CITY of HOLLADAY

PLANNING COMMISSION
MEETING AGENDA

April 5th 2022
City Council Chambers – 4580 S 2300 E

Some Planning Commission members may be participating virtually in this in-person meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage. Participation in *public hearings* portions of the meeting can be accomplished in either of the following ways:

- In-person attendance: at Holladay City Hall – space is limited to pre-arranged socially distanced seating
- Emailed comments: must be received by 5:00 pm on 04/04/2022 to the Community and Economic Development Department; jteerlink@cityofholladay.com

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AGENDA

5:30 PM **WORK SESSION –** The Commission may discuss any or all agenda items. No decisions or voting to occur.

6:00 PM **CONVENE REGULAR MEETING** – Public Welcome & Chair Opening Statement

PUBLIC HEARING - ACTION

1. **"Gunderson Residence" - Site Plan – 5618 South Wasatch Blvd - (R-1-21 Zone/ FCOZ Overlay)**
Review and consideration of a request by Applicant Michael Anderson, Kent Gunderson as Owner, for single family home construction upon steep slopes subject to review by the commission as per FCOZ overlay zone. Review and consideration as per Holladay Ord 13.12.150, 13.72.020A(3), -030.E, -050.D & -050.E.2 *File #22-2-03*

2. **"Oly Vista Subdivision"– Concept/Preliminary Plan – 4877 S Holladay Blvd (R-1-10 Zone)**
Review and consideration of a proposal by the Owner, Landblu LLC, with Buck Swaney as Agent, to subdivide .801 acres of land for single family home development. Review and consideration as per Holladay Ord. 13.10.
File #22-1-03

3. **"North Holladay Gateway PUD"– Conditional Use/PUD Preliminary – approx. 4500 s 2300 E (R-2-10 Zone)**
Review and consideration of a proposal by the Owner, Jake Christensen, to apply PUD standards to distribute lot ownership sizes of a previously approved 13-lot subdivision. Review and consideration as per Holladay Ord. 13.78.
File #22-1-03

ACTION ITEMS

4. **"Hulton Court PUD" – Preliminary Subdivision Plan/Plat – 2394 - 2397 M. Holladay Rd. (R-1-10 & R-2-10)**
Review and action on a presentation by property owner, Ron Hilton of preliminary level development plans and details for a residential single-family, Planned Unit Development subdivision located in accordance with the R-1-10 and R-2-10 zone regulations and as Holladay Ord. §13.08.010 and 13.10.070. *File#20-1-15-1*

5. **Approval of Minutes –** 02/15 & 03/1

ADJOURN

CERTIFICATE OF POSTING
I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.cityofholladay.com, the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Deseret News and others who have indicated interest.

DATE POSTED: **Stephanie N. Carlson MMC, City Recorder*
City of Holladay

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call the City Recorder's office at 272-9450 at least three days in advance. TTY/TDD number is (801)270-2425 or call Relay Utah at #7-1-1

The Chair shall call the meeting to order at the appropriate time, greet the people, and read the following statement:

- *The City of Holladay Planning Commission is a volunteer citizen board whose function is to review land use plans and other special studies, make recommendations to the City Council on proposed zoning map and ordinance changes, and approve conditional uses and subdivisions.*

- *The Planning Commission does not initiate land use applications; rather acts on applications as they are submitted. Commissioners do not meet with applicants except at publicly noticed meetings.*

- *Commissioners attempt to visit each property on the agenda, where the location, the nature of the neighborhood, existing structures and uses related to the proposed change are noted.*

- *Decisions are based on observations, recommendations from the professional planning staff, the City's General Plan, zoning ordinance and other reports, by all verbal and written comments, and by evidence submitted, all of which are part of the public record.*

- *Meeting procedure can be found on the back of the agenda.*

Rules of the City of Holladay Planning Commission for Public Hearings

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The Planning Commission Chair or Vice Chair is the Presiding Officer and will conduct the hearing.

1. ***Introduction.*** The Presiding Officer informs those attending of the procedure and order of business for the hearing.
2. ***Staff Presentation.*** City Staff briefly introduces the request that prompted the public hearing. The presentation shall not last more than five minutes.
3. ***Sponsor Presentation.*** If desired, the applicant or his/her representative may also make a presentation. The presentation shall not last more than fifteen minutes.
4. ***Public Comment.*** The Presiding Officer asks for public comment on the matter before the Commission. Comments are limited to three minutes and speakers are allowed to speak only once. Speakers are requested to:
   (a) Complete the Citizen Comment Form
   (b) Wait until recognized before speaking
   (c) Come to the microphone and state their name and address for the record
   (d) Be brief and to the point
   (e) Not restate points made by other speakers
   (f) Address questions through the Presiding Officer
   (g) Confine remarks to the topic
   (h) Avoid personalities

   After each citizen has spoken, Commission members may ask questions of the participant before the Presiding Officer resumes or closes the hearing.

5. ***Applicant Summation/Response.*** Following citizen comment and questions by the Commission, the applicant shall be given an opportunity to give up to fifteen minutes summation and/or response prior to closing of the public hearing.
6. ***Closing the Hearing.*** If there is no further public comment, questions by Commission members, or final response by the applicant, the Presiding Officer shall conclude the hearing at least ten minutes in advance of a subsequently scheduled public hearing. The Commission may vote to extend the public hearing past the starting time of a subsequent public hearing.
7. ***Consideration of Item.*** At the close of the public hearing, the Commission shall consider the item, discuss its merits and vote on the matter or vote to continue it at a future meeting.

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 22-2-03 GUNDERSON SITE PLAN - SLOPE WAIVER

ADDRESS:

5618 S Wasatch Blvd

LEGAL DESCRIPTION: *22-14-178-030*

BEG N 0°16'30" W 894.356 FT & N 38°15' W 184 FT & N 26°30' W 212 FT FR CEN SEC 14, T 2S, R 1E, SLM; N 65°26'39" E 117.32 FT; NW'LY ALG A 2596.54 FT RADIUS CURVE TO R 303.92 FT; S 87°09'39" W 100 FT; S 19°56'33" W 75.92 FT; N 87° 09'36" E 10.38 FT; S 18°30' E 215.21 FT; S 50°30' E 5.95 FT; S 3° W 38.5 FT; N 74°30' E 40.45 FT; S 26°30' E 22.37 FT TO BEG. 1.03 AC M OR L.

APPLICANT/REPRESENTATIVE:

Michael Anderson

PROPERTY OWNER:

Kent Gunderson

ZONING:

R-1-21 / FCOZ Overlay

GENERAL PLAN DISTRICT:

Low Density Residential - Protected (LDR-P)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Mailed 03/25

REQUEST:

Special Exception

APPLICABLE REGULATIONS:

13.12.150
13.72.020A(3), 030.E, 050.D & 050.E(2)

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

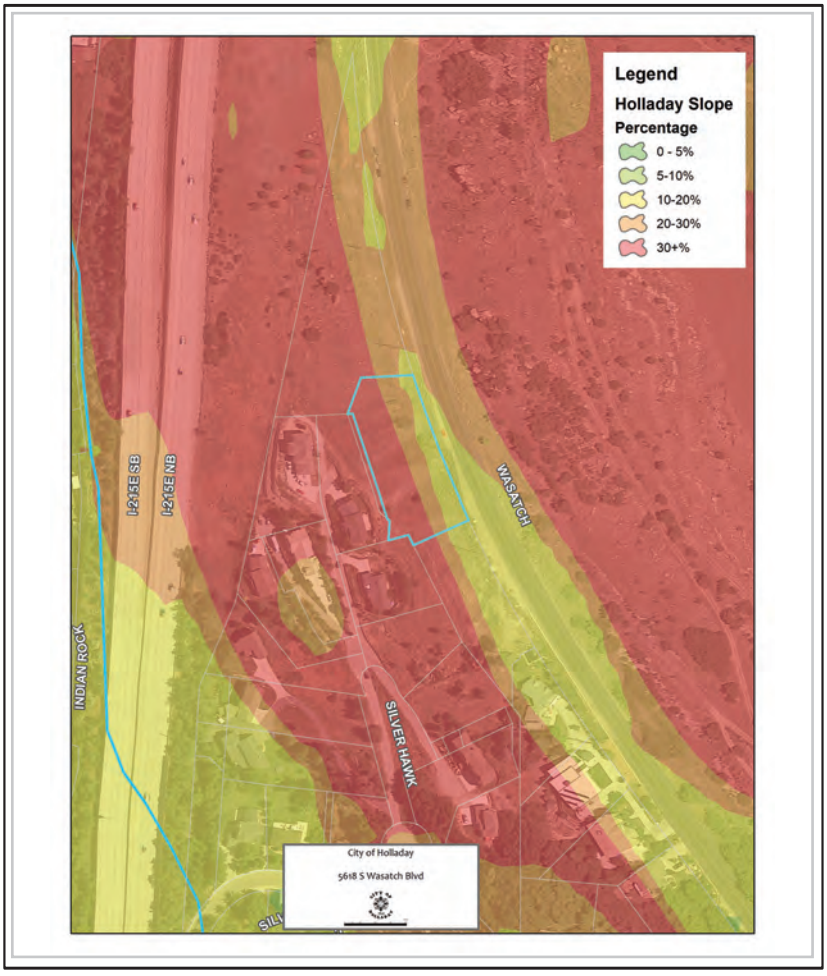
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
April 5th 2021
Item No. 1

Request(s): **Conditional Site Plan Approval – Slope Waiver FCOZ Development Standards**
Applicant(s): Michael Anderson, agent; Kent Gunderson as Owner
Address: 5618 South Wasatch Blvd.
Zone(s): R-1-21; FCOZ [overlay]
File No: 21-2-03
Planner: Jonathan Teerlink

GOVERNING POLICIES/ORDINANCES: 13.12.150
13.72.020.A.3, 13.72.030.E., 13.72.050.D & 13.72.050.E.2)

PLANNING COMMISSION ACTION: ***Administrative***

Public hearing is required. PC shall make a motion to either; deny, approve or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds substantial evidence of compliance with applicable requirements as per Holladay Ord. 13.06.050.B2.

APPLICATION
Holladay land use ordinances for this property regulate standard, single-family site plan development. Additionally, this property and the surrounding, are further regulated by the sensitive lands zoning overlay, Foothills Canyons Overlay District (FCOZ). This overlay further modifies standard zoning metrics to accommodate the steep slopes and maintain the natural state of the City's foothills.

SUMMARY
The Property's 1.03 acre of land and is located off Wasatch Blvd, near the Mount Olympus trailhead and east of the I-215 interstate. The Property is vacant and adjoins single-family residentially developed lots.

Located in a Single-Family Residential (21,780 sq. ft. min. property size, R-1-10) Zone, and, also within the Foothills Canyons Overlay Zone (FCOZ) Both regulatory land use zones are "carry-over" ordinances from the County, inherited post Holladay's incorporation and annexation of lands.

Created in 1997, the FCOZ overlay essentially applies to the Salt Lake County canyons areas; Emigration, Parley's, Millcreek, Big Cottonwood, Little Cottonwood, Rose, Heughs and Butterfield Canyons. Basically, FCOZ refers to ordinances that deal with how, where and when activities and development can happen in local canyons and the flanking foothills, "…while being cognizant of private property rights…" (H.C.C. § 13.72.010)

As the Applicant's proposed single-family home and related uses of the land is permitted in the R-1-21. Staff, and where applicable, the Planning Commission, is charged with authority to apply specific design criteria, ensuring that the purpose of the FCOZ is thoroughly carried out.

As such, the titles have remained largely unamend since 1999 and the regulations therein cover a very broad spectrum of development possibilities. Here, we are focused only on the permitted use of the single-family home, specifically, on slopes at or greater than 30% (but in no case 40% or greater). Such development proposals are potentially allowed via a public review procedure as a "Slope Waiver Application".

A slope waiver refers to the steepness of a slope upon which development is proposed. Developments in the R-1-21 zone rely to the FCOZ Slope Protections regulations, restricting construction on any slope steeper than 30%. Allowance to build on a steeper slope, must be granted via slope waiver via a specialized review process. The process includes the following basic steps (as per H.C.C. § 13.72.060):

1) [An] applicant requests a/the slope waiver;
2) Community Development Director reviews the request with the TRC and then makes appropriate recommendations;
3) [A] recommendation(s) are forwarded to the Planning Commission for consideration and possible granting of the request – with reasonable and appropriate conditions to the mitigate potential property impacts.

Planning Commission may grant waivers for two site development aspects: (13.72.060A

1) Developing land that has natural slopes greater than 30% (but no steeper than 40%), and/or,
2) emplacing driveways with [proposed] slopes in excess of 12%.

Administrative Modifications [quasi waiver] may be granted to a maximum of 25% of development standards in the strict application o the standards would render a site undevelopable. (13.72.060B)

Development in the FCOZ is made contingent upon satisfaction of the following standards:

13.72.050: APPROVAL PROCEDURE FOR DEVELOPMENT IN THE FOOTHILLS AND CANYONS OVERLAY ZONE:

E. Standards For Review: The following standards shall be utilized in the consideration of and subsequent action on applications for site development plan review and approval. Failure to comply with any of the following shall constitute sufficient grounds for denial of a development subject to the provisions of this chapter.

1. The development shall be consistent with the purposes and intent of this chapter, and with the policies, goals, and objectives of any applicable plan, including the city general plan, the county regional trails plan, as such plans are amended from time to time;
2. The development complies with the requirements set forth in section 13.72.030, "Development Standards", of this chapter, <u>except to the extent modifications and waivers have been expressly granted;</u>
3. The development complies with all applicable development regulations, standards, requirements, or plans adopted by the state, including, but not limited to, water quality and wastewater regulations;
4. Construction, grading, and development activities are restricted to limits of disturbance that comply with the standards and criteria set forth in section 13.72.040, "Establishment Of Limits Of Disturbance", of this chapter.

Section 13.72.030 iterates the following relevant (to the matter made the subject of this report) requirements:

13.72.030: DEVELOPMENT STANDARDS:

…

B. Slope Protection Standards:

1. Prohibition Of Development On Steep Slopes: No development, including clearing, excavation, and grading shall be allowed on slopes greater than thirty percent (30%), except as expressly allowed in this chapter.

2. Structure Clearance From Steep Slopes: Structure clearance from ascending or descending slopes greater than thirty percent (30%) shall conform to the requirements set forth in applicable building code provisions.

3. Prohibition Of Development On Designated Ridgelines:

a. Except when a waiver has been granted pursuant to this chapter, no development shall intrude into any ridgeline protection area that has been identified and designated as part of an adopted city plan or has been identified and designated by the city during the development review and approval process set forth in section 13.72.050 of this chapter.

b. For the purposes of this chapter, designated ridgeline protection area shall consist of prominent ridgelines that are highly visible from public rights of way or trails, and shall include the crest of any designated hill or slope, plus the land located within one hundred feet (100') horizontally (map distance) on either side of the crest. (See section 13.72.080, figures 3 and 4 of this chapter.)

4. Steep Slopes; Open Space: One hundred percent (100%) of areas with slope greater than thirty percent (30%) shall remain in natural private or public open space, except as expressly allowed in this chapter.

C. Grading Standards:

1. Grading Prohibited Without Prior Approvals/Permits: No grading, excavation, or tree/vegetation removal shall be permitted, whether to provide for a building site, for on site utilities or services, or for any roads or driveways, prior to issuance of a building permit in accordance with a grading and excavation plan and report for the site approved by the community development director.

2. Cutting To Create Benches: Cutting and grading to create benches or pads for additional or larger building sites shall be avoided to the maximum extent feasible. (See section 13.72.080, figures 5 and 6 of this chapter.)

3. Limits On Changing Natural Grade: The original, natural grade of a lot shall not be raised or lowered more than four feet (4') at any point for construction of any structure or improvement, except:

a. The site's original grade may be raised or lowered six feet (6') if a retaining wall is used to reduce the steepness of manmade slopes; provided, that the retaining wall complies with the requirements set forth in this section.

b. The site's original grade may be raised or lowered more than six feet (6') with terracing, as specified in subsection C8b of this section.

4. Grading For Accessory Building Pads Discouraged: Separate building pads for accessory buildings and structures other than garages, such as tennis courts, swimming pools, outbuildings, and similar facilities, shall be discouraged except where the natural slope is twenty percent (20%) or less.

5. Limits On Graded Or Filled Manmade Slopes:

a. Slopes of twenty five percent (25%) or less are greatly encouraged wherever possible.

b. Graded or filled manmade slopes shall not exceed a slope of fifty percent (50%).

c. Cut manmade surfaces or slopes shall not exceed a slope of fifty percent (50%) unless it is substantiated, on the basis of a site investigation and submittal of a soils engineering or geotechnical report prepared and certified by a qualified professional, that a cut at a steeper slope will be stable and will not create a hazard to public or private property.

d. All cut, filled, and graded slopes shall be recontoured to the natural, varied contour of the surrounding terrain.

6. Revegetation Required: Any slope exposed or created in a new development shall be landscaped or revegetated pursuant to the standards and provisions of subsection H, "Tree And Vegetation Protection", of this section.

7. Excavation: Excavation for footings and foundations shall be minimized to the maximum extent feasible in order to lessen site disturbance and ensure compatibility with hillside and sloped terrain. Intended excavation must be supported by detailed engineering plans submitted as part of the application for site development plan approval.

And, Section 13.72.040 further refines limits of disturbance as follows:

13.72.040: ESTABLISHMENT OF LIMITS OF DISTURBANCE:

A. Establishment Of Limits Of Disturbance: For every development subject to this chapter, the community development director shall establish "limits of disturbance" that indicate the specific areas of a site in which construction and development activity must be contained. For single-family residential development, limits of disturbance shall include that area required for the principal structure, an accessory structure, utilities, services, drainage facilities, and a septic tank. Areas required for driveways and leach fields are not included. (See section 13.72.080, figures 16 through 18 of this chapter.)

B. Criteria For Establishing Limits Of Disturbance: In establishing limits of disturbance, the following criteria and standards shall be considered and applied:

1. Minimize visual impacts from the development, including, but not limited to, screening from adjacent and downhill properties, ridgeline area protection, and protection of scenic views;

2. Erosion prevention and control, including, but not limited to, protection of steep slopes and natural drainage channels (see subsections 13.72.030B, "Slope Protection Standards", and 13.72.030L, "Site Development And Design Standards", of this chapter);

3. Fire prevention and safety, including, but not limited to, location of trees and vegetation near structures (see subsection 13.72.030H3 of this chapter, wildfire hazards and tree/vegetation removal);

4. Preservation of significant trees or vegetation (see subsection 13.72.030H, "Tree And Vegetation Protection", of this chapter);

5. Conservation of water, including, but not limited to, preservation of existing native vegetation, reduction in amounts of irrigated areas, and similar considerations;

6. Wildlife habitat protection, including, but not limited to, preservation of critical wildlife habitat and identified migration corridors and routes (see subsection 13.72.030K, "Wildlife Habitat Protection", of this chapter);

7. Stream corridor and wetland protection and buffering (see subsection 13.72.030J, "Stream Corridor And Wetlands Protection", of this chapter);

8. Preservation of the maximum amount of the site's natural topography, tree cover, and vegetation.

And, Section 13.72.060 provides waiver standards as summarized above

13.72.060: ADMINISTRATION AND ENFORCEMENT:

A. Waiver Of Slope Protection Standards For Lots Of Record:

1. Subject to the conditions set forth in subsection A2 of this section, the planning commission may waive or modify the following standards as applied to development on lots of record and in subdivisions that were approved prior to the effective date hereof:

a. Slope protection standards regarding prohibition of development on slopes greater than thirty percent (30%) or in ridgeline protection areas, as set forth in subsection 13.72.030B of this chapter; or

b. Limitations on the crossing of slopes greater than thirty percent (30%) with any street, road, private access road or other vehicular route, as addressed in subsections 13.72.030D3 and D4 of this chapter.

2. The planning commission may waive or modify the aforementioned standards only upon substantiation of compliance with the following findings:

a. Strict compliance with the slope protection standards in subsection 13.72.030B or 13.72.030D3 and D4 of this chapter would render the site completely undevelopable; or

b. Strict compliance with the slope protection standards in subsection 13.72.030B or 13.72.030D3 and D4 of this chapter would result in a substantial economic hardship, not created by the applicant or otherwise self-imposed; and

c. The development conforms with all other development, site design, and environmental standards set forth in this chapter, in chapter 13.73, "Foothills And Canyons Site Development And Design Standards", of this title and in all other applicable ordinances and codes.

3. Notwithstanding its discretion to grant waivers for lots of record from the slope protection standards set forth in this chapter, in no case shall the planning commission permit development other than roads on slopes greater than forty percent (40%).

4. In granting a waiver from or modification of the slope and ridgeline protection standards set forth in subsection 13.72.030B of this chapter, the planning commission may impose such conditions as are reasonable and appropriate to mitigate the impacts of the proposed development on adjacent properties and area characteristics. Such conditions may include, for example, but are not limited to, a reduction in the maximum building height otherwise permitted by the underlying zone (e.g., a reduction to 20 feet from the 30 feet maximum building height permitted in the FR zone).

TECHNICAL REVIEW COMMITTEE ABBREVIATED ANALYSIS & RECOMMENDATION(S)

Agent for the property owner, Michael Anderson is requesting review and approval to be allowed to construct a new, single-family design detached. In effect, a shelf is proposed to be cut-out of the hillside, below the grade of Wasatch Blvd, to facilitate the home. This is, of course, not an unusual hillside development approach. The of the home and driveway areas are proposed at the southern half of the property with a drive access crossing similar slope. The concept elevations for the main home reveal an intent to harmonize the look (architectural theme, colors and materials used) of the home.

The Technical Review Committee (TRC) finds that the application for a Conditional Site Plan – Slope Waiver Request to be complete enough to forward the matter to the Commission for review. The TRC recommends the Commission hold the public hearing required for consideration of the waiver request. A neighborhood meeting is not required for this type of application and one has not been held in so far as Staff is aware. Public comments offered during the hearing should be considered within the context of the set approval standards mentioned in this report and may be used to form possible discussion points for generation of additional findings and/or conditions. The Holladay TRC provides the following preliminary findings and approval conditions for the Commission to consider…:

Short-List of Principal, Abbreviated Findings (in no particular order)**:**

1. Provided slope study prepared by the applicant indicates "+30%" slope category - Notwithstanding its discretion to grant waivers for lots of record from the slope protection standards set forth in this chapter, in no case shall the planning commission permit development other than roads on slopes greater than forty percent (40%).
2. The proposed use of the Property is allowed by City code (residential in a residential setting); and,
3. The property is sized at 1.03 acres (44,866 sq ft)
4. Limit of land disturbance is proposed at 15,700 or approximately 65% of the Property will remain undisturbed through and post development; and,
5. City of Holladay's contract geotechnical engineer Darlene Batatian has observed, in her documented findings, that the upper portions of the slopes along Wasatch Blvd are not natural slopes but overburden from the construction of Wasatch Blvd and subsequent power pole drilling; and,
6. The proposed residential development purports to be confined to areas with less than 40% slopes; and,
7. Admittedly, to establish building pads for the main house and accessory structure, shelves/benches will be cut into the slope; and,
8. Development is not proposed to be on a ridge; and,
9. No slopes greater than 50% are understood to be intended to be introduced into/onto the Property as a result of [future] development; and,
10. Development is largely slated to be contained to an area sufficient to [only] establish building pads and a driveway/parking pad system; and,
11. No significant/special, natural landscaping is understood to be threatened by the proposed development of the Property as contemplated by the Applicant; and,
12. Proposed development will not affect a wetlands-type nor waterway environment; neither will it expectedly introduce a noteworthy harmful impact to area wildlife; and,
13. There is other residential development of similar topography in the immediate area of the Property; and,
14. The Fire Department has given a preliminary review and approved the driveway grade, conceptually; and,
15. The City will review building plans, if the slope waiver request is granted -- as per normal procedure when a building permit is applied for -- and seek to ensure that the Property's build-out will be code compliant; and,
16. The proposed project is believed to be proposed to be in conformance to adopted City land use codes, together with the City's General Plan and any other recognized plan that has bearing on the Property; and,
17. Public utility infrastructure is understood, to an extent, to be made accessible to the Property making it viably developable*; and,

18. Staff has not received objections (written or verbally expressed) to-date respecting the "slope waiver" request…
19. <Any other findings as may be determined by the Commission in its review of the application…>

Recommendation:
As a slope waiver, similar to a CUP, is expectedly able to be granted predicated on developer/project conformance to City code and Commission regulations and approval conditions. The application for slope waiver is not considered a "self-imposed" hardship or otherwise self-imposed. As outright denial of the waiver implies strict compliance with the slope protection standards, rendering the site completely undevelopable.

The Staff recommends that the Commission make findings, with conditions, the requested Conditional Site Plan Slope Waiver Application addressed by this report. Suggested Conditions of Approval [in a matter/instance such as this, the Commission may subtract, add or modify conditions as it deems appropriate -- as long as such decisions are supported by adopted code] are as follows:

Suggested Conditions of Approval:
1. Applicant must indicate – during the meeting - that slopes greater that 40%, as development on these slopes are unavailable for consideration
2. The Owner/Applicant shall obtain a Holladay Building Permit for the proposed structures to [or that may] be emplaced on the Property (a house and accessory building); and,
3. *Utility service letters are required prior to application of a building permit; and,
4. Relatedly [redundantly] to satisfying Condition No 1 above, the Owner/Applicant shall procure Unified Fire Department approval of the proposed driveway system to be associated with the Property's development (as represented herein). Further: the finished driveway shall not exceed 10% grade within 20' of the right-of-way line of Wasatch Blvd.); and,
5. Applicant/project shall comply with standards listed in Holladay City Code sections 13.72.030 & 13.72.040 of Holladay City Code in developing the Property; and,
5. <Any other conditions as may be imposed by the Commission to promote the general health, safety and welfare in the neighborhood surrounding the Property…>

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

Single Family Home Site Plan – Development on Slopes > 30%

Date:	**Tuesday, APRIL 5th 2022**
Time:	**As close to 6:00 pm as possible**
Location:	**City Hall – City Council Chambers**
Hearing Body:	**Planning Commission**

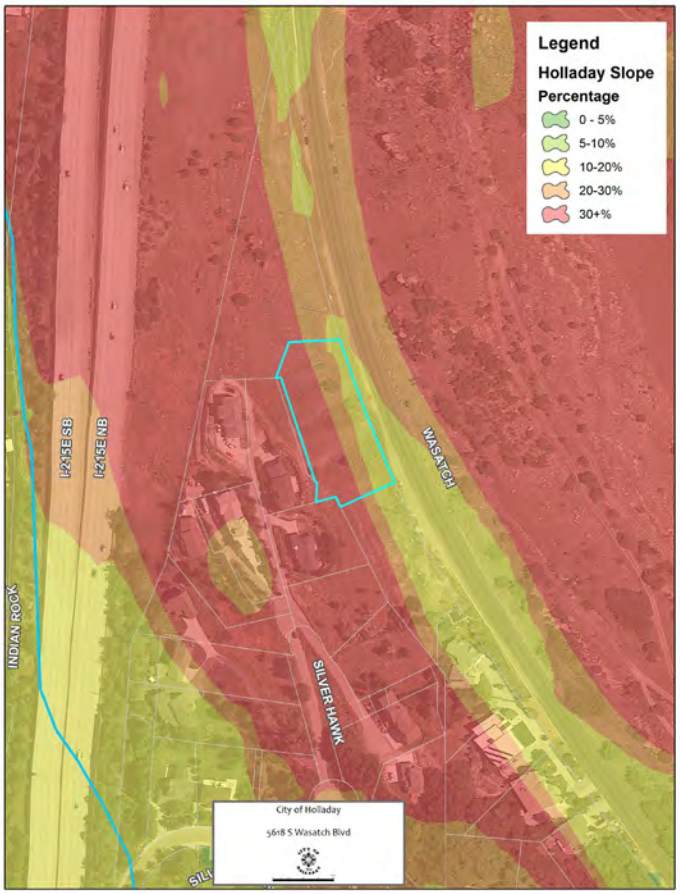
Notice is hereby given that the City of Holladay Planning Commission will review and consider a request by Mike Anderson representing Property owner, Kent Gunderson for a single-family home construction at **5618 South Wasatch Blvd** upon slopes subject to review by the Planning Commission as per the Foothills and Canyons Overlay Zone (FCOZ). Ordinance 13.12.150, 13.72.020.A.3, -030.E. -050.D, -050.E.2

**No zone or ordinance change is proposed in conjunction with this application. **

Please submit comments via email by 5:00 pm 04/05/2022 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay website.

ATTENTION: This notice was mailed on 03/25/2022 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

Single Family Home Site Plan – Development on Slopes > 30%

Date:	**Tuesday, APRIL 5th 2022**
Time:	**As close to 6:00 pm as possible**
Location:	**City Hall – City Council Chambers**
Hearing Body:	**Planning Commission**

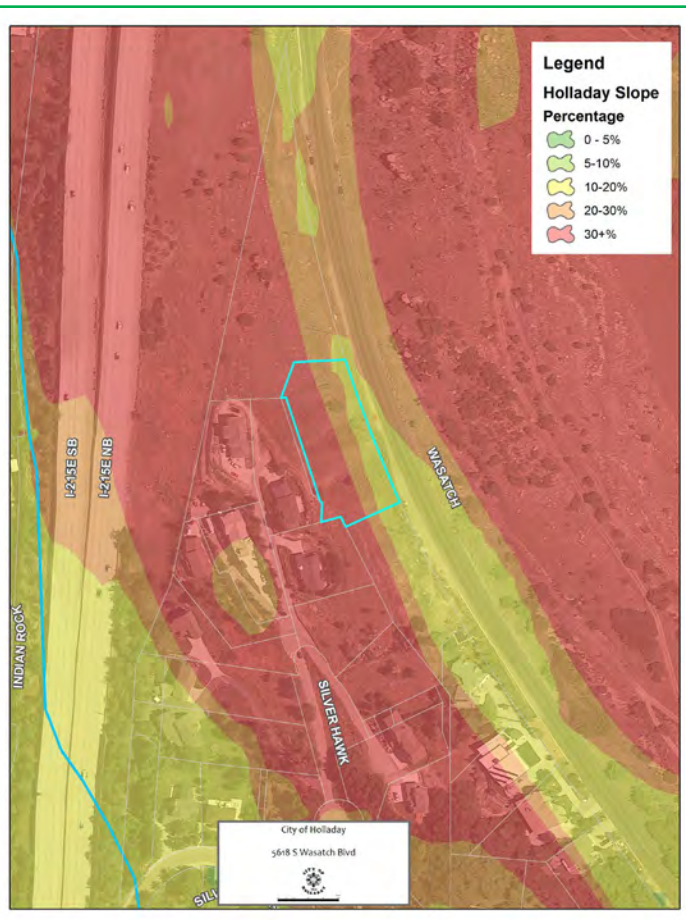
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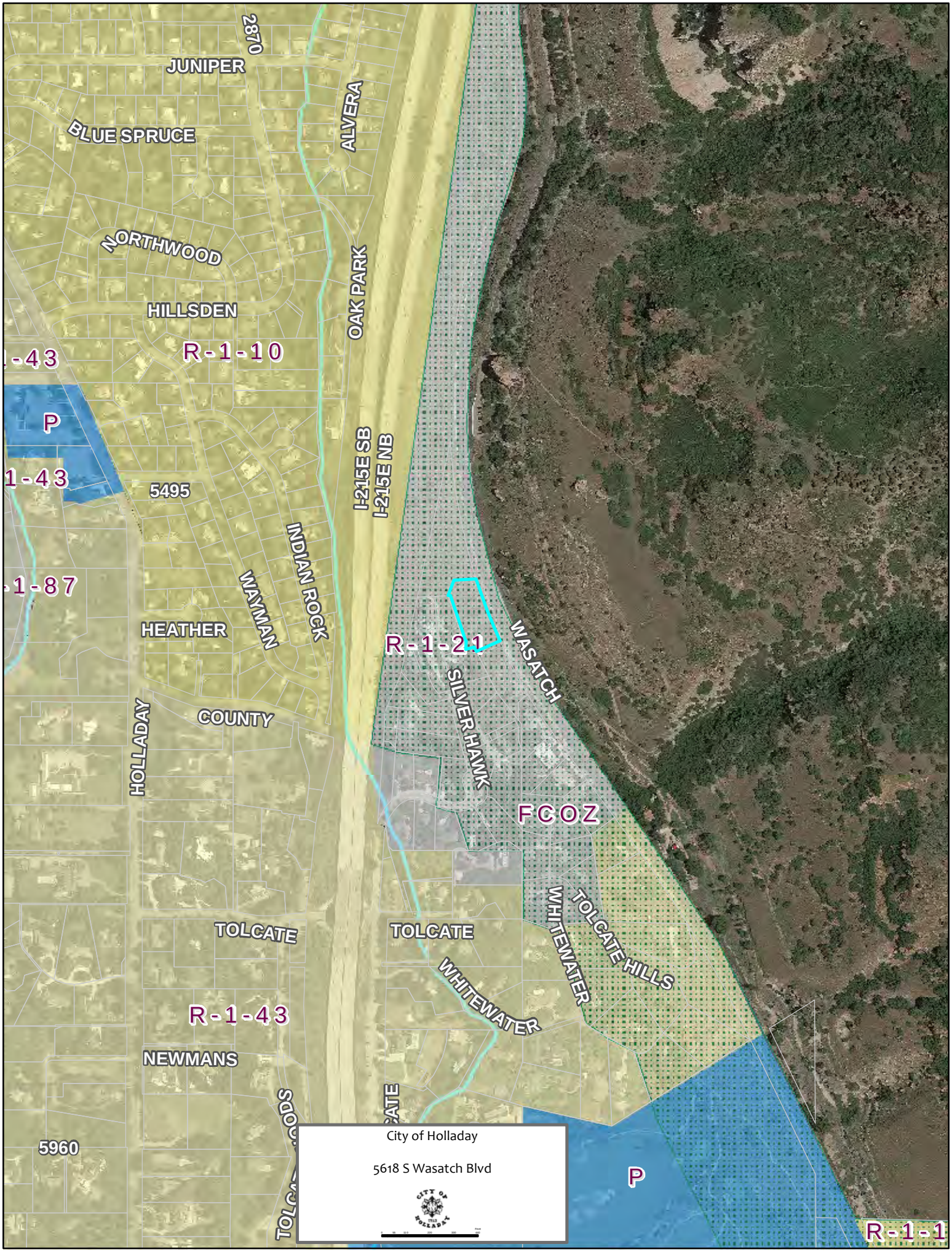
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Please submit comments via email by 5:00 pm 04/05/2022 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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ATTENTION: This notice was mailed on 03/25/2022 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.




JUNIPER
2870
ALVERA
BLUE SPRUCE
NORTHWOOD
OAK PARK
HILLSDEN
R-1-10
P
1-43
5495
I-215E SB
I-215E NB
INDIAN ROCK
WAYMAN
1-87
HEATHER
R-1-21
WASATCH
SILVER HAWK
HOLLADAY
COUNTY
FCOZ
TOLCATE
TOLCATE
WHITEWATER
TOLCATE HILLS
WHITEWATER
R-1-43
NEWMANS
5960
P
R-1-1
City of Holladay
5618 S Wasatch Blvd

Wasatch Blvd. Lot 1

Holladay, Ut

November 1, 2022

To: Holladay City Planning Department
From: Michael Anderson
Re: Site development plan, Slope Development Waiver
FCOZ overlay zone 13.72.030

Jonathan Teerlink, Planning Manager

PROJECT:2022 02:

This letter and its attachments are in reference to a single-family residence on 5618 South Wasatch Blvd. The project request exception from the planning commission on the driveway slope modification (19.72.080), building slope modification (19.72.070), retaining wall modification (19.72.060) and fence modification (19.72.100).

Included with this request are the following drawings:

1. Survey
2. Code Review
3. Site Slope Analysis
4. Building Footprint

Thank you,



Michael Anderson, AIA

STONE TERRACE RESIDENCE

5618 SOUTH WASATCH BOULEVARD
HOLLADAY, UTAH

PLANNING SUBMISSION - FEBUARY 2, 2022



SHEET LIST	
SHEET NUMBER	SHEET NAME
A102	FLOOR PLAN
A103	UPPER LEVEL FLOOR PLAN
A203	VIEWS
A204	VIEWS
A001	SITE PLAN
A205	VIEWS
A101	BASEMENT FLOOR PLAN
G100	COVER SHEET
A200	ELEVATION
A201	ELEVATIONS
G101	CODE REVIEW
A002	SITE SLOPE ANALYSIS
A003	BUILDING FOOTPRINT

ARCHITECT

ARQUI + TECTONICS
4603 Belmour Way
Holladay, UT 84117
PH: 435.640.8107-801.274.0192
CONTACT: MIKE ANDERSON

435.640.8107 801.274.0192
arqui.tectonics@gmail.com
4603 Belmour Way, Holladay, Ut 84117
http://www.arqui-tectonics.com

CONSULTANTS

STONE TERRACE RESIDENCE
5618 SOUTH WASATCH BLVD.
HOLLADAY, UTAH

SD - OPTION 1

OWNER:
owner

MARK	DATE	DESCRIPTION
	MAY 17, 2016	

PROJECT NUMBER: 2016 3
DRAWING FILE:
DRAWN BY:
CHECKED BY:

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SHEET TITLE

COVER SHEET

G100

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FCOZ

19.72.010

A. Preserve the visual and aesthetic qualities of the foothills, canyons, and prominent ridgelines as defined herein, contributing to the general attractiveness and, where appropriate, the commercial viability of these areas.

B. Protect public health and safety by adopting standards designed to reduce risks associated with natural and man-made hazards.

19.72.060

2. The Planning Commission may only waive these standards upon satisfaction of the following criteria:

1. renders the site undevelopable

C. The original, natural grade of a lot may not be raised or lowered more than four (4) feet at any point for construction of any structure or improvement, except:

- *Project highest retaining wall is 15'. The height of this retaining wall is above 8' because we are trying to stay as far away as possible from the powerline. We have tried to mitigate the visual impact of this retaining wall by connecting it into a roof garden that blends the natural environment into the home. Thereby blurring the lines of the built environment and natural environment and making the home more harmonious within its setting. The material of the retaining walls will be stone. We are proposing the use of a hilfiker or gabion style wall. See image below.*
-

19.72.070 GRADING STANDARDS

I. The site's original grade may be raised or lowered eight (8) feet if a retaining wall is used to reduce the steepness of man-made slopes, provided that the retaining wall complies with the requirements of subsection I below.

E2. Graded or filled man-made slopes may not exceed a slope of fifty percent (50%).

H1. If a single retaining wall is used, one (1) vertical retaining wall up to eight (8) feet in height is permitted to reduce excavation and embankment.

H2. Terracing is limited to two (2) walls with a maximum vertical height of six (6)
feet each. The width of a terrace shall be a minimum of a one to one (I: 1) ratio with the height of the wall. Terraces are measured from the back of the lower wall to the face of the upper wall. Terraces created between retaining walls shall be permanently landscaped or re-vegetated as required by this Chapter.

19.72.080 SITE ACCESS

F. Grading for streets, roads, alleys, or driveways is limited to the paved portion of the right-of-way, plus up to an additional ten (10) feet on either side of the pavement as approved. However, when developing access on slopes in excess of twenty-five
percent (25%), only the paved portion of the right-of-way used for vehicular travel, plus the minimum area required for any additional improvements, such as curb, gutter or sidewalk, may be graded. The remainder of the access right-of-way must be left undisturbed.

H2. Private access roads and driveways greater than one-hundred fifty (150) feet in length shall meet the following requirements:

Project driveway is 150'. See drawings.

a. Provide a turnaround that meets the County's road/street and fire authority standards.

b. Provide an adequate number of spaced turn-outs along the length of the private access road or driveway, as determined by the Public Works Engineer in consultation with the fire authority.

Project has provided a T shaped turnaround.

6. Finished grades shall comply with the following:

a. Finished private access roads and driveways are limited to a maximum grade of twelve percent (12%), or as determined by the Public Works Engineer on a case-by-case basis based on health and safety concerns and the need for
adequate access for County service providers. In no case, however, may the Public Works Engineer approve a maximum grade greater than fifteen percent (15%).

Project driveway varies up to 15%.

7. The Director has discretion to administratively offer relief of the driveway access standards by a maximum of twenty-five percent (25%) where applicable upon
satisfaction of the following criteria

1.Less visual impact on the property or on the surrounding area;

2. strict application of the standard(s) would render a site undevelopable.

19.72.100 FENCES

B. No fence in excess of forty-two (42) inches in height may be constructed

Project is proposing a tall fence along the west property line to act as a sound wall. The proposed construction will be a hilfiker or gabion style wall.

19.72.110 TREE AND VEGETATION PROTECTION

E1 On a parcel of land that has been or will be altered from its natural condition by man-made activities, a revegetation and land reclamation plan prepared and certified by a qualified professional may be required for review and approval by the Director.

2Cc. Be on the Utah Fire Resistive Species list in the Wildland-Urban Interface Code.

Project will comply.

19.72.160 LIMITS OF DISTURBANCE

D1. For single family residential uses on lots or parcels less than one (I) acre in size, the limits of disturbance are limited to twenty thousand (20,000) square feet.

Project will disturb approximately 25,000 square feet. About 10,000 square feet is minor grading due to the driveway.

E1. 1. The Director has discretion to administratively increase the limits of disturbance by a maximum of twenty-five percent (25%) where applicable upon satisfaction of the criteria set forth below:

19.72.170

A. As stated in 19.72.010, the general purpose of design standards is to promote development that balances the rights of the landowner with protection of the foothill and canyon environment. These standards are intentionally broad to allow flexibility in design, compatibility with varying features of the natural landscape, and consistency with the following purposes:

B. 3. Establish a foundation for development in sensitive lands to insure a more harmonious relationship between man-made structures and the natural setting.

C. Each building should be located so that it does not dominate the landscape. The best way to decrease visual impacts is to locate the project as far away from prominent viewing locations as possible.

D. In open areas where they are not visible from roads, trails, or other public lands.

E. Buildings should be designed to fit their sites and to leave natural massing and features of the landscape intact. Each building should be designed as an integral part of the site rather than an isolated object at odds with its surroundings.

F. Where feasible, views should be maintained both to the site and to features beyond, as seen from public rights-of-way, trails, and other public lands.

G. Site buildings so their form does not break prominent skylines

H. Buildings shall firmly meet the ground. Placing buildings on piers such that exterior walls do not continue down to the ground is prohibited, with the exception of piers that support decks.

I. Buildings shall be designed to follow natural contours rather than modifying the land to accept a building design not tailored to the site. (See Section 19.72.070 (Grading))

J. Roof lines and building mass shall echo the angles and shapes repeated in the natural landscape.

K. Building mass and wall lines shall be broken up to complement natural canyon settings and slopes.

