440	570
180	0.63	1.902	2038	2160	0
360	0.34	2.064	2211	4320	0
720	0.20	2.436	2610	8640	0
1440	0.11	2.520	2700	17280	0

Detention Calculations

Pond Volume

Pond 1 Volume = **1,236 cf**

Pipe Volume

12 in. Pipe — Length = **251 lf**, Volume = **197 cf**

8 in. Pipe — Length = **142 lf**, Volume = **50 cf**

Is there adequate storage? Storage Provided = **1,482 cf**, Req. Storage = **1,145 cf** **YES**

BENCHMARK:
THE STREET MONUMENT IN THE INTERSECTION OF CENTER STREET AND STATE STREET.
ELEVATION = 4395.69

No.	DATE	DESCRIPTION
1	12/05/25	REVISED PROPERTY LINE TO INCLUDE VACATED STREET PER PLAT
2	01/12/26	REVISED PER MIDVALE CITY COMMENTS
3	02/22/26	REVISED PER MIDVALE CITY COMMENTS

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

DRAWN BY: DZB
CHECKED BY: AGA
FIELD CREW: KO/VP
DATE: 05/15/2025
DWG FILE: 2306118 CGD.01

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
3/23/26

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

C STREET TOWNHOMES PHASE II PUD

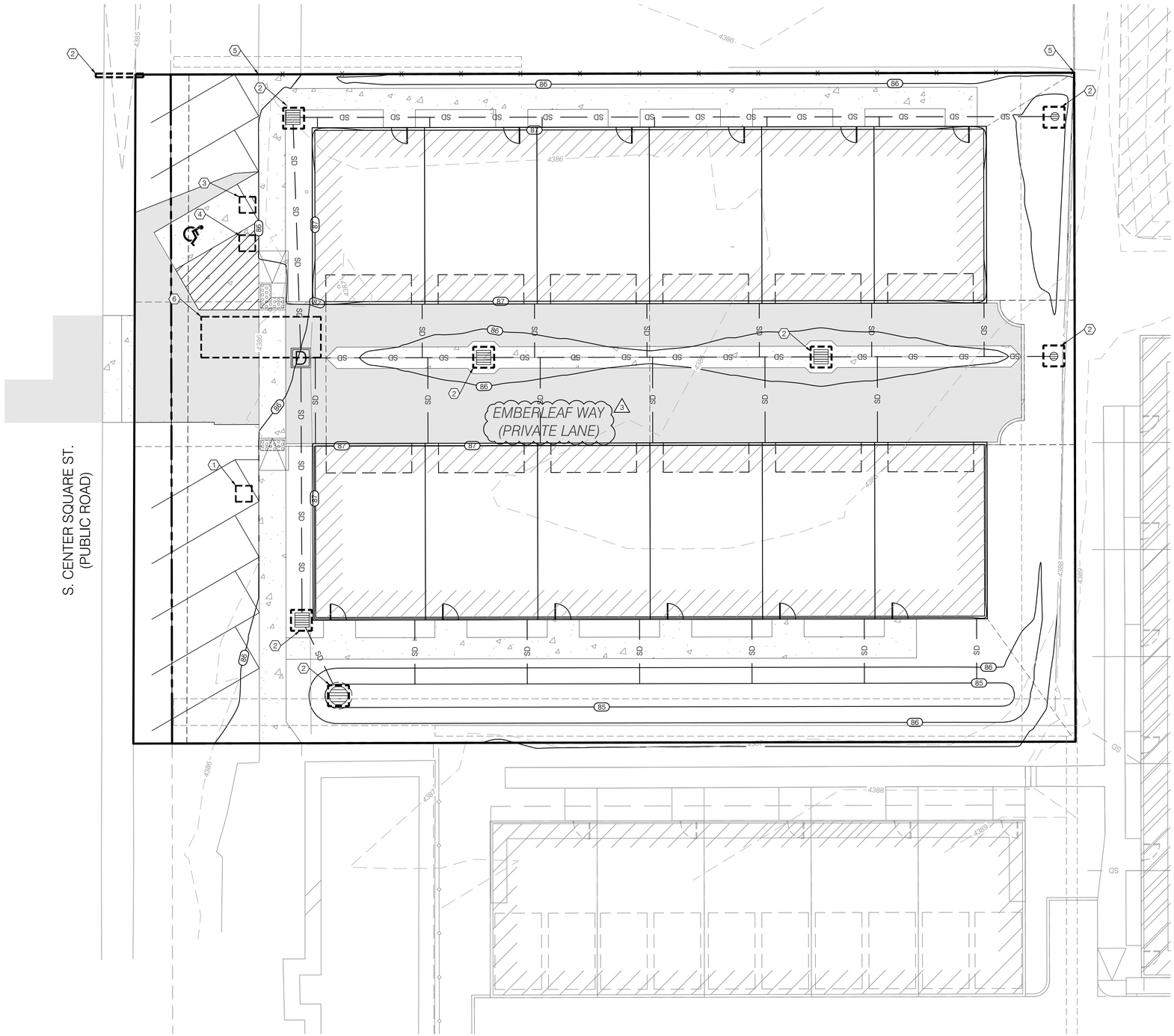
7689 S CENTER SQ.
MIDVALE, UTAH

PROJECT NO. 2306118

GRADING & DRAINAGE PLAN

CGD.01
6 OF 10

Blue Stakes of UTAH 811
Bluestakes.org



NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

SWPPP KEY NOTES REFERENCE

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

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

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

No.	DATE	DESCRIPTION
1	12/05/25	REVISED PROPERTY LINE TO INCLUDE VACATED STREET PER PLAT
2	01/07/26	REVISED PER MIDVALE CITY COMMENTS
3	02/03/26	REVISED PER MIDVALE CITY COMMENTS

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

0 0.5 1

DRAWN BY: DZB
CHECKED BY: AGA
FIELD CREW: KO/VP
DATE: 05/15/2025
DWG FILE: 2306118_SITE

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
3/23/26

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

C STREET TOWNHOMES PHASE II PUD

7689 S CENTER SQ.
MIDVALE, UTAH

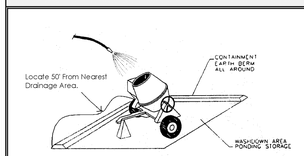
Blue Stakes of UTAH811
Bluestakes.org

PROJECT NO. 2306118

EROSION CONTROL PLAN

CEP.01
7 OF 10

BMP: Concrete Waste Management



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

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

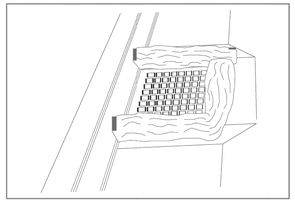
INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open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

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

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

CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

BMP: Inlet Protection – Wattle
IP-W CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

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

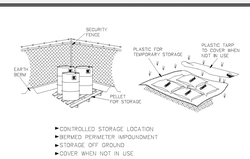
INSTALLATION/APPLICATION CRITERIA:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

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

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

INLET PROTECTION WATTLE 2
SCALE: NTS

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

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

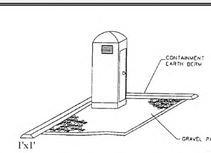
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment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

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

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

MATERIALS STORAGE 3
SCALE: NTS

BMP: Portable Toilets



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

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

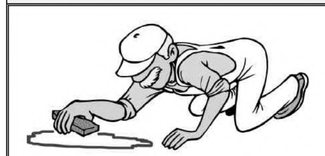
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control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

LIMITATIONS:
No limitations.

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

PORTABLE TOILETS 4
SCALE: NTS

BMP: Spill Clean-Up



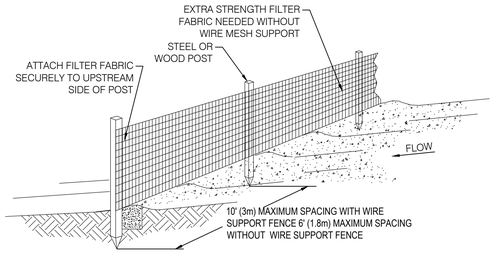
DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

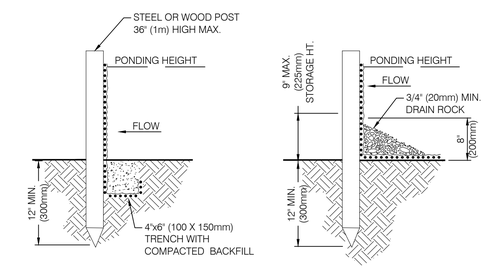
APPLICATION:
All sites

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

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

SPILL CLEAN UP 5
SCALE: NTS





TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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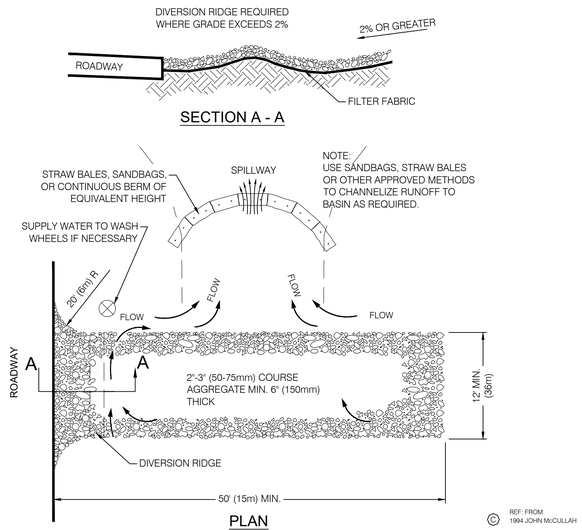
SILT FENCE 6
SCALE: NTS



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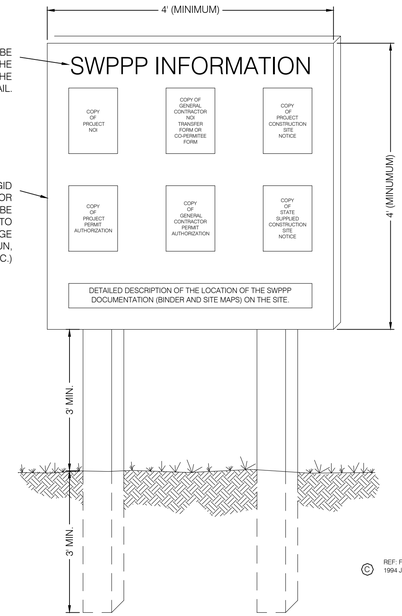
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS

Blue Stakes of UTAH811 Bluestakes.org



NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

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SWPPP INFORMATION SIGN 8
SCALE: NTS

No.	DATE	DESCRIPTION
1	12/05/25	REVISED PROPERTY LINE TO INCLUDE HACATEL STREET PER PLAT
2	02/12/26	REVISED PER MIDVALE CITY COMMENTS
3	03/23/26	REVISED PER MIDVALE CITY COMMENTS

SCALE MEASURES 1/INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1"

DRAWN BY: DZB
CHECKED BY: AGA
FIELD CREW: KO/VP
DATE: 05/15/2025
WORK FILE: 2306118_SITE

PROFESSIONAL ENGINEER
3/23/26
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

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

C STREET TOWNHOMES PHASE II PUD
7689 S CENTER SQ.
MIDVALE, UTAH

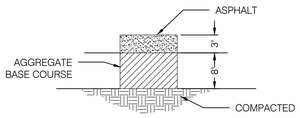
PROJECT NO. 2306118

EROSION CONTROL DETAILS

CEP.02
8 OF 10

ALTERNATE: STANDARD

CONCRETE 5"
GRAVEL BASE 4"

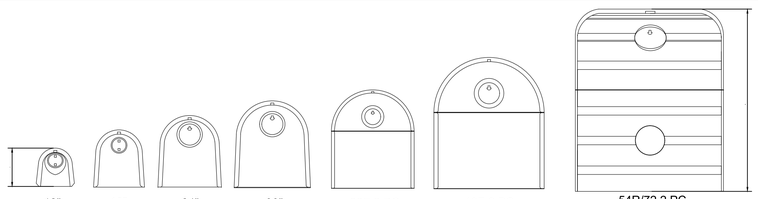


STANDARD DUTY PAVEMENT

NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

PAVEMENT SECTIONS (1)

SCALE: NTS



*** R SERIES INSTALLATION NOTE:**
12R- FITS 36-48" DIAM. STRUCTURE
18R- FITS 48-60" DIAM. STRUCTURE
24R- FITS 48-60" DIAM. STRUCTURE
30R- FITS 60-72" DIAM. STRUCTURE
54R- FITS 72" DIAM. STRUCTURE
RECOMMENDED SUMP DEPTH
2.5 TO 3X OUTLET PIPE I.D.

U.S. PATENT # 6126817 INT'L PATENTS PENDING

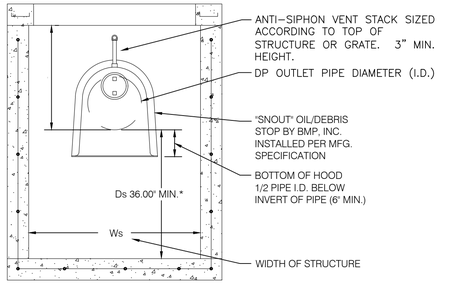
BMP, INC
53 MT.ARCHER RD., LYME CT 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION	DATE	SCALE
SNOUT SIZE COMPARISON	09/09/05	NONE
	DRAWING NUMBER	SN-SIZES

18 F SNOUT DETAILS (2)

SCALE: NTS

DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT



RULE # 1- AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMODATE EXTERNAL DIMENSIONS OF THE SNOUT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS.

RULE #2- USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", 72" AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

*SUMP DEPTH (Ds)- SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15"-18" PIPE MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS- PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

IMPORTANT NOTICE: DO NOT CONFUSE PIPE O.D WITH PIPE I.D. A SNOUT FITS OVER A PIPE, NOT IN IT. THUS, SNOUT MUST BE SIZED TO FIT OVER PIPE OPENING IN STRUCTURE. SNOUTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMODATE PIPES OF 54" O.D. MAX. FOR PIPES 54" O.D. AND ABOVE, USE SQUARE OR RECTANGULAR STRUCTURES.

SIZING EXAMPLES:

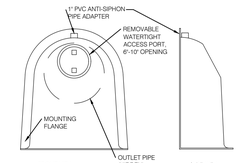
OUTLET HOLE SIZE	SNOUT SIZE
11.9" O.D. OR LESS	12 F or R (R FITS 36"-48" DIAM STRUCTURE)
12.0"-17.9" O.D.	18 F or R (R FITS 48"-60" DIAM STRUCTURE)
18.0"-23.9" O.D.	24 F or R (R FITS 48"-60" DIAM STRUCTURE)
24.0"-29.9" O.D.	30 F or R (R FITS 60"-72" DIAM STRUCTURE)
30.0"-35.9" O.D.	36F
30.0"-47.9" O.D.	48 F
30.0"-53.9" O.D.	54R/72 (FITS 72" DIAM STRUCTURE ONLY)
48.0"-71.9" O.D.	72F
72"-95.9" O.D.	96 F

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
SNOUT SIZING CHART	09/09/05	NONE
	DRAWING NUMBER	SP-SI

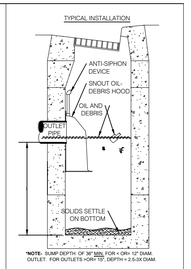
US Patent # 6126817

CONFIGURATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION

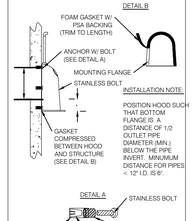


*NOTE- SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIAM. OUTLET - FOR OUTLETS >DIA 15" DEPTH = 2.5-3x DIAM.

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7585 WEB SITE: www.bestmp.com OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

INSTALLATION DETAIL



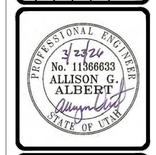
HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	SP-SN

No.	DATE	DESCRIPTION
1	12/05/25	REVISED PROPERTY LINE TO INCLUDE VACATED STREET PER PLAT
2	01/12/26	REVISED PER MIDVALE CITY COMMENTS
3	02/02/26	REVISED PER MIDVALE CITY COMMENTS

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

DRAWN BY: DZB
CHECKED BY: AGA
FIELD CREW: KO/VP
DATE: 05/15/2025
SURV. FILE: 2306118_SITE



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9138 SOUTH STATE STREET SUITE #100
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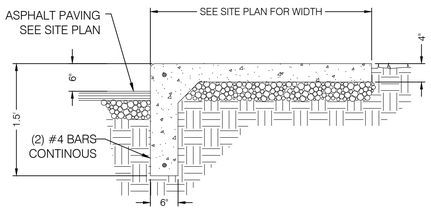
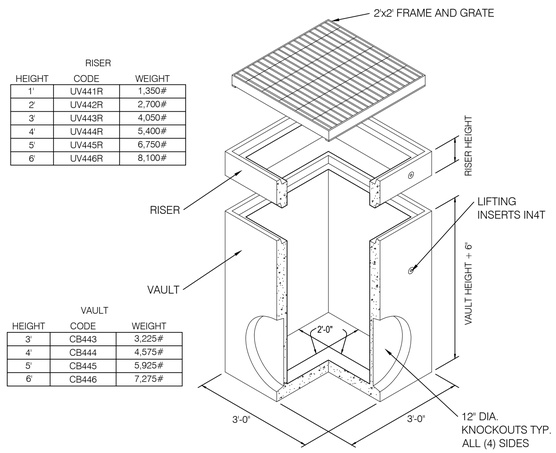
7689 S CENTER SQ.
MIDVALE, UTAH



INTEGRAL SIDEWALK & CURB (3)

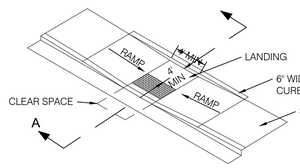
SCALE: NTS



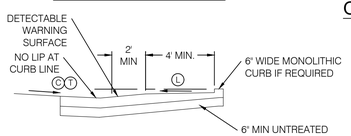
NOTES:
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.
3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.

2'x2' CATCH BASIN (4)

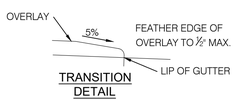
SCALE: NTS



PARALLEL PEDESTRIAN RAMP



SECTION A-A



TRANSITION DETAIL

TABLE OF DIMENSIONS	
ELEMENT	DIMENSION
(T) (R)	4 FEET WIDE MINIMUM
(L) (C)	4 FEET SQUARE MINIMUM*

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

STANDARD ACCESS RAMP (5)

SCALE: NTS

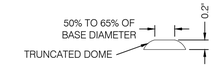
INTERNATIONAL SYMBOL OF ACCESSIBILITY

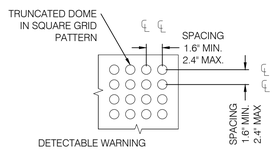
THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

DIRECTION OF TRAVEL OR APPROACH

THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

STRIPING SYMBOLS

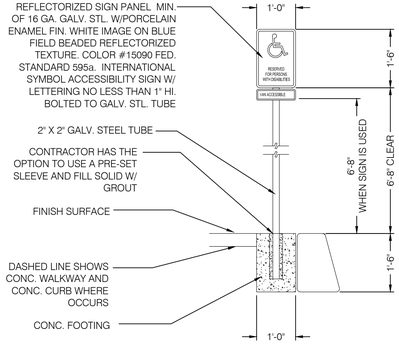




THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

NOTES:

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



ADA SIGN POST DETAIL

SLOPE TABLE			
	ITEM	RUNNING SLOPE*	CROSS SLOPE
(L)	LANDING	1.5-2% (1V:48H) (b)	1.5-2% (1V:48H) (b)
(R)	RAMP	8.33% (1V:12H) (c)	1.5-2% (1V:48H) (d)
(T)	TRANSITION	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
(C)	CLEAR SPACE	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
	SIDEWALK	--	1.5-2% (1V:48H)
	FLARE	10% (1V:10H)	--

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

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

EXCEPTION:

(b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.

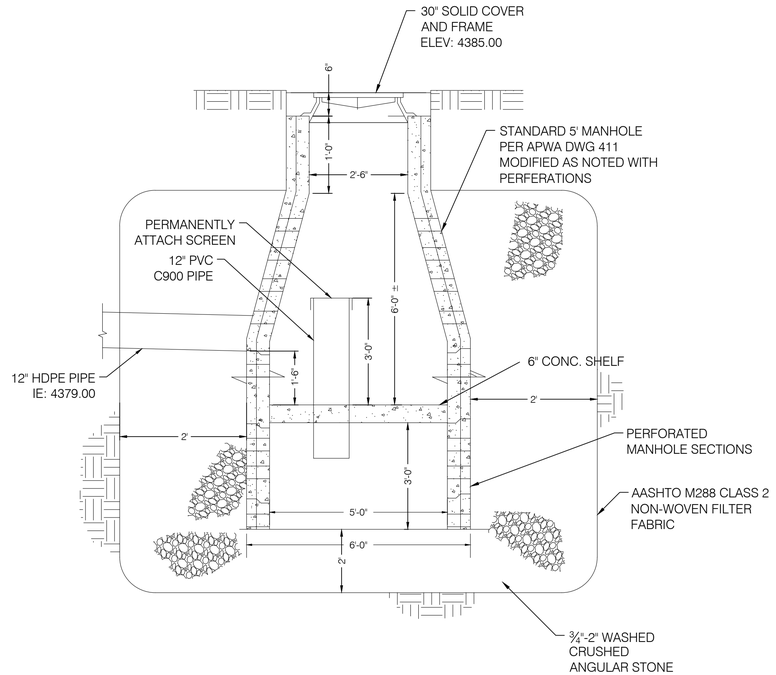
(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.

PROJECT NO. 2306118

DETAIL SHEET

CDT.01
9 OF 10



5' Ø CONCRETE SUMP (1)
SCALE: NTS

DRAWN BY	DZB
CHECKED BY	AGA
FIELD CREW	KO/VP
DATE	05/15/2025
SURV. FILE	2306118_SITE

No.	DATE	DESCRIPTION
1	12/20/25	REVISED PROPERTY LINE TO INCLUDE UNCAITED STREET PER PLAT
2	02/12/26	REVISED PER MIDVALE CITY COMMENTS
3	03/23/26	REVISED PER MIDVALE CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
3/23/26

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
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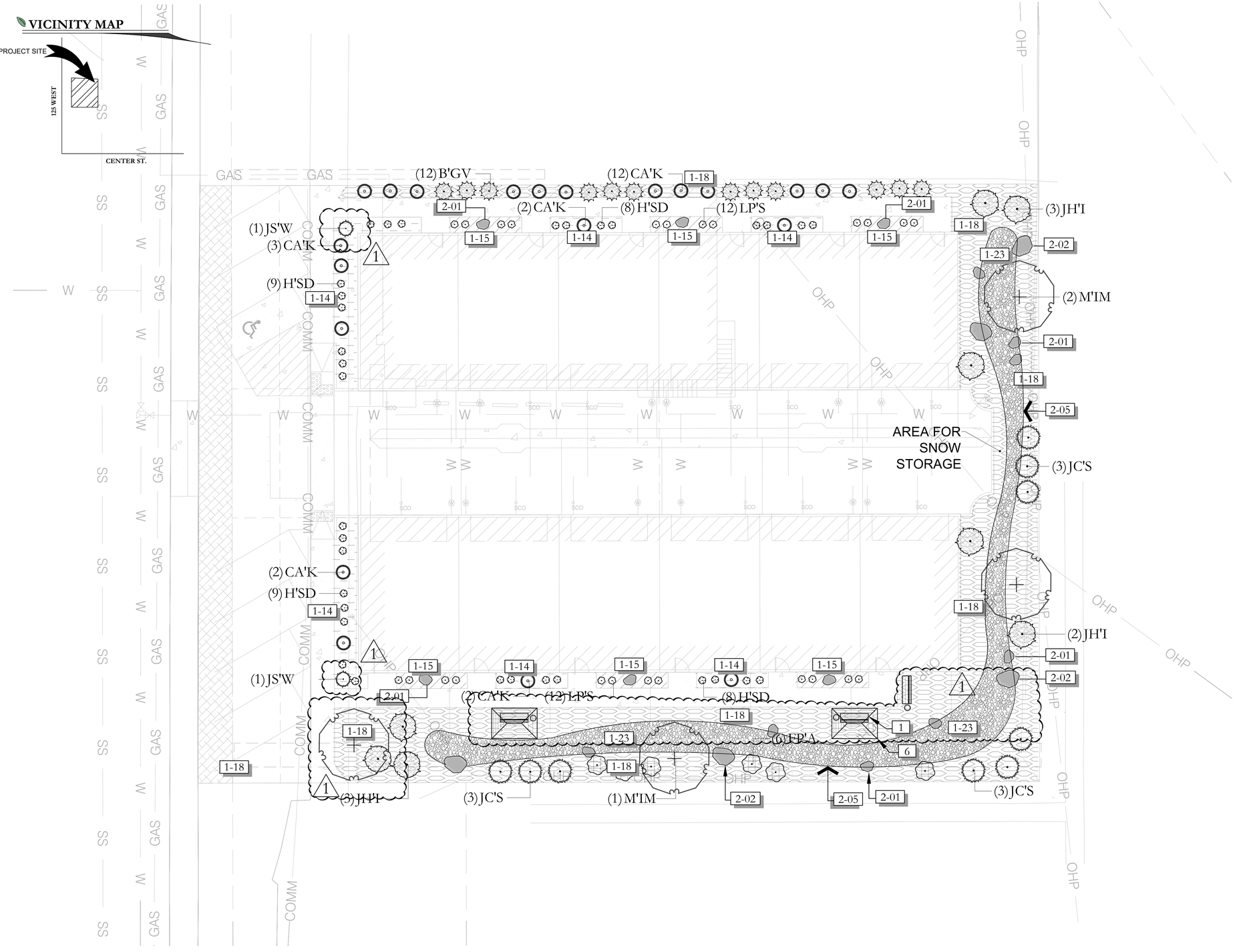
7689 S CENTER SQ.
MIDVALE, UTAH

PROJECT NO: 2306118

DETAIL SHEET

CDT.02
10 OF 10

VICINITY MAP



PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JC'S	9	Juniperus chinensis `Spartan` Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B		6`
	JS'W	2	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper Te2; 20x4; AV 20; sun; z3; Utah Lake water tolerant	B & B		6`
DECIDUOUS TREES						
	M'IM	4	Malus x `Indian Magic` Indian Magic Crabapple low; 15x15; fun; z4; Utah Lake water tolerant	20 gal.	1.5"Cal	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	FP'A	6	Fallugia paradoxa Apache Plume Sd1; 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal
EVERGREEN SHRUBS				
	B'GV	12	Buxus x 'Green Velvet' Green Velvet Boxwood 3'x4'; part sun to shade; moderate water; z4; Utah Lake water tolerant.	5 gal
	JH'I	8	Juniperus horizontalis `Monber` TM Icee Blue Juniper GV1; 4" x 8'; AV 50; sun; z3; Utah Lake water tolerant	5 gal
GRASSES				
	CA'K	21	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
PERENNIALS				
	H'SD	33	Hemerocallis x `Stella de Oro` Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal
			Linum perenne `Sapphire`	

SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	602 sf
	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	297 sf
	1-18	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	3,166 sf
	1-23	4-6" GREY COBBLE ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,242 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	14
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL.SHEET LP-501.	5
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	450 lf

ISSUE DATE	PROJECT NUMBER
1/30/2026	UT25079

NO.	REVISION	DATE
1	CITY COMMENTS	01-30-2026
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/16/2026

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

NORTH

0' 5' 10' 20' 40'

GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

C ST. TOWNHOMES PH.2
7689 S. CENTER SQ.
MIDVALE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

RYKER DEVELOPMENT
ATT: DARREN NATE
801-910-6550
DNATE01@GMAIL.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812-5301
1/30/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	1/30/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5

b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER

c. SAR (SODIUM ABSORPTION RATION): < 3.0

d. % OM (PERCENT ORGANIC MATTER): >1%

e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)

c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.

d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	602 sf
	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	297 sf
	1-18	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	3,166 sf
	1-23	4-6" GREY COBBLE ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,242 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	14
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	5
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	450 lf

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JCS	9	Juniperus chinensis `Spartan` Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B		6`
	JSW	2	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper Tr2; 20x4; AV 20; sun; z3; Utah Lake water tolerant	B & B		6`
DECIDUOUS TREES						
	M'IM	4	Malus x `Indian Magic` Indian Magic Crabapple low; 15x15; fun; z4; Utah Lake water tolerant	20 gal.	1.5"Cal	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	FP'A	6	Fallugia paradoxa Apache Plume Sd1; 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal
EVERGREEN SHRUBS				
	B'GV	12	Buxus x 'Green Velvet' Green Velvet Boxwood 3'x4'; part sun to shade; moderate water; z4; Utah Lake water tolerant.	5 gal
	JH'I	8	Juniperus horizontalis `Monber` TM Icee Blue Juniper GV1; 4" x 8'; AV 50; sun; z3; Utah Lake water tolerant	5 gal
GRASSES				
	CA'K	21	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
PERENNIALS				
	H'SD	33	Hemerocallis x `Stella de Oro` Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal
	LP'S	24	Linum perenne `Sapphire` Sapphire Blue Flax P1; 2x1.5; AV 1.75; full to part sun; z3; Utah Lake water tolerant	1 gal

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

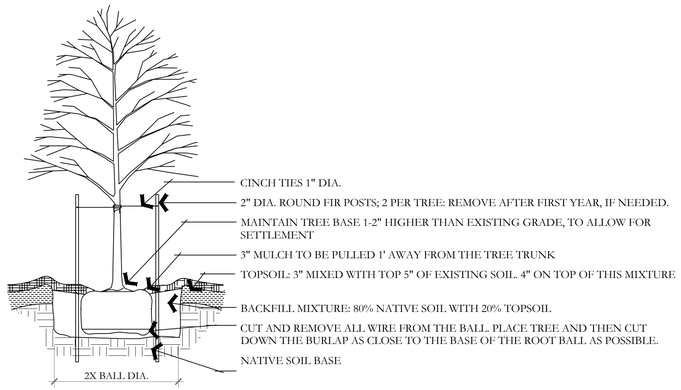
- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-0" TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE (BANNUAL) AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - O **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

