7505 South Holden Street
Midvale, Utah 84047
Phone (801) 567-7200
www.midvalecity.org

MIDVALE PLANNING AND ZONING COMMISSION MEETING
AGENDA
APRIL 8, 2020

ELECTRONIC MEETING

This meeting will be held as an electronic meeting pursuant to Midvale City Resolution No. 2020-R-11. As restrictions limiting public gatherings occur across the state, Midvale City wants to ensure everyone interested in participating in Planning Commission meetings can do so. This meeting will be broadcast on the City's Facebook page at https://www.facebook.com/MidvaleCity.

If you would like to provide comments on public hearing items, please email comments to Alex Murphy at amurphy@midvale.com before or during the item. These comments will be presented to and considered by the Commission and made part of the public record.

ROLL CALL
PUBLIC HEARING

1. CUP/SUB-22-30-403-049; LENNON LANE SUBDIVISION; 455 E 7500 S; CONDITIONAL USE PERMIT AND PRELIMINARY SUBDIVISION PLAT FOR FLAG LOT SUBDIVISION WITH TWIN HOMES ON 6 RESIDENTIAL LOTS; SF-1 ZONE WITH DUPLEX OVERLAY (SF-1/DO); GARY CANNON (APPLICANT).
2. CUP-21-36-477-006; 2 MECHANICS AUTO REPAIR; 8452 S STATE ST; CONDITIONAL USE PERMIT FOR VEHICLE REPAIR; STATE STREET ZONE (SSC); MIGUEL DIAZ/2 MECHANICS AUTO REPAIR (APPLICANT).
3. CUP-21-25-204-030; 7-ELEVEN; 180 W 7200 S; CONDITIONAL USE PERMIT FOR SIGN PACKAGE; REGIONAL COMMERCIAL ZONE (RC); ERIC SHINSATO/ALLIED ELECTRIC SIGN (APPLICANT).
4. SUB-21-26-227-001; RIVERWALK II LOT 2 AMENDED SUB; 6997 S RIVER GATE DR; PRELIMINARY SUBDIVISION PLAT FOR 2-LOT SUBDIVISION; BINGHAM JUNCTION ZONE WITH RIVERWALK OVERLAY (BJ/RWO); ELIZABETH COLE/WADSWORTH DEVELOPMENT GROUP (APPLICANT).
5. SUB-21-26-226-009; RIVER WALK AT BINGHAM JUNCTION LOT 4D & 4E AMENDED – LOT 9 AMENDED SUB; 7087 S BINGHAM JUNCTION BLVD; PRELIMINARY SUBDIVISION PLAT FOR 2-LOT SUBDIVISION; BINGHAM JUNCTION ZONE WITH RIVERWALK OVERLAY (BJ/RWO); ELIZABETH COLE/WADSWORTH DEVELOPMENT GROUP (APPLICANT).
6. SUB-21-26-226-018; RIVER WALK AT BINGHAM JUNCTION LOT 4D & 4E AMENDED – LOT 2 AMENDED SUB; 7171 S BINGHAM JUNCTION BLVD; PRELIMINARY SUBDIVISION PLAT FOR 2-LOT SUBDIVISION; BINGHAM JUNCTION ZONE WITH RIVERWALK OVERLAY (BJ/RWO); ELIZABETH COLE/WADSWORTH DEVELOPMENT GROUP (APPLICANT).

DISCUSSION

7. MIDVALE MILLS CONCEPT PLAN; APPROX. 250 E 800 S; SINGLE FAMILY RESIDENTIAL ZONE WITH AGRICULTURAL OVERLAY (SF-1/AO); ADAM NASH

MINUTES

8. REVIEW AND APPROVE MINUTES OF JULY 10, 2019; SEPTEMBER 11, 2019; AND MARCH 25, 2020

STAFF UPDATE

9. UPCOMING MEETINGS & PROJECTS

ADJOURN

All meetings are open to the public; however, there is no public participation except during public hearings. Members of the public will be given an opportunity to address the Commission during each public hearing item. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:30pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CD Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.

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

Alex Murphy, Planning Director ***Dated this 2nd Day of April 2020***

Midvale City

Department of Community Development
Planning and Zoning Department

Author: Jana Ward, Planner I

APPLICATION NUMBER	APPLICABLE ORDINANCE(S)	APPLICANT/PROPERTY OWNER
CUP/SUB 22-30-403-049	§17-7-1 & Title 16	Gary Cannon
MEETING DATE	**ITEM TYPE**	**PROPERTY ADDRESS/LOCATION**
April 8, 2020	Public Hearing	455 E 7500 S

SUMMARY OF REQUEST

The applicant is requesting approval of a preliminary subdivision plat for a 6-lot subdivision with flag lots and conditional use permit for three twin homes.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING LAND USE	SIZE OF PROPERTY
SF-1/DO	Single-Family Residential and Duplex Overlay	Single-Family Residential	.64 acres

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | TABLE | DENY



Midvale City

Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	**LENNON LANE SUBDIVISION**
LOCATION:	455 E 7500 S
APPLICANT:	Gary Cannon
FILE #:	CUP/SUB – 22-30-403-049
REQUEST:	**PRELIMINARY SUBDIVISION PLAT FOR 6-LOT SUBDIVISION WITH FLAG LOTS AND CONDITIONAL USE PERMIT FOR 3 TWIN HOMES**
MEETING DATE:	April 8, 2020
ZONING DESIGNATION:	Single-Family Residential with Duplex Overlay (SF-1/DO)
AUTHOR:	Jana Ward, Planner I
APPLICABLE ORDINANCE (S):	Midvale City Municipal Code Title 16 & Chapter 17-7-1
AGENDA #:	1

SUMMARY:
The applicant, Gary Cannon, is requesting a conditional use permit and preliminary subdivision plat approval to reconfigure an existing parcel located at 455 East 7500 South into a 6-lot subdivision with three new twin homes: one occupying the rear lots and two on the front lots. This proposal is a revised proposal of the previous Lund Lane subdivision and conditional use permit application that requested 3 lots in 2019.

The parcel is approximately 0.64 acres with 138 feet of frontage along 7500 South. The property is zoned Single Family Residential with Duplex Overlay (SF-1/DO). There is an existing single-family home and detached garage on the existing lot. This proposal will require the demolition and removal of the existing home and detached garage. All new development will be required to comply with the standards of the SF-1/DO zone.

The subject properties are surrounded by other property in the SF-1/DO zone, developed with single family residential dwellings. The properties directly south are in Sandy City and are also zoned residential.

ORDINANCE CONSIDERATIONS:

Conditional Use Permit for Twin Homes and Flag Lot

The SF-1/DO zone allows twin homes and flag lots under a conditional use permit, provided the Planning Commission concludes that the application fully mitigates all identified adverse impacts and complies with the following general standards:

1. The application complies with all applicable provisions of this title, State and Federal Law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;

7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-1.8;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site; including compatibility with buildings on adjoining lots and to the street;
11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and
12. Within and adjoining the site, impacts on the acquirer, slope retention, and flood potential have been fully mitigated and the proposed structure is appropriate to the topography of the site.

One of the proposed twin homes are located on flag lots, therefore the following requirements must also be satisfied. These requirements should be stated on the plat and will be verified through Building Permit reviews in the future.

1. Setbacks: Setbacks for new development on a flag lot are fifteen feet (15') for each of the front, side and rear yards.
2. Height: The maximum proposed structure is twenty-five feet (25').
3. Stories: A structure shall not exceed one (1) story.
4. Parking/driveway access: Each flag lot shall provide two parking spaces on the side or rear yard of the property. The driveway shall have a paved width of twenty feet (20').
5. Fire department access: Each dwelling must adhere to the Fire Code.

No direct conflicts with the applicable provisions of this title, State, or Federal Law have been identified with this proposal, although some minor changes will need to be made to fully satisfy all development requirements. The proposed structures comply with the applicable Development Standards, including setbacks, build-to line, height, parking requirements, and utilities for both standard lots and flag lots. The following items will need to be addressed as part of the development process to guarantee compliance with the applicable standards of the SF-1/DO zone:

- The existing structures on the property will need to be removed prior to recording the plat. Staff recommends restating this requirement as a condition of the plat recommendation.
- Specific landscaping is not identified on the submitted plans and will need to be installed or bonded for before a Certificate of Occupancy is granted for each twin home structure. Staff recommends including a condition to this effect.
- The layout of the buildings and lots have been reviewed as proposed. Staff recommends including a condition as part of the conditional use permit that the buildings must be constructed as shown on the submitted plans and including a note on the plat requiring twin homes to be constructed unless the plat is officially amended.

The Planning Commission typically requires a sight-obscuring fence be constructed around flag lots to minimize the potential for conflict with existing neighbors, unless the property owners come to a written agreement otherwise. Staff recommends including this condition, with the caveat that any existing fences complying with the condition are allowed to remain, and adding this as a note on the plat for fencing to be installed when a house is constructed.

This project is in an area developed on a scale similar to the proposal, so no adverse impacts are expected to arise due to compatibility issues. The flag lot requirements limit the new structure to 1 story with 15' setbacks, minimizing the potential for conflict.

Sufficient utility capacity will need to be verified and guaranteed through provision of the water and sewer duty to serve letters required by the subdivision process. Water service for the project is provided

by Midvale City Public Utilities and sewer service is provided by Midvalley Improvement District. The applicant will need to provide these letters before final plat approval.

The Fire Marshal reviewed the proposal for emergency vehicle access and approved the preliminary design on March 24, 2020.

The City Engineer reviewed the proposal for potential impacts on the aquifer, slope retention, and topography and approved the preliminary design on March 31, 2020 with comments to be addressed prior to final plat approval.

No conflicts with surrounding structures in terms of use, scale, mass, circulation, design, or location have been identified. No negative impacts to public health, safety, and welfare have been identified. The use is consistent with the General Plan. No other adverse, unmitigable impacts to traffic or off-site lighting impacts are expected to result from this project.

Subdivision:

The proposed subdivision includes six lots: two base lots and one flag lot, each divided into two parcels to accommodate a twin home.

With the exceptions listed below, the proposed subdivision complies with the design standard requirements of Title 16 Subdivisions. The lots have been verified to conform with the SF-1/DO zone requirements; no new streets are proposed; and curb, gutter, and sidewalk are existing along 7500 South.

1. Section 16.04.040(A)(3) requires that 2”-caliper deciduous street trees be planted with any new subdivision at a rate of one tree for every 30 feet of frontage. Based on this requirement, two (2) deciduous street trees are required on both Lots 1 and 6 at the time new houses receive Certificates of Occupancy. Existing trees that meet the City’s street tree requirements may count towards this requirement; otherwise, new trees will need to be planted or guaranteed by a cash bond. Staff recommends a note be added to the final plat to this effect.

2. Section 16.04.040(F) requires that duty to serve letters from the water and sewer providers (Midvale City and Midvalley Improvement District, respectively) be provided and courtesy notices be sent regarding utility easements to Dominion Energy, Rocky Mountain Power, Comcast Cable, Utopia, and CenturyLink prior to final plat approval. Staff recommends including this requirement as a condition of approval.

The applicant’s proposal was sent to the City Engineer and Unified Fire Authority for review and comment. The City Engineer and the Fire Marshal approved the preliminary plat with conditions to be addressed on the final plat.

STAFF RECOMMENDATION:

Based on compliance with the requirements of Title 16 and Chapter 17-7-1 of the Midvale City Municipal Code demonstrated in the application or addressed by the inclusion of conditions of approval, Planning Staff recommends approving the conditional use permit for twin homes and forwarding a positive recommendation to the Midvale City Council for approval of the Lennon Lane Subdivision with the following conditions.

For the twin homes and flag lot:

1. The two-unit residential structures shall be constructed as shown on the submitted building elevations and site plan.

2. The front and side yards of the structure shall be landscaped. This requirement shall be completed or guaranteed by a cash bond prior to any certificates of occupancy being issued for each twin home structure.

For the subdivision plat

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal and City Council.
2. A note shall be added to the subdivision plat indicating that a two unit residential structure with a common wall is required to be constructed along the center line dividing Lots 1 & 2, 3&4, and 5&6 unless the subdivision plat is officially amended.
3. All new development on the flag lot shall comply with the flag lot requirements, i.e. setbacks, height (single story), parking, and 20-foot wide paved driveway. A note indicating these requirements shall be included on the final subdivision plat.
4. The flag lot driveway shall remain clear of overhanging vegetation and be posted with "No Parking" signs every fifty feet (50'). A note to this effect shall be included on the final subdivision plat.
5. A minimum six-foot high screening fence shall be constructed and maintained around the exterior of the flag lot unless adjacent property owners agree in writing that a fence is not necessary. This fence shall comply with the fence requirements of the zone and shall be completed prior to a certificate of occupancy being issued for the structure on the flag lot. The owner should work with the neighboring property owners in replacing or enhancing the existing fences as needed. A note indicating this requirement shall be included on the final subdivision plat.
6. A minimum of two (2) street trees are required on both Lot 1 and Lot 6 along 7500 S. These trees shall be planted or guaranteed by a cash bond prior to certificates of occupancy being issued for the units on Lots 1 & 6. A note indicating this requirement shall be included on the final subdivision plat.
7. The applicant shall obtain duty to serve letters for water and sewer prior to the approval of the final subdivision plat.
8. The applicant shall provide evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat prior to final approval.

RECOMMENDED MOTIONS:

Motion 1 - Approval:

"Based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by the inclusion of conditions of approval, I move that we approve a conditional use permit for the proposed twin homes and flag lot and forward a positive recommendation to the Midvale City Council for approval of the Lennon Lane Subdivision located at 455 E 7500 S with the findings and conditions presented in the Staff Report."

Motion 2 - Approval with amendments:

"Based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by the inclusion of conditions of approval, I move that we approve a conditional use permit for the proposed twin homes and flag lot and forward a positive recommendation to the Midvale City Council for approval of the Lennon Lane Subdivision located at 455 E 7500 S with the findings and conditions presented in the Staff Report with the following amendments:"

1. *…*
2. *…"*

Motion 3 - Table Decision

"I move that we table a decision on the proposed conditional use permit and preliminary subdivision plat to address the following questions/comments:

1. *…*
2. *… "*

ADJACENT LAND USES:

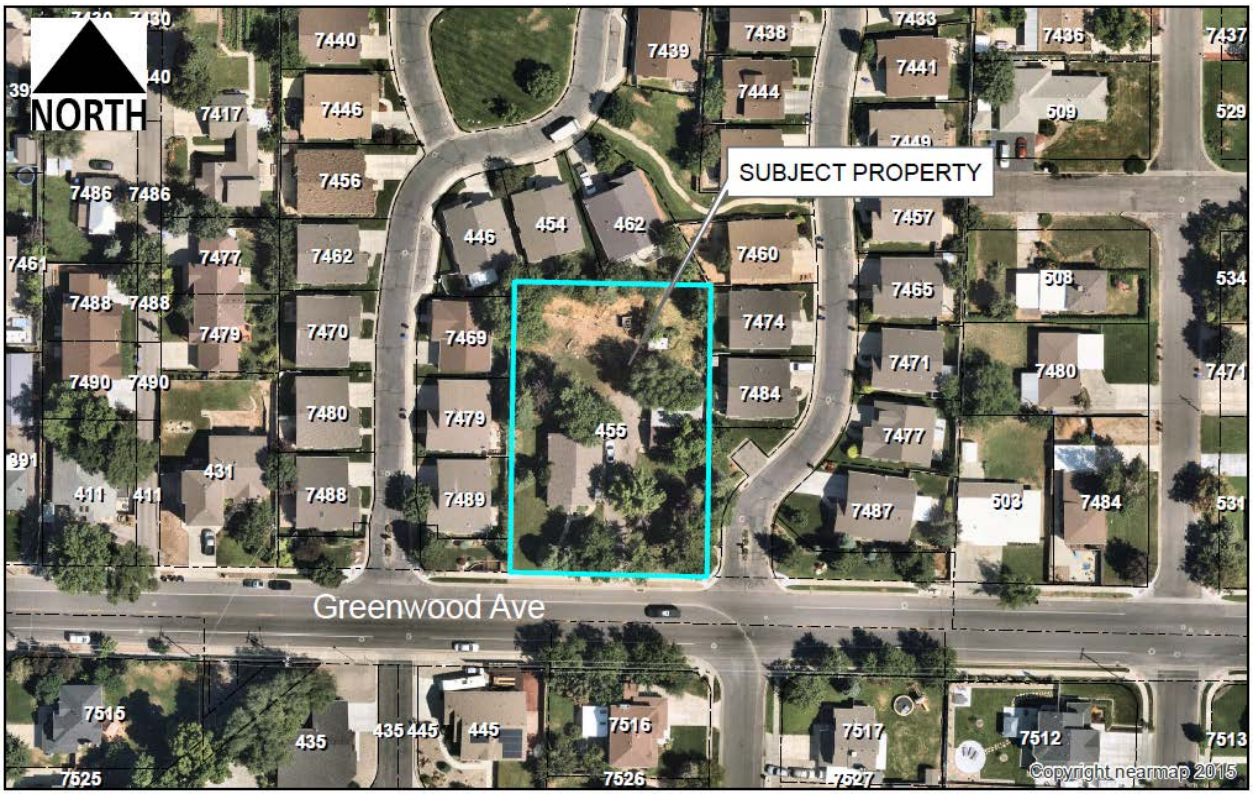
North:	SF-1/DO |	Single-Family Residential
South:	Sandy City |	Single-Family Residential
East:	SF-1/DO |	Single-Family Residential
West:	SF-1/DO |	Single-Family Residential

ATTACHMENTS:

- Vicinity Map
- Site Plan
- Building Elevations
- Building Floor Plans
- Preliminary Subdivision Plat

PUBLIC NOTICE: ☐ No ☑ Yes

Vicinity Map



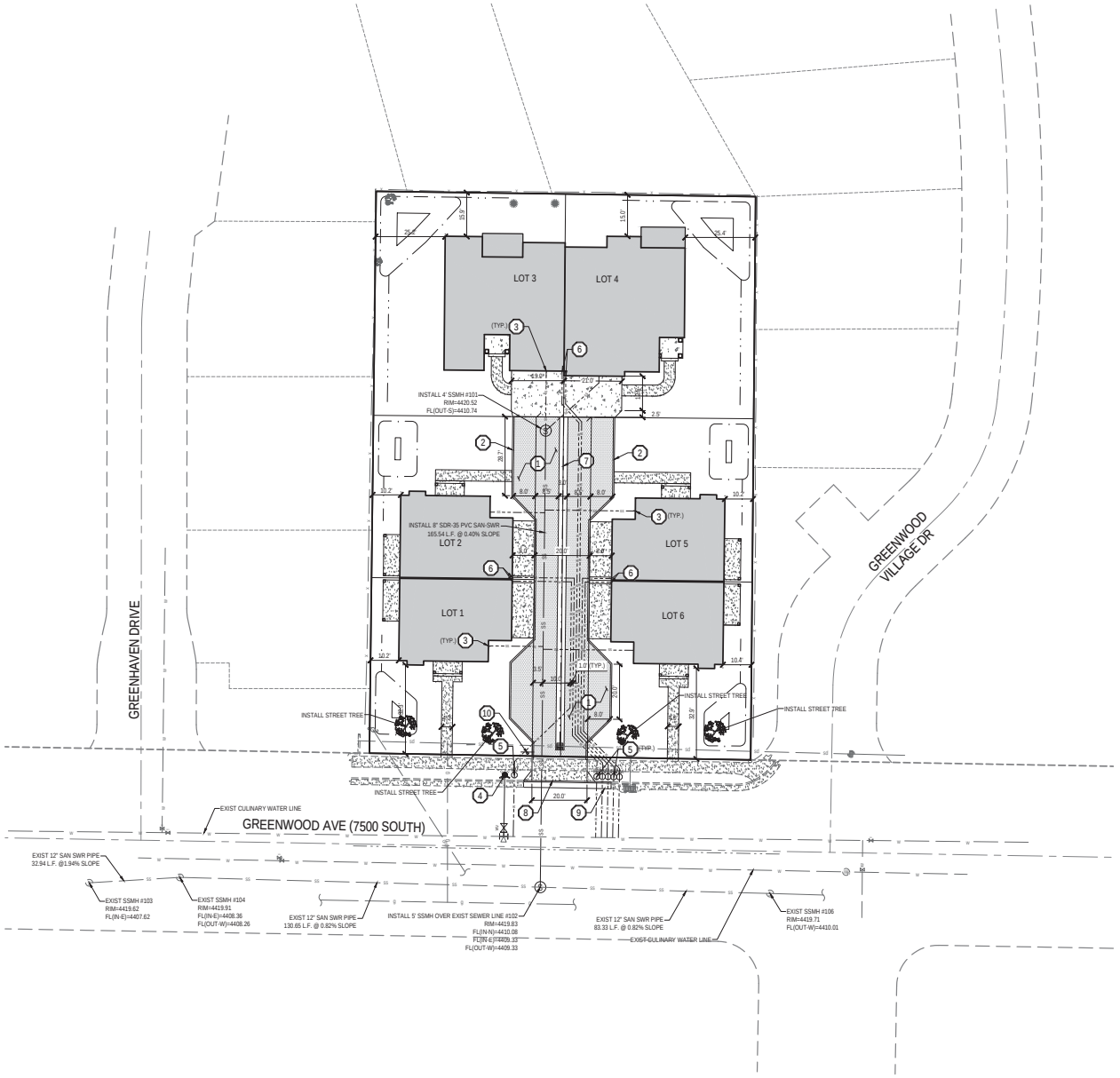
811 Know what's below. Call before you dig.

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

BENCHMARK

STREET MONUMENT
INTERSECTION OF
7500 SOUTH STREET
& 240 EAST STREET

ELEV = 4402.16'



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. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. 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.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. 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.
9. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER MIDVALLEY IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
10. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER MIDVALE CITY STANDARD PLANS AND SPECIFICATIONS.
11. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. 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.
13. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
14. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
15. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

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. ASPHALT PAVEMENT PER DETAIL 6/C-500.
2. 6" RIBBON CURB PER DETAIL 8/C-500.
3. 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN SLOPE, PER MIDVALLEY IMPROVEMENT DISTRICT'S STANDARDS AND SPECIFICATIONS.
4. INSTALL FIRE HYDRANT ASSEMBLY PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
5. INSTALL 3/4" WATER TYPE K COPPER SERVICE W/3/4" CORP STOP AND WATER METER PER MIDVALE CITY STANDARDS AND SPECIFICATIONS, ADJUST OUT OF DRIVEWAY WITH 3' SEPARATION.
6. INSTALL 1-1/2" POLY FROM 3 FEET OUTSIDE OF WATER METER TO HOUSE PER MIDVALE CITY STANDARDS AND SPECIFICATIONS..
7. 3' WATERWAY PER DETAIL 7/C-500.
8. FLARE DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221 AND SPECIFICATIONS.
9. INSTALL TYPE "A" CONCRETE CURB AND GUTTER PER APWA STANDARD PLAN NO 205 AND SPECIFICATIONS..
10. INSTALL STOP SIGN PER M.U.T.C.D. STANDARD PLANS.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
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:
TOUCAN PROPERTIES
9089 SOUTH 1300 WEST SUITE 130
WEST JORDAN, UTAH
CONTACT:
GARY CANNON
PHONE: 801-573-8282

LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH
MIDVALE, UTAH

SITE AND UTILITY PLAN

PROJECT NUMBER: 9095
PRINT DATE: 3/11/20
DRAWN BY: JBG
CHECKED BY: RQE
PROJECT MANAGER: RQE

C-200

THE COTTAGES AT LENNON LANE

PLANNING COMMISSION SUBMITTAL PACKAGE



Think Architecture

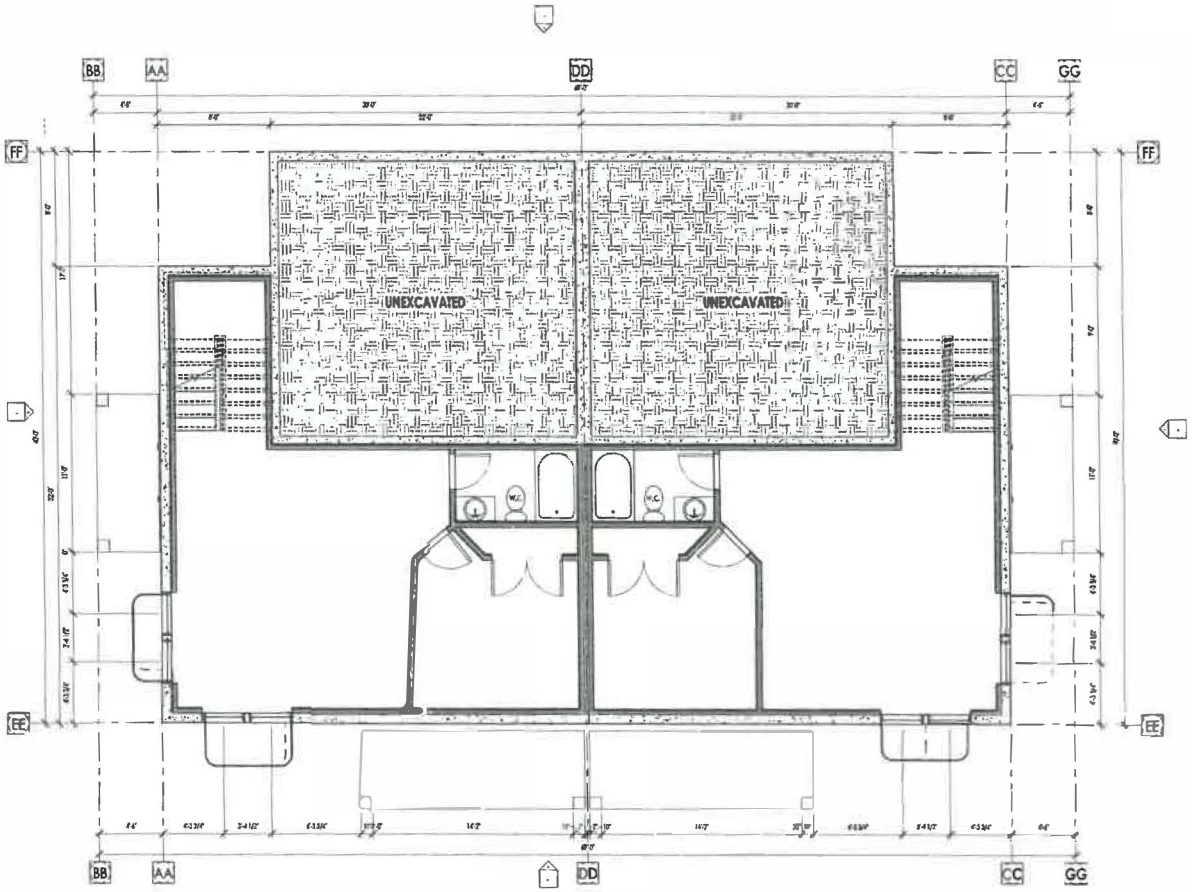
LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH, MIDVALE, UTAH

COVER SHEET

D000

JAN. 3, 2019



LEVEL 0 T.O SLAB

1/4" = 1'-0"

1

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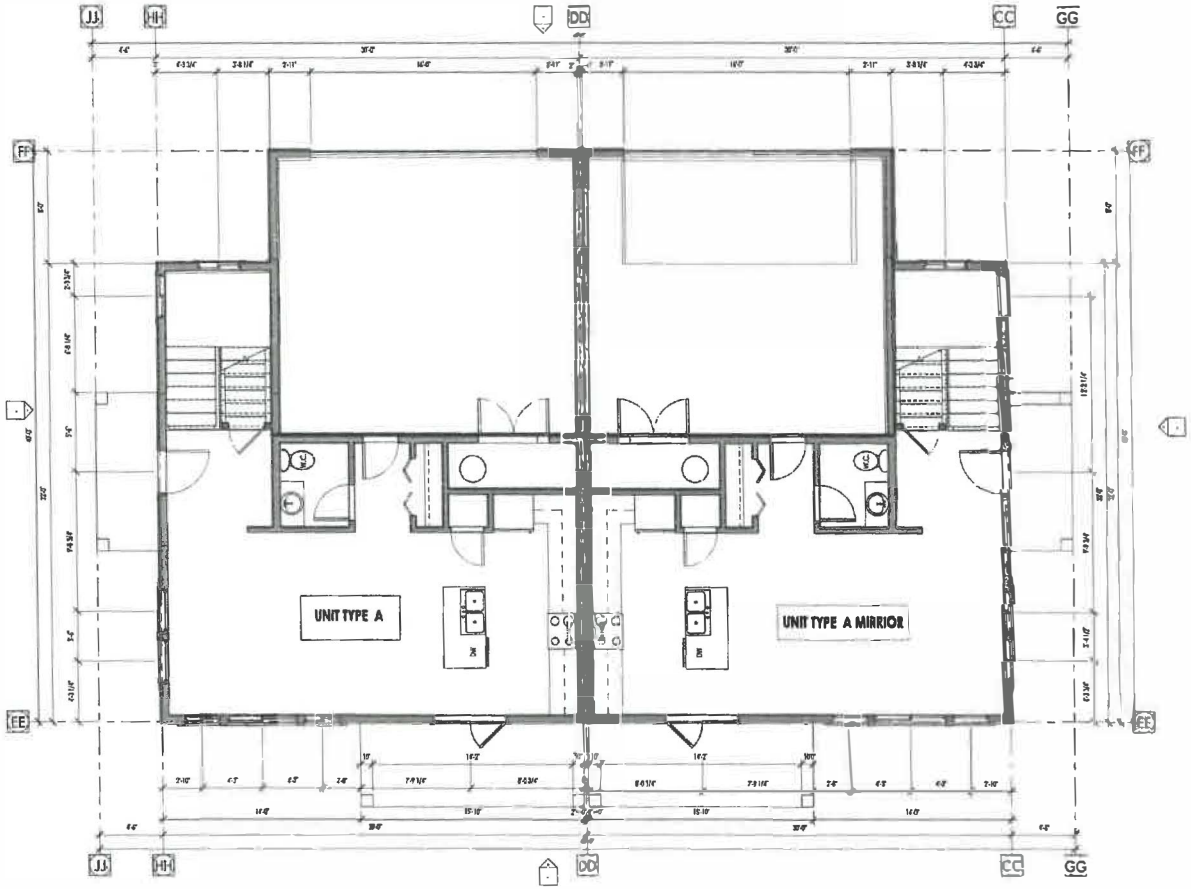
LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH, MIDVALE, UTAH

LOWER LEVEL PLAN

D100

JAN. 3, 2019



LEVEL 1 - FLOOR PLAN 2

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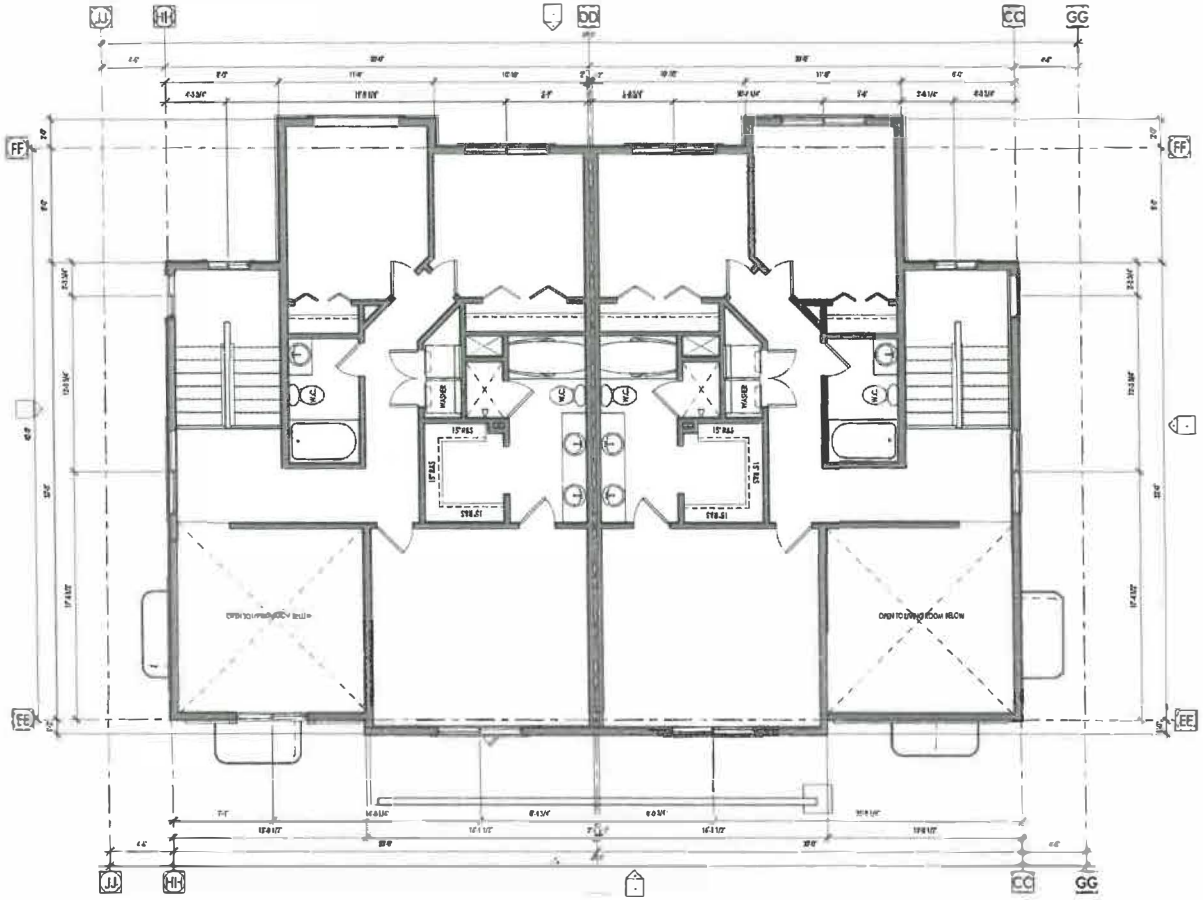
LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH, MIDVALE, UTAH

LEVEL 1

D101

JAN. 3, 2019



LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"
1 D102

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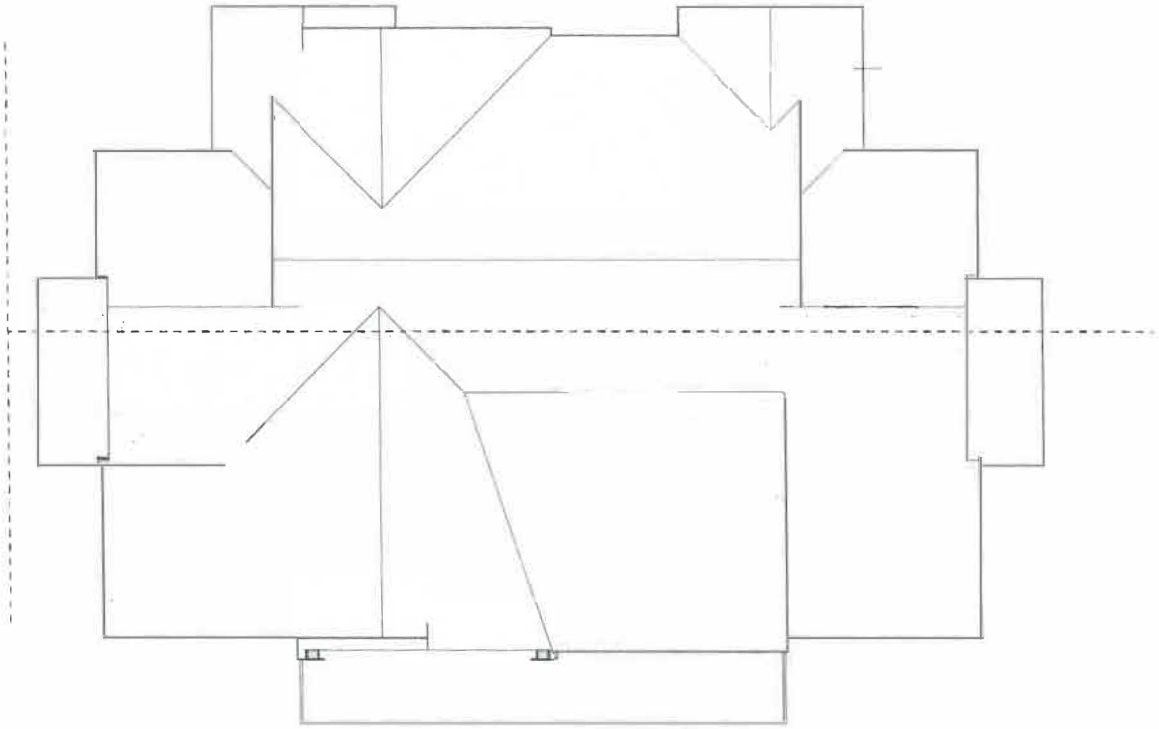
LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH, MIDVALE, UTAH

LEVEL 2

D102

JAN. 3, 2019



ROOF PLAN

Think Architecture

LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH, MIDVALE, UTAH

ROOF PLAN

D103

JAN. 3, 2019



FRONT ELEVATION



LEFT ELEVATION - PRESENTATION

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LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH, MIDVALE, UTAH

EXTERIOR ELEVATIONS

D201

JAN. 3, 2019



REAR ELEVATION



RIGHT ELEVATION

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LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH, MIDVALE, UTAH

EXTERIOR ELEVATIONS

D202

JAN. 3, 2019





FIBER CEMENT BOARD & BATT SIDING



ASPHALT SHINGLES



SYNTHETIC STUCCO



FIBER CEMENT HORIZONTAL LAP SIDING (PAINTED)

dk Think Architecture

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LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH, MIDVALE, UTAH

MATERIAL BOARD

D203

JAN. 3, 2019





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(319) 395-7900

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS ELEVATIONS AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. AT (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

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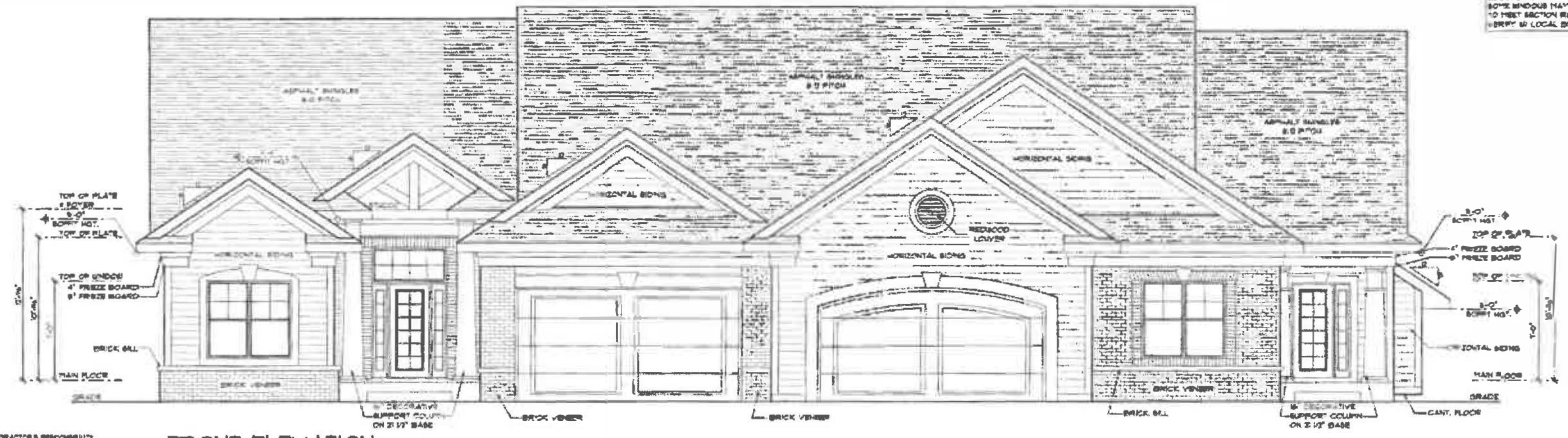
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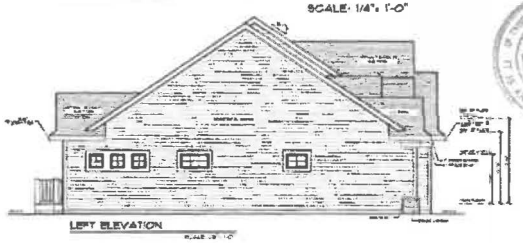
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1
OF EIGHT



FRONT ELEVATION

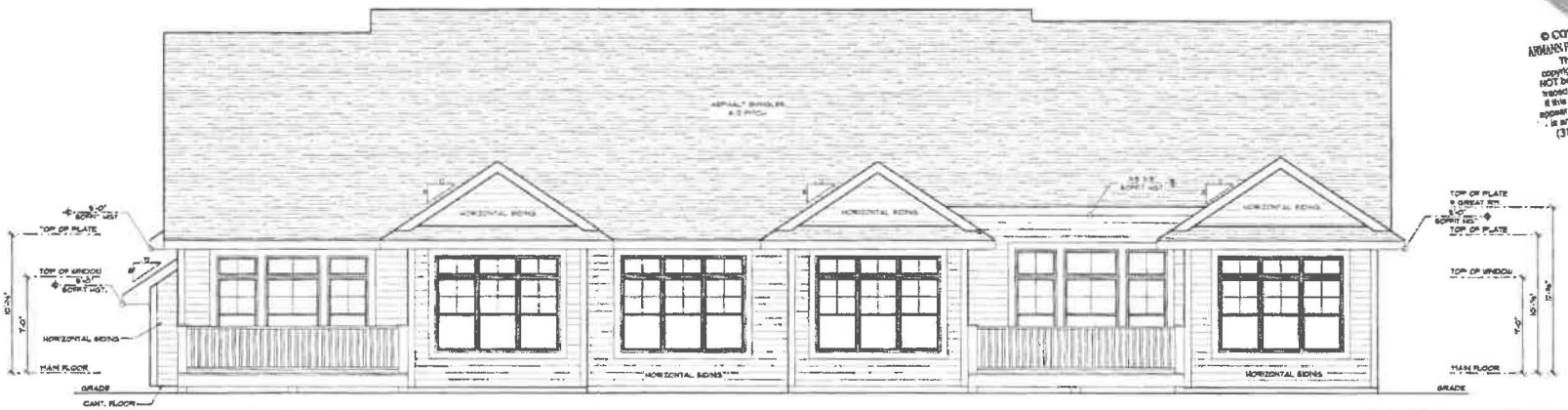
SCALE: 1/4" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
ACCORDING TO THE 2006 IRC
SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET EGRESS REQUIREMENTS.
CHECK W/ LOCAL BUILDING DEPARTMENT.

MATERIAL & NOTES:
1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILDING OR PROPERTY BE HURT.
2. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR GRAPHIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SELECTION AND SELECTION OF ALL CONSTRUCTION MATERIALS.

FLASHING TO BE INSTALLED:
1. AT SILLS AND ROOF INTERSECTIONS
2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS

ICE PROTECTION:
1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ROOF DRAINAGE:
GUTTER AND DOWNSPOUT ALL ROOF DRAINAGE TO THE GROUND SURFACE A LEAST 5 FEET AWAY FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

ROOF DESIGN:
1. VERIFY WIND LOADS ON TRUSSES. ALL WIND LOADS MAY NOT BE THE SAME.
2. WALL LOADS & RAFTERED AREAS MAY NEED TO BE ADJUSTED IN THE DOWN TO MATCH LOADS & TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY LOADS W/ TRUSS MFR.

ROOF VENTILATION:
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS NEED BY CODE.

