

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION MEETING AGENDA

October 21, 2026



Notice is hereby given that the **Cottonwood Heights Planning Commission** will convene on **Wednesday, October 21, 2026**, at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for its **Work Session** and **Business Session** meetings.

1. Work Session – **5:00 p.m.** –Council workroom
2. Business Session – **6:00 p.m.** – City Council Chambers

Both sessions will also be broadcast electronically on the city's YouTube channel at <https://www.youtube.com/@CottonwoodHeights/streams>.

Please see the reverse side of this agenda for instructions on how to make public comments.

5:00 p.m. Work Session

1.0 Review Business Session Agenda

The commission will review and discuss agenda items.

2.0 CUP-25-005 -Old Mill Demolition

3.0 Adjourn

6:00 p.m. Business Session

1.0 Welcome and Acknowledgements

- 1.1 Ex parte communications or conflicts of interest to disclose.

2.0 General Public Comment

This is an opportunity for individuals to make general public comments that do not relate to any projects scheduled for public hearing under the "Business Items" section of this agenda. Please see the Public Comment Policy on the reverse side of this agenda for more information.

3.0 Business Items

3.1 Project CUP-26-020

The Planning Commission will review and take possible action on a Conditional Use Permit request by Savana Bauer to operate childcare (The Play Lab) at 2104 East Fort Union Blvd.

3.2 Project SUB-26-005

The Planning Commission will hold a public hearing to consider a plat amendment to the South Brady Subdivision at 2193 E. 6525 S., requested by Jordan Brady. The proposal includes adjusting the northern boundary of Lot 203 to address an existing utility easement and considering a recommendation to the City Council for an exception to sidewalk and curb-and-gutter requirements under CHMC §14.12.150.

3.3 Project SUB-26-007

The Planning Commission will hold a public hearing to review and take possible action on a subdivision plat amendment request by Jordan Brady to amend all of Lot 15 and a portion of Lot 14 of the Ellison Woods Subdivision at 2196 E. 6450 S. The proposed amendment would establish the North

Brady Subdivision, consisting of two single-family residential lots, retaining the existing residence and creating one additional residential building lot.

3.4 Project ZTA-26-004

The Planning Commission will hold a public hearing to review and make a possible recommendation to the City Council on a city-initiated Zoning Text Amendment to CHMC Chapter 19.75, *Accessory Dwelling Units*. The proposed amendments update ADU requirements to S.B. 284.

4.0 Consent Agenda

4.1 Approval of **October 7, 2026**, Planning Commission Minutes.

5.0 Adjourn

*Next Scheduled Planning Commission Meeting: **November 4, 2026.***

Public Comment

Individuals may provide public comments verbally or via writing.

Verbal comments are accepted in person at the 6:00 p.m. Business Session, but not at the 5:00 p.m. Work Session. At the Business Session, public comments may be given during two intervals:

1. General Public Comment Period – An opportunity for general comments not relating to specific projects on the meeting agenda.
2. Specific Project Public Hearings – An opportunity for comments relating to specific projects on the meeting agenda which were noticed as public hearings.

Please note that verbal comments must be provided by attending the meetings in-person. Verbal comments cannot be provided via the electronic broadcast of planning commission meetings on the city's YouTube channel.

Verbal comment periods are an opportunity for individuals to share comments as they see fit but **are not an opportunity for “question and answer” dialogue**. Questions should be directed to city staff at planning@ch.utah.gov. Verbal comments provided during the public comment period will be limited to three minutes per individual, or five minutes per a spokesperson who has been asked by a group that is present to summarize their concerns.

Alternatively, **written comments** may be submitted to staff via email at planning@ch.utah.gov. For written comments to be entered into the record and distributed to the planning commission prior to the meeting, **they must be submitted to staff by 12:00 p.m. MDT on Tuesday, October 20, 2026, the day prior to the meeting**. Comments received after this deadline will be distributed to the planning commission after the meeting.

Meeting Procedures

Items will generally be considered in the following order: 1. Chair introduction of item, 2. Staff presentation, 3. Applicant presentation, if applicable, 4. Chair opens public hearing, if applicable, 5. Chair closes public hearing, if applicable, 6. Planning commission deliberation, 7. Planning commission motion and vote on item.

Applications may be tabled if additional information is needed in order to act on the item; or if the planning commission feels there are unresolved issues that may need further attention before the commission is ready to make a motion. No agenda item will begin after 9:00 pm without a unanimous vote of the commission. The commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or

assistance during this meeting shall notify the City Recorder at (801) 944-7015 at least 24 hours prior to the meeting. TDD number is (801) 270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Thursday, October 15, 2026, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 15th DAY OF OCTOBER 2026, ATTEST: TIFFANY JANZEN, CITY RECORDER

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION PUBLIC HEARING STAFF REPORT

October 21, 2026



Summary

Project #:
CUP-26-020

Subject Property:
2104 East Fort Union Boulevard

Action Requested:
Conditional use approval for
Childcare center / preschool
(The Play Lab)

Applicants:
Savana Bauer, Honey Hive LLC

Recommendation:
Approve, with conditions



Aerial View

Context

Property Owners:
KDC HOLDINGS, LLC

Address & Parcel #:
2104 East Fort Union Boulevard
22-27-104-006-0000

Acres:
0.31

Zoning:
NC Neighborhood Commercial



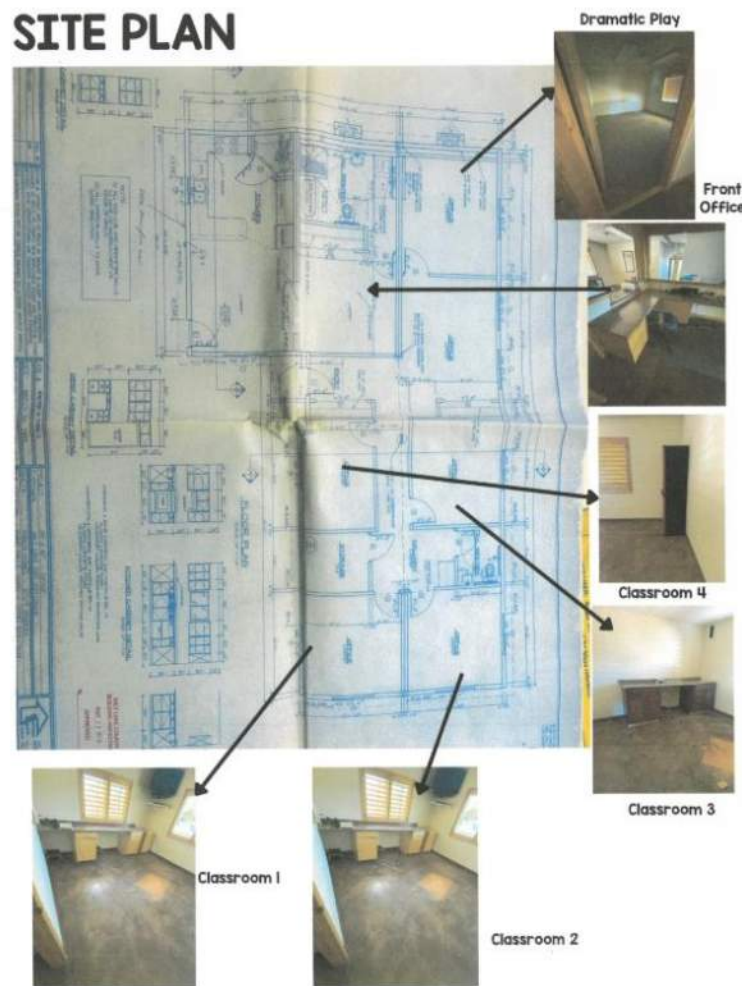
View of property from north

Request

The applicant requests conditional use approval to operate The Play Lab, a childcare center at 2104 East Fort Union Boulevard. The narrative describes a small childcare program with an anticipated licensed capacity of approximately 35 children and three employees. Proposed operating hours are Monday through Friday, 7:00 a.m. to 6:00 p.m. The applicant identifies five classrooms/offices, a kitchen, two restrooms, an outdoor rear-yard play area, and an existing barn proposed for sensory and play activities. No building reconstruction is proposed. A temporary 4 foot tall fence is proposed around the play area, and the applicant proposes to reface the existing sign.

Staff separately confirmed with the applicant that approximately 2,000 square feet of the building would be used for childcare activities. Staff also confirmed that the proposed business would have three employees,

Floor plan



Floor plan (no exterior changes)



Page 3 of 7

Analysis

Land use and neighborhood compatibility

A childcare/preschool is an conditional use in the NC zone. The proposed activity would occupy an existing building, without proposed building expansion. Its daytime schedule and neighborhood-serving character are generally consistent with the district purpose. Potential impacts associated with this particular use are concentrated at child drop-off and pick-up times and in the rear outdoor activity area; these are addressed below rather than presumed to be violations.

Parking and vehicle circulation

Staff evaluated the proposed childcare facility's parking requirements using the Institute of Transportation Engineers (ITE) Parking Generation Manual. Based on approximately 2,000 square feet of childcare space, staff determined that five parking spaces are required for the proposed use.

The applicant's submitted parking plan identifies three spaces designated for drop-off and pickup, one accessible parking space, and seven additional parking spaces within the shared parking area. The property shares parking facilities with the adjacent Brighton Dental office.

Based on the submitted parking information, the total number of available parking spaces exceeds the five-space requirement identified through the City's ITE parking analysis. Therefore, staff finds that the proposed childcare facility provides sufficient parking to accommodate the anticipated parking demand, provided that the identified spaces remain available for the proposed use.

Additionally, the applicant proposes staggered drop-off and pickup times to help manage vehicle circulation and minimize potential traffic congestion during peak arrival and departure periods.



Green 7 parking spots	Red Drop -off and pick up
--------------------------	------------------------------

Outdoor play, accessory building, and fencing

The applicant proposes a rear-yard outdoor play area, a temporary 4 foot tall fence, and use of an existing barn for children's activities. The proposed improvements and use of the barn shall comply with applicable City building and fire requirements and state childcare licensing standards prior to occupancy or use.

Site improvements, access, and signage

The application states that no remodeling is proposed and includes a photograph and narrative asserting accessible parking, an entrance ramp, and accessible interior circulation. Those representations do not substitute for review by the responsible building or accessibility officials if a change of use, occupancy, or required improvements triggers such review. The proposed sign reface is a separate sign-permitting matter and must meet applicable sign requirements.

19.84.080 Determination

- A. Following any public hearing, the planning commission shall consider the application in a public meeting. The staff's written recommendation shall be considered, among other factors. The planning commission may either approve the proposed conditional use; approve the proposed conditional use subject to specific modifications or conditions; postpone decision pending consideration of additional information to be submitted by the applicant; or deny the proposed conditional use.
- B. In approving a conditional use, the planning commission may impose such requirements and conditions as it deems necessary for the protection of adjacent properties and the public welfare. The planning commission shall only approve with conditions, or deny a conditional use, based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in the specific zoning district. The planning commission shall not approve issuance of a conditional use permit unless the evidence presented is such as to establish the following:
 1. That the proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;
 2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;
 3. That the use will comply with the intent, spirit, and regulations of this title and will be compatible with and implement the planning goals and objectives of the city;
 4. That the use will be harmonious with the neighboring uses in the zoning district in which it is to be located;
 5. That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;
 6. That protection of property values, the environment, and the tax base for the city will be assured;
 7. That the use will comply with the city's general plan;
 8. That some form of a guaranty assuring compliance to all imposed conditions will be imposed on the applicant or owner;
 9. That the internal circulation system of the proposed development is properly designed;
 10. That existing and proposed utility services will be adequate for the proposed development;

11. That appropriate buffering will be provided to protect adjacent land uses from light, noise and visual impacts;
12. That architecture and building materials are consistent with the development and surrounding uses, and otherwise compatible with the city's general plan, subdivision ordinance, land use ordinance, and any applicable design standards;
13. That landscaping appropriate for the scale of the development and surrounding uses will be installed in compliance with all applicable ordinances;
14. That the proposed use preserves historical, architectural and environmental features of the property; and
15. That operating and delivery hours will compatible with adjacent land uses.
16. The foregoing approval standards shall be subject to any contrary requirements of Utah Code Ann. § 10-9a-507, as amended.

Noticing

Notice of the public hearing was mailed to property owners within 300 feet of the subject property at least 10 days prior to the public hearing, in accordance with CHMC §19.84.050.

Conclusions – Recommended Findings for Approval

1. Staff finds that the proposed childcare/preschool is a listed conditional use in the NC zoning district and that reasonably anticipated impacts can be substantially mitigated through reasonable conditions.
2. Based on the City's ITE parking analysis, five parking spaces are required, and the applicant has provided sufficient parking to meet this requirement.

Recommendation

Staff recommends approval of the application with conditions:

Conditions of Approval

1. All drop-off and pickup activities shall occur on site without obstructing Fort Union Boulevard or pedestrian access.
2. The proposed outdoor play area and fencing shall comply with applicable City regulations and state childcare licensing requirements.
3. The existing accessory structure shall not be used for childcare activities until all applicable building, fire, and licensing requirements have been satisfied.
4. The applicant shall obtain and maintain all required City business licenses and applicable state childcare licenses and approvals.
5. Any proposed signage modifications shall comply with applicable City sign regulations and obtain required permits.
6. Any substantial change or expansion of the approved use, including enrollment, staffing, operating hours, or parking arrangements, shall be subject to applicable City review and approval.

Model Motions

Approval

I move to approve project CUP-26-020, based upon the recommended findings for approval outlined in this staff report:

- List any other findings or conditions of approval...

Denial

I move to deny project CUP-26-020, based on the following findings:

- List findings for denial...

Attachments

1. Applicant Narrative
2. Traffic/parking plan
3. Floor plan
4. Owner consent



2000 safe

CONDITIONAL USE PERMIT

Application
Number

Community & Economic Development | 2277 E. Bengal Blvd. | 801-944-7000 | www.ch.utah.gov

Property Address	2104 E. Fort Union Ctnwood heights
Brief Project Description	childcare
Property Owner (Name and Company)	Kelly Carroll
Property Owner Mailing Address	2114 E Ft Union Blvd 84121
Property Owner Phone	801 943 2020
Property Owner Email	kdcdds@earthlink.net
Applicant (Name and Company)	Savana Bauer Honey Hive LLC
Applicant Mailing Address	541 mingo view ave sandy, UT 84070
Applicant Phone	801 824 8108
Applicant Email	hello@theplaylabslc.com
Application Date	9/24/20
Applicant Signature	
Project Zoning (Office Use Only)	
Fee Paid (Office Use Only)	

This application coversheet and all required attachments from the following checklist should be **submitted in digital format** to the Community and Economic Development Department at planning@ch.utah.gov.

Please note that all items will be required at the time of formal submittal, unless otherwise specified by staff. Staff reserves the right to request additional materials as deemed necessary. A complete application and materials must be submitted by the month prior's public meeting date, in order to be eligible for the upcoming meeting agenda. Please contact staff at planning@ch.utah.gov with questions about these dates. Submitting an application by this date does not guarantee scheduling for the upcoming meeting, as additional information or extended staff review may be necessary.

SITE PLAN

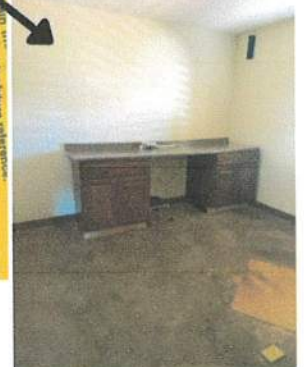
Dramatic Play



Front Office



Classroom 4

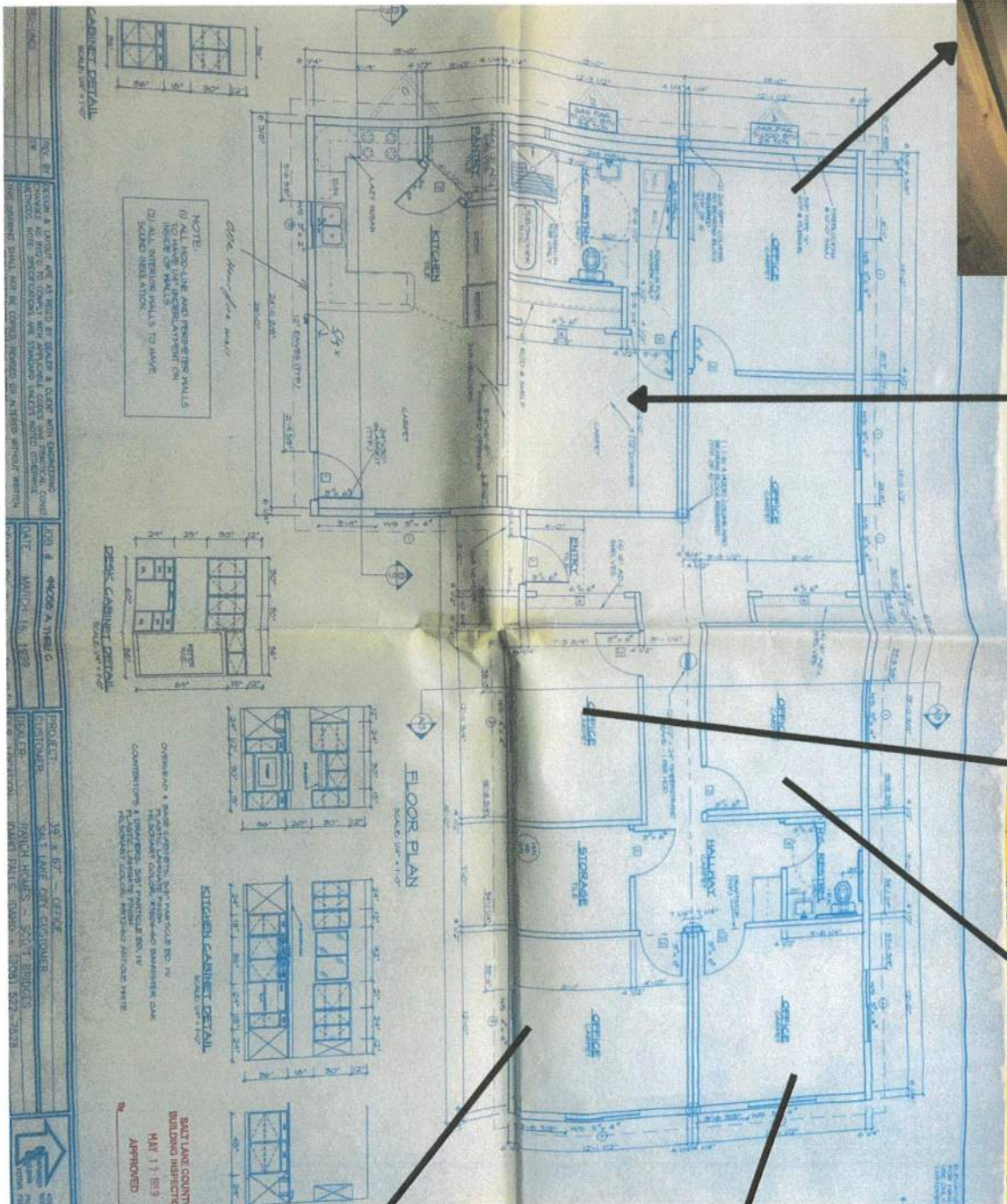


Classroom 3

Classroom 2



Classroom 1



Project Narrative- 2104 E Fort Union

Our proposal for this building is to use it as a needed childcare center in this area of Cottonwood Heights. We will be a small boutique school serving a small amount of students as a quality center. I have owned and operated 2 other successful centers and would love to bring this to this city as well.

Our hours would be 7am-6pm Monday through Friday. For clients per day, it does vary but the nice part of our business is that parents are quickly dropping off so traffic flow is quick. We anticipate having a childcare licensing capacity of around 35 students. We have 3 employees.

We will be using the Indoor portion of the building, the 5 classroom/offices and the kitchen as well as 2 restrooms. The backyard will be used for outside play and will be fenced with 48" fencing as required by licensing. There is a cute barn in the back we will use for tinkering and sensory play with the students as well.

As we have regular hours, we don't anticipate any undue nuisance from our use however we intend to keep the property looking well kept as we are in a high end area of the city. In one of our current buildings, we only have 5 parking spots for both pick up and staff, and are licensed for 48 students. With staggering of drop off and pick up, and signs noting which are for staff and which are for pick up and drop, we have no issues with pick up and drop off or traffic.

Our building shares a parking lot with Brighton Dental. Dr. Carroll is actually the building owner of our building as well and has noted we are welcome to share the parking lot. His business closes at 4pm Mon-Thurs and is closed Fridays. We have most pick ups after 4pm so the entire parking lot is available for pick up each day.

We don't have any remodel or rebuild plans for this property. The fence is a temporary but sturdy fence we have used so there won't be any permanence. We are proposing to reface the current sign to our current logo I will show below.

Our use is consistent with the Cottonwood Heights master plan as it is family oriented, it is appealing to the eye and a needed community resource. It is consistent with the conditional use of its zone as it is listed as a use that is applicable with conditional parameters.

SIGN REFACE PROPOSAL:



A KIDS CLUB + LEARNING STUDIO

CURRENT SIGN:



SITE PHOTOS



ADA COMPLIANCE

We have a fully ADA Compliant ramp up to our door, as well as wheelchair accessible hallways, and a restroom that is compliant as well. We have a handicapped parking spot available for anyone who qualifies.





PARKING LAYOUT/PICK UP-DROP OFF





These 2 spots are available for our drop off. There is another spot that can be marked as such in the front that is parallel. 3 stalls total. We also have a handicapped parking space for ADA compliance.



There are another 7 stalls available across from our building as well.

OWNER'S CONSENT FORM

I/we, the Undersigned, do hereby grant permission to:

SAVANA BAUER

To act on my/our behalf for the purpose of the following application:

conditional use of childcare

Owner(s): Kelly D. Carroll

Address(es): 2114 E. Pt. Union BLVD. COTTONWOOD HEIGHTS UT 84121

Telephone Number(s): 801-633-0950

Signature of Owner: [Signature] Date: 9.28.26

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

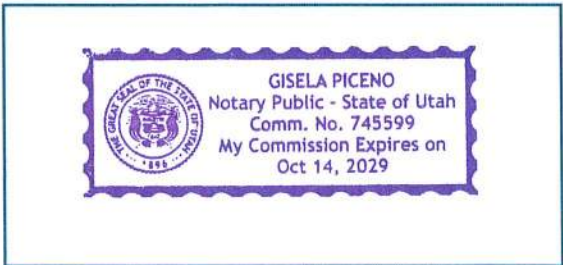
State of UTAH }
County Of: SALT LAKE } ss.

On this 28 day of September, 2026 before me, the undersigned Notary Public, personally appeared Kelly P Carroll, personally known to me, or whose identity I verified on the basis of their Driver License, or on the oath of _____, a credible witness whose identity I verified on the basis of their UTAH ID, to be the person(s) whose name(s) is/are subscribed to in this instrument and acknowledged that they executed the same.

[Signature]

Notary Public
10-14-2029

Notary Commission Expiry Date



COTTONWOOD HEIGHTS CITY PLANNING COMMISSION STAFF REPORT



October 21, 2026

Summary

Project Number:
SUB-26-005

Subject Properties:
2193 E. 6525 S.

Action Requested:
Plat Amendment

Applicant:
Jordan and Brooke Brady

Recommendation:
APPROVE WITH
CONDITIONS

Context

Property Owner:
BRADY FAM TRUST

Acreage:
Approx. 1.08 acre



Request

The applicant requests an amendment to the South Brady Subdivision involving two modifications to the previously reviewed subdivision proposal.

The first modification would adjust the northern boundary of Lot 203 to address an existing utility control box and associated easement serving the adjoining property to the north. The adjustment is intended to maintain the utility facilities within an appropriate property or easement area and prevent future conflicts regarding ownership, access, and maintenance.

The second request seeks an exception to the required sidewalk and curb-and-gutter improvements along 6525 South, pursuant to CHMC §14.12.150.

Background & Context

The Planning Commission previously reviewed the South Brady Subdivision on September 2, 2026. The subdivision proposes three single-family residential lots within approximately 1.08 acres of property identified as Lot 2 of the Brady Woods Subdivision.

The proposed lots are designated Lots 201, 202, and 203, each meeting the minimum 15,000-square-foot lot area requirement of the R-1-15 zoning district.

Following the previous Planning Commission review, the applicant continued working with City staff and Public Works to address outstanding technical comments. During this process, the proposed Lot 203 boundary adjustment and the request for an exception to frontage improvements were identified.

The proposed changes do not alter the number of residential lots or the intended single-family residential use of the subdivision.

Analysis & Findings

1. Lot 203 Boundary Adjustment

The applicant proposes to modify the northern boundary of Lot 203 to address an existing utility control box and associated easement benefiting the adjoining property to the north.

The proposed adjustment is intended to clarify the property boundary and ensure that the existing utility facilities remain within an appropriate ownership or easement area. This would help avoid potential future disputes regarding access, maintenance responsibilities, and property rights.

Staff Analysis: Staff finds that the proposed boundary adjustment addresses an existing site condition and supports clearer property ownership and utility access arrangements. The modification is consistent with the overall three-lot subdivision configuration, provided the revised lot boundaries continue to comply with applicable zoning and subdivision requirements.

Final lot dimensions, legal descriptions, and any affected easements shall be verified through the City's technical review process before plat recordation.

2. Exception to Sidewalk and Curb-and-Gutter Improvements

The applicant requests an exception to the sidewalk and curb-and-gutter requirements along 6525 South.

The City's standard local street width is 56 feet, while the existing roadway corridor is approximately 50 feet wide. The South Brady Subdivision is an infill development utilizing an established public roadway and does not propose the construction of a new public street.

Following review of the existing roadway conditions, Public Works identified concerns regarding the practicality of requiring standard frontage improvements at this location.

The existing street configuration includes a turnaround area near the northern end of the roadway. Installing sidewalk, curb, and gutter along only the subdivision frontage could result in an isolated improvement segment that does not connect effectively with the surrounding street infrastructure.

Accommodating the standard roadway cross-section could also require additional frontage dedication or adjustments to the existing roadway configuration, potentially affecting the developable area of the proposed residential lots.

Applicable Code – CHMC §14.12.150, Exceptions

In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this chapter may be approved by the City Council after receiving recommendations from the City's Planning Commission and the department, provided that the variations or exceptions are not detrimental to public safety or welfare.

Staff Analysis: Staff finds that the existing roadway width, established street configuration, and northern turnaround present exceptional circumstances warranting consideration under CHMC §14.12.150.

Based on Public Works' assessment, requiring standard sidewalk and curb-and-gutter improvements along the subdivision frontage may provide limited functional benefit without coordinated improvements to the surrounding roadway.

Staff supports the requested exception, provided the City Engineer confirms that maintaining the existing frontage conditions will not adversely affect public safety, roadway operations, drainage, or necessary public services.

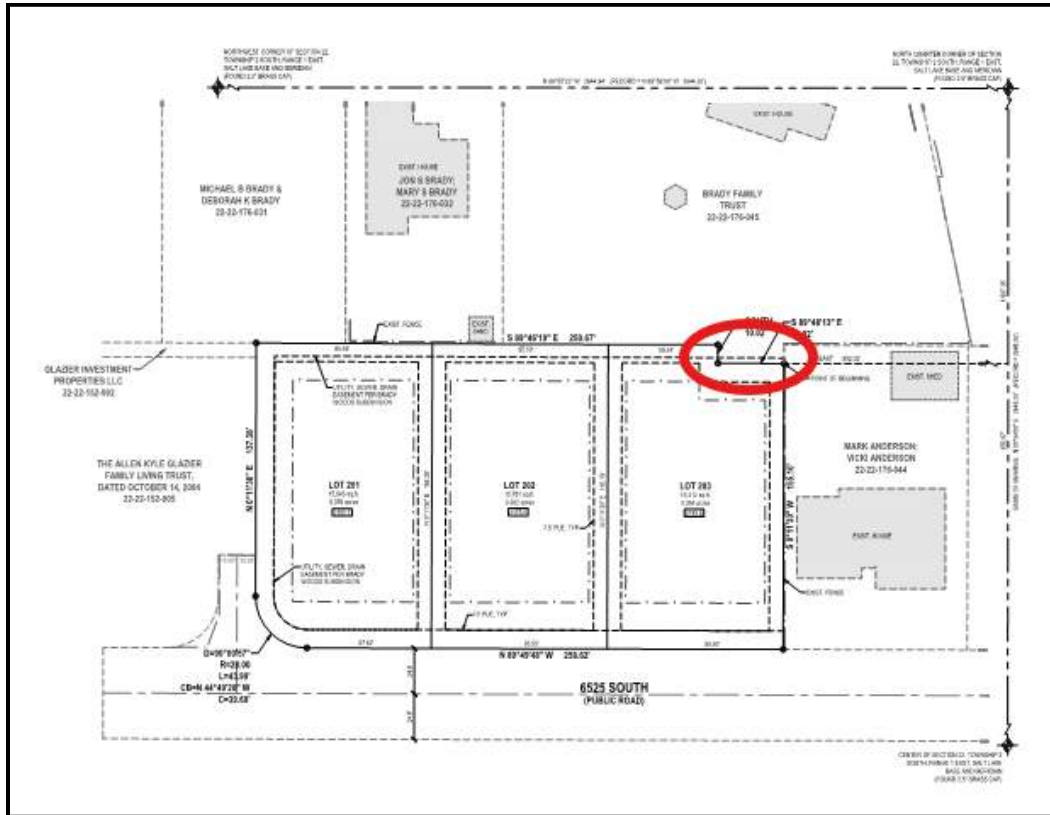
Public work Staff will bring forward a proposed 50-foot roadway cross-section for consideration as part of a future citywide amendment to the City's roadway design standards.

3. Subdivision Compatibility

The proposed amendment maintains the previously reviewed three-lot residential subdivision configuration and does not introduce additional lots or a change in permitted land use.

The Lot 203 boundary modification is intended to address existing utility infrastructure, while the requested frontage improvement exception responds to the physical conditions of the established roadway.

Staff Analysis: Staff finds that the proposed amendments are generally consistent with the previously reviewed subdivision design and surrounding residential development, subject to final verification of applicable zoning, subdivision, and engineering requirements.



Subdivision Amendment Procedure

12.26.010 Plat Vacation Process

- A. The planning commission may, with or without a petition, consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street, lot, or alley contained in a subdivision plat at a public hearing.
- B. If a petition is filed, the planning commission shall hold a public hearing within 45 days after receipt of a petition.

12.26.020 Notice Of Hearing For Plat Change

- A. The planning commission shall cause notice of the proposed plat change to be mailed to each owner of real property located within 400 feet of the property that is the subject of the proposed plat change, addressed to the owner's mailing address appearing on the most recent assessment rolls of the Salt Lake County Assessor.
- B. The notice shall include the date, place, and time when the hearing will be held to consider such proposed plat change.
- C. If the proposed change involves the vacation, alteration, or amendment of a street, the planning commission shall also cause notice of the date, place, and time of the

hearing regarding the matter to be given as required by UTAH CODE ANN. § 10-9a-609.5, as amended.

Findings

1. The proposed second amendment maintains the three-lot single-family residential subdivision configuration and is generally consistent with the R-1-15 zoning district, subject to final verification of the revised lot dimensions.
2. The proposed Lot 203 boundary adjustment addresses existing utility infrastructure and is intended to clarify property boundaries and associated easement rights.
3. The existing roadway configuration along 6525 South, including its approximately 50-foot width and northern turnaround, presents exceptional circumstances warranting consideration of an exception under CHMC §14.12.150.
4. Based on Public Works' assessment, the requested exception to sidewalk and curb-and-gutter improvements is appropriate, provided the City Engineer confirms that the exception will not be detrimental to public safety or welfare.

Staff Recommendation

Staff recommend the Planning Commission:

1. **Approve** the proposed Lot 203 boundary adjustment, subject to final technical review and applicable conditions of approval.
2. **Forward a favorable recommendation to the City Council** regarding the requested exception to sidewalk and curb-and-gutter improvements along 6525 South pursuant to CHMC §14.12.150.

Conditions of Approval

1. The applicant shall submit a revised subdivision plat reflecting the proposed Lot 203 boundary adjustment and demonstrate compliance with applicable zoning and subdivision requirements.
2. All affected property boundaries, legal descriptions, utility facilities, and existing or proposed easements shall be verified and appropriately documented before final plat recordation.
3. The requested exception to sidewalk and curb-and-gutter improvements shall be subject to City Council approval pursuant to CHMC §14.12.150.
4. The final frontage configuration, roadway access, and drainage requirements shall be reviewed and approved by the City Engineer to ensure that the exception does not adversely affect public safety or welfare.
5. The applicant shall address all remaining applicable City and agency review comments before final plat approval and recordation.

Model Motions

Approval

I move to approve the proposed second amendment to the South Brady Subdivision, Project SUB-26-005, to modify the northern boundary of Lot 203, based on the findings and subject to the applicable conditions outlined in the staff report.

Motion 2 – Exception to Sidewalk and Curb-and-Gutter Improvements (Recommendation to City Council)

I move to forward a favorable recommendation to the City Council to approve the requested exception to sidewalk and curb-and-gutter improvements along 6525 South for the South Brady Subdivision, pursuant to CHMC §14.12.150, based on the findings and subject to the applicable conditions outlined in the staff report.

Denial

“I move to deny Project SUB-26-005 based on the following findings:”

- List findings for denial.

Attachments

- A. September 2, 2026 Planning Commission Staff Report
- B. Proposed Revised Subdivision Plat
- C. Existing Roadway and Frontage Conditions

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION STAFF REPORT



September 2, 2026

Summary

Project Number:
SUB-26-005

Subject Properties:
2193 E. 6525 S.

Action Requested:
Plat Amendment

Applicant:
Jordan and Brooke Brady

Recommendation:
APPROVE WITH
CONDITIONS

Context

Property Owner:
BRADY FAM TRUST

Acreage:
Approx. 1.08 acre



Request

The applicant is requesting approval of a subdivision plat amendment to amend all of Lot 2 of the Brady Woods Subdivision and create three single-family residential lots within the approximately 1.083-acre property.

The proposed South Brady Subdivision would establish Lot 201 at approximately 15,643 square feet, Lot 202 at approximately 15,781 square feet, and Lot 203 at approximately 15,771 square feet. Each proposed lot would have frontage along 6525 South and is intended for detached single-family residential use.

The proposed plat configuration is still undergoing technical review. Planning Commission consideration at this stage does not constitute final technical approval of the plat or construction plans. Final plat signature and recordation will remain subject to satisfactory completion of the City review process and resolution of all applicable staff and agency comments.

Background & Context

The subject property is located along 6525 South within an established detached single-family residential neighborhood. The property currently consists of Lot 2 of the recorded Brady Woods Subdivision. The proposed amendment would replace the existing lot with three residential lots.