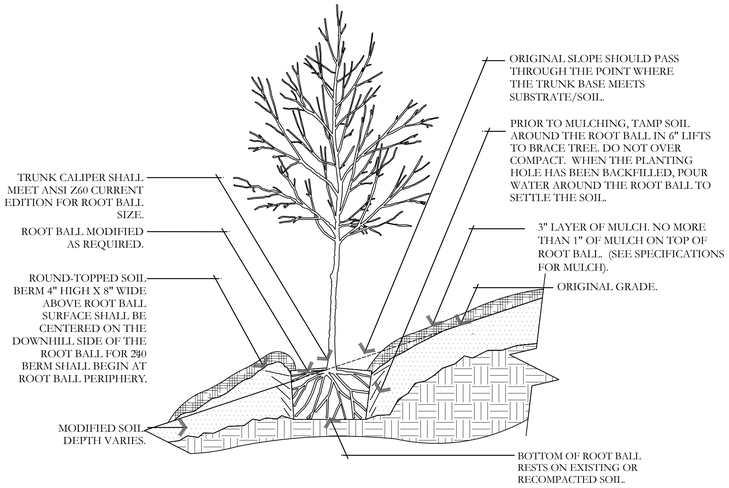
MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNU



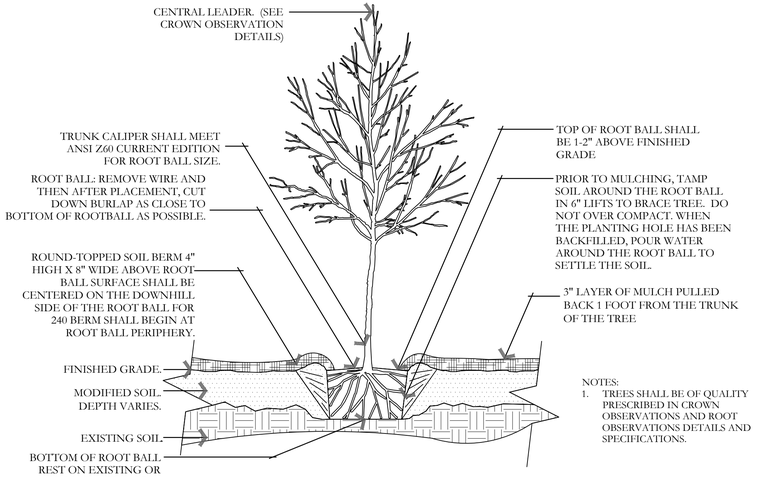
A DECIDUOUS TREE PLANTING

NOT TO SCALE



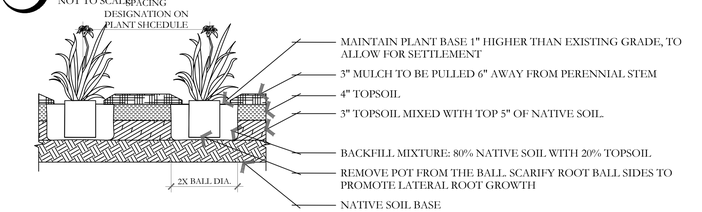
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



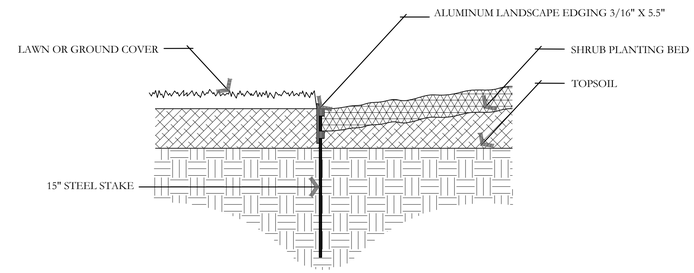
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



F PERENNIAL PLANTING

NOT TO SCALE



D EVERGREEN TREE PLANTING

NOT TO SCALE

E SHRUB - MODIFIED SOIL

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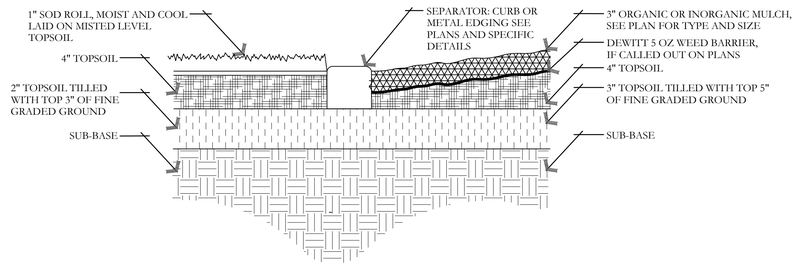
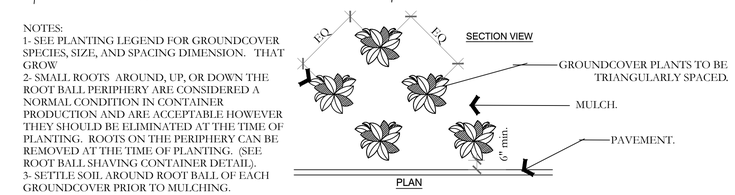


I SOD LAYING/MULCH DETAIL

NOT TO SCALE

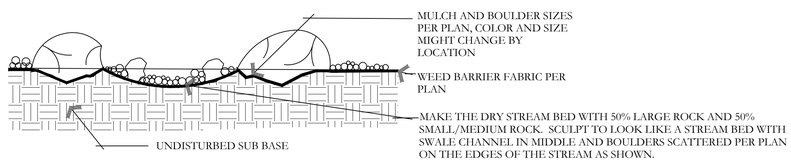
G METAL EDGING DETAIL

NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
1/30/2026	UT25079

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/16/2026

NO.	REVISION	DATE
1	CITY COMMENTS	01-30-2026
2		
3		
4		

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

NORTH

PROJECT INFORMATION

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7689 S. CENTER SQ.
MIDVALE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

RYKER DEVELOPMENT
ATT: DARREN NATE
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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW ANDREWSEN
8128121-5301
1/30/2026
ELECTRONIC SEAL
STATE OF UTAH

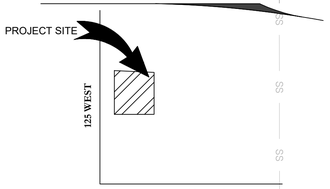
DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	1/30/2026

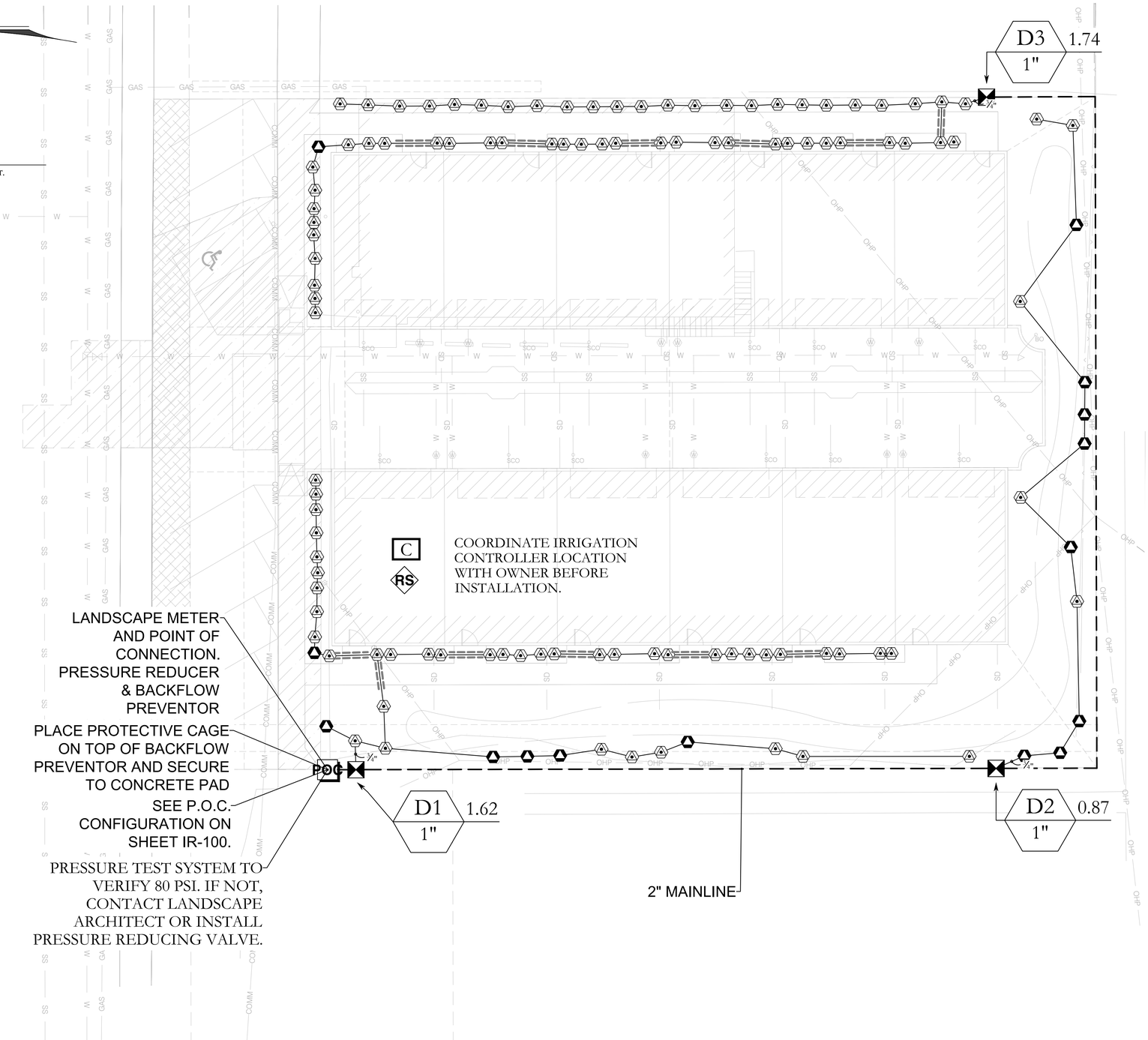
LANDSCAPE DETAILS

CITY PERMIT SET

LP-501

VICINITY MAP





IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	3
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	105
	Rain Bird XFS-09-18 Drip Ring(TREE)	12

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
FS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
POC	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	745.1 lf
	Irrigation Mainline: PVC Schedule 40	288.8 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	76.0 lf

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- POC — SOURCE DATA
- BF — BACKFLOW PREVENTOR
- SHUTOFF VALVE
- M — MASTER VALVE
- FS — 1" FLOW SENSOR
- QUICK COUPLER

ISSUE DATE	PROJECT NUMBER
1/30/2026	UT25079

NO.	REVISION	DATE
1	CITY COMMENTS	01-30-2026
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/16/2026

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

N

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

C ST. TOWNHOMES PH.2
7689 S. CENTER SQ.
MIDVALE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

RYKER DEVELOPMENT
ATT: DARREN NATE
801-910-6550
DNATE01@GMAIL.COM

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
8128121-5301
1/30/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	1/30/2026

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		45 MIN.		45 MIN.		45 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS				2 HOURS		precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
23. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2'	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
1/30/2026	UT25079

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N

0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

C ST. TOWNHOMES PH.2
7689 S. CENTER SQ.
MIDVALE, UTAH

PLAN INFORMATION / PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT
RYKER DEVELOPMENT
ATT: DARREN NATE
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DNATE01@GMAIL.COM

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
1/30/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 1/30/2026

IRRIGATION COVER

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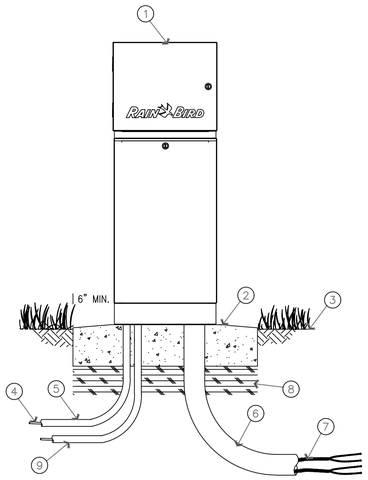
IR-101



1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL 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 A 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 BELOW 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	MAX 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

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
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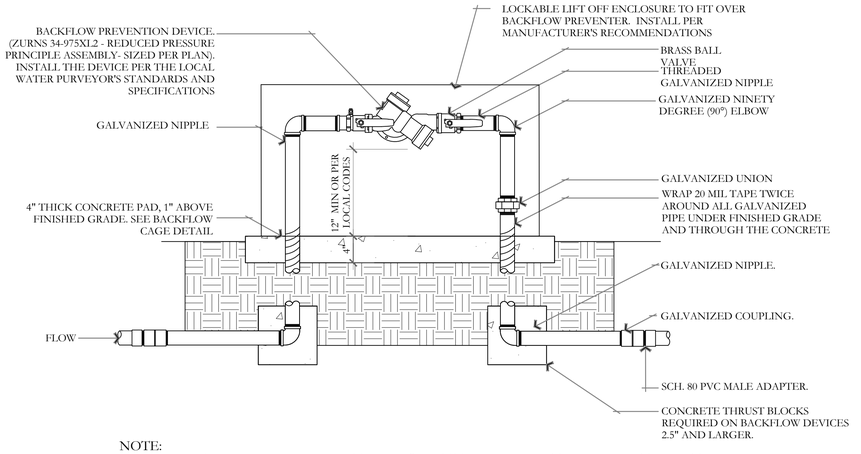

NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE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

B BACKFLOW PREVENTION DETAIL
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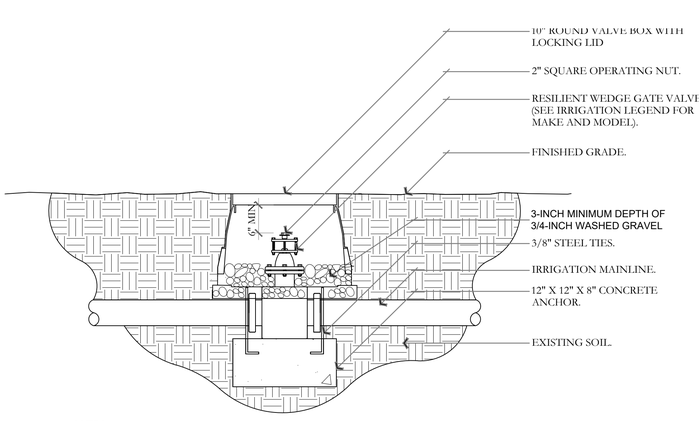
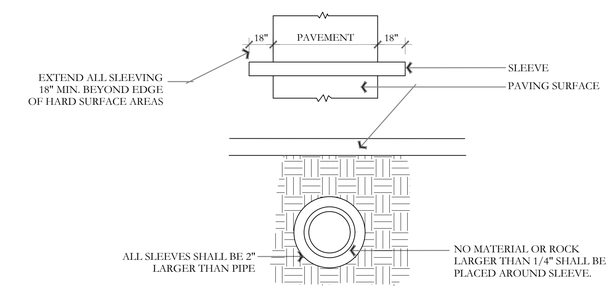


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
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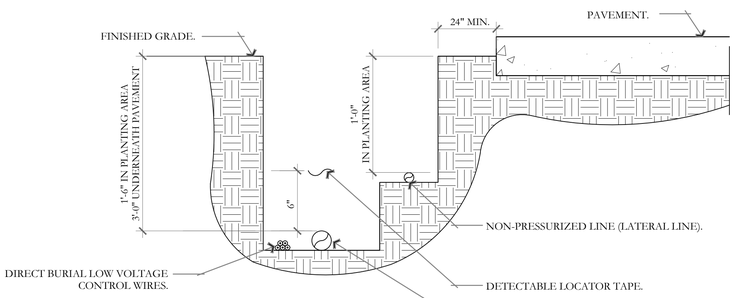

NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
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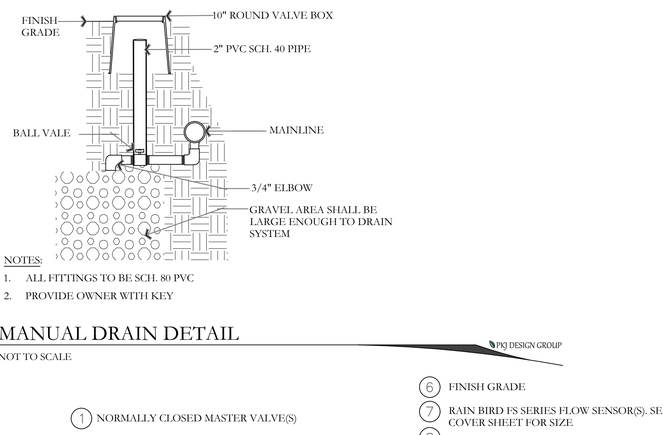
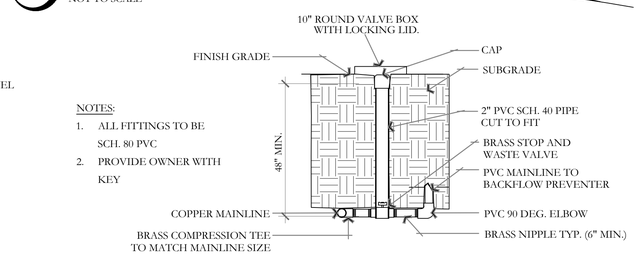


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

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 BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



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

H STOP AND WASTE VALVE ASSEMBLY DETAIL
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I MASTER VALVE AND FLOW SENSOR DETAIL
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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
1/30/2026	UT25079	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/16/2026	C ST. TOWNHOMES PH.2 7689 S. CENTER SQ. MIDVALE, UTAH	RYKER DEVELOPMENT ATT: DARREN NATE 801-910-6550 DNATE01@GMAIL.COM	PKJ DESIGN GROUP Landscape Architecture / Planning &Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY ANDWORTH 8128121-5301 1/30/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 1/30/2026

NO.	REVISION	DATE
1	CITY COMMENTS	01-30-2026
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IRRIGATION DETAILS
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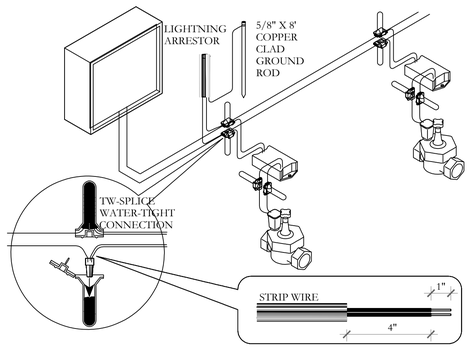
IR-501



J 2-WIRE CONNECTION DETAIL

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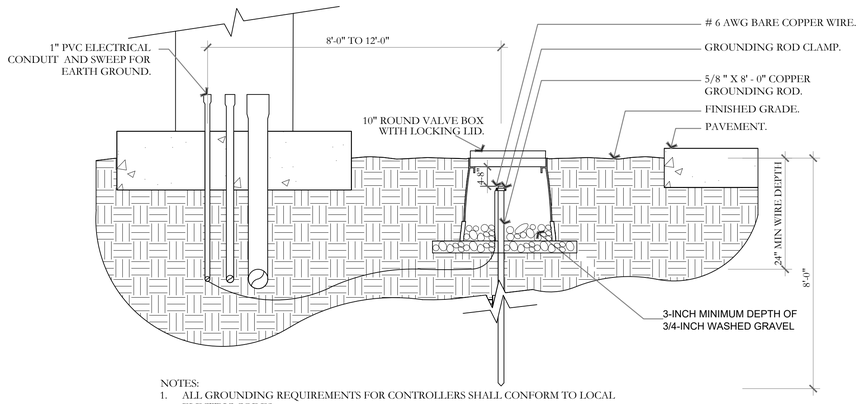

NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

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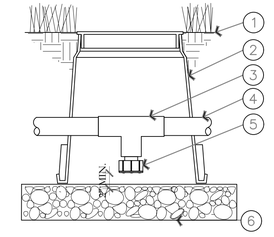

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

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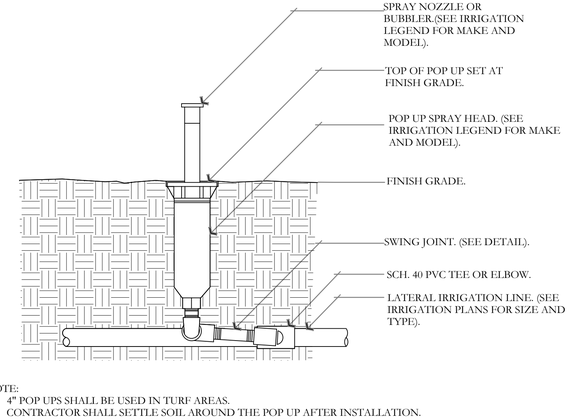

NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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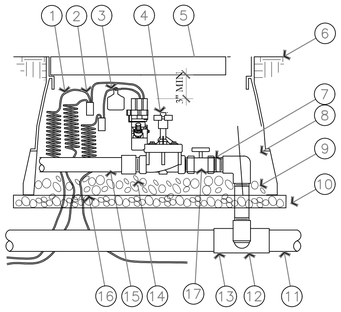

1. 30-INCH LINEAR LENGTH OF WIRE, COILED.
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB-PRS-D WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
17. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE DETAIL

NOT TO SCALE

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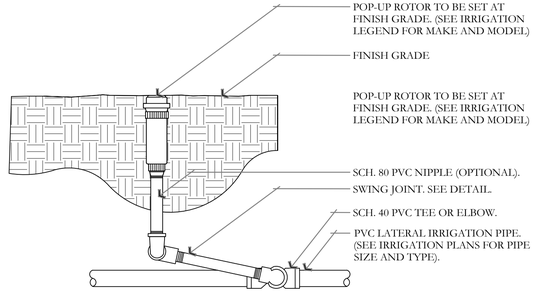

NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

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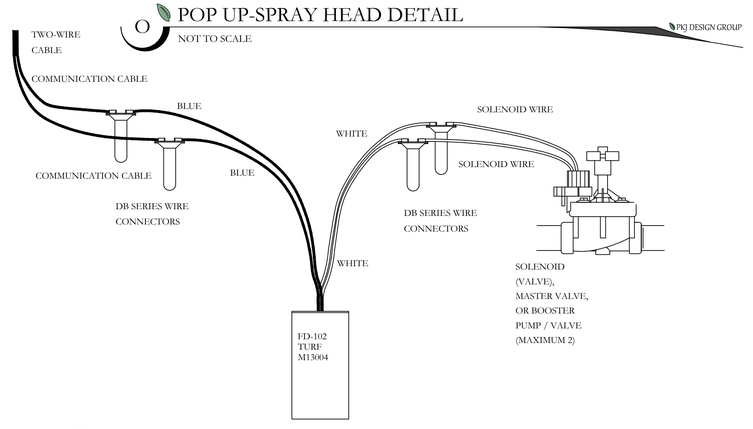

NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET.

P DECODER WIRING DIAGRAM DETAIL

NOT TO SCALE

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ISSUE DATE	PROJECT NUMBER
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PLAN INFORMATION

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PROJECT INFORMATION

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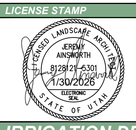

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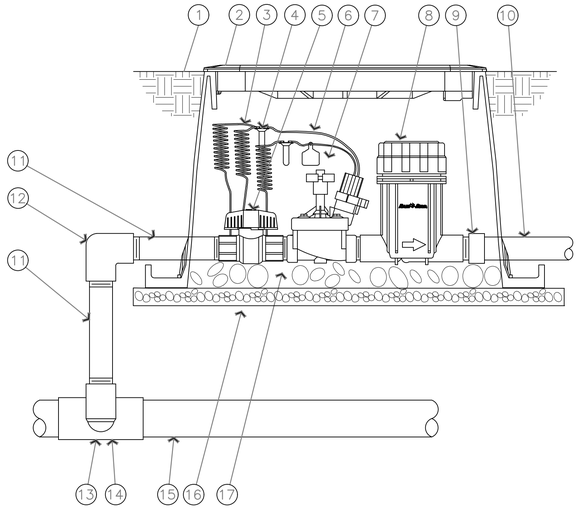
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	1/30/2026

IRRIGATION DETAILS

CITY PERMIT SET

IR-502

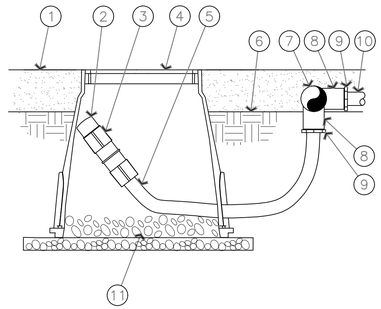


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
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)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



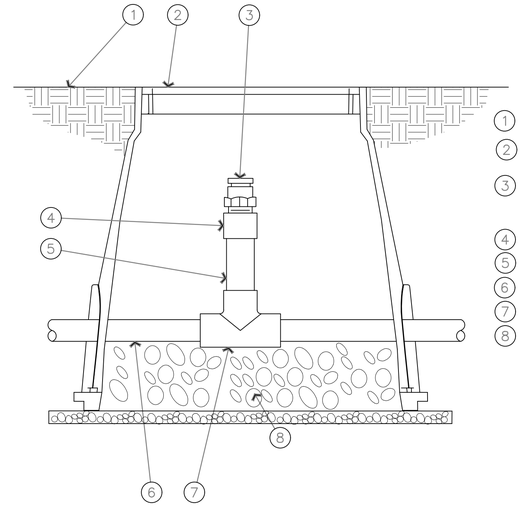
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE 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

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

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

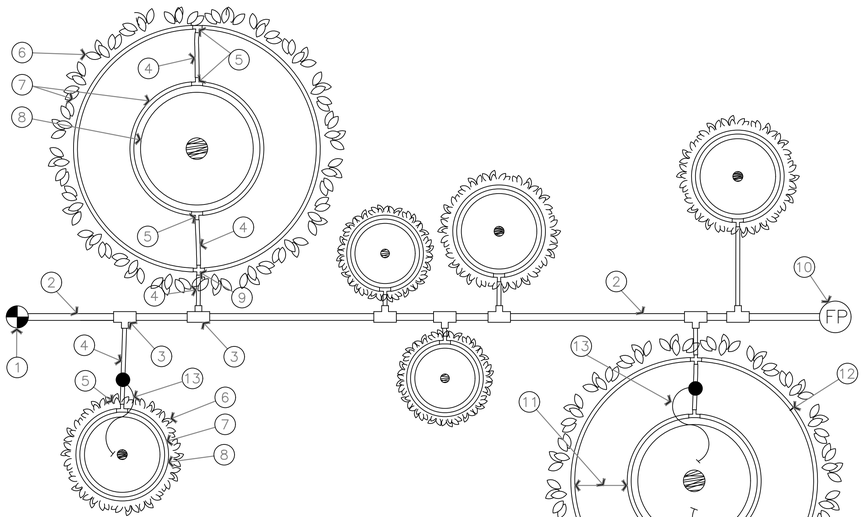


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ¾" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (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 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

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.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
1/30/2026	UT25079

NO.	REVISION	DATE
1	CITY COMMENTS	01-30-2026
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 01/16/2026

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

PROJECT INFORMATION

C ST. TOWNHOMES PH.2
7689 S. CENTER SQ.
MIDVALE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

RYKER DEVELOPMENT
ATT: DARREN NATE
801-910-6550
DNATE01@GMAIL.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JESSE TA ANDERSON
8128121-5301
1/30/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	1/30/2026

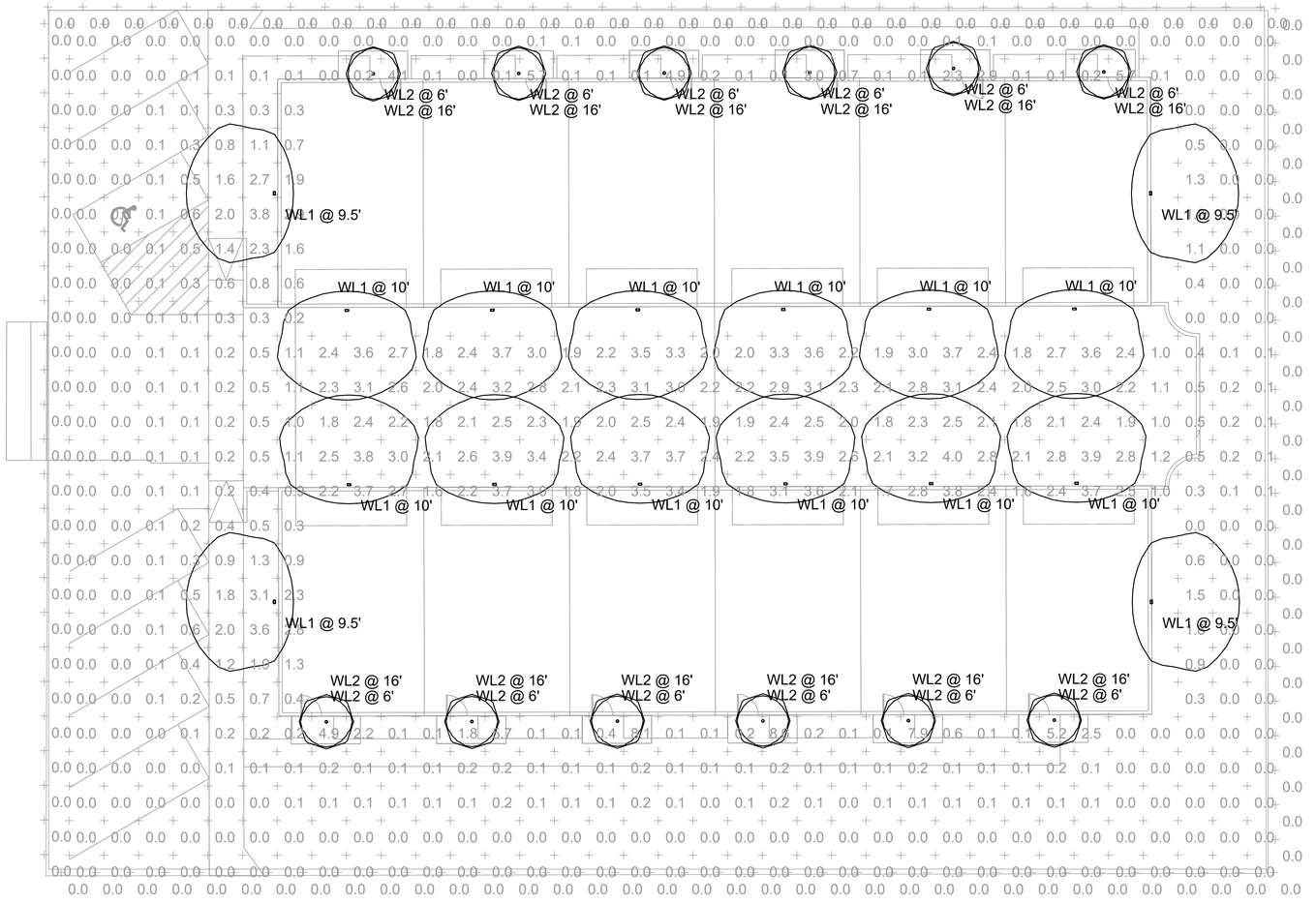
IRRIGATION DETAILS

CITY PERMIT SET

IR-503

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
▭	WL1	16	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1163	10.0002
○	WL2	24	Gotham Architectural Lighting	EVO4WC 30/02 AR MD LSS	EVO 4IN ROUND CYLINDER, WALL MOUNT, 80 CRI, 3000K, 250LM, MED DIST, CLEAR SEMI-SPEC	257	3.1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SITE	+	0.9 fc	8.6 fc	0.0 fc	N/A	N/A
NORTH PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



1 E801 PHOTOMETRIC SITE PLAN

SCALE: 1" = 10'-0"

1 ENTIRE SHEET

C STREET TOWNHOMES PHASE II

MIDVALE, UTAH

STAMP

NOT FOR CONSTRUCTION

REVISIONS

1	01/19/2026	CITY REVIEW COMMENTS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2332 West 12600 South, Suite F | Riverton, UT 84065
(801) 566-0503 www.rmceut.com

PROJECT #: 25090
DRAWN BY: EB
CHECKED BY: VW
DATE: 04/23/2025

© ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2024

SHEET TITLE:

PHOTOMETRIC SITE PLAN

E801

Use Exterior Renderings are for Reference only, there may be minor adjustments & color changes that are not represented in these Renderings.

