

REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Grant Crowell
Date: 21 January 2016
Business Date: 27 January 2016
Subject: City Hall Site Plan
Staff Presentation: Grant Crowell / Scott Holmes, JRCA Architects

RECOMMENDATION:

To approve the site plan for the new Bluffdale City Hall, as recommended by the Planning Commission on January 20, 2016, with the following conditions:

1. That all requirements of the City Code are met and adhered to for this site plan.
2. That this approval is based on the site plan submittal package received by the City on January 8, 2016.

BACKGROUND AND FINDINGS:

Years of planning and budgeting have gone into this important and necessary project for the City. The current City administration is located in three separate buildings. The construction of a City Hall will allow the City administration to more efficiently serve the public's needs. The proposed City Hall location is located on the southeast corner of the Bluffdale City Park, just south of the City Fire Station. It is on the northwest corner of the intersection of 2200 West and 14400 South, which are both collector roads in the City's transportation plan. The City decided to utilize existing property in the City Park for this facility, rather than purchase new property elsewhere in the City. Prior to this site plan action, the City will have reviewed and made a decision on a rezoning to Civic Institutional zoning from R-1-43, making the City Hall municipal building a permitted use in the zone..

The Planning Commission forwarded a positive recommendation based on the following findings:

1. That the project has met all zoning and site plan requirements for a municipal office building.
2. That the proposal will not be detrimental to the health, safety, or general welfare of persons or property in the area.

PREVIOUS LEGISLATIVE ACTION

- January 20, 2016: Planning Commission recommended approval 4-0.

SUPPORTING DOCUMENTS

- Staff report to Planning Commission, with exhibits
-



Development Review Committee
14175 South Redwood Road
Bluffdale, UT 84065
801.254.2200(o) 801.446.8642(f) TTY 7-1-1

STAFF REPORT
January 15, 2016

To: Bluffdale City Planning Commission
From: Grant Crowell

Re: Bluffdale City Hall Site Plan
Application No.: 2016-01
Applicant: City of Bluffdale Local Building Authority
Project Location: 14350 S 2200 W
Zoning: Civic Institutional (proposed); currently R-1-43
Acreage: Approximately 2.2 acres of City Park site
Request: Site plan approval for a municipal office facility

Background.

Years of planning and budgeting have gone into this important and necessary project for the City. The current City administration is located in three separate buildings. The construction of a City Hall will allow the City administration to more efficiently serve the public's needs. The proposed City Hall location is located on the southeast corner of the Bluffdale City Park, just south of the City Fire Station. It is on the northwest corner of the intersection of 2200 West and 14400 South, which are both collector roads in the City's transportation plan. The City decided to utilize existing property in the City Park for this facility, rather than purchase new property elsewhere in the City. Prior to this site plan action, the City will have reviewed and made a recommendation on a rezoning to Civic Institutional zoning from R-1-43, making the City Hall municipal building a permitted use in the zone, if approved.

Summary.

The proposed City Hall is a two story building, with a partially finished basement area. Total building floor space is 35,258 square feet (28,058 square feet usable space utilized for parking calculations). The property is accessed from the north and west, via the existing fire station driveway and a new driveway off of 14400 South. The building is surrounded by parking, drive aisles, walkways and landscaping. The main entrance for the public is on the south side of the building. The building is located in such a way that it meets all setback requirements for its new Civic Institutional Zoning and the previous R-1-43 designation. Primary building height is 35', conforming to the CI and R-1-43 zones; the elevator shaft is taller but that portion of the building isn't calculated in maximum height definition.

The parking area and building perimeter will be lit with LED lights, on up to 25' poles and on bollards in some locations, which meet the requirements of the City's lighting ordinance. 70 parking spaces have been provided, in excess of the minimum standard. The site is substantially landscaped, in accordance with the City code and will enhance the beauty of the park area it is replacing. The existing asphalt trail will be relocated to the west.

ANALYSIS

General Plan. The Bluffdale City General Plan identifies this property for civic institutional and parks, recreation, and open space use. The new Civic Institutional zoning designation conforms with the land use recommendations of the general plan.

Zoning. This property is proposed to be zoned Civic Institutional, which is a previous agenda item to this site plan review. Municipal offices are a permitted use in the Civic Institutional zone.

Transitional Development Standards. Because this project abuts residentially zoned properties, Staff reviewed conformance with these standards, even though the ordinance doesn't specifically require compliance with these standards for institutional buildings or zoning categories.

1. Landscaping Along Property Line; Setback: Where a lot in any multiple-family residential, business, commercial or industrial zone abuts a single-family residential or agricultural zone, or where a business, commercial or industrial zone abuts a lot in a multiple-family residential zone, a minimum landscaped yard at least ten feet (10') wide shall be provided on such lot along the property line where the lot abuts one or more of the aforementioned lots, unless a lesser setback is approved in accordance with section 11-16-26 of this chapter. Building setback in such areas shall be at least one foot (1') for each two feet (2') of building height. Buildings over twenty feet (20') high shall be set back at least ten feet (10'). ***The landscaped setbacks proposed are in compliance.***

2. Minimum Side Yard Setback On Corner Lot: Where the side yard of a commercial or multiple-family residential corner lot abuts the same street as the front yard of an adjoining residential property facing the same street, the minimum side yard setback on the corner lot shall be twenty feet (20') from the street right of way line. ***The side setback is in compliance.***

3. Landscaped Front Yard: Where a lot in any multiple-family residential, business, commercial or industrial zone abuts a lot in any single-family residential or agricultural zone or where a business, commercial or industrial zone abuts a lot in a multiple-family residential zone, there shall be provided a landscaped front yard on such lot equal to that of the residential use on the abutting property. ***The facility will meet this requirement.***

4. Screening Parking Lot Areas: Any multiple-family residential, business, commercial or industrial parking lot consisting of four (4) or more spaces and that portion of the driveway back of the building line shall be screened from the street and from adjoining properties in the abutting residential or agricultural zone by either a landscape berm two feet (2') high at the crown, a hedgerow at least five feet (5') high at maturity, or a masonry wall not less than three feet (3') high in the front yard, and not more than six feet (6') high located back of the building line. ***The parking lot has spaces for five vehicles and is separated from the street with a landscaped setback but does not currently have a design for a berm.***

5. Lighting: All building and parking lot lighting shall comply with the outdoor lighting regulations of section 11-16-21 of this chapter. ***The lighting plan complies with the outdoor lighting regulations. All fixtures are LED and directional.***

6. Pollution: Notwithstanding a permitted or conditional use provision to the contrary, a use that involves open storage of merchandise or equipment, off premises signs, trade or industry that is noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise shall be strictly prohibited on a lot abutting a residential or agricultural zone. ***Not applicable to this use.***

7. Overhead Doors: No overhead/bay doors shall be permitted in the wall of a building which faces a residential or agricultural zone if said wall is closer than twenty five feet (25') to the property line. ***This is not applicable for this project.***

8. Mechanical Equipment: All mechanical equipment (i.e., air conditioners, fans, pumps, etc.) shall be located within a building or on a roof with parapet walls. Any mechanical equipment located on the outside of a building within twenty five feet (25') of the nearest residential use shall have a visual/noise barrier (masonry wall/landscaping) that completely surrounds the equipment and extends at least one foot (1') above the equipment. Noise from mechanical equipment shall not be unreasonably loud so as to disturb the quiet repose of any person in their dwelling, which is defined as disturbing the average person's reasonable sensitivities. ***All mechanical equipment will comply with this requirement.***

9. Loading And Delivery Areas: No loading dock or delivery pick up area shall be located within fifty feet (50') of a residential use. These areas shall be screened from public view with a six foot (6') masonry wall. ***There are no loading docks or delivery pick up areas.***

10. Trash Containers: No trash container shall be located closer than twenty five feet (25') from the side property line of a lot in a residential or agricultural zone. ***Towne Storage will comply with this requirement.***

Building Architecture. The architecture is a primarily mix of brick and architectural aluminum panels, with architectural windows integrated into the facades as well. The building will have a flat roof with various roofline elements. The CI zone doesn't have a particular architectural requirement. A lot of time and input has went into the project, and Staff believes it will be a great addition to the City, and is compliant with City ordinances.

11-15-7: DESIGN STANDARDS:

A. All buildings and developments shall satisfy the adopted design standards for the zone in which the building or development is located.

B. If specific design standards have not been adopted in the zone, all building designs shall consider recent or new surrounding or nearby buildings and developments and implement design solutions which are sensitive to those nearby buildings and developments. The review of this requirement shall be based on the following:

1. The buildings positively contribute to the overall character of the city of Bluffdale and the area in which it is located;
2. The buildings demonstrate imaginative design or reflect the character of surrounding development through use of some similar positive and desirable features; and
3. Where proposed building designs closely copy or mirror surrounding development, the buildings vary colors, materials, or architectural elements.

C. All building entrances shall be clearly articulated to indicate a transition from the exterior to the interior of the building. Every main entrance shall have a special emphasis when compared to the other portions of the building. This shall be accomplished through any combination of the following:

1. A prominent architectural feature that is unique to the overall building design;
2. Complementary yet differing building materials or colors;
3. Increased use of windows or glass;
4. Pedestrian amenities that may include patios, porches, special paving treatments, seating areas, or awnings; or
5. Increased landscaping.

D. Metal shall not be permitted as a primary exterior surface. Preengineered metal buildings shall have an architectural treatment of stone, brick, stucco, or another similar material.

DRC Review: City Administration and DRC staff have been involved with this project since before the architect and contractor have been selected and have been meeting bi-weekly with the design and contractor team for months. Staff review comments have been included in the design up to this point. Some final details will be worked out during construction, such as the final details described in the

attached memo from Michael Fazio, P.E., City Engineer. DRC staff recommends approval and will be involved directly in construction and inspection processes to assure the desired outcome.

DRC STAFF RECOMMENDATION

DRC Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the City Hall Site Plan, application 2016-01, subject to the following conditions:

1. That all requirements of the City Code are met and adhered to for this site plan.
2. That this approval is based on the site plan submittal package received by the City on January 8, 2016.

This recommendation is based on the following findings:

1. That the project has met all zoning and site plan requirements for a municipal office building.
2. That the proposal will not be detrimental to the health, safety, or general welfare of persons or property in the area.