The applicant describes the proposal as a residential infill project intended to utilize existing public streets and utility infrastructure while maintaining the low-density single-family character of the surrounding neighborhood.

The submitted ALTA survey and civil plans identify existing structures, utilities, topography, and recorded easements affecting the property. The subdivision materials also include proposed frontage improvements, utility service connections, grading, drainage, erosion-control measures, and individual stormwater retention facilities.

Review Status

The South Brady Subdivision is currently undergoing technical review by City staff and applicable reviewing agencies. **Water, sewer, and Fire Department reviews have been completed and approved.** Based on the initial review, staff has not identified any major land-use or subdivision-design issues that would prevent the application from proceeding to the Planning Commission for consideration.

Several remaining technical and drafting items are still under review and may require revisions to the subdivision plat and associated construction documents.

Based on the review completed to date, staff does not anticipate that resolution of the remaining comments will materially alter the basic subdivision design presented to the Planning Commission, including the proposed three-lot configuration, general lot boundaries, lot areas, or frontage. Any revisions that would result in a material change to the subdivision design would be subject to additional City review, as applicable.

Planning Commission approval of the subdivision plat amendment would therefore be subject to the applicant satisfactorily addressing all remaining staff and agency review comments prior to final plat approval, City signatures, and recordation.

Analysis & Findings

Land Use and Zoning

The proposed subdivision would create three lots intended for detached single-family residential development within the R-1-15 zoning district. The proposed plat identifies lot areas of 15,643 square feet, 15,781 square feet, and 15,771 square feet, each exceeding the 15,000-square-foot minimum lot area associated with the R-1-15 district.

Staff Analysis - Staff finds that the proposed subdivision maintains detached single-family residential use and that the proposed lot areas are consistent with the minimum lot-area requirement of the R-1-15 district. Final verification of lot width, frontage, setbacks, and other dimensional requirements will occur through completion of the technical review process.

The current plat includes a setback note referencing the R-1-5 zone. This reference should be corrected to the applicable R-1-15 zoning district, together with any related setback information, prior to final plat approval.

Plat Amendment

The proposed subdivision amends all of Lot 2 of the Brady Woods Subdivision, recorded February 25, 2005, and replaces the existing lot with three new residential lots. The submitted plat carries forward existing utility easements and also identifies a proposed 10-foot by 10-foot well easement benefiting an adjoining lot.

Staff Analysis - Staff finds that the proposed plat amendment is generally consistent with the proposed three-lot subdivision configuration, subject to final verification that all existing easements, dedications, title interests, legal descriptions, and plat references affected by the amendment are accurately shown and legally addressed prior to recordation.

Access and Frontage Improvements

All three proposed lots would have access from 6525 South, an existing public roadway. No new public subdivision street is proposed. The civil plans show frontage improvements along 6525 South, including sidewalk, curb and gutter, driveway approaches, and associated utility improvements.

Staff Analysis - Staff finds that the subdivision can utilize the existing public street network. Final frontage improvements, driveway locations, right-of-way requirements, public improvements, and construction details remain subject to Public Works and City Engineer review and approval.

Utilities

The submitted construction plans identify existing water, sanitary sewer, gas, power, and other utility infrastructure in the vicinity of the project and propose utility service connections for the three lots.

Staff Analysis - Water and sewer reviews have been completed and approved. Other applicable utility and City technical requirements shall be addressed prior to final plat approval, recordation, and/or construction authorization, as applicable.

Easements

The ALTA survey identifies recorded utility, sewer, and drainage easements affecting the property. The proposed plat carries forward existing utility easements from the Brady Woods Subdivision and identifies a proposed 10-foot by 10-foot well easement benefiting an adjoining lot.

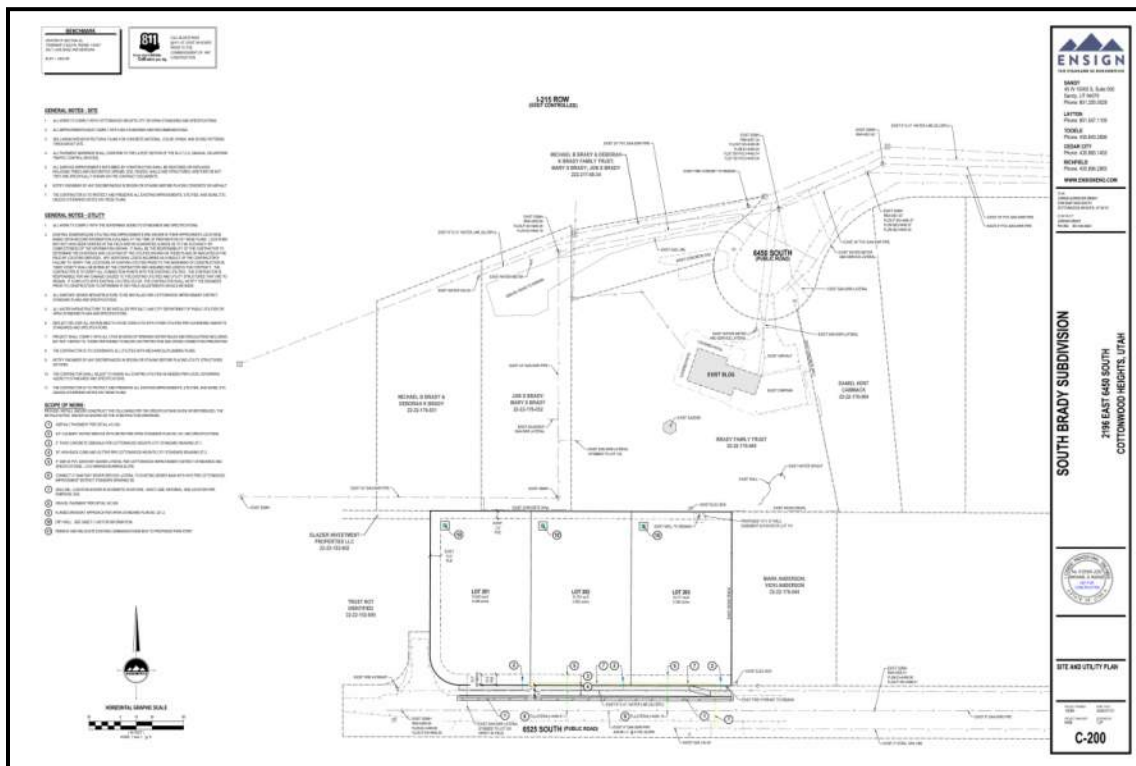
Staff Analysis - All existing and proposed easements shall be verified against the applicable title report, recorded subdivision documents, proposed lot boundaries, and utility requirements. Any easement proposed to be created, relocated, amended, or vacated shall be properly documented prior to plat recordation.

Drainage and Stormwater

The applicant submitted stormwater calculations identifying required retention volumes of approximately 257 cubic feet for Lot 201 and 260 cubic feet each for Lots 202 and 203, for a total

calculated retention volume of approximately 777 cubic feet. The grading plan proposes individual dry wells with approximately 268 cubic feet of storage per lot.

Staff Analysis - The drainage concept provides individual onsite retention for each proposed lot; however, final grading, drainage, stormwater calculations, erosion-control measures, and dry-well design remain subject to City Engineer review and approval through completion of the technical review process.



Subdivision Amendment Procedure

12.26.010 Plat Vacation Process

- The planning commission may, with or without a petition, consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street, lot, or alley contained in a subdivision plat at a public hearing.
- If a petition is filed, the planning commission shall hold a public hearing within 45 days after receipt of a petition.

12.26.020 Notice Of Hearing For Plat Change

- The planning commission shall cause notice of the proposed plat change to be mailed to each owner of real property located within 400 feet of the property that is the subject of the proposed plat change, addressed to the owner's mailing address appearing on the most recent assessment rolls of the Salt Lake County Assessor.
- The notice shall include the date, place, and time when the hearing will be held to consider such proposed plat change.
- If the proposed change involves the vacation, alteration, or amendment of a street, the planning commission shall also cause notice of the date, place, and time of the hearing

regarding the matter to be given as required by UTAH CODE ANN. § 10-9a-609.5, as amended.

Recommendation

Based on the review completed to date, staff has not identified any significant land-use or subdivision-design issue that would preclude approval of the proposed three-lot residential subdivision. Water, sewer, and Fire Department reviews have been completed and approved, and the remaining review items are primarily technical or drafting in nature and are not anticipated to materially alter the basic subdivision configuration presented to the Planning Commission.

Staff recommends that the Planning Commission APPROVE WITH CONDITIONS the South Brady Subdivision plat amendment, subject to completion of the remaining City technical review process and resolution of all outstanding comments prior to recordation.

Conditions of Approval

1. Technical Review. The applicant shall address all remaining comments from Planning, Engineering, Public Works, and other applicable reviewing agencies prior to final plat approval and recordation.

2. Final Plat Compliance. The final plat shall comply with all applicable subdivision, zoning, engineering, and recording requirements and shall incorporate all revisions required through the City review process.

3. Engineering and Public Improvements. Final grading, drainage, stormwater, utility, access, frontage, right-of-way, and public improvement requirements shall be reviewed and approved by the City Engineer and other applicable agencies prior to final approval and/or construction, as applicable.

4. Easements and Title. Existing and proposed easements, including the proposed well easement, shall be verified and revised as necessary through final technical and title review prior to recordation. Any required easement modification, vacation, relocation, or new dedication shall be properly documented.

5. Plat Corrections. Drafting errors and inconsistencies identified during review, including zoning, address, labeling, setback references, and other plat information, shall be corrected prior to recording. The legal description and other survey information shall also be verified through final technical review.

6. Utility Approvals. Water and sewer reviews have been completed and approved. The applicant shall satisfy any remaining applicable utility-provider requirements prior to final plat recordation and/or construction authorization, as applicable.

7. Recordation. The final plat shall be recorded within the applicable approval period established by City Code unless an extension is approved in accordance with applicable requirements.

Model Motions

Approval

I move to approve Project SUB-26-005, a request by Jordan and Brooke Brady to amend all of Lot 2 of the Brady Woods Subdivision and establish the South Brady Subdivision, consisting of three single-family residential lots at 2193 E. 6525 S., based on the findings and subject to the conditions contained in the staff report dated September 2, 2026. List any additional conditions of approval.

- List any additional findings.

Denial

“I move to deny Project SUB-26-005 based on the following findings:”

- List findings for denial.

Attachments

- Applicant’s Narrative
- ALTA survey
- Proposed Amended Plat/civil plan
- Recorded Plat

811

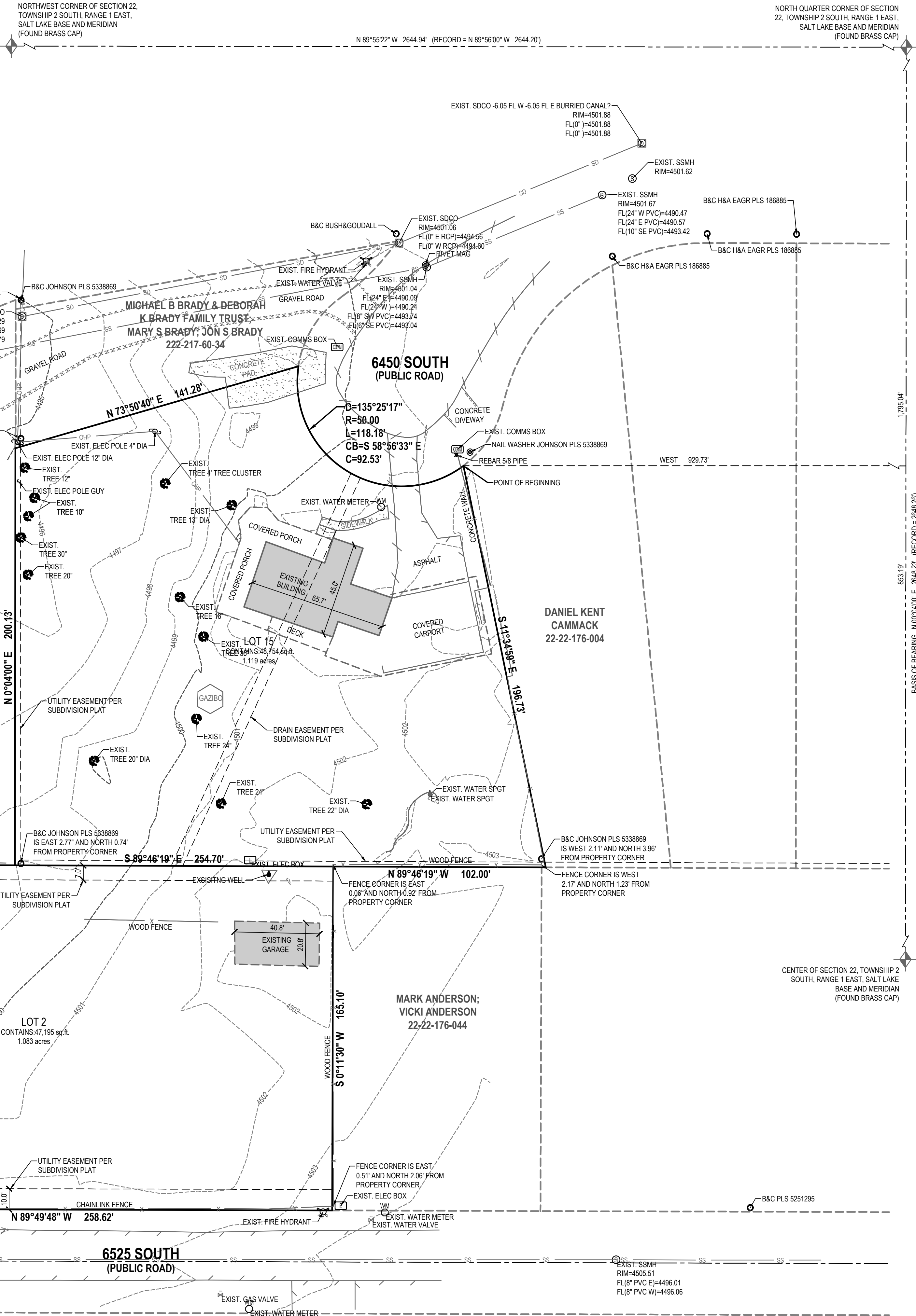
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

CENTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

ELEV = 4534.58'



LEGEND

SECTION CORNER

MONUMENT

SET NAIL & WASHER

SET ENSIGN REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

SIGN

UTILITY MANHOLE

UTILITY POLE

GAS METER

GAS LINE

MINOR CONTOURS 1' INCREMENT

MAJOR CONTOURS 5' INCREMENT

CONCRETE

ADJACENT RIGHT OF WAY

RIGHT OF WAY

SECTION LINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER

STORM DRAIN LINE

WATER LINE

IRRIGATION LINE

TELEPHONE LINE

OVERHEAD POWER

EXISTING BUILDING

SCHEDULE B-2 REFERENCE

SURVEYOR'S NARRATIVE

I, Spencer J. Lewis do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 13009636 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an Boundary and topographic Survey for use by the client.

The Basis of Bearing is the line between the

COMMITMENT DESCRIPTIONS

Lot 2 of Brady Woods Subdivision, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

ALL OF LOT 15, ELLISON WOODS SUBDIVISION. ALSO LOT 14, ELLISON WOODS SUBDIVISION. EXCEPT BEG AT SE COR OF SD LOT: N 10°57'30\"/>

The field work was completed on: June 24, 2026

Date of Plat or Map: June 29, 2026

6/30/26

Date

Spencer J. Lewis
License No. 13009636

Note: For conditions of record not shown herein as well as specific references to items in the title report, please refer to a title report supplied by Eagle Gate Title Insurance Agency, Inc., of Riverton Utah, under Commitment No. RIV-108860-SS, dated effective April 21, 2026 as well as that title report supplied by Eagle Gate Title Insurance Agency, Inc., of Salt Lake City Utah, under Commitment No. SL-109330-SS, dated effective June 11, 2026.

Schedule B-2 Exceptions Lot 2

1. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power telephone, sewer, gas or water lines, and right of way and easements thereof.

2. Notes, Easements, Restrictions and Setbacks as set forth on the dedicated plat recorded in the county records for the subdivision in which the subject property is located.

3. 10' Utility, Sewer, and Drainage Easement over the Southerly and Westerly sides and a 7' Utility, Sewer, and Drainage Easement over the Northerly side, and incidentals as shown on the recorded plat.

Schedule B-2 Exceptions Lot 15

1. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power telephone, sewer, gas or water lines, and right of way and easements thereof.

2. Public Utility and Drainage Easement over the West Side 2 1/2 feet of the subject property, and incidentals, as shown on the recorded plat.

3. Public Utility and Drainage Easement over the South Side 2 1/2 feet of the subject property, and incidentals, as shown on the recorded plat.

4. Public Utility and Drainage Easement over the Middle 5 feet of the subject property, and incidentals, as shown on the recorded plat.

ADDITIONAL TABLE A CERTIFICATION PER 2026 ALTA-NSPS LAND TITLE ASSOCIATION

1) All monuments used and set are shown on survey.

2) Parcel address: 2193 East 6525 South, Cottonwood Heights, UT 84121

4) Subject parcel contains square feet or acres.
Lot 15: 48,754 sq. ft. 1.119 acres
Lot 1: 47,195 sq. ft. 1.083 acres

5) 1 foot contours are shown on survey.

7a) Exterior dimensions of all buildings at ground level.

8) Substantial features are shown on survey.

13) Adjacent owners are shown on survey.

VICINITY MAP
(NOT TO SCALE)

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 30 ft.

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 22 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH

EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JORDAN BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH 84121
CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

BRADY 5-LOT SUBDIVISION
BOUNDARY AND TOPOGRAPHIC SURVEY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH

BOUNDARY AND
TOPOGRAPHIC SURVEY

PROJECT NUMBER
15089
PRINT DATE
6/30/26
DRAWN BY
JMS
CHECKED BY
SUL
PROJECT MANAGER
SUL

1 OF 1



Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

UNIFIED FIRE AUTHORITY
FIRE PREVENTION DIVISION

Plans have been reviewed for compliance with the adopted codes and standards and are:

☒

Accepted

☐

Accepted with Comments

☐

Rejected, revisions are required

Plan Reviewed By:  08/17/2026

*Plan acceptance does not constitute final project approval or supersede the responsibility of code compliance.



SOUTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH

INDEX OF DRAWINGS

- 1 OF 1
- SUBDIVISION PLAT
- C-001
- GENERAL NOTES
- C-002
- GENERAL NOTES - SALT LAKE CITY
- C-100
- DEMOLITION PLAN
- C-200
- SITE AND UTILITY PLAN
- C-300
- GRADING AND DRAINAGE PLAN
- C-400
- EROSION CONTROL PLAN
- C-500
- DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
July 21, 2026

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

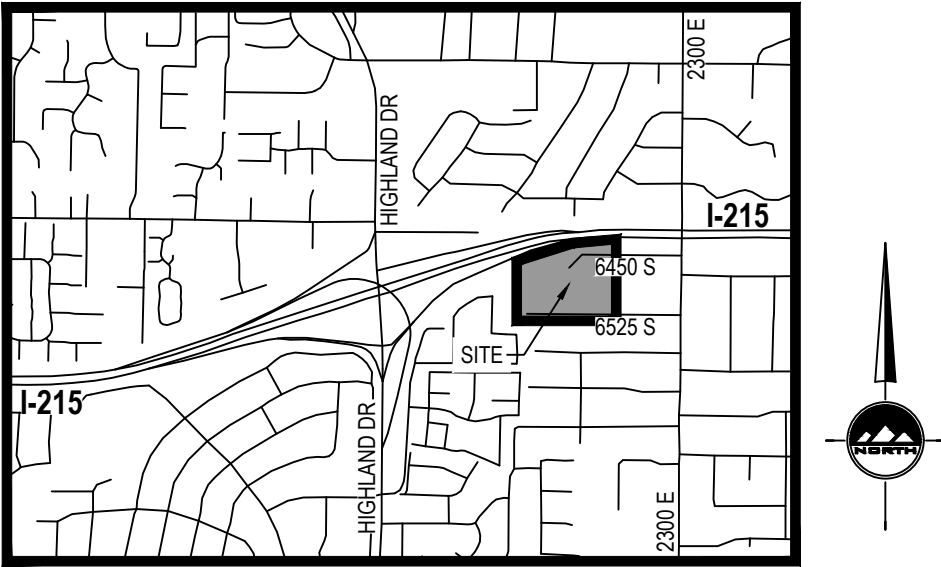
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

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

VICINITY MAP



NO SCALE

GENERAL NOTES

1.
- ALL WORK SHALL CONFORM TO COTTONWOOD HEIGHTS CITY STANDARDS & SPECIFICATIONS.
2.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3.
- BENCHMARK ELEVATION = CENTER OF SECTION 22, T2S, R1E, SALT LAKE BASE & MERIDIAN ELEV. = 4534.58'.



SANDY
45 W 10000 S, Suite 500
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LAYTON
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Phone: 435.865.1453

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Phone: 435.896.2983

WWW.ENSGNENG.COM

FOR:
JORDAN & BROOKE BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

SOUTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH



COVER

PROJECT NUMBER
15089

PRINT DATE
2026-07-21

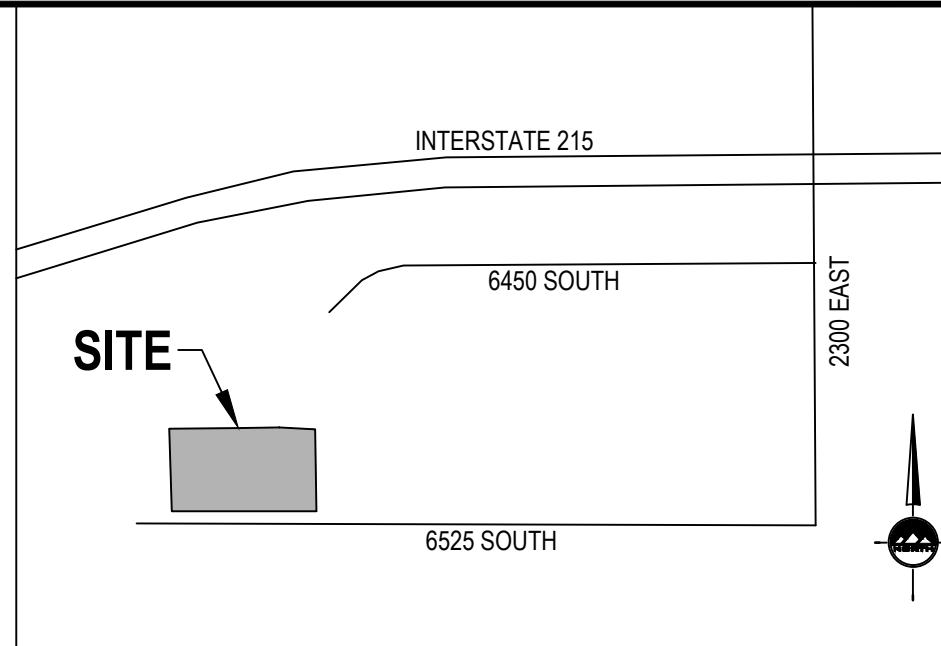
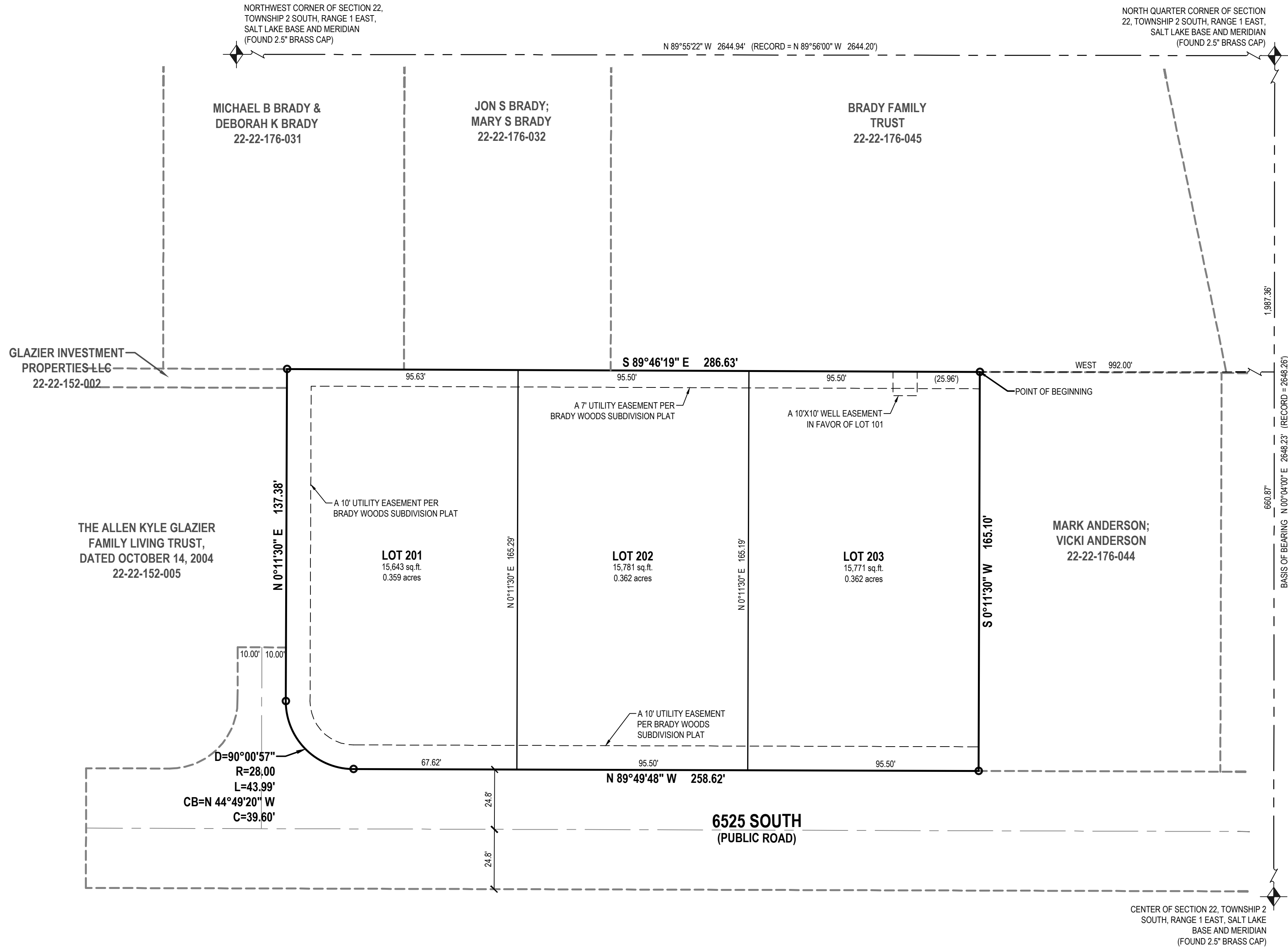
PROJECT MANAGER
MSB

DESIGNED BY
TJP

C-000

SOUTH BRADY SUBDIVISION

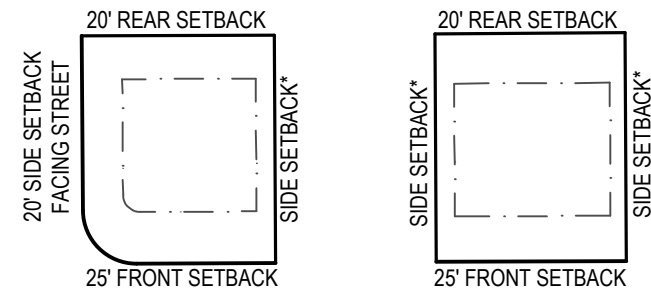
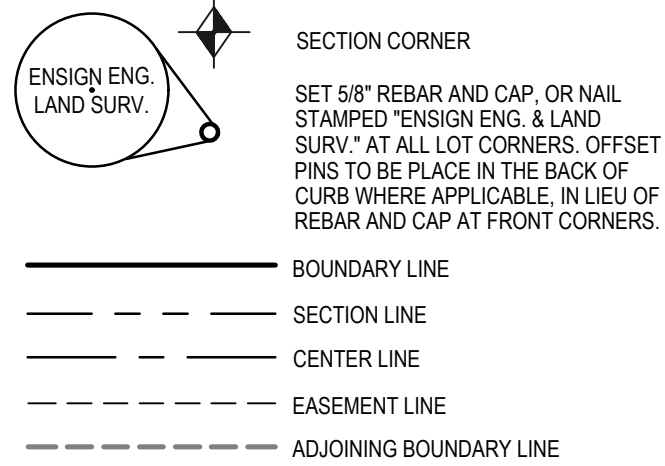
AMENDING ALL OF LOT 2 OF BRADY SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH



VICINITY MAP
(NOT TO SCALE)



LEGEND



TYPICAL BUILDING SETBACKS NOT TO SCALE

(SETBACK REQUIREMENTS FOR ZONE R-1-5 PER COTTONWOOD HEIGHTS ZONING REGULATIONS CODE CHAPTER 19.25 OR CURRENT APPLICABLE ORDINANCE CHAPTER)

SURVEYOR'S CERTIFICATE

I, SPENCER J. LEWIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 13009636 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's 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 has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

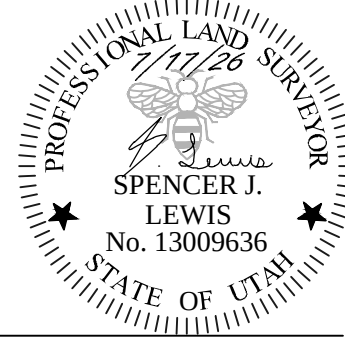
Amending all of Lot 2 of Brady Woods Subdivision, recorded February 25, 2005 as Entry No. 9307442 in Book 2005P at Page 45 of Official Records. Said parcel of land is situated in the Northwest Quarter of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 2, said point being North 0°04'00" East 660.87 feet along the section line and West 992.00 feet from the Center of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence along the boundary of said Lot 2 the following five (5) courses:

- (1) South 0°11'30" West 165.10 feet;
- (2) North 89°49'48" West 256.62 feet;
- (3) Northwesterly 43.99 feet along the arc of a 28.00 feet radius curve to the right (center bears North 0°10'12" East and the chord bears North 44°49'20" West 39.60 feet with a central angle of 90°00'57");
- (4) North 0°11'30" East 137.38 feet;
- (5) South 89°46'19" East 286.63 feet to the point of beginning.

Contains 47,195 square feet or 1.083 acres and 3 Lots



Date _____ SPENCER J. LEWIS
P.L.S. 13009636

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

SOUTH BRADY SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. 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 whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: _____

By: _____

TRUST ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
County of _____

On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same as trustee(s) on behalf of the _____, and executed it with lawful and proper authority, and the execution was a valid act binding on said Trust.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY.

SOUTH BRADY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, d/b/a 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.

ROCKY MOUNTAIN POWER NOTES:
1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 10-20-803 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

DEVELOPER
JORDAN & BROOKE BRADY
2196 E 6450 S
COTTONWOOD HEIGHTS, UT



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.863.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 15089
MANAGER : MIB
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 2026-07-17

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ A.D., 2 _____

DIRECTOR, MICHAEL JOHNSON

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D., 2 _____

CITY ENGINEER, BRAD OLSON, R.E.

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____ A.D., 2 _____

DIRECTOR

PLANNING COMMISSION

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

CHAIRMAN

CITY ATTORNEY

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

WM SHANE TOPHAM, CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS _____ DAY OF _____ A.D., 20____

MIKE PETERSON, MAYOR

AUSTIN PAULA MELGAR, CITY RECORDER

SALT LAKE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

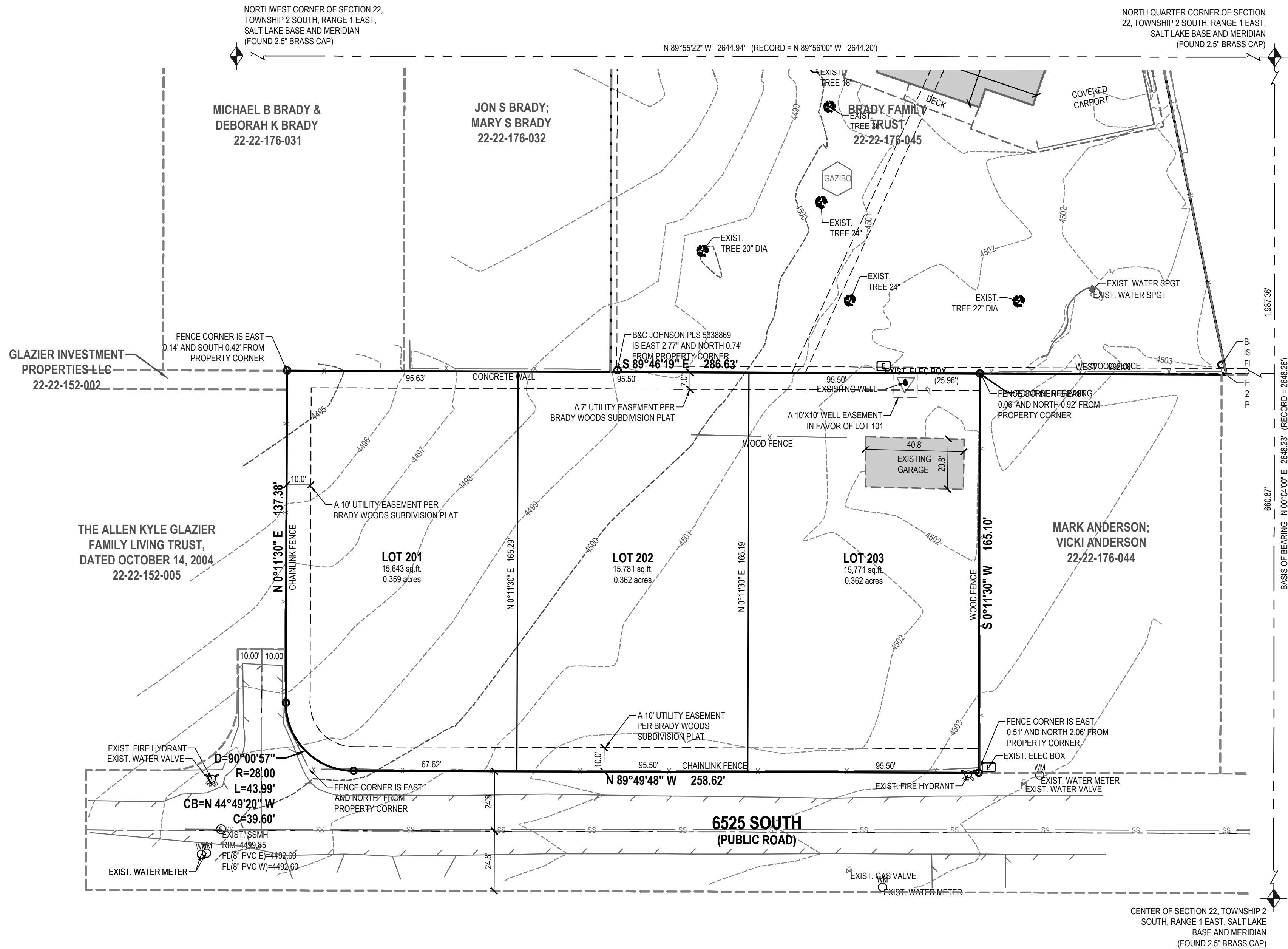
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

SOUTH BRADY SUBDIVISION

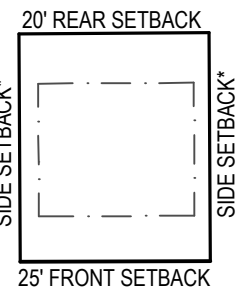
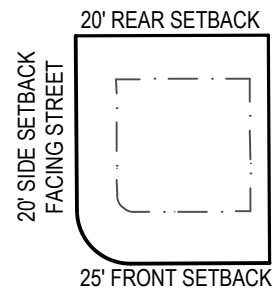
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TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH



LEGEND

SECTION CORNER
SET 5/8" REBAR AND CAP, OR NAIL
STAMPED "ENGIN ENG. & LAND
SURV." AT ALL LOT CORNERS. OFFSET
PINS TO BE PLACED IN THE BACK OF
CURB WHERE APPLICABLE. IN LIEU OF
REBAR AND CAP AT FRONT CORNERS.

BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE
ADJOINING BOUNDARY LINE



CORNER LOT
"ON INTERIOR LOTS A TOTAL OF AT LEAST 20' BETWEEN
TWO SIDE YARDS WITH NO SIDE YARD LESS THAN 10'
TYPICAL
BUILDING SETBACKS
NOT TO SCALE
(SETBACK REQUIREMENTS FOR ZONE R-1-5 PER COTTONWOOD
HEIGHTS ZONING REGULATIONS CODE CHAPTER 19.25 OR
CURRENT APPLICABLE ORDINANCE CHAPTER)

SURVEYOR'S CERTIFICATE

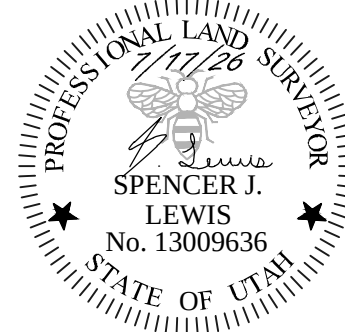
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BOUNDARY DESCRIPTION

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Official Records. Said parcel of land is situate in the Northwest Quarter of Section 22, Township 2 South, Range 1 East, Salt Lake Base
and Meridian. Said parcel of land being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 2, said point being North 0°04'00" East 660.87 feet along the section line and West 992.00
feet from the Center of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running
thence along the boundary of said Lot 2 the following five (5) courses:
(1) South 0°11'30" West 165.10 feet;
(2) North 89°49'48" West 256.62 feet;
(3) Northwestly 43.99 feet along the arc of a 28.00 feet radius curve to the right (center bears North 0°10'12" East and the
chord bears North 44°49'20" West 39.60 feet with a central angle of 90°00'57");
(4) North 0°11'30" East 137.38 feet;
(5) South 89°46'19" East 286.63 feet to the point of beginning.

Contains 47,195 square feet or 1.083 acres and 3 Lots



Date _____

SPENCER J. LEWIS
P.L.S. 13009636

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be
subdivided, hereafter known as the

SOUTH BRADY SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. 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 whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D. 20____.

By: _____

By: _____

TRUST ACKNOWLEDGMENT

STATE OF UTAH
County of _____ J.S.S.

On the _____ day of _____ A.D. 20____, personally appeared before me _____
the signer of the foregoing instrument, who duly acknowledged to me that: he/she/they executed the same as trustee(s) on behalf of the
authority, and the execution was a valid act binding on said Trust.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY.

SOUTH BRADY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, d/b/a 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.

ROCKY MOUNTAIN POWER NOTES:
1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of
utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 10-20-803 and § 17-79-703 Rocky Mountain Power accepts
delivery of the P.U.E. as described in this plat and approves this plat solely for the purpose of
confirming that the plat contains public utility easements and approximates the location of the
public utility easements but does not warrant their precise location. Rocky Mountain
Power may require other easements in order to serve this development. This approval does
not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

DEVELOPER
JORDAN & BROOKE BRADY
2196 E 6450 S
COTTONWOOD HEIGHTS, UT



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.863.1433
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 15089
MANAGER : MIB
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 2026-07-17

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____
A.D., 2 _____

DIRECTOR, MICHAEL JOHNSON

CITY ENGINEER

APPROVED THIS _____ DAY OF _____
A.D., 2 _____

CITY ENGINEER, BRAD GILSON, P.E.

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____
A.D., 2 _____

DIRECTOR

PLANNING COMMISSION

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

CHAIRMAN

CITY ATTORNEY

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

WM. SHANE TOPHAM, CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS
A.D. 20____ DAY OF _____
MIKE PETERSON, MAYOR
ATTEST: PAULA MELGAR, CITY RECORDER

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE ABOVE SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
 - CONTRACTOR IS REQUIRED TO LOCATE AND POT HOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT HOLE"ING A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT HOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DETAILED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EDA	EDGE OF ASPHALT
EVG	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROAD DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		EXISTING CULINARY WATER LINE
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN INLET BOX		EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		EXISTING OVERHEAD POWER LINE
	EXISTING STORM DRAIN COMBO BOX		PROPOSED ELECTRICAL LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING GAS LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING TELEPHONE LINE
	EXISTING STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	PROPOSED STORM DRAIN CULVERT		SAW CUT LINE
	TEMPORARY SAG INLET PROTECTION		STRAW WATTLE
	TEMPORARY IN-LINE INLET PROTECTION		TEMPORARY BERM
	ROOF DRAIN		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL MANHOLE		LIMITS OF DISTURBANCE
	EXISTING ELECTRICAL BOX		EXISTING WALL
	EXISTING TRANSFORMER		PROPOSED WALL
	EXISTING UTILITY POLE		EXISTING CONTOURS
	EXISTING LIGHT		PROPOSED CONTOURS
	PROPOSED LIGHT		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS METER		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING GAS VALVE		PROPOSED ASPHALT
	EXISTING TELEPHONE MANHOLE		EXISTING CURB AND GUTTER
	EXISTING TELEPHONE BOX		PROPOSED CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING CABLE BOX		TRANSITION TO REVERSE PAN CURB
	EXISTING BOLLARD		CONCRETE TO BE REMOVED
	PROPOSED BOLLARD		EXISTING CONCRETE
	EXISTING SIGN		PROPOSED CONCRETE
	PROPOSED SIGN		BUILDING TO BE REMOVED
	EXISTING SPOT ELEVATION		EXISTING BUILDING
	PROPOSED SPOT ELEVATION		PROPOSED BUILDING
	EXISTING FLOW DIRECTION		
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

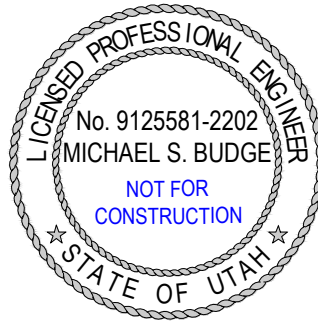
FOR:
JORDAN & BROOKE BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

SOUTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH

COTTONWOOD HEIGHTS, UTAH



GENERAL NOTES

PROJECT NUMBER 15089	PRINT DATE 2026-07-21
PROJECT MANAGER MSB	DESIGNED BY TJP

C-001

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

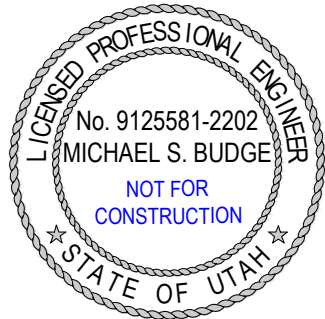
FOR:
JORDAN & BROOKE BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

SOUTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH

COTTONWOOD HEIGHTS, UTAH



SALT LAKE CITY GENERAL NOTES

PROJECT NUMBER
15089
PROJECT MANAGER
MSB
PRINT DATE
2026-07-21
DESIGNED BY
TJP

C-002

SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

- COMPLIANCE:**
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.
- COORDINATION:**
THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT.

PUBLIC UTILITIES:
BACKFLOW PREVENTION - 483-6795
DEVELOPMENT REVIEW ENGINEERING - 483-6781
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
PRETREATMENT - 799-4002
STORM WATER - 483-6751

SLC DEPARTMENTS:
ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248
ENGINEERING - SUBDIVISIONS - 535-6159
FIRE DEPARTMENT - 535-6636
PERMITS AND LICENSING (BLDG SERVICES) - 535-7752
PLANNING AND ZONING - 535-7700
TRANSPORTATION - 535-6630

- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
- BLUESTAKES LOCATING SERVICES - 532-5000
- COUNTY FIRE DEPARTMENT - 743-7231
- COUNTY FLOOD CONTROL - 468-2779
- COUNTY HEALTH DEPARTMENT - 386-468-3913
- COUNTY PUBLIC WAY PERMITS - 468-2241
- HOLLADAY CITY - 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-5405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
- UTAH STATE ENGINEER - 538-7240
- SCHEDULE**
PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.
- PERMITS, FEES AND AGREEMENTS**
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6396). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.
- ASPHALT AND SOIL TESTING**
THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 330520 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. **NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE.** THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 6-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.
- TRAFFIC CONTROL AND HAUL ROUTES**
TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.
- SURVEY CONTROL**
CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE COUNTY SURVEYOR (468-2028) FOR MONUMENT LOCATIONS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.
- ASPHALT GUARANTEE**
THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.
- TEMPORARY ASPHALT**
IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.
- SAFETY**
THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.
- DUST CONTROL**
THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.
- DEWATERING**
ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.

- PROJECT LIMITS**
THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES**
 - INSPECTIONS -**
IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.
 - DAMAGE TO EXISTING UTILITIES -**
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

- UTILITY LOCATIONS -**
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300-FEET AHEAD OF SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

- UTILITY RELOCATIONS -**
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

- FIELD CHANGES -**
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.

- PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY -**
FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

- PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -**
THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (COMMERCIAL/INDUSTRIAL) AND 72-HOURS (RESIDENTIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

- WATER AND SEWER SEPARATION -**
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

- SALVAGE -**
ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILITIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

- SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -**
SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILITIES (483-6762) AND CONNECTED AT A MANHOLE. **INSIDE DROPS IN MANHOLES ARE NOT ALLOWED.** A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNI-B-6-98. RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE 1 ON PAGE 12 OF UNI-B-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

- WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -**
SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1: DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

- GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -**
ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT PROPERTY LINE PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, "UTILITY INSTALLATION DETAIL."

BENCHMARK

CENTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4534.58'

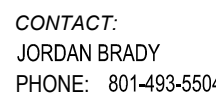
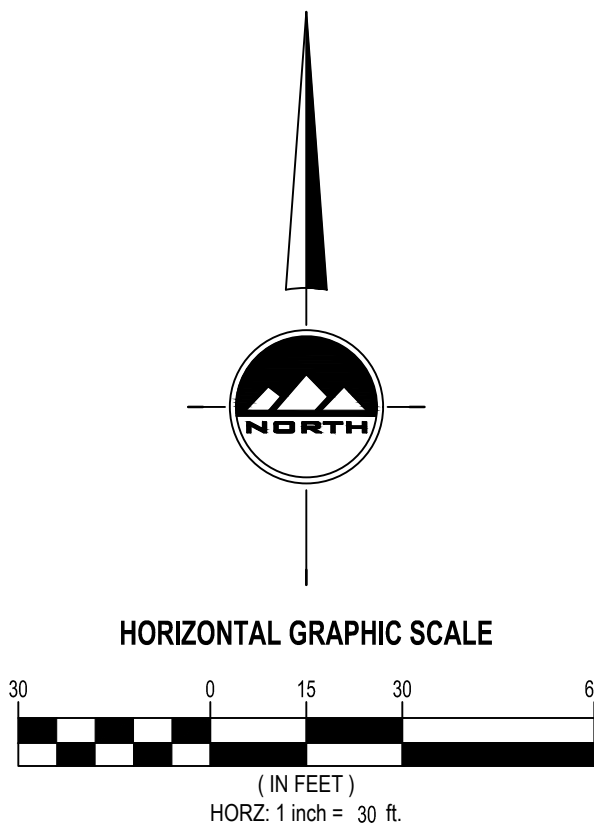
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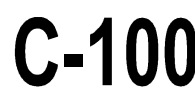
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO FOLLOW THE PLANS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JUNT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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

- ① SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- ② REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
- ③ REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
- ④ REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES. IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
- ⑤ LIMIT OF DISTURBANCE.
- ⑥ PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).



2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT



BENCHMARK

CENTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4534.58'

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

Know what's below.
Call before you dig.

GENERAL NOTES - SITE

- ALL WORK TO COMPLY WITH COTTONWOOD HEIGHTS CITY OR APWA STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

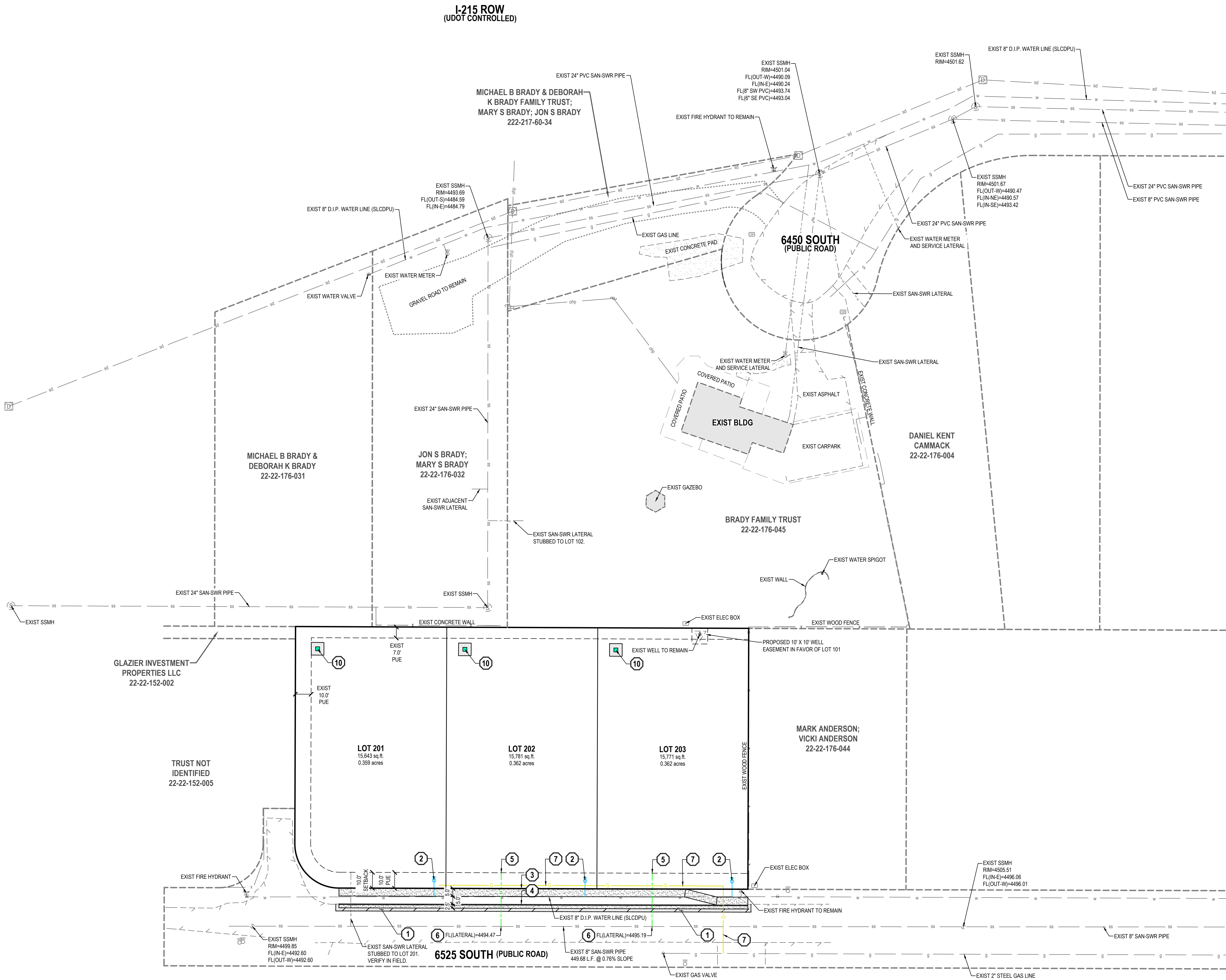
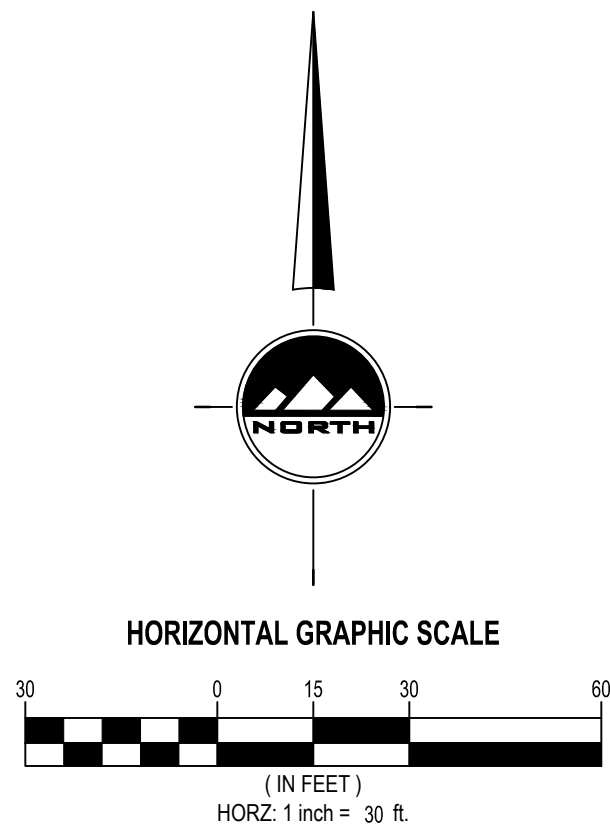
GENERAL NOTES - UTILITY

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER COTTONWOOD IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

- ASPHALT PAVEMENT PER DETAIL 4/C-500.
- 3/4" CULINARY WATER SERVICE WITH METER PER APWA STANDARD PLAN NO. 521 AND SPECIFICATIONS.
- 5" THICK CONCRETE SIDEWALK PER COTTONWOOD HEIGHTS CITY STANDARD DRAWING ST-1.
- 30" HIGH BACK CURB AND GUTTER PER COTTONWOOD HEIGHTS CITY STANDARD DRAWING ST-2.
- 4" SDR-35 PVC SANITARY SEWER LATERAL PER COTTONWOOD IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. 2.0% MINIMUM RUNNING SLOPE.
- CONNECT 4" SANITARY SEWER SERVICE LATERAL TO EXISTING SEWER MAIN WITH WYE PER COTTONWOOD IMPROVEMENT DISTRICT STANDARD DRAWING D8.
- GAS LINE. LOCATION SHOWN IN SCHEMATIC IN NATURE. EXACT SIZE, MATERIAL, AND LOCATION PER ENBRIDGE GAS.
- GRAVEL PAVEMENT PER DETAIL 9/C-500
- FLARED DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.2.
- DRY WELL. SEE SHEET C-300 FOR INFORMATION.
- REMOVE AND RELOCATE EXISTING COMMUNICATIONS BOX TO PROPOSED PARK STRIP.



BENCHMARK

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80TH PERCENTILE PRECIPITATION DEPTH (INCHES)					
0.58					
SITE NRCS SOIL GROUP TYPE					
A					
RETENTION VOLUME CALCULATIONS					
Sub-basin ID	Drainage Area (acres)	Hardscape Area (acres)	Imperviousness (%)	Rv	WQV (cubic feet)
201	0.36	0.18	50.0	0.34	257
202	0.36	0.18	50.0	0.34	260
203	0.36	0.18	50.0	0.34	260
Total	1.08	0.54	50.0		777

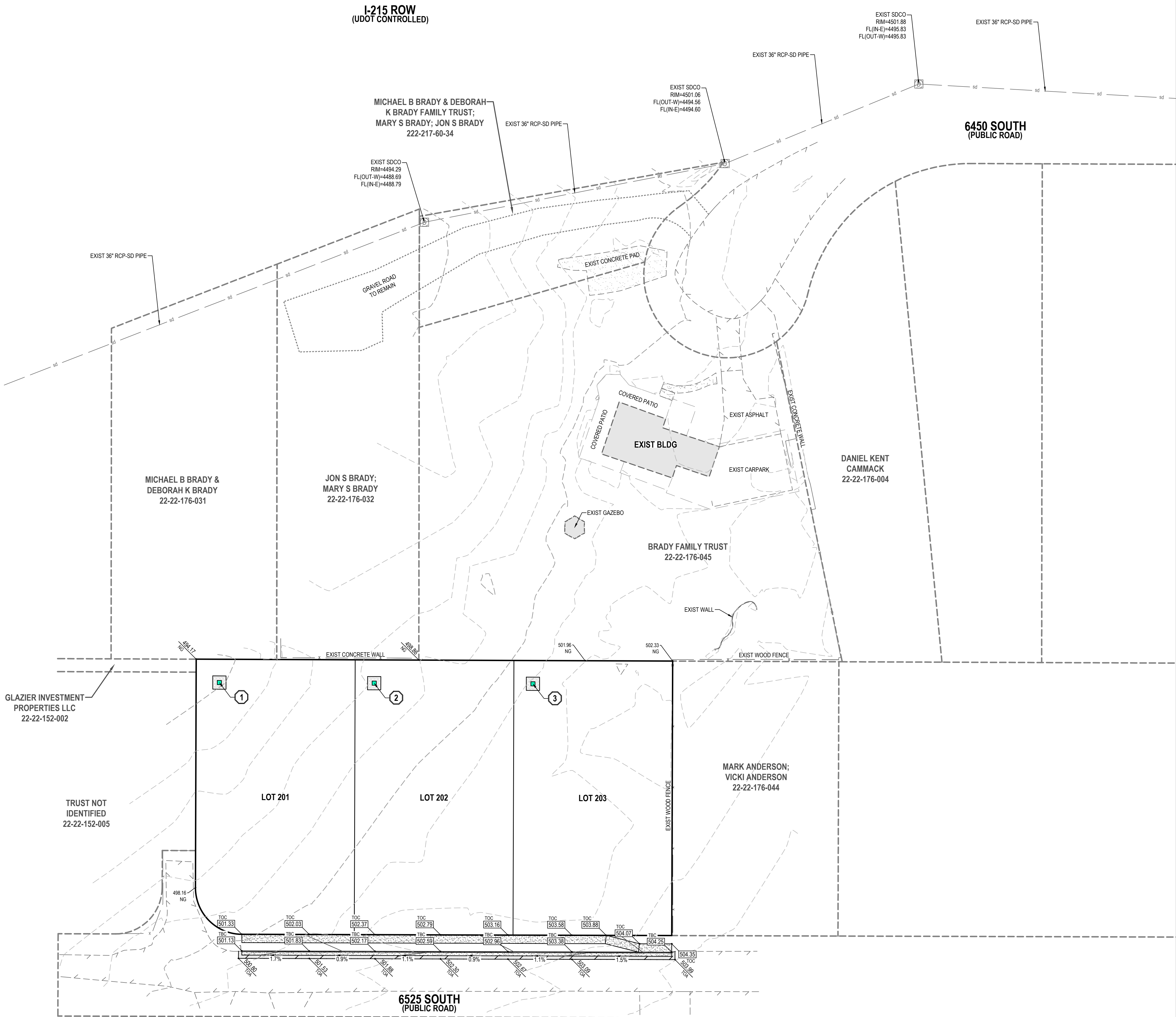
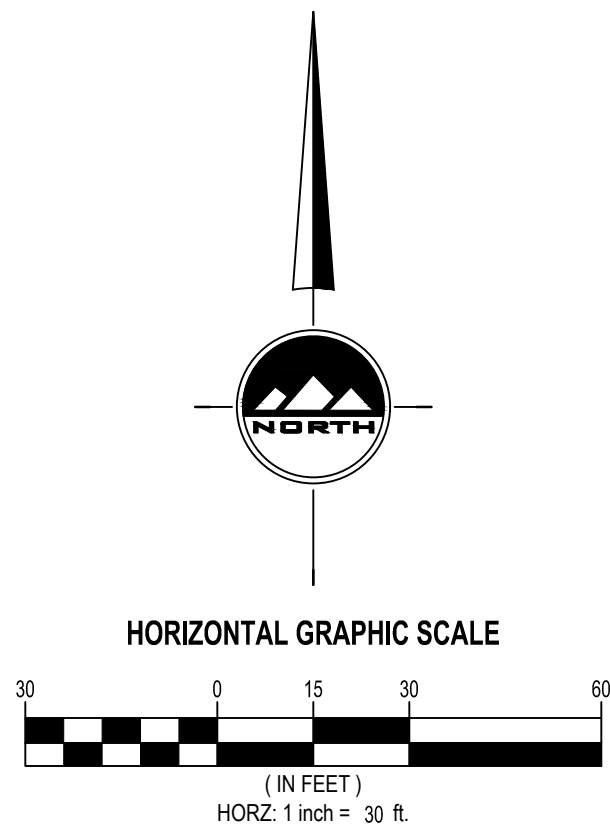
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 4XX.XX REPRESENTS AN ELEVATION OF 4.4XX.XX AND 5XX.XX REPRESENTS AN ELEVATION OF 4.50X.XX ON THESE PLANS.
6. LANDSCAPE AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPE AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR YICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER COTTONWOOD HEIGHTS CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUT/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS BEING PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
15. FINISHED GRADE OF LOTS SHALL BE GRADED TO CONVEY 80TH PERCENTILE RUNOFF TOWARDS DRY WELLS WITH CONSTRUCTION OF RESIDENTIAL STRUCTURES.

SCOPE OF WORK:

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

- | | |
|---|--|
| 1 | LOT 201 SMALL SIZE 80TH PERCENTILE RETENTION DRY WELL PER DETAIL 11C-500.
RETENTION STORAGE REQUIRED: 257 C.F.
RETENTION STORAGE PROVIDED: 268 C.F. |
| 2 | LOT 202 SMALL SIZE 80TH PERCENTILE RETENTION DRY WELL PER DETAIL 11C-500.
RETENTION STORAGE REQUIRED: 280 C.F.
RETENTION STORAGE PROVIDED: 268 C.F. |
| 3 | LOT 203 SMALL SIZE 80TH PERCENTILE RETENTION DRY WELL PER DETAIL 11C-500.
RETENTION STORAGE REQUIRED: 260 C.F.
RETENTION STORAGE PROVIDED: 268 C.F. |



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

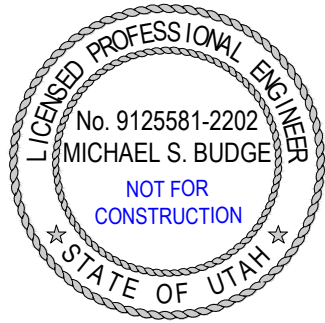
OR:
JORDAN & BROOKE BRADY
196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

SOUTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH

COTTONWOOD HEIGHTS, UTAH



GRADING PLAN

PROJECT NUMBER	PRINT DATE
15089	2026-07-2
PROJECT MANAGER	DESIGNED BY
MSB	TJP

C-300

BENCHMARK

CENTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
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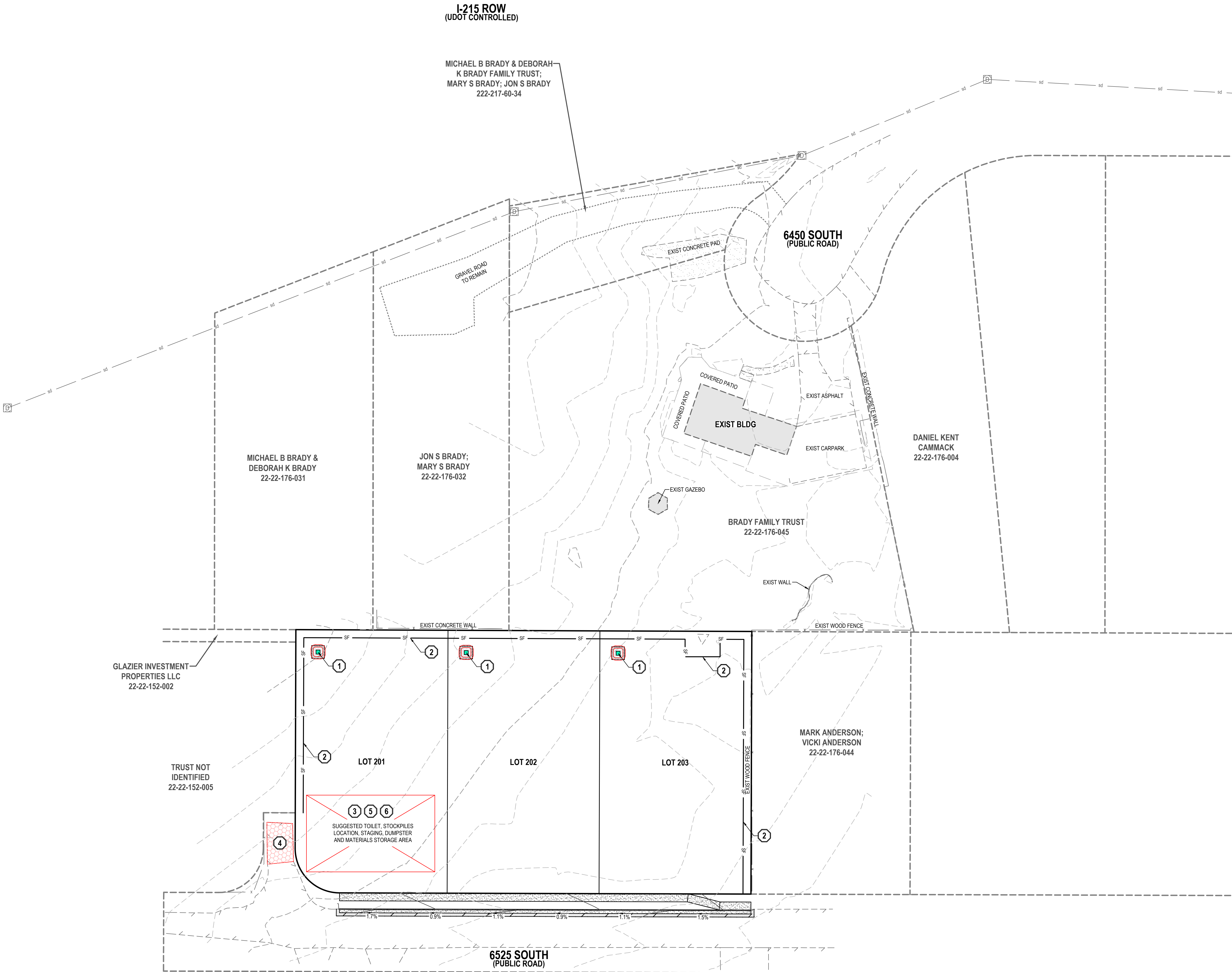
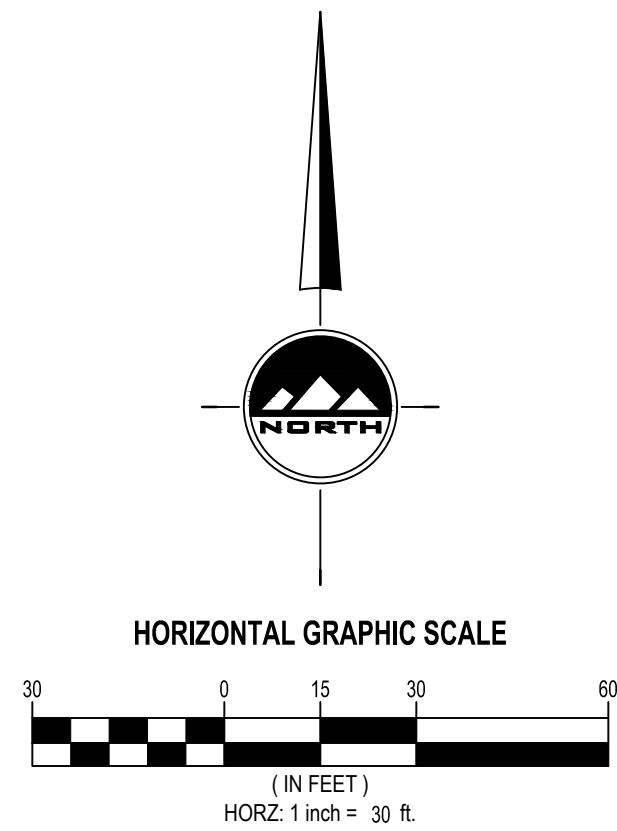
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GENERAL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY 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.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. 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 SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- 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 SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

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

- 1
- INLET PROTECTION PER DETAIL 5/C-500.
- 2
- SILT FENCE PER DETAIL 6/C-500.
- 3
- PORTABLE TOILET PER DETAIL 7/C-500.
- 4
- VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 8/C-500.
- 5
- SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 6
- SUGGESTED STOCKPILE AREA.



EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

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CONTACT:
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PHONE: 801-493-5504

SOUTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 9125581-2202
MICHAEL S. BUDGE
NOT FOR
CONSTRUCTION
STATE OF UTAH

EROSION CONTROL PLAN

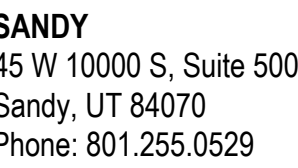
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PRINT DATE
2026-07-21

PROJECT MANAGER
MSB

DESIGNED BY
TJP

C-400



TOOELE
Phone: 435.843.3590

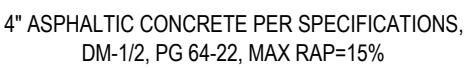
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JORDAN & BROOKE BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-160 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



FOR GEOTECHNICAL REPORT AND SPECIFICATIONS

PROPERLY PREPARED SUBGRADE OR
FILL COMPACTED PER GEOTECHNICAL
REPORT AND SPECIFICATIONS

SCALE: NONE



1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.



