

PLANNING COMMISSION

City of Holladay

MEETING DATE:

April 21, 2026

City Council Chambers – 1233 E. 3300 S. Millcreek



CITY OF HOLLADAY

EST. 1849 INC. 1999

This public meeting will be held in-person and also transmitted via live video stream on the [City of Holladay webpage](#).

Participation in a *public hearing* portion of this meeting can be accomplished in either of the following ways:

- During the meeting: address the Commission when the item is called by the Commission Chair
- Email: comments must be received by 5:00 pm on **04/20/2026** to the Community and Economic Development Department; cmarsh@holladayut.gov. Emailed comments will be read by the Commission Chair.

MEETING AGENDA

- 5:30 PM **WORK SESSION** – The Commission may discuss any or all agenda items. No decisions or voting to occur.
- 6:00 PM **CONVENE REGULAR MEETING** – Public Welcome & Chair Opening Statement

PUBLIC HEARING

1. **“The Woods Lot 3” - PUD Amendment- 6325 S. 2710 E. (R-1-43 Zone)**
Review and consideration of a proposal for an amendment to The Woods Planned Unit Development. The proposal is to modify the areas and boundaries previously approved for building footprint and open space area designations only within Lot 3 of The Woods Planned Unit Development. Review conducted according to regulatory provisions of Holladay Ordinance §13.78.130(D). *File #04-01-12-3*
2. **“Casper Cottage” – Historic Site Conditional Land Use Permit – 4910 S Holladay Blvd (R--10)**
Review and consideration of a request by the property owner, for modifications to a historic site. Item reviewed as conditional use as per provisions stated in Holladay Ordinance §13.86.030.
File #26-01-05
3. **“Casper Cottage” – Historic Site Conditional Land Use Permit – 4910 S Holladay Blvd (R-1-10)**
Review and consideration of a request by the property owner, for additional land uses for a historic site including as an antiques shop and the construction of 1 new residential dwelling unit. Item reviewed as conditional use as per provisions stated in Holladay Ordinance §13.08.040
File #26-01-05
4. **“Royal Holladay Hills, Block A &C” –Final Plan – 4825 South Royce Drive. (R-M/U Zone)**

Final review and consideration of development/construction details submitted by Applicant, Steve Peterson for the Block A and C within the Royal Holladay Hills mixed-use development. Review conducted according to regulatory provisions of the Site Development Master Plan (SDMP 2007) and Holladay Ordinance §13.65.070(C).

File #19-9-19-12

ACTION ITEMS

5. Approval of Minutes

ADJOURN

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted on the City of Holladay bulletin board, the City website www.holladayut.gov, the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: [DAY, MONTH DATE, 2026 @ TIME AM/PM]

*Stephanie N. Carlson MMC, City Recorder
City of Holladay*

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call the City Recorder's office at 272-9450 at least three days in advance. TTY/TDD number is (801)270-2425 or call Relay Utah at #7-1-1

The Chair shall call the meeting to order at the appropriate time, greet the people, and read the following statement:

- *The City of Holladay Planning Commission is a volunteer citizen board whose function is to review land use plans and other special studies, make recommendations to the City Council on proposed zoning map and ordinance changes, and approve conditional uses and subdivisions.*
- *The Planning Commission does not initiate land use applications; rather acts on applications as they are submitted. Commissioners do not meet with applicants except at publicly noticed meetings.*
- *Commissioners attempt to visit each property on the agenda, where the location, the nature of the neighborhood, existing structures and uses related to the proposed change are noted.*
- *Decisions are based on observations, recommendations from the professional planning staff, the City's General Plan, zoning ordinance and other reports, by all verbal and written comments, and by evidence submitted, all of which are part of the public record.*
- *Meeting procedure can be found on the back of the agenda.*

RULES OF THE CITY OF HOLLADAY

PLANNING COMMISSION FOR PUBLIC HEARINGS

The Planning Commission Chair or Vice Chair is the Presiding Officer and will conduct the hearing

1. **INTRODUCTION.** The Presiding Officer informs those attending of the procedure and order of business for the hearing.
2. **STAFF PRESENTATION.** City Staff briefly introduces the request that prompted the public hearing. The presentation shall not last more than five minutes.
3. **SPONSER PRESENTATION.** If desired, the applicant or his/her representative may also make a presentation. The presentation shall not last more than fifteen minutes.
4. **PUBLIC COMMENT.** The Presiding Officer asks for public comment on the matter before the Commission. Comments are limited to three minutes and speakers are allowed to speak only once.
Speakers are requested to:
 - (a) Complete the Citizen Comment Form
 - (b) Wait until recognized before speaking
 - (c) Come to the microphone and state their name and address for the record
 - (d) Be brief and to the point
 - (e) Not restate points made by other speakers
 - (f) Address questions through the Presiding Officer
 - (g) Confine remarks to the topic
 - (h) Avoid personalities

After each citizen has spoken, Commission members may ask questions of the participant before the Presiding Officer resumes or closes the hearing.

5. **APPLICANT SUMMATION/RESPONSE.** Following citizen comment and questions by the Commission, the applicant shall be given an opportunity to give up to fifteen minutes summation and/or response prior to closing of the public hearing.
6. **CLOSING THE HEARING.** If there is no further public comment, questions by Commission members, or final response by the applicant, the Presiding Officer shall conclude the hearing at least ten minutes in advance of a subsequently scheduled public hearing. The Commission may vote to extend the public hearing past the starting time of a subsequent public hearing.
7. **CONSIDERATION OF ITEM.** At the close of the public hearing, the Commission shall consider the item, discuss its merits and vote on the matter or vote to continue it at a future meeting.

FILE# 26-1-05

THE WOODS PUD AMENDMENT- LOT 3

ADDRESS:

6325 S. 2710 E.

LEGAL DESCRIPTION: 22-23-104-015

LOT 3, WOODS PUD. 9587-0307 9555-1 9991-8941 10110-5091
10110-5091 10110-5103

APPLICANT/REPRESENTATIVE:

Bobby Pankow

PROPERTY OWNER:

ROBERT W SCHAFER & PATRICIA L SCHAFER

ZONING:

R-1-21

GENERAL PLAN DISTRICT:

Country Estates

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Published and Mailed 4/8/26

REQUEST:

Subdivision Amendment

APPLICABLE REGULATIONS:

- 13.06: DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE
- 13.08: ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS
- 13.10A: SUBDIVISIONS
- 13.10A.070: PRELIMINARY AND FINAL SUBDIVISION REVIEW PROCESS
- 13.78: PLANNED UNIT DEVELOPMENT

EXHIBITS:

- Zone map
- Staff Report
- Applicant Narrative
- Applicant supporting doc.

STAFF:

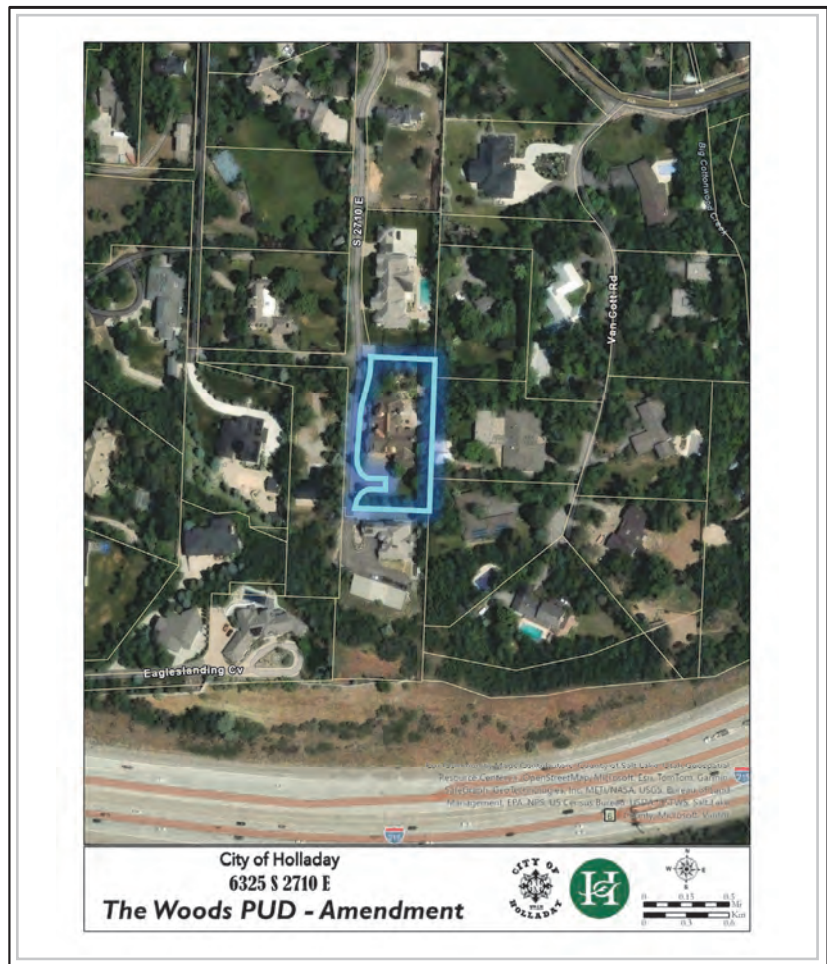
Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP



Notes:



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Holladay Planning Commission will conduct a public hearing on **Tuesday April 21st 2026 as close to 6:00pm as possible.** During this meeting the Planning Commission will review an amendment to Lot 3 within “The Woods PUD”. The amendment proposed to modify the areas and boundaries previously approved for building footprint and open space area designations within this lot.

The proposed amendment is available for public inspection on the City’s website www.holladayut.gov and at the Community Development Dept. during normal business hours.

Please note, this meeting will be held at City of Holladay’s temporary location, 3300 East 1300 South, Millcreek Utah. No meetings will be held at 4580 S 2300 East.

The public can remotely watch the [Live Stream](#) of the meeting. To provide a public comment or to comment on any public hearing, you have the following options:

1. In-person attendance at temporary City Hall location 3300 S. 1300 E. or
2. Email your comments by 5:00 PM on the date of the meeting to cmarsh@holladayut.gov or call 801527-3890.

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.holladayut.gov the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: [date]

*Stephanie N. Carlson MMC,
City Recorder City of Holladay*



NOTICE OF A PUBLIC HEARING SUBDIVISION AMENDMENT – LOT 3, “THE WOODS”

Date: **Tuesday, APRIL 21st, 2026**
Time: **As close to 6:00 pm as possible**
Location: ****TEMPORARY LOCATION – 3300 South 1300 East**
Hearing Body: **Planning Commission**

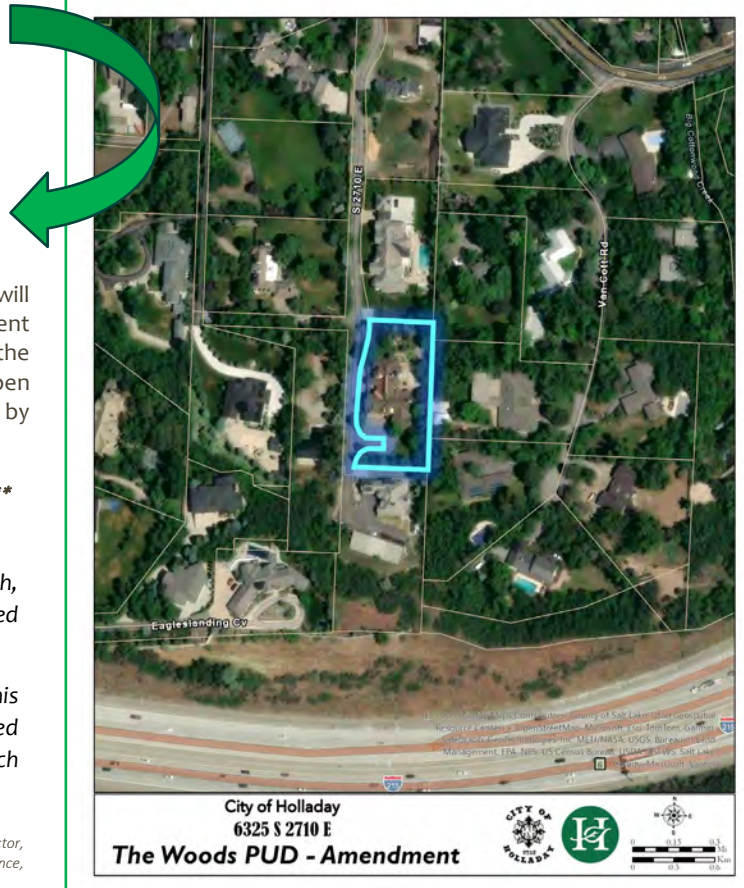
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during review and consideration an amendment to Lot 3 within “The Woods PUD”. The amendment proposes to modify the areas and boundaries previously approved for building footprint and open space area designations within this lot. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10

****No zone or ordinance change is proposed in conjunction with this application. ****

Please submit comments via email by 5:00 pm April 20th Carrie Marsh, cmarsh@holladayut.gov. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City’s website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay Website.

ATTENTION: This notice was mailed on 04/08/2026 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



NOTICE OF A PUBLIC HEARING SUBDIVISION AMENDMENT – LOT 3, “THE WOODS”

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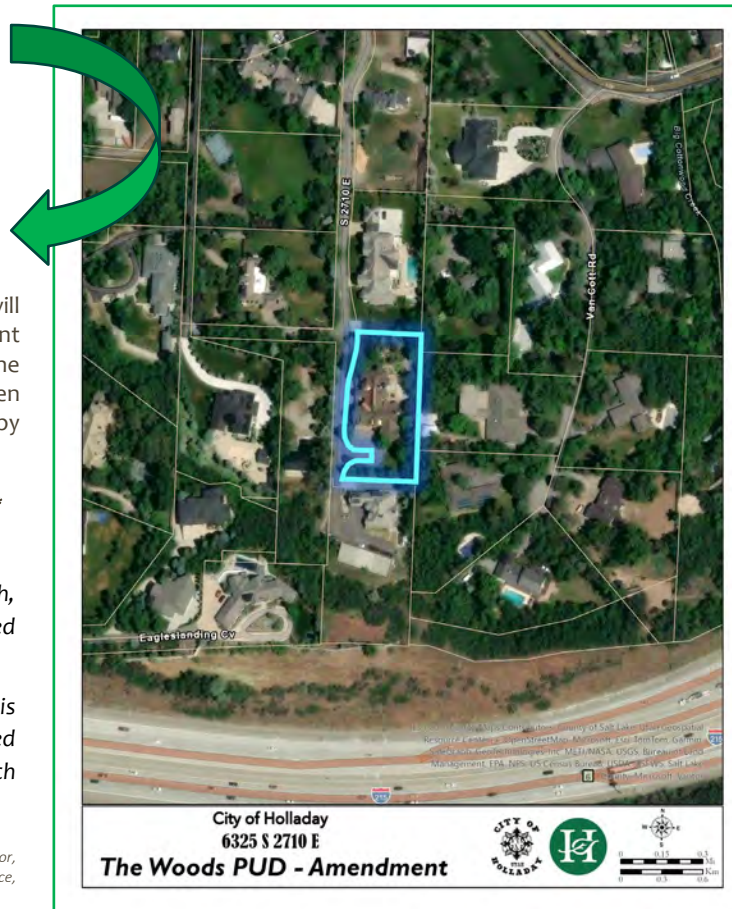
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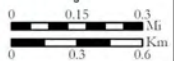
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City of Holladay
6325 S 2710 E

The Woods PUD - Amendment

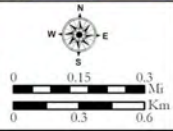




Earl Community Maps contributors: County of Salt Lake, Utah Geospatial Resource Center, © OpenStreetMap, Bing, Google, and TomTom, Garmin, SafeSwagon, GeoInformation, Inc. METI/ANALYTICS, a Division of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, and Make County, Minnesota Center

City of Holladay
6325 S 2710 E

The Woods PUD - Amendment





CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION | Item #1

Date: April 21, 2026

Request: Amendment to a Planned Unit Development

Address: 6325 S. 2710 E.

Applicant: Bobby Pankow

File No: 04-1-12-3

Planner: Carrie Marsh

GOVERNING ORDINANCES:

| | |
|------------|---|
| 13.06 | DEVELOPMENT REVIEW & APPROVAL PROCEDURES - ADMINISTRATIVE |
| 13.08 | ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS |
| 13.10A | SUBDIVISIONS |
| 13.10A.070 | PRELIMINARY AND FINAL SUBDIVISION REVIEW PROCESS |
| 13.78 | PLANNED UNIT DEVELOPMENT |

REQUIRED PLANNING COMMISSION ACTION: *Administrative*

Public hearing to be held. The Planning Commission, is authorized to approve an amendment to a subdivision, PUD, or an amendment to a recorded plat including the addition of land or identification of building areas or restrictions. Decisions and approval must be during public meeting. The notice for the required public hearing has been mailed to all properties within 500' of the subject parcel.

PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

The item will have 2 separate motions as follows:

1. Subdivision Amendment. As buildable areas are included on the subdivision plat, the subdivision must also be amended. Amending a subdivision plat requires review and approval by the Land Use Authority (Planning Commission).
2. CUP Amendment. A Planned Unit Development (PUD) is a conditional use, and all amendments require a site plan review and approval by the Land Use Authority (Planning Commission). Decisions and approval must be made during a public meeting.



CITY OF HOLLADAY

EST. 1849 INC. 1999

SUMMARY:

The Woods is a four lot Planned Unit Development which was originally approved in 2004. Two previous amendments to the PUD have been approved previously which modified the buildable area on two other lots so that accessory buildings could be built. This is the third amendment to the PUD and the amendment only affects Lot 3. The property owner is proposing to exchange a previously approved buildable area on the north side of the existing structure for adding to the buildable area not previously approved on the south side of the existing structure in order to facilitate an addition to the home.

The area that is proposed to now be preserved, non-buildable space is 2,192 square feet and is currently serving as landscaped open space. Two trees exist in the area proposed to be preserved.

The area that is proposed to no longer be preserved is 2,192 square feet and includes a section of the existing driveway and some landscaped area and includes one tree that would be removed. By ordinance, any tree removed as part of a building permit must be replaced with an equivalent tree canopy at maturity.

BACKGROUND:

A key consideration of Planned Unit Developments is to preserve open space and maintain mature landscaping. Initial development within a PUD is within the bounds created, but in some cases the full extent of developable area is not utilized. Overtime, an individual property owner's needs and desires for additions, rebuilding, or ensuring that important landscaped areas are preserved may come up, requiring the subdivision plat to be amended in order to reflect changes to both building area and preserved areas.

In this application, the property owner has proposed equal areas of land to be removed from one portion of the previously approved buildable area for preservation in exchange for an area of land that was identified as preserved to now be buildable area.

APPLICANT SUMMARY:

The applicant has provided a boundary survey showing the existing building area on Lot 3. The applicant also provided a preliminary plat which identified the area being removed from the currently allowed building area to exist as open, unbuildable space and the area being added to the buildable area.

The building area boundary change is being requested to facilitate an addition on the south side of the home.

The new building area will not affect the existing fire turnaround or on-site storm water retention on the site.



CITY OF HOLLADAY

EST. 1849 INC. 1999

TECHNICAL REVIEW COMMITTEE REVIEW AND ANALYSIS:

The TRC has reviewed this application and found it to be complete. The amendment to alter the previously approved buildable area within the PUD is to be recorded on the PUD plat.

The addition to the existing structure is subject to zoning regulations including lot coverage maximums and building height. Zoning regulations would be reviewed and addressed with a building permit application.

While an HOA exists within this development with specific regulations in the CC&Rs, it is the property owners' responsibility to review and abide by CC&Rs which may have various restrictions. The City does not enforce or review permits to ensure they follow CC&Rs associated with a property.

All required elements needed to present an amendment to a recorded subdivision plat and the associate PUD conditional use permit have been submitted and reviewed by the TRC and have been determined to be complete as per the City's submission requirements. The TRC recommends that the commission approve the AMENDED LOT 3 of "THE WOODS" in two separate motions, with suggested findings and conditions as noted for each motion.

SUGGESTED MOTIONS:

SUBDIVISION AMENDMENT

"I _____ motion for approval of a **subdivision amendment** to Lot 3 of "The Woods" Planned Unit Development, a four-lot residential development within the R-1-43 zone located at 6325 S. 2710 E., finding that the proposal;

1. All properties considered part of this application and plat amendment currently comply with the R-1-43 zone
2. No new property/lots or right of way will be created by the amendment
3. An equivalent area of building space is being exchanged
4. The changes to the buildable area is outside of all utility and common area easements
5. The changes to the buildable area does not affect the required fire turnaround
6. More trees are being preserved than removed
7. Ordinance requires any removed trees to be replaced with tree(s) that will provide an equivalent tree canopy at maturity.
8. ...other findings as deemed appropriate to support the motion

With the following suggested conditions:

1. any conditions as determined appropriate by the Commission.

"The Woods PUD Amendment – Lot 3"



CITY OF HOLLADAY

EST. 1849 INC. 1999

PUD CONDITIONAL USE PERMIT AMENDMENT

"I _____ motion for approval of an **amendment to the Conditional Use Permit** related to the site plan of Lot 3 of "The Woods" Planned Unit Development, a four-lot residential development within the R-1-43 zone located at 6325 S. 2710 E., finding that the proposal;

1. An equivalent area of building space is being exchanged
2. The changes to the buildable area is outside of all utility and common area easements
3. The changes to the buildable area does not affect the required fire turnaround
4. More trees are being preserved than removed
5. Ordinance requires any removed trees to be replaced with tree(s) that will provide an equivalent tree canopy at maturity.
6. ...other findings as deemed appropriate to support the motion

With the following suggested conditions:

2. any conditions as determined appropriate by the Commission.

Buildable Area Amendment Narrative

The Woods P.U.D. – Lot 3 Amended

Project Overview

This application proposes an amendment to the designated buildable area within Lot 3 of The Woods P.U.D., located in the northwest quarter of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah.

Proposed Amendment

The amendment consists of a reconfiguration of the existing buildable area boundary. Specifically, approximately 2,192 square feet of previously designated buildable area is being released and relocated to a different portion of the lot, resulting in a net-zero change to the total allowable buildable area. The overall lot size remains unchanged at approximately 43,694 square feet (1.003 acres).

Purpose and Intent

The purpose of this adjustment is to better align the buildable area with the existing site conditions and to accommodate a proposed improvement to the residence. The amendment will allow for the construction of a new garage structure, which in turn allows the existing garage to be converted into additional living space. This reconfiguration supports improved functionality of the home while maintaining the overall development character of the property.

Building Configuration

As part of this amendment, the revised buildable area accommodates a proposed inline addition to the existing structure. The addition is designed to extend approximately 29 feet along the east side of the property, utilizing the previously established 30-foot setback. At that point, the structure transitions (steps) to comply with the current 35-foot east side setback requirement for the remainder of the building envelope.

Setbacks

The south setback to the reconfigured buildable area is approximately 27 feet, as measured from the property line.

Site Impacts

The proposed amendment does not impact any critical site features or infrastructure. The existing fire turnaround remains unchanged, and all on-site retention/detention areas are unaffected by the proposed modification. No changes are proposed to access, utilities, or drainage patterns associated

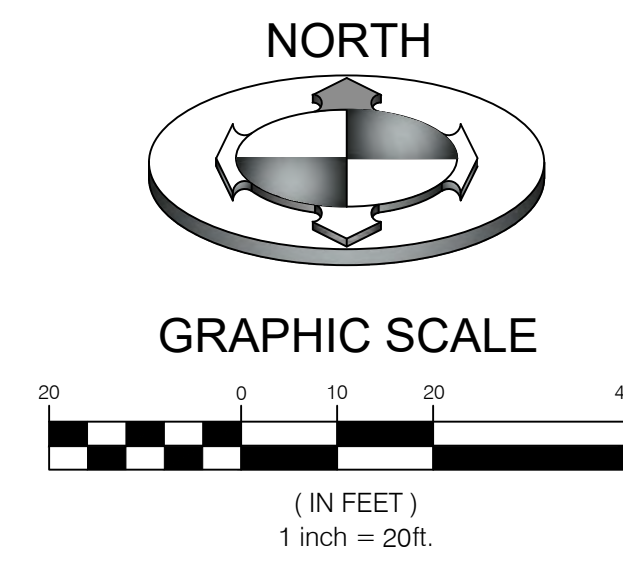
with this amendment.

Summary

In summary, this amendment represents a minor adjustment to the internal configuration of the buildable area to accommodate a residential improvement, while maintaining the original intent of the P.U.D., preserving site functionality, and avoiding impacts to surrounding properties or infrastructure.