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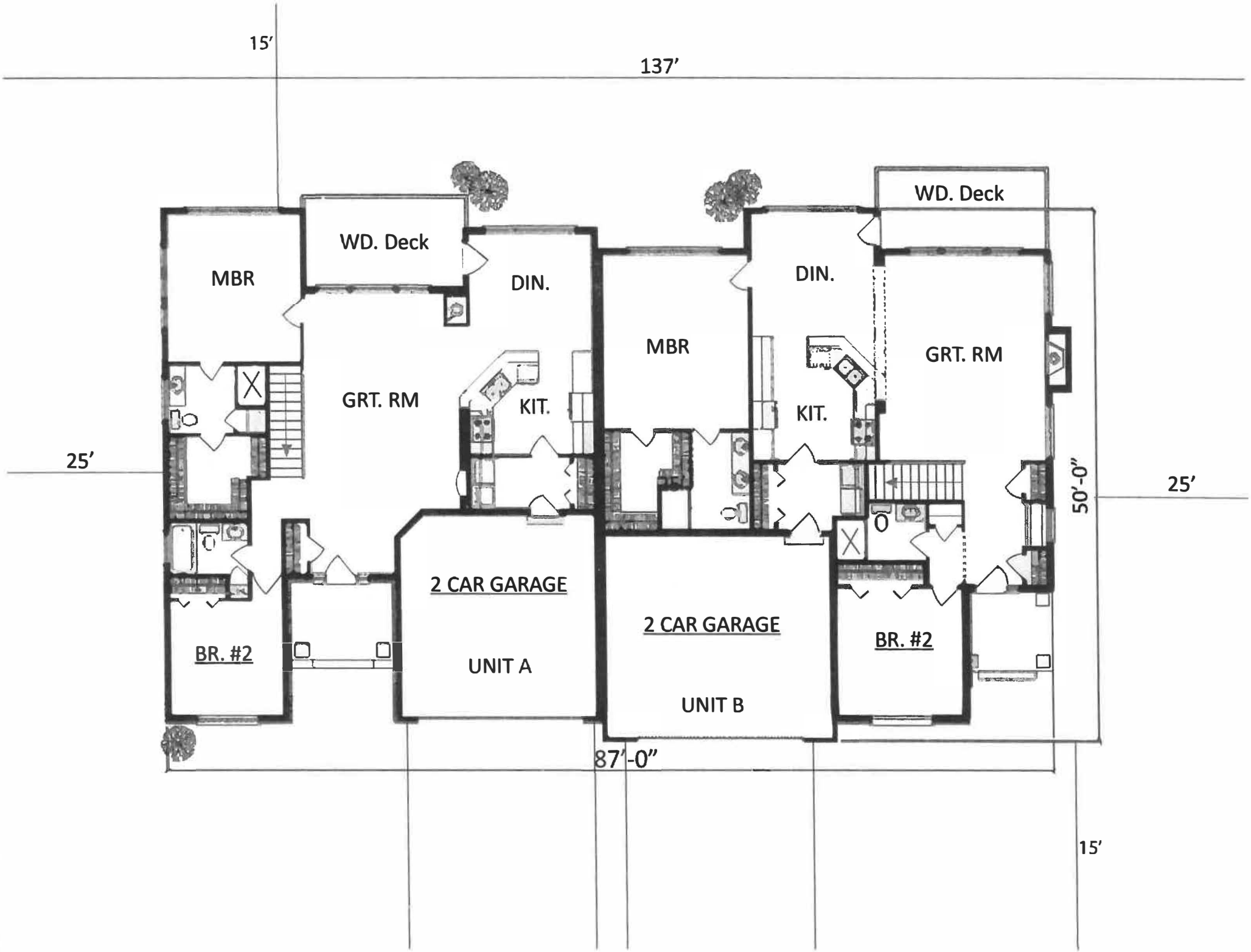
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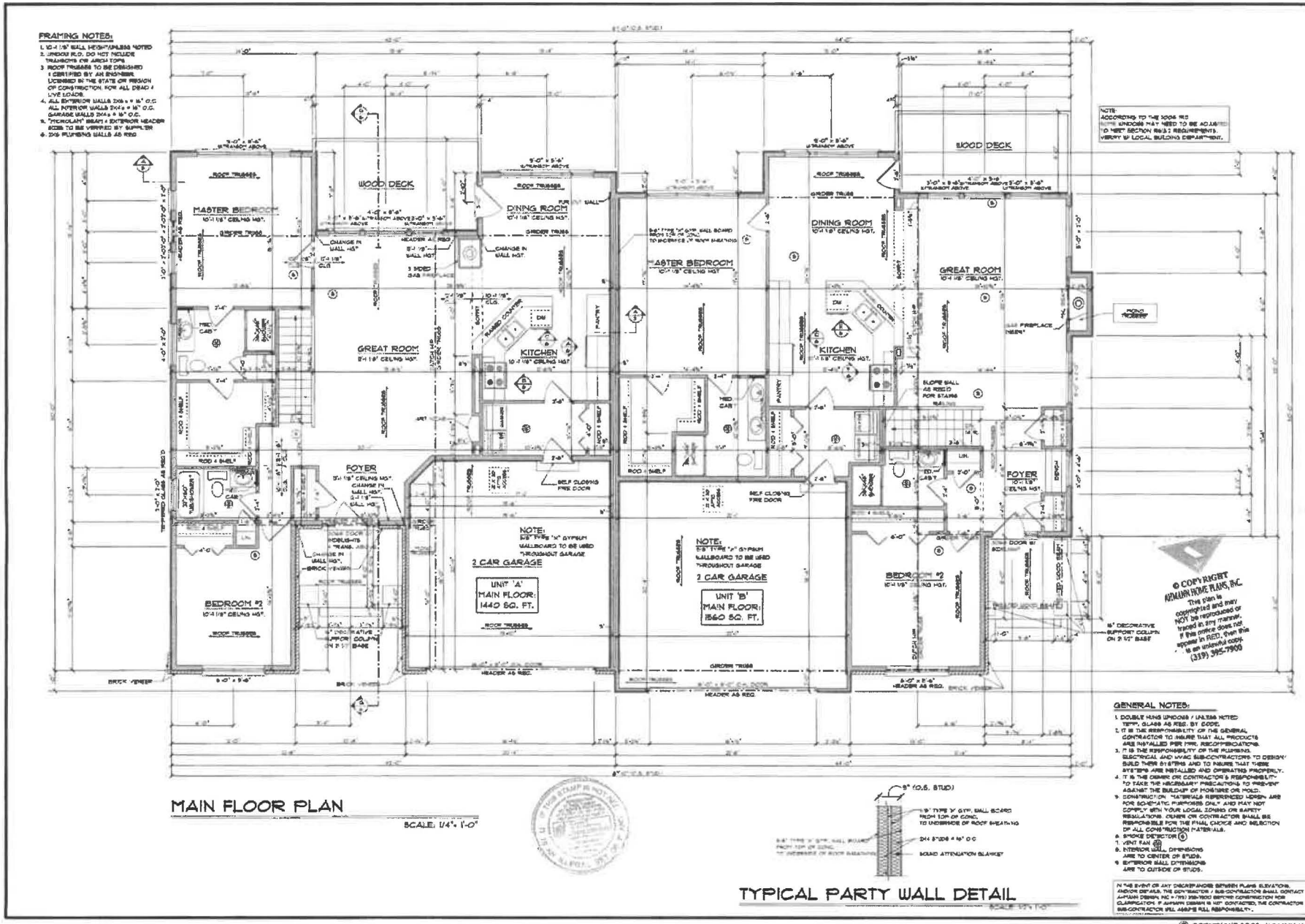
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2
OF EIGHT


15'
137'
WD. Deck
MBR
WD. Deck
DIN.
GRT. RM
KIT.
MBR
DIN.
KIT.
GRT. RM
25'
25'
50'-0"
2 CAR GARAGE
UNIT A
2 CAR GARAGE
UNIT B
BR. #2
BR. #2
87'-0"
15'



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

TYPICAL PARTY WALL DETAIL

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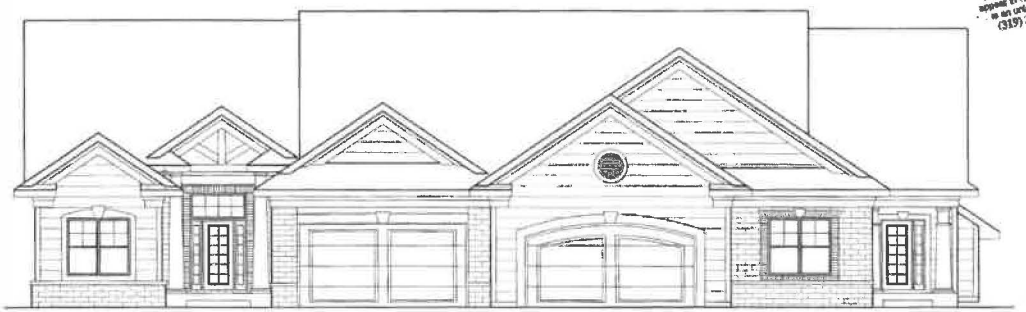
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THEN
IT IS AN ILLEGAL SET OF PLANS

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GENERAL NOTES:

ALSO SEE ADDITIONAL BUILDING NOTES THIS SHEET IF APPLICABLE

I EXTERIOR
A. Builder shall be responsible for all grading of site and into comply with governing codes
B. Perform excavation according to good common construction practices for site prep, grades and elevations indicated on Drawings if shown. If these grades and/or elevations are not obvious verify location or adjustments with owner or owner's agent.
C. Provide foundation drainage as required by governing codes.
D. Provide soil poisoning to exterior termites if required by governing codes.

II CONCRETE
A. All concrete material, design mixes corresponds and assemblies shall be designed and specified by others

III MASONRY As masonry materials to be limited to appearance stock
A. Brick/Stone Veneer per Brick Institute of America standards.
1 Provide weather stop brick veneer walls beginning with governing codes
Brick type shall be specified by Builder and approved by owner
2. Provide lintels in accordance with governing codes

IV METALS
A. All structural steel shall comply with governing codes. All structural steel work to be inspected and approved by an engineer licensed in governing state

V WOOD AND PLASTICS
A. Lumber and manufactured/engineered wood products shall be installed with governing codes comply with
1 "Product Use Manual" of the Western Wood products Association for selection and use of products indicated in that manual.
2 "Wood Specification and Grade Guide" of the American Plywood Association
3 American Wood Preservers Association standards are recommendations for fire-retardant and preservative pressure treated lumber and plywood
a. All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated
b. All wood indicated as "fire-retardant" shall be fire retardant pressure treated
B. Framing lumber: pressure lumber and materials marked as exhibiting fire hazardous standards of quality
1 All engineered wood products shall be stored, handled and installed in strict accordance with manufacturer specifications recommendations.
2. All nailing of lumber to conform to IBC Table 2304.9.1 fastening schedule.
Except as otherwise noted
3. All roof sheathing shall be exterior with pressure treated lumber shall be graded as 5/8" thickness specifications or thicker over
4. All headers and beams shall be free from splits, checks and warps.
4. Ceiling joists are designed for no attic storage unless noted otherwise
6. Sealant
Label bearing framing members, wood plates Dead Fir Larch #2 under WCLIB or WWPA grading requirements
Studs, top and sole plates and studs, minimum Hem Fir #2 under WCLIB grading requirements
Exterior sheathing: Southern Yellow pine #2 or better DCA #2 Pressure treated
Exterior shelving and railings: Pressure Pine #2 or better DCA #6 Pressure treated
7 Rough hardware
a. Wood Screws:
b. Comply with governing codes.
c. Use galvanized at exterior locations.
C. Wood and plastics are to be used with attractive types of and board only lumber
Wood board is replaceable only. Thus, manufacturer shall be responsible for the design distancing drawings at all times. Trusses to be designed and certified by an engineer licensed in the governing state. Design loads shall be as noted on drawings. Trusses shall be designed for a minimum roof LIVE pressure of 12 psf
D Main floor construction shall consist of 3-8x12 I-shapes, 24" min. thick and 4'-2" min. clear. See Drawings to verify size and make replacement
E All wood plates bearing on concrete or masonry shall be of decay resistant material as required by governing codes
F Interior trim shall be selected by Builder and approved by owner
G All cabinet framing and backing shall be constructed of fire retardant lumber CCA .40 or as

VI THERMAL & MOISTURE PROTECTION
A. Thermal batting insulation or assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements.
1. Foundation walls:
a. Basement glass fiber, vinyl faced batts/rolls R-11
b. Crawl Space glass fiber unfaced batts/rolls R-11
2. Exterior frame walls:
a. 2x6 glass fiber batts, R-19
b. 2x6 glass fiber batts, R-19
3 Ceilings
a. Attic areas glass fiber blown, R-38
b Vaulted rafters, glass fiber batts R-30
4 Framed floors over unheated areas, glass fiber batts R-19
B. Vapor retarders shall be specified by Builder and as shown on Drawings and described by owner
C. Siding shall be as specified by Builder and as shown on Drawings and approved by owner
D. Flashing and sheet metal as required to prevent penetration of water through the exterior shell of the building. In addition to complying with governing codes, comply with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA. All roof sheet metal flashing shall be 16# dip galvanized complying with ASTM A53.
E Gutters and downspouts as specified by Builder. Downspout and splash troughing shall be determined by Contractor and approved by Builder and owner so as to properly positive and efficient drainage
F Attic and roof ventilation as required by governing codes and as shown on Drawings if indicated. Provide required baffle and roof vents as specified approved by Builder. Use baffles to prevent wind ventilation.
G Foundation moisture protection
1 Waterproof foundation wall as specified by Builder
2. Damp proof slab joints as described by Builder and as shown on Drawings
3. Perforated membrane under slab as described by Builder and approved by owner

VII DOORS & WINDOWS
A Doors
1. Doors at fullbars and as described by Builder
a. Entry doors and sidelights: as described by Builder and approved by owner
b Weatherstrip doors: Provided weather strip closure for door and style.
c. Provide all Storage closet doorstops. See plans for size and style.
d. Patio doors designed: full glass as described by Builder and approved by owner.
e. Sliding glass doors: as specified by Builder and approved by owner
f. Interior doors, as specified. See plans. Final selections by owner
B Windows
1. Windows, as fullbars and as specified. See plans.
a. Living levels: Reflecting reduced transmittal polyvinyl or vinyl clad
b. Basement: See plans
2 Units at the sash, sizes and assembly shown on Drawings
3 Glazing shall be low E double-pane insulating glass at living areas.
4 Tempered glass in all locations as required by governing codes.
5 Install emergency egress units as required by governing codes.
C Finish hardware shall be specified by owner. Install all hardware required by governing codes.

VIII FINISHES
A. Gypsum Panels
1 Gypsum panels unless otherwise noted shall be provided as follows
a. Exterior walls: 1/2"over 1"x3" regular panels at interior faces
b Interior partitions: 1/2"over 1"x3" regular panels each side.
c. Ceiling: 1/2"over 3/8" regular panels.
d. Garage: provide 5/8" over "X" fire resist panels as required by code
e. Shower: Concrete tile backer board behind tile showers.
2 Provide metal corner bead and trim at all locations shown on Drawings and as recommended by gypsum wallboard manufacturer and as dictated by common practice
3. Tape, float and sand joints and fasteners of gypsum wallboard with 3-coats at joint compound as required.
B. Finishes shown on Drawings shall be specified by owner

IX PAINTING
A. Providers shall be as follows
1. Pre-manufactured gas post vessel having yellow metal shipwash or plaster coat of the style and color shown on the drawings
2 Manufacturer and model shall be specified by Builder, final approval by owner
3 Contractor(s) shall be responsible for proper installation of fireplace, vent, venting, hearth mantle and related components as recommended by manufacturer and as required by governing codes
B Shop prime and touch-up over prefinished and as recommended of approved safety glazing, as specified by Builder with final approval by owner
C. Doorsills shall be provided as shown on Drawings and at prefinished door openings. Open sides of stairways, landings and ramps, handrails, porches or decks which are more than 30 inches above grade or floor below. The top of guardrails shall not be less than 36 inches in height. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.

X MECHANICAL (see additional notes if applicable)
A General
1 Information and layouts shown on Drawings are only schematic in design, and shall be restricted by contractors, suppliers and building officials for compliance with governing codes and good common construction practices
2. Equipment and fixtures shall be specified by Builder
3 Design and installation of equipment shall be the responsibility of the appropriate licensed contractors
B. Plumbing:
1 Plumbing rough-in shall be provided to service line for shower washer
2 See lines and valves to dryer, range and fireplace as specified by Builder
C. Heating, Ventilating & Air Conditioning:
1 Furnace: gas, forced air as specified by Builder
2 All HVAC equipment shall be individually sized.
3 Dryer vent shall exhaust to exterior
4 Mechanical exhaust ventilation which indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour

XI ELECTRICAL (see additional notes if applicable)
A. General
1 Information and layouts shown on Drawings are only schematic in design, and shall be restricted by contractors, suppliers and building officials for compliance with governing codes and good common construction practices
2. Equipment and fixtures shall be specified by Builder
3 Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
B Install ground-fault circuit-interrupters (GFI or GFCI) as required by governing codes
All exterior lights and garage wall receptacles shall be protected with ground-fault circuit protection
C Install factory-welded smoke detectors meeting the requirements of all governing codes. Smoke detectors shall be 115 volt powered, wired with a battery backup and sound or alarm audible in all sleeping areas.

SYMBOLS

WALL SECTION — ELEVATION HEIGHT — INTERIOR ELEVATION — TWIN SECTION

ABBREVIATIONS:

ABV.	ABOVE	MIN.	MINIMUM
ADJ.	ADJUSTABLE	N.T.S.	NOT TO SCALE
B.C.	BOTTOM CHORD	O.C.	ON CENTER
BD.	BOARD	OPNG.	OPENING
BLDG.	BUILDING	O.S.	CUT SIDE
BM.	BEAM	PICT.	PICTURE
BRG.	BEARING	R.H.D.	HANGER
BRK.	BRICK	REF.	REFRIGERATOR
BSMT.	BASEMENT	REQ.D./REQD.	REQUIRED
BTM.	BOTTOM	RM.	ROOM
CANT.	CANTILEVER	R.O.	ROUGH OPENING
CTR.	CHORD	SHTG.	SHEATHING
CLG.	CEILING	SQ. FT.	SQUARE FOOT
C.M.U.	CONCRETE MASONRY UNIT	STL.	STEEL
CLR.	CLEAR OPENING	STRUCT.	STRUCTURAL
COMP.	COMPACTOR	T&G	TONGUE AND GROOVE
CONC.	CONCRETE	TRANS.	TRANSOM
CONT.	CONTINUOUS	TRMD.	TRIMMED
CONTR.	CONTRACTOR	TYP.	TYPICAL
CSMT.	CASEMENT	UNFIN.	UNFINISHED
DWY.	DRIVE	W.	WASHER
DBL.	DOUBLE	WD.	WOOD
D.H.	DOUBLE HUNG	W.H.	WATER HEATER
DR.	DRAWER	W.W.M.	WELDED WIRE MESH
EMER.	EMERGENCY		
ENG.	ENGINEER		
EQ.	EQUAL		
EXP.	EXPANSION		
EA.	EACH		
ELEV.	ELEVATION		
ENGR.	ENGINEERING		
EXT.	EXTERIOR		
FIN.	FINISHED		
FPCE.	FIXTURE		
FLR.	FLOOR		
F.F.	FIRE RETARDANT		
FTG.	FOOTING		
FURN.	FURNACE		
GALV.	GALVANIZED		
GYP.	GYPSUM		
HDR.	HEADER		
HGT.	HEIGHT		
INSUL.	INSULATION		
INT.	INTERIOR		
JST.	JOIST		
LAV.	LAVATORY		
LIN.	LINING		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MED. CAB.	MEDICINE CABINET		
MFR./MFG.	MANUFACTURER/MANUFACTURED		

FRAMING LIST

EXTERIOR HEADERS — WITH FLAT 2x6 ON BOTTOM
WITH SOLID PLYWOOD
STRUCTURAL
UNLESS STRUCTURAL ENGINEER DESIGNS OTHERWISE ON PLANS
UNDER THEIR VERIFY WITH LOCAL BUILDING CODES

INTERIOR HEADERS — NON BEARING 2x4

CRIPPLE STUDS — 2x4 PLYWOOD 3x4 FRAMING 2x4 CENTER RAISED AND BRACED TO FOUNDATION WITH PLYWOOD TO HANG ON FOUNDATION HALF WAY

NO BRIDGING — SOLID BLOCKING ARE NOT REQUIRED BY GOVERNING CODES

MAIN STAIRS — 9'-7" RISERS 2x4" TREADS WITH 1" OVER-HANG ON FRONT
GLUED AND NAILED. TREADS HANG OVER EVERY 1'-1" OR
2 1/4" WITH SKIRT BOARD

LOWER FLOOR BALCONIES — PLYWOOD PLANK WITH THE BALUSTER PLATE UNLESS SPECIFIED ON PLANS

TOWNHOMES — 0', 4' AND 8'-0 SALT OVERHANGS

EXTERIOR DOORS — ON 24" PLYWOOD PATIO DOOR ON DECK

TRUSSES — 24" o.c. WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER. TO BE DESIGNED BY ENGINEER LICENSED IN GOVERNING STATE

RAFTERS — 24" o.c. WITH BRACING AS SHOWN ON PLANS IF APPLICABLE.
VAULT 2x10 AT 4" o.c. 2nd SUB FASCIA. LOCATIONS AS NEEDED

EXTERIOR WALLS — PLYWOOD SHEATHING OR OSB TO BE USED THROUGHOUT
SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ALL WALLS THAT ACLOSE FINISHED UNFINISHED SPACE & SUCH AS BASEMENTS AND ATTIC SPACES

VINYL SIDING — CAULK BEHIND WINDOWS AND AND DOORS.
HOUSE WRAP OVER ALL EXTERIOR WALLS SAME AS ABOVE
WATER TIGHT AND LAPS TO FLASHING

FLASHING — 24 UPPER SIDE ON ALL GABLES
RUBBER FLASHED TO WINDOWS AND DOORS
CONTINUOUS FLASHING ALONG SHED ROOFS AND SILLS

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.

THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURE INTEGRITY. ANY ALL FRAMING MEMBERS THAT INTERFERE WITH THE ROUTING OF MECHANICAL OR PLUMBING SYSTEMS WILL BE RELOCATED BY THE FRAMER OR BY EQUIPMENT THE PLUMBER.

NOTES:

CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, BACKSETS, FIELD CONDITIONS AND EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS ADVISED TO BE FAIR CLARIFICATION FROM THIS DRAWING BEFORE PROCEEDING WITH ANY WORK IN QUESTION.

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ALL DESIGNS CREATED BY AND "THE LEGAL PROPERTY OF AHMANN HOME PLANS, INC.

1. STRUCTURAL AND FRAMING MEMBERS INDICATED ARE BASED ON SPECIES OF LUMBER WITH ALLOWABLE STRESS
STRESSES DESIGNED BY LOCAL MANUFACTURERS
2. CONTRACTOR TO CONFIRM ALL SIZES, SPACING AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS AND IS TO VERIFY ALL MEASUREMENTS ON JOB SITE
ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLANS ARE TO BE SIZED BY CONTRACTOR
3. PROVIDE SOLID BLOCKING AS REQUIRED BETWEEN FLOOR JOISTS

2. ALL LOADS DEAD LOADS, WIND LOADS, LATERAL LOADS AND PARTY WALL LOADS TO BE DETERMINED BEFORE CONSTRUCTION BY CONTRACTOR AND ADJUSTMENTS TO PLANS MADE ACCORDINGLY. SEE LOCAL BUILDING OFFICIAL FOR LOAD DATA CONCERNING YOUR PARTICULAR REGION.

3. ALL EXTERIOR WALLS INCLUDING GARAGES ARE TO HAVE 1/2" RIGID INSTS.
ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF STUD
ALL INTERIOR DIMENSIONS ARE FROM CENTER STUD TO CENTER STUD
DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE DRAWINGS
VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION
NOTE 2x6 PLUMBING WALLS AS REQUIRED BY LOCAL CODE

4. "1/2" WATER RESISTANT" DRYWALL AT SHOWER TUBS AND WHIRLPOOLS
"1/2" DRYWALL ON INTERIOR WALLS.
"5/8" DRYWALL ON CEILINGS.
"5/8" TYPE "X" FIRE CODE DRYWALL ON GARAGE WALLS AND CEILING

5. IT IS THE OWNER OR CONTRACTORS RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD

6. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR EXAMPLE PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS AND SHALL VERIFY MATERIALS USED TO SATISFY GOVERNING CODES

7. "HANGERS" IF NOT NOTED ARE ASSUMED TO BE CARPENTER "STAMPED SEISS 1.5R "E" AS REQUIRED BY LOCAL CODE

8. "VERIFY DEPTH OF FROST FOOTINGS WITH LOCAL GOVERNING CODES "VERIFY SIZE OF FOOTING/FOUNDATION WITH LOCAL CODES, REGION AND SOIL BEARING CAPACITY OF SOIL.

9. "ALTERATIONS TO THIS PLAN CAN BE MADE ONLY BY AHMANN DESIGN, INC. PLEASE CALL ONE OF OUR DESIGNERS @ 1-319-75-AHM FOR PRICING OF CHANGES

GENERAL STRUCTURAL NOTES

SEE ENGLISH DESIGN LOADS:

1. SEISMIC LIVE LOADS
ROOF
SNOW ..... 30 PSF
(SNOW LOADING NOTED AND SNOW DRIFT LOADING ACCORDING TO ARCE 7-10)
BASED ON 30 PSF GROUND SNOW LOAD IMPORTANCE FACTOR 1.0)
FLOOR
OPEN AREAS OFFICE SPACE ..... 100 PSF
APARTMENT ..... 40 PSF

2. DESIGN DEAD LOADS
ROOF
TOP CHORD DEAD LOAD ..... 10 PSF
BOTTOM CHORD DEAD LOAD ..... 10 PSF
FLOOR
FLOOR DECK JOISTS CEILING, MISC ..... 10 PSF, 5 PSF LIVE PARTITIONS 1
3. WIND LOADING
PER IBC 2003 REQUIREMENTS (90 MPH 3-SECOND GUST, EXPOSURE C, IMPORTANCE FACTOR 1.0)
4. ENGLISH DESIGN LOADS IF REQUIRED BY GOVERNING CODE

SHEET INDEX

G-1	GENERAL NOTES
1	RENDERING
2	ELEVATIONS
3	MAIN FLOOR
4	FOUNDATION
5	WALL/STAIR/DETAILS
6	KITCHEN/CROSS SECTION
7	ELECTRICALS/ROOF PLAN

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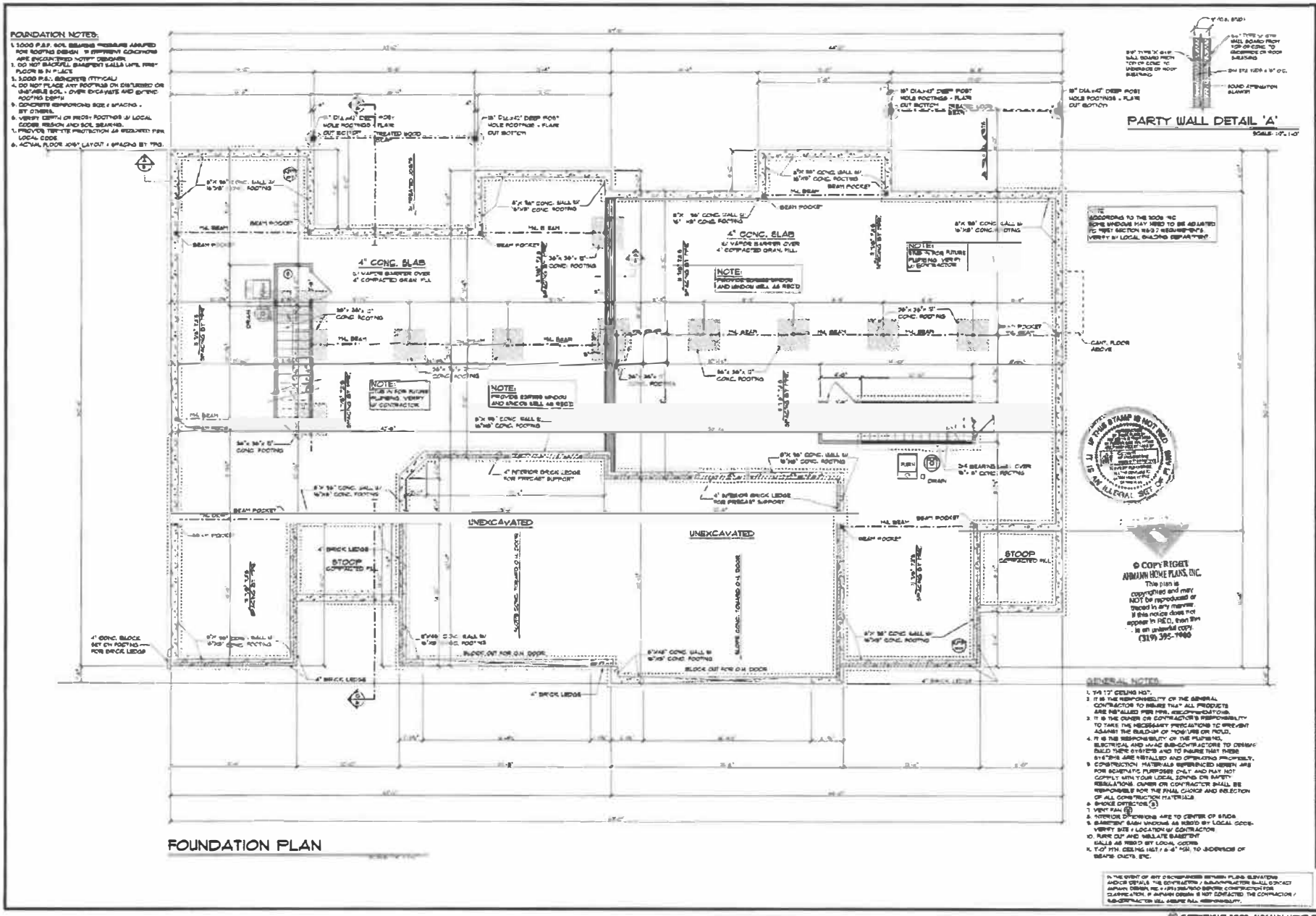
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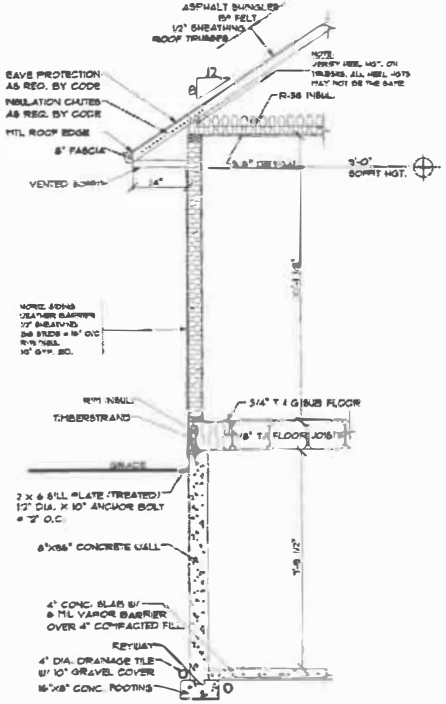
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FINAL RELEASE: 9/2
REVISIONS:
JOB NO. M00081

G-1
OF EIGHT

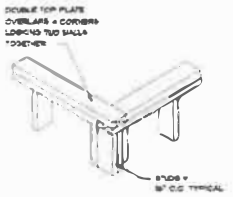
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FOUNDATION NOTES:
1. 1000 P.S.F. SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. IF DIFFERENT CONDITIONS ARE ENCOUNTERED NOTIFY DESIGNER.
2. DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE
3. 3,000 P.S.I. CONCRETE (TYPICAL)
4. DO NOT PLACE ANY FOOTINGS ON DISTURBED OR UNSUITABLE SOIL - OVER EXCAVATE AND EXTEND FOOTING DEPTH
5. CONCRETE REINFORCING SIZE & SPACING - BY OTHERS.
6. VERIFY DEPTH OF PIER & FOOTINGS W/ LOCAL CODES, FROST AND SOIL BEARING.
7. PROVIDE TERMITE PROTECTION AS REQUIRED PER LOCAL CODE.
8. ACTUAL FLOOR JOIST LAYOUT & SPACING BY TRUS.
4" CONC. SLAB
W/ VAPOR BARRIER OVER 4" COMPACTED GRAN. FILL
UNEXCAVATED
STOOP
COMPACTED FILL
4" BRICK LEDGE
4" INTERIOR BRICK LEDGE FOR PRECAST SUPPORT
BEAM POCKET
NOTE: PROVIDE EGRESS WINDOW AND WINDOW WELL AS REQ'D
NOTE: VERIFY W/ CONTRACTOR
NOTE: PROVIDE FOR FUTURE PLUMBING. VERIFY W/ CONTRACTOR
PARTY WALL DETAIL 'A'
SCALE: 1/4" = 1'-0"
GENERAL NOTES:
1. 7'-9 1/2" CEILING HGT.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. SPECIFICATIONS.
3. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILDUP OF MOISTURE OR MOLD.
4. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO OBTAIN BUILD PERMITS/FEES AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
5. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
6. SMOKE DETECTOR (S)
7. VENT FAN (F)
8. INTERIOR DIMENSIONS ARE TO CENTER OF STUDS
9. EGRESS* EGRESS WINDOWS AS REQ'D BY LOCAL CODES. VERIFY SIZE & LOCATION W/ CONTRACTOR
10. RUFF OUT AND INSULATE BASEMENT WALLS AS REQ'D BY LOCAL CODES.
11. 7'-0" MIN. CEILING HGT. @ 6" MIN. TO SOFFITS OF BEAMS, DUCTS, ETC.
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FOUNDATION PLAN
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WALL SECTION 'A'

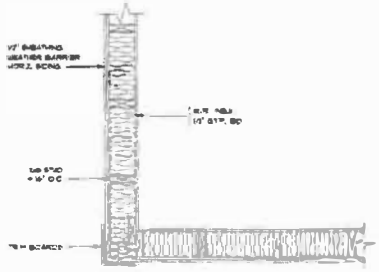
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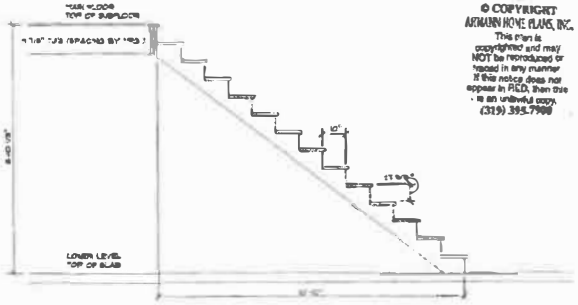
TYPICAL CORNER
@ DOUBLE TOP PLATE



TYPICAL CORNER
@ SOLE PLATE



TYPICAL CORNER



STAIR SECTION 'A'

SCALE: 1/2" = 1'-0"

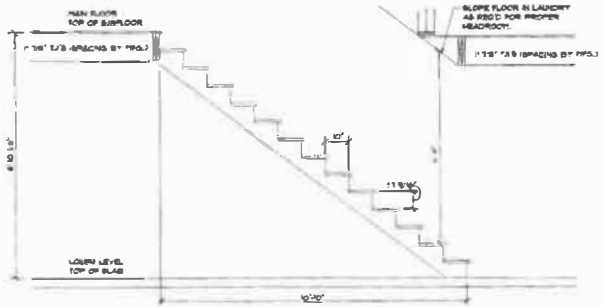
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STAIR NOTES:

TYP. RISER 7 3/4"
MIN. TREAD 10"
MIN. HEADROOM 6'-8"

HANDRAIL HEIGHTS

1. HANDRAIL HGTS 34" TO 38"
2. HANDRAILS MAY ENCROACH 3.5" IN STAIRS BY 4.5" MAX
3. HANDRAILS CROSS SECTION = 1 1/4" TO 2 5/8"
4. HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS



STAIR SECTION 'B'

SCALE: 1/2" = 1'-0"

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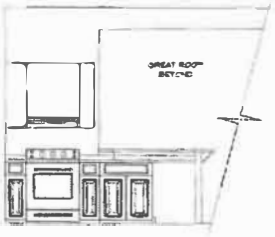
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ELEVATION 'A'
SCALE: 3/8" = 1'-0"



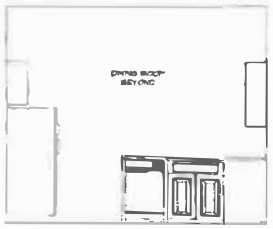
ELEVATION 'B'
SCALE: 3/8" = 1'-0"



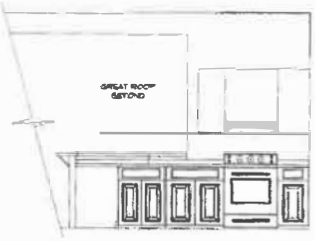
ELEVATION 'C'
SCALE: 3/8" = 1'-0"



ELEVATION 'D'
SCALE: 3/8" = 1'-0"

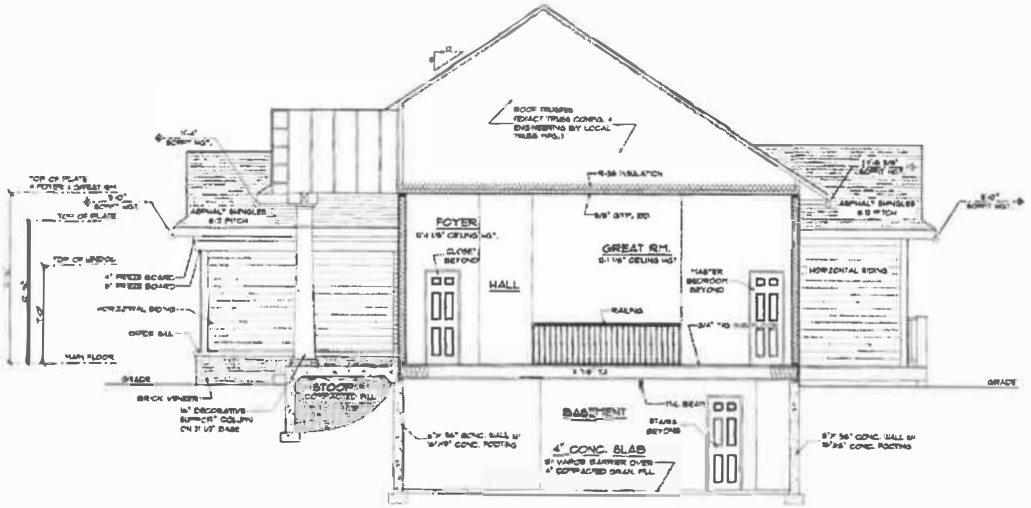


ELEVATION 'E'
SCALE: 3/8" = 1'-0"



ELEVATION 'F'
SCALE: 3/8" = 1'-0"

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ELEVATION 'G'
SCALE: 1/4" = 1'-0"

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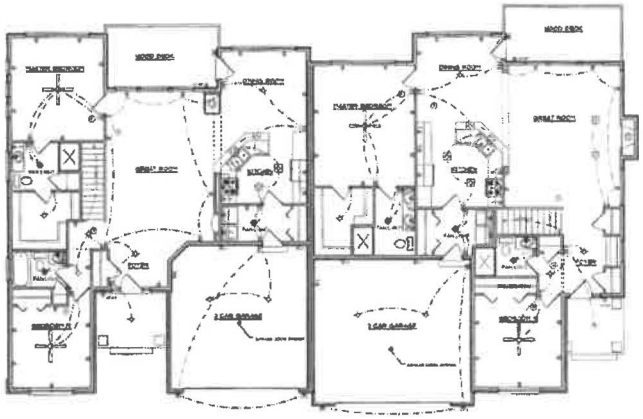
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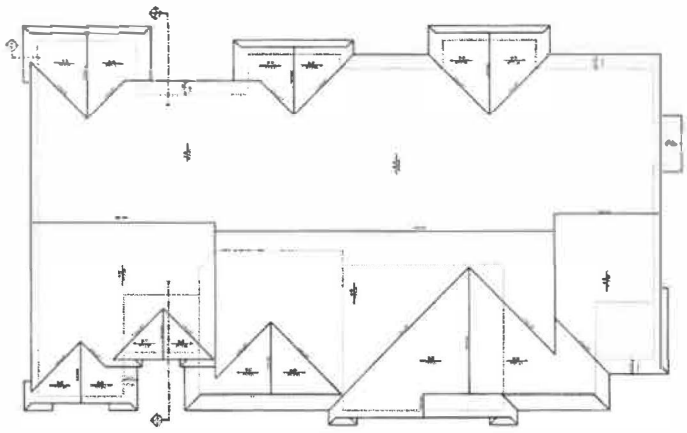
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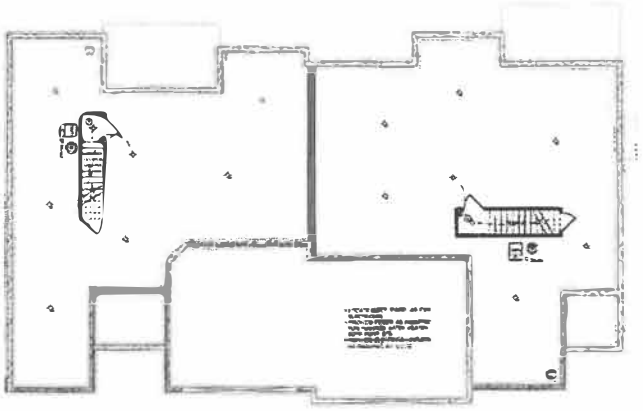


MAIN FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



ROOF PLAN



FOUNDATION ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

ELECTRICAL KEY

LIGHT
RECEPTICLE
SWITCH $
GFI RECEPT. GFI
220 RECEPT. 220
3WAY SWITCH $3
VENT FAN
SMOKE DETECT.
RECESSED LIGHT
FAN/LIGHT
WEATHER PROOF RECP.
WEATHER PROOF SGFCI RECP.

ELECTRICAL NOTES:

-ELECTRICAL PLANS ARE FOR LAYOUT PURPOSES ONLY
CONSULT W/ LICENSED ELECTRICIAN FOR EXACT SPECIFICATIONS TO MEET LOCAL & GOVERNING CODES
-PROVIDE & INSTALL GROUND FAULT CIRCUIT INTERRUPTER AS REQUIRED BY N.E.C. OR AS REQUIRED BY LOCAL OR GOVERNING CODES
-PROVIDE & INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY LOCAL OR GOVERNING CODES
-NO POINT ALONG COUNTERTOP TO BE MORE THAN 24" FROM AN OUTLET (4' BETWEEN OUTLETS)
-ALL OUTLETS ON KIT. COUNTER TO BE GFI
-AT LEAST 1 RECEPTICAL TO BE INSTALLED @ ISLAND COUNTER SPACE
-OUTLETS @ 56" BAR TO BE GFI WHEN WITHIN 6' OF SINK
-GFI OUTLETS ON EXT. OF HOUSE, IN GARAGE & UNFINISHED BASEMENTS

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FIBER CEMENT BOARD & BATT SIDING



ASPHALT SHINGLES



RED BRICK OLD COLUMBIA QS



FIBER CEMENT HORIZONTAL LAP

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

LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH
MIDVALE, UTAH

INDEX OF DRAWINGS

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C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE-UTILITY PLAN
C-300	GRADING AND DRAINAGE PLAN
C-400	EROSION CONTROL PLAN
C-500	DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
January 21, 2020

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.

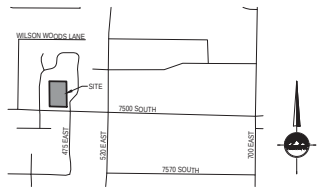
NOTICE TO DEVELOPER/ CONTRACTOR

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 MIDVALE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = STREET MONUMENT, INTERSECTION OF 7500 SOUTH STREET & 240 EAST STREET ELEV. = 4402.16'.

ENSIGN
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:
TOUCAN PROPERTIES
9089 SOUTH 1300 WEST SUITE 130
WEST JORDAN, UTAH
CONTACT:
GARY CANNON
PHONE: 801-573-8282

LENNON LANE SUBDIVISION
455 EAST 7500 SOUTH
MIDVALE, UTAH

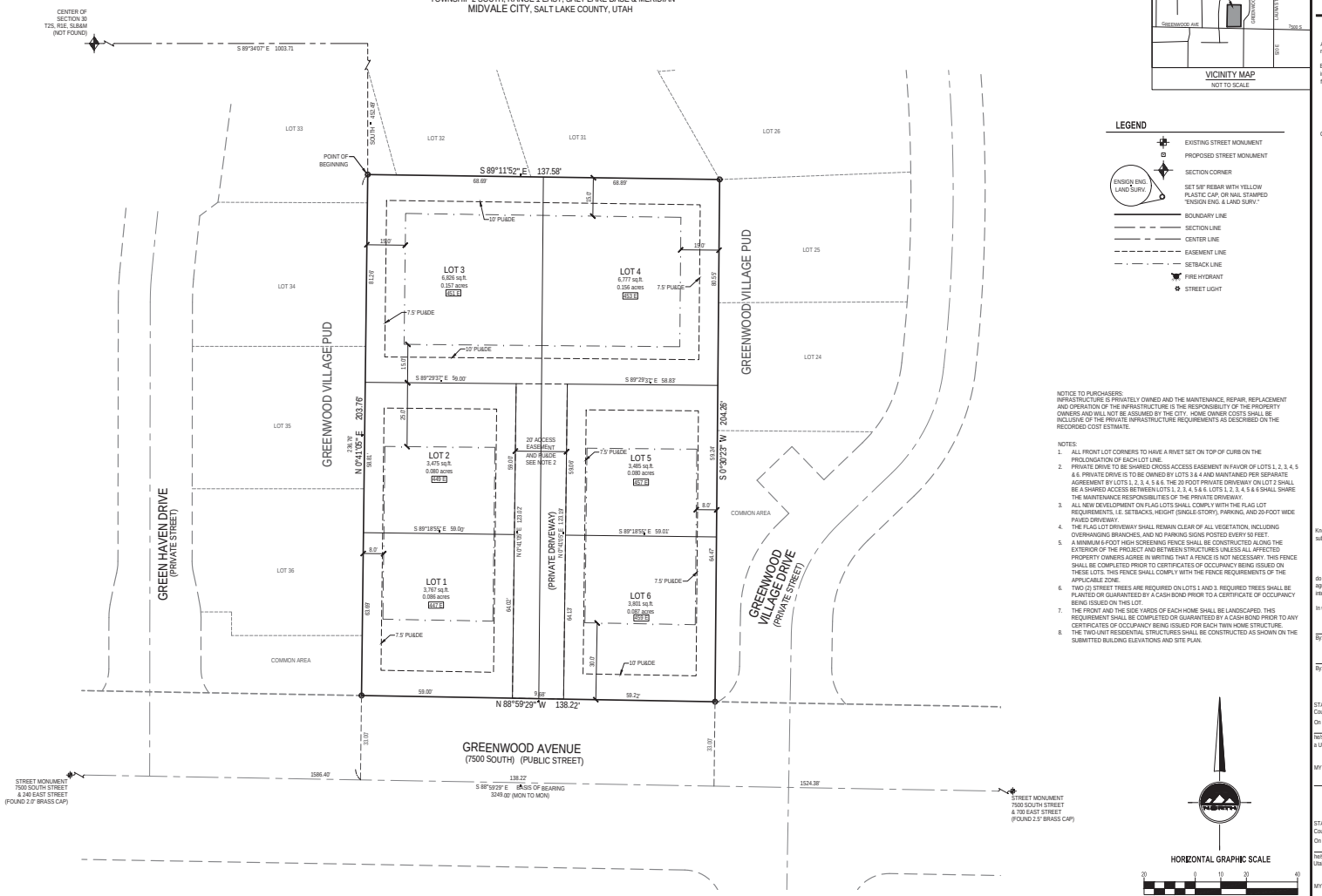
LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELIER
1-21-20
STATE OF UTAH

COVER

PROJECT NUMBER: 9995
PRINT DATE: 1/21/20
DRAWN BY: JBG
CHECKED BY: RQE
PROJECT MANAGER: RQE

LENNON LANE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- FIRE HYDRANT
- STREET LIGHT

NOTICE TO PURCHASERS:
INFRASTRUCTURE IS PRIVATELY OWNED AND THE MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF THE INFRASTRUCTURE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT BE ASSUMED BY THE CITY. HOME OWNER COSTS SHALL BE INCLUSIVE OF THE PRIVATE INFRASTRUCTURE REQUIREMENTS AS DESCRIBED ON THE RECORDED COST ESTIMATE.

NOTES:

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. PRIVATE DRIVE TO BE SHARED CROSS ACCESS EASEMENT IN FAVOR OF LOTS 1, 2, 3, 4, 5 & 6. PRIVATE DRIVE IS TO BE OWNED BY LOTS 3 & 4 AND MAINTAINED PER SEPARATE AGREEMENT BY LOTS 1, 2, 3, 4, 5 & 6. THE 20 FOOT PRIVATE DRIVEWAY ON LOT 2 SHALL BE A SHARED ACCESS BETWEEN LOTS 1, 2, 3, 4, 5 & 6. LOTS 1, 2, 3, 4, 5 & 6 SHALL SHARE THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRIVEWAY.
3. ALL NEW DEVELOPMENT ON FLAG LOTS SHALL COMPLY WITH THE FLAG LOT REQUIREMENTS, I.E. SETBACKS, HEIGHT (SINGLE-STORY), PARKING, AND 20-FOOT WIDE PAVED DRIVEWAY.
4. THE FLAG LOT DRIVEWAY SHALL REMAIN CLEAR OF ALL VEGETATION, INCLUDING OVERHANGING BRANCHES, AND NO PARKING SIGNS POSTED EVERY 50 FEET.
5. A MINIMUM 6-FOOT HIGH SCREENING FENCE SHALL BE CONSTRUCTED ALONG THE EXTERIOR OF THE PROJECT AND BETWEEN STRUCTURES UNLESS ALL AFFECTED PROPERTY OWNERS AGREE IN WRITING THAT A FENCE IS NOT NECESSARY. THIS FENCE SHALL BE COMPLETED PRIOR TO CERTIFICATES OF OCCUPANCY BEING ISSUED ON THESE LOTS. THIS FENCE SHALL COMPLY WITH THE FENCE REQUIREMENTS OF THE APPLICABLE ZONE.
6. TWO (2) STREET TREES ARE REQUIRED ON LOTS 1 AND 3. REQUIRED TREES SHALL BE PLANTED OR GUARANTEED BY A CASH BOND PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED ON THIS LOT.
7. THE FRONT AND THE SIDE YARDS OF EACH HOME SHALL BE LANDSCAPED. THIS REQUIREMENT SHALL BE COMPLETED OR GUARANTEED BY A CASH BOND PRIOR TO ANY CERTIFICATES OF OCCUPANCY BEING ISSUED FOR EACH TWIN HOME STRUCTURE.
8. THE TWO-UNIT RESIDENTIAL STRUCTURES SHALL BE CONSTRUCTED AS SHOWN ON THE SUBMITTED BUILDING ELEVATIONS AND SITE PLAN.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

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. § 17-27A-603(4)(C)(II) 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 266882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as LENNON LANE SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point South 88°59'29" East 1,586.40 feet and North 00°41'05" East 236.76 feet from the street monument at the intersection of 7500 South Street and 240 East Street, said point also being South 89°34'07" East 1,003.71 feet and South 452.49 feet from the Center of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°11'52" East 137.58 feet along the Greenwood Village PUD;
thence South 00°30' 23" West 204.26 feet along the Greenwood Village PUD and to the North line of 7500 South Street;
thence North 88°59'29" West 138.22 feet along the North line of 7500 South Street;
thence North 00°41'05" East 203.76 feet along the Greenwood Village PUD to the point of beginning.

Contains 28,132 Square Feet or 0.646 Acres and 3 Lots

PROFESSIONAL LAND SURVEYOR — No. 266882 — PATRICK M. HARRIS — STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. 266882

OWNER'S DEDICATION

Known 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

LENNON LANE 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: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) 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 is the _____ of _____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) 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 is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

DEVELOPER

SURVEY RECORDING DATA
DATE:
DRAWING No.

