

Planning Commission Staff Report

File # 1S26 - SUB-000576-2025

**Public Hearing and Consideration of Preliminary Plat
Subdivision Amendment to Create 2 Residential Lots of
Property located generally at 4795 S Simper Lane, in
Taylorsville, Utah.**



Department of Community Development

Date:	July 10, 2026
Meeting Date:	July 14, 2026
Agenda Item:	Public Hearing and Consideration of Preliminary Plat Subdivision Amendment to Create 2 Residential Lots of Property located generally at 4795 S Simper Lane, in Taylorsville, Utah.
Subject Property Address:	4795 S Simper Ln; 3369 W Miles Drive
Applicant:	Ana Ruiz
Applicant Agent:	Ana Ruiz
Author:	Grant Allen AICP, Senior Planner
Zoning Designation:	R-1-8
General Plan Designation:	Residential Low Density
Parcel IDs:	21082320320000;
Applicable Ordinances:	Including, but not limited to 13.20 ; 13.21 ; and 13.30
Agenda item #:	

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Site Map
Exhibit D: Vicinity Map
Exhibit E: Owner Affidavit

Exhibit F: Surveys
Exhibit G: Draft Plat
Exhibit H: Civil Plans
Exhibit I: Public Comments

Summary

The applicant, Ana Ruiz, is authorized agent, for Armando Ruiz who currently resides at 4795 S Simper Lane. The current lot is 19,515 square feet, and they are proposing to create two residential lots from the existing parcel.

Site Description

Adjacent Land Uses

North	South	East	West
Single-Family Residential (R-1-8)	Single-Family Residential (R-1-6)	Single-Family Residential (R-1-8)	Single-Family Residential (R-1-8)

Land Development Code Analysis

Zoning Analysis

All preliminary plats are required to be reviewed and approved by the Planning Commission in accordance with Sections 13.30.040(H) of the LDC:

Preliminary Plat Review Criteria: The Planning Commission shall decide a preliminary plat application in accordance with § 13.43.070: Step 6: Application Decision and Action, based on the review criteria in § 13.43.040(D): General Review Criteria, and the following:

1.
 - a. *The plat complies with applicable dimensional and development standards in this LDC;*
 - b. *Does not affect a recorded easement without approval from the easement holder;*
 - c. *Provides a layout of lots, roads, utilities, drainage, and other public facilities and services that are compliant with city engineering standards and this LDC;*
 - d. *Provides evidence of adequate public facilities to serve the proposed development;*
 - e. *Proposes reasonable phasing as it relates to infrastructure capacity;*
 - f. *Does not result in the creation of a remnant lot or parcel that cannot be developed according to the requirements of this LDC and other applicable laws; and*
 - g. *Does not remove or attempt to remove recorded covenants or restrictions without following the proper procedures for making such changes.*
2. *Conditions of Approval: The preliminary plat review procedure is intended to inform the developer and the public of the requirements for obtaining preliminary plat approval. To this end, an attempt has been made to outline all subdivision requirements and other applicable ordinances and laws. Each parcel of real property is unique; there may be some aspects of subdivision development that cannot easily be articulated, and it is not possible to cover every possible contingency. In reviewing a preliminary plat, the decision-making body may impose conditions of approval that shall be satisfied provided that:*
 - a. *The conditions are not arbitrary or capricious;*
 - b. *The conditions are necessary to promote the health, safety, or welfare of the residents of the city; and*
 - c. *The conditions do not conflict with any applicable law.*

Staff has reviewed all submitted documents to confirm that the preliminary plat is consistent with current zoning standards and the General Plan. The plat is proposing subdividing the current parcel into two lots, lot 1 will include the existing single-family structure, and be sized 8,977 square feet. Lot 2 will consist of 8,977 square feet. Both lots of the proposed plat meet underlying zoning and other requirements of the LDC, with the exception of the condition of approval noted below, to remedy the removal of a detached garage on the new lot to be created

General Plan Analysis

The Proposed Land Use Map in the General Plan sets the foundation for all land uses within the City of Taylorsville. The subject properties are designated as “Residential Low Density” on the Land Use Map. The General Plan describes the intent of the designation (pg 3-4):

“Low Density Residential (LDR) districts are residential areas that contain existing or proposed residential developments less than 6 dwelling units per acre (excluding ER districts). Properties that are assigned the LDR classification are generally (but not necessarily limited to) neighborhoods consisting of single-family dwellings.”

The proposed subdivision amendment is consistent with the General Plan designation.

Public Comment

Public notice was sent to all property owners within 300 feet of the property June 30, 2026. Staff have received 3 public comments, (2 written, 1 via phone) as of date of this staff report.

Findings

1. The application was initiated by Ana Ruiz, agent of property owner of 4795 S Simper Ln.
2. The purpose of the application is to create 2 lots as part of the Dickinson Cove Phase 2 Subdivision from the existing parcel of land, that is not part of a subdivision
3. Both proposed lots in subdivision are in the single-family R-1-8 zone.
4. Both properties are designated on the Land Use map as “Residential Low Density”.
5. The current parcel has a detached garage on the property, will be removed as part of the subdivision.
6. Removal of existing garage will create new nonconformity of existing home, applicant will need to submit drawing to staff, to resolve conforming with 13.20.050(A).
7. The proposed plat complies with all subdivision and zoning standards in the Taylorsville Lande Development Code with exception of 13.20.050(A) and the noted condition of approval.
8. Staff will Salt Lake County Recorder’s Office will receive a draft plat after applicant resolves condition of approval.
9. Taylorsville Planning Commission is the decision-making body for preliminary subdivision plat applications.
10. All reviewing agencies must approve the draft prior to recording the final plat.

Conditions of Approval

Staff recommends approval of the request, subject to the following conditions:

1. The applicant shall present an updated civil drawing showing conforming to off-street parking requirements for a two car garage pursuant to 13.20.050(A), prior to recording the plat.

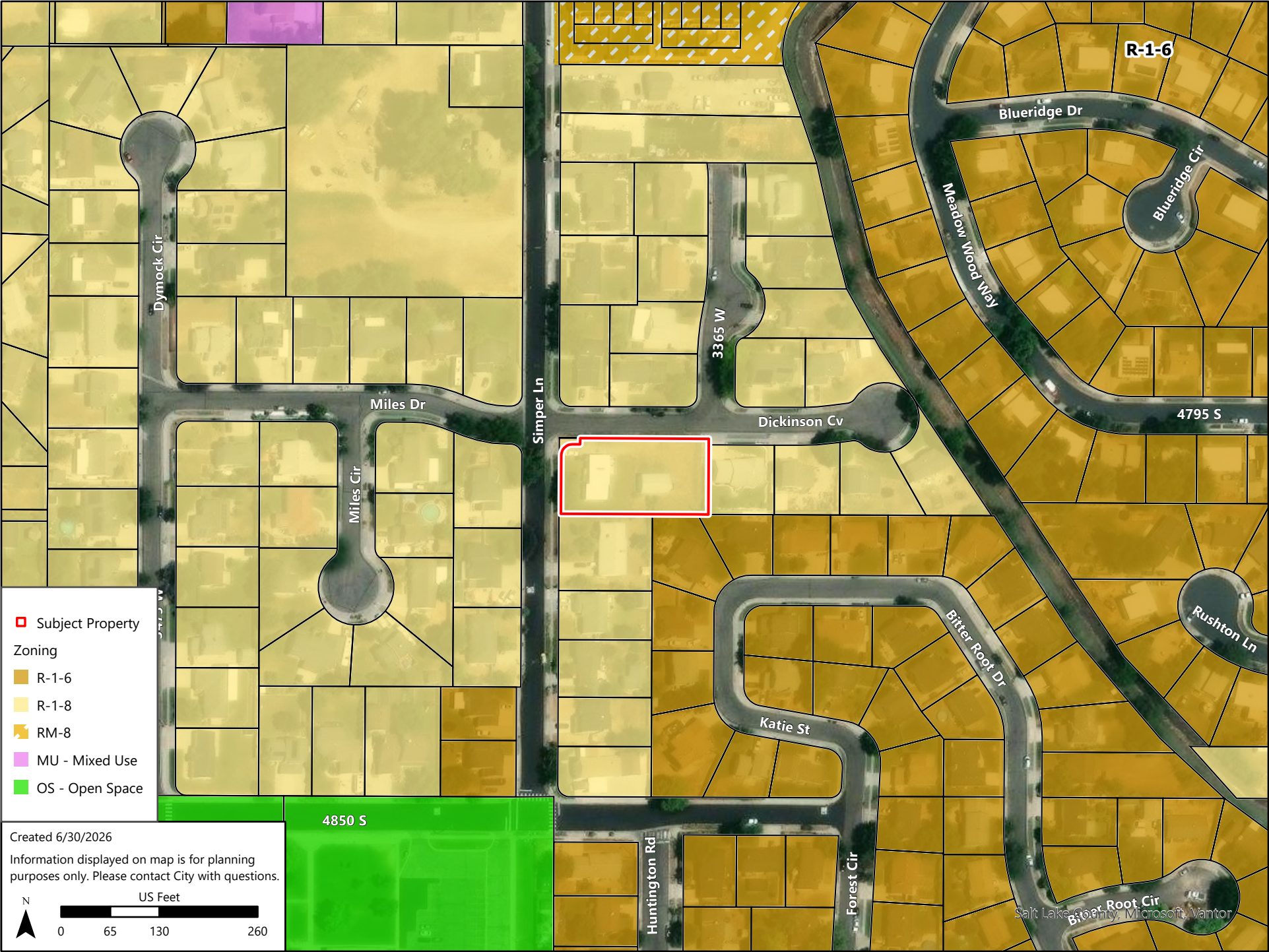
Staff Recommendation

Staff recommends that the Planning Commission approve File #1S26 - SUB-000576-2025, the Dickinson Cove Phase 2 Preliminary Plat Subdivision to Create 2 Residential Lots located generally at 4795 S Simper Lane, in Taylorsville, Utah, based on the findings and subject to the conditions outlined in this staff report.

Recommended Motion

I move that we approve File #1S26 - SUB-000576-2025File #1S26 - SUB-000576-2025, the Dickinson Cove Phase 2 Preliminary Plat Subdivision to Create 2 Residential Lots located generally at 4795 S Simper Lane, in Taylorsville, Utah, based on the findings and subject to the conditions outlined in this staff report.

Zoning Map: 4795 S SIMPER LN

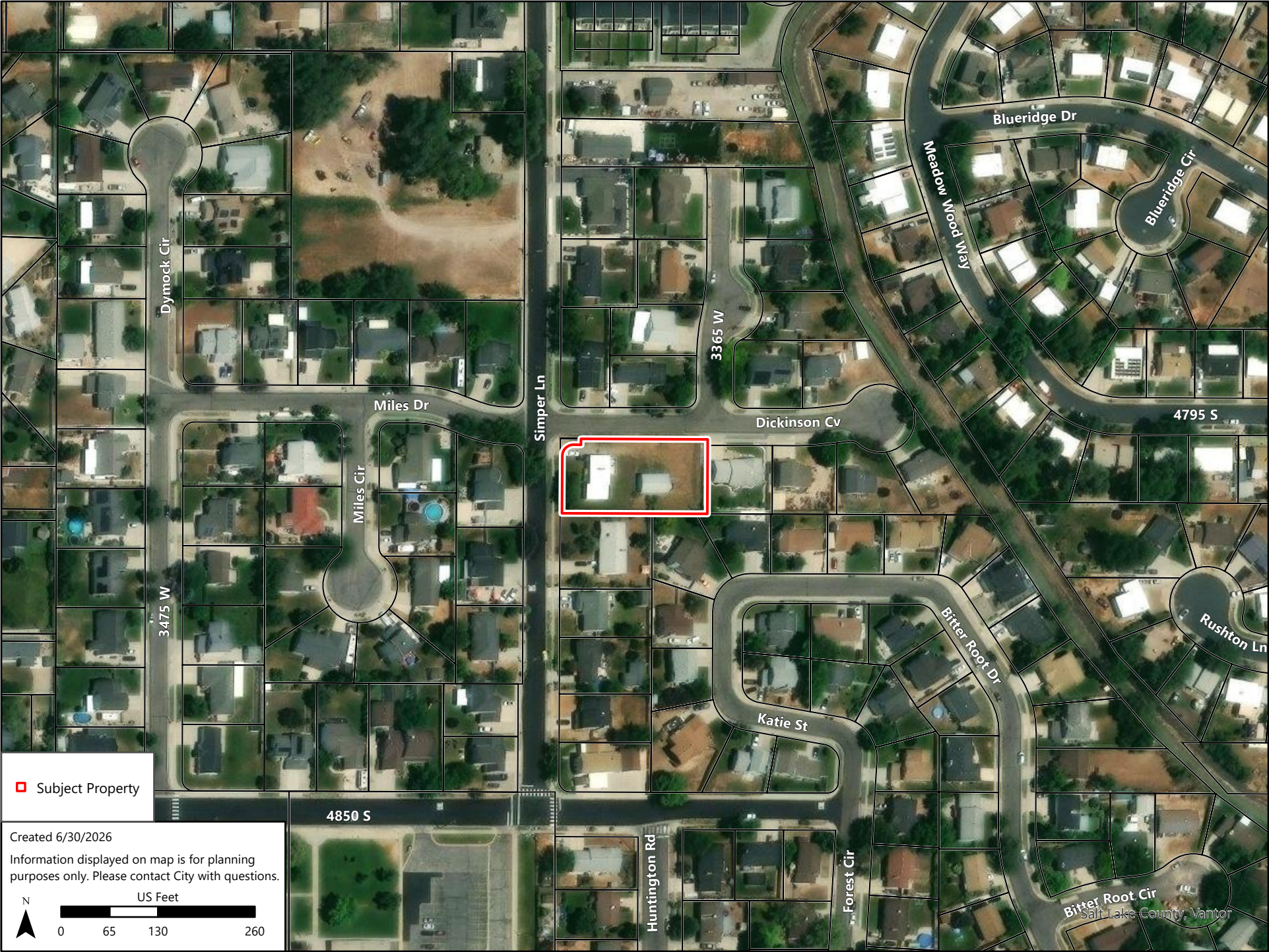


General Plan Map: 4795 S SIMPER LN





Vicinity Map: 4795 S SIMPER LN



Property Owner's Affidavit

I (we) Armando Ruiz being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature

Owner's Signature (co-owner if applicable)

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

Residing in _____

My commission expires: _____

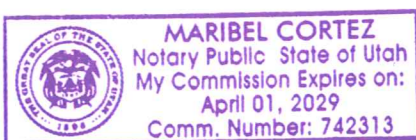
Agent Authorization

I (we), Armando Ruiz, the owner(s) of the real property located at 4771 S. Dymock Cir., Taylorsville, Utah, do hereby appoint Ana Ruiz as my (our) agent to represent me (us) with regard to this application affecting the above described real property located in the City of Taylorsville, and authorize Ana Ruiz to appear on my (our) behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if applicable)

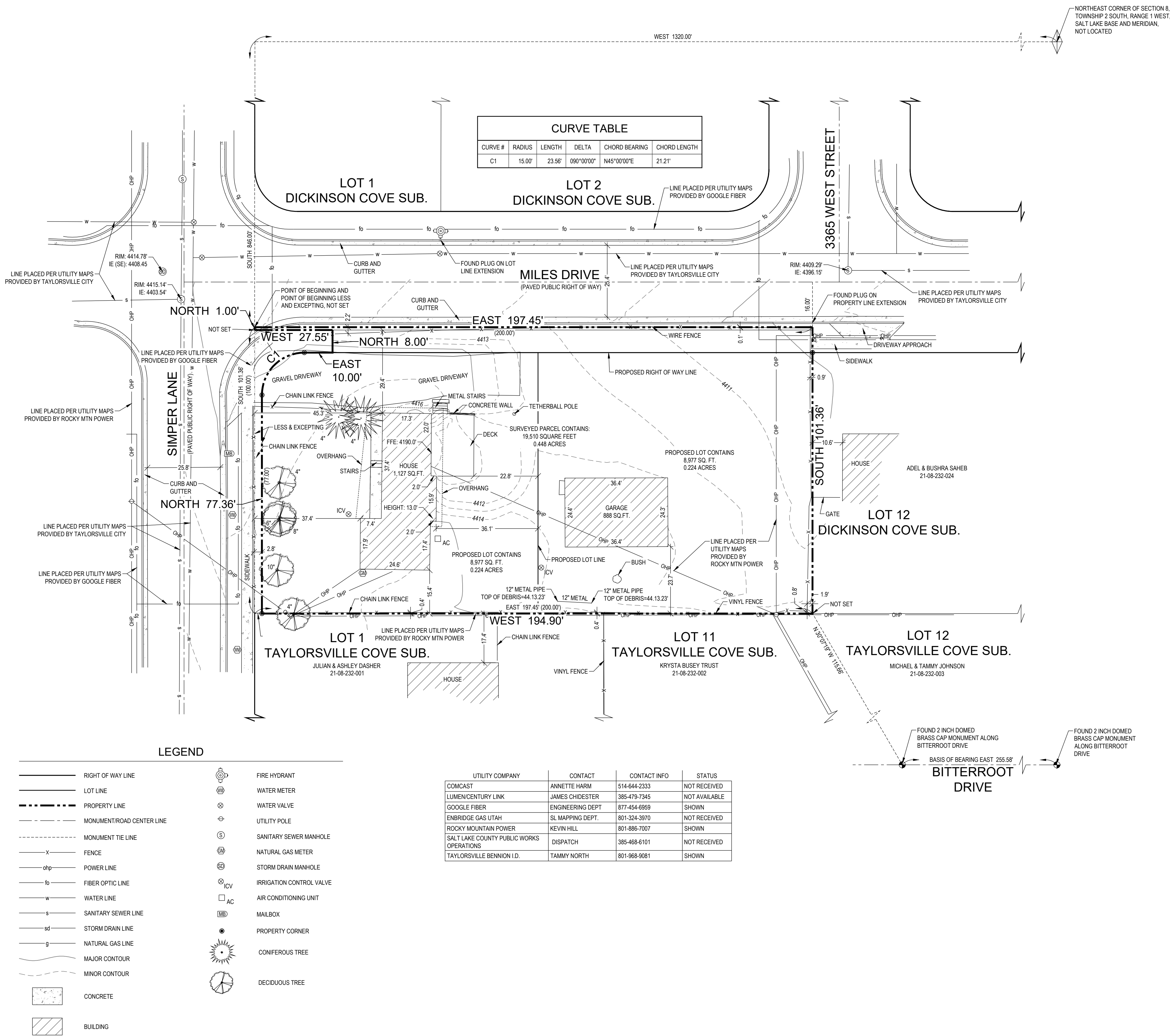
On the 25th day of August, 2025, personally appeared before me Armando Ruiz the signer(s) of the above Agent Authorization who duly acknowledged to me that they executed the same.



Notary Public

Residing in Salt Lake

My commission expires: 4/1/2029



RUIZ PARCEL

4795 SOUTH SIMPER LANE
TAYLORSVILLE, UTAH
LOCATED IN THE NORTHEAST 1/4 SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

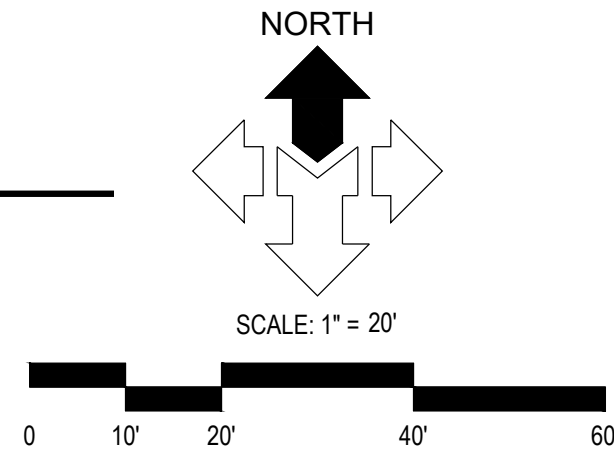
REV	DATE	DESCRIPTION
1	1-15-26	ADD UTILITY MAPS

PROJECT NO:	25578
CAD FILE:	25578BND
DRAWN BY:	KSL/HBD
CALC BY:	DBD
FIELD CREW:	IQ
CHECKED BY:	DBD
DATE:	12-4-25

BOUNDARY & TOPOGRAPHIC SURVEY

DICKINSON COVE PHASE 2 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF TAYLORSVILLE, COUNTY SALT LAKE, UTAH



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, 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 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS:

DICKINSON COVE PHASE 2 SUBDIVISION

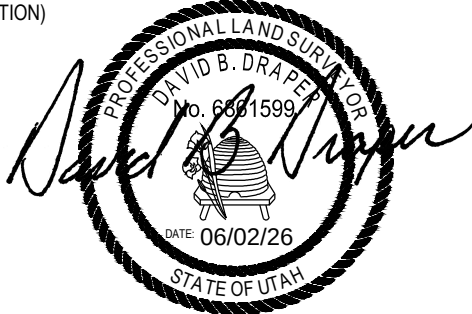
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND CONVEYED BY WARRANTY DEED RECORDED AUGUST 9, 2021, AS ENTRY NO. 13745342 IN BOOK 11222 AT PAGE 2630 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN 1.0 FOOT PROTECTION STRIP, DICKINSON COVE SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 96-7P AT PAGE 162, SAID POINT BEING WEST 1320.00 FEET, MORE OR LESS, AND SOUTH SOUTH 846.00 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE EAST 197.45 FEET ALONG THE NORTH LINE OF SAID PROTECTION STRIP TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 101.36 FEET ALONG THE EAST LINE OF SAID PROTECTION STRIP AND THE WEST LINE OF LOT 12 OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE NORTH LINE OF TAYLORSVILLE COVE SUBDIVISION, AS RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 86-8 AT PAGE 136; THENCE WEST 194.90 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF SIMPER LANE, THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, THE FOLLOWING THREE COURSES: 1) NORTH 77.36 FEET TO A POINT OF CURVATURE, 2) NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, CHORD BEARS NORTH 45°00'00" EAST 21.21 FEET, 3) EAST 10.00 FEET, 4) NORTH 8.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PROTECTION STRIP; THENCE WEST 27.55 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1.00 FOOT ALONG THE WEST LINE OF SAID PROTECTION STRIP TO THE POINT OF BEGINNING.

CONTAINS: 19,510 SQUARE FEET OR 0.448 ACRES (2 LOTS AND STREET DEDICATION)



DAVID B. DRAPER,
L.S. LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO HEREAFTER BE KNOWN AS:

DICKINSON COVE PHASE 2 SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

ARMANDO RUIZ SR

AN INDIVIDUAL

ARMANDO RUIZ JR

AN INDIVIDUAL

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.
ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER() OF THE ABOVE OWNERS DEDICATION _____, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

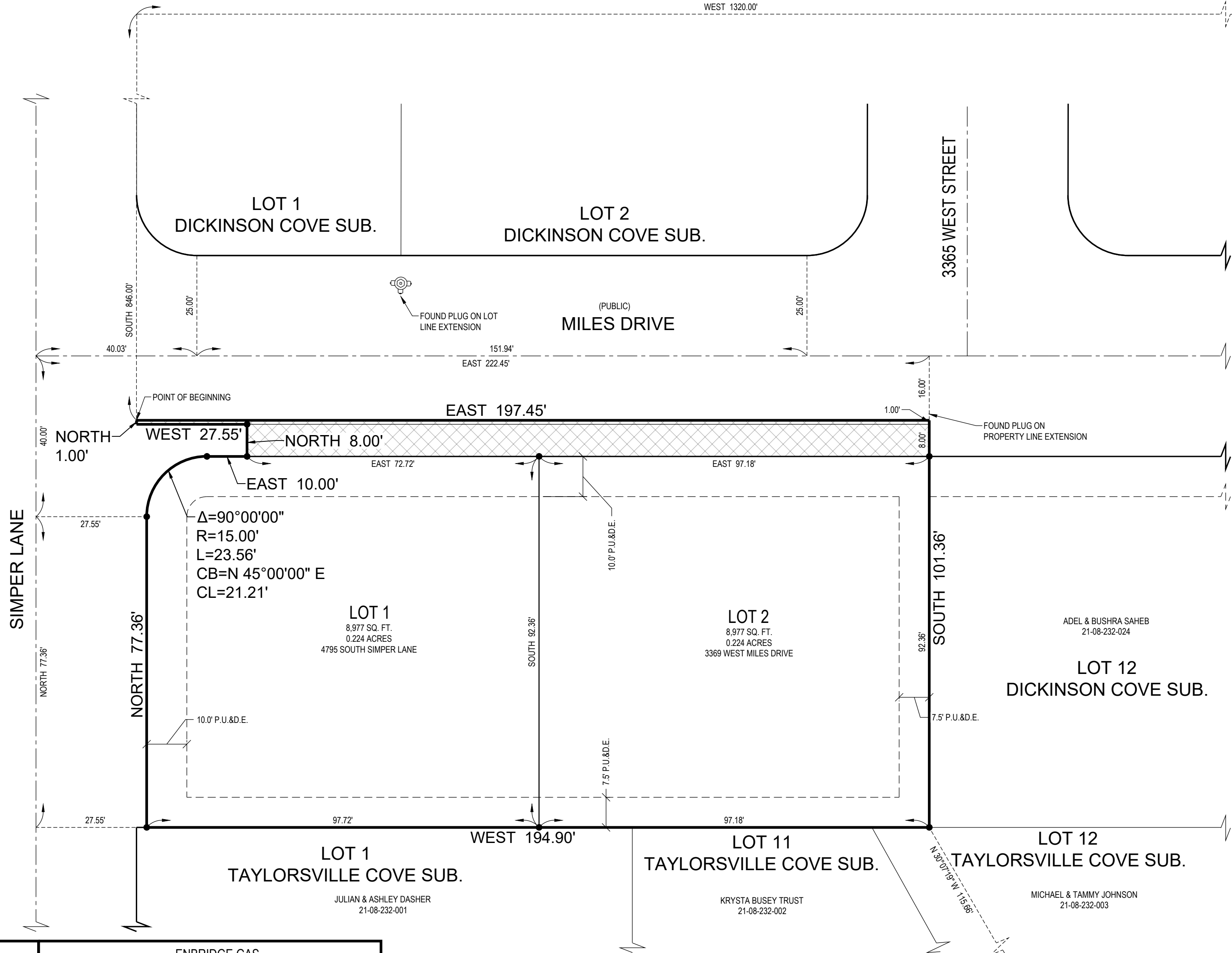
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

DICKINSON COVE PHASE 2 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF TAYLORSVILLE, COUNTY SALT LAKE, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____



LEGEND

- SUBDIVISION BOUNDARY
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (P.U.&D.E.)
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- DEDICATED TO TAYLORSVILLE CITY FOR STREET PURPOSES (1,557 SQ. FT.)