C Street TownHomes

General Project Notes

1. All work is to be performed in compliance with all Federal, State and local codes. Secure all requiredpermits and approvals prior to commencement of any construction. All code references herein refer to the 2021 International Building Code & 2021 International Residential Code (I.R.C.). as amended and adopted by the State of Utah.
2. The Project Manager, superintendent, and all subcontractors are to examine and verify all dimensions and existing conditions both on the plans and in the field. Notify the Designer (with the knowledge and approval of the Developer/Builder) of any discrepancies of conflicts prior to proceeding with construction.
3. Developer/Builder to consult complete subdivision plans for specific utility easements and other pertinent information.
4. Developer/Builder to field verify and coordinate utility connections, their routing, meter locations, hose bibs and other associated items. Contractor is to have all existing utility locations located by its respective authority, & connections to those utilities should take the most direct route to the building.
5. A geotechnical report has been prepared for the owner by their consultant. The report is available for review as an aid in planning and executing all applicable areas of work for the project. The report data is provided for reference only, & is not to be considered a part of the contract documents. While it is believed to be reliable, its accuracy and/or completeness is not guaranteed by the Architect.
6. Developer/Builder to coordinate top of foundation wall elevations with information indicated in these plans and with final grading.
7. Unless otherwise noted on the site/grading plan, provide positive drainage away from foundation. All site grading should blend naturally with existing grades using a maximum slope of 2:1.
8. Coordinate landscape irrigation supply and required sleeve locations with the Developer/Builder.
9. All exterior walls to be 2x4 studs @ 16" o.c. unless otherwise noted and all interior walls to be 2x4 studs @ 24" o.c. unless otherwise noted.
10. Windows indicated are:" NOMINAL SIZES." All windows are to be double paned and to have "LOW-E" technology. Refer to building elevations for window operation. Basements and sleeping rooms shall have at least one operable egress window for emergency escape. Tempered glass is to be provided per code.
11. If trusses are applicable, truss manufacturer is to provide truss layout and profiles to the Structural Engineer and Architect for review and coordination. Such work will be based both on the Architectural and Structural drawings. Dimensions shown for trusses on Section sheets are to be used as general guides & shall be verified by the truss manufacturer.
12. Cabinet design and related drawings are to be provided by others.
13. Not used.
14. Not used.
15. Not used.
16. Do not scale drawings. Written dimensions take precedence in all cases.
17. Firestop all flues and walls per current local code.
18. Fireplaces shall be installed in strict accordance with the Manfacturer's installation instructions. A copy of these instructions must be available to the field inspector at the time of inspection. Provide outside combustion air to all fireboxes.
19. All pre-manufactured fireplace and chimney components are to be listed by a nationally recognized testing agency.
20. All doors between dwelling and garage areas must be fire rated per current local code.
21. Stair assemblies over 3'-0" wide shall have a minimum of (3) stringers.
22. Provide gutters and downspouts. A 5'-0" min. extension is to be provided, or other approved method of discharging downspout water away from foundation is to be employed.

Typical Units 27 - 38

Square Footage Calculations

Finished square footage calculations for this house were based on dimensions only, per ANSI Z765-2003, & may vary from the actual square footage of the house as built.

C Street Townhomes		Above Grade	Below Grade	Total
Standard Design - Bldg. 6	Finished Areas			
	Lower Level Finished	199		199
	Main Level Finished	693		693
	Upper Level Finished (Incl. stairs to Main Level)	800		800
	Total Finished Living Space (Standard)	1,692		1,692
	Units 27 & 33- Upper Level Bathroom- (End Unit Bump-out)	+11		+11
	Units 32 & 38- Upper Level Hall & Stair- (End Unit Bump-out)	+11		+11
	Total Living Space (Unit 27, 32, 33 & 38)	1,703		1,703
	Total Living Space (Unit 28-31 & 34-37)	1,692		1,692
Misc.	Garage (Includes Mech. Area)	494		
	Deck (Family Room	36		

Applicable Codes:

2021	IRC	International Residential Code
2021	IBC	International Building Code
2021	IFC	International Fire Code
2021	IMC	International Mechanical Code
2021	IPC	International Plumbing Code
2021	IFGC	Fuel gas Code
2021	IECC	International Energy Conservation Code
2020	NEC	National Electrical Code

Sheet Index

A100	Cover Sheet		
A101	Lower Level Floor Plan	Building Assembly	6 plex
A102	Main Level Floor Plan	Building Assembly	6 plex
A103	Upper Level Floor Plan	Building Assembly	6 plex
A111	Lower Level Floor Plan (Individual) -	Typical Unit	
A112	Main Floor Plan (Individual) -	Typical Unit	
A113	Upper Level Floor Plan (Individual) -	Typical Unit	
A201	Building Exterior Elevations		
A202	Building Exterior Elevations		
A301	Building Sections		
A302	Fire Separation Details		
S100	Structural Notes		
S101	Footing & Foundation Plan	6 Plex Shown	
S102	Main Level Framing Plan	/ Lower Level Shear Plan	
S103	Upper Level Framing Plan	/ Main Level Shear Plan	
S104	Roof Framing Plan	/ Upper Level Shear Plan	
S105	Structural Sections & Details		
E101	Interior Electrical Plans (Individual) -	Typical Unit	

Civil drawings by Benchmark Engineering.
Electrical Exterior, Panel, Loading by EA Solutions.

Deferred Submittals:

1. FINAL ROOF TRUSS DESIGN & TRUSS DETAILS.
2. STUCCO SYSTEM (IECC REPORT).
3. MECHANICAL / HVAC DETAILS & MANUAL D & J.
4. GAS PIPING SCHEMATIC TO BE PROVIDED BY HVAC CONTRACTOR.

STATE OF UTAH
BRITTANEE BUTTERFIELD
No. 13138207-0301
5/19/25
LICENSED ARCHITECT
Brittanee Butterfield

ADVANCED DESIGN + ARCHITECTURE
11500 S SUNBURN LN, SANDY, UT 84094
801-568-9330 LBeeny@comcast.net
415 E HILLSIDE DR, Murray, UT 84107
801-231-9685 Brittanee@comcast.net

New Construction (TownHomes)

C Street TownHomes
Center Street - Buildings 6 & 7
Midvale, Utah 84047

Contacts:
Darren Nate - 801-910-6550 DNate01@gmail.com
Ryker Construction Darren.rykerdevelopment@gmail.com

Cover Sheet

Mark	Date	Description

PROJECT:	A-25-001
SCALE (11x17):	1/8"=1'-0"
SCALE: (24x36):	1/4"=1'-0"
CHECKED BY:	BB
ISSUED:	05/19/2025

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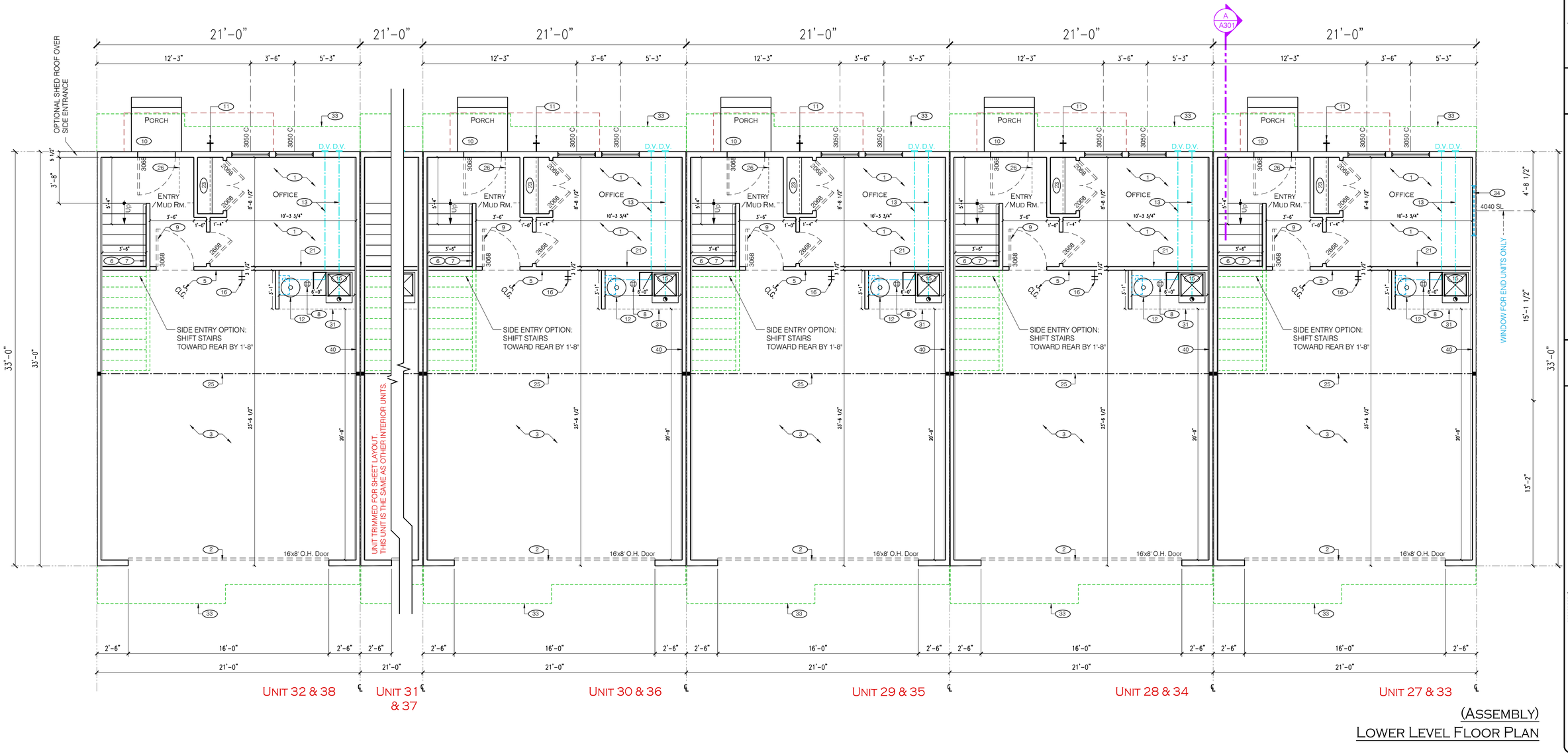
Buildings 6 & 7

Sheet

A100



(ASSEMBLY)
LOWER LEVEL FLOOR PLAN

STATE OF UTAH
BRITTANEE BUTTERFIELD
No. 13138207-0301
5/19/25
LICENSED ARCHITECT

Brittanee Butterfield

ADVANCED DESIGN + ARCHITECTURE
11500 S SUNBURN LN, SANDY, UT 84094
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415 E HILLSIDE DR, Murray, UT 84107
801-231-9685 Britanee@comcast.net

NEW CONSTRUCTION (TOWNHOMES)

C STREET TOWNHOMES
CENTER STREET - BUILDINGS 6 & 7
MIDVALE, UTAH 84047

Contacts:
Darren Nate - 801-910-6550
Ryker Construction
DNate01@gmail.com
Darren.rykerdevelopment@gmail.com

LOWER LEVEL FLOOR PLANS (ASSEMBLY)

MARK:	DATE:	DESCRIPTION:

PROJECT:	A-25-001
SCALE (11x17):	1/8"=1'-0"
SCALE: (24x36):	1/4"=1'-0"
CHECKED BY:	BB
ISSUED:	05/19/2025

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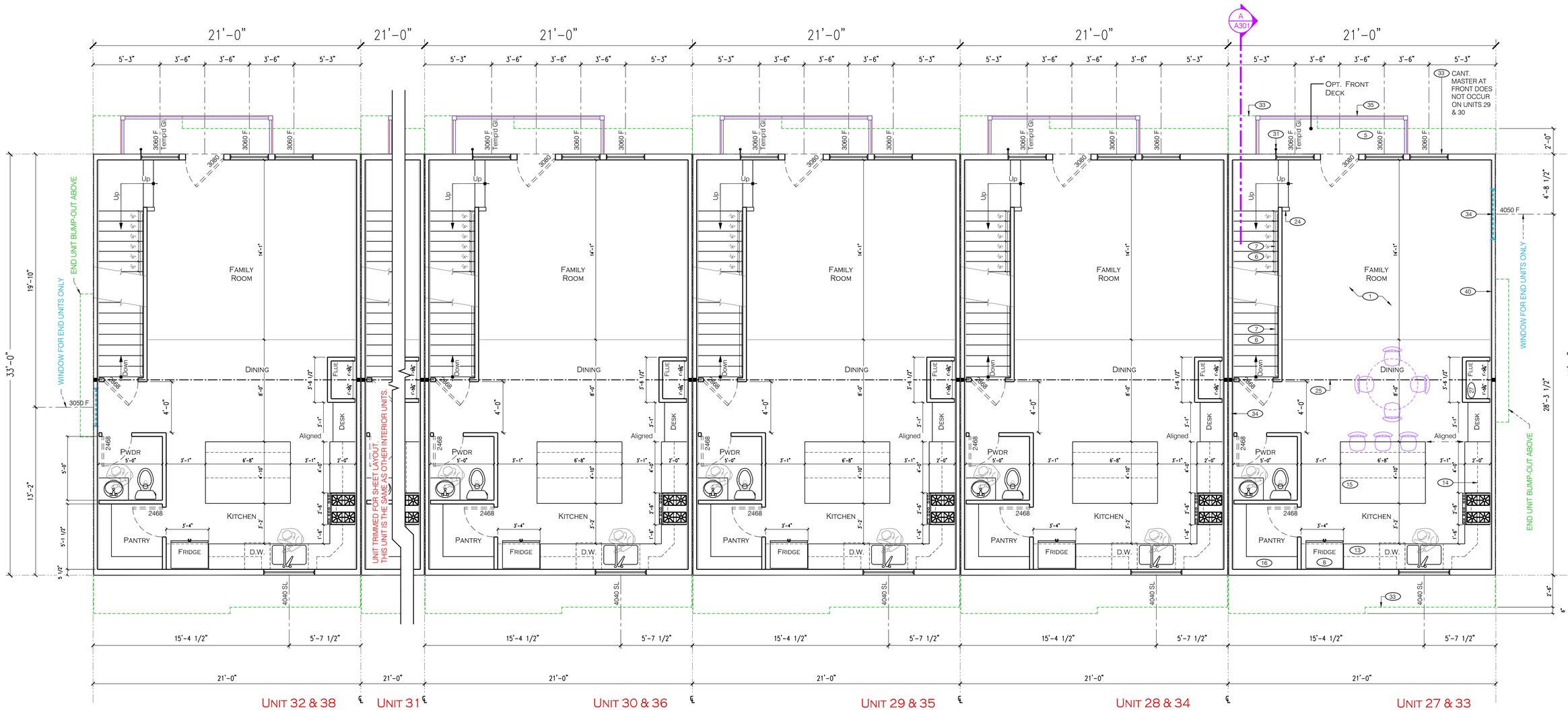
BUILDINGS 6 & 7

SHEET

A101



(ASSEMBLY)
MAIN LEVEL FLOOR PLAN

STATE OF UTAH
BRITTANEE BUTTERFIELD
No. 13138207-0301
5/19/25
LICENSED ARCHITECT

Brittanee Butterfield

ADVANCED DESIGN + ARCHITECTURE
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801-568-9330 LBeeny@comcast.net
415 E HILLSIDE DR, Murray, UT 84107
801-231-9685 Brittanee@comcast.net

NEW CONSTRUCTION (TOWNHOMES)

C STREET TOWNHOMES
CENTER STREET - BUILDINGS 6 & 7
MIDVALE, UTAH 84047

Contacts:
Darren Nate - 801-910-6550
Ryker Construction
DNate01@gmail.com
Darren.ryker@development@gmail.com

MAIN LEVEL FLOOR PLANS (ASSEMBLY)

MARK	DATE	DESCRIPTION

PROJECT: A-25-001
SCALE (11x17): 1/8"=1'-0"
SCALE: (24x36): 1/4"=1'-0"
CHECKED BY: BB
ISSUED: 05/19/2025

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BUILDINGS 6 & 7

SHEET
A102

END UNIT WHERE CLOSET OCCURS.
- NO POP-UP IN ROOF.
- CHANGE WINDOW TO 4010.
- ROOF SHEDS DOWN.

(SEE EXTERIOR ELEVATIONS).

END UNIT (ONE SIDE ONLY)
THIS BUMP-OUT EXTENDS
THE TOP LANDING & LAUNDRY.

UNIT TRIMMED FOR SHEET LAYOUT
THIS UNIT IS THE SAME AS OTHER INTERIOR UNITS

21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0" | 21'-0"

Unit 32 & 38 | Unit 31 & 37 | Unit 30 & 36 | Unit 29 & 35 | Unit 28 & 34 | Unit 27 & 33

(Assembly) Upper Level Floor Plan

STATE OF UTAH
BRITTANEE BUTTERFIELD
No. 13138207-0301
5/19/25
LICENSED ARCHITECT
Brittanee Butterfield

ADVANCED DESIGN + ARCHITECTURE
11500 S SUNBURN LN, SANDY, UT 84094
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415 E HILLSIDE DR, Murray, UT 84107
801-231-9685 Brittanee@comcast.net

New Construction (TownHomes)

C Street TownHomes
Center Street - Buildings 6 & 7
Midvale, Utah 84047

Contacts:
Darren Nate - 801-910-6550
RVer Construction
DNate01@gmail.com
Darren.rivertdevelopment@gmail.com

Upper Level Floor Plans (Assembly)

MARK:	DATE:	DESCRIPTION:

PROJECT:	A-25-001
SCALE (11x17):	1/8"=1'-0"
SCALE: (24x36):	1/4"=1'-0"
CHECKED BY:	BB
ISSUED:	05/19/2025

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Buildings 6 & 7

SHEET

A103

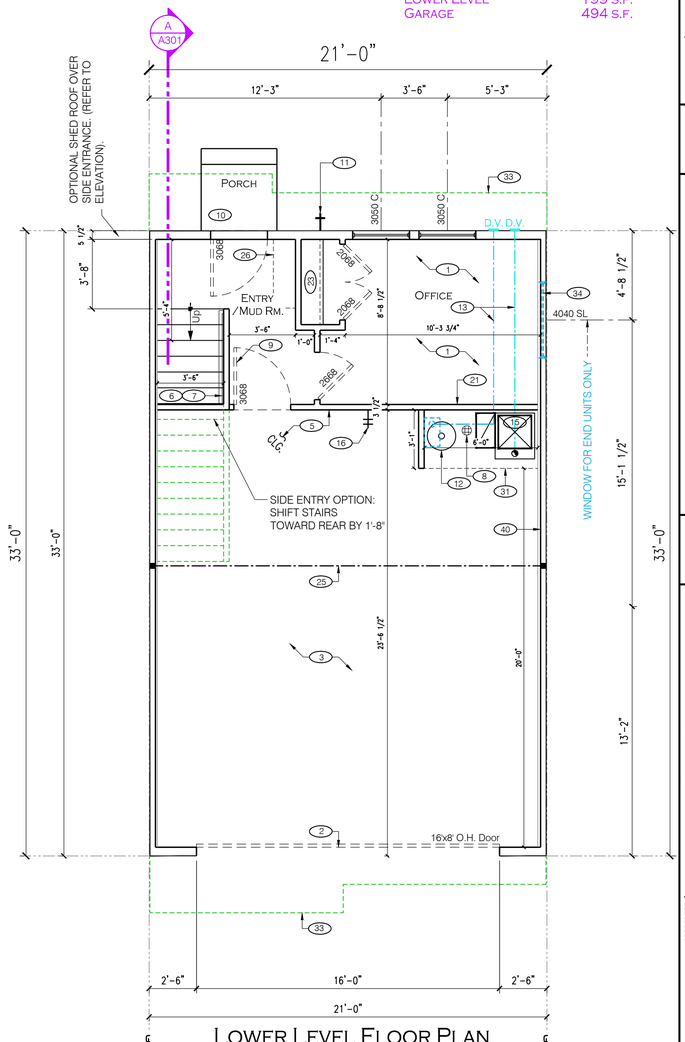
GENERAL BASEMENT & CONC. NOTES:

1. BOTTOM OF FOOTINGS TO BE >= 30" BELOW FINISHED GRADE.
2. SILL TO BE REDWOOD, CEDAR OR PRESSURE TREATED LUMBER OVER SILL SEALER.
3. BOTTOM PLATE CONTACTING CONCRETE TO BE REDWOOD OR PRESSURE TREATED LUMBER.
4. SLOPE GARAGE SLAB 1/4" PER FOOT TOWARDS O.H. DOOR(s)
5. PLUMBER TO PROVIDE DRAIN IN MECHANICAL ROOM.
6. SLOPE SLAB TO DRAIN IN MECHANICAL ROOM.
7. FLASH AND CAULK ALL EXTERIOR WINDOWS & DOORS PER MANUFACTURE'S INSTRUCTIONS.
8. BATHTUB & WHIRLPOOL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMPERTURE TO 120° FAHRENHEIT.
9. LID AND WALLS OF ENCLOSED STAIRS TO BE COVERED WITH 5/8" TYPE 'X' DRYWALL.

PLAN NOTES (LOWER):

1. 4" Conc. Basement Slab over Native or Compacted Soil (Re: Structural).
2. Step T.O. Wall Down per Structural plans at Overhead Doors or Main Door - Re: Plan.
3. 4" Concrete Slab - Slope 1/4" / ft. Minimum Towards Overhead Door(s), All Backfilled Areas are to be Mechanically Compacted or Settle Soaked.
4. Not Used.
5. Garage Walls & Ceilings Adjacent to Habitable Space must be Covered with 5/8" Type "X" Sheetrock.
6. Wood Stairs per Code.
7. Handrail / Guardrail per Code.
8. Floor Drain - Slope Floor to Drain Where Applicable. All Floor Drains shall have Trap Primers per Code.
9. Door from Garage to House must be: 20 Minute Fire-rated 1 3/8" Thick Solid Core Door. Door must have Self Closing Hardware. The Measurement from T/Threshold to T/Landing should Not Exceed 7 1/2"
10. Concrete Landing at Man Door or Garage Door. (3'-0" Min. Travel Direction). If Landing is considered the Front Door, The Landing is required to be at least 4'-0" deep and must be fully covered.
11. Hose Bib with Back-flow Prevention (Freeze Proof).
12. 40,000 BTU Water Heater. Provide Seismic Tie-Downs as Follows: (1) in Lower Third & (1) in Upper Third. Provide Properly adjusted Exp. Tank.
13. 90% Eff. W.H., D.V. out to rear of structure.
14. Not Used.
15. Direct vent furnace with optional electrostatic cleaner option.
16. Hot & Cold Hose Bib.
17. Not Used.
18. Block-out Concrete Foundation Wall for 36" Min. Opening.
19. Not Used.
20. Not Used.
21. Load Bearing Wall or Post on Concrete Footing per Structural.
22. Not Used.
23. Rod & Shelf or Shoe Shelves. Final Configuration per Owner in Coordination with Contractor.
24. Not Used.
25. Structural Beam Above (Re: Structural).
26. Optional Bench & Hooks or Custom Cabinets.
27. Not Used.
28. Not Used.
29. Not Used.
30. AC unit with concrete or Fiberglass pad below per HVAC contractor in coordination with G.C. & Coordinate with Electrical.
31. Provide a platform not less than 18" above garage floor for mechanical equipment (IRC M1307.3).
32. Not Used.
33. Cantilevered Floor Above.
34. Windows Only in End Units.
35. Optional Radon riser flue-up, offset accordingly as required above for clearance.
40. Separation Wall, Refer to Separation Wall Section (Sheet A302).
41. Stair Side End Units to have a Main Entrance from the Side of the Building.
42. Middle Units and Office / Master Side End Units to have Main Entrance from Center Street.

LOWER LEVEL 199 S.F.
GARAGE 494 S.F.



LOWER LEVEL FLOOR PLAN

FRONT ENTRANCE

LOWER LEVEL FLOOR PLAN

STATE OF UTAH
BRITTANEE BUTTERFIELD
No. 13138207-0301
5/19/25
LICENSED ARCHITECT

ADVANCED DESIGN + ARCHITECTURE
11500 S SUNBURN LN, SANDY, UT 84094
801-568-9330 LBeeny@comcast.net
415 E HILLSIDE DR, Murray, UT 84107
801-231-9685 Brittanee@comcast.net

NEW CONSTRUCTION (TOWNHOMES)

C STREET TOWNHOMES
CENTER STREET - BUILDINGS 6 & 7
MIDVALE, UTAH 84047

Contacts:
Darren Nate - 801-910-6550 DNate01@gmail.com
Ryker Construction Darrenrykerdevelopment@gmail.com

LOWER LEVEL FLOOR PLANS

MARK	DATE	DESCRIPTION

PROJECT: A-25-001
SCALE (11x17): 1/8"=1'-0"
SCALE: (24x36): 1/4"=1'-0"
CHECKED BY: BB
ISSUED: 05/19/2025

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BUILDINGS 6 & 7

SHEET
A111

GENERAL PLAN NOTES:

1. 5/8" TYPE "X" (1 HOUR FIRE RATING) DRYWALL ON GARAGE SIDE OF WALLS & CEILING.
2. MAX. FIXTURE FLOW RATES & CONSUMPTION (PER IRC TABLE P2903.2).
   A. LAVATORY FAUCET - 2.2 GPM @ 60 PSI.
   B. SHOWER HEAD - 2.5 GPM @ 80 PSI.
   C. SINK - 2.2 GPM @ 60 PSI.
   D. TOILETS - 1.6 GALLONS PER FLUSH.
3. LID AND WALLS OF ENCLOSED STAIRS TO BE COVERED WITH 5/8" TYPE "X" DRYWALL.
4. FLASH AND CAULK ALL EXTERIOR WINDOWS & DOORS PER MANUFACTURE'S INSTRUCTIONS.
5. PROVIDE 9" FLASHING ON WINDOWS & EXTERIOR DOOR SILL PLATE FLASHING.
6. PROVIDE WATER HAMMER ARRESTERS AT ALL QUICK CLOSING VALVES (DISH & CLOTHES WASHERS)
7. PLUMBING VENTS SHALL BE AT LEAST 3 FEET ABOVE OR 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. BATHTUB & WHIRLPOOL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120° FAHRENHEIT.

MISC. NOTES:

Typical Foundation Wall:
Reinforced concrete foundation walls (Re: Structural).

Lower Level Floor:
Concrete slab on Structural Fill.

Main and Upper Level Floors:
3/4" T&G glued and nailed to floor joists (per structural). Provide full insulation per code at cantilevered floors & floors over garage. (Re: Structural for additional specs).