MODEL MOTIONS

Sample Motion for Approval – “I move we forward a positive recommendation for the City Hall Site Plan, application 2016-01, subject to the conditions and based on the findings presented in the staff report dated January 15, 2016 (*and as modified by the conditions below*):”

1. List any additional findings and/or conditions...

Sample Motion for Denial – “I move we forward a recommendation for denial for the City Hall Site Plan, application 2016-01, based on the following findings:”

1. List all findings. . .



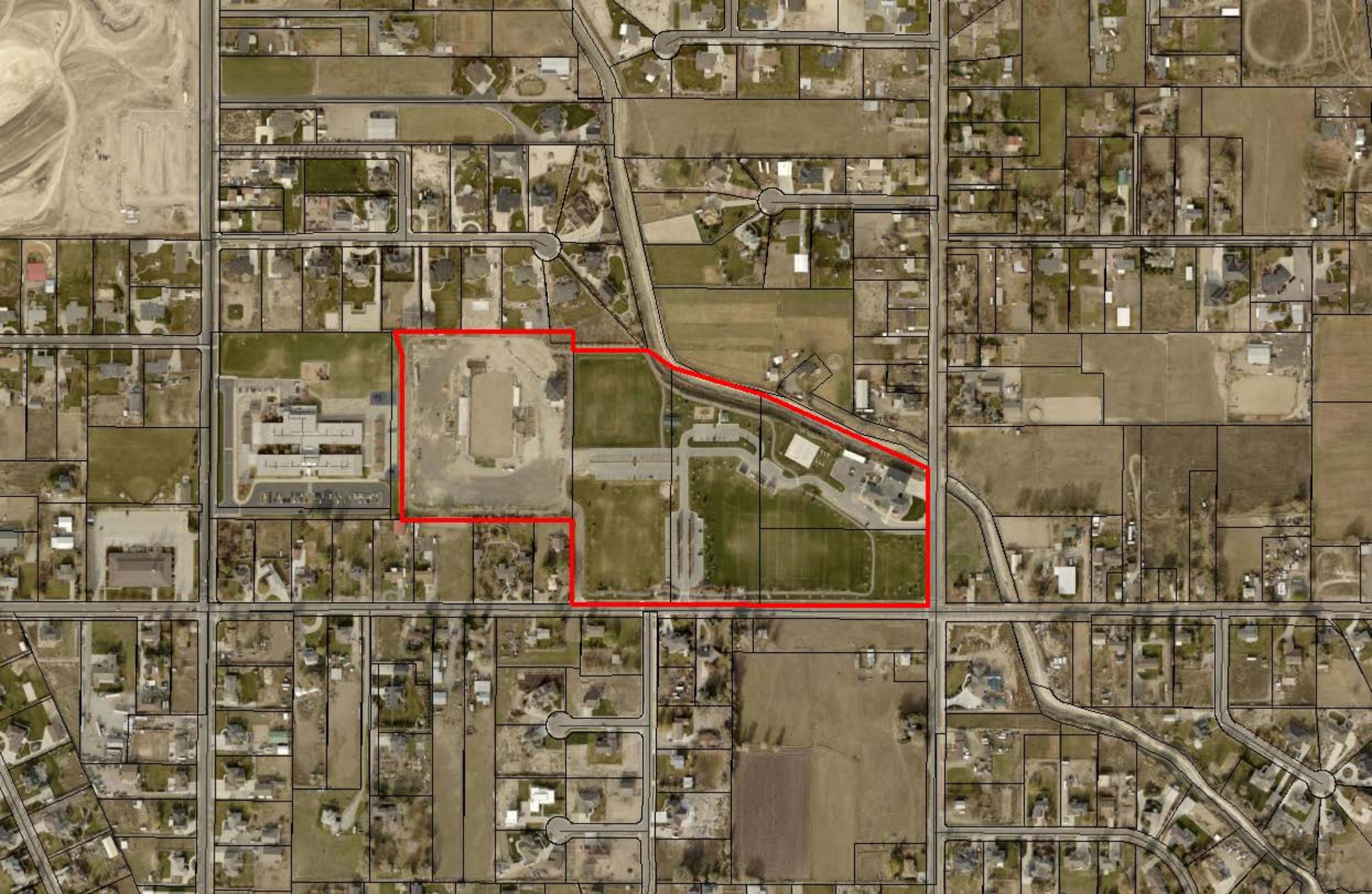
14175 Redwood Road, Bluffdale, Utah 84065; Tel. 801-858-0490; mfazio@bluffdale.com

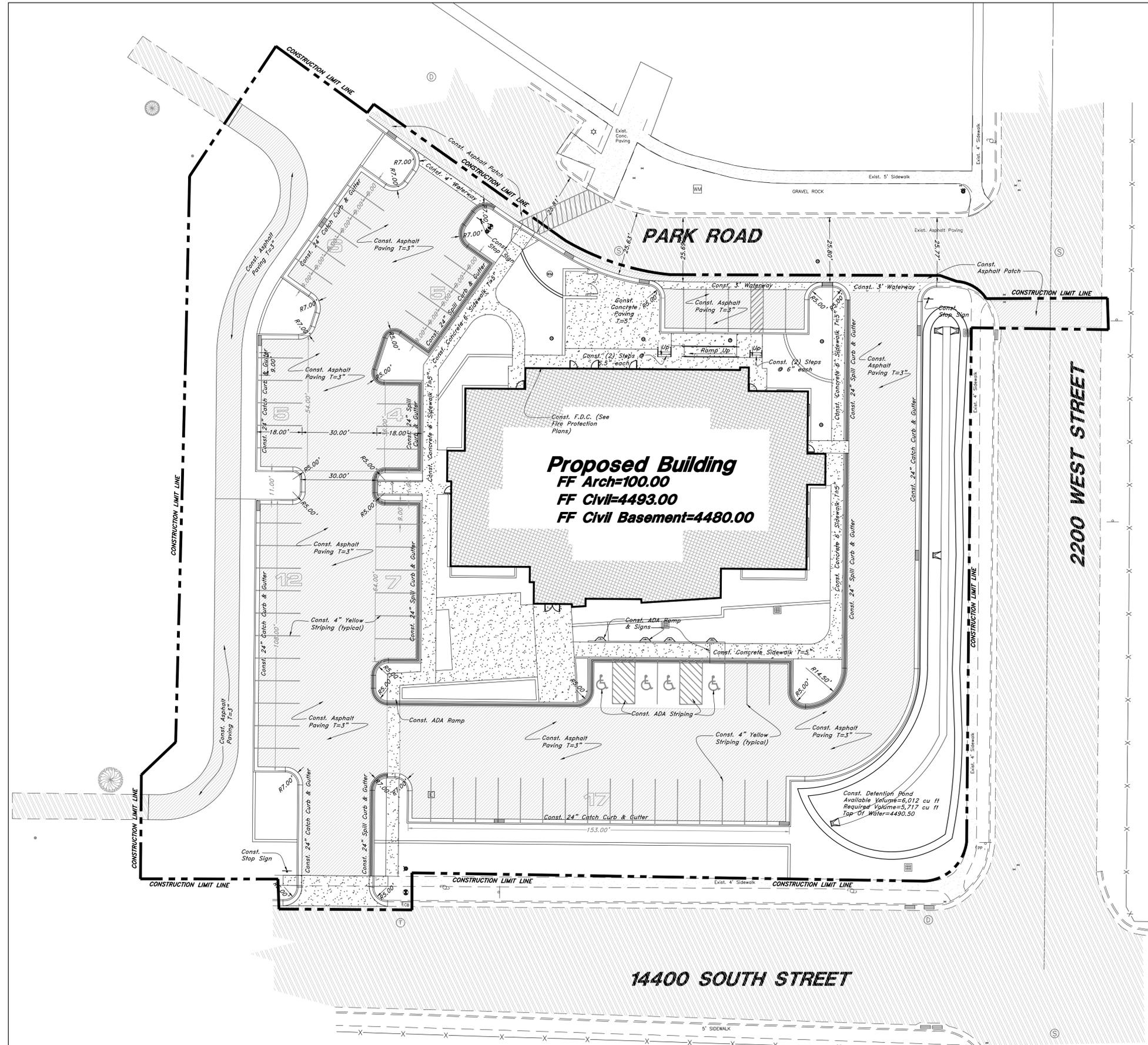
Memo

Date: 8 January 2016
From: Michael Fazio, P.E.
To: Grant Crowell
CC:
RE: Bluffdale Municipal Center Site Plans

We have reviewed the latest proposed site plans for the Bluffdale Municipal Center. Our recommendation is that there is no depression for a detention pond placed on site and to investigate LID drainage design opportunities before final construction plans are put out to bid.

The plans as submitted will be accepted by engineering with these recommendations in place.

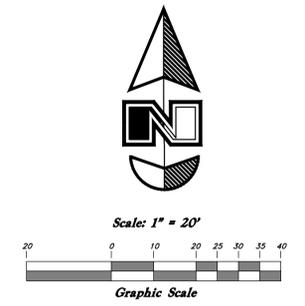




Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Exist. Grade
- Ridge Line
- Direction of Flow



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 1-800-662-4111

SITE DATA TABLE	
PARCEL AREA	xxx,xx SF
PARKING STALLS REQUIRED - X STALL/EMPLOYEE (X EMPLOYEES)	X+Y=Z STALLS
X STALLS/1,000 SF (1,400 SF)	
STANDARD PARKING SHOWN	xx STALLS
ADA PARKING SHOWN	x STALLS
BUILDING AREA	xxxxx SF
HARDSCAPE AREA	xxxxx SF (xxX)
LANDSCAPE AREA	xxxxxx SF (xxxx X)

- GENERAL SITE NOTES:
- Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
 - Fire lane markings and signs to be installed as directed by the Fire Marshall.
 - Asile markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 - Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
 - All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

JRCA
 ARCHITECTS
 577 South 200 East
 S L C, Utah 84111
 ph: (801) 533-2100
 jrca.design.com

GREAT BASIN ENGINEERING
 ENGINEERING
 5746 SOUTH 1475 EAST, DEDEN, UTAH, 84403
 MAIN (801) 394-4515 S.L.C. (801) 521-0222 FAX (801) 392-7544
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BLUFFDALE CITY MUNICIPAL BUILDING
 14400 SOUTH 2200 WEST
 BLUFFDALE, UTAH 84111