NOTES

1. STORM RETENTION CALCULATIONS AND DESIGN WILL NEED TO BE SUBMITTED AS PART OF A HOUSE BUILDING PERMIT FOR LOT 2.

ROCKY MOUNTAIN POWER

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

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY: _____
TITLE: _____

APPROVED THIS _____ DAY OF _____ 20____

ROCKY MOUNTAIN POWER

ENBRIDGE GAS

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO APPROXIMATE THE LOCATION OF ENBRIDGE'S RIGHT-OF-WAY(EASEMENT(S)) AND EXISTING UNDERGROUND FACILITIES BUT DOES NOT WARRANT OR VERIFY THEIR PRECISE LOCATION. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8a, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS _____ DAY OF _____ A.D. 20____
QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH COMPANY
BY: _____
TITLE: _____

COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____,
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

SALT LAKE COUNTY BOARD OF HEALTH

ECONOMIC AND COMMUNITY DEVELOPMENT

I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT, AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR

DATE

CITY OF TAYLORSVILLE

APPROVED THIS _____ DAY OF _____ A.D. 20____,
BY CITY OF TAYLORSVILLE.

MAYOR _____ ATTEST CITY RECORDER _____

TAYLORSVILLE/BENNION IMPROVEMENT DIST.

APPROVED THIS _____ DAY OF _____ A.D. 20____,
BY THE TAYLORSVILLE/BENNION PLANNING IMPROVEMENT DISTRICT.

TAYLORSVILLE/BENNION IMPROVEMENT DISTRICT

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____,
BY THE CITY OF TAYLORSVILLE PLANNING COMMISSION.

CITY OF TAYLORSVILLE PLANNING COMMISSION

UNIFIED FIRE AUTHORITY

APPROVED THIS _____ DAY OF _____ A.D. 20____,
BY THE UNIFIED FIRE AUTHORITY.

UNIFIED FIRE AUTHORITY

CITY ENGINEER

I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT, AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

CITY OF TAYLORSVILLE ENGINEER _____ DATE _____

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

CITY OF TAYLORSVILLE ATTORNEY

DEVELOPER & OWNER

Ana Ruiz
4795 South 3400 West
Taylorsville, Utah
801-300-0778

SHEET

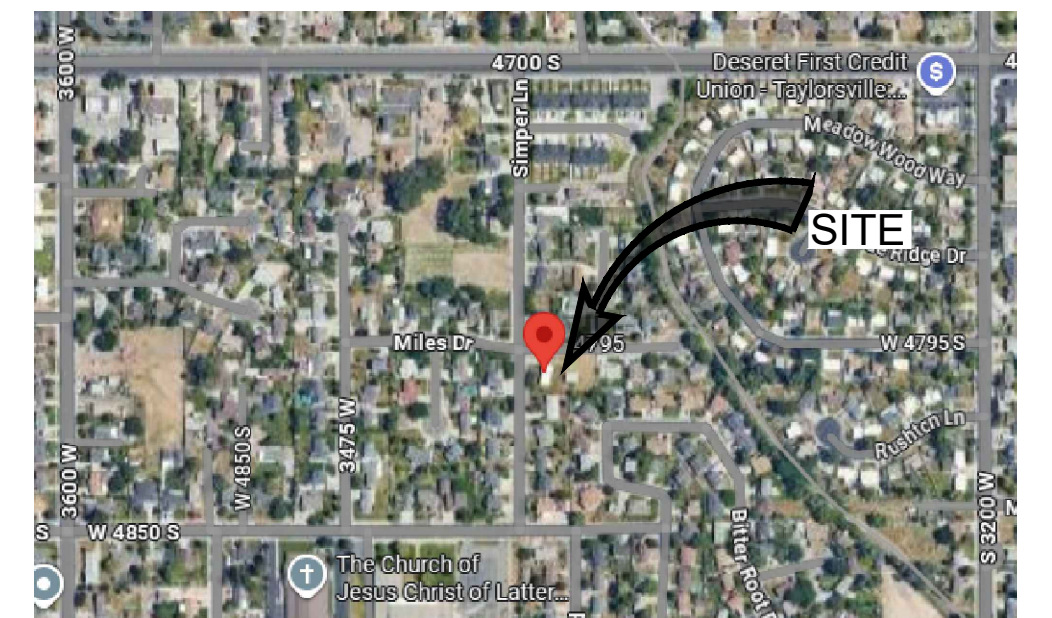
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OF

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PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnellengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

4795 SOUTH SIMPER LANE
TAYLORSVILLE, UT 84129



VICINITY MAP

SCALE: N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	DEMOLITION PLAN
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	EROSION DETAILS

ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO TAYLORSVILLE
BENNION IMPROVEMENT DISTRICT
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO TAYLORSVILLE
BENNION IMPROVEMENT DISTRICT
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO APWA STANDARDS AND
SPECIFICATIONS

DEVELOPER & OWNER

ANA RUIZ
4795 SOUTH 3400 WEST
TAYLORSVILLE, UT 84129
801-300-0778
anaruizugs@yahoo.com



LOT 1
TAYLORSVILLE COVE SUB.

JULIAN & ASHLEY DASHER
21-08-232-001

LOT 11
TAYLORSVILLE COVE SUB.

KRYSTA BUSEY TRUST
21-08-232-002

TAYLORS\

SIMPER LANE

MILES DRIVE

(PUBLIC)

3365

---X---X---
SOUTH 101.36'

LOT
DICKINSON

SURVEYED PARCEL CONTAINS:
19,510 SQUARE FEET
0.448 ACRES

PROPOSED LOT CONTAINS
8,977 SQ. FT.
0.224 ACRES

PROPOSED LOT LINE -
C
PROPOSED LOT CONTAIN
8,977 SQ. FT.
0.224 ACRES

WEST 194.90'

NORTH 1.00'-

$\Delta = 90^\circ 00' 00''$
 $R = 15.00'$
 $L = 23.56'$
 $CB = N\ 45^\circ 00' 00''\ E$
 $CL = 21.21'$

GRAVEL DRIVEWAY

CONCRETE WALL

NORTH 77.36'

☐ AC

S:\2025Files\25578\Civil\Prod Dwg\25578 PLN.dwg Daniel May 21, 2026 - 4:35pm

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

[illegible]

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, CONSTRUCTION SCHEDULING, AND CONSTRUCTION SAFETY. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND SHIELDING EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
3. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS, DAMAGE TO EXISTING UTILITIES, AND DAMAGE CAUSED BY THE CONSTRUCTION OF THE PROJECT. CONTRACTOR A HIGHER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
4. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES THE PROTECTION OF VEHICLES AND EQUIPMENT STAGING, MATERIAL, STORAGE AND LIMITS OF TRENCH EXCAVATION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNERS) FOR ALL PROJECTS OUTSIDE THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS UNIFORM TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE SIGNAGE MANUAL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND DEPOSIT OF SOILS AND SEDIMENT. CONTRACTOR SHALL MAINTAIN A BUFFER WITH CONSTRUCTION SUBSTRA, SUCH AS STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE GENERAL PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE.
13. CONTRACTOR SHALL MAINTAIN AND EROSION CONTROL MEASURES TO PREVENT EROSION.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
15. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS AND UTILITIES AND ALL SUCH PROTECTION SHALL BE THE CONTRACTOR'S OBLIGATION. ANY DAMAGE SHALL BE REPAIRED OR RESTITUTED TO THE OWNER'S/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

- 1. SITE CONCRETE SHALL BE A MINIMUM 5 BAG NO. 4000 3" (30 GA.) WITH 1% AIR ENTRAINMENT. UNLESS SPECIFIED OTHERWISE, SEE SPECIFICATION.
- 2. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4" DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR THICKNESS, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AT 30' TO 40' INTERVALS TO PREVENT CRACKING. CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
- 3. CONCRETE WATERWAYS, CURBS/WALLS, MOWSTRIPS, CURBS AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4" DEPTH) AT INTERVALS NOT TO EXCEED 10' FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT 30' TO 40' FEET.
- 4. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 6" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
- 5. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BED OVER A 4" MINIMUM (50%) SUBGRADE.
- 6. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH: RUBBED OR BROOMED. ANY "FLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 7. ALL JOINTS TO BE CONTROLLED. ALL JOINTS TO BE CONTROLLED (E.G., ETC.) WILL BE SEALED BY A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
- 8. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER OF COMPACTED (95% ROAD) BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE. UNLESS NOTED OTHERWISE, SEE SPECIFICATIONS.
- 9. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
- 10. SURFACE SCOURAGE SHALL BE 1/2" MINIMUM. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
- 11. AC PAVEMENT TO BE A 3" MINIMUM THICKNESS WITH 1" OVER OF 1 1/2" COMPACTED.
- 12. THICKNESSES OVER 3" WILL BE LINED IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINIMUM DESIGN.

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF CHICAGO, ILL. IN WHICH REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SLOPS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SLOPS REPORT.
3. ALL EXISTING UNPAVED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE 2% ABOVE THE MAXIMUM PERMITTED BY THE SLOPS REPORT.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREAS AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SLOPS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CORRECT ANY DISCREPANCIES OR OMISSIONS OF OTHER UTILITIES OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION TO BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT END OF ALL NEW GREAVY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CITY SITE DRAWINGS FOR ALL INFORMATION AND TO BE PROVIDED FIELD RECORDS FOR ALL UTILITIES TO BE LOCATED, VERIFIED OR CORRECTED AT THE EXISTING MAN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL UTILITIES TO BE LOCATED, VERIFIED OR CORRECTED AT THE UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED SHALL BE ASSUMED AS APPROXIMATE. REQUIRED FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND SEWER DISTRICTS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH GROUT TIGHT SEALS ON THE OUTSIDE AND GROTTED SMOOTH WITH A NON-SHRINKING WATER TIGHT SEAL. ALL BOXES SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" COVER.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY WITH JURISDICTION OVER THE PROJECT.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
"ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
"ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
"RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
"ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

**4795 S SIMPER LANE
TAYLORSVILLE, UT 84129**

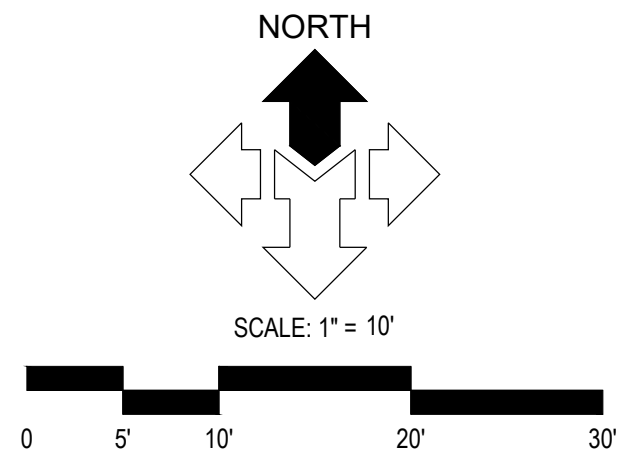
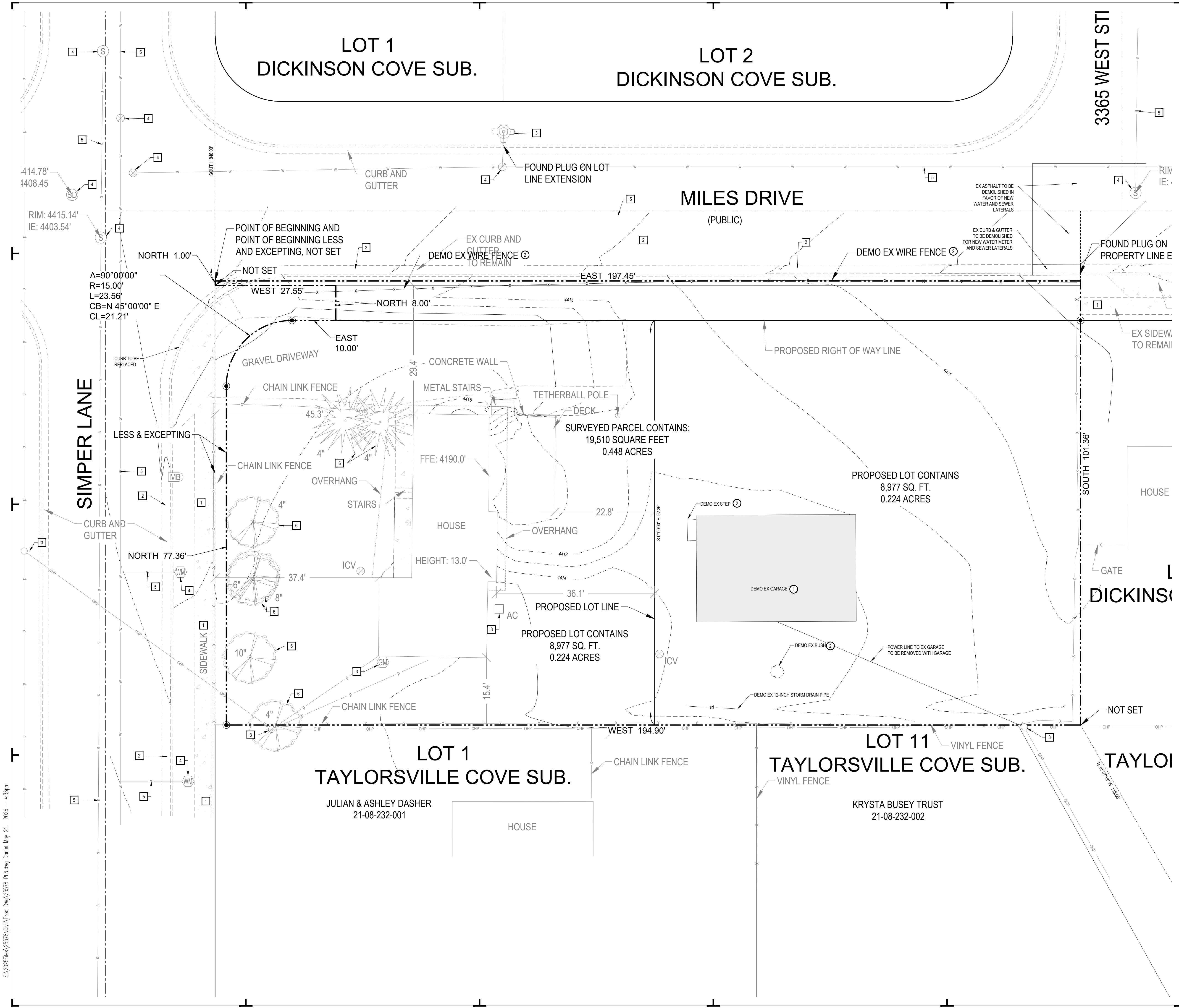
PROJECT NO:	25578
DRAWN BY:	TJO
CHECKED BY:	DJC
DATE:	5/21/2026