LENNON LANE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1
PROJECT NUMBER : 9696
MANAGER : RQE
DRAWING BY : KFW
CHECKED BY : PMH
DATE : 1/21/20

ENSIGN
SALT LAKE CITY
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TOOELE
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY	DATE
COMCAST	DATE

CITY ENGINEERING DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20____
BY THE MIDVALE CITY ENGINEER.
MIDVALE CITY ENGINEER

CITY PLANNING
APPROVED THIS _____ DAY OF _____, 20____
BY THE MIDVALE CITY PLANNING.
CHAIR, PLANNING COMMISSION

BOARD OF HEALTH APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPT.

APPROVAL AS TO FORM
APPROVED THIS _____ DAY OF _____, 20____
BY THE MIDVALE CITY ATTORNEY.
MIDVALE CITY ATTORNEY

CITY COUNCIL APPROVAL
PRESENTED TO THE MIDVALE CITY COUNCIL THIS _____ DAY OF _____ 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: MIDVALE CITY RECORDER — MAYOR

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

1. 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 LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. 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.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. 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.
11. 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.
12. 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.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. 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.
16. 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:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE 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.
    - 16.2. 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.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. 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.
    - 16.5. 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 "POTHOLE" 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.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. 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.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. 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

1. 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.
2. 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.
3. 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.
4. 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.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - 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.
6. 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.
7. 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.
8. 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.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. 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.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. 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.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. 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 DEWATERED CONDITIONS.
15. 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.
16. 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.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. 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.
5. 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.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. 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.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. 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

1. 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.
2. 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.
3. 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

1. 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.
2. 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.)
3. 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.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. 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.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. 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.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' 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.
11. 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.
12. 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.
13. 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.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. 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.
16. 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	MJ	MECHANICAL JOINT
AR	ACCESSIBLE ROUTE	NG	NATURAL GROUND
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NIC	NOT IN CONTRACT
		NO	NUMBER
AWWA	AMERICAN WATER WORKS ASSOCIATION	OC	ON CENTER
BOS	BOTTOM OF STEP	OCEW	ON CENTER EACH WAY
BVC	BEGIN VERTICAL CURVE	OHP	OVERHEAD POWER
C	CURVE	PC	POINT OF CURVATURE OR PRESSURE CLASS
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVATURE
CF	CURB FACE OR CUBIC FEET	PI	POINT OF INTERSECTION
CL	CENTER LINE	PIV	POST INDICATOR VALVE
CO	CLEAN OUT	PL	PROPERTY LINE
COMM	COMMUNICATION	PRC	POINT OF REVERSE CURVATURE
CONC	CONCRETE	PRO	PROPOSED
CONT	CONTINUOUS	PT	POINT OF TANGENCY
DIA	DIAMETER	PVC	POINT OF VERTICAL CURVATURE
DIP	DUCTILE IRON PIPE	PVI	POINT OF VERTICAL INTERSECTION
ELEC	ELECTRICAL	PVT	POINT OF VERTICAL TANGENCY
ELEV	ELEVATION	R	RADIUS
EOA	EDGE OF ASPHALT	RD	ROOF DRAIN
EVC	END OF VERTICAL CURVE	ROW	RIGHT OF WAY
EW	EACH WAY	S	SLOPE
EXIST	EXISTING	SAN SWR	SANITARY SEWER
FF	FINISH FLOOR	SD	STORM DRAIN
FG	FINISH GRADE	SEC	SECONDARY
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE OR FLANGE	STA	STATION
GB	GRADE BREAK	SW	SECONDARY WATER LINE
GF	GARAGE FLOOR	TBC	TOP BACK OF CURB
GV	GATE VALVE	TOG	TOP OF GRATE
HC	HANDICAP	TOA	TOP OF ASPHALT
HP	HIGH POINT	TOC	TOP OF CONCRETE
IRR	IRRIGATION	TOF	TOP OF FOUNDATION
K	RATE OF VERTICAL CURVATURE	TOW	TOP OF WALL
LD	LAND DRAIN	TOS	TOP OF STEP
LF	LINEAR FEET	TYP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MEX	MATCH EXISTING	WIV	WALL INDICATOR VALVE
MH	MANHOLE	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	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED 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 SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

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GARY CANNON
PHONE: 801-573-8282

LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER No. 169379 ROBERT Q. ELDER 1-21-20 STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER 9595 | PRINT DATE 1/21/20
DRAWN BY JBG | CHECKED BY RQE
PROJECT MANAGER RQE

C-001

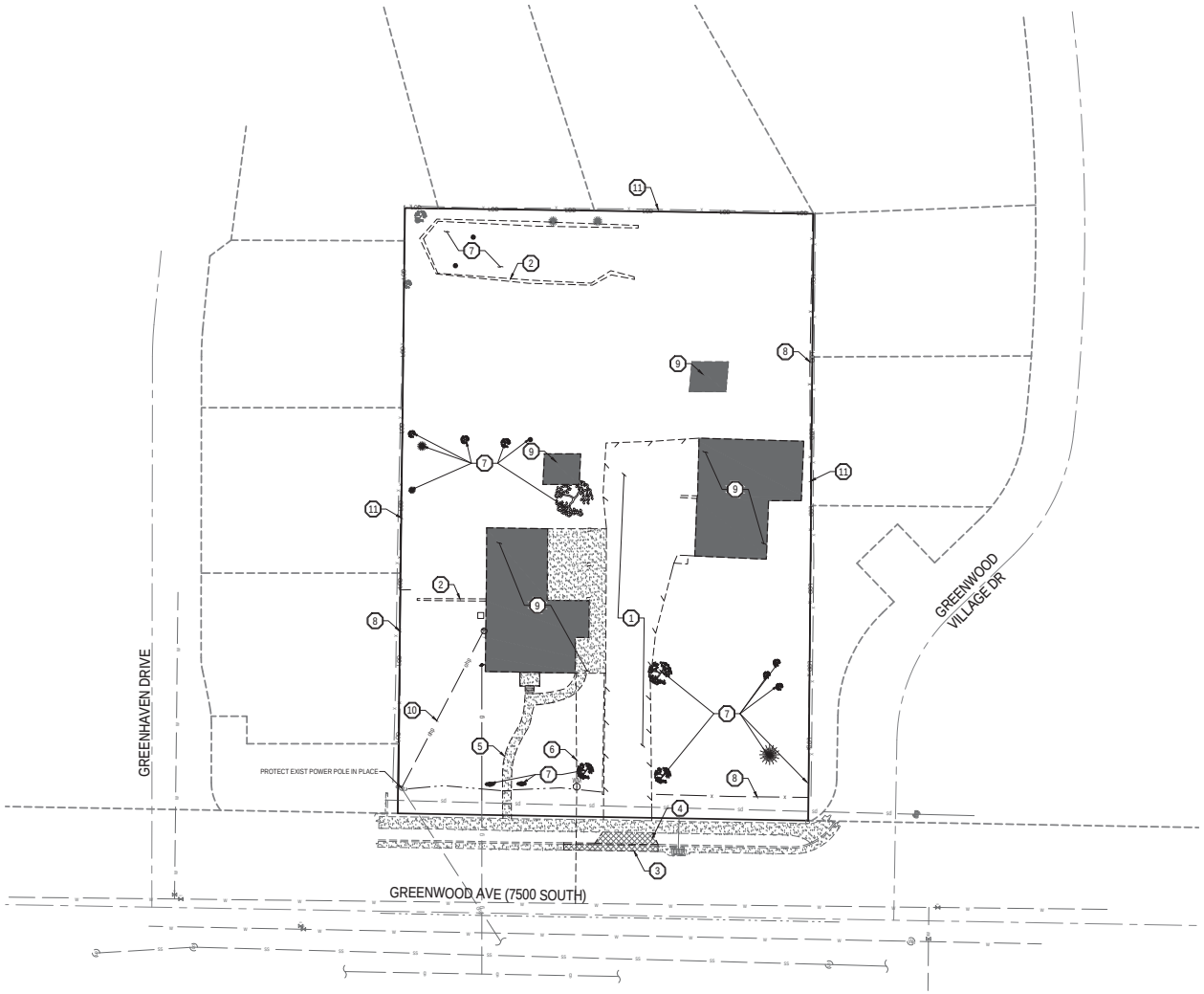
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STREET MONUMENT
INTERSECTION OF
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& 240 EAST STREET

ELEV = 4402.16'



GENERAL NOTES

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3. 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.
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 JOINT, 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.

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. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
2. REMOVE AND PROPERYL DISPOSE OF EXISTING RETAINING WALL.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE PAVEMENT.
5. REMOVE AND PROPERLY DISPOSE OF CONCRETE SIDEWALK.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER SERVICE AND METER.
7. REMOVE EXISTING LANDSCAPING AND TREES IN THIS AREA.
8. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
9. 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.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING OVERHEAD POWER LINE AND ELECTRIC METER TO POWER POLE. COORDINATE WITH ROCKY MOUNTAIN POWER.
11. LIMIT OF DISTURBANCE.

HORIZONTAL GRAPHIC SCALE

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MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELIER
1-21-20
STATE OF UTAH

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
9095	1/21/20
DRAWN BY	CHECKED BY
JBG	RQE
PROJECT MANAGER	
RQE	

C-100

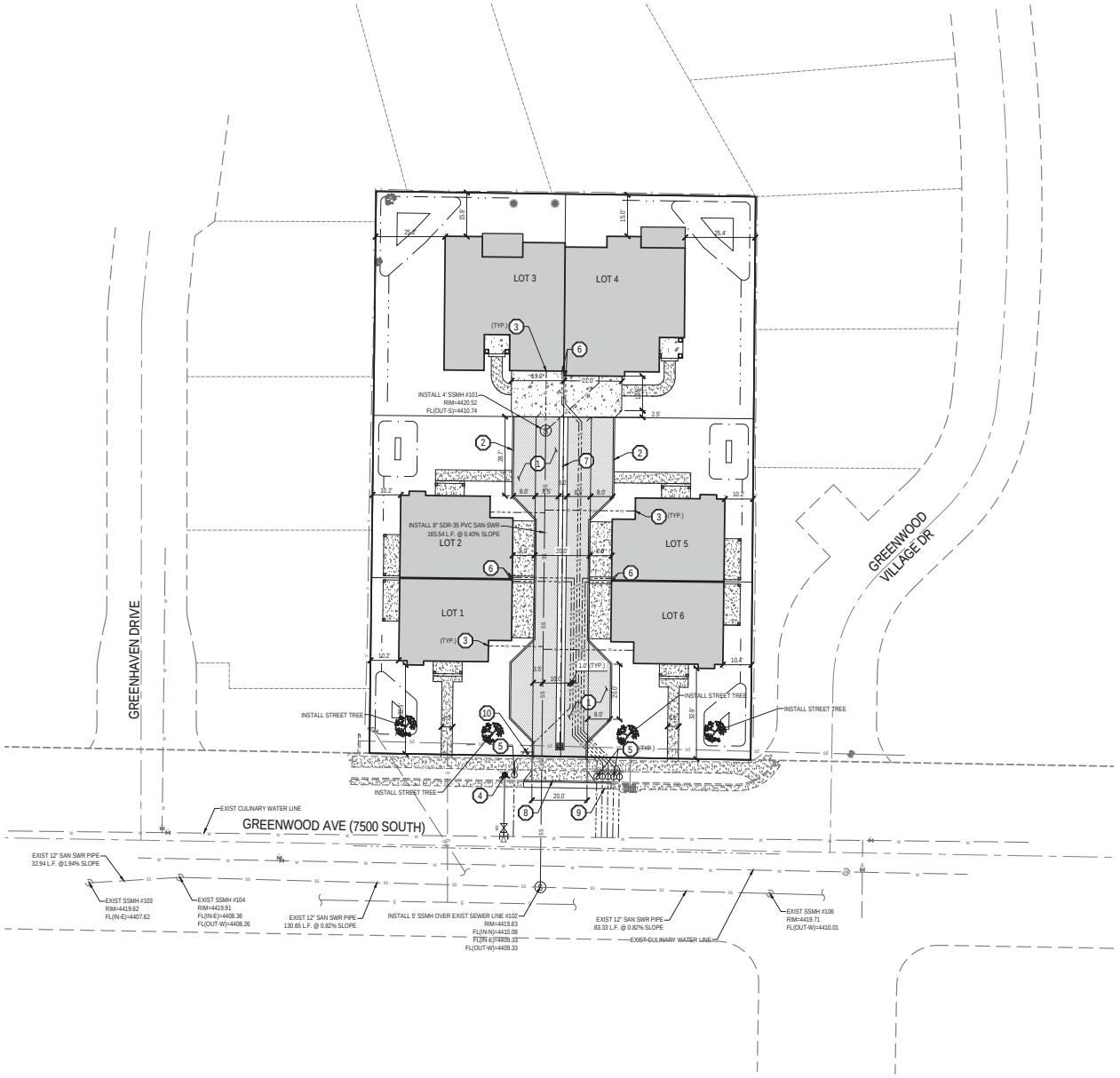
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3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE 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.
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9. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER MIDVALLEY IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
10. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER MIDVALE CITY STANDARD PLANS AND SPECIFICATIONS.
11. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. 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.
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4. INSTALL FIRE HYDRANT ASSEMBLY PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
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GARY CANNON
PHONE: 801-573-8282

LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH
MIDVALE, UTAH

SITE AND UTILITY PLAN

PROJECT NUMBER: 9095
PRINT DATE: 3/11/20
DRAWN BY: JBG
CHECKED BY: RQE
PROJECT MANAGER: RQE

C-200

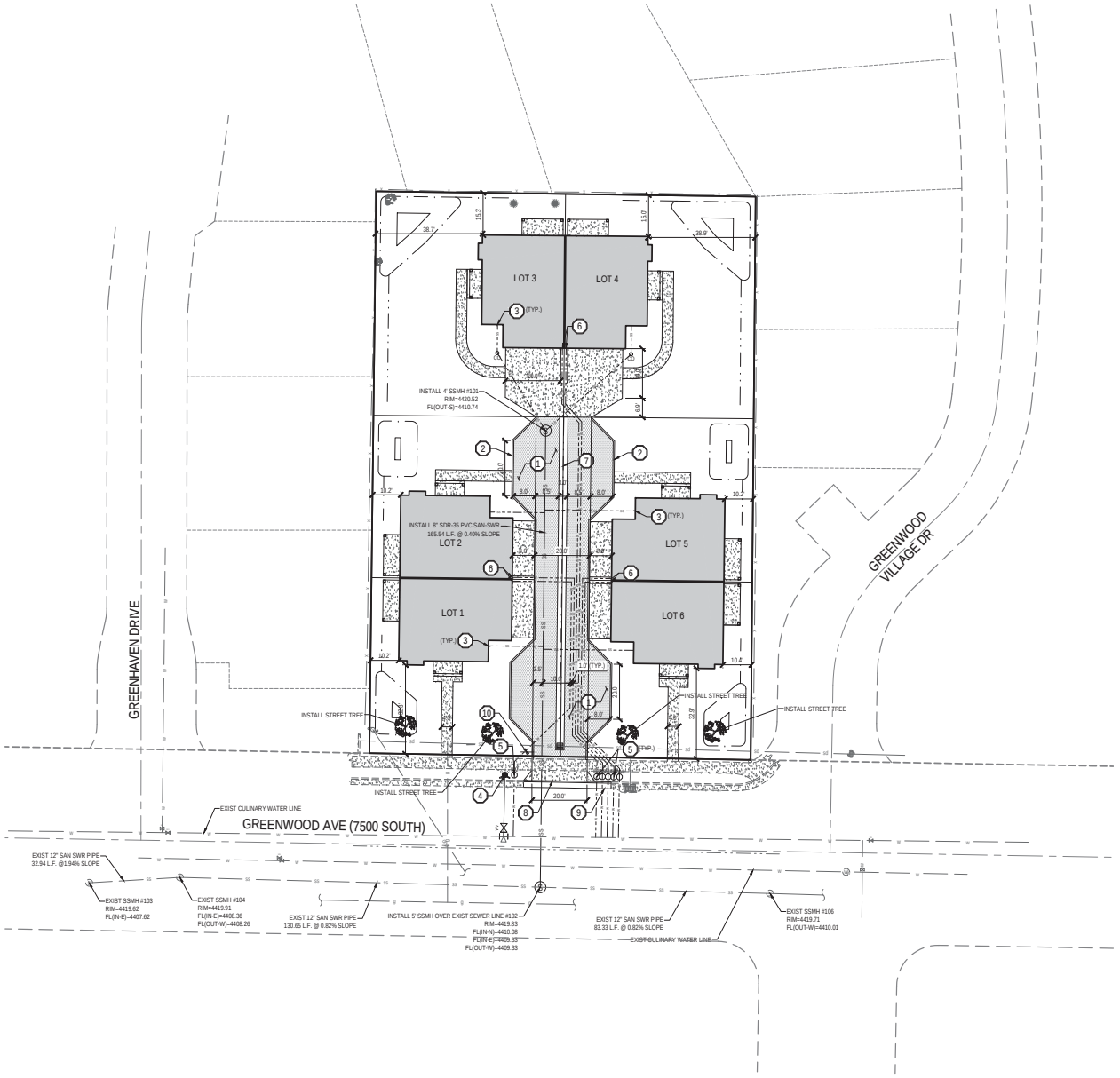
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LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELIER
1-21-20
STATE OF UTAH
SURVEYOR

SITE AND UTILITY PLAN

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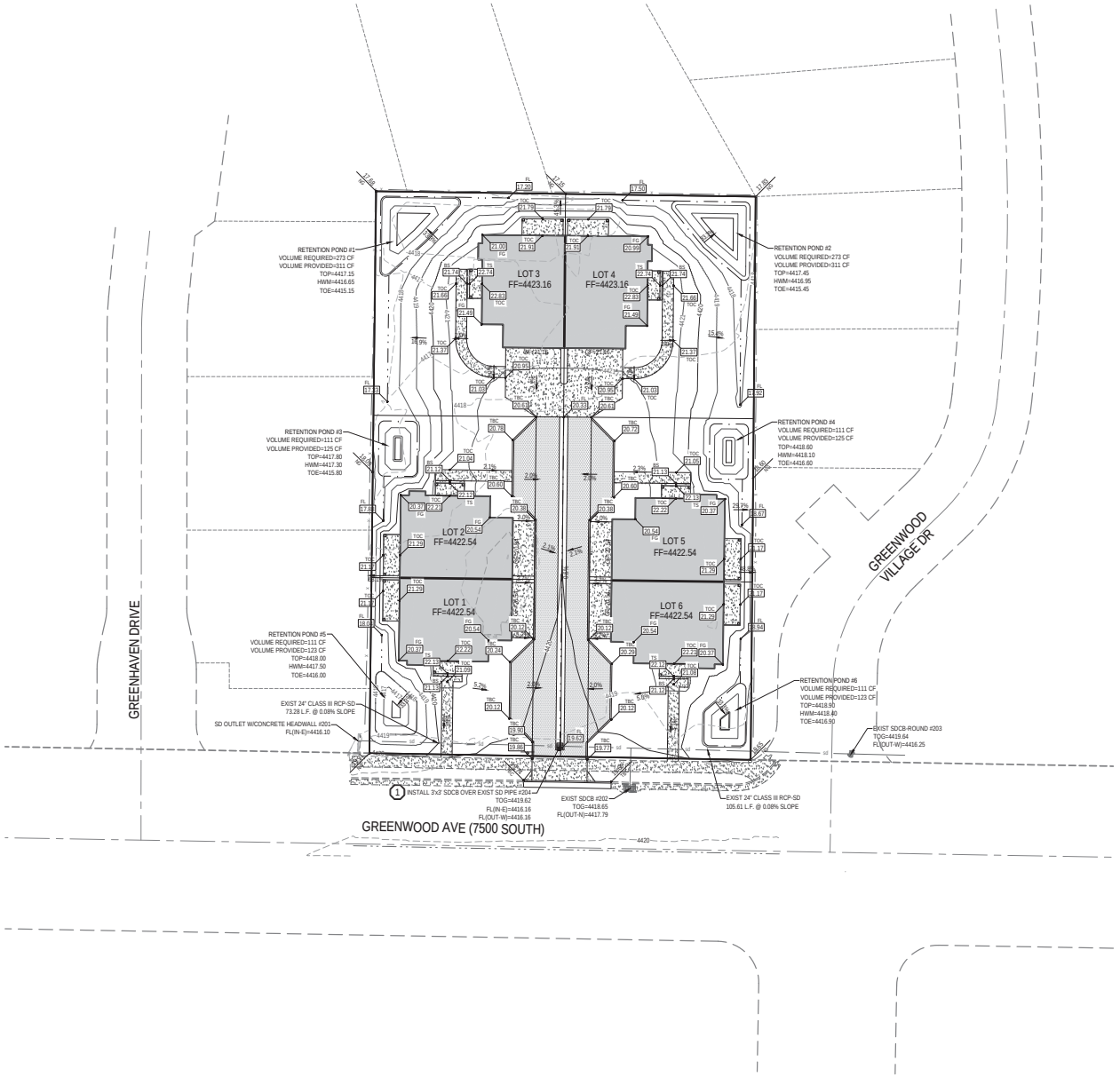
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3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE 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. XX.XX REPRESENTS AN ELEVATION OF 440X.XX ON THESE PLANS.
6. 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.
7. SLOPE ALL LANDSCAPED 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 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.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER MIDVALE CITY 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 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.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED 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.

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. 3'x3' CATCH BASIN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
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:
TOUCAN PROPERTIES
9089 SOUTH 1300 WEST SUITE 130
WEST JORDAN, UTAH

CONTACT:
GARY CANNON
PHONE: 801-573-8282

LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELIER
1-21-20
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
9095	1/21/20
DRAWN BY	CHECKED BY
JBG	RQE
PROJECT MANAGER	
RQE	

C-300

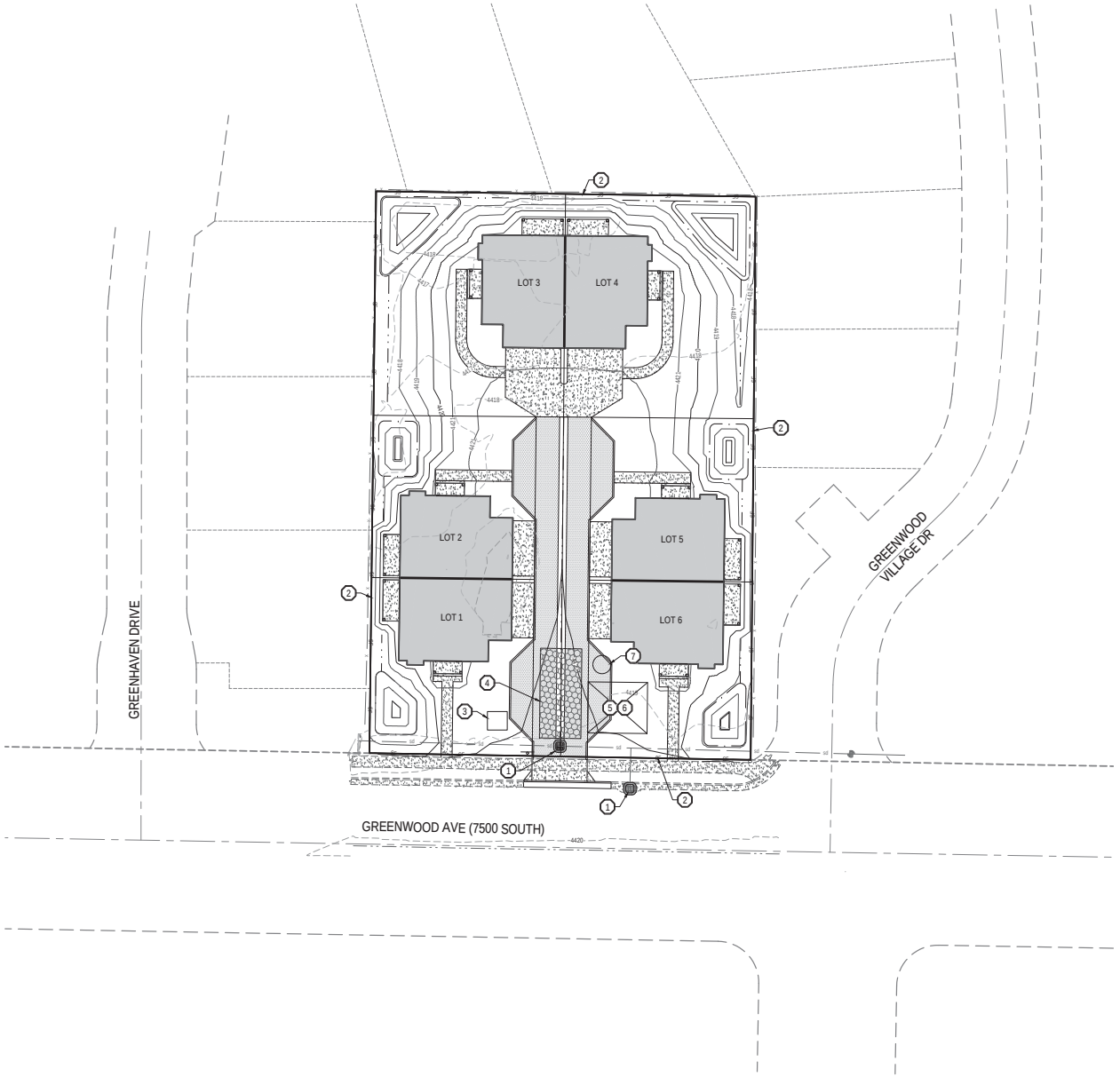
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

BENCHMARK

STREET MONUMENT
INTERSECTION OF
7500 SOUTH STREET
& 240 EAST STREET

ELEV = 4402.16'



GENERAL NOTES

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 (BMP'S) 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.
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 BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. 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.
7. 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 3/C-500.
2. SILT FENCE PER DETAIL 5/C-500.
3. PORTABLE TOILET PER DETAIL 4/C-500.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-500.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.
7. CONCRETE WASTE MANAGEMENT PER DETAIL 1/C-500.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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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:
TOUCAN PROPERTIES
9089 SOUTH 1300 WEST SUITE 130
WEST JORDAN, UTAH
CONTACT:
GARY CANNON
PHONE: 801-573-8282

LENNON LANE SUBDIVISION

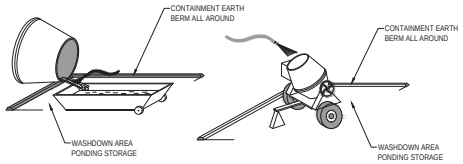
455 EAST 7500 SOUTH
MIDVALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. KLINE
1-21-20
STATE OF UTAH

EROSION CONTROL PLAN

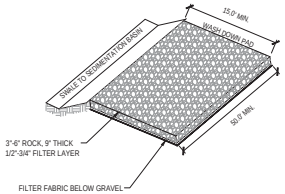
PROJECT NUMBER: 9095
PRINT DATE: 1/21/20
DRAWN BY: JBG
CHECKED BY: RQE
PROJECT MANAGER: RQE

C-400



1 CONCRETE WASTE MANAGEMENT

SCALE: NONE

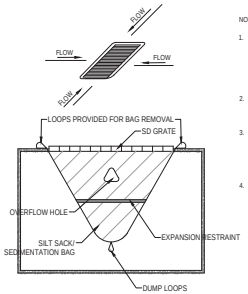


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

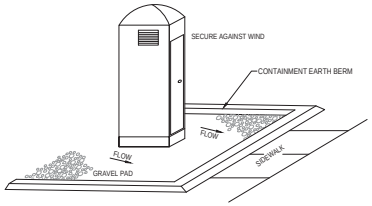


NOTES:

1. 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.
2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% CAPACITY OF SEDIMENTATION BAG.
3. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
4. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

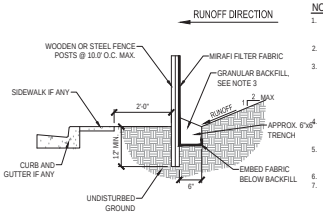
3 BAG INLET PROTECTION

SCALE: NONE



4 PORTABLE TOILET

SCALE: NONE



NOTES:

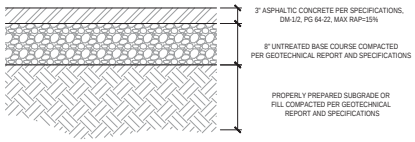
1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

5 TEMPORARY SILT FENCE

SCALE: NONE

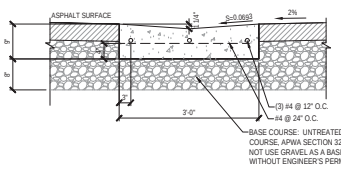
ASPHALT NOTES

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-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.



6 STANDARD ASPHALT SECTION

SCALE: NONE

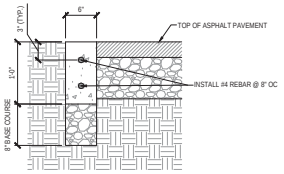


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

7 3' WATERWAY

SCALE: NONE



NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 209.

8 RIBBON CURB (MODIFIED TYPE "P" CURB)

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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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

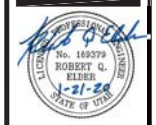
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TOUCAN PROPERTIES
9089 SOUTH 1300 WEST SUITE 130
WEST JORDAN, UTAH
CONTACT:
GARY CANNON
PHONE: 801-573-9282

LENNON LANE SUBDIVISION

455 EAST 7500 SOUTH
MIDVALE, UTAH



DETAILS

PROJECT NUMBER: 9595
PRINT DATE: 1/21/20
DRAWN BY: JBG
CHECKED BY: RQE
PROJECT MANAGER: RQE

C-500

Midvale City

Department of Community Development
Planning and Zoning Department

Author: Jana Ward, Planner I

APPLICATION NUMBER	APPLICABLE ORDINANCE(S)	APPLICANT/PROPERTY OWNER
CUP 21-36-477-006	§17-7-7	Miguel Diaz, 2 Mechanic's Auto Repair
MEETING DATE	**ITEM TYPE**	**PROPERTY ADDRESS/LOCATION**
April 8, 2020	Public Hearing	8452 S State Street

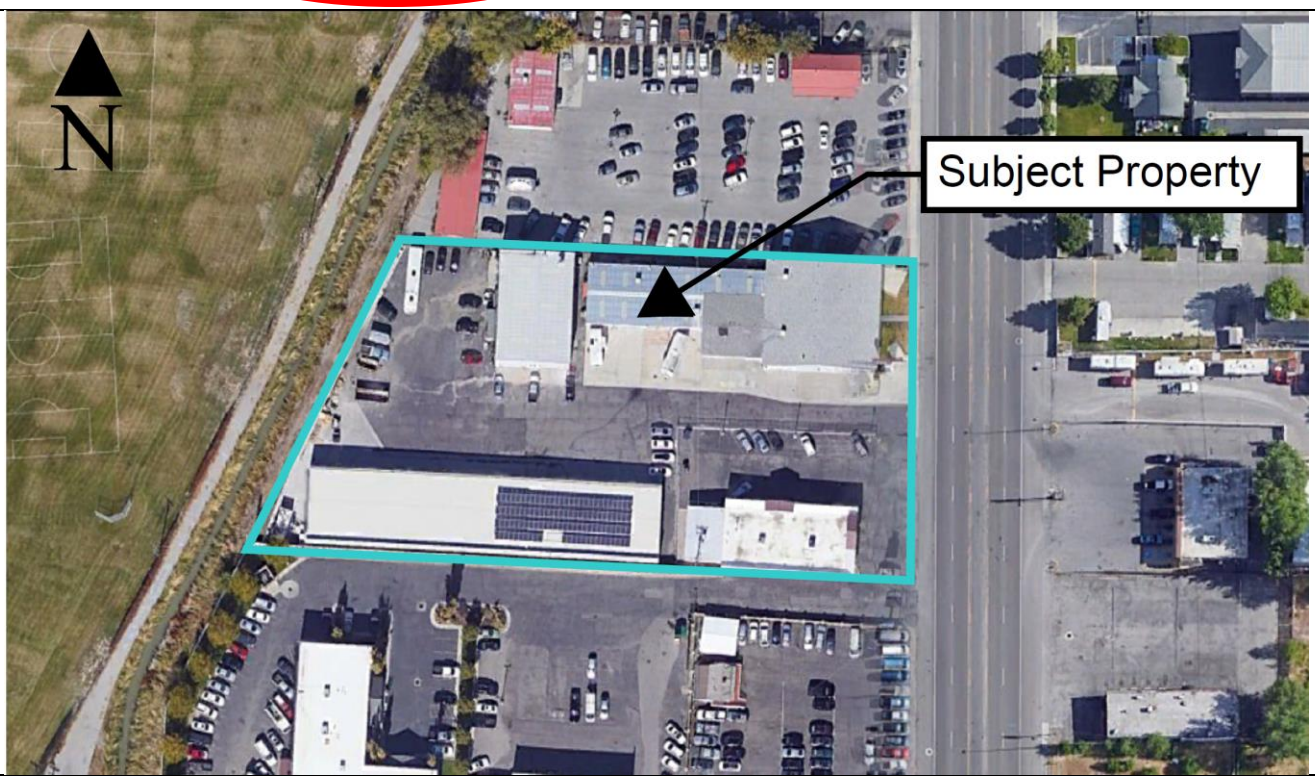
SUMMARY OF REQUEST

The applicant is requesting approval of a Conditional Use Permit for a Vehicle Repair Use located at 8452 S State Street

EXISTING ZONING	EXISTING LAND USE	SURROUNDING LAND USE	SIZE OF PROPERTY
State Street (SSC)	Commercial	Commercial	1.56 acres

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | TABLE | DENY



Midvale City

Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	**2 Mechanics Auto Repair**
LOCATION:	8452 S State Street
APPLICANT:	Miguel Diaz
FILE #:	CUP – 21-36-477-006
REQUEST:	**CONDITIONAL USE PERMIT FOR VEHICLE REPAIR**
MEETING DATE:	April 8, 2020
ZONING DESIGNATION:	State Street (SCC)
AUTHOR:	Jana Ward, Planner I
APPLICABLE ORDINANCE(S):	Midvale City Municipal Code Chapter 17-7-7
AGENDA #:	2

SUMMARY:

Miguel Diaz is requesting approval of a conditional use permit to establish and operate a vehicle repair business in an existing commercial building located at 8452 S State Street. The parcel is 1.56 acres and contains three tenant spaces. The property is located in the State Street (SSC) zone.

The applicant proposes to occupy a 3,200 ft² tenant space with three bays for auto repair. There will be two employees and hours of operation are proposed to be 8:45 AM to 5:45 PM, Monday through Friday. The back portion of the property has a conditional use permit to operate a vehicle repair shop. The front tenant is currently a flooring wholesaler.

The subject property is adjacent to other State Street (SCC) zoned properties to the north and south, Sandy City commercial zone to the east and Copperview Elementary to the west.

ORDINANCE CONSIDERATIONS:

The State Street (SCC) zone allows vehicle repair uses under a conditional use permit, provided the Planning Commission concludes that the application fully mitigates all identified adverse impacts and complies with the following general standards:

1. The application complies with all applicable provisions of this title, State and Federal Law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-13.8;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site; including compatibility with buildings on adjoining lots and to the street;

11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and
12. Within and adjoining the site, impacts on the aquifer, slope retention, and flood potential have been fully mitigated and the proposed structure is appropriate to the topography of the site.

Staff has not identified any apparent conflicts with provisions of the zoning ordinance or state and federal law. The business will be conducted within the existing development and tenant space. No modifications to the building or site are proposed to be made. If any future changes to the site or building are proposed, another review will be required. To comply with other requirements of the Midvale City Municipal Code, a building permit for tenant improvements may be required and a business license will need to be obtained. Staff recommends including these two items as conditions of approval.

No apparent concerns regarding public health, safety, or welfare have been identified.

For vehicle repair uses, the minimum parking requirement is 1 space per employee and 4 spaces per service bay. The applicant intends to have 2 employees and operate with the existing 3 service bays, resulting in a minimum of 14 parking stalls required. A prior conditional use permit for a vehicle repair use on the property requires an additional 15 stalls, in addition to stalls required for current and future permitted uses. The submitted site plan shows 49 parking stalls, which would leave 20 stalls to be distributed between uses in the remaining buildings on the property. However, the stalls are not drawn to scale and will not fit on the property once the proper dimensions are applied. Given the size of the property, Staff believes the required stall counts can be provided and recommends requiring the applicant to prepare a revised parking plan, drawn to scale, showing an accurate count of the available parking area.
.

The proposed use is adjacent to other commercially zoned properties, with Copperview Elementary directly west across the canal. No concerns regarding compatibility with surrounding structures; public health, safety, and welfare; traffic; utility capacity; emergency vehicle access; conflicts with adjacent uses; or impacts to the aquifer, slopes, flood potential, or topography have been identified.

STAFF RECOMMENDATIONS:

Based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by the inclusion of conditions of approval, Planning Staff recommends approving the conditional use permit for a vehicle repair at 8452 S State Street with the following conditions of approval.

1. The applicant shall obtain a building permit for any improvements or modifications made to the existing building and lot.
2. The applicant shall obtain and maintain a Midvale City Business License prior to operation of the proposed business at this location.
3. All signage on the property shall comply with the requirements of the SCC zone and sign permits shall be obtained prior to installation of such signage.
4. The applicant shall provide an updated site plan, drawn to scale and showing accurate dimensions for parking stalls, prior to issuance of a building permit or business license for the proposed use.
5. The parking spaces shall be striped as shown on the submitted site plan.
6. Any vehicles kept overnight shall be stored inside the warehouse shop area. Outdoor storage is prohibited without a separate conditional use approval.
7. All vehicle work shall be performed inside the shop area.
8. All State of Utah requirements regarding storage and disposal of hazardous materials shall be satisfied.

RECOMMENDED MOTIONS:

Motion #1 – Approval

"Regarding the application for a conditional use permit for a vehicle repair use at 8452 S State Street, I move that we adopt the findings and conditions of approval presented in the Staff Report."

Motion #2 – Approval with Changes

"Regarding the application for a conditional use permit for a vehicle repair use at 8452 S State Street, I move that we adopt the findings and conditions of approval presented in the Staff Report with the following amendments:

1. …
2. …"

Motion #3 – Table

"I move that we table a decision on the proposed conditional use permit to address the following questions/comments:

1. …
2. … "

ADJACENT LAND USES:

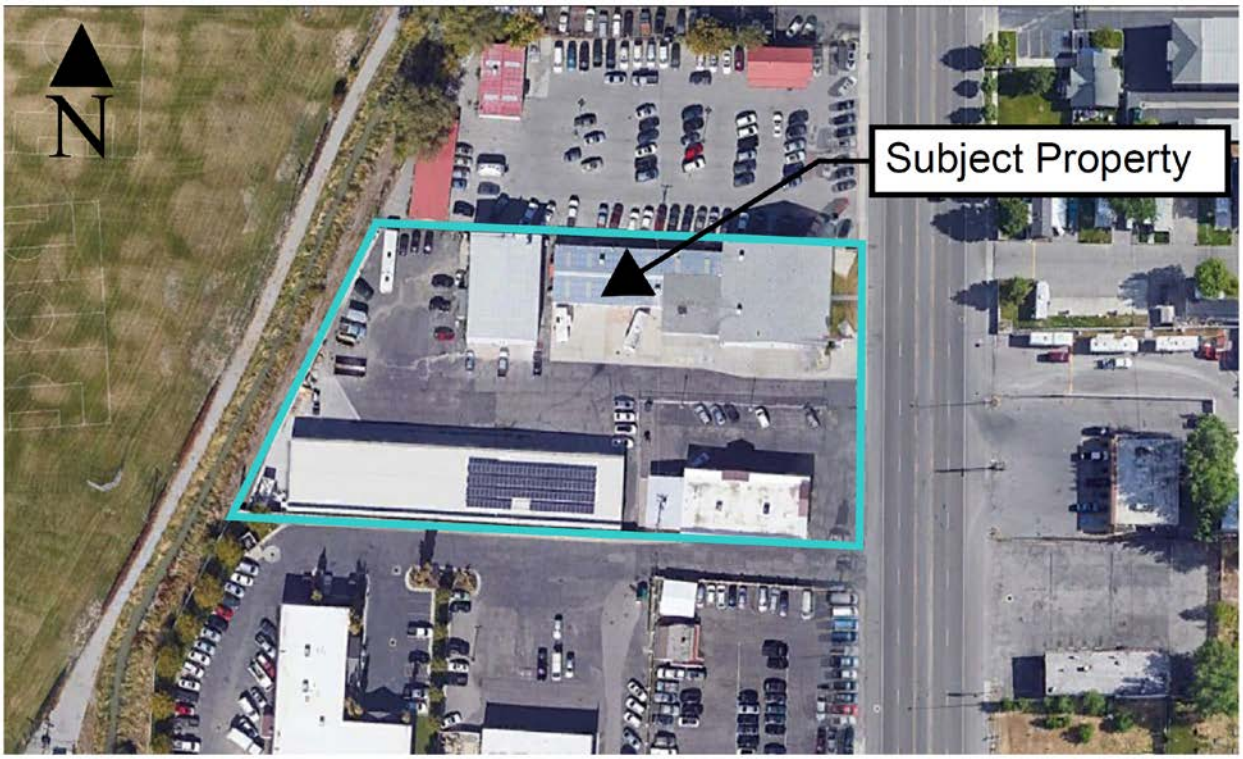
North:	SSC	| Vehicle Sales
South:	SSC	| Retail
East:	SSC	| Sandy City – Mobile Home Park
West:	SF-1	| Copperview Elementary School

ATTACHMENTS:

- Vicinity Map
- Site Plan
- Parking Plan

PUBLIC NOTICE: ☐ No ☑ Yes

Vicinity Map



8452 S State Street Site Plan



8452 S State Street Parking Plan



Total parking spaces 49

Unit A Utah Flooring: 1,800 SF Office, 200 SF Showroom, 3,548 SF Storage
Unit B 2 Mechanics: 3,100 SF Shop, 100 SF Office
Unit C Auto Body: 3,750 SF Shop

Midvale City

Department of Community Development
Planning and Zoning Department

Author: Alex Murphy, Planning Director

APPLICATION NUMBER	APPLICABLE ORDINANCE(S)	APPLICANT/PROPERTY OWNER
CUP – 21-25-204-030	§17-7-12	Eric Shinsato, Allied Electric Sign
MEETING DATE	**ITEM TYPE**	**PROPERTY ADDRESS/LOCATION**
April 8, 2020	Public Hearing	180 West 7200 South

SUMMARY OF REQUEST

Eric Shinsato, representing Allied Electric Sign, is requesting approval of a sign plan to permit more than two types of signs at a fuel center/convenience store located at 180 West 7200 South. 7-Eleven received a conditional use permit to build the station in 2019 and would like additional signage to support the business.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING LAND USE	SIZE OF PROPERTY
Regional Commercial	Shopping Center with Undeveloped Pads	Various Commercial	2.33 ac.

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | TABLE | DENY



Midvale City

Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	**7-ELEVEN SIGN PLAN**
LOCATION:	180 West 7200 South
APPLICANT:	Eric Shinsato, Allied Electric Sign
FILE #:	CUP – 21-25-204-030
REQUEST:	**SIGN PLAN**
MEETING DATE:	April 8, 2020
ZONING DESIGNATION:	Regional Commercial (RC)
AUTHOR:	Alex Murphy, Planning Director
APPLICABLE ORDINANCE(S):	Midvale City Municipal Code Chapter 17-7-12
AGENDA #:	3

SUMMARY:

Eric Shinsato, representing Allied Electric Sign, is requesting approval of a sign plan to permit more than two types of signs at a fuel center/convenience store located at 180 West 7200 South. 7-Eleven received a conditional use permit to build the station in 2019 and would like additional signage to support the business. The property already has two sign types, wall signage on the canopy and building and a legal, nonconforming pylon sign; to add additional sign types, Planning Commission approval of a sign plan is required. The sign plan will include the existing signage and propose an additional monument sign to be located along High Tech Drive. No other development is proposed.

The subject property is adjacent to other RC-zoned property on the north, east, and west and Transit Development Overlay-zoned property to the south.

ORDINANCE CONSIDERATIONS:

The RC zone requires Planning Commission approval of a sign plan through the conditional use permit review process when more than two sign types are proposed for a property. Conditional use permits require all identified adverse impacts to be mitigated and compliance with the general standards listed below:

1. The application complies with all applicable provisions of this title, State and Federal Law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;

7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-1.8;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site; including compatibility with buildings on adjoining lots and to the street;
11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and
12. Within and adjoining the site, impacts on the acquirer, slope retention, and flood potential have been fully mitigated and the proposed structure is appropriate to the topography of the site.

The table below provides applicable requirements for the proposed and existing signs:

Sign Type	Max Area	Max Height	General Restrictions
Flat/Wall	Sign 1: 15% of wall area Signs 2-3: 5% of wall area	NA	Must be attached to main building. All signs attached to the facade, including awning signs, window signs and wall signs, determine sign area.
Monument	32 SF	6’	One sign per street frontage. At least 1 foot of pedestal. 3' max. height in clear view triangle. ≥ 3' from sidewalk. Monument signs shall be constructed with materials similar to that of the main building.
Nonconforming	As existed	As existed	Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered or enlarged unless it is brought into complete compliance with this chapter except that those alterations that do not increase the degree of nonconformity by way of location, width, height, area, or any other measurable factor are allowed.

The proposed monument sign exceeds the maximum allowable height of 6’ and maximum allowable size of 32 SF and will need to be adjusted to meet ordinance requirements. Staff recommends requiring these adjustments as a condition of approval. Otherwise, the proposed signage complies with the area, height, and general restrictions of the RC zone.

A building permit is required prior to construction of the sign and Staff recommends including this requirement as a condition of approval.

No other conflicts with the conditional use permit standards requiring response have been identified.

The applicant, property owner, or business may wish to install additional sign types not currently contemplated in this submission. Staff recommends including a condition that would allow future sign types to be installed without amending the sign plan provided they comply with the sign ordinance requirements in the RC zone.

STAFF RECOMMENDATIONS:

Based on compliance with the requirements of Chapter 17-7-12 of the Midvale City Municipal Code demonstrated in the application or addressed by the inclusion of conditions of approval, Planning Staff recommends approving the conditional use permit for a sign plan at 180 West 7200 South with the following conditions of approval:

1. The monument sign design shall be revised to comply with RC-zone requirements.
2. The applicant shall obtain a building permit for any improvements or modifications made to the existing building, signs, and lot.
3. Additional signs and sign types may be installed in the future, provided they comply with the sign ordinance requirements of the RC zone.

RECOMMENDED MOTIONS:

Approve:

"Regarding the application for a sign plan at 180 West 7200 South, I move that we adopt the recommendation, including findings and conditions of approval, presented in the Staff Report, approving the sign package."