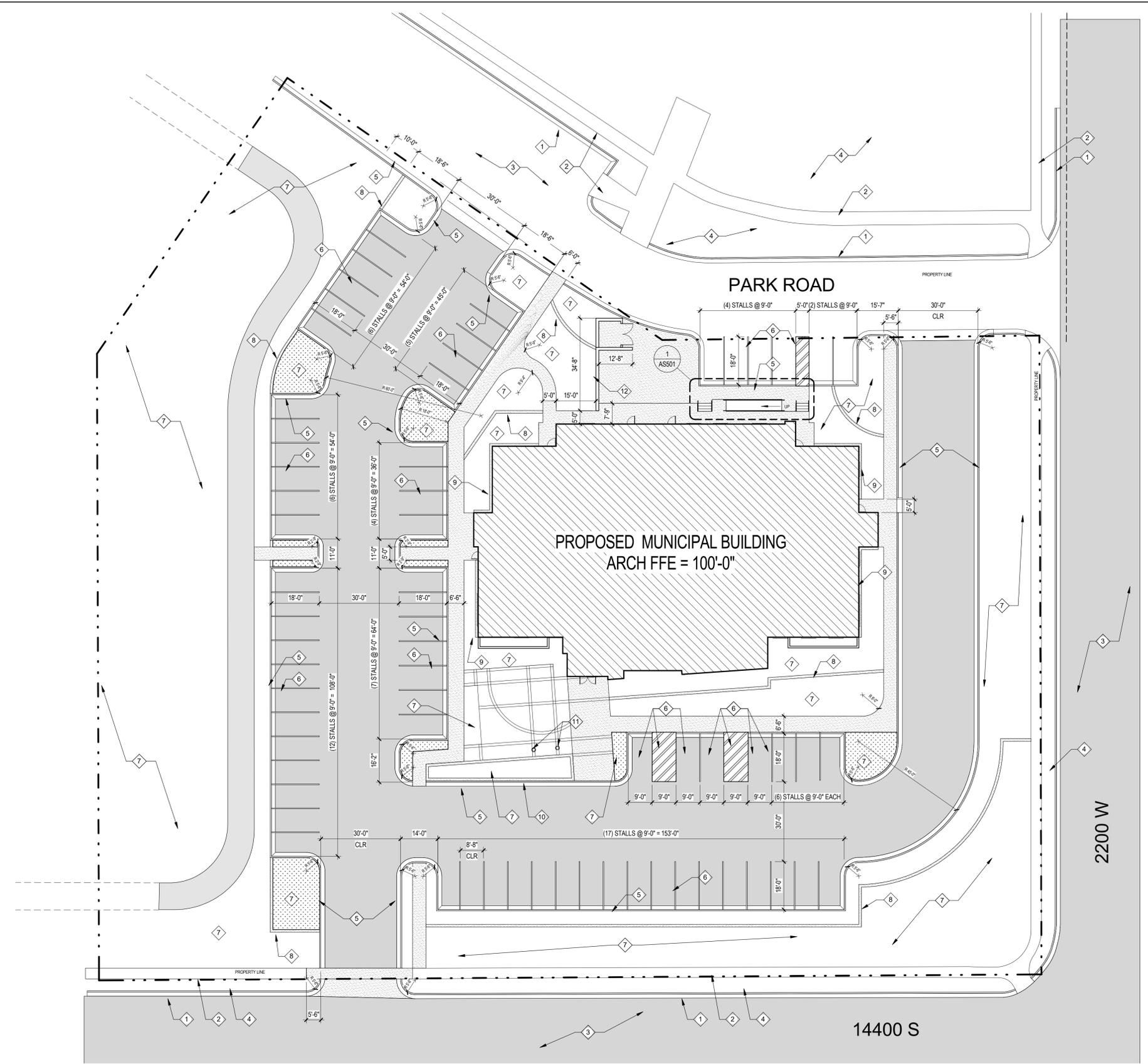
PROJECT #: XXXXX

PERMIT & BIDDING DOCUMENTS	
XXXXX2015	
DATE	REVISION



SITE PLAN

CS201



KEY NOTES:

- 1 EXISTING CURB AND GUTTER TO REMAIN
- 2 EXISTING SIDEWALK AND PAVING TO REMAIN
- 3 EXISTING ASPHALT PAVING TO REMAIN
- 4 EXISTING LANDSCAPING TO REMAIN
- 5 CURB AND GUTTER AS SCHEDULED
- 6 PAVEMENT MARKINGS
- 7 LANDSCAPING AS SCHEDULED
- 8 CONCRETE CURBING AS SCHEDULED
- 9 CONCRETE MOWSTRIP, 12" WIDE, TYPICAL AROUND ENTIRE PERIMETER UNLESS PAVING OR OTHER IS REQUIRED
- 10 CONCRETE PLANTER WALL
- 11 FLAGPOLE, 25'-0" TO 30'-0" TALL
- 12 8'-0" HIGH MASONRY SCREEN WALL

PARKING TABULATION

PER BLUFFDALE CITY CODE, 11-12-3: PARKING SPACES REQUIRED GOVERNMENT BUILDINGS = 1 PARKING SPACE FOR EVERY 400 SF OF FLOOR SPACE OR 70 STALLS.

@ 28, 058 SQUARE FEET	REQUIRED	ACTUAL
PUBLIC STALLS	70	66
ACCESSIBLE STALLS	3	4
TOTAL STALLS		70

SITE TABULATION

ZONE C: CIVIC INSTITUTIONAL	AREA (SF)	% OF TOTAL
SITE AREA	95,161	100
BUILDING FOOTPRINT	12,013	12.62
PARKING AREA LANDSCAPE	1,805	1.9
SITE LANDSCAPE	34,853	36.63
TOTAL IMPERVIOUS	46,490	48.85
PARKING AREA	28,276	29.71
SIDEWALK & HARDSCAPES	18,214	19.14

PAVING LEGEND:

- ASPHALT PAVING, COORDINATE W/ CIVIL DRAWINGS
- CONCRETE PAVING, COORDINATE W/ CIVIL DRAWINGS

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 S L C, Utah 84111
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 BLUFFDALE, UTAH

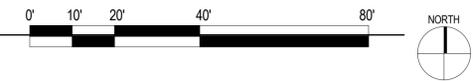
PROJECT #: 15022

DATE	REVISION

DESIGNED BY ARCHITECT
 JAMES R. CHILD
 No. 120581-0301
 STATE OF UTAH

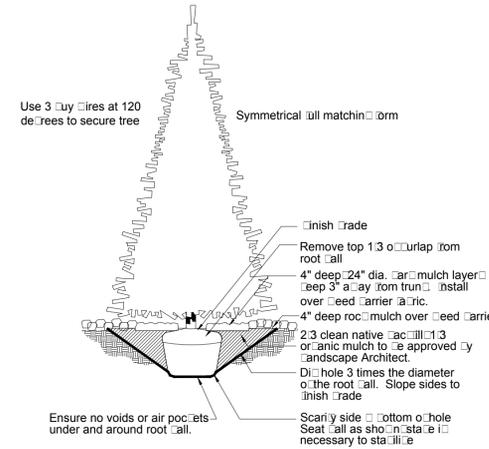
ARCHITECTURAL
 SITE PLAN

AS101



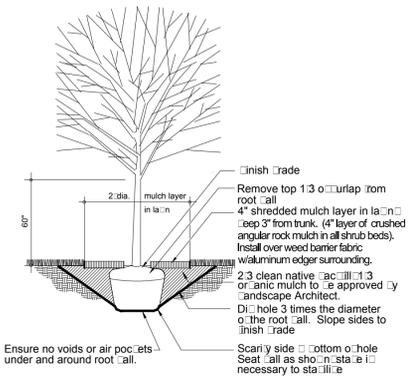
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Conifer Tree Planting Detail

1/8" scale



Deciduous Tree Planting Detail

1/8" scale

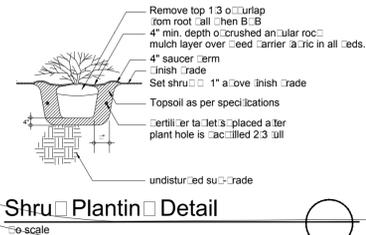
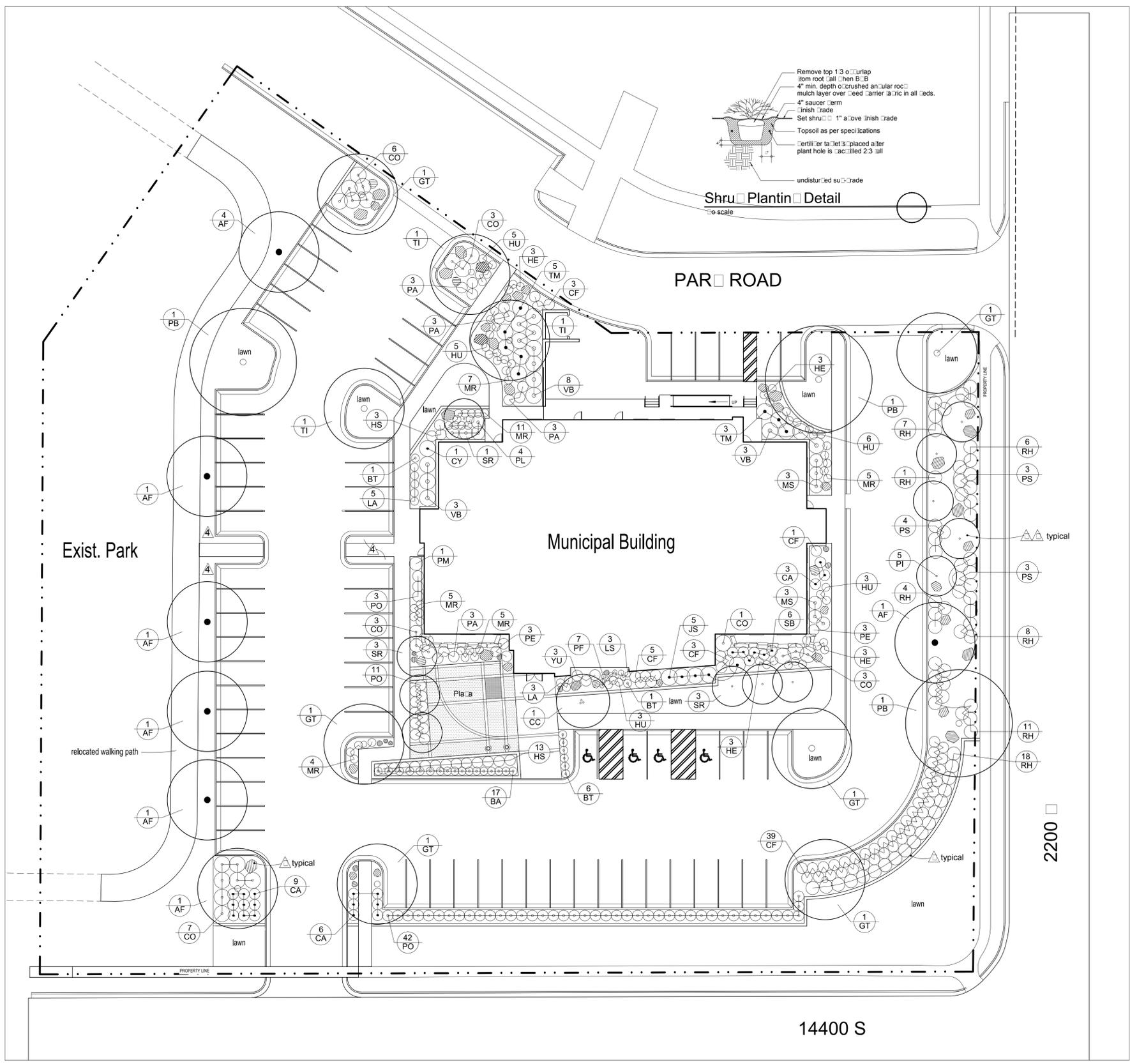
Note: stake deciduous trees with double stake parallel with prevailing winds.