BOUNDARY & TOPOGRAPHY SURVEY

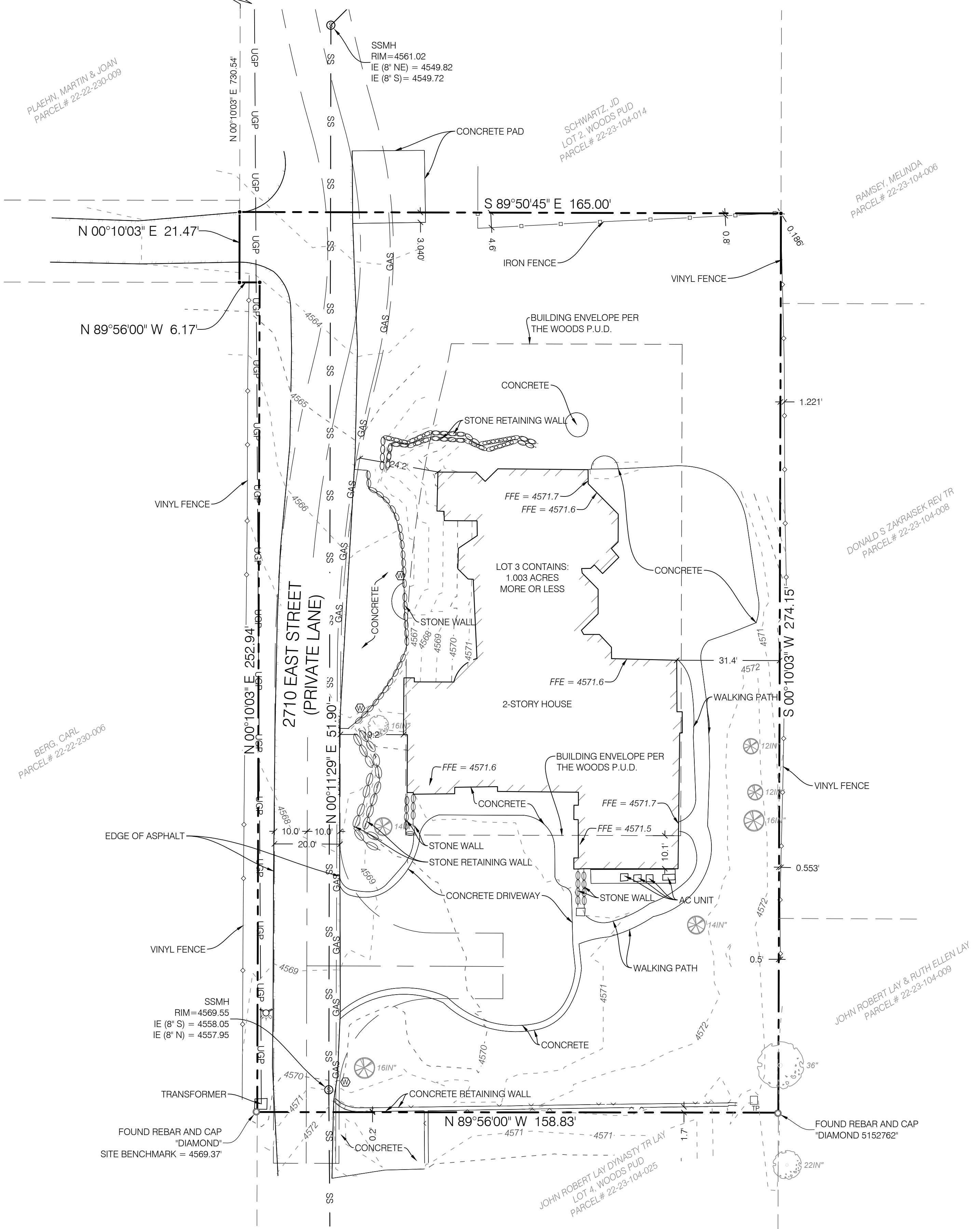
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH



BASIS OF BEARINGS
N 89°56'00" W 2660.11 (R2 = 2659.63)

NORTH QUARTER CORNER, SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP, RING & LID)

NORTHWEST CORNER, SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP, RING & LID)
PROJECT BENCHMARK = 4544.63'



SURVEYOR'S CERTIFICATE:

I, KYLE M. OGILVIE, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 14263454 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES:



| NO. | DATE | DESCRIPTION |
|-----|------------|--|
| 1 | 02/10/2026 | DRAFT FOR REVIEW (MARKERS PENDING) |
| 2 | 02/26/2026 | CORNERS DEFERRED TO AMENDED PLAT. CORRECTIONS FOR SURFACE & NOTES. |

RECORD DESCRIPTION:

LOT 3, THE WOODS P.U.D. ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY ROBERT SCHAFER TO PERFORM A BOUNDARY AND TOPOGRAPHY SURVEY AS SHOWN HEREON. FOR THE PURPOSE OF EXPANDING THE CURRENT BUILDABLE AREA, AND ADDITIONS TO THE EXISTING BUILDING.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 23 AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MEASURING NORTH 89°56'00" WEST, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS
R1) WARRANTY DEED, RECORDED APRIL 11, 2023, AS ENTRY NUMBER 14092224, IN BOOK 11411, AT PAGE 9059, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
R2) THE WOODS P.U.D., RECORDED JANUARY 18, 2008, IN BOOK 2008P, AT PAGE 14 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PROJECT BENCHMARK
NORTHWEST CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
ELEVATION = 4544.63'

SITE BENCHMARK
FOUND REBAR AND CAP IN THE SOUTH WEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 4569.37'

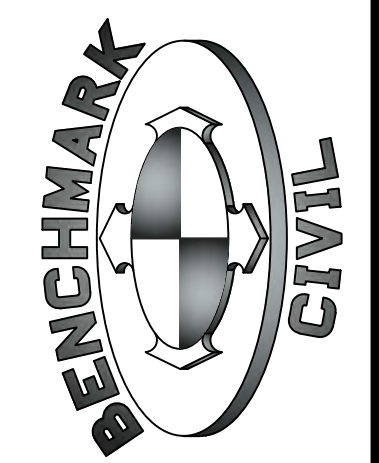
SURVEY NOTES:
ONLY IMPROVEMENTS THAT AFFECT THE BOUNDARIES OF THE PROPERTY, AND IN AREAS OF THE CLIENTS DEVELOPMENTAL INTERESTS ARE SHOWN. CORNERS WERE NOT SET AS PART OF THIS SURVEY.

OUR SURVEY IS BASED SOLELY ON THE BEST EVIDENCE AVAILABLE AT THE TIME IT WAS CONDUCTED. IF ADDITIONAL EVIDENCE OR DOCUMENTATION EXISTS THAT COULD AFFECT THE RESULTS OF OUR FINDINGS, PLEASE SHARE THAT INFORMATION WITH US. WE WILL REVIEW AND EVALUATE ANY NEW EVIDENCE PROVIDED FOR CONSIDERATION AND POTENTIAL REVISION OF OUR CONCLUSIONS.

LEGEND AND ABBREVIATIONS:

- SECTION CORNER & LINE (FOUND)
- SET 5/8" REBAR & CAP FOR PROPERTY MARKER
- FOUND PL. MARKER (PLAT NOTED)
- DELINEATION POINT (NO PL SET)
- SET NAIL AND WASHER (EXTENDED PL)
- SET 1-1/2" ALUM. CAP OFFSET ON LINE (POL)
- ADJACENT PL or LOT LINES
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- EDGE OF EXISTING ASPHALT
- FENCE / WALL, STONE
- FENCE, IRON
- FENCE, VINYL
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- SSMH SANITARY SEWER MANHOLE
- IE INVERT ELEVATION
- SANITARY SEWER MANHOLE & RISE
- WATER VALVE & WATER METER
- FIRE HYDRANT
- UNDERGROUND POWER
- GAS LINE
- FIBER OPTIC
- DECIDUOUS TREE
- CONIFEROUS TREE
- TELEPHONE BOX

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



ROBERT SCHAFER
6325 SOUTH 2710 EAST
HOLLADAY CITY, UTAH

PROJECT NO 2601013
BOUNDARY SURVEY
SVB.01
1 OF 1

LOT 3, THE WOODS P.U.D, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF LOT 2, THE WOODS P.U.D., RECORDED JANUARY 18, 2008 AS ENTRY NUMBER 10326808, IN BOOK 2008P, AT PAGE 14, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING SOUTH 0°10'03" WEST 730.54 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°50'45" EAST 165.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2, THE WOODS P.U.D.; THENCE SOUTH 00°10'03" WEST 274.15 FEET TO A FOUND REBAR AND CAP STAMPED "DIAMOND 5152762" BEING THE NORTHEAST CORNER OF LOT 4, THE WOODS P.U.D.; THENCE NORTH 89°56'00" WEST 158.83 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO A REBAR AND CAP STAMPED "DIAMOND" BEING THE NORTHWEST CORNER OF LOT 4, THE WOODS P.U.D.; THENCE NORTH 00°10'03" EAST 252.94 FEET; THENCE NORTH 89°56'00" WEST 6.17 FEET; THENCE NORTH 00°10'03" EAST 21.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 43,694 SQ. FT. OR 1.003 ACRES, MORE OR LESS.

1 LOT



FILE# 26-1-05

CASPER COTTAGE HISTORICAL SITE MODIFICATION AND USES

ADDRESS:

4660 S. Hulton Court

LEGAL DESCRIPTION: 22-03-454-097

LOT 2A, HULTON PARK PUD SOUTH SUBDIVISION,
TOGETHER WITH RIGHT OF WAY ABUTTING ON THE
NORTHERLY LINE OF SD LOT 2A. 11530-4131

APPLICANT/REPRESENTATIVE:

Ron Hilton

PROPERTY OWNER:

RONALD & MELISSA HILTON FAMILY TR

ZONING:

R-1-10

GENERAL PLAN DISTRICT:

Medium Density Residential

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Published and Mailed 4/8/26

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.03.020 CONDITIONAL USE- SUBMITTAL
REQUIREMENTS
13.08.040 CONDITIONAL USE PERMIT
REVIEW/APPROVAL STANDARDS
13.86 HISTORIC PRESERVATION

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP



Notes:



CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION | Items #2 and #3

Date: April 21st, 2026

Request: "Casper Cottage" Historical Site Modifications to the Structure and Uses

Address: 2394 East Murray Holladay Rd.

Applicant: Ron Hilton

File No: 26-1-05

Planner: Jonathan Teerlink

GOVERNING ORDINANCES:

| | |
|-----------|--|
| 13.03.020 | CONDITIONAL USE- SUBMITTAL REQUIREMENTS |
| 13.08.040 | CONDITIONAL USE PERMIT REVIEW/APPROVAL STANDARDS |
| 13.86 | HISTORIC PRESERVATION |

REQUIRED PLANNING COMMISSION ACTION: *Administrative*

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable approval standards and requirements. Holladay Ord. 13.08.040

SUMMARY:

Having recently received historic designation for the building located at 2394 South Murray Holladay Rd, the property owner, Ron Hilton is seeking two conditional use approvals: 1) [historic site modifications](#) and 2) [additional land use](#) for the "Casper Cottage".

"Casper Cottage" was designated by the City Council as having historical significance. Specifically, having been built in 1898, as a single-story cross-wing type cottage which was prevalent in late 1800s to early 1900s. Its front door, off the side of the main structure, features a covered porch, and a façade which presents subtle Victorian Eclectic features (brick "eyebrow" over front window). The applicant provided the history of Duncan Spears Casper as a core pioneer presence to the area through the ownership of property within historic Holladay and establishing himself as an individual who, "...was *part of the original LDS migration to Utah, and Holladay in Particular.*"

The City of Holladay Code §13.86 addresses Historic Preservation within the City. This section of code designates sites and applies standards for maintenance of and allows for additional uses intended to maintain historic integrity of the property as originally designated.



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The city acknowledges the importance of historic places and provides a sustainable means by which a property owner may maintain their historic site. Provisions guide the strict intent to preserve sites, structures, landmarks or buildings with special historical, architectural or aesthetic value. To accomplish this purpose, the planning commission may approve conditional permits for additional land uses and all modifications to historical sites. A conditional use permit is required for any modifications relating to the site or structure and for any additional uses. This application requires review as two separate conditional use approvals/permits;

1) HISTORIC SITE MODIFICATIONS

Modifications are defined in §13.86.065 as:

“Demolition or construction where a demolition or building permit is required. Modification also includes substantial changes to landscape, fencing, or appearance of a historic site. Modification does not include minor changes to landscape, fencing, or appearance of a historic site such as painting the historic site substantially the same color, changes to flowerbeds, or trimming.”

Upon receipt of the application, it was reviewed by the Technical Review Committee and determined that the changes to the structure and site met the definition of modification within §13.86.065 and hereby requires review by the Planning Commission for a Conditional Use Permit.

The Planning Commission’s role is clarified, §13.86.050:

“The Planning Commission may modify all yard, parking, landscaping, height, and other requirement of the zone in which the historic site is located, as necessary to fulfill the purposes of this chapter. In so doing, the nature and character of adjacent properties shall be considered to ensure that the health, safety, convenience, and general welfare will not be impaired. The Planning Commission may establish development criteria to control impacts associated with the heaviest permitted use in the base zone, including but not limited to: noise, glare, dust, or odor.”

2) ADDITIONAL USES

The planning commission may consider additional land uses that provide historic site sustainability.

13.86.060: ADDITIONAL USES FOR HISTORIC SITES:

A. *Residential And Forestry Zones: The planning commission may approve any of the following uses for a historic site in addition to the permitted and conditional uses allowed in the forestry or residential zone in which the site is located:*

Antique shop.

Art shop.

Boarding house.

Child nursery.

Dental office or clinic.

Dwelling, single-, two-, three-, four- or multiple-family (in addition to a maximum of sixteen



CITY OF HOLLADAY

EST. 1849 INC. 1999

(16) units per acre).

Nursing home.

Office.

Private educational institution.

Reception centers.

Restaurant.

Other uses of similar intensity to the above.

The applicant is seeking approval for use of the property as an antiques shop, and an additional new residential dwelling behind the existing home.

Upon receipt of the application, it was reviewed by the Technical Review Committee and determined that the uses proposed by the applicant are within the allowed additional uses within §13.86.060, requiring review by the Planning Commission for a Conditional Use Permit.

APPLICANT / PROPERTY SUMMARY:

Applicant and owner, Ron Hilton, is proposing architectural modifications to the existing structure with no site modifications. In addition, a proposal for the use of the existing home as an antiques store in addition to the construction of a new residential dwelling unit. These modifications are summarized in the material submitted by the applicant, following this report.

GENERAL PLAN GUIDANCE:

[General Plan link](#)

"Historic preservation plays a vital role in maintaining the unique character and identity of Holladay, especially as the City faces increasing pressure to grow and accommodate new development. Historic elements pepper the Holladay landscape;...These include residences once owned by prominent local figures, cherished businesses, unique architectural landmarks, and public works". "Protecting these historic assets amid growth is a delicate balance, but one that is key to sustaining the identity, charm, and continuity that residents and visitors value in Holladay".

Pg.53

District Character: Goals, Policies and Actions (pg 54)

DC Policy 1.2: Preserve historic resources throughout Holladay

STANDARDS OF CONSIDERATION, FOR OR AGAINST:

As proposed, historic site modifications and uses in Holladay are reviewed in context of Conditional Use Standards (*see H.C.C. § 13.08.040.F*), as the planning commission may deny an application, any denial requires careful and specific reasons(ing) to support the commission's position upon a judicial review.



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The State of Utah has created statutes within Utah's state code that govern conditional uses (Section §10-20-505), including:

- *"A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance".*
- *"A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.*
- *"A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards"*
- *"The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects." (§10-20-506(2)(a)(ii))*

Review by the Planning Commission and the holding of a public hearing are intended to evaluate potential impacts unique to the site and place reasonable conditions to mitigate specific impacts. Any conditions applied must be reasonable, address the identified effect, and refer to the applicable standards of conditional uses within the City's code. [As per 13.08.040 \(F2\), a Conditional Use should NOT:](#)

1. *Contribute to a detrimental concentration of existing nonconforming or conditional uses substantially like the use proposed within one-fourth (1/4) mile of the exterior boundary of the subject property.*
2. *Results in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and*
3. *Encroach on or cause erosion of the bank of a river or stream, or direct runoff into a river or stream without approval by the appropriate storm water authority.*

TECHNICAL REVIEW COMMITTEE ANALYSIS AND RECOMMENDATION:

Technical Review Committee (TRC) finds that the application for a conditional use permit for both modifications to the historic structure, along with proposals for additional uses for antiques store and the construction of a new residential dwelling unit to a site listed on the Holladay Historic ready for review by the Planning Commission.

The TRC recommends the PC to open the required public hearing and review the applicant's narrative. The commission should also moderate discussion with the applicant on the merits of preserving Casper Cottage as a designated in alignment with the goals and policies of the Historic Preservation ordinance.



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Staff Findings:

1. In review of the applicant's narrative, TRC finds lack of details connecting how the proposed uses intend to preserving the site as a historic pioneer home.
2. Apart from an exhibit showing the proposed modification to the front façade, no other details are provided which indicate historical materials to be used, window systems proposed or other examples of how the modifications related to examples of period architecture.
3. No site plan details are provided. Landscaping, fencing, lighting, etc. TRC assumes no changes proposed to the existing conditions.
4. Proposed uses –
 - a. The applicant's narrative proposes an additional home, but no details are provided supporting how an additional home sustains the historic pioneer home. The TRC finds that two vacant lots behind this home currently exist and are owned by the applicant.
 - b. The narrative also proposed the home be converted to an antique store. TRC would recommend the commission discover operation hours signage and detail parking arrangements made with abutting owners.
 - c. All remaining content of the narrative relating to the City of Holladay taking over the location as park space and/or historical museum is not the preview of the Planning Commission and subject to City Council considerations. *The applicant is directed to present this aspect of the request to the City Manager.*

Staff recommends that the Planning Commission continue this item to a work meeting.

SUGGESTED MOTION:

"I _____ motion the Holladay Planning Commission move to _____ (APPROVE, DENY, CONTINUE) the application for a **Conditional Use Permit for a Historic Site Modification** for the **"Casper Cottage"**, designated as a historic site by section 13.86.020 of the City of Holladay code, located at **4660 S. Hulton Court.**"



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay Planning Commission will hold a public hearing on **Tuesday, the 21st day of April 2026, as close to 6:00 P.M.** as possible. The purpose of the hearing is to open a comment period while the commission considers conditional use applications for 1) the modification of a designated historic site and 2) the use of a designated historic site as an antique shop and one residential dwelling unit. The home is known as the Casper Cottage, located at 2394 E. Murray Holladay Road, Holladay, Utah.

The request is to evaluate the use of the property as both an antiques shop and a residence in accordance with standards for historic sites in Chapter §13.86 of the City of Holladay Municipal Code and the approval standards for a conditional use permit outlined in [Chapter §13.08.040](#) of the City of Holladay Municipal Code.

The packet with information regarding this application will be available for public inspection on the City's website www.holladayut.gov and at the Community Development Dept. during normal business hours three days prior to the scheduled meeting.

Please note, this meeting will be held at City of Holladay's temporary location, 3300 East 1300 South, Millcreek Utah. No meetings will be held at 4580 S 2300 East.

The public can remotely watch the [Live Stream](#) of the meeting. To provide a public comment or to comment on any public hearing, you have the following options:

1. In-person attendance at *temporary City Hall location 3300 S. 1300 E.* or
2. Email your comments by 5:00 PM on the date of the meeting to cmarsh@holladayut.gov or call 801527-3890.

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.holladayut.gov the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.

DATE POSTED: [date]

NOTICE OF A PUBLIC HEARING
CONDITIONAL USE PERMIT
 Historic Site Use and Modifications

Date: **Tuesday, APRIL 21st, 2026**
Time: **As close to 6:00 pm as possible**
Location: ****TEMPORARY LOCATION – 3300 South 1300 East**
Hearing Body: **Planning Commission**

Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal for **two** separate Conditional Use Permits seeking 1) building modifications and 2) the use of the property as an antiques shop and one residential dwelling, for the “Casper Cottage”, a designated historic site, located at **2397 S. Murray Holladay Road** in the R-1-10 zone. The proposal for use and exterior modifications are to be reviewed in accordance with provisions in Holladay City Code Section 13.86.

****No zone or ordinance change is proposed in conjunction with the/this application. ****

Please submit comments via email by 5:00 pm 04/20/2026 to Carrie Marsh, cmarsh@holladayut.gov; City Planner. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to view this meeting remotely can be found on the City’s website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage.

ATTENTION: This notice was mailed on 04/7/2026 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



NOTICE OF A PUBLIC HEARING
CONDITIONAL USE PERMDOUGLAS L PELL REV TR
PELL, DOUGLAS L; T

Date: **Tuesday, APRIL 21st, 2026**
Time: **As close to 6:00 pm as possible**
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"Casper Cottage" 2397 E. Murray Holladay Road



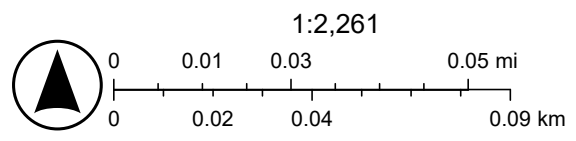
3/6/2026

Holladay Zones

- HV
- R-1-10
- R-1-8
- R-2-10
- R-M
- 2397 E Murray Holladay Road

Holladay Parcel Boundaries

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Salt Lake County, Vantor

PROPOSED ADDITIONAL USES OF THE HISTORIC CASPER COTTAGE PROPERTY

Casper Cottage is designated as an historic site in Section 13.86.020 of the Holladay Code. The following additional uses are proposed pursuant to Section 13.86.060:

- 1) Antique Shop in the existing historic structure on Lot 2A.

Located within the walkable area surrounding Holladay Village where the sidewalk ends, the shop is intended to serve limited foot traffic only. There will be no formal advertising, unless the City chooses to highlight Casper Cottage as part of the Holladay Village experience, such as including it in the historical Walking Tour. If this use is approved, a building permit application to restore and remodel the structure in accordance with historic preservation standards will be submitted in due course for review and approval.

- 2) Additional single-family dwelling unit, separately owned from all abutting lots (6 units/acre).

This 938 sq ft historic cottage sits at the front of an almost 12K sq ft parcel along Murray Holladay Road – Lot 2A in the Hulton Park subdivision. We propose to build a single-family detached home on the rear portion of this lot, consistent with the 6 units/acre density of the subdivision as a whole. Like the rest of the subdivision, it will be of a traditional design that is meant to match the general character of Casper Cottage and the other small homes of similar vintage in this historic bungalow district of Holladay. As part of the approval, a restriction on Lot 2A against separate ownership from abutting lots must be waived. If this use is approved, a building permit application including a site plan will be submitted in due course for review and approval.

The foregoing summarizes what is currently proposed for approval within the scope of the present conditional use application. However, to provide a broader context it may be helpful to understand the background of and potential future opportunities for Hulton Park.

Hulton Park straddles the boundary between the Medium Density District surrounding Holladay Village and the Low Density District to the east. Our aim all along has been to provide a transitional buffer in both density and character between these very different districts on either side. Also part of our vision from the very start was to provide some open green space as a public amenity, although that is only actually a requirement in Holladay Village proper. Historic preservation became a goal later on, as we became more aware of

the historical significance of our home and the others in the immediate area, and I began serving as a volunteer on the Holladay Historical Commission.

In a nutshell, what we have in mind is to offer the property to the City for a Holladay Historical Museum within a public park, to house and display the artifacts that the City currently has in storage, as a supplement to the outdoor Holladay History Walk that has just been completed. I've talked to some of the neighbors about the idea, who seem favorable to it so far. In terms of the value to the community, I have been visiting the historical museums of other nearby cities. Here is the one in Sandy:



The building belongs to the City of Sandy with a small dedicated parking lot, and is leased to a private historic association, funded by a perpetual foundation, public grants such as ZAP, and other donations. As you can see, the building itself is historic. It was built in 1890, the same year as the very similar Nielsen Store was built in Holladay. They even used the second story as a dance floor, the same as in Holladay.

Here is the Murray historical museum:



It just opened last May, right next to the new Murray City Hall building with a shared parking lot, and is fully funded by the city. It is the largest of the ones I visited, with indoor displays similar to Holladay’s outdoor walk plus many artifacts. It was built as an annex to a historic mansion, which is beautifully furnished with many historic items, and even a continuously running old silent film that was produced in Sandy, with a story line based on local landmarks – maybe the first motion picture in Utah?! This is definitely the “Cadillac” of municipal history museums near Holladay.

Lastly, here is the history museum in Midvale:



This one is in a small community center that shares parking with the adjacent city park, and is the most modest of the three. So there are museums of all shapes and sizes, all of which appear to be thriving.

The Casper Cottage in Holladay would definitely be toward the smaller end of the spectrum (somewhere between Sandy and Midvale) but should be more than large enough to house the artifacts that are currently being held in a closet-sized rented storage unit. It is about the same size as the Casto Home, but has the advantage of being a functional building with electricity, water, heating and A/C. The nearest parking is just the limited street parking on Murray Holladay Road, but since it is so centrally located next to Holladay Village, it could be added to the Walking Tour, with some pedestrian signage at the main intersection to attract visitors. The neighbors would be opposed to additional parking anyway.

In terms of the cost, the Museum would share the premises with the proposed antique shop. People who are interested enough to come to a historical museum would provide a ready clientele for such a business. It would have low impact on the neighborhood, serving mostly a small walk-in clientele on an opportunistic basis with little or no advertising. I spoke with the Capitol City Antique Mall in Salt Lake City about their business. They charge their tenants \$4.50/sq ft per month, plus a 17% commission on sales. They are open all day

every day and have been doing a thriving business for decades. They have a long waiting list of would-be antique dealers, because the current tenants rarely want to give up their precious retail space. So the bottom line is that there would be plenty of demand for such space in Holladay. The city already leases space in Holladay Village to the private sector, so there is ample precedent for it.

If Casper Cottage were to be successful as a combination of public museum and private business, that might also help to justify the City making a further investment in the Casto Home for a similar purpose, allowing it to make money instead of take money as is currently the case. A good business at that location might be an old-timey soda fountain, given all of the families, youth, and others who frequent City Hall Park for athletics, the playground, the skate park, and recreation in general. Utahns love their “dirty” sodas!

As potential future uses, the park and museum would be compatible with and in addition to the uses proposed in this application. If the park were only large enough to be the site of the museum, then there would still be room for the additional dwelling unit. Alternatively, the entire parcel could be used for a neighborhood park, similar to the other pocket parks around the City. In that case, we would ask the City to bear the cost of extending the private lane and utilities to service the remaining lots behind the park and to maintain it as a public road going forward, to help offset the loss of the additional dwelling unit.

Hopefully the broader perspective that I’ve tried to provide here is helpful as context for the present application. But the application stands on its own, and we respectfully request that it be approved on its own merits, to achieve the objectives of the recently enacted historic preservation ordinance. I give kudos to the City for taking a “carrot” rather than a “stick” approach to historic preservation, protecting private property rights and recognizing the economic challenges involved in preserving and maintaining our physical legacy as a City.

Casper Cottage – A Brief History 2394 E Murray Holladay Road

1824 — Duncan Spears Casper was born in Ohio to William and Avarilla Durbin Casper.

1841 — Duncan was baptized into the LDS Church in Nauvoo by John Pack.