SCALE: NONE



1. EXCAVATE 6"x6" TRENCH ALONG LINES OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FILLING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M289-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

SCALE: NONE

SCALE: NONE

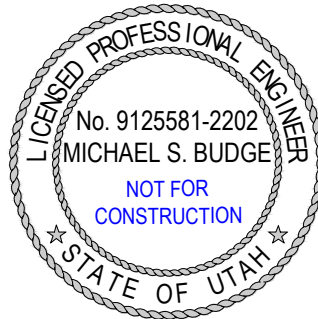


— CONTAINMENT EARTH BERM

SCALE: NONE

SCALE: NONE

2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT



DETAILS

PROJECT NUMBER 15089	PRINT DATE 2026-07-21
PROJECT MANAGER MSB	DESIGNED BY TJP

C-500

Proposed Three-Lot Residential Subdivision

2193 E. 6525 S. Cottonwood Heights, Utah

Written Narrative

1. Overall Rationale and Intent of the Project

The purpose of this application is to subdivide an existing 1.08-acre residential property into three single-family residential lots. The proposed subdivision is intended to provide thoughtfully designed homesites that are compatible with the surrounding neighborhood while making efficient use of existing infrastructure and public utilities.

The project represents an example of sensitive infill development by utilizing an existing residential parcel located within an established neighborhood. Rather than extending development into previously undeveloped areas, the proposal increases housing opportunities within an area already served by public streets, water, sanitary sewer, storm drainage, natural gas, electricity, and other municipal services.

Each proposed lot will contain approximately 15,500-15,700 square feet, providing generous building sites with over 95 feet of frontage and an average depth of approximately 165 feet. The resulting lots will maintain the spacious residential character of the neighborhood while providing additional homeownership opportunities that reflect current housing demand in Cottonwood Heights.

The subdivision has been designed to preserve neighborhood aesthetics through quality residential development, maintain adequate setbacks, provide safe access, and utilize existing public infrastructure without requiring new public streets. Because the lots are comparable in size to many surrounding residential parcels, the development remains consistent with the area's established low-density residential character.

2. Consistency with the Cottonwood Heights General Plan, Zoning Ordinance, and Applicable Planning Documents

The proposed subdivision supports several objectives identified within the Cottonwood Heights General Plan by encouraging well-designed infill residential development where adequate infrastructure already exists.

Specifically, the project:

- Promotes efficient use of existing public infrastructure and utilities.
- Encourages orderly residential growth within developed neighborhoods.
- Increases housing opportunities while maintaining neighborhood compatibility.

- Preserves the residential character through generous lot sizes and low-density development.
- Utilizes existing public transportation without requiring infrastructure improvements.

The proposed lots exceed the minimum lot size requirements of the requested zoning designation and have been configured to provide functional building envelopes, appropriate setbacks, and sufficient frontage for attractive single-family homes.

Because the subdivision occurs entirely within an existing residential neighborhood and does not introduce commercial or higher-intensity uses, the proposal maintains consistency with the long-term vision established by the City's planning policies for stable residential neighborhoods.

The project also complements surrounding development patterns by creating lots that remain significantly larger than many existing residential lots throughout Cottonwood Heights while making efficient use of underutilized land.

3. Property Size

Gross Site Area

- Approximately **1.08 acres**
- Approximately **47,045 square feet**

Street Right-of-Way Dedication

- Approximately **3450 square feet** (to be finalized by survey and engineering).
 - Public utility easement, curb/gutter and sidewalk.
 - South frontage of property measuring approximately 288x12 feet.

Net Developable Area

- Approximately **0 square feet** following any required dedication.

The subdivision utilizes the existing public street system and does not require construction of new public roadways.

4. Number of Dwelling Units and Density

The proposed subdivision will create:

- **Three (3) residential lots**
- **Three (3) single-family detached dwelling units**

Overall residential density:

- **Approximately 2.78 dwelling units per acre**

This density remains consistent with low-density residential development and reflects an appropriate transition within the surrounding neighborhood.

5. Proposed Land Use Classification

Primary Use

- R-1-15
- Single-family detached residential dwellings (Permitted)

Accessory Uses

Typical accessory residential uses permitted by the Cottonwood Heights Zoning Ordinance, including but not limited to:

- Attached and detached garages
- Accessory storage structures
- Fencing and walls
- Residential landscaping
- Patios and decks
- Home occupations where permitted by ordinance.

No conditional or commercial land uses are proposed as part of this subdivision.

6. Proposed Lot Mix

Lot Type	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Number of Lots
Single-Family Residential	95 ft	165 ft	15,500 sq. ft.	3

Open Space

Dedicated Common Open Space	None Proposed
Private Yard/Open Area	Included within each residential lot

Because each lot exceeds 15,000 square feet, substantial private open space will be provided on every parcel, eliminating the need for separate common open space facilities while maintaining the open residential character of the neighborhood.

Summary

This subdivision represents a carefully planned residential infill project that creates three generously sized single-family lots while preserving the established character of the surrounding neighborhood. The proposal efficiently utilizes existing infrastructure, supports the goals of the Cottonwood Heights General Plan, provides additional housing opportunities, and results in a high-quality residential development that will be a positive contribution to the community.

OWNER'S CONSENT FORM

I/we, the Undersigned, do hereby grant permission to:

Jordan and Brooke Brady

To act on my/our behalf for the purpose of the following application:

Apply for rezoning and subdivision of the address below.

Owner(s): Brady Family Trust

Address(es): 2196 E. 6450 S. and 2193 E. 6525 S.

Telephone Number(s): 801-694-0729

Signature of Owner: William B. Brady Date: 4/30/26

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

State of UTAH

County Of: Salt Lake } ss.

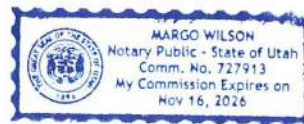
On this 30 day of April, 2024, before me, the undersigned Notary Public, personally appeared William B. Brady, personally known to me, or whose identity I verified on the basis of their UTDL # 001357688, or on the oath of n/a, a credible witness whose identity I verified on the basis of their n/a, to be the person(s) whose name(s) is/are subscribed to in this instrument and acknowledged that they executed the same.

Margo Wilson

Notary Public

November 16, 2026

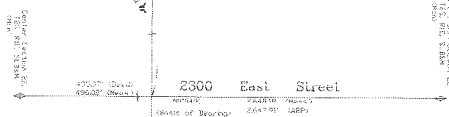
Notary Commission Expiry Date



2193 E. 6450 S. Stormwater Calculations

80TH PERCENTILE PRECIPITATION DEPTH (INCHES)					
0.58					
SITE NRCS SOIL GROUP TYPE					
A					
RETENTION VOLUME CALCULATIONS					
<i>Sub-basin ID</i>	<i>Drainage Area (acres)</i>	<i>Hardscape Area (acres)</i>	<i>Imperviousness (%)</i>	<i>Rv</i>	<i>WQV (cubic feet)</i>
201	0.36	0.18	50.0	0.34	257
202	0.36	0.18	50.0	0.34	260
203	0.36	0.18	50.0	0.34	260
Total	1.08	0.54	50.0		777

In the NW 1/4 Section 22, Township 2 South,
Range 1 East, Salt Lake Base and Meridian



I, Matthew P. Sotomayor, do hereby certify that I am a registered bond servicer and that I hold cer-

[illegible]

RECEIVED
JAN 10 1989
FBI - NEW YORK

392 feet to point where W. lat. 93° 31' feet and 188° 55' feet
 5920 feet from the Center of Section 28, Township 5, South
 Range 18 East, 3d. lot, Boy and Hendon, and ending there
 188° 55' E. 338.5 feet Boy and Hendon, thence
 N45° 55' E. 35.1 feet to the point where the
 N45° 55' E. 35.1 feet line crosses the 188° 55' E. 338.5 feet
 line, N 17° 38' E. there 280° 33' E. 356.5 feet
 thence 50° 15' E. 15.00 feet to the point of beginning.

L. L. O'NEILL
 C. A. 302, S. 10, E. 1, 1882, A. C.

K-500 at men by VINCE STEWART, 1402
 1402 signed away () of the above described prop-
 erty and having caused same to be substituted for
 and there to be hereafter known as the
Brady Woods Subdivision

The hereby dedicate for personal use or the public or
purposes of lands shown on this plot as intended for
public use

In witness whereof I have hereunto set
the day of _____ A.D. 19__

[Signature]

STATE OF UTAH
County of Salt Lake
On the _____ day of _____, A.D. _____, personally

the subject of the above Imperial declaration.
In addition, who truly acknowledged to the that
signed it, they had voluntarily
and for their usage and purposes the en per passed
to COMMISSIONER KOPPEL.

Brady Woods Subdivision
in the NW 1/4 Section 22, Township 2 North,
Range 1 East, Salt Lake Base and Meridian

THE DISTRICT OF COLUMBIA
RECEIVED
JAN 25 2006
SILK 2008 PAGE 45

22-22-13 #32.00

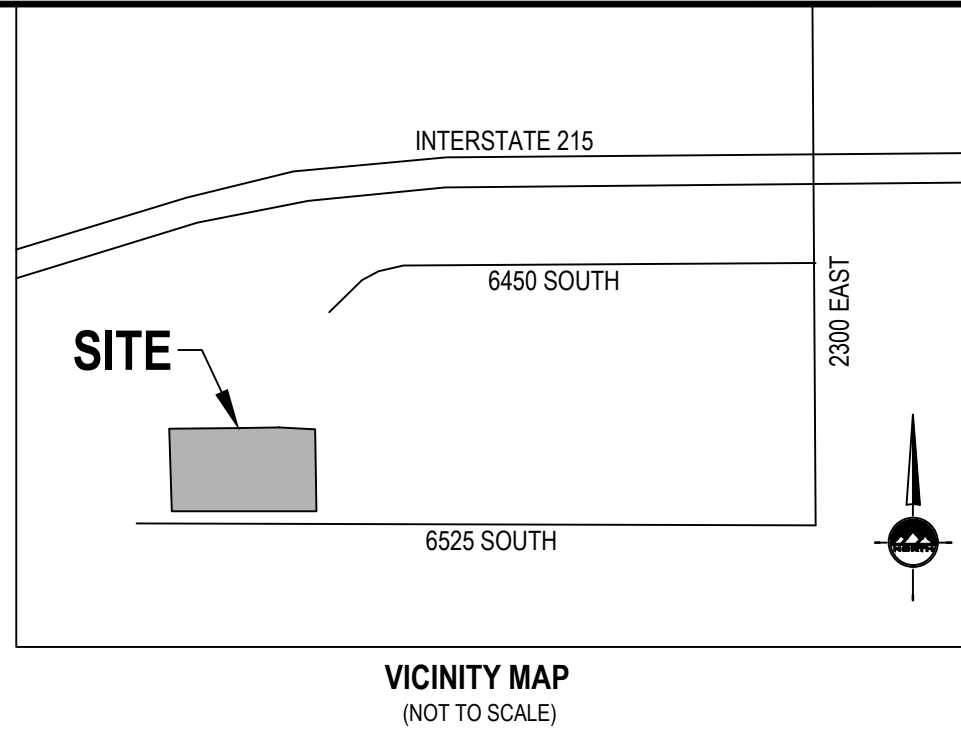
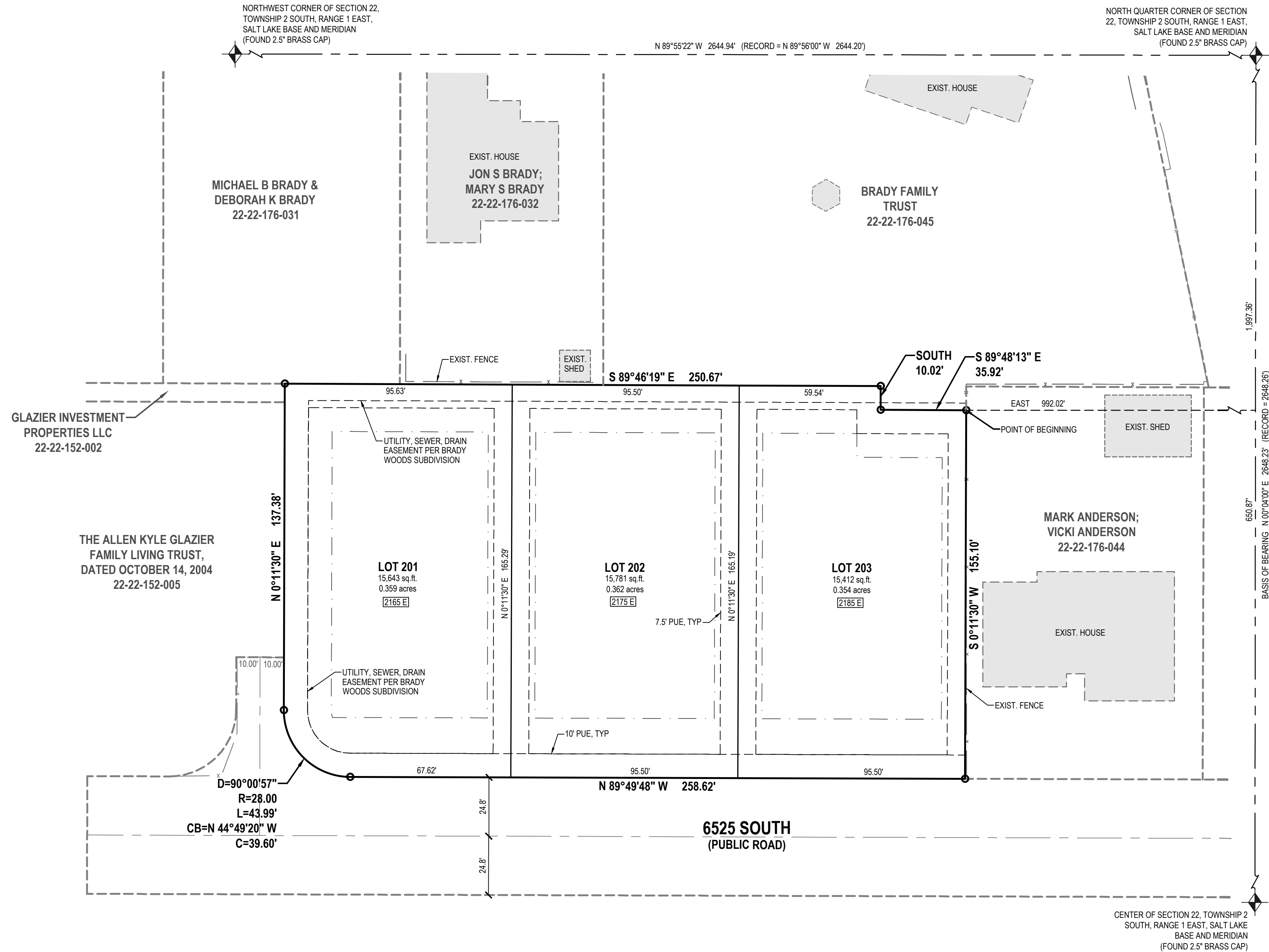
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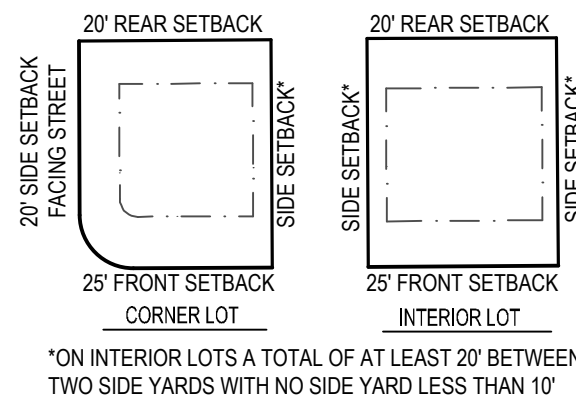
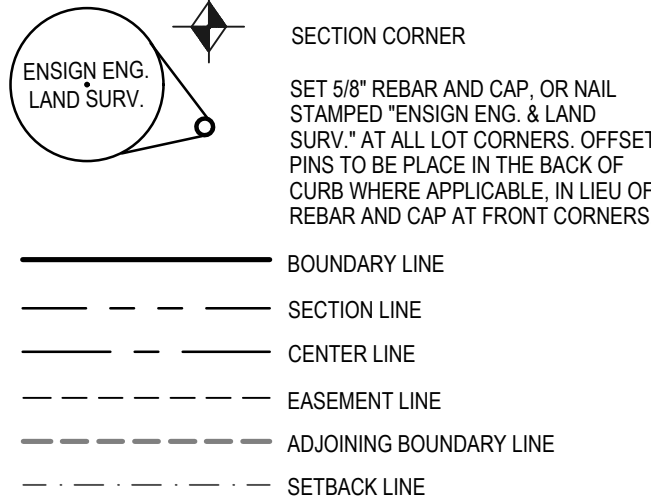
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SOUTH BRADY SUBDIVISION

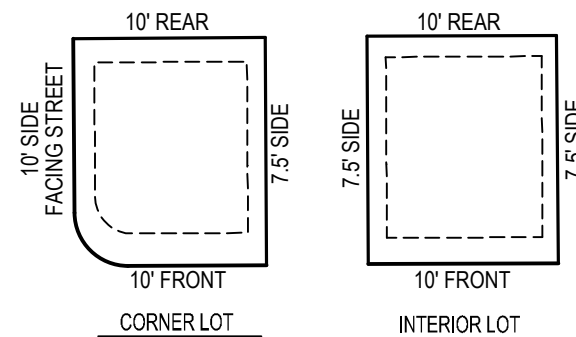
AMENDING ALL OF LOT 2 OF BRADY WOODS SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH



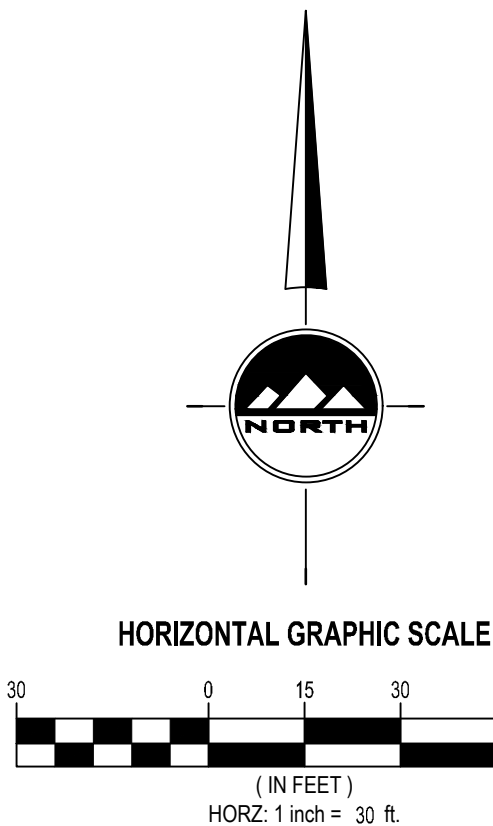
LEGEND



TYPICAL BUILDING SETBACKS
NOT TO SCALE
(SETBACK REQUIREMENTS FOR ZONE R-1-15 PER COTTONWOOD HEIGHTS ZONING REGULATIONS CODE CHAPTER 19.25 OR CURRENT APPLICABLE ORDINANCE CHAPTER)



TYPICAL PUBLIC UTILITY EASEMENTS
NOT TO SCALE



S.L. CITY PUBLIC UTILITIES DEPT.

APPROVED AS TO WATER DETAILS THIS
DAY OF _____ A.D., 20____.

DIRECTOR, S.L. CITY PUBLIC UTILITIES

SURVEYOR'S CERTIFICATE

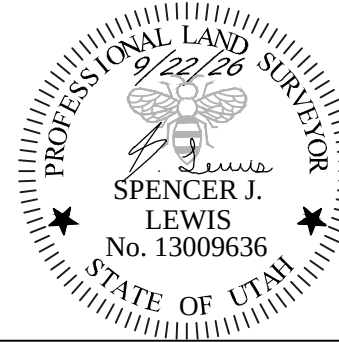
I, SPENCER J. LEWIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 13009636 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 11-73-504 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 has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Amending a portion of Lot 2 of Brady Woods Subdivision, recorded February 25, 2005 as Entry No. 9307442 in Book 2005P at Page 45 of Official Records. Said parcel of land is situate in the Northwest Quarter of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point on the east boundary line of said Lot 2, said point being North 0°04'00" East 650.87 feet along the section line and West 992.02 feet from the Center of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running
thence along the boundary of said Lot 2 the following five (5) courses:
(1) South 0°11'30" West 155.10 feet;
(2) North 89°49'48" West 256.62 feet;
(3) Northwesteily 43.99 feet along the arc of a 28.00 feet radius curve to the right (center bears North 0°10'12" East and the chord bears North 44°49'20" West 39.60 feet with a central angle of 90°00'57");
(4) North 0°11'30" East 137.38 feet;
(5) South 89°46'19" East 250.67 feet to the point of beginning.
thence South 10.02 feet;
thence South 89°46'13" East 35.92 feet to the point of beginning.

Contains 46,835 square feet or 1.075 acres and 3 Lots



Date _____
SPENCER J. LEWIS
P.L.S. 13009636

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

SOUTH BRADY SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. 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 whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: _____

By: _____

TRUST ACKNOWLEDGMENT

STATE OF UTAH
County of _____ J.S.S.

On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same as trustee(s) on behalf of the _____ and executed it with lawful and proper authority, and the execution was a valid act binding on said Trust.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY.

SOUTH BRADY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, (the 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.

ROCKY MOUNTAIN POWER NOTES:
1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 10-20-803 and § 17-15-103 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right of way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

DEVELOPER
JORDAN & BROOKE BRADY
2196 E 6450 S
COTTONWOOD HEIGHTS, UT

SHEET 1 OF 1

PROJECT NUMBER : 15089
MANAGER : MB
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 2026-09-22

WATER DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 2____

REPRESENTATIVE

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ A.D., 2____

DIRECTOR

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D., 2____

CITY ENGINEER

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____ A.D., 2____

DIRECTOR

PLANNING COMMISSION

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

CHAIRMAN

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D., 2____

CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS
DAY OF _____ A.D. 20____

MAYOR

ATTEST: CITY RECORDER



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.943.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.895.2363



COTTONWOOD HEIGHTS CITY PLANNING COMMISSION STAFF REPORT



October 21, 2026

Summary

Project Number:
SUB-26-007

Subject Properties:
2196 E. 6450 S

Action Requested:
Plat Amendment

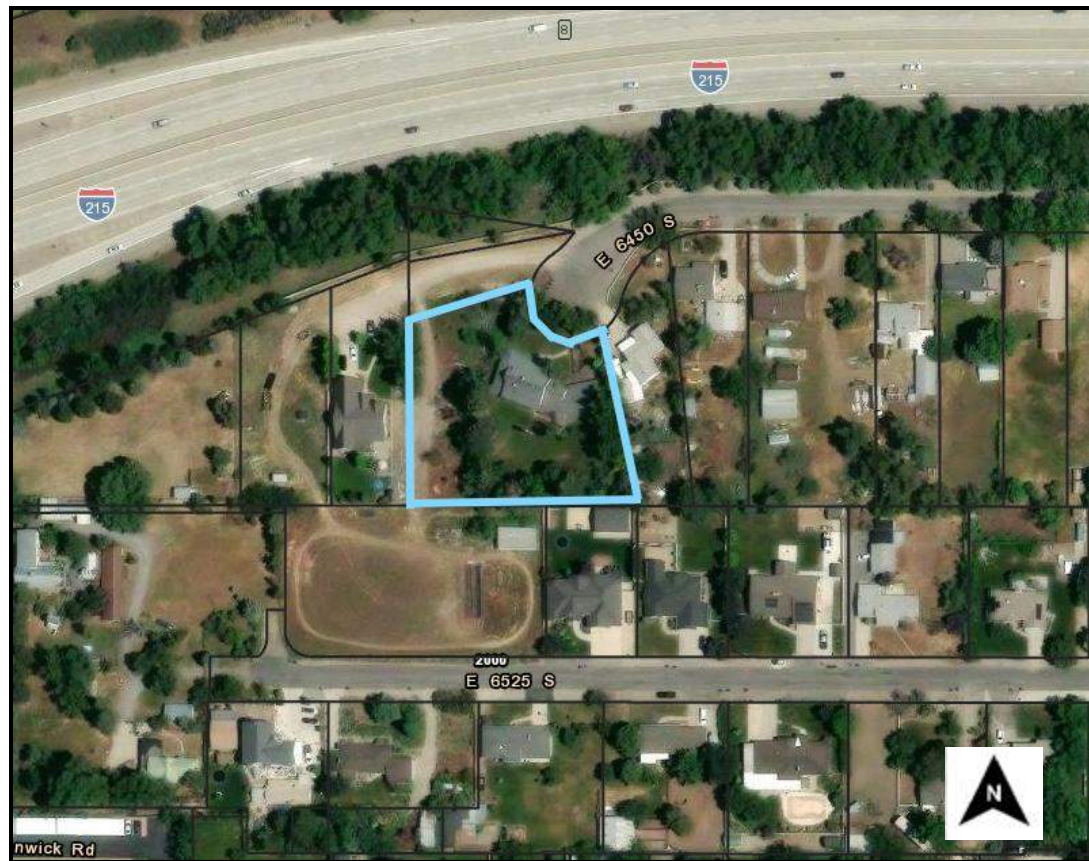
Applicant:
Jordan and Brooke Brady

Recommendation:
APPROVE WITH
CONDITIONS

Context

Property Owner:
BRADY FAM TRUST

Acreage:
Approx. 1.11 acre



Request

The applicant requests approval of a subdivision plat amendment to amend all of Lot 15 and a portion of Lot 14 of the Ellison Woods Subdivision and establish the North Brady Subdivision, consisting of two single-family residential lots.

The proposed subdivision would establish Lot 101 at approximately 30,217 square feet (0.694 acres) and Lot 102 as an additional residential building lot. The proposal would retain the existing single-family residence on Lot 101 and create one additional lot for future residential development.

The proposed subdivision remains subject to completion of applicable City and agency technical reviews prior to final plat approval and recordation.

Background & Context

The subject property is located along 6450 South within an established single-family residential neighborhood. The property contains an existing single-family residence and associated residential improvements.

The applicant previously requested a General Plan Land Use Map Amendment and Zoning Map Amendment to change the property from Residential – Rural Density and RR-1-21 zoning to Residential – Low Density and R-1-15 zoning. The purpose of those requests was to facilitate a future two-lot residential subdivision.

The proposed North Brady Subdivision is consistent with the residential infill concept presented with the earlier land use amendment applications. However, subdivision approval is a separate land use action requiring compliance with applicable zoning, subdivision, engineering, and utility standards.

The September 22, 2026 subdivision plans identify the proposed lot boundaries, existing structures, utility infrastructure, access improvements, easements, grading, and stormwater facilities.

Review Status

The North Brady Subdivision is currently undergoing technical review by City staff and applicable reviewing agencies. **Water, sewer, and Fire Department reviews have been completed and approved.** Based on the initial review, staff has not identified any major land-use or subdivision-design issues that would prevent the application from proceeding to the Planning Commission for consideration.

Several remaining technical and drafting items are still under review and may require revisions to the subdivision plat and associated construction documents.

Based on the review completed to date, staff does not anticipate that resolution of the remaining comments will materially alter the basic subdivision design presented to the Planning Commission, including the proposed two-lot configuration, general lot boundaries, lot areas, or frontage. Any revisions that would result in a material change to the subdivision design would be subject to additional City review, as applicable.

Planning Commission approval of the subdivision plat amendment would therefore be subject to the applicant satisfactorily addressing all remaining staff and agency review comments prior to final plat approval, City signatures, and recordation.

Analysis & Findings

Land Use and Zoning

The proposed subdivision would establish two lots intended for detached single-family residential use.

The proposed plat identifies Lot 101 at approximately 30,217 square feet, exceeding the 15,000-square-foot minimum lot area associated with the R-1-15 zoning district. Lot 102 is proposed as the additional residential building lot.

Staff Analysis: The proposed two-lot configuration is consistent with the residential infill concept previously presented to the City. Final verification of both lots' areas, widths, frontage, setbacks, and other dimensional requirements is required before recordation.

Plat Amendment

The proposed North Brady Subdivision would amend all of Lot 15 and a portion of Lot 14 of the recorded Ellison Woods Subdivision.

The amendment would establish Lots 101 and 102 and identify applicable property boundaries, dedications, and easements.

Staff Analysis: The proposed amendment would create one additional residential building lot while retaining the existing residence. The final plat must accurately identify the affected recorded lots, legal descriptions, existing easements, and any necessary easement modifications.

Access and Frontage Improvements

The proposed subdivision is located along 6450 South, an existing public roadway. The submitted civil plans identify a proposed 20-foot-wide asphalt driveway and fire access serving the development.

Staff Analysis: The proposed access arrangement must be reviewed for compliance with applicable driveway, emergency access, frontage, and public improvement standards. Final access geometry and improvements remain subject to Public Works and Fire Department review.

Utilities

The submitted construction plans identify existing water, sanitary sewer, gas, power, and other utility infrastructure in the vicinity of the project and propose utility service connections for the two lots.

Staff Analysis - Water and sewer reviews have been completed and approved. Other applicable utility and City technical requirements shall be addressed prior to final plat approval, recordation, and/or construction authorization, as applicable.

Easements

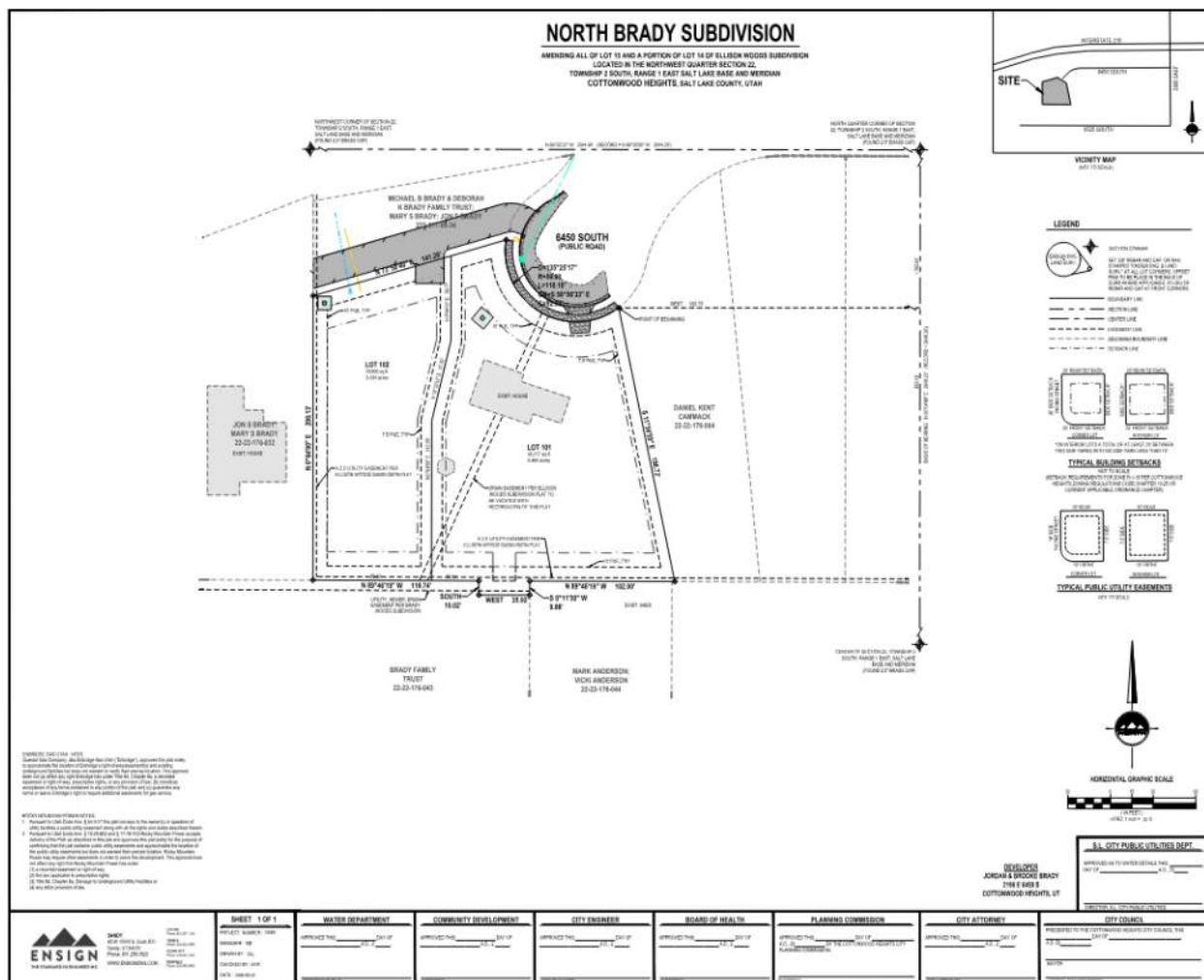
The survey and proposed subdivision materials identify existing utility, sewer, and drainage easements affecting the property.

Drainage and Stormwater

The plans identify the following preliminary retention volumes:

- **Lot 101:** 445 cubic feet required; 496 cubic feet provided.
- **Lot 102:** 358 cubic feet required; 373 cubic feet provided.

Staff Analysis: The proposed retention facilities provide storage volumes exceeding the calculated requirements shown in the submitted plans. Final grading, stormwater calculations, dry-well design, and erosion-control measures remain subject to City Engineer review and approval



Subdivision Amendment Procedure

12.26.010 Plat Vacation Process

- A. The planning commission may, with or without a petition, consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street, lot, or alley contained in a subdivision plat at a public hearing.
- B. If a petition is filed, the planning commission shall hold a public hearing within 45 days after receipt of a petition.

12.26.020 Notice Of Hearing For Plat Change

- A. The planning commission shall cause notice of the proposed plat change to be mailed to each owner of real property located within 400 feet of the property that is the subject of the proposed plat change, addressed to the owner's mailing address appearing on the most recent assessment rolls of the Salt Lake County Assessor.
- B. The notice shall include the date, place, and time when the hearing will be held to consider such proposed plat change.
- C. If the proposed change involves the vacation, alteration, or amendment of a street, the planning commission shall also cause notice of the date, place, and time of the hearing regarding the matter to be given as required by UTAH CODE ANN. § 10-9a-609.5, as amended.

Recommendation

Based on the submitted subdivision plat and supporting civil plans, staff finds that the proposed North Brady Subdivision is generally consistent with city standards.

Staff recommends that the Planning Commission **APPROVE WITH CONDITIONS** the North Brady Subdivision plat amendment, subject to completion of the remaining City technical review process and resolution of outstanding comments prior to final plat approval and recordation.

Conditions of Approval

1. **Technical Review.** The applicant shall address all remaining comments from Planning, Engineering, Public Works, Fire, utility providers, and other applicable reviewing agencies prior to final plat approval and recordation.
2. **Zoning Compliance.** The final plat shall demonstrate compliance with the applicable zoning district, including lot area, width, frontage, setbacks, and other dimensional requirements.
3. **Engineering and Public Improvements.** Final access, frontage improvements, grading, drainage, stormwater facilities, and other public improvements shall be reviewed and approved by the City Engineer and applicable agencies, prior to final approval and recordation.
4. **Easements and Title.** All existing and proposed easements, legal descriptions, dedications, and title interests shall be verified and appropriately reflected on the final plat. Any required easement modifications shall be completed before recordation.

