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

Midvale Planning Commission Meeting
Notice and Agenda
June 10, 2026
6:00 p.m.

Public notice is hereby given that the Midvale City Planning Commission will consider the items listed below during their regularly scheduled meeting on Wednesday, June 10, 2026, at 6:00 p.m. This meeting will be held in person at Midvale City Hall, 7505 S Holden Street, Midvale, Utah or electronically with an anchor location at Midvale City Hall, 7505 S Holden Street, Midvale, Utah. The meeting will be broadcast at the following link: Midvale.Utah.gov/YouTube.

Midvale City Staff publishes a packet of information containing item specific details by 6:00 p.m. the Thursday prior to the meeting date on the Planning Commission Agendas & Minutes page. The QR code included on the right will also take you to this webpage.

Public comments for Public Hearing items may be done in person on the scheduled meeting date, submitted electronically on the Agendas & Minutes webpage, or by emailing planning@midvaleut.gov by 5:00 p.m. on June 9, 2026 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

a. Review and Approval of Minutes from the May 13, 2026 Meeting.

IV. Public Hearing

*If items marked with ** are forwarded, the City Council will hear them on June 16, 2026 after 6 p.m.*

a. Jeannette Thomas requests Preliminary Subdivision approval for a 2-Lot Subdivision located at 6751 S 900 E in the Regional Commercial zone. *[Jonathan Anderson, Planner II]*

b. Brent Vincent, representing Vincent Design Group, requests Rezone approval for a parcel located at 7036 S High Tech Drive from Regional Commercial zone to Clean Industrial zone. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale Municipal Code 17-7-13. *[Jonathan Anderson, Planner II]*

c. **Midvale City initiated Rezone for the Midvale City Public Works Complex located in the vicinity of 8196 S Main Street between Ivy Dr and the southern terminus of the Midvale City Public Works Complex to be uniformly zoned Clean Industrial and Public Facilities Overlay; this action includes removal of the Jordan Bluff 1-3 zone and the Clean Industrial Jordan Bluffs Overlay zone. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale Municipal Code 17-7-16 and 17-7-13. *[Wendelin Knobloch, Planning Director]*

d. Preliminary Plat for Midvale City Public Works located in the vicinity of 8196 S Main Street between Ivy Dr and the southern terminus of the Midvale City Public Works Complex. *[Wendelin Knobloch, Planning Director]*

V. Staff Update/Other Business

a. Planning Department Report.

VI. Adjourn

All meetings are open to the public; however, there is no public participation except during public hearings. Members of the public will be given an opportunity to address the Commission during each public hearing item. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 9:30 p.m. without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda.

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

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the Community Development Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.

Any owners of real property affected by the proposed map amendment may file a written objection to the inclusion of the owner's property in the proposed map amendment with the Community Development Department no later than 10 days after the day of the public hearing. Each written objection filed will be provided to the City Council.

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

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
06/10/2026

SUBJECT

Jeannette Thomas requests Preliminary Subdivision approval for a 2-Lot Subdivision located at 6751 S 900 E in the Regional Commercial zone.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

This application has been reviewed by all members of the Development Review Committee (Planning, Engineering, Public Works, Legal, Unified Fire Authority, and the Building Official) for compliance with the respective guidelines, policies, standards, and codes.

The proposed subdivision plat is dividing the property at 6751 S 900 E into 2 lots, to separate ownership of different parts of the building based on recent additions to the structure.

Staff finds the proposal complies with the preliminary subdivision requirements in MMC 16.02, and the lot size requirements of the Regional Commercial zone in MMC 17-7-12.3(A).

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

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the preliminary subdivision application with the following findings:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02, and the lot size requirement of 17-7-12.3(A).

RECOMMENDED MOTION

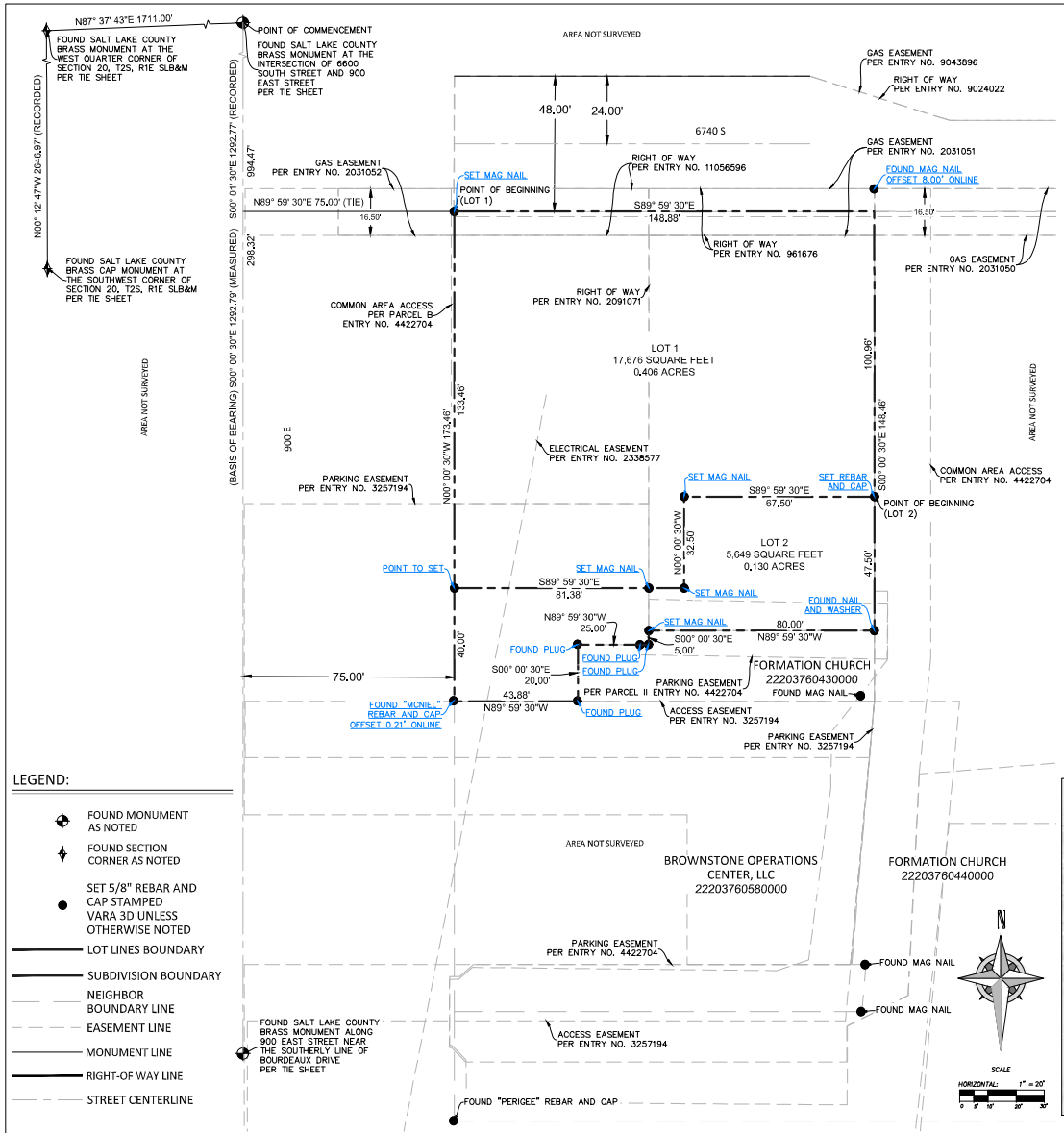
I move that we approve the Preliminary Subdivision for a 2-lot subdivision located at 6751 S 900 E with the findings included in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

JEANNETTE THOMAS SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SLB&M, SALT LAKE COUNTY, UTAH



NOTES

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.

3. OWNER AND APPLICANT OF THIS SUBDIVISION PLAT IS BOOTCAMP WITH JESS HOLDING COMPANY, LLC AS REPRESENTED BY THE MANAGER, JEANETTE THOMAS. ADDRESS OF THE OWNER AND APPLICANT IS PO BOX 95085, SOUTH JORDAN, UT 84095.

4. EASEMENTS DESCRIBED IN ENTRY NO 7543760 AND IN ENTRY NO 385802 ARE NOT PLOTTABLE.

5. PARKING AND ACCESS EASEMENTS DESCRIBED IN ENTRY NO 3257194 AFFECTS THE PROPERTY AS SHOWN HEREON.

6. PARCEL B OF COMMON AREA AND PARCEL II OF PARKING EASEMENT DESCRIBED IN ENTRY NO 4422704 AFFECTS THE PROPERTY BOUNDARY AS SHOWN HEREON.

7. ACCESS EASEMENTS DESCRIBED IN ENTRY NOS. 961676 AND 11056596 AFFECTS THE PROPERTY AS SHOWN HEREON.

ENBRIDGE GAS UTAH – NOTE:

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH,
HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANNOTATED, §54-3-27, THIS PLAT CONVEYS, TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES, A PUBLIC UTILITY EASEMENT, ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANNOTATED, §17-27A-603(4)(C)(II), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY "P.U.E." OR "PUE" ON THE PLAT), AS DESCRIBED OR SHOWN ON THIS PLAT, AND APPROVES THIS PLAT SOLEY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATON OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE
OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
A. A RECORDED EASEMENT OR RIGHT-OF-WAY,
B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,
C. UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
D. ANY OTHER PROVISIONS OF LAW.

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

JEANNETTE THOMAS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

SIGNED THIS_____DAY OF_____, 20__

_____
JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SLB&M, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SALT LAKE COUNTY BRASS MONUMENT AT THE INTERSECTION OF 6600 SOUTH STREET AND 900 EAST STREET, WHENCE A FOUND SALT LAKE COUNTY BRASS MONUMENT ALONG 900 EAST STREET NEAR THE SOUTHERLY LINE OF BOURDEAUX STREET BEARS SOUTH 00°00'30" EAST A DISTANCE OF 1292.79 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 00°00'30" EAST A DISTANCE OF 994.47 FEET;
THENCE NORTH 89°59'30" EAST A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°59'30" EAST ALONG THE SOUTHERLY LINE OF 6740 SOUTH STREET A DISTANCE OF 148.88 FEET;
THENCE SOUTH 00°00'30" EAST A DISTANCE OF 148.46 FEET;
THENCE NORTH 89°59'30" WEST A DISTANCE OF 80.00 FEET;
THENCE SOUTH 00°00'30" EAST A DISTANCE OF 5.00 FEET;
THENCE NORTH 89°59'30" WEST A DISTANCE OF 25.00 FEET;
THENCE SOUTH 00°00'30" EAST A DISTANCE OF 20.00 FEET;
THENCE NORTH 89°59'30" WEST A DISTANCE OF 43.88 FEET TO THE EASTERLY LINE OF 900 EAST STREET;
THENCE NORTH 00°00'30" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 173.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23,325 SQ. FT. OR 0.535 ACRES.

OWNERS' DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

JEANNETTE THOMAS SUBDIVISION

DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS HEREOF WE HAVE SET OR HANDS THIS _____ DAY OF _____, A.D. 20__

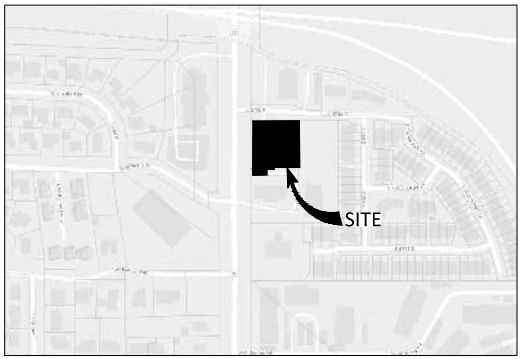
_____
BY JEANNETTE THOMAS, MANAGER, BOOTCAMP WITH JESS HOLDING COMPANY, LLC

ACKNOWLEDGEMENT:

STATE OF UTAH)
) S.S.
COUNTY OF SALT LAKE)

ON THE _____ DAY OF _____ A.D. 20__, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC



VICINITY MAP N.T.S.

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- LOT LINES BOUNDARY
- SUBDIVISION BOUNDARY
- NEIGHBOR BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- RIGHT-OF WAY LINE
- STREET CENTERLINE

VARA 3D GEOSPATIAL SOLUTIONS
5693 S 875 E MURRAY, UT 84107
801-707-1012

RECORD OF SURVEY

R.O.S. NO:_____

_____ _____
COUNTY SURVEYOR DATE

HEALTH DEPARTMENT

APPROVED THIS___DAY OF_____, A.D. 20__.

_____
SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING AND ZONING COMMISSION

APPROVED THIS___DAY OF_____, A.D. 20__
BY THE MIDVALE CITY PLANNING AND ZONING COMMISSION

_____
PLANNING AND ZONING COMMISSION CHAIRMAN

MIDVALE CITY COUNCIL

PRESENTED TO THE MIDVALE CITY COUNCIL THIS ___ DAY OF_____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST

_____
CITY RECORDER DATE

ATTEST

_____
MIDVALE CITY MAYOR DATE

APPROVAL AS TO FORM

APPROVED THIS___DAY OF_____, A.D. 20__.

_____
MIDVALE CITY ATTORNEY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

_____
MIDVALE CITY ENGINEER DATE

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____,
DATE_____ TIME_____, BOOK_____ PAGE_____.

_____ _____
FEE $ SALT LAKE COUNTY DEPUTY RECORDER

SCALE: 1" = 20' **SHEET 1 OF 1**

JEANNETTE THOMAS SUBDIVISION
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SLB&M, MIDVALE CITY, SALT LAKE COUNTY, UTAH

7505 S Holden Street
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www.MidvaleCity.org

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
06/10/2026

SUBJECT

Brent Vincent, representing Vincent Design Group, requests Rezone approval for a parcel located at 7036 S High Tech Drive from Regional Commercial zone to Clean Industrial zone. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale Municipal Code 17-7-13.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The project proposal involves a rezone of one parcel totaling approximately 7.30 acres. The applicant's justification for the request and supporting documents are included in the attachments.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

Midvale Municipal Code 17-3-1(E) outlines the criteria necessary for granting a rezone as follows:

> *E. Zoning Map Amendment Criteria. The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 and demonstrates one or more of the following:*
>
> *1. Proposed rezoning promotes objectives of the general plan;*
> *2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or*
> *3. Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.*

Staff has reviewed the proposal against the criteria listed above and finds that the rezone request satisfies the first criteria. The property in the application is underutilized with a large, mostly vacant commercial building (approximately 114,000 sq ft) with a massive parking lot.

The Midvale City General Plan identifies nine Opportunity Areas. Opportunity Areas anticipate changes in the types and/or intensities of current land uses. In these areas, denser residential uses, mixed residential and commercial uses, and larger, taller buildings are projected to take advantage of the transportation infrastructure and generate more tax revenue for the City.

The 2016 Midvale City General Plan identifies the subject property as being in the 7200 S East Gateway Opportunity Area and lists seven goals for the area:

East Gateway Goals:
Future land use goals for the East Gateway Opportunity Area include:

1. Provide for higher density housing options and taller buildings in the area around the TRAX station
2. Develop a small area plan for the development near the TRAX station
3. Strengthen the retail areas by diversifying the mix of retail and adding more destination and experience shops
4. Enhance 7200 South with urban design standards and safer pedestrian crossings
5. Provide and implement new bike routes to complete transportation connections to other areas in the City
6. Support redevelopment of underutilized properties to provide attractive commercial/light industrial flex spaces.
7. Work with UDOT to provide enhanced pedestrian access and improvements along 7200 South near the I-15 interchange.