1845 — Duncan married Matilda Allison in Nauvoo on May 24; ordained a Seventy.

1855 — Duncan joined the John Hindley Company on June 7 with his wife and three young children, arriving in Utah on September 3. After arriving in Utah, Duncan and his family went to Big Cottonwood, now Holladay, and bought a home from William Hyde. More land was purchased later. He was interested in the school system and later became a trustee in the Big Cottonwood School District.

1857 — Duncan participated in the Echo Canyon War.

1867 — Duncan participated in the Muddy River Mission.

1871 — Matilda Allison Casper dies on June 20.

1872 — Duncan marries Elizabeth Ann Clark on September 9.

1879 — Carl C. Nielson sold 7 acres of land to Duncan Spears Casper.



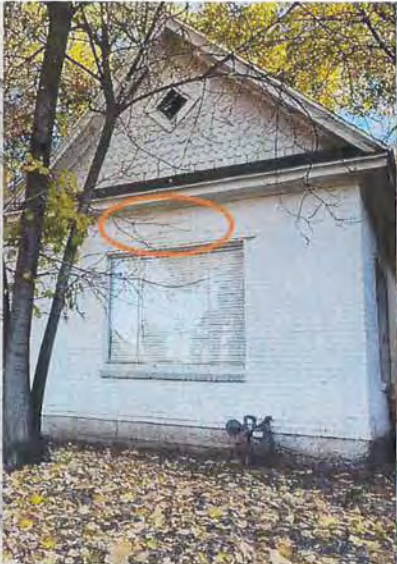
This parcel included the land where the Nielson store would later be located, the southeast corner of Holladay Boulevard and Murray Holladay Road, which was sold back to Nielson's son James in stages through 1888, and recorded in 1891.

1898 — Duncan S. Casper dies on May 20, the same year the two-room brick cottage was built on the property at 2394 E Murray Holladay Road. It remained in the family until 1916. The architecture and brick construction are similar to other Holladay buildings of the same era, such as the Nielson store (1890) and McDonald house (1894), with the "eyebrow" arches over the windows and the introduction of poured concrete foundations:

Neilson Store - 1890

Casper Cottage - 1898

McDonald House - 1894



N/A



ron.hilton@comcast.net

From: ron.hilton@comcast.net
Sent: Thursday, December 4, 2025 12:05 PM
To: 'Jonathan Teerlink'
Cc: 'Kim Duffy'; 'David Amott'; 'Rob Dahle'; 'pfotheringham@holladayut.gov'
Subject: RE: Historic Site Designation Submittal

Importance: High

Jon,

This email thread should also be considered part of our application, since I presume that it is on the public record anyway. I am also cc'ing the Mayor and Mayor-Elect to provide some continuity. Here are a few final points (in red) that I'd like to make related to the specific criteria for historic designation:

1. It is located within the city.

Yes.

2. It is at least fifty (50) years old.

Yes.

3. Historic integrity: a. It retains its historic integrity, in that there are no major alterations or additions that have obscured or destroyed the significant historic features. Major alterations that would destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one that is dissimilar to the original, additions which significantly detract from or obscure the original form and appearance of the structure when viewed from the public way.

There were two additions in the early 1900s (as seen in the old photo below), but those could also be considered historic at this point, or they could be removed in order to restore the two-room cottage to its original form.

As already mentioned below, there has been some enlargement of windows and removal of the chimney above the roofline. But the unique "eyebrow" arches over the windows are still in place. It should be possible to restore the appearance of the original brick building, including both windows and chimney, by salvaging brick from the remaining chimney portion in the attic and/or the old brick that was used in the foundation of the later additions:





4. If the structure does not meet the integrity requirements, it may still qualify for designation if the council determines it meets one of the following requirements for exceptional significance: a. It is directly associated with events of historic significance in the community.

b. It is closely associated with the lives of persons who were of historic importance to the community.

As noted in the narrative, Duncan Spears Casper was part of the original LDS migration to Utah and Holladay in particular. He was a true pioneer in Holladay, about which nothing had been published in the Holladay Historical Commission archives until I did the research, including paying for over \$3K in professional genealogical research plus personally visiting and communicating with his living descendants in the area. Besides his connection with the Neilson family's use of the property for their well-known store, as described in the narrative, parts of the property were also sold to other prominent early families, including Andrus and Okeson. There is a wealth of information which I did not include in the narrative, because it did not tie in directly with the house. For example, when Duncan passed away in 1898, his sixteen year old son Arthur became the provider for the family, including working at the aforementioned store for Hyrum Neilson.

c. It exhibits significant methods of construction or materials that were used within the historic period.

Yes, including the early introduction of poured concrete foundations, as documented in the narrative.

Documentation: For the long-term preservation of a historic property, it is very important to understand its history. In addition to providing general documentation on the above historical characteristic of your property, consider focusing on providing additional clarification, such as:

- *Previous historical findings and designations – National Historic Register designation*

No, but could be done in the future.

- *When was it built?*

1898.

- *Who occupied and property or what was the activities are significant to the property (i.e blacksmithing)*

It was a residence for members of the Casper family, including one of Duncan's daughters until 1916.

- *With what materials and methods was it built?*

As already noted, it is of brick construction with a poured concrete foundation.

- *Who was the architect or designer?*

We don't know, but as already noted, it was of the same type of design as the Neilson store (1890) and Walker house (1894). The latter was apparently designed by the Walkers themselves.

- *What are its defining architectural characteristics or features? • Are these features unique in some way?*

The “eyebrow” arches have already been mentioned. In terms of physical proximity, design, and historical connection, it may be the best remaining physical evidence of the construction and design the Neilson store in the center of Holladay.

- *What is their condition and will they be lost if not repaired in a timely manner?*

The original brick portion is in better condition than the later additions. There is also a dilapidated yet quaint old one-car garage that we have relocated on the property, but kept intact. The property as a whole is slated for development, and demolition is an option that the developer has considered, given the zoning restrictions and taking of entitlements by the City. We are seeking to prevent that.

- *Are original drawings or other planning documents for a building still available?*

Not that we have been able to find.

- *Has the building changed over time? If so, how?*

As already noted, changes have included the small additions, some enlargement of window openings, and removal of the chimney above the roofline. The home was also painted white at some point, but that could be removed. The “gingerbread” gable exterior is still intact. For the most part it looks very much like the original cottage.

The bottom line is that this is a significant building, both in terms of design and connection to the early history of Holladay. If it doesn't qualify for designation and preservation, then nothing does.

Thanks,

Ron Hilton

From: ron.hilton@comcast.net <ron.hilton@comcast.net>

Sent: Tuesday, December 2, 2025 10:28 PM

To: 'Jonathan Teerlink' <jteerlink@holladayut.gov>

Cc: 'Kim Duffy' <kimhancey@icloud.com>; 'David Amott' <davidamott@gmail.com>

Subject: RE: Historic Site Designation Submittal

Importance: High

Jon,

Attached is what I am submitting. If it looks good, I will come in to submit a hard copy and pay the fee.

Thanks,

Ron Hilton

From: Jonathan Teerlink <jteerlink@holladayut.gov>

Sent: Tuesday, June 3, 2025 7:56 PM

To: ron.hilton@comcast.net

Cc: 'Kim Duffy' <kimhancey@icloud.com>; 'David Amott' <davidamott@gmail.com>

Subject: Re: Historic Site Designation Submittal

Ron,

Attach what you provided to the completed application packet (attached). We can go from there.



City of Holladay

Jonathan Teerlink
Community & Economic
Development, Director

From: ron.hilton@comcast.net <ron.hilton@comcast.net>
Sent: Tuesday, June 3, 2025 10:38 AM
To: Jonathan Teerlink <jteerlink@holladayut.gov>
Cc: 'Kim Duffy' <kimhancey@icloud.com>; 'David Amott' <davidamott@gmail.com>
Subject: RE: Historic Site Designation Submittal

[External Email - Use Caution]

Jon,

I am still interested in submitting our home to be designated as a Holladay historic site. What would be the next steps?

Thanks,

Ron Hilton

From: ron.hilton@comcast.net <ron.hilton@comcast.net>
Sent: Thursday, December 19, 2024 11:32 AM
To: 'Jonathan Teerlink' <jteerlink@holladayut.gov>
Cc: 'Kim Duffy' <kimhancey@icloud.com>; 'David Amott' <davidamott@gmail.com>
Subject: RE: Historic Site Designation Submittal

P.S. Actually I was responsible for the demolition of one of the four below-mentioned bungalows that we have lost on Murray Holladay Road, in the development of Hulton Park North. It was a tiny 1940s era home in extremely poor condition. Of the four we lost, the best one was a nicely restored home built in 1919. I had actually had an offer accepted to buy that home, with the hope of preserving it as part of Hulton Park, but our investors asked us to withdraw the offer in favor of the north property when that became available, and it was later demolished for Hadley Pines.

From: ron.hilton@comcast.net <ron.hilton@comcast.net>
Sent: Thursday, December 19, 2024 11:17 AM
To: 'Jonathan Teerlink' <jteerlink@holladayut.gov>
Cc: 'Kim Duffy' <kimhancey@icloud.com>; 'David Amott' <davidamott@gmail.com>
Subject: Historic Site Designation Submittal
Importance: High

Jon,

I would like to submit my property at 2394 E Murray Holladay Road for Historic Site Designation under the recently enacted Historic Preservation Ordinance. Here is a current photo:



The brick portion of the structure (on the right) was built in 1898. It is not on the National Register of Historic Places, but I believe that it meets the criteria for designation, with the possible exception of window enlargement, as compared with this older tax assessment photo:



The chimney has also been removed, although the portion within the attic is still there. A few years ago it was evaluated by David Amott (cc'ed) of Preservation Utah, and deemed to be of historic significance as an example of a two-room "shotgun cottage" of the time period. My hope is that by designating our home, which is the oldest one in the vicinity, that will set an example for owners of other nearby bungalow-style homes of similar vintage to preserve theirs as well. Perhaps the entire neighborhood could become a historic district at some point. In addition to ours, there are three remaining bungalows on Murray Holladay Road (up to four others were already lost when Holladay Row and Hadley Pines were built) and a number of others still remain on Clearview Street and Kentucky Avenue.

Please let me know what if any additional materials you need from me for this submittal.

Thanks,

Ron Hilton

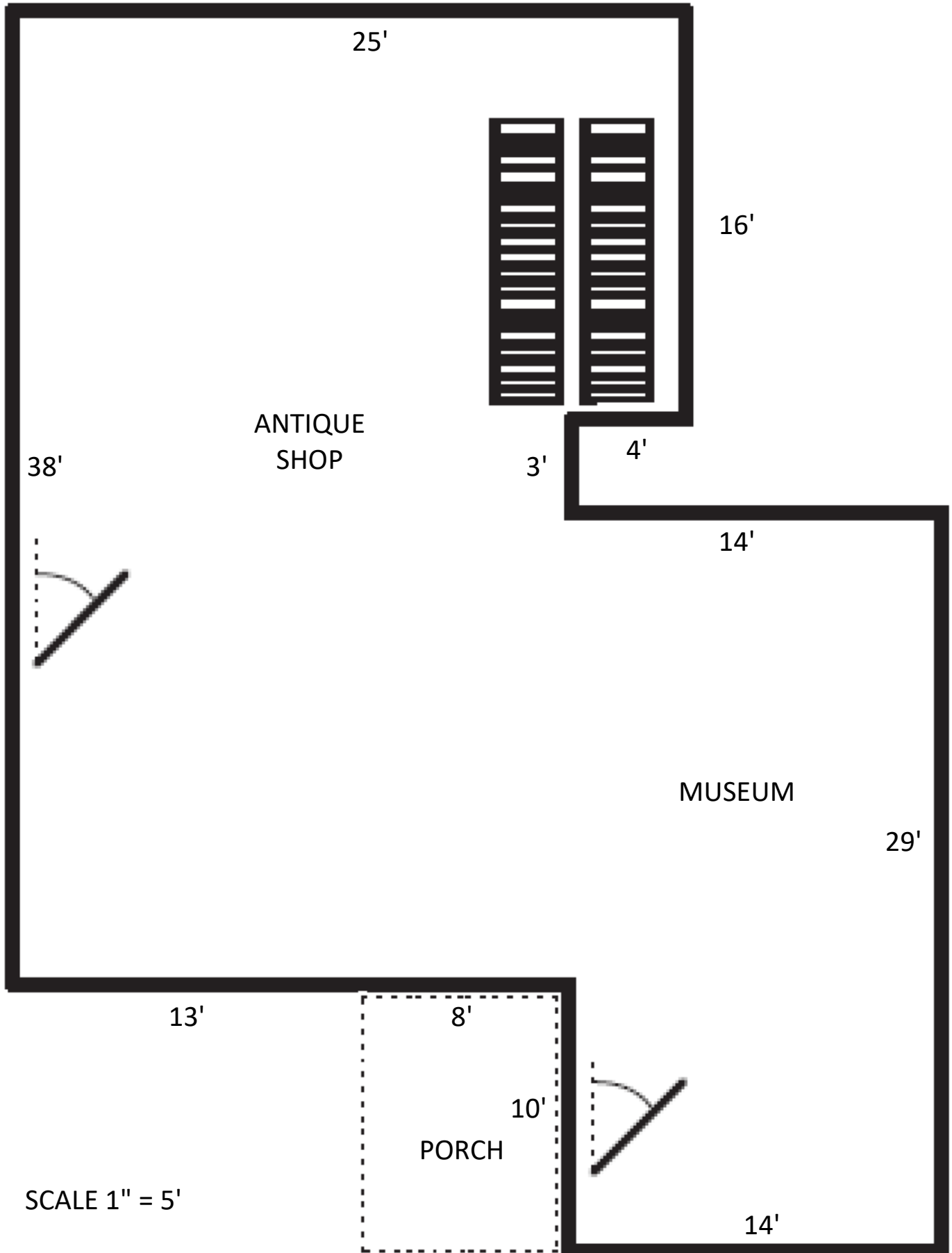
CASPER COTTAGE EXISTING FRONT VIEW



PROPOSED MODIFICATION



CASPER COTTAGE FLOORPLAN





CITY OF HOLLADAY

EST. 1849 INC. 1999

PLANNING COMMISSION, STAFF REPORT | Items 4

Date: April 21st, 2026

Request: Commercial Site plan –Preliminary Level Reviews

Address: 4825 S Royce Drive **and** 1888 East Rodeo Walk Drive

Applicant: Kathy Olson, Applicant and Steve Petersen, Owner

File No: 19-9-19-12

Planner: Jonathan Teerlink, CED Director

GOVERNING ORDINANCES:

| | |
|---------------------------------|--|
| 13.65.070(C)(D) | REGIONAL MIXED-USE ZONE (RM-U) |
| 13.03.030 | APPLICANTION SUBMISSION REQUIREMENTS |
| 13.06 | ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES |
| 13.08.080 | SITE PLAN - STANDARDS |
| SDMP,2007 | SITE DEVELOPMENT MASTER PLAN (SDMP) |

REQUIRED PLANNING COMMISSION ACTION: *Administrative*

Public hearing closed (March 24th). As this application is for development improvements for a mixed-use site plan, the PC shall make a motion to either approve or to continue for further discussion. All motions require findings which support the commission's decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with Ord. [13.06.050.B2](#) & [13.08](#)

SUMMARY:

During public meeting held on March 24th the planning commission granted preliminary approval for civil site improvements at Block A within the Royal Holladay Hills redevelopment site. The applicant is returning to present Final site improvements details, including landscaping and parking lot access details as well as refined architectural renderings of three commercial sites.

BACKGROUND:

According to the approved subdivision plans within the Royal Holladay Hills development site, the applicant proposes new site development for Block A and a finalized building design for lot 2c within Block C. This phase proposes retail development at the primary corner of the Holladay Hills project site. Project design representatives will present final development plans for landscaping and building design. Review of this phase is subject to the land use provisions of the, "Open" Land Use District (O Zone) of the SDMP.

"RHH - Block A and Block C, lot C - Final



CITY OF HOLLADAY

EST. 1849 INC. 1999

Block "A" Summary

- 16,700 sqft total Commercial space
- 3 restaurant buildings
- 202 parking stalls (12 per 1,00sqft)
- New building design
- Lighting Plan
- Landscaping plan

Block "C Lot 2c" Summary

- PC Approved the site plan, Fall of 2025
- Building design proposed
- Updated lighting plan
- Updated Landscaping plan

TECHNICAL REVIEW COMMITTEE ANALYSIS:

Technical Review Committee (TRC) finds that the elements requested to be revised by the planning commission have been provided and ready for final review by the Planning Commission as per Holladay Code §[13.08.010](#) . Specifically, the TRC is satisfied that details of the proposed building design and revised landscaping are sufficient to determine compliance with the requirements of the Site Development Master Plan, [SDMP](#) and site plan standards of §[13.08.080](#).

Previously, the TRC had concerns with the design of retail spaces located on primary corners of the site. The overall layout of the block forced the retail pads to be accessed primarily from the internally located parking lot. This orientation forces the rear of the buildings to front onto primary roads. The applicant has revised the design of these buildings by presenting architecturally compatible building components that address the corners – redesigning blank walls that previously fronted onto Murray Holladay Rd and Highland Drive.

Additionally, the applicant has revised the landscaping plans for the parking lot. This revision addresses the tree canopy requirements within parking lots as per Holladay Code §13.77.

TRC RECOMMENDATION

The required submittals for final site development plan for Block A and a portion of Block C (lot C) are found by the TRC to be complete as per the City's submission standards, site plan development provisions, the R-M/U zone regulations and SDMP site development standards. The TRC recommends the Planning Commission approve the application by two separate motions, one for final site and building approvals at Block A and the second for final building design approvals at Block C Lot2c.

SUGGESTED MOTION:

#1, BLOCK A

"I motion to (approve_deny_continue) the FINAL SITE DEVELOPMENT AND BUILDING DESIGN FOR BLOCK A of the "Royal Holladay Hills Development" located in the R-M/U zone located at 4825 South Royce Drive with FINAL SITE PLAN approvals to be delegated to staff. Motion is based on the following findings.

"RHH - Block A and Block C, lot C - Final



- 1) *Proposal aligns with preliminary site approved granted by the PC on March 24th*
- 2) *Applicants have provided revisions which address the commission's previous concerns, and*
- 3) *All development details comply with the R-M/U zone & SDMP as a master planned project*
- 4) *Proposal building design more closely aligns with Architectural Design Styles provided on Page 16 of the SDMP*
- 5) *Parking Lot landscaping plan is found to comply with standards provided in §13.77.060*

#2, BLOCK C Lotc

"I motion to (approve_deny_continue) the BUILDING DESIGN FOR BLOCK C Lotc of the "Royal Holladay Hills Development" located in the R-M/U zone located at 4825 South Royce Drive with FINAL SITE PLAN approvals to be delegated to staff. Motion is based on the following findings.

- 1) *Site plan for the building location received approval on January 9th 2025*
- 2) *Proposal building design provides compliance with Architectural Design Styles provided on Page 16 of the SDMP*

D

C

B

A

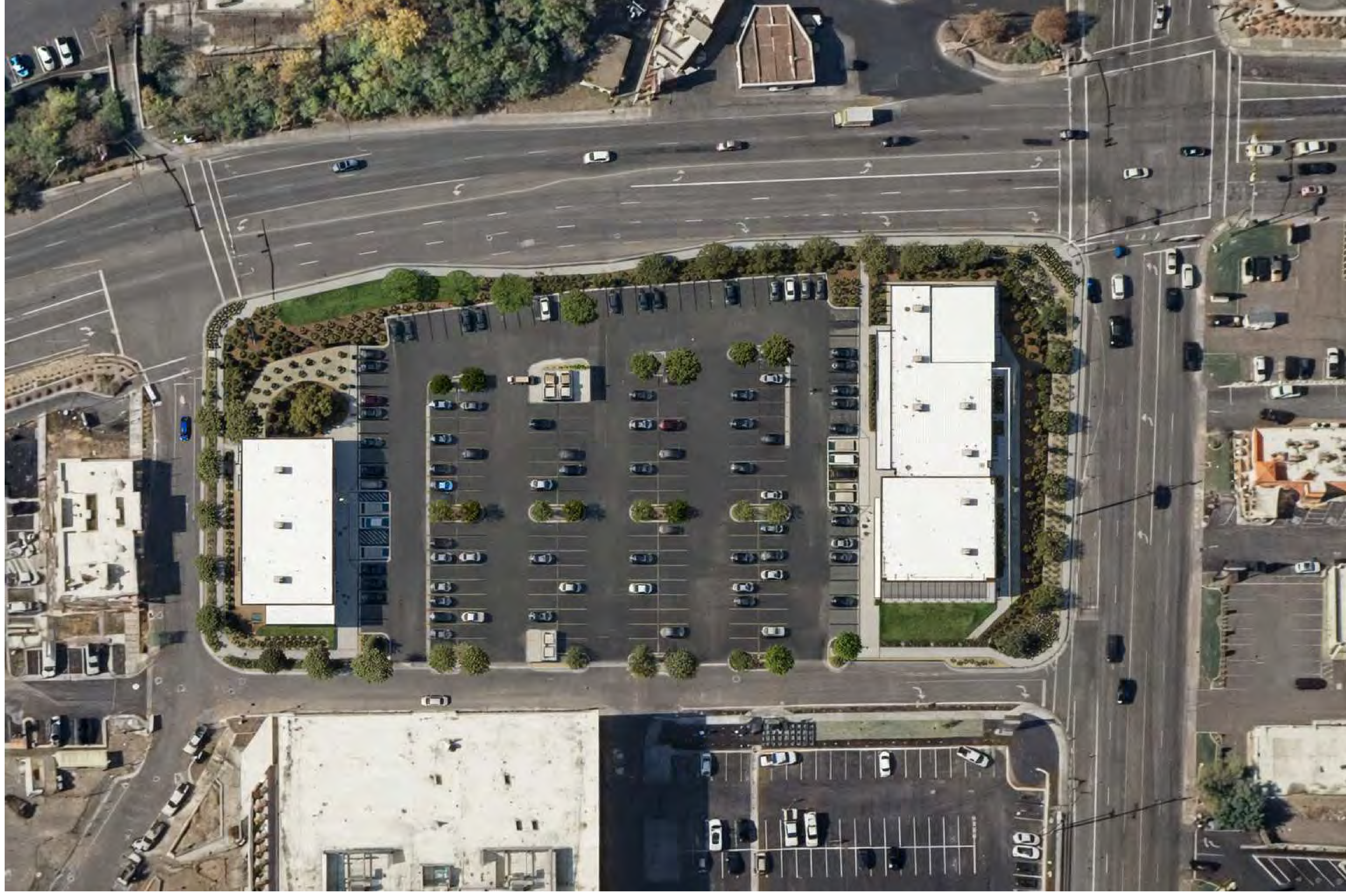


Holladay Hills



DESIGN PROPOSAL FOR PAD A AT
HOLLADAY HILLS IN HOLLADAY, UTAH

NORTH PAD



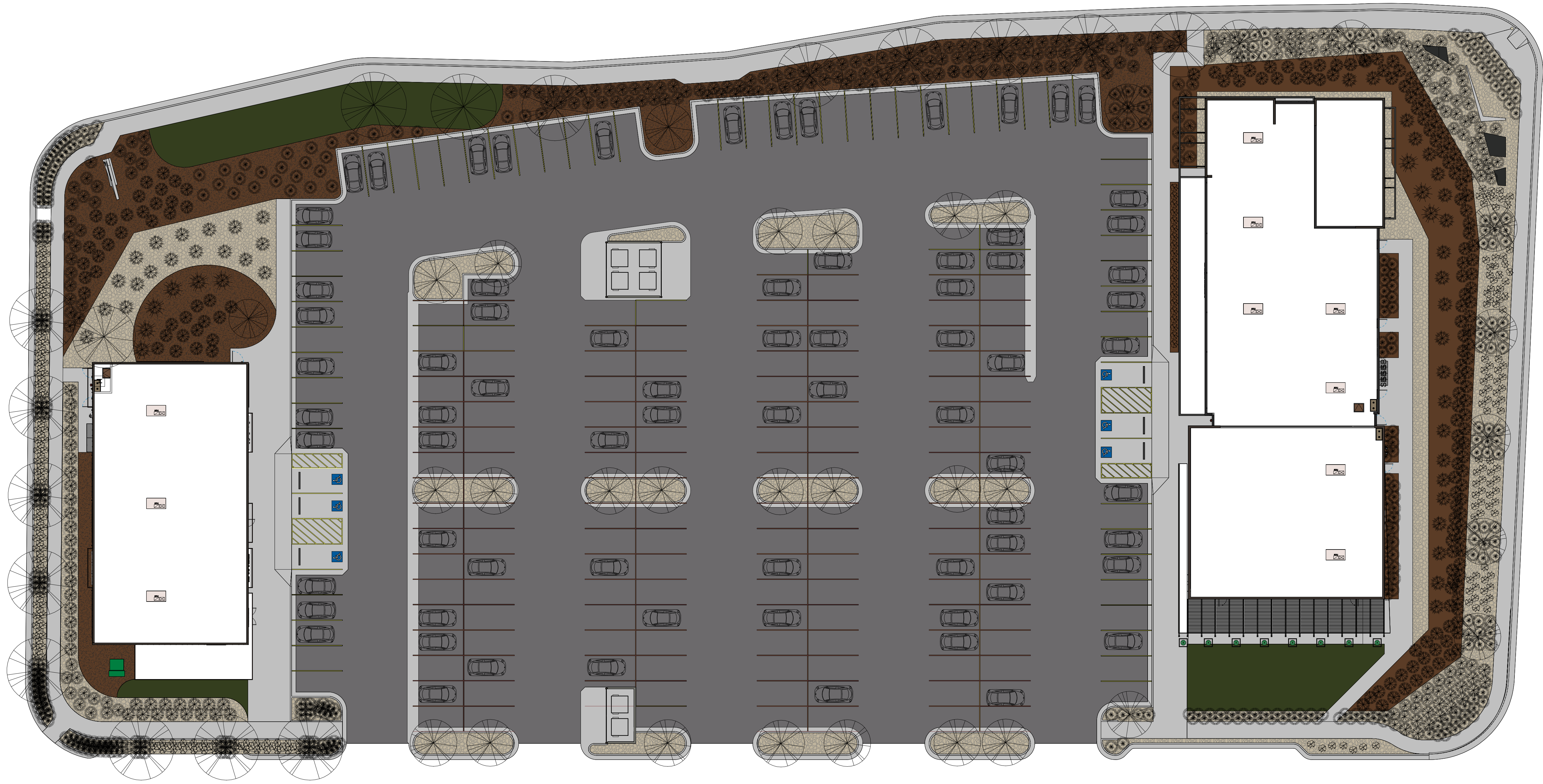
RENDERED SITE PLAN



| # | REVISION DESCRIPTION | DATE |
|---|----------------------|------|
| | | |

BLOCK A SOUTH RETAIL PAD
 HOLLADAY, UT 84117

RENDERED SITE PLAN
 PROJ. #: 5308.0000
 DATE: 2/23/26
 DRAWN BY: --
 SCALE: --



**ARCHITECTURAL
SITE PLAN**
 PROJ. #: 5308.0000
 DATE: 2/23/26
 DRAWN BY: ---
 SCALE: As Indicated

BLOCK A SOUTH RETAIL PAD
 HOLLADAY, UT 84117

| # | REVISION DESCRIPTION | DATE |
|---|----------------------|------|
| | | |



NW CORNER - TURNING FROM HIGHLAND DRIVE TO MURRAY HOLLADAY



| # | REVISION DESCRIPTION | DATE |
|---|----------------------|------|
| | | |

BLOCK A NORTH AND SOUTH RETAIL PADS
 HOLLADAY, UT 84117

RENDERINGS - NW CORNER W/ CONTEXT
 PROJ. #: 5308.0000
 DATE: 2/23/26
 DRAWN BY: ---
 SCALE: ---



SE CORNER - DRIVING NORTH AND TURNING INTO BLOCK A PARKING LOT

DATE

REVISION DESCRIPTION

BLOCK A NORTH AND SOUTH RETAIL PADS
HOLLADAY, UT 84117

**RENDERINGS -
SOUTH EAST
CORNER**

PROJ. #: 5308.0000
DATE: 2/23/26
DRAWN BY: DRW
SCALE:

4/14/2026 4:03:13 PM
C:\Users\briang\Documents\5308.3000_HHBA-NRB_260326_V26_b_galyean.rvt

1

2

3

4

5

D

C

B

A



C1
A210
CORNER PERSPECTIVE @
NORTH PAD - NE CORNER



C3
A210
CORNER PERSPECTIVE @
NORTH PAD - NW CORNER



A1
A210
CORNER PERSPECTIVE @
NORTH PAD - SE CORNER



A3
A210
CORNER PERSPECTIVE @
NORTH PAD - SW CORNER

1

2

3

4

5

D

C

B

A



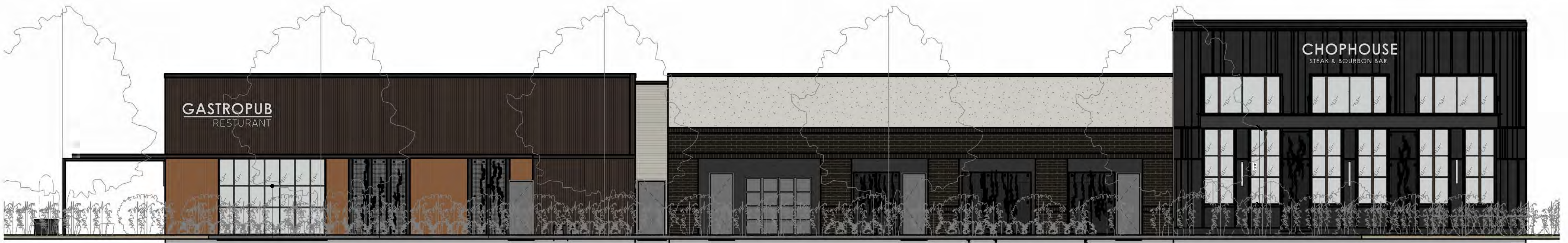
C1
A200
NORTH PAD A - EAST
ELEVATION
1/8" = 1'-0"



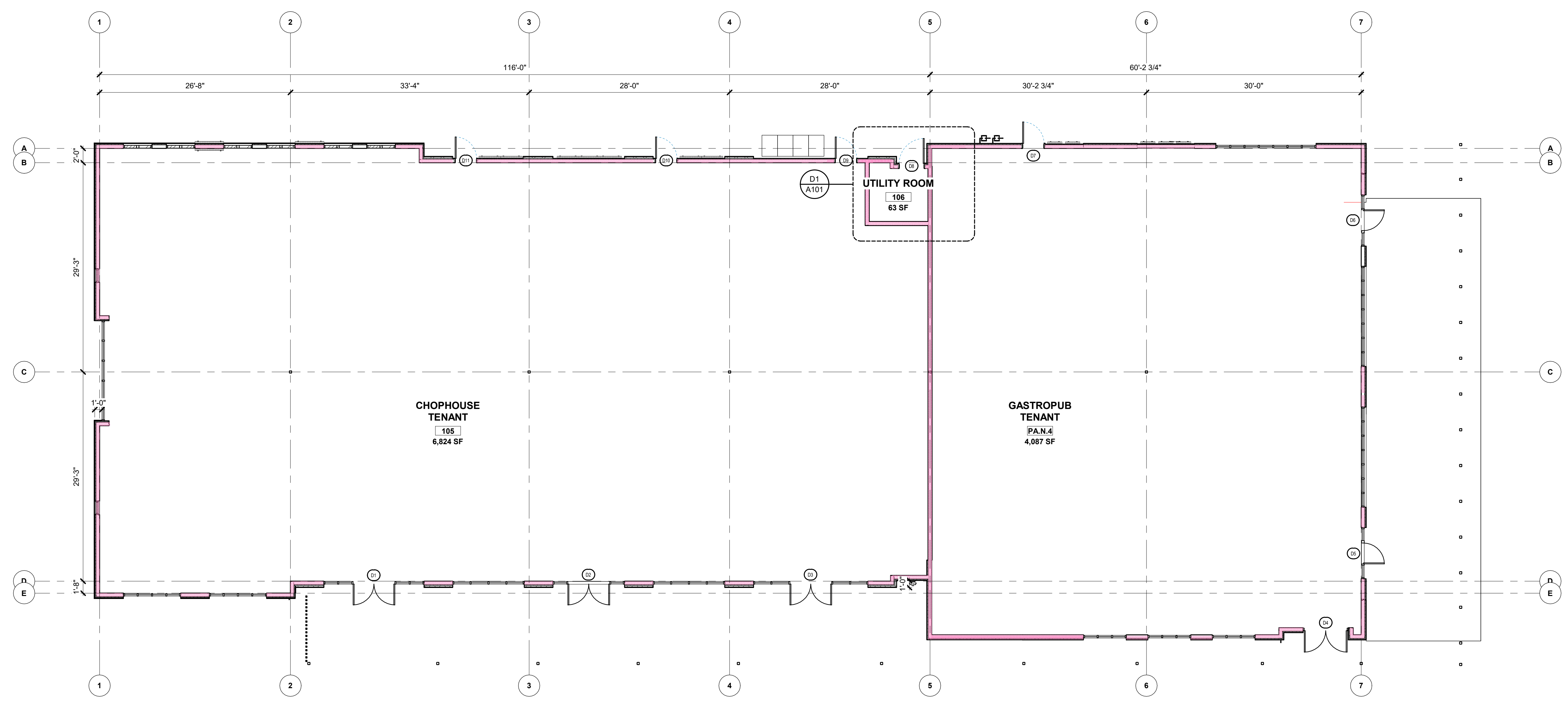
C3
A200
NORTH PAD A - WEST
ELEVATION
1/8" = 1'-0"



B1
A200
NORTH PAD A-B - SOUTH
ELEVATION
1/8" = 1'-0"



A1
A200
NORTH PAD A-B - NORTH
ELEVATION
1/8" = 1'-0"



A1 PAD A NORTH - FLOOR PLAN
A101 1/8" = 1'-0"

| # | REVISION DESCRIPTION | DATE |
|---|----------------------|------|
| | | |

BLOCK A NORTH AND SOUTH RETAIL PADS
HOLLADAY, UT 84117

FLOOR PLAN
PROJ. #: 5308.0000
DATE: 2/23/26
DRAWN BY: BG
SCALE: As indicated



NE CORNER - DRIVING WEST ON MURRAY HOLLADAY TURNING INTO HOLLADAY HILLS

C1
A223



SW CORNER - DRIVE NORTH ON HIGHLAND DR.

A1
A223



SE CORNER - DRIVING NORTH AND TURNING INTO BLOCK A PARKING LOT

C3
A223



NW CORNER - LOOKING OUT THE PASSENGER WINDOW TURN RIGHT FROM HIGHLAND DRIVE TO MURRAY HOLLADAY

A3
A223



Holladay Hills



DESIGN PROPOSAL FOR PAD C AT
HOLLADAY HILLS IN HOLLADAY, UTAH

VISUAL COMFORT

PLANT SCHEDULE BLOCK C

| SYMBOL | BOTANICAL / COMMON NAME | CONT |
|---------------------------|---|----------|
| TREES | | |
| | AMELANCHIER X 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY | B&B |
| | EXISTING RODEO WALK DRIVE TREE | EXISTING |
| | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST | B & B |
| DECIDUOUS TREES | | |
| | ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM | B & B |
| FLOWERING TREES | | |
| | MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE | B & B |
| SHRUBS | | |
| | BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD | 5 GAL |
| | CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD | 5 GAL |
| | EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH | 5 GAL |
| | JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER | 5 GAL |
| | PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK | 5 GAL |
| | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC | 5 GAL |
| | ROSA X 'KNOCKOUT' / KNOCKOUT ROSE (WHITE) | 5 GAL |
| ANNUALS/PERENNIALS | | |
| | HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY | 1 GAL |
| GRASSES | | |
| | CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS | 1 GAL |
| | MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS | 1 GAL |

REFERENCE NOTES SCHEDULE BLOCK C

| SYMBOL | DESCRIPTION | QTY | DETAIL |
|--------|---|-----------|--------|
| | PLANTING AREA (TYP.) | | |
| | TURF AREA (TYP.) | | |
| | EXISTING LANDSCAPE TO REMAIN (TYP.) | | |
| | 4" X 6" EXTRUDED CONCRETE MOWCURBS - COLOR: REGULAR GREY - CONCRETE CURBING BETWEEN ALL PLANTING AND TURF AREAS | | |
| | CONSTRUCTION LIMIT LINE (TYP.) | | |
| | KENTUCKY BLUEGRASS SOD | 4,299 SF | |
| | PREMIUM DARK BROWN BARK MULCH - 3" MIN. DEPTH OVER DEWITT PRO-5 WEED BARRIER FABRIC | 15,423 SF | |
| | GREY LANDSCAPE BOULDERS 2" - 4" DIAMETER; 1/3 @ 2" DIAMETER, 1/3 @ 3" DIAMETER AND 1/3 @ 4" DIAMETER - PER STAKER PARSONS | 13 | |



DATE

REVISION DESCRIPTION

PAD (C) - VISUAL COMFORT
4920 S. CHANIN LANE
HOLLADAY, UT 84117
HOLLADAY HILLS - BLOCK C

PLANTING PLAN
PROJECT #: 1726
DATE: 11/18/2025
DRAWN BY: JW
SCALE: PER PLAN

LP101



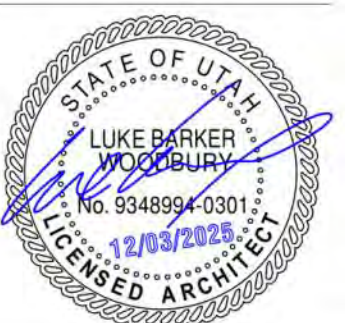


| EXTERIOR FINISH | | | | |
|-----------------|-----------------------|-----------------------------|-------------------------------------|---|
| CODE | PRODUCT DESCRIPTION | MANUFACTURER | FINISH COLOR | PRODUCT NOTES |
| CONCRETE | | | | |
| C1 | 6" CONCRETE (PRECAST) | MODERN PRECAST | NATURAL | 6" PRECAST - SEE DETAIL |
| EIFS | | | | |
| E1 | CUSTOM BRICK FINISH | DRYVIT | COLOR TBD | VERIFY TEMPLATE WITH ARCHITECT |
| E1 ALT 1 | NEWBRICK | DRYVIT | SUPER WHITE 101, MORTAR: SM100 GRAY | WIRE CUT, MODULAR, PROVIDE ALTERNATE BID FOR THIS ON ALL ELEVATIONS |
| GLAZING | | | | |
| G1 | STOREFRONT GLAZING | VITRO | SEE COMCHECK | SEE DOOR AND STOREFRONT ELEVATIONS; SOME INSTANCES GLAZING WILL BE TEMPERED |
| G1 ALT 2 | SSG GLAZING | VITRO | SEE COMCHECK | PROVIDE ALTERNATE BID FOR THIS SSG SYSTEM FOR ALL BUILDING GLAZING |
| METAL | | | | |
| M1 | ALUMINUM COPING | FIRESTONE OR APPROVED EQUAL | COLOR TBD | DEPTH MAY VARY, ADJUST PER WALL TYPE |
| M2 | ALUMINUM STOREFRONT | FIRESTONE OR APPROVED EQUAL | EXTRA DARK BRONZE | SEE STOREFRONT ELEVATION AND DETAILS |
| M3 | DOOR HARDWARE | -- | -- | SEE DOOR AND HARDWARE SCHEDULE |
| M4 | TUBE AND PLATE STEEL | -- | -- | -- |
| M5 | METAL GUARDRAIL | -- | MATCH COPING | GUARDRAIL TO MAINTAIN A MINIMUM PARAPET HEIGHT OF 42" |
| PAINT | | | | |
| P1 | EXTERIOR PAINT | SHERWIN WILLIAMS | MATCH EIFS | USE SNAPDRY, DOORS AND TRIM; SEMI GLOSS SHEEN |

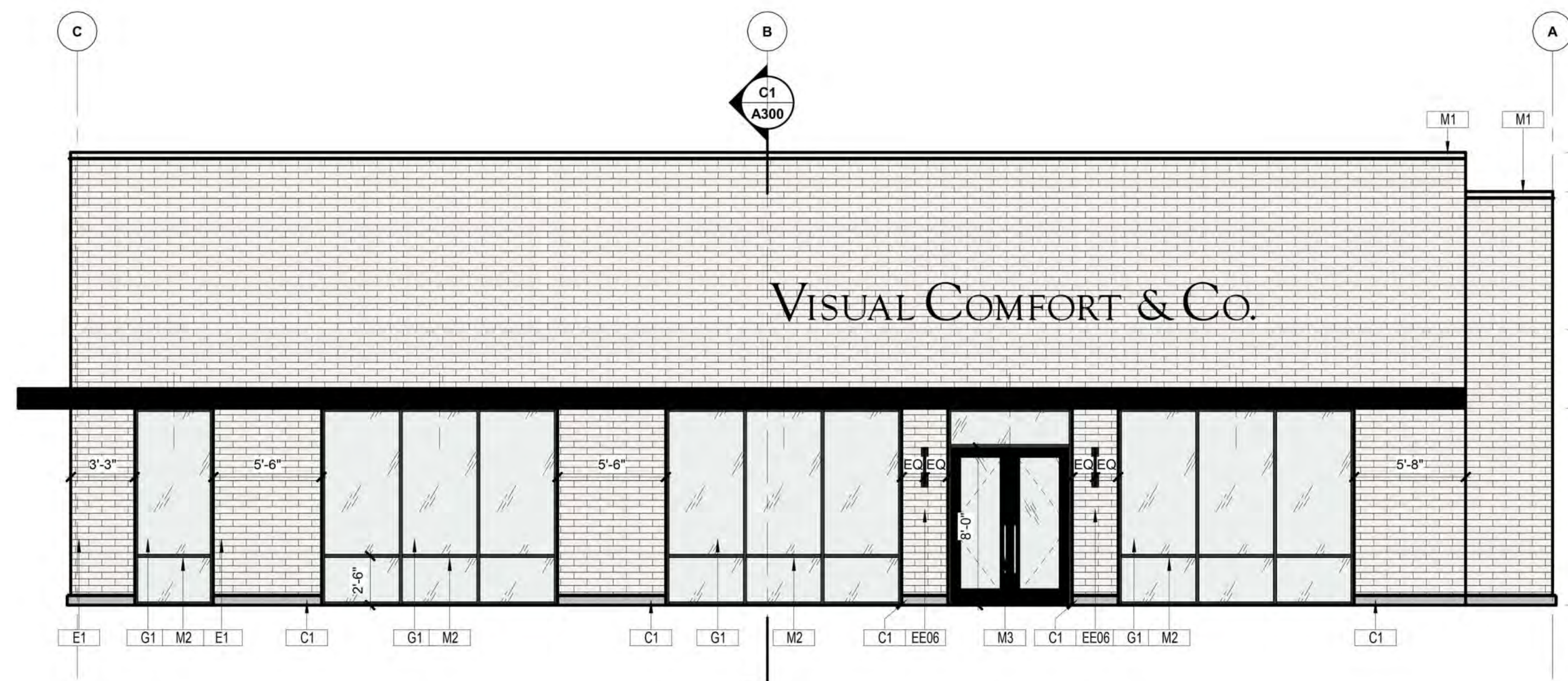
- GENERAL NOTES - ELEVATIONS**
- PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
 - ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 7'-0" TO FIXTURE CENTER, **UNLESS NOTED OTHERWISE ON ELEVATIONS.**
 - HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
 - PROVIDE J-BOXES AT ALL TENANT SIGNAGE LOCATIONS.
 - COORDINATE WITH LOCAL FIRE MARSHAL FOR REQUIREMENTS TO DISPLAY ADDRESS.

KEYED NOTES - EXTERIOR ELEVATION

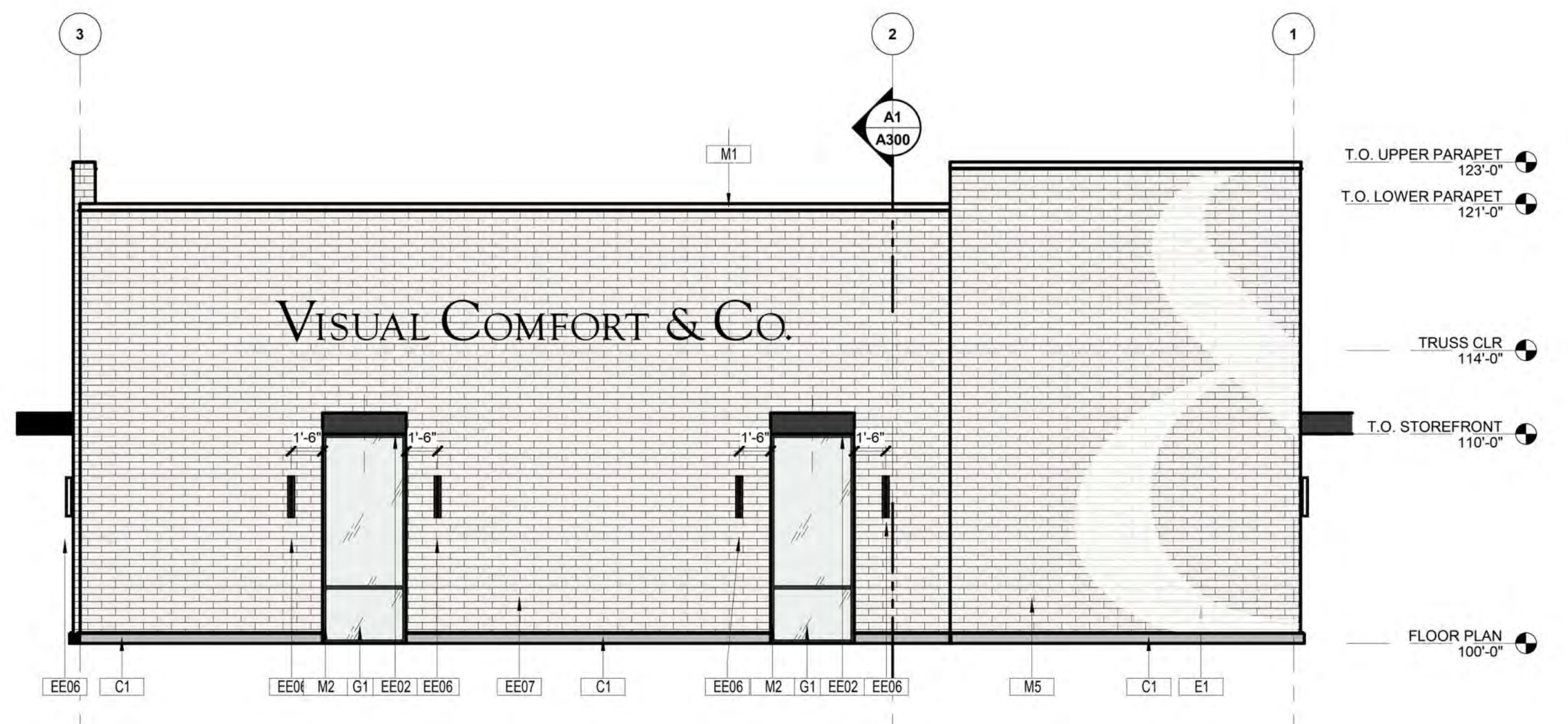
| KEYED NOTE | DESCRIPTION |
|------------|---|
| EE01 | EIFS, SEE FINISH SCHEDULE |
| EE02 | CANOPY, SEE STRUCTURAL DETAILS |
| EE04 | ELECTRICAL SERVICE EQUIPMENT, SEE ELECTRICAL, PAINT TO MATCH ADJACENT |
| EE06 | <varies> |
| EE07 | TENANT SIGNAGE, COORDINATE J-BOX LOCATIONS WITH TENANT |



DATE
REVISION DESCRIPTION



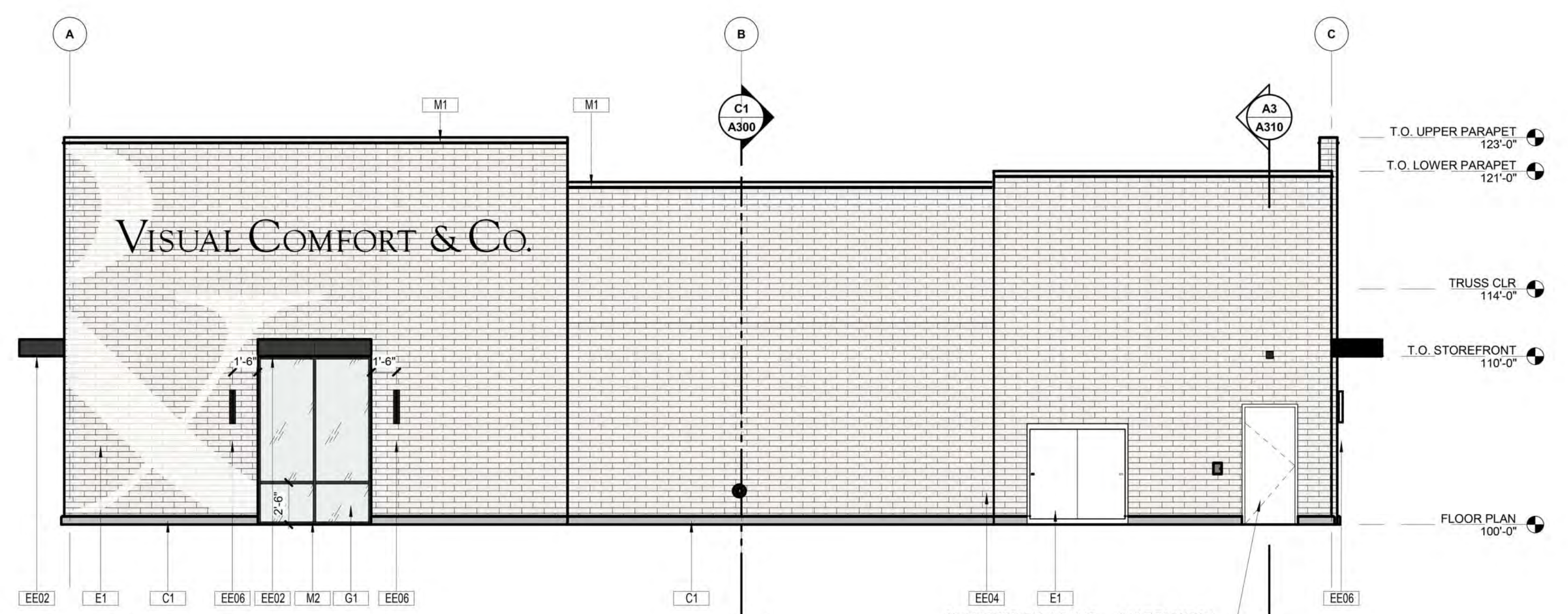
B1 NORTH ELEVATION
A200 3/16" = 1'-0"



B4 WEST ELEVATION
A200 3/16" = 1'-0"



A1 EAST ELEVATION
A200 3/16" = 1'-0"



A4 SOUTH ELEVATION
A200 3/16" = 1'-0"