5. **Utility and Fire Approvals.** The applicant shall obtain all required utility-provider and Fire Department approvals, including approval of the proposed driveway and emergency access arrangements.
6. **Final Plat Compliance.** The final plat shall incorporate all required corrections and comply with applicable subdivision, zoning, engineering, and recording requirements.
7. **Recordation.** The final plat shall be recorded within the applicable approval period established by City Code unless an extension is approved in accordance with applicable requirements.

Model Motions

Approval

I move to approve the SUB-26-007 North Brady Subdivision plat amendment, a request by Jordan Brady to amend all of Lot 15 and a portion of Lot 14 of the Ellison Woods Subdivision and establish two single-family residential lots at 2196 E. 6450 S., based on the findings and subject to the conditions outlined in the staff report.

- List any additional findings.

Denial

“I move to deny Project SUB-26-007 based on the following findings:”

- List findings for denial.

Attachments

- A. Applicant’s Narrative
- B. ALTA survey
- C. Proposed Amended Plat/civil plan
- D. Copy of existing plat

Proposed Two-Lot Residential Subdivision

2196 E. 6450 S. Cottonwood Heights, Utah

Written Narrative

1. Overall Rationale and Intent of the Project

The purpose of this application is to subdivide an existing 1.11-acre residential property into two single-family residential lots. The proposed subdivision is intended to provide an additional thoughtfully designed homesite that is compatible with the surrounding neighborhood while making efficient use of existing infrastructure and public utilities.

The project represents an example of sensitive infill development by utilizing an existing residential parcel located within an established neighborhood. Rather than extending development into previously undeveloped areas, the proposal increases housing opportunities within an area already served by public streets, water, sanitary sewer, storm drainage, natural gas, electricity, and other municipal services.

Each proposed lot will be approximately 18,900 for the new development lot and 29,850 square feet for the existing residence lot. The resulting lots will maintain the spacious residential character of the neighborhood while providing additional homeownership opportunities that reflect current housing demand in Cottonwood Heights.

The subdivision has been designed to preserve and improve neighborhood aesthetics through quality residential development, maintain adequate setbacks, provide safe access, and utilize existing public infrastructure without requiring new public streets. Because the lots are comparable in size to many surrounding residential parcels, the development remains consistent with the area's established low-density residential character.

2. Consistency with the Cottonwood Heights General Plan, Zoning Ordinance, and Applicable Planning Documents

The proposed subdivision supports several objectives identified within the Cottonwood Heights General Plan by encouraging well-designed infill residential development where adequate infrastructure already exists.

Specifically, the project:

- Promotes efficient use of existing public infrastructure and utilities.
- Encourages orderly residential growth within developed neighborhoods.
- Increases housing opportunities while maintaining neighborhood compatibility.
- Preserves the residential character through generous lot sizes and low-density development.

- Utilizes existing public transportation without requiring infrastructure improvements.

The proposed lots exceed the minimum lot size requirements of the requested zoning designation and have been configured to provide functional building envelopes, appropriate setbacks, and sufficient frontage for attractive single-family homes.

Because the subdivision occurs entirely within an existing residential neighborhood and does not introduce commercial or higher intensity uses, the proposal maintains consistency with the long-term vision established by the City's planning policies for stable residential neighborhoods.

The project also complements surrounding development patterns by creating lots that remain significantly larger than many existing residential lots throughout Cottonwood Heights while making efficient use of underutilized land.

3. Property Size

Gross Site Area

- Approximately **1.11 acres**
- Approximately **48,750 square feet**

Street Right-of-Way Dedication

- Approximately **1380 square feet** (to be finalized by survey and engineering).
 - Public utility easement, curb/gutter and sidewalk.
 - South frontage of property measuring approximately 115x12 feet.

Net Developable Area

- Approximately **0 square feet** following any required dedication.

The subdivision utilizes the existing public street system and does not require construction of new public roadways.

4. Number of Dwelling Units and Density

The proposed subdivision will create:

- **Two (2) residential lots**
- **Two (2) single-family detached dwelling units**

Overall residential density:

- **Approximately 1.8 dwelling units per acre**

This density remains consistent with low-density residential development and reflects an appropriate transition within the surrounding neighborhood.

5. Proposed Land Use Classification

Primary Use

- R-1-15
- Single-family detached residential dwellings (Permitted)

Accessory Uses

Typical accessory residential uses permitted by the Cottonwood Heights Zoning Ordinance, including but not limited to:

- Attached and detached garages
- Accessory storage structures
- Fencing and walls
- Residential landscaping
- Patios and decks
- Home occupations where permitted by ordinance.

No conditional or commercial land uses are proposed as part of this subdivision.

6. Proposed Lot Mix

Lot Type	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Number of Lots
Single-Family Residential	97 ft	165 ft	18,900 sq. ft.	2

Open Space

Dedicated Common Open Space	None Proposed
Private Yard/Open Area	Included within each residential lot

Because each lot exceeds 15,000 square feet, substantial private open space will be provided on every parcel, eliminating the need for separate common open space facilities while maintaining the open residential character of the neighborhood.

Summary

This subdivision represents a carefully planned residential infill project that creates two generously sized single-family lots while preserving the established character of the surrounding neighborhood. The proposal efficiently utilizes existing infrastructure, supports the goals of the Cottonwood Heights General Plan, provides additional housing opportunities, and results in a high-quality residential development that will be a positive contribution to the community.

811

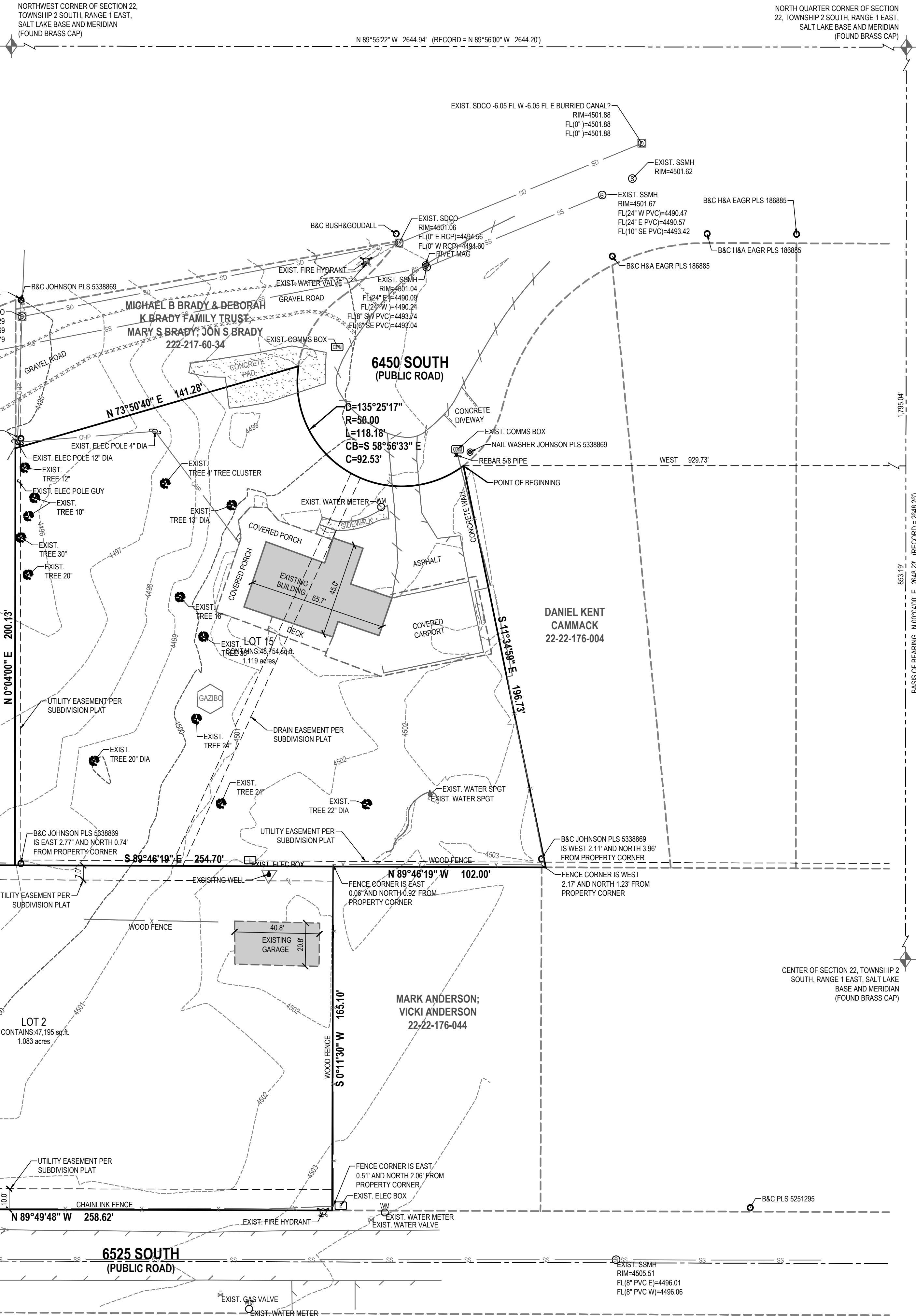
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

CENTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

ELEV = 4534.58'



LEGEND

SECTION CORNER

MONUMENT

SET NAIL & WASHER

SET ENSIGN REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

SIGN

UTILITY MANHOLE

UTILITY POLE

GAS METER

GAS LINE

MINOR CONTOURS 1' INCREMENT

MAJOR CONTOURS 5' INCREMENT

CONCRETE

ADJACENT RIGHT OF WAY

RIGHT OF WAY

SECTION LINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER

STORM DRAIN LINE

WATER LINE

IRRIGATION LINE

TELEPHONE LINE

OVERHEAD POWER

EXISTING BUILDING

SCHEDULE B-2 REFERENCE

SURVEYOR'S NARRATIVE

I, Spencer J. Lewis do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 13009636 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an Boundary and topographic Survey for use by the client.

The Basis of Bearing is the line between the

COMMITMENT DESCRIPTIONS

Lot 2 of Brady Woods Subdivision, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

ALL OF LOT 15, ELLISON WOODS SUBDIVISION. ALSO LOT 14, ELLISON WOODS SUBDIVISION. EXCEPT BEG AT SE COR OF SD LOT: N 10°57'30\"/>

The field work was completed on, June 24, 2026

Date of Plat or Map: June 29, 2026

6/30/26

Date

Spencer J. Lewis
License No. 13009636

Note: For conditions of record not shown herein as well as specific references to items in the title report, please refer to a title report supplied by Eagle Gate Title Insurance Agency, Inc., of Riverton Utah, under Commitment No. RIV-108860-SS, dated effective April 21, 2026 as well as that title report supplied by Eagle Gate Title Insurance Agency, Inc., of Salt Lake City Utah, under Commitment No. SL-109330-SS, dated effective June 11, 2026.

Schedule B-2 Exceptions Lot 2

1. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power telephone, sewer, gas or water lines, and right of way and easements thereof.

2. Notes, Easements, Restrictions and Setbacks as set forth on the dedicated plat recorded in the county records for the subdivision in which the subject property is located.

3. 10' Utility, Sewer, and Drainage Easement over the Southerly and Westerly sides and a 7' Utility, Sewer, and Drainage Easement over the Northerly side, and incidentals as shown on the recorded plat.

Schedule B-2 Exceptions Lot 15

1. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power telephone, sewer, gas or water lines, and right of way and easements thereof.

2. Public Utility and Drainage Easement over the West Side 2 1/2 feet of the subject property, and incidentals, as shown on the recorded plat.

3. Public Utility and Drainage Easement over the South Side 2 1/2 feet of the subject property, and incidentals, as shown on the recorded plat.

4. Public Utility and Drainage Easement over the Middle 5 feet of the subject property, and incidentals, as shown on the recorded plat.

ADDITIONAL TABLE A CERTIFICATION PER 2026 ALTA-NSPS LAND TITLE ASSOCIATION

1) All monuments used and set are shown on survey.

2) Parcel address: 2193 East 6525 South, Cottonwood Heights, UT 84121

4) Subject parcel contains square feet or acres.
Lot 15: 48,754 sq. ft. 1.119 acres
Lot 1: 47,195 sq. ft. 1.083 acres

5) 1 foot contours are shown on survey.

7a) Exterior dimensions of all buildings at ground level.

8) Substantial features are shown on survey.

13) Adjacent owners are shown on survey.

VICINITY MAP
(NOT TO SCALE)

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 22 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JORDAN BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

BRADY 5-LOT SUBDIVISION
BOUNDARY AND TOPOGRAPHIC SURVEY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH

BOUNDARY AND
TOPOGRAPHIC SURVEY

PROJECT NUMBER
15089

PRINT DATE
6/30/26

DRAWN BY
JMS

CHECKED BY
SUL

PROJECT MANAGER
SUL

1 OF 1



Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

NORTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH

INDEX OF DRAWINGS

1 OF 1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-002	GENERAL NOTES - SALT LAKE CITY
C-100	DEMOLITION PLAN
C-200	SITE AND UTILITY PLAN
C-300	GRADING AND DRAINAGE PLAN
C-400	EROSION CONTROL PLAN
C-500	DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 22, 2026

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

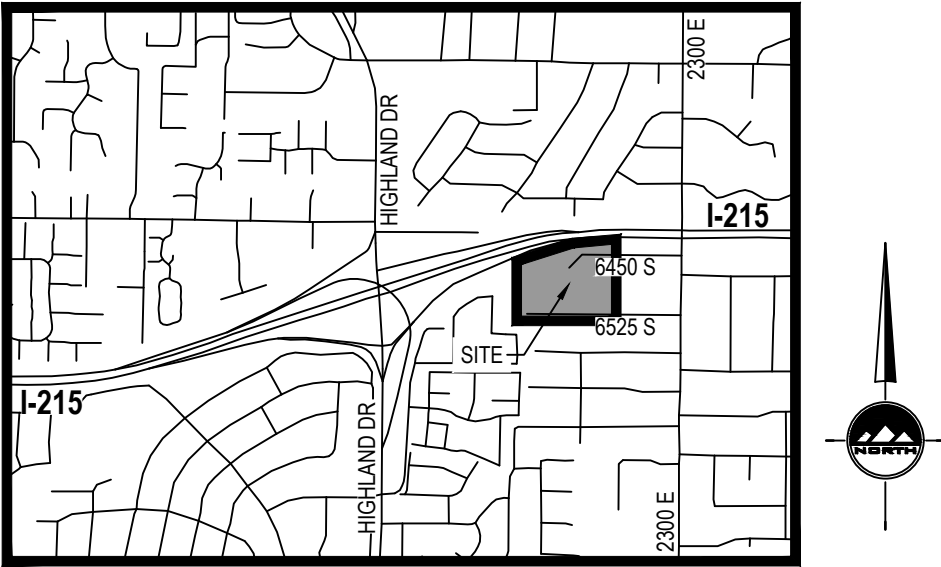
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

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

VICINITY MAP



NO SCALE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO COTTONWOOD HEIGHTS CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = CENTER OF SECTION 22, T2S, R1E, SALT LAKE BASE & MERIDIAN ELEV. = 4534.58'.



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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FOR:
JORDAN & BROOKE BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

NORTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH



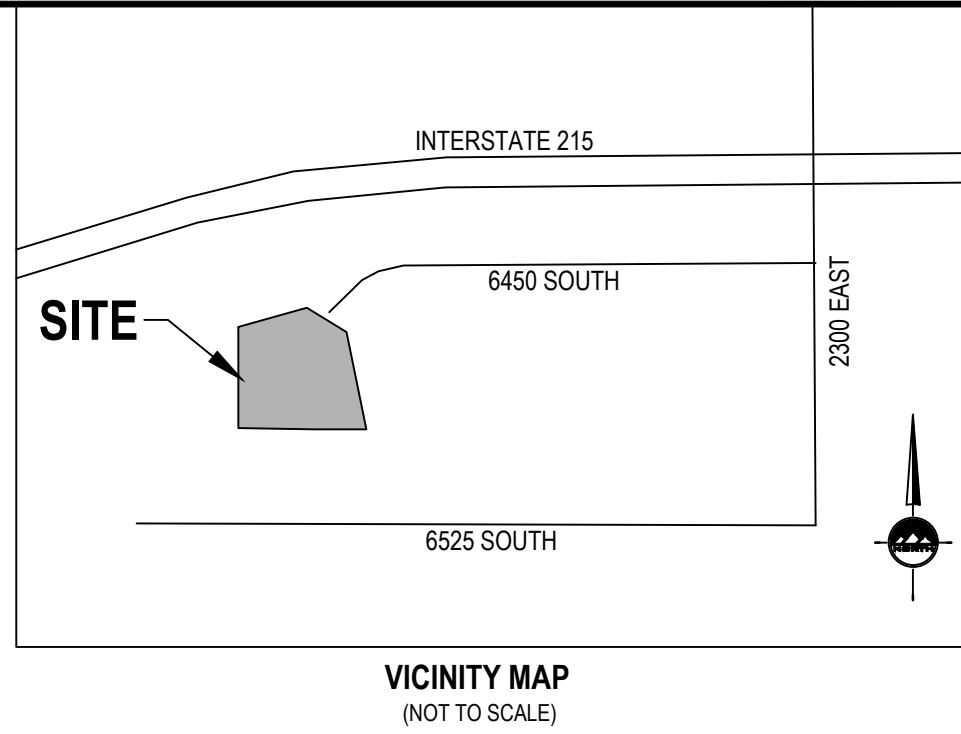
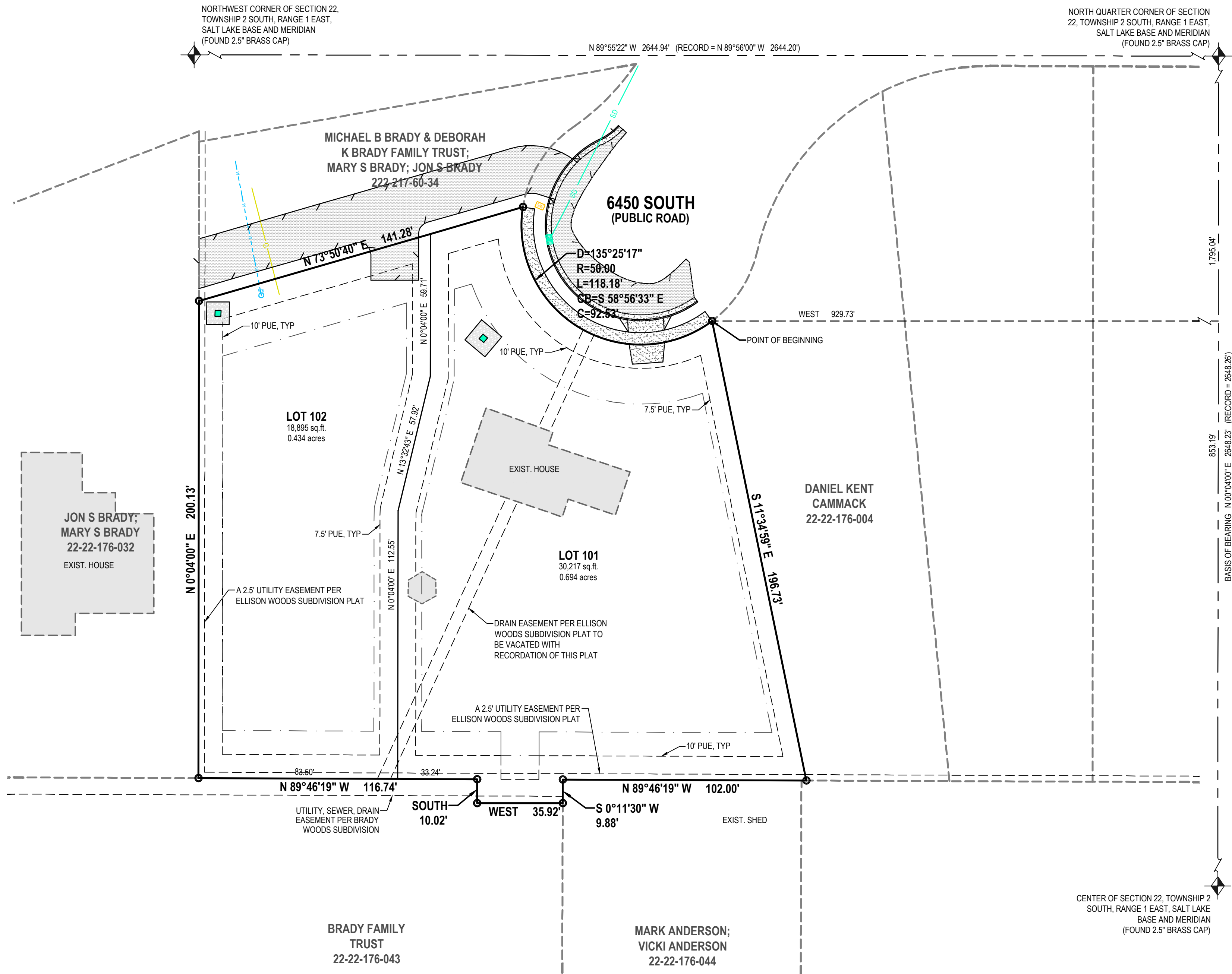
COVER

PROJECT NUMBER: 15089
PRINT DATE: 2026-09-22
PROJECT MANAGER: MSB
DESIGNED BY: TJP

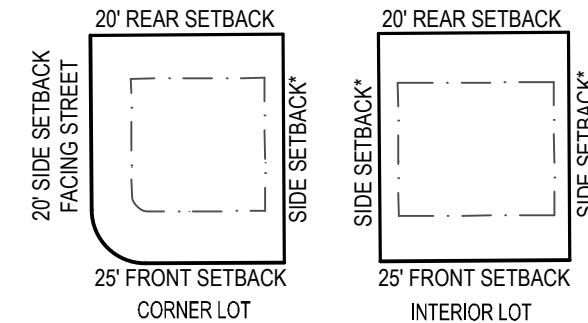
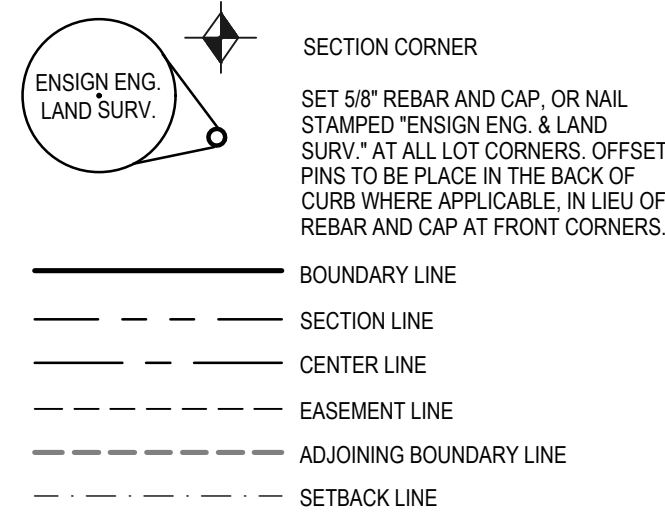
C-000

NORTH BRADY SUBDIVISION

AMENDING ALL OF LOT 15 AND A PORTION OF LOT 14 OF ELLISON WOODS SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH



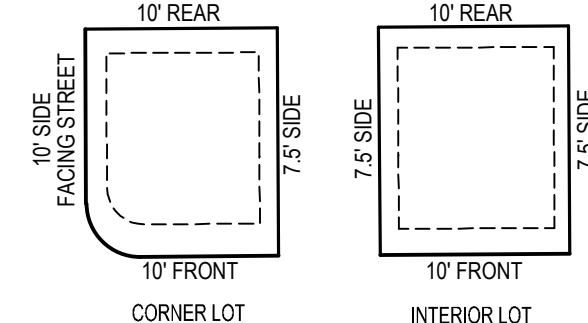
LEGEND



ON INTERIOR LOTS A TOTAL OF AT LEAST 20' BETWEEN
TWO SIDE YARDS WITH NO SIDE YARD LESS THAN 10'

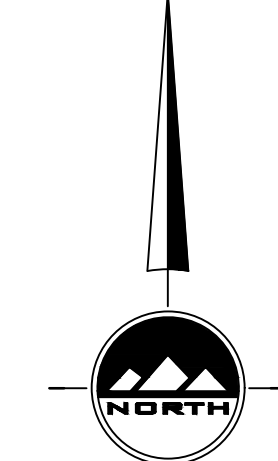
TYPICAL BUILDING SETBACKS

NOT TO SCALE
(SETBACK REQUIREMENTS FOR ZONE R-1-15 PER COTTONWOOD
HEIGHTS ZONING REGULATIONS CODE CHAPTER 19.25 OR
CURRENT APPLICABLE ORDINANCE CHAPTER)

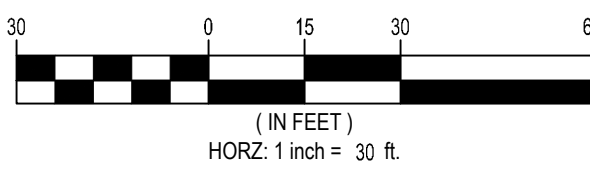


TYPICAL PUBLIC UTILITY EASEMENTS

NOT TO SCALE



HORIZONTAL GRAPHIC SCALE



DEVELOPER
JORDAN & BROOKE BRADY
2196 E 6450 S
COTTONWOOD HEIGHTS, UT

S.L. CITY PUBLIC UTILITIES DEPT.

APPROVED AS TO WATER DETAILS THIS
DAY OF _____ A.D., 20____.

DIRECTOR, S.L. CITY PUBLIC UTILITIES

SURVEYOR'S CERTIFICATE

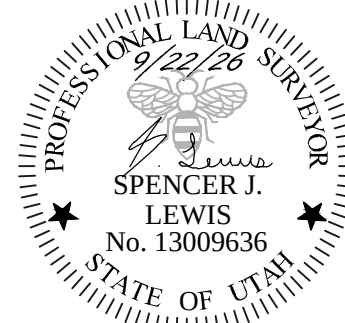
I, SPENCER J. LEWIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 13009636 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 117-3-504 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 has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Amending all of Lot 15 and a portion of Lot 14 of Ellison Woods Subdivision recorded June 9, 1947 as Entry No. 1084791 in Book J at Page 158 of Official Records and a portion of Lot 2 of Brady Woods Subdivision, recorded February 25, 2005 as Entry No. 9307442 in Book 2005P at Page 45 of Official Records. Said parcel of land is situate in the Northwest Quarter of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian. Said parcel of land being more particularly described of follows:

Beginning at a point on the Northern boundary line of said Lot 14, said point being North 0°04'00\"/>

Contains 49,111 square feet or 1.127 acres and 2 Lots



Date _____
SPENCER J. LEWIS
P.L.S. 13009636

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

NORTH BRADY SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. 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 whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: _____

By: _____

TRUST ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.

County of _____
On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same as trustee(s) on behalf of the _____, and executed it with lawful and proper authority, and the execution was a valid act binding on said Trust.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY.

NORTH BRADY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____

ENBRIDGE GAS UTAH - NOTE
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.

ROCKY MOUNTAIN POWER NOTES:
1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 10-20-803 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right of way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.943.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.895.2863

SHEET 1 OF 1

PROJECT NUMBER : 15089
MANAGER : MB
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 2026-09-22

WATER DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 2____
REPRESENTATIVE _____

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ A.D., 2____
DIRECTOR _____

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D., 2____
CITY ENGINEER _____

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____ A.D., 2____
DIRECTOR _____

PLANNING COMMISSION

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

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D., 2____
CITY ATTORNEY _____

CITY COUNCIL

PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL THIS
DAY OF _____ A.D. 20____
MAYOR _____
ATTEST: CITY RECORDER _____

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE ABOVE SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
 - CONTRACTOR IS REQUIRED TO LOCATE AND POT HOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT-HOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT-HOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DETAILED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EDA	EDGE OF ASPHALT
EVG	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		EXISTING CULINARY WATER LINE
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING SANITARY CLEAN OUT		EXISTING SECONDARY WATER LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN INLET BOX		EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		EXISTING OVERHEAD POWER LINE
	EXISTING STORM DRAIN COMBO BOX		PROPOSED ELECTRICAL LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING GAS LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING TELEPHONE LINE
	EXISTING STORM DRAIN CULVERT		EXISTING ACCESS ROUTE
	PROPOSED STORM DRAIN CULVERT		SAW CUT LINE
	TEMPORARY SAG INLET PROTECTION		STRAW WATTLE
	TEMPORARY IN-LINE INLET PROTECTION		TEMPORARY BERM
	ROOF DRAIN		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL MANHOLE		LIMITS OF DISTURBANCE
	EXISTING ELECTRICAL BOX		EXISTING WALL
	EXISTING TRANSFORMER		PROPOSED WALL
	EXISTING UTILITY POLE		EXISTING CONTOURS
	EXISTING LIGHT		PROPOSED CONTOURS
	PROPOSED LIGHT		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS METER		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING GAS VALVE		PROPOSED ASPHALT
	EXISTING TELEPHONE MANHOLE		EXISTING CURB AND GUTTER
	EXISTING TELEPHONE BOX		PROPOSED CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING CABLE BOX		TRANSITION TO REVERSE PAN CURB
	EXISTING BOLLARD		CONCRETE TO BE REMOVED
	PROPOSED BOLLARD		EXISTING CONCRETE
	EXISTING SIGN		PROPOSED CONCRETE
	PROPOSED SIGN		BUILDING TO BE REMOVED
	EXISTING SPOT ELEVATION		EXISTING BUILDING
	PROPOSED SPOT ELEVATION		PROPOSED BUILDING
	EXISTING FLOW DIRECTION		
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JORDAN & BROOKE BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

NORTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH

COTTONWOOD HEIGHTS, UTAH



GENERAL NOTES

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C-001

SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

1. **COMPLIANCE:**
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.
2. **COORDINATION:**
THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT.
- PUBLIC UTILITIES:
BACKFLOW PREVENTION - 483-6795
DEVELOPMENT REVIEW ENGINEERING - 483-6781
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
PRETREATMENT - 799-4002
STORM WATER - 483-6751
- SLC DEPARTMENTS:
ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248
ENGINEERING - SUBDIVISIONS - 535-6159
FIRE DEPARTMENT - 535-6636
PERMITS AND LICENSING (BLDG SERVICES) - 535-7752
PLANNING AND ZONING - 535-7700
TRANSPORTATION - 535-6630
- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
- BLUESTAKES LOCATING SERVICES - 532-5000
- COUNTY FIRE DEPARTMENT - 743-7231
- COUNTY FLOOD CONTROL - 468-2779
- COUNTY HEALTH DEPARTMENT - 386-468-3913
- COUNTY PUBLIC WAY PERMITS - 468-2241
- HOLLADAY CITY - 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-5405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
- UTAH STATE ENGINEER - 538-7240
3. **SCHEDULE**
PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.
4. **PERMITS, FEES AND AGREEMENTS**
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.
- CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6396). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.
5. **ASPHALT AND SOIL TESTING**
THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 330520 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. **NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE.** THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 6-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.
6. **TRAFFIC CONTROL AND HAUL ROUTES**
TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.
7. **SURVEY CONTROL**
CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE COUNTY SURVEYOR (468-2028) FOR MONUMENT LOCATIONS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.
8. **ASPHALT GUARANTEE**
THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.
9. **TEMPORARY ASPHALT**
IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.
10. **SAFETY**
THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.
11. **DUST CONTROL**
THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.
12. **DEWATERING**
ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUMES CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.

13. **PROJECT LIMITS**
THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
14. **WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES**
- A. INSPECTIONS -**
IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.
- B. DAMAGE TO EXISTING UTILITIES -**
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- C. UTILITY LOCATIONS -**
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300-FEET AHEAD OF SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.
- D. UTILITY RELOCATIONS -**
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.
- E. FIELD CHANGES -**
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.
- F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY -**
FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.
- G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -**
THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (COMMERCIAL/INDUSTRIAL) AND 72-HOURS (RESIDENTIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.
- H. WATER AND SEWER SEPARATION -**
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.
- I. SALVAGE -**
ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILITIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.
- J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -**
SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILITIES (483-6762) AND CONNECTED AT A MANHOLE. **INSIDE DROPS IN MANHOLES ARE NOT ALLOWED.** A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNIFORM UN-8-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE 1 ON PAGE 12 OF UN-8-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

K. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1: DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -
ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT PROPERTY LINE PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, "UTILITY INSTALLATION DETAIL."



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

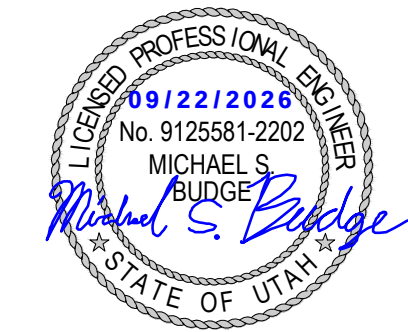
FOR:
JORDAN & BROOKE BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

NORTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH

COTTONWOOD HEIGHTS, UTAH



SALT LAKE CITY
GENERAL NOTES

PROJECT NUMBER
15089
PROJECT MANAGER
MSB
PRINT DATE
2026-09-22
DESIGNED BY
TJP

C-002

BENCHMARK

CENTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4534.58'

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

Know what's below.
Call before you dig.