C0.01

NEW	EXISTING		NEW	EXISTING	
----	----	MONUMENT LINE			SECTION CORNER (FOUND)
----	----	CENTER LINE			SECTION CORNER (NOT FOUND)
----	----	SUBJECT PROPERTY LINE			
----	----	ADJACENT PROPERTY LINE			
- - - -	- - - -	EASEMENT LINE			STREET MONUMENT
- . - . - .	- . - . - .	DITCH FLOWLINE			BRASS CAP MONUMENT
X-----X	X-----X	FENCE LINE			POWER POLE
ATMS-----	atms-----	ATMS CABLE			UTILITY POLE
TV-----	tv-----	CABLE TV LINE	GUY →	GUY →	GUY ANCHOR
C-----C	c-----c	COMMUNICATIONS LINE	TRANS	TRANS	POWER TRANSFORMER
FO-----fo	fo-----fo	FIBER-OPTIC CABLE	TRANS	TRANS	TRAFFIC SIGNAL CABINET
F-----f	f-----f	FIRE LINE			LIGHT POLE
IRR-----irr	irr-----irr	IRRIGATION LINE			TELEPHONE RISER
G-----g	g-----g	NATURAL GAS LINE			TELEPHONE MANHOLE
OHC-----ohc	ohc-----ohc	OVERHEAD COMMUNICATIONS			TRAFFIC SIGNAL BOX
OHP-----ohp	ohp-----ohp	OVERHEAD POWER LINE			WATER MANHOLE
OHT-----oht	oht-----oht	OVERHEAD TELEPHONE LINE			WATER VALVE
OHTV-----ohtv	ohtv-----ohtv	OVERHEAD TELEVISION LINE			WATER METER
P-----p	p-----p	POWER LINE			FIRE HYDRANT
PIC-----pic	pic-----pic	POWER/COMMUNICATIONS LINE			SANITARY SEWER MANHOLE
PT-----pt	pt-----pt	POWER/TELEPHONE LINE			SANITARY SEWER CLEANOUT
PT/C-----pt/c	pt/c-----pt/c	POWER/TELECOMM LINE			STORM DRAIN MANHOLE
RD-----rd	rd-----rd	ROOF DRAIN LINE			STORM DRAIN CURB INLET
SW-----sw	sw-----sw	SECONDARY WATER LINE			STORM DRAIN CATCH BASIN
S-----s	s-----s	SANITARY SEWER LINE			STORM DRAIN CLEANOUT
ST-----st	st-----st	STEAM LINE			STORM DRAIN COMBO BOX
SD-----sd	sd-----sd	STORM DRAIN LINE			MAILBOX
T-----t	t-----t	TELEPHONE LINE			SIGN
T/C-----t/c	t/c-----t/c	TELEPHONE/COMM LINE			FLOW DIRECTION
UD-----ud	ud-----ud	UNDERDRAIN	44.00 TOC	44.00 EX TOC	SPOT ELEVATION
UGC-----ugc	ugc-----ugc	UNDERGROUND COMMUNICATIONS			CONIFEROUS TREE
UGP-----ugp	ugp-----ugp	UNDERGROUND POWER LINE			DECIDUOUS TREE
UST-----ugt	ugt-----ugt	UNDERGROUND TELEPHONE LINE			
UGTV-----ughv	ughv-----ughv	UNDERGROUND TELEVISION			
W-----w	w-----w	WATER LINE			
{T}		CONTOUR LINE			
=====	=====	CURB & GUTTER (STD)			
=====	=====	CURB & GUTTER (OUTFALL)			

ADA	ACRE	DP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMBINATION CURVE	T	TOWNSHIP
AD	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GU	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
ADV	ADVANCED TRAFFIC MGMT. SYSTEM	EFL	ELECTRIC YELLOW LINE	GV	GV W/VALVE	PK	PARKING LOT	TEL	TELEPHONE
BAC	BARS & CAP	E	ELECTRIC	GV	GAS VALVE	PP	POWER POLE	TFG	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC HIGH DENSITY POLYETHYLENE	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
BL	BOTTOM FINISH GRADE	EN	END OF GRADE LINE	EPK	END OF PAVEMENT	PRK	PARKING STRIKE	TR	TREE LINE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	PCC	POINT OF CONNECTION	TMA	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIRE OPTIC	EMH	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOH	TOP OF ASPHALT
BLU	BLUE STAKED NATURAL GAS	EDH	EDGE OF DRIVE	HV	HEADLIGHT OR HIGH WATER	PRC	POINT OF REVERSE CURVE	TOC	TOP OF CONCRETE
BLUIR	BLUE STAKED IRRIGATION	EDH	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICR	IRRIGATION CLEANOUT R	R	RANGE	TOG	TOP OF GRADE
BLUSS	BLUE STAKED SANITARY SEWER	EDG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLUT	BLUE STAKED TELEPHONE	EX	EXISTING	IRV	INVERT ELEVATION	RFP	ROOF FLASHING	TOP	TOP OF SLOPE OR TOP OF PIPE
BM	BENCHMARK	F	FIRE	IRR	IRRIGATION	REV	REVISION	TOE	TOE OF SLOPE
BO	BOX	F	FIRE	LP	LINEAR FEET	RFW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BOF	BOX FOOTING	FC	FOUNDATION CORNER	LP	LOW POINT OF GUTTER	R	RAILROAD	TR	TRANSVERSE
BO	BOTTOM OF BOX	FD	FOUND OR FOUNDATION DRAIN	LP	LOW POINT AT LIGHT POLE	S	SOUTH	TR	FINISH GRADE AT TOP OF WALL
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TR	TRANSFORMER
BOT	BOTTOM	MDM	FOUND MEDIUM	MIN	MINIMUM	SDB	STORM DRAIN	TSB	TRAFFIC SIGNAL POLE
BOV	BLOW-OFF VALVE	FDSFC	FOUND SEPT CONNECTION	MON	MONUMENT	SDBC	STORM DRAIN CATCH BASIN	TSS	TRAFFIC SIGNAL BOX
BW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUTNUT BOX	UD	UNDERDRAIN
BOV	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
CE	CENTERLINE	FHY	FIRE HYDRANT	NP	NATURAL PIPE	SDN	STORM DRAIN	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SFCS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CNB	CONCRETE BARRIER	FNC	FENCE	NGRT	NG AT RETAINING WALL	SLBMS	SALT LAKE BASE & MERIDIAN	UGV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCD	CHAIN LINK FENCE	NH	NAIL & RIBBON	SQ	SQUARE	UGV	UNDERGROUND TELEVISION
COL	COLUMBIA	FNCRN	IRON FENCE	NW	NAIL & WASHER	SOFT	SQUARE FEET	UP	UTILITY POLE
COMM	COMMUNICATIONS	FNCHV	IRON FENCE	NTS	NOT TO SCALE	SOVD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CONC	CONCRETE	FNCHV	WOOD FENCE	OG	ORIGINAL GROUND	SP	SANITARY	VP	VERTICAL CURVE
CONST	CONSTRUCTION	FNCHW	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST OR WATER
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OH	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CONF	CONFIDENTIAL	FOF	FRONT OF WALL	OW	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CP	CUPRESSUS TREE	FT	FEET	OWB	OVERHEAD WATER	STN	STATION	WSR	WATER SURFACE
CUB	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WT	WATER
CUD	CUBIC YARD	GAR	GARAGE	P	PROPERTY LINE	STM	STORM	WW	WATER VALVE
DEL	DELMONTER	GBL	GRADE BREAK	PR	POWER BOX	SBL	SOLID YELLOW LINE	WV	WATERWAY
DIAMETER	DIAMETER	GL	GROUND LIGHT	P	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

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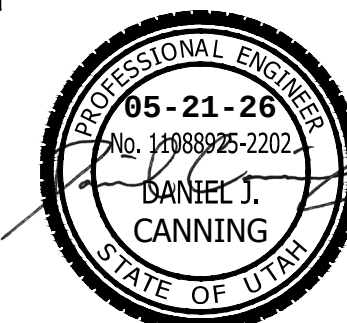


GENERAL NOTES:
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	TAYLORSVILLE BENNION IMPROVEMENT DISTRICT
STORM	TAYLORSVILLE BENNION IMPROVEMENT DISTRICT
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	TAYLORSVILLE BENNION IMPROVEMENT DISTRICT
NATURAL GAS	ENBRIDGE GAS
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:
DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- EXISTING BUILDING STRUCTURE BASEMENT (INCLUDING WALLS, FOOTINGS, CONCRETE SLABS, LIFTS, OVERHANGS, AWNINGS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- EXISTING SITE FEATURES (FENCES, GATES, BOLLARDS, GRAVEL DRIVEWAYS, IRRIGATION GATES, CONCRETE DITCHES, WHEEL STOPS, LANDSCAPING, GROUND LIGHTING, IRRIGATION, MOWSTRIPS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- PRESERVE AND PROTECT EXISTING CONCRETE FLATWORK. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE FLATWORK FROM DAMAGE DURING CONSTRUCTION.
- PRESERVE AND PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL FROM DAMAGE DURING CONSTRUCTION.
- PRESERVE AND PROTECT EXISTING ABOVE-GROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
- PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
- PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY LINE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
- PRESERVE AND PROTECT EXISTING TREE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING TREE FROM DAMAGE DURING CONSTRUCTION.



REVISIONS	
REV	DESCRIPTION

PROJECT NO: 25578
DRAWN BY: TJO
CHECKED BY: DJC
DATE: 5/21/2026

DEMOLITION PLAN

C0.10

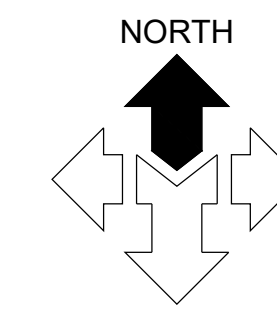
Blue Stakes of UTAH 811
Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE-GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

LOT 2
DICKINSON COVE SUB.

3365 WEST STI



SCALE: 1" = 1'



GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. UNDER BUILDINGS AND UNDER DRIVEWAYS IT SHALL BE 80% MIN. DENSITY. MOISTURE CONTENT SHALL BE 2% ABOVE OPTIMUM. UNDER DRIVEWAYS 2% ABOVE N.C.P. BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER. VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

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

- ① GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
② DRAINAGE SWALE.

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RUIZ PARCEL

**4795 S SIMPER LANE
TAYLORSVILLE, UT 84129**

REVISIONS

[illegible]

PROJECT NO: 25578

DRAWN BY: TJO

CHECKED BY: DJC

DATE: 5/21/2026

GRADING AND DRAINAGE PLAN

C2.01

LOT 1
TAYLORSVILLE COVE SUB.

JULIAN & ASHLEY DASHER
21-08-232-001

LOT 11
TAYLORSVILLE COVE SUB.

KRYSTA BUSEY TRUST
21-08-232-002

TAYLOI

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- | | |
|---------------|--------------------------------|
| - BFE | BASEMENT FLOOR ELEVATION |
| - BW | FINISH GRADE AT BOTTOM OF WALL |
| - EX OR EXIST | EXISTING |
| - EOA | EDGE OF ASPHALT |
| - EOC | EDGE OF CONCRETE |
| - FFE | FINISH FLOOR ELEVATION |
| - FG | FINISH GRADE |
| - FL | FLOW LINE |
| - GB | GRADE BREAK |
| - LP | LOW POINT |
| - NG | NATURAL GROUND |
| - SDOB | STORM DRAIN CATCH BASIN |
| - SDOC | STORM DRAIN CLEANOUT BOX |
| - SDOB | STORM DRAIN DRAIN BASIN |
| - SDMH | STORM DRAIN MANHOLE |
| - TBC | TOP BACK OF CURB |
| - TOA | TOP OF ASPHALT |
| - TOC | TOP OF CONCRETE |
| - TOG | TOP OF GRADE |
| - TOW | TOP OF WALL |
| - TW | FINISH GRADE AT TOP OF WALL |
| - WW | WATERWAY |



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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SIMPER LANE

LOT 1
DICKINSON COVE SUB.

LOT 2
DICKINSON COVE SUB.

3365 WEST STI

MILES DRIVE
(PUBLIC)

GRAVEL DRIVEWAY

MB

AC

DICKINSON

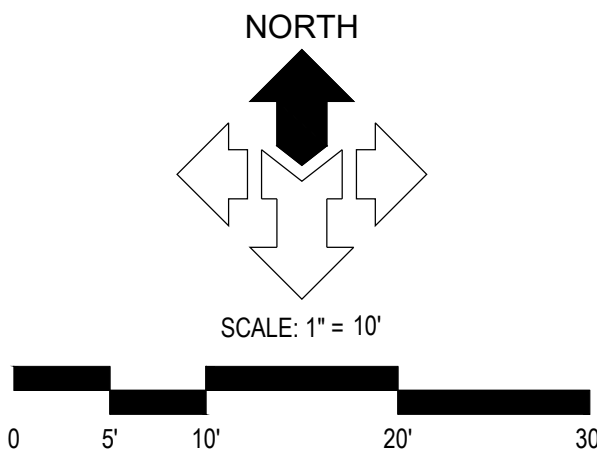
LOT 1
TAYLORSVILLE COVE SUB.