PAD (C) - VISUAL COMFORT
4920 S. CHANIN LANE
HOLLADAY, UT 84117
HOLLADAY HILLS - BLOCK C

ELEVATIONS
PROJ. #: 1726.2400
DATE: 12/03/2025
SCALE: As indicated

BID/PERMIT SET
A200

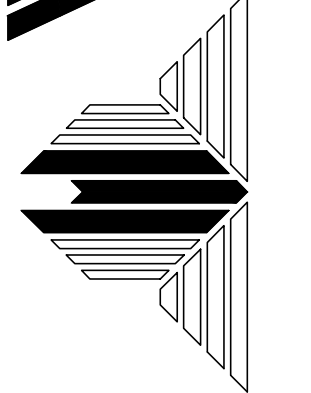
HOLLADAY HILLS - 5308 BLOCK A

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;
CITY OF HOLLADAY, COUNTY OF SALT LAKE,
STATE OF UTAH

| SHEET INDEX | |
|--------------------------|-------------------------|
| CIVIL ENGINEERING SHEETS | |
| C001 | COVER SHEET |
| C100 | DEMOLITION PLAN |
| C200 | SITE PLAN |
| C201 | ADA SITE PLAN |
| C300 | UTILITY PLAN |
| C400 | GRADING PLAN |
| C401 | DRAINAGE PLAN |
| C500 | EROSION CONTROL PLAN |
| C501 | EROSION CONTROL DETAILS |
| C600 | DETAILS |



WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770



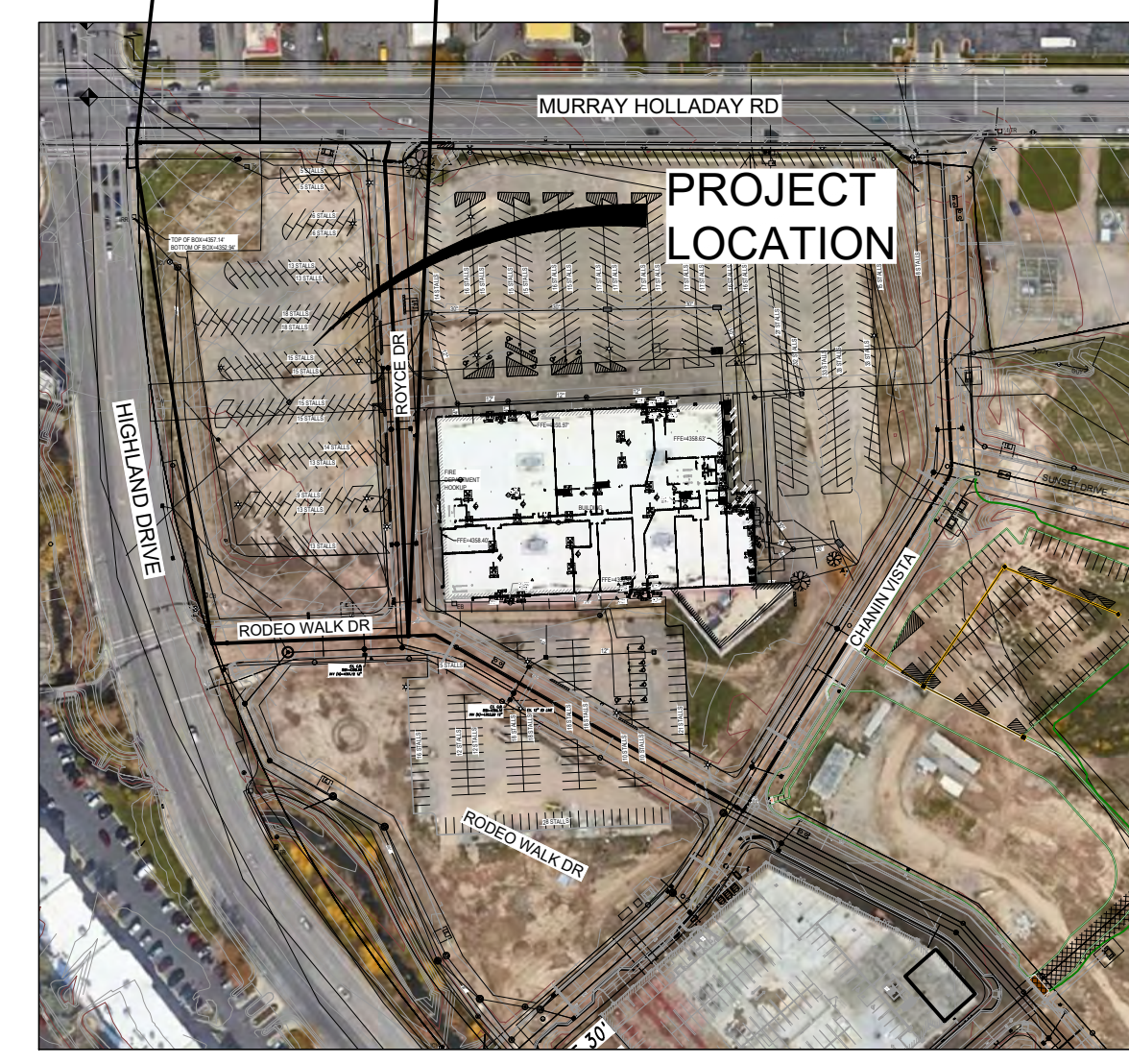
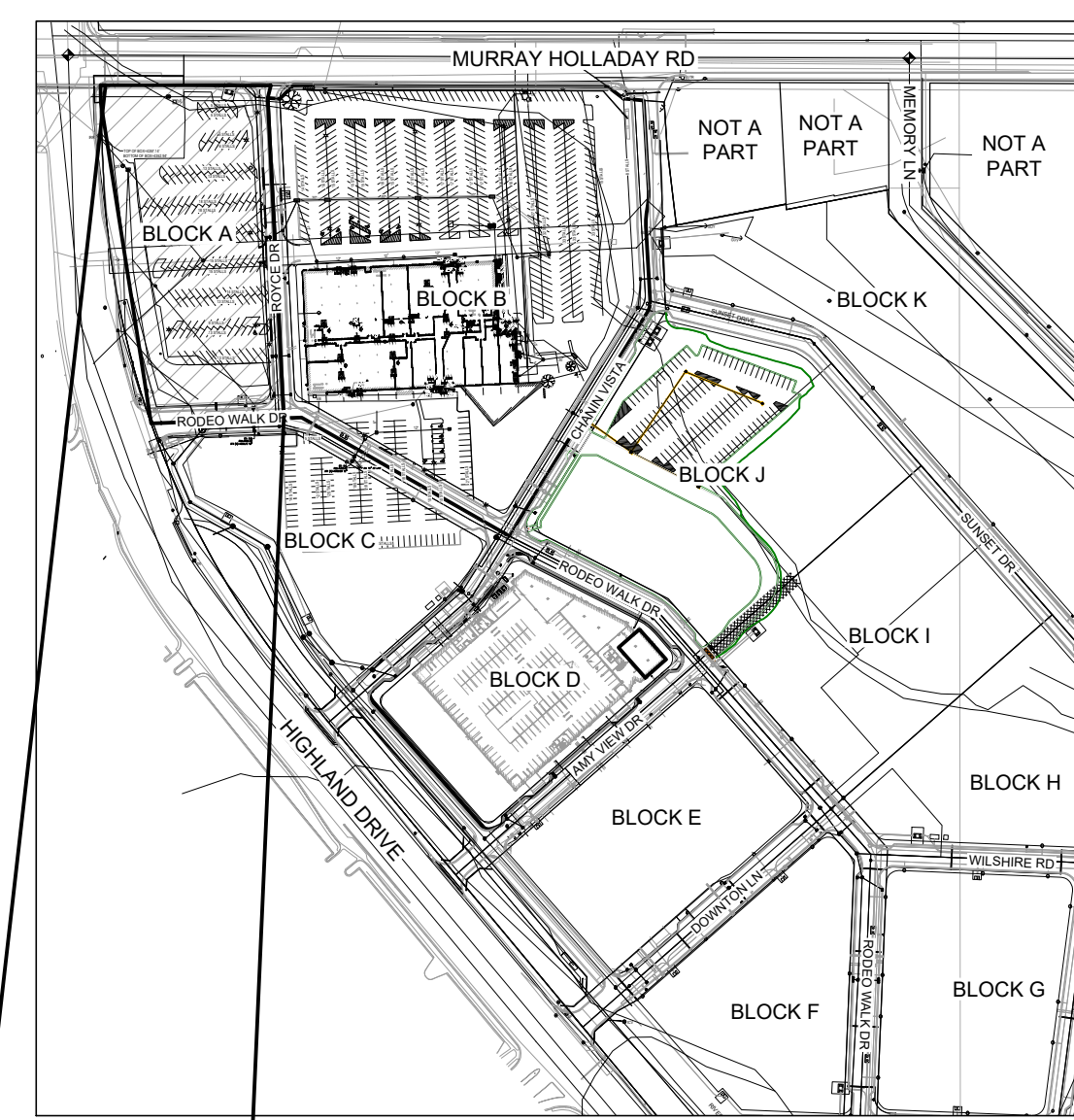
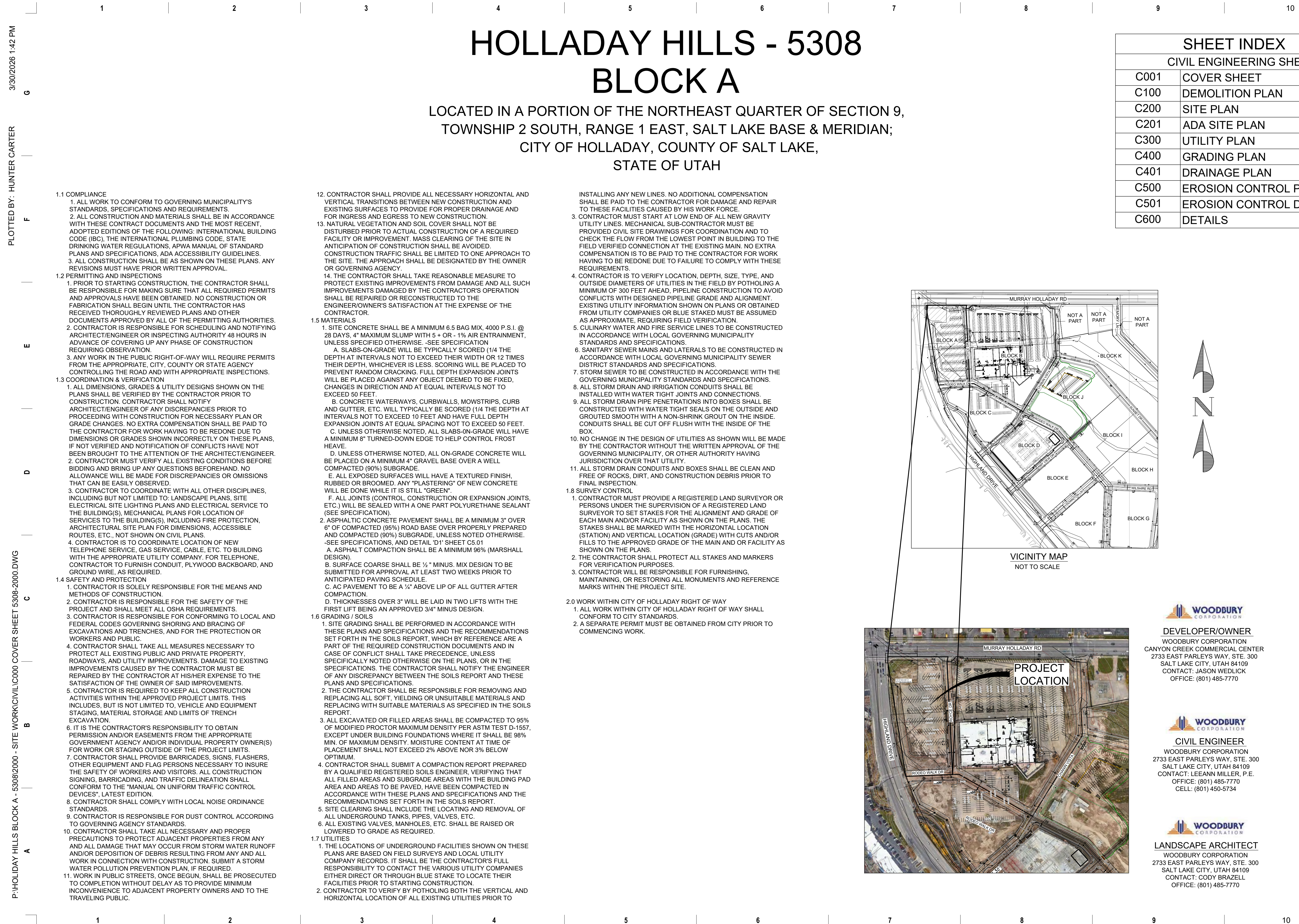
DATE

REVISION DESCRIPTION

COVER SHEET
HOLLADAY HILLS BLOCK A
PARKING
4825 SOUTH ROYCE DRIVE
HOLLADAY, UT

COVER SHEET
PROJECT #: 5308-2000
DATE: 03/27/2026
DRAWN BY: HC
SCALE: NONE

C001



WOODBURY CORPORATION
DEVELOPER/OWNER
WOODBURY CORPORATION
CANYON CREEK COMMERCIAL CENTER
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: JASON WEDLICK
OFFICE: (801) 485-7770

WOODBURY CORPORATION
CIVIL ENGINEER
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: LEEANN MILLER, P.E.
OFFICE: (801) 485-7770
CELL: (801) 450-5734

WOODBURY CORPORATION
LANDSCAPE ARCHITECT
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: CODY BRAZELL
OFFICE: (801) 485-7770

- 1.1 COMPLIANCE**
- ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA, ACCESSIBILITY GUIDELINES.
 - ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
- 1.2 PERMITTING AND INSPECTIONS**
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
 - ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.
- 1.3 COORDINATION & VERIFICATION**
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
 - CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
 - CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
 - CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.
- 1.4 SAFETY AND PROTECTION**
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
 - CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
 - CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
 - CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
 - CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
 - CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
 - CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
 - CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
 - WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
 - NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
 - THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- 1.5 MATERIALS**
- SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
 - SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH. RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
 - ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE. -SEE SPECIFICATIONS, AND DETAIL, 'D1' SHEET CS.01
 - ASPHALT COMPACTION SHALL BE A MINIMUM 98% (MARSHALL DESIGN)
 - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
 - AC PAVEMENT TO BE A 1/2" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 - THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.
- 1.6 GRADING / SOILS**
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
 - ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
 - CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 - SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
 - ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.
- 1.7 UTILITIES**
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO

- INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
 - CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
 - CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 - SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
 - STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 - ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
 - ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
 - NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
 - ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
- 1.8 SURVEY CONTROL**
- CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
 - CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.
- 2.0 WORK WITHIN CITY OF HOLLADAY RIGHT OF WAY**
- ALL WORK WITHIN CITY OF HOLLADAY RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS.
 - A SEPARATE PERMIT MUST BE OBTAINED FROM CITY PRIOR TO COMMENCING WORK.

P:\HOLIDAY HILLS BLOCK A - 5308\2000 - SITE WORK\CIVIL\C000 COVER SHEET 5308-2000.DWG
3/30/2026 1:42 PM
G
F
E
D
C
B
A



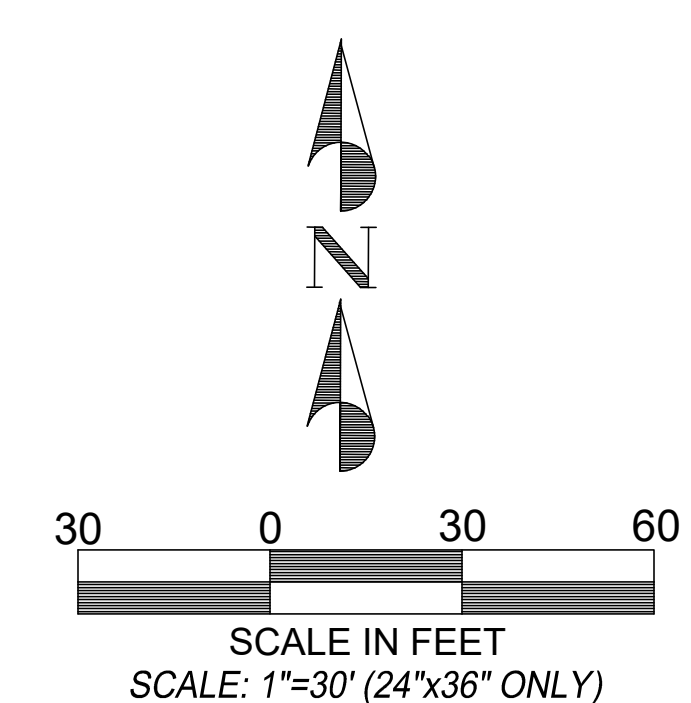
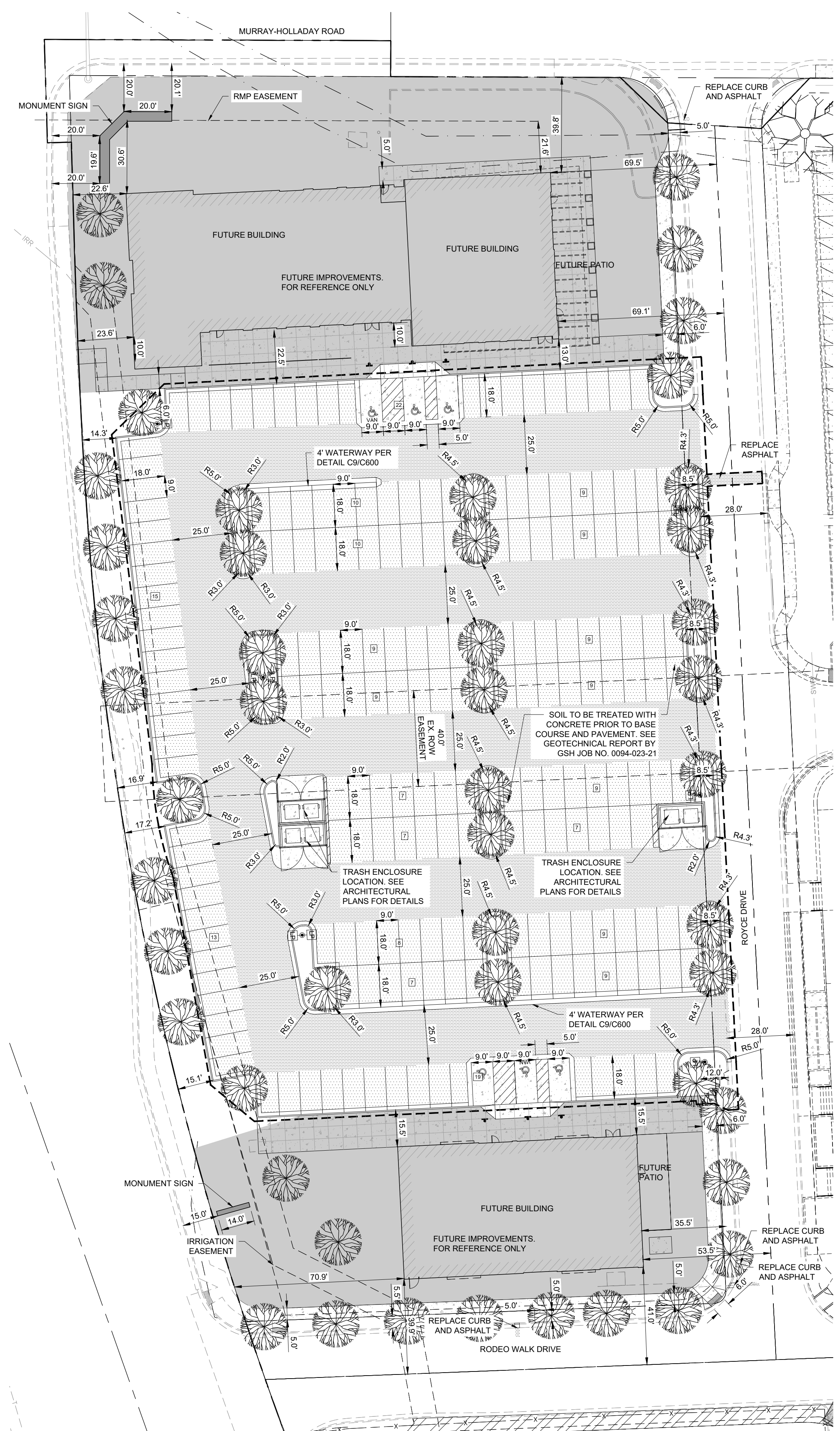
DATE

REVISION DESCRIPTION

SITE PLAN
HOLLADAY HILLS BLOCK A
PARKING
4825 SOUTH ROYCE DRIVE
HOLLADAY, UT

SITE PLAN
PROJECT #: 5308-2000
DATE: 03/27/2026
DRAWN BY: HC
SCALE: 1"=30'

C200



- LEGEND**
- EX. LOT LINES
 - EX. EDGE OF OIL
 - x-x- EX. FENCE LINE
 - EX. CURB & GUTTER
 - ===== NEW CURB & GUTTER
 - NEW ADA ROUTE
 - NEW PROPERTY LINE
 - NEW EDGE OF PAVEMENT
 - [Pattern] NEW STANDARD ASPHALT PAVEMENT
 - [Pattern] NEW HEAVY ASPHALT PAVEMENT
 - [Pattern] PROPOSED CONCRETE PAVEMENT
 - [Pattern] L.S. LANDSCAPE AREA

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AGENCY'S DESIGN AND CONSTRUCTION STANDARDS.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. DUMPSTER ENCLOSURES SHALL BE 3-SIDED MASONRY WALLS WITH STEEL GATE. DUMPSTER ENCLOSURE TO MATCH MATERIAL USED ON BUILDING.
4. CONTRACTION JOINTS REQUIRED AT A MINIMUM 30' SPACING. CONTROL JOINTS REQUIRED AT A MINIMUM 10' SPACING ON ALL SIDEWALKS.

TOTAL LAND USE SUMMARY BLOCK A

| | SQ.FT | ACREAGE | PERCENT |
|---------------------------------|----------------|--------------|---------------|
| TOTAL FUTURE BUILDING FOOTPRINT | 16,700 | 0.383 | 11.9% |
| LANDSCAPE AREA | 33,441 | 0.768 | 23.8% |
| IMPERVIOUS AREA | 90,575 | 2.079 | 64.4% |
| TOTAL LOT AREA | 140,716 | 3.230 | 100.0% |

TOTAL PARKING SUMMARY BLOCK A

| | |
|------------------------------|-----------------------|
| TOTAL FUTURE BUILDING SIZE: | 16,700 SF |
| PARKING REQUIRED (1/200 SF): | 82 STALLS |
| PARKING PROVIDED: | 206 STALLS |
| TOTAL PARKING RATIO | 12.3/1000 S.F. |

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PLOTTED BY: HUNTER CARTER

F

E

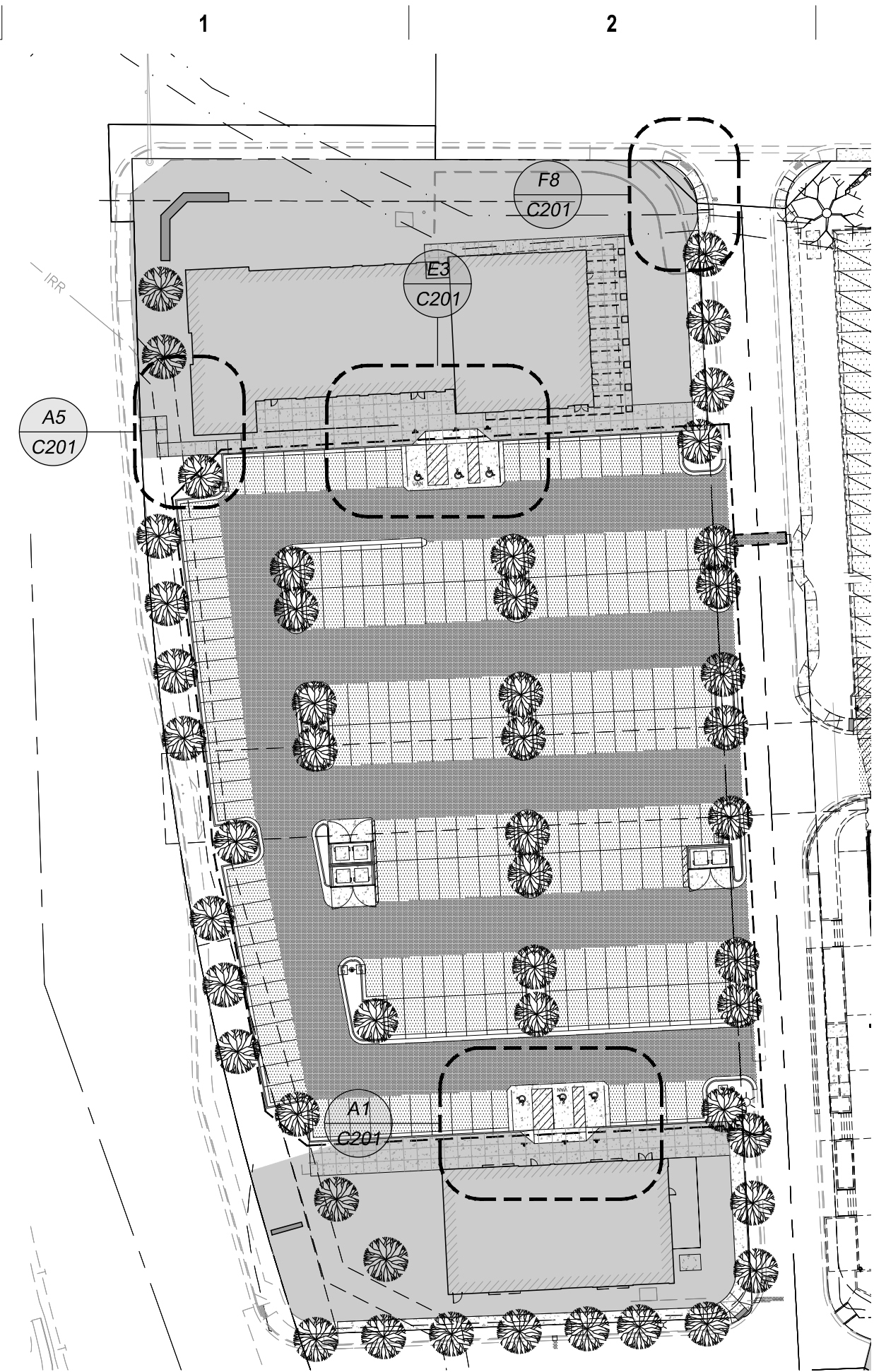
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C