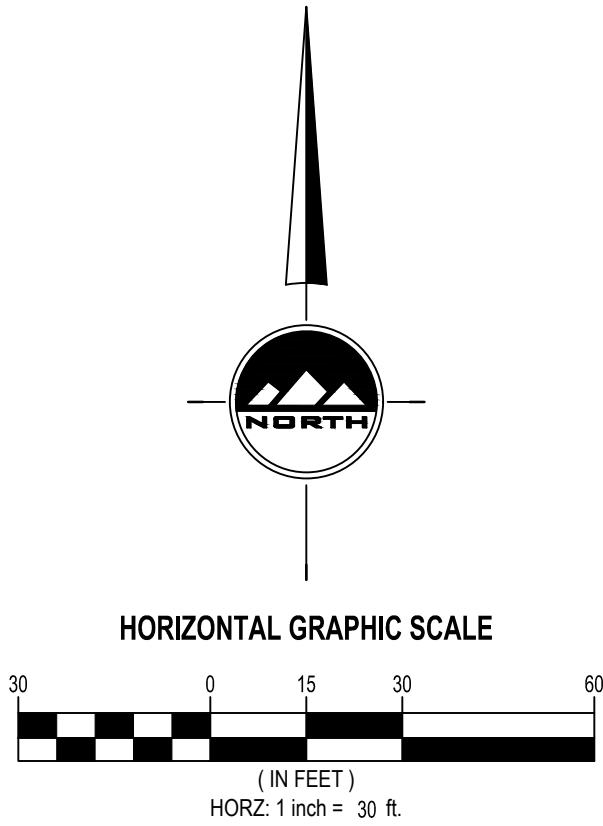
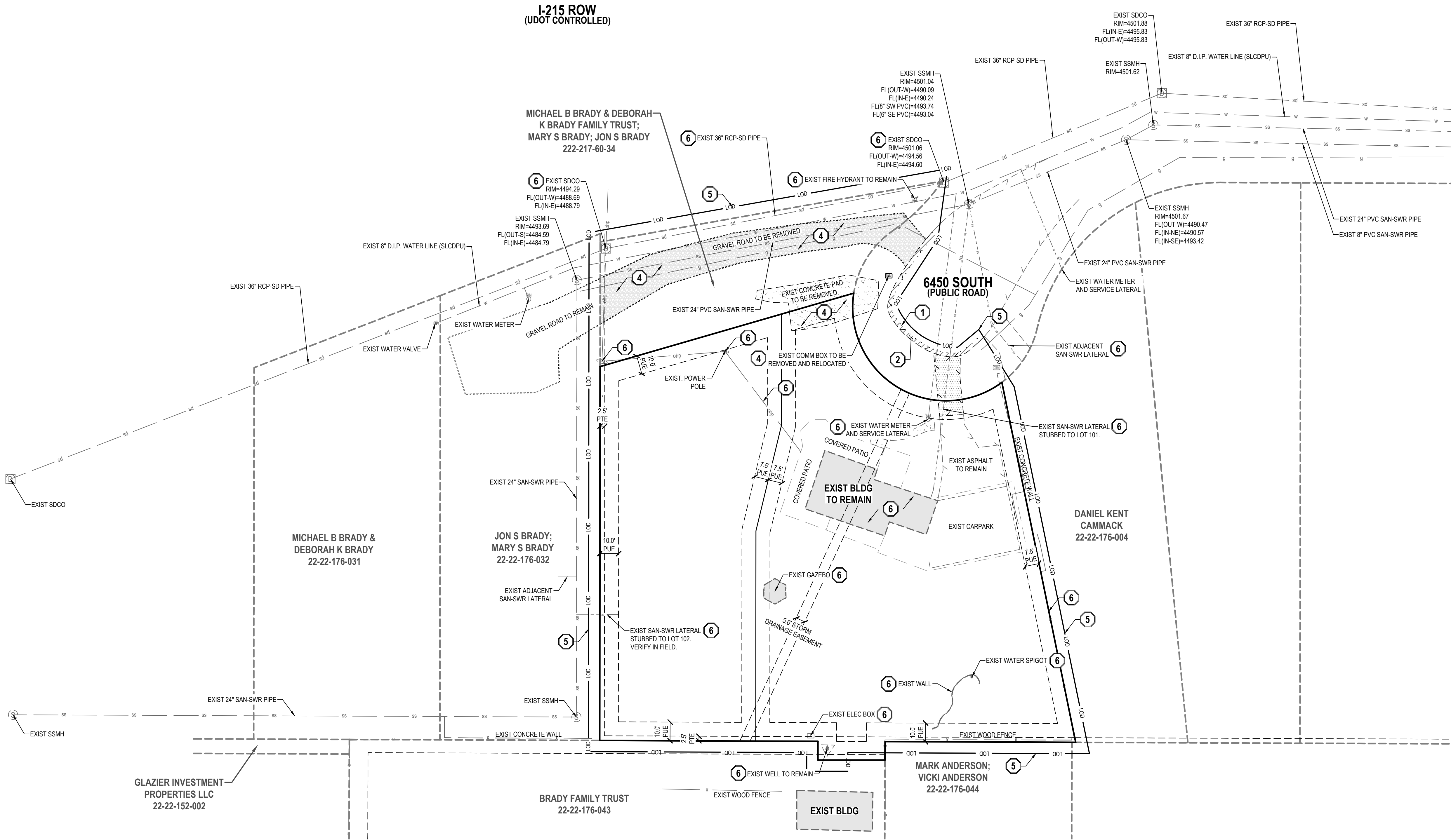
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

- SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
- REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
- LIMIT OF DISTURBANCE.
- PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

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Phone: 435.896.2983

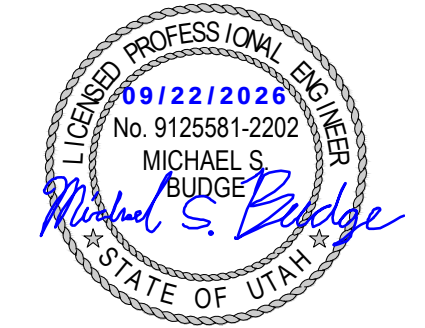
WWW.ENSIGNENG.COM

FOR:
JORDAN & BROOKE BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

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DEMOLITION PLAN

PROJECT NUMBER
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PROJECT MANAGER
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BENCHMARK

CENTER OF SECTION 22,
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GENERAL NOTES - SITE

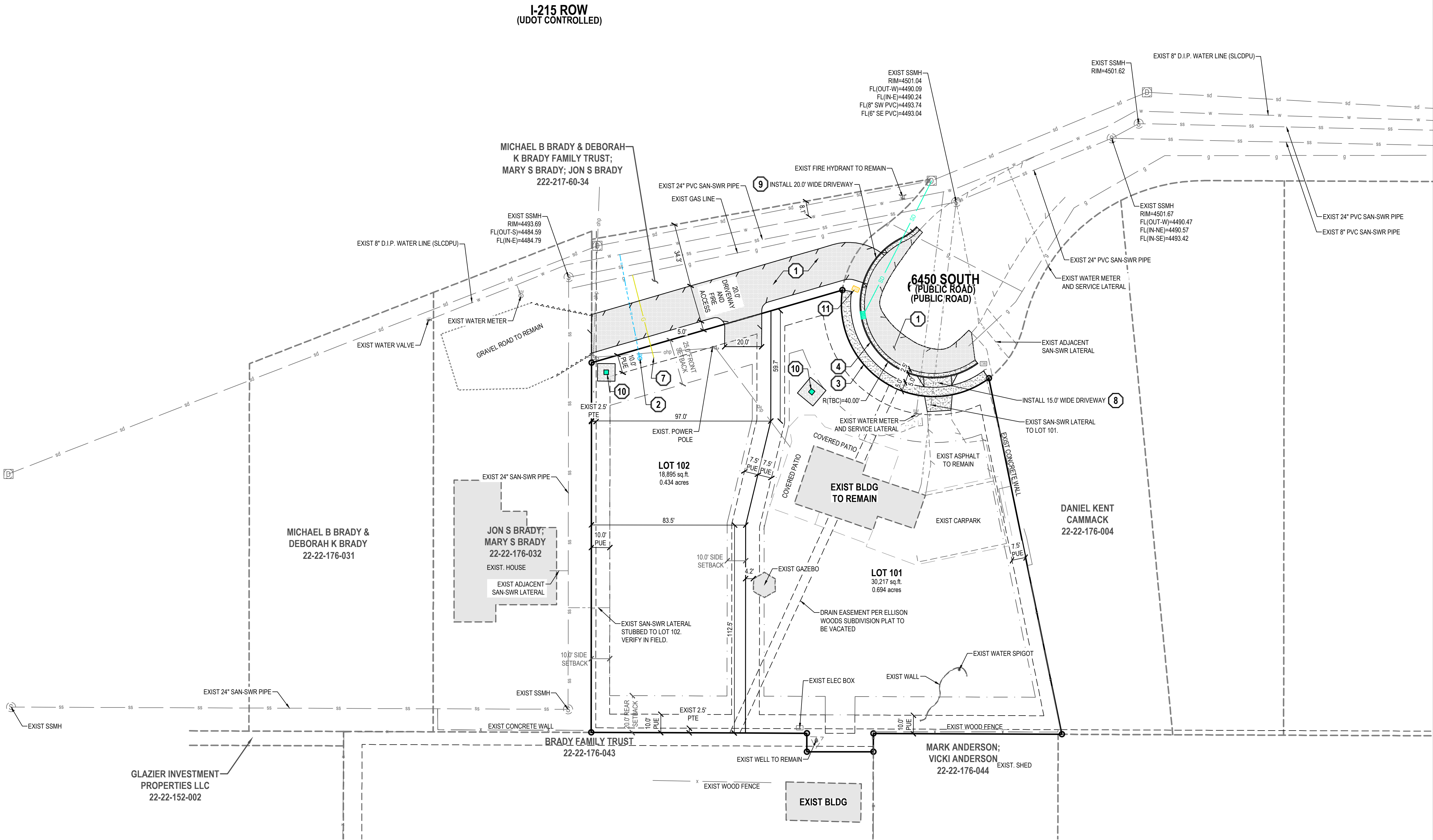
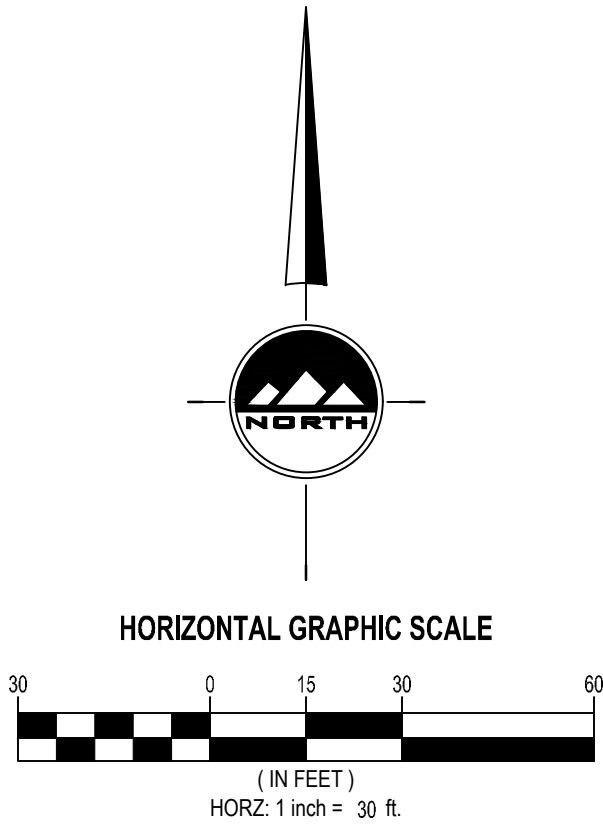
- ALL WORK TO COMPLY WITH COTTONWOOD HEIGHTS CITY OR APWA STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

GENERAL NOTES - UTILITY

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER COTTONWOOD IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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

- ASPHALT PAVEMENT PER DETAIL 4/C-500.
- 3/4" CULINARY WATER SERVICE WITH METER PER APWA STANDARD PLAN NO. 521 AND SPECIFICATIONS.
- 5" THICK CONCRETE SIDEWALK PER COTTONWOOD HEIGHTS CITY STANDARD DRAWING ST-1.
- 30" HIGH BACK CURB AND GUTTER PER COTTONWOOD HEIGHTS CITY STANDARD DRAWING ST-2.
- 4" SDR-35 PVC SANITARY SEWER LATERAL PER COTTONWOOD IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. 2.0% MINIMUM RUNNING SLOPE.
- CONNECT 4" SANITARY SEWER SERVICE LATERAL TO EXISTING SEWER MAIN WITH WYE PER COTTONWOOD IMPROVEMENT DISTRICT STANDARD DRAWING D8.
- GAS LINE. LOCATION SHOWN IN SCHEMATIC IN NATURE. EXACT SIZE, MATERIAL, AND LOCATION PER ENBRIDGE GAS.
- NOT USED
- FLARED DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.2.
- DRY WELL. SEE SHEET C-300 FOR INFORMATION.
- REMOVE AND RELOCATE EXISTING COMMUNICATIONS BOX TO PROPOSED PARK STRIP.



BENCHMARK

CENTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4534.58

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

Know what's below.
Call before you dig.

80TH PERCENTILE PRECIPITATION DEPTH (INCHES)					
0.58					
SITE NRCS SOIL GROUP TYPE					
A					
RETENTION VOLUME CALCULATIONS					
Sub-basin ID	Drainage Area (acres)	Hardscape Area (acres)	Imperviousness (%)	Rv	WQV (cubic feet)
101	0.62	0.31	50.0	0.34	445
102	0.50	0.25	50.0	0.34	358
Total	1.12	0.56	50.0		803

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 4XX.XX REPRESENTS AN ELEVATION OF 4.4XX.XX AND 500.XX REPRESENTS AN ELEVATION OF 4.500.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER COTTONWOOD HEIGHTS CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- FINISHED GRADE OF LOTS SHALL BE GRADED TO CONVEY 80TH PERCENTILE RUNOFF TOWARDS DRY WELLS WITH CONSTRUCTION OF RESIDENTIAL STRUCTURES.

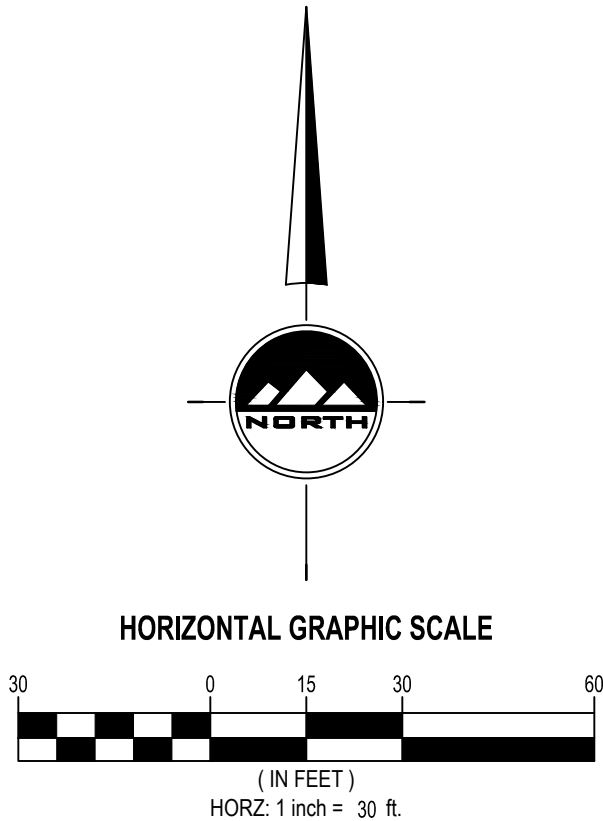
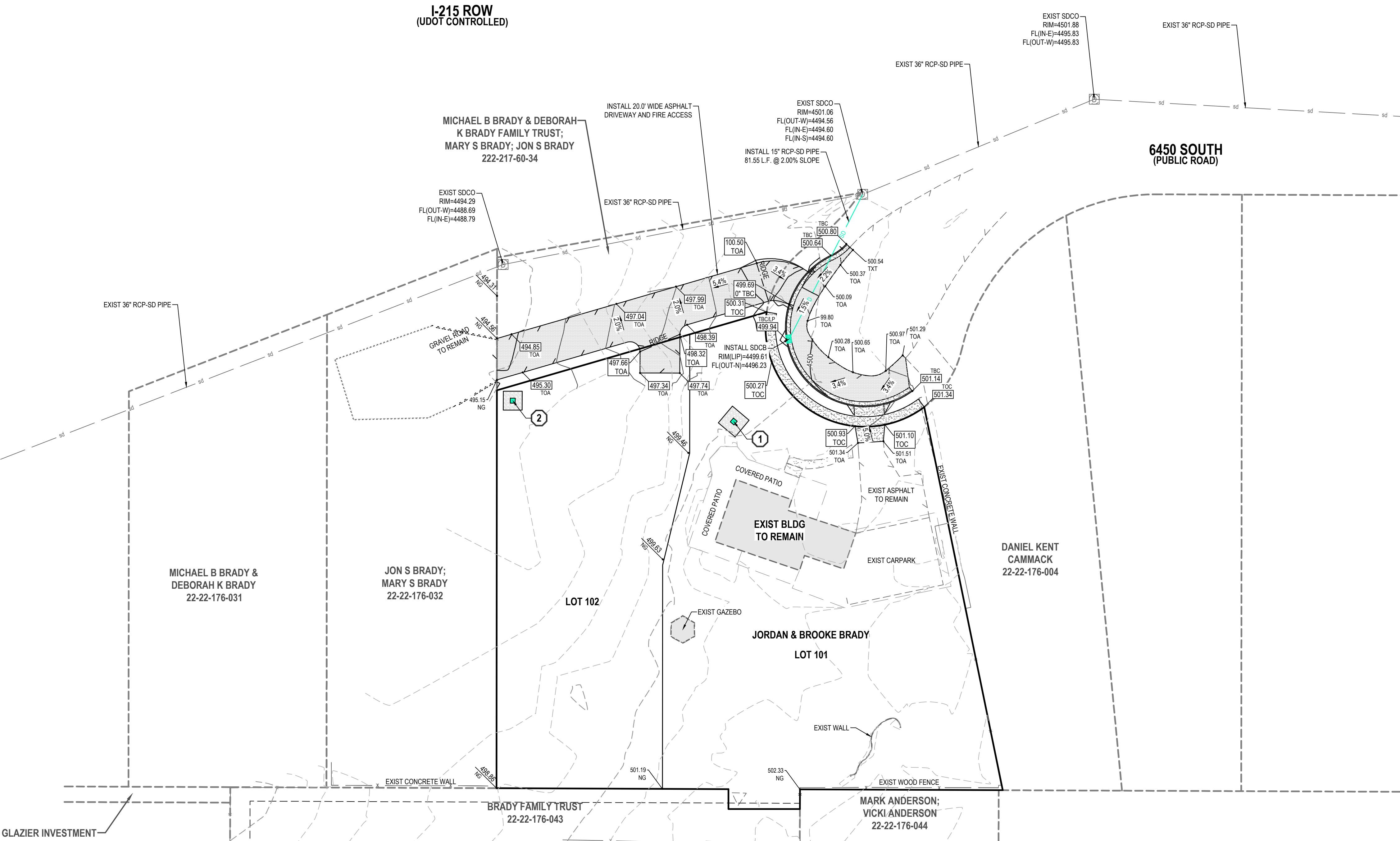
SCOPE OF WORK:

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

- 1

LOT 101 LARGE SIZE 80TH PERCENTILE RETENTION DRY WELL PER DETAIL 3/C-500.
RETENTION STORAGE REQUIRED: 445 C.F.
RETENTION STORAGE PROVIDED: 496 C.F.
- 2

LOT 102 MEDIUM SIZE 80TH PERCENTILE RETENTION DRY WELL PER DETAIL 2/C-500.
RETENTION STORAGE REQUIRED: 358 C.F.
RETENTION STORAGE PROVIDED: 373 C.F.



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

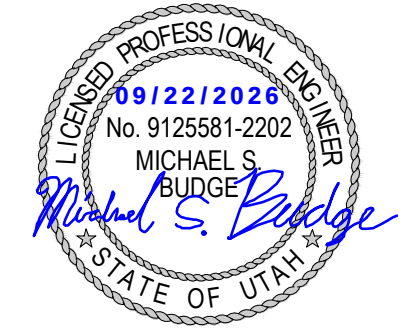
WWW.ENSGNENG.COM

FOR:
JORDAN & BROOKE BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

NORTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH



GRADING PLAN

PROJECT NUMBER
15089

PRINT DATE
2026-09-22

PROJECT MANAGER
MSB

DESIGNED BY
TJP

C-300

BENCHMARK

CENTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4534.58'

Know what's below.
Call before you dig.

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE AND DELETE FROM THE PLAN THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY 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 NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. 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 SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

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

- ① INLET PROTECTION PER DETAIL 5/C-500.
- ② SILT FENCE PER DETAIL 6/C-500.
- ③ PORTABLE TOILET PER DETAIL 7/C-500.
- ④ VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 8/C-500.
- ⑤ SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- ⑥ SUGGESTED STOCKPILE AREA.

I-215 ROW
(UDOT CONTROLLED)

**MICHAEL B BRADY & DEBORAH-
K BRADY FAMILY TRUST;
MARY S BRADY; JON S BRADY
222-217-60-34**

6450 SOUTH
(PUBLIC ROAD)

MICHAEL B BRADY &
DEBORAH K BRADY
22-22-176-031

JON S BRADY;
MARY S BRADY
22-22-176-032

LOT 102

JORDAN & BROOKE BRADY
(PROPER RESIDENCE)
LOT 101

DANIEL KENT
CAMMACK
22-22-176-004

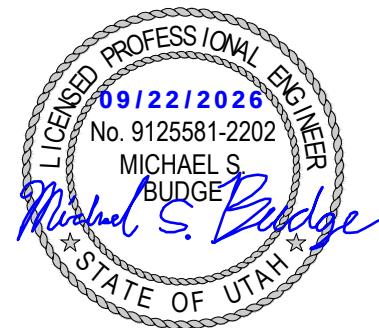
FOR:
JORDAN & BROOKE BRADY
2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UT 84121

CONTACT:
JORDAN BRADY
PHONE: 801-493-5504

NORTH BRADY SUBDIVISION

2196 EAST 6450 SOUTH

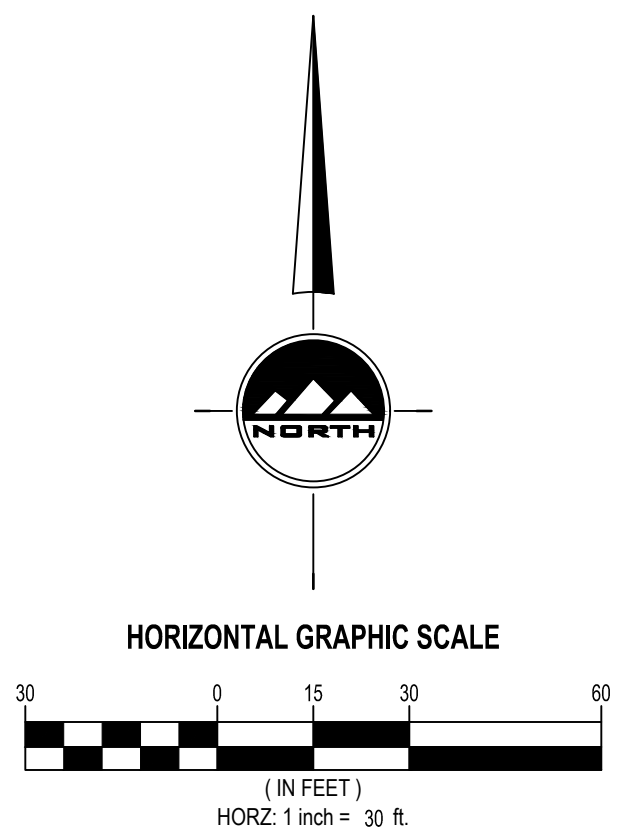
COTTONWOOD HEIGHTS, UTAH



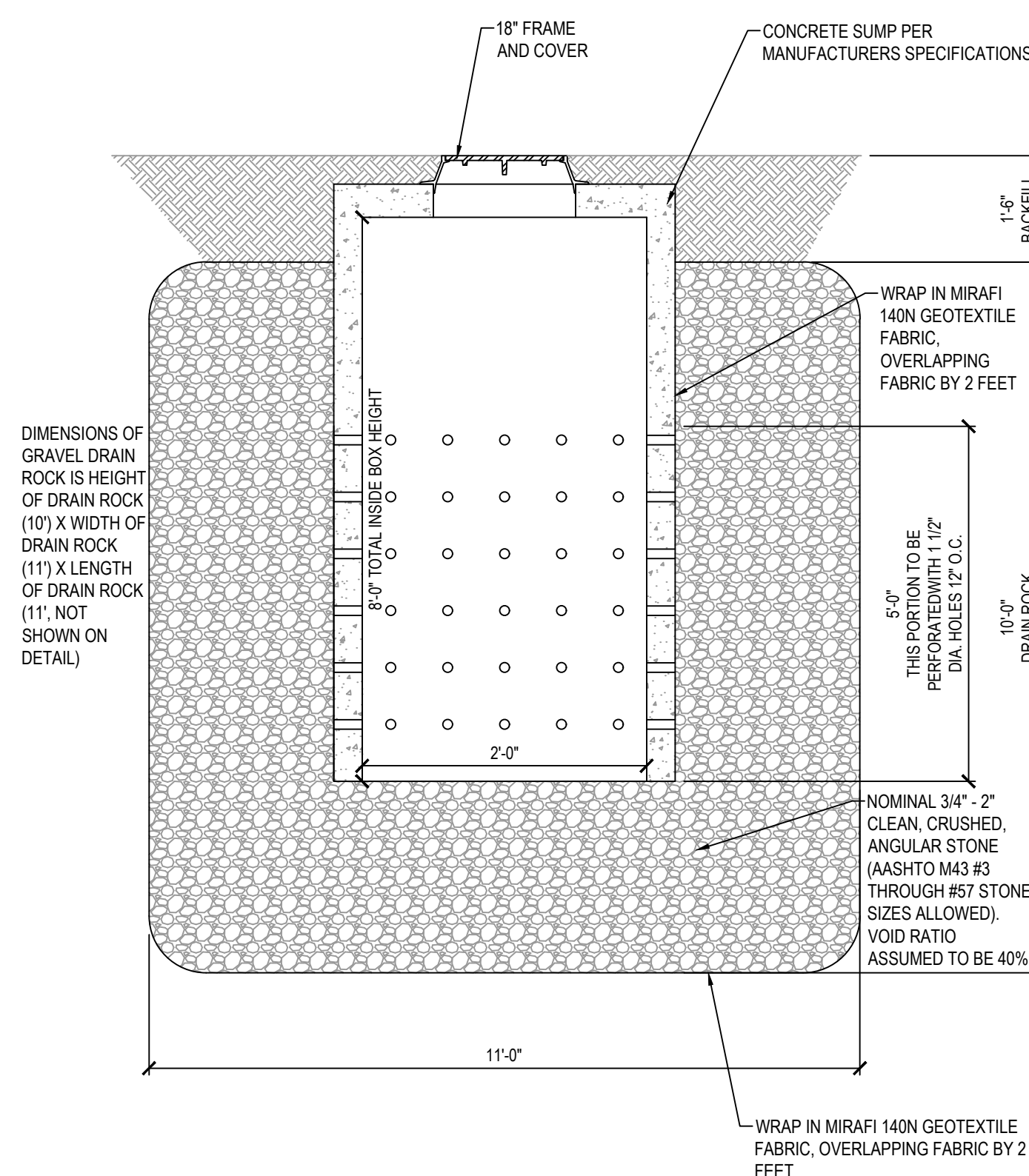
EROSION CONTROL PLAN

PROJECT NUMBER 15089	PRINT DATE 2026-09-22
PROJECT MANAGER MSB	DESIGNED BY TJP

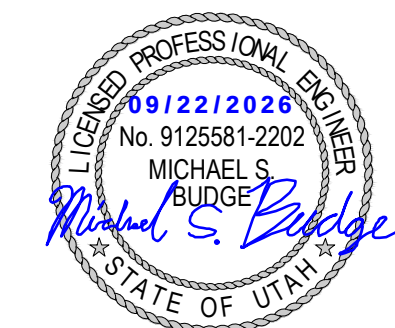
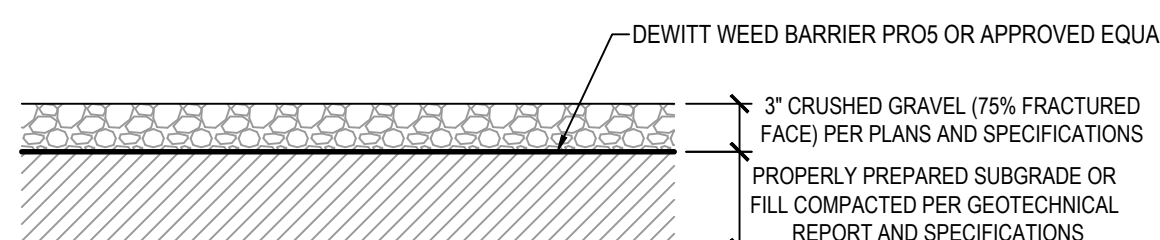
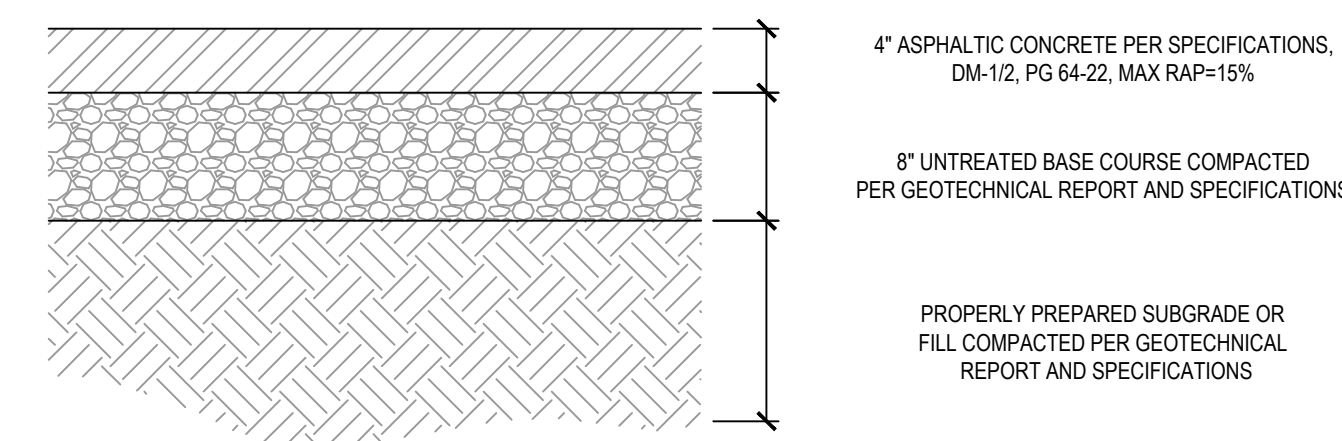
C-400



2196 EAST 6450 SOUTH
COTTONWOOD HEIGHTS, UTAH



1. ALL PAYING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



PROJECT NUMBER 15089	PRINT DATE 2026-09-22
PROJECT MANAGER MSB	DESIGNED BY TJP

C-500

Brady North Subdivision

2196 E 6450 S Stormwater Calculations

80TH PERCENTILE PRECIPITATION DEPTH (INCHES)					
0.58					
SITE NRCS SOIL GROUP TYPE					
A					
RETENTION VOLUME CALCULATIONS					
<i>Sub-basin ID</i>	<i>Drainage Area (acres)</i>	<i>Hardscape Area (acres)</i>	<i>Imperviousness (%)</i>	<i>Rv</i>	<i>WQV (cubic feet)</i>
101	0.62	0.31	50.0	0.34	445
102	0.50	0.25	50.0	0.34	358
Total	1.12	0.56	50.0		803

ELLISON WOODS

A SUBDIVISION
OF PART OF THE NW 1/4 OF SEC. 22,
T. 2 S., R. 1 E., S. L. B. & M.

SURVEYOR'S CERTIFICATE

I, George Dupeul, a registered professional engineer and land surveyor as prescribed under the laws of the State of Utah and holding Certificate No. 1050, do hereby certify that the tract of land shown on this map which is owned by Margarette B. Chardon is described as follows:

Beginning at a point on the East line of the Northwest 1/4 of Section 22, Township 2 South, Range 1 East, Salt Lake Meridian, which point is South 186.57 feet and South 89°50'19" East 145.4 feet from the Northwest corner of said Section 22, and running thence North 63.4 feet, thence South 89°53'52" East 183.5 feet, thence South 89°53'52" East 174.7 feet, thence South 178.6 feet, thence South 89°50'19" East 114.7 feet to the point of beginning;

I further certify that I have by authority of said owners subdivided said land into lots and streets to be known as Ellison Woods, that the same has been accurately surveyed as shown on this map.

OWNERS DEDICATION

I, Margarette B. Chardon, owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be known as Ellison Woods, do hereby dedicate for the common use of the public all parcels of land shown on this map as intended for public streets.

ACKNOWLEDGEMENT

County of Salt Lake, ss:
State of Utah,
On this 30 day of May A.D. 1947, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake of said State of Utah, Margarette B. Chardon, the owner of the above described tract who duly acknowledged to me that she executed the same voluntarily and for the purposes set forth.
Residing in Salt Lake City, Utah
My Commission Expires June 1, 1947
Witnessed by: [Signature] NOTARY PUBLIC

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this map and the stakes in the ground and have found the same correct this 28 day of May A.D. 1947.

[Signature]
COUNTY SURVEYOR

This point is South 186.57 feet from station monument at the intersection of 2300 East and 6450 South Streets.