PLANT MATERIAL LIST

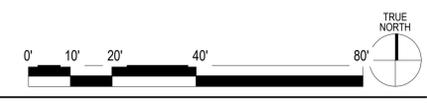
- Trees**
- AF-Acer x freemanii 'Jeffersred', Autumn Blaze Maple, 2" cal. B&B
 - CC-Cercis canadensis clump, Multi-stem specimen Eastern Redbud, 2" cal. B&B
 - GT-Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust, 2" cal. B&B
 - PB-Platanus acerifolia 'Bloodgood', Bloodgood Sycamore, 2 1/2" cal. B&B
 - PI-Pinus flexilis glauca 'Vanderwolf's Pyramid', Vanderwolf's Pine, 8-10' tall container
 - SR-Syringa reticulata 'Ivory Silk', Tree Lilac, 2" cal. matched specimen
 - TI-Tilia tomentosa 'Sterling Silver', Silver Linden, 2" cal. B&B

- Shrubs**
- BA-Berberis thunbergii atropurpurea 'Bagtelle', Bagtelle Barberry, 2 gal.
 - BT-Berberis l. a. 'Ruby Carousel', Ruby Carousel Red Barberry, 5 gal.
 - CA-Cotoneaster apiculata, Cranberry Cotoneaster, 5 gal.
 - CO-Cotoneaster dammeri 'Coral Beauty', Coral Beauty Cotoneaster, 5 gal.
 - CY-Cytisus x praecox 'Algold', Broom, 5 gal.
 - JS-Juniperus sabina 'Broadmoor', Broadmoor Juniper, 5 gal.
 - MR-Mahonia repens, Creeping Oregon Grape, 2 gal.
 - PL-Prunus laurocerasus 'Otto Luyken', Otto Luyken Laurel, 5 gal.
 - PM-Pinus mugo mughus 'Mops', Mops Mugo Pine, 5 gal.
 - PO-Physocarpus o. 'Nanus', Dwarf Ninebark, 5 gal.
 - PS-Physocarpus o. 'Summer Wine', Summer Wine Ninebark, 5 gal.
 - RH-Rhus aromatica 'Grow Low', Grow Low Sumac, 2 gal.
 - SB-Spiraea bumalda 'Goldmound', Goldmound Spraea, 5 gal.
 - TM-Taxus media 'Dark Green Spreader', Spreading Yew, 18-24" cont.
 - VB-Viburnum Burkwoodii, Burkwood Viburnum, 5 gal.
 - YU-Yucca filamentosa 'Bright Edge', Bright Edge Yucca, 5 gal.

- Perennials/Ornamental Grasses**
- CF-Calamagrostis 'Karl Foerster', Karl Foerster Feather Grass, 2 gal.
 - HE-Hemerocallis 'Stella d'Oro', Stella d'Oro Daylily, 1 gal.
 - HS-Helictotrichon sempervirens, Blue Oat Grass, 5 gal.
 - HU-Heuchera 'Amber Waves', Amber Waves Coral Bells, 5 gal.
 - LA-Lavandula angustifolia 'Munstead', Munstead Lavender, 5 gal.
 - LS-Leucanthemum x superbum 'Becky', Shasta Daisy, 1 gal.
 - MS-Miscanthus sinensis 'Autumn Light', Autumn Light Maiden Grass, 5 gal.
 - PA-Pennisetum, Fountain Grass, 5 gal.
 - PE-Perovskia atriplicifolia, Russian Sage, 5 gal.
 - PF-Penstemon eatonii, Firecracker Penstemon, 1 gal.



- NOTES:**
- Plant tree with crown or root collar 1" above finish grade.
 - Plant shrub with root collar 1" above finish grade.
 - Remove all overlap and wire cages from all plantings and trees prior to planting.
 - All lawn areas to be sodded.
 - Repair lawn in parking area where path is relocated with sod.
 - Repair lawn in parking area where path is relocated with sod.
 - 12" wide 4" deep concrete mooring strip.
 - shrubs to be covered with 1 1/2" angular rock mulch over weed barrier fabric. Submit samples for approval prior to delivery.
 - Decorative landscape boulders to be specimen quality with clean angular faces and no discoloration due to mineral operation. Boulders to be approved prior to delivery.



1 L101 PLOT SCALE: 1" = 20'-0"

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BLUFFDALE MUNICIPAL CENTER
 BLUFFDALE, UTAH

PROJECT #: 15022

Design Development Submittal	
12-10-2015	
DATE	REVISION

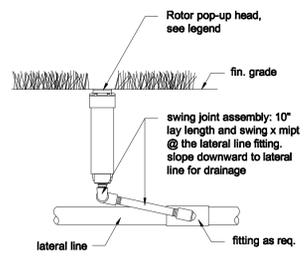


PLANTING PLAN

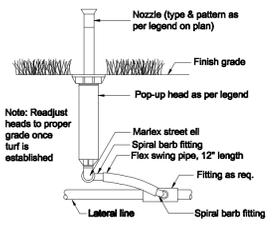
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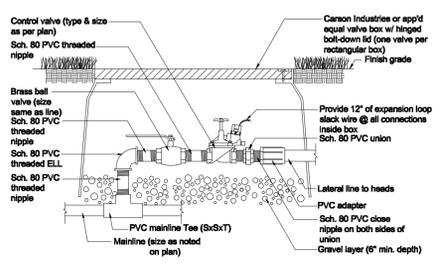
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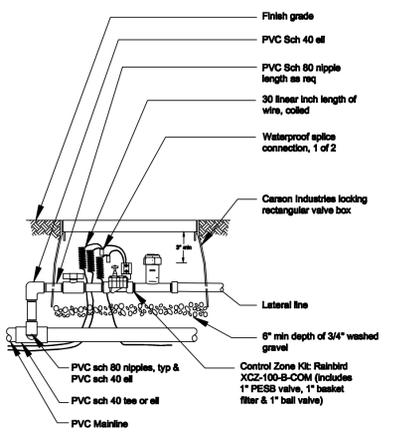
Pop-up Rotor Head Detail
No scale



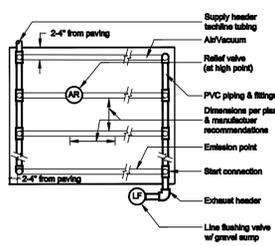
Pop-up Rotor Head Detail
No scale



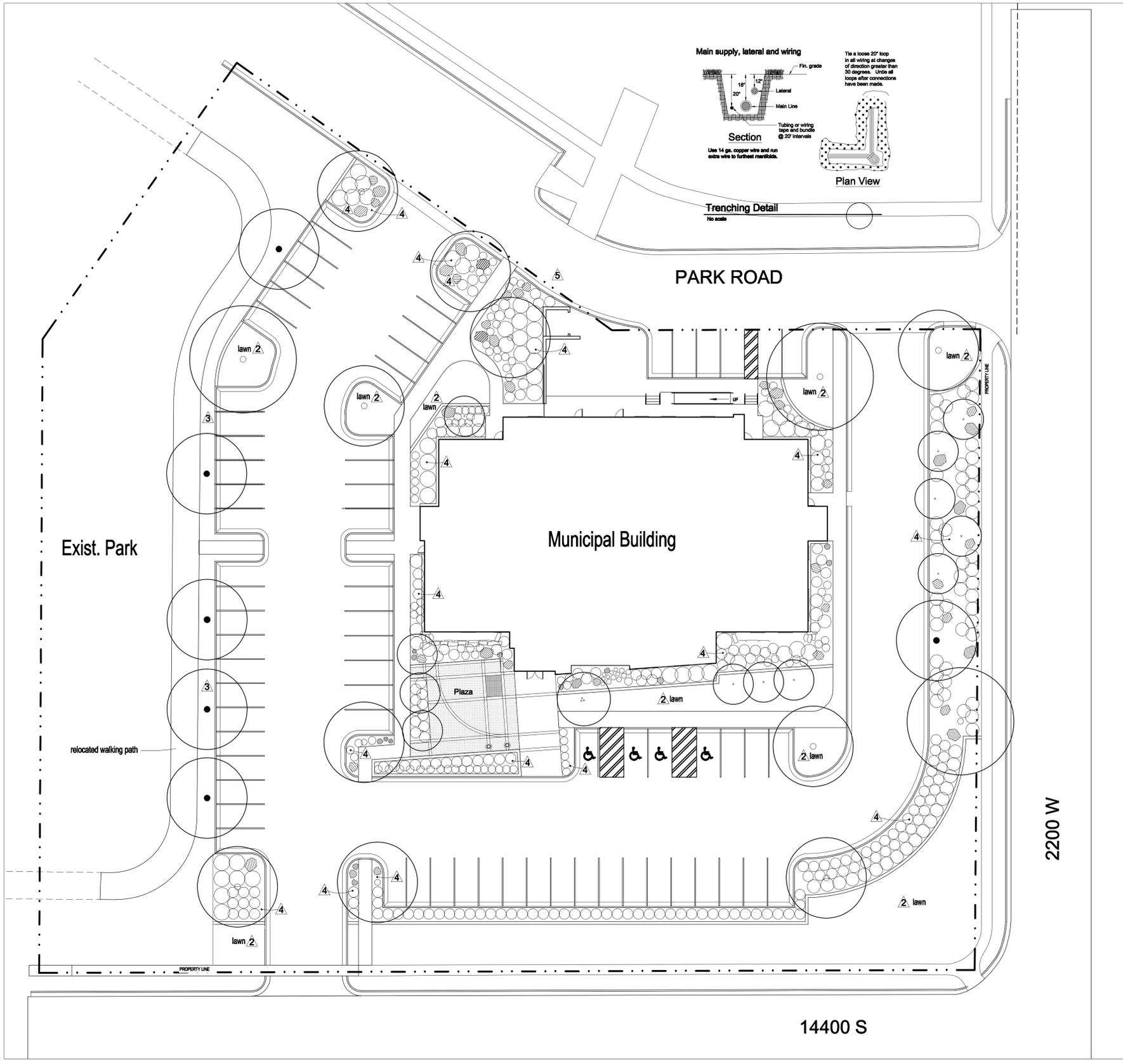
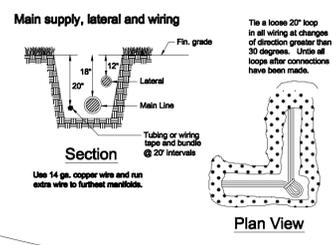
Control Valve Detail
No scale



1" Drip Control Valve Kit Detail
No scale

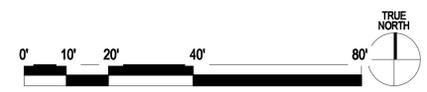


Netafim/Tecline schematic
No scale



KEY NOTES:

1. All sprinkler system components to meet Bluffdale City Standards as outlined in Ordinance no. 2014-03.
2. New lawn areas to be irrigated with commercial grade pop-up spray heads.
3. Border west side of new parking lot with large spray heads to match existing. Utilize existing valve and tie into existing clock.
4. Shrub beds to be irrigated with drip irrigation. Beds adjacent to the building will utilize point source drip system as manufactured by Netafim. Beds around parking may include Netafim drip tubing.
5. Point of connection will be from Park Road. Backflow preventer will be installed and tested by contractor with results provided to city. Backflow device to be installed in stainless steel enclosure as manufactured by Strong Box.
6. Use schedule 40 PVC sleeves twice the size or larger of the pipe inside.
7. Set spray heads adjacent to walks and paving 1 1/2" away.
8. Install quick coupler immediately following the mainline connection and backflow device.
9. Install quick couplers at each manifold over 100 feet apart.
10. Controller size and location to be identified by Bluffdale City. Exterior controller to be enclosed in locking stainless steel enclosure.
11. Conduct inspection of mainline piping and wiring prior to backfilling.
12. Conduct final inspection for coverage. Review installed system at completion of installation and make necessary adjustments prior to acceptance.