The proposed rezone is consistent with goals for the 7200 S East Gateway Opportunity Area because it would facilitate the redevelopment of an underutilized property to create attractive commercial/light industrial flex spaces (Goal 6). It also promotes the objectives of Utah State Code 10-20-101 (renumbered from 10-9a-102 by “promoting prosperity” and “protecting the tax base” by allowing commercial uses to exist in a variety of attractive forms by redeveloping underutilized properties.

Public notice has been sent to property owners within 500 feet of the subject area, posted on the City Website, the Utah Public Notice website, advertised at City Hall, and a notice was placed on the property. No written public comments have been received as of the writing of this report.

STAFF RECOMMENDATION

Staff advises the Planning Commission recommend approval of the Rezone request to the City Council with the following findings:

1. The request complies with the rezone procedure outlined in Midvale City Code 17-3-1(E).

RECOMMENDED MOTION

I move that we recommend approval of the Rezone request for a parcel located at 7036 S High Tech Drive from Regional Commercial zone to Clean Industrial zone, consistent with the findings included in the staff report.

ATTACHMENTS

1. Rezone Application
2. General Plan 2016 page 50

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

Rezone of Parcel #: 21252040260000
7036 S High Tech Drive Midvale, UT

Project Needs

The existing property is a warehouse that is too large and difficult to find tenants. It has been vacant for many years and we feel that shrinking the size of the space and building more smaller spaces for industrial uses would be more beneficial for this property and make it easier to find tenants. See attached proposed plan. From our experience the size building shown on the proposed plan are much easier to find tenants to rent the spaces. Surrounding areas are clean industrial and we would like to petition that this piece of property be zoned clean industrial so we can move forward with this project.
We believe this would be a positive addition to Midvale City as it would bring more business to Midvale City and get rid of an extremely large vacant building with its inherent problems with vagrancy, pests, and gang activity.

Zoning Amendment Criteria

1. Proposed rezoning promotes objectives of the general plan;

We feel that it promotes the objective of the general plan in that the surrounding areas are already zoned clean industrial.

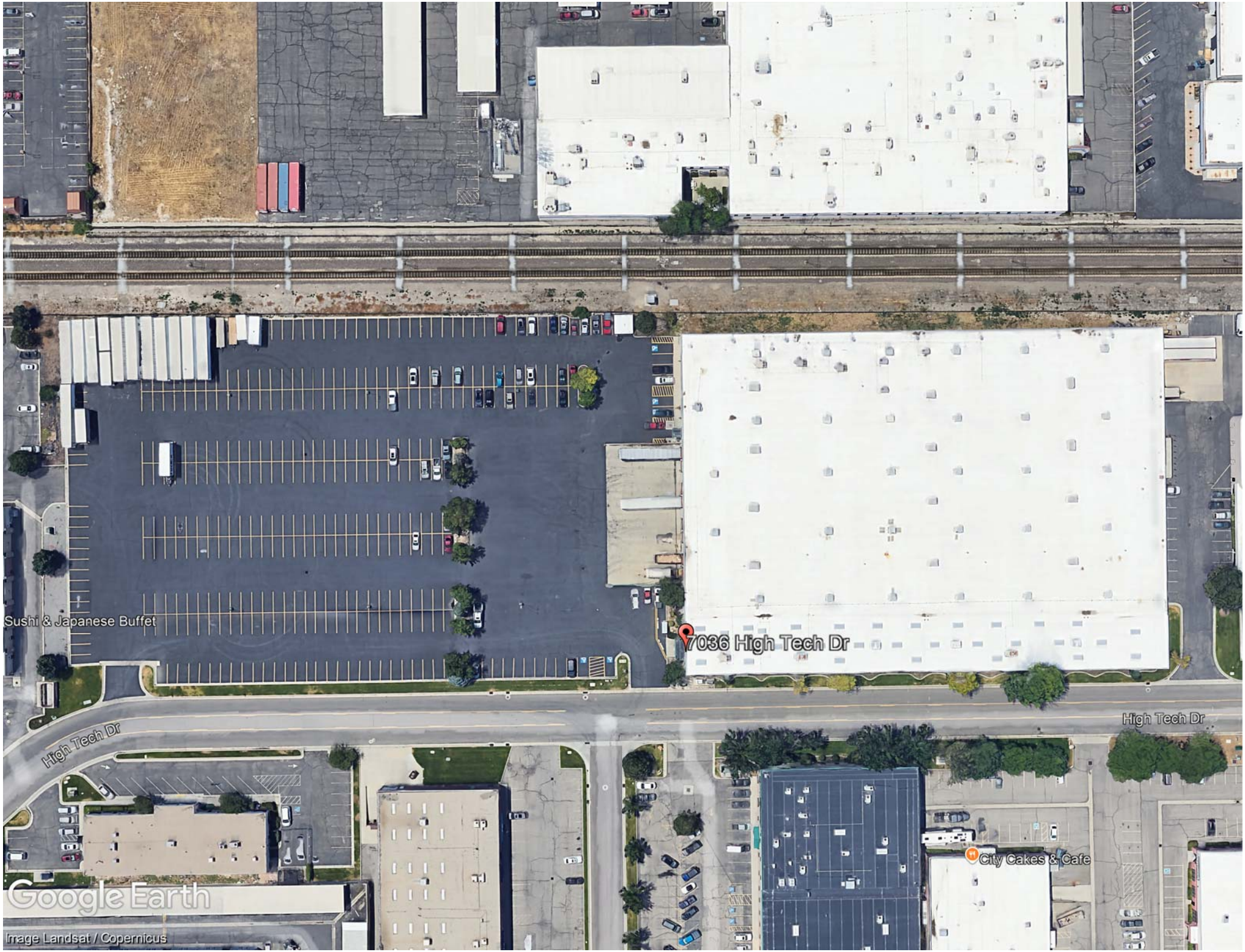
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or

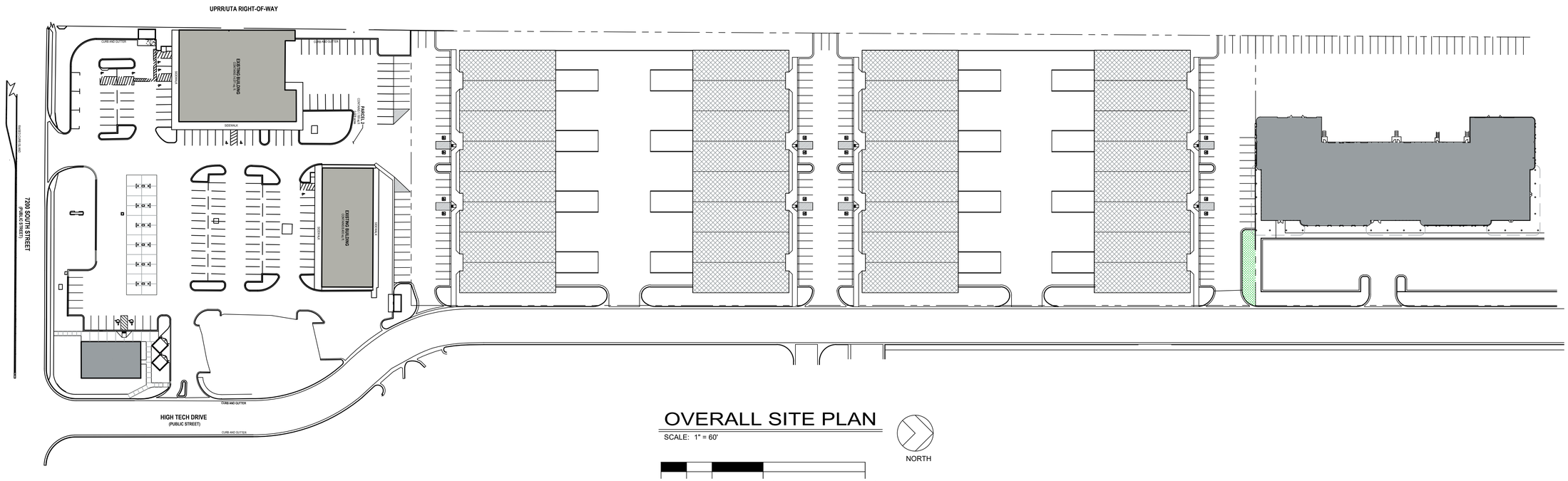
N/A

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

The land in the surrounding area have changed and we feel this site would be more conducive to a clean industrial use rather than commercial.

Legal Description:
BEG 835.32 FT S & 1834.64 FT W FR NE COR OF SEC 25, T 2S, R 1W, S L M; W 131.33 FT TO E R OF W LINE OF RR; N 0^19'49" E 993.02 FT; E 317.54 FT; S 993 FT; W 191.94 FT TO BEG. 7.3 ACM OR L. 6137-2458


Sushi & Japanese Buffet
7036 High Tech Dr
High Tech Dr
High Tech Dr
City Cakes & Cafe
Google Earth
Image Landsat / Copernicus

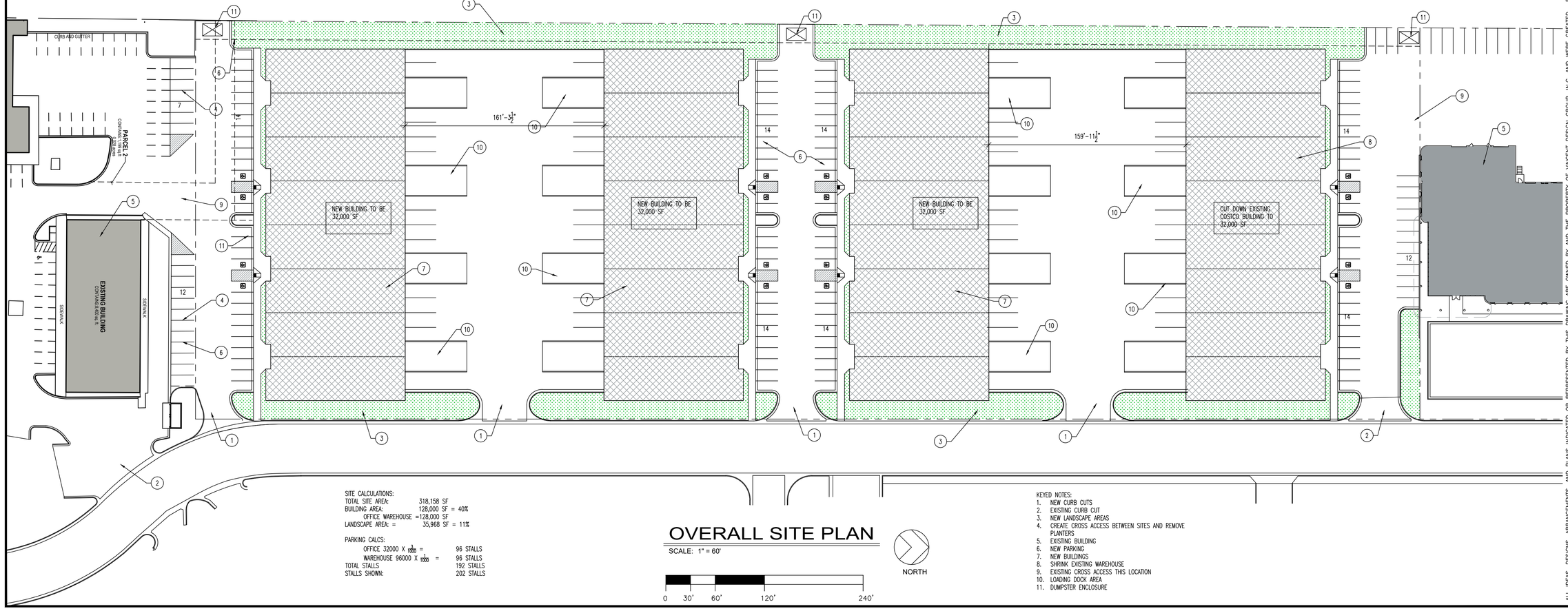


OVERALL SITE PLAN

SCALE: 1" = 60'

NORTH

0 30' 60' 120' 240'



SITE CALCULATIONS:

TOTAL SITE AREA:	318,158 SF	
BUILDING AREA:	128,000 SF	= 40%
OFFICE WAREHOUSE	=128,000 SF	
LANDSCAPE AREA: =	35,968 SF	= 11%

PARKING CALCS:

OFFICE 32000 X $\frac{3}{1000}$ =		96 STALLS
WAREHOUSE 96000 X $\frac{1}{1000}$ =		96 STALLS
TOTAL STALLS		192 STALLS
STALLS SHOWN:		202 STALLS

KEYED NOTES:

1. NEW CURB CUTS
2. EXISTING CURB CUT
3. NEW LANDSCAPE AREAS
4. CREATE CROSS ACCESS BETWEEN SITES AND REMOVE PLANTERS
5. EXISTING BUILDING
6. NEW PARKING
7. NEW BUILDINGS
8. SHRINK EXISTING WAREHOUSE
9. EXISTING CROSS ACCESS THIS LOCATION
10. LOADING DOCK AREA
11. DUMPSTER ENCLOSURE

OVERALL SITE PLAN

SCALE: 1" = 60'

NORTH

0 30' 60' 120' 240'

VDG
VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046
vincentdesignarchitects@gmail.com

PROPOSED SITE PLAN FOR NEW

OFFICE/ STORAGE SPACES
ARKA DEVELOPMENT

7100 SOUTH AND 185 WEST
MIDVALE UTAH

SCHEME 1

ARCH. PROJECT NO:	XX–XXX
DATE:	X/X/X
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE

SD-1.02

ARCHITECTURAL –

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. UNLESS REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-3-1 ET. SEQ. AND OTHER LAWS.

7200 South Gateways

The West Gateway is generally bounded by the City boundary on the north, Ninth Avenue on the south, 700 West on the west and I-15 on the east. The area is bisected by 7200 South. The predominant land use in the West Gateway Opportunity Area is light industrial, with some small commercial development. The Salt Lake County Public Works facility is located in the West Gateway. The TRAX red line to Daybreak goes through the middle of the area from north to southwest with the nearest station at Bingham Junction to the southwest of the area. The West Gateway Opportunity Area is strategically located, with nearby transit stops and east-west/north-south freeway connections. The development of the adjacent Bingham Junction Opportunity Area as an employment and housing center may put some pressure on the area to redevelop.

The East Gateway area lies to the east of I-15 and is generally bounded by the City boundary on the north, Millennium Street on the south, and High Tech Drive/180 West on the east. The East Gateway Area is characterized by a mix of commercial and light industrial uses. The East Gateway Opportunity Area is strategically located and well served with I-15 access and transit stops. The TRAX blue line to Draper goes through the middle of the East Gateway Opportunity Area from north to southwest, with the 7200 South TRAX station located at approximately 180 West 7200 South.