Typical Exterior Wall:
Synthetic stucco system, manufactured stone veneer (on approved paper backed lath) or board & batten siding or cementitious siding (on approved house wrap) on sheathing (per structural) on 2x4 or 2x6 wood studs (per structural) w/ insulation per code. Provide vapor retarder with 1/2" gyp board at interior.

Typical Roof:
30 year asphalt composition shingles installed per manufacture's recommendation over underlayment per code over roof sheathing per structural over pre-manufactured roof trusses. Provide R-38 insulation at bottom chord and 1/2" gyp. board at interior. Provide roof and soffit venting per current local code. Flash all roof and roof to wall junctions and all penetrations.

Builder to reserve the right to modify the products specified in these documents without notice. Refer to Structural plans, structural information to only be modified per structural engineer's approval.

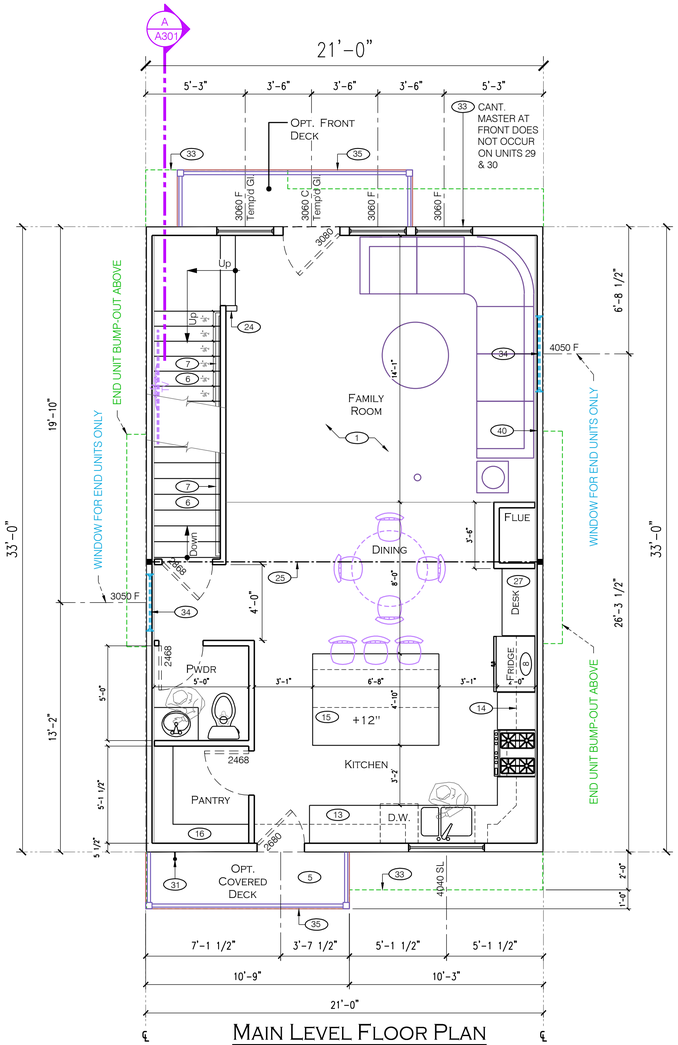
Accessibility:
Accessibility is not required per the following building code sections: 2021 IRC R320, 2021 IBC 1107.6.3 & 1107.7.2.

WINDOW, DOOR & WALL NOTES:

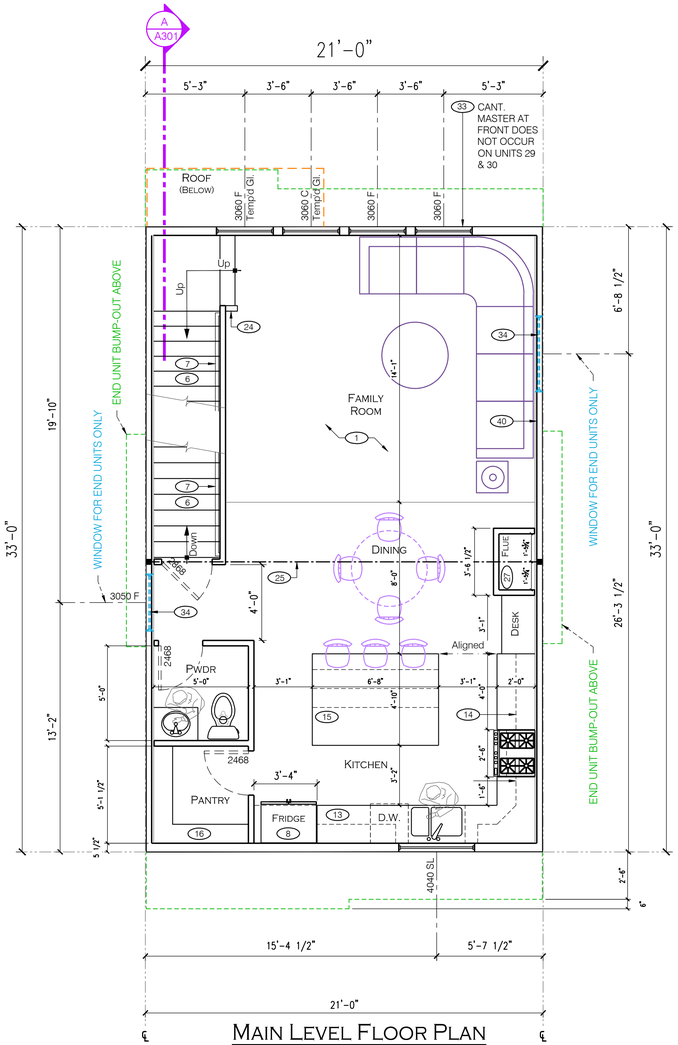
1. All doors are 6' - 8" high U.N.O.
2. Window heights are to be 6' - 8" R.O. above floor surface U.N.O.
3. All 2x framed walls are 2 x 6 U.N.O. (Lower Level).
   All 2x framed walls are 2x4 or 2 x 6 U.N.O. (Main & Upper Levels).
   All Exterior & Shearwalls to be framed at 16" O.C.
   Load Bearing walls at 16" O.C. stud spacing U.N.O.
   Non Load Bearing Interior walls may be at 24" O.C. stud spacing.
4. All window dimensions are to center line of window opening.
5. Flash and caulk all exterior windows and doors.
6. Provide 9" flexible flashing around all windows and doors.

PLAN NOTES (MAIN):

1. Framed Floor per Structural.
2. Not Used.
3. Not Used.
4. Not Used.
5. Balcony or Deck, Slope for Positive Drainage.
6. Wood Stairs per Code.
7. Handrail / Guardrail per Code.
8. Include Water Line to Fridge.
9. Not Used.
10. Not Used.
11. Not Used.
12. Not Used.
13. 36" High Countertop w/ Kitchen Base Cabinets Below.
14. Line of Upper 12" Deep Wall Cabinets.
15. Kitchen Island @ 36" A.F.F. w/ Breakfast Bar Overhang.
16. 12" or 16" Linen or Pantry Shelves - 5 Shelves High.
17. Not Used.
18. Not Used.
19. Not Used.
20. Not Used.
21. Not Used.
22. Not Used.
23. Not Used.
24. Pony wall with Wood Cap @ 36" A.F.F. or Open Handrail.
25. Structural Beam Above (Re: Structural).
26. Not Used.
27. Built-in Desk.
28. Not Used.
29. Not Used.
30. Not Used.
31. Optional Gas Line for BBQ.
32. Not Used.
33. Cantilevered Floor Above.
34. Windows only in End Units.
35. Cantilevered Deck.
36 Not Used.
40. Separation Wall, Refer to Separation Wall Section (Sheet A302).

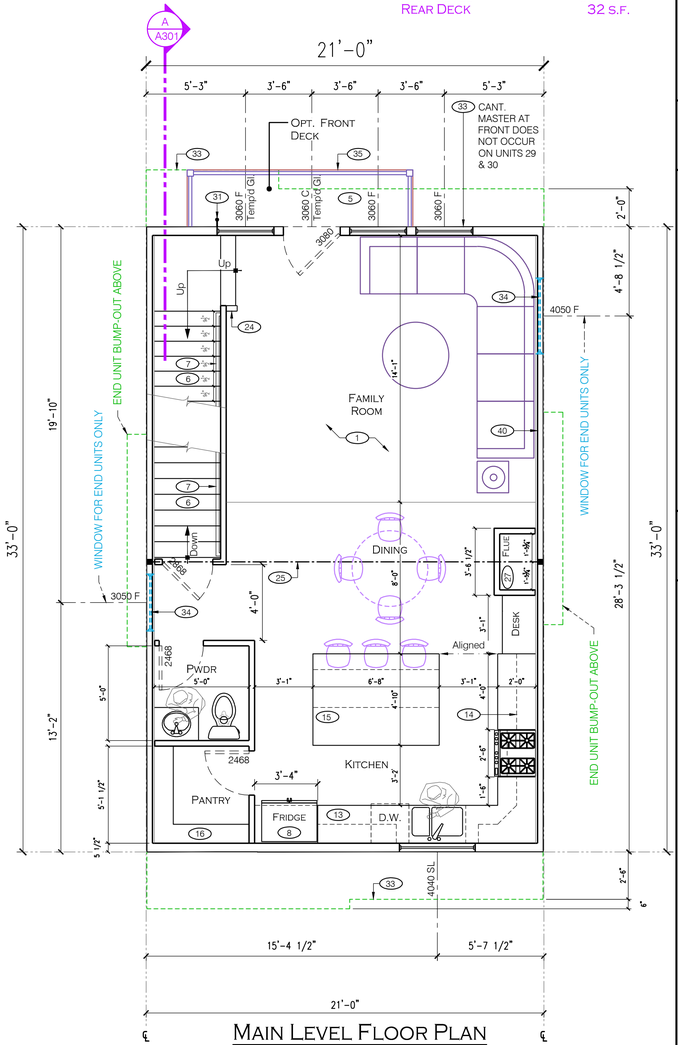


MAIN LEVEL FLOOR PLAN
DECK OPTION (KITCHEN SIDE)



MAIN LEVEL FLOOR PLAN
NO FRONT DECK

MAIN LEVEL
REAR DECK
693 S.F.
32 S.F.



MAIN LEVEL FLOOR PLAN
STANDARD

STATE OF UTAH
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CENTER STREET - BUILDINGS 6 & 7
MIDVALE, UTAH 84047

Contacts:
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Darren Ryker Construction Darren.rykerdevelopment@gmail.com

MAIN LEVEL FLOOR PLANS

MARK:	DATE:	DESCRIPTION:

PROJECT: A-25-001
SCALE (11x17): 1/8" = 1'-0"
SCALE: (24x36): 1/4" = 1'-0"
CHECKED BY: BB
ISSUED: 05/19/2025

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BUILDINGS 6 & 7

SHEET
A112

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   - B. SHOWER HEAD - 2.5 GPM @ 80 PSI.
   - C. SINK - 2.2 GPM @ 60 PSI.
   - D. TOILETS - 1.6 GALLONS PER FLUSH.
3. LID AND WALLS OF ENCLOSED STAIRS TO BE COVERED WITH 5/8" TYPE "X" DRYWALL.
4. FLASH AND CAULK ALL EXTERIOR WINDOWS & DOORS PER MANUFACTURE'S INSTRUCTIONS.
5. PROVIDE 9" FLASHING ON WINDOWS & EXTERIOR DOOR SILL PLATE FLASHING.
6. PROVIDE WATER HAMMER ARRESTERS AT ALL QUICK CLOSING VALVES (DISH & CLOTHES WASHERS)
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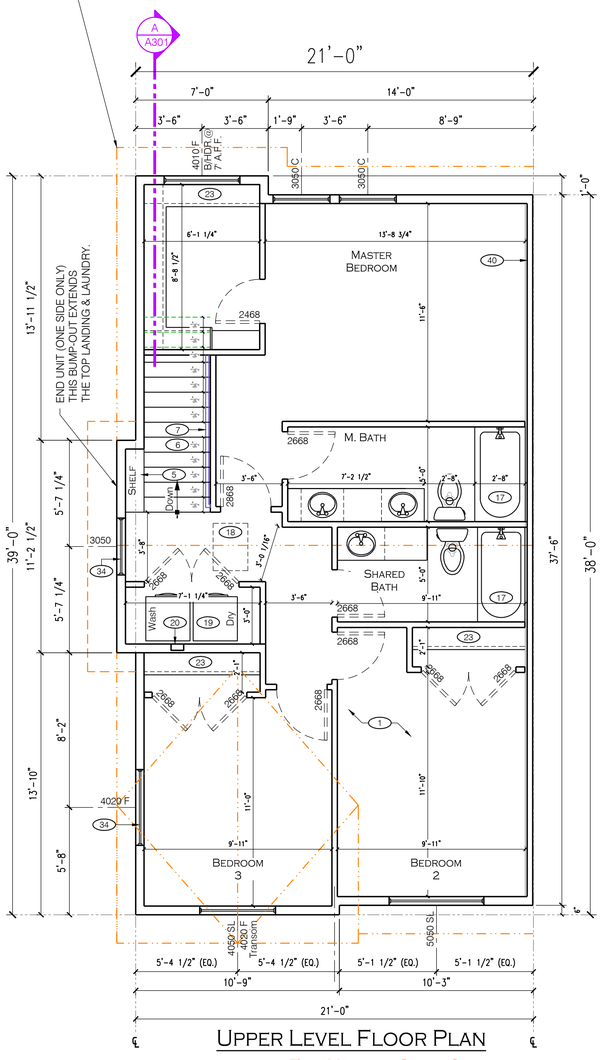
   All Exterior & Shearwalls to be framed at 16" O.C.
   Load Bearing walls at 16" O.C. stud spacing U.N.O.
   Non Load Bearing Interior walls may be at 24" O.C. stud spacing.
4. All window dimensions are to center line of window opening.
5. Flash and caulk all exterior windows and doors.
6. Provide 9" flexible flashing around all windows and doors.

PLAN NOTES (UPPER):

1. Framed Floor per Structural.
2. Not Used.
3. Not Used.
4. Not Used.
5. Built-in Shelf.
6. Wood Stairs per Code.
7. Handrail / Guardrail per Code.
8. Not Used.
9. Not Used.
10. Not Used.
11. Not Used.
12. Not Used.
13. Not Used.
14. Not Used.
15. Not Used.
16. Not Used.
17. One Piece Shower / Tub per Builder.
    Set Shower head to 80" A.F.F.
18. Attic Access - 22"x30"x12". Attic Access Hatches & Doors must be Weather Stripped & Insulated to the Same Value as the Wall or Ceiling Assembly. Accesses in Garages must have Hinges & be Latched.
19. Vent Dryer to Exterior Wall & Install Weatherhood. (4" Ridged Duct - Max. 25' Long w/ Max. of two 90° Elbows). Vent to Meet 504.6 of Mech. Code.
20. Gray Water Box for Washer Hookup. (2x6 Wall Required).
21. Not Used.
22. Bathroom Shower: Mud Set Shower Base. Provide Tempered Glass Shower Surround & Door. Shower Door to Swing Out. Cultured marble or Tiled Shower Surround over Portland Cement Application, Fibered-cement or Glass Mat Gypsum Backer.
    Set Shower head to 80" A.F.F.
23. Rod & Shelf or Shoe Shelves. Final Configuration per Owner in Coordination with Contractor.
24. Not Used.
25. Structural Beam Above (Re: Structural).
26. Not Used.
27. Not Used.
28. Not Used.
29. Not Used.
30. Not Used.
31. Not Used.
32. Not Used.
33. Not Used.
34. Windows only in End Units.
35. Not Used.
36. Attic Access - 22"x30"x12" - Where attic occcurs.
40. Separation Wall, Refer to Separation Wall Section (Sheet A302).

END UNIT WHERE CLOSET OCCURS.
- NO POP-UP IN ROOF.
- CHANGE WINDOW TO 4010.
- ROOF SHEDS DOWN.

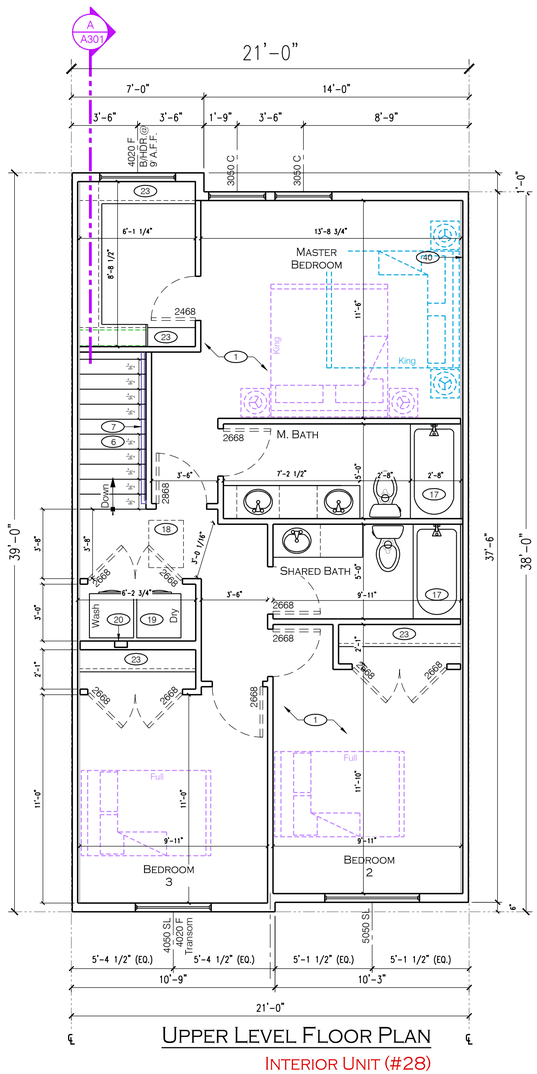
(SEE EXTERIOR ELEVATIONS).



UPPER LEVEL FLOOR PLAN

END UNIT ON STAIR SIDE

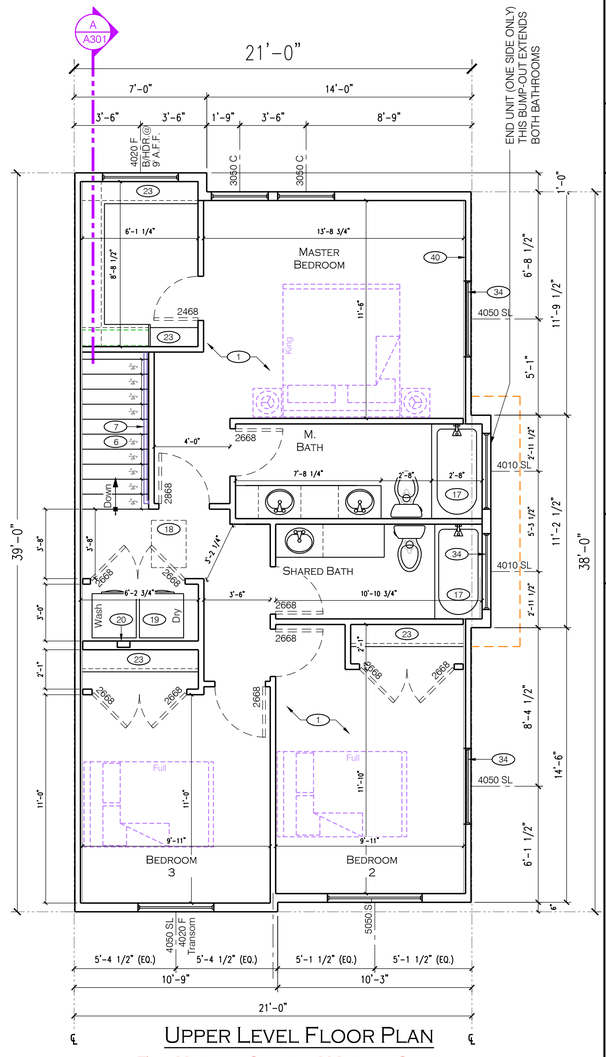
UPPER LEVEL (END UNIT) 810 S.F.



UPPER LEVEL FLOOR PLAN

INTERIOR UNIT (#28)

UPPER LEVEL (INTERIOR UNIT) 800 S.F.



UPPER LEVEL FLOOR PLAN

END UNIT ON OFFICE / MASTER SIDE

UPPER LEVEL (INTERIOR UNIT) 810 S.F.

UPPER LEVEL FLOOR PLAN

STATE OF UTAH
BRITTANEE BUTTERFIELD
No. 13138207-0301
5/19/25
LICENSED ARCHITECT

Brittanee Butterfield

ADVANCED DESIGN + ARCHITECTURE

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Contacts:
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Ryker Construction Darren.rykerdevelopment@gmail.com

UPPER LEVEL FLOOR PLANS

MARK	DATE	DESCRIPTION

PROJECT:	A-25-001
SCALE (11x17):	1/8"=1'-0"
SCALE: (24x36):	1/4"=1'-0"
CHECKED BY:	BB
ISSUED:	05/19/2025

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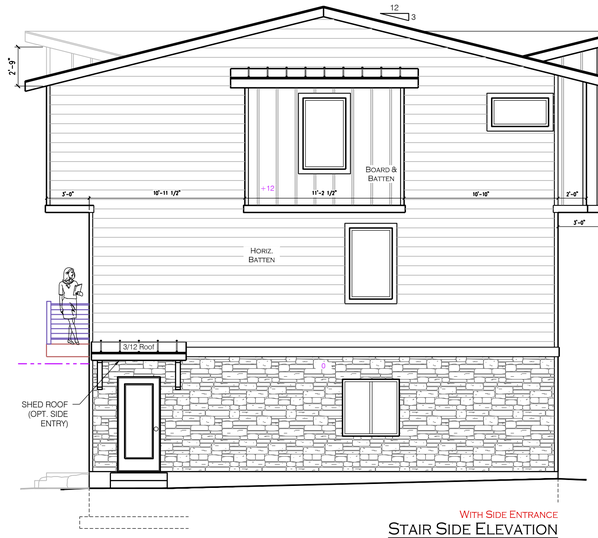
BUILDINGS 6 & 7

SHEET

A113

Use Exterior Renderings are for Reference only, there may be minor adjustments & color changes that are not represented in these Renderings.

EXTERIOR RENDERINGS
BUILDING 5 SHOWN - (5 PLEX)



WITH SIDE ENTRANCE
STAIR SIDE ELEVATION

BUILDINGS 6 & 7- (6 PLEX)
CENTER STREET ELEVATION

STATE OF UTAH
BRITTANEE BUTTERFIELD
No. 13138207-0301
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EXTERIOR ELEVATIONS

MARK	DATE	DESCRIPTION

PROJECT: A-25-001
SCALE (11x17): 3/32"=1'-0
SCALE: (24x36): 3/16"=1'-0"
CHECKED BY: BB
ISSUED: 05/19/2025

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BUILDINGS 6 & 7

SHEET
A201

Use Exterior Renderings are for Reference only, there may be minor adjustments & color changes that are not represented in these Renderings.

EXTERIOR RENDERINGS
BUILDING 5 SHOWN - (5 PLEX)

OFFICE / MASTER SIDE ELEVATION

BUILDINGS 6 & 7- (6 PLEX)
GARAGE ELEVATION

REAR ELEVATION EXTERIOR FACING:

TOTAL SQUARE FEET	= 3,588
STUCCO	= 1,522
STUCCO PERCENTAGE	= 42.5%

STATE OF UTAH
BRITTANEE BUTTERFIELD
No. 13138207-0301
5/19/25
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MARK	DATE	DESCRIPTION

PROJECT:	A-25-001
SCALE (11x17):	3/32"=1'-0
SCALE: (24x36):	3/16"=1'-0"
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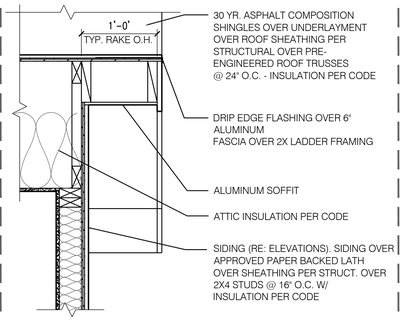
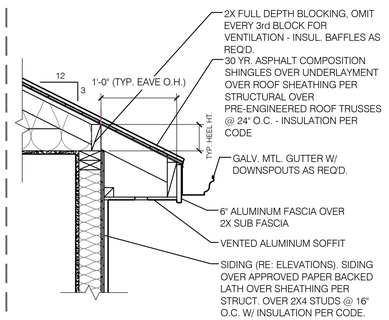
BUILDINGS 6 & 7

SHEET
A202



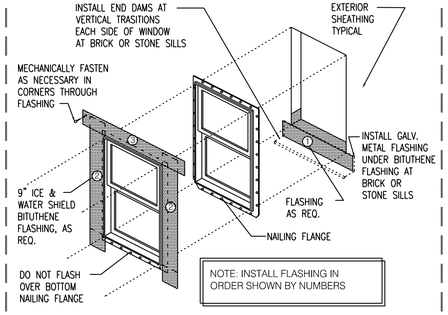
TYPICAL RAKE DETAIL

1" = 1'-0"



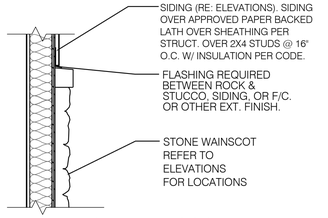
TYPICAL EAVE DETAIL

1" = 1'-0"



WINDOW FLASHING DETAIL

NO SCALE



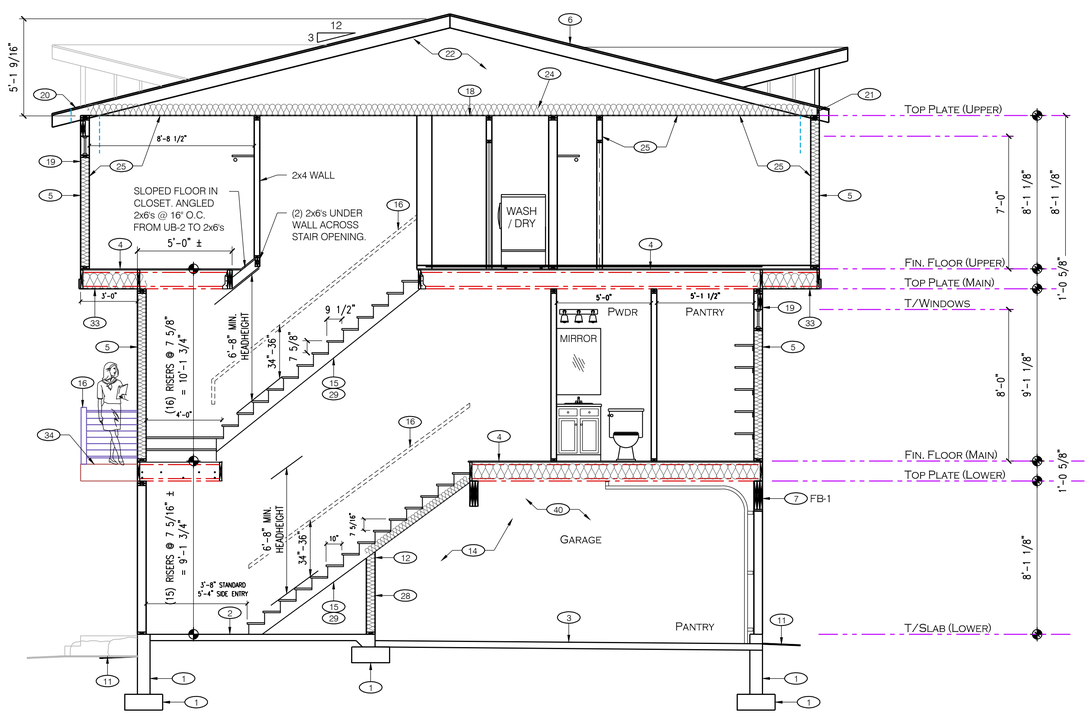
TYPICAL WAINSCOT DETAIL

1" = 1'-0"

PROVIDE A CERTIFICATE POSTED IN OR BY THE ELECTRICAL PANEL OR FURNACE ROOM LISTING THE R VALUES OF THE INSULATION INSTALLED IN THE WALLS, CEILINGS, FOUNDATION WALLS, SLAB, CRAWLSPACE & DUCTS OUTSIDE CONDITIONED SPACES. WINDOW U FACTORS AND HEAT GAIN MUST ALSO BE LISTED AND SHOWN. THE TYPE AND EFFICIENCY OF THE FURNACE, BOILER, WATER HEATER & AIR CONDITIONING EQUIPMENT SHALL BE LISTED.

INSPECTION REQUIRED

STATE OF UTAH REQUIRES AN INSPECTION OF WEATHER-RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (SECTION R109.1.5)



SECTION A

STAIRS, HANDRAIL, GUARDRAIL, LANDING NOTES:

STAIRWAYS:

THE MINIMUM WIDTH OF A STAIRWAY IS 36". STAIRWAYS SHALL HAVE A 4" MINIMUM AND 8" MAXIMUM RISER HEIGHT AND A 9" MINIMUM TREAD DEPTH. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLED BY MORE THAN 3/8". THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (R311.7.5.1 RISERS)

HANDRAILS:

HANDRAILS SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE THE NOSING OF THE TREADS AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. (R311.7.8 HANDRAILS)

GUARDRAIL, STAIR & HANDRAIL NOTES:

HANDRAILS ARE REQ'D ON ALL STAIRS WITH (2) OR MORE RISERS. (SEE 2021 IRC)

HANDRAILS TO BE INSTALLED AT 34" TO 38" ABOVE TREAD & ON AT LEAST ONE SIDE EXTENDING FROM BOTTOM TO TOP RISERS.

HANDRAILS MUST BE GRASPABLE, CONTINUOUS & RETURN TO THE WALL.