STATE OF UTAH COUNTY OF SALT LAKE
FILED AND RECORDED AT THE OFFICE OF THE CLERK OF THE COUNTY CLERK
JUNE 10 1947 AT 10:14 A.M. IN BOOK J. OF MAPS AND 158
PAGES
[Signature]
CLERK

APPROVED

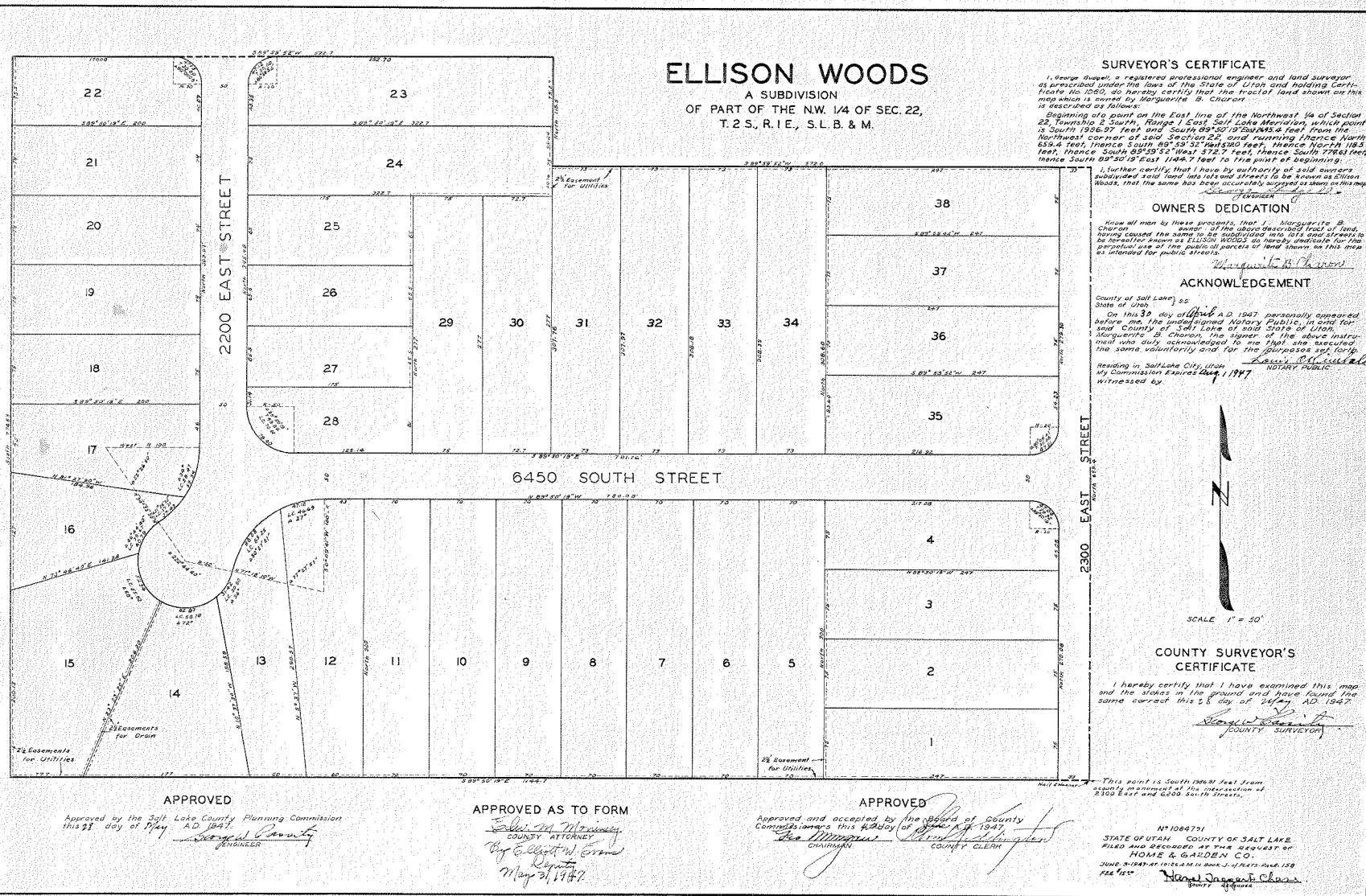
Approved by the Salt Lake County Planning Commission
this 31 day of May A.D. 1947.
[Signature]
ENGINEER

APPROVED AS TO FORM

[Signature]
COUNTY ATTORNEY
By [Signature]
May 3, 1947

APPROVED

Approved and accepted by the Board of County Commissioners this 30 day of May A.D. 1947.
[Signature]
CHAIRMAN
[Signature]
COUNTY CLERK



150

J-158

COTTONWOOD HEIGHTS CITY PLANNING COMMISSION STAFF MEMO



October 21, 2026

Summary

This is a city-initiated request for a zoning text amendment to update standards in the Cottonwood Heights Municipal Code (CHMC) Chapter 19.75: *Accessory Dwelling Units*. The proposed amendments are intended to bring Chapter 19.75 into compliance with S.B. 284, which enacted Utah Code Section 10-21-304, establishing requirements and limits for municipal regulation of detached ADUs. The principal changes address permitted-use approval of detached ADUs, expand eligible zoning districts, and remove the internal ADU minimum-lot-size exclusion.

Background

Utah Code Section 10-21-304 became effective October 1, 2026. It requires municipalities to permit a detached ADU on a lot or parcel of at least 11,000 square feet that contains a single-family dwelling, provided the single-family dwelling is a permitted use. Municipalities may also permit detached ADUs on smaller lots.

Utah Code 10-21-304 requires compliance with applicable building, health, and fire codes and a process for converting a legally constructed accessory structure into a detached ADU, subject to applicable setbacks and code requirements. Permitted use status therefore does not eliminate site review, construction permits, or safety inspections.

The state framework still allows cities to regulate detached ADU structure size, dimensions, height, lot coverage, and setbacks, subject to statutory limitations. It also allows an owner-occupancy requirement under which the owner resides in either the single-family dwelling or the detached ADU and allows a limit of one ADU per lot or parcel.

The existing Cottonwood Heights Municipal Code distinguishes internal ADUs from detached ADUs. Internal ADU eligibility is limited to lots larger than 6,000 square feet in the R-1, RR-1, and F-1 zones, while detached ADUs require conditional approval. Detached approval currently includes Planning Commission review and a public hearing. Annual inspection and renewal provisions are also part of the local administrative framework.

Proposed Changes

The table below summarizes the key differences between existing and proposed ADU regulations. Proposed changes address both updated Utah Code requirements and local policy choices intended to simplify the review process. Changes not specifically required by Utah Code, but proposed at the local level, are marked with an asterisk (*).

SUMMARY OF KEY CODE CHANGES

Topic	Existing Standard	Proposed Standard	Intent
Zones	R-1, RR-1, and F-1 Zones	R-1, RR-1, R-2-8, RM, RO, and F-1 Zones with an existing single-family home	Utah Code 10-21-304 requires zones that allow single-family dwellings to also allow ADUs.
Detached ADU Approval	Conditional use	Permitted use	Utah Code 10-21-304 prohibits requiring conditional use approval for detached ADUs.
Minimum Lot Size	6,000 sq. ft. for internal ADUs; no clear standard for detached ADUs	No minimum lot size, provided all other applicable standards are met	Most properties with single-family homes already meet the 6,000-square-foot threshold. Removing the minimum lot size simplifies the code and clarifies the standard for detached ADUs. *
Fencing and Buffering	Detached ADUs required to install fencing and/or a landscaping buffer	No fencing and/or landscape buffer requirement	ADUs have the same property line setback requirements as primary homes, which are not subject to additional buffering requirements. *
Parking Requirements	Two off-street parking spaces required for detached ADUs	One off-street parking space required for detached ADUs	Simplifies parking requirements while aligning them with the intent of Utah Code 10-21-304 to limit parking requirements for smaller detached ADUs. **

* Local policy choice to streamline ADU approval.

** Utah Code 10-21-304 allows municipalities to require up to two off-street parking spaces for detached ADUs larger than 650 sq. ft. and no more than one space for detached ADUs 650 sq. ft. or smaller. Municipalities may require fewer spaces or waive the requirement entirely.

The amendments would broaden ADU eligibility and replace detached ADU conditional use review with administrative permitted use review while retaining applicable development standards, permits, and safety inspections. Some changes respond directly to Section 10-21-304; others represent local policy choices.

Recommendation & Model Motions

Staff recommend the Planning Commission forward a recommendation of approval to the City Council for the proposed changes.

Approval

I move that we forward a positive recommendation to the City Council for project ZTA-26-004, based on the finding listed in the staff memo and attachments dated October 21, 2026.

- List any other findings or conditions for recommendation of approval...

Denial

I move that we forward a negative recommendation to the City Council for project ZTA-26-004, based on the following findings...

- List findings for negative recommendation...

Attachments

1. CHMC Chapter 19.75 – Tracked Changes
2. Utah State Code 10-21-303 – Internal Accessory Dwelling Units
3. Utah State Code 10-21-304 – Detached Accessory Dwelling Units

19.75.010 Purpose

Accessory dwelling units (“ADUs”) ~~in single-family residential zones~~ are an important tool in the overall housing goals and needs of the city, and allow for alternative and flexible housing options in owner-occupied single-family residences. The purposes of the ADU standards of this chapter are to:

- A. Preserve and enhance life safety standards required for residential occupancy through the creation of a regulatory process for ADUs;
- B. Provide housing options for individuals and families in all stages of life and/or with moderate income who might otherwise have difficulty finding adequate housing within the city;
- C. Provide opportunities to offset rising housing costs and promote reinvestment in existing single-family residential zones;
- D. Preserve the character of single-family neighborhoods through adequate standards governing ADUs; and
- E. Comply with UTAH CODE ANN. ~~10-9a-530~~ **10-21-303 and 10-21-304**, which designates internal ~~and detached~~ ADUs as permitted uses in all ~~zones that allow single-family dwellings single-family residential zones~~ and imposes limitations on the extent that municipalities may regulate ADUs.

19.75.020 Definitions

“Accessory dwelling unit” or “ADU” means a permanent, residential dwelling unit meant for one additional single family located in a separate dwelling unit on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in a detached accessory building. A mobile home (as defined in UTAH CODE ANN. 57-16-3, as amended) or other portable structure does not qualify as an ADU, nor may an ADU be located within a mobile home or other portable structure.

“Detached ADU” means an ADU located in an accessory building on the property and not attached to or within the principal dwelling unit.

“Dwelling unit” means a portion of a building designated as the residence of one family or individual with suitable approved provisions for eating, sleeping, cooking, and sanitation.

“Flag lot” means a lot not fronting on or abutting a public roadway and where access to the public roadway is limited to a narrow private right-of-way.

“Internal ADU” means an ADU created (a) within a primary dwelling unit; (b) within the footprint of the primary dwelling unit at the time the internal ADU is created; and (c) for the purpose of offering a long-term rental of 30 consecutive days or longer.

“Owner occupancy” means that a property’s owner of record makes such owner’s legal residence at the site for at least 200 days per calendar year, as evidenced by voter registration, vehicle registration, driver’s license, county assessor records or similar means.

“Primary dwelling” means a single-family dwelling that (a) is detached; and (b) is occupied as the primary residence of the owner of record.

“Short-term rental” means the rental, letting of rooms or sub-leasing/renting of any structure, dwelling or portion thereof for occupancy, dwelling, lodging or sleeping purposes for fewer than 30 consecutive days in duration.

HISTORY

Adopted by Ord. [368](#) on 9/21/2021

19.75.030 Where Permitted

- A. Internal ADUs are permitted in primary dwellings under owner occupancy on lots containing ~~more than 6,000 square feet located a single-family primary dwelling~~ in the city’s R-1 (single-family), RR-1 (rural residential), ~~R-2-8 (multi-family), RM (multi-family), RO (residential office),~~ and F-1 (foothill residential) zones, subject to the approval process detailed in this chapter. Internal ADUs are prohibited ~~on any lot containing 6,000 or fewer square feet, or~~ on lots where the primary dwelling is served by a failing septic tank. Internal ADUs in eligible areas shall be allowed as permitted uses.
- B. Detached ADUs ~~may be allowed as conditional uses- are permitted on lots containing an owner-occupied single-family primary dwelling~~ in the city’s R-1 (single-family), RR-1 (rural residential), ~~R-2-8 (multi-family), RM (multi-family), RO (residential office),~~ and F-1 (foothill residential) zones ~~as provided in this chapter, or in any other zone in which a single-family dwelling is a permitted -use,~~ subject to the approval process detailed in this chapter. Detached ADUs are prohibited on any lot ~~where the primary dwelling is served by a failing septic tank. Detached ADUs in eligible areas shall be allowed as permitted uses.~~

HISTORY

Adopted by Ord. [368](#) on 9/21/2021

19.75.040 Approval Process

The approval process for ADUs in the city is as follows:

- A. An ~~internal~~ ADU ~~is allowed~~ ~~may be allowed as a permitted use~~ upon completion and filing of an ADU application form; payment of all applicable fees; completion of a satisfactory property inspection; the city's receipt of the completed, signed affidavit required by this chapter; issuance of any necessary building permits; and compliance with all other applicable requirements of this chapter. Permits for ~~internal~~, compliant ADUs may be renewed annually upon a satisfactory property inspection and payment of an administrative renewal fee. A portion of a principal dwelling unit or a detached structure with the characteristics of a separate dwelling unit but not occupied by a second family is exempt from obtaining an ADU permit and from paying the yearly renewal fee upon completion and recordation of an exemption form provided by the city. ~~Internal~~ ADUs shall comply with all other applicable building permit, zoning code, fire code and building code requirements.
- ~~B. A detached ADU may be allowed as a conditional use upon completion and filing of an ADU application form; payment of all applicable fees; completion of a satisfactory property inspection; the city's receipt of the completed, signed affidavit required by this chapter; issuance of any necessary building permits; compliance with all other applicable requirements of this chapter and any additional requirements deemed necessary by the planning commission (and approval by the planning commission following a public hearing). Permits for detached ADUs may be renewed annually upon a satisfactory property inspection and payment of a renewal fee. A detached structure with the characteristics of a separate dwelling unit but not occupied by a second family is exempt from obtaining an ADU permit and from paying the yearly renewal fee upon completion and recordation of an exemption form provided by the city. Detached ADU units shall comply with all other applicable building permit, zoning code, fire code and building code requirements.~~

19.75.050 Development Standards

- A. The property's record owner (including titleholders and contract purchasers) must occupy either the primary dwelling unit or the approved ADU as such owner's permanent residence and at no time receive rent for the owner-occupied unit. For an internal ADU, this requirement operates as a prohibition on renting the internal ADU when the primary dwelling is not occupied as the owner's primary residence. An application for an ADU permit shall include evidence of owner occupancy in the form of the affidavit required by Section 19.75.060 and such other verification(s) as the city reasonably may require.

- B. ADUs shall not be used as short-term rentals.
- C. Only one ADU may be created per lot or property.
- D. The design and size of the ADU shall conform to all current applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. When a new internal ADU is proposed in an existing home, the entire internal ADU shall be brought up to all minimum standards, as inspected and approved by city staff.
- E.
 - 1. The installation of separate utility meters for an internal ADU is prohibited.
 - 2. The installation of separate utility meters for a detached ADU is permitted, provided:
 - a) The applicant demonstrates, with supporting documentation from the applicable utility provider, that the existing utilities cannot be adequately sized for the ADU or that bifurcation from the principal residence cannot be reasonably achieved; and
 - b) The property's record owner remains responsible for all utility billings associated with both the primary dwelling and the ADU.
- F. Each ~~internal~~ ADU shall require one off-street parking space in addition to required parking for the primary dwelling unit. ~~In no case shall fewer than three total off-street parking stalls be provided for any property with an internal ADU. The additional required parking space shall not be located behind or in front one of the required parking spaces for the primary dwelling (i.e., tandem parking is prohibited).~~
- G. ~~Each detached ADU shall require two off-street parking spaces in addition to required parking for the primary dwelling unit.~~ Creation of additional off-street parking spaces, excluding previously existing driveways, is prohibited in the front yard of the subject property. Additional required parking spaces for ~~detached~~ ADUs shall not be located behind or in front of one of the required parking spaces for the primary dwelling ~~or the detached ADU~~ (i.e., tandem parking is prohibited).
- H. Any parking spaces contained within a garage or carport shall be replaced if an internal ADU is created within the garage or carport.
- I. Each internal ADU shall be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.

- J. An internal ADU may not be created within a mobile home as defined in UTAH CODE ANN. 57-16-3, as amended.
- K. ~~Detached ADUs shall be required to install fencing and/or a landscaping buffer to mitigate the impact of parking areas and ADU entrances from adjoining property owners. Fencing shall be a solid visual barrier and shall comply with applicable fencing requirements. Landscaping shall be designed to obstruct visual impact from adjoining properties. In considering detached ADUs, the planning commission may require additional buffering requirements if it finds that such requirements will mitigate a perceived negative impact created by the ADU.~~
- L. Detached ADUs shall be subject to the following additional development standards:
1. Any detached ADU shall be a permanent structure. Trailers, mobile homes, and other portable structures shall not be permitted as detached ADUs. The city's building official shall make the determination of whether or not a structure is permanent.
 2. Any detached ADU shall be located in the rear yard of a property and shall maintain a setback of at least six feet from the primary structure;
 3. Any detached ADU shall be subject to primary structure side and rear setback standards for the zone in which it is located;
 4. Any detached ADU shall meet all accessory building standards for height, lot coverage, rear-yard coverage, size, and any other applicable standards for the zone in which it is located;
 5. Any detached ADU on a flag lot shall meet primary structure flag lot setback standards for the zone in which it is located; and
 6. Conversion of existing accessory buildings to detached ADUs is only permitted if the structure meets or is modified to meet all current city standards and all applicable provisions of this chapter. The owner of a legally constructed accessory structure may convert the structure to a detached ADU through the approval process set forth in Section 19.75.040, subject to applicable dwelling and accessory structure setback requirements and all applicable building, health, and fire codes.

19.75.060 Affidavit

All applications for ADU permits shall include a notarized affidavit, signed by the record owner of the property, that includes a description of the primary dwelling unit; a statement

that the primary dwelling unit contains an internal accessory dwelling unit or that the property contains a detached ADU, as applicable; and a statement that the ADU may only be used in accordance with the city's land use regulations. Change in ownership of the primary dwelling ~~shall not require any additional public hearing, but~~ shall require an updated ADU permit, site inspection (if applicable), and signed affidavit.

19.75.070 Inspection

- A. Prior to approval of an ADU permit, all required building permits shall be completed by the applicant and inspected by the city's building inspector to verify compliance with all applicable city standards.
- B. If no additional work is proposed or required to ready an ADU for occupancy, the applicant shall submit a minimum-fee building permit application, accompanied by an inspection by the city's building inspector, to ensure compliance with all applicable standards.

19.75.080 Time Limits

~~Unless subsequent steps in the approval process of an ADU permit are undertaken within six months after the most recent step~~ If the ADU permit application remains idle for six months, said permit shall expire.

19.75.090 Termination

If the primary dwelling's record owner changes and is not accompanied by a new ADU application, or if the primary dwelling's record owner is no longer permanently residing in the primary dwelling, then the ADU shall be immediately vacated and shall no longer be used as an ADU. The city may revoke, or may choose to deny license renewal, to any property with unresolved violations of this code arising from or related to operation of an ADU. The city may also hold a lien against a property that contains an internal ADU that violated this chapter pursuant to the procedures detailed in UTAH CODE ANN. ~~-10-21-303(4)10-9a-530(5)~~, as amended, and may pursue any other remedies available at law for violations involving a detached ADU.

Effective 11/6/2025

10-21-303 Internal accessory dwelling units.

- (1) In any area zoned primarily for residential use:
 - (a) the use of an internal accessory dwelling unit is a permitted use;
 - (b) except as provided in Subsections (2) and (3), a municipality may not establish any restrictions or requirements for the construction or use of one internal accessory dwelling unit within a primary dwelling, including a restriction or requirement governing:
 - (i) the size of the internal accessory dwelling unit in relation to the primary dwelling;
 - (ii) total lot size;
 - (iii) street frontage; or
 - (iv) internal connectivity; and
 - (c) a municipality's regulation of architectural elements for internal accessory dwelling units shall be consistent with the regulation of single-family units, including single-family units located in historic districts.
- (2) An internal accessory dwelling unit shall comply with all applicable building, health, and fire codes.
- (3) A municipality may:
 - (a) prohibit the installation of a separate utility meter for an internal accessory dwelling unit;
 - (b) require that an internal accessory dwelling unit be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling;
 - (c) require a primary dwelling:
 - (i) regardless of whether the primary dwelling is existing or new construction, to include one additional on-site parking space for an internal accessory dwelling unit, in addition to the parking spaces required under the municipality's land use regulation, except that if the municipality's land use ordinance requires four off-street parking spaces, the municipality may not require the additional space contemplated under this Subsection (3)(c)(i); and
 - (ii) to replace any parking spaces contained within a garage or carport if an internal accessory dwelling unit is created within the garage or carport and is a habitable space;
 - (d) prohibit the creation of an internal accessory dwelling unit within a mobile home as defined in Section 57-16-3;
 - (e) require the owner of a primary dwelling to obtain a permit or license for renting an internal accessory dwelling unit;
 - (f) prohibit the creation of an internal accessory dwelling unit within a zoning district covering an area that is equivalent to:
 - (i) 25% or less of the total area in the municipality that is zoned primarily for residential use, except that the municipality may not prohibit newly constructed internal accessory dwelling units that:
 - (A) have a final plat approval dated on or after October 1, 2021; and
 - (B) comply with applicable land use regulations; or
 - (ii) 67% or less of the total area in the municipality that is zoned primarily for residential use, if the main campus of a state or private university with a student population of 10,000 or more is located within the municipality;
 - (g) prohibit the creation of an internal accessory dwelling unit if the primary dwelling is served by a failing septic tank;
 - (h) prohibit the creation of an internal accessory dwelling unit if the lot containing the primary dwelling is 6,000 square feet or less in size;
 - (i) prohibit the rental or offering the rental of an internal accessory dwelling unit for a period of less than 30 consecutive days;

- (j) prohibit the rental of an internal accessory dwelling unit if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence;
 - (k) hold a lien against a property that contains an internal accessory dwelling unit in accordance with Subsection (4); and
 - (l) record a notice for an internal accessory dwelling unit in accordance with Subsection (5).
- (4)
- (a) In addition to any other legal or equitable remedies available to a municipality, a municipality may hold a lien against a property that contains an internal accessory dwelling unit if:
 - (i) the owner of the property violates any of the provisions of this section or any ordinance adopted under Subsection (3);
 - (ii) the municipality provides a written notice of violation in accordance with Subsection (4)(b);
 - (iii) the municipality holds a hearing and determines that the violation has occurred in accordance with Subsection (4)(d), if the owner files a written objection in accordance with Subsection (4)(b)(iv);
 - (iv) the owner fails to cure the violation within the time period prescribed in the written notice of violation under Subsection (4)(b);
 - (v) the municipality provides a written notice of lien in accordance with Subsection (4)(c); and
 - (vi) the municipality records a copy of the written notice of lien described in Subsection (4)(a)(v) with the county recorder of the county in which the property is located.
 - (b) The written notice of violation shall:
 - (i) describe the specific violation;
 - (ii) provide the owner of the internal accessory dwelling unit a reasonable opportunity to cure the violation that is:
 - (A) no less than 14 days after the day on which the municipality sends the written notice of violation, if the violation results from the owner renting or offering to rent the internal accessory dwelling unit for a period of less than 30 consecutive days; or
 - (B) no less than 30 days after the day on which the municipality sends the written notice of violation, for any other violation;
 - (iii) state that if the owner of the property fails to cure the violation within the time period described in Subsection (4)(b)(ii), the municipality may hold a lien against the property in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires;
 - (iv) notify the owner of the property:
 - (A) that the owner may file a written objection to the violation within 14 days after the day on which the written notice of violation is post-marked or posted on the property; and
 - (B) of the name and address of the municipal office where the owner may file the written objection;
 - (v) be mailed to:
 - (A) the property's owner of record; and
 - (B) any other individual designated to receive notice in the owner's license or permit records; and
 - (vi) be posted on the property.
 - (c) The written notice of lien shall:
 - (i) comply with the requirements of Section 38-12-102;
 - (ii) state that the property is subject to a lien;
 - (iii) specify the lien amount, in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires;
 - (iv) be mailed to:

- (A) the property's owner of record; and
- (B) any other individual designated to receive notice in the owner's license or permit records; and
- (v) be posted on the property.
- (d)
 - (i) If an owner of property files a written objection in accordance with Subsection (4)(b)(iv), the municipality shall:
 - (A) hold a hearing in accordance with Title 52, Chapter 4, Open and Public Meetings Act, to conduct a review and determine whether the specific violation described in the written notice of violation under Subsection (4)(b) has occurred; and
 - (B) notify the owner in writing of the date, time, and location of the hearing described in Subsection (4)(d)(i)(A) no less than 14 days before the day on which the hearing is held.
 - (ii) If an owner of property files a written objection under Subsection (4)(b)(iv), a municipality may not record a lien under this Subsection (4) until the municipality holds a hearing and determines that the specific violation has occurred.
 - (iii) If the municipality determines at the hearing that the specific violation has occurred, the municipality may impose a lien in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires, regardless of whether the hearing is held after the day on which the opportunity to cure the violation has expired.
- (e) If an owner cures a violation within the time period prescribed in the written notice of violation under Subsection (4)(b), the municipality may not hold a lien against the property, or impose any penalty or fee on the owner, in relation to the specific violation described in the written notice of violation under Subsection (4)(b).
- (5)
 - (a) A municipality that issues, on or after October 1, 2021, a permit or license to an owner of a primary dwelling to rent an internal accessory dwelling unit, or a building permit to an owner of a primary dwelling to create an internal accessory dwelling unit, may record a notice in the office of the recorder of the county in which the primary dwelling is located.
 - (b) The notice described in Subsection (5)(a) shall include:
 - (i) a description of the primary dwelling;
 - (ii) a statement that the primary dwelling contains an internal accessory dwelling unit; and
 - (iii) a statement that the internal accessory dwelling unit may only be used in accordance with the municipality's land use regulations.
 - (c) The municipality shall, upon recording the notice described in Subsection (5)(a), deliver a copy of the notice to the owner of the internal accessory dwelling unit.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

Effective 10/1/2026

10-21-304 Detached accessory dwelling units.

- (1)
 - (a) A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.
 - (b) This section does not prohibit a municipality from adopting a land use regulation that permits a detached accessory dwelling unit on a lot or parcel that is smaller than 11,000 square feet.
- (2) A land use regulation described in Subsection (1) shall:
 - (a) require that a detached accessory dwelling unit comply with all applicable building, health, and fire codes; and
 - (b) include a process for the owner of a legally constructed accessory structure to convert the accessory structure to a detached accessory dwelling unit subject to applicable:
 - (i) dwelling and accessory structure setback requirements; and
 - (ii) building, health, and fire codes.
- (3) A land use regulation described in Subsection (1) may not:
 - (a) require a conditional use permit for a detached accessory dwelling unit if the proposed detached accessory dwelling unit is located in a primarily residential zone;
 - (b) require more than two on-site parking spaces assigned to a detached accessory dwelling unit that is 650 square feet or larger;
 - (c) require more than one on-site parking space assigned to a detached accessory dwelling unit that is smaller than 650 square feet; or
 - (d) include design standards for a detached accessory dwelling unit that conflict with Section 10-20-618.
- (4) A land use regulation described in Subsection (1) may:
 - (a) require a detached accessory dwelling unit to:
 - (i) conform to applicable land use regulations that regulate structure size, dimension, height, and maximum lot coverage;
 - (ii) conform to setback requirements, that may take into account proximity to property lines and other structures, easements, window orientation, massing, or other elements; and
 - (iii) be designed consistent with the design of the single-family dwelling;
 - (b) prohibit a detached accessory dwelling unit from being:
 - (i) larger in size than the single-family dwelling located on the same lot or parcel;
 - (ii) located within a public utility easement or other recorded easement;
 - (iii) located in a front-yard area of a lot or parcel; or
 - (iv) rented for less than 90 consecutive days;
 - (c) require that the owner of a lot or parcel where a detached accessory dwelling unit is located reside in the detached single-family dwelling or detached accessory dwelling unit located on the lot or parcel;
 - (d) require that when a detached garage is converted to a detached accessory dwelling unit, any parking spaces required for the single-family dwelling that were located within the detached garage are replaced on-site;
 - (e) prohibit more than one accessory dwelling unit on a lot or parcel; and
 - (f) prohibit a detached accessory dwelling unit if:
 - (i) the detached accessory dwelling unit will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water; or

- (ii) a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the detached accessory dwelling unit is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements.
- (5) This section does not supersede:
 - (a) a land use regulation that regulates a detached accessory building that is not a detached accessory dwelling unit;
 - (b) prohibitions or restrictions on detached accessory dwelling units in a development agreement signed by a municipality on or before May 6, 2026; or
 - (c) a land use regulation or administrative action that:
 - (i) is not prohibited by law; and
 - (ii) relates to a detached accessory dwelling unit.

Enacted by Chapter 166, 2026 General Session

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION MEETING**

Wednesday, October 7, 2026

6:00 p.m.

**2277 East Bengal Boulevard
City Council Chambers**

ATTENDANCE

Members Present: Chair Sean Steinman, Commissioner Mike Smith, Commissioner Mike Shelton, Commissioner Mike Crowder, Commissioner Garry Barnes, Commissioner Sarah Kovac, Commissioner Kimberly Petersen

Staff Present: Community and Economic Development Director, Jim Spung; Planner III, Maverick Yeh; Planner II, Emma Glende; Planning Technician, Landon Kraczek; Deputy City Recorder, Sydney Pierce; Systems Administrator, Alex Earl

WORK SESSION

Chair Sean Steinman called the Planning Commission Work Session to order at 5:00 p.m.

Community and Economic Development Director, Jim Spung introduced new Planning Technician, Landon Kraczek, who recently graduated from the University of Utah, where he obtained a master's degree in planning with an emphasis on urban design.

Mr. Kraczek stated that he was excited to be part of Cottonwood Heights. He is a member of the Salt Lake City Planning Commission and was previously its chair. He enjoys creating spaces for people to join together in community. The world had become stratified, with pockets of people isolated in their home, and planning was a way to redirect energy toward community and connection. He helped build the underpass park in Salt Lake City and was leading a project to activate its Main Street with seven bee statues. In response to a question from Chair Steinman, Mr. Kraczek stated that he received a grant from the Downtown Alliance for the bee statues.

1.0 Review Business Session Agenda.

The Business Session Agenda was reviewed.

Planner III, Maverick Yeh reported that Item 3.2 was Project CUP-26-016, an application for a Conditional Use Permit ("CUP") for the Lovein Nest Childcare Home Occupation at 7164 South Ponderosa Drive. The childcare would have up to 12 children under the age of five, and the hours of operation were Monday through Friday from 7:30 a.m. to 6:30 p.m.

The subject property was zoned R-1-8 Residential Single-Family. Properties to the west were zoned Regional Commercial ("CR"), and properties to the south were zoned R-2-8 Residential

Multi-Family. The Applicant proposed to use the home's living room and master bedroom as designated childcare areas, with the backyard designated as an outdoor play area. A compliant fence and gate would be installed prior to use.

Staff reviewed applicable home daycare or preschool standards and determined the following:

- Up to 12 children are allowed, including qualifying caregiver children.
- No more than one nonresident employee was allowed at any one time, and only one nonresident employee would work at the property.
- The Applicant must follow all City and State licensing requirements.
- The backyard play area cannot be used until after 8:00 a.m. and must comply with applicable noise regulations.
- The Parking Plan includes two resident parking spaces, one employee space, and three short-term spaces for drop-off and pick-up. The plan was approved by Mr. Spung.
- No business signage was allowed.
- Substantiated violations may lead to revocation of the CUP and business license.

The Parking and Traffic Management Plan was reviewed. The home has a two-car garage for residents' use, one parking space in the side yard for the nonresident employee, and three spaces in the driveway for client use. No street parking was allowed. Teachers would be outside directing traffic during drop-off and pick-up.

In response to a question raised by Chair Steinman, Mr. Yeh reported that the Applicant intended to speak with the parents about separate pick-up and drop-off times, but they did not have a set schedule. They will be present at the Business Session to answer questions.

Potential impacts and mitigation were reviewed as follows:

- Traffic and parking: Concentrated vehicle activity during drop-off and pick-up.
 - Mitigation:
 - Three short-term driveway parking spots
 - Staggered times
 - No street parking
- Noise and outdoor activity: Intermittent outdoor childcare noise.
 - Mitigation:
 - Applicable noise regulations
 - Installation of a fence around the playground area
 - Backyard play only after 8:00 a.m. and during approved business hours
- Residential character: Business activity within a residential property.
 - Mitigation:
 - Existing interior rooms
 - No structural, driveway, or front yard expansion

Staff analysis determined that potential impacts could be reasonably mitigated through the approved plans, City regulations, and Conditions of Approval.

Findings for Approval were as follows:

- The Home Occupation must remain incidental and secondary to the single-family residential use.
- A maximum of 12 children and one nonresident employee was consistent with applicable standards.
- The Community and Economic Development Director approved the parking and circulation arrangement as functional and residential in character.
- Traffic, parking, outdoor activity, and noise impacts can be reasonably mitigated.
- No structural expansion or remodeling is proposed; residential character can be maintained.

The Conditions of Approval were as follows:

1. Substantial compliance with approved application materials and revised Parking/Circulation Plan.
2. Maximum of 12 children on premises at any time.
3. Maximum of one nonresident employee at any one time.
4. Hours of operation are Monday through Friday from 7:30 a.m. to 6:30 p.m., with no outdoor play until after 8:00 a.m.
5. Maintain Director approved parking and circulation; stagger arrivals; and no parking, waiting, or queuing on Ponderosa Drive.
6. Install compliant backyard fence and gate before outdoor childcare use.
7. Maintain applicable City, state, and federal licensing and regulatory compliance, including noise regulations.
8. No signs except a nameplate sign.

In response to a question from Chair Steinman, Mr. Yeh reported that the maximum of 12 children was per City code and did not have square footage requirements. Mr. Spung added that State code does not require a license for fewer than six children but does have square footage per child requirements for licensed daycares with six or more children. In response to a follow-up question from Commissioner Kovac, he explained that a second provider is required for more than eight children, and 12 was the standard maximum for the region.

In response to a question from Commissioner Smith, Mr. Yeh confirmed that the Applicant lived in the home, and there was an existing parking space in the side yard for the nonresident employee.

Chair Steinman requested that the section of code related to childcare be displayed for review. Cottonwood Heights Municipal Code §19.76.040(D) was displayed. Mr. Yeh reported that some phone calls were received after the deadline, and Staff recommended that those residents express their concerns about excess traffic during the public hearing. Chair Steinman was concerned about whether the circulation plan was appropriate for 12 families dropping off their children at 7:30 a.m. Mr. Yeh explained that the Parking Plan approved by Mr. Spung was the third revision. The Applicant initially requested six drop-offs at one time and was required to reduce the number of simultaneous drop-offs to three. The Applicant would speak to traffic control measures during the Business Session.

Commissioner Shelton recommended that drop-offs be staggered, with four drop-off times 15 minutes apart. Commissioner Kovac stated that the schedule may be unrealistic and hard to control. Chair Steinman stated that it was a unique lot as it was on the corner of a relatively busy street. The Planning Commission's role was to try to mitigate concerns.

In response to a question raised by Commissioner Shelton, Mr. Yeh clarified that there would be one employee plus the business owner.

Commissioner Crowder asked about the complaint process. Mr. Spung reported that if any complaints could be substantiated to show that the business was not complying with the Conditions of Approval, the CUP could potentially be modified or revoked by the Planning Commission. The business license was a separate issue but would be invalidated if the CUP was revoked.

Item 3.3 was Project CUP-26-015. Planner II, Emma Glende reported that the request was for a CUP to operate RESYNC LC, a Home Occupation with clients at 7640 South 2325 East. The business would provide private massage therapy sessions within an existing room of the residence. There would be no additional employees. The business would serve two to three clients per day, with no more than one client on premises at any one time and staggered appointments to minimize traffic and parking impacts. Client parking would be accommodated in the existing driveway. Proposed hours were Monday through Friday from 8:00 a.m. to 4:00 p.m. No exterior modifications, signage, outdoor business activities, or structural improvement were proposed. The Applicant has expressed interest in a future office addition, which would require separate City review and approval.

Photographs of the home were reviewed, as well as the Traffic and Parking Plan. Ms. Glende noted that the circular driveway could easily accommodate an additional vehicle.