West Gateway Goals:
Future land use goals for the West Gateway Opportunity Area include:

1. Improve design and overall aesthetics of the commercial and light industrial uses in the area
2. Improve the 700 West/7200 South gateway to make access into the area easier
3. Support redevelopment of underutilized properties to provide attractive commercial/light industrial flex spaces
4. Work with UDOT to expand capacity of 7200 South I-15 interchange, including pedestrian improvements

East Gateway Goals:
Future land use goals for the East Gateway Opportunity Area include:

1. Provide for higher density housing options and taller buildings in the area around the TRAX station
2. Develop a small area plan for the development near the TRAX station
3. Strengthen the retail areas by diversifying the mix of retail and adding more destination and experience shops
4. Enhance 7200 South with urban design standards and safer pedestrian crossings
5. Provide and implement new bike routes to complete transportation connections to other areas in the City
6. Support redevelopment of underutilized properties to provide attractive commercial/light industrial flex spaces.
7. Work with UDOT to provide enhanced pedestrian access and improvements along 7200 South near the I-15 interchange

Best Practice
Corridor Design Standards: Benefits of commercial design standards for auto-oriented community gateways and corridors include improved flow of traffic; lowered risk of accidents; long-term reduction in vehicle miles traveled due to more compact development; more synergy for clustered retail businesses; and higher quality development that is sensitive to its context and thus retains its property value. (The Minnesota GreenStep Cities Program, 29 Best Practices)

7505 S Holden Street
Midvale, UT 84047
801-567-7200
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MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
06/10/2026

SUBJECT

Midvale City initiated Rezone for the Midvale City Public Works Complex located in the vicinity of 8196 S Main Street between Ivy Dr and the southern terminus of the Midvale City Public Works Complex to be uniformly zoned Clean Industrial and Public Facilities Overlay; this action includes removal of the Jordan Bluff 1-3 zone and the Clean Industrial Jordan Bluffs Overlay zone. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale Municipal Code 17-7-16 and 17-7-13.

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

This rezone is unique because the Public Facilities Overlay Zone (PFO) not only changes the zoning designation but also requires a site plan approval.

The request is driven by the need to expand and reconfigure the Midvale City Public Works Complex to be able to provide ongoing and expanding services to the community.

The first phase of the Public Works Complex Expansion Project will add an employee parking lot to the newly acquired expansion area.

The site plan proposal is as follows:

A. The site will be redeveloped with an employee parking lot which constitutes Phase 1 of the Public Works Expansion.



The zoning changes are as follows:

A. Remove Clean Industrial Jordan Bluffs Overlay (CIJBO) from current Public Works Complex:

    a. The existing Public Works Complex is zoned PFO, CIJBO, and Clean Industrial (CI)
    b. The PFO and CI zones will remain while the CIJBO zone will be removed. The Public Works Complex predates the CIJBO zone and has operated as a nonconforming use within the zoning designation. Carrying on under the requirements of the CIJBO zone is not possible with a redesigned and expanded Public Works Complex because uses that are integral to Public Works operations such as vehicle repair and materials storage are not allowed by the zone.

B. Remove CIJBO and Jordan Bluffs Zone Subarea 1-3 (JB 1-3) from new Public Works Complex Expansion Area and add PFO and CI

    a. The Public Works Complex Expansion Area was recently purchased from two adjacent property owners, and this rezone unifies its zoning provisions with the remainder of the Public Works Complex.

Review Criteria

1. Public Facilities Zone, Criteria—Required findings, MMC 17-7-16.4

The planning commission may recommend, and the city council may grant approval of a public facilities overlay zoning designation only if it determines, in written findings, the application has demonstrated the following:

A. There is a demonstrated need for the public facility within the community at large and it is not contrary to the public interest.

Staff Response: The parking lot is an integral part of the Public Works Complex Expansion Plan and is necessary to free up space in the current public works yard. Midvale City has grown and the Public Works Complex needs to grow as well so that existing service levels can be maintained and expanded where necessary.

B. The public facility is consistent with the goals and policies of the general plan, and applicable ordinances of the city where feasible.

Staff Response: The expansion of the Public Works Complex with a parking lot is consistent with the goals and policies of the general plan, it is located in the Jordan Bluffs Opportunity Area, which means change is anticipated, and the facility itself is a large part of the system that implements the General Plan.

C. The public facility is located, planned and developed in such a manner that it is not inconsistent with the health, safety or general welfare of persons residing or working in the city. This includes, but is not limited to, the following:

1. The generation of noise, noxious or offensive emissions, or other nuisances which may be injurious or detrimental to the surrounding area.

Staff Response: The use as an employee parking lot does not generate noise, noxious and offensive emissions, or other nuisances. Its characteristics are similar to other large parking lots in the immediate vicinity. Landscaping and fencing effectively buffer the parking lot from the view of surrounding properties.

2. The availability of public services to support the public facility, including utilities; vehicular, pedestrian and public transit systems; police; fire; education; and social and health services.

Staff Response: All public services needed to support the employee parking lot are available.

3. The adequacy of landscaping, screening and buffering, building setbacks, parking, open space, or other development characteristics necessary to mitigate the impact of the public facility on neighboring properties.

Staff Response: Landscaping, screening, and buffering of the parking lot comply with the provisions of the underlying CI zone and add extra buffering by incorporating a sight obscuring fence

4. Proposed public facilities which exceed the bulk, height, density, or other use standards in the underlying zone must demonstrate such variances are essential to the function or operation of such facility. The development standards of the underlying zone and adjacent development shall be utilized where feasible.

Staff Response: The parking lot complies with the bulk, height, density, and development standards of the underlying zone.

D. The public facility complies with the specific review criteria for the use contained herein. (Ord. 2012-18 § 1 (Att. A))

Staff Response: The are no specific review criteria in the PFO zone that apply to parking lots.

2. Zoning Map Amendment Criteria, MMC 17-3-1(E)

E. *Zoning Map Amendment Criteria.* The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment demonstrates one or more of the following:

✅ **1. Proposed rezoning promotes objectives of the general plan;**

Staff Response: This criterion has been fulfilled. The expansion of the Public Works Complex with a parking lot promotes the objectives of the general plan, it is in the Jordan Bluffs Opportunity Area, which means change is expected, and the facility itself is an integral part of the General Plan.

✅ **2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, flood plain, unstable soils, and inadequate drainage;**

Staff Response: This criterion has been fulfilled. The past application of the CIJBO zone to the Public Works Complex may have occurred due to a misconception regarding the necessary operations that occur at a public works facility.

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

Staff Response: This criterion may be in play indirectly because the need to expand the Public Works Facility is driven by changes in Midvale at large.

✅ **4. Proposed rezoning promotes the purposes outlined in Utah Code Annotated 10-20-101.**

Staff Response: This criterion has been fulfilled. The proposed rezoning clearly promotes the purposes outlined in Utah Code Annotated 10-20-101, e.g. “provide for the health, safety, and welfare”.

STAFF RECOMMENDATION

Staff advises the Planning Commission recommend approval of the Midvale City initiated Rezone for the Midvale City Public Works Complex with the following findings:

- The Rezone complies with required findings according to MMC 17-7-16.4. and 17-3-1(E)

RECOMMENDED MOTION

I move that we recommend approval of the Midvale City initiated Rezone for the Midvale City Public Works Complex located in the vicinity of 8196 S Main Street between Ivy Dr and the southern terminus of the Midvale City Public Works Complex to be uniformly zoned Clean Industrial and Public Facilities Overlay with the findings identified in the staff report.

ATTACHMENTS

1. Site Plan
2. Ordinance

CITY OF MIDVALE

MIDVALE CITY PUBLIC WORKS

LOCATED IN THE SOTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SLB&M
S. MAIN STREET MIDVALE, UTAH

PHASE 1 SITE PLAN

PROJECT CONTACTS

PROPERTY OWNER DEVELOPER
MIDVALE CITY PUBLIC WORKS
8196 S MAIN ST
MIDVALE, UT 84047
TEL: (801) 567-7235
CONTACT: GLEN KENNEDY

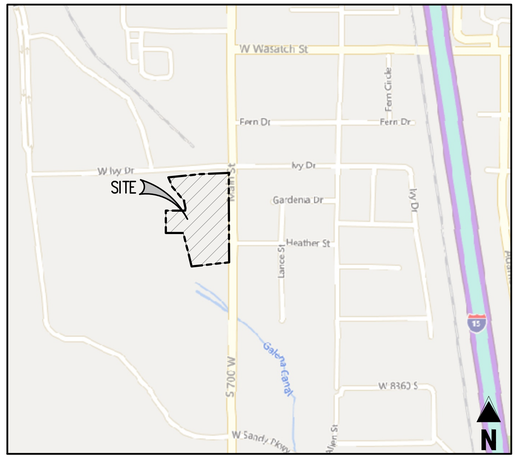
ARCHITECT
GALLOWAY & COMPANY, LLC.
577 S 200 E
SALT LAKE CITY, UT 84111
TEL: (385) 317-3778
CONTACT: JIM CHILD, AIA

CIVIL ENGINEER
GALLOWAY & COMPANY, LLC.
1221 S VALLEY GROVE WAY, SUITE 140
PLEASANT GROVE, UT 84062
TEL: (385) 248-0460
CONTACT: BOYD PREECE, PE

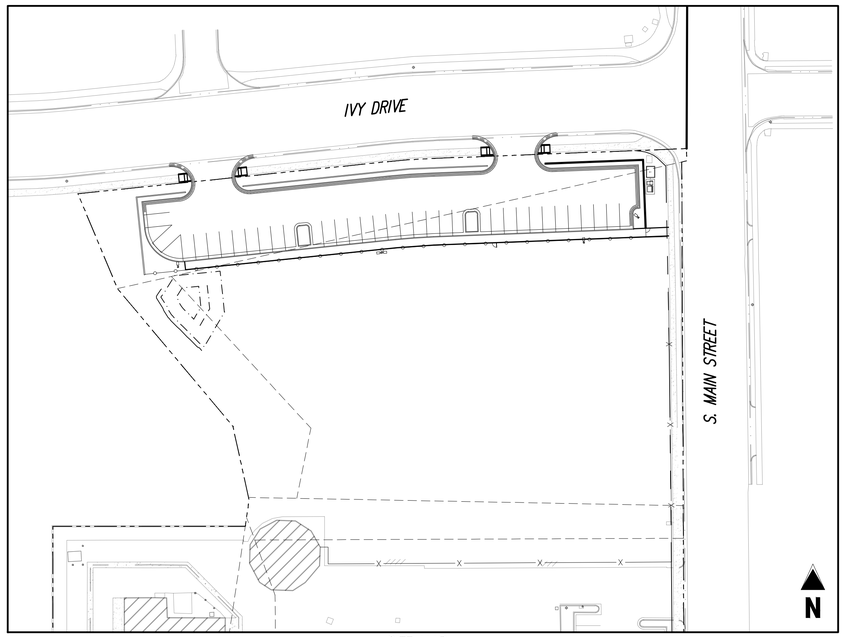
LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, LLC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
CONTACT: JON ROMERO

SURVEYOR
GALLOWAY & COMPANY, LLC.
1221 S VALLEY GROVE WAY, SUITE 140
PLEASANT GROVE, UT 84062
TEL: (385) 248-0460
CONTACT: TODD OSBORN, PLS

GEOTECHNICAL ENGINEER
KLEINFELDER
849 WEST LEVOY DRIVE, SUITE 200
SALT LAKE CITY, UTA 84123
TEL: (801) 261-3336
CONTACT: JOE POTTER, P.E.



VICINITY MAP
0 100 200 500
SCALE: 1"=500'



SITE MAP
0 10 20 50
SCALE: 1"=50'

SHEET INDEX			
SHEET NUMBER	SHEET TITLE	REVISION	DATE
C0.0	COVER SHEET		
C0.1	GENERAL NOTES		
C0.5	DEMOLITION PLAN		
C1.0	SITE PLAN		
C2.0	GRADING & DRAINAGE PLAN		
C3.0	UTILITY PLAN		
C4.0	EROSION CONTROL PLAN		
C5.0	DETAILS		
C5.1	DETAILS		
L1.0	LANDSCAPE PLAN		
L2.0	LANDSCAPE NOTES & DETAILS		
IR1.0	IRRIGATION PLAN		
IR2.0	IRRIGATION NOTES & DETAILS		
P1.0	PHOTOMETRIC SITE PLAN		

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

BENCHMARK

THE PROJECT BENCHMARK IS THE EAST QUARTER CORNER OF SECTION 35, T2S, R1W, SLB&M
FOUND RIVET IN SIDEWALK
PROJECT BENCHMARK ELEVATION = 4351.02' (NAVD88)

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Galloway
1221 S Valley Grove Wy., Suite 140
Pleasant Grove, UT 84062
801.922.1332
GallowayUS.com

Galloway & Company, LLC

MIDVALE CITY PUBLIC WORKS
PHASE 1
MIDVALE CITY
8196 S MAIN STREET
MIDVALE, UTAH

#	Date	Issue / Description	Init.

Project No: MPW8.20
Drawn By: RCL
Checked By: BAP
Date: 6/4/2026

COVER SHEET

C0.0

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GENERAL CONSTRUCTION NOTES

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REP. PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
5. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL FREE DIRT APPROVED BY ENGINEER COMPLIANT TO THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
6. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
7. THIS DESIGN IS BASED ON THE GEOTECHNICAL REPORT NO. 26001269.001A **DATED SEPTEMBER 19, 2025 BY KLEINFELDER.** A COPY OF THIS REPORT SHOULD BE ON-SITE AT ALL TIMES.
8. GENERAL CONTRACTOR TO REFER TO STANDARD DETAILS AND INSTALLATION GUIDELINES INCLUDED IN THE SPECIFICATIONS AND PRODUCT INFORMATION FOR INSTALLING EQUIPMENT, INCLUDING PRODUCT DISPENSERS AND REMOTE READ-OUT EQUIPMENT.
9. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
10. SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION, MAINTAINING SWPPP DOCUMENTS, FILING NOI AND NOT. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR GALLOWAY AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS.
13. OFF-SITE GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
14. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
15. SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

GRADING NOTES

1. ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED, ADD **4300** TO THESE ELEVATIONS ACCORDINGLY.
2. ALL SPOT GRADES ARE TO TBC UNLESS OTHERWISE NOTED.
3. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH LANDSCAPE ARCHITECT APPROVED TOP SOIL TO A MINIMUM 6" DEPTH OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER'S APPROVAL.
5. CONTRACTOR MUST MAINTAIN RUNNING SLOPE ON ALL SIDEWALKS NO STEEPER THAN 5.0% THE CROSS-SLOPE FOR ALL SIDEWALKS MUST BE NO STEEPER THAN 2.0% ALL SIDEWALKS MUST HAVE A MINIMUM CLEAR WIDTH OF 60". ALL ADA RAMPS SHALL HAVE A SLOPE NO STEEPER THAN 8.33%. ADA PARKING SPACES AND REFUGE GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. IF GRADES ON GRADING PLAN DO NOT MEET THIS REQUIREMENT, NOTIFY ENGINEER IMMEDIATELY.
6. THE CLIENT AND CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE CONSULTANT OF ANY CONDITIONS IN THE PROJECT THAT THEY BELIEVE DO NOT COMPLY WITH THE CURRENT STATE OF THE ADA AND FHAA.
7. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
8. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DELETERIOUS MATTER PRIOR TO GRADING.
9. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
10. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
11. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER SPECIFICATIONS AND GEOTECHNICAL REPORT.
12. ALL TRENCH BACKFILL SHALL BE TESTED AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
13. A GEOTECHNICAL ENGINEER SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT UPON COMPLETION.
14. THE FINAL COMPACTION REPORT AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE RING AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
15. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).
16. THE CONTRACTOR SHALL PROVIDE SHORING IN ACCORDANCE WITH OSHA REQUIREMENTS FOR TRENCH WALLS.
17. CONTRACTOR MUST OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
18. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
19. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
20. DUST SHALL BE CONTROLLED BY WATERING.
21. GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING BELOW FINISHED GRADE IN ACCORDANCE WITH PAVING RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SHOWN TO TOLERANCE OF ± 0.1' IN ALL PAVING AREAS.