HANDRAILS MUST BE BETWEEN 1 1/4" TO 2 5/8" IN CIRC. CROSS W/ A MAX. PROJECTION INTO THE STAIRWAY OF 4 1/2" AS MEASURED BETWEEN OUTSIDE FACE OF THE HANDRAIL & THE WALL SURFACE.

MIN. 36" HIGH GUARDRAILS REQ'D ON OPEN SIDES OF STAIRS, LANDINGS, AND PLATFORMS MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. NOT TO ALLOW 4" SPHERE TO PASS.

5/8" TYPE "X" DRYWALL TO BE NAILED TO ALL 3 STAIR HORSES @ 12" O.C. MAX.

FLOORS & LANDINGS AT EXTERIOR DOORS:

R311.2 Egress door. Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent). Exception: Exterior balconies less than 60 square feet (5.6 m^2) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

R311.3.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than 11/2 inches (38 mm) lower than the top of the threshold. Exception: The landing or floor on the exterior side shall be not more than 73/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor. Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7. R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 73/4 inches (196 mm) below the top of the threshold. Exception: A top landing is not required where a stairway of not more than two risers is located on the exterior side of the door, provided that the door does not swing over the stairway. R311.3.3 Storm and screen doors. Storm and screen doors shall be permitted to swing over exterior stairs and landings.

SECTION NOTES:

1. Typical Footing / Foundation Wall: Reinforced Footing with Reinforced concrete wall. See Structural.
2. Lower Level Floor: Concrete slab on structural fill.
3. Garage Slab: Concrete slab on structural fill. Slope at 1/4" per foot minimum towards overhead doors.
4. Main and Upper Level Floors: 3/4" t&g o.s.b. glued and nailed to 11 7/8" TJI's or 14" floor trusses (per structural). Provide full insulation at cantilevered floors and floors over garage.
5. Typical Exterior Wall: SYNTHETIC STUCCO SYSTEM or HORIZONTAL LAP SIDING or BOARD & BATTEN SIDING or CEMENTITIOUS SIDING or MANUFACTURED STONE VENEER (ON APPROVED PAPER BACK LATH) or OTHER EXTERIOR FACING PER OWNER IN COORDINATION w/ CONTRACTOR (ON APPROVED WRAP) ON SHEATHING (PER STRUCTURAL). RE: TO STRUCTURAL DRAWINGS FOR WALL FRAMING & SHEATHING. RE: TO BUILDING SECTION FOR MOISTURE BARRIER & INSULATION.
6. Typical Roof:
   FLAT ROOF: TPO or EPDM membrane roof system installed per mfr's specifications. Flash per code. All flashings to be an approved product of the membrane supplier.
   PITCHED ROOF: 30 year asphalt shingles installed per mfr's recommendation, over 15# asphalt paper. (2) layers of underlayment or ice & water shield over entire area where roofs 2:12 - 4:12 pitch. Roof sheathing per roof framing plan (re: structural). Provide ice dam protection for all eaves & valleys extending 24" past the warm side of the exterior walls (typical). Flash all roof & roof to wall junctions & all penetrations.
7. Beam per structural.
8. Over framing per structural.
9. Line of roof beyond.
10. Line of roof in foreground.
11. Proposed grade.
12. Bearing wall with mid-height blocking per structural.
13. Not Used.
14. Garage Walls & Ceilings Adjacent to Habitable Space must be Covered with 5/8" Type "X" Sheetrock.
15. Wood Stairs per code.
16. Handrail per code. Handrails to be installed at 34" to 38" above tread(s). Handrail Continuity per R311.7.8.2 & Grip Size per R311.7.8.3.
17. Wood landing (size per plan). Coord. steps to patio at grade.
18. Attic Ventilation: Vent attic area thru gable end vents, turtle vents &/or ridge venting. 1:300 ratio of attic space w/ soffit venting. Combination of venting methods may be utilized. 3.0 S.F. of venting required over each unit. Only applies to units with attic space. Flat roof areas to be an Unvented attic assembly per IRC R806.5. All conditions must be in this Section.
19. Provide 9" flashing for windows & exterior doors. Sill plate flashings (typical) See window flashing detail on this sheet.
20. Ice & water sheild, 36" up at roof edges (Typical all around)
21. Insulation Baffles for soffit venting (typical)
22. Pre-engineered trusses @ 24" o.c. by truss mfr. Vaulted, coffered or flat ceiling T.B.D. by truss mfr. in coordination w/ contractor & owner. Trusses stepped for drainage.
23. Attic Access - 22"x30"x12"
24. R-49 insulation for roof at bottom chord of trusses.
25. 1/2" drywall (typical).
26. Not Used.
27. Pony Wall or Guardrail per code.
28. Garage fire separation wall per code - all surfaces adjoining habitable space. Firewall separation to be 1/2" type "X" sheetrock minimum.
29. 5/8" Type 'X' drywall to be nailed to all 3 stair horses @ 12" o.c. Maximum.
30. 5/8" drywall at eave, if required.
31. 1 hour construction under side of soffit next to any fire wall.
32. Awning with TPO or EPDM roof membrane, flash per code, all flashings to be an approved product of the membrane supplier.
33. Cantilevered Floor (Re: Structural).
34. Cantilevered Sealed membrane deck: Membrane, Flashing, Etc. per Manufacturer's specifications. Slope deck at 1/4" per Foot.
40. Separation wall, refer to Separation Wall Section on sheet A302

MISC NOTES

Builder to reserve the right to modify the products specified in these documents without notice.
Refer to Structural plans, structural information to only be modified per structural engineer's approval.

SPECIFICATIONS FOR FLASHINGS & INTERSECTIONS OF EXTERIOR FINISHES:

- INSTALLATION OF ALL WALL COVERINGS & FLASHINGS PER (SECTION 1405 OF IBC 2021) & (SECTION R703 OF IRC 2021)
- WHERE EXTERIOR WALL COVERING MEETS TOP OF FOUNDATION WALL FLASHINGS MUST HAVE A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.
- ALL FLASHINGS MUST BE OF APPROVED CORROSION RESISTANT MATERIAL.

FIRE BLOCKING NOTE:

FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR & CEILING JOIST LINES, AT 10 ft. VERTICALLY & HORIZONTALLY, & AT OPENINGS BETWEEN ATTIC SPACES & CHIMNEY SPACES FOR FACTORY-BUILT CHIMNEYS, & AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. -IRC R302.11

STATE OF UTAH
BRITTANEE BUTTERFIELD
No. 13138207-0301
5/19/25
LICENSED ARCHITECT

ADVANCED DESIGN + ARCHITECTURE
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415 E HILLSIDE DR. Murray, UT 84107
801-231-9685 Brittanee@comcast.net

NEW CONSTRUCTION (TOWNHOMES)

C STREET TOWNHOMES
CENTER STREET - BUILDINGS 6 & 7
MIDVALE, UTAH 84047

Contacts:
Daniel Nate - 801-910-6550 DNate01@gmail.com
Ryker Construction Darren.rykerdevelopment@gmail.com

SECTIONS & DETAILS

MARK	DATE	DESCRIPTION

PROJECT: A-25-001
SCALE (11x17): 1/8"=1'-0"
SCALE: (24x36): 1/4"=1'-0"
CHECKED BY: BB
ISSUED: 05/19/2025

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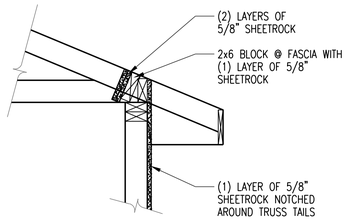
BUILDINGS 6 & 7

SHEET

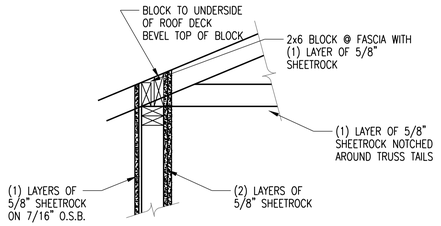
A301



SIDE VIEW

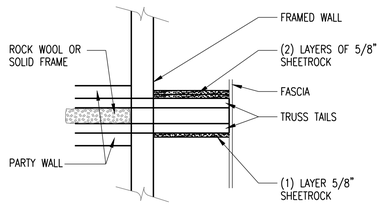
BARGE DETAIL (GABLE PERP. TO FIREWALL)

1/2" = 1'-0"

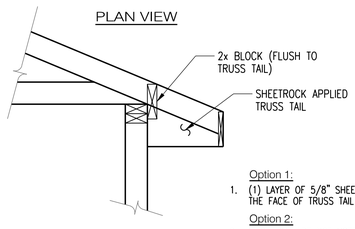


DETAIL 'X' (PERP. TO FIREWALL)

1/2" = 1'-0"



PLAN VIEW



SIDE VIEW

Option 1:

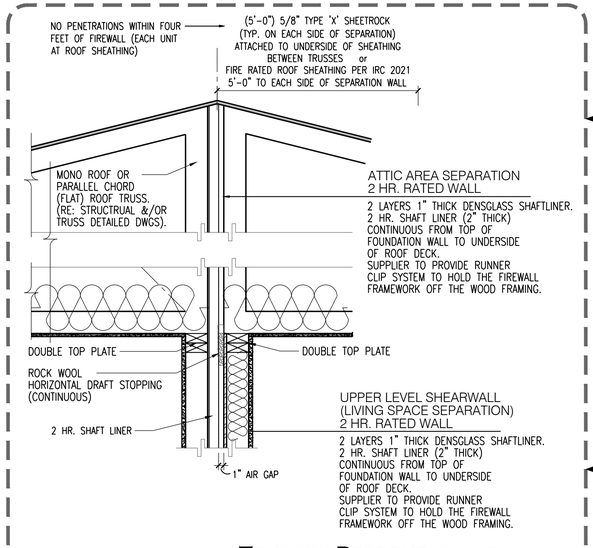
1. (1) LAYER OF 5/8" SHEETROCK NAILED ON THE FACE OF TRUSS TAIL & FILLER BLOCK.

Option 2:

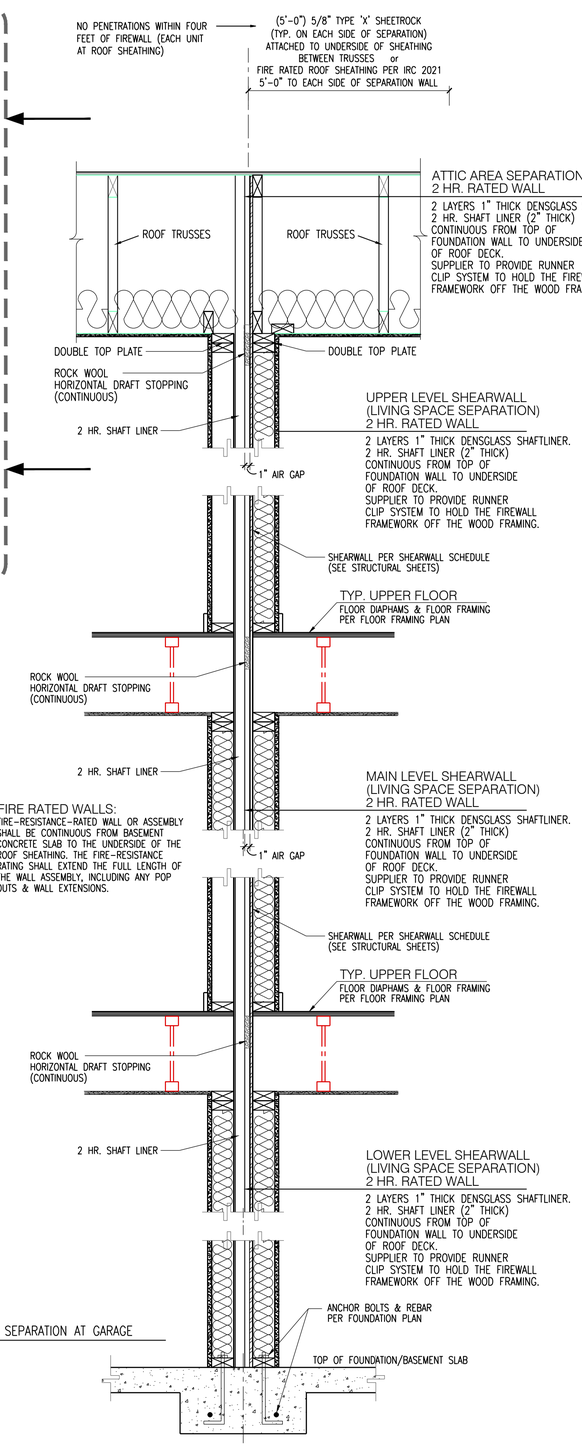
2. IF 2 TAILS ARE NOT USED, BLOCK AT FIRE WALL & USE (2) LAYERS OF 5/8" SHEETROCK.

FIRE SEPARATION AT GABLE END TAILS

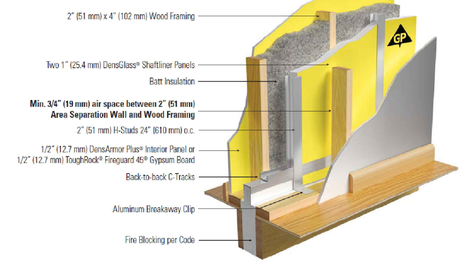
1/2" = 1'-0"



TRUSSES PERPENDICULAR



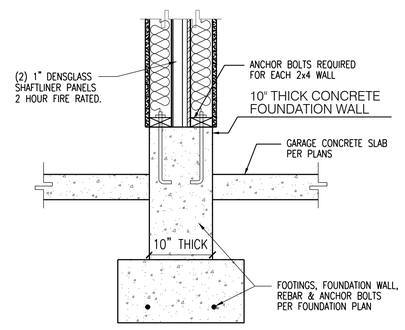
AT WALLS WITH BASEMENT
TRUSSES PERPENDICULAR TO SEPARATION WALL
SEPARATION WALL BETWEEN UNITS
4x SCALE LISTED IN TITLEBLOCK



The Area Separation Wall is constructed using 1" (25.4 mm) thick, 24" (610 mm) wide DensGlass Shaftliner panels, 25-gauge (18 mils) steel H-studs, 25-gauge (18 mils) steel C-track and 2" (51 mm) aluminum breakaway clips. DensGlass Shaftliner panels consist of a moisture-resistant core with coated fiberglass mats front and back instead of paper facings like traditional shaftliner panels. DensGlass Shaftliner panels are backed by a limited warranty against delamination and deterioration for up to 12 months of exposure to normal weather conditions and a limited warranty against manufacturing defects for five years from date of purchase. For additional warranty details, go to www.buildgp.com/warranties.

Fire Testing and Building Code Compliance

The Area Separation Wall has been fire tested to ASTM E 119 and CAN/ULC S-101. The 2-hour fire-rated Area Separation Wall assembly, using DensGlass Shaftliner panels, is listed by UL, ULC and ITS/WHI and meets the requirements of the International Building Code (IBC) Section 706, "Fire Walls." The Area Separation Wall assembly using DensGlass Shaftliner panels is listed in the UL Fire Resistance Directory under UL Design U373 or U375, the ULC Fire Resistance Directory ULC Design No. W312 and the Warnock Hersey Listed Product and Code Compliance Directory under WHI GP/WA 120-04. Consult the applicable fire resistance directory for additional information.



FOR SEPARATION AT GARAGE

AT GARAGE WALLS &
SEPARATION WALL BETWEEN UNITS
4x SCALE LISTED IN TITLEBLOCK

FIRE RATED WALLS:

THE FIRE-RESISTANCE RATED WALL OR ASSEMBLY SEPARATING TOWNHOUSES (AREA SEPARATION WALL) SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK, OR SLAB. THE FIRE-RESISTANCE RATING EXTENDS THE FULL LENGTH OF THE WALL OR ASSEMBLY, INCLUDING EXTENSIONS ALONG THE PLANE OF THE WALL, THROUGH AND SEPARATING ENCLOSED ACCESSORY STRUCTURES. THIS INCLUDES EAVES AND GABLE ENDS AND OVERHANGS TO THE BACK SIDE OF THE FASCIA ALONG THAT PLANE.

STATE OF UTAH
BRITTANEE BUTTERFIELD
No. 13138207-0301
5/19/25
LICENSED ARCHITECT
Brittanee Butterfield

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C STREET TOWNHOMES
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Contacts:
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FIRE SEPARATION DETAILS

MARK	DATE	DESCRIPTION

PROJECT:	A-25-001
SCALE (11x17):	1/8"=1'-0"
SCALE: (24x36):	1/4"=1'-0"
CHECKED BY:	BB
ISSUED:	05/19/2025

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BUILDINGS 6 & 7

SHEET

A302

DESIGN CRITERIA

Address: 7689 S. Center Square
Midvale, Utah 84047

ROOF LOAD:	30# L.L. (SNOW) +20# D.L.	TOTAL=	50 LB FLOOR
LOADING:	40# L.L. (FLR.) + 20# D.L.	TOTAL=	60 LB
Bedrooms:	30# L.L. (FLR.) + 20# D.L.	TOTAL=	65 LB
Deck Loading	40# L.L. + 20# D.L.	TOTAL=	60 LB
Ground Snow Load(P_g)	30 PSF		
SOIL BEARING	1,500 PSF per IBC		

SEISMIC ZONE D

S_S = 1.385 g S_{MS} = 1.662 g S_{DS} = 1.108 g
S_1 = 0.486 g S_{M1} = null - See Section 11.4.8 S_{D1} = null - See Section 11.4.8

SDC	null-see Sect. 11.4.8	F_{PGA}	1.2	SsUH	1.606	S1D	1.104
F_a	1.2	PGA_M	0.74	SsD	2.962	PGAd	1.181
F_v	null-see Sect. 11.4.8	T_L	8	S1RT	0.486	C_{RS}	0.862
PGA	0.617	SsRT	1.384	S1UH	0.557	C_{R1}	0.873

WIND: 115 MPH - 3 SEC GUST
EXPOSURE: B
FROST DEPTH: 30"

APPLICABLE BUILDING CODE: 2021 INTERNATIONAL RESIDENTIAL CODE
(AS AMENDED AND ADOPTED BY STATE OF UTAH)
2021 INTERNATIONAL BUILDING CODE.

CONCRETE STRENGTH:

FOOTINGS	2,500 PSI	FOUNDATION	3,000 PSI
INTERIOR SLAB	3,000 PSI	GARAGE SLAB	4,000 PSI
EXTERIOR SITE	4,000 PSI		

GENERAL

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS & ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND /OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE & SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
4. TEMPORARY BRACING SHALL BE PROVIDED WHENEVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL THE STRUCTURAL ELEMENTS ARE COMPLETE
5. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS OF APPLICABLE BUILDING CODE, & ALL APPLICABLE REFERENCED CODES THEREIN.
6. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE APPLICABLE BUILDING CODE ARE THE RESPONSIBILITY OF THE CONTRACTOR.

FOOTINGS & FOUNDATIONS

1. ALL FOOTINGS ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE INDICATED IN THE DESIGN CRITERIA ABOVE. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO DESIGN CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL COMPACTED TO 95% OF MAX DRY DENSITY, BASED ON ASTM D15557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS OF SOIL ENGINEER AND SHALL EXTEND DOWN TO IN-SITU COHESIVE SOILS. FILL SHALL BE COMPACTED UNDER ALL STRUCTURAL CONCRETE WORK ON THE SITE.
3. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND. CONTRACTOR SHALL NOTIFY ENGINEER IN CASE GROUND WATER LEVELS ARE FOUND WITHIN FIVE FEET BELOW THE FINISHED GRADES.
4. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR SLABS). ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED & BARRICADED BY CONTRACTOR TO CONFORM TO OSHA SAFETY STANDARDS.
6. ALL FOOTING REINFORCEMENT AND WALL AND COLUMN DOWELS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
7. PROVIDE DOWELS IN FOOTINGS AND FOUNDATIONS TO MATCH ALL VERTICAL BARS IN WALLS & COLUMNS ABOVE, UNLESS NOTED OTHERWISE.
8. ALL INTERIOR AND GARAGE SLABS SHALL BE OVER 4 INCHES OF ¾ INCH FREE GRANULAR FILL, BEARING ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL (SEE NOTE #2). SEE TYPICAL DETAILS FOR CONTROL JOINTS REQUIREMENTS.
9. STABILITY OF SLOPED SITES SHALL BE VERIFIED BY SOILS ENGINEER OR OTHER QUALIFIED PROFESSIONAL.

CONCRETE

1. ALL FOOTINGS, FOUNDATIONS AND INTERIOR SLABS SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST THOSE SHOWN IN DESIGN CRITERIA ABOVE, WITHIN 28 DAYS AFTER POURING.
2. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY SPECIFICATIONS & ACI STANDARDS & PRACTICES.

CONCRETE REINFORCING

1. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH APPLICABLE BUILDING CODE.
2. 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.
3. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL OVERLAP 36 X THE BAR DIAMETER. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90 DEG. TURN OR A SEPARATE CORNER BAR.
4. ALL REINFORCING BARS SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS NOTED OTHERWISE) AS FOLLOWS:
   a. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER (GRADE BEAMS, WALLS, ETC.) AND SLAB ON GRADE: 1 ½ INCHES
   b. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDE OF FOOTINGS) : 3 INCHES IN ALL CASES MINIMUM COVER SHALL NOT BE LESS THAN THE DIAMETER OF ADJACENT BARS.
5. REINFORCEMENT SHALL BE FREE OF MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
6. ALL OPENINGS IN CONCRETE WALL SHALL BE REINFORCED WITH (2) #4 BARS EXTENDING 2 FEET MINIMUM BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING.

LUMBER

1. MEMBER GRADES SHALL BE AS FOLLOWS:
   GLULAM BEAMS (SIMPLE SPAN)..... 24F-V4 DF/DF
   (CANTILEVERED & CONTINUOUS OVER ONE SUPPORT OR MORE)..... 24F- V8 DF/DF
   JOISTS..... DOUG FIR #2 BTR
   HEADERS..... DOUG FIR #2 BTR
   POSTS..... DOUG FIR #1 BTR
   STUDS NONBEARING WALLS..... DOUG FIR STUD GRADE BTR
   STUDS BEARING WALLS..... DOUG FIR #2 BTR
   PRE-FAB TRUSSES/JOISTS..... AS PER MANUFACTURER
   SILL PLATES IN CONTACT W/CONCRETE..... DOUG FIR #2 BTR PRESSURE TREATED
2. UNLESS NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS OR EQUIVALENT.
3. ALL MULTIPLE PLATES & LEDGERS SHALL BE NAILED TOGETHER w/ 16D NAILS AT 8" ON CENTER.
4. ALL MULTIPLE MEMBER HEADERS OR BEAMS SHALL BE GLUED AND NAILED TOGETHER WITH (2) ROWS OF 16D AT 8"O.C. FOR MEMBERS LESS THAN 8" DEEP. FOR MEMBERS MORE THAN 8" DEEP USE (3) ROWS OF 16D AT 8"O.C. & CLINCHED.
5. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING FOR SUCH STUD WALLS UNLESS NOTED OTHERWISE.
6. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2 INCHES NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
7. SOLID 2 INCHES NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 INCH X 3 INCHES MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS, NOT TO EXCEED 8 FT APART FOR SPANS OF 14 FEET AND GREATER.
8. MINIMUM NAILING SHALL BE AS PER APPLICABLE BUILDING CODE -SEE MINIMUM NAILING SCHEDULE BELOW.

FLOOR SHEATHING NOTES

1. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECS.
2. BLOCK JOISTS SOLID AT ALL BEARING POINTS

ROOF SHEATHING NOTES

1. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH ENDS STAGGERED.
2. BLOCK JOIST SOLID AT ALL BEARING POINTS.

WALL SHEATHING NOTES

1. BLOCK ALL HORIZONTAL PLYWOOD EDGES WITH 2 INCHES NOMINAL OR WIDER FRAMING.
2. ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING.
3. SHEATHING SHALL BE CONTINUOUS FROM FLOOR FRAMING TO HEIGHT OF ROOF FRAMING ON UPPER LEVEL WALLS (VERTICAL SURFACES AT STEPS IN ROOF)
4. NAILS SHALL BE SPACED NOT LESS THAN 3/8 INCHES FROM EDGES AND ENDS OF SHEATHING AND SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF SHEATHING.
5. SHEAR PANELS CANNOT BREAK AT FLOOR TRANSITION, THEY MUST BE LAPPED & STAGGERED (EXCEPT IF FLOOR-TO-FLOOR STRAPS ARE USED - CS16 or MST48 STRAPS)

MINIMUM NAILING SCHEDULE

	CONNECTION	NAILING
1.	JOIST TO SILL OR GIRDER TOENAIL	3-8d
2.	BRIDGING TO JOIST, TOENAIL EA. END	2-8d
3.	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL.	16d @ 16" O.C.
4.	TOP PLAT TO STUD	END NAILS 2-16d
5.	STUD TO SOLE PLATE	4-8d TOENAIL OR 2-16d @ 24" O.C.
6.	DOUBLE STUDS	FACE NAIL 16d @ 24" O.C.
7.	DOUBLE TOP PLATES	FACE NAIL 16d @ 16" O.C.
8.	TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL 2-16d.
9.	CONTINUOUS HEADERS, TWO PIECES	ALONG EA. EDGE 16d @ 16" O.C.
10.	CEILING JOIST TO PLATE	TOENAIL 3-8d
11.	CONTINUOUS HEADER TO STUD	TOENAIL 4-8d
12.	CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL 3-16d
13.	CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL 3-16d
14.	RAFTER TO PLATE	TOENAIL 3-8d
15.	BUILT-UP CORNER TO STUDS	16d @ 24" O.C.
16.	BUILT-UP GIRDER AND BEAMS	20d @ 32" O.C. T&B STAGGERED 2-20d @ ENDS & SPLICES

SHEARWALL STAPLE EQUIVALENCY CHART

COMMON NAILS	16 Ga.	15 Ga.	14 Ga.
8d @ < 3"	STAPLES NOT ALLOWED		
8d @ 3"	2"	3"	3.5"
8d @ 4"	2.5"	3.5"	4"
8d @ 6"	4"	5"	6"
8d @ 8"	5.5"	6.5"	8"
8d @ 10"	6.5"	8"	10"
8d @ 12"	8"	10"	12"

1. MINIMUM STAPLE PENETRATION INTO MAIN MEMBER IS 1"
2. PLACE STAPLES PARALLEL TO PANEL EDGE.
3. PROVIDE 3/8" DISTANCE FROM PANEL EDGE TO STAPLE.

EXTERIOR & BEARING WALL FRAMING:

1. ALL EXTERIOR WALLS TO BE 2x4 OR 2x6, SHEATHED PER SHEARWALL SCHEDULE.
2. USE FULL HEIGHT STUDS ON ALL EXTERIOR WALLS PER EXTERIOR WALL FRAMING CHART.

EXTERIOR WALL FRAMING CHART

FRAMING SPECIFICATION	MAXIMUM STUD HEIGHT
2x4's @ 16" O.C.	9'-6"
2x4's @ 12" O.C.	10'-6"
2x4's @ 8" O.C. or (2) 2x4's @ 16" O.C.	12'-6"
2x6's @ 16" O.C.	15'-0"
2x6's @ 12" O.C.	17'-0"

ABBREVIATIONS:

B/	BOTTOM OF	O.C.	ON CENTER
BM	BEAM	PL	PLATE
CJ	CONTROL JOINT	SW	SHEAR WALL
CL or ℄	CENTER LINE	T/	TOP OF
CMU	CON. MASONRY UNIT	T.O.S.	TOP OF SLAB
EF	EACH FACE	T.O.W.	TOP OF WALL
GA	GAUGE	W/	WITH
GSN	GEN. STRUCT. NOTES	WWF	WIRE MESH
N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE

NAIL SCHEDULE FOR WOOD:

AS A MINIMUM AND IF NOT SPECIFICALLY DETAILS or NOTED ELSEWHERE & OTHERWISE, THE VARIOUS WOOD COMPONENTS OF THE STRUCTURE SHALL BE FASTENED TOGETHER AS FOLLOWS:

ITEM	GRAPHIC	DESCRIPTION & FASTENING
1.		JOIST TO MUD SILL or UPPER TOP PLATE: (3) 8d COMMON or 16d SINKER or SHORT NAIL, TOE-NAIL.
2.		BLOCKING TO JOIST: (3) 8d COMMON or 16d SINKER or SHORT, TOE-NAIL or (2) 16d SINKER or SHORT FACE NAIL.
3.		SOLID (BOTTOM) PLATE TO JOIST or BLOCKING: 16d SINKER or SHORT FACE NAIL @ 16" O.C.
4.		LOWER TOP PLATE TO STUD: (2) 16d COMMON FACE NAIL.
5.		STUD TO SOLE BOTTOM PLATE: (2) 16d SINKER or SHORT FACE NAIL or (4) 8d COMMON or 16d SINKER or SHORT TOE-NAIL. AT 3x SILL PLATES, USE (2) 20d BOX FACE NAIL IN LIEU OF (2) 16d SINKER or SHORT.
6.		DOUBLE STUDS, or BUILT-UP STUDS TYPICAL STITCHING: 16d SINKER or SHORT FACE NAILS @ 24" O.C.
7.		TOP PLATE AT INTERSECTION, FACE NAIL: (4) 16d COMMON FACE NAIL.
8.		TOP PLATES TYPICAL STITCHING: 16d SINKER or SHORT FACE NAILS @ 16" O.C.
9.		UPPER TOP PLATES AT LAPS: (8) 16d SINKER or SHORT FACE NAIL EACH SIDE OF BUTT JOINT.
10.		RIM JOIST TO UPPER TOP PLATE or MUD SILLS: 8d COMMON or 16d SINKER or SHORT TOE-NAILS @ 6" O.C. AT EXTERIOR WALLS SHEATHING MUST OVERLAP ALL JOINTS BY 12" MINIMUM.
11.		CEILING JOIST TO TOP PLATE, TOE-NAIL: (3) 8d COMMON or 16d SINKER or SHORT TOE NAIL.
12.		CEILING JOIST, LAP OVER WALLS & PARTITIONS: (3) 16d COMMON FACE NAILS.
13.		CEILING JOIST, TO PARALLEL RAFTERS: (3) 16d COMMON FACE NAILS.
14.		RAFTER TO PLATE, TOE NAIL: (3) 8d COMMON or 16d SINKER or SHORT TOE NAIL.
15.		BUILD UP CORNER STUD: 16d COMMON FACE NAILS @ 24" O.C.
16.		THREE PIECE BUILD UP GIRDER & BEAM: PER SUPPLIER / MFR.