Approve with Changes:

"Regarding the application for a sign plan at 180 West 7200 South, I move that we adopt the recommendation, including findings and conditions of approval, presented in the Staff Report, approving the sign package, with the following amendments:

1. …
2. …"

Table:

"I move that we table a decision on the proposed sign plan to address the following questions/comments:

1. …
2. … "

ADJACENT LAND USES:

North:	RC	| Various Commercial
South:	TODO	| Medical
East:	RC	| Carwash
West:	RC	| Various Commercial

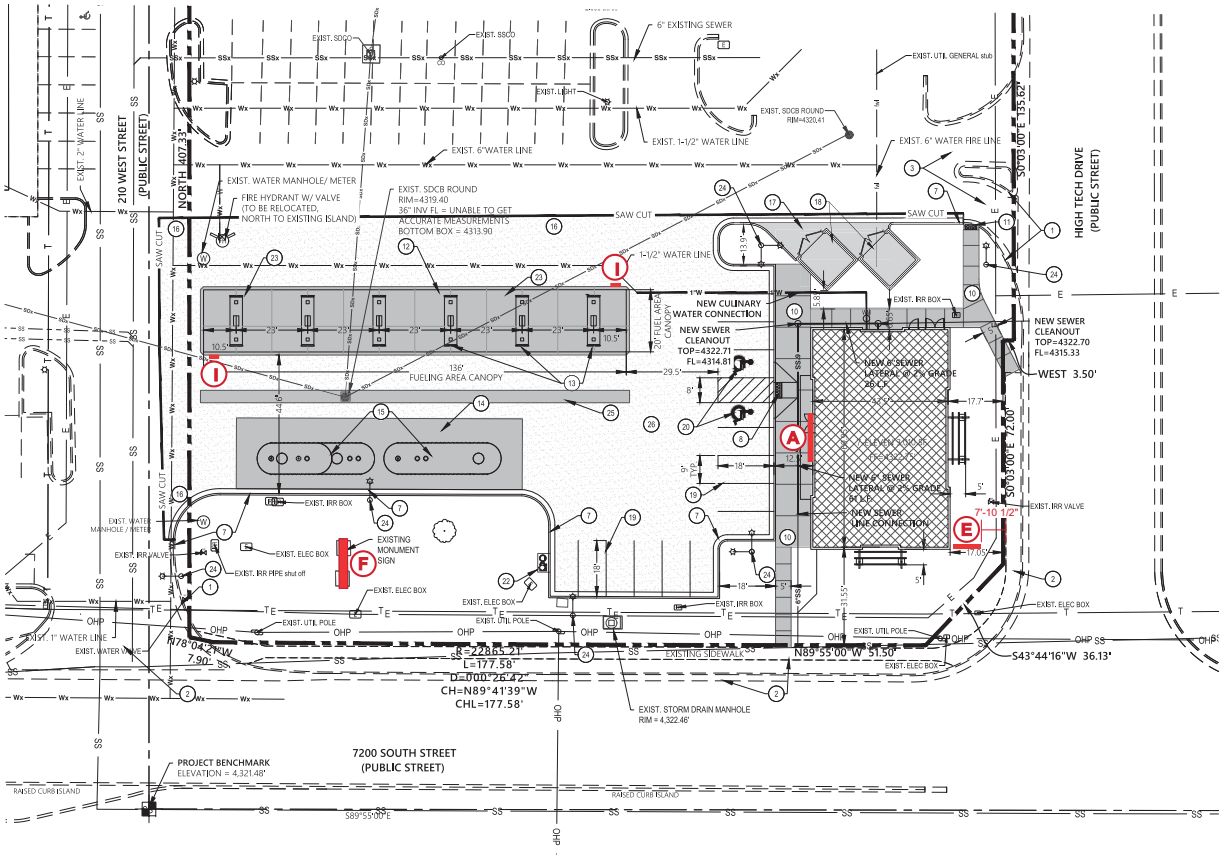
ATTACHMENTS:

- Vicinity Map
- Proposed Sign Package

PUBLIC NOTICE: ☐ No ☑ Yes

Vicinity Map





A	36" Remote Channel Letters
E	M16 Monument Sign
F	Tenant Panel
I	3x3 Canopy Signs

Site Plan
1" = 40'-0"

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ZONING: RC
SQUARE FOOTAGE FORMULA

Customer Notes:

Customer Approval: _____ DATE: _____

Scale: 1" = 1'-0" | Page: 1

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF ARTICLE 600 OF THE NEC-2017, SECTION 14 OF THE UNITED STATES AND CANADA ELECTRICAL CODE, FBC 2017 SIXTH EDITION, AND/OR OTHER APPLICABLE LOCAL CODES.

TYPICAL FASTENERS BY WALL TYPE

ALL FASTENERS @ 3/8" BY LENGTH AS REQUIRED

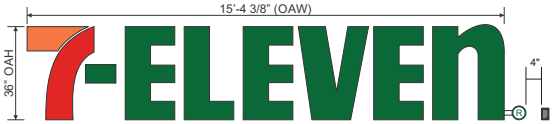
(1)	3/8" X 4" POWER WEDGE 3/8" X 4" TAPCON 3/8" X 6" EXPANSION ANCHOR	CONCRETE & BLOCK
(2)	3/8" ALL THREAD X LENGTH AS REQ. W/ ANGLE STRINGER	STUCCO/ FOAM / LATH & STUD
(3)	3/8" X 6" TOGGLE BOLT	STUCCO / FOAM / LATH & STUD WHEN STRINGER NOT REQ.
(4)	3/8" X 6" LAG BOLT	STUCCO / WOOD LATH & STUD

LISTED MET c US — Complies with UL 48, CSA C22.2 No.207 — c UL us

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DEDICATED CIRCUIT : FOR 36" CHANNEL LETTERS	
7-ELEVEN 36" CHANNEL LETTERS: 1 SIGN QTY. 1 GE LED POWER SUPPLIES 1.1 AMP EACH	CABINET TOTAL: 1.1 AMP EACH (QTY: 1)
20 AMP WEATHER PROOF DISCONNECT REQUIRED	TOTAL AMPS: 1.1
20 AMP CIRCUIT BREAKER RECOMMENDED, TBD BY LICENSED ELECTRICIAN	

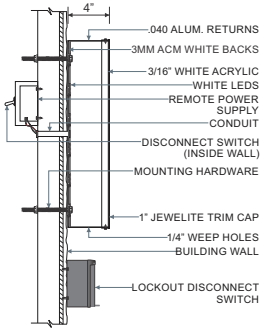
NOTE: SECONDARY WIRE LOCATED IN CABINET RANGES FROM 18-14 GAUGE CONTINGENT ON PROXIMITY TO POWER SUPPLY



ONE (1) SET OF **CL36REM** 36" INTERNALLY ILLUMINATED REMOTE CHANNEL LETTERS. 3/16" THICK WHITE ACRYLIC FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP ALUMINUM RETURNS PRE-PAINTED **313 DURANODIC BRONZE**. 1" **DURANODIC BRONZE**(JEWELITE) TRIM CAP. LETTERS TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
PAINT SPECS: 313 DURANODIC BRONZE

NOTE: ACTUAL LOCATION OF DISCONNECT SWITCH BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V
ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS

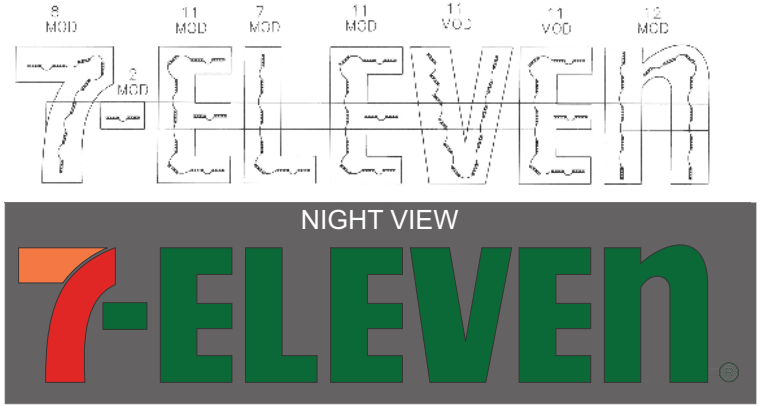


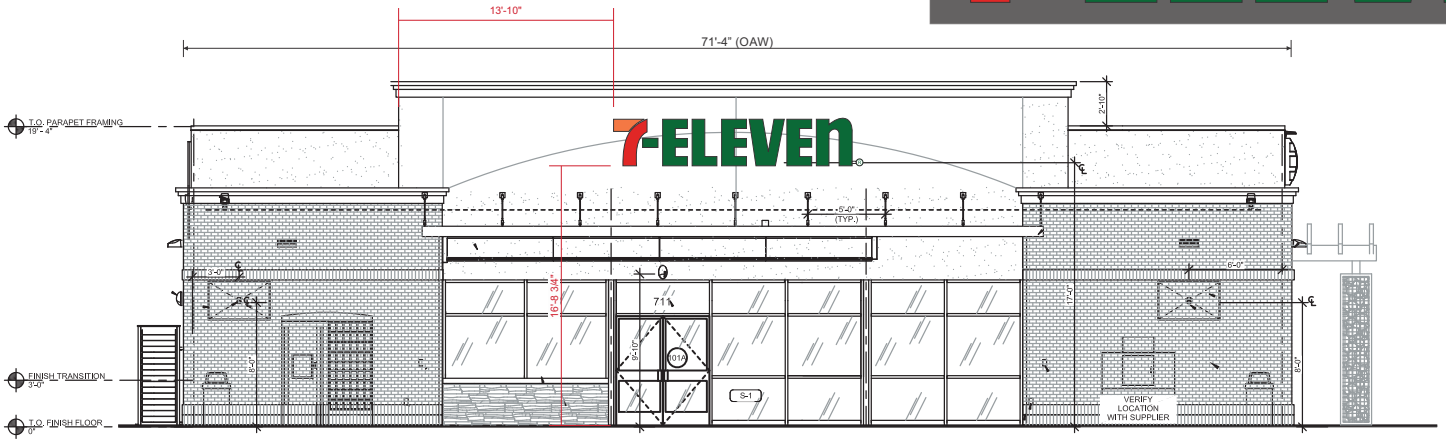
(SIDE DETAIL SCALE: 1"= 1'-0")

Front View & Side Mounting Detail - **CL36REM** 36" Internally Illuminated Remote Channel Letters - **Sign A**

1/4" = 1'-0"

Display Square Footage: **46.1**





West Elevation - **Sign A**

1/8" = 1'-0"

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ZONING: RC

SQUARE FOOTAGE FORMULA

Code Information:

Formula: 15% of wall area.

Allowed:	**203.8 SQFT**
Proposed:	**46.1 SQFT**

Customer Notes:

Customer Approval: _____ DATE: _____

LISTED MET c US — Complies with UL 48, CSA C22.2 No.207 — c UL us

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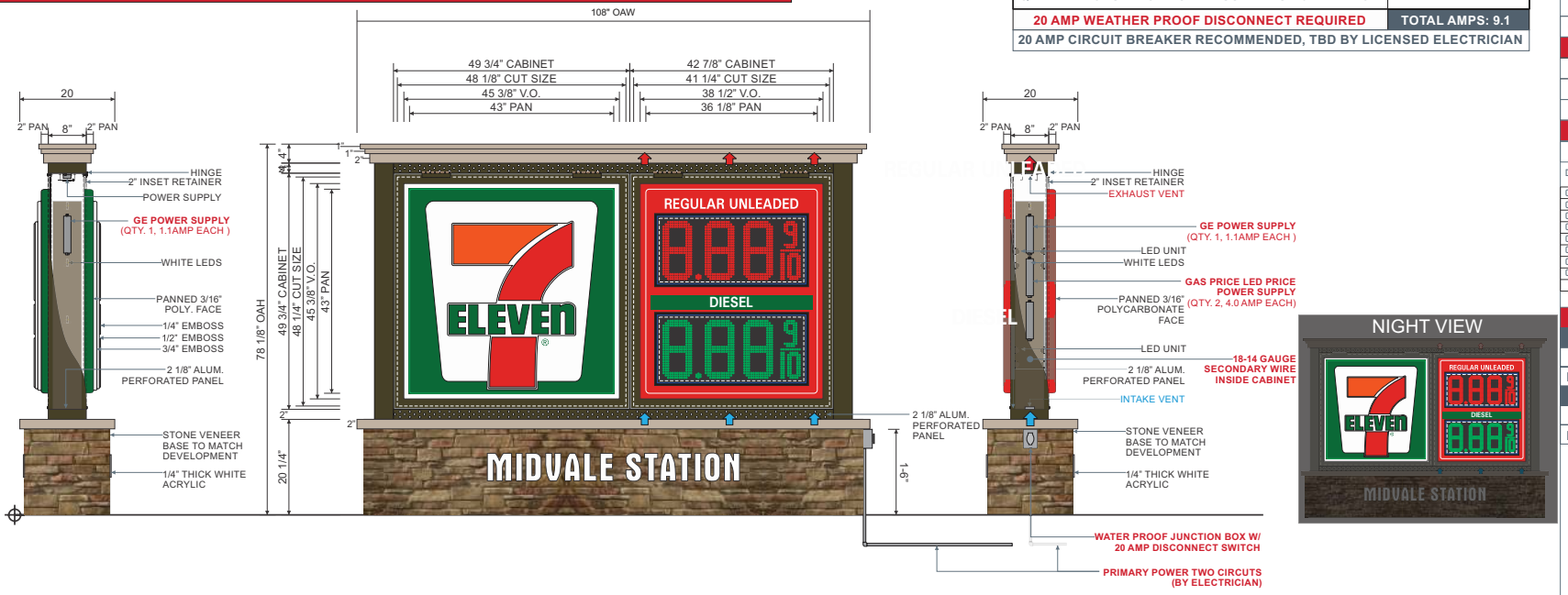
Lumen Output
GE Tetra PowerStrip DS lumen/mod: 300 per side
(12 mod per Cabinet)
FMD12SEP-GSR (variable brightness): 103.71 – 1868.66
FMD12SEP-GSG (variable brightness): 208.58 – 3754.18

Lumen Transmittance
White: 30%
Green: 7.5%
Orange: 1.5%
Red: 0.3%

Total
Main ID per face (lumens/sq. ft): 36.39
G2D per face (lumens/sq. ft): 31.51 – 469.32

DEDICATED CIRCUIT 1: 7-ELEVEN MAIN ID M16	
7-ELEVEN MAIN ID CABINET: 1 QTY. 1 GE LED POWER SUPPLIES 1.1 AMP EACH	CABINET TOTAL: 1.1 AMP
20 AMP WEATHER PROOF DISCONNECT REQUIRED	TOTAL AMPS: 1.1
20 AMP CIRCUIT BREAKER RECOMMENDED, TBD BY LICENSED ELECTRICIAN	
DEDICATED CIRCUIT 2: FOR LED GAS PRICE CABINETS	
LED GAS PRICE CABINET: 1 QTY. 1 GE LED POWER SUPPLIES 1.1 AMP EACH QTY. 2 LED GAS PRICE POWER SUPPLIES 4.0 AMP EACH	CABINET TOTAL: TOTAL 9.1 AMP
20 AMP WEATHER PROOF DISCONNECT REQUIRED	TOTAL AMPS: 9.1
20 AMP CIRCUIT BREAKER RECOMMENDED, TBD BY LICENSED ELECTRICIAN	

NOTE: DEDICATED 20 AMP CIRCUIT REQUIRED FOR LED GAS PRICE CABINET, MUST BE PROVIDED BY CUSTOMER



NIGHT VIEW

ONE (1) **MAIN ID (M16) CABINET:** D/F INTERNALLY ILLUMINATED "MAIN ID" SIGN CABINET. 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED **DURANODIC BRONZE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 2" INSET RETAINERS TO BE HINGED ON BOTH SIDES OF CABINET.

ONE (1) **GAS PRICE NON-STANDARD CABINET:** D/F DOUBLE-PRODUCT DIESEL INTERNALLY ILLUMINATED SIGN CABINET W/ RED & GREEN LED DIGITS. 3/16" THICK PAN FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED **PMS 485 RED** THEN **PMS WHITE** W/ **3M 3630-26 GREEN** TRANSLUCENT VINYL & **3M 7725-12 BLACK** VINYL TRIM AROUND LED WINDOW APPLIED SECOND SURFACE. 8" DEEP EXTRUDED ALUM. CABINET & 2" INSET RETAINERS ALL TO BE PAINTED **DURANODIC BRONZE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. RETAINER TO BE HINGED ON BOTH SIDES OF THE CABINET.

PROVIDE CUSTOMER W/ CONTINUOUS 2" PERFORATED ALUM. PANEL ON BOTTOM OF MAIN-ID & GAS PRICE SIGN CABINETS W/ FRAMING FOR PROPER VENTILATION, PAINTED **DURANODIC BRONZE**.
PROVIDE CUSTOMER W/ ALUM. SKIN & FRAME BASE, PAINTED **DURANODIC BRONZE**.
PROVIDE CUSTOMER W/ ALUM. BASE TOPPER AND MONUMENT CAP TOP, PAINTED **SW 7037 BALANCED BEIGE**. **(CUSTOMER TO CONFIRM DEVELOPMENT COLOR SPECS)**
DPROVIDE CUSTOMER W/ **1/4" THICK WHITE ACRYLIC** LETTERS TO DISPLAY DEVELOPMENT NAME ON BASE.

PROVIDE CUSTOMER W/ **PRICE VISION 12"** DIGIT RED & GREEN LED MODULES.

7-ELEVEN VINYL SPECS: **3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN, 3M 7725-12 BLACK**
7-ELEVEN PAINT SPECS: **PMS 485 RED** & **PMS WHITE**

NOTE: VERTICAL STEEL SUPPORT & FOOTING TO BE SPECIFIED BY ENGINEERING & PROVIDED BY INSTALLER
NOTE: MONUMENT SIGN CABINET TO HAVE AT LEAST 1" OF SPACE BELOW AND ABOVE THE CABINET FOR VENTILATION.
NOTE: MONUMENT BASE STONE/BRICK VENEER TO MATCH WITH BUILDING DEVELOPMENT TO BE PROVIDED BY CUSTOMER'S GC. CUSTOMER TO CONFIRM STONE/BRICK/COLOR SPECS

SEP PRICE VISION LED UNITS:	
LED UNIT SIZE:	14.284" X 31.3"
LED CHARACTER SIZE:	12.340"

7-ELEVEN LOGO DIMENSIONS:	
OAH:	39 3/4"
OAL:	36 1/4"

Face View & Side Detail - M16/Non-Standard Gas Price Monument Sign - **Sign E**
1/2" = 1'-0"

Display Square Footage (Cabinets Combined): **32.0 SQFT**

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03.09.20	R7	Add Night view for each sign

ZONING: RC

SQUARE FOOTAGE FORMULA	
Code Information:	
Allowed:	32.0 sqft
Proposed:	32.0 sqft
Height Information:	
Allowed:	6'- 0"
Proposed:	6'- 0"

Customer Notes:

Customer Approval: _____ DATE: _____

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NOTE: SURVEY OF EXISTING PYLON SIGN REQUIRED PRIOR TO FABRICATION.

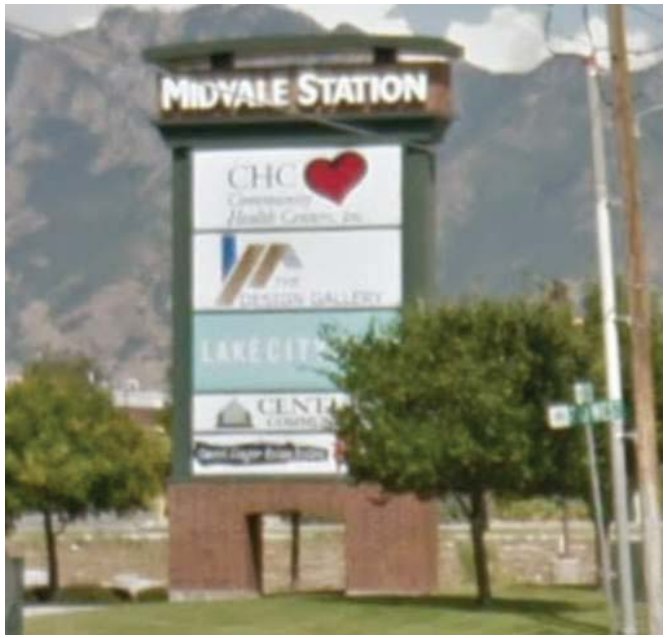
Front Elevation - SEJ Wall Sign Sections - **Sign F** QTY (2)

N.T.S. (T.B.D.) Display Square Footage(Tenant Face): **T.B.D.**

NIGHT VIEW



NOTE: ELECTRICAL SPEC FOR THIS PARTICULAR SIGN TO BE PROVIDED BY OTHERS



EXISTING CONDITIONS

N.T.S.



NOTE: FOR ILLUSTRATION PURPOSES ONLY. EXACT PANEL PLACEMENT TO BE DETERMINED

PROPOSED

N.T.S.

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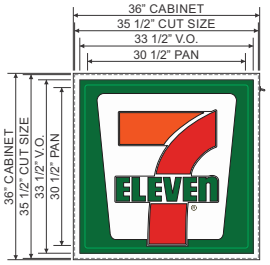
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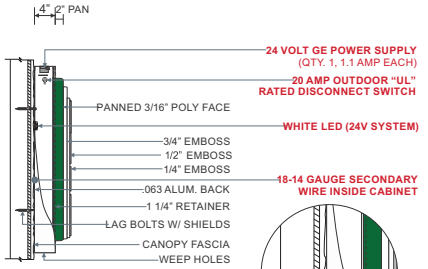
Complies with UL 48 CSA C22.2 No.207

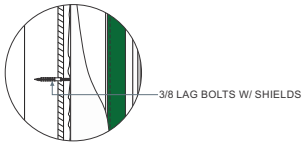
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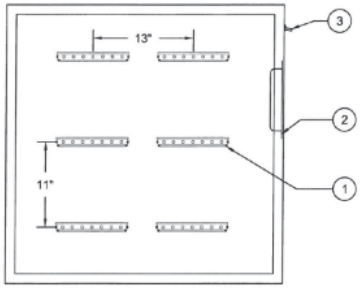
DEDICATED CIRCUIT : FOR CANOPY SIGN	
7-ELEVEN SINGLE FACED CANOPY CABINET: (3 SIGNS) QTY. 1 100W GE LED POWER SUPPLIES (1.1 AMP EACH)	CABINET TOTAL: 1.1 AMP EACH (QTY: 1)
20 AMP WEATHER PROOF DISCONNECT REQUIRED	TOTAL AMPS: 1.1
20 AMP CIRCUIT BREAKER RECOMMENDED, TBD BY LICENSED ELECTRICIAN	

NOTE: SECONDARY WIRE LOCATED IN CABINET RANGES FROM 18-14 GAUGE CONTINGENT ON PROXIMITY TO POWER SUPPLY









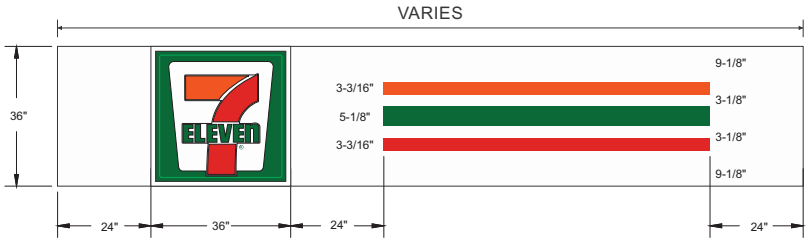
TWO (2) **W9** S/F INTERNALLY ILLUMINATED CANOPY SIGN CABINETS.
3/16" THICK PAN FORMED & EMBOSSED WHITE POLY. FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP ALUM. CABINET W/ 1 1/4" RETAINERS TO BE PRE PAINTED **WHITE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN

NOTE: SIGN TO BE INSTALLED 2'-0" FROM LEFT EDGE OF GAS CANOPY.

Front Elevation & Side Mounting Detail - **W9** Canopy Sign Cabinet - **Sign Type I**
1/2" = 1'-0"

Display Square Footage(Cabinet): **9.0 Each**



Front Elevation & Side Detail - **Sign Type I**
3/8" = 1'-0"



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F:\Customers\7 Eleven\Art\SVE_38705_Q106793_R7

Date	Rev.	Description
04.04.19	00	Original
04.18.19	R1	Update Per Code
01.09.20	R2	Add Electrical Specs per request
01.16.20	R3	Show all wall signs to be as Channel Lts.
02.19.20	R4	Make changes per comments by city.
02.26.20	R5	Update showing only one sign on building
03.02.20	R6	Add Lumens for lighting on Monu. Sign -jm
03.09.20	R7	Add Night view for each sign

ZONING: RC

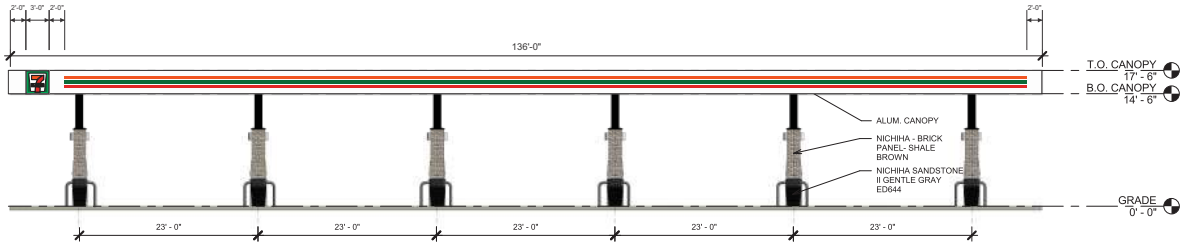
SQUARE FOOTAGE FORMULA

Customer Notes:

Customer Approval: _____ DATE: _____

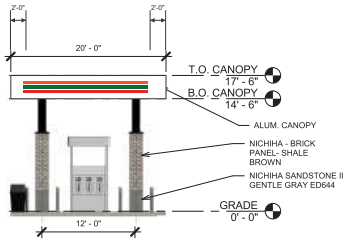
Complies with UL 48 CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF ARTICLE 600 OF THE NEC-2017, SECTION 34 OF THE UNITED STATES AND CANADA ELECTRICAL CODE, FBC 2017 SIXTH EDITION, AND/OR OTHER APPLICABLE LOCAL CODES.



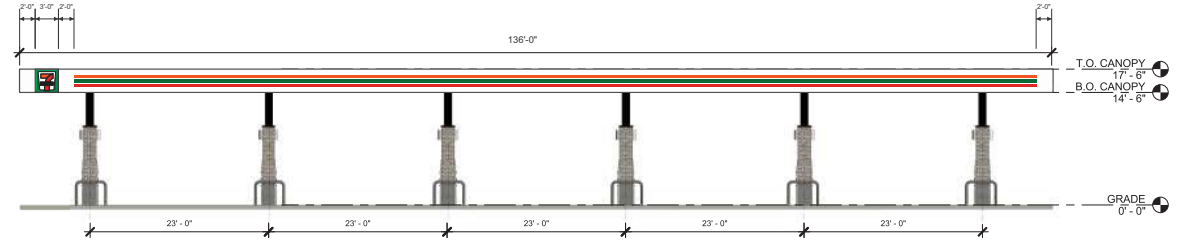
North Elevation - **Sign I**

N.T.S.



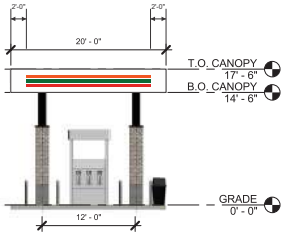
East Elevation - **Sign I**

N.T.S.



South Elevation - **Sign I**

N.T.S.



West Elevation - **Sign I**

N.T.S.

THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR PRODUCTION AND/OR FABRICATION. THIS DESIGN IS THE SOLE PROPERTY OF HARBINGER AND MAY NOT BE USED OR DUPLICATED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.

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2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450
www.harbingersign.com

CLIENT: 7 Eleven #38705

ADDRESS: 7200 S & Hightech Dr.
Midvale, UT 84047

CONTACT: Joe Gengo

SALES ASSOC.: Rick Guarino

PROJECT MGR: Laura Busey

DESIGNER: Brandon Winebarger / F Mercado/JM

SVE_38705_Q106793_R7

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Date	Rev.	Description
04.04.19	00	Original
04.18.19	R1	Update Per Code
01.09.20	R2	Add Electrical Specs per request
01.16.20	R3	Show all wall signs to be as Channel Lts.
02.19.20	R4	Make changes per comments by city.
02.26.20	R5	Update showing only one sign on building
03.02.20	R6	Add Lumens for lighting on Monu. Sign -jm
03.09.20	R7	Add Night view for each sign

ZONING: RC

SQUARE FOOTAGE FORMULA

Code Information:

Formula: 5% of wall surface. Signs only allowed on North & South Elevations

Allowed:	**6'-9" O.A.W.**
Proposed:	**3'-0" O.A.W.**

Customer Notes:

Customer Approval: _____ DATE: _____

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF ARTICLE 600 OF THE NEC-2017, SECTION 14 OF THE UNITED STATES AND CANADA ELECTRICAL CODE, FBC 2017 SIXTH EDITION, AND/OR OTHER APPLICABLE LOCAL CODES.

Midvale City

Department of Community Development
Planning and Zoning Department

Author: Alex Murphy, Planning Director

APPLICATION NUMBER	APPLICABLE ORDINANCE(S)	APPLICANT/PROPERTY OWNER
SUB – 21-26-227-001	§16; 17-7-9; & 17-7-9.12.1	Elizabeth Cole
MEETING DATE	**ITEM TYPE**	**PROPERTY ADDRESS/LOCATION**
April 8, 2020	Public Hearing	6997 S. River Gate Dr.

SUMMARY OF REQUEST

Elizabeth Cole, representing Wadsworth Development, is requesting approval to subdivide property located 6997 South River Gate Drive into two lots to separate development pads in Bingham Junction onto individual lots. The subject property is approximately 2 acres in size and is located near the northeast corner of the Jordan River Boulevard and River Gate Drive intersection. The Planning Commission approved an amended Large-Scale Master Plan for the area 2012 (Riverwalk West at Bingham Junction) and a Small-Scale Master Plan ("SSMP") for this property in 2018.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING LAND USE	SIZE OF PROPERTY
Bingham Junction with Riverwalk Overlay	Commercial	Various commercial	2 ac.

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | TABLE | DENY



Midvale City

Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	**RIVERWALK II LOT 2 AMENDED SUBDIVISION**
LOCATION:	6997 South River Gate Drive
APPLICANT:	Elizabeth Cole, Wadsworth Development
FILE #:	SUB – 21-26-227-001
REQUEST:	**PRELIMINARY SUBDIVISION PLAT – 2-LOT SUBDIVISION**
MEETING DATE:	April 8, 2020
ZONING DESIGNATION:	Bingham Junction with Riverwalk Overlay (BJ/RWO)
AUTHOR:	Alex Murphy, Planning Director
APPLICABLE ORDINANCE (S):	Midvale City Municipal Code Title 16; Chapter 17-7-9 & 17-7-9.12.1
AGENDA #:	4

SUMMARY:

Elizabeth Cole, representing Wadsworth Development, is requesting approval to subdivide property located 6997 South River Gate Drive into two lots to separate development pads in Bingham Junction onto individual lots. The subject property is approximately 2 acres in size and is located near the northeast corner of the Jordan River Boulevard and River Gate Drive intersection. The Planning Commission approved an amended Large-Scale Master Plan for the area 2012 (Riverwalk West at Bingham Junction) and a Small-Scale Master Plan ("SSMP") for this property in 2018.

ORDINANCE CONSIDERATIONS:

The proposed subdivision is subject to Title 16 (Subdivisions) and Chapters 17-7-9 (Bingham Junction) and 17-7-9.12.1 (Riverwalk Overlay) of the Midvale City Municipal Code.

Because the proposal is for a two-lot subdivision with no new roads proposed, the proposal is subject to the minor subdivision process laid out in Section 16.04.050. Staff has found the proposed subdivision generally complies with the design standard requirements of Title 16 Subdivisions. No lot standards apply for the zone and no new streets are proposed. No new public infrastructure is proposed, including street trees, and private infrastructure improvements will be included as part of individual site development plans.

The subdivision ordinance requires that duty to serve letters from the water and sewer provider (Midvale City) be provided and courtesy notices be sent regarding utility easements to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink prior to final plat approval. The City Engineer has provided water and sewer letters for the proposed subdivision. Staff recommends restating the requirement for utility courtesy notices as a condition of approval.

Staff has found the proposed subdivision also complies with the requirements of the development zone. The approved SSMP verified the site development complies with development requirements. No lot size standards apply. Future development on the site will require the applicant to comply with the prior approvals and Staff recommends restating this requirement as a condition of approval.

The applicant's proposal was sent to the City Engineer and Unified Fire Authority for review and comment. The Fire Marshal approved the plat with conditions to verify fire hydrant proximity and flow prior to final plat approval. The City Engineer approved the plat with technical items to be addressed on the final subdivision plat.

STAFF RECOMMENDATIONS:

Based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by conditions of approval, Planning Staff recommends the Planning Commission approve the preliminary subdivision plat and forward a positive recommendation to the City Council to approve the final subdivision plat for the Riverwalk II Lot 2 Amended Subdivision with the following findings and conditions of approval:

Findings:

1. With the conditions included in this approval, the proposed subdivision complies with the requirements of Title 16 (Subdivisions) and Chapters 17-7-9 (Bingham Junction) and 17-7-9.12.1 (Riverwalk Overlay) of the Midvale City Municipal Code.

Conditions of Approval:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council.
2. Future development on the associated property shall be required to comply with the prior approvals granted on the property. The following note shall be added to the plat:

    a. "Future development on property within this subdivision plat is subject to the approval and conditions of the Riverwalk II Lot 2 Small-Scale Master Plan, as amended."

3. The applicant shall provide evidence that courtesy notices has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat prior to final approval.

RECOMMENDED MOTION:

Approval:

"Regarding the application for a preliminary subdivision plat for a 2-lot subdivision at 6997 South River Gate Drive, I move that we adopt the recommendation, including findings and conditions of approval, presented in the Staff Report, recommending approval of the subdivision to the City Council."

Approval with Conditions:

"Regarding the application for a preliminary subdivision plat for a 2-lot subdivision at 6997 South River Gate Drive, I move that we adopt the recommendation, including findings and conditions of approval, presented in the Staff Report, recommending approval of the subdivision to the City Council, with the following amendments:

1. *…*
2. *…"*

Table:

"I move that we table a decision on the proposed subdivision plat to address the following questions/comments:

1. *…*
2. *… "*

ADJACENT LAND USES:

North:	BJ/RWO	Office & Residential
South:	BJ/JMO	Hotel
East:	BJ/RWO	Recreation
West:	BJ/RWO	Medical

ATTACHMENTS:

- Vicinity Map
- Preliminary Subdivision Plat

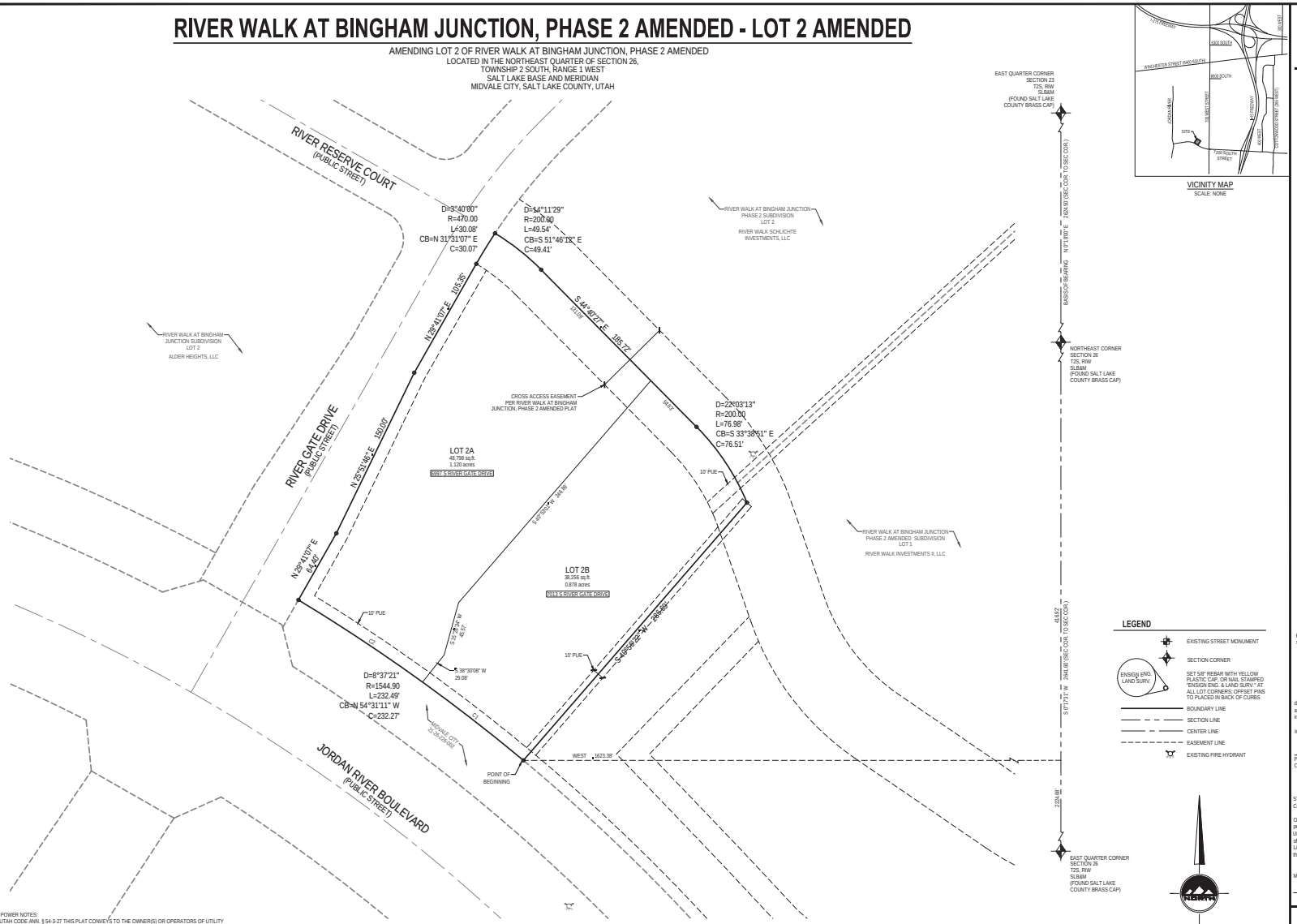
PUBLIC NOTICE: ☐ No ☑ Yes

Vicinity Map



RIVER WALK AT BINGHAM JUNCTION, PHASE 2 AMENDED - LOT 2 AMENDED

AMENDING LOT 2 OF RIVER WALK AT BINGHAM JUNCTION, PHASE 2 AMENDED
LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
SCALE: NONE

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING FIRE HYDRANT

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ 1 inch = 40 ft.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1544.90'	107.34'	3°58'51"	N52°11'56"W	107.32'
C2	1544.90'	125.15'	4°38'29"	N56°30'37"W	125.12'

DEVELOPER
WADSWORTH DEVELOPMENT GROUP
166 EAST 14000 SOUTH SUITE 210
DRAPER, UTAH 84020
(801) 748-4088

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. § 17-27A-603(4)(C)(II) 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as RIVER WALK AT BINGHAM JUNCTION, PHASE 2 AMENDED - LOT 2 AMENDED and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 2, River Walk at Bingham Junction, Phase 2 Amended Subdivision, according to the official plat thereof, filed as Entry No. 11995626 in Book 2015P at Page 38 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point being South 00°17'31" West 416.92 feet along the section line and West 1,623.38 feet from the Northeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Northeasterly 232.49 feet along the arc of a 1,544.90 foot radius curve to the left (center bears South 39°47'29" West and the chord bears North 54°31'11" West 232.27 feet with a central angle of 08°37'21");
thence North 29°41'07" East 64.40 feet;
thence North 25°51'46" East 150.00 feet;
thence North 29°41'07" East 105.35 feet;
thence Northeasterly 30.08 feet along the arc of a 470.00 foot radius curve to the right (center bears South 60°18'53" East and the chord bears North 31°31'07" East 30.07 feet with a central angle of 03°40'00");
thence Southeasterly 49.54 feet along the arc of a 200.00 foot radius curve to the right (center bears South 31°08'03" West and the chord bears South 51°46'12" East 49.41 feet with a central angle of 14°11'29");
thence South 44°40'27" East 185.72 feet;
thence Southeasterly 76.98 feet along the arc of a 200.00 foot radius curve to the right (center bears South 45°19'33" West and the chord bears South 33°38'51" East 76.51 feet with a central angle of 22°03'13");
thence South 40°56'22" West 286.69 feet to the point of beginning.

Contains 87,054 Square Feet or 1.998 Acres

For Review
02/11/2020 2:04:24 PM

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known 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

RIVER WALK AT BINGHAM JUNCTION, PHASE 2 AMENDED - LOT 2 AMENDED

AMENDING LOT 2 OF RIVER WALK AT BINGHAM JUNCTION, PHASE 2 AMENDED

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____.

Print Name, Title
Company Name

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

RIVER WALK AT BINGHAM JUNCTION, PHASE 2 AMENDED - LOT 2 AMENDED

AMENDING LOT 2 OF RIVER WALK AT BINGHAM JUNCTION, PHASE 2 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

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

SURVEY RECORDING	SHEET 1 OF 1	ENSIGN	CITY ENGINEERING DEPARTMENT	CITY PLANNING	BOARD OF HEALTH APPROVAL	APPROVAL AS TO FORM	CITY COUNCIL APPROVAL
DATE: _____	PROJECT NUMBER : 3404888	SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM	APPROVED THIS _____ DAY OF _____, 20_____, BY THE MIDVALE CITY ENGINEER.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE MIDVALE CITY PLANNING.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE BOARD OF HEALTH	APPROVED THIS _____ DAY OF _____, 20_____, BY THE MIDVALE CITY ATTORNEY.	PRESENTED TO THE MIDVALE CITY COUNCIL THIS _____ DAY OF _____, 20_____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
MANAGER : BDM		LAYTON Phone:801.547.1100					
DRAWN BY : KFW		TOOELE Phone: 435.843.3590					
CHECKED BY : PMH		CEDAR CITY Phone: 435.865.1453					
DATE : 12/13/19		RICHFIELD Phone: 435.896.2983	MIDVALE CITY ENGINEER	CHAIR, PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPT.	MIDVALE CITY ATTORNEY	ATTEST: MIDVALE CITY RECORDER _____ MAYOR

Midvale City

Department of Community Development
Planning and Zoning Department

Author: Alex Murphy, Planning Director

APPLICATION NUMBER	APPLICABLE ORDINANCE(S)	APPLICANT/PROPERTY OWNER
SUB – 21-26-226-009	§16; 17-7-9; & 17-7-9.12.1	Elizabeth Cole
MEETING DATE	**ITEM TYPE**	**PROPERTY ADDRESS/LOCATION**
April 8, 2020	Public Hearing	7087 S. Bingham Jct. Blvd.

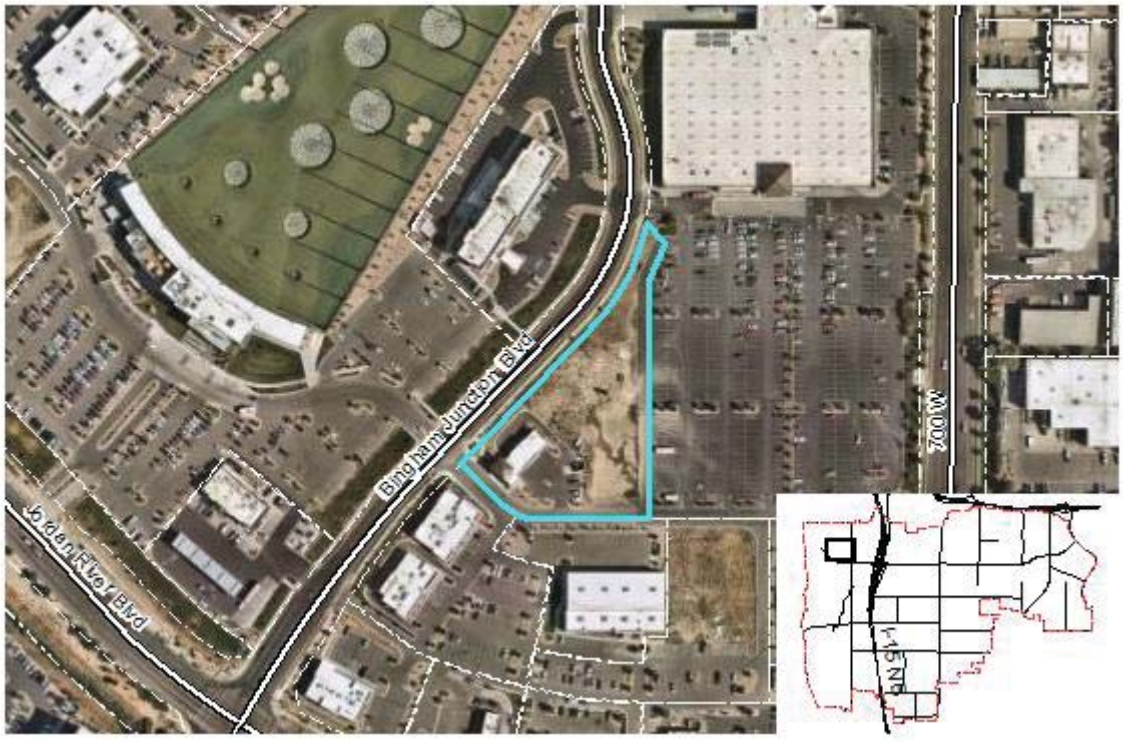
SUMMARY OF REQUEST

Elizabeth Cole, representing Wadsworth Development, is requesting approval to subdivide property located 7087 S Bingham Junction Blvd into two lots to separate development pads in Bingham Junction onto individual lots. The subject property is approximately 1.76 acres in size and is located on Bingham Junction Blvd, north of the Jordan River Boulevard and Bingham Junction Blvd intersection and south of WinCo. The Planning Commission approved an amended Large-Scale Master Plan for the area in 2010 (Riverwalk Retail Center) and an amended Small-Scale Master Plan ("SSMP") for this property in 2019.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING LAND USE	SIZE OF PROPERTY
Bingham Junction with Riverwalk Overlay	Commercial	Various commercial	1.76 ac.

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | TABLE | DENY



Midvale City

Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	**RIVER WALK AT BINGHAM JUNCTION LOT 4D & 4E AMENDED – LOT 9 AMENDED SUBDIVISION**
LOCATION:	7087 S Bingham Junction Blvd
APPLICANT:	Elizabeth Cole, Wadsworth Development
FILE #:	SUB – 21-26-226-009
REQUEST:	**PRELIMINARY SUBDIVISION PLAT – 2-LOT SUBDIVISION**
MEETING DATE:	April 8, 2020
ZONING DESIGNATION:	Bingham Junction with Riverwalk Overlay (BJ/RWO)
AUTHOR:	Alex Murphy, Planning Director
APPLICABLE ORDINANCE (S):	Midvale City Municipal Code Title 16; Chapter 17-7-9 & 17-7-9.12.1
AGENDA #:	5

SUMMARY:

Elizabeth Cole, representing Wadsworth Development, is requesting approval to subdivide property located 7087 S Bingham Junction Blvd into two lots to separate development pads in Bingham Junction onto individual lots. The subject property is approximately 1.76 acres in size and is located on Bingham Junction Blvd, north of the Jordan River Boulevard and Bingham Junction Blvd intersection and south of WinCo. The Planning Commission approved an amended Large-Scale Master Plan for the area in 2010 (Riverwalk Retail Center) and an amended Small-Scale Master Plan ("SSMP") for this property in 2019.

ORDINANCE CONSIDERATIONS:

The proposed subdivision is subject to Title 16 (Subdivisions) and Chapters 17-7-9 (Bingham Junction) and 17-7-9.12.1 (Riverwalk Overlay) of the Midvale City Municipal Code.

Because the proposal is for a two-lot subdivision with no new roads proposed, the proposal is subject to the minor subdivision process laid out in Section 16.04.050. Staff has found the proposed subdivision generally complies with the design standard requirements of Title 16 Subdivisions. No lot standards apply for the zone and no new streets are proposed. No new public infrastructure is proposed, including street trees, and private infrastructure improvements will be included as part of individual site development plans.

The subdivision ordinance requires that duty to serve letters from the water and sewer provider (Midvale City) be provided and courtesy notices be sent regarding utility easements to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink prior to final plat approval.

The City Engineer has provided water and sewer letters for the proposed subdivision. Staff recommends restating the requirement for utility courtesy notices as a condition of approval.

Staff has found the proposed subdivision also complies with the requirements of the development zone. The approved SSMP verified the site development complies with development requirements. No lot size standards apply. Future development on the site will require the applicant to comply with the prior approvals and Staff recommends restating this requirement as a condition of approval.

The applicant's proposal was sent to the City Engineer and Unified Fire Authority for review and comment. The Fire Marshal approved the plat with conditions to verify hazardous material permit requirements prior to final plat approval. The City Engineer approved the plat with technical items to be addressed on the final subdivision plat.