STORM NOTES

1. ALL STORM DRAINAGE PIPE IN CITY RIGHT OF WAY SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III FOR SIZES 18" AND LARGER AND CL V FOR 15" AND SMALLER, AND JOINTING SHALL CONFORM TO ASTM C443. 8" AND SMALLER SHALL BE PVC (SDR-35), AND SHALL BE IN ACCORDANCE WITH ASTM D-3034. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
2. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 18", UNLESS OTHERWISE NOTED.
3. ALL STORM DRAINAGE PIPE SHALL BE BEDDED IN ACCORDANCE WITH **MIDVALE CITY** STANDARD DETAILS. STORM SEWER PIPE SHALL BE BEDDING CLASS "B" UNLESS THE GEOTECHNICAL ENGINEER OR CITY ENGINEER DEEM NECESSARY A CHANGE IN BEDDING CLASS DUE TO SOIL CONDITION.
4. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY, AND ACCORDING TO OSHA STANDARDS, FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
6. LENGTHS OF STORM DRAINAGE PIPES ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
7. CONTRACTOR SHALL REFER TO MECHANICAL/PLUMBING PLANS FOR EXACT LOCATIONS AND PIPE SIZE OF ROOF AND CANOPY DOWNSPOUTS. CONTRACTOR IS RESPONSIBLE FOR FINAL COORDINATION OF SIZE, LOCATION, AND DEPTH OF ROOF DRAINS. ALL ROOF DRAINS TO HAVE MINIMUM 1.00% SLOPE. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM OR DAYLIGHTED THROUGH THE CURB.
8. ASPHALT / ROAD BASE , ETC. (FOR PAVEMENT CONSTRUCTION) TO BE INSTALLED ABOVE STORM PIPE BACKFILL SHALL BE ACCORDING TO GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
9. ALL STORM DRAIN CATCH BASINS SHALL BE BICYCLE PROOF.
10. TOP OF GRATE (TOG) SPOT GRADES AT INLETS DO NOT INCLUDE GUTTER DEPRESSION.

GENERAL SANITARY SEWER NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE STANDARD WATER AND SEWER SPECIFICATIONS FOR CITY, COUNTY AND REGULATORY AGENCY UTILITY SPECIFICATIONS, CURRENT EDITION.
2. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY AND REGULATORY AGENCY 72 WORKING HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL VERIFY THE INVERT OF THE DOWNSTREAM TIE IN POINT PRIOR TO BEGINNING ANY CONSTRUCTION. REPORT ANY DISCREPANCY TO THE ENGINEER.
5. ALL SANITARY SEWER LINES AT 4.0 FOOT DEPTH OR GREATER SHALL BE POLYVINYL CHLORIDE PIPE (PVC), ASTM D-3034 SDR35. SEWER LINE MATERIALS AND CONSTRUCTION SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
6. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE OR CLEANOUT TO CENTER OF SAME.
7. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CITY, COUNTY AND REGULATORY AGENCY UTILITY SPECIFICATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE RESTORATION (I.E., LANDSCAPE, ASPHALT, CONCRETE, ETC.)
9. ALL TRENCH EXCAVATION SHALL BE PROPERLY SLOPED OR SUPPORTED IN A MANOR REQUIRED BY OSHA OR AS REQUIRED BY STATE OR LOCAL LAWS.
10. SANITARY SEWER PIPE SHALL BE BEDDED AND BACKFILLED PER CITY / SEWER DISTRICT STANDARDS.
11. NO CONNECTIONS TO THE EXISTING SYSTEM SHALL BE MADE UNTIL THE NEW LINES HAVE BEEN TESTED AND ACCEPTED BY THE CITY, COUNTY AND REGULATORY AGENCY.
12. CONTRACTOR SHALL OBTAIN ALL NECESSARY TEMPLATES FROM EQUIPMENT SUPPLIERS AND STUB LINES ACCORDINGLY.
13. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TAP FEES REQUIRED. OWNER SHALL PAY FOR ALL SPECIAL ASSESSMENTS.

GENERAL SWPP NOTES

1. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE BEST MANAGEMENT PRACTICES (BMP'S), WHEN NEEDED DELETE AND MODIFY THOSE SHOWN.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH APPROPRIATE SEED MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE.
4. DETAILS SHOWN ARE TO HELP PROTECT AGAINST RUNOFF. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPP FOR BMP IMPLEMENTATION SCHEDULE.
5. THE SWPP IS A LIVING DOCUMENT, BEST MANAGEMENT PRACTICES ARE SHOWN AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE THESE BMP'S AS LONG AS THE INTENT OF THE DESIGN IS MAINTAINED. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPP.
6. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE OR AS REQUIRED BY THE LOCAL JURISDICTION, AS WELL AS STORM WATER POLLUTION PREVENTION.

WATER LINE CONSTRUCTION NOTES

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HERE. IF A CONFLICT ARISES BETWEEN THESE NOTES AND DETAILS AND LOCAL PURVEYOR'S STANDARDS, THE LOCAL PURVEYOR'S STANDARDS SHALL SUPERSEDE THESE NOTES AND DETAILS. CONTRACTOR TO KEEP A COPY OF DISTRICT STANDARD SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. OBTAIN LATEST EDITION OF LOCAL PURVEYOR'S STANDARDS FROM: **MIDVALE CITY PUBLIC WORKS**
2. ALL WATER LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE IN CONFORMANCE WITH AWWA C151-09 OR PVC C900 IN CONFORMANCE WITH AWWA C900 WITH A PRESSURE CLASS OF 150. PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS SHALL BE IN CONFORMANCE WITH AWWA C110-12.
3. ALL CULINARY SERVICE WATER LINES 3" AND SMALLER SHALL BE CLASS 200 COPPER TUBE SIZE POLYETHYLENE IN CONFORMANCE WITH AWWA C901-17, AND SHALL BE INSTALLED BY THE CONTRACTOR. THE WATER METER SHALL BE SUPPLIED BY THE LOCAL PURVEYOR. METER INSTALLATION SHALL BE COORDINATED WITH THE LOCAL PURVEYOR.
4. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C110-12 AND SHALL HAVE A PRESSURE RATING OF 250 PSI. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS SPECIFIED OTHERWISE IN THE PLANS.
5. ALL DIP AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT TO PREVENT CORROSION. POLYETHYLENE ENCASEMENT, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
6. GATE VALVES SHALL CONFORM TO AWWA C509, AND SHALL BE DOUBLE-RISE, RESILIANT WEDGE TYPE, PARALLEL-SEAT, IRON BODY, BRONZE-MOUNTED, NON-RISING STEM, EQUIPPED WITH "O" RING STEM SEALS, AND SHALL CLOSE BY TURNING CLOCKWISE. VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS SPECIFIED OTHERWISE IN THE PLANS.
7. ALL FIRE HYDRANTS SHALL BE 48" BURY, 6" BARREL, 4 1/2" PUMPER AND (2) – 2 1/2" HOSE NOZZLE HYDRANTS (WATEROUS, US METROPOLITAN, OR MUELLER). REFER TO FIRE HYDRANT DETAILS AND LOCAL PURVEYOR'S STANDARDS.
8. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 4' FROM FINISHED GRADE. THE MAXIMUM BURY SHALL BE 5', UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE **MIDVALE CITY PUBLIC WORKS** UTILITY CROSSING DETAIL SHALL BE USED.
9. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH WATER MAIN BEDDING REQUIREMENTS DETAIL.
10. CONTRACTOR SHALL MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE, BETWEEN ALL WATER LINES AND SANITARY SEWER LINES.
11. ALL BENDS, TEES, FIRE HYDRANTS, AND PLUGS AT DEADEND MAINS, SHALL BE RESTRAINED FROM THRUST BY USING CONCRETE THRUST BLOCKS PER THE BEARING AREA AND THRUST BLOCK DETAILS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE, IN ACCORDANCE WITH LOCAL PURVEYOR'S STANDARDS OR DETAILS ON THIS SHEET.
13. ALL WATER LINES SHALL BE TESTED IN ACCORDANCE WITH LOCAL PURVEYOR'S REGULATIONS. CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL PROCEDURES FOR TESTING, FLUSHING, AND DISINFECTING THE INSTALLED WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE LOCAL PURVEYOR'S INSPECTOR.
14. DISTANCES FOR WATER LINES ARE THE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AND IN ACCORDANCE WITH OSHA STANDARDS FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

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MIDVALE CITY

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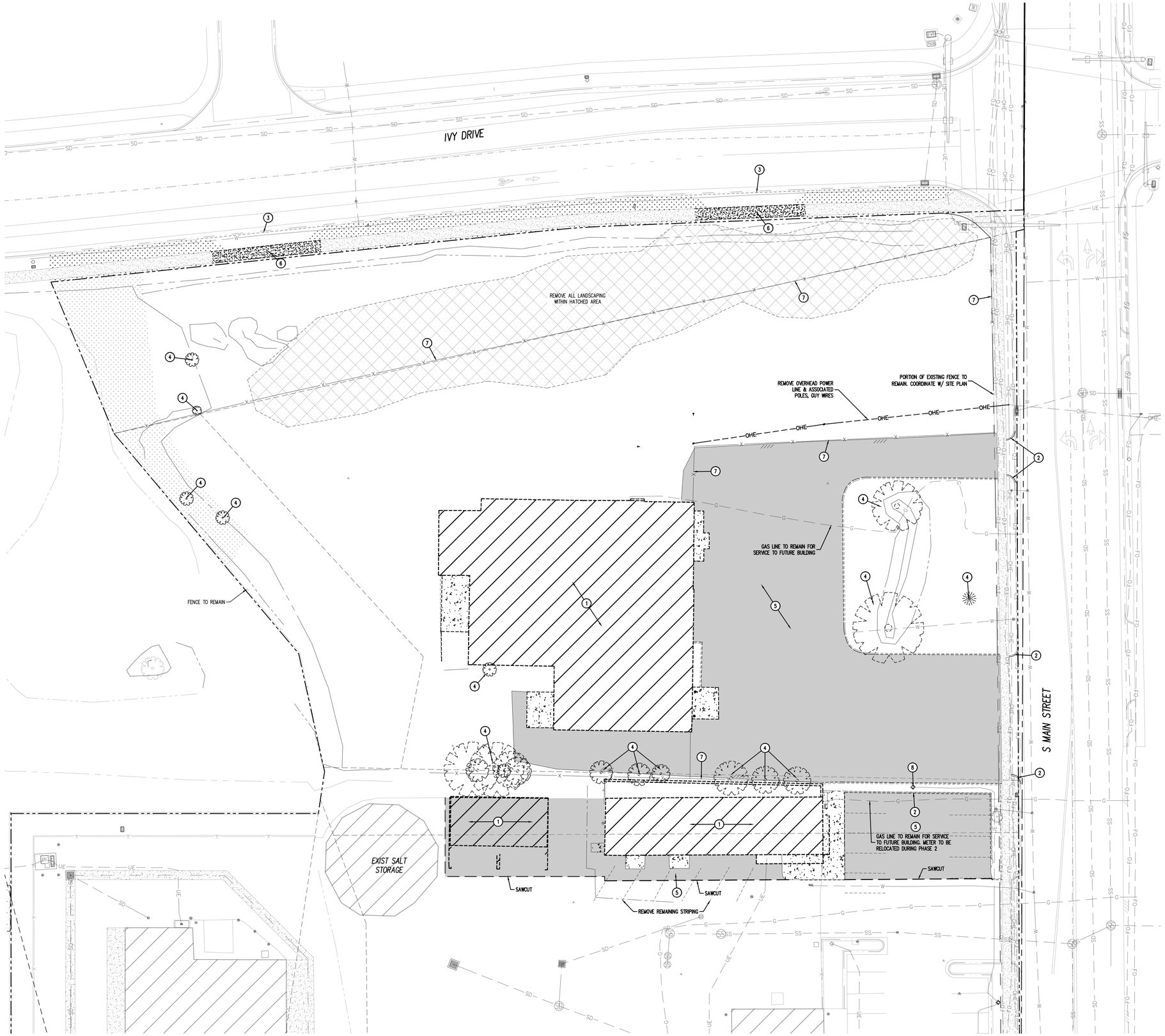
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GENERAL NOTES

C0.1

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DEMOLITION LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED SAWCUT LINE
- EXISTING EDGE OF ASPHALT
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING CURB AND GUTTER
- REMOVE CURB AND GUTTER
- EXISTING FENCE
- REMOVE FENCE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER
- EXISTING GAS
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE
- REMOVE TREE

PAVING LEGEND

- EXISTING SIDEWALK TO REMAIN
- REMOVE SIDEWALK/CONCRETE
- REMOVE ASPHALT

DEMOLITION SCHEDULE

1. REMOVE BUILDING/STRUCTURE AND ASSOCIATED SIDEWALK & BOLLARDS
2. REMOVE CURB & GUTTER
3. REMOVE/MODIFY CURB & GUTTER FOR PROPOSED APPROACH
4. REMOVE SIDEWALK TO NEAREST JOINT
5. REMOVE PAVEMENT (SOLID HATCH)
6. REMOVE FENCE
7. REMOVE/RELOCATE LITE POLE

N

0 10 20

SCALE: 1"=20'

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BENCHMARK

THE PROJECT BENCHMARK IS THE EAST QUARTER CORNER OF SECTION 35, T2S, R1W, SLB&M
FOUND RIVET IN SIDEWALK
PROJECT BENCHMARK ELEVATION = 4351.02' (NAVD88)