12401 SOUTH 450 EAST BUILDING C, UNIT 2.
DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

GILSON ENGINEERING
Consulting Engineers & Surveyors

NEW CONSTRUCTION (TOWNHOMES)

C STREET TOWNHOMES
CENTER STREET - BUILDINGS 6 & 7
MIDVALE, UTAH 84047

Contacts:
Darren Note - 801-910-6550 DNote01@gmail.com
Ryker Construction Darren.rykerdevelopment@gmail.com

STRUCTURAL NOTES & DETAILS

MARK	DATE	DESCRIPTION

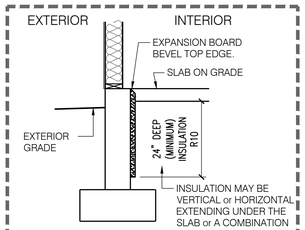
PROJECT:
SCALE (11x17): 1/8"=1'-0"
SCALE: (24x36): 1/4"=1'-0"
CHECKED BY: BG
ISSUED: 05/19/2025

PROFESSIONAL STRUCTURAL ENGINEER
No. 362118
Bradley S. Gilson
5-19-25
STATE OF UTAH

BUILDINGS 6 & 7

SHEET
S100

N1102.2.10 (R402.2.10) Slab-on-grade floors. Slab-on-grade floors with a floor surface less than 12 inches (305 mm) below grade shall be insulated in accordance with Table N1102.1.2. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table N1102.1.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building building.
Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall. Slab-edge insulation is not required in jurisdictions designated by the building official as having a very heavy termite infestation.



FOUNDATION WALL INSULATION
DETAIL @ S.O.G or WALK-OUT AREAS

GENERAL BASEMENT & CONC. NOTES:

1. BOTTOM OF FOOTINGS TO BE >= 30" BELOW FINISHED GRADE.
2. SILL TO BE REDWOOD, CEDAR OR PRESSURE TREATED LUMBER OVER SILL SEALER.
3. BOTTOM PLATE CONTACTING CONCRETE TO BE REDWOOD OR PRESSURE TREATED LUMBER.
4. SLOPE GARAGE SLAB 1/4" PER FOOT TOWARDS O.H. DOOR(s)
5. PLUMBER TO PROVIDE DRAIN IN MECHANICAL ROOM.
6. SLOPE SLAB TO DRAIN IN MECHANICAL ROOM.
7. FLASH AND CAULK ALL EXTERIOR WINDOWS & DOORS PER MANUFACTURE'S INSTRUCTIONS.
8. BATHTUB & WHIRLPOOL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMPERTURE TO 120° FAHRENHEIT.
9. LID AND WALLS OF ENCLOSED STAIRS TO BE COVERED WITH 5/8" TYPE 'X' DRYWALL.

ANCHOR BOLT NOTES

- J BOLTS or EPOXIED ANCHORS.
- 1/2" Ø x 10" @ 32" O.C.
- MINIMUM 7" EMBEDMENT
- MINIMUM (2) BOLTS PER WALL WITH ONE BOLT NOT LESS THAN 12" FROM ENDS.
- USE 3" x 3" x 1/4" WASHERS. STANDARD CUT WASHERS TO BE PLACED BETWEEN THE WASHER & NUT. (RE: 2015 IRC - R602.11.1).

▲ A — SIMPSON STHD14(RJ) HOLDOWN STRAPS. ONLY USE (RJ) MODEL WHERE STRAP OVERLAPS A FLOOR RIM JOIST.

▲ HTT5 — SIMPSON HTT5 HOLDOWN STRAP. INSTALLED ON ANCHOR BOLT OR EPOXIED ANCHOR PER SIMPSON SPECIFICATIONS.
HTT5 HOLDOWNS MAY BE INSTALLED AS AN ALTERNATIVE TO STHD14 HOLDOWNS WHERE RIM JOIST DOES NOT EXIST.
EPOXIED ANCHOR IS THREADED ROD EPOXIED WITH SIMPSON SET-XP or EQUIVALENT INTO FOUNDATION or FOOTING WITH 7" MINIMUM EMBEDMENT.

FOUNDATION NOTES:

FOUNDATION CONCRETE TO BE 3,000 PSI & ALL REBAR TO BE GRADE 60
PROVIDE (2) #4's AROUND ALL OPENINGS AT TOP, BOTTOM & SIDES

8" x (4'-6" MAX.) WALL:	8" x (8'-0" MAX.) WALL:	8" x (9'-0" MAX.) WALL:
#4 @ 24" MAX O.C. VERT. #4 @ 18" MAX O.C. HORIZ. (MIN. OF 4 HORIZONTAL BARS REQUIRED)	#4 @ 24" MAX O.C. VERT. #4 @ 18" MAX O.C. HORIZ. (MIN. OF 6 HORIZONTAL BARS REQUIRED)	#4 @ 16" MAX O.C. VERT. #4 @ 18" MAX O.C. HORIZ. (MIN. OF 7 HORIZONTAL BARS REQUIRED)

1. WALL HEIGHT REFERS TO THE FINAL GRADE DIFFERENCE THROUGH THE WALL. TOTAL HEIGHT OF WALL MAY BE HIGHER DUE TO THE FOOTING DROP FOR FROST PROTECTION OR NATIVE SOIL BEARING AS LONG AS WALL IS BACKFILLED SUCH THAT THE GRADE DIFFERENCE DOES NOT EXCEED THE WALL HEIGHT AT ANY TIME DURING CONSTRUCTION.
2. ALL REBAR TO BE GRADE 60.
3. PLACE VERTICAL BARS IN THE CENTER OF WALL.
4. EXTEND VERTICAL BARS FROM THE FOOTING TO WITHIN 3" OF T/WALL.
5. PROVIDE #4 DOWEL w/ STD. HOOK IN THE FOOTING TO MATCH THE VERTICAL REBAR.
6. EXTEND VERTICAL LEG OF DOWEL 24" MIN. INTO WALL.
7. PLACE (1) #4 HORIZONTALLY WITHIN 4" OF TOP & BOTTOM OF WALL.
8. PROVIDE CORNER REINFORCING SO AS TO LAP 24" MINIMUM.
9. PROVIDE (2) #4 ABOVE, (1) #4 EACH SIDE, & (1) #4 BELOW ALL OPNGS.
10. PLACE STEEL WITHIN 2" OF OPENINGS & EXTEND BEYOND EDGE 24".
11. VERTICAL BARS AROUND OPENINGS MAY TERMINATE 3" FROM T/WALL.

FOOTING SCHEDULE

MARK	SIZE WIDTH	SIZE THICK	SIZE LENGTH	REBAR	REMARKS
FC-20	20"	10"	CONT.	(3) #4 CONTINUOUS	1, 2, 3
FC-24	24"	10"	CONT.	(3) #4 CONTINUOUS	1, 2, 3

1. 2500 PSI CONCRETE
2. GRADE 60 STEEL
3. INTERIOR CONTINUOUS FOOTINGS ARE OKAY TO BE THICKENED SLAB FOOTINGS.
4. SPOT FOOTING MUST BE THE THICKNESS LISTED + SLAB THICKNESS ON TOP.

PROFESSIONAL STRUCTURAL ENGINEER
No. 362118
Bradley S. Gilson
5-19-25
STATE OF UTAH

FOOTING / FOUNDATION PLAN

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NEW CONSTRUCTION (TOWNHOMES)

C STREET TOWNHOMES
CENTER STREET - BUILDINGS 6 & 7
MIDVALE, UTAH 84047

Contacts:
Darren Nate - 801-910-6550
Ryker Construction
DNate01@gmail.com
Darren.rykerdevelopment@gmail.com

FOOTING / FOUNDATION PLAN

MARK DATE DESCRIPTION

PROJECT:
SCALE (11x17): 1/8"=1'-0"
SCALE: (24x36): 1/4"=1'-0"
CHECKED BY: BG
ISSUED: 05/19/2025

BUILDINGS 6 & 7
SHEET
S101

ALL EXTERIOR WALLS TO BE SW-1 UNLESS OTHERWISE NOTED
INDICATES INTERIOR SHEARWALL

SHEARWALL SCHEDULE

8d NAILS TO BE 2 1/2" LONG (MINIMUM)

MARK	SIZE	TYPE	GRADE	NAILING		REMARKS
				EDGE	FIELD	1, 2, 3
SW-1	7/16"	CDX OR O.S.B.	APA RATED C-C , C-D	8d @ 4" O.C.	8d @ 12" O.C.	1, 2, 3
SW-2	7/16"	CDX OR O.S.B.	APA RATED C-C , C-D	8d @ 3" O.C.	8d @ 12" O.C.	

1. USE COMMON OR GALVANIZED BOX NAILS.
2. BLOCK ALL EDGES.
3. SEE SHEET S100 FOR STAPLE EQUIV. CHART.

INTERIOR SHEARWALL TO FLOOR CONNECTION INTO TJI / BCI or FLOOR TRUSS:

PROVIDE DOUBLE FLOOR JOIST UNDER SHEARWALLS THAT EXIST ABOVE. (S.W. PARALLEL TO JOISTS / TRUSSES).
TYPICAL SHEARWALL TO FLOOR CONNECTION:
1/4"Øx4 1/2" LG. SIMPSON SDS SCREWS @ 16 "O.C. MAX.

WHERE SHEARWALLS ARE PARALLEL TO JOISTS / TRUSSES:

BOLT DOWN THRU WALL BOTTOM PLATE OF SHEARWALL & INTO DOUBLE JOIST / TRUSS FLOOR FRAMING.

WHERE SHEARWALLS ARE PERPENDICULAR TO JOISTS:

BOLT DOWN THRU WALL BOTTOM PLATE OF SHEARWALL & INTO JOIST (EVERY JOIST / TRUSS). PROVIDE BLOCKING UNDER SHEARWALL.

TOP OF SHEARWALL CONNECTION WHERE ROOF JOISTS OR TRUSSES ARE PARALLEL TO SHEARWALL:

ATTACHMENT TO TRUSSES: DETAIL 2 ON SHEET S105.

FLOOR FRAMING KEY NOTES:

1. 11 7/8" RIM JOIST AROUND PERIMETER.
2. DOUBLE JOIST REQUIRED.
3. POINT LOAD FROM FLOOR or ROOF ABOVE.
4. TOILET FIXTURE OR SHOWER / TUB DRAIN ABOVE.
5. PROVIDE SOLID BLOCKING BETWEEN JOISTS OR TRUSSES AT ALL BEARING WALLS & BEARING BEAMS & UNDER SHEARWALLS ABOVE.
6. PROVIDE CONNECTION FOR SHEARWALL ABOVE TO FLOOR PER INTERIOR SHEARWALL CONNECTION TO FLOOR NOTES ON THIS SHEET.
7. BOLT CANTILEVERED DECK & PORCH ROOF MEMBERS TO FLOOR FRAMING WITH (1) 5/16" DIAMETER SDS SCREWS @ 8" O.C. PROVIDE TJI WEB FILLER SO THAT FILLER IS FLUSH WITH THE SIDES OF TOP & BOTTOM CHORDS. STAGGER TOP & BOTTOM ROWS 3" FROM TOP & BOTTOM OF 2x8. NO BOLTS THRU TOP or BOTTOM CHORD OF TJI MEMBERS. BACK-RATIO DIMENSION PER PLAN. BOLTING CANTILEVERD MEMBER TO PRIMARY FLOOR FRAMING ELIMINATES THE CODE BACK-RATIO REQUIREMENTS AT EVERY JOIST.
8. CANTILEVERED FLOOR:
   SIMPSON H2.5 CLIPS ATTACHED TO THE TOP PLATE OR SILL PLATE & TJI WEB FILLER WHERE CLIPS OCCUR (ALTERNATING SIDES) PROVIDE FULL HEIGHT BLOCKING AT BEAR WALL AT CANTILEVER.
9. PROVIDE SIMPSON 11 7/8" LVL or TJI JOIST or DBL. JOIST HANGER, PROVIDE WEB FILLER AS REQUIRED.
10. PROVIDE SIMPSON 2x8 or 2x10 JOIST HANGER. PROVIDE DOUBLE WIDTH HANGER AS REQUIRED.
11. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS WHERE SISTERED CANTILEVERED MEMBERS BACK-RATIO ENDS. IF JOIST BAY IS INTERRUPTED w/ HVAC or PLUMBING, 2x4 or 2x6 BLOCKING IS OKAY TO JUST BE INSTALLED AT TOWARD B/FLOOR JOIST (FLAT or UPRIGHT). DO NOT NAIL SIDEWAYS THROUGH BOTTOM CHORD OF TJI. NAILING MUST OCCUR SIDEWAYS THROUGH WEB OF TJI.

FLOOR NOTES:

- ALL EXTERIOR WALLS TO BE:
  2x4 or 2x6 (RE: PLANS) SHEATHED PER S.W. SCHEDULE.
  WIND: 115 (3 SEC. GUST).
  SEISMIC CATEGORY (SEE ENGINEERING CALCS).
- GLUE & NAIL FLOOR DIAPHRAGMS TO JOISTS & PONY WALLS PER CODE.
- FLOOR JOISTS/TRUSSES RATED FOR 40 LB. L.L. & 20 LB. D.L.
  FLOOR JOISTS (BEDROOMS) 30 LB. L.L. & 20 LB. D.L.
- PONY WALLS TO BE 2x4 OR 2x6 STUDS @ 16" O.C.
- STIFF BACKING, ROTATIONAL & LATERAL BLOCKING REQUIRED AS PER TRUSS MANUFACTURE SPECIFICATIONS.
- EXTERIOR SHEATHING UNDER ALL WINDOWS TO BE CONTINUOUS DOWN TO TREATED PLATE.
- FLOOR JOISTS CALL OUT ARE A MINIMUM SIZE, HIGHER RATED JOISTS MAY BE USED TO MINIMUM DEFLECTION.
- BCI or WILLIMETTE INDUSTRIES INC. EQUIVALENTS MAY BE USED IN PLACE OF JOISTS CALLED OUT ON PLANS.
- DOUBLE FLOOR JOISTS (UNDER ALL PARALLEL SHEARWALLS ABOVE).

FLOOR DIAPHRAGMS:

- PROVIDE 3/4" or THICKER APA RATED T&G PANEL GLUED & NAILED w/ 10d RING SHANK NAILS OR SCREWS @ 6" O.C. EDGE & 12" O.C. FIELD.

▲ CS16 SIMPSON CS16 STRAP x 48" LONG. INSTALLED BETWEEN FLOORS ACCORDING TO SIMPSON SPECIFICATIONS. INSTALL IN LINE WITH HOLDOWNS SPECIFIED ON FOUNDATION PLAN.

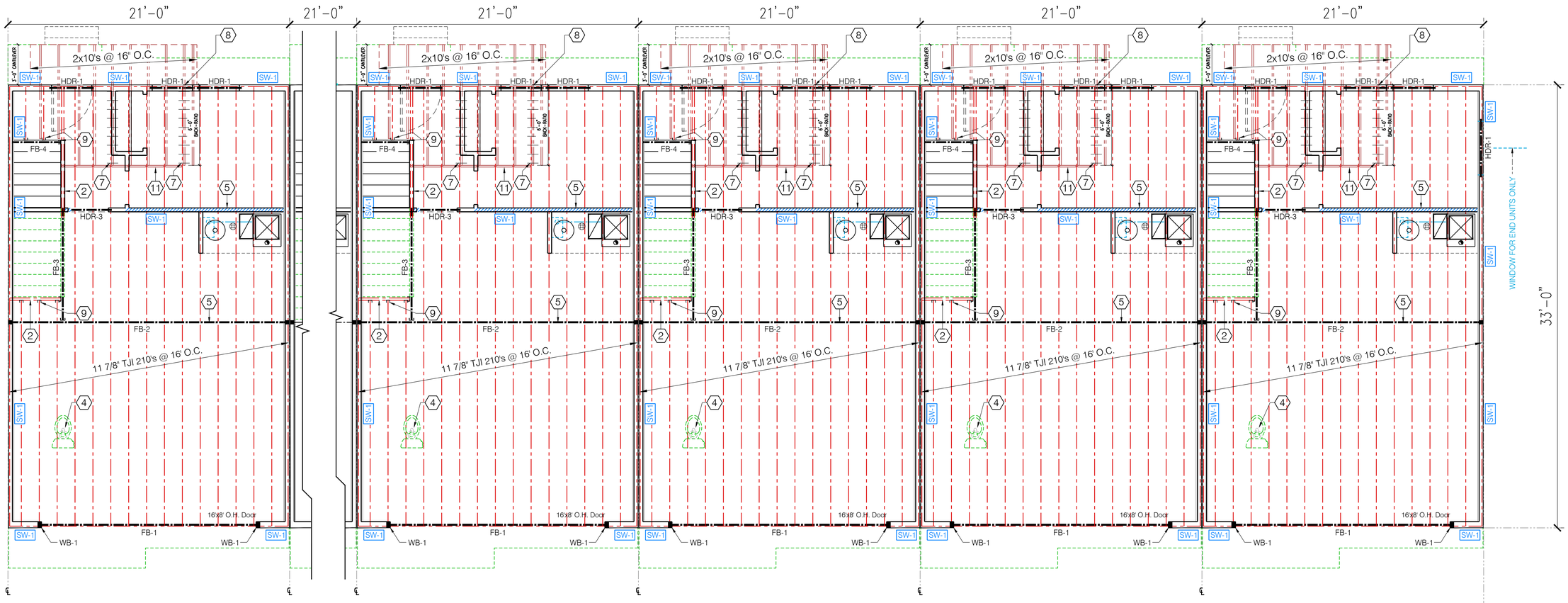
STRAPS SHOWN ON S103 TO BE INSTALLED OVERLAPPING THE MAIN LEVEL or UPPER LEVEL RIM JOIST.

BEAM SCHEDULE

MARK	BEAM TYPE & SIZE	TRIMMERS (DF #2)
FB-1 BM. OVER GAR. DR.	(4) 1 3/4" x 18" LVL or W12x35 STL. BM. (12.50"X6.56"x35#/L.F.) W14x30 STL. BM. (13.84"x6.73"x30#/L.F.)	SEE WB-1
FB-2 BM. ACROSS GAR.	(3) 1 3/4" x 16" LVL W12x22 STL. BM. (12.31"x4.03"x22#/L.F.)	4x6 or (4) 2x4's MINIMUM
FB-3 FLUSH BEAM	(1) 1 3/4" x 11 7/8" LVL DBL. 11 7/8" TJI w/ WEB FILLER	(2) 2x4's or HANGER
FB-4 FLUSH BEAM	(1) 1 3/4" x 11 7/8" LVL DBL. 11 7/8" TJI w/ WEB FILLER	(2) 2x4's MINIMUM
HDR-1	(2) 2x10's (DF #2)	(2) 2x's or (1) **
HDR-2	(2) 1 3/4" x 9 1/2" LVL	(3) 2x's or (2) **
HDR-3	(3) 2x4's (Select Structural) or (2) 2x6's (Select Structural)	(2) 2x's or (1) **

** NAIL (1) 2x6 KING STUD IN ADDITION TO THE TRIMMERS SPECIFIED IN PARENTHESIS ABOVE W/ 16d COMMON @ 4" O.C.

NOTE FOR BEAM or HDR w/ 4 1/2" or 6" SPACE BETWEEN WINDOWS:
- BEAM OR HEADER CAN BE ONE CONTINUOUS MEMBER. PROVIDE (1) KING STUD-MINIMUM & (1) TRIMMER - EACH SIDE BETWEEN EACH WINDOW. PROVIDE (1) KING STUD & (1) TRIMMER AT EACH END.



PROFESSIONAL STRUCTURAL ENGINEER
No. 362118
Bradley S. Gilson
5-19-25
STATE OF UTAH

MAIN LEVEL FLOOR FRAMING PLAN / LOWER LEVEL SHEAR PLAN

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2.
DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

NEW CONSTRUCTION (TOWNHOMES)

C STREET TOWNHOMES
CENTER STREET - BUILDINGS 6 & 7
MIDVALE, UTAH 84047

Contacts:
Darren Nate - 801-910-6550 DNate01@gmail.com
Ryker Construction Darren.rykerdevelopment@gmail.com

MAIN LEVEL FLOOR FRAMING PLAN

MARK	DATE	DESCRIPTION

PROJECT:
SCALE (11x17): 1/8"=1'-0"
SCALE: (24x36): 1/4"=1'-0"
CHECKED BY: BG
ISSUED: 05/19/2025

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BUILDINGS 6 & 7

SHEET
S102

ALL EXTERIOR WALLS TO BE SW-1 UNLESS OTHERWISE NOTED
INDICATES INTERIOR SHEARWALL

SHEARWALL SCHEDULE

8d NAILS TO BE 2 1/2" LONG (MINIMUM)

MARK	SIZE	TYPE	GRADE	NAILING		REMARKS
				EDGE	FIELD	1, 2, 3
SW-1	7/16"	CDX OR O.S.B.	APA RATED C-C , C-D	8d @ 4" O.C.	8d @ 12" O.C.	1, 2, 3
SW-2	7/16"	CDX OR O.S.B.	APA RATED C-C , C-D	8d @ 3" O.C.	8d @ 12" O.C.	

1. USE COMMON OR GALVANIZED BOX NAILS.
2. BLOCK ALL EDGES.
3. SEE SHEET S100 FOR STAPLE EQUIV. CHART.

INTERIOR SHEARWALL TO FLOOR CONNECTION INTO TJI / BCI or FLOOR TRUSS:

PROVIDE DOUBLE FLOOR JOIST UNDER SHEARWALLS THAT EXIST ABOVE. (S.W. PARALLEL TO JOISTS / TRUSSES).
TYPICAL SHEARWALL TO FLOOR CONNECTION:
1/4"Øx4 1/2" LG. SIMPSON SDS SCREWS @ 16 "O.C. MAX.

WHERE SHEARWALLS ARE PARALLEL TO JOISTS / TRUSSES:

BOLT DOWN THRU WALL BOTTOM PLATE OF SHEARWALL & INTO DOUBLE JOIST / TRUSS FLOOR FRAMING.

WHERE SHEARWALLS ARE PERPENDICULAR TO JOISTS:

BOLT DOWN THRU WALL BOTTOM PLATE OF SHEARWALL & INTO JOIST (EVERY JOIST / TRUSS). PROVIDE BLOCKING UNDER SHEARWALL.

TOP OF SHEARWALL CONNECTION WHERE ROOF JOISTS OR TRUSSES ARE PARALLEL TO SHEARWALL:

ATTACHMENT TO TRUSSES: DETAIL 2 ON SHEET S105.

SEE STEEL CONNECTION DETAILS ON SHEET S105

FLOOR FRAMING KEY NOTES:

1. 11 7/8" RIM JOIST AROUND PERIMETER.
2. DOUBLE JOIST REQUIRED.
3. POINT LOAD FROM FLOOR or ROOF ABOVE.
4. TOILET FIXTURE OR SHOWER / TUB DRAIN ABOVE.
5. PROVIDE SOLID BLOCKING BETWEEN JOISTS OR TRUSSES AT ALL BEARING WALLS & BEARING BEAMS & UNDER SHEARWALLS ABOVE.
6. PROVIDE CONNECTION FOR SHEARWALL ABOVE TO FLOOR PER INTERIOR SHEARWALL CONNECTION TO FLOOR NOTES ON THIS SHEET.
7. BOLT CANTILEVERED DECK & PORCH ROOF MEMBERS TO FLOOR FRAMING WITH (1) 1/4" DIAMETER SDS SCREWS @ 8" O.C. PROVIDE TJI WEB FILLER SO THAT FILLER IS FLUSH WITH THE SIDES OF TOP & BOTTOM CHORDS. STAGGER TOP & BOTTOM ROWS 3" FROM TOP & BOTTOM OF 2x8. NO BOLTS THRU TOP or BOTTOM CHORD OF TJI MEMBERS. BACK-RATIO DIMENSION PER PLAN. BOLTING CANTILEVERD MEMBER TO PRIMARY FLOOR FRAMING ELIMINATES THE CODE BACK-RATIO REQUIREMENTS AT EVERY JOIST.
8. CANTILEVERED FLOOR:
   SIMPSON H2.5 CLIPS ATTACHED TO THE TOP PLATE OR SILL PLATE & TJI WEB FILLER WHERE CLIPS OCCUR (ALTERNATING SIDES) PROVIDE FULL HEIGHT BLOCKING AT BEAR WALL AT CANTILEVER.
9. PROVIDE SIMPSON 11 7/8" LVL or TJI JOIST or DBL. JOIST HANGER, PROVIDE WEB FILLER AS REQUIRED.
10. PROVIDE SIMPSON 2x8 or 2x10 JOIST HANGER. PROVIDE DOUBLE WIDTH HANGER AS REQUIRED.
11. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS WHERE SISTERED CANTILEVERED MEMBERS BACK-RATIO ENDS. IF JOIST BAY IS INTERRUPTED w/ HVAC or PLUMBING, 2x4 or 2x6 BLOCKING IS OKAY TO JUST BE INSTALLED AT TOWARD B/FLOOR JOIST (FLAT or UPRIGHT). DO NOT NAIL SIDEWAYS THROUGH BOTTOM CHORD OF TJI. NAILING MUST OCCUR SIDEWAYS THROUGH WEB OF TJI.

FLOOR NOTES:

- ALL EXTERIOR WALLS TO BE:
  2x4 or 2x6 (RE: PLANS) SHEATHED PER S.W. SCHEDULE.
  WIND: 115 (3 SEC. GUST).
  SEISMIC CATEGORY (SEE ENGINEERING CALCS).
- GLUE & NAIL FLOOR DIAPHRAGMS TO JOISTS & PONY WALLS PER CODE.
- FLOOR JOISTS/TRUSSES RATED FOR 40 LB. L.L. & 20 LB. D.L.
  FLOOR JOISTS (BEDROOMS) 30 LB. L.L. & 20 LB. D.L.
- PONY WALLS TO BE 2x4 OR 2x6 STUDS @ 16" O.C.
- STIFF BACKING, ROTATIONAL & LATERAL BLOCKING REQUIRED AS PER TRUSS MANUFACTURE SPECIFICATIONS.
- EXTERIOR SHEATHING UNDER ALL WINDOWS TO BE CONTINUOUS DOWN TO TREATED PLATE.
- FLOOR JOISTS CALL OUT ARE A MINIMUM SIZE, HIGHER RATED JOISTS MAY BE USED TO MINIMUM DEFLECTION.
- BCI or WILLIMETTE INDUSTRIES INC. EQUIVALENTS MAY BE USED IN PLACE OF JOISTS CALLED OUT ON PLANS.
- DOUBLE FLOOR JOISTS (UNDER ALL PARALLEL SHEARWALLS ABOVE).

FLOOR DIAPHRAGMS:

- PROVIDE 3/4" or THICKER APA RATED T&G PANEL GLUED & NAILED w/ 10d RING SHANK NAILS OR SCREWS @ 6" O.C. EDGE & 12" O.C. FIELD.

▲ CS16 SIMPSON CS16 STRAP x 48" LONG. INSTALLED BETWEEN FLOORS ACCORDING TO SIMPSON SPECIFICATIONS. INSTALL IN LINE WITH HOLDOWNS SPECIFIED ON FOUNDATION PLAN.

STRAPS SHOWN ON S103 TO BE INSTALLED OVERLAPPING THE MAIN LEVEL or UPPER LEVEL RIM JOIST.