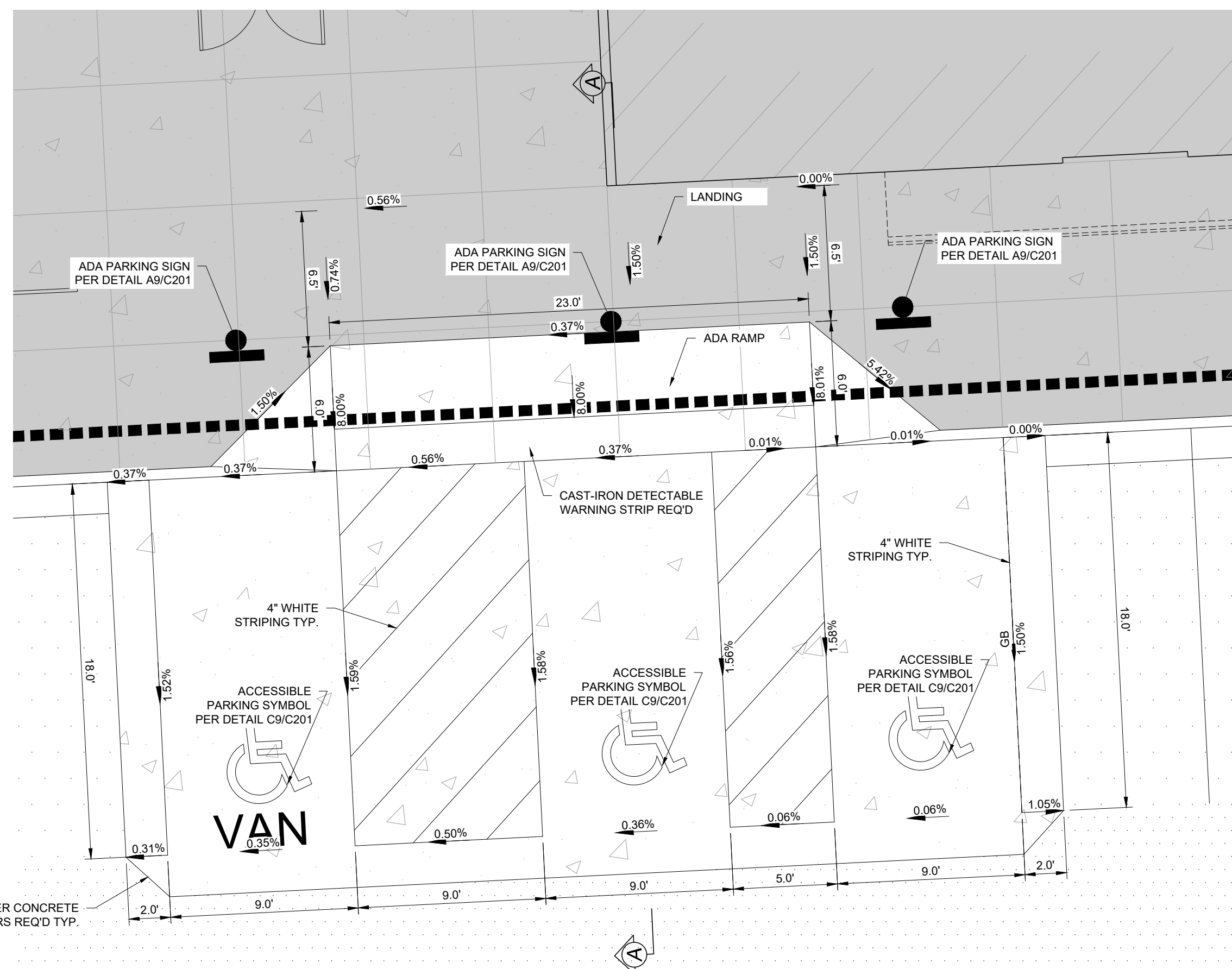
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A

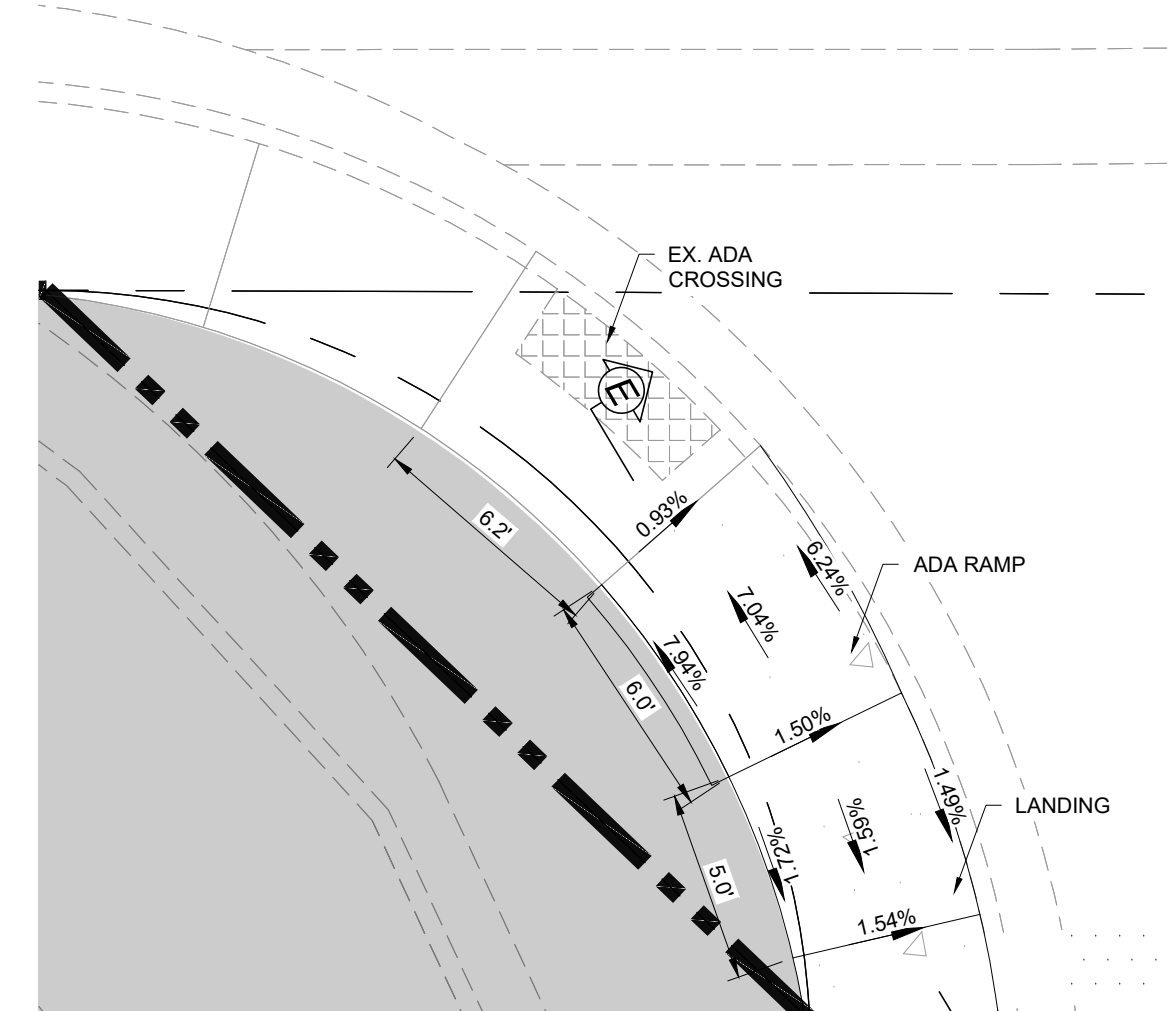
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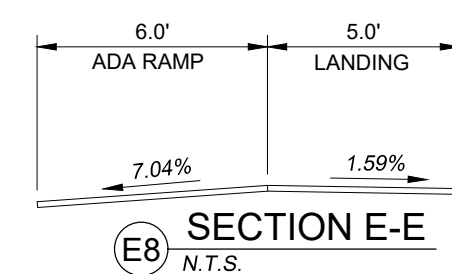
E1 SITE PLAN
1"=60'



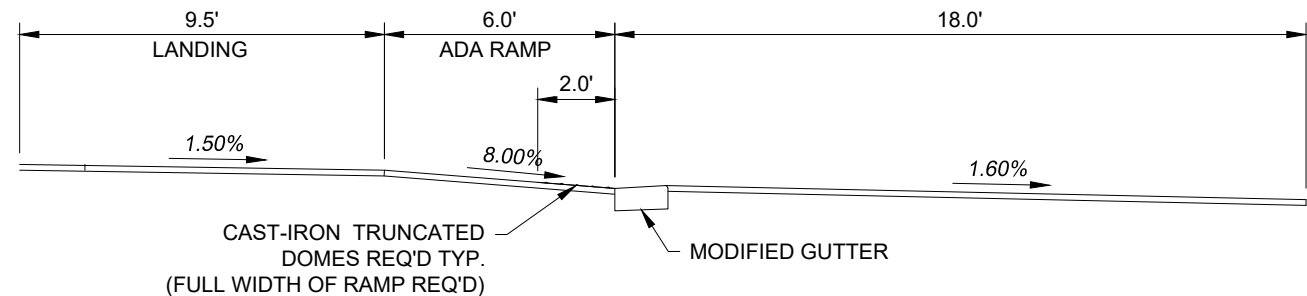
E3 ADA PARKING
N.T.S.



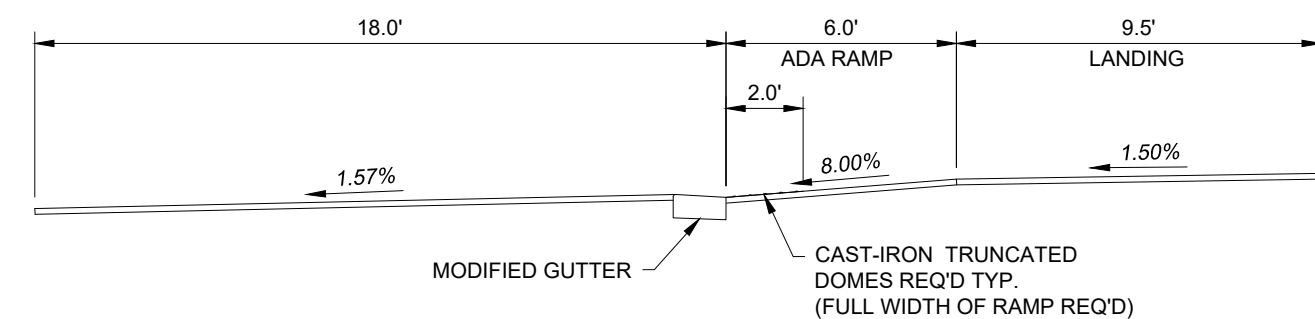
F8 ADA PATH
N.T.S.



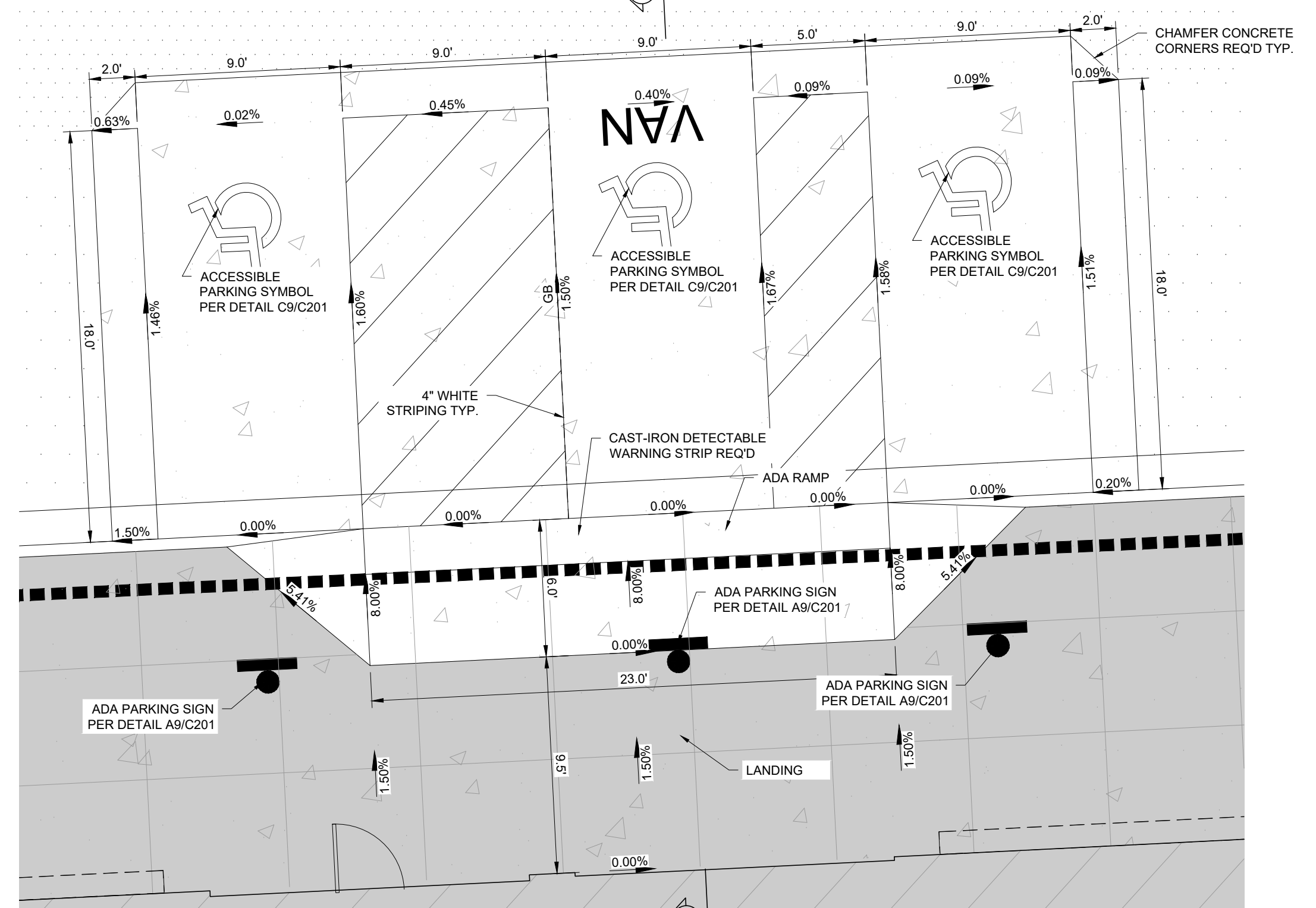
E8 SECTION E-E
N.T.S.



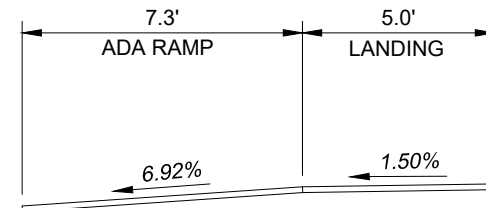
D3 SECTION B-B
N.T.S.



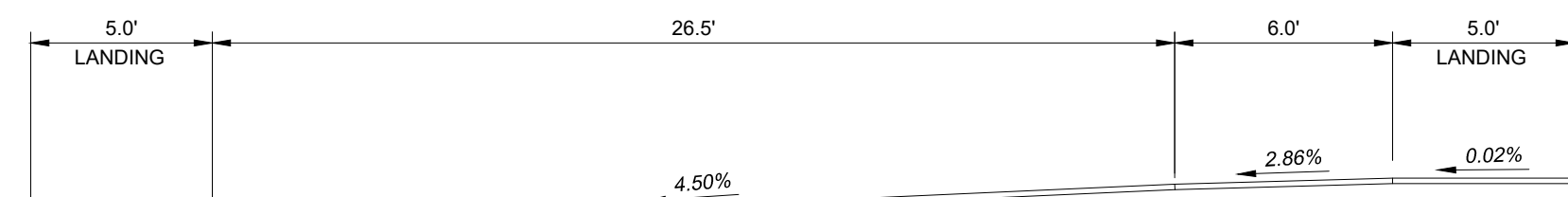
D7 SECTION A-A
N.T.S.



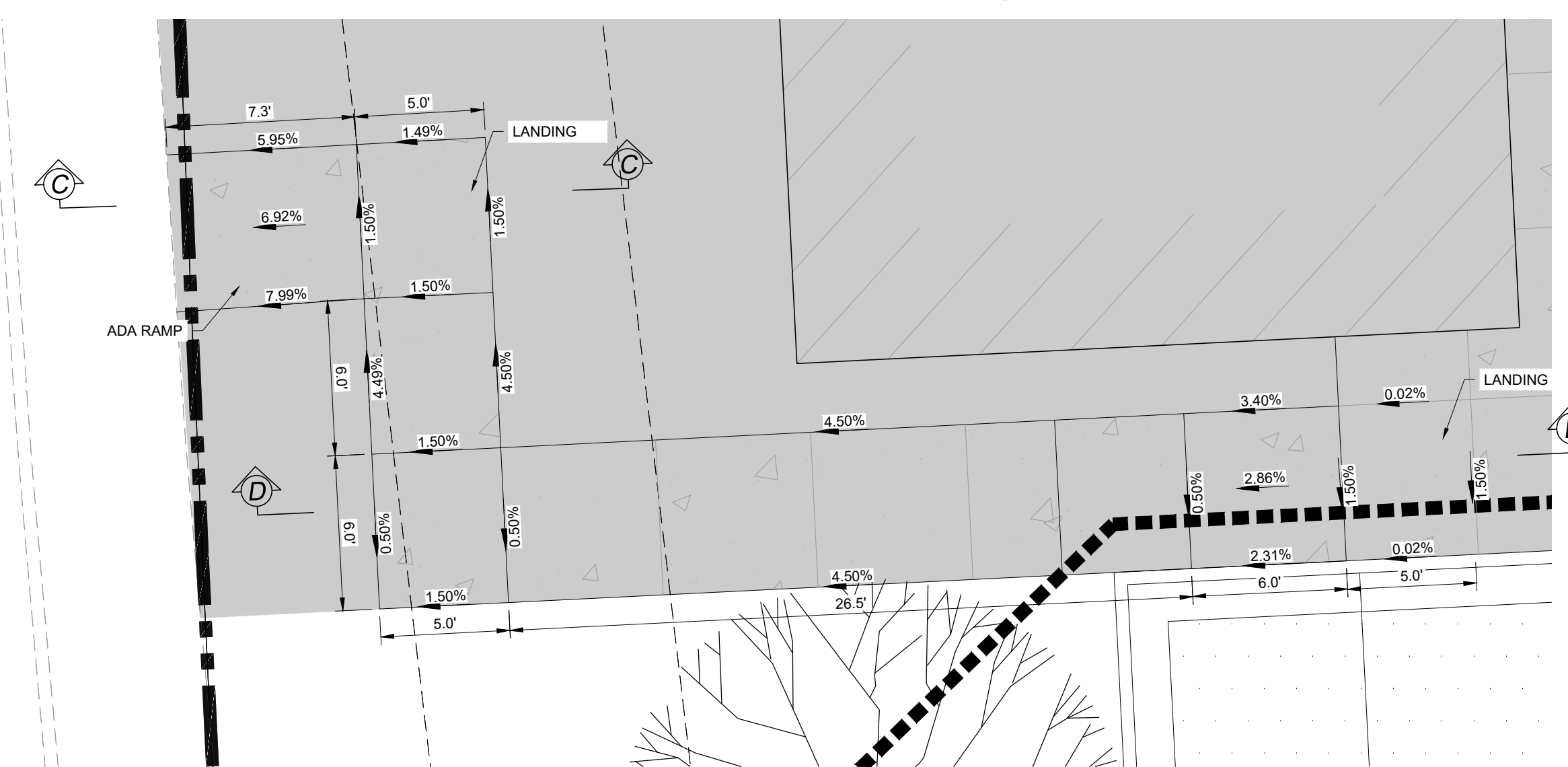
A1 ADA PARKING
N.T.S.



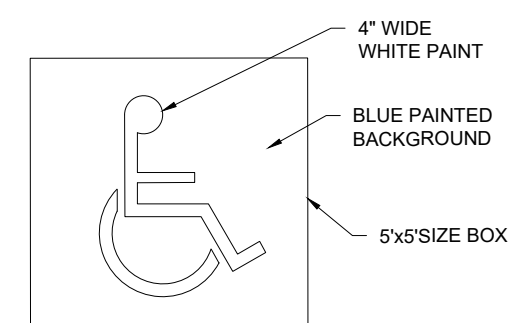
C5 SECTION C-C
N.T.S.



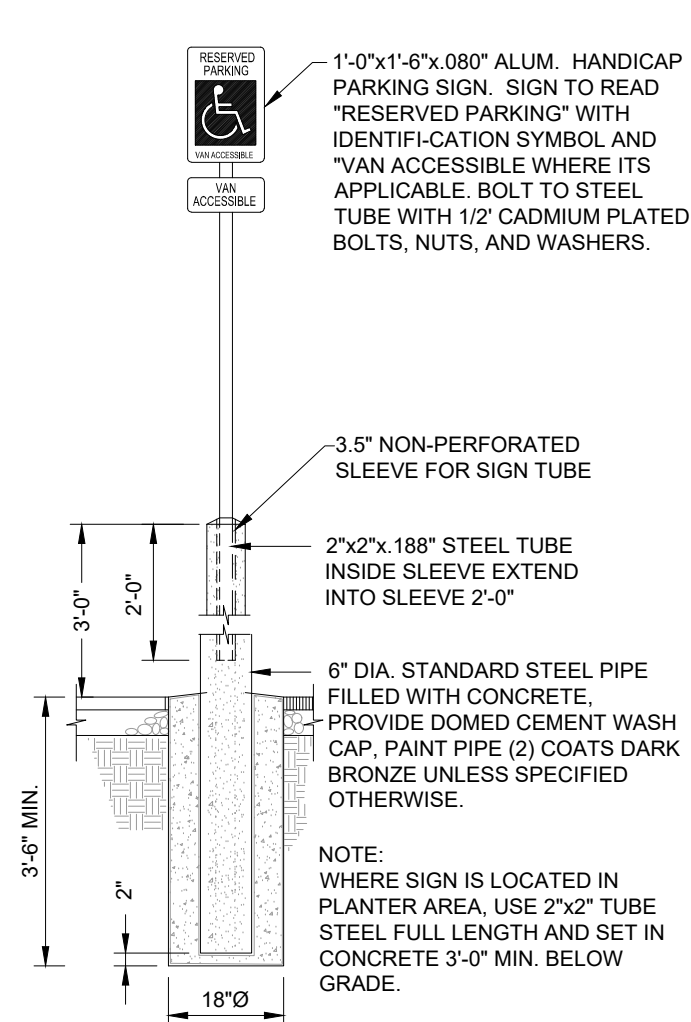
C7 SECTION D-D
N.T.S.



A5 ADA PARKING
N.T.S.



C9 ACCESSIBLE PARKING SYMBOL
N.T.S.



A9 ADA PARKING SIGN
N.T.S.

LEGEND

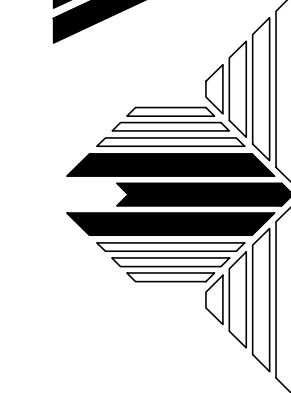
- EX. LOT LINES
- EX. EDGE OF OIL
- x-x-x- EX. FENCE LINE
- EX. CURB & GUTTER
- NEW CURB & GUTTER
- NEW ADA ROUTE
- NEW PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW ASPHALT PAVEMENT
- L.S. LANDSCAPE AREA

ADA NOTES:

1. MEASURE SLOPES OF COMPACTED ROAD BASE AND CONCRETE FORMS FOR ALL ADA RAMPS, NON-ADA RAMPS, PARKING AREAS AND ACCESSIBLE ROUTES AND ADJUST AS NEEDED TO MEET ALL REQUIREMENTS. DO NOT EXCEED THE FOLLOWING SLOPES:
 - a. ADA RAMPS AND LANDINGS: 1.5% SLOPES
 - b. CATCH GUTTERS IN ADA ROUTES: 4.9% MAX.
 - c. SPILL GUTTERS IN ADA ROUTES: 1.5% MAX.
 - d. CROSS SLOPE OF ALL SIDEWALKS AND ADA ROUTES: 1.5% MAX.
 - e. RUNNING SLOPE OF ADA RAMPS: 7.75% MAX.
 - f. CONCRETE ADA PARKING PAD: MAX. 2% CROSS SLOPE IN ANY DIRECTION.
2. CONCRETE SHALL BE 5 INCHES THICK WITH FIBERMESH OVER 4" BASE THROUGHOUT RAMP.
3. CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
4. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE OWNER.
5. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN. A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.



WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770



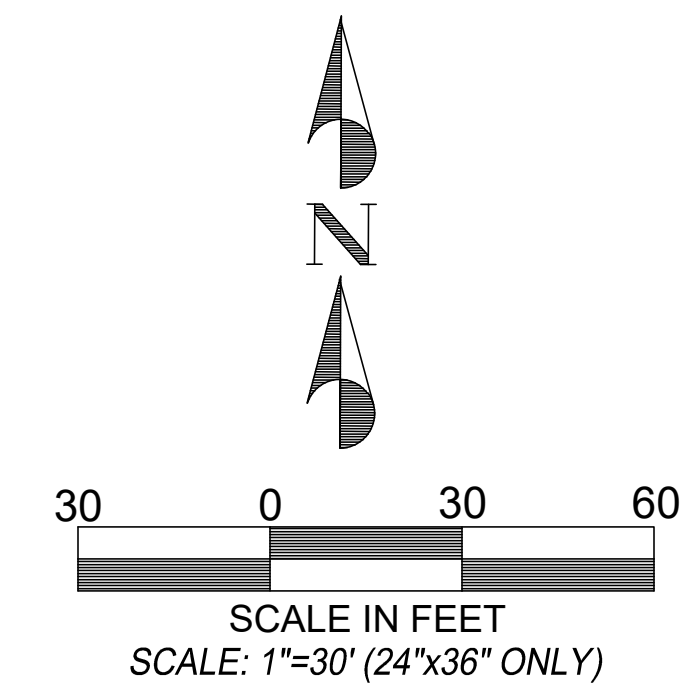
DATE

REVISION DESCRIPTION

ADA PLAN
HOLLADAY HILLS BLOCK A
PARKING
4825 SOUTH ROYCE DRIVE
HOLLADAY, UT

ADA PLAN
PROJECT #: 5308-2000
DATE: 03/27/2026
DRAWN BY: HC
SCALE: 1"=30'

C201



LEGEND

| | |
|-----------|---------------------------------|
| --- | EX. PARCEL LINES |
| -X-X- | EX. EDGE OF OIL |
| -G-G- | EX. FENCE LINE |
| -E-E- | EX. GAS LINE |
| -SD-SD- | EX. ELEC. LINE |
| -WTR- | EX. STORM DRAIN |
| -SWR- | EX. WATER LINE |
| -FO-FO- | EX. SEWER LINE |
| -TEL- | EX. TEL. LINE |
| -CB- | EX. COMM. LINE |
| -G-G- | EX. CURB & GUTTER |
| -E-E- | NEW CURB & GUTTER |
| -FO-FO- | NEW ELECTRICAL LINE |
| -IRR-IRR- | NEW COMM. CONDUIT |
| -G-G- | NEW COMM. CONDUIT |
| -CONDUIT- | NEW GAS LINE |
| -CONDUIT- | NEW STREET LIGHT COND. |
| -CONDUIT- | NEW SEWER LINE |
| -CONDUIT- | NEW FIRE PROT. LINE |
| -CONDUIT- | NEW WATER LINE |
| -CONDUIT- | NEW STORM DRAIN |
| -CONDUIT- | NEW SANITARY |
| -CONDUIT- | SEWER CLEANOUT |
| -CONDUIT- | NEW TRANSFORMER |
| -CONDUIT- | EX. 30' PRIMARY SECTIONALIZER |
| -CONDUIT- | EX. STREET LIGHT |
| -CONDUIT- | EX. SECONDARY JUNCTION PEDESTAL |
| -CONDUIT- | EX. ST. LIGHT PULL BOX |

CONTRACTOR NOTES:

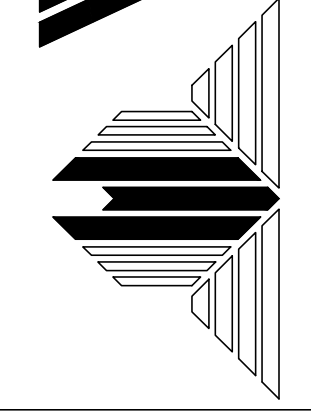
- CONTRACTOR IS TO COORDINATE AND WORK WITH ELECTRICAL CONTRACTOR AND GAS COMPANY ON THE PLACEMENT OF NEW LINES AND CONDUIT.
- CONTRACTOR IS TO POTHOLE (WHERE NEEDED) AND VERIFY GAS LINE LOCATION. CONTRACTOR IS RESPONSIBLE TO VERIFY, COORDINATE, AND ADJUST GAS LINE IN LOCATIONS OF CONFLICT, AREAS OF CONCERN, BUT NOT LIMITED TO ARE CONFLICTS WITH STORM DRAIN AND SEWER SYSTEMS.
- CONTRACTOR IS TO INSTALL LANDSCAPE SLEEVING, FOR SCOPE AND LOCATION OF SLEEVING, REFER TO LANDSCAPE AND IRRIGATION PLANS.
- CONTRACTOR TO INSTALL SLEEVES FOR UTILITIES (GAS, PRESSURIZED IRRIGATION, COMMUNICATION, FIBER OPTIC, ETC.) CROSSING ALL ROADS, DRIVE AISLES, SIDEWALKS, AND ACCESSIBLE RAMPS AS SHOWN ON PLANS. SLEEVES ARE TO BE INSTALLED FOR FUTURE INSTALLATION OF UTILITY LINES. CONTACT DESIGN ENGINEER IF ANY PINTS OF CONFLICT ARE OBSERVED.

NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AGENCY'S DESIGN AND CONSTRUCTION STANDARDS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE 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 IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- EXISTING UTILITY LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY PERTINENT LOCATIONS AND ELEVATIONS, SPECIFICALLY AT CONNECTION POINTS, AND AT POTENTIAL POINTS OF CONFLICT PRIOR TO CONSTRUCTION.
- IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
- PROVIDE REDLINED DIMENSIONED AS-BUILT DRAWINGS SHOWING LOCATIONS OF CONSTRUCTED UTILITIES.
- ALL SANITARY SEWERS AND GREASE WASTE LINES SHALL BE PVC SDR-35.
- ALL WATER SERVICES SHALL BE TYPE BLUE PE.
- SEE IRRIGATION PLANS FOR NEW PRESSURIZED IRRIGATION LINES.
- ALL VALVE COVERS FOR FIRE PROTECTION WATER LINES SHALL BE LABELED "FIRE".
- EX. SERVICE LATERALS HAVE NOT VERIFIED. CONTRACTOR TO FIELD VERIFY & CONTACT ENGINEER WHEN UNKNOWN LATERALS ARE ENCOUNTERED.
- VERIFY ELECTRICAL AND TRANSFORMER REQUIREMENTS WITH ELECTRICAL PLANS.
- ELECTRICAL SYSTEM TO BE INSTALLED AS PER GOVERNING AGENCY'S ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
- ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE GOVERNING AGENCY'S CONSTRUCTION STANDARDS.
- IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PER-CONSTRUCTION MEETING.
- ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
- THE FIRE SPRINKLER SYSTEM DESIGN WILL BE A DEFERRED SUBMITTAL AND WILL BE CONTRACTED THOUGH THE GENERAL CONTRACTOR.
- INSTALL CLEANOUTS LOCATED IN SIDEWALK PER DETAIL C6/C600.



WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770



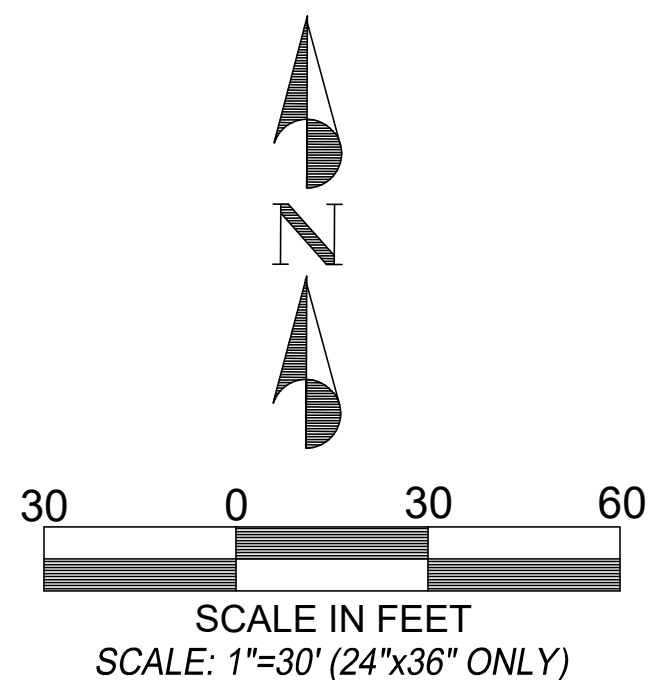
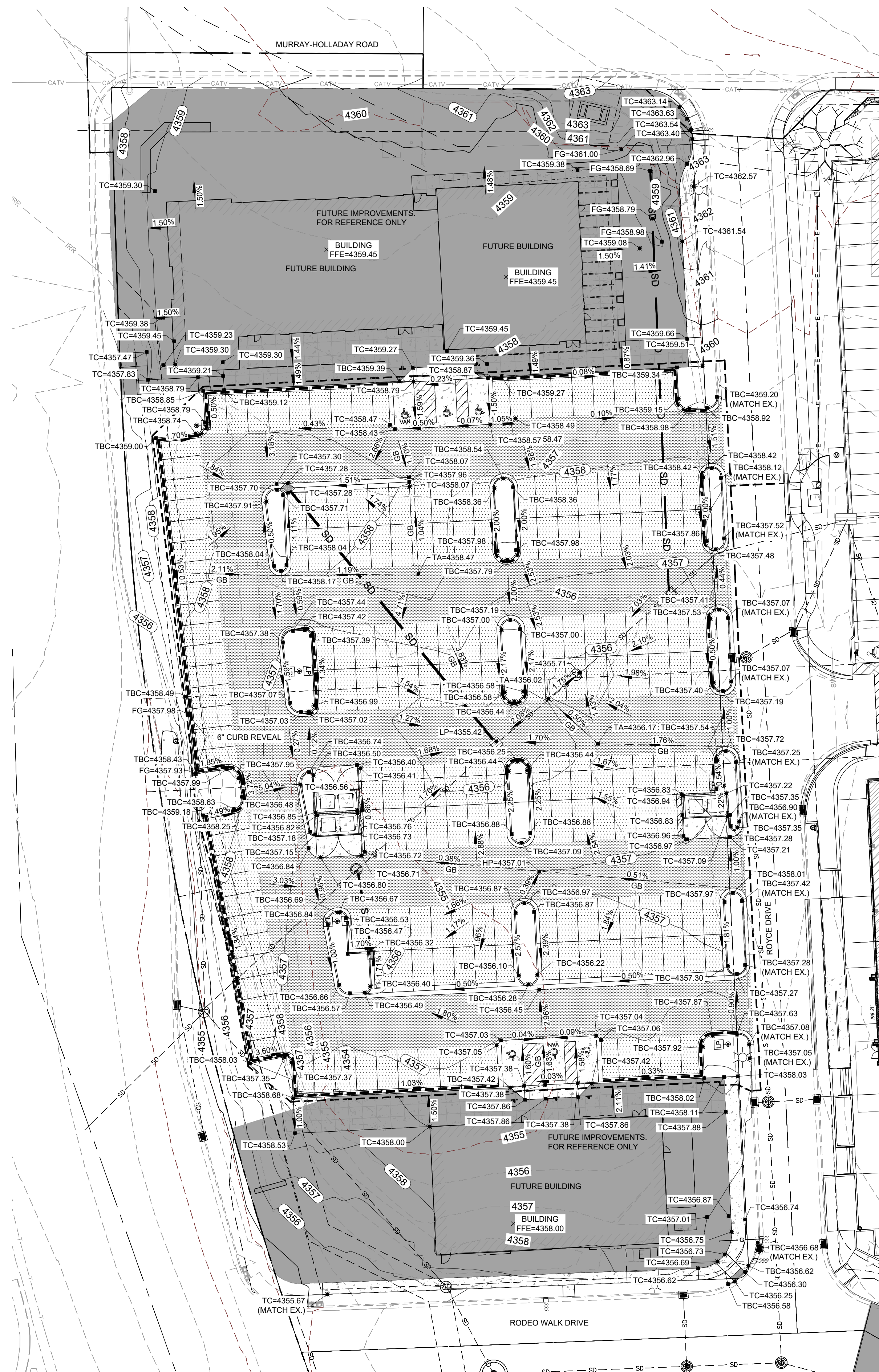
DATE

REVISION DESCRIPTION

UTILITY PLAN
HOLLADAY HILLS BLOCK A
PARKING
4825 SOUTH ROYCE DRIVE
HOLLADAY, UT

UTILITY PLAN
PROJECT #: 5308-2000
DATE: 03/27/2026
DRAWN BY: HC
SCALE: 1"=30'

C300



LEGEND

| | |
|--|---------------------------------|
| | PROPOSED CURB 7 GUTTER |
| | PROPOSED SPILL CURB |
| | EXISTING CURB & GUTTER |
| | PROPOSED EDGE OF ASPHALT |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | PROPOSED STORM DRAIN |
| | EXISTING STORM DRAIN |
| | FG FINISH GRADE ELEVATION |
| | FLC FLOWLINE OF CURB ELEVATION |
| | TBC TOP BACK OF CURB ELEVATION |
| | TA TOP OF ASPHALT ELEVATION |
| | TC TOP OF CONCRETE ELEVATION |
| | GR CATCH BASIN GRATE ELEVATION |
| | FL FLOWLINE OF PIPE ELEVATION |
| | C.B. PROPOSED CATCH BASIN |
| | (M.E.) MATCH EXISTING ELEVATION |
| | GB GRADE BREAK |
| | TW TOP OF WALL ELEVATION |

NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AGENCY'S DESIGN AND CONSTRUCTION STANDARDS.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE 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 IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
4. EXISTING UTILITY LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY PERTINENT LOCATIONS AND ELEVATIONS, SPECIFICALLY AT CONNECTION POINTS, AND AT POTENTIAL POINTS OF CONFLICT PRIOR TO CONSTRUCTION.
5. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
6. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
7. PROVIDE REDLINED DIMENSIONED AS-BUILT DRAWINGS SHOWING LOCATIONS OF CONSTRUCTED STORM DRAINS.
8. FIELD SURVEY EXISTING ELEVATIONS OF TOP OF CURBS AND EDGE OF PAVEMENT PRIOR TO STARTING CONSTRUCTION. ADJUST PROPOSED ELEVATIONS AS NEEDED TO PROVIDE DRAINAGE AND SLOPES THAT COMPLY WITH ADA AND CODE REQUIREMENTS. CONSULT WITH PROJECT ENGINEER AS NEEDED.
9. MEASURE SLOPES OF COMPACTED ROADBASE AND CONCRETE FORMS TO ENSURE THAT NO PAVEMENT LOW SPOTS ARE CREATED. MAKE ADJUSTMENTS AS NEEDED.
10. PROVIDE 4" WYE OR TEE AT INVERT OF ROOF DRAIN. COORDINATE SITE ROOF DRAIN INVERTS WITH BUILDING PLUMBING PRIOR TO BUILDING OR SITE CONSTRUCTION.
11. MEASURE SLOPES OF COMPACTED ROAD BASE AND CONCRETE FORMS FOR ALL ADA RAMPS, PARKING AREAS AND ACCESSIBLE ROUTES AND ADJUST AS NEEDED TO MEET ALL REQUIREMENTS. DO NOT EXCEED THE FOLLOWING SLOPES:
ADA PARKING: 2% SLOPES
GUTTERS IN ADA ROUTES: 5% MAX.
CROSS SLOPE OF ALL SIDEWALKS AND ADA ROUTES: 2% MAX.
RUNNING SLOPE OF ADA RAMPS: 8.33% MAX.
12. INSTALL CLEANOUTS LOCATED IN SIDEWALK PER DETAIL C6/C600



DATE

REVISION DESCRIPTION

**GRADING PLAN
HOLLADAY HILLS BLOCK A
PARKING**
4825 SOUTH ROYCE DRIVE
HOLLADAY, UT

| | |
|------------|------------|
| PROJECT #: | 5308-2000 |
| DATE: | 03/27/2026 |
| DRAWN BY: | HC |
| SCALE: | 1"=30' |

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4

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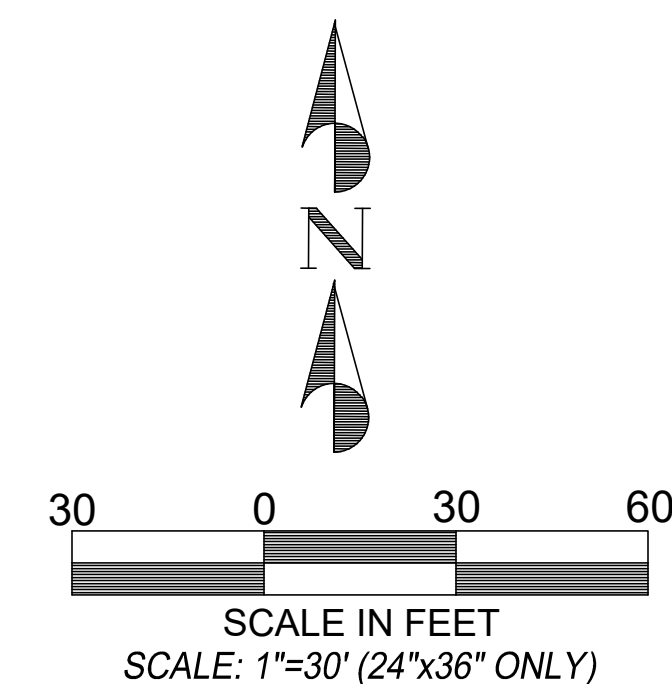
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7

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9

10



LEGEND

| | |
|--------|-----------------------------|
| | PROPOSED CURB 7 GUTTER |
| | PROPOSED SPILL CURB |
| | EXISTING CURB & GUTTER |
| | PROPOSED EDGE OF ASPHALT |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | PROPOSED STORM DRAIN |
| | EXISTING STORM DRAIN |
| FG | FINISH GRADE ELEVATION |
| FLC | FLOWLINE OF CURB ELEVATION |
| TBC | TOP BACK OF CURB ELEVATION |
| TA | TOP OF ASPHALT ELEVATION |
| TC | TOP OF CONCRETE ELEVATION |
| GR | CATCH BASIN GRATE ELEVATION |
| FL | FLOWLINE OF PIPE ELEVATION |
| C.B. | PROPOSED CATCH BASIN |
| (M.E.) | MATCH EXISTING ELEVATION |
| GB | GRADE BREAK |
| TW | TOP OF WALL ELEVATION |

NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AGENCY'S DESIGN AND CONSTRUCTION STANDARDS.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE 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 IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
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5. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
6. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
7. ALL UTILITY SERVICE ENTRY POINTS SHOWN ARE APPROXIMATE LOCATIONS ONLY. SEE ARCHITECT PLANS FOR EXACT LOCATIONS AT BUILDING.
8. PROVIDE REDLINED DIMENSIONED AS-BUILT DRAWINGS SHOWING LOCATIONS OF CONSTRUCTED STORM DRAINS.
9. FIELD SURVEY EXISTING ELEVATIONS OF TOP OF CURBS AND EDGE OF PAVEMENT PRIOR TO STARTING CONSTRUCTION. ADJUST PROPOSED ELEVATIONS AS NEEDED TO PROVIDE DRAINAGE AND SLOPES THAT COMPLY WITH ADA AND CODE REQUIREMENTS. CONSULT WITH PROJECT ENGINEER AS NEEDED.
10. MEASURE SLOPES OF COMPACTED ROADBASE AND CONCRETE FORMS TO ENSURE THAT NO PAVEMENT LOW SPOTS ARE CREATED. MAKE ADJUSTMENTS AS NEEDED.
11. PROVIDE 4" WYE OR TEE AT INVERT OF ROOF DRAIN. COORDINATE SITE ROOF DRAIN INVERTS WITH BUILDING PLUMBING PRIOR TO BUILDING OR SITE CONSTRUCTION.
12. MEASURE SLOPES OF COMPACTED ROAD BASE AND CONCRETE FORMS FOR ALL ADA RAMPS, PARKING AREAS AND ACCESSIBLE ROUTES AND ADJUST AS NEEDED TO MEET ALL REQUIREMENTS. DO NOT EXCEED THE FOLLOWING SLOPES:
ADA PARKING: 2% SLOPES
GUTTERS IN ADA ROUTES: 5% MAX.
CROSS SLOPE OF ALL SIDEWALKS AND ADA ROUTES: 2% MAX.
RUNNING SLOPE OF ADA RAMPS: 8.33% MAX.
13. INSTALL CLEANOUTS LOCATED IN SIDEWALK PER DETAIL C2/C600



DATE

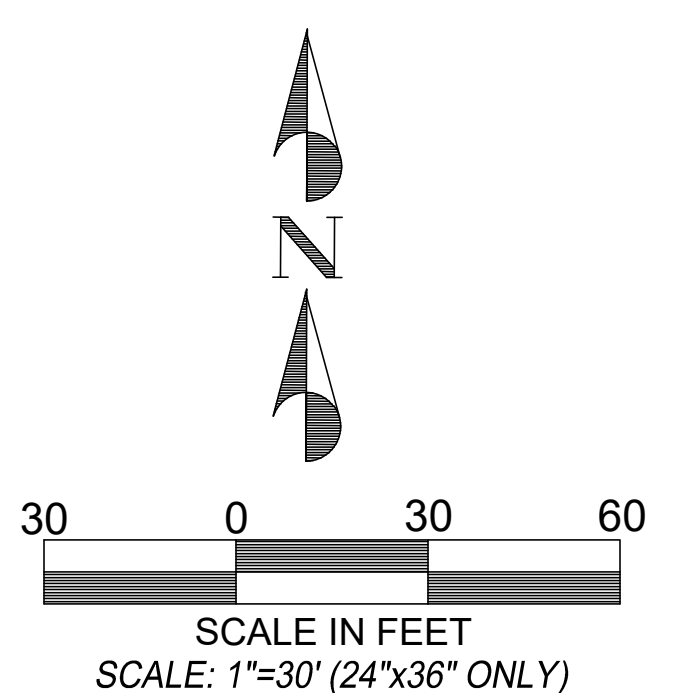
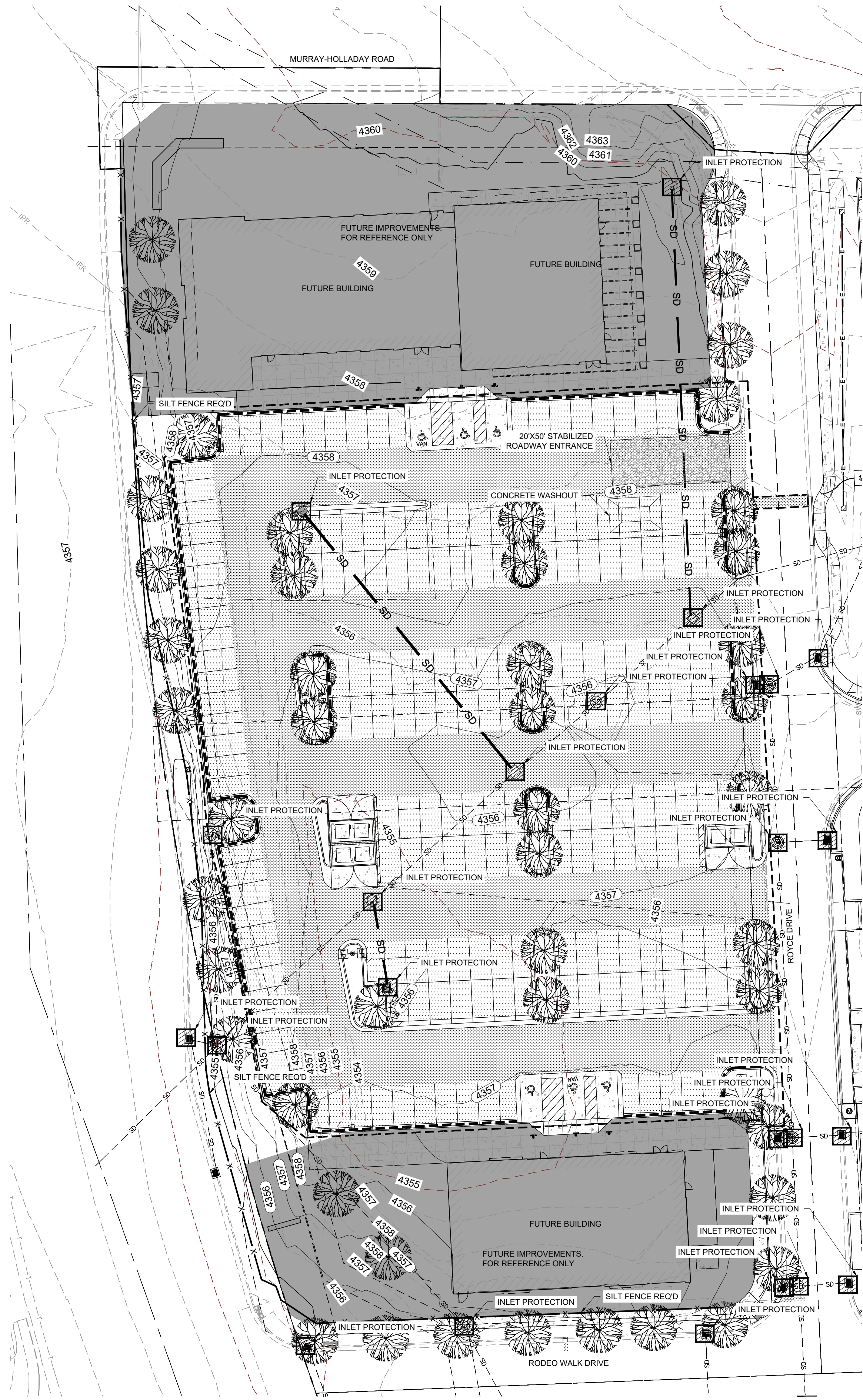
REVISION DESCRIPTION

**DRAINAGE PLAN
HOLLADAY HILLS BLOCK A
PARKING**
4825 SOUTH ROYCE DRIVE
HOLLADAY, UT

DRAINAGE PLAN

PROJECT #: 5308-2000
DATE: 03/27/2026
DRAWN BY: HC
SCALE: 1"=30'

C401



LEGEND

| | |
|--|---|
| | LIMITS OF CONSTRUCTION |
| | PROPOSED LOT LINES |
| | PROPOSED CURB & GUTTER |
| | PROPOSED SPILL CURB & GUTTER |
| | EXISTING CURB & GUTTER |
| | PROPOSED STORM DRAIN |
| | EXISTING STORM DRAIN |
| | EXISTING CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED SILTY FENCE |
| | PROPOSED CATCH BASIN PROTECTION (SEE DETAIL-D1, SHEET C501) |

EROSION CONTROL NOTES

1. THIS PLAN HAS BEEN PREPARED AS A GUIDE FOR THE INSTALLATION OF STORM WATER POLLUTION PREVENTION SYSTEMS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL U.P.D.E.S. PERMIT REQUIREMENTS AND TO ADJUST PLAN AS NECESSARY TO MEET SITE SURFACE WATER PROTECTION OBJECTIVES AND CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), FILL OUT AND SUBMIT THE NOTICE OF INTENT (NOI), PAY ALL FEES AND OBTAIN ALL PERMITS REQUIRED.
3. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS ARE CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS. APPLY, PAY FOR AND OBTAIN FUGITIVE DUST PERMIT.
4. CONTRACTOR TO PROTECT ALL EXISTING AND NEW SUMPS AND CURB INLETS FROM SEDIMENT DURING CONSTRUCTION BY USING WATTLES, SILT SACK, OR ANY OTHER APPROVED EROSION CONTROL DEVICES.
5. CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRIER AROUND & ALONG ENTIRE CONSTRUCTION LIMIT LINE & SHALL DESIGNATE ONE CONSTRUCTION ENTRANCE. PROVIDE ADDITIONAL BARRIERS & CONES TO ENSURE SAFETY NEAR & AROUND ALL CUTS, TRENCHES, HOLES & PITS.
6. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC. IN ADDITION TO REGULAR CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEEPED UPON CITY AND OWNER REQUEST.
8. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE, & LANDSCAPE DRAINING ON TO PAVEMENT IS COMPLETE.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
10. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SWPPP SYSTEMS AT TIMES DESIGNATED ABOVE. CITY INSPECTOR MUST APPROVE THE REMOVAL OF ALL SWPPP DEVICES.
12. ALL SOLID WASTE (CONCRETE WASHOUT, TRASH, ETC.) IS TO BE CONTAINED ON SITE AND HAULED OFF BY CONTRACTOR.