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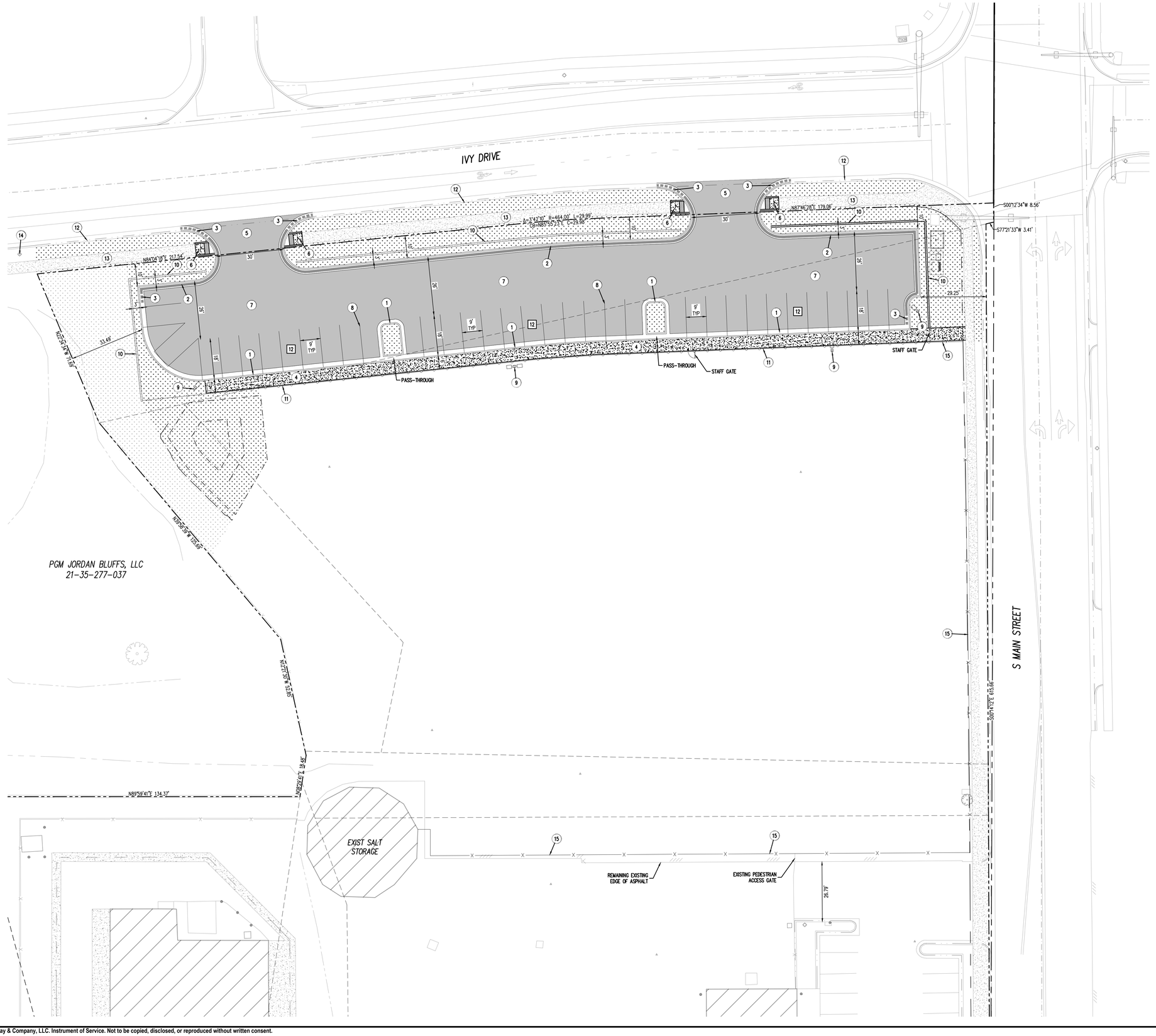
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DEMOLITION PLAN

C0.5

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SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED CURB AND GUTTER
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED CATCH CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PARKING COUNT
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING TREE

PAVING LEGEND

- CONCRETE SIDEWALK
- PROPOSED ASPHALT
- EXISTING CONCRETE SIDEWALK

SITE SCHEDULE

1. 30" COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.1 TYPE "A". SEE SHEET C5.0
2. 30" REVERSE PAN CURB AND GUTTER. SEE DETAIL 2/C5.0
3. TRANSITION BETWEEN COLLECTION AND REVERSE PAN CURB & GUTTER
4. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS. CONCRETE TO BE 6" THICK IN DRIVE APPROACH AREAS. SEE SHEET C5.0
5. OPEN DRIVE APPROACH PER APWA STANDARD PLAN NO. 225. SEE SHEET C5.0
6. ACCESSIBLE ACCESS RAMP PER APWA STANDARD PLAN NO. 235 & 238 AND SPECIFICATIONS. SEE SHEETS C5.0 & C5.1
7. ASPHALT PAVEMENT: SEE DETAIL 1/C5.0 PER GEOTECHNICAL REPORT
8. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS
9. SITE LIGHTING. SEE PHOTOMETRIC PLANS FOR DETAILS
10. PRECAST FENCE. SEE DETAIL 3/C5.0
11. ALUMINUM FENCE. SEE DETAIL 4/C5.0.
12. EXISTING CURB & GUTTER TO REMAIN. PROTECT IN PLACE
13. EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE
14. EXISTING STREET LIGHT
15. TEMPORARY SECURITY FENCING

SITE SUMMARY		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	18,871	66.6%
LANDSCAPING	9,465	33.4%
TOTAL SITE	28,336 0.65 ACRES	

N

0 10 20

SCALE: 1"=20'

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MIDVALE CITY

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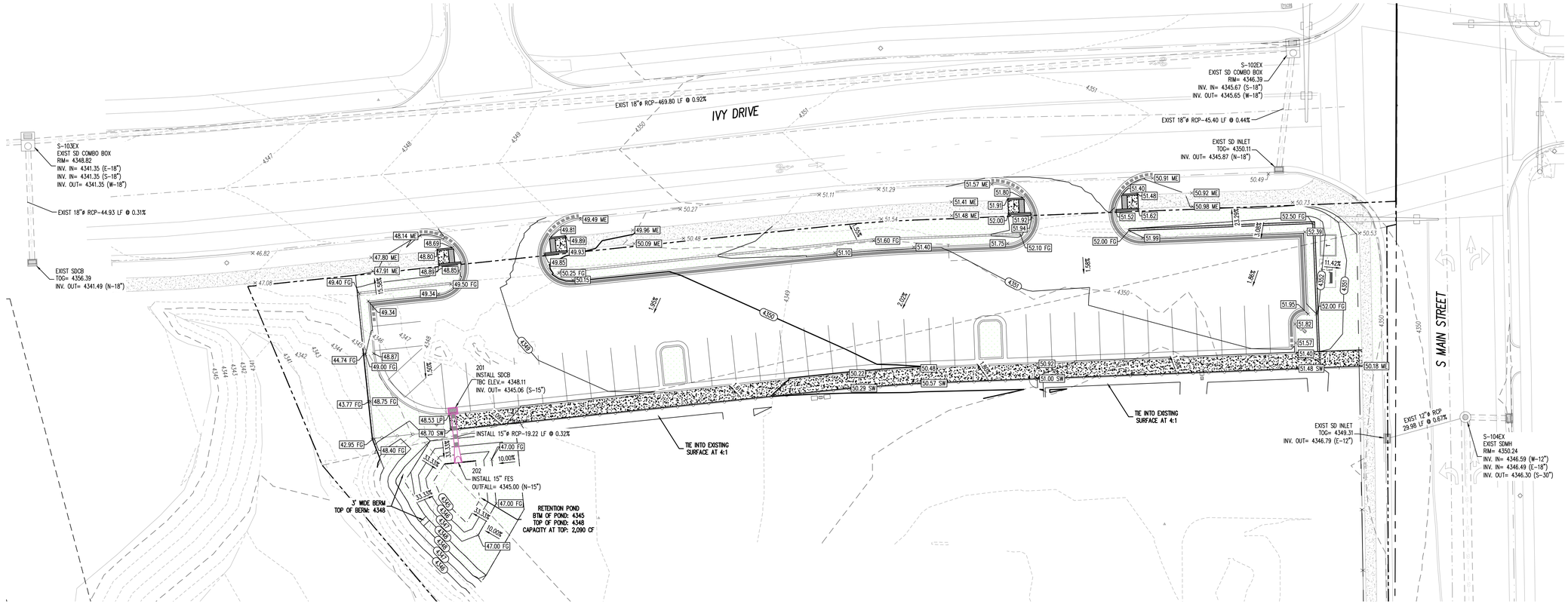
SITE PLAN

C1.0

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GRADING LEGEND

5460	EXISTING MAJOR CONTOUR
52	EXISTING MINOR CONTOUR
5465	PROPOSED MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
SD	EXISTING STORM SEWER (LESS THAN 15"ø)
SD	EXISTING STORM SEWER (15"ø AND LARGER)
SD	PROPOSED STORM SEWER (LESS THAN 15"ø)
SD	PROPOSED STORM SEWER (15"ø AND LARGER)
	PROPOSED RIDGE LINE
15.00	PROPOSED SPOT ELEVATION
TC	PROPOSED TOP OF CURB ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
SW	TOP OF SIDEWALK
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
BR	BOTTOM OF RAMP
TR	TOP OF RAMP



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N

0 10 20

SCALE: 1"=20'

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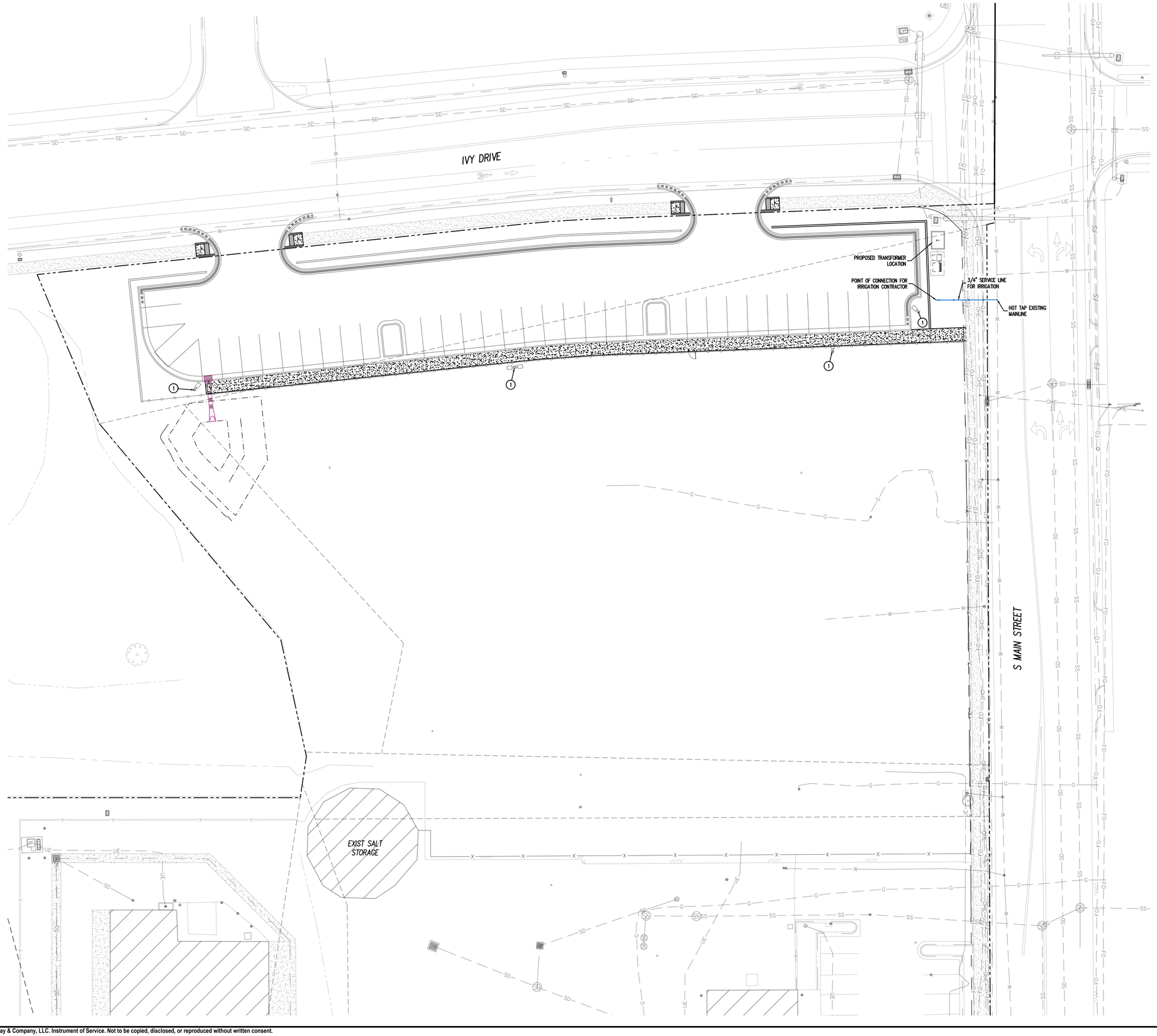
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GRADING & DRAINAGE PLAN

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UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 15"ø)
- EXISTING STORM SEWER (15"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 15"ø)
- PROPOSED STORM SEWER (15"ø AND LARGER)
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE

SCHEDULE

(1) SITE LIGHTING. SEE PHOTOMETRIC PLANS FOR DETAILS

N

0 10 20

SCALE: 1"=20'

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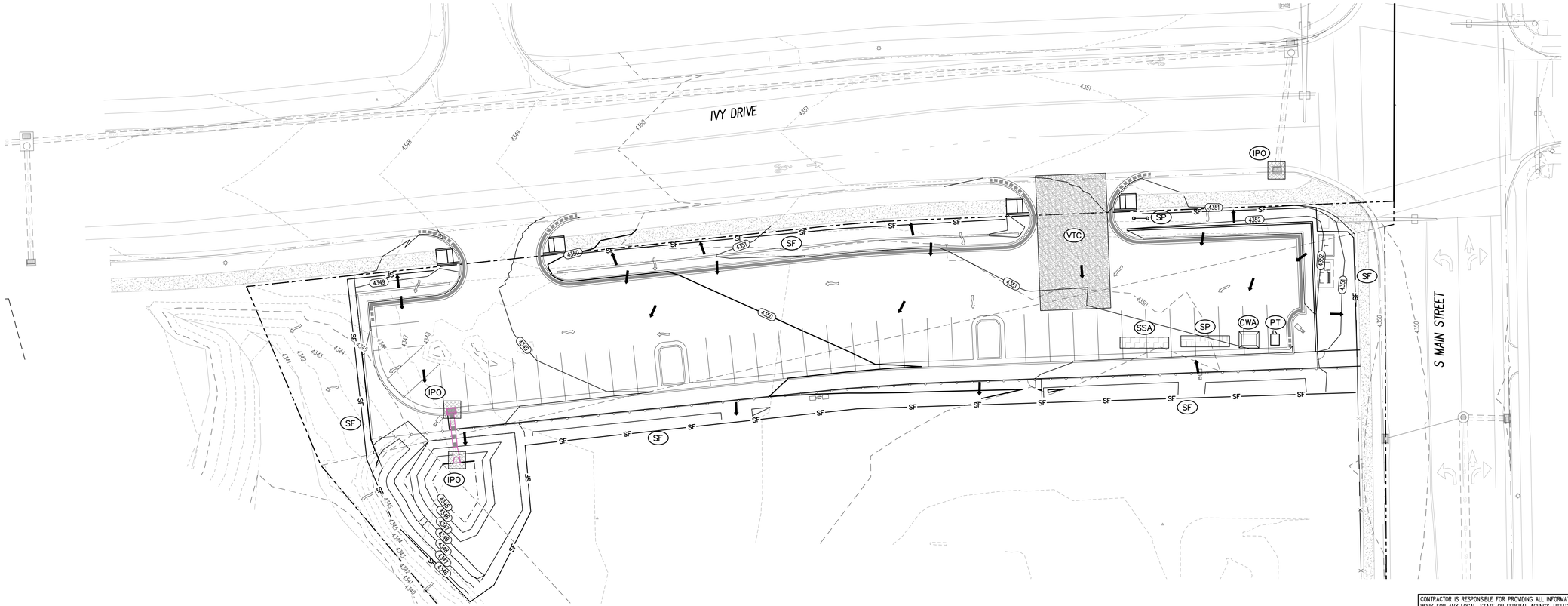
UTILITY PLAN

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EROSION CONTROL LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING FLOW ARROW
- FLOW ARROW
- VTC VEHICLE TRACKING CONTROL
- CWA CONCRETE WASHOUT AREA
- SSA STABILIZED STAGING AREA
- SP STOCK PILE
- IPO ON-GRADE INLET PROTECTION (IP-4)
- SF SILT FENCE
- PT PORTABLE TOILET
- SP SITE POSTING (CONTACTS AND PERMITS)



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8196 S MAIN STREET
MIDVALE, UTAH

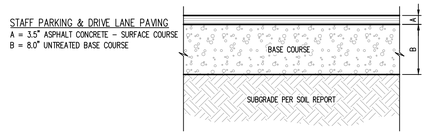
#	Date	Issue / Description	Init.