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BLUFFDALE, UTAH

PROJECT #: 15022

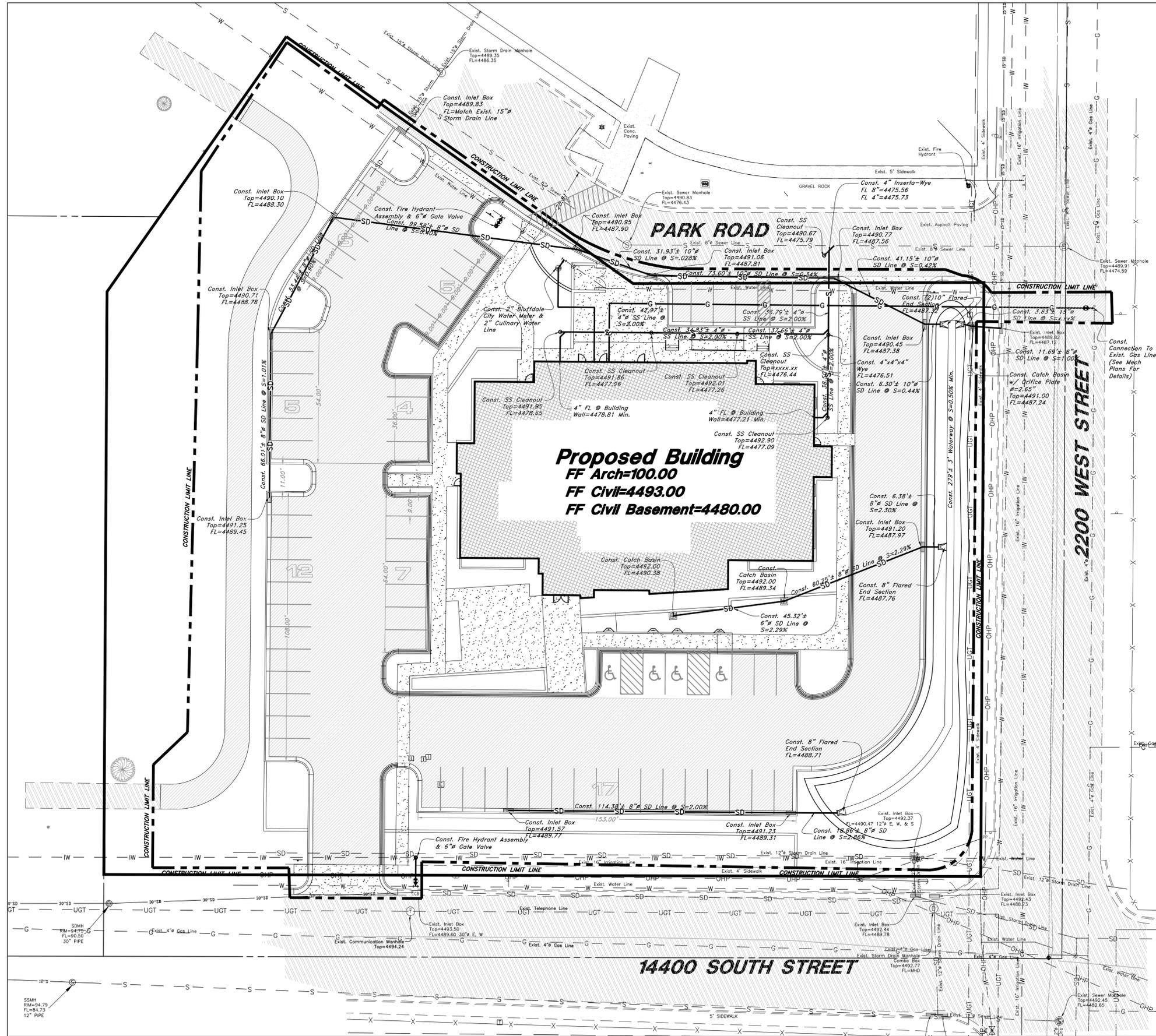
Design Development Submittal
12-10-2016

DATE	REVISION

CONCEPTUAL IRRIGATION

L102

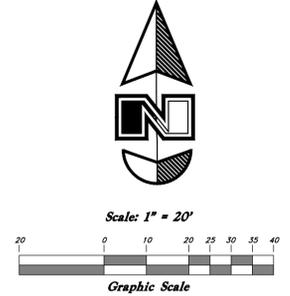
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Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
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- Polyvinyl Chloride
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree



Call before you Dig



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- GENERAL UTILITY NOTES:**
- Coordinate all utility connections to building with plumbing plans and building contractor.
 - Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
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- CULINARY SERVICE LATERALS**
- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper or CTS HPDE, ASTM D 2737 AWWA C-901
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WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

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 - 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

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MAIN (801) 394-4515 S.L.C. (801) 521-0222 FAX (801) 392-7544
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BLUFFDALE CITY MUNICIPAL BUILDING
14400 SOUTH 2200 WEST
BLUFFDALE, UTAH 84111