A zoning and Impact analysis determined the following:

- The property is in the R-1-8 Single-Family Residential zoning district.
- A Home Occupation with clients may be approved as a Conditional Use in the R-1-8 Zone pursuant to CHMC §§ 19.26.030(E) and 19.76.040(F)(7).
- RESYNC LC would provide massage therapy within the existing residence and be owner-operated with no additional employees.
- The business anticipates approximately two to three clients per day, with no more than one client on the premises at a time. Appointments would be staggered to minimize traffic and overlapping arrivals.
- Client parking would be accommodated in the existing circular driveway. The Community and Economic Development Director determines whether parking beyond the spaces required for the dwelling is need.
- The proposed business would operate indoors, with no exterior signage or outdoor business activity. The use must remain incidental and secondary to the residential use.
- Staff found that, subject to the Conditions of Approval, the limited scale and indoor nature of the use were expected to minimize offsite impacts and preserve the residential character of the neighborhood consistent with the Conditional Use Standards in CHMC § 19.84.080.
- One public comment was received asking that all parking be on the property.

Staff recommended approval with the following conditions:

1. The Applicant shall obtain and maintain a valid Cottonwood Heights Business License for the duration of the Home Occupation.
2. The Home Occupation shall operate only within the existing residence and shall remain clearly incidental and secondary to the primary residential use of the property.
3. The business shall be owner-operated with no additional employees or independent contractors conducting business on the premises.
4. The Home Occupation shall operate by appointment only and shall be limited to the following hours as described in the approved application: Monday through Friday, 8:00 a.m. to 4:00 p.m.
5. The Home Occupation shall be limited to providing massage therapy services as described in the approved application. No other commercial services or activities shall be conducted from the residence without additional City review and approval.
6. The business shall serve no more than one client at a time on the premises. Appointments shall be scheduled and staggered to minimize traffic, parking, and other impacts to the surrounding neighborhood. The business shall be limited to approximately two to three clients per day, consistent with the approved application.
7. No exterior signage, outdoor instruction, outdoor business activity, retail display, or alterations to the exterior appearance of the residence shall be permitted in connection with the Home Occupation. Business shall be conducted entirely within the existing designated office space inside the residence. NO accessory structures or outdoor areas shall be used for business purposes.
8. Any future addition, office, or other structural modification proposed in connection with the Home Occupation shall require separate review and approval by the City and shall comply with all applicable zoning, building, fire, and other development regulations. Any such addition shall be incorporated into and remain part of the primary residence and shall not be constructed or used as a detached accessory structure for the Home Occupation.
9. Approval of this Conditional use Permit is subject to review or revocation upon evidence of noncompliance with these conditions or applicable provisions of the Cottonwood Heights Municipal Code.
10. Any expansion or modification of the Home Occupation, including but not limited to hours of operation, number of clients served, services provided, parking arrangements, or employment of additional personnel, shall require additional City review and approval prior to implementation.

In response to a question raised by Chair Steinman, Ms. Glende reported that the business hours were as reported by the Applicant. Chair Steinman recommended that they be extended to 8:00 a.m. to 8:00 p.m. so they would not need to reapply if the hours changed. In response to his follow-up question, Ms. Glende reported that the noise ordinance begins at 10:00 p.m., but she was not aware of any specific limitations to business hours in CHMC. Chair Steinman stated that he appreciated businesses that go through the process because there were a lot of non-compliant,

illegal businesses in the City. He would like to provide additional leeway and allow business to be conducted between 7:30 a.m. and 10:00 p.m. so the Applicant did not find themselves accidentally noncompliant.

2.0 CUP-25-005 – Old Mill Demolition.

Mr. Spung reported that the owner of the Old Mill applied for a CUP to demolish the structure in summer 2025. As it was a designated Historic Structure, additional review was required. As part of the review, a public hearing was held on January 21, 2026, and the Planning Commission was prohibited from making a decision on the application until one year from that date. During that time, Staff had collected data on the application and history of the structure. The property owner had also recently submitted a business review including the history of the structure and different business ventures at the location.

In spring 2026, the City hired a third-party consultant to perform a structural analysis of the Old Mill to determine its current state and potential paths forward. Dunn Associates, Inc., would present their findings and recommendations during the Business Session.

The next public hearing on the item would occur in January or February 2027. In the interim, Staff would consolidate all information received over the last year for Planning Commission discussion and review prior to a formal motion to approve, deny, or approve the request with conditions.

A new Chair and Vice-Chair would also be elected during the Business Session. Mr. Spung asked that each Commissioner write down their choices. City Recorder, Sydney Pierce would then count the votes and report on the results. Each position serves a one-year term, and a Commissioner may serve in the position for two consecutive terms.

3.0 Adjourn.

Commissioner Smith moved to ADJOURN the Work Session. Commissioner Shelton seconded the motion. The motion passed with the unanimous consent of the Commission.

The Work Session adjourned at 5:34 p.m.

BUSINESS SESSION

Chair Sean Steinman called the Planning Commission Business Session to order at 6:05 p.m. and indicated that any comments about the Old Mill should be made during the general public comment period as no comments would be taken after the Dunn Associates, Inc. presentation. There would also be a future public hearing on the request.

1.0 Welcome and Acknowledgements

1.1 Ex Parte Communications and Conflicts of Interest to Disclose.

There were no Ex Parte Communications or Conflicts of Interest disclosed.

2.0 General Public Comment

Chair Steinman opened the public comment period.

Evan Chan stated that she had been working with neighbors on ways to preserve the Old Mill. She thanked the property owner and Walker Development for working closely with the grassroots organization. They were clearly interested in preserving the Old Mill. She had asked ChatGPT for a list of the 40 most significant pre-1900 buildings in Utah. Out of 40, only three had been restored by private interests. The rest were either owned by the Church of Jesus Christ of Latter-day Saints, nonprofit organizations, or the government, which showed how challenging it would be for Cottonwood Heights or Walker Development to find the money to restore the Old Mill. She urged the State government, a religious organization, or a large foundation to step in and preserve the building, which was made of the same material as the Salt Lake Temple and is the fourth-oldest industrial building in Utah. It is a very significant part of Utah history, and she hoped to work with the Planning Commission and City Council to broaden the reach and try to save the building. A petition to save the Old Mill was available on Change.org and had garnered 300 signatures over the past month. She had posters available and encouraged those present to take one to share with their neighbors and organizations that are interested in saving historic buildings.

Kevin Witzenman stated that the application to demolish the Old Mill rested on two central claims: that the building had no real foundation and could not be salvaged, and that the City condemned it in 2005. A review of the underlying records showed that neither claim was adequately supported. The claim that there was no foundation had not been verified. The owner's engineer asserted that the granite walls rest on the ground without footings, rendering the structure unsalvageable, but no subsurface investigation had been conducted. There had been no test pits at the base of the walls, geotechnical borings, or soil testing. The most recent engineering evaluation was a limited visual screening based on the observation and drawings only and stated that foundation elements were not believed to be present, an assumption rather than a verified finding. An earlier engineering report concluded that the building could be salvaged with structural upgrades, and a masonry restoration contractor who inspected it stated he was confident that it sat on a stone foundation.

He personally offered to fund an independent engineering assessment of the building. Casey Sullivan, a masonry restoration contractor, offered to survey the structure and check the foundation at his own expense. Neither offer was taken up. As a result, the central factual question of what was beneath the walls remained unanswered, even though the means to answer was available at no cost to the City or owner.

The building was never formally condemned. It was widely repeated in news coverage, preservation materials, and reference resources that the City condemned the Old Mill in 2005, but that claim traced to a single uncited statement with no supporting documentation. At the January 21st, 2026, public hearing, both the City Attorney and the Applicant's attorney stated on record that the building had never been formally condemned. The City Attorney further stated that the City had never condemned any property, and no condemnation order or unsafe building notice had been produced. The record, including the current engineering report, should be corrected or the condemnation documented.

The cost figures were not repair estimates. The commonly cited figures of \$45 million to over \$100 million were not estimates to repair the building. The \$45 million figure reflected the cost of constructing an entirely new building.

Jesse Allen stated that he is an architect and landscape architect who lives in District 4. He currently served on the Architectural Review Commission and was previously a member of the Planning Commission. He was excited to hear the results of the structural analysis. The Old Mill is a historic landmark in the community, and he hoped that the landowners would reconsider the demolition permit, and the City Council and Planning Commission found its historic significance as reason to preserve the structure to some degree. He believed there was a range of options, from a full structural rebuild to salvaging the historic ruins by removing modern additions and stabilizing what remains. The Old Mill Art Museum in Minneapolis, Minnesota was a great example of stabilizing the ruins of an old mill and building a multi-story art museum next to it. His hope was the landowner, philanthropic organizations, government, and everyone involved review the full range of possibilities for the amazing historical landmark structure.

Shawna Bland stated that she and her husband had lived in Old Mill Estates for many years. They love it there and do not want to see it become crowded with townhomes and condominiums. Everyone in the City loves the Old Mill, and for decades they have watched it become more and more dilapidated. The owners never spent money to repair it, and she was sure they would love nothing more than to tear it down and put in condominiums and townhomes, but there was a need for single-family homes. There were townhomes and apartment buildings everywhere, so there was plenty of that type of housing. She did not want to see Cottonwood Heights become overdeveloped like so many cities in Utah.

Jackie Hibbard reported that she resides in Old Mill Estates and loves it there. She thanked Doug Shelby for donating the land and the City for the trails. She implored the City to think about what would be built in place of the Old Mill. The trails were priceless, and there was not much open space left. Single-family homes would be best. American Fork was just townhomes and apartment buildings, and she was worried about people raising their children in townhomes. The Old Mill property was one of the last pristine areas left, and she hoped the City and Mr. Shelby would be mindful about what goes there.

Allen Fletcher stated that he had lived in Old Mill Estates and driven past the Old Mill for over 30 years. He felt sympathy for Mr. Shelby, who he considered a friend. Everyone wanted to save the Old Mill, but what would they do with it? For 15 years, people had tried to figure out what to do with it, but it must serve some purpose. He believed there was a middle ground where the Old Mill could be developed or turned into a structurally safe memorial. He did not believe that building it out with townhomes and condominiums would be a good use of the land. There is one road in and out, and people could be stuck there in an emergency. There are already single-family homes in the area, and he believed they should build more with perhaps smaller lots, so the neighborhood is contiguous. That would make things easier in an emergency as well as for school bus traffic. He believed there was a middle ground where portions could be preserved as a memorial and Mr. Shelby could take the Old Mill apart and do something safe with it.

Dan Hammer of Walker Development stated that the family would love to preserve the Old Mill but did not have the financial wherewithal to do so. They also viewed it as a hazard and a danger. If there was another solution, they would be happy to consider it. They had offered the Old Mill to the City, but they did not want the liability because they considered it a dangerous nuisance and were worried that someone would get hurt there. They had offered a middle ground where the City would identify elements of the Old Mill to preserve and keep, and those elements would be preserved in the new city center. Regarding future development, conversations about density would occur later, and the City could decide what was appropriate for the area at that time. The application was about demolition of the Old Mill, not future development.

There were no further comments. The public comment period was closed.

3.0 Business Items

3.1 Planning Commission Chair and Vice Chair Elections.

This item constitutes the Annual Election of a Planning Commission Chairperson and Vice Chairperson. The terms of these individuals shall be one year, and selected individuals shall not hold the position for more than two consecutive terms.

Chair Steinman reported that he was the current Chair, and Mike Smith was the Vice-Chair. Commissioner Smith stated that Chair Steinman had done a great job and he appreciated his efforts, although all other Commissioners were also quite capable of stepping into the role.

The ballots were collected, and results were announced later in the meeting.

3.2 Project CUP-26-016.

The Planning Commission will hold a public hearing to consider a request for a Conditional Use Permit submitted by Bayan Arain to operate a Home Occupation with client visits, providing childcare, at 7164 South Ponderosa Drive.

Mr. Yeh reported that the item was an application for a Conditional Use Permit (“CUP”) for the Lovein Nest Childcare Home Occupation with clients at 7164 South Ponderosa Drive. The Applicant was both the property owner and business operator. The childcare would have up to 12 children under the age of five, and the hours of operation were Monday through Friday from 7:30 a.m. to 6:30 p.m.

The subject property was zoned R-1-8 Residential Single-Family. Properties to the west were zoned Regional Commercial (“CR”), and properties to the south were zoned R-2-8 Residential Multi-Family. The Applicant proposed to use the home’s living room and master bedroom as designated childcare areas, with the backyard designated as an outdoor play area. No structural remodeling, new walls, room conversions, or plumbing changes were proposed.

Staff reviewed applicable home daycare or preschool standards and determined the following:

- Up to 12 children are allowed, including qualifying caregiver children.
- No more than one nonresident employee was allowed at any one time, and only one nonresident employee would work at the property.
- The Applicant must follow all City, State, and federal licensing requirements, including fire and health department inspections.
- The backyard play area cannot be used until after 8:00 a.m. and must comply with applicable noise regulations. The area must also be fenced.
- The Parking Plan includes two resident parking spaces, one employee space, and three short-term spaces for drop-off and pick-up. The plan was approved by the Community and Economic Development Director.
- No business signage was allowed.
- Substantiated violations may lead to revocation of the CUP and business license.

The Parking and Traffic Management Plan was reviewed. The home has a two-car garage for resident use, one concrete parking space in the side yard for the non-resident employee, and three spaces in the driveway for drop-offs and pick-ups. No street parking was allowed.

Potential impacts and mitigation were reviewed as follows:

- Traffic and parking: Concentrated vehicle activity during drop-off and pick-up.
 - Mitigation:
 - Three short-term driveway parking spots
 - Staggered times
 - No street parking
- Noise and outdoor activity: Intermittent outdoor childcare noise.
 - Mitigation:
 - Applicable noise regulations
 - Installation of a fence around the playground area
 - Backyard play only after 8:00 a.m. and during approved business hours
- Residential character: Business activity within a residential property.
 - Mitigation:
 - Existing interior rooms
 - No structural, driveway, or front yard expansion

Mr. Yeh reviewed the recommended Findings for Approval:

- The Home Occupation must remain incidental and secondary to the single-family residential use.
- A maximum of 12 children and one nonresident employee was consistent with applicable standards.
- The Community and Economic Development Director approved the parking and circulation arrangement as functional and residential in character.
- Traffic, parking, outdoor activity, and noise impacts can be reasonably mitigated.
- No structural expansion or remodeling is proposed; residential character can be maintained.

Conditions of Approval:

1. Substantial compliance with the approved application materials and revised Parking/Circulation Plan.
2. Maximum of 12 children on premises at any time.
3. Maximum of one nonresident employee at any one time.
4. Hours of operation are Monday through Friday from 7:30 a.m. to 6:30 p.m., with no outdoor play until after 8:00 a.m.
5. Maintain Director-approved parking and circulation; stagger arrivals; and no parking, waiting, or queuing on Ponderosa Drive.
6. Install compliant backyard fence and gate before outdoor childcare use.
7. Maintain applicable City, state, and federal licensing and regulatory compliance, including noise regulations.
8. No signs except a nameplate sign.

The Applicant, Bayan Arian, reported that Lovein Nest would be a small, licensed home daycare and preschool serving children under the age of five, with no more than 12 children and no non-resident employee. Her goal was to provide a safe, organized, and nurturing environment for young children while maintaining the residential character of the neighborhood.

She had worked carefully to address the City's concerns regarding parking, traffic, outdoor activity, and noise. The Parking and Circulation Plan was revised and approved by the Community and Economic Development Director. Drop-off and pick-up times would be scheduled based on family schedules and needs so arrivals and departures remained organized and did not create congestion or queuing on Ponderosa Drive. Because the children are young, outdoor play would be structured, supervised, and limited. She anticipated a short outdoor play period in late morning and another later in the afternoon. The backyard would be fully fenced and gated prior to use for childcare in compliance with applicable City and Utah childcare licensing requirements.

Ms. Arian understood that it was a residential neighborhood and was committed to operating Lovein Nest respectfully, following all applicable City regulations, childcare licensing requirements, noise regulations, and the conditions of the CUP.

In response to a question from Chair Steinman, Ms. Arian reported that drop-off and pick-up times would be scheduled based on the parents' schedule, and those activities would take between five and ten minutes to complete. The driveway is large and can accommodate three vehicles at a time. If a fourth parent arrived outside of their scheduled time, there was space for them to wait on the property. Space is also available in the garage during the day. Chair Steinman asked how she would accommodate the request if all 12 parents chose 7:45 a.m. as their drop-off time. Ms. Arian stated that she did not anticipate that issue as she would speak with the parents to create a schedule. She was comfortable with any additional conditions set by the Planning Commission.

In response to a question raised by Commissioner Smith, Ms. Arian reported that the youngest child in her care would be eight weeks old.

Commissioner Kovac explained that traffic was the biggest concern, and having four or five parents arrive at the same time could be problematic for the neighborhood. She asked if the Applicant would be willing to consider limiting the number of families served by the daycare. Ms. Arian stated that she expected to start with eight to nine families and would speak with parents about scheduling during enrollment.

Chair Steinman asked to review exterior photographs of the subject property.

Commissioner Petersen asked about procedures for children getting in and out of cars. Ms. Arian stated that the children's parents will be responsible for their safety until they enter the childcare. She has worked with many other daycares, and that is a standard policy. In response to a follow-up question from Chair Steinman, she explained that her employee will be outside to assist with the process if needed.

Commissioner Petersen asked if the curb cut should be extended to accommodate a third car. Mr. Yeh reported that the existing drive approach was approved. Ms. Glende added that they could apply to extend the curb cut, but it had not been discussed with the Applicant. Curb cuts have a maximum width of 25 feet and must be approved by the Public Works Department. Commissioner Petersen stated that she did not believe people would follow the parking plan if they had to drive over a curb to do so.

Chair Steinman indicated that it was the Planning Commission's role to determine if additional conditions were needed. The Parking Plan showed three separate parking spaces, and parents would not back over a curb with their children in the car. As it was only a two-car driveway, he believed the plan should be reevaluated.

Commissioner Smith was not concerned about the driveway width as long as the children were supervised and could safely enter and exit the vehicle.

In response to a question raised by Commissioner Crowder, Ms. Arian reported that she had not yet begun enrolling children. Commissioner Crowder pointed out that she did not yet know if everyone would want to drop off their child at the same time, but she could set a hard limit on how many children could be dropped off at 8:00 a.m., for example. Ms. Arian stated that she was open to doing so.

Chair Steinman opened the public hearing.

Aaron Rabin lives on Ponderosa Drive. He did not know the Applicant but did know the street. Parents are responsible for their children safely exiting a vehicle, whether it is at a daycare or a store. Regarding noise, his neighbor's dog wakes him up every day before 8:00 a.m., so children should be able to go outside at 7:30 a.m. Ponderosa Drive has a wide shoulder, so he did not understand the concern about queuing. It was not a bad idea to have scheduled drop-offs, but he was not concerned about children using the shoulder if they needed additional time. He also did not understand why there was a limit on the number of nonresident employees.

Karen Kleinlein stated that she lives on Brewer Avenue across from the subject property, and she believed the daycare would cause problems. It is a very quiet subdivision, but cars sometimes use it as a cut-through, and she believed safety was an issue.

There were no further comments. The public hearing was closed.

Commissioner Shelton thanked the Applicant for going through the application process. The Planning Commission had consistently approved similar applications, and the current one was not different from others that were approved. He agreed that it would be difficult to use the third parking space and was in favor of a condition either requiring a curb cut or allowing only two vehicles at a time. Commissioner Kovac agreed.

Commissioner Smith stated that he was not opposed to having an adequate number of employees to ensure the children are taken care of. Commissioner Shelton explained that all Home Occupations were limited to one employee by code, and that number could not be increased without the Text Amendment.

In response to a question raised by Chair Steinman, Mr. Yeh reported that Cottonwood Heights only allows street parking in a specific area of the City, and there is a two-hour maximum time limit. Chair Steinman stated that the City's goal was to ensure compliance, and he was concerned that it would be difficult for the Applicant to comply with that regulation. He asked if the Planning Commission had discretion to allow street parking for drop-offs. Mr. Yeh explained that it was not recommended for Home Occupations as they did not want to create additional traffic problems. Staff always recommended that all parking be on the subject property and not block the street.

Commissioner Shelton pointed out that you cannot prohibit the public from using the public right-of-way. Chair Steinman agreed but noted that if parents parked in the right-of-way, it could put the Applicant at risk of CUP revocation. The number of cars that should be allowed at one time was discussed.

Commissioner Smith moved to APPROVE Project CUP-26-016 based on the Findings and recommendations, and including the recommended conditions listed in the Staff Report dated October 7, 2026, and as modified below:

- 1. Condition 5 is modified to allow no more than two client vehicles on premises at any one time unless the curb cut is extended to allow for a third vehicle.***

Commissioner Shelton seconded the motion. Vote on Motion: Commissioner Smith-Yes; Commissioner Shelton-Yes; Commissioner Barnes-Yes; Commissioner Kovac-Yes; Commissioner Crowder-Yes; Commissioner Petersen-Yes; Commissioner Smith-Yes; Commissioner Shelton-Yes; Chair Steinman-Yes. The motion passed with the unanimous consent of the Commission.

3.3 Project CUP-26-015 - The Planning Commission will hold a public hearing to consider a request for a Conditional Use Permit submitted by ReAnne Cram & Brett Clark to operate a home occupation with client visits, providing a home massage business, at 7640 South 2325 East.

Ms. Glende presented the Staff Report and stated that the request is for a CUP to operate RESYNC LC, a Home Occupation with clients at 7640 South 2325 East. The business would provide private massage therapy sessions within an existing room of the residence. There would be no additional employees. The business would serve two to three clients per day, with no more than one client on premises at any one time and staggered appointments to minimize traffic and parking impacts. Client parking would be accommodated in the existing driveway. Proposed hours were Monday through Friday from 8:00 a.m. to 4:00 p.m. No exterior modifications, signage, outdoor business activities, or structural improvement were proposed. The Applicant has expressed interest in a future office addition, which would require separate City approval.

A zoning and Impact analysis determined the following:

- The property is in the R-1-8 Single-Family Residential zoning district.
- A Home Occupation with clients may be approved as a Conditional Use in the R-1-8 Zone.
- RESYNC LC would provide massage therapy within the existing residence and be owner-operated with no additional employees.
- The business anticipates approximately two to three clients per day, with no more than one client on the premises at a time. Appointments would be staggered to minimize traffic and overlapping arrivals.
- Client parking would be accommodated in the existing circular driveway.
- The proposed business would operate indoors, with no exterior signage or outdoor business activity. The use must remain incidental and secondary to the residential use.
- Staff found that, subject to the Conditions of Approval, the limited scale and indoor nature of the use were expected to minimize offsite impacts and preserve the residential character of the neighborhood.
- One public comment was received asking that all client parking be accommodated within the driveway.

Staff recommended approval with the following conditions:

1. The Applicant shall obtain and maintain a valid Cottonwood Heights Business License for the duration of the Home Occupation.
2. The Home Occupation shall operate only within the existing residence and shall remain clearly incidental and secondary to the primary residential use of the property.
3. The business shall be owner-operated with no additional employees or independent contractors conducting business on the premises.
4. The Home Occupation shall operate by appointment only and shall be limited to the following hours as described in the approved application: Monday through Friday, 8:00 a.m. to 4:00 p.m.

5. The Home Occupation shall be limited to providing massage therapy services as described in the approved application. No other commercial services or activities shall be conducted from the residence without additional City review and approval.
6. The business shall serve no more than one client at a time on the premises. Appointments shall be scheduled and staggered to minimize traffic, parking, and other impacts to the surrounding neighborhood. The business shall be limited to approximately two to three clients per day, consistent with the approved application.
7. No exterior signage, outdoor instruction, outdoor business activity, retail display, or alterations to the exterior appearance of the residence shall be permitted in connection with the Home Occupation. Business shall be conducted entirely within the existing designated office space inside the residence. NO accessory structures or outdoor areas shall be used for business purposes.
8. Any future addition, office, or other structural modification proposed in connection with the Home Occupation shall require separate review and approval by the City and shall comply with all applicable zoning, building, fire, and other development regulations. Any such addition shall be incorporated into and remain part of the primary residence and shall not be constructed or used as a detached accessory structure for the Home Occupation.
9. Approval of this Conditional use Permit is subject to review or revocation upon evidence of noncompliance with these conditions or applicable provisions of the Cottonwood Heights Municipal Code.
10. Any expansion or modification of the Home Occupation, including but not limited to hours of operation, number of clients served, services provided, parking arrangements, or employment of additional personnel shall require additional City review and approval prior to implementation.

The Applicant, ReAnne Cram stated that she and her husband own the property. She appreciated the Work Session comments about expanding the approved operating hours. There may also be occasional Saturday appointments.

Commissioner Steinman thanked Ms. Cram for following the rules. When a resident takes the steps to do things the right way, the Planning Commission encouraged leniency to allow them to stay in compliance. In response to his question, Ms. Cram clarified that she would avoid scheduling clients on weekends except on rare occasions. Extending the hours from 7:30 a.m. to 10:00 p.m. would be more than sufficient as she preferred not to work past 6:00 p.m. In response to a follow-up question from Commissioner Smith, she confirmed that she would be pleased to extend the hours from 7:30 a.m. to 7:00 p.m.

Chair Steinman opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Shelton moved to APPROVE Project CUP-26-015 pursuant to the Conditions of Approval outlined in the Staff Report, and as modified below:

1. *Operating hours are extended to 7:30 a.m. to 7:00 p.m. Monday through Saturday.*

Commissioner Smith seconded the motion. Vote on Motion: Commissioner Smith-Yes; Commissioner Shelton-Yes; Commissioner Barnes-Yes; Commissioner Kovac-Yes; Commissioner Crowder-Yes; Commissioner Petersen-Yes; Commissioner Smith-Yes; Commissioner Shelton-Yes; Chair Steinman-Yes. The motion passed with the unanimous consent of the Commission.

3.4 Project CUP-25-005.

The third-party study team will present the Old Mill Structural Analysis Report and its findings.

Mr. Spung introduced Tyler Wright of Dunn Associates, Inc. and indicated that Sean Flynn of Aegis Consulting was present online.

Mr. Wright presented the Old Mill Structural Analysis. Dunn Associates, Inc. was hired by the City to provide a structural analysis of the Cottonwood Heights Paper Mill, as well as cost estimates to bring the historic structure back into operation.

A photograph of the original mill was displayed, and Mr. Wright remarked that the existing building had never operated as a mill as it was reconstructed after a fire. Photographs of the structure's existing condition were reviewed next. A drone was used to analyze the interior as the roof had collapsed and the building's current condition was not safe for entry.

The following key structural deficiencies and recommendations were discussed:

- While some original granite remained, anything rebuilt after the fire was presumed to be brick.
- The walls were too tall and slender, which created a tendency to bow during large seismic events.
- Anchorage between the walls and floor was inadequate as the load could not transfer from the floor to the walls and there was nothing to hold the walls onto the rest of the building.
- There were no secondary columns to support vertical loads.
- Due to the amount of weathering, the structure lacked structural integrity.
- Much of the roof was collapsed and in need of extensive repairs.
- The masonry towers required rebuilding or bracing.
- It was unlikely that foundation footings had been restrained by concrete beams.
- The site had slope constraints and was very close to a known fault.

Preservation options were reviewed next.

Option 1: Stabilize in Place

- New steel bracing structure
- Local footings to support bracing

- No public access
- Further weathering would occur with this option.

Option 2: Repair and Restore

- Temporarily stabilize granite masonry
- Reframe floors and roof with adequate anchorage to walls
- Provide new concrete shear walls on inside of masonry with new footings
- South courtyard walls must be either stabilized or removed.

Option 3: Rebuild in Historic Form

- Strategically demolish the existing building
- Catalog and store granite
- Rebuild in the footprint of the original building
- New layout to meet building codes and new use
- Utility the granite as veneer to recreate the exterior.

Mr. Flynn discussed the average estimated cost and potential return on investment for each option.

- Option 1: \$7.5 to \$8.3 million
 - There would be no public use or rental income from this option.
- Option 2: \$42.8 million
- Option 3: \$46.3 million
 - These costs were broken down in detail in the full report, including yearly escalation and tenant-improvement costs of approximately \$6 million.

If only the structure were restored to its historic form, the property owner should expect an approximately \$11 million loss. If restored within a master development, approximately \$5 million in income could be expected, which would bring the total loss to \$6 million. To break even, they would need to decrease the rebuild costs to approximately \$42 million, increase lease rates to \$38 per square foot per year, and potentially capture shared costs in one master budget.

In response to a question raised by Commissioner Shelton, Mr. Wright reported that they had the previous structural analyses but did not pull from them. However, based on buildings from the era, the structure was unlikely to have a concrete foundation. It was more likely to have a stone foundation. It was also possible that the walls just stopped at the ground. There are ways to strengthen and repair foundations on historic buildings.

Commissioner Shelton asked about the load path references in the report. Mr. Wright reported that from a load path standpoint, they look at whether the floor makes it to the ground. There is sometimes a bearing wall with nothing below it. In this case, the floor and roof framing spread to the walls, which went directly down to the ground. The type of foundation was in question, but whether it could hold current loads was not in question because visual observation identified no large areas of settlement.

Commissioner Shelton asked if the building in its current state represented a risk to health, safety, and welfare. Mr. Wright stated that his firm was not prepared to answer the question at the time as it would require additional onsite investigation. It was obvious that some elements were in need of repair, but they were not tasked with answering that question.

Chair Steinman asked about next steps. Mr. Wright reported that the City, property owner, and any potential development partners needed to work together to determine them. Step 1 was to consider whether the structure was economically viable, which was answered in the report. Whether it could be developed was a much larger discussion.

Commissioner Shelton asked if the proximity to known mapped faults would prohibit development. Mr. Wright reported that development would be permitted. Seismic hazard increases with proximity to a fault, and half of the structure was in a special study zone. If it was moved 200 feet to the west, it would be outside of that zone. However, it was not directly on top of a fault. In response to Commissioner Shelton's follow-up question, he stated that he was not aware of the City's fault setback standards, but he believed the location may be beyond any setback requirements from mapped faults.

Mr. Spung explained that the property was within the Sensitive Lands Overlay District. Before development could occur, the property owner would be required to perform a geotechnical hazards study to verify fault line locations and whether any hazards were present. The report would delineate what type of setback would be required based on the type of structure, occupancy, etc. There would likely be some impact, but their extent was unknown until a study was completed.

Commissioner Shelton asked if it was possible to permit new construction on the site. Mr. Spung confirmed that it was possible. Buildings were allowed in the Gravel Pit and Canyon Centre, and both properties had fault lines running through them. He believed the setback requirement was between 20 to 50 feet, and there was not a fault line in that proximity to the Old Mill. Mr. Wright stated that the study zone pertained to the Gravel Pit fault, which was on the east side of Wasatch Boulevard. Mr. Spung added that the geotechnical engineer would perform trenching to confirm that there were no unmapped faults present on the property.

Commissioner Kovac asked if a geotechnical survey was considered in the cost estimates outlined in the report. Mr. Wright stated that it would be an additional cost but was a smaller, softer cost relative to the hard cost of construction. The estimates also assumed that the current property owner would develop the property. No transactional costs were included.

Chair Steinman asked about the anticipated land basis. Mr. Flynn reported that the development proforma was based on a lease, so land value was not applicable to the analysis. They considered a dining, event, or restaurant space based on anticipated market conditions. Other development opportunities could be considered but were not part of the analysis. They believed it was a master development opportunity, which would not recognize its full value until approximately year 10.

Chair Steinman asked what studies were conducted to determine that a dining or event space was the highest and best use for the structure. Mr. Flynn stated that it was based on regional market condition reports, as well as discussions with tenants who would be interested in that type of

project. High-end restaurants had looked at the property and would love the opportunity. Chair Steinman asked if a residential study was conducted. Mr. Wright reported that condominiums, hotels, etc. would be part of a master development. This step looked solely at the building, but many development scenarios could be considered for the property. They picked the most obvious opportunity for the assignment.

Commissioner Crowder asked if restoring the property would make it less usable than rebuilding. Mr. Wright reported that restoration was less advantageous from square footage and optimization standpoints. There were multiple variables and scenarios. Mr. Flynn reported that there was an approximately 20% inefficiency, as there would be dead space from bracing, etc. that would not be present if the structure was rebuilt to current code. A new building could also be designed for the end user and would not have the same constraints as the current structure. Commissioner Crowder agreed but stated that it would still be a historic structure. Otherwise, they would be investing in a new building at a loss.

Chair Steinman asked if there was a way to close the \$6 million gap with a master development with additional density. Mr. Flynn confirmed that it was possible as higher density means higher valuation. Chair Steinman asked if changing the use from dining and events to residential would close the gap without an additional master development. Mr. Flynn stated that it would need to be analyzed with the development team as the study did not consider a residential component.

Mr. Spung pointed out that the cost estimates did not include any offsite utility or other costs that would be required for the development. For example, the property was not in a steady pressure zone for culinary water. Mr. Flynn confirmed that only the building was considered as aspects like required water line size would vary based on the demands of the specific development.

Mr. Spung reported that the Planning Commission could not make a decision on the item until January 2027. The City was still in a data-gathering phase so an informed decision could be made, and the study was important to understand existing conditions. Over the next few months, Staff would compile all information into a cohesive report for presentation at a 2027 public hearing.

Chair Steinman stated that many citizens and multiple news stations attended the initial public hearing, and several people spoke in support of preservation and restoration of the Old Mill. He asked if anyone had volunteered to fund the project. Mr. Spung indicated that no offers had been made. The City was currently reviewing the application to demolish the historic structure, and any third-party efforts were outside of the current task. The property was privately owned, and the City was limited in what it could require the property owner to do.

After the Planning Commission made a determination on the Conditional Use, the Applicant would apply for a Certificate of Appropriateness from the City Council. The Council would review and vote on the request before a final demolition order could be granted. The Council has a different set of review criteria than the Planning Commission and can consider issues like economic value.

Chair Steinman asked if the City had explored State funding opportunities for preservation of the structure. Mr. Spung stated that there were likely grants available, but that was not the City's role.

The Old Mill was a community asset, but it was not community owned. Other groups had been working with the property owner.

Chair Steinman thanked the Walker Family Trust and Mr. Shelby for continuing to provide information to the City. It was not being taken lightly, and everyone wanted to ensure that the appropriate next steps were taken.

4.0 Consent Agenda

4.1 Approval of the August 5 and September 2, 2026, Planning Commission Meeting Minutes.

Commissioner Barnes moved to APPROVE the Consent Agenda, as presented. Commissioner Smith seconded the motion. The motion passed with the unanimous consent of the Commission.

Ms. Pierce reported that Mike Smith was elected Planning Commission Vice-Chair, and Sean Steinman was elected Chair.

5.0 Adjourn.

Commissioner Shelton moved to ADJOURN the Business Session. Commissioner Barnes seconded the motion. The motion passed with the unanimous consent of the Commission.

The Business Session adjourned at 7:55 p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the Cottonwood Heights City Planning Commission Work Session and Business Session held on Wednesday, October 7, 2026.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

DRAFT