JULIAN & ASHLEY DASHER
21-08-232-001

LOT 11
TAYLORSVILLE COVE SUB.

KRYSTA BUSEY TRUST
21-08-232-002

TAYLORSVILLE



GENERAL NOTES:
THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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

① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.03.

② CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1" HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

③ CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

④ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

⑤ MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE-GROUND UTILITIES. SHOWN OR NOT SHOWN ON THE PLANS.

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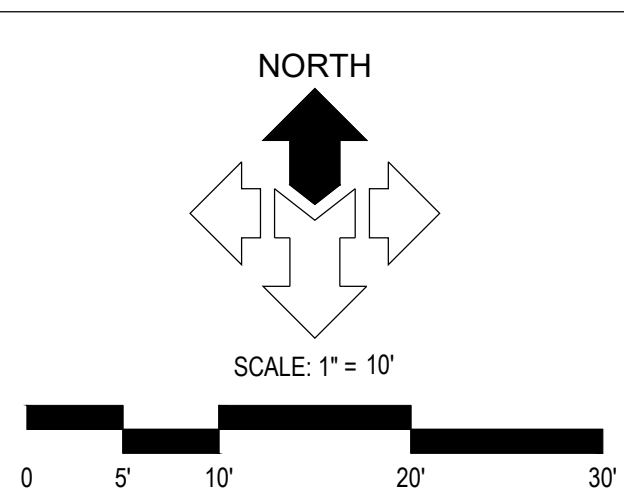
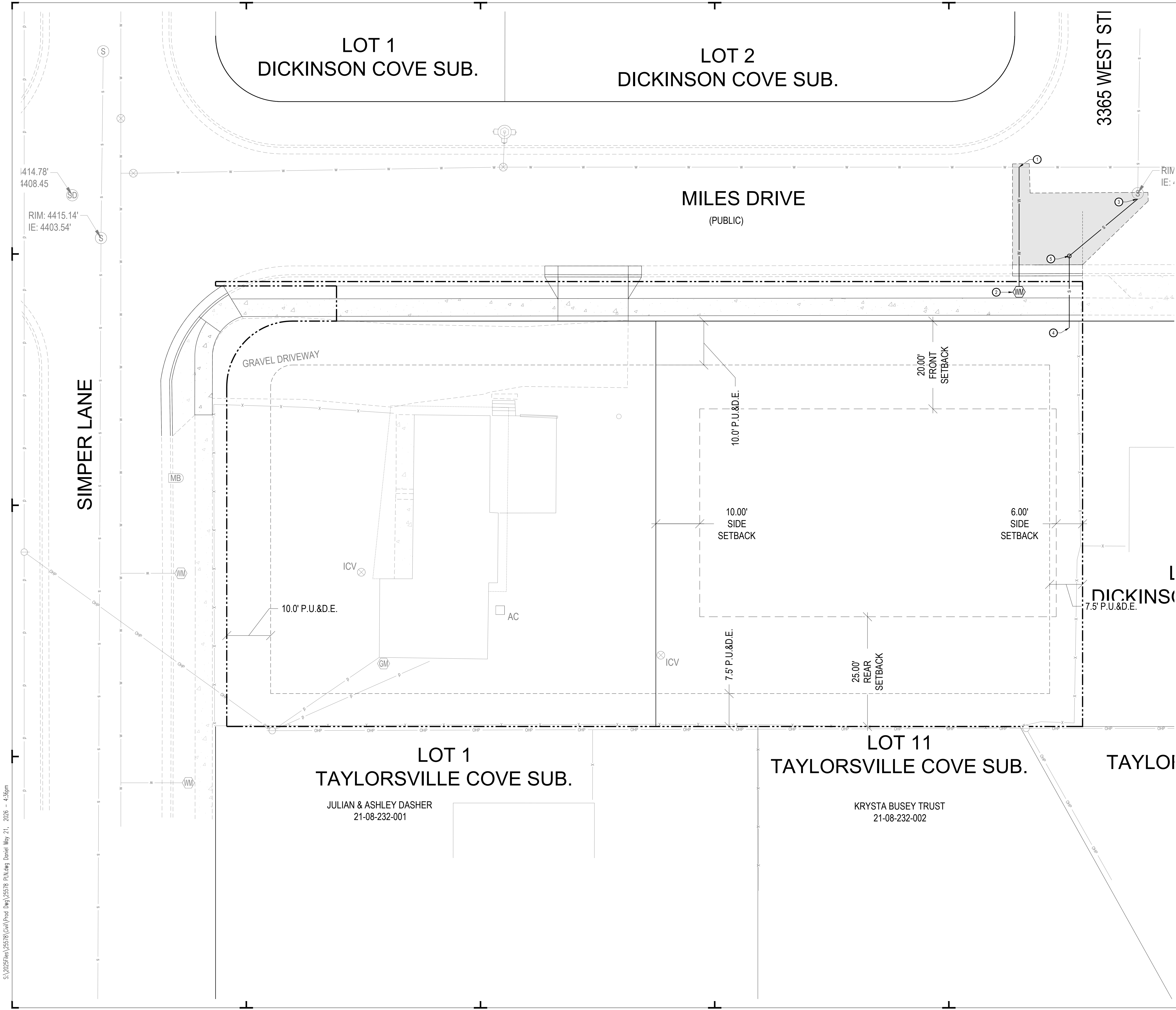
RUIZ PARCEL
4795 S SIMPER LANE
TAYLORSVILLE, UT 84129

REVISIONS		DESCRIPTION
REV	DATE	
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PROJECT NO: 25578		
DRAWN BY: TJO		
CHECKED BY: DJC		
DATE: 5/21/2026		

EROSION CONTROL PLAN

C2.10

S:\2025\res\25578\Gis\Prod Dwg\25578 Plumbing Detail May 21, 2026 - 4:35pm



GENERAL NOTES:
CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.
ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.
FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.
CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.
CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.
LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

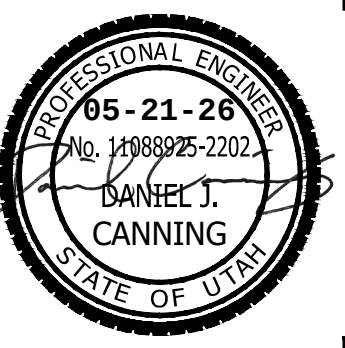
UTILITY PROVIDERS:
WATER: TAYLORSVILLE BENNNION IMPROVEMENT DISTRICT
SEWER: TAYLORSVILLE BENNNION IMPROVEMENT DISTRICT
NATURAL GAS: ENBRIDGE GAS
ELECTRICAL POWER: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK
KEYED NOTES:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
① CONNECT NEW 3/4" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING WATER MAIN, PER TAYLORSVILLE BENNNION IMPROVEMENT DISTRICT DETAIL 'TB-202'. WATER TRENCH PER TAYLORSVILLE BENNNION IMPROVEMENT DISTRICT DETAIL 'TB-201'.
② 3/4" WATER SERVICE METER SET, PER TAYLORSVILLE-BENNNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
③ CONNECT NEW SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE, PER TAYLORSVILLE BENNNION IMPROVEMENT DISTRICT DETAIL 'TB-102'.
④ 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 50-FOOT MAXIMUM SPACING. SEE TAYLORSVILLE BENNNION IMPROVEMENT DISTRICT DETAIL 'TB-101' FOR TRENCHING. SEE TAYLORSVILLE BENNNION IMPROVEMENT DISTRICT DETAIL 'TB-102' FOR CLEANOUTS.
⑤ SANITARY SEWER CLEANOUT, PER TAYLORSVILLE BENNNION IMPROVEMENT DISTRICT DETAIL 'TB-102'.



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE-GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



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DATE: 5/21/2026

SITE UTILITY PLAN
C4.01

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TYPICAL SEWER TRENCH

NOTES

TB-101
PAGE 1 OF 2

TYPICAL SEWER TRENCH NOTES:

- BLUE STAKES SHALL BE CONTACTED 48 HOURS BEFORE ANY EXCAVATION IS COMMENCED.
- BACKFILL, ROAD BASE, AND PAVEMENT CONSTRUCTION SHALL CONFORM TO REQUIREMENTS, STANDARDS, AND REGULATIONS OF THE ROADWAY JURISDICTION.
- TBD RECOMMENDS THE CONTRACTOR MEET ALL TRENCH SAFETY REQUIREMENTS ESTABLISHED BY OSHA & UOSHA.
- THE DISTRICT INSPECTOR MAY REQUIRE UNSUITABLE MATERIALS BENEATH THE PIPE ZONE TO BE OVER-EXCAVATED, BACKFILLED, AND COMPACTED TO 95% MAX DENSITY.
- EXCAVATE AT PIPE BELLS TO ENSURE PIPE IS SUPPORTED PROPERLY ALONG ITS ENTIRE LENGTH.
- PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- SEWER LINES SHALL BE PVC SDR35 PIPE. MINIMUM SEWER MAIN SIZE SHALL BE 8".
- PIPE LAYING OPERATIONS SHALL PROCEED IN AN UPHILL DIRECTION WITH ALL BELLS FACING UPHILL.
- PIPE PLUGS SHALL BE INSTALLED DURING CONSTRUCTION AT THE END OF EACH LENGTH OF PIPE TO PREVENT DEBRIS FROM ENTERING PIPE.



TYPICAL SEWER TRENCH

NOTES

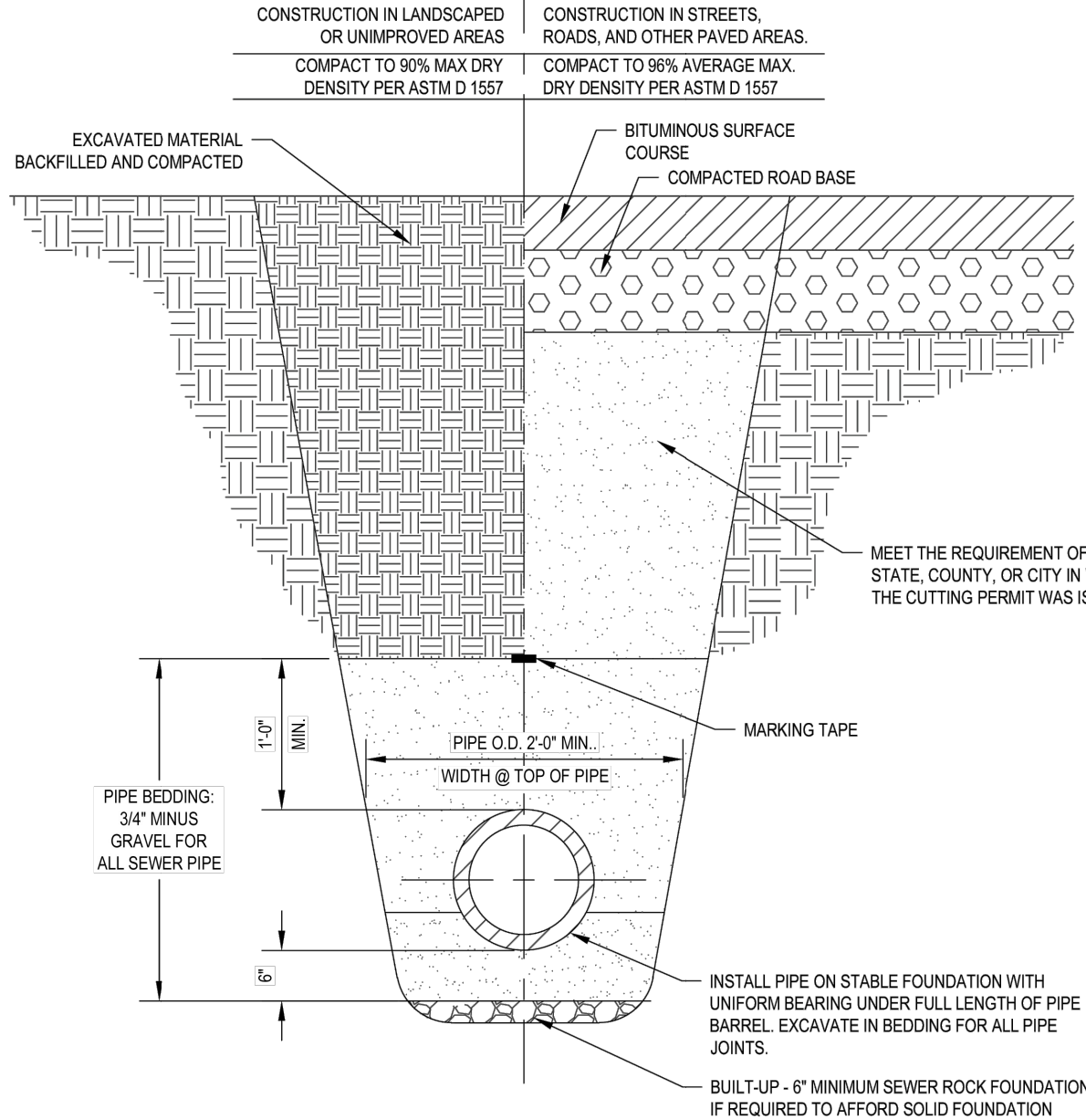
TB-101
PAGE 1 OF 2



TYPICAL SEWER TRENCH

NOT TO SCALE

TB-101
PAGE 2 OF 2



TYPICAL SEWER TRENCH

NOT TO SCALE

TB-101
PAGE 2 OF 2

TYPICAL SEWER LATERAL NOTES:

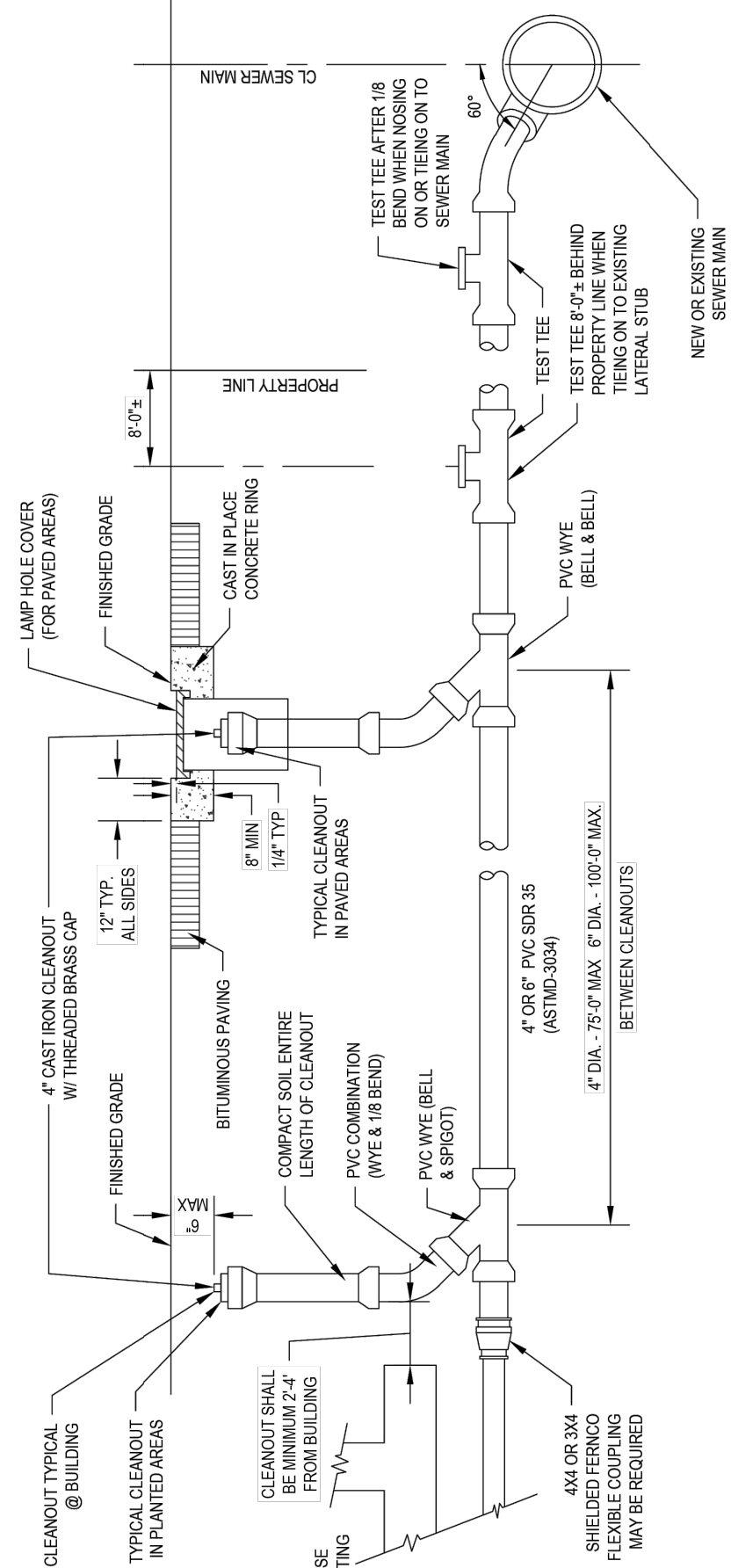
- INSTALL PER TYPICAL SEWER TRENCH TB-101.
- ALL FITTINGS AND PIPE SHALL BE PVC SDR 35.
- MINIMUM 2' REQUIRED BETWEEN ALL BENDS ON SEWER LATERAL. 90 DEGREE BENDS ARE NOT PERMITTED.
- PIPE LAYING OPERATIONS SHALL PROCEED IN AN UPHILL DIRECTION WITH ALL BELLS FACING UPHILL.
- PROVIDE APPROVED "SHIELDED FERNCO" FITTINGS FOR CONNECTIONS TO EXISTING SERVICES WHERE REQUIRED.
- COMPACT TO 95% MAX DENSITY UNDER PAVEMENTS AND IMPROVED AREAS. COMPACT TO 90% MAX DENSITY IN UNIMPROVED AREAS.
- MINIMUM GRADE FOR 4" SEWER LATERAL IS 2%.
- MINIMUM GRADE FOR 6" SEWER LATERAL IS 1%.
- DISTRICT TO INSPECT ALL LATERALS.
- ALL SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED.
- SEE TB-103 FOR NOSE-ON DETAIL TO EXISTING SEWER.



TYPICAL SEWER LATERAL

NOTES

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PAGE 1 OF 2



TYPICAL SEWER LATERAL

NOT TO SCALE

TB-102
PAGE 2 OF 2

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 25578
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DATE: 5/21/2026

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DETAILS

C5.01

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NOSE-ON DETAIL NOTES:

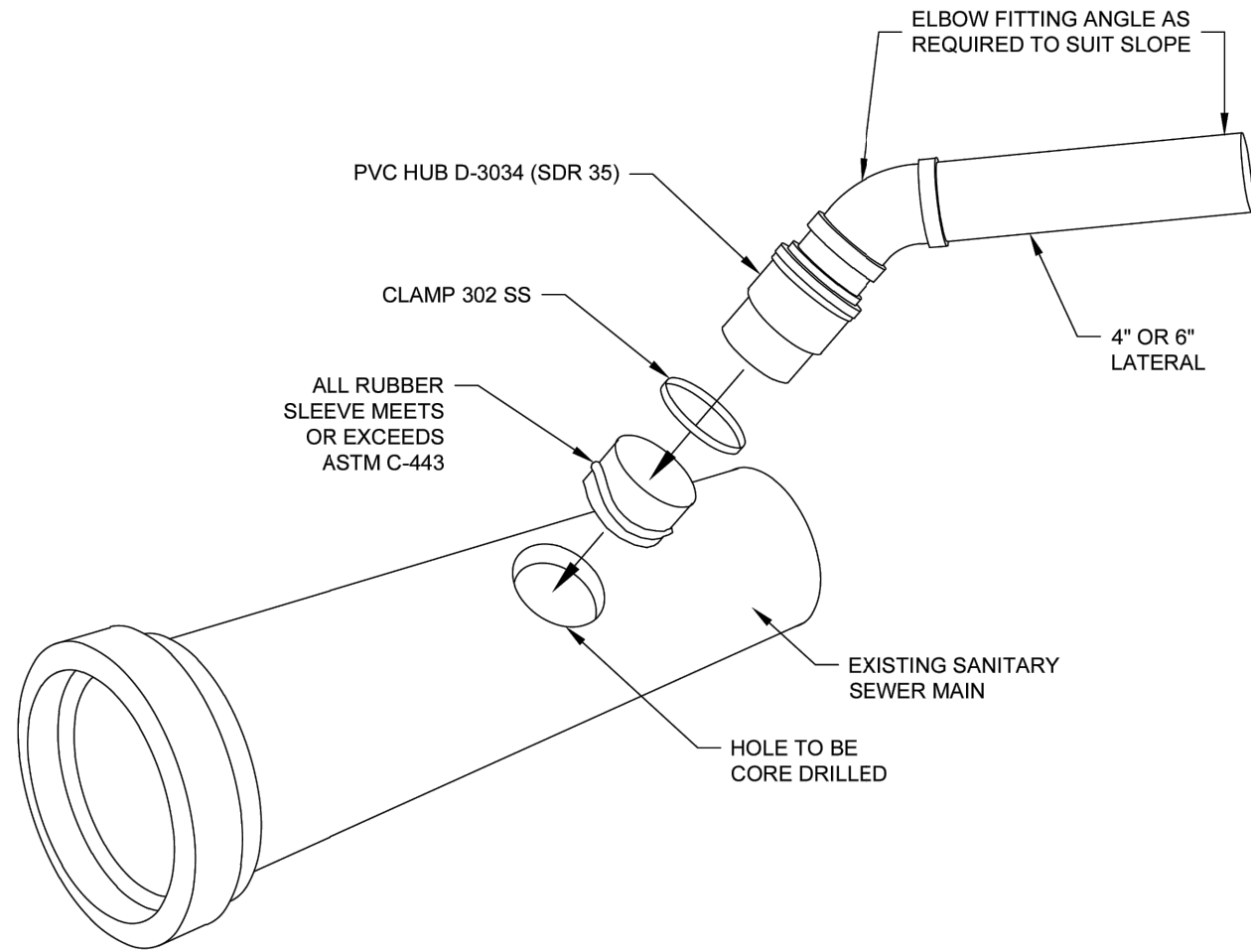
- USE INSERTA TEE OR APPROVED EQUAL PRODUCT. SPECIFY MAINLINE MATERIAL WHEN ORDERING.
- IF EXISTING SEWER MAIN IS CIPP LINED, EXTRA DEPTH INSERTA TEE WILL BE REQUIRED.
- PVC SDR 35 REQUIRED ON ALL FITTINGS.
- SEWER NOSE-ON SHALL BE ABOVE THE SEWER MAIN SPRING LINE.
- EXISTING SEWER MAIN SHALL BE DRILLED BY AN EXPERIENCED TAPPER AS APPROVED BY THE DISTRICT.

UPDATED NOV 2024

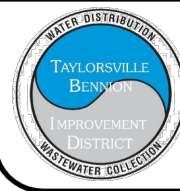


SEWER NOSE-ON
NOTES

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PAGE 1 OF 2



UPDATED NOV 2024



SEWER NOSE-ON
NOT TO SCALE

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PAGE 2 OF 2

TYPICAL WATER TRENCH:

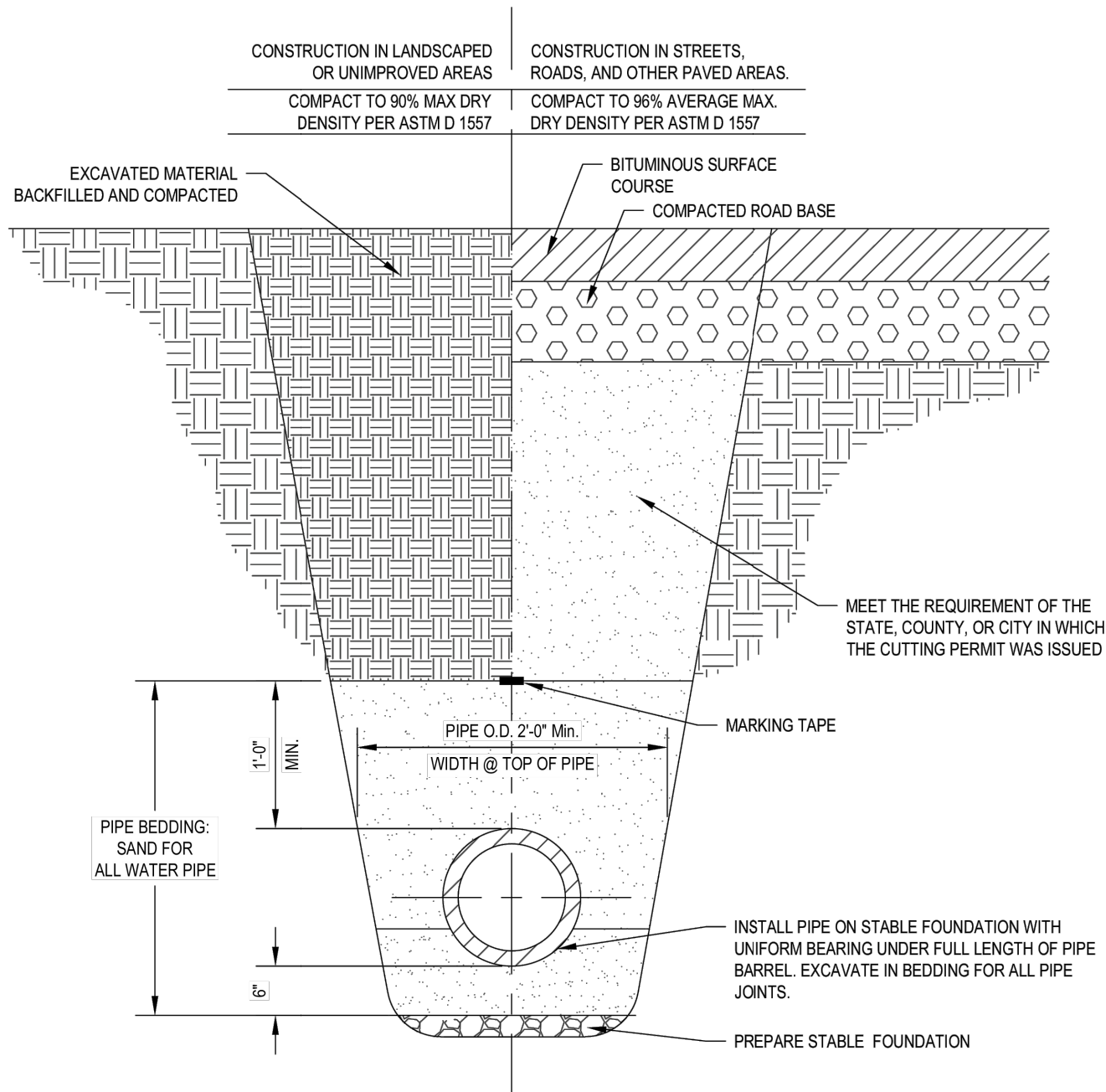
- BLUE STAKES SHALL BE CONTACTED 48 HOURS BEFORE ANY EXCAVATION IS COMMENCED.
- BACKFILL, ROAD BASE, AND PAVEMENT CONSTRUCTION SHALL CONFORM TO REQUIREMENTS, STANDARDS, AND REGULATIONS OF THE ROADWAY JURISDICTION.
- TBID RECOMMENDS THE CONTRACTOR MEET ALL TRENCH SAFETY REQUIREMENTS ESTABLISHED BY OSHA & UOSHA.
- THE DISTRICT INSPECTOR MAY REQUIRED UNSUITABLE MATERIALS BENEATH THE PIPE ZONE TO BE OVER-EXCAVATED, BACKFILLED, AND COMPACTED TO 95% MAX DENSITY.
- EXCAVATE AT PIPE BELLS TO ENSURE PIPE IS SUPPORTED PROPERLY ALONG ITS ENTIRE LENGTH
- PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