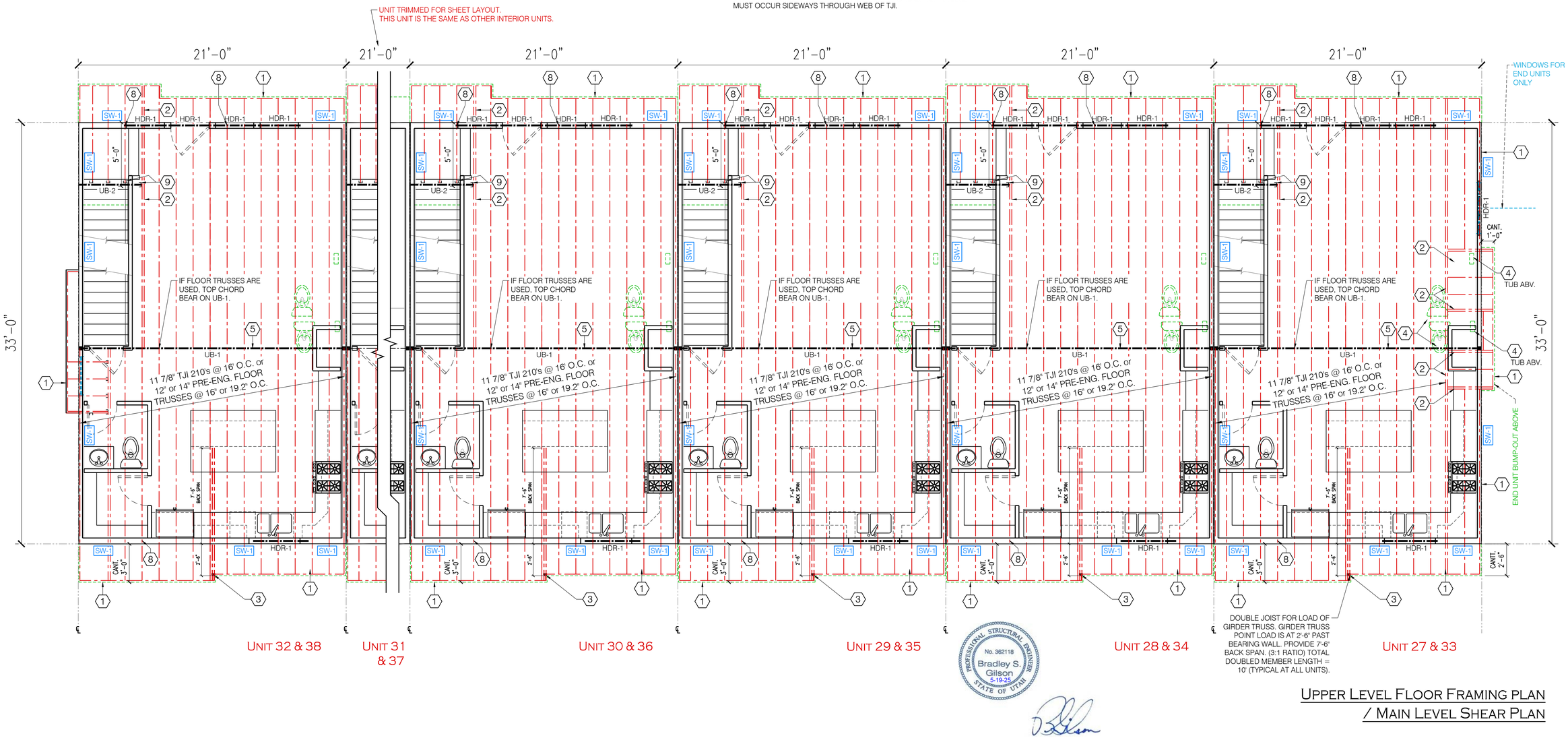
BEAM SCHEDULE

MARK	BEAM TYPE & SIZE	TRIMMERS (DF #2)
UB-1 DROPPED or FLUSH SEE NOTE BELOW	(4) 1 3/4" x 14" LVL or (3) 1 3/4" x 16" LVL W12x22 STEEL BEAM or W10x26 STEEL BEAM	(4) 2x4's MINIMUM → 4x6 POST MINIMUM
UB-2 FLUSH BEAM	(1) 1 3/4" x 11 7/8" LVL DBL. 11 7/8" TJI w/ WEB FILLER	(2) 2x4's MINIMUM
HDR-1	(2) 2x10's (DF #2)	(2) 2x's or (1) **
HDR-2	(2) 1 3/4" x 9 1/2" LVL	(3) 2x's or (2) **

** NAIL (1) 2x6 KING STUD IN ADDITION TO THE TRIMMERS SPECIFIED IN PARENTHESIS ABOVE W/ 16d COMMON @ 4" O.C.

NOTE FOR BEAM or HDR w/ 4 1/2" or 6" SPACE BETWEEN WINDOWS:
- BEAM OR HEADER CAN BE ONE CONTINUOUS MEMBER. PROVIDE (1) KING STUD-MINIMUM & (1) TRIMMER - EACH SIDE BETWEEN EACH WINDOW. PROVIDE (1) KING STUD & (1) TRIMMER AT EACH END.

NOTE FOR BEAM UB-1 (STEEL BEAM SPECS):
- W12x22 STEEL BEAM
  (DIMENSIONS: 12.31" H x 4.03" W x 22 LBS / L.F.)
- W10x26 STEEL BEAM
  (DIMENSIONS: 10.33" H x 5.77"" W x 26 LBS / L.F.)



PROFESSIONAL STRUCTURAL ENGINEER
No. 362118
Bradley S. Gilson
5-19-25
STATE OF UTAH

UPPER LEVEL FLOOR FRAMING PLAN / MAIN LEVEL SHEAR PLAN

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DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

NEW CONSTRUCTION (TOWNHOMES)

C STREET TOWNHOMES
CENTER STREET - BUILDINGS 6 & 7
MIDVALE, UTAH 84047

Contacts:
Darren Nate - 801-910-6550 DNate01@gmail.com
Ryker Construction Darren.rykerdevelopment@gmail.com

UPPER LEVEL FLOOR FRAMING PLAN

MARK	DATE	DESCRIPTION

PROJECT:
SCALE (11x17): 1/8"=1'-0"
SCALE: (24x36): 1/4"=1'-0"
CHECKED BY: BG
ISSUED: 05/19/2025

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BUILDINGS 6 & 7

SHEET
S103

ALL EXTERIOR WALLS TO BE SW-1 UNLESS OTHERWISE NOTED
INDICATES INTERIOR SHEARWALL

SHEARWALL SCHEDULE

8d NAILS TO BE 2 1/2" LONG (MINIMUM)

MARK	SIZE	TYPE	GRADE	NAILING		REMARKS 1, 2, 3
				EDGE	FIELD	
SW-1	7/16"	CDX OR O.S.B.	APA RATED C-C , C-D	8d @ 4" O.C.	8d @ 12" O.C.	1, 2, 3
SW-2	7/16"	CDX OR O.S.B.	APA RATED C-C , C-D	8d @ 3" O.C.	8d @ 12" O.C.	

1. USE COMMON OR GALVANIZED BOX NAILS.
2. BLOCK ALL EDGES.
3. SEE SHEET S100 FOR STAPLE EQUIV. CHART.

INTERIOR SHEARWALL TO FLOOR CONNECTION INTO TJI / BCI or FLOOR TRUSS:

PROVIDE DOUBLE FLOOR JOIST UNDER SHEARWALLS THAT EXIST ABOVE. (S.W. PARALLEL TO JOISTS / TRUSSES).
TYPICAL SHEARWALL TO FLOOR CONNECTION:
1/4"Øx4 1/2" LG. SIMPSON SDS SCREWS @ 16 "O.C. MAX.

WHERE SHEARWALLS ARE PARALLEL TO JOISTS / TRUSSES:

BOLT DOWN THRU WALL BOTTOM PLATE OF SHEARWALL & INTO DOUBLE JOIST / TRUSS FLOOR FRAMING.

WHERE SHEARWALLS ARE PERPENDICULAR TO JOISTS:

BOLT DOWN THRU WALL BOTTOM PLATE OF SHEARWALL & INTO JOIST (EVERY JOIST / TRUSS). PROVIDE BLOCKING UNDER SHEARWALL.

TOP OF SHEARWALL CONNECTION WHERE ROOF JOISTS OR TRUSSES ARE PARALLEL TO SHEARWALL:

ATTACHMENT TO TRUSSES: DETAIL 2 ON SHEET S105.

ROOF FRAMING KEY NOTES:

(5) PROVIDE SOLID BLOCKING BETWEEN JOISTS OR TRUSSES AT ALL BEARING WALLS & BEARING BEAMS & UNDER SHEARWALLS ABOVE.

ROOF OVERBUILD

OVERBUILD AREA:
2x4's SUPPORTED
@ 4'-0" O.C. MAXIMUM.

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Bradley S. Gilson
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ROOF NOTES:

- ALL ROOF TRUSSES TO BE ENGINEERED FOR:
  30 LB SNOW LOAD & 20 LB. DEAD LOAD.
  WIND: 115 (3 SEC. GUST).
  SEISMIC CATEGORY (SEE ENGINEERING CALCS).
- ROTATIONAL BLOCK BOTH ENDS & ALL MIDPOINT BEARING OF TRUSSES
- HURRICANE CLIPS AT EVERY TRUSS (ALTERNATING SIDES).
- OVERBUILD FRAMING TO TRANSFER LOAD TO SHEATHED TRUSSES AT 4' INTERVALS.
- SECURE VALLEY RAFTERS TO VALLEY BOARD OF >= 2x10.
- SUPPORT ALL GIRDER TRUSSES w/ (3) 2x4's or (3) 2x6's (MIN).
- LOADS FROM MAIN & UPPER FLOORS & ROOF BEAMS MUST BE CARRIED DOWN THROUGH TRIMMERS SPECIFIED TO FLOOR. SQUASH BLOCKING OR POSTS MUST BE INSTALLED UP TO THE UNDER-SIDE OF THE FLOOR DIAPHRAGM MUST BE PROVIDED TO TRANSFER THE LOAD THROUGH THE FLOOR AREA. POST OR TRIMMER OF EQUAL OR GREATER SIZE MUST BE PROVIDE TO CARRY THE LOAD DOWN TO A FOUNDATION WALL / FOOTING.
- TJI HANGER NOTE: WHERE TJI HANGERS ARE USED, WEB FILLER MAY BE REQUIRED BY HANGER MFR.
- GABLE END VENTS or TURTLE VENTS OVER TRUSS AREAS TO BE 1:150 w/o SOFFIT VENTING, 1:300 w/ SOFFIT VENTING.
- PLUMB. VENTS TO BE AT REAR SIDE OF ROOF, IF POSSIBLE.

ROOF SHEATHING:

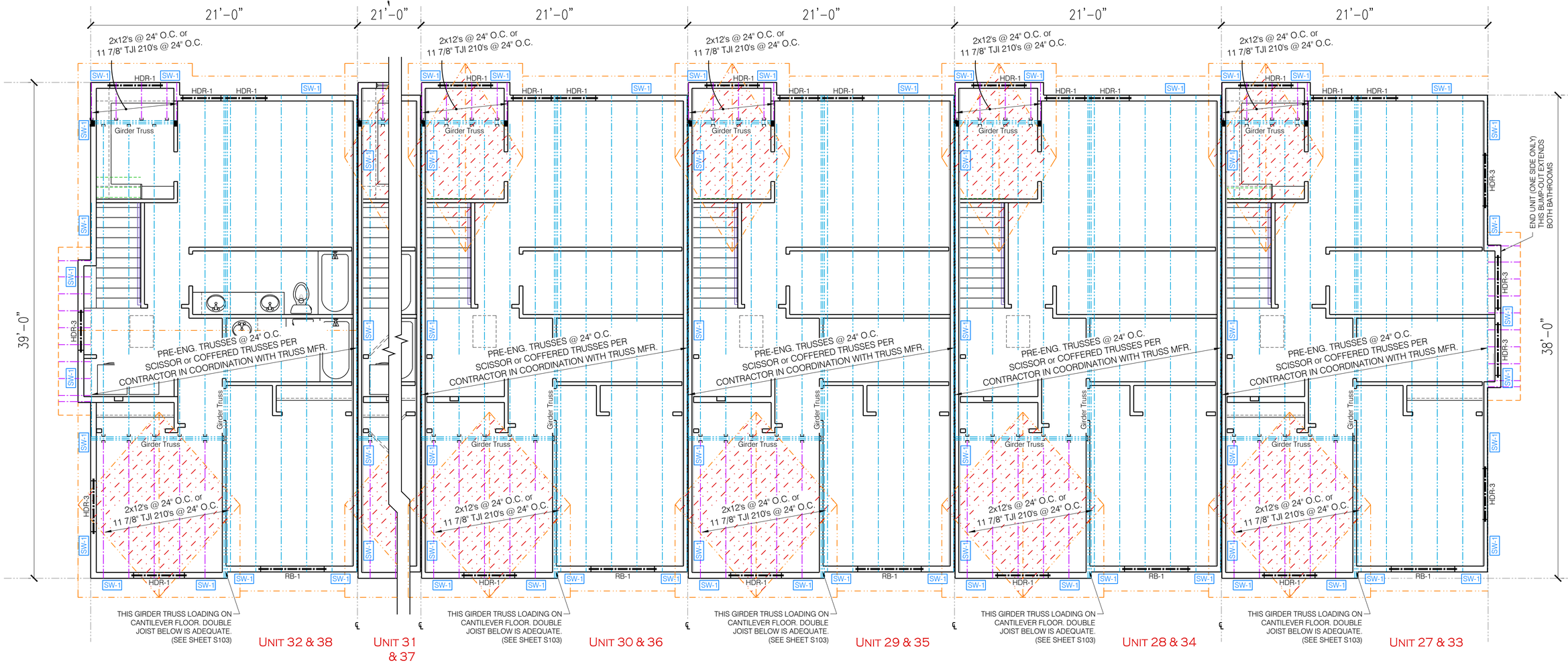
- PROVIDE 7/16" APA RATED PANEL w/ 8d COMMON NAILING @ 6" O.C. EDGE / 12" O.C. FIELD NAILING. or (16 GAUGE 1 1/2" STAPLES @ 6 "O.C. FIELD & 4" O.C. EDGE).
- PROVIDE "H" CLIPS AT ALL UNSUPPORTED EDGES.
- 1/8" GAP BETWEEN PANELS AT INSTALLATION.
- SHEATH UNDER ALL OVERBUILD AREAS.
- NAIL SHEATHING INTO ROTATIONAL BLOCKING WITH THE SAME NAILING / STAPLE PATTERN AS ABOVE.

BEAM SCHEDULE

MARK	BEAM TYPE & SIZE	TRIMMERS (DF #2)
RB-1	(2) 2x10's (Select Structural)	(1) **
HDR-1	(2) 2x10's (DF #2)	(2) 2x's or (1) **
HDR-2	(2) 1 3/4" x 9 1/2" LVL	(3) 2x's or (2) **
HDR-3	(3) 2x4's (Select Structural) or (2) 2x6's (Select Structural)	(2) 2x's or (1) **

** NAIL (1) 2x6 KING STUD IN ADDITION TO THE TRIMMERS SPECIFIED IN PARENTHESIS ABOVE W/ 16d COMMON @ 4" O.C.

UNIT TRIMMED FOR SHEET LAYOUT.
THIS UNIT IS THE SAME AS OTHER INTERIOR UNITS.



ROOF FRAMING PLAN / UPPER LEVEL SHEAR PLAN

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Contacts:
Darren Nate - 801-910-6550
Ryker Construction
DNate01@gmail.com
Darren.ryker@development@gmail.com

ROOF FRAMING PLAN

MARK	DATE	DESCRIPTION

PROJECT:
SCALE (11x17): 1/8"=1'-0"
SCALE: (24x36): 1/4"=1'-0"
CHECKED BY: BG
ISSUED: 05/19/2025

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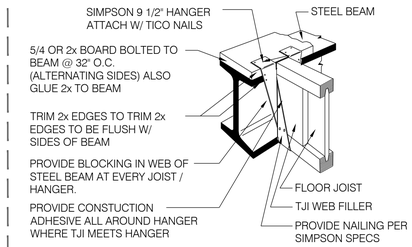
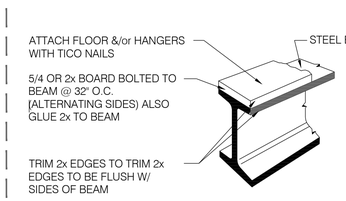
BUILDINGS 6 & 7

SHEET
S104



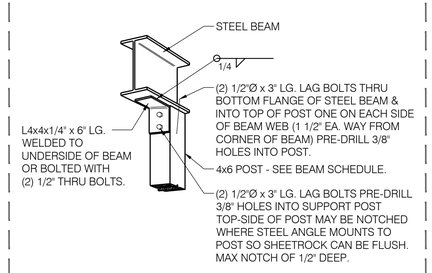
DETAIL OF STEEL BEAM OPTION W/ HANGERS

17 STEEL BEAM WITH TJI HANGERS.
- 2x SCALE LISTED IN TITLEBLOCK



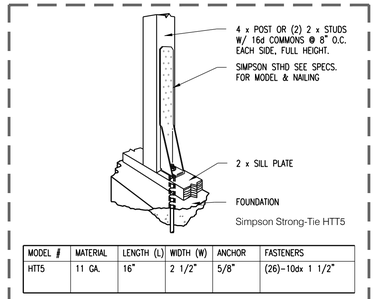
DETAIL OF STEEL BEAM

16 STEEL BEAM WITH TOP PLATE DETAIL
- 2x SCALE LISTED IN TITLEBLOCK



CONNECTION DETAIL

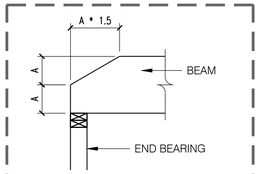
15 STEEL BEAM TO POST CONNECTION DETAIL
- 2x SCALE LISTED IN TITLEBLOCK



MODEL #	MATERIAL	LENGTH (L)	WIDTH (W)	ANCHOR	FASTENERS
HTT5	11 GA.	16"	2 1/2"	5/8"	(26)-10dx 1 1/2"

▲ HTT5 SIMPSON HTT5 HOLDOWN STRAPS / TENSION TIE.

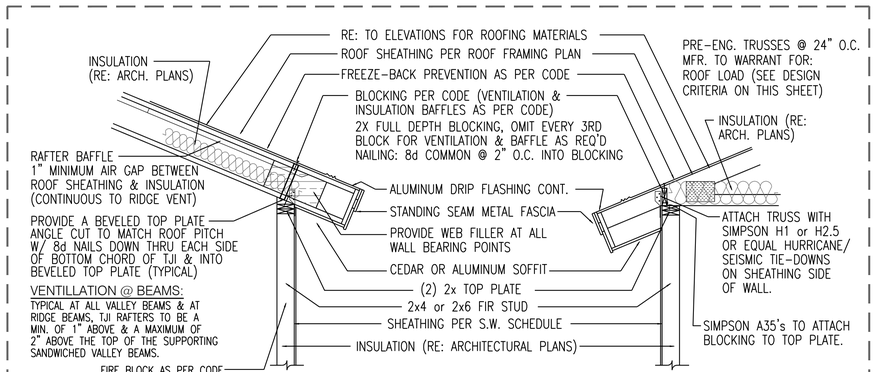
9 SIMPSON HOLDOWN DETAIL (HTT5)
- N.T.S.



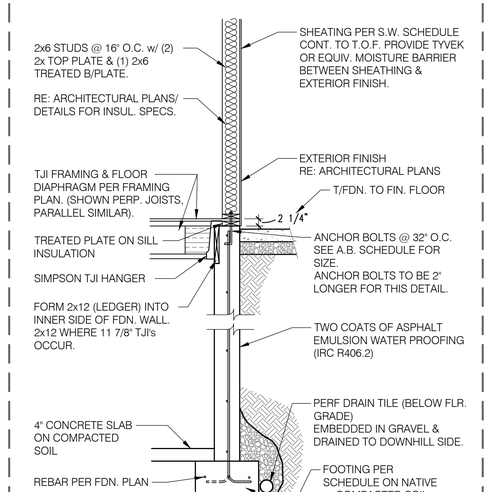
BEAMS MAY HAVE THE TOP EDGE CLIPPED AT BEARING PER DETAIL FOR CLEARANCE AT ROOF.

THIS DETAIL MAY BE UTILIZED FOR ALL BEAMS LVL, GLB OR DF #2 BEAMS

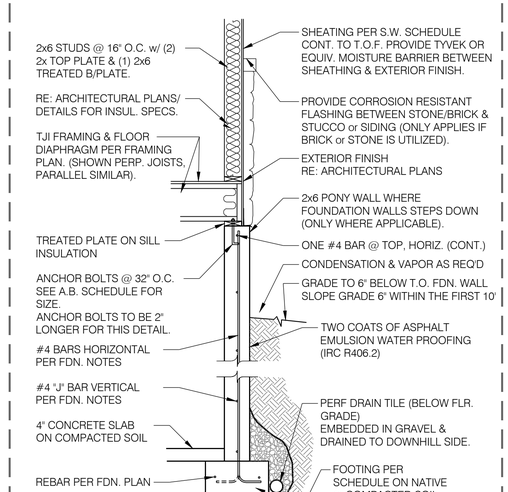
8 CLIPPED BEAM DETAIL
- N.T.S.



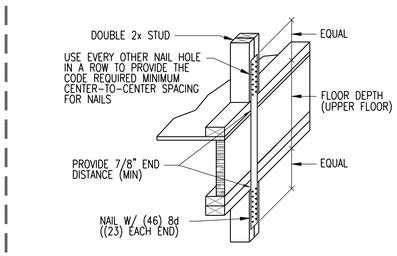
7 ROOF / SOFFIT / FASCIA / BLOCKING DETAIL
- 2x SCALE LISTED IN TITLEBLOCK



6 TYPICAL WALL SECTION AT FULL HEIGHT FDN. WALL.
- 2x SCALE LISTED IN TITLEBLOCK

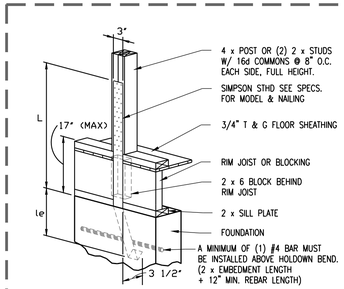


5 TYP. WALL SECTION (SIDING / STUCCO / CULT. STONE
- 2x SCALE LISTED IN TITLEBLOCK



▲ CS16 SIMPSON CS16 STRAP x 48" LONG. INSTALLED BETWEEN FLOORS ACCORDING TO SIMPSON SPECIFICATIONS. INSTALL IN LINE WITH HOLDOWNS SPECIFIED ON FOUNDATION PLAN. BETWEEN FLOOR STRAPS SHOWN ON S102 TO BE INSTALLED OVERLAPPING THE UPPER LEVEL RIM JOIST.

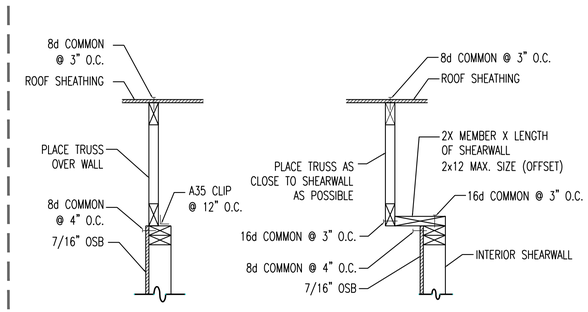
4 TYP. SIMPSON CS16 STRAP
S102 N.T.S.



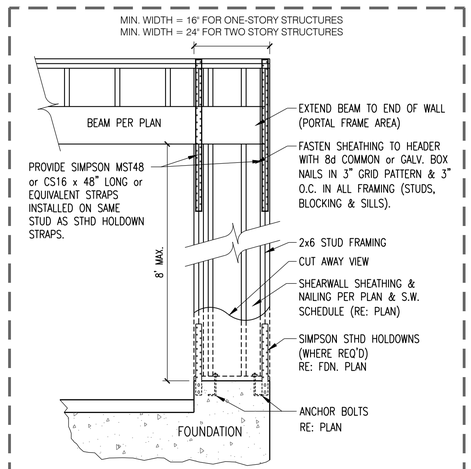
MODEL #	LENGTH (L)	(le)	NAILS
STHD14RJ	39 5/8"	14	(38) 16d SINKER

▲ A SIMPSON STHD14(RJ) HOLDOWN STRAPS. USE (RJ) MODEL WHERE STRAP OVERLAPS FLOOR RIM JOIST.

3 SIMPSON HOLDOWN DETAIL (STHD)
S101 N.T.S.



2 INTERIOR SHEARWALL TO TRUSS CONNECTION
S102, S103 N.T.S.



1 GARAGE RETURN DETAIL
S101 N.T.S.

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MIDVALE, UTAH 84047

Contacts:
Darren Note - 801-910-6550 DNote01@gmail.com
Ryker Construction Darren.rykerdevelopment@gmail.com

STRUCTURAL SECTIONS & DETAILS

MARK	DATE	DESCRIPTION

PROJECT:	
SCALE (11x17):	1/8"=1'-0"
SCALE: (24x36):	1/4"=1'-0"
CHECKED BY:	BG
ISSUED:	05/19/2025

BUILDINGS 6 & 7

SHEET

S105

PROFESSIONAL STRUCTURAL ENGINEER
No. 362118
Bradley S. Gilson
5-19-25
STATE OF UTAH

ELECTRICAL NOTES:

1. ALL RECEPTACLES IN KITCHEN, GARAGE, BATHS, OUTSIDE GRADE LEVEL & IN UNFINISHED AREAS TO BE GFCI PROTECTED.
2. LIGHTS IN CLOSETS SHALL BE IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN CLOSET/STORAGE AREA & COMPLY WITH IRC E4003.12 & HAVE PROPER CLEARANCE BETWEEN THE FIXTURE & THE NEAREST POINT OF STORAGE.
3. ELECTRICAL PANELS TO COMPLY WITH LOCAL CODE. (MINIMUM CLEARANCE IN FRONT 30" WIDE x 72" HIGH).
4. SMOKE DETECTORS TO COMPLY WITH IRC R317.1 PLACE ON ALL LEVELS & AS SHOWN ON PLANS. ALL SMOKE DETECTORS & CO TO BE HARD WIRED WITH BATTERY BACKUP & BE INTER- CONNECTED PER IRC-R314.3.1. (ONE GOES OFF, ALL GO OFF).
5. MINIMUM OF TWO 20-AMPERE-RATED BRANCH CIRCUITS ARE REQUIRE FOR THE KITCHEN COUNTERTOP RECEPTACLES. THE FRIDGE CAN ALSO BE ON ONE OF THESE CIRCUITS, OR COULD BE ON A SEPARATE 15 AMP OR GREATER CIRCUIT (IRC E3703.2).
6. RECEPTS & CONN. IN GARAGE MUST BE MIN. OF 18" ABOVE FLOOR.
7. PROVIDE A RECEPTACLE IN ALL HALLWAYS OVER 10' IN LENGTH.
8. PROVIDE ARC-FAULT PROTECTION BREAKERS FOR ALL BEDROOMS (INCLUDING: LIGHTS, SWITCHES, SMOKE DETECTORS & RECEPT.).
9. EXTERIOR GFCI OUTLET REQUIRED (FRONT & BACK) PER E3902.3 & TO HAVE A WEATHERPROOF ENCL. PER IRC E4002.9 or E4002.10.
10. INSTALL WEATHERPROOF BUBBLE COVERS ON ALL EXTERIOR OUTLETS NOT PROTECTED BY PORCH OR SIMILAR AREA.
11. PROVIDE A CONCRETE ENCASED ELECTRODE FOR USE AS A GROUNDING ELECTRODE FOR HOUSE WHICH MEETS THE REQUIREMENTS OF SECTION 250-50 (C) OF THE 2021 NEC.
12. AN EXTERNAL ACCESSIBLE INTERSYSTEM BONDING TERMINAL FOR THE GROUNDING & BONDING OF COMMUNICATIONS SYSTEMS IS REQUIRE AT THE SERVICE EQUIPMENT. NEC 250.94.
13. PROVIDE A 110 VOLT ELECTRICAL OUTLET WITHIN 25' OF A/C UNIT.
14. BATHROOM EXHAUST FAN DUCTS MUST DISCHARGE DIRECTLY TO THE OUTSIDE OF THE STRUCTURE PER IRC R303.3 & M1506.2. CLOSE PROXIMITY TO ATTIC &/OR SOFFIT AREAS ARE PROHIBITED. ALL EXHAUST DUCTS MUST CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATORS IN SOFFIT & WALL AREAS & TO AN APPROVED THROUGH THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BLOCK OR BE STOPPED BY SNOW OR ICE.
15. TAMPER RESISTANT RECEPTACLES ARE REQUIRED FOR ALL RECEPTACLES PER IRC 2021, INCL. GFCI PROTECTED OUTLETS.
16. AFCI CIRCUITS ARE REQUIRED ON ALL KITCHEN & LAUNDRY 15A & 20A CIRCUITS PER IRC E3902.16 IN ADDITION TO GFCI REQUIREMENTS PER IRC E3902.6 & E3209.6.
17. OUTLETS MOUNTED UNDER THE KITCHEN ISLAND COUNTERTOP ARE TO BE NOT MORE THAN 12" BELOW THE TOP OF COUNTERTOP & CANNOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6" BEYOND ITS SUPPORT BASE (IRC E3901.4.5).
18. CEILING FAN BOXES SHALL BE MARKED BY THEIR MFR. AS SUTABLE FOR THIS PORPOSE (IRC E3905.8).
19. DISHWASHER SHALL HAVE A GFCI OUTLET PER E3903.3 & PROVIDE AN OUTLET RECEPTACLE & PIGTAIL PER IRC E4101.5.
20. RECESSED LIGHTS MUST BE SEALED PER IRC N1102.4.5 & IC RATED WHERE IN DIRECT CONTACT WITH INSULATION PER IRC E404.9.
21. GENERAL PURPOSE RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF A WALL SPACE (2' OR MORE IN WIDTH IS MORE THAN 6' FROM A RECEPTACLE OUTLET PER IRC E3901.2).

ELECTRICAL SYMBOLS

LIGHT FIXTURES

- CEILING MOUNTED
- WALL BRACKET
- RECESSED IN CEILING OR SOFFIT
- DROPPED OR CEILING HUNG LIGHT FIXTURE
- PENDANT HUNG LIGHT FIXTURE BOTTOM OF FIXTURE AT 6'-6" - 7'-0"
- U.C.L. UNDER CABINET LIGHTING
- FLOOD LIGHT PER OWNER / CONTRACTOR.

OUTLETS

ALL RECEPTACLES TO BE TAMPER PROOF.