Project No: MPW8.20
Drawn By: RCL
Checked By: BAP
Date: 6/4/2026

EROSION CONTROL PLAN

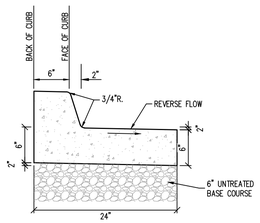
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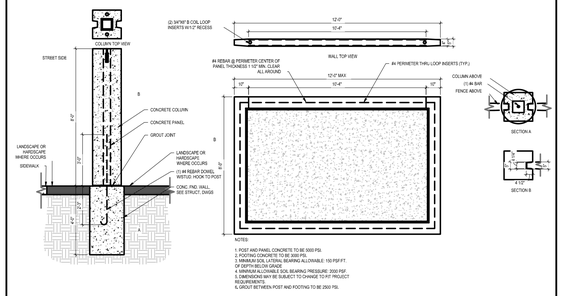
NOTES:
1. UNTREATED BASE COURSE MATERIAL PER GEOTECHNICAL REPORT
2. BASE COURSE TO BE PLACED IN MAXIMUM 8-INCH THICK LOOSE LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D1557) PER GEOTECHNICAL REPORT

1 ASPHALT PAVING
NOT TO SCALE

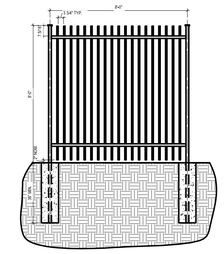


NOTE:
1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205

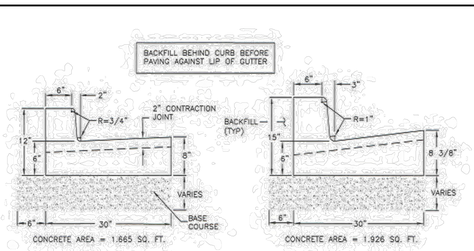
2 24" REVERSE PAN CURB AND GUTTER
NOT TO SCALE

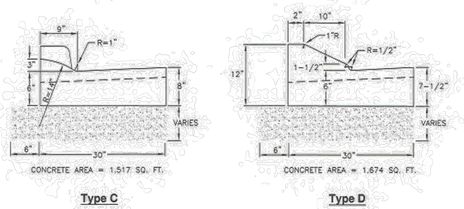


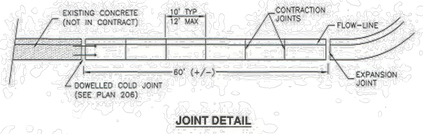
3 PRECAST FENCE DETAIL
NOT TO SCALE



4 ALUMINUM FENCE
NOT TO SCALE

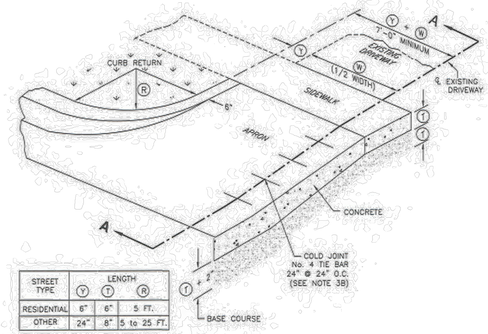






JOINT DETAIL

Curb and gutter
Plan 205.1
December 2008



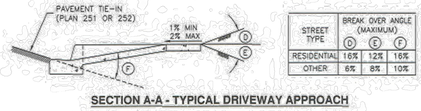
STREET TYPE	LENGTH Y	T	R
RESIDENTIAL	6"	6"	5 FT.
OTHER	24"	8"	5 to 25 FT.

OBLIQUE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) A	B	C
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

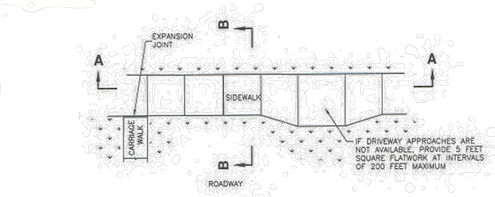
SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



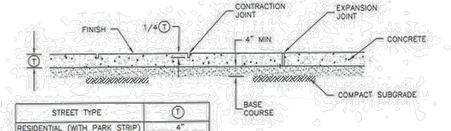
STREET TYPE	BREAK OVER ANGLE (MAXIMUM) D	E	F
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

Open driveway approach
Plan 225
December 2009



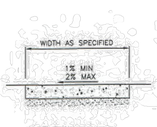
PLAN



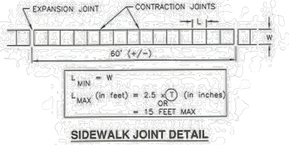
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



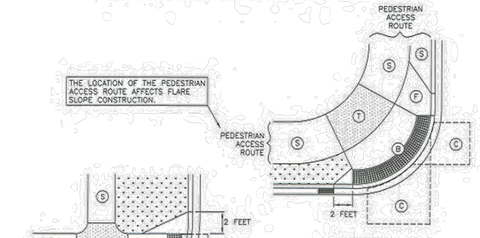
SECTION B-B



SIDEWALK JOINT DETAIL

Sidewalk
Plan 231
March 2009

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A

ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

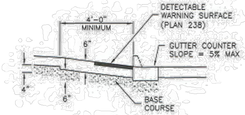
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK.

EXAMPLE B

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL



MATERIALS

SLOPE TABLE

Corner curb cut assembly
Plan 235.1
September 2011

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MIDVALE CITY PUBLIC WORKS
PHASE 1
MIDVALE CITY

8196 S MAIN STREET
MIDVALE, UTAH

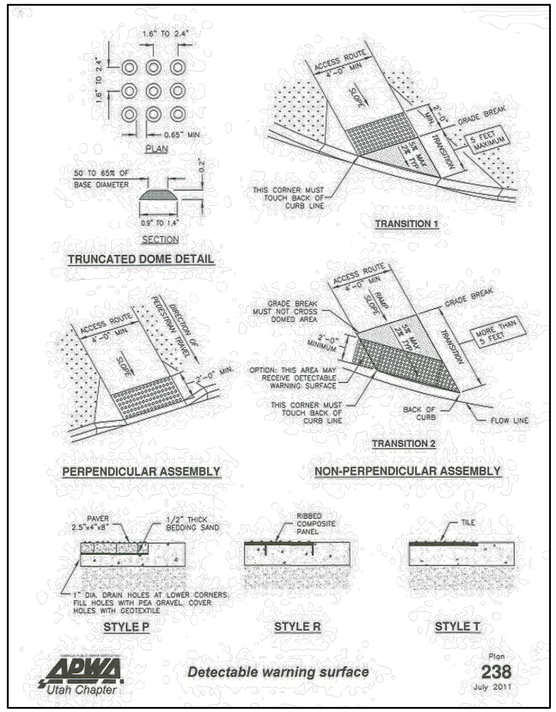
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DETAILS

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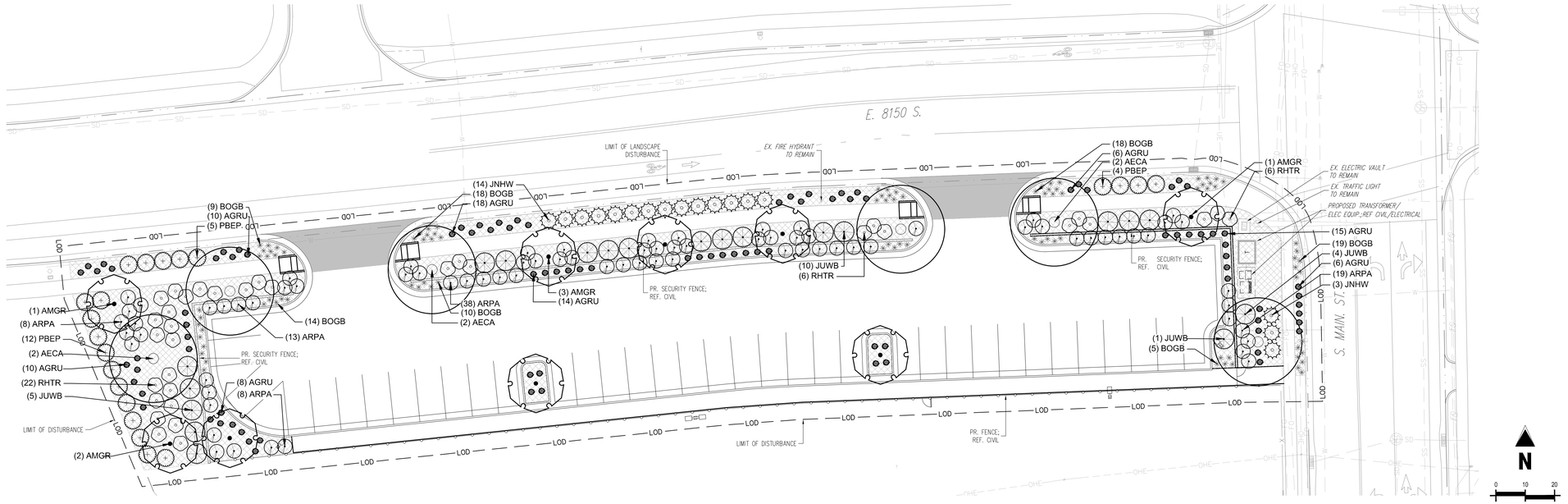
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DETAILS

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
○	AECA	6	RED HORSECHESTNUT	AESCULUS X CARNEA	B&B	2" CAL	35'X30'	MODERATE
⊛	AMGR	9	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B	2" CAL	20'X20'	MODERATE
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**	
UPRIGHT JUNIPERS								
⊗	JUWB	20	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	#15 GAL	15'X8'	VERY LOW	
DECIDUOUS SHRUBS								
⊛	AGRU	95	SUNSET HYSSOP	AGASTACHE RUPESTRIS 'SUNSET'	#5 CONT.	2'X2'	LOW	
⊗	PBEP	21	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	#5 CONT.	1.5'X6'	VERY LOW	
⊗	RHTR	34	SKUNKBUSH SUMAC	RHUS TRILOBATA	#5 CONT.	5'X5'	VERY LOW	
EVERGREEN SHRUBS								
⊛	ARPA	80	GREENLEAF MANZANITA	ARCTOSTAPHYLOS PATULA	#5 CONT.	4'X5'	LOW	
⊛	JNHW	17	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	#5 CONT.	6"X6'	VERY LOW	
ORNAMENTAL GRASSES								
✳	BOGB	93	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2'X2'	LOW	

GROUNDCOVER SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
MULCH			
▨	WMULCH	8,311 SF	NAUTRAL SHREDDED WOOD MULCH DARK BROWN SHREDDED HARDWOOD MULCH

LANDSCAPE REQUIREMENTS

CODE SECTION	LOCATION	FORMULA	TAKE-OFFS			REQUIRED			PROVIDED		
			LF	SF	QTY	TREES	SHRUBS	OTHER	TREES	SHRUBS	OTHER
SETBACKS (RIGHT-OF-WAY)											
17-7-13.6 A.9.	E 8150 S	1 TREE / 30 LF	358			12			12		
17-7-13.6 A.9.	S MAIN ST	1 TREE / 30 LF	67			2			1		
LANDSCAPE AREA											
17-7-13.6 A.1.	OVERALL SITE	SITE AREA x 15%		9,465				1419.75			1,500
17-7-13.6	PARKING LOT INTERIOR	INTERIOR AREA x 10%		13,891				1389.1			1,676
BIODIVERSITY											
17-7-13.6 A.3.a.	OVERALL SITE	25% EVERGREEN			375 TOTAL PLANTS			94 PLANTS = 25%			117 PLANTS

MIDVALE CITY MUNICIPAL CODE TITLE 17
REQUIREMENTS NOTES

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

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MIDVALE CITY PUBLIC WORKS
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MIDVALE, UTAH

#	Date	Issue / Description	Init.

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Drawn By: SRM
Checked By: LRP
Date: 6/4/2026

LANDSCAPE PLAN

L1.0

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LANDSCAPE NOTES

GENERAL

1. THESE PLANS ARE FOR ENTITLEMENT PURPOSES ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
3. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
5. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
7. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
8. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
9. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. FOR GRADING INFORMATION REFER TO THE CIVIL ENGINEER'S DRAWINGS. SEE PHOTOMETRIC PLAN FOR FREE STANDARD LIGHTING AND LOCATION INFORMATION.
10. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
11. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
12. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE UTAH LANDSCAPE CONTRACTORS ASSOCIATION.
13. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

1. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
2. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. WEED CONTROL: CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
5. AT A MINIMUM, 4 CUBIC YARDS PER 1,000 SF OF PREMIUM 3 0RGANIC COMPOST, OR APPROVED EQUAL, SHALL BE INCORPORATED INTO TOPSOIL FOR ALL BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS PER 1,000 SF OF PREMIUM 3 ORGANIC COMPOST, OR APPROVED EQUAL, FOR ALL NATIVE SEED AREAS, AMENDMENT SHALL BE ROTOTILLED INTO THE TOP 6-8 INCHES OF TOPSOIL.
6. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

1. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
2. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
3. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES. TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS TO ALLOW FOR ESTABLISHMENT.
4. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
5. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
7. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
8. PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER PER PLAN. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A MINIMUM 14 GAUGE ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: DARK GREEN.
9. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
10. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
11. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
12. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

1. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
2. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
3. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS OR UNDER DECOMPOSED GRANITE/CRUSHER FINES/BREEZE UNLESS OTHERWISE NOTED ON PLANS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
4. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
5. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
6. ALL PLANTING AREAS ON SLOPES OVER 3:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.
7. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE A MINIMUM OF 10-12 CUBIC FEET.