UPDATED NOV 2024



TYPICAL WATER TRENCH SECTION
NOTES

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PAGE 1 OF 2



UPDATED NOV 2024



TYPICAL WATER TRENCH SECTION
NOT TO SCALE

TB-201
PAGE 2 OF 2

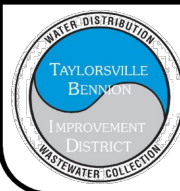
3/4" AND 1" WATER SERVICE CONNECTION NOTES:

- TBID WILL PERFORM ALL SERVICE CONNECTION TAPS AND INSTALL THE CORP STOP. CONTACT DISTRICT INSPECTOR TO SCHEDULE TAPS. DEVELOPER/OWNER IS RESPONSIBLE FOR THE EXCAVATION, BACKFILL, COMPACTION, TRAFFIC CONTROL, PERMITS, AND RESTORATION ASSOCIATED WITH TAPPING THE WATER MAIN.
- TBID WILL SUPPLY & INSTALL 3/4" - 2" WATER METERS AS PART OF THE CONNECTION FEE.
- DEVELOPER IS RESPONSIBLE FOR COMPACTION IN THE WATER LATERAL TRENCH.
- METER BOX SHALL BE INSTALLED IN THE PARK STRIP WHERE POSSIBLE. SET METER BOX SUCH THAT THE TOP OF THE LID IS EQUAL TO THE SIDEWALK ELEVATION. CONCRETE COLLARS ARE REQUIRED IF METER IS PLACED IN ASPHALT PAVEMENT.
- WATER SERVICE IS PRIVATE BEHIND THE METER.
- TRAFFIC-RATED 24" CONCRETE METER BOXES PERMITTED IN DRIVEWAYS/ASPHALT WHERE APPROVED BY THE DISTRICT. LIDS SHALL BE TRAFFIC RATED W/ 2" HOLE.
- METER TO BE LOCATED STRAIGHT FROM THE WATER MAIN TAP. IF METER IS TO BE RELOCATED, A NEW TAP AND SERVICE MUST BE INSTALLED.

EXAMPLE PARTS LIST:

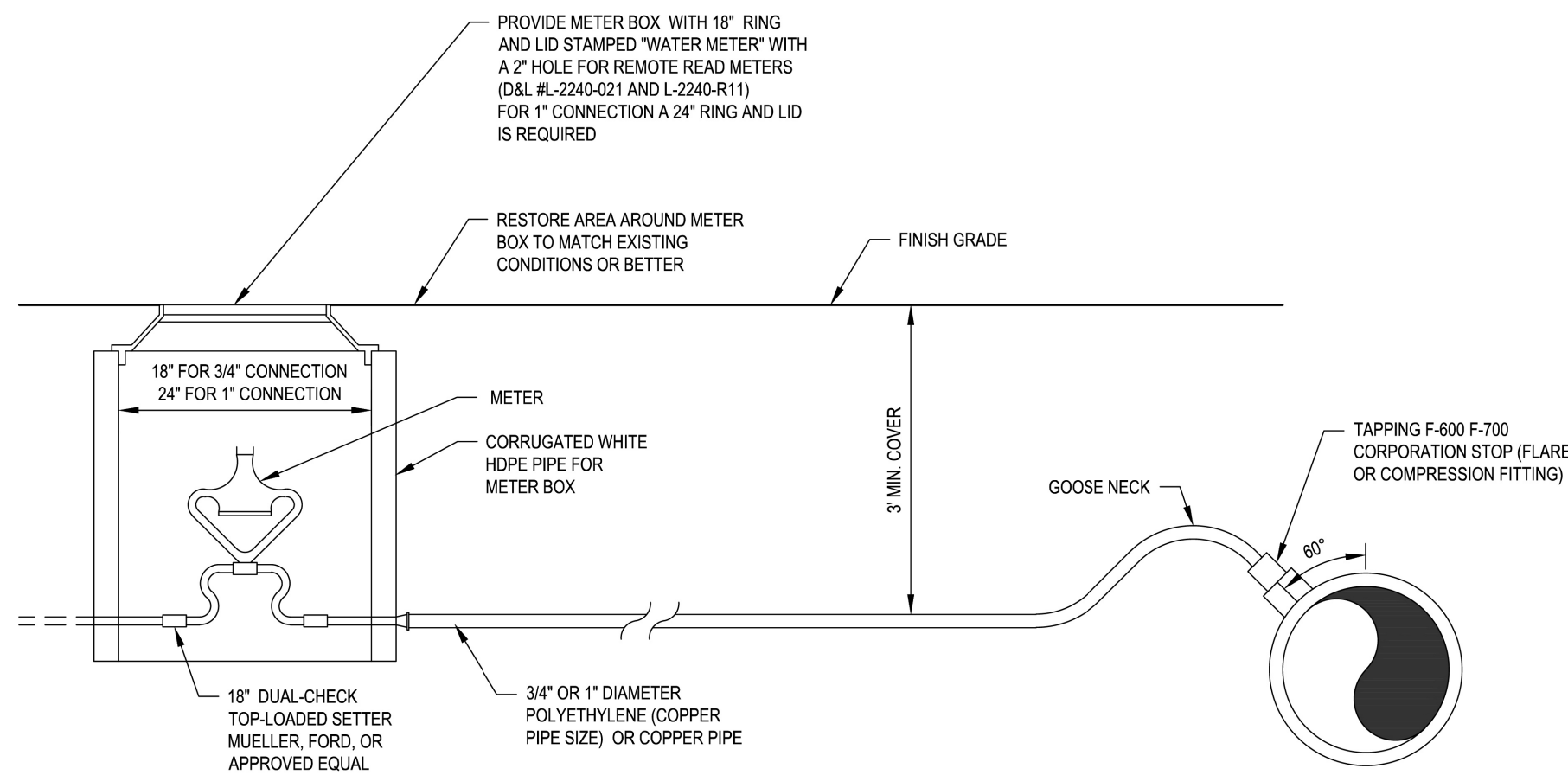
- 3/4" CONNECTIONS
- 3/4" CORP STOP- 3/4" CC X CTS COMP BALL CORP (FERGUSON, PART# FFB10003QNL)
 - 3/4" SETTER - 18" SETTER WITH BALL VALVE AND CHECK VALVE (FERGUSON, PART# FVBHCT218W1133NL)
 - RING - 18" METER LID RING (FERGUSON, PART# DL224002I)
 - LID - WATER COVER 2" RECESSED HOLE (FERGUSON, PART# DL224002I)
 - BOX - 18" N12 SLD HDPE PIPE (FERGUSON, PART# A18050020)
- 1" CONNECTIONS
- 1" CORP - 1" CC X CTS COMP BALL CORP (FERGUSON, PART# MB25008NG)
 - 1" SETTER - 18" SETTER WITH BALL VALVE AND CHECK VALVE (HYDRO SPECIALTIES, PART # 720-418WDD44)
 - RING - 24" METER LID RING (FERGUSON, PART# DB5024R1I)
 - LID - WATER COVER 2" RECESSED HOLE (FERGUSON, PART# DB502UNVI)
 - BOX - 24" N12 SLD HDPE PIPE (FERGUSON, PART# A2405ABH)

UPDATED NOV 2024



3/4" AND 1" WATER SERVICE
CONNECTION
NOTES

TB-203
PAGE 1 OF 2



UPDATED NOV 2024



3/4" AND 1" WATER SERVICE CONNECTION
NOT TO SCALE

TB-203
PAGE 2 OF 2



RUIZ PARCEL

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TAYLORSVILLE, UT 84129

REVISIONS	
REV	DESCRIPTION

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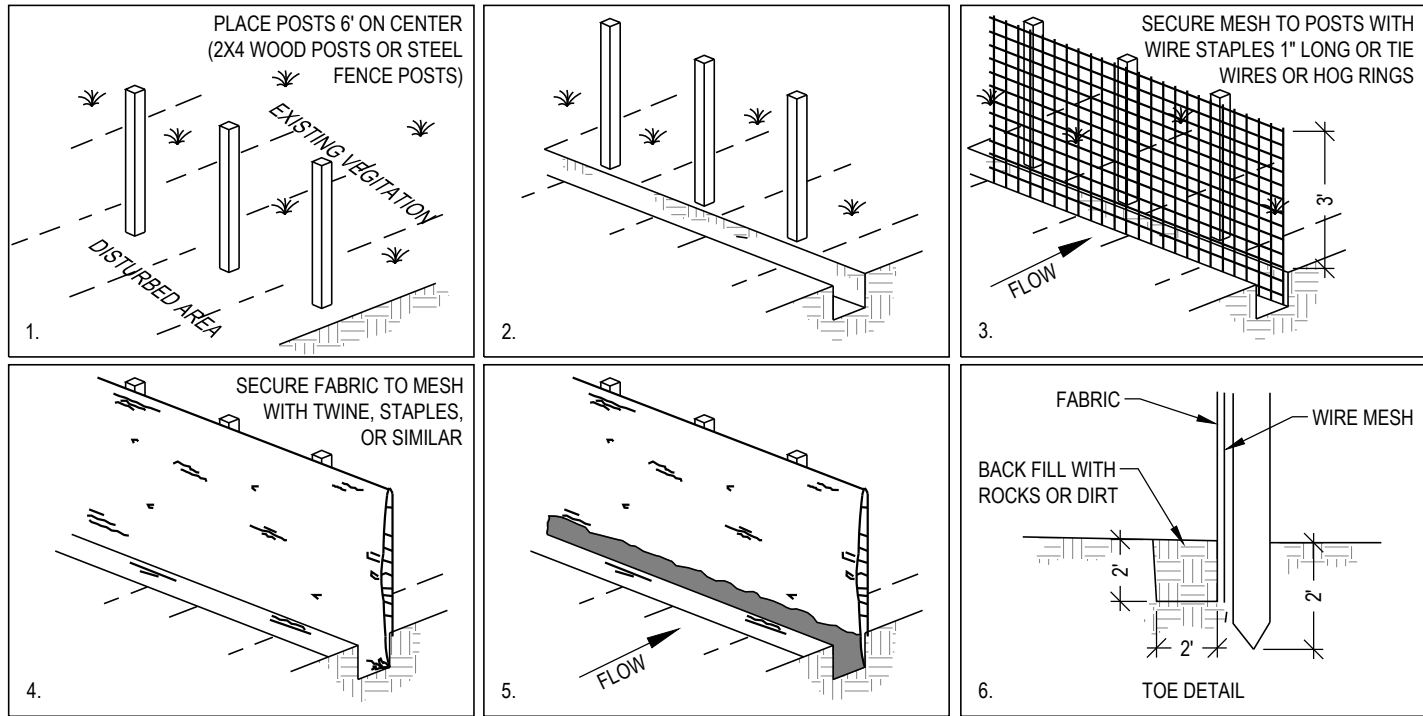
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DATE: 5/21/2026

CIVIL
DETAILS

C5.02

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DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:

- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:

- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:

- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:

- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

- OBJECTIVES**
- ☐ HOUSEKEEPING PRACTICES
 - ☐ CONTAIN WASTE
 - ☐ MINIMIZE DISTURBED AREA
 - ☐ STABILIZE DISTURBED AREA
 - ☐ PROTECT SLOPES/CHANNELS
 - ☒ CONTROL SITE PERIMETER
 - ☒ CONTROL INTERNAL EROSION

- TARGETED POLLUTANTS**
- ☒ SEDIMENT
 - ☒ NUTRIENTS
 - ☐ TOXIC MATERIALS
 - ☐ OIL & GREASE
 - ☐ FLOATABLE MATERIALS
 - ☐ OTHER WASTE

- HIGH IMPACT**
■ MEDIUM IMPACT
☐ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

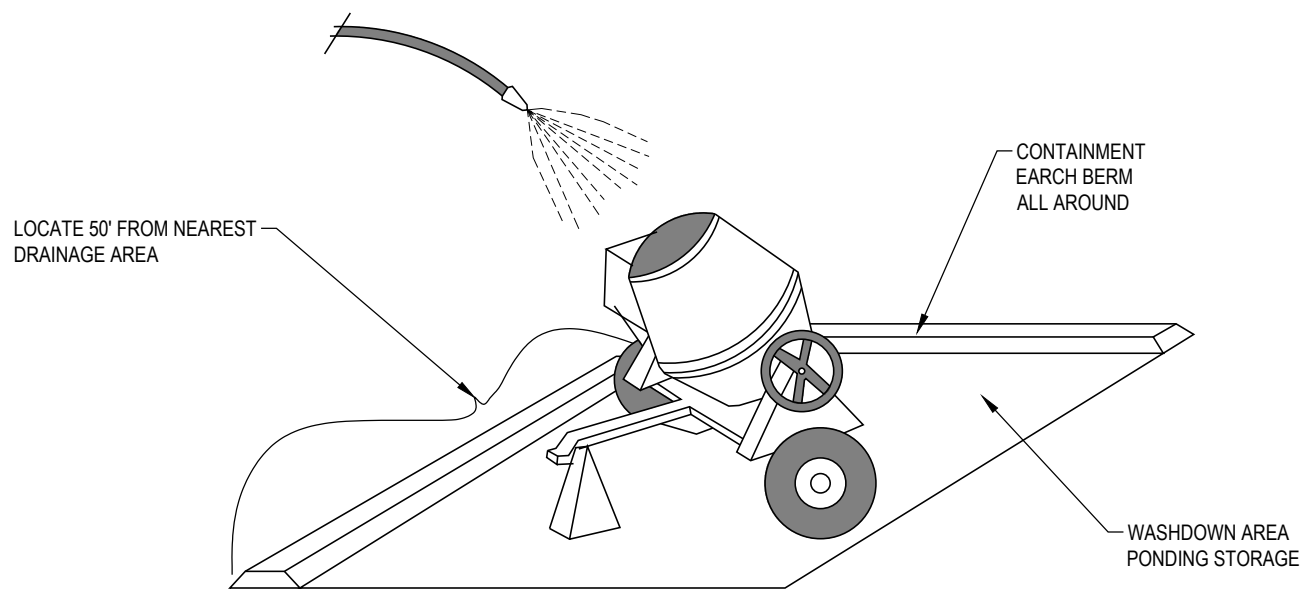
- ☒ CAPITAL COSTS
- ☒ O & M COSTS
- ☒ MAINTENANCE
- ☐ TRAINING

- HIGH** **■ MEDIUM** ☐ LOW

SILT FENCE

SCALE: N.T.S.