PROJECT #. XXXXX

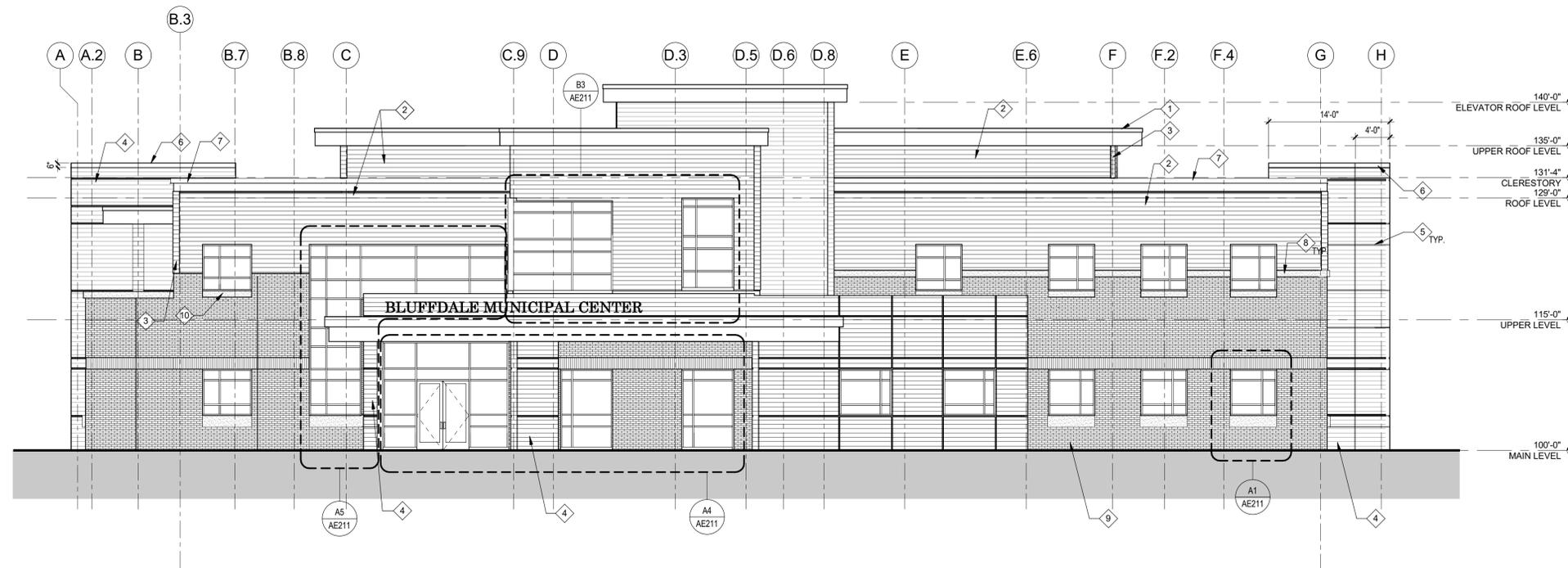
PERMIT & BIDDING DOCUMENTS XXXX2015

DATE	REVISION

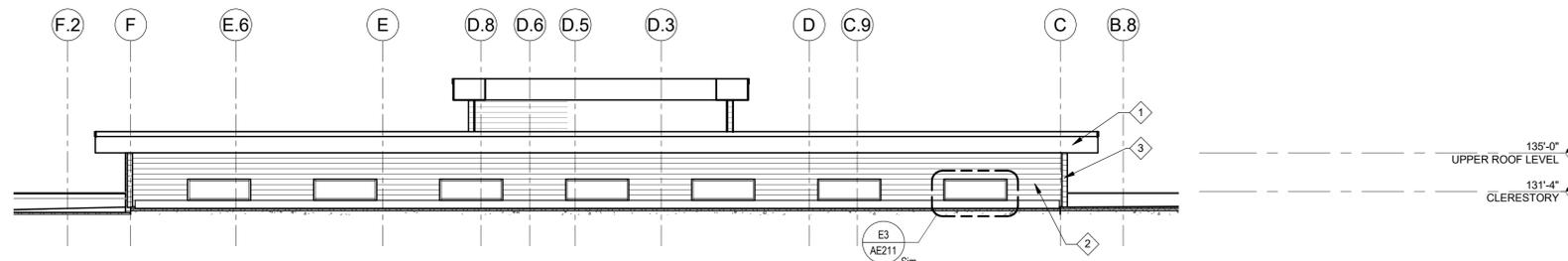


UTILITY PLAN

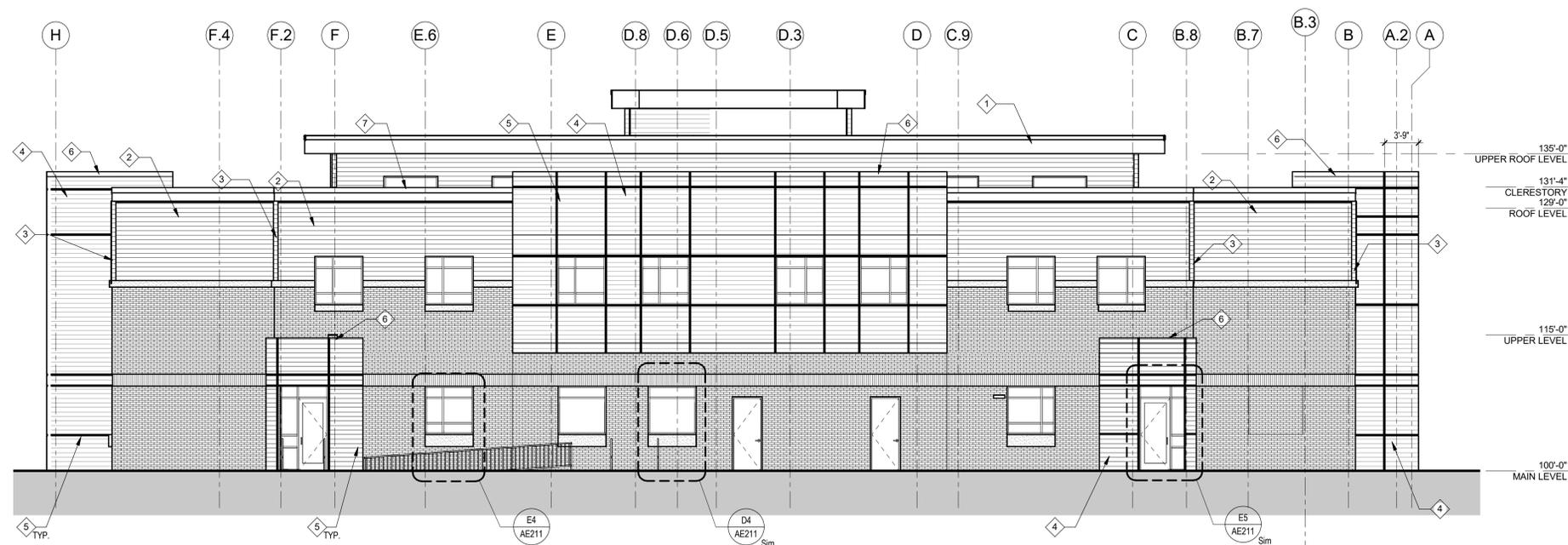
CU401



1 SOUTH ELEVATION
AE201 SCALE 1/8" = 1'-0"



B5 CLERESTORY ELEVATION
AE201 SCALE 1/8" = 1'-0"



A5 NORTH ELEVATION
AE201 SCALE 1/8" = 1'-0"

KEY NOTES:

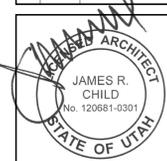
- 1 METAL COPING AND FASCIA
- 2 12" HIGH HORIZONTAL METAL SIDING W/ 4" PANEL STRIATIONS
- 3 6" WIDE METAL END CLOSURE, FINISH TO MATCH HORIZONTAL SIDING
- 4 12" HIGH HORIZONTAL SIDING
- 5 3/4" PANEL JOINT
- 6 6" METAL COPING
- 7 8" METAL COPING
- 8 PRE CAST CONCRETE BAND
- 9 BRICK VENEER
- 10 PRE CAST CONCRETE SILL

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BLUFFDALE MUNICIPAL CENTER
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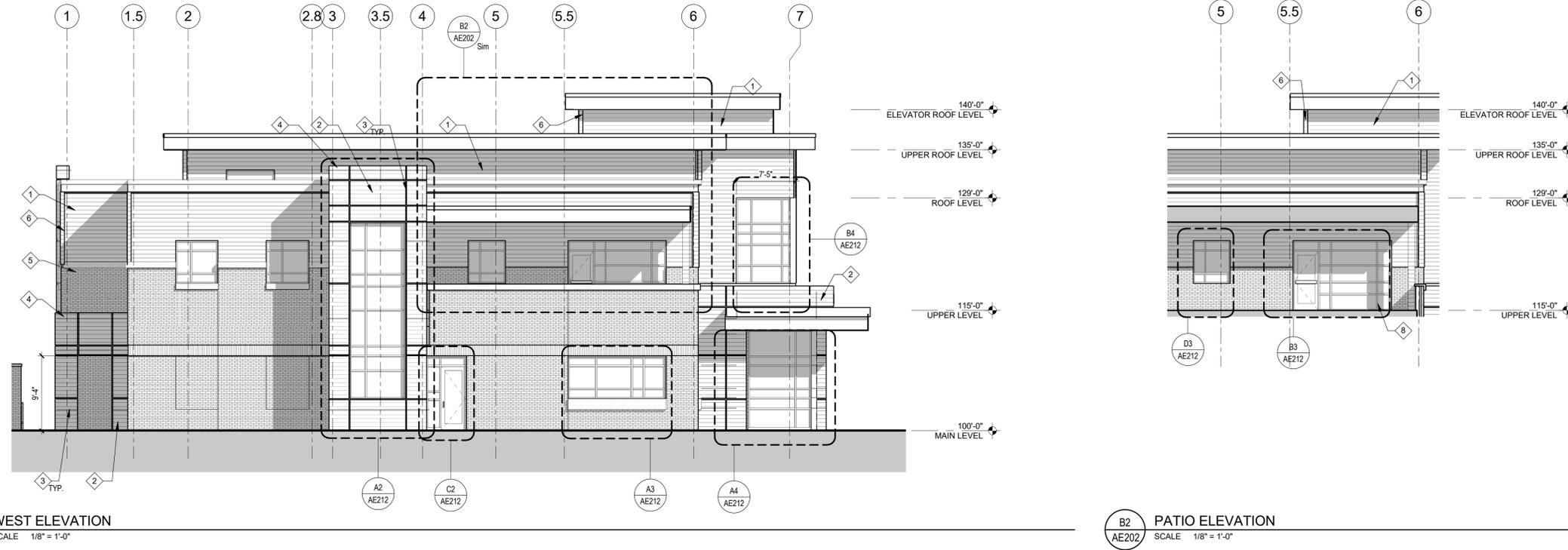
PROJECT #: 15022

Design Development Submittal 12-10-2015	
DATE	REVISION



EXTERIOR ELEVATIONS

AE201



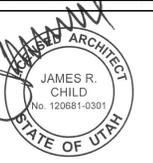
- KEY NOTES:**
- 1 12" HIGH HORIZONTAL METAL SIDING W/ 4" PANEL STRIATIONS
 - 2 12" HIGH HORIZONTAL SIDING
 - 3 3/4" PANEL JOINT
 - 4 6" METAL COPING
 - 5 PRE CAST CONCRETE BAND
 - 6 6" WIDE METAL END CLOSURE, FINISH TO MATCH HORIZONTAL SIDING
 - 7 METAL COPING AND FASCIA
 - 8 BRICK VENEER

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BLUFFDALE MUNICIPAL CENTER
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EXTERIOR ELEVATIONS

AE202

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Design Development Submittal
 01-08-2015

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CONCEPTUAL
 3D VIEW

3D01



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BLUFFDALE MUNICIPAL CENTER

BLUFFDALE, UTAH

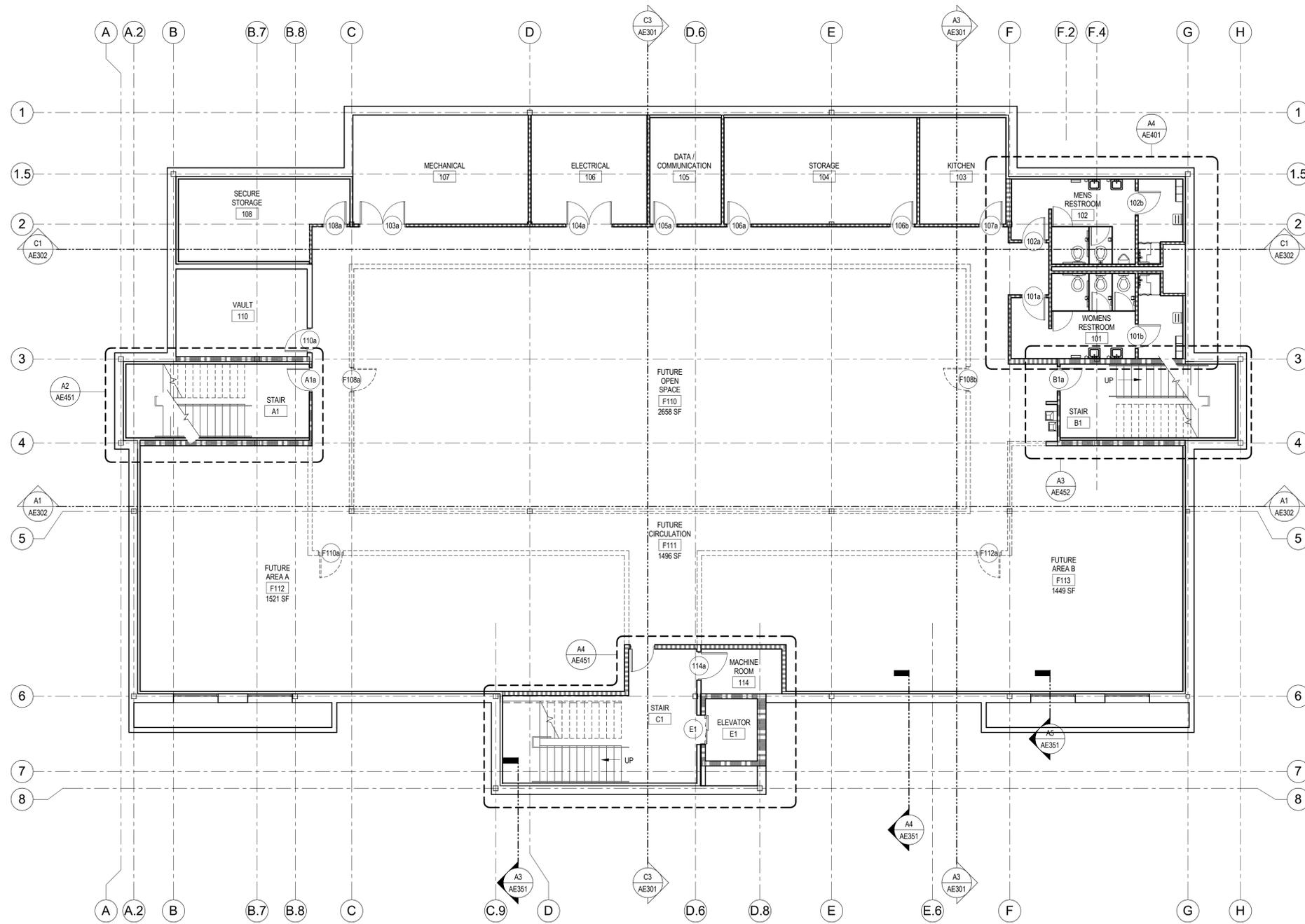
PROJECT #: 15022

Design Development Submittal
 01-08-2015

△	DATE	REVISION

CONCEPTUAL
 3D VIEW

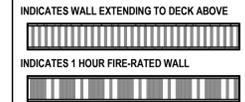
3D02



GENERAL NOTES:

1. SEE SHEET G101 FOR ARCHITECTURAL LEGENDS, SYMBOLS, AND ABBREVIATIONS.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR CMU IN NEW CONSTRUCTION, FACE OF FINISH IN EXISTING (U.N.O.).
3. ALL FLOOR FINISH CHANGES OCCUR AT CENTER LINE OF DOORS IN CLOSED POSITION U.N.O.
4. COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS.
5. SEE SHEET AE511 FOR WALL TYPES & DETAILS.
6. SEE SHEET AE601 FOR DOOR SCHEDULE.
7. ALL ANGLED WALLS ARE AT 45°, UNLESS NOTED OTHERWISE.
8. SEE E4/AE411 FOR TYPICAL TOILET ACCESSORIES INSTALLATION.