PRESERVATION

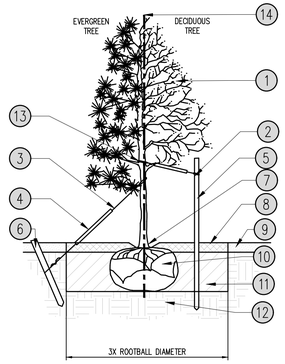
1. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
2. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

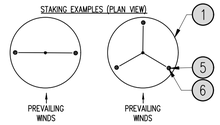


1. TREE CANOPY
2. NYLON TREE STRIPS AT ENDS OF WIRES – SECURE TO STAKE OR DEADEN WITH NAILS
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24"X3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN. TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE
8. WOOD MULCH TREE RING 3' DIA. MIN. TYPE & DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL – SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND & FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

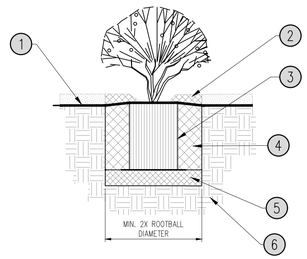
NOTES:

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"–5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)



1 TREE PLANTING
N.T.S.



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE – INSTALL WATER RING (2 – 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

2 SHRUB/PERENNIAL PLANTING
N.T.S.

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8196 S MAIN STREET
MIDVALE, UTAH

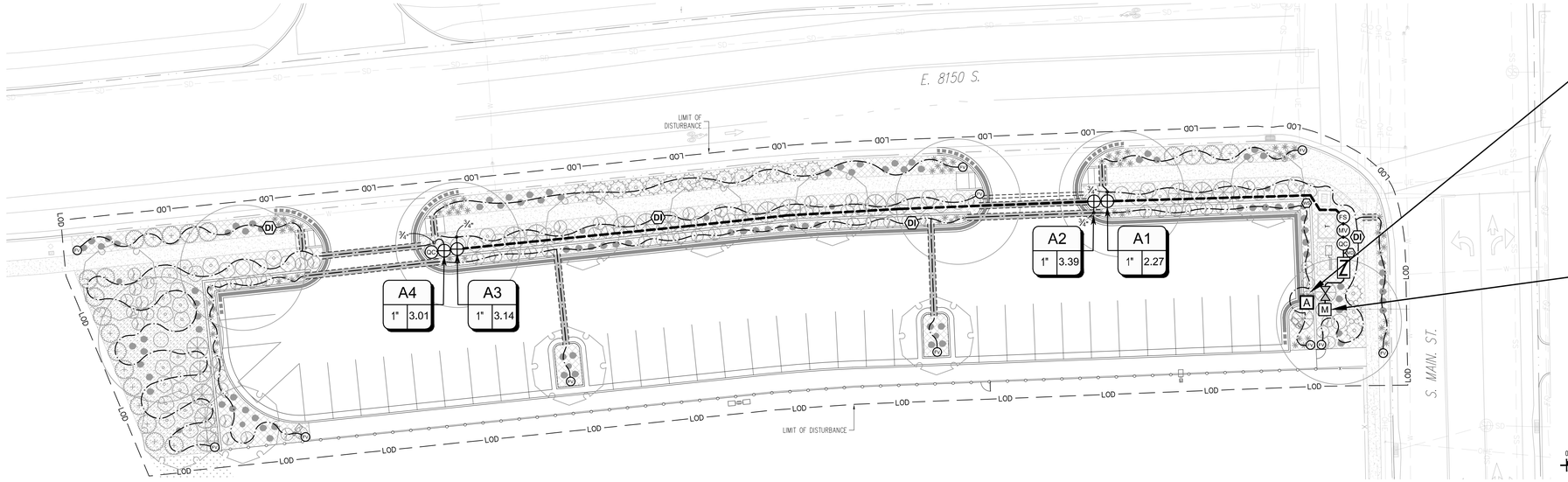
#	Date	Issue / Description	Init.

Project No: MPW8.20
Drawn By: SRM
Checked By: LRP
Date: 6/4/2026

LANDSCAPE NOTES & DETAILS

L2.0

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POINT OF CONNECTION 'A'

STATIC PRESSURE: +/- 80 PSI DESIGNED SIZE OF TAP: 3/4"

- USE 3/4" DEDICATED IRRIGATION TAP AND METER. SEE CIVIL FOR TAP AND METER SIZE AND LOCATION.
- 3/4" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE QUICK COUPLER VALVE.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT WITH THE RESULTS TO ENSURE SYSTEM WILL BE OPERATIONAL. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 65 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

CONTROLLER 'A' NOTE

- ONE (1) 8 STATION CONTROLLER, SEE LEGEND.
- FOUR (4) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- MOUNT CONTROLLER ON THE PRE-CAST WALL INTERIOR TO THE PARKING LOT AS SHOWN ON THE PLAN. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS, SEE ELECTRICAL PLANS FOR ELECTRICAL CONNECTION INFORMATION AND ADDITIONAL REQUIREMENTS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS, IF NECESSARY.

N

0 10 20

SCALE: 1"=20'

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

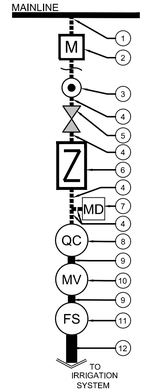
GENERAL IRRIGATION NOTES

1. IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION, SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS. FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS", IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
    A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
    B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
    C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
    D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
    E. ONE OF EACH TYPE OF VALVE INSTALLED.
    F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM



1. IRRIGATION SERVICE STUB OFF MAINLINE. SEE CIVIL FOR TAP SIZE & LOCATION
2. IRRIGATION METER, SEE CIVIL FOR SIZE & LOCATION
3. IRRIGATION POINT OF CONNECTION
4. 3/4" K COPPER WATER SERVICE PIPE
5. GATE VALVE
6. 3/4" BACKFLOW DEVICE
7. MANUAL DRAIN VALVE
8. 1" QUICK COUPLER
9. 1" PVC LINE, CLASS 200 PIPE
10. 1" MASTER VALVE
11. 1" FLOW SENSOR
12. 1" MAINLINE, CLASS 200 PIPE

WINTERIZATION PROCEDURES:
TURN OFF SYSTEM AT THE GATE VALVE DOWNSTREAM OF THE IRRIGATION METER. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE SLOWLY OPEN BLOW OUT VALVE, REPEAT PROCEDURE FOR ALL BLOW OUT VALVES ALONG IRRIGATION MAINLINE.

IRRIGATION DISCLAIMER

1. DRAWINGS ARE DIAGRAMMATIC. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREA OR IN SLEEVES. NO PIPING UNDER TREES OR SHRUBS WILL BE ACCEPTED.
2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO THIS SHEET OR SHEET IR2.0 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.27
A2	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.39
A3	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.14
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.01

IRRIGATION SCHEDULE

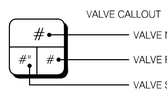
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
⊕	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: 0.5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	SHEET IR2.0 DETAIL 1
⊙	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	SHEET IR2.0 DETAIL 2
DI	HUNTER ECO-ID-12 ECO-ID: 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE.	SHEET IR2.0 DETAIL 3
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE.	
	EMITTER SCHEDULE: -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	SHEET IR2.0 DETAIL 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	SHEET IR2.0 DETAIL 5
⋈	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	SHEET IR2.0 DETAIL 6
MV	HUNTER IBV-FS 1" 1IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	SHEET IR2.0 DETAIL 7
MV	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE.	SHEET IR2.0 DETAIL 8
	FEBCO 825Y 3/4" REDUCED PRESSURE ASSEMBLY BACKFLOW DEVICE.	SHEET IR2.0 DETAIL 9
A	HUNTER I2C-0800-M 8 STATION OUTDOOR MODULAR CONTROLLER. NO MODULE REQUIRED. COMMERCIAL USE. METAL CABINET.	SHEET IR2.0 DETAIL 10
WS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, INSTALL ON WALL. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	SHEET IR2.0 DETAIL 11
FS	HUNTER HFS-100 FLOW SENSOR, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	SHEET IR2.0 DETAIL 12
M	WATER METER 3/4" USE 3/4" DEDICATED IRRIGATION TAP AND METER. SEE CIVIL FOR TAP AND METER SIZE AND LOCATION.	SEE CIVIL
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 SIZE: 3/4"	SHEET IR2.0 DETAIL 13
	IRRIGATION MAINLINE: PVC SCHEDULE 40 SIZE: 1"	SHEET IR2.0 DETAIL 13
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 3/4"	SHEET IR2.0 DETAIL 13
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 2"	SHEET IR2.0 DETAIL 13
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	SHEET IR2.0 DETAIL 13

CRITICAL ANAYLSIS

Water Source Information:	3/4" dedicated irrigation tap and meter. See civil for tap and meter size and location.
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	10.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	3 ft
Service Line Size:	3/4"
Length of Service Line:	25 ft
Pressure Available:	75 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	3.14 GPM
Flow Available at POC:	10.2 GPM
Residual Flow Available:	7.06 GPM
Critical Station:	A3
Design Pressure:	30 PSI
Friction Loss:	0.04 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.76 PSI
Pressure Req. at Critical Station:	33.8 PSI
Loss for Fittings:	0.12 PSI
Loss for Main Line:	1.22 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.8 PSI
Loss for Master Valve:	2.27 PSI
Loss for Water Meter:	0.2 PSI
Critical Station Pressure at POC:	49.4 PSI
Pressure Available:	75 PSI
Residual Pressure Available:	25.6 PSI

VALVE CALLOUT



Galloway
1221 S Valley Grove Wy., Suite 140
Pleasant Grove, UT 84062
801.922.1332
GallowayUS.com
Galloway & Company, LLC

MIDVALE CITY PUBLIC WORKS
PHASE 1
MIDVALE CITY

8196 S MAIN STREET
MIDVALE, UTAH

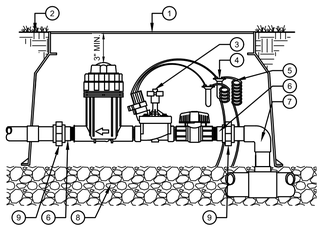
#	Date	Issue / Description	Init.

Project No: MPW8.20
Drawn By: JAC
Checked By: LRP
Date: 6/4/2026

IRRIGATION PLAN

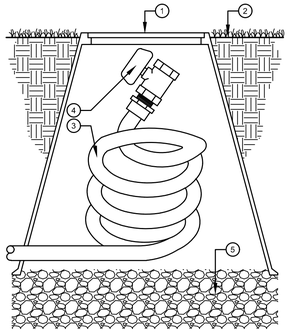
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1. CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID.
2. FINISH GRADE
3. DRIP ZONE KIT PER PLAN
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

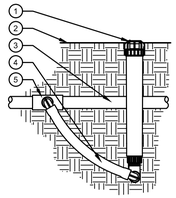
1 REMOTE DRIP CONTROL VALVE
N.T.S.



1. CARSON VALVE BOX OR APPROVED EQUAL. 'FV' BRAND ON LID.
2. FINISH GRADE
3. POLYPIPE DRIP LINE, COIL AN ADDITIONAL 36" WITHIN BOX
4. MANUAL FLUSH BALL VALVE PER IRRIGATION SCHEDULE
5. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

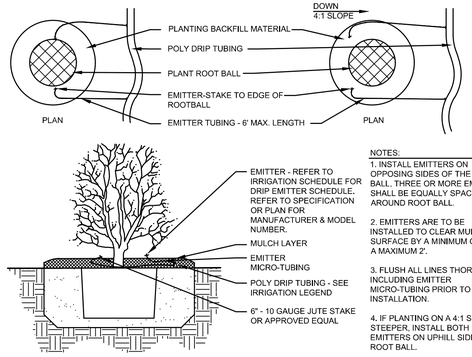
NOTE: KINKED PINCHED, OR OTHERWISE DAMAGED POLYPIPE WILL NOT BE ACCEPTED.

2 MANUAL FLUSH DRAIN VALVE
N.T.S.



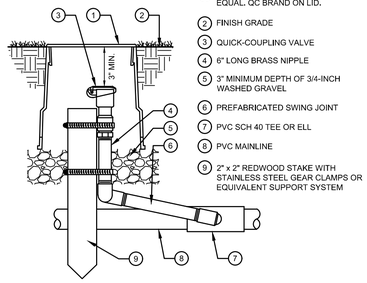
1. PRESSURE INDICATOR PER IRRIGATION SCHEDULE
2. FINISHED GRADE
3. DRIPPER LINE
4. FLEX TUBING
5. SLIP X SLIP X FPT REDUCING TEE. USE MARLEX STREET ELBOWS FOR SWING JOINTS.

3 DRIPLINE PRESSURE INDICATOR
N.T.S.



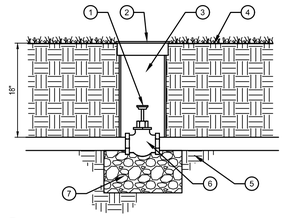
NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR MULCH SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2'.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

4 DRIP EMITTERS LAYOUT
N.T.S.



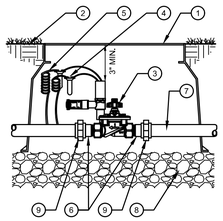
1. CARSON VALVE BOX OR APPROVED EQUAL. QC BRAND ON LID.
2. FINISH GRADE
3. QUICK-COUPLING VALVE
4. 6" LONG BRASS NIPPLE
5. 3" MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
6. PREFABRICATED SWING JOINT
7. PVC SCH 40 TEE OR ELL
8. PVC MAINLINE
9. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

5 QUICK COUPLER
N.T.S.



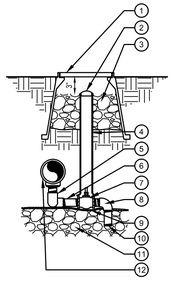
1. KEY HEAD PER HEAD
2. CARSON VALVE BOX OR APPROVED EQUAL.
3. 4" PVC SLEEVE
4. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
5. IRRIGATION MAINLINE
6. GATE VALVE (SIZED PER MAINLINE)
7. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

6 GATE VALVE
N.T.S.



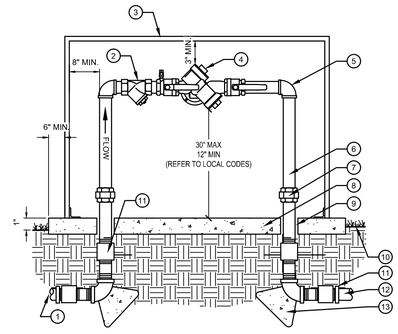
1. CARSON VALVE BOX OR APPROVED EQUAL. MV BRAND ON LID.
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAINLINE PIPE & FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

7 MASTER VALVE
N.T.S.



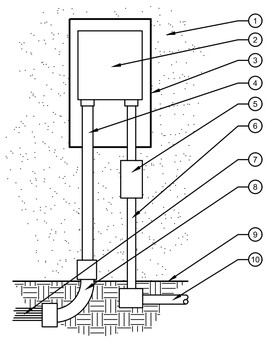
1. CARSON VALVE BOX OR APPROVED EQUAL. DV BRAND ON LID.
2. 2" VALVE MARKER
3. 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
4. 2" CL160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED
5. 3/4" FxF SCH.80 PVC 90 ELL (2) 3/4"xCL PVC NIPPLE SCH. 80 (2)
6. 3/4"x6" SCH. 80 GALVANIZED STEEL NIPPLE
7. 3/4" McDONALD #6101 SERIES VALVE
8. 3/4" MxF SCH.40 PVC 90 ELL
9. SOIL BLANKET COVERING SUMP
10. 3/4"x4" PVC NIPPLE SCH. 80
11. 3/4" CRUSHED GRAVEL SUMP SEE TECHNICAL SPECIFICATIONS FOR SUMP SIZE
12. PRESSURE MAINLINE

8 MANUAL DRAIN VALVE
N.T.S.



1. COPPER SERVICE LINE
2. BRASS WYE STRAINER W/60 MESH SCREEN
3. GUARDSHACK POWDER COAT BACKFLOW ENCLOSURE
4. BACKFLOW PREVENTER UNIT
5. BRASS 90 DEGREE ELLS (TYP.)
6. BRASS NIPPLES (TYPICAL)
7. BRASS UNION (TYPICAL)
8. 4" CONCRETE PAD - SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
9. PVC CONCRETE SLEEVE
10. FINISH GRADE 1" BELOW PAD
11. BRASS COUPLING
12. MAINLINE CONNECTION- ADAPT AS NECESSARY ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
13. 12"X12"X12" THRUST BLOCKS

9 BACKFLOW PREVENTER, REDUCED PRESSURE
N.T.S.

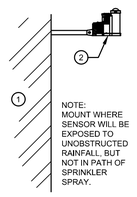


NOTE: VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.