C3



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:

- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:

- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:

- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:

- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

- OBJECTIVES**
- ☐ HOUSEKEEPING PRACTICES
 - ☒ CONTAIN WASTE
 - ☐ MINIMIZE DISTURBED AREA
 - ☐ STABILIZE DISTURBED AREA
 - ☐ PROTECT SLOPES/CHANNELS
 - ☐ CONTROL SITE PERIMETER
 - ☐ CONTROL INTERNAL EROSION

- TARGETED POLLUTANTS**
- ☐ SEDIMENT
 - ☐ NUTRIENTS
 - ☐ TOXIC MATERIALS
 - ☐ OIL & GREASE
 - ☐ FLOATABLE MATERIALS
 - ☒ OTHER WASTE

- HIGH IMPACT**
■ MEDIUM IMPACT
☐ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

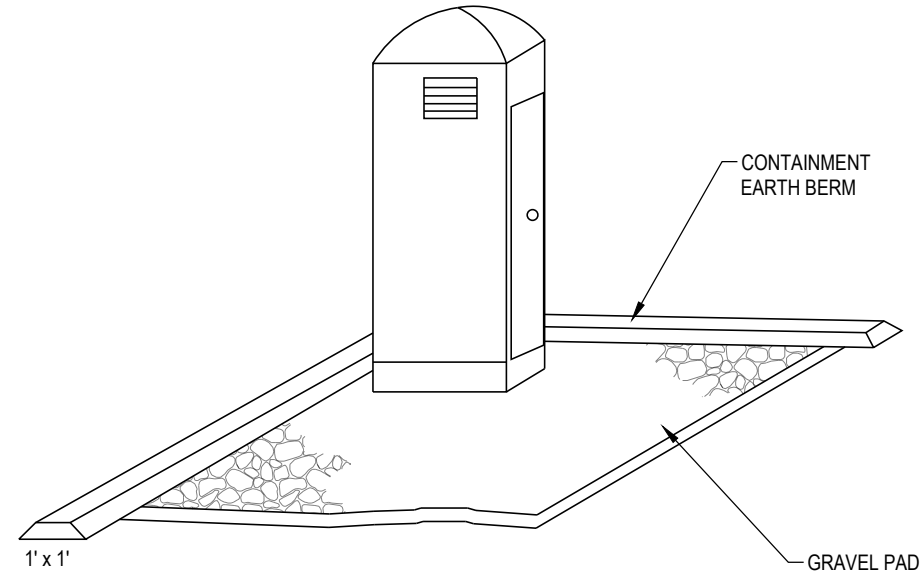
- ☐ CAPITAL COSTS
- ☐ O & M COSTS
- ☒ MAINTENANCE
- ☒ TRAINING

- HIGH** **■ MEDIUM** ☐ LOW

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S.

A3



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:

- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:

- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:

- NO LIMITATIONS

MAINTENANCE:

- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

- OBJECTIVES**
- ☒ HOUSEKEEPING PRACTICES
 - ☒ CONTAIN WASTE
 - ☐ MINIMIZE DISTURBED AREA
 - ☐ STABILIZE DISTURBED AREA
 - ☐ PROTECT SLOPES/CHANNELS
 - ☐ CONTROL SITE PERIMETER
 - ☐ CONTROL INTERNAL EROSION

- TARGETED POLLUTANTS**
- ☐ SEDIMENT
 - ☐ NUTRIENTS
 - ☐ TOXIC MATERIALS
 - ☐ OIL & GREASE
 - ☐ FLOATABLE MATERIALS
 - ☒ OTHER WASTE

- HIGH IMPACT**
■ MEDIUM IMPACT
☐ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

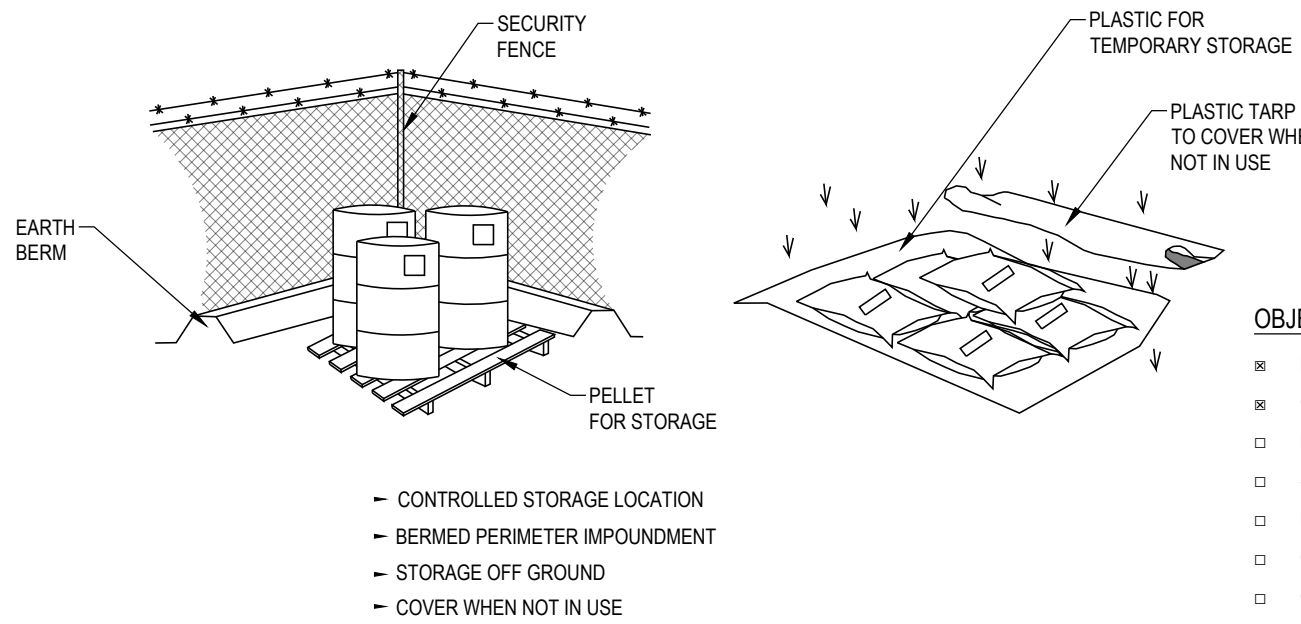
- ☒ CAPITAL COSTS
- ☒ O & M COSTS
- ☒ MAINTENANCE
- ☐ TRAINING

- HIGH** **■ MEDIUM** ☐ LOW

PORTABLE TOILETS

SCALE: N.T.S.

C5



DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:

- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:

- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:

- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:

- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

- OBJECTIVES**
- ☒ HOUSEKEEPING PRACTICES
 - ☒ CONTAIN WASTE
 - ☐ MINIMIZE DISTURBED AREA
 - ☐ STABILIZE DISTURBED AREA
 - ☐ PROTECT SLOPES/CHANNELS
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- TARGETED POLLUTANTS**
- ☐ SEDIMENT
 - ☐ NUTRIENTS
 - ☒ TOXIC MATERIALS
 - ☐ OIL & GREASE
 - ☐ FLOATABLE MATERIALS
 - ☒ OTHER WASTE

- HIGH IMPACT**
■ MEDIUM IMPACT
☐ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- ☐ CAPITAL COSTS
- ☒ O & M COSTS
- ☒ MAINTENANCE
- ☒ TRAINING

- HIGH** **■ MEDIUM** ☐ LOW

MATERIALS STORAGE

SCALE: N.T.S.

A5

REVISIONS		DESCRIPTION
REV	DATE	

PROJECT NO: 25578
DRAWN BY: TJO
CHECKED BY: DJC
DATE: 5/21/2026

**EROSION
DETAILS**

C5.03



PUBLIC HEARING NOTICE

June 30, 2026

Dear Property Owner:

You are invited to attend a public hearing scheduled for **Tuesday, July 14, 2026 at 6:30 p.m. before the Taylorsville Planning Commission**. City staff will present information to the Planning Commission regarding the following request:

Request:

File# 1S26 - SUB-000576-2025 - Public Hearing and Consideration of Preliminary Plat Subdivision Amendment to Create 2 Residential Lots of Property located generally at 4795 S Simper Lane, in Taylorsville, Utah.

Applicant:

Ana Ruiz

Subject Properties:

4795 S Simper Lane, & 3369 W Miles Drive.

The attached site plan is for reference only, to learn more about these applications and to provide your comments to the Planning Commission:

1. Phone, mail, email or visit the City Offices:

Grant Allen AICP, Senior Planner
2600 W. Taylorsville Blvd., Taylorsville, UT 84129
(801) 963-5400 or direct line (801) 955-2015
gallen@taylorsvilleut.gov
Open: 8:00am – 5:00pm, Monday – Friday
Comment Deadline: Tuesday, July 14, 2026 at 5:00 PM

2. Attend and/or speak at the Planning Commission Hearing:

Meeting Time: **Tuesday, July 14, 2026 at 6:30 PM**
In-Person: Council Chambers, 2600 West Taylorsville Blvd.
Electronically: Join Zoom (see meeting agenda on city's website 24 hours before the meeting).

Please contact Grant Allen at gallen@taylorsvilleut.gov or (801) 955-2015 with any questions related to this mailed notice.

Sincerely,

Grant Allen AICP, Senior Planner
Taylorsville Community Development Department

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To Taylorsville City Planning Commission
+ Grant Allen AICP Senior Planner,

July 6, 2024

We would love to come to this meeting on July 14th at 6:30 But I am having surgery that day.

I wish we had more details - the back of the paper plans are too small to even see.

There is already one home on that lot and if it is to divide into 2 lots and build 1 more single family home for sale. I would be okay with that. 2 single family homes for 1 family to live in each. But if it is to tear down the existing home + build condos, townhomes or apartments on each lot I vote NO!

We already have a mess like that on the corner of Simper lane + 4700 S. We were told those condos were to be sold not rentals + there would be plenty of onsite parking. Both turned out to be false. We have so many cars, trucks, dump trucks + business trucks parked out on Simper lane. That we are choked down. We have to wait our turn to get single file down or up the road. I feel extra multi housing would only contribute to this problem. I dislike the idea of more renters who don't care about our neighborhood + city. I thought this was supposed to be single family homes not multiple family homes packed inside. I left a review this ^{Past} Summer on Taylorsville + how its

Changed as a City. I can honestly say I used to love living here, I was proud to say I lived in Taylorsville. I don't feel that way anymore. Neighbors were respectful, kept the neighborhood clean & the Mayors cared about our image. My neighborhood has become rundown, junky, garbage & broken bottles are thrown out on the sidewalks. It doesn't seem like people have pride or concern for others. We have semis parked on 4700 S + Canal, cars parked on 4700 S left side of Simper blocking our view to pull out from Simper lane. We have multiple businesses being ran out of these homes on Simper lane who are allowed to park on the streets in our neighborhood causing us more congestion. I am a retired hairdresser & had to have a business license & home inspected to operate from my home... I wonder if they do too... I feel renters contribute to these issues

I am saddened to say that after 32 yrs of living here in Taylorsville I dislike it so much now. If I could afford to move & start over I would, but since that is not an option I will speak up & stand up for what if any control I may have left.

My vote & desire for this File 1526-SUB 000574
- 2005 is NO!!! My husband [REDACTED]
says NO also.

Thank you [REDACTED]

July 4th '26

IE: REQUEST, File # 1526 000576 2025
App: ANA RUIZ
PROPERTY: 4795 S. SUMPER LANE, 3369
MILES DRIVE

How is the city going to address on street parking. If AS it stands now, PARKING RESTRICTS THE LANE OF TRAVEL on SUMPER LANE.

You HAVE A PAINT CONTRACTOR with trucks AND trailers parking on 3400 W.

You HAVE A LANDSCAPE BUSINESS that BLOCKS LANE OF TRAVEL with salt/sand deliveries in early winter. Dump on the street.

Both these BUSINESSES RUN OUT OF RESIDENTIAL HOMES.

You HAVE the Rental units @ 4700 S., 3400 W with inadequate parking that BLOCKS LANE OF TRAVEL AND MAIL BOX ACCESS. Police have ticketed cars blocking mail DELIVERY in the PAST. TOO MANY CARS with little to NO off street PARKING.

THIS PROPOSAL will ADD to the PARKING PROBLEM.

I oppose this proposal



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Applicant: Ana Ruiz

Subject Properties: 4795 S Simper Lane, & 3369 W Miles Drive.

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Sincerely,

Grant Allen AICP, Senior Planner
Taylorsville Community Development Department

*I SEE PARKING ALONG 3400 WEST
A WORSE PROBLEM THAN IT IS
ALREADY. 3400 W IS NOT WIDE ENOUGH
FOR ANY MORE STREET PARKING.*

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