WALL TYPE LEGEND



PROJECT #: 15022

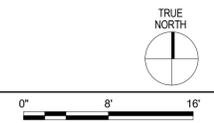
Design Development Submittal 12-10-2015	
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LOWER LEVEL
 FLOOR PLAN

AE101

1
 AE101

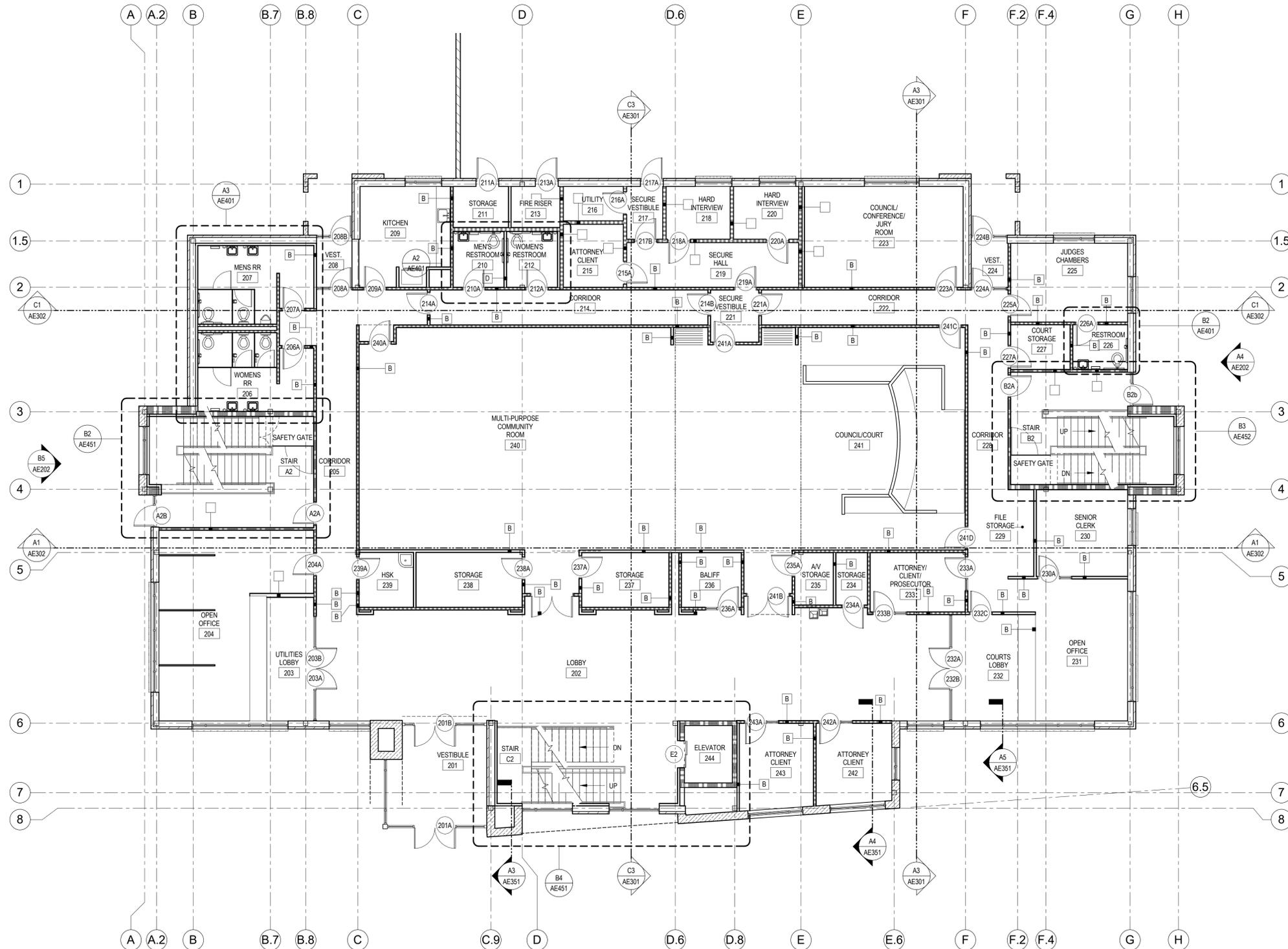
SCALE 1/8" = 1'-0"



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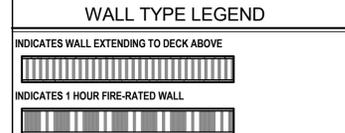
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A5
AE102 MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



0' 8' 16'

- GENERAL NOTES:**
- SEE SHEET G101 FOR ARCHITECTURAL LEGENDS, SYMBOLS, AND ABBREVIATIONS.
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BLUFFDALE MUNICIPAL CENTER
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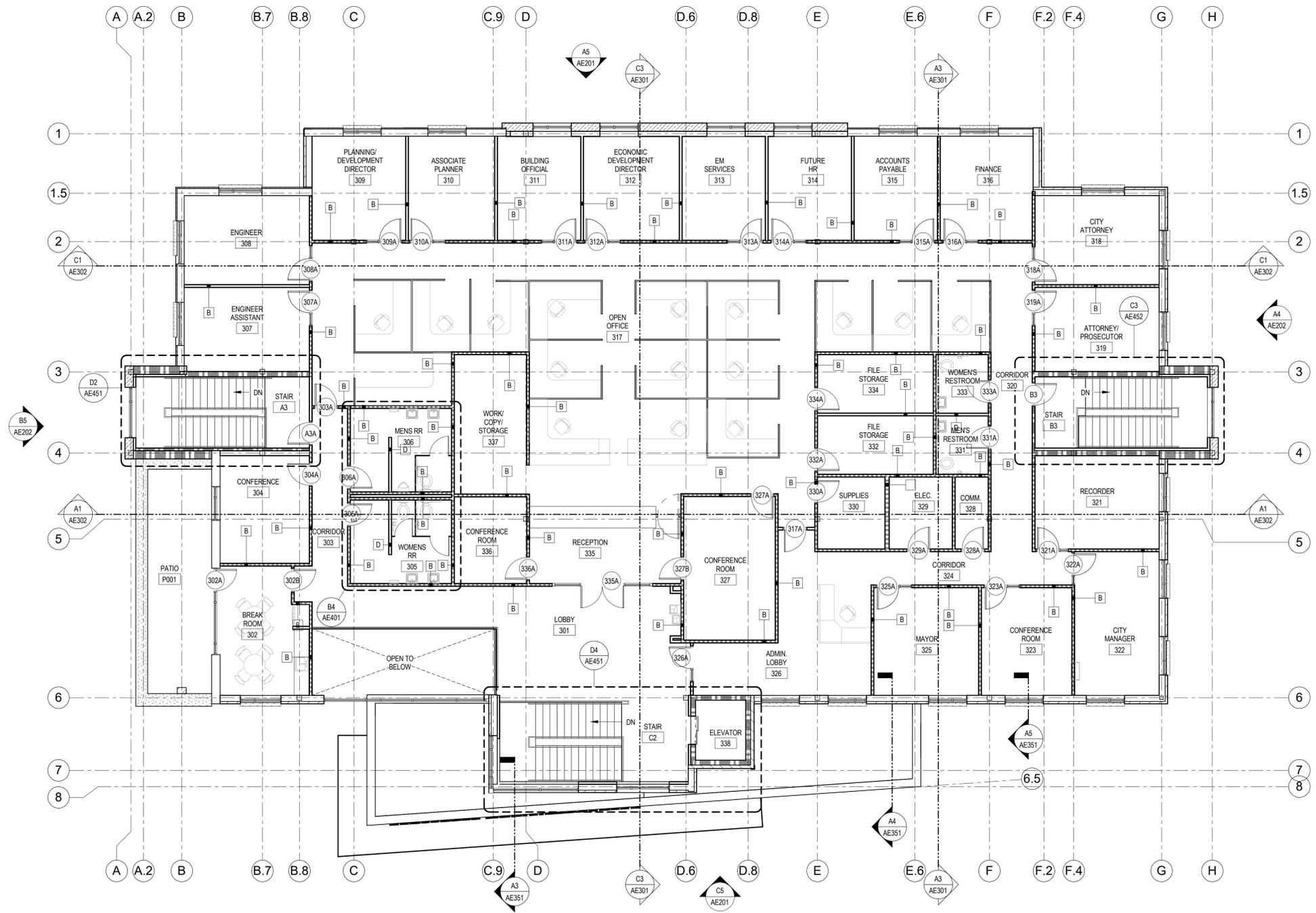
Design Development Submittal 12-10-2015	
DATE	REVISION

MAIN LEVEL
FLOOR PLAN

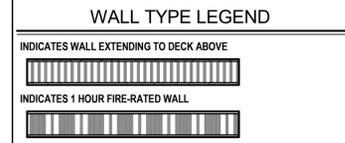
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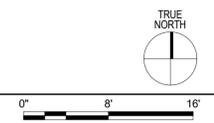
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UPPER LEVEL FLOOR PLAN