EROSION CONTROL PLAN
HOLLADAY HILLS BLOCK A
PARKING
 4825 SOUTH ROYCE DRIVE
 HOLLADAY, UT

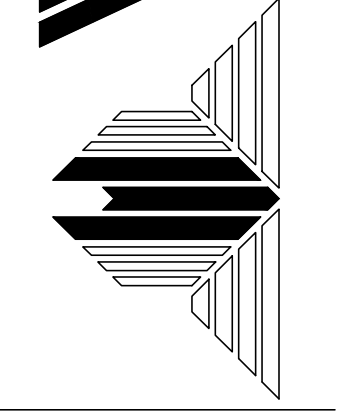
EROSION CONTROL PLAN
 PROJECT #: 5308-2000
 DATE: 03/27/2026
 DRAWN BY: HC
 SCALE: 1"=30'

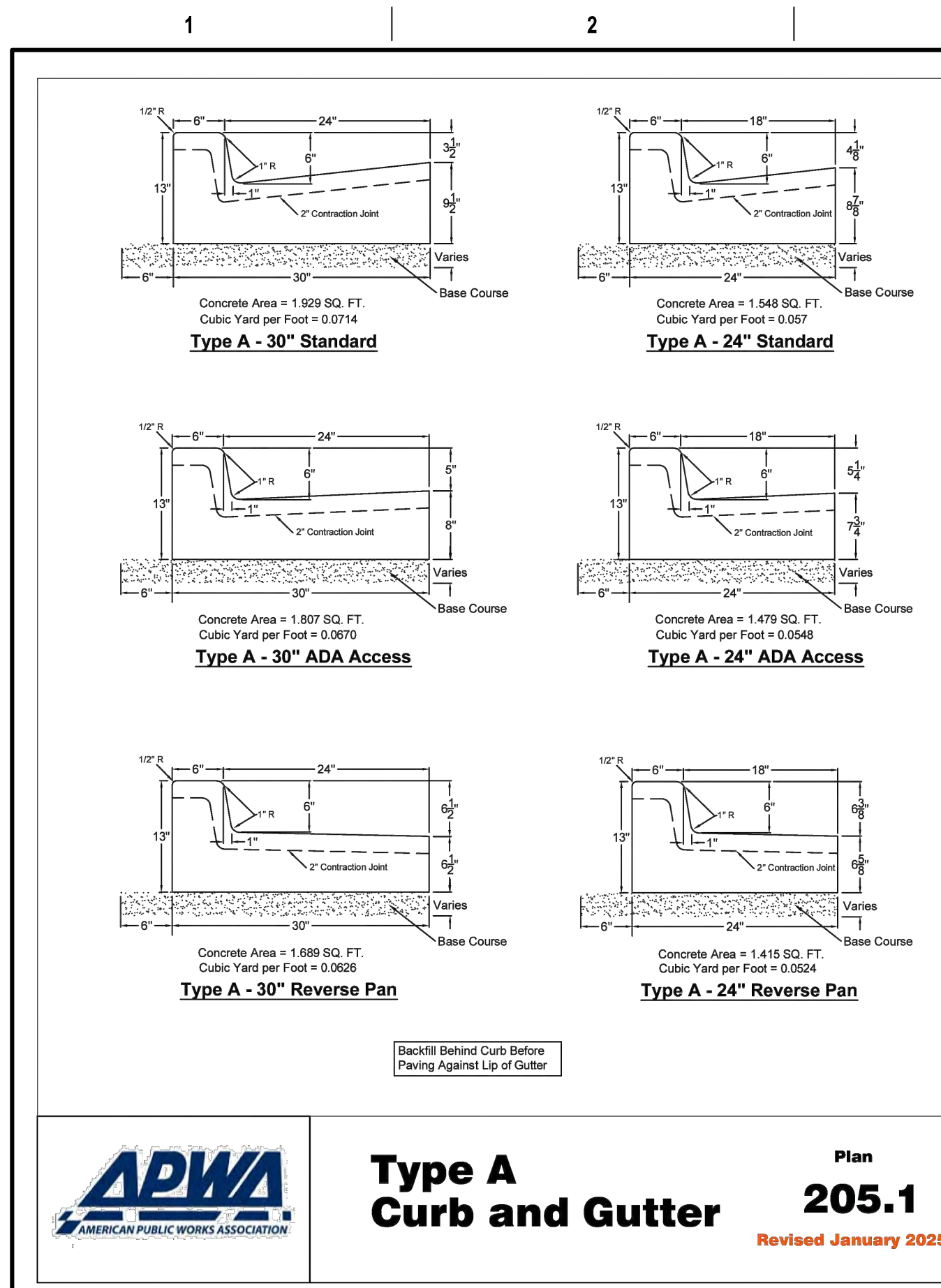
C500

DATE _____
 # REVISION DESCRIPTION _____



WOODBURY CORPORATION
 2733 EAST PARLEYS WAY, SUITE 300
 SALT LAKE CITY, UTAH 84109 (801) 485-7770





Curb and gutter

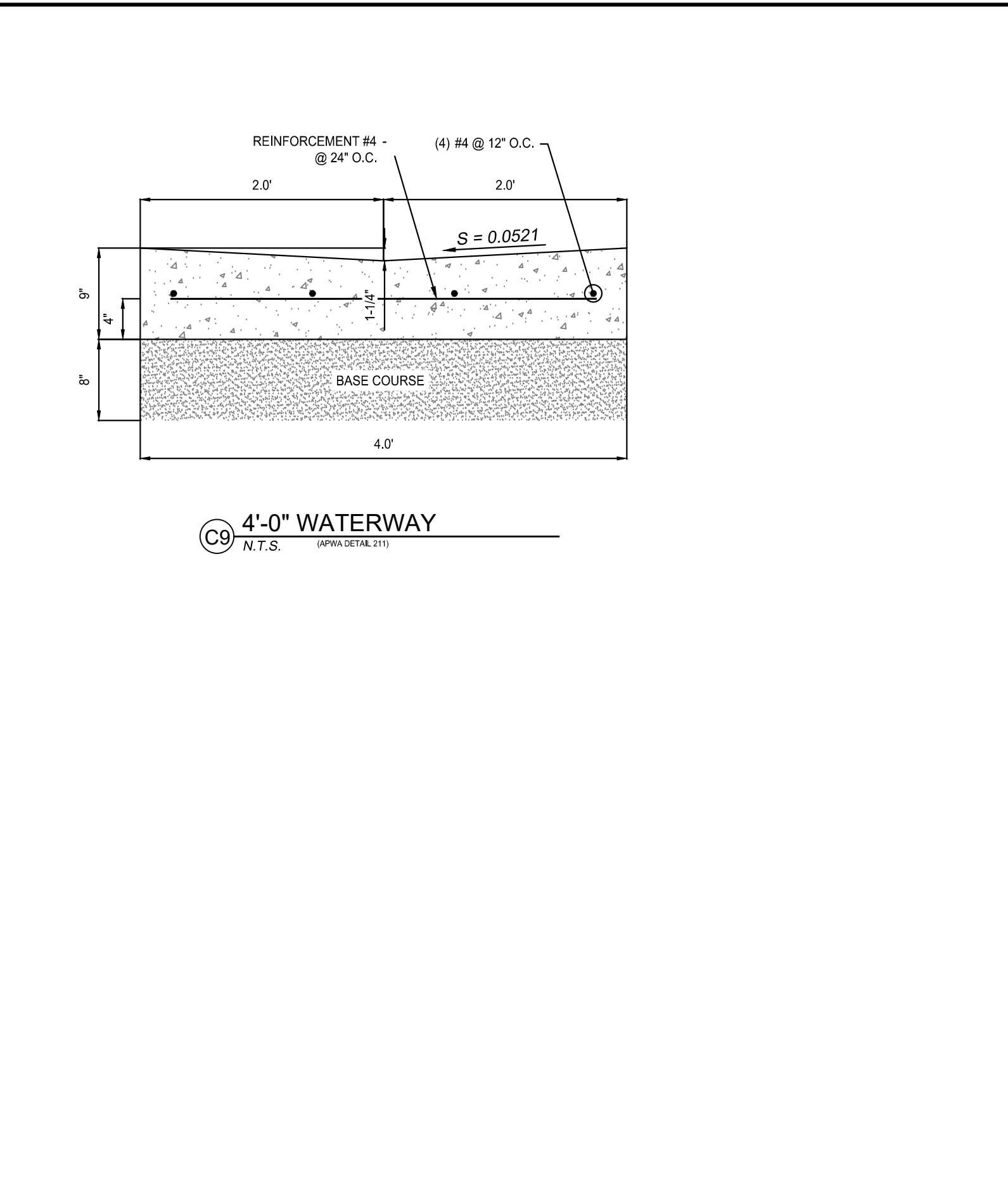
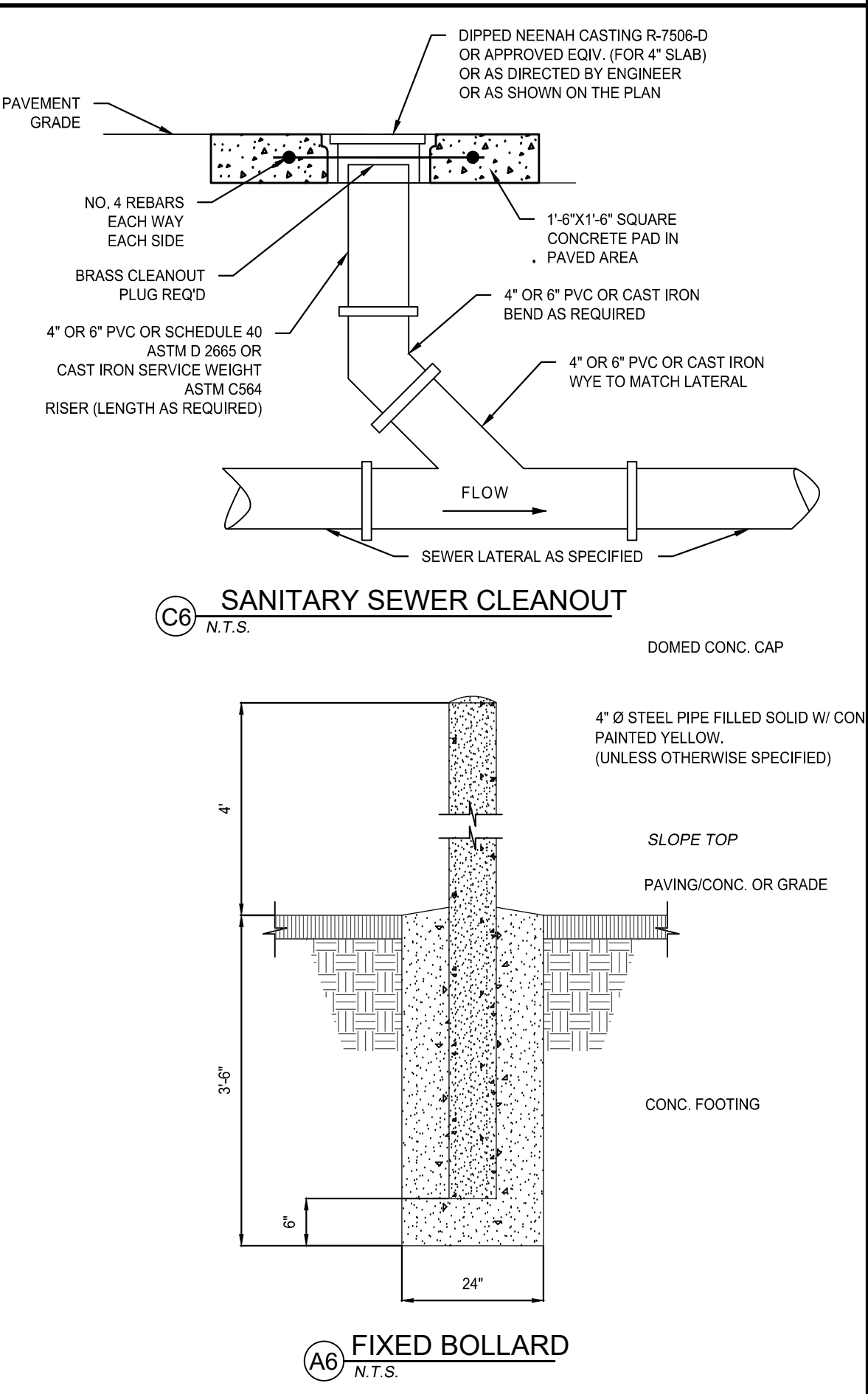
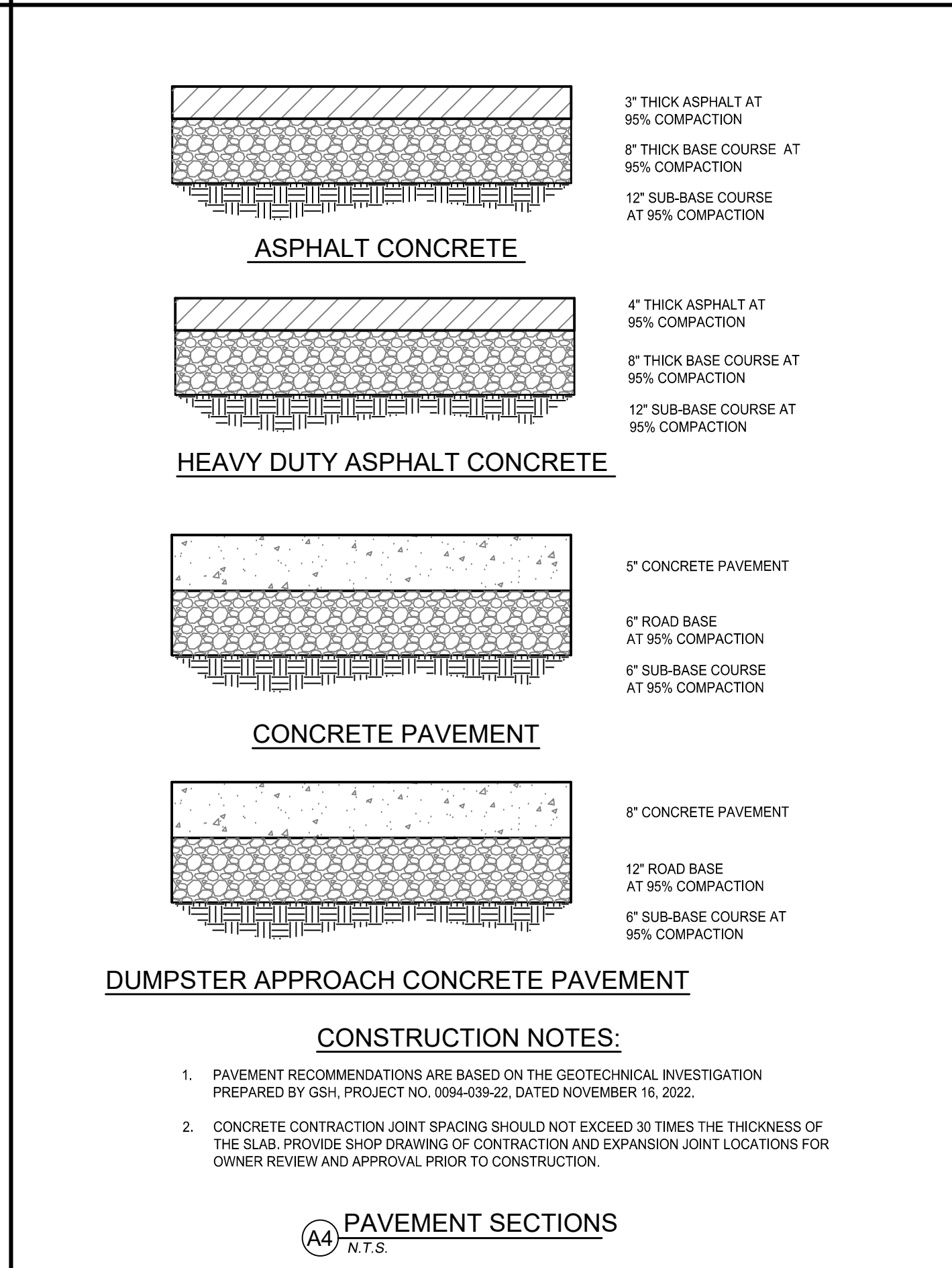
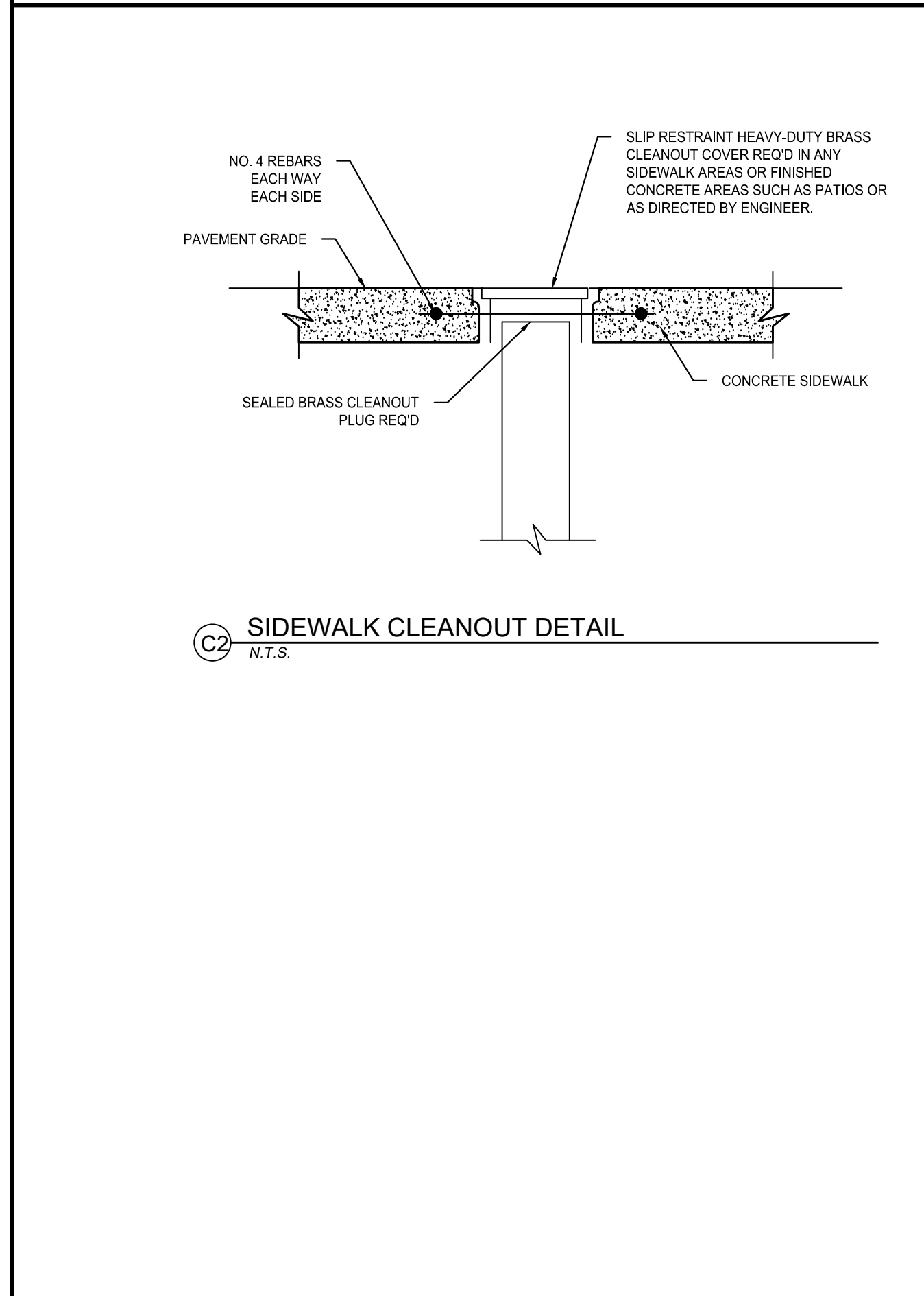
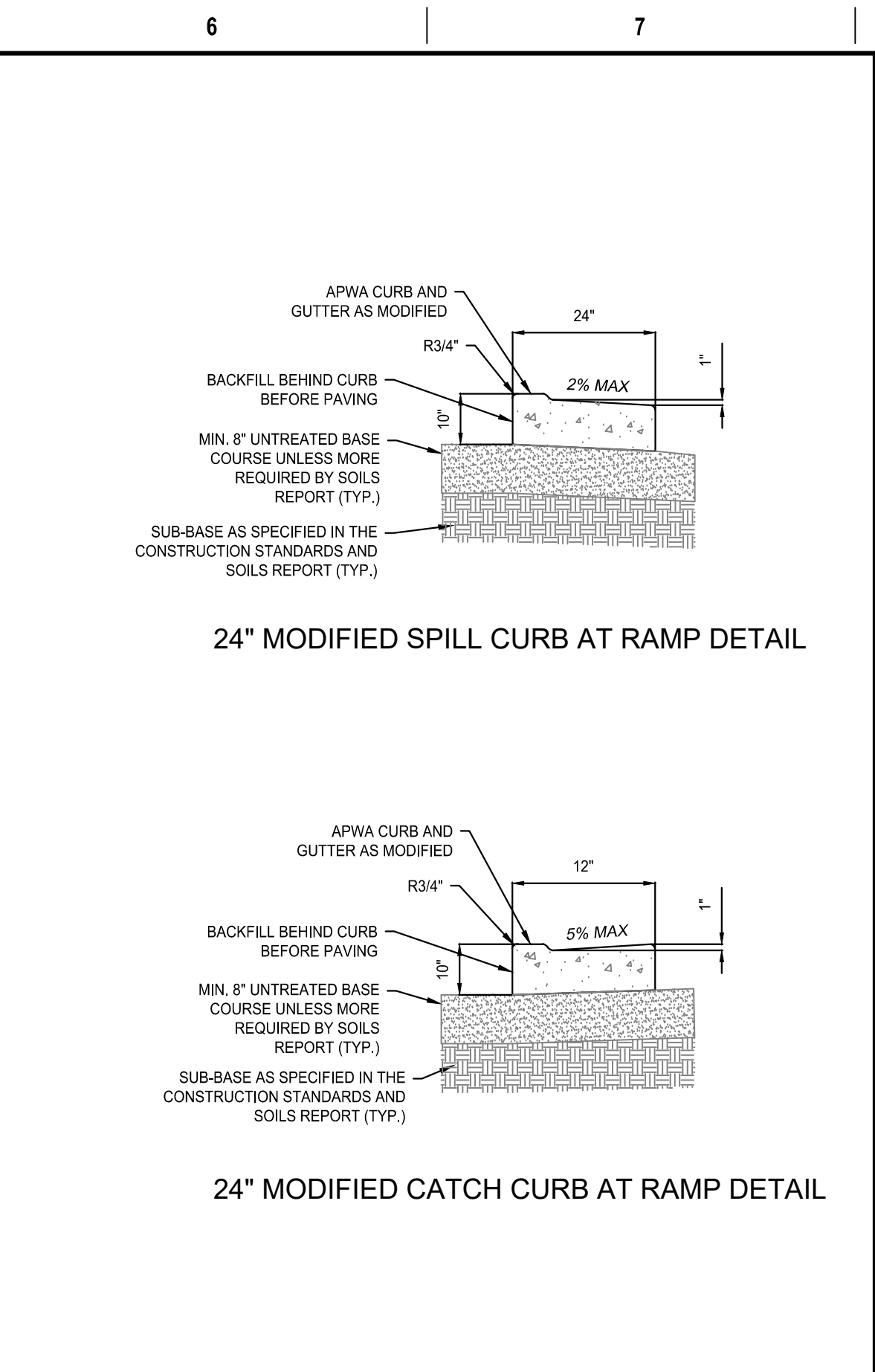
1. GENERAL
 A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
 A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 B. Concrete Placement: APWA Section 03 30 10.
 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

205.1

D4 CURB & GUTTER
N.T.S.



| DATE | # | REVISION DESCRIPTION |
|------|---|----------------------|
| | | |

DETAILS
HOLLADAY HILLS BLOCK A
PARKING
 4825 SOUTH ROYCE DRIVE
 HOLLADAY, UT

DETAILS
 PROJECT #: 5308-2000
 DATE: 03/27/2026
 DRAWN BY: HC
 SCALE: 1"=30'