1. EXTERIOR WALL.
2. CONTROLLER PER SCHEDULE.
3. LOCKING VANDAL-RESISTANT ENCLOSURE. ATTACH TO WALL PER MANUFACTURER'S SPECIFICATIONS.
4. PVC CONDUIT FOR CONTROL WIRES.
5. LOCKABLE ELECTRIC DISCONNECT BOX PER APPLICABLE CODES.
6. 120 VOLT POWER WIRES IN CONDUIT. INSTALL PER APPLICABLE CODES.
7. CONTROL WIRES.
8. INSTALL PVC SWEEP 1' - 6" BELOW FINISH GRADE. WIRES SHALL SHARE MAINLINE TRENCHING WHEREVER POSSIBLE.
9. FINISH GRADE.
10. ELECTRICAL SOURCE PER APPLICABLE ELECTRICAL CODES.

NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR THE CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER NEC REQUIREMENTS, MANUFACTURER RECOMMENDATIONS, AND LOCAL BUILDING CODES. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED BY A CERTIFIED ELECTRICIAN.

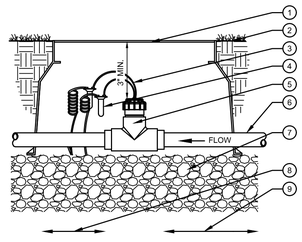
10 WALL MOUNT CONTROLLER
N.T.S.



NOTE:
MOUNT WHERE SENSOR WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

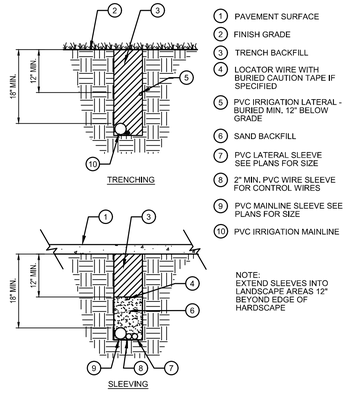
1. EXTERIOR WALL OR POLE
2. WEATHER SENSOR

11 WEATHER SENSOR
N.T.S.



1. CARSON VALVE BOX OR APPROVED EQUAL. FS BRAND ON LID.
2. FINISH GRADE
3. MIN. 18/2 WIRE TO CONTROLLER, MAX WIRE DISTANCE RUN OF 1,000'
4. DBRY-6 WIRE CONNECTORS (2)
5. FLOW SENSOR AS REFERENCED IN IRRIGATION LEGEND
6. PVC MAINLINE PIPE
7. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
8. ALLOW MINIMUM DISTANCE OF 10X FLOW SENSOR SIZE FROM NEAREST UPSTREAM VALVE, FITTING, OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR
9. ALLOW MINIMUM DISTANCE OF 5X FLOW SENSOR SIZE FROM NEAREST DOWNSTREAM VALVE, FITTING OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR

12 FLOW SENSOR
N.T.S.



1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
5. PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
6. SAND BACKFILL
7. PVC LATERAL SLEEVE SEE PLANS FOR SIZE
8. 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
9. PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE

NOTE:
EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

13 PIPE & SLEEVE INSTALLATION
N.T.S.

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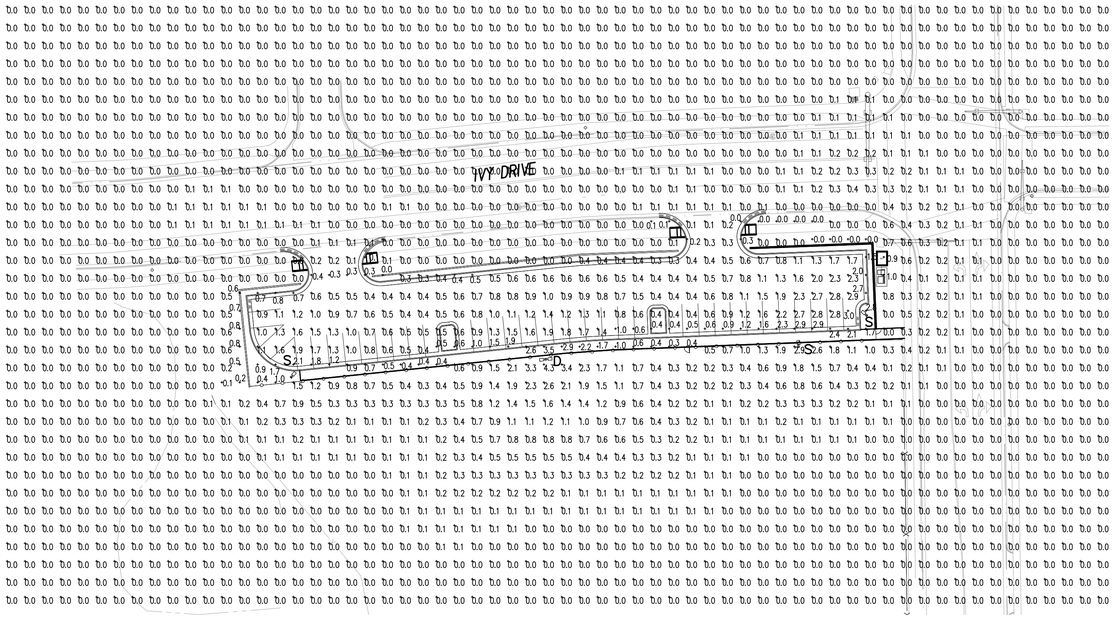
MIDVALE CITY PUBLIC WORKS
PHASE 1
MIDVALE CITY
8196 S MAIN STREET
MIDVALE, UTAH

#	Date	Issue / Description	Init.

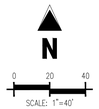
Project No:	MPW8.20
Drawn By:	JAC
Checked By:	LRP
Date:	6/4/2026

IRRIGATION NOTES & DETAILS

IR2.0

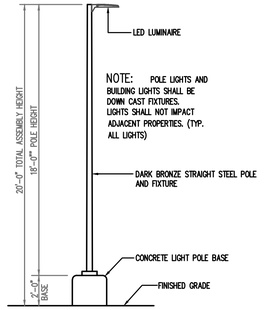


1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"



LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGE	MOUNTING	HEIGHT	LLF	SOURCE	MODEL NUMBER	DESCRIPTION	LUMENS	WATTS
▭	3	S	SINGLE	POLE	20'-0"	1.0	LED	DSX0 LED P3 30K 70CRI T4M MVOLT SPA DDBXD	LITHONIA, DSX0 AREA LUMINAIRE, P3 OPTICS, SINGLE HEAD, 3000K, TYPE IV MEDIUM, BRONZE COLOR OR APPROVED EQUAL	8,564	68.95
▭▭	1	D	2 @ 180°	POLE	20'-0"	1.0	LED	(2) DSX0 LED P3 30K 70CRI T4M MVOLT SPA DDBXD	LITHONIA, DSX0 AREA LUMINAIRE, P3 OPTICS, DOUBLE HEAD, 3000K, TYPE IV MEDIUM, BRONZE COLOR OR APPROVED EQUAL	8,564	68.95

NOTES:
1. VERIFY EXACT FIXTURES CATALOG NUMBER, FINISH, VOLTAGE, LAMP(S), LENGTHS AND OPTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDERING ANY EQUIPMENT.
2. ALL LIGHTS WILL BE FULL CUT OFF AND TO BE CONTROLLED BY A TIME CLOCK OR PHOTOCELL.



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

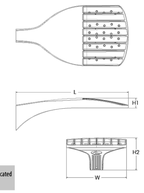


D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications



EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)

Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information **EXAMPLE:** DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED	P2	30K	70CRI	T2M	MVOLT	SPA
Series	LEDs	Color temperature[7]	Color Rendering Index[7]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only): 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC1 Type III backlight control[2] BLC4 Type IV backlight control[2] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4,5] HVOLT (347V-480V)[5,6] XVOLT (277V-480V)[5,6] 120[8,10] 208[8,10] 240[8,10] 277[8,10] 347[8,10] 480[8,10] TBD	**Shipped included** SPA Square pole mounting (Ø3 drilling, 3.5" min. SQ pole) RPA Round pole mounting (Ø3 drilling, 3" min. RND pole) SPA5 Square pole mounting (Ø5 drilling, 3" min. SQ pole)[1] RPA5 Round pole mounting (Ø5 drilling, 3" min. RND pole)[1] SPAXN Square narrow pole mounting (Ø3 drilling, 3" min. SQ pole) WBA Wall bracket[11] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

DDBXD

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[13,14,18,19] PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[13,18,19] PER NEMA twist-lock receptacle only (controls ordered separately)[18] PER5 Five-pin receptacle only (controls ordered separately)[18,19] PER7 Seven-pin receptacle only (controls ordered separately)[18,19] FAO Field adjustable output[15,19] BL30 Bi-level switched dimming, 30%[18,19] BL50 Bi-level switched dimming, 50%[18,19] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	**Shipped installed** HS Houseside shield (black finish standard)[20] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[21] HA 50°C ambient operation[22] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[24] DF Double fuse (208, 240, 480V)[24] **Shipped separately** ECSB External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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GallowayUS.com
Galloway & Company, LLC

MIDVALE CITY PUBLIC WORKS
PHASE 1
MIDVALE CITY

8196 S MAIN STREET
MIDVALE, UTAH

#	Date	Issue / Description	Init.

Project No: MPN8.20
Drawn By: RCL
Checked By: BAP
Date: 6/4/2026

PHOTOMETRIC SITE PLAN AND DETAILS

PP1.0

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ORDINANCE NO. 2026-O-20

AN ORDINANCE AUTHORIZING A ZONE MAP AMENDMENT PW

WHEREAS, pursuant to Utah Code Annotated Sections 10-20-501 through 10-20-503, Midvale City ("the City") has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land; and

WHEREAS, a request has been made for a change of zoning on the property described in Exhibit A; and

WHEREAS, the Planning Commission held a public hearing on June 10, 2026, to review the request for rezone and, after considering all the information received, made a recommendation to approve the rezone request thereon to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on June 16, 2026; and

WHEREAS, after taking into consideration citizen testimony, planning and demographic data, the desires of the owners of the property, and the Planning Commission's recommendation as part of its deliberations, the City Council determined the following:

1. The application complies with the provisions of MMC 17-7-16.4 and 17-3-1(E)

NOW, THEREFORE, BE IT ORDAINED by the City Council of Midvale City, Utah as follows:

Section 1. The zoning ordinance, which sets forth the zone districts within Midvale City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in Exhibit A attached hereto and by this reference made a part hereof, which property is located at 8196 S Main Street, Midvale, Utah, and is currently zoned PFO (Public Facilities Overly), CIJBO (Clean Industrial Jordan Bluffs Overlay), CI (Clean Industrial), JB 1-3 (Jordan Bluffs Zone Subarea 1-3) shall be zoned PFO and CI.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

PFO, CIJBO, CI, JB 1-3

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

PFO and CI

Section 2. This ordinance shall take effect immediately.

PASSED AND APPROVED this 16th day of June, 2026.

_____
Dustin Gettel, Mayor

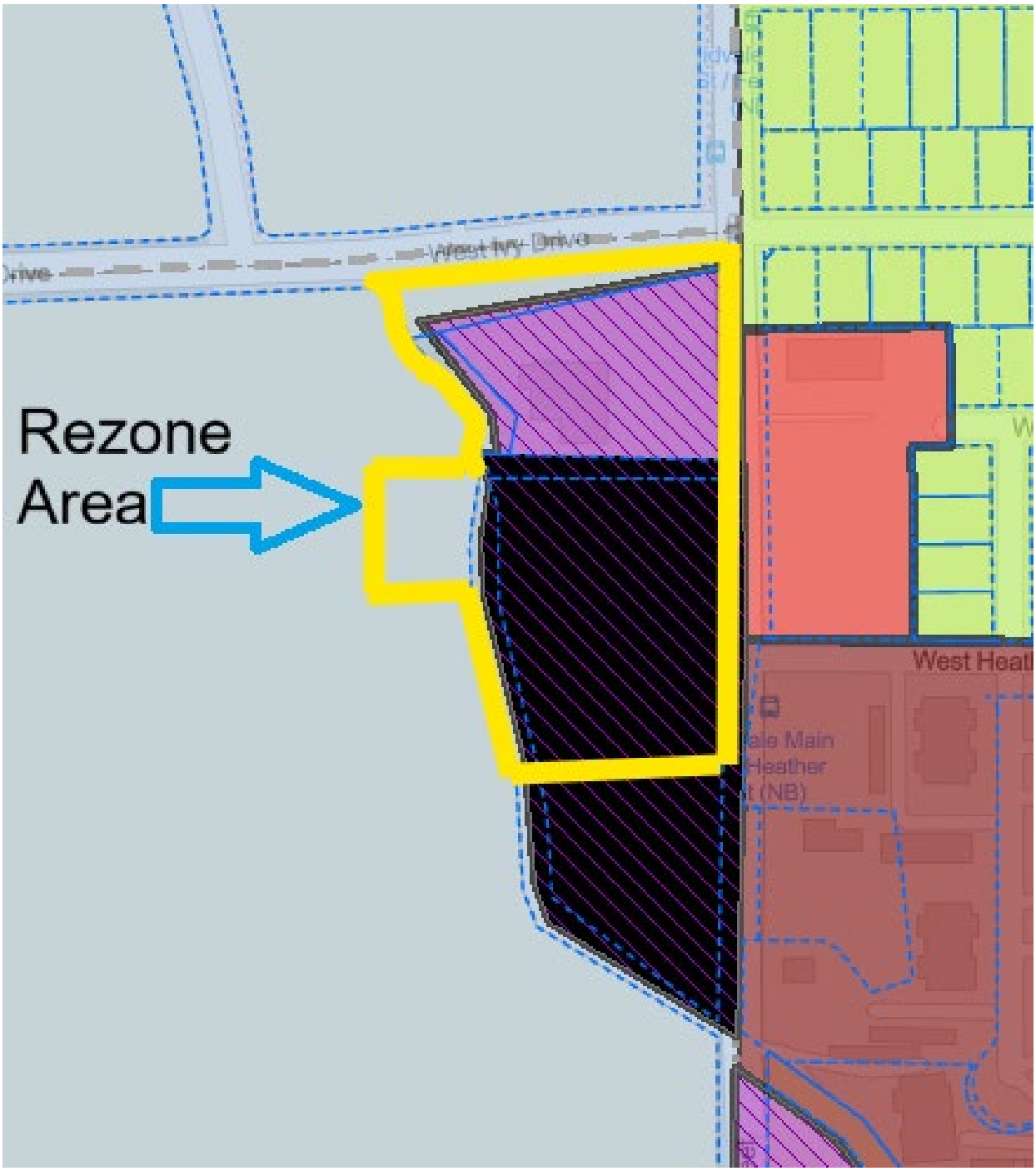
ATTEST:

_____
Rori Andreason, MMC
City Recorder

Voting by City Council	"Aye"	"Nay"
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Denece Mikolash	_____	_____

Date of first publication: _____

"EXHIBIT A"
(Ordinance No. 2026-O-20)



Item d. Preliminary Plat for Midvale City Public Works located in the vicinity of 8196 S Main Street between Ivy Dr and the southern terminus of the Midvale City Public Works Complex. *[Wendelin Knobloch, Planning Director]*

Information on this item will be added as soon as it is available.