STAFF RECOMMENDATIONS:

Based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by conditions of approval, Planning Staff recommends the Planning Commission approve the preliminary subdivision plat and forward a positive recommendation to the City Council to approve the final subdivision plat for the River Walk at Bingham Junction Lot 4D & 4E Amended – Lot 9 Amended Subdivision with the following findings and conditions of approval:

Findings:

1. With the conditions included in this approval, the proposed subdivision complies with the requirements of Title 16 (Subdivisions) and Chapters 17-7-9 (Bingham Junction) and 17-7-9.12.1 (Riverwalk Overlay) of the Midvale City Municipal Code.

Conditions of Approval:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council.
2. Future development on the associated property shall be required to comply with the prior approvals granted on the property. The following note shall be added to the plat:

    a. "Future development on property within this subdivision plat is subject to the approval and conditions of the Riverwalk Retail Lot 9 Small-Scale Master Plan, as amended."

3. The applicant shall provide evidence that courtesy notices has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat prior to final approval.

RECOMMENDED MOTION:

Approval:

"Regarding the application for a preliminary subdivision plat for a 2-lot subdivision at 7087 South Bingham Junction Boulevard, I move that we adopt the recommendation, including findings and conditions of approval, presented in the Staff Report, recommending approval of the subdivision to the City Council."

Approval with Conditions:

"Regarding the application for a preliminary subdivision plat for a 2-lot subdivision at 7087 South Bingham Junction Boulevard, I move that we adopt the recommendation, including findings and conditions of approval, presented in the Staff Report, recommending approval of the subdivision to the City Council, with the following amendments:

1. *…*
2. *…"*

Table:

"I move that we table a decision on the proposed subdivision plat to address the following questions/comments:

1. *…*
2. *… "*

ADJACENT LAND USES:

North:	BJ/RWO	| Commercial
South:	BJ/RWO	| Various Commercial
East:	BJ/RWO	| Various Commercial
West:	BJ/RWO	| Hotel

ATTACHMENTS:

- Vicinity Map
- Preliminary Subdivision Plat

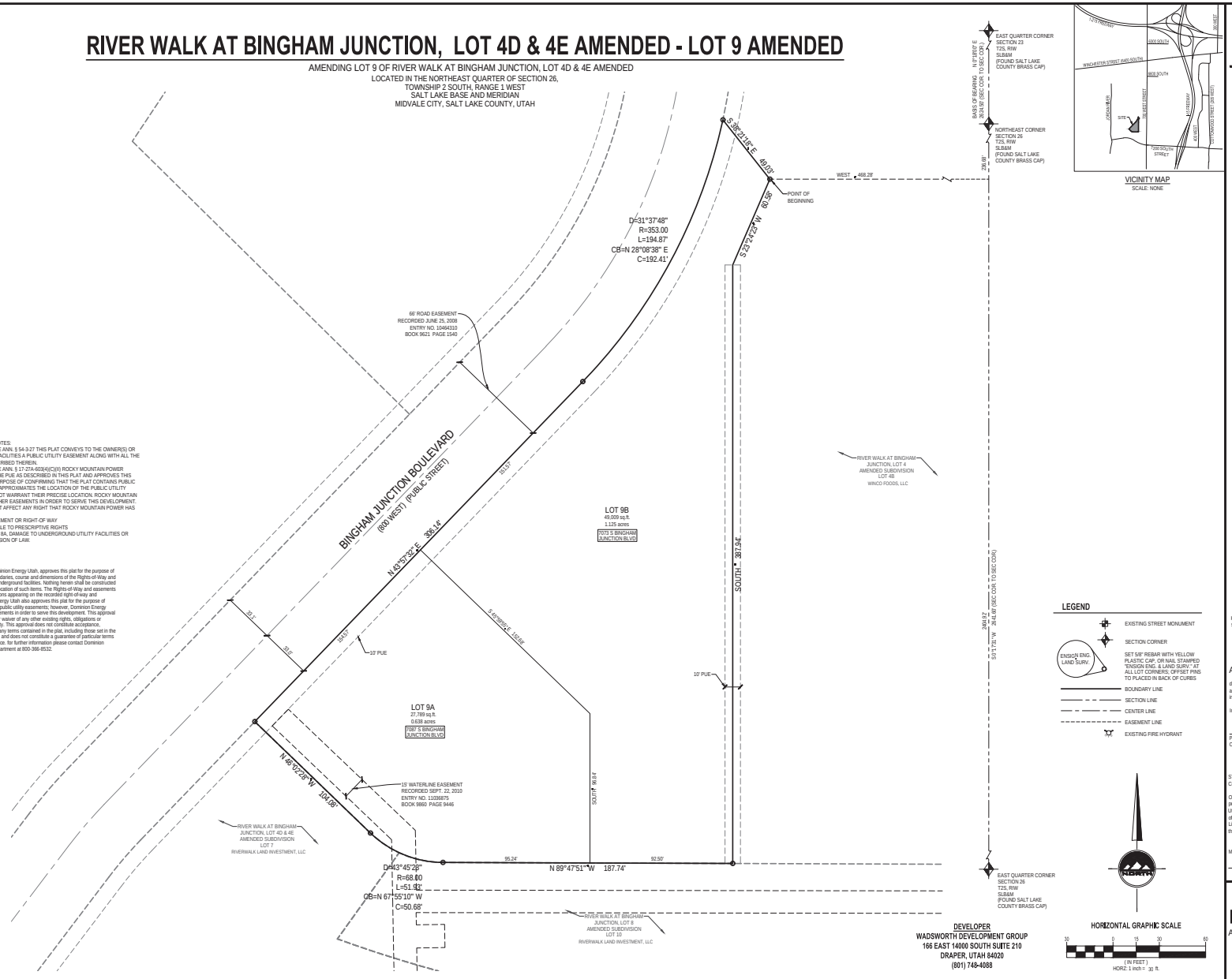
PUBLIC NOTICE: ☐ No ☑ Yes

Vicinity Map



RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED - LOT 9 AMENDED

AMENDING LOT 9 OF RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED
LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
SCALE: NONE

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. § 17-27A-603(4)(C)(II) 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. for further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING FIRE HYDRANT

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ 1 inch = 30 ft.

DEVELOPER
WADSWORTH DEVELOPMENT GROUP
166 EAST 14000 SOUTH SUITE 210
DRAPER, UTAH 84020
(801) 748-4088

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED• LOT 9 AMENDED, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 9, River Walk at Bingham Junction, Phase 4D & 4E Amended Subdivision, according to the official plat thereof, filed as Entry No. 12937645 in Book 2010P at Page 68 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point being South 00°17'31" West 236.68 feet along the section line and West 468.28 feet from the Northeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 23°24'23" West 60.58 feet;
thence South 387.94 feet;
thence North 89°47'51" West 187.74 feet;
thence Northwesterly 51.93 feet along the arc of a 68.00 foot radius curve to the right (center bears North 00°12'09" East and the chord bears North 67°55'10" West 50.68 feet with a central angle of 43°45'23");
thence North 46°02'28" West 104.08 feet to the Easterly Right-of-Way Line of Bingham Junction Boulevard;
thence North 43°57'32" East 306.14 feet along said Easterly Right-of-Way Line;
thence Northeasterly 194.87 feet along the arc of a 353.00 foot radius curve to the left (center bears North 46°02'28" West and the chord bears North 28°08'38" East 192.41 feet with a central angle of 31°37'48") along said Easterly Right-of-Way Line;
thence South 39°21'18" East 49.03 feet to the point of beginning.

Contains 76,798 Square Feet or 1.763 Acres

For Review
02/11/2020 2:03:47 PM

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known 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

RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED - LOT 9 AMENDED

AMENDING LOT 9 OF RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED

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____.

Print Name, Title
Company Name

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED - LOT 9 AMENDED

AMENDING LOT 9 OF RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

SURVEY RECORDING	SHEET 1 OF 1		CITY ENGINEERING DEPARTMENT	CITY PLANNING	BOARD OF HEALTH APPROVAL	APPROVAL AS TO FORM	CITY COUNCIL APPROVAL	
DATE: _____	PROJECT NUMBER : 3404BBB	ENSIGN	APPROVED THIS ____ DAY OF _____, 20____ BY THE MIDVALE CITY ENGINEER.	APPROVED THIS ____ DAY OF _____, 20____ BY THE MIDVALE CITY PLANNING.	APPROVED THIS ____ DAY OF _____, 20____ BY THE BOARD OF HEALTH	APPROVED THIS ____ DAY OF _____, 20____ BY THE MIDVALE CITY ATTORNEY.	PRESENTED TO THE MIDVALE CITY COUNCIL THIS ____ DAY OF _____, 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.	RECORDED # _____
DRAWING No _____	MANAGER : BDM	SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM	_____ MIDVALE CITY ENGINEER	_____ CHAIR, PLANNING COMMISSION	_____ SALT LAKE COUNTY HEALTH DEPT.	_____ MIDVALE CITY ATTORNEY	ATTEST: MIDVALE CITY RECORDER _____ MAYOR	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF : _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEES _____ DEPUTY SALT LAKE COUNTY RECORDER
DRAWN BY : KFW	CHECKED BY : PMH	LAYTON Phone:801.547.1100 TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983						
DATE : 2/11/20								

Midvale City

Department of Community Development
Planning and Zoning Department

Author: Alex Murphy, Planning Director

APPLICATION NUMBER	APPLICABLE ORDINANCE(S)	APPLICANT/PROPERTY OWNER
SUB – 21-26-226-018	§16; 17-7-9; & 17-7-9.12.1	Elizabeth Cole
MEETING DATE	**ITEM TYPE**	**PROPERTY ADDRESS/LOCATION**
April 8, 2020	Public Hearing	7171 S. Bingham Jct. Blvd.

SUMMARY OF REQUEST

Elizabeth Cole, representing Wadsworth Development, is requesting approval to subdivide property located 7171 S Bingham Junction Blvd into two lots to separate development pads in Bingham Junction onto individual lots. The subject property is approximately 1.2 acres in size and is located at the northwest corner of the Jordan River Boulevard and 700 West intersection. The Planning Commission approved an amended Large-Scale Master Plan for the area in 2010 (Riverwalk Retail Center) and a Small-Scale Master Plan ("SSMP") for this property in 2019.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING LAND USE	SIZE OF PROPERTY
Bingham Junction with Riverwalk Overlay	Commercial	Various commercial	1.2 ac.

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | TABLE | DENY



Midvale City

Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	**RIVER WALK AT BINGHAM JUNCTION LOT 4D & 4E AMENDED – LOT 2 AMENDED SUBDIVISION**
LOCATION:	7171 S Bingham Junction Blvd
APPLICANT:	Elizabeth Cole, Wadsworth Development
FILE #:	SUB – 21-26-226-018
REQUEST:	**PRELIMINARY SUBDIVISION PLAT – 2-LOT SUBDIVISION**
MEETING DATE:	April 8, 2020
ZONING DESIGNATION:	Bingham Junction with Riverwalk Overlay (BJ/RWO)
AUTHOR:	Alex Murphy, Planning Director
APPLICABLE ORDINANCE (S):	Midvale City Municipal Code Title 16; Chapter 17-7-9 & 17-7-9.12.1
AGENDA #:	6

SUMMARY:

Elizabeth Cole, representing Wadsworth Development, is requesting approval to subdivide property located 7171 S Bingham Junction Blvd into two lots to separate development pads in Bingham Junction onto individual lots. The subject property is approximately 1.2 acres in size and is located at the northwest corner of the Jordan River Boulevard and 700 West intersection. The Planning Commission approved an amended Large-Scale Master Plan for the area in 2010 (Riverwalk Retail Center) and a Small-Scale Master Plan ("SSMP") for this property in 2019.

ORDINANCE CONSIDERATIONS:

The proposed subdivision is subject to Title 16 (Subdivisions) and Chapters 17-7-9 (Bingham Junction) and 17-7-9.12.1 (Riverwalk Overlay) of the Midvale City Municipal Code.

Because the proposal is for a two-lot subdivision with no new roads proposed, the proposal is subject to the minor subdivision process laid out in Section 16.04.050. Staff has found the proposed subdivision generally complies with the design standard requirements of Title 16 Subdivisions. No lot standards apply for the zone and no new streets are proposed. No new public infrastructure is proposed, including street trees, and private infrastructure improvements will be included as part of individual site development plans.

The subdivision ordinance requires that duty to serve letters from the water and sewer provider (Midvale City) be provided and courtesy notices be sent regarding utility easements to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink prior to final plat approval. The City Engineer has provided water and sewer letters for the proposed subdivision. Staff recommends restating the requirement for utility courtesy notices as a condition of approval.

Staff has found the proposed subdivision also complies with the requirements of the development zone. The approved SSMP verified the site development complies with development requirements. No lot size standards apply. Future development on the site will require the applicant to comply with the prior approvals and Staff recommends restating this requirement as a condition of approval.

The applicant's proposal was sent to the City Engineer and Unified Fire Authority for review and both approved the preliminary plat without comment.

STAFF RECOMMENDATIONS:

Based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by conditions of approval, Planning Staff recommends the Planning Commission approve the preliminary subdivision plat and forward a positive recommendation to the City Council to approve the final subdivision plat for the River Walk at Bingham Junction Lot 4D & 4E Amended – Lot 2 Amended Subdivision with the following findings and conditions of approval:

Findings:

1. With the conditions included in this approval, the proposed subdivision complies with the requirements of Title 16 (Subdivisions) and Chapters 17-7-9 (Bingham Junction) and 17-7-9.12.1 (Riverwalk Overlay) of the Midvale City Municipal Code.

Conditions of Approval:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council.
2. Future development on the associated property shall be required to comply with the prior approvals granted on the property. The following note shall be added to the plat:

    a. "Future development on property within this subdivision plat is subject to the approval and conditions of the Riverwalk Retail Lot 2 Small-Scale Master Plan, as amended."

3. The applicant shall provide evidence that courtesy notices has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat prior to final approval.

RECOMMENDED MOTION:

Approval:

"Regarding the application for a preliminary subdivision plat for a 2-lot subdivision at 7171 South Bingham Junction Boulevard, I move that we adopt the recommendation, including findings and conditions of approval, presented in the Staff Report, recommending approval of the subdivision to the City Council."

Approval with Conditions:

"Regarding the application for a preliminary subdivision plat for a 2-lot subdivision at 7171 South Bingham Junction Boulevard, I move that we adopt the recommendation, including findings and conditions of approval, presented in the Staff Report, recommending approval of the subdivision to the City Council, with the following amendments:

1. *…*
2. *…"*

Table:

"I move that we table a decision on the proposed subdivision plat to address the following questions/comments:

1. *…*
2. *… "*

ADJACENT LAND USES:

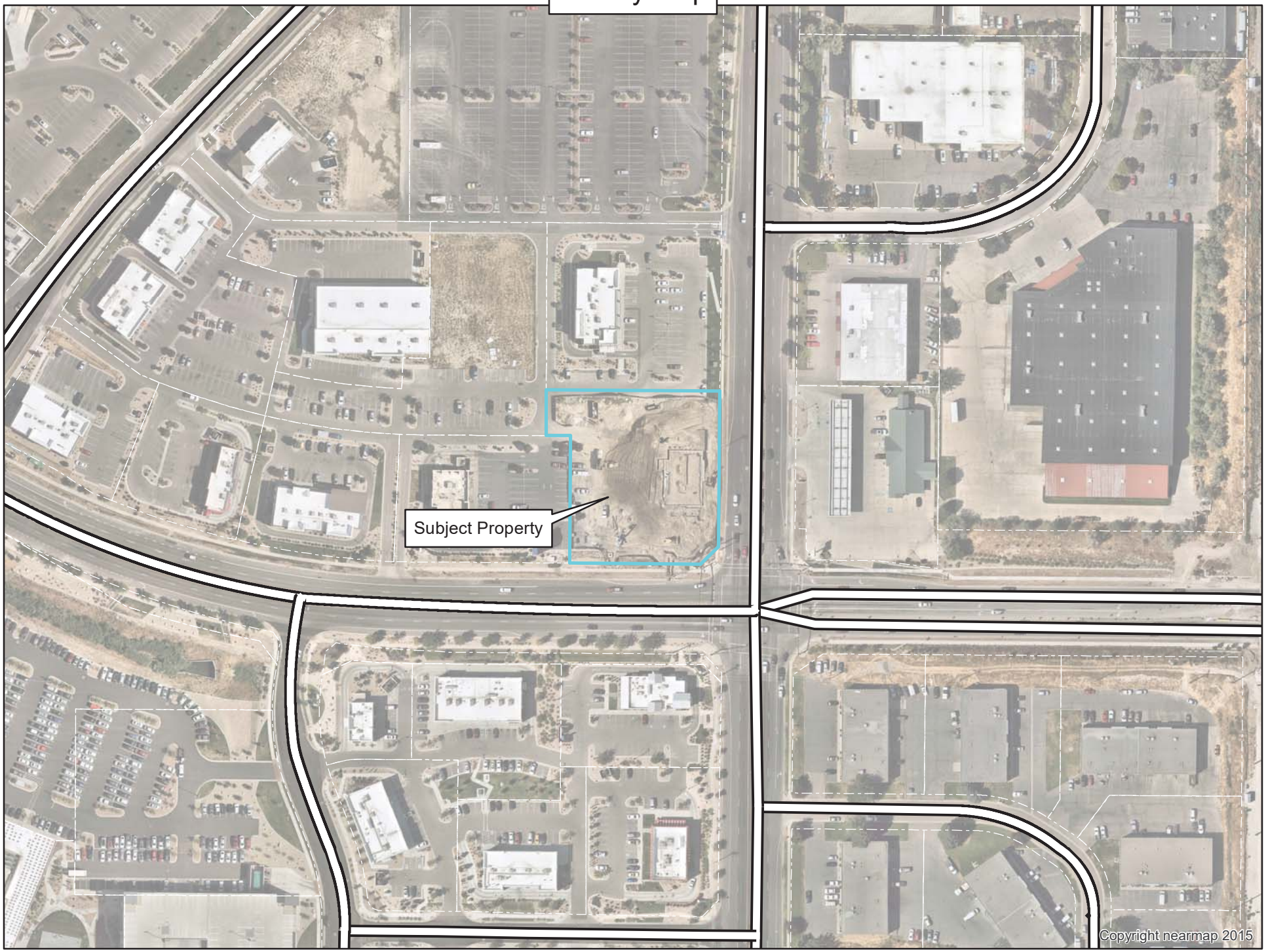
North:	BJ/RWO	| Various Commercial
South:	BJ/JMP	| Various Commercial
East:	CI	| Fueling Station
West:	BJ/RWO	| Various Commercial

ATTACHMENTS:

- Vicinity Map
- Preliminary Subdivision Plat

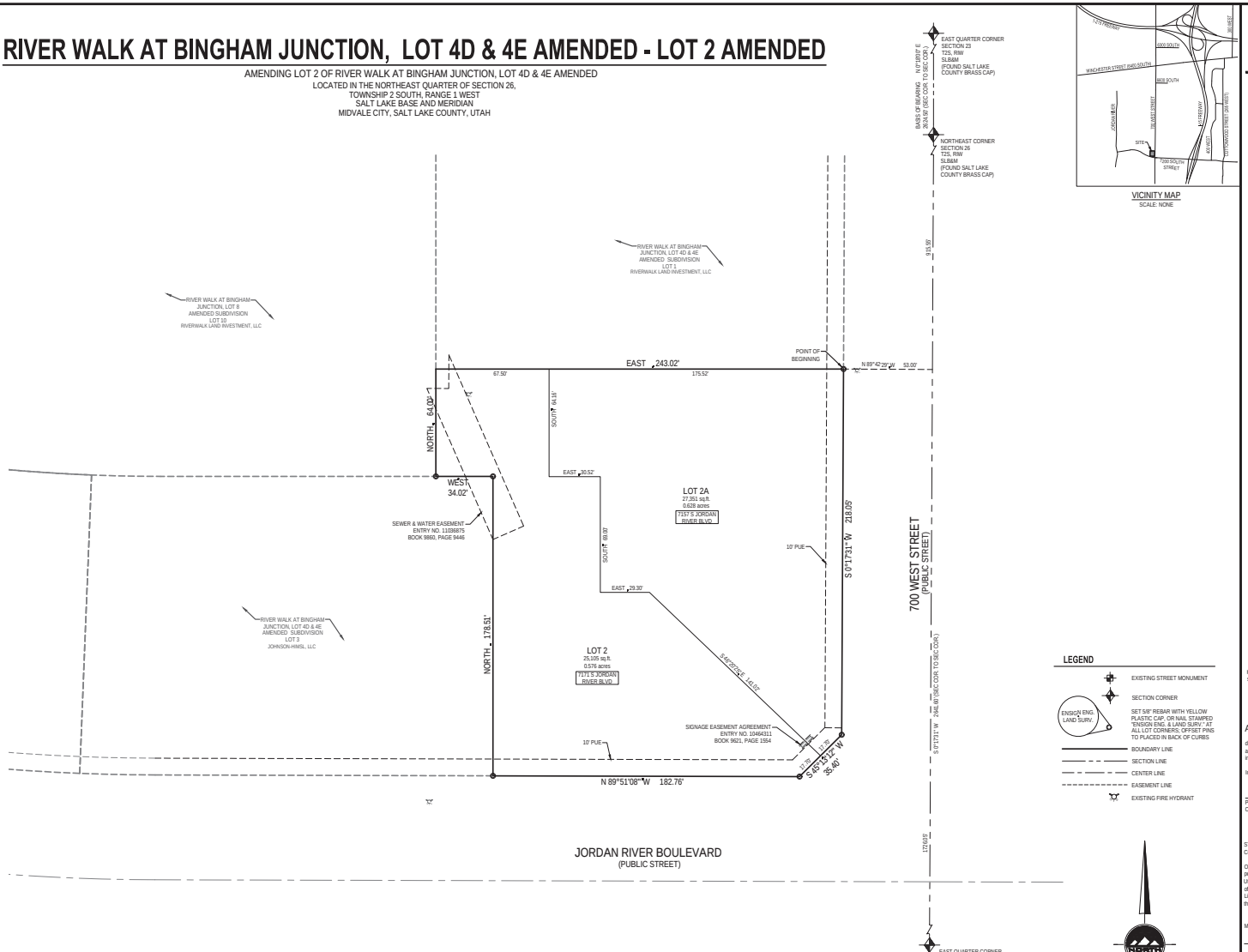
PUBLIC NOTICE: ☐ No ☑ Yes

Vicinity Map



RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED - LOT 2 AMENDED

AMENDING LOT 2 OF RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED
LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
SCALE: NONE

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED• LOT 2 AMENDED, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 2, River Walk at Bingham Junction, Phase4D & 4E Amended Subdivision, according to the official plat thereof, filed as Entry No. 10937645 in Book 2010P at Page 68 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°17'31" West 915.55 feet along the section line and North 89°42'29" West 53.00 feet from the Northeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°17'31" West 218.05 feet;
thence South 45°13'12" West 35.40 feet;
thence North 89°51'08" West 182.76 feet;
thence North 178.51 feet;
thence West 34.02 feet;
thence North 64.00 feet;
thence East 243.02 feet to the point of beginning.

Contains 52,456 Square Feet or 1.204 Acres

For Review
02/11/2020 2:04:13 PM

PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. 286882

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING FIRE HYDRANT

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ 1 inch = 30 ft.

OWNER'S DEDICATION

Known 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

RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED - LOT 2 AMENDED

AMENDING LOT 2 OF RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED

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_____.

Print Name, Title
Company Name

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____, A.D., 20_____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

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. § 17-27A-603(4)(C)(II) 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:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

DEVELOPER
WADSWORTH DEVELOPMENT GROUP
166 EAST 14000 SOUTH SUITE 210
DRAPER, UTAH 84020
(801) 748-4088

SURVEY RECORDING	SHEET 1 OF 1	ENSIGN	CITY ENGINEERING DEPARTMENT	CITY PLANNING	BOARD OF HEALTH APPROVAL	APPROVAL AS TO FORM	CITY COUNCIL APPROVAL
DATE:	PROJECT NUMBER : 3404BBB	SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM	APPROVED THIS ____ DAY OF _____, 20_____, BY THE MIDVALE CITY ENGINEER.	APPROVED THIS ____ DAY OF _____, 20_____, BY THE MIDVALE CITY PLANNING.	APPROVED THIS ____ DAY OF _____, 20_____, BY THE BOARD OF HEALTH	APPROVED THIS ____ DAY OF _____, 20_____, BY THE MIDVALE CITY ATTORNEY.	PRESENTED TO THE MIDVALE CITY COUNCIL THIS ____ DAY OF _____, 20_____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
DRAWING No	MANAGER : BDM	LAYTON Phone:801.547.1100	MIDVALE CITY ENGINEER	CHAIR, PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPT.	MIDVALE CITY ATTORNEY	ATTEST: MIDVALE CITY RECORDER / MAYOR
	DRAWN BY : KFW	TOOELE Phone: 435.843.3590					
	CHECKED BY : PMH	CEDAR CITY Phone: 435.865.1453					
	DATE : 2/11/20	RICHFIELD Phone: 435.896.2983					

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

RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED - LOT 2 AMENDED

AMENDING LOT 2 OF RIVER WALK AT BINGHAM JUNCTION, LOT 4D & 4E AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

7505 South Holden Street
Midvale, Utah 84047
Phone (801) 567-7200

Memorandum

Date: April 8, 2020
To: Midvale City Planning Commission
From: Alex Murphy, Planning Director
Subject: Discussion regarding Midvale Mills Concept Plan

Commissioners,

Adam Nash, on behalf of Land Development LLC, applied for a rezone of property at 236-264 E 8000 S from Single Family Residential with Agricultural Overlay (SF-1/AO) to Multifamily Residential – Medium Density (RM-12) in 2019 to pursue a townhome-style master planned development. The Planning Commission voted 3-2 to recommend approval of the request to the City Council and the Council voted 5-0 to deny it. A copy of the Staff Reports for those meetings, minus attachments, has been included for reference. In their discussion, the Council indicated it would be more interested in considering a single-family detached project, similar to what was constructed in the East Riverwalk area, instead of the proposed townhomes.

Following that direction, Mr. Nash has revised his proposal to increase the size and reconfigure the style. He has requested an opportunity to hold workshops with the Planning Commission and City Council to discuss the project and receive additional feedback before proceeding with the formal application process.

The revised concept covers approximately 15 acres and incorporates property currently owned by the Mountain View Christian Assembly. The new proposal includes 78-84 single-family dwellings on ~10.2 acres west of 300 East, replacing the existing single-family dwellings and undeveloped property, and a mid-rise apartment building east of 300 East, where the church building is located today. The project would include private streets with common and private open space. Pedestrian connections would be provided to 8000 South, 300 East, and 100 East. Parking would be provided for residents in garages and driveways with additional spaces located near common open space areas.

This proposal would require a rezone to RM-12 for the single-family detached portion and RM-25 for the apartment building. Because of its size, a Large-Scale Master Plan and Development Agreement will be required, followed by a Small-Scale Master Plan, Site Plan, and Subdivision reviews for each phase. In the discussion, the Planning Commission should consider:

- How the proposed project succeeds or fails in meeting the goals of the City's General Plan and Housing Plan;
- The appropriateness of the proposed rezones and project styles for the neighborhood;
- Recommendations for improvement of the street/unit layout, unit mix, open space design, and connectivity to adjacent transportation networks (for both people and cars);
- Other concerns that arise during the discussion; and
- Any conditions that might seem warranted to address items of concern;

Following the Planning Commission's discussion, Staff will hold a discussion with the City Council seeking additional input on April 21. Should the applicant wish to continue the process following these discussions, formal applications for a Rezone and Large-Scale Master Plan will be required.

Attachments: November 13, 2019 Planning Commission Staff Report
December 3, 2019 City Council Summary Report
Workshop Submittal
- Survey
- Vicinity Map
- Concept Site Plan
- Unit Type and Pedestrian Layout
- Traffic Impact Study Conclusions
- Concept Architecture and Floor Plans
- Typical Landscape Plan
- Apartment Building Concept
- Phasing Plan

Midvale City

Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	**MIDVALE MILLS REZONE**
LOCATION:	236-264 E 8000 S
APPLICANT:	Adam Nash
FILE #:	REZ – 22-31-176-013
REQUEST:	Rezone from Single Family Residential w/ Agricultural Overlay (SF-1/AO) to Multifamily Residential – Medium Density (RM-12)
MEETING DATE:	November 13, 2019
ZONING DESIGNATION:	Single Family Residential w/ Agricultural Overlay (SF-1/AO)
AUTHOR:	Alex Murphy, Associate Planner
APPLICABLE ORDINANCE (S):	Midvale City Municipal Code Chapter 17-3-1
AGENDA #:	1

SUMMARY:

Adam Nash, on behalf of Land Development, LLC, is requesting a rezone of property located at 236-264 E 8000 S from Single Family Residential w/ Agricultural Overlay (SF-1/AO) to Multifamily Residential – Medium Density (RM-12) with the eventual goal of constructing a master planned development of townhomes. A concept plan for the project has been included but is not up for review at this time. Provided the rezone is approved, the applicant will apply for a master planned development later for review and approval by the Planning Commission.

GENERAL PLAN CONSIDERATIONS:

The 2016 Midvale City General Plan locates the subject properties in a Stability Area, near the border of the Middle State Street and South State Street Opportunity Areas. The proposal to rezone the subject properties from SF-1/AO to RM-12 is generally supported by the General Plan because it allows for redevelopment in a manner consistent with the surrounding neighborhood and satisfies the land use goals for Stability Areas in general.

The General Plan states that:

> "In Stability Areas, the current overall land use mix is desirable and preservation of these areas' character and function is the desired future condition. These areas are nearly fully developed and have little foreseeable change in the types or intensity of land uses in the future.
>
> In Opportunity Areas, minor-to-major changes in current land uses are likely to occur due to market forces, increasing land values, and opportunities to optimize land uses to take advantage of transit and other public investments. Projects in Opportunity Areas are anticipated to be at higher levels of density than current land uses and should be carefully planned and designed to integrate into the fabric of the area and minimize impacts on adjacent and nearby existing land uses." (p. 46).

The subject property is in a neighborhood that has been transitioning over the past two decades from single family detached residential to medium density residential uses in the form of single-family

attached and duplex style development. 8000 South is lined with multiple projects, including White Pines, Creekside Townhomes, Auburn Townhomes, and Pinstripe Cove. Nearby projects not located on 8000 South include the Candlestick Apartments complex and the Station Place Condominium project. A few single-family dwellings remain scattered throughout the area but are generally outnumbered by single-family attached and duplex developments. Rezoning the subject properties to RM-12 would allow them to be redeveloped in a manner consistent with the changes in the surrounding overall land use mix.

Regarding future land use goals for the Stability Area and nearby Opportunity Areas, the General Plan states:

> "The land use goals for Stability Areas include:
>
> 1. Support property maintenance and neighborhood stability.
> 2. Buffer uses in Stability Areas from more intensive land uses nearby, including adjacent Opportunity Areas.
> 3. Provide for better pedestrian/bicycle connections through and between neighborhoods.
> 4. Provide for access to parks, trails, and recreation facilities.
> 5. Provide for appropriate transit opportunities.
> 6. Provide mechanisms for appropriate home remodeling to occur to accommodate today's lifestyles and needs." (p. 46)
>
> "The Middle State Street Opportunity Area is generally bounded by 7300 South on the north and approximately 7900 South on the south. The east-west extent of the Opportunity Area varies, but the boundary is intended to encompass properties that front on or have direct access to State Street, as well as incorporates the Center Street TRAX station. … The future land use goals for the Middle State Street Area include:
>
> 1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses.
> 2. Develop a small area plan for the development near the TRAX station.
> 3. Support and encourage development to take advantage of transit and transportation opportunities.
> 4. Focus commercial and mixed-use development at the nodes of 7500 South and 7720/7800 South into mixed-use residential development.
> 5. Support redevelopment of the underutilized commercial properties between the commercial nodes into mixed-use residential development.
> 6. Explore the potential for unifying urban-design elements and beautification of the area.
> 7. Employ design elements to buffer the effects of higher intensity uses in the core areas on adjacent existing residential uses.
> 8. Strengthen pedestrian connections to the Center Street TRAX station." (p. 52).
>
> "The South State Street Opportunity Area is generally bounded by 7900 South on the north, southern City boundary on the south, and the TRAX line on the east. The west extent of the Opportunity Area varies, but the boundary is intended encompass properties that either front on or have direct access to State Street. … Future land use goals for the South State Street Area include:
>
> 1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses.
> 2. Make the 8000 South State Street intersection a commercial node.
> 3. Support redevelopment of underutilized parcels.
> 4. Explore the potential for unifying urban-design elements and beautification of the area.

5. Strengthen pedestrian connections along State Street to the Center Street TRAX station access on State Street just north of 8000 South.
6. Enhance pedestrian connections east/west across State Street.
7. Employ design elements to buffer the effects of higher intensity uses in the core areas on adjacent existing residential uses." (p. 53).

The subject properties fall outside the boundaries of the Middle and South State Street Opportunity Areas. However, due to their general proximity to the eastern boundary of both Opportunity Areas, supporting redevelopment to strengthen the buffer between the existing and expected higher density residential and commercial uses in the Opportunity Areas to the north and west and the lower density residential uses to the south and east of the subject properties is consistent with Stability Area Goal #2. The remaining goals for Stability Areas do not apply to the proposed rezone, as no project is under consideration.

ORDINANCE CONSIDERATIONS:

Section 17-3-1 of the Midvale City Municipal Code requires the Planning Commission hold a public hearing and adopt a written recommendation to the City Council, advising the City Council to approve, disapprove, or modify a request on all zoning map amendments. The Planning Commission may only recommend approval of a rezone application if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated the following:

1. The proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;
2. The existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The discussion above in the General Plan Considerations section addresses how the proposed rezoning is consistent with the 2016 Midvale City General Plan. Further, with the other projects that been developed along 8000 South, the surrounding environs have changed and continue to change so that rezoning from SF-1/AO to RM-12 will make the zoning designation consistent with nearby properties and encourage redevelopment of underutilized property.

STAFF RECOMMENDATION:

Based on consistency with the 2016 Midvale City General Plan and the requirements of Chapter 17-3-1 of the Midvale City Municipal Code, Planning Staff recommends forwarding a positive recommendation to the Midvale City Council for approval of the proposed rezone of 236-264 E 8000 S to the Multifamily Residential – Medium Density (RM-12) zone.

ALTERNATIVE MOTIONS:

Recommend Approval:

"Based on the following findings, I move that we forward a recommendation to the Midvale City Council to approve the rezoning of 236-264 E 8000 S to the Multifamily Residential – Medium Density (RM-12) zone:

1. *The proposed rezoning is consistent with the goals of the 2016 Midvale City General Plan and*
2. *The land and its surrounding environs have changed to such a degree that it is in the public interest to recognize the changed character or the area and encourage redevelopment of the area."*

Table Decision:

"I move that we table decision on the proposed subdivision to address the following questions/comments:

1. *…*
2. *… "*

Recommend Denial:

"Based on the following findings, I move that we forward a recommendation to the Midvale City Council to deny the rezoning of 236-264 E 8000 S to the Multifamily Residential – Medium Density (RM-12) zone:

1. *…*
2. *… "*

ADJACENT LAND USES:

North:	RM-12	| White Pines Planned Unit Development
South:	SF-1/AO	| Undeveloped
East:	SF-1/AO	| Single-family residential
West:	SF-1/AO	| Single-family residential

ATTACHMENTS:

- Vicinity Map
- Zoning Map
- Adjacent Use Map
- Concept Plan

PUBLIC NOTICE: ☐ No ☑ Yes

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: December 3, 2019

SUBJECT:

Public Hearing on request to rezone approximately 3.54 acres located at 236-264 East 8000 South from the Single-Family Residential w/ Agricultural Overlay (SF-1/AO) zone to the Multifamily Residential – Medium Density (RM-12) zone. (Proposed Ordinance No. 2019-O-11)

SUBMITTED BY:

Lesley Burns, City Planner

SUMMARY:

Adam Nash, on behalf of Land Development, LLC, is requesting a rezone of approximately 3.54 acres located at 236-264 E 8000 S from the Single-Family Residential zone with Agricultural Overlay (SF-1/AO) to Multifamily Residential – Medium Density (RM-12) zone with the eventual goal of constructing a master planned development. Provided the rezone is approved, the applicant will be required to apply for a master planned development to be reviewed and approved by the Planning Commission. A concept plan for the project has been included but is not currently under review.

The Planning Commission reviewed this rezone proposal and conducted a public hearing on November 13, 2019, resulting in a recommendation to approve the rezone.

GENERAL PLAN CONSIDERATIONS:

The 2016 Midvale City General Plan locates the subject properties in a Stability Area, near the border of the Middle State Street and South State Street Opportunity Areas. The proposal to rezone the subject properties from SF-1/AO to RM-12 is generally supported by the General Plan because it allows for redevelopment in a manner consistent with the surrounding neighborhood and satisfies the land use goals for Stability Areas in general.

The General Plan states that:

> "In Stability Areas, the current overall land use mix is desirable and preservation of these areas' character and function is the desired future condition. These areas are nearly fully developed and have little foreseeable change in the types or intensity of land uses in the future.
>
> In Opportunity Areas, minor-to-major changes in current land uses are likely to occur due to market forces, increasing land values, and opportunities to optimize land uses to take

advantage of transit and other public investments. Projects in Opportunity Areas are anticipated to be at higher levels of density than current land uses and should be carefully planned and designed to integrate into the fabric of the area and minimize impacts on adjacent and nearby existing land uses." (p. 46).

The subject property is in a neighborhood that has been transitioning over the past two decades from single family detached residential to medium density residential uses in the form of single-family attached and duplex style development. 8000 South is lined with multiple projects, including White Pines, Creekside Townhomes, Auburn Townhomes, and Pinstripe Cove. Other nearby projects not located on 8000 South include the Candlestick Apartments complex to the northwest and the Station Place Condominium project to the southwest. A few single-family dwellings remain scattered throughout the area but are generally outnumbered by single-family attached and duplex developments. Rezoning the subject properties to RM-12 would allow them to be redeveloped in a manner consistent with the changes in the surrounding overall land use mix.

Regarding future land use goals for the Stability Area and nearby Opportunity Areas, the General Plan states:

"The land use goals for Stability Areas include:

1. Support property maintenance and neighborhood stability.
2. Buffer uses in Stability Areas from more intensive land uses nearby, including adjacent Opportunity Areas.
3. Provide for better pedestrian/bicycle connections through and between neighborhoods.
4. Provide for access to parks, trails, and recreation facilities.
5. Provide for appropriate transit opportunities.
6. Provide mechanisms for appropriate home remodeling to occur to accommodate today's lifestyles and needs." (p. 46)

"The Middle State Street Opportunity Area is generally bounded by 7300 South on the north and approximately 7900 South on the south. The east-west extent of the Opportunity Area varies, but the boundary is intended to encompass properties that front on or have direct access to State Street, as well as incorporates the Center Street TRAX station. … The future land use goals for the Middle State Street Area include:

1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses.
2. Develop a small area plan for the development near the TRAX station.
3. Support and encourage development to take advantage of transit and transportation opportunities.
4. Focus commercial and mixed-use development at the nodes of 7500 South and 7720/7800 South into mixed-use residential development.
5. Support redevelopment of the underutilized commercial properties between the commercial nodes into mixed-use residential development.

6. Explore the potential for unifying urban-design elements and beautification of the area.
7. Employ design elements to buffer the effects of higher intensity uses in the core areas on adjacent existing residential uses.
8. Strengthen pedestrian connections to the Center Street TRAX station." (p. 52).

"The South State Street Opportunity Area is generally bounded by 7900 South on the north, southern City boundary on the south, and the TRAX line on the east. The west extent of the Opportunity Area varies, but the boundary is intended encompass properties that either front on or have direct access to State Street. … Future land use goals for the South State Street Area include:

1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses.
2. Make the 8000 South State Street intersection a commercial node.
3. Support redevelopment of underutilized parcels.
4. Explore the potential for unifying urban-design elements and beautification of the area.
5. Strengthen pedestrian connections along State Street to the Center Street TRAX station access on State Street just north of 8000 South.
6. Enhance pedestrian connections east/west across State Street.
7. Employ design elements to buffer the effects of higher intensity uses in the core areas on adjacent existing residential uses." (p. 53).

The subject properties fall outside the boundaries of the Middle and South State Street Opportunity Areas. However, due to their general proximity to the eastern boundary of both Opportunity Areas, supporting redevelopment to strengthen the buffer between the existing and expected higher density residential and commercial uses in the Opportunity Areas to the north and west and the lower density residential uses to the south and east of the subject properties is consistent with Stability Area Goal #2.

The recently adopted Housing Plan also supports the proposed rezone. The RM-12 zone allows for a variety of housing types, including single family, duplex, and townhome-style developments. Policy proposal G06 calls for the City to encourage the development of missing middle housing to accommodate housing choice for people at all stages of life, which is accomplished by providing more area with flexible housing options.

PLANNING COMMISSION RECOMMENDATION:

Section 17-3-1 of the Midvale City Municipal Code requires the Planning Commission hold a public hearing and adopt a written recommendation to the City Council, advising the City Council to approve, disapprove, or modify a request on all zoning map amendments.

The Planning Commission reviewed this proposal and conducted a public hearing on November 13, 2019. The Planning Commission considered the submitted information and public comment before deciding, in a 3-2 vote, to recommend approval of the rezone request with the following motion:

Based on the following findings, I move that we forward a recommendation to the Midvale City Council to approve the rezoning of 236-264 E 8000 S to the Multifamily Residential – Medium Density (RM-12) zone:

1. *The proposed rezoning is consistent with the goals of the 2016 Midvale City General Plan and*
2. *The land and its surrounding environs have changed to such a degree that it is in the public interest to recognize the changed character or the area and encourage redevelopment of the area.*

FISCAL IMPACT: N/A

STAFF RECOMMENDATION:

Staff agrees with the Planning Commission's recommendation and recommends the requested rezone be approved through adoption of Ordinance No. 2019-O-11.

RECOMMENDED MOTION – APPROVE:

"Based on the following findings, I move that we adopt Ordinance No. 2019-O-11, rezoning property located at 236-264 East 8000 South from the Single-Family Residential zone with Agricultural Overlay to the Multifamily Residential – Medium Density zone:

1. *The proposed rezoning is consistent with the goals of the 2016 Midvale City General Plan and 2019 Housing Plan and*
2. *The land and its surrounding environs have changed to such a degree that it is in the public interest to recognize the changed character or the area and encourage redevelopment of the area."*

ALTERNATE MOTION – TABLE DECISION:

"I move that we table decision on the proposed rezone to address the following questions/comments:

1. *…*
2. *… "*

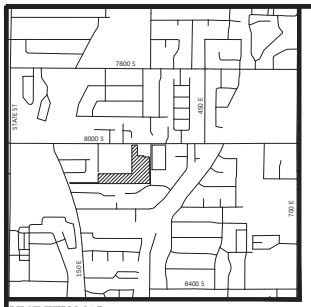
ALTERNATE MOTION – DENY:

"I move that we deny the proposed rezone for the following reasons:

1. *…*
2. *… "*

ATTACHMENTS:

- Vicinity Map
- Zoning Map
- Adjacent Use Map
- Concept Plan
- Proposed Ordinance No. 2019-O-11



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- MONUMENT LINE
- EASEMENT
- EXISTING PROPERTY LINE
- (XXXX) EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex IRR EXIST. IRRIGATION
- Ex GAS EXIST. NATURAL GAS
- Ex COMM EXIST. COMMUNICATIONS
- OHP EXIST. OVERHEAD POWER
- X EXIST. FENCE
- EXIST. EDGE OF ASPHALT
- EXIST. IRRIGATION DITCH
- SECTION MONUMENT (NOT FOUND)
- SALT LAKE COUNTY MONUMENT (FOUND)
- STREET MONUMENT (FOUND)
- BOUNDARY CORNER
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. IRRIGATION BOX
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- + XXXX.X EXIST. SPOT ELEVATION
- E.XXXX B.XXXX P.XXXX ENTRY No., BOOK & PAGE PER SALT LAKE COUNTY RECORDS
- XX-XX-XXX-XXX SALT LAKE COUNTY PARCEL No.

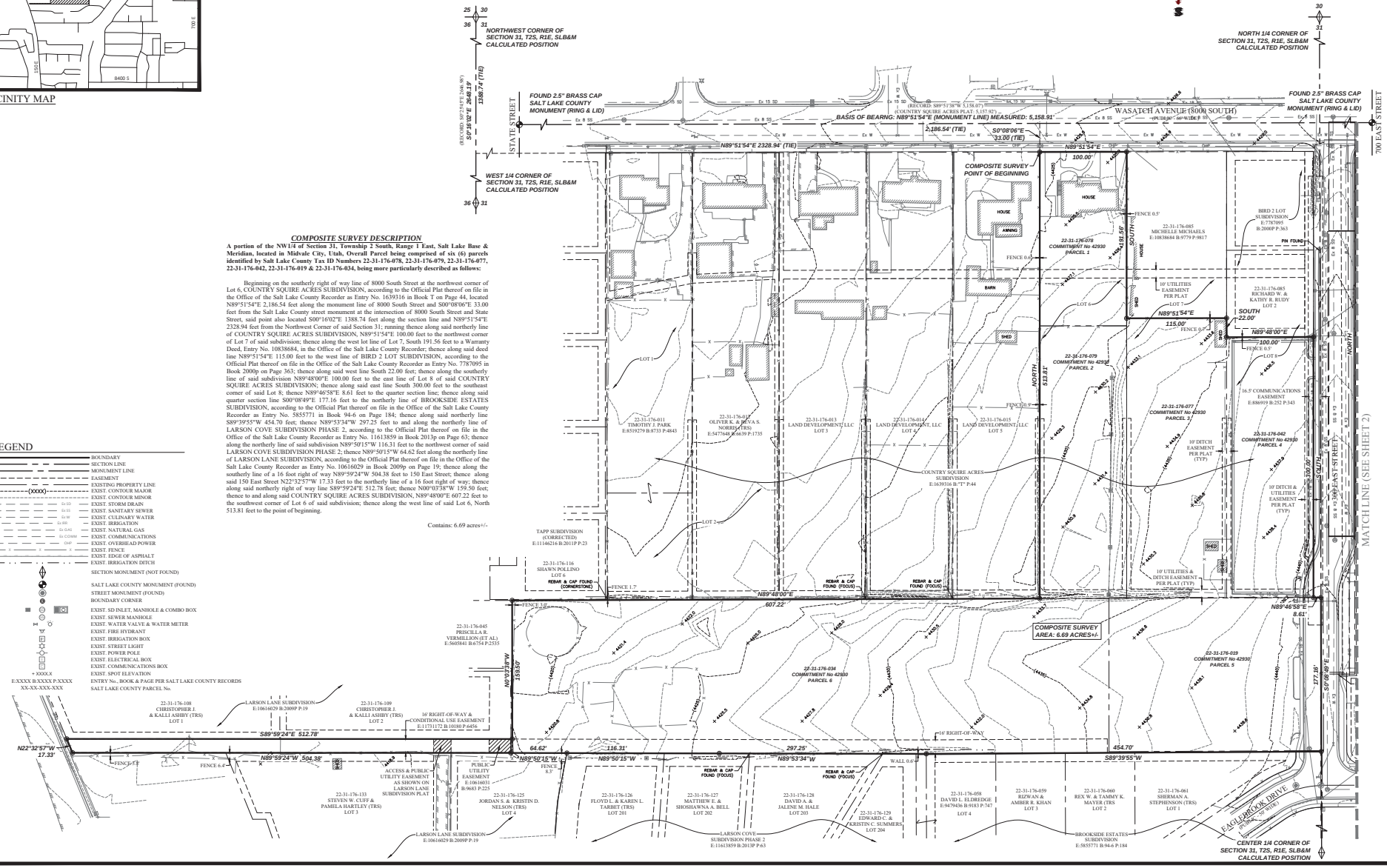
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMPOSITE SURVEY DESCRIPTION

A portion of the NW1/4 of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian, located in Midvale City, Utah. Overall Parcel being comprised of six (6) parcels identified by Salt Lake County Tax ID Numbers 22-31-176-078, 22-31-176-079, 22-31-176-077, 22-31-176-042, 22-31-176-019 & 22-31-176-034, being more particularly described as follows:

Beginning on the southerly right of way line of 8000 South Street at the northwest corner of Lot 6, COUNTRY SQUIRE ACRES SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 1639316 in Book T on Page 44, located N89°51'54"E 2,186.54 feet along the monument line of 8000 South Street and S00°08'06"E 33.00 feet from the Salt Lake County street monument at the intersection of 8000 South Street and State Street, said point also located S00°16'02"E 1388.74 feet along the section line and N89°51'54"E 2328.94 feet from the Northwest Corner of said Section 31; running thence along said northerly line of COUNTRY SQUIRE ACRES SUBDIVISION, N89°51'54"E 100.00 feet to the northwest corner of Lot 7 of said subdivision; thence along the west lot line of Lot 7, South 191.56 feet to a Warranty Deed, Entry No. 10838684, in the Office of the Salt Lake County Recorder; thence along said deed line N89°51'54"E 115.00 feet to the west line of BIRD 2 LOT SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 7787095 in Book 2000p on Page 363; thence along said west line South 22.00 feet; thence along the southerly line of said subdivision N89°48'00"E 100.00 feet to the east line of Lot 8 of said COUNTRY SQUIRE ACRES SUBDIVISION; thence along said east line South 300.00 feet to the southeast corner of said Lot 8; thence N89°46'58"E 8.61 feet to the quarter section line; thence along said quarter section line S00°08'49"E 177.16 feet to the northerly line of BROOKSIDE ESTATES SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 5855771 in Book 94-6 on Page 184; thence along said northerly line S89°39'55"W 454.70 feet; thence N89°53'34"W 297.25 feet to and along the northerly line of LARSON COVE SUBDIVISION PHASE 2, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 11613859 in Book 2013p on Page 63; thence along the northerly line of said subdivision N89°50'15"W 116.31 feet to the northwest corner of said LARSON COVE SUBDIVISION PHASE 2; thence N89°50'15"W 64.62 feet along the northerly line of LARSON LANE SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 10616029 in Book 2009p on Page 19; thence along the southerly line of a 16 foot right of way N89°59'24"W 504.38 feet to 150 East Street; thence along said 150 East Street N22°32'57"W 17.33 feet to the northerly line of a 16 foot right of way; thence along said northerly right of way line S89°59'24"E 512.78 feet; thence N00°03'38"W 159.50 feet; thence to and along said COUNTRY SQUIRE ACRES SUBDIVISION, N89°48'00"E 607.22 feet to the southwest corner of Lot 6 of said subdivision; thence along the west line of said Lot 6, North 513.81 feet to the point of beginning.

Contains: 6.69 acres+/-



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MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

BOUNDARY & TOPOGRAPHICAL SURVEY

LOCATION: NW1/4 & NE1/4 OF SECTION 31, T2S, R1E, SLB&M
MIDVALE CITY, SALT LAKE COUNTY, UTAH

PROPERTY OF: MOUNTAIN VIEW CHRISTIAN ASSEMBLY OF GOD
PREPARED FOR: ADAM NASH

REVISION BLOCK

#	DESCRIPTION	DATE
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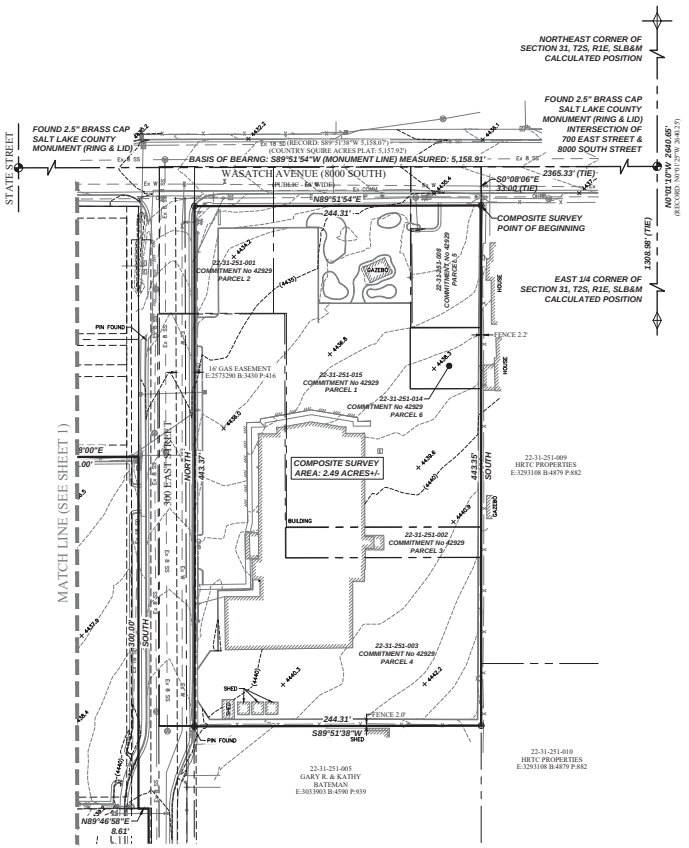
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Sheet: 2 OF 3	

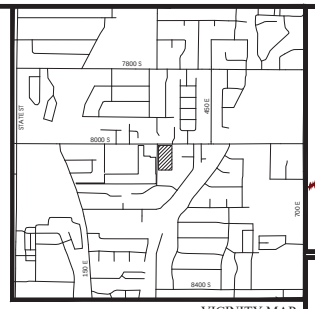
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





VICINITY MAP
N.T.S

COMPOSITE SURVEY DESCRIPTION

A portion of the NE1/4 of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian, located in Midvale City, Utah, Overall Parcel being comprised of six (6) parcels identified by Salt Lake County Tax ID Numbers 22-31-251-015, 22-31-251-001, 22-31-251-002, 22-31-251-003, 22-31-251-008 & 22-31-251-014, being more particularly described as follows:

Beginning at a point on the southerly right of way line of 8000 South Street, said point being the northeast corner of said overall parcel, located N00°01'10"W 1,308.98 feet along the section line to a Salt Lake County monument at the intersection of 8000 South Street & 700 East Street and along the monument line of 8000 South Street S89°51'54"W 2,365.33 feet and S00°08'06"E 33.00 feet from the East Quarter Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 443.35 feet along the east line to the southeast corner of said overall parcel; thence S89°51'38"W 244.31 feet along the southerly line of said overall parcel to the east right of way line of 300 East Street, said point being the southwest corner of said overall parcel; thence North 443.37 feet along said east right of way line to the southerly right of way line of said 8000 South Street said point being the northwest corner of said overall parcel; thence N89°51'54"E 244.31 feet along said southerly right of way line to the point of beginning.

Contains: 2.49 acres+/-

LEGEND

- BOUNDARY
- SECTION LINE
- MONUMENT LINE
- EASEMENT
- EXISTING PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. IRRIGATION
- EXIST. NATURAL GAS
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. FENCE
- EXIST. EDGE OF ASPHALT
- EXIST. IRRIGATION DITCH
- SECTION MONUMENT (NOT FOUND)
- SALT LAKE COUNTY MONUMENT (FOUND)
- STREET MONUMENT (FOUND)
- BOUNDARY CORNER
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. IRRIGATION BOX
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- EXIST. SPOT ELEVATION
- ENTRY No., BOOK & PAGE PER SALT LAKE COUNTY RECORDS
- SALT LAKE COUNTY PARCEL No.

+ XXXX.X
E:XXXX B:XXXX P:XXXX
XX-XX-XXX-XXX

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BOUNDARY & TOPOGRAPHICAL SURVEY

LOCATION: NW1/4 & NE1/4 OF SECTION 31, T2S, R1E, SLB&M
MIDVALE CITY, SALT LAKE COUNTY, UTAH

PROPERTY OF: MOUNTAIN VIEW CHRISTIAN ASSEMBLY OF GOD
PREPARED FOR: ADAM NASH

FOR REVIEW

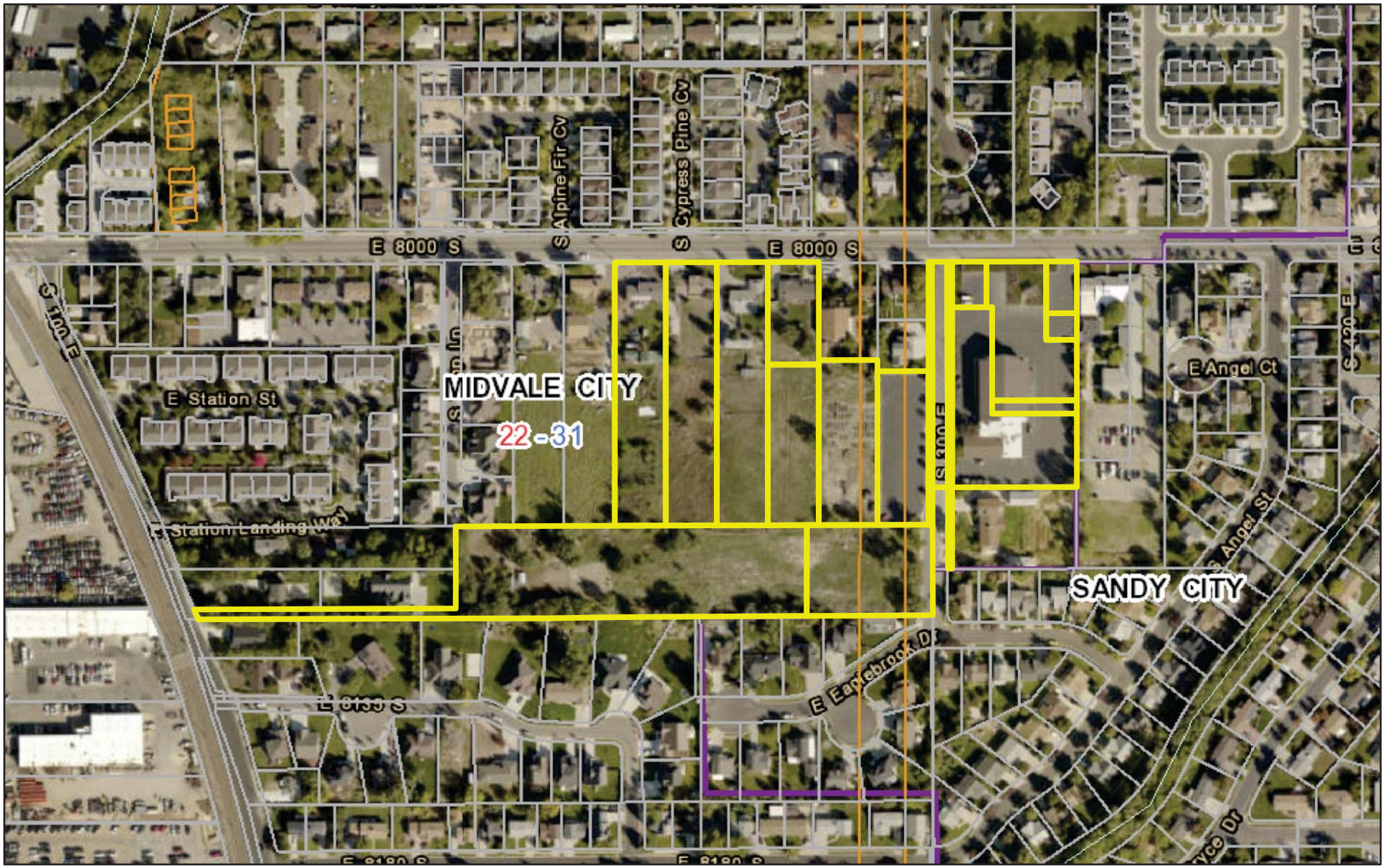
REVISION BLOCK

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Date: 12/12/2019	
Sheet: 3 OF 3	

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Land Development and Mountain View



December 7, 2019

1:4,258

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

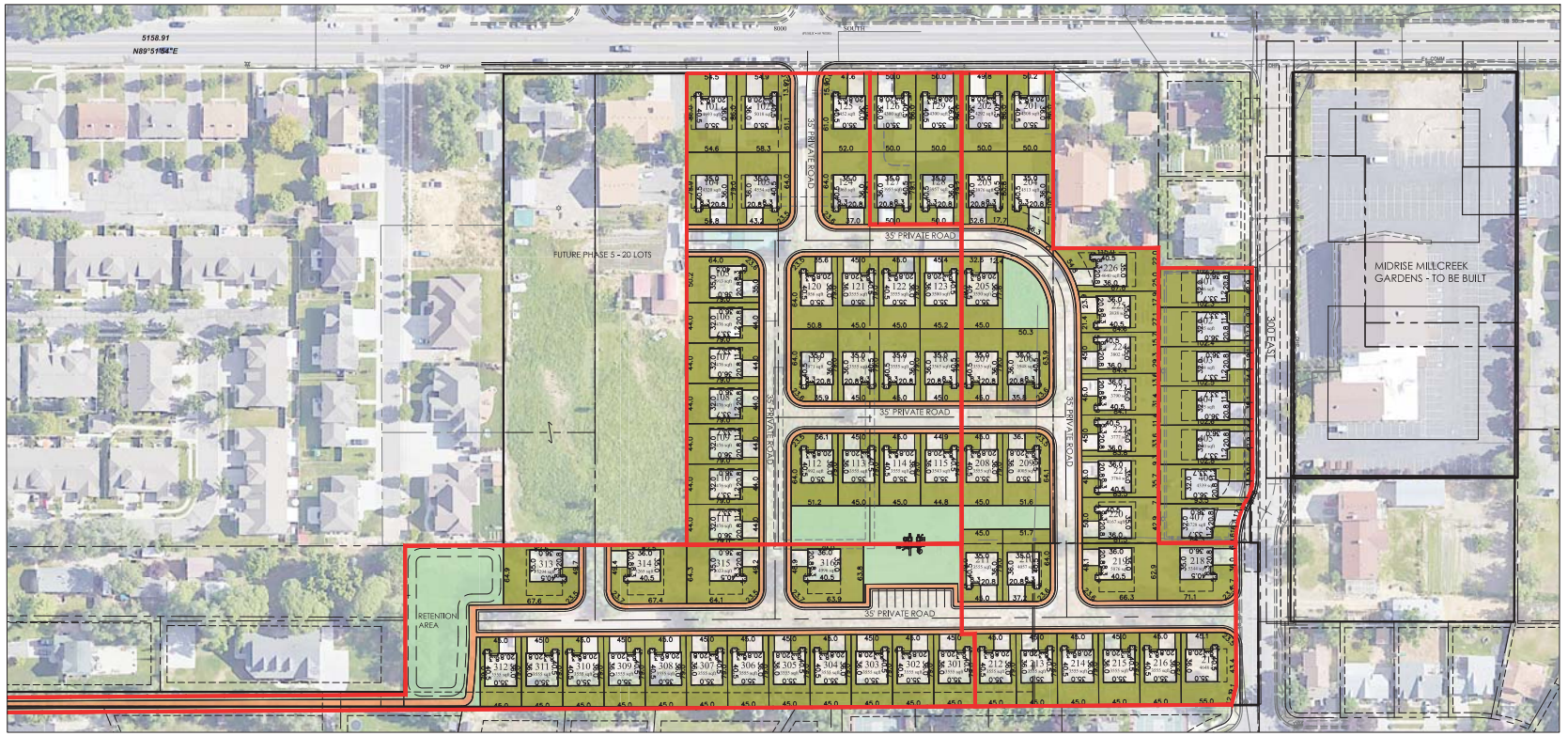
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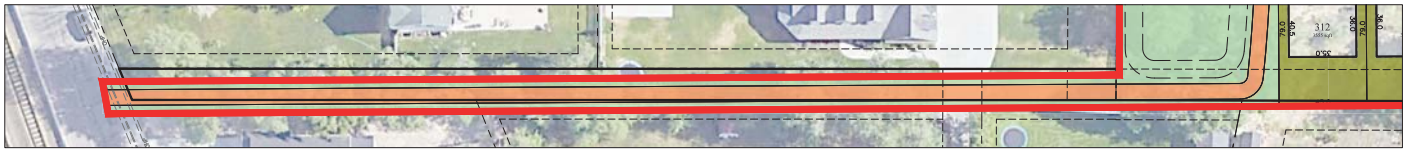
This map was created by the office of the Salt Lake County Assessor, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyrigyht 2013, Assessor GIS.
The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the acutal relation between, any of the layers depicted here.



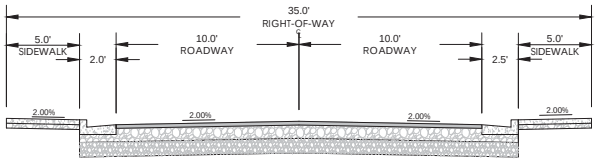
CONCEPT TABULATIONS

TOTAL ACREAGE	10.12 ACRES
SINGLE FAMILY LOTS	78
TOTAL DENSITY	7.71 UNITS/ACRE
GARAGE STALLS	156 (2 STALLS PER UNIT)
DRIVEWAY STALLS	156 (2 STALLS PER UNIT)
GUEST STALLS	10
TOTAL PARKING STALLS	322
PARKING RATIO	4.13 STALLS/UNIT
TOTAL OPEN SPACE	5.57 ACRES (57.0%)
COMMON OPEN SPACE	1.53 ACRES (15.1%)
PRIVATE OPEN SPACE	4.24 ACRES (41.9%)
PHASE 1 AREA	3.16 ACRES
PHASE 1 LOTS	25
PHASE 1A AREA	0.38 ACRES
PHASE 1A LOTS	4
PHASE 2 AREA	3.22 ACRES
PHASE 2 LOTS	26
PHASE 3 AREA	2.71 ACRES
PHASE 3 LOTS	16
PHASE 4 AREA	0.69 ACRES
PHASE 4 LOTS	7



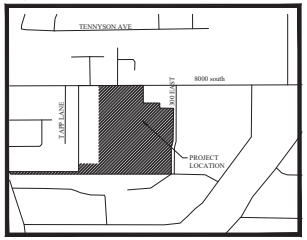


Note: Sidewalk on one side of ROW may be substituted for park strip.



35' PRIVATE ROAD
N.T.S.

VICINITY MAP
N.T.S.



MIDVALE MILLS concept plan S site plan

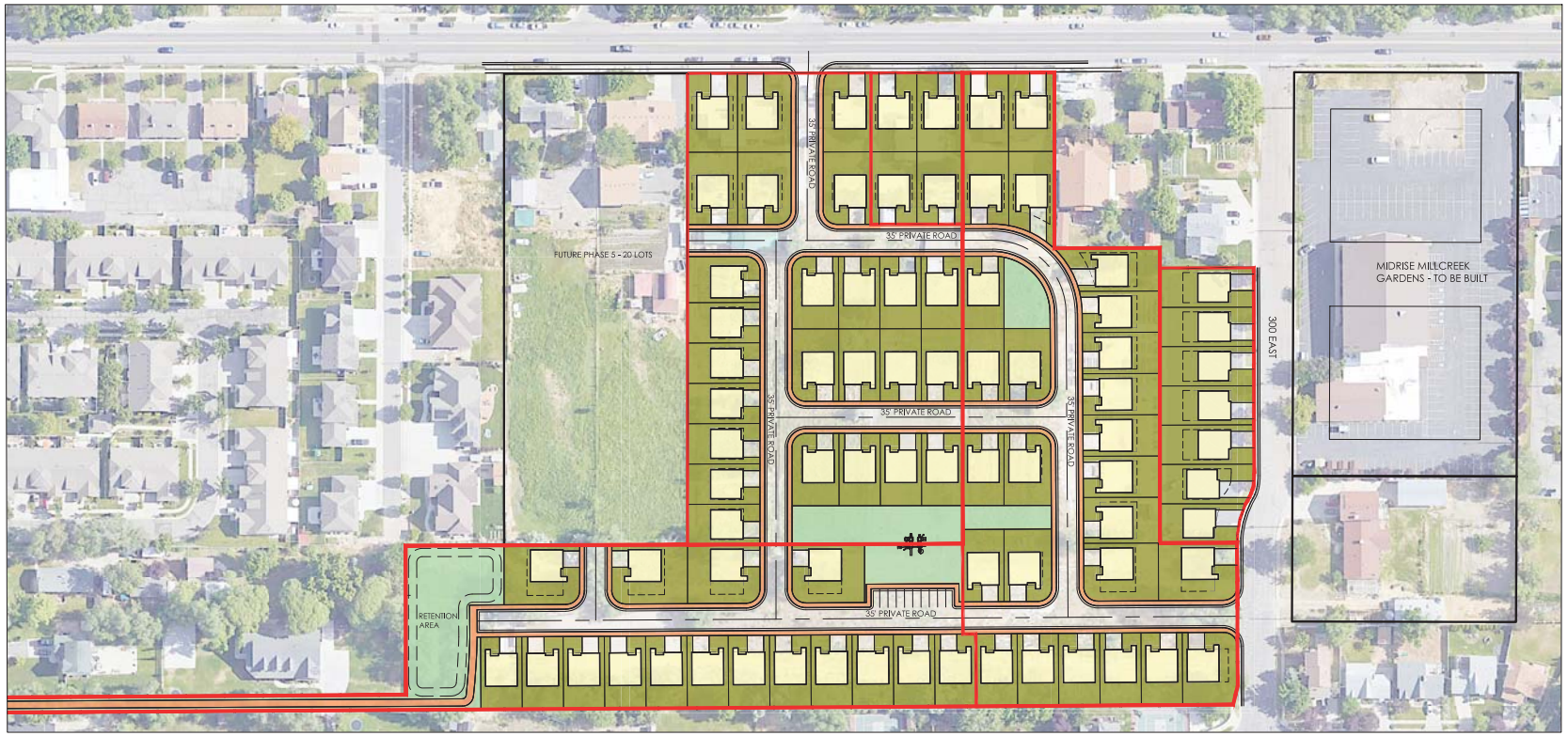
MIDVALE CITY, SALT LAKE COUNTY
4/1/2020
16-202

GROWTH AID - 801.580.1428

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

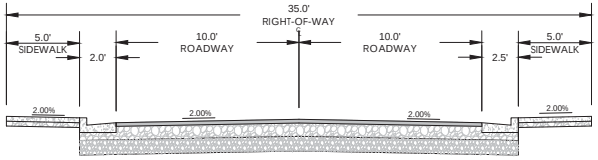
FOCUS ENGINEERING AND SURVEYING, LLC

2:_2016\16-202 Adam Nash-Lot14 County Square Acres\Design\16-202 dwg\concept\s16202Concept S.dwg

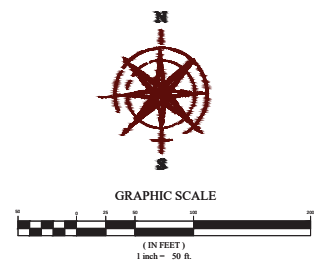




Note: Sidewalk on one side of ROW may be substituted for park strip.



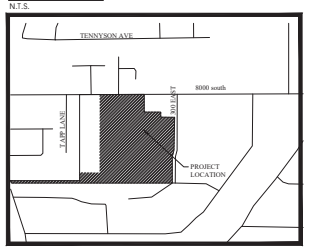
35' PRIVATE ROAD
N.T.S.



CONCEPT TABULATIONS

TOTAL ACREAGE	10.12 ACRES
SINGLE FAMILY LOTS	78
TOTAL DENSITY	7.71 UNITS/ACRE
GARAGE STALLS	156 (2 STALLS PER UNIT)
DRIVEWAY STALLS	156 (2 STALLS PER UNIT)
GUEST STALLS	10
TOTAL PARKING STALLS	322
PARKING RATIO	4.13 STALLS/UNIT
TOTAL OPEN SPACE	5.57 ACRES (57.0%)
COMMON OPEN SPACE	1.53 ACRES (15.1%)
PRIVATE OPEN SPACE	4.24 ACRES (41.9%)
PHASE 1 AREA	3.16 ACRES
PHASE 1 LOTS	25
PHASE 1A AREA	0.38 ACRES
PHASE 1A LOTS	4
PHASE 2 AREA	3.22 ACRES
PHASE 2 LOTS	26
PHASE 3 AREA	2.71 ACRES
PHASE 3 LOTS	16
PHASE 4 AREA	0.69 ACRES
PHASE 4 LOTS	7

VICINITY MAP
N.T.S.



MIDVALE MILLS concept plan S colored housing plan

MIDVALE CITY, SALT LAKE COUNTY
4/1/2020
16-202

GROWTH AID - 801.580.1428

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC

2:_2016\16-202 Adam Nash-Lot14 Country Squires Ave\drawings\16-202 Concept S.dwg

VIII. Conclusions

The proposed Midvale Mills residential development is located south of 8000 South west of 300 East in Midvale, Utah. The site is planning to include a 78 single family units and is projected to generate 59 AM and 77 PM peak hour trips with 736 daily trips. The site is planning to access 8000 South via a new connection that aligns with Cypress Pine Cove to the north and with an access to 300 East.

The following comments are made about the site:

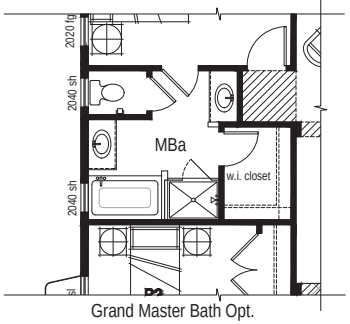
- The intersection of 8000 South / State Street operates with overall LOS C in the AM and PM peak periods. This is maintained with and without the site in 2020 and 2025. The side street has high delay due to the long bandwidth along the north/south corridor. The site traffic increases the volumes at the intersection by less than 1.3%.
- The intersection of 8000 South / 700 East operates with overall LOS B in the AM and PM peak periods. This is maintained with the site in 2020. In 2025 the LOS in intersection operates with LOS B in the AM and LOS C in the PM peak period. The side street has high delay due to the long bandwidth along the north/south corridor. The site traffic increases the volumes at the intersection by less than 1.0%.
- 8000 South / 300 East operates with a stop controlled northbound left at LOS B. This is maintained with and without the site in 2020 and 2025.
- The site access at 8000 South / Cypress Pine Cove operates with a stop controlled northbound left at LOS B in the AM and LOS C in the PM in 2020 and 2025.
- This segment of State Street has a Safety Index of 7 out of 10 with a crash rate 100% of the average and a severe crash rate 150% of the average.
- This segment of 700 East has a Safety Index of 8 out of 10 with a crash rate 100% of the average and a severe crash rate 370% of the average.

Based on the typical traffic volume thresholds for including recommending separate left or right turn lanes, these thresholds are NOT met and therefore no off-site recommendations made for this site.

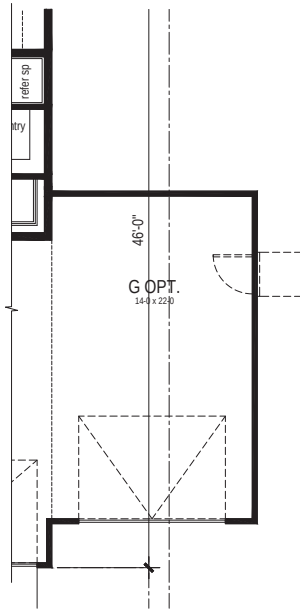
SQUARE FOOTAGE

PLAN DALI	S.F.
FIRST FLOOR	1448 SQ. FT.
TOTAL (LIVABLE)	1448 SQ. FT.
BASEMENT (NON - LIVABLE)	1448 SQ. FT.
GARAGE	440 SQ. FT.
OPT. 3-CAR GARAGE	+323 SQ. FT.
PORCH	68 SQ. FT

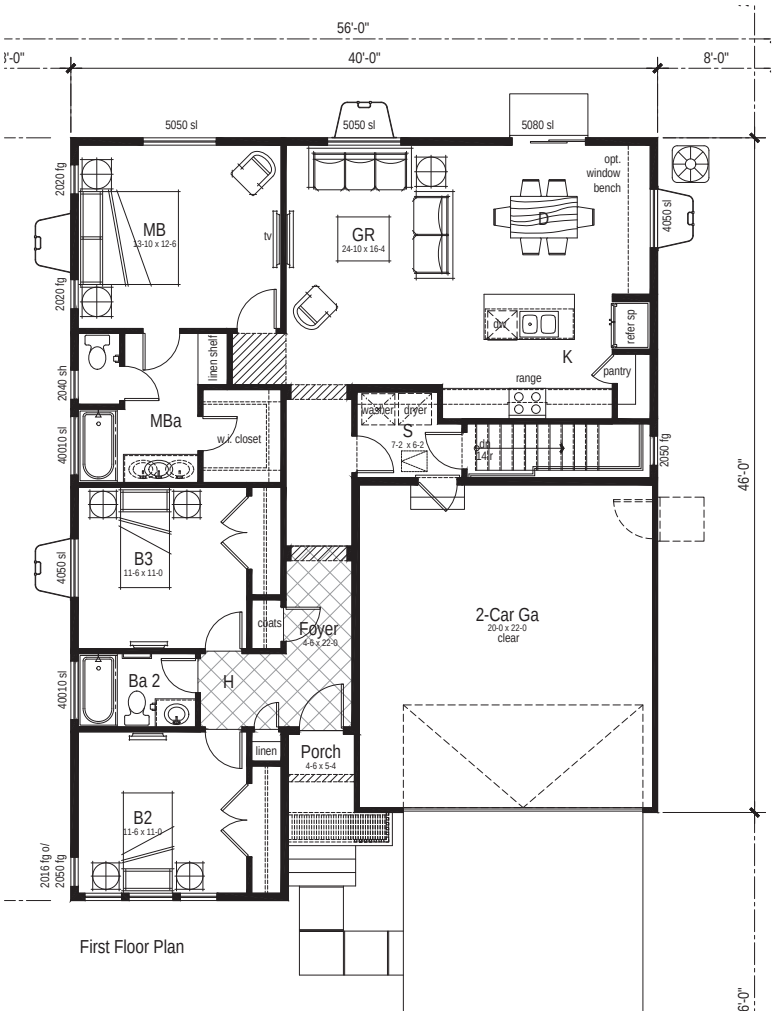
SQUARE FOOTAGES INDICATED ABOVE ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTATION.



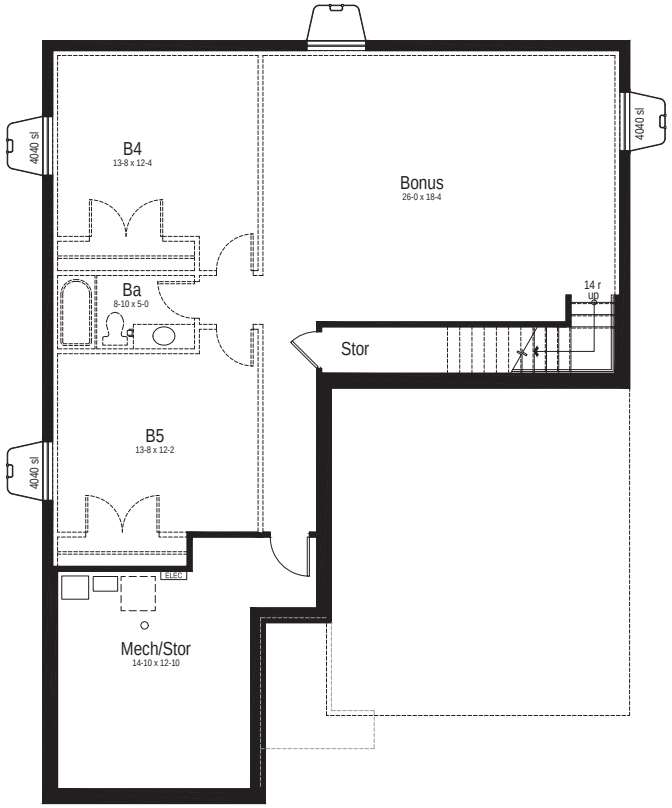
Grand Master Bath Opt.



3-Car Garage Opt.



First Floor Plan



Basement Plan

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Midvale Mills
MIDVALE, UTAH # 2020-0237

CONCEPTUAL DESIGN
March 26th, 2020

0 2 4 8

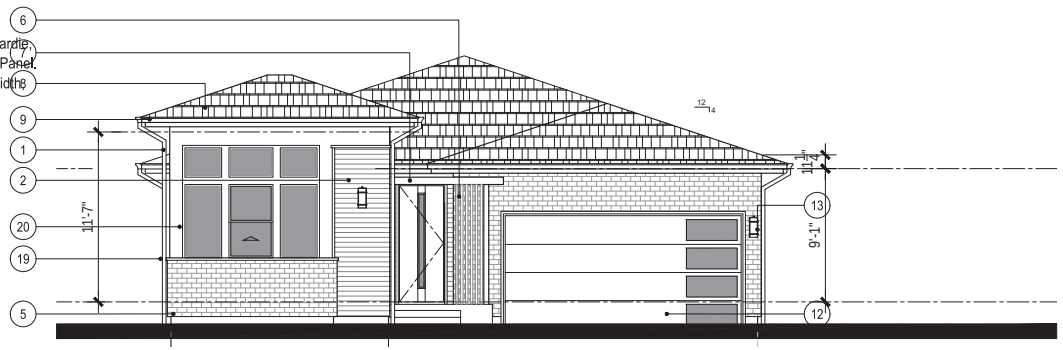
DALI - 1,490 SQFT FLOOR PLAN

A1.0

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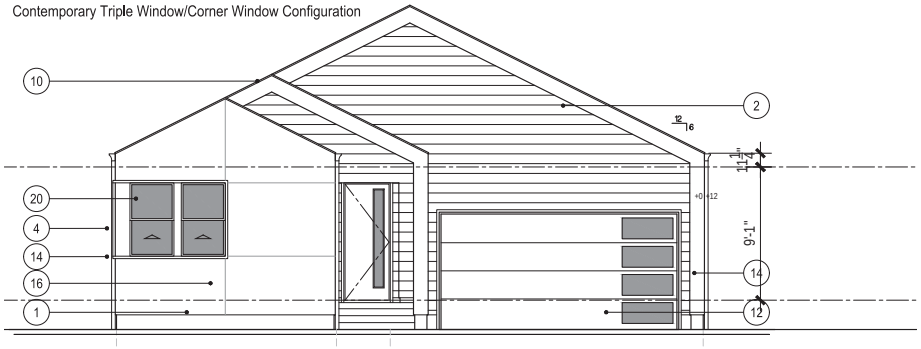
Building Materials List

1. Stucco - Sand Finish
2. Siding - Horizontal 8" Reveal V-Groove Fiber Cement; James Hardie Aspire Series Siding. Painted w/ Color Variation. Every 2nd/4th Panel.
3. Siding - Wood-Look Concrete Veneer by Coronado Stone. 6" Width. Vertical Application, Roughcut WoodStone Series
4. Fiber Cement - Smooth Hardie Panel at Window Reveal Inset
5. Thin Brick - $2\frac{1}{4}$"x$11\frac{5}{8}$" "Norman" Profile Thin Brick Veneer By Belden or Equal
6. Cedar Trellis Members
7. Powder Coated Steel Trellis Members
8. Composite Asphalt Shingles
9. Fascia: Stepped Soffitted Aluminum Fascia Wrap
10. Fascia: 12" Thick Framed Fascia/Barge w/ Stucco Over - 12" Deep Rake, Tight Eave
11. Fascia: 12" Thick, Deep Rake, Tight Eave, Fiber Cement Panel, Fascia Wrap
12. Garage Door: Sectional Steel Roll-Up Garage Door w/ Window Lites
13. Coach Light: Contemporary Light per Specs
14. Trim: Painted Fiber Cement Panel Trim
15. Trim: EPS Foam Trim w/ Stucco Over
16. Reveal: 1" Metal Reglet Reveal
17. 4x4 Wood Post with Composite Trim Column Wrap
18. 2x6 Wood Fascia/Barge Board w/Aluminum Soffit Wrap
19. Brick Cap: "Norman" Profile Thin Brick Veneer
20. Contemporary Triple Window/Corner Window Configuration



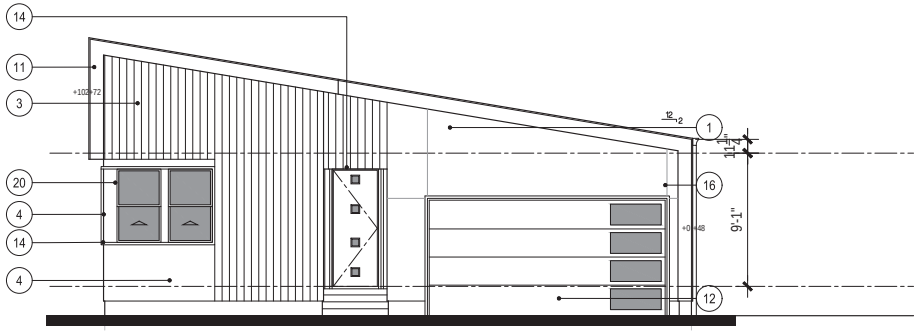
STYLE A - EASTERN CONTEMPORARY

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	184 SQ. FT.	85%
STUCCO	32 SQ. FT.	15%
TOTAL	216 SQ. FT.	100%



STYLE B - CONTEMPORARY GABLE

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	230 SQ. FT.	60%
STUCCO	152 SQ. FT.	40%
TOTAL	382 SQ. FT.	100%



STYLE C - CONTEMPORARY SHED

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	216 SQ. FT.	65%
STUCCO	117 SQ. FT.	35%
TOTAL	333 SQ. FT.	100%

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Midvale Mills
MIDVALE, UTAH # 2020-0237

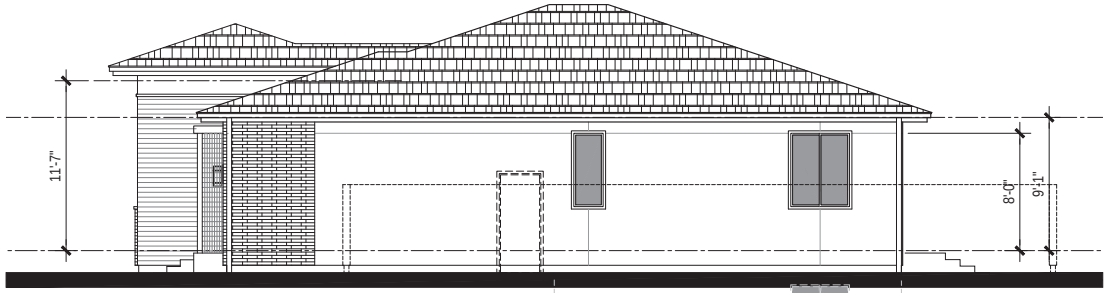
CONCEPTUAL DESIGN
March 26th, 2020

0 2 4 8

DALI - FRONT ELEVATIONS

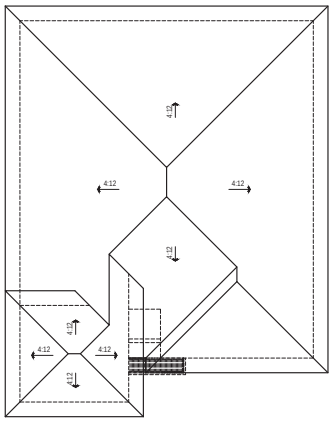
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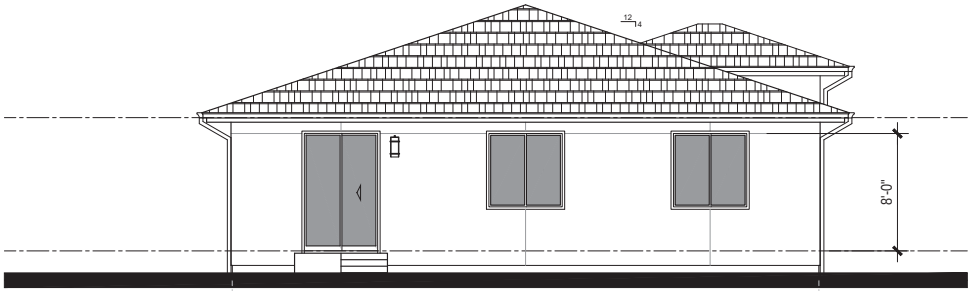


Right

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	127 SQ. FT.	43%
STUCCO	169 SQ. FT.	57%
TOTAL	296 SQ. FT.	100%

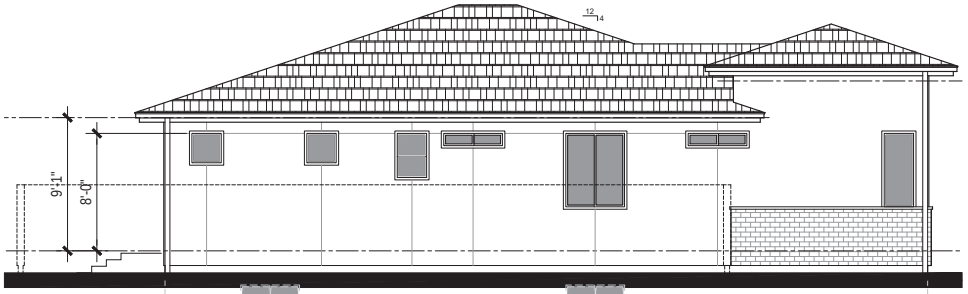


Roof Plan
Scale: 1/8"=1'-0"



Rear

STUCCO	100%



Left

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	55 SQ. FT.	20%
STUCCO	226 SQ. FT.	80%
TOTAL	281 SQ. FT.	100%

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Midvale Mills
MIDVALE, UTAH # 2020-0237

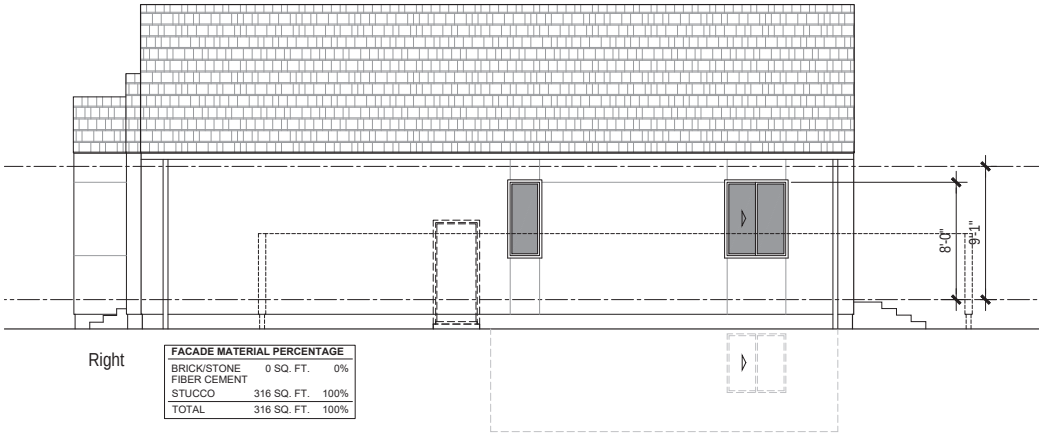
CONCEPTUAL DESIGN
March 26th, 2020

0 2 4 8

DALI - STYLE 1 - ELEVATIONS AND ROOF

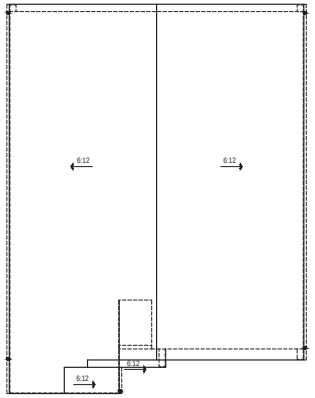
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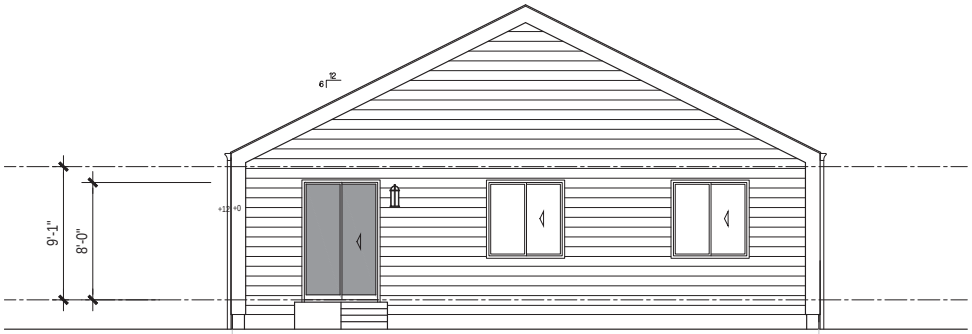


Right

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	0 SQ. FT.	0%
STUCCO	316 SQ. FT.	100%
TOTAL	316 SQ. FT.	100%

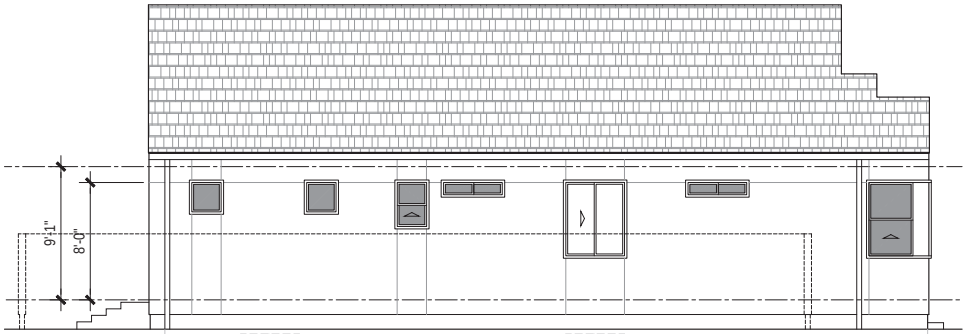


Roof Plan
Scale: 1/8"=1'-0"



Rear

FIBER CEMENT SIDING		100%



Left

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	0 SQ. FT.	0%
STUCCO	246 SQ. FT.	100%
TOTAL	246 SQ. FT.	100%

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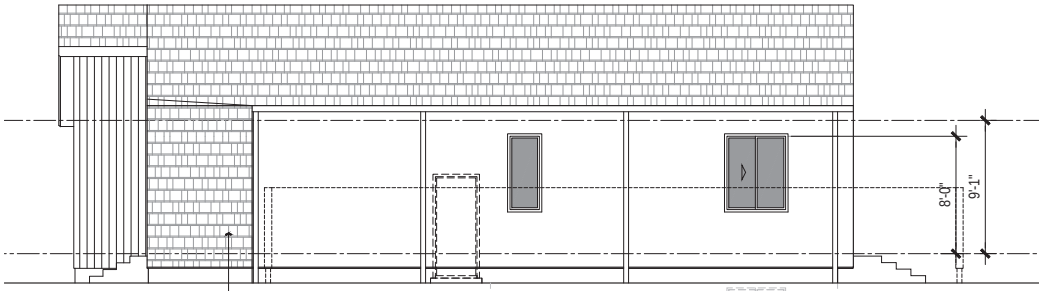
CONCEPTUAL DESIGN
March 26th, 2020

0 2 4 8

DALI - STYLE 2 - ELEVATIONS AND ROOF

A1.3

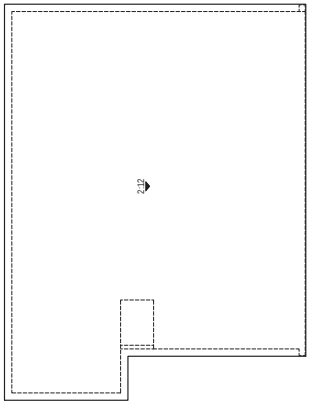
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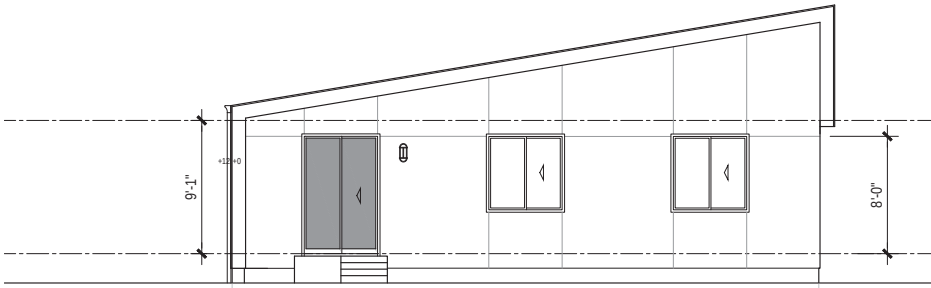
Right

Triple Laminated Asphalt Shingles
Wrap Down Face of Wall

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	71 SQ. FT.	27%
STUCCO	192 SQ. FT.	73%
TOTAL	263 SQ. FT.	100%

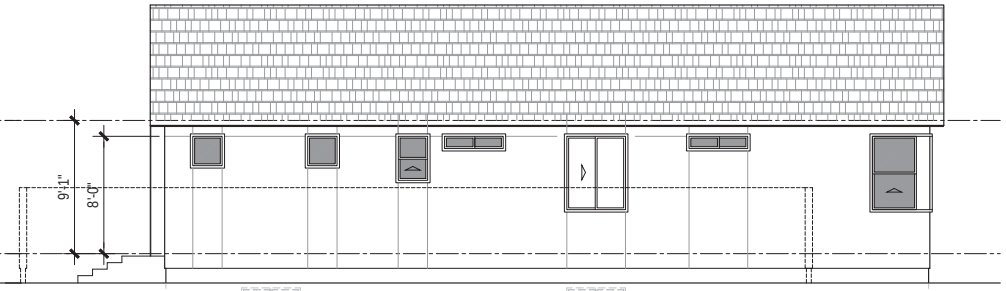


Roof Plan



Rear

STUCCO	100%



Left

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	0 SQ. FT.	0%
STUCCO	195 SQ. FT.	100%
TOTAL	195 SQ. FT.	100%

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Midvale Mills
MIDVALE, UTAH # 2020-0237

CONCEPTUAL DESIGN
March 26th, 2020

0 2 4 8

DALI - STYLE 3 - ELEVATIONS AND ROOF

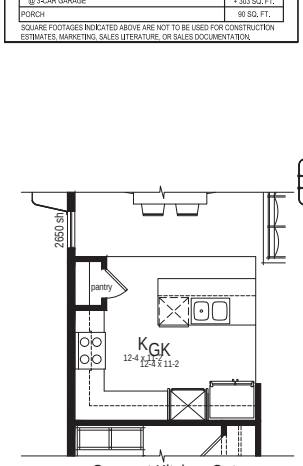
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SQUARE FOOTAGE

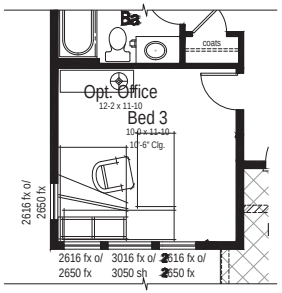
PLAN BELLOWS	S.F.
FIRST FLOOR	1604 SQ. FT.
TOTAL (LIVABLE)	1604 SQ. FT.
BASEMENT (NON - LIVABLE)	1604 SQ. FT.
GARAGE	456 SQ. FT.
@ 3-CAR GARAGE	+ 303 SQ. FT.
PORCH	90 SQ. FT.

SQUARE FOOTAGES INDICATED ABOVE ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTATION.

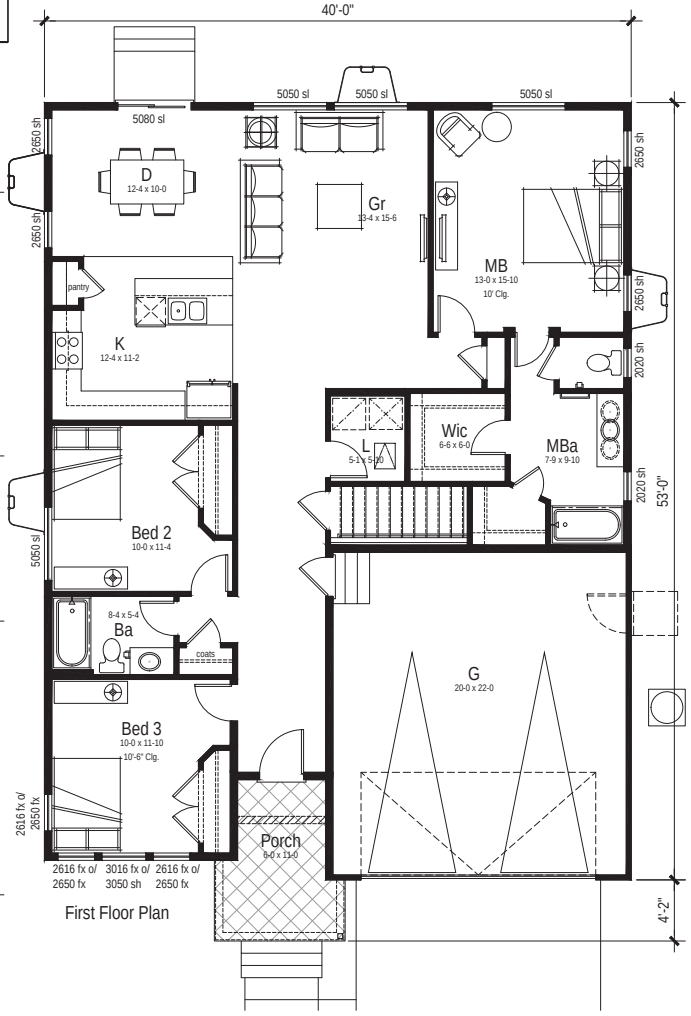
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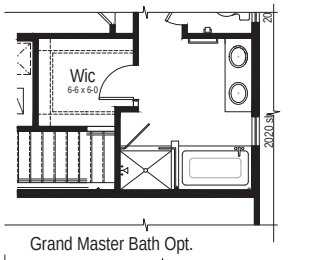
Gourmet Kitchen Opt.



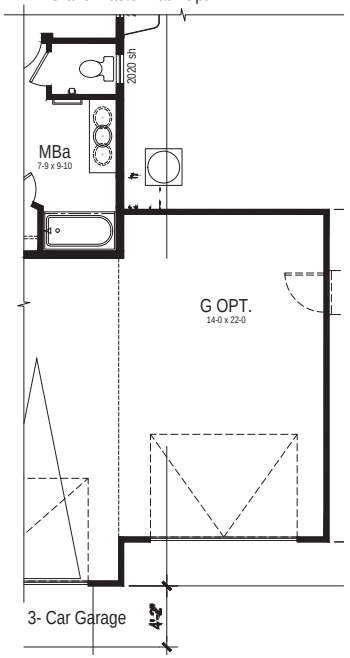
Office Opt.



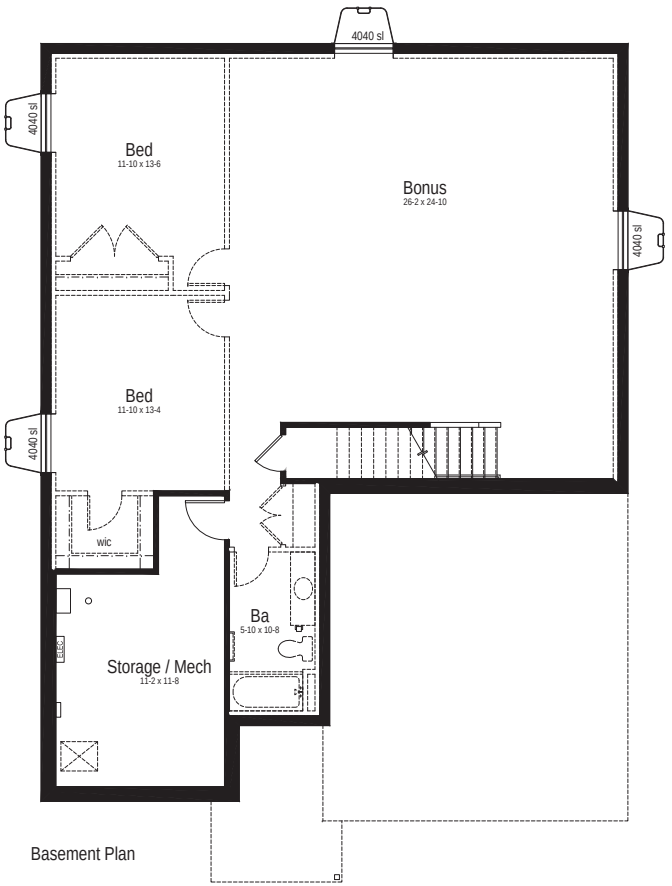
First Floor Plan



Grand Master Bath Opt.



3- Car Garage



Basement Plan

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Midvale Mills
MIDVALE, UTAH # 2020-0237

CONCEPTUAL DESIGN
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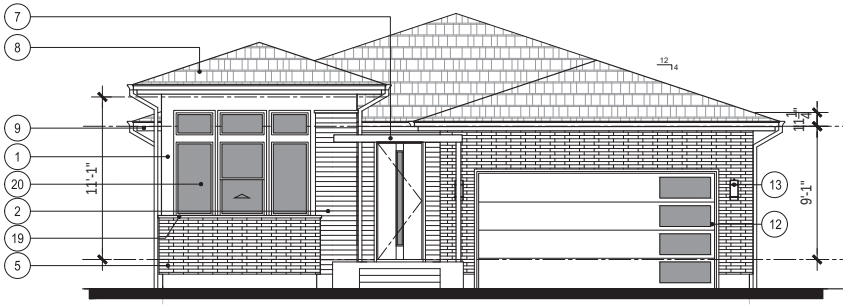
BELLOWS - 1,604 SQFT - FLOOR PLAN

A2.0

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REVISION 3:
REVISION 4:

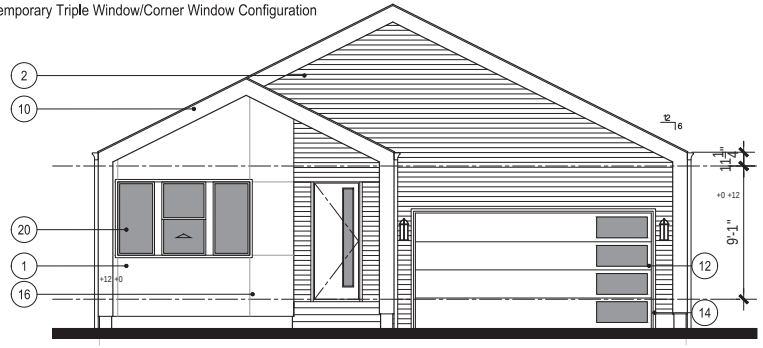
Building Materials List

1. Stucco - Sand Finish
2. Siding - Horizontal 8" Reveal V-Groove Fiber Cement; James Hardie, Aspire Series Siding. Painted w/ Color Variation. Every 2nd/4th Panel.
3. Siding - Wood-Look Concrete Veneer by Coronado Stone. 6" Width, Vertical Application, Roughcut WoodStone Series
4. Fiber Cement - Smooth Hardie Panel at Window Reveal Inset
5. Thin Brick - $2\frac{1}{4}$"x$11\frac{5}{8}$" "Norman" Profile Thin Brick Veneer By Belden or Equal
6. Cedar Trellis Members
7. Powder Coated Steel Trellis Members
8. Composite Asphalt Shingles
9. Fascia: Stepped Soffitted Aluminum Fascia Wrap
10. Fascia: 12" Thick Framed Fascia/Barge w/ Stucco Over - 12" Deep Rake, Tight Eave
11. Fascia: 12" Thick, Deep Rake, Tight Eave, Fiber Cement Panel, Fascia Wrap
12. Garage Door: Sectional Steel Roll-Up Garage Door w/ Window Lites
13. Coach Light: Contemporary Light per Specs
14. Trim: Painted Fiber Cement Panel Trim
15. Trim: EPS Foam Trim w/ Stucco Over
16. Reveal: 1" Metal Reglet Reveal
17. 4x4 Wood Post with Composite Trim Column Wrap
18. 2x6 Wood Fascia/Barge Board w/Aluminum Soffit Wrap
19. Brick Cap: "Norman" Profile Thin Brick Veneer
20. Contemporary Triple Window/Corner Window Configuration



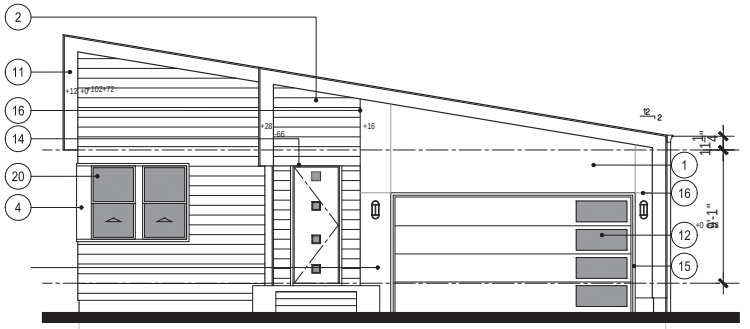
STYLE A - EASTERN CONTEMPORARY

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	251 SQ. FT.	92%
STUCCO	23 SQ. FT.	8%
TOTAL	274 SQ. FT.	100%



STYLE B - CONTEMPORARY GABLE

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	242 SQ. FT.	60%
STUCCO	163 SQ. FT.	40%
TOTAL	405 SQ. FT.	100%



STYLE C - CONTEMPORARY SHED

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	213 SQ. FT..	65%
STUCCO	117 SQ. FT.	35%
TOTAL	330 SQ. FT.	100%

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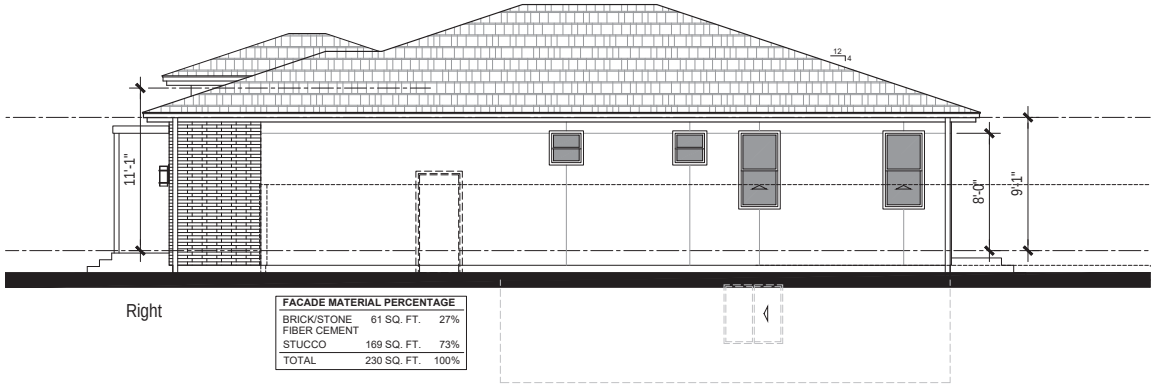
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BELLOWS - FRONT ELEVATIONS

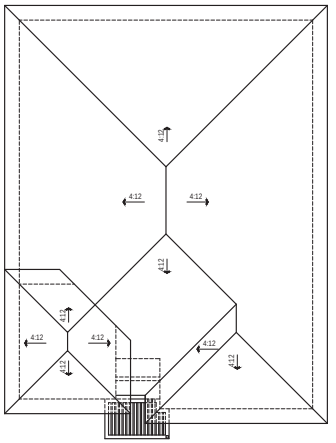
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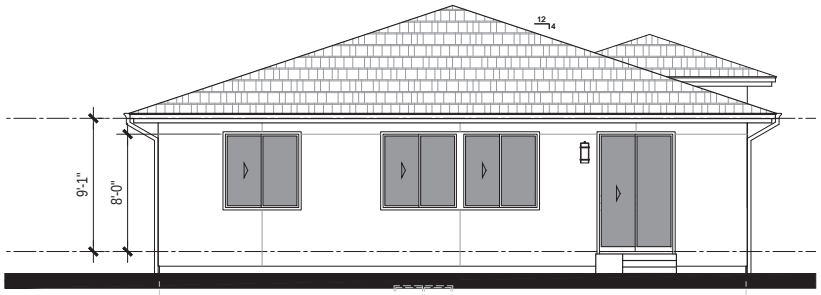
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Right

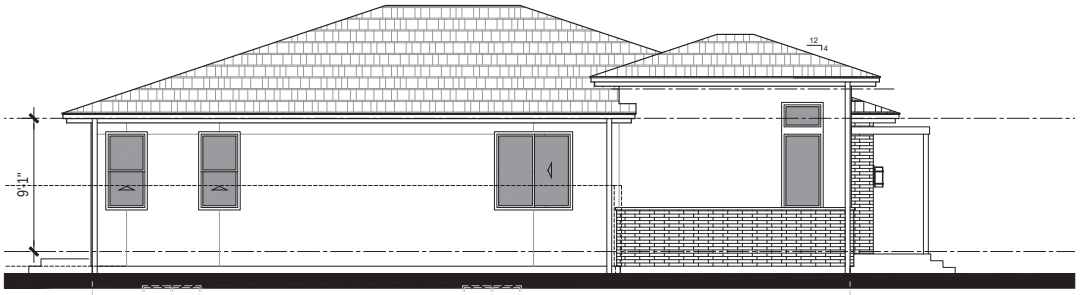
FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	61 SQ. FT.	27%
STUCCO	169 SQ. FT.	73%
TOTAL	230 SQ. FT.	100%





Rear

STUCCO	100%



Left

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	76 SQ. FT.	25%
STUCCO	223 SQ. FT.	75%
TOTAL	299 SQ. FT.	100%

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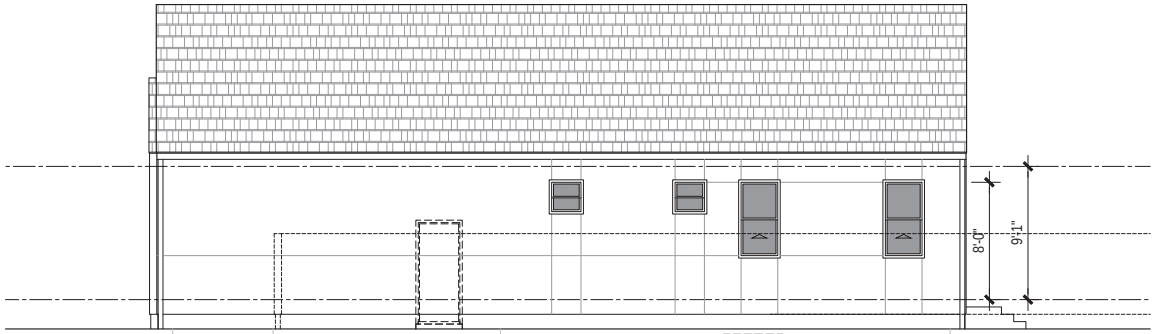
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BELLOWS - STYLE 1 - ELEVATIONS AND ROOF

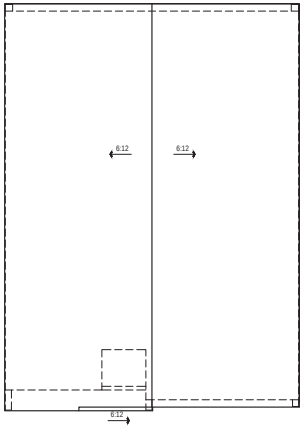
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Right

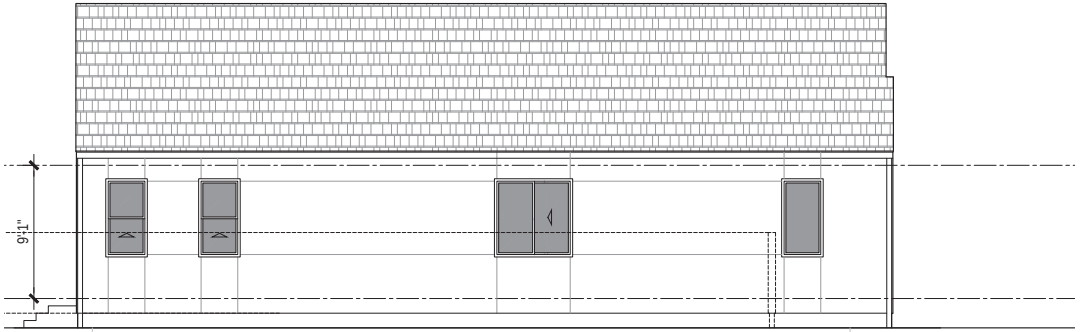
FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	0 SQ. FT.	0%
STUCCO	297 SQ. FT.	100%
TOTAL	297 SQ. FT.	100%





Rear

FIBER CEMENT SIDING	100%



Left

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	0 SQ. FT.	0%
STUCCO	270 SQ. FT.	100%
TOTAL	270 SQ. FT.	100%

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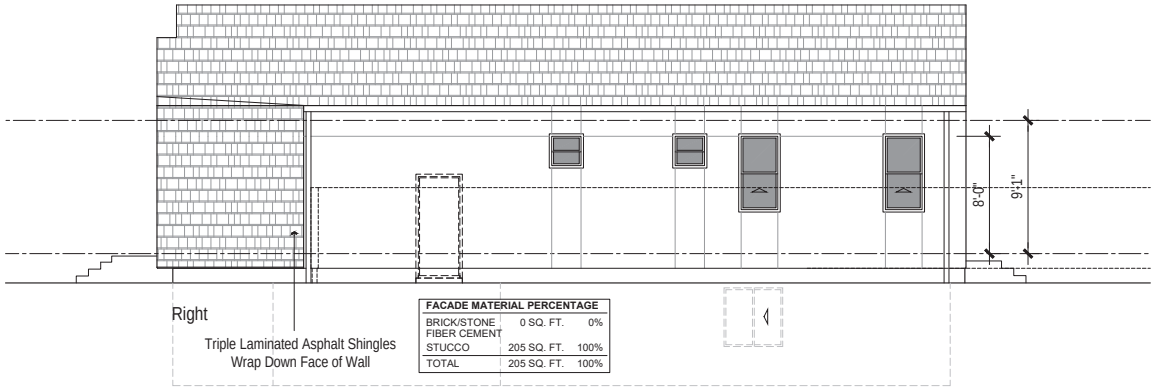
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BELLOWS - STYLE 2 - ELEVATIONS AND ROOF

A2.3

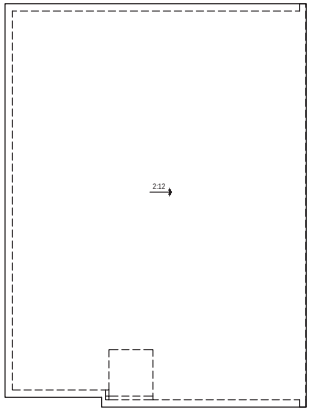
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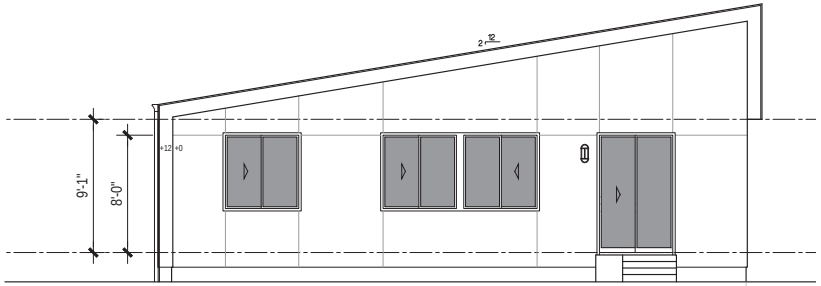


Right

Triple Laminated Asphalt Shingles
Wrap Down Face of Wall

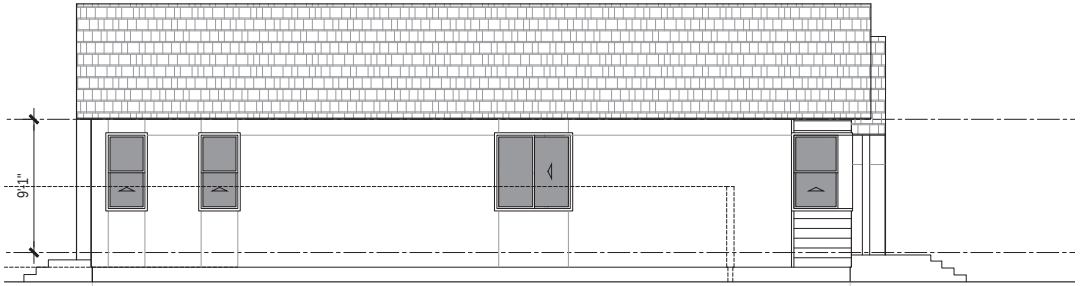
FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	0 SQ. FT.	0%
STUCCO	205 SQ. FT.	100%
TOTAL	205 SQ. FT.	100%





Rear

STUCCO	100%



Left

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	20 SQ. FT.	9%
STUCCO	199 SQ. FT.	91%
TOTAL	219 SQ. FT.	100%

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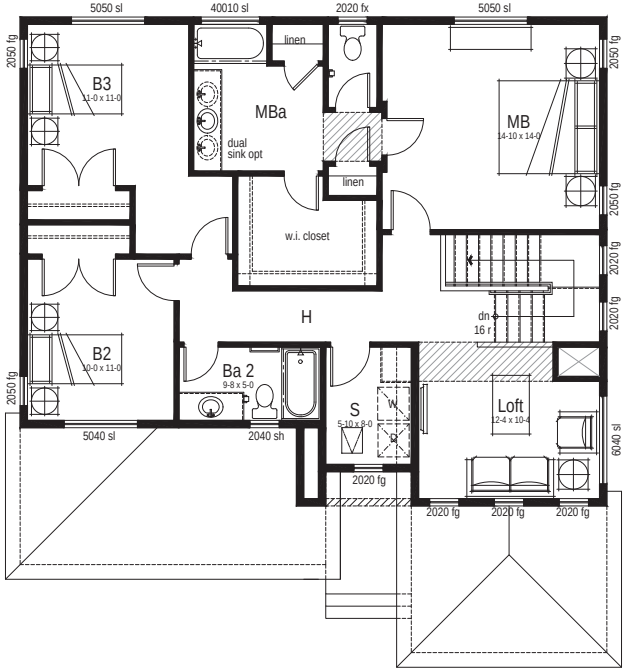
BELLOWS - STYLE 3 - ELEVATIONS AND ROOF

A2.4

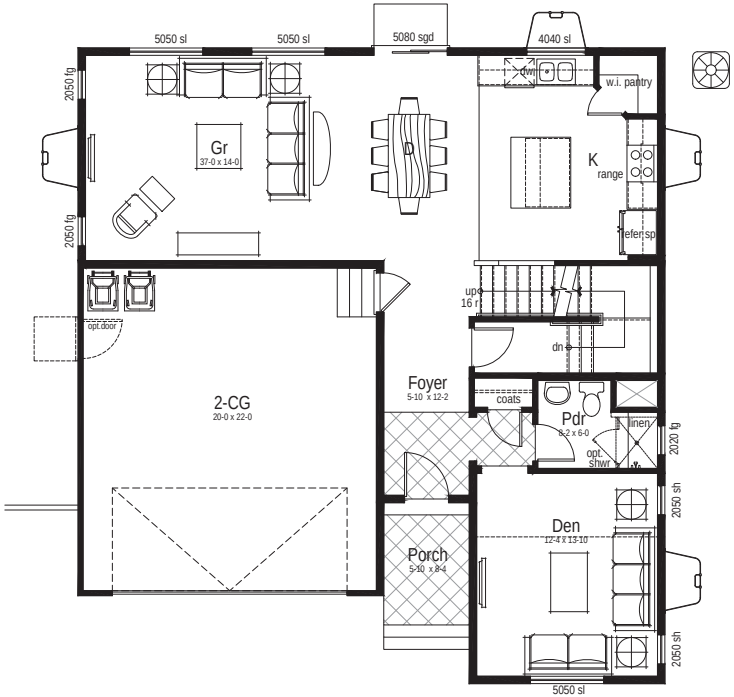
SQUARE FOOTAGE

PLAN SARGENT	S.F.
FIRST FLOOR	1078 SQ. FT.
SECOND FLOOR	1139 SQ. FT.
TOTAL (LIVABLE)	2218 SQ. FT.
BASEMENT (NON - LIVABLE)	1061 SQ. FT.
GARAGE	457 SQ. FT.
@ 3-CAR GARAGE	+315 SQ. FT
PORCH	50 SQ. FT.

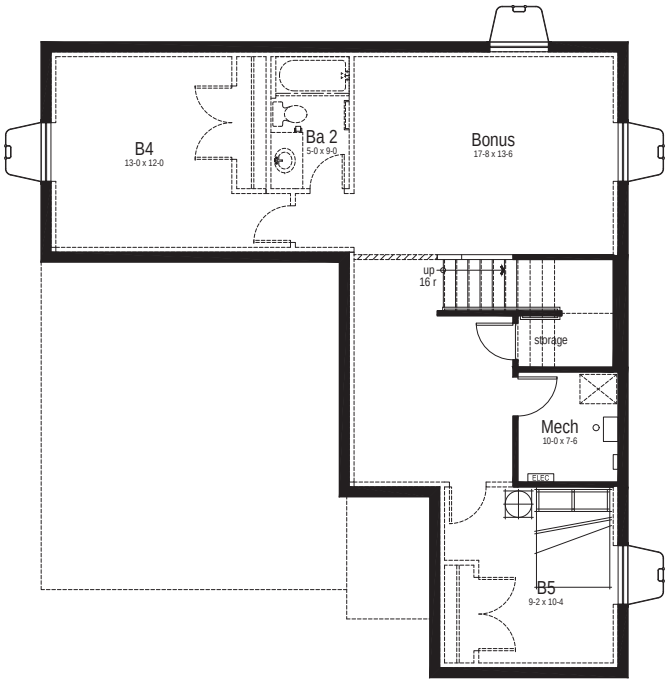
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Second Floor Plan



First Floor Plan



Basement Plan

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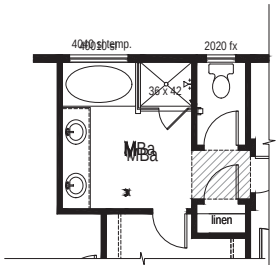
SARGENT - 2,218 SQFT - FLOOR PLAN

A3.0

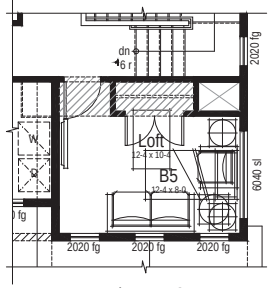
SQUARE FOOTAGE

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TOTAL (LIVABLE)	2218 SQ. FT.
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@ 3-CAR GARAGE	+315 SQ. FT
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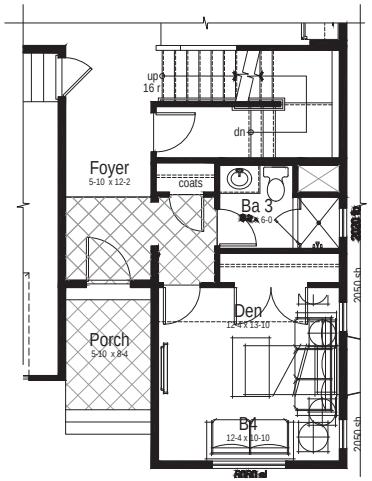
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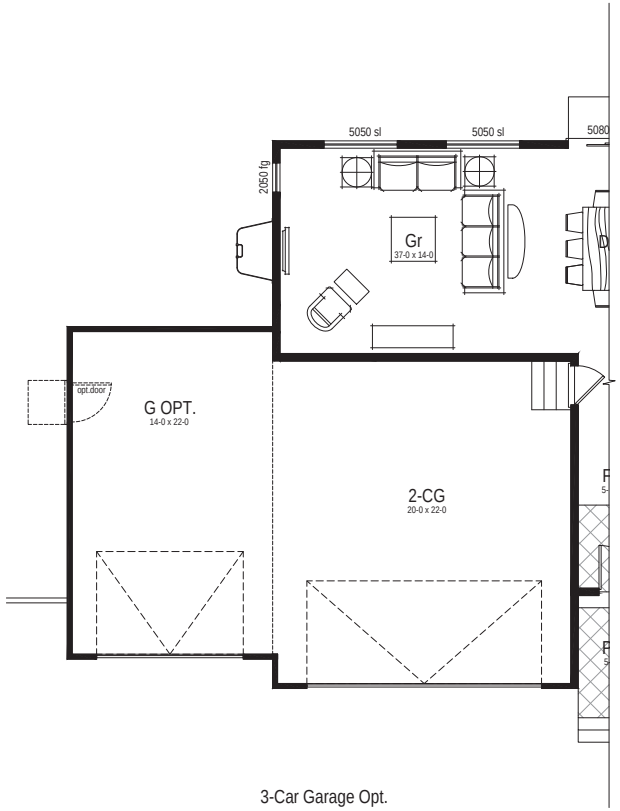
Grand Master Bath Opt.



Bedroom 5 Opt.



Bedroom 4 Opt.



3-Car Garage Opt.

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SARGENT - 2,218 SQFT - FLOOR PLAN OPTIONS

A3.01

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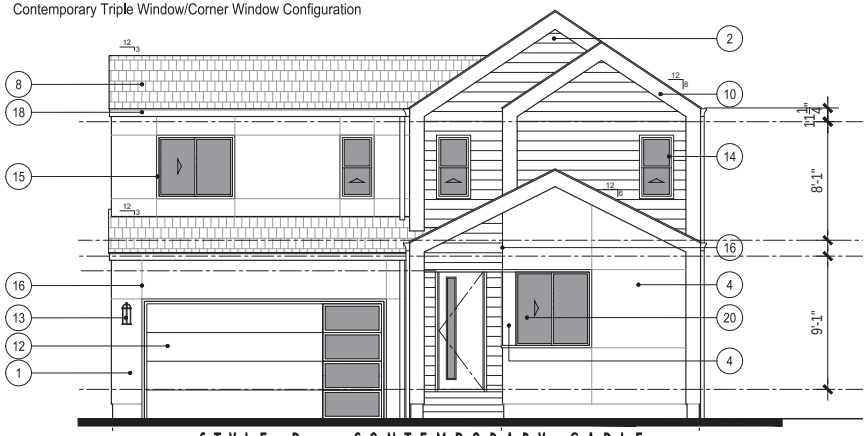
Building Materials List

1. Stucco - Sand Finish
2. Siding - Horizontal 8" Reveal V-Groove Fiber Cement; James Hardie, Aspire Series Siding. Painted w/ Color Variation. Every 2nd/4th Panel.
3. Siding - Wood-Look Concrete Veneer by Coronado Stone. 6" Width, Vertical Application, Roughcut WoodStone Series
4. Fiber Cement - Smooth Hardie Panel at Window Reveal Inset
5. Thin Brick - $2\frac{1}{4}$"x$11\frac{5}{8}$" "Norman" Profile Thin Brick Veneer By Belden or Equal
6. Cedar Trellis Members
7. Powder Coated Steel Trellis Members
8. Composite Asphalt Shingles
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15. Trim: EPS Foam Trim w/ Stucco Over
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17. 4x4 Wood Post with Composite Trim Column Wrap
18. 2x6 Wood Fascia/Barge Board w/Aluminum Soffit Wrap
19. Brick Cap: "Norman" Profile Thin Brick Veneer
20. Contemporary Triple Window/Corner Window Configuration



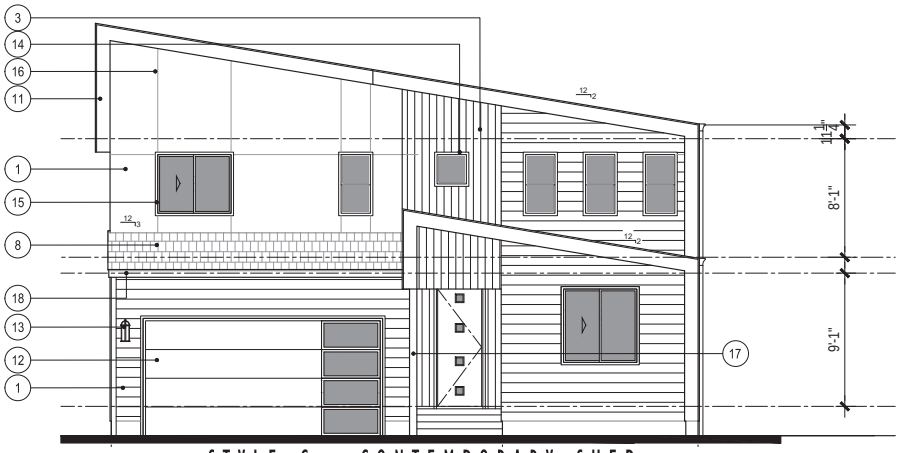
STYLE A - EASTERN CONTEMPORARY

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	246 SQ. FT.	62%
STUCCO	149 SQ. FT.	38%
TOTAL	395 SQ. FT.	100%



STYLE B - CONTEMPORARY GABLE

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	280 SQ. FT.	60%
STUCCO	185 SQ. FT.	40%
TOTAL	465 SQ. FT.	100%



STYLE C - CONTEMPORARY SHED

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	387 SQ. FT.	70%
STUCCO	166 SQ. FT.	30%
TOTAL	553 SQ. FT.	100%

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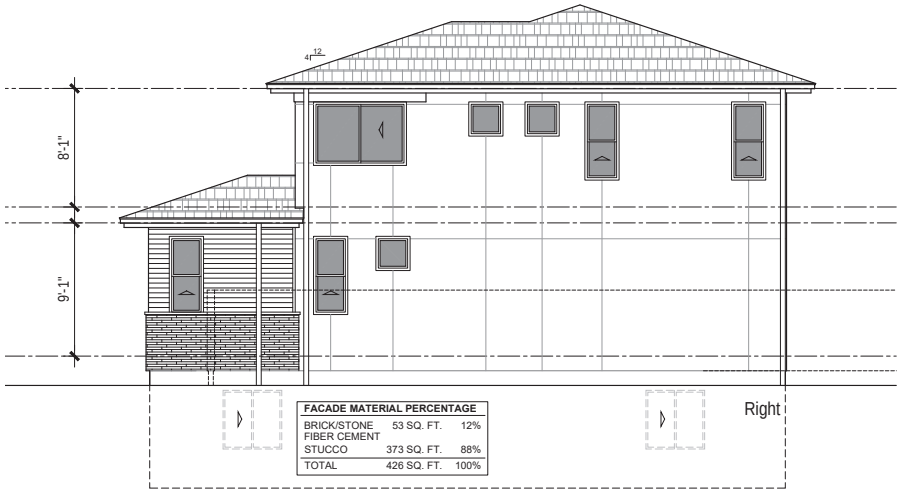
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SARGENT - FRONT ELEVATIONS

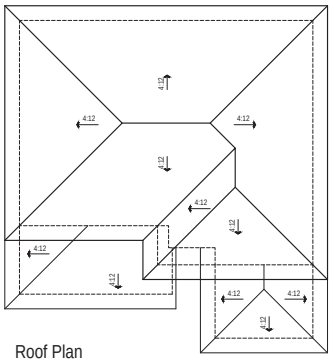
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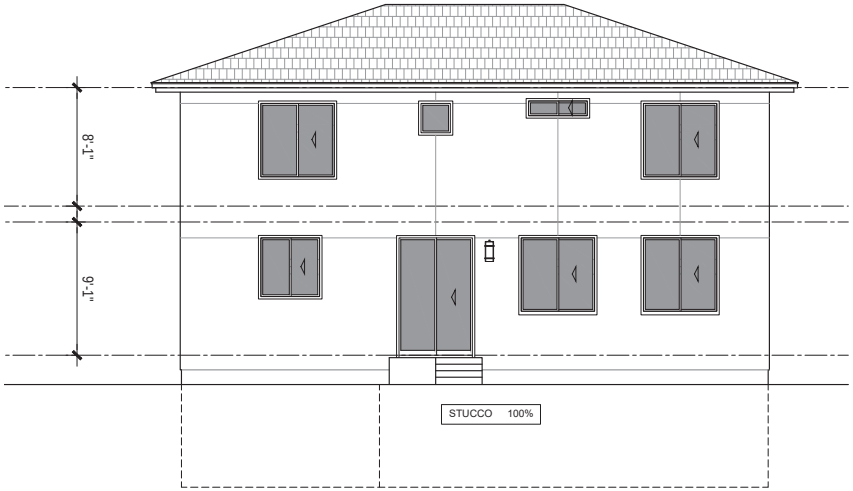


FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	53 SQ. FT.	12%
STUCCO	373 SQ. FT.	88%
TOTAL	426 SQ. FT.	100%

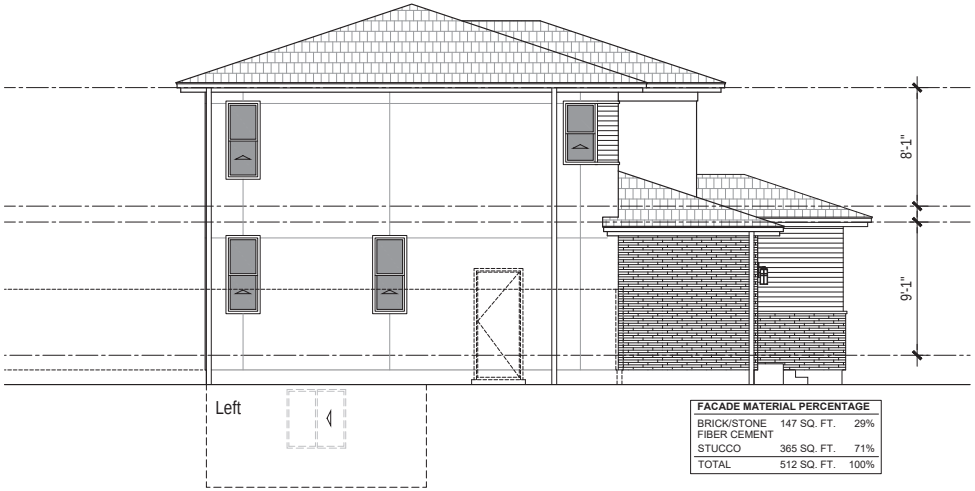
Right



Roof Plan
Scale: 1/8"=1'-0"
Typ Roof Slope 4:12



STUCCO 100%



Left

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	147 SQ. FT.	29%
STUCCO	365 SQ. FT.	71%
TOTAL	512 SQ. FT.	100%

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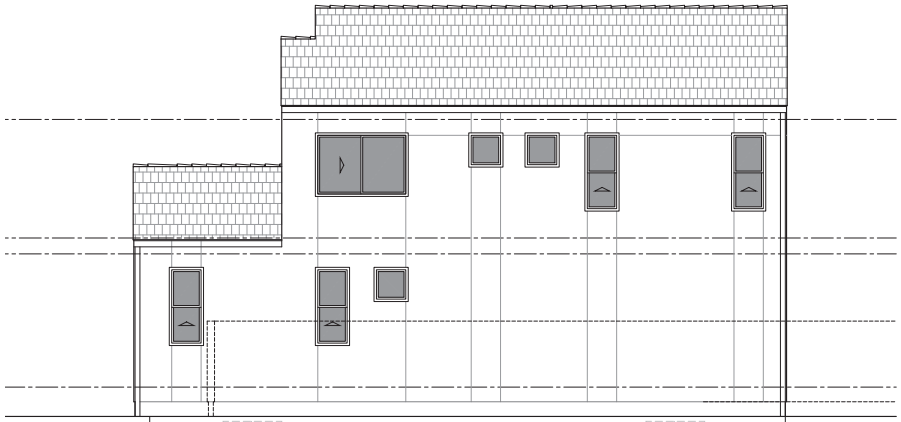
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SARGENT - STYLE 1 - ELEVATIONS AND ROOF

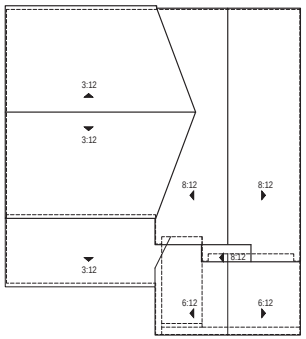
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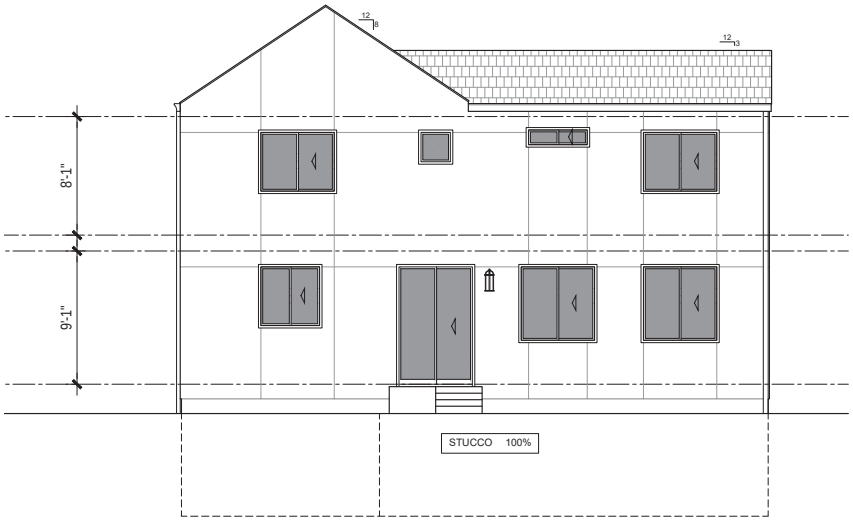
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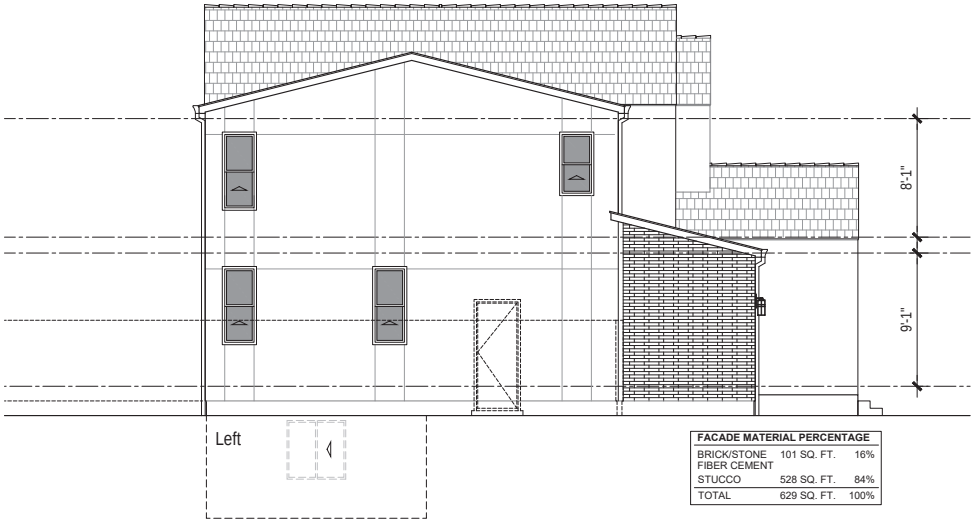


FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	0 SQ. FT.	0%
STUCCO	478 SQ. FT.	100%
TOTAL	478 SQ. FT.	100%

Right







FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	101 SQ. FT.	16%
STUCCO	528 SQ. FT.	84%
TOTAL	629 SQ. FT.	100%

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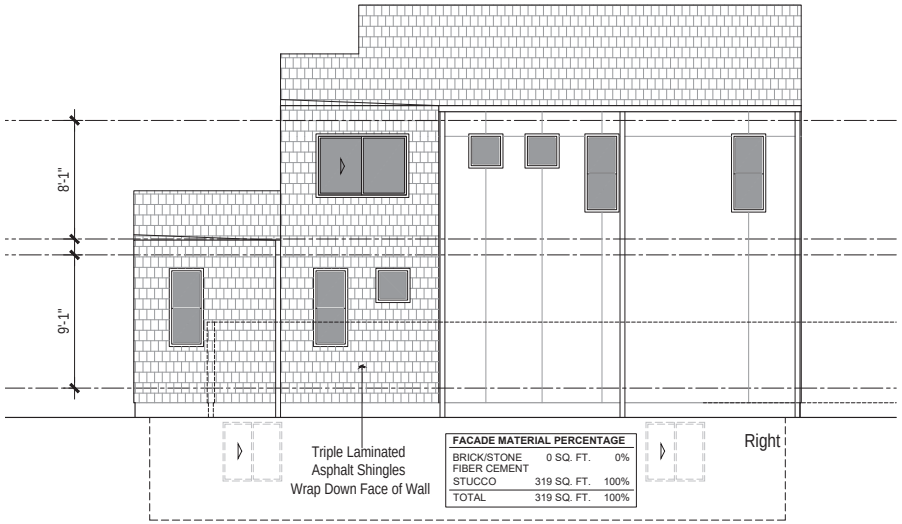
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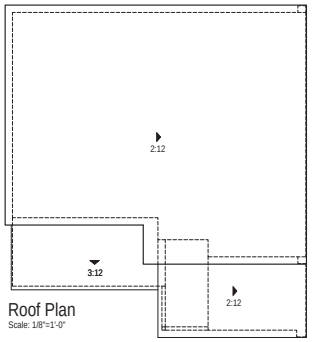
SARGENT - STYLE 2 - ELEVATIONS AND ROOF

A3.3

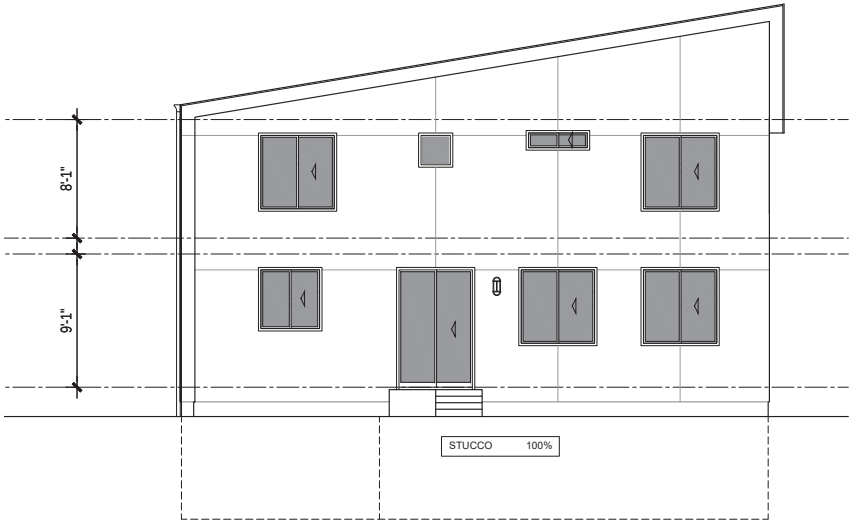
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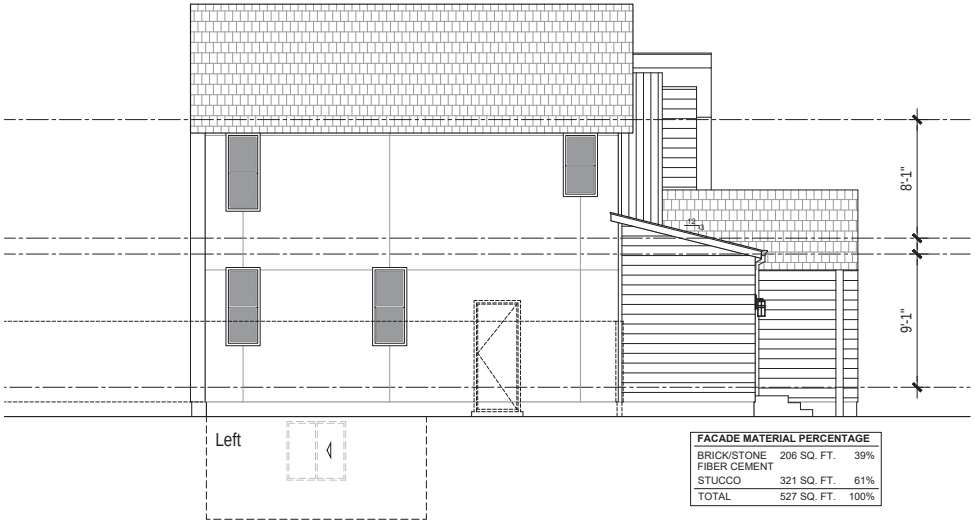


FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	0 SQ. FT.	0%
STUCCO	319 SQ. FT.	100%
TOTAL	319 SQ. FT.	100%



Roof Plan
Scale: 1/8"=1'-0"





FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	206 SQ. FT.	39%
STUCCO	321 SQ. FT.	61%
TOTAL	527 SQ. FT.	100%

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Midvale Mills
MIDVALE, UTAH # 2020-0237

CONCEPTUAL DESIGN
March 26th, 2020

0 2 4 8

SARGENT - STYLE 3 - ELEVATIONS AND ROOF

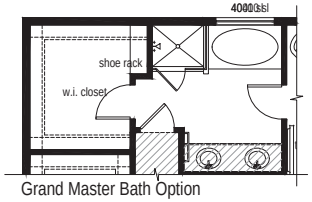
A3.4

SQUARE FOOTAGE

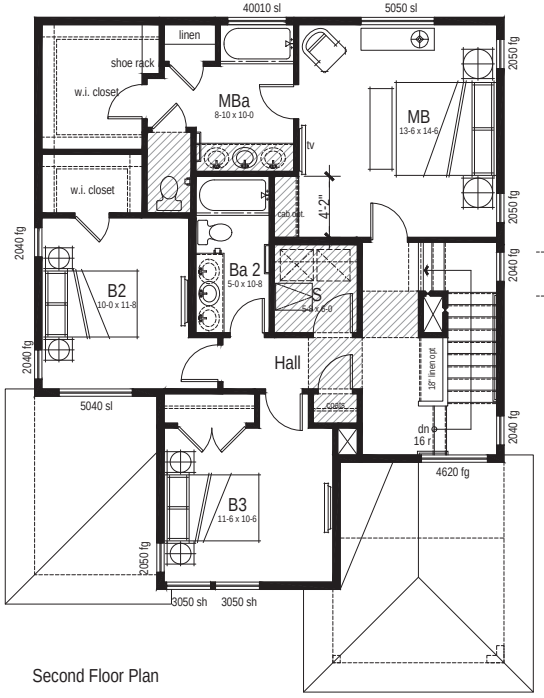
PLAN DERAIN	S.F.
FIRST FLOOR	739 SQ. FT.
SECOND FLOOR	1041 SQ. FT.
TOTAL (LIVABLE)	1781 SQ. FT.
BASEMENT (NON - LIVABLE)	739 SQ. FT.
GARAGE	449 SQ. FT.
PORCH	98 SQ. FT.

SQUARE FOOTAGES INDICATED ABOVE ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTATION.

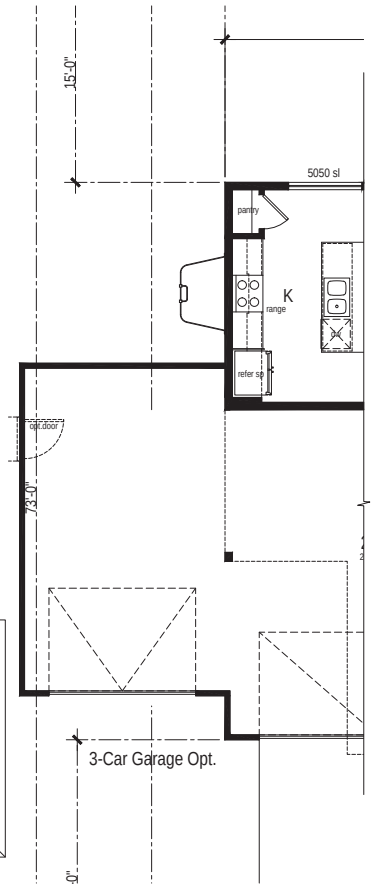
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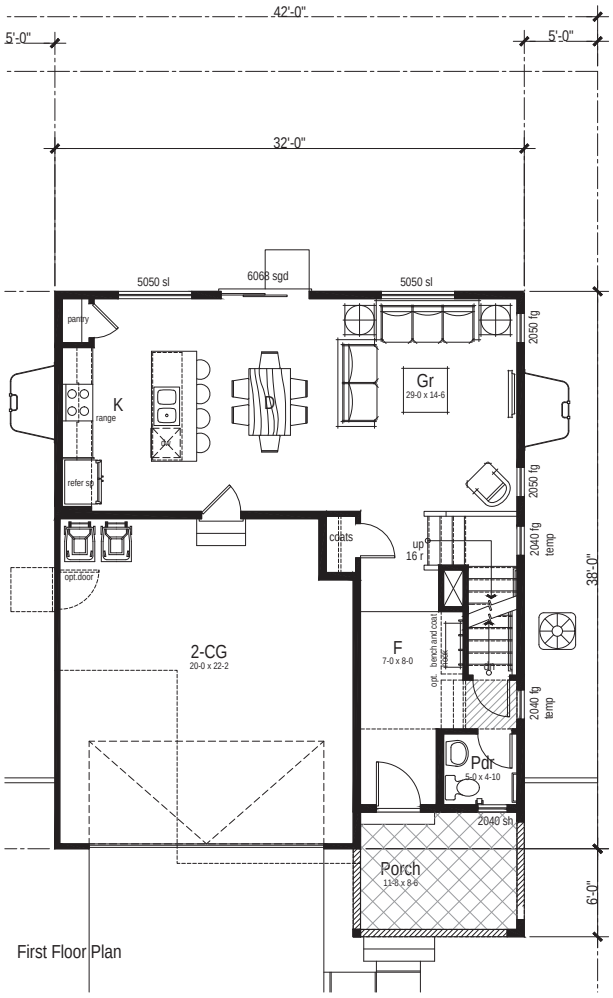


Grand Master Bath Option

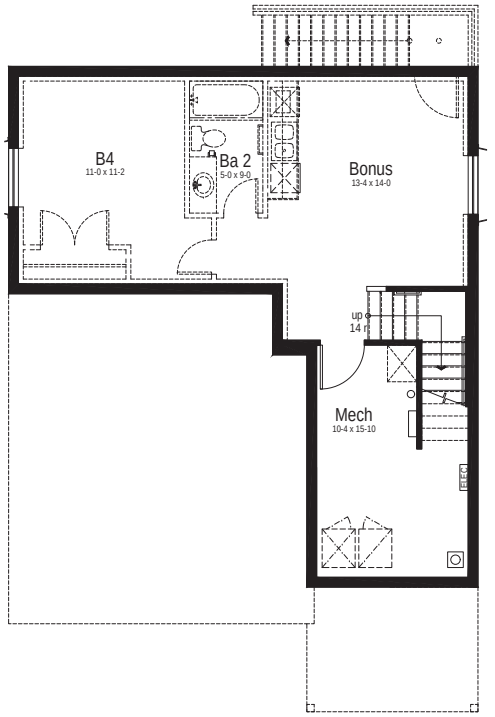


Second Floor Plan





First Floor Plan



Basement Plan

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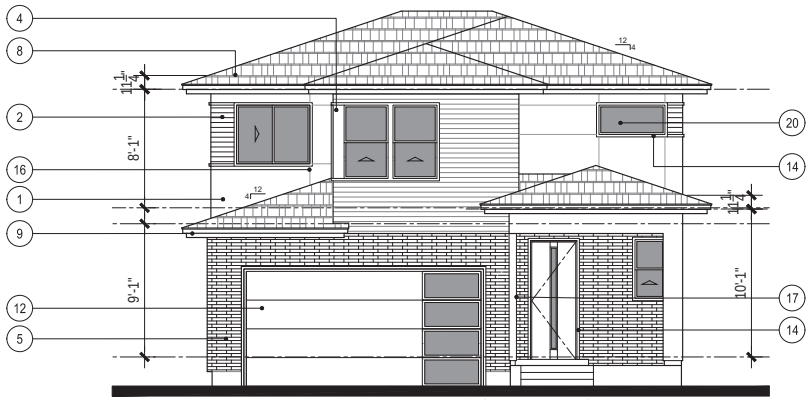
DERAIN - 1,781 SQFT - FLOOR PLAN

A4.0

PRINT DATE:	05/20/2019
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REVISION 4:	

Building Materials List

1. Stucco - Sand Finish
2. Siding - Horizontal 8" Reveal V-Groove Fiber Cement; James Hardie, Aspire Series Siding. Painted w/ Color Variation. Every 2nd/4th Panel.
3. Siding - Wood-Look Concrete Veneer by Coronado Stone. 6" Width, Vertical Application, Roughcut WoodStone Series
4. Fiber Cement - Smooth Hardie Panel at Window Reveal Inset
5. Thin Brick - $2\frac{1}{4}$"x$11\frac{5}{8}$" "Norman" Profile Thin Brick Veneer By Belden or Equal
6. Cedar Trellis Members
7. Powder Coated Steel Trellis Members
8. Composite Asphalt Shingles
9. Fascia: Stepped Soffitted Aluminum Fascia Wrap
10. Fascia: 12" Thick Framed Fascia/Barge w/ Stucco Over - 12" Deep Rake, Tight Eave
11. Fascia: 12" Thick, Deep Rake, Tight Eave, Fiber Cement Panel, Fascia Wrap
12. Garage Door: Sectional Steel Roll-Up Garage Door w/ Window Lites
13. Coach Light: Contemporary Light per Specs
14. Trim: Painted Fiber Cement Panel Trim
15. Trim: EPS Foam Trim w/ Stucco Over
16. Reveal: 1" Metal Reglet Reveal
17. 4x4 Wood Post with Composite Trim Column Wrap
18. 2x6 Wood Fascia/Barge Board w/Aluminum Soffit Wrap
19. Brick Cap: "Norman" Profile Thin Brick Veneer
20. Contemporary Triple Window/Corner Window Configuration



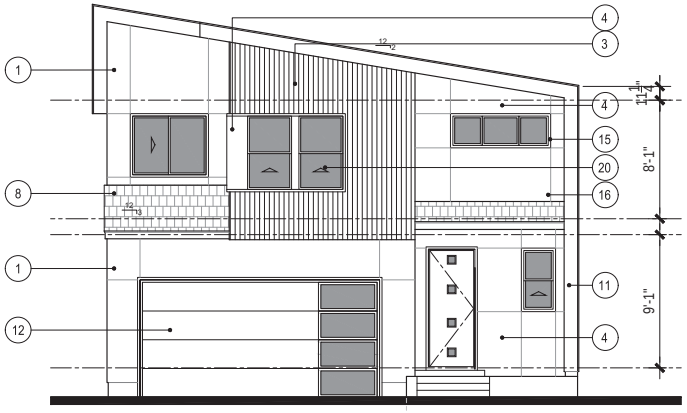
STYLE A - EASTERN CONTEMPORARY

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	213 SQ. FT.	67%
STUCCO	106 SQ. FT.	33%
TOTAL	319 SQ. FT.	100%



STYLE B - CONTEMPORARY GABLE

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	275 SQ. FT.	70%
STUCCO	113 SQ. FT.	30%
TOTAL	388 SQ. FT.	100%



STYLE C - CONTEMPORARY SHED

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	240 SQ. FT.	62%
STUCCO	149 SQ. FT.	38%
TOTAL	389 SQ. FT.	100%

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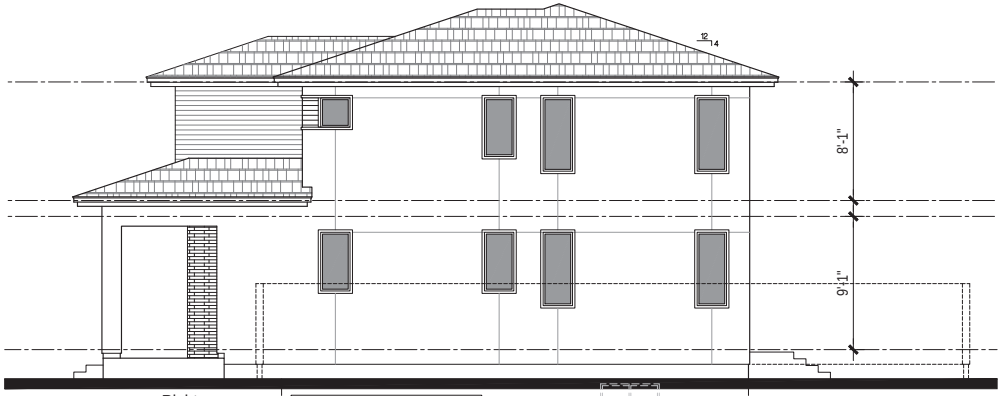
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March 26th, 2020

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DERAIN - FRONT ELEVATIONS

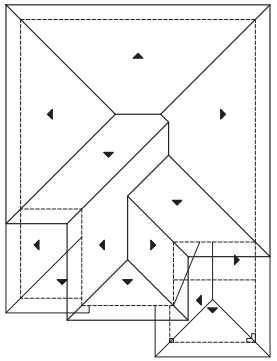
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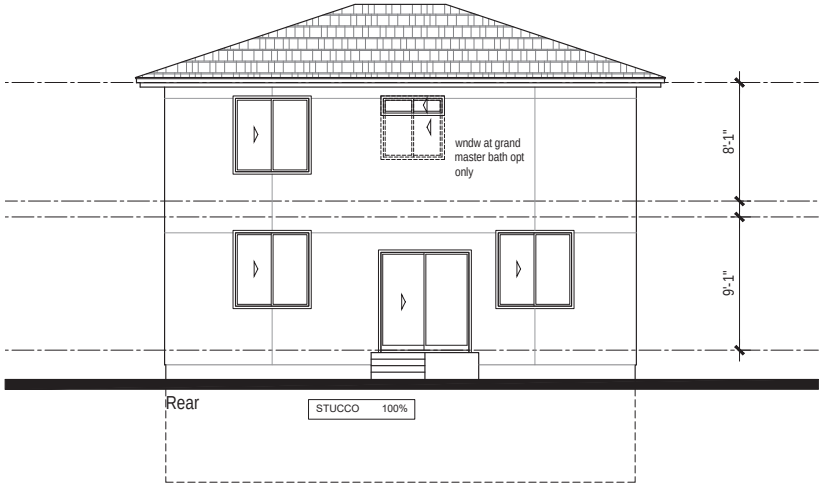
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Right

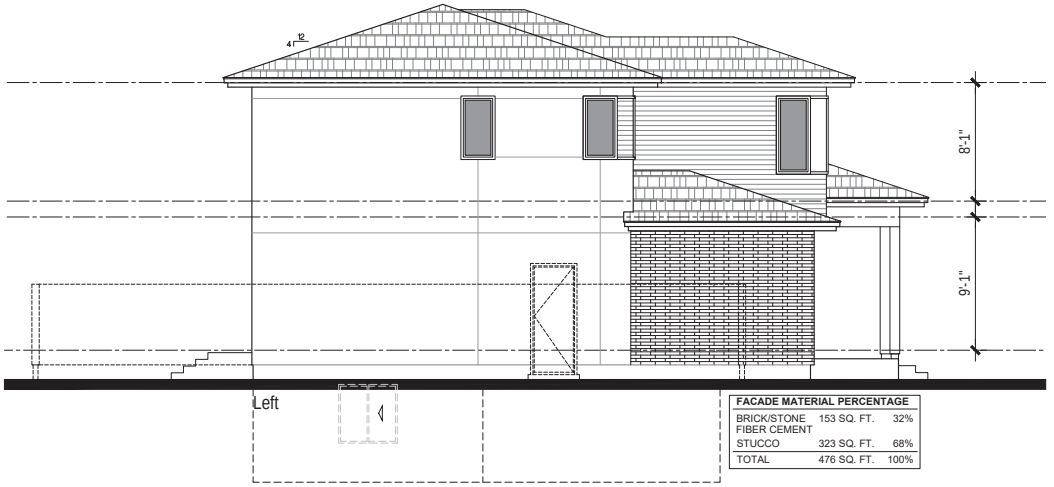
FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	63 SQ. FT.	14%
STUCCO	399 SQ. FT.	86%
TOTAL	462 SQ. FT.	100%





Rear

STUCCO	100%	



Left

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	153 SQ. FT.	32%
STUCCO	323 SQ. FT.	68%
TOTAL	476 SQ. FT.	100%

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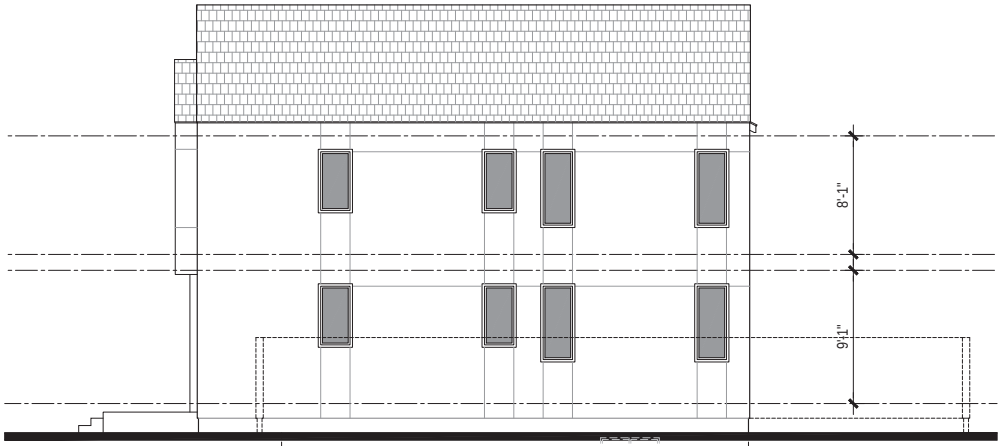
CONCEPTUAL DESIGN
March 26th, 2020

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DERAIN - STYLE 1 - ELEVATIONS AND ROOF

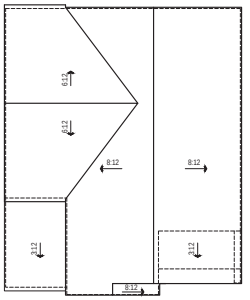
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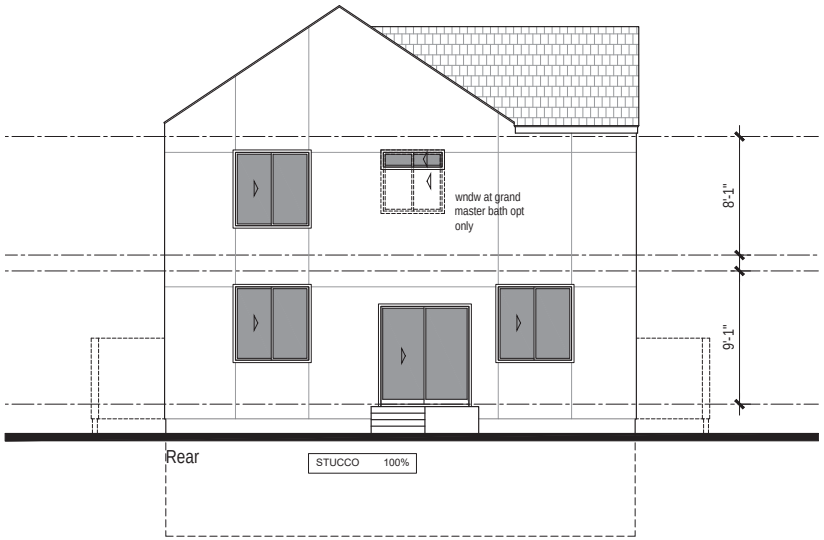
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Right

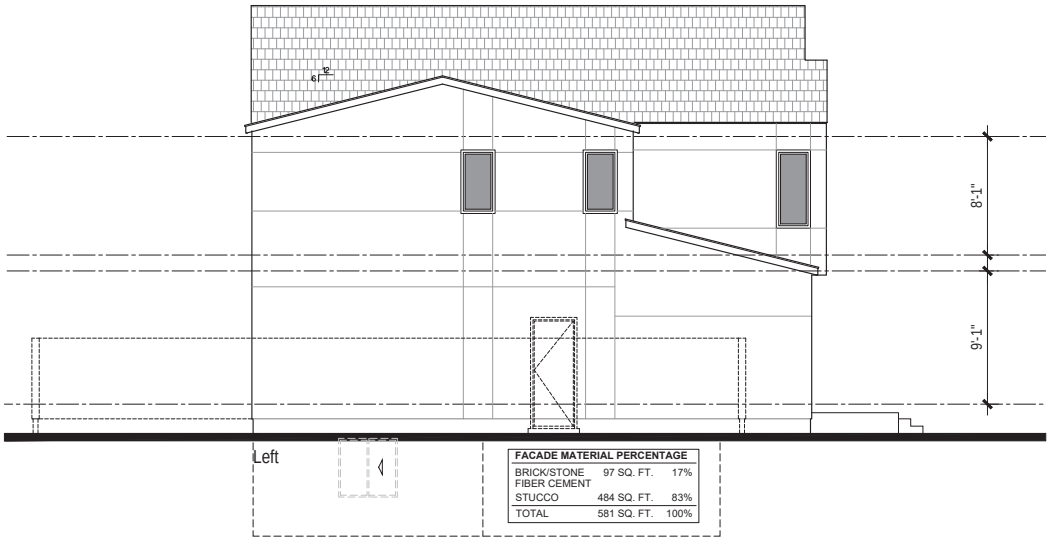
FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	15 SQ. FT.	3%
STUCCO	494 SQ. FT.	97%
TOTAL	509 SQ. FT.	100%





Rear

STUCCO	100%	



Left

FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	97 SQ. FT.	17%
STUCCO	484 SQ. FT.	83%
TOTAL	581 SQ. FT.	100%

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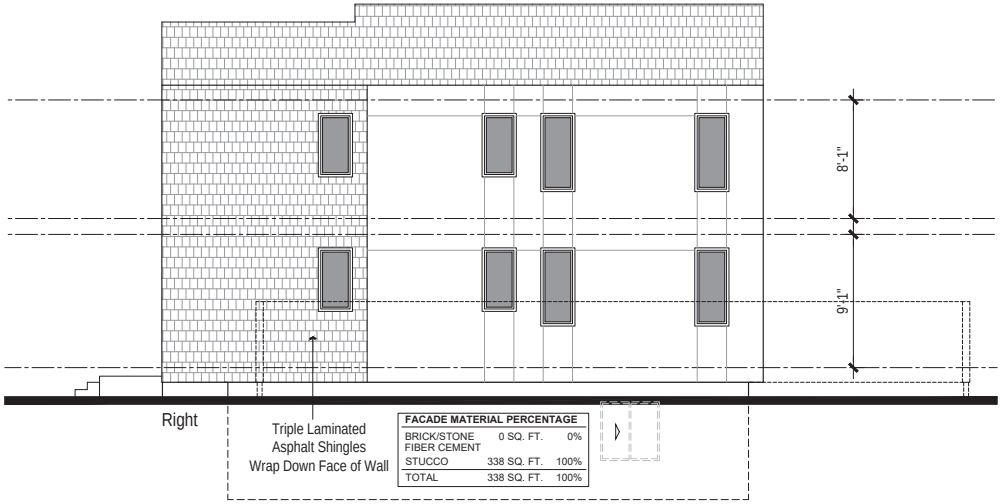
CONCEPTUAL DESIGN
March 26th, 2020

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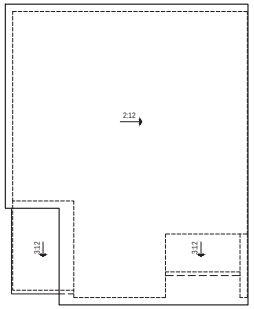
DERAIN - STYLE 2 - ELEVATIONS AND ROOF

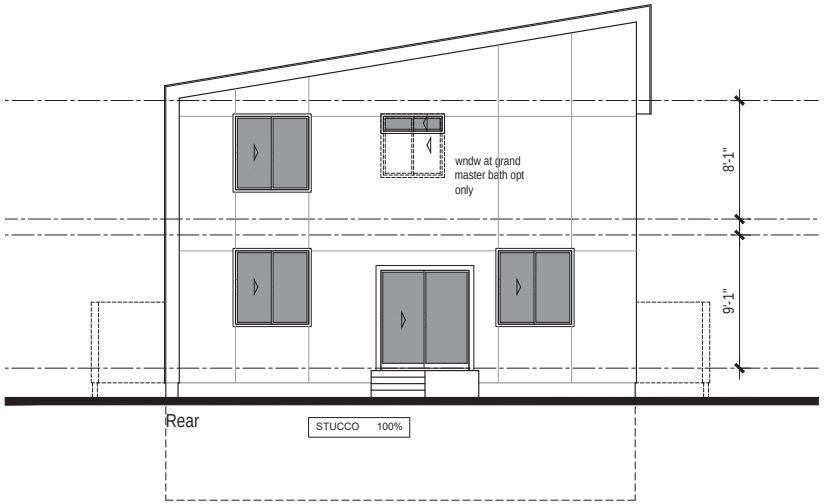
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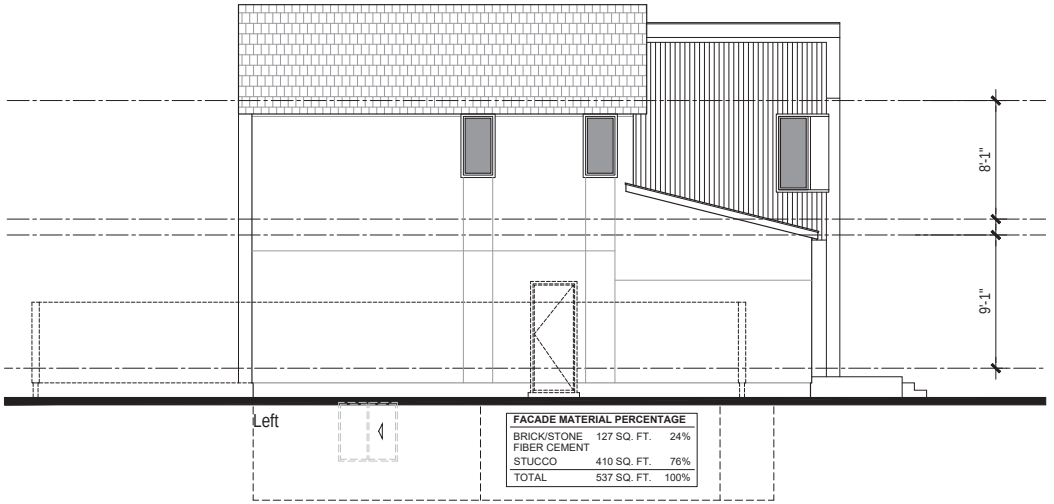
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FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	0 SQ. FT.	0%
STUCCO	338 SQ. FT.	100%
TOTAL	338 SQ. FT.	100%







FACADE MATERIAL PERCENTAGE		
BRICK/STONE FIBER CEMENT	127 SQ. FT.	24%
STUCCO	410 SQ. FT.	76%
TOTAL	537 SQ. FT.	100%

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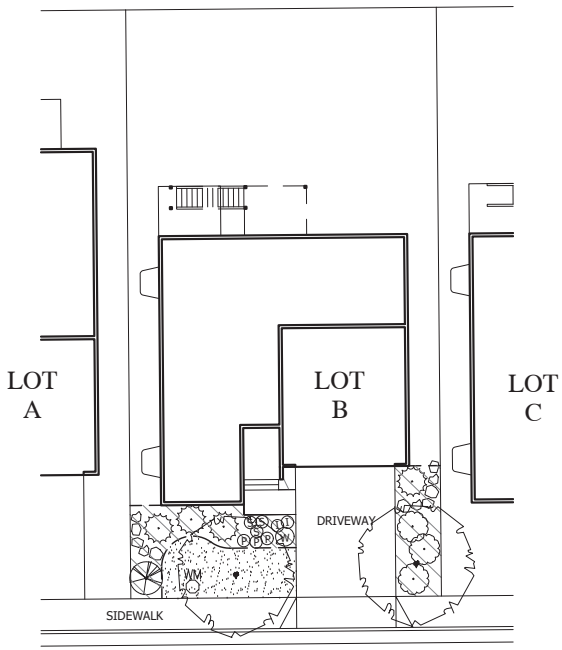
Midvale Mills
MIDVALE, UTAH # 2020-0237

CONCEPTUAL DESIGN
March 26th, 2020

0 2 4 8

DERAIN - STYLE 3 - ELEVATIONS AND ROOF

A4.4



STREET

PLANTING LEGEND

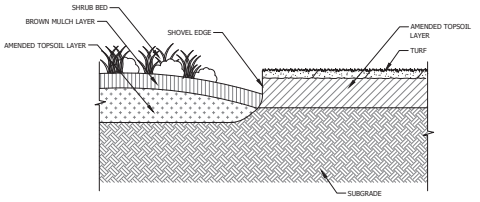
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	2	NORWEGIAN SUNSET MAPLE	'Acer truncatum x Acer platanoides 'Keithsform'	2" Caliper	
	3	WHITE MEIDLAND ROSE	Rosa 'Meicoublan'	5 Gal	
	4	MUGO PINE	Pinus mugo 'Mughus'	5 Gal	
	1	DWARF BURNING BUSH	Euonymus alatus 'Compacta'	5 Gal	
W	1	GOLDEN SPRING ALYSSUM	Alyssum wulfenianum 'Golden Spring'	1 Gal	
I	2	IRIS	Iris pallidia 'Aureo Variegata'	1 Gal	
S	3	AUTUMN FIRE SEDUM	Sedum spectabile 'Autumn Fire'	1 Gal	
P	3	BEARDTONGUE	Penstemon barbatus 'Elfin Pink'	1 Gal	
	AS NEEDED	OPTIONAL PEDESTRIAN PATH - CAN BE ROCK, PAVERS, CONCRETE, BRICK, OR BARK MULCH.			
	184 sf	TURF-GRASS	Use "Blue Ribbon Seed Blend" from Granite Seed, "Drought Tolerant Sod/Seed" from Chanshare Farms, "Bioblue Sod/Seed" from Biograss Sod Farms, or approved equal.		
	365 sf	BROWN SHREDDED BARK MULCH			

GENERAL NOTES

1. ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.
2. PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.
3. ALL SHRUB BEDS REQUIRE 4" MIN DEPTH OF BROWN MULCH.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES, PIPES AND STRUCTURES.
5. SOIL PREPARATION TO INCLUDE SCARIFYING THE SOIL TO A MINIMUM DEPTH OF 6"
6. LANDSCAPE AND IRRIGATION TO BE INSTALLED PER MIDVALE CITY REQUIREMENTS.

LEGEND

- LOT LINE
- TURF EDGE - SEE DETAIL B - THIS SHEET
- FLAT WORK (CONCRETE)
- PROPOSED CONTOUR
- WM — WATER LATERAL - FIELD VERIFY LOCATION
- STREET LIGHT - FIELD VERIFY LOCATION
- FIRE HYDRANT - FIELD VERIFY LOCATION
- STREET SIGN - FIELD VERIFY LOCATION



B TURF EDGE
NOT TO SCALE — SECTION

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0' 10' 20' 40'

Scale 1" = 20'
Scale 1" = 20' ON 11 X 17 SHEET

JOB NO. GAR008
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DRAWN:
DESIGN:
CHECKED:
SURVEYED:
DATE: 3-24-20

REV NO.	REVISION DESCRIPTION	DATE

MIDVALE MILLS

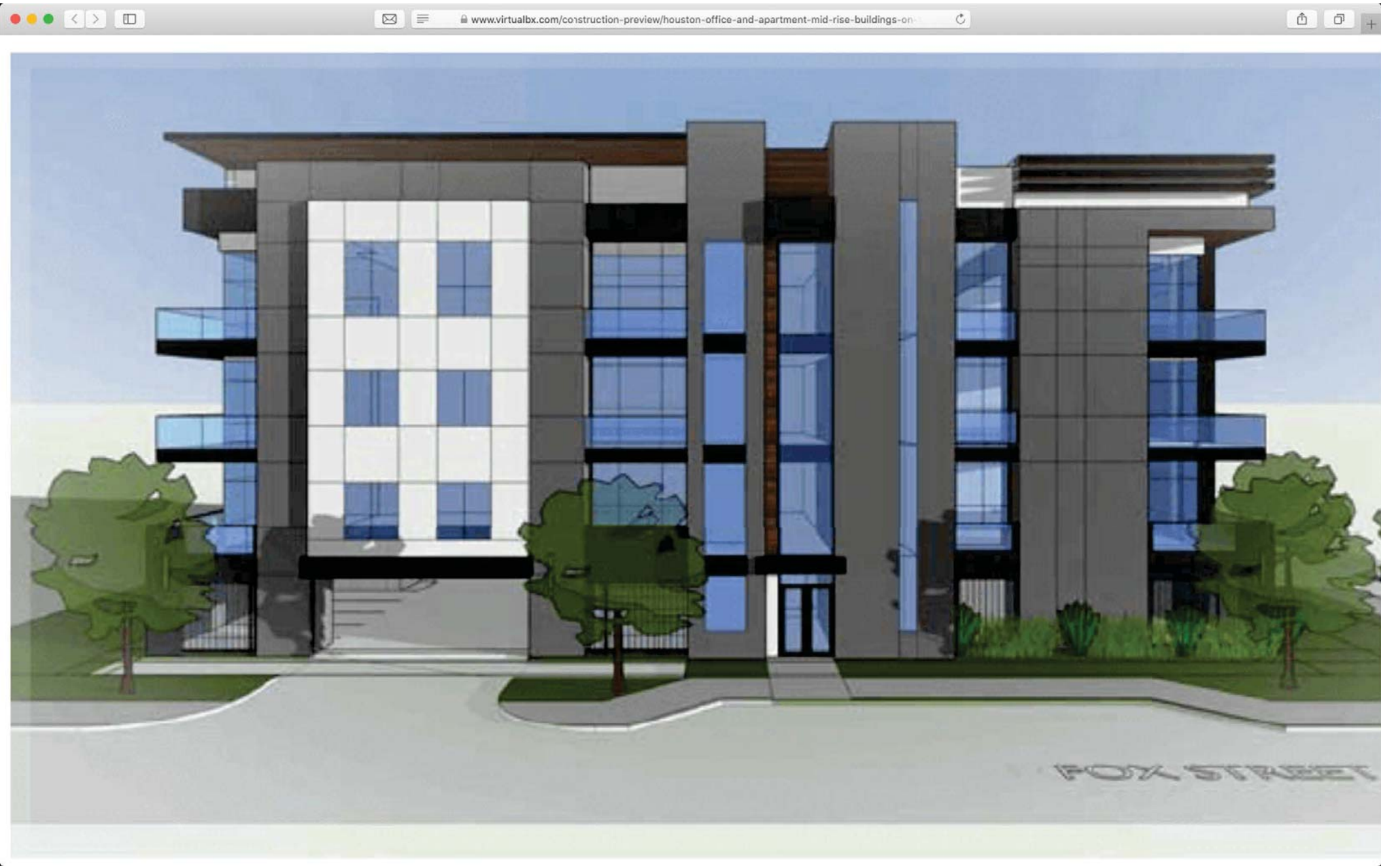
TYPICAL LOT
INTERIOR LOT LANDSCAPE PLAN

PROTERRA GROUP
1654 Redstone Ave., Suite 10A, South Jordan Utah 84095
Phone: (801) 253-0288 Fax: (801) 253-6139
www.proterragroup.com

SHEET
LS1

J:\Projects\Garbett Homes\GAR008 - Spring Creek PUD\Spring Creek PUD - Landscape Plan.dwg Mar 24, 2020 - 3:11pm


FOX STREET
NORTH NAGLE STREET


www.virtualbx.com/construction-preview/houston-office-and-apartment-mid-rise-buildings-on-
FOX STREET

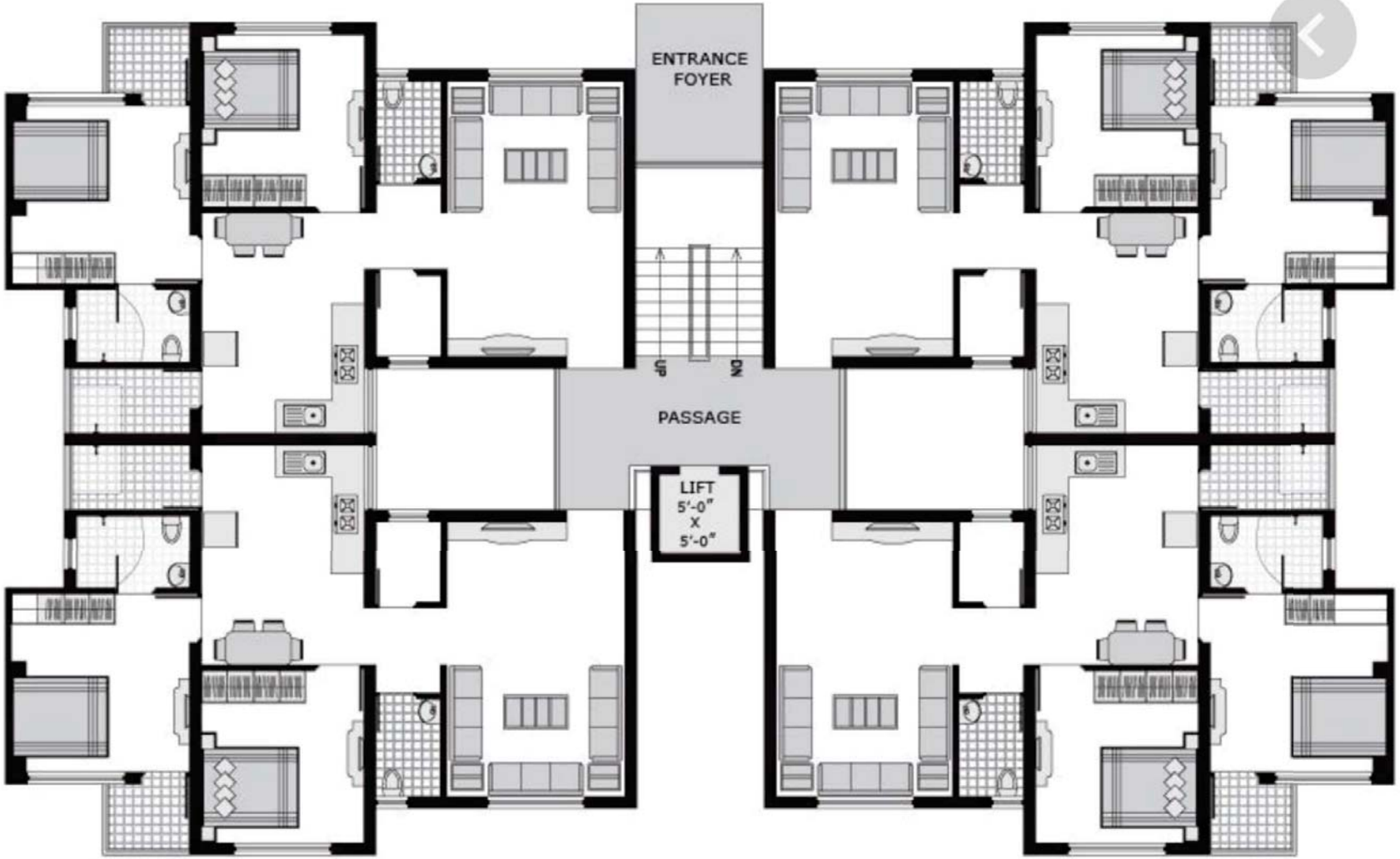

NORTH NAGLE STREET

More Ideas

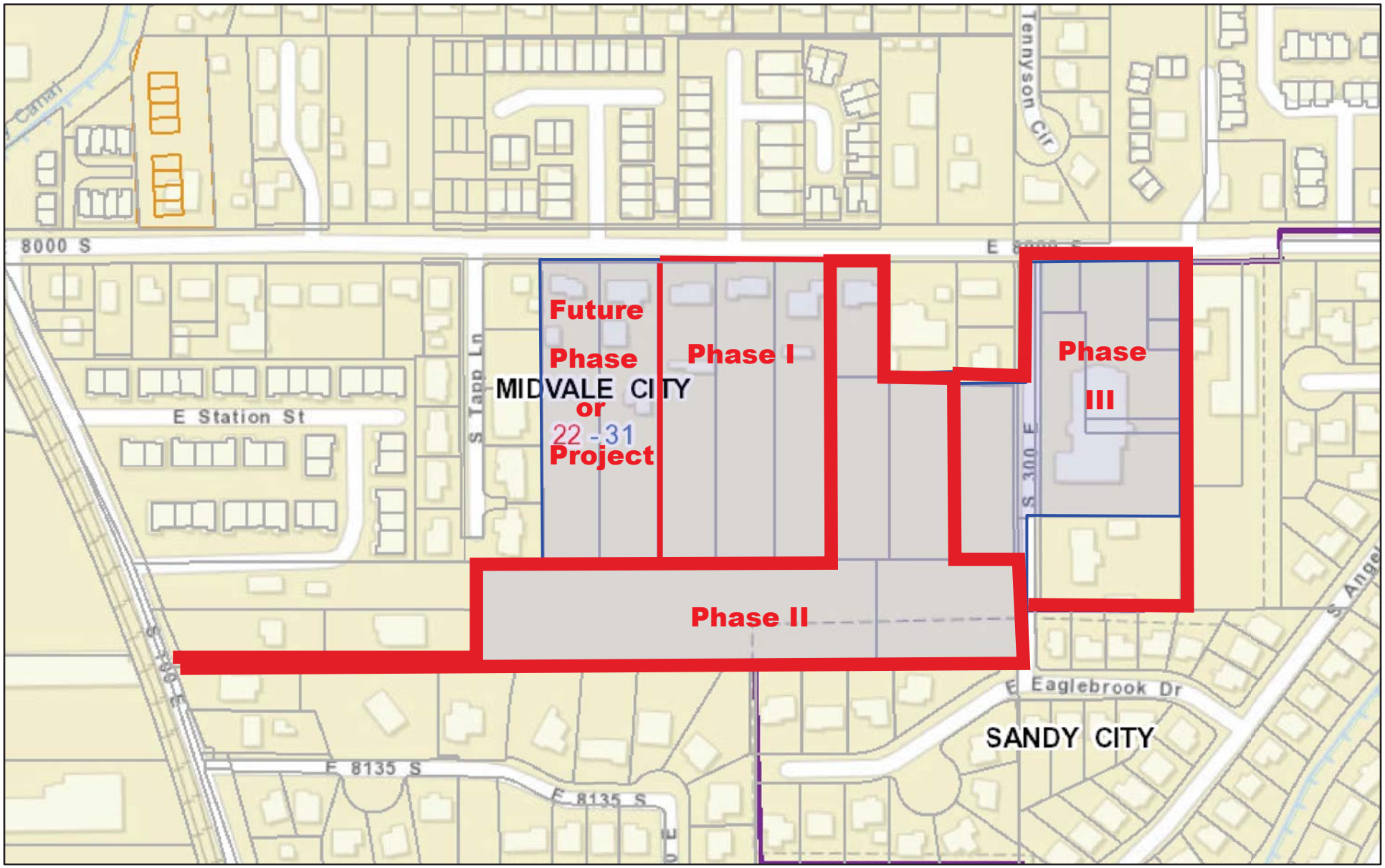

N
3 BHK - 1240 SFT
2 BHK - 880 SFT
2 BHK - 885 SFT
2 BHK - 905 SFT
2 BHK - 875 SFT
2 BHK - 880 SFT
3 BHK - 1085 SFT
3 BHK - 1240 SFT
2 BHK - 885 SFT
1 BHK - 625 SFT
2 BHK - 925 SFT
1 BHK - 620 SFT
2 BHK -890 SFT
3 BHK - 1085 SFT


N
3 BHK - 1240 SFT
2 BHK - 880 SFT
2 BHK - 885 SFT
2 BHK - 905 SFT
2 BHK - 875 SFT
2 BHK - 880 SFT
3 BHK - 1085 SFT
1 BHK - 625 SFT
1 BHK - 620 SFT
2 BHK -890 SFT
3 BHK - 1085 SFT

mid rise apartment plans and elevations



Midvale Mills - Boundary 7-29-2019



July 29, 2019

1:3,755

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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