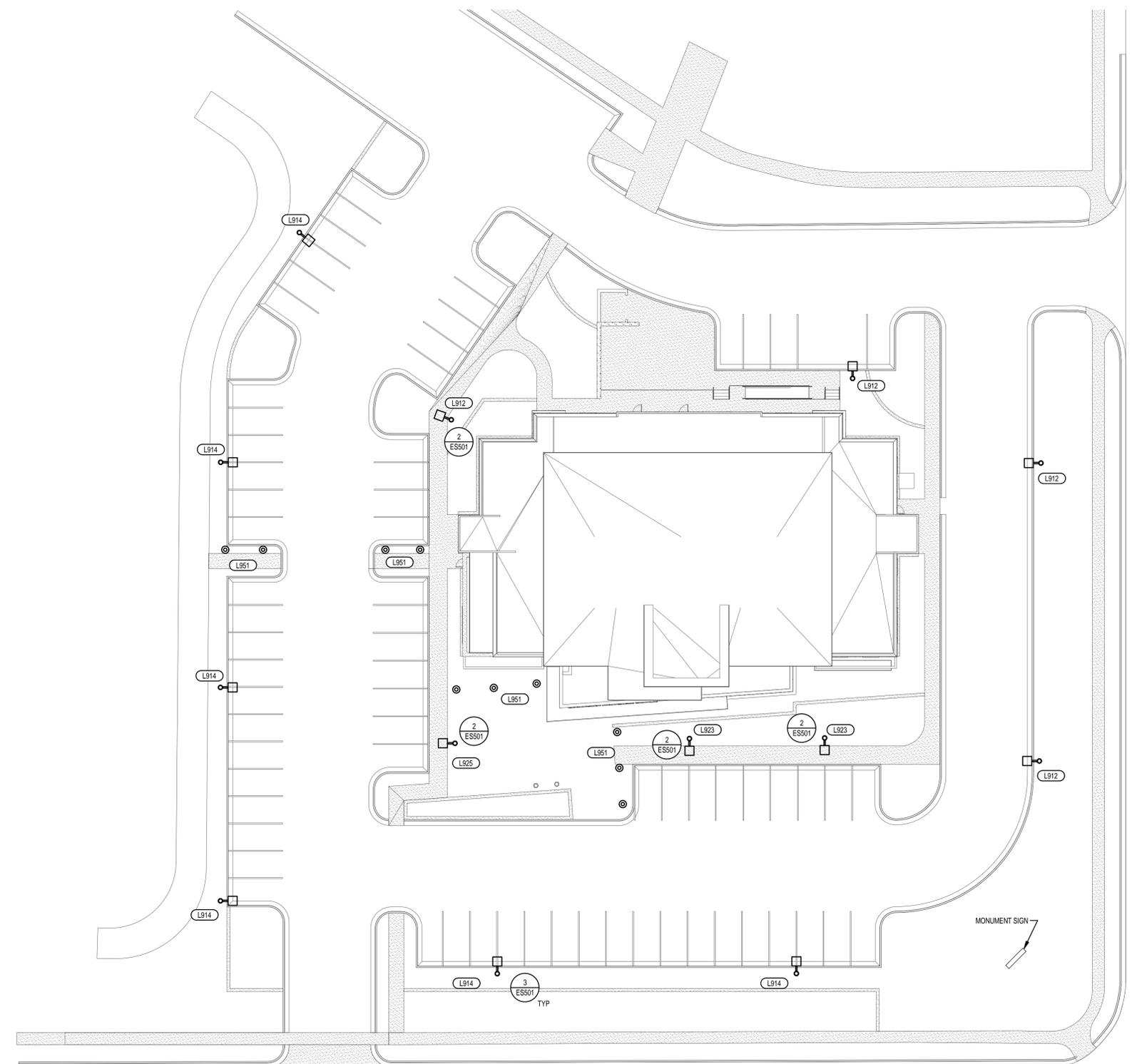
AE103

1
AE103 UPPER LEVEL FLOOR PLAN
 SCALE 1/8" = 1'-0"



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



GENERAL NOTES:

1. GENERAL NOTES

KEYED NOTES: #

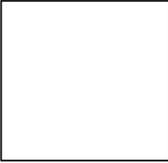
1. KEYED NOTES

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BLUFFDALE MUNICIPAL CENTER
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DATE	REVISION



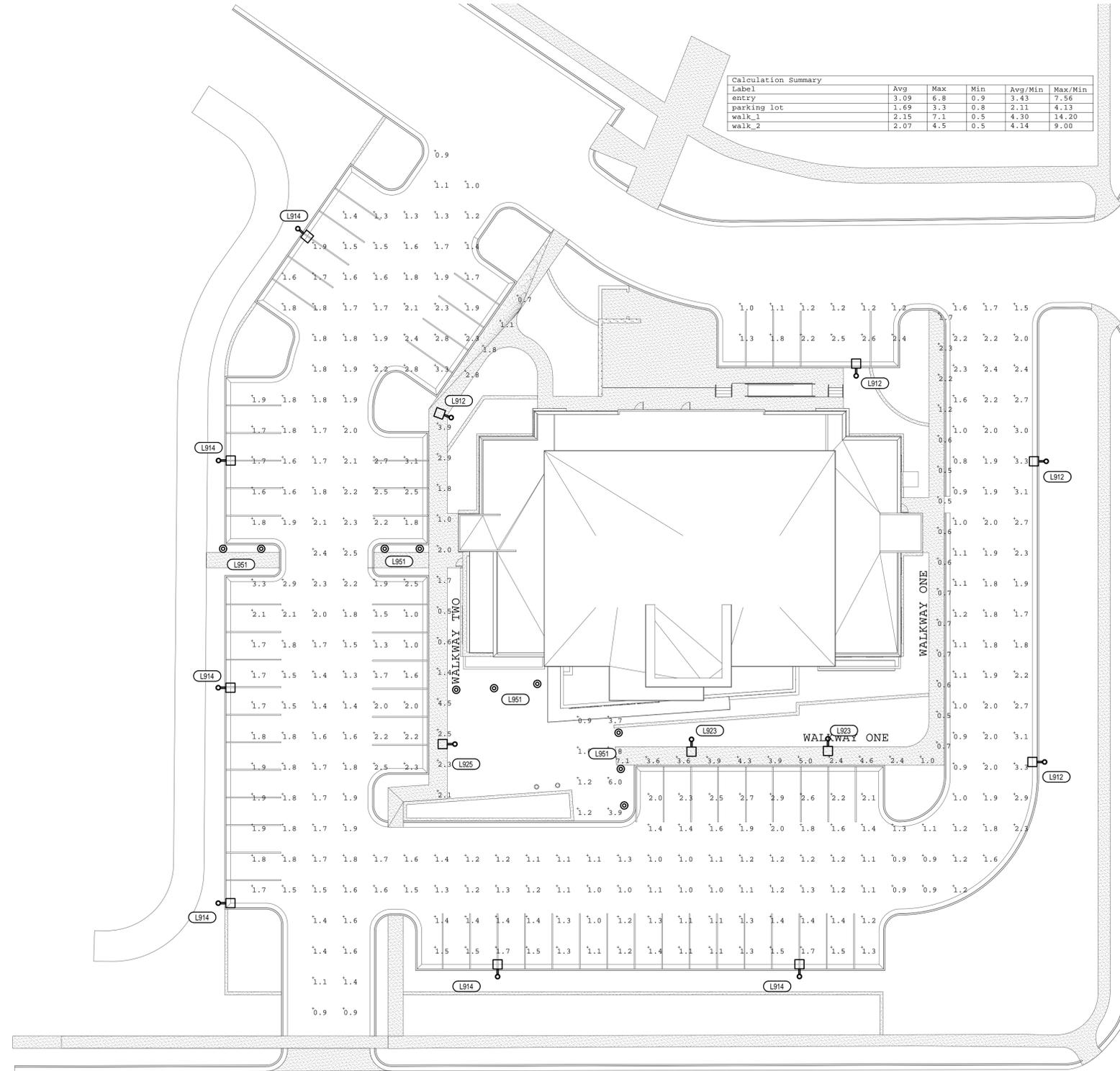
SITE LIGHTING PLAN

ENVISION
ENGINEERING
240 E. MORRIS AVE. SUITE 200
SALT LAKE CITY, UT 84115
P (801) 534-1130
F (801) 534-1080
www.envisioneng.com

ES101

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Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
entry	3.09	6.8	0.9	3.43	7.56
parking lot	1.69	3.3	0.8	2.11	4.13
walk_1	2.15	7.1	0.5	4.30	14.20
walk_2	2.07	4.5	0.5	4.14	9.00

1 SITE LIGHTING CALCULATION PLAN
SCALE: 1" = 20'-0"



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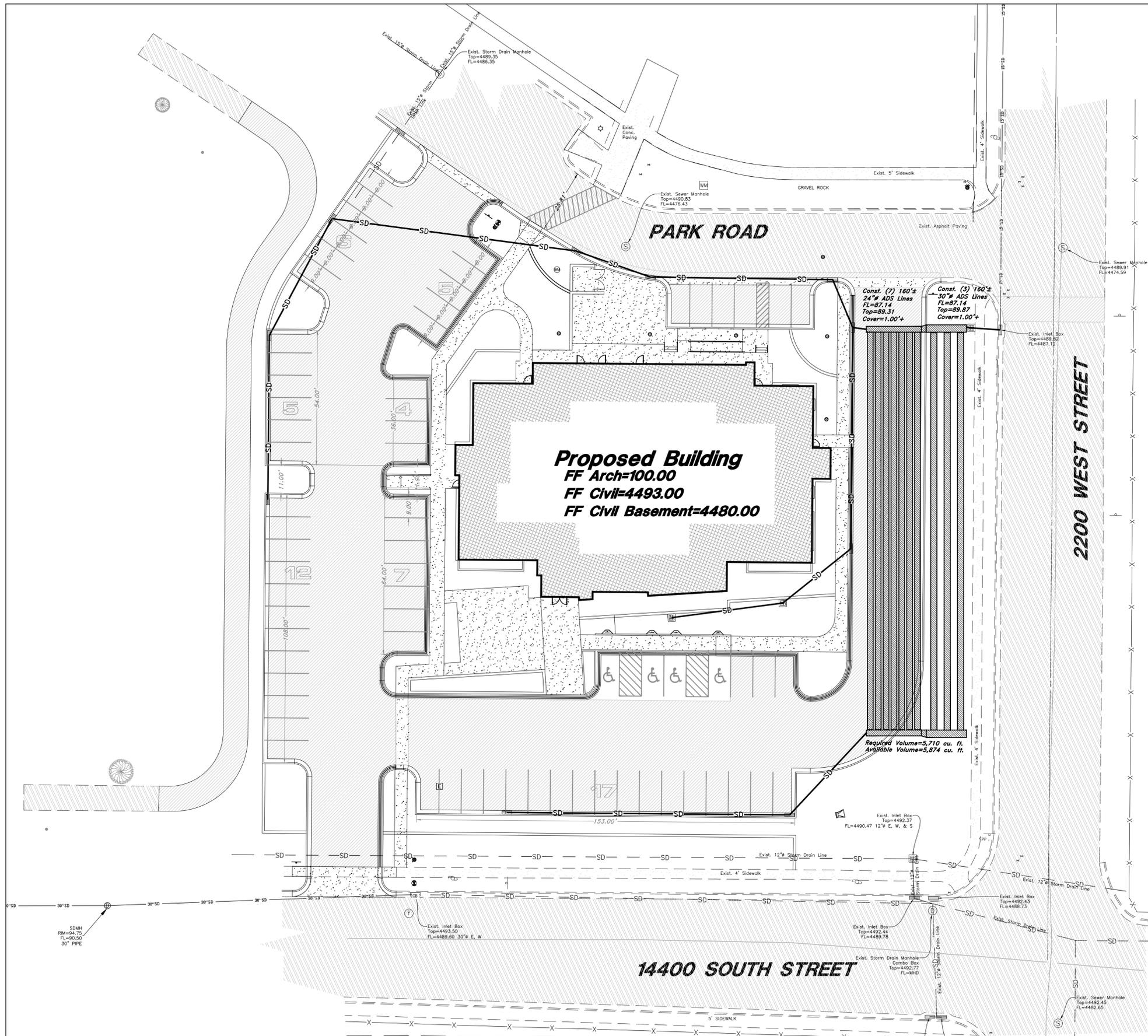
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BLUFFDALE, UTAH

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PROJECT STATUS	
07-13-2015	
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SITE LIGHTING
CALCULATIONS
PLAN

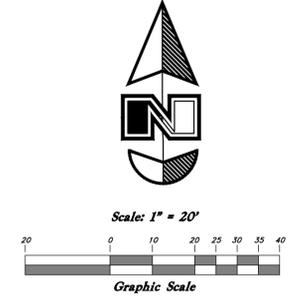
ES103



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>
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UTILITY PLAN

CU401