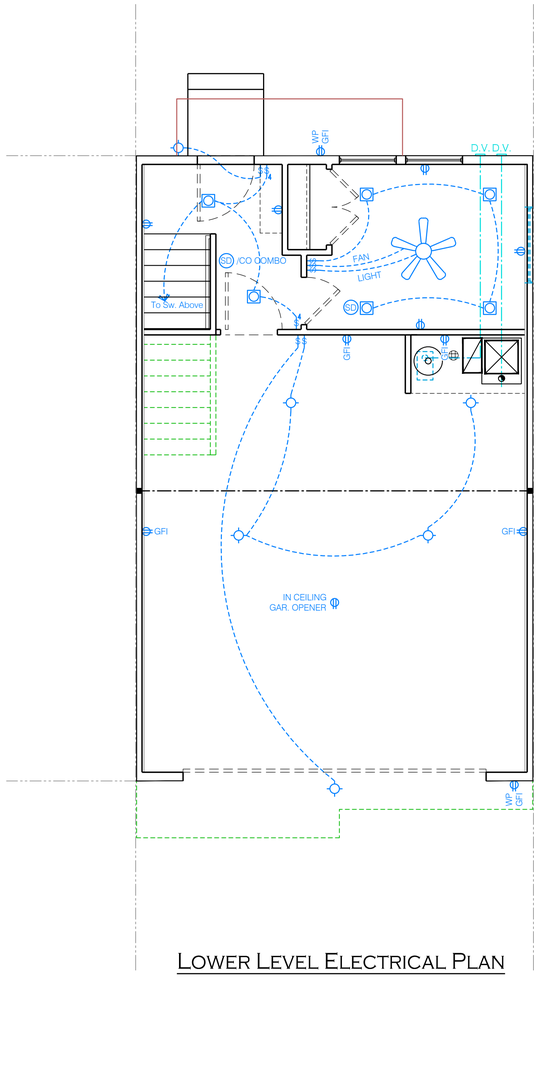
- 110V. DUPLEX OUTLET
- 220v 220V. OUTLET
- WP WATERPROOF OUTLET
- GFI GROUNDFAULT OUTLET

SWITCHES

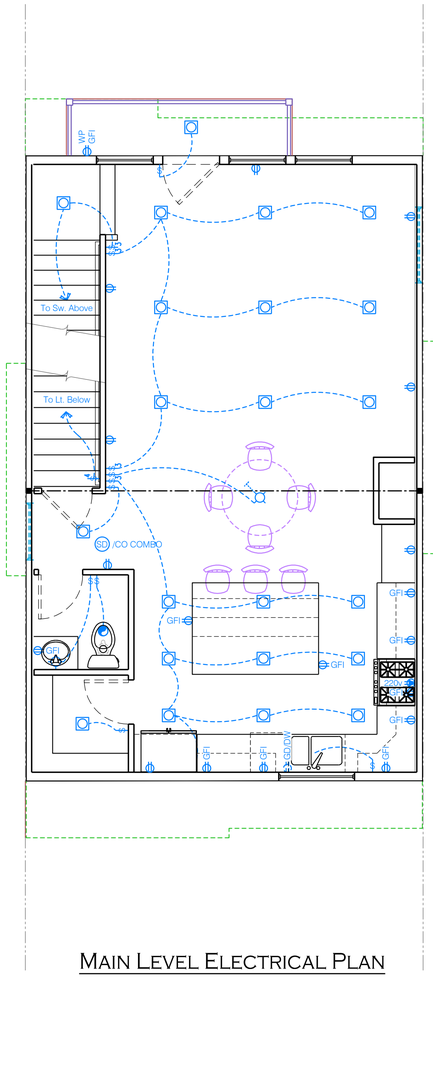
- SINGLE POLE SWITCH
- S_3 THREE WAY SWITCH
- S_4 THREE WAY SWITCH

GENERAL

- CEILING EXHAUST FAN
- WALL EXHAUST FAN
- SD SMOKE DETECTOR W/110V. JUNCTION BOX
- E.P. ELECTRICAL PANEL
- T-STAT THERMOSTAT
- CEILING FAN



LOWER LEVEL ELECTRICAL PLAN


WP
GFI
SD
To Sw. Above
To Lt. Below
SD
/CO COMBO
GFI
GFI
GFI

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

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
04/22/2026

SUBJECT

Darren Nate requests Preliminary Subdivision approval of a 12-unit medium/high density residential development located at 7689 S Center Sq in the Transit-Oriented Development (TOD) zone.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

This application 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.

The proposed subdivision plat is subdividing the properties at 7689 S Center Sq into 12 lots and associated common area, to allow for individual ownership of the units. The vacated partial right-of-way of Center Sq the City Council approved on 3/3/2026 is included within the subdivision area.

Staff finds the proposal complies with the preliminary subdivision requirements in MMC 16.02, and the lot size requirements of the TOD zone in MMC 17-7-8.4(A).

Public notice has been sent to property owners within 500 feet of the subject parcels; additionally, a sign was placed on the property and will remain until the Planning Commission hearing of the Preliminary Subdivision. No written public comments have been received as of the writing of this report. Any public comments received will be forwarded to the Planning Commission members for consideration and included in the public meeting record.

STAFF RECOMMENDATION

Based on compliance with the requirements of Chapter 16.02, and 17-7-8.4(A) of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision application with the following findings:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02, and the lot size requirement of 17-7-8.4(A).
2. The Development Review Committee has reviewed the project and forwarded the item for the Planning Commission to render a decision pursuant to Midvale Municipal Code 16.02.040(C).

RECOMMENDED MOTION

I move that we approve the Preliminary Subdivision for a 12-lot subdivision located at 7689 S Center Sq with the findings included in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

C STREET TOWNHOMES PHASE II PUD

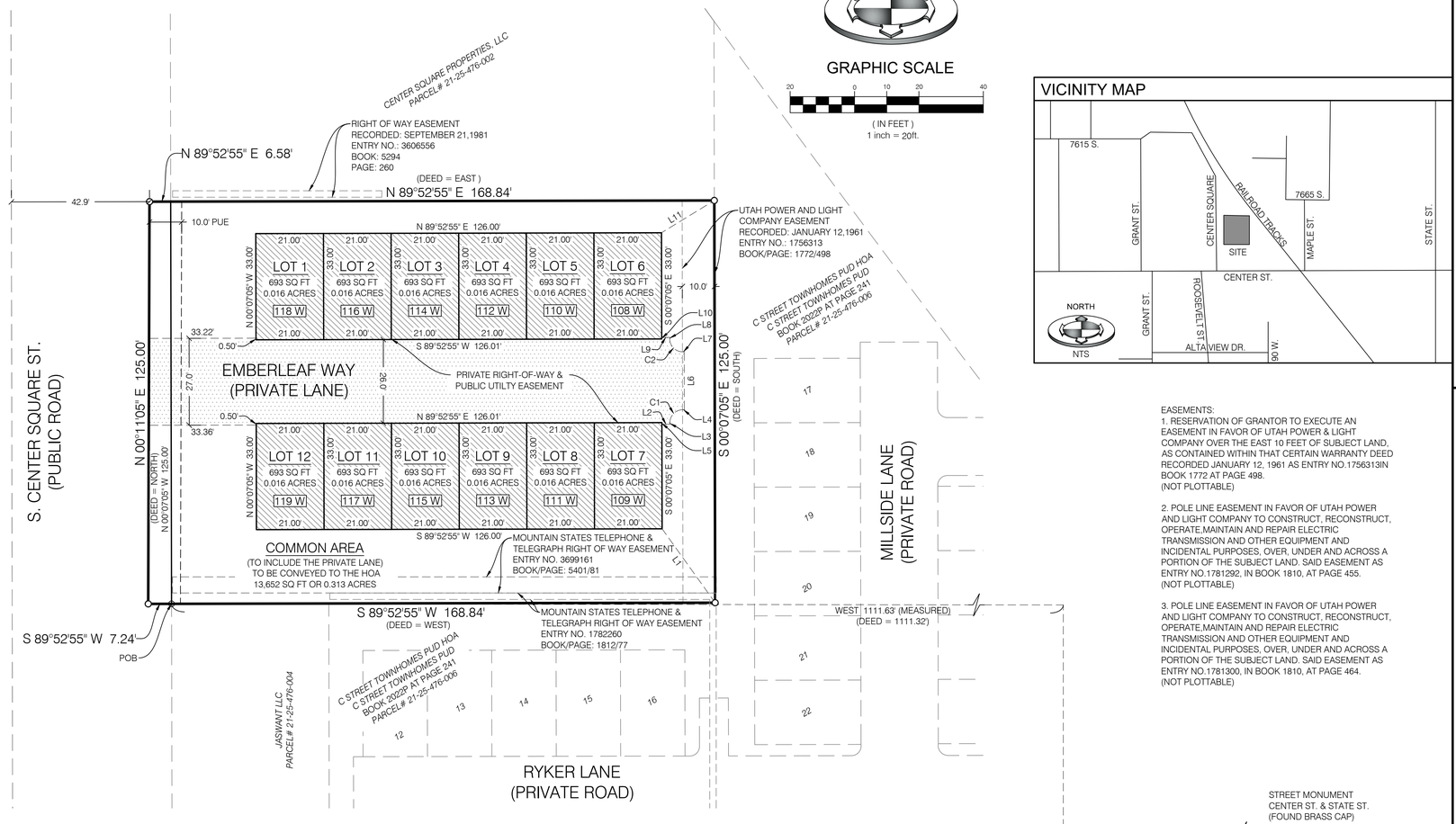
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH
APRIL, 2025

LEGEND

- SECTION CORNER
- BOUNDARY CORNER (SET ⅝ REBAR AND YELLOW CAP) (UNLESS NOTED OTHERWISE)
- SECTION LINE
- MONUMENT/CENTERLINE LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- EXISTING RIGHT OF WAY
- EASEMENT
- PRIVATE AREA
- PRIVATE RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT
- COMMON AREA

NORTH

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20ft.



PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 35°39'21" W	28.26'
L2	S 89°52'55" W	2.49'
L3	S 00°07'05" E	0.50'
L4	S 89°52'55" W	0.50'
L5	N 00°07'05" W	0.50'
L6	S 00°07'05" E	18.00'
L7	N 89°52'55" E	0.50'
L8	S 00°07'05" E	0.50'
L9	N 89°52'55" E	2.49'
L10	N 00°07'05" W	0.50'
L11	N 58°32'45" E	19.23'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	6.28'	4.00'	90°00'00"	S 44°52'55" W	5.66'
C2	6.28'	4.00'	90°00'00"	S 45°07'05" E	5.66'

WITNESS CORNER FOR THE
SOUTH QUARTER CORNER OF SECTION 25
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

BASIS OF BEARINGS
S 89°52'55" W 2801.84' (MEASURED)

STREET MONUMENT
CENTER ST. & STATE ST.
(FOUND BRASS CAP)

NORTH 649.55' (MEASURED)
(DEED = 652.92')

N 00°35'43" E 503.23'
(ARP = N 00°35'25" E 503.06')

S 89°53'30" E 157.41'
(ARP = S 89°52'50" E 157.38')

SOUTHEAST CORNER OF SECTION 25
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

WITNESS CORNER FOR THE
SOUTHEAST CORNER OF SECTION 25
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

VICINITY MAP

EASEMENTS:
1. RESERVATION OF GRANTOR TO EXECUTE AN EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY OVER THE EAST 10 FEET OF SUBJECT LAND, AS CONTAINED WITHIN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 12, 1961 AS ENTRY NO.1756313IN BOOK 1772 AT PAGE 498.
(NOT PLOTTABLE)

2. POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE,MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT AS ENTRY NO.1781292, IN BOOK 1810, AT PAGE 455.
(NOT PLOTTABLE)

3. POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE,MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT AS ENTRY NO.1781300, IN BOOK 1810, AT PAGE 464.
(NOT PLOTTABLE)

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 103381, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO 12 LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS C STREET TOWNHOMES PHASE II PUD AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 8, 2024 AS ENTRY NO. 14192461 IN BOOK 11465 AT PAGE 3792, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 649.55 FEET (DEED = 652.92) AND WEST 1111.63 FEET (DEED = 1111.32 FEET) FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°52'55" WEST 7.24 FEET, THENCE NORTH 00°11'05" EAST (DEED = NORTH) 125.00 FEET, THENCE NORTH 89°52'55" EAST 6.58 FEET; THENCE NORTH 89°52'55" EAST (DEED = EAST) 168.84 FEET TO A POINT ON THE WESTERLY LINE OF C STREET TOWNHOMES, PUD, RECORDED OCTOBER 13, 2022 IN BOOK 2022P AT PAGE 241, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°07'05" EAST (DEED = SOUTH) 125.00 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°52'55" WEST (DEED = WEST) ALONG THE NORTHERLY LINE OF SAID C STREET TOWNHOMES, PUD AND LINE EXTENDED 168.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.504 ACRES OR 21,968 SQ FT

12 LOTS

PROFESSIONAL LAND SURVEYOR
DALE K. BENNETT
No. 103381
03/27/26
STATE OF UTAH
FOR REVIEW ONLY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

C STREET TOWNHOMES PHASE II PUD

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.
THIS _____DAY OF_____, A.D. 20____.

C STREET TOWNHOMES PHASE II, LLC

_____
SIGNATURE

(PRINT NAME):_____

ITS: _____

LLC ACKNOWLEDGMENT

ON THE _____ DAY OF _____, A.D. 2025, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE _____ OF C STREET TOWNHOMES PHASE II, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF CENTER SQUARE OFFICE, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ (DATE)

COMMISSION NUMBER:_____

_____
PRINT NAME

_____
NOTARY PUBLIC
COMMISSIONED IN UTAH

NOTE:
A. ALL COMMON AREA (EVERYTHING NOT SHOWN AS PRIVATE) WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. AND IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.
B. THE PRIVATE DRIVE IS FOR ALL LOTS IN THIS SUBDIVISION AND IS TO BE MAINTAINED BY THE HOA AND IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.
C. ALL WATER METER LIDS AND RINGS ARE TO BE TRAFFIC RATED.
D. THE PLAT WILL EXPIRE AND BE VOID IF NOT RECORDED WITHIN ONE YEAR OF THE DATE IT IS APPROVED BY THE CITY.
E. THIS DEVELOPMENT MUST COMPLY WITH THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CCRs) OF THE HOME OWNERS ASSOCIATION.

DEVELOPER/OWNER:
DARREN NATE
PHONE: 801-910-6550
EMAIL: dnate01@gmail.com
ADDRESS: PO BOX 1722
DRAPER, UT 84020

ENBRIDGE GAS UTAH

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

APPROVED THIS ___ DAY OF _____ A.D. 20___.

BY: _____
TITLE: _____

ROCKY MOUNTAIN POWER COMPANY

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)(©(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING 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:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A. DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____ A.D. 20___

BY: _____
TITLE: _____

COMMUNITY DEVELOPMENT DIRECTOR

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

_____
COMMUNITY DEVELOPMENT DIRECTOR

COMCAST CABLE SERVICES

APPROVED THIS _____ DAY OF _____A.D. 20_____.

_____

C STREET TOWNHOMES PHASE II PUD

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

SHEET 1 OF 1

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

RECORD OF SURVEY

R.O.S. NO.:
S2024-06-0293

_____ _____
COUNTY SURVEYOR REVIEWER DATE

MIDVALE CITY MAYOR

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

_____
MIDVALE CITY MAYOR

SALT LAKE COUNTY HEALTH DEPT.

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

_____
DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

CITY ENGINEER

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

_____
MIDVALE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS____ DAY OF _____, A.D. 20___.

_____
MIDVALE CITY ATTORNEY

PLANNING COMMISION

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE MIDVALE CITY PLANNING COMMISION.

_____
CHAIRMAN, MIDVALE CITY PLANNING COMM.

SALT LAKE COUNTY RECORDER

RECORDER NO. _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF_____ DATE_____TIME _____ BOOK _____ PAGE_____

_____ _____
FEE $ DEPUTY SALT LAKE COUNTY RECORDER

APA UT

Agenda Item V.a

SPRING CONFERENCE 26

RESILIENT BY DESIGN

APRIL 8-10, 2026
RUBY'S INN
BRYCE CANYON, UTAH

AGENDA

WEDNESDAY, APRIL 8, 2026

ALL SESSIONS QUALIFY FOR CM CREDIT
CM #9326406

	EBENEZER'S	PONDEROSA	MANZANITA / PINION	SAGE / BRISTLE CONE	COTTONWOOD
12:00-1:00	LUNCH ON YOUR OWN				
1:00-1:30	REGISTRATION				
1:30-1:45	LOCAL WELCOME Lance Syrett, Board Member, Utah Tourism Industry Association				
1:45-2:45	THE HEAT IS ON: WHAT'S UP WITH WILDFIRE RISK IN THE WUI? Jennifer McBride, Statewide Wildland-Urban Interface Program Coordinator, DNR, Division of Forestry, Fire & State Lands				
2:45-3:00	BREAK				
3:00-4:00	THAT'S ONE SMALL STEP FOR THE UTAH TRAIL NETWORK, AND ONE GIANT LEAP FOR COMMUNITY TRANSPORTATION Kaitlin Marousis, PTP		DRAWING THE LINE: THE CONNECTION BETWEEN WILDFIRE RISK, WUI MAPS, AND INSURANCE Jennifer McBride Jon Pike J. Bradley Washa Joseph Anderson	I'D LIVE THERE! Christy Dahlberg Ted Knowlton	UTAH LAND USE LAW BASICS Wilf Sommerkorn Jordan Cullimore
4:00-4:15	BREAK				
4:15-5:30	BALANCING PLAY, PLACE, AND PRESERVATION Jen Gardner Sophie Frankenburg, AICP Elizabeth Sodja, AICP		LET'S TALK OUTDOOR REC: PLANS, FUNDS, TRAILS AND MORE! Emily Meadows	INFORM UTAH: A POWERFUL NEW TOOL FOR MODELING LAND USE SCENARIOS AND IMPACTS Tim Watkins, AICP Jake Young, AICP, PLA	
5:30-6:00					

Agenda subject to change.

MANDATORY CM AREAS:
LEGAL · EQUITY · ETHICS · SUSTAINABILITY & RESILIENCE

SPECIAL INTEREST AREAS:
KEYNOTE · CITIZEN PLANNER / EMERGING PLANNER · TRANSPORTATION

THURSDAY, APRIL 9, 2026

	EBENEZER'S	PONDEROSA	MANZANITA / PINION	SAGE / BRISTLE CONE	COTTONWOOD
8:00-8:30	REGISTRATION				
8:30-9:00	WELCOME MESSAGE: APA UT PRESIDENT Jason Boal, AICP				
9:00-10:00	FROM ZONING TO CONFLAGRATION: HOW EVERYDAY LAND-USE DECISIONS SHAPE TOMORROW'S WILDFIRE DISASTERS Ryan Handy, AICP				
10:00-10:15	BREAK				
10:15-11:15		PLANNING COMMISSION MEETING MANAGEMENT John Janson, AICP Wilf Sommerkorn	BURNING QUESTIONS: RETHINKING GROWTH, LAND USE, AND BUILDING CODES IN A FIRE-PRONE WORLD Ryan Handy, AICP	BEYOND THE STARS: THE REALITIES OF DARK SKY IMPLEMENTATION Cory Shurtleff Michael Rymer	APA UT POLICY WORKSHOP: E-BIKE PATHWAY MANAGEMENT Anna Maki Jason Boal, AICP [SIGN UP IN ADVANCE]
11:15-11:30		BREAK			
11:30-12:30		CODE ENFORCEMENT ACROSS COMMUNITY TYPES: LESSONS FROM RURAL, URBAN, AND COUNTY PERSPECTIVES Bret Howser Steve Pastorik, AICP Kaden Figgins	WELL HEARD COMMUNITIES: TOOLS TO ENHANCE CIVIC ENGAGEMENT Divya Chandrasekhar, PhD Chimalli Hernandez Ashley Cleveland Claudia Loayza	BETWEEN TOWN AND TERRAIN: PLANNING FOR PLACE AT THE EDGE OF PUBLIC LANDS Molly O'Neill Robinson, AICP Andrew Dawson, ASLA, PLA	
12:30-1:00	LUNCH				
1:00-2:00	LUNCH KEYNOTE: PLANNING FOR WATER RESILIENCE Chelsea Benjamin Hailey Kirlin Megan Nick Melinda Greenwood				
2:00-2:15	BREAK				
2:15-3:15		SITE PLAN AND SUBDIVISION REVIEWS Levi Roberts, AICP Marcus Wager John Janson	"WHERE EVERYONE KNOWS YOUR NAME:" ETHICS CHALLENGES IN UTAH'S SMALL TOWNS AND RURAL PLACES Rob Terry, MAP, AICP Jason Boal, AICP	SMALL BUT MIGHTY: HOW COMMUNITIES CAN BUILD RESILIENCE BEFORE DISASTER STRIKES Elizabeth Sodja, AICP	
3:15-3:30		BREAK			
3:30-4:30		INFRASTRUCTURE FUNDING FOR YOUR COMMUNITY John Janson McKenna Marchant	BEYOND CHATGPT: STRATEGIC AI USE FOR PLANNING PROFESSIONALS Stephen McCutchan	PLANNING IN GATEWAY COMMUNITIES: TRENDS, TYPOLOGIES, AND EMERGING NEEDS Lindsey Romaniello, AICP	
5:30-7:00	DINNER AT RUBY'S PAVILION [ADVANCE REGISTRATION IS REQUIRED]				

Agenda subject to change.

MANDATORY CM AREAS:

LEGAL · EQUITY · ETHICS · SUSTAINABILITY & RESILIENCE

SPECIAL INTEREST AREAS:

KEYNOTE · CITIZEN PLANNER / EMERGING PLANNER · TRANSPORTATION

FRIDAY, APRIL 10, 2026

	EBENEZER'S	MANZANITA / PINION	SAGE / BRISTLE CONE
8:30-9:00	REGISTRATION		
9:00-10:00	LEGAL AND LAND USE ASPECTS OF BATTERY ENERGY STORAGE SYSTEMS (BESS) Jason Boal, AICP Michael Hutchings Daniel Goldstein	BEYOND THE COMMUTE: TRANSIT SOLUTIONS FOR RECREATION-BASED ECONOMIES Sydney Maves Alexi Lamm Alex Roy	STR MONITORING SOFTWARE Kaden Figgins David Williams
10:00-10:15	BREAK		
10:15-10:30	WELCOME MESSAGE: APA UT VICE PRESIDENT Meagan Booth		
10:30-11:00	UTAH'S RURAL ECONOMIC BLUEPRINT: A FRAMEWORK FOR LOCAL ECONOMIC DEVELOPMENT Colette Cox, MBA, CECD		
11:00-12:00	UTAH LEGISLATIVE UPDATE: PLANNING LAW AND POLICY CHANGE Wilf Sommerkorn Francis Xavier Lilly Ari Bruening		
12:00	CONFERENCE CONCLUDES		

	MOBILE TOURS [BEGIN AT EBENEZER'S]		
1:00	CANYON-TO-CANYON E-BIKE RIDE [ADVANCE REGISTRATION IS REQUIRED]	CANYON TRAIL HORSEBACK RIDE [ADVANCE REGISTRATION IS REQUIRED]	GOLDEN WALL TRAIL HIKE [ADVANCE REGISTRATION IS REQUIRED]

Agenda subject to change.

MANDATORY CM AREAS:

LEGAL · EQUITY · ETHICS · SUSTAINABILITY & RESILIENCE

SPECIAL INTEREST AREAS:

KEYNOTE · CITIZEN PLANNER / EMERGING PLANNER · TRANSPORTATION

(ii) a share in a water company, as defined in Section 73-3-3.5.

[~~(85)~~] (87) "Zoning map" means a map, adopted as part of a land use ordinance, that depicts land use zones, overlays, or districts.

Section 6. Section **10-20-301** is amended to read:

10-20-301 (Effective 05/06/26). Ordinance establishing planning commission required -- Ordinance requirements -- Compensation.

(1)(a) Each municipality shall enact an ordinance establishing a planning commission.

(b) The ordinance shall[~~define~~]:

(i) include the number and terms of the planning commission members and, if the municipality chooses, alternate members;

(ii) [~~the mode of appointment~~] provide procedures for appointing a planning commission member;

(iii) [~~the~~] provide procedures for filling vacancies [~~and~~] on the planning commission;

(iv) [~~removal from office;~~] provide procedures for removing a planning commission member from the planning commission and specify that:

(A) in a form of government described in Section 10-3b-301 or 10-3b-401, and subject to any delegation of authority under Subsection 10-3b-303(1) or 10-3b-403(1), the legislative body may remove a planning commission member; or

(B) in a form of government described in Section 10-3b-202, the mayor may remove a planning commission member;

(v) except as provided in Subsection (1)(b)(vi), describe the causes for which a planning commission member may be removed from the planning commission, which shall include:

(A) using public funds for a political purpose under Title 20A, Chapter 11, Part 12, Political Activities of Public Entities Act;

(B) violating a provision of Title 10, Chapter 3, Part 13, Municipal Officers' and Employees' Ethics Act; and

(C) acting with the intent to influence a land use decision or an appeal of a pending land use application in a manner that creates actual impermissible bias or an unacceptable risk of impermissible bias in the planning commission member's administrative or quasi-judicial duties;

(vi) provide that a planning commission member deliberating about a specific pending land use application in a planning commission meeting with municipal

staff, an elected official, or the land use applicant is not cause for removing a planning commission member from the planning commission;

(vii) provide requirements for when a planning commission member shall recuse oneself from deliberating or voting on certain land use applications;

[~~(iv)~~] (viii) define the authority of the planning commission;

[~~(v)~~] (ix) subject to Subsection (1)(c), [~~the~~] include rules of order and procedure for use by the planning commission in a public meeting; and

[~~(vi)~~] (x) include other details relating to the organization and procedures of the planning commission.

(c) Subsection [~~(1)(b)(v)~~] (1)(b)(ix) does not affect the planning commission's duty to comply with Title 52, Chapter 4, Open and Public Meetings Act.

(2) The legislative body may authorize a member to receive per diem and travel expenses for meetings actually attended, in accordance with Section 11-55-103.

Section 7. Section **10-20-302** is amended to read:

10-20-302 (Effective 05/06/26). Planning commission powers and duties -- Training requirements.

(1) The planning commission shall review and make a recommendation to the legislative body for:

(a) a general plan and amendments to the general plan;

(b) land use regulations, including:

(i) ordinances regarding the subdivision of land within the municipality; and

(ii) amendments to existing land use regulations;

(c) an appropriate delegation of power to at least one designated land use authority to hear and act on a land use application;

(d) an appropriate delegation of power to at least one appeal authority to hear and act on an appeal from a decision of the land use authority; and

(e) application processes that:

(i) may include a designation of routine land use matters that, upon application and proper notice, will receive informal streamlined review and action if the application is uncontested; and

(ii) shall protect the right of each:

(A) land use applicant and adversely affected party to require formal consideration of any application by a land use authority; and

(B) land use applicant or adversely affected party to appeal a land use authority's

staff, an elected official, or the land use applicant is not cause for removing a planning commission member from the planning commission;

(vii) provide requirements for when a planning commission member shall recuse oneself from deliberating or voting on certain land use applications;

[~~(iv)~~] (viii) define the authority of the planning commission;

[~~(v)~~] (ix) subject to Subsection (1)(c), [~~the~~] include rules of order and procedure for use by the planning commission in a public meeting; and

[~~(vi)~~] (x) include other details relating to the organization and procedures of the planning commission.

(c) Subsection [~~(1)(b)(v)~~] (1)(b)(ix) does not affect the planning commission's duty to comply with Title 52, Chapter 4, Open and Public Meetings Act.

(2) The legislative body may authorize a member to receive per diem and travel expenses for meetings actually attended, in accordance with Section 11-55-103.

Section 7. Section **10-20-302** is amended to read:

10-20-302 (Effective 05/06/26). Planning commission powers and duties -- Training requirements.

(1) The planning commission shall review and make a recommendation to the legislative body for:

(a) a general plan and amendments to the general plan;

(b) land use regulations, including:

(i) ordinances regarding the subdivision of land within the municipality; and

(ii) amendments to existing land use regulations;

(c) an appropriate delegation of power to at least one designated land use authority to hear and act on a land use application;

(d) an appropriate delegation of power to at least one appeal authority to hear and act on an appeal from a decision of the land use authority; and

(e) application processes that:

(i) may include a designation of routine land use matters that, upon application and proper notice, will receive informal streamlined review and action if the application is uncontested; and

(ii) shall protect the right of each:

(A) land use applicant and adversely affected party to require formal consideration of any application by a land use authority; and

(B) land use applicant or adversely affected party to appeal a land use authority's

decision to a separate appeal authority[~~; and~~] .

[~~(C) participant to be heard in each public hearing on a contested application.~~]

(2) Before making a recommendation to a legislative body on an item described in Subsection (1)(a) or (b), the planning commission shall hold a public hearing in accordance with Section 10-20-405.

(3) A legislative body may adopt, modify, or reject a planning commission's recommendation to the legislative body under this section.

[~~(4) A legislative body may consider a planning commission's failure to make a timely recommendation as a negative recommendation.~~]

[~~(5)~~] (4) Nothing in this section limits the right of a municipality to initiate or propose the actions described in this section.

[~~(6)~~] (5)(a)(i) This Subsection [~~(6)~~] (5) applies to:

(A) a city of the first, second, third, or fourth class; and

(B) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class.

(ii) The population for each city described in Subsection [~~(6)(a)(i)~~] (5)(a)(i) shall be derived from:

(A) an estimate of the Utah Population Committee created in Section 63C-20-103; or

(B) if the Utah Population Committee estimate is not available, the most recent official census or census estimate of the United States [~~Bureau of the~~]Census Bureau.

(b) A municipality described in Subsection [~~(6)(a)(i)~~] (5)(a)(i) shall ensure that each member of the municipality's planning commission completes four hours of annual land use training as follows:

(i) one hour of annual training on general powers and duties, including the role of the planning commission in administrative, legislative, and quasi-judicial functions under this chapter; and

(ii) three hours of annual training on a combination of land use and ethics topics, which may include:

(A) appeals and variances;

(B) conditional use permits;

(C) exactions;

(D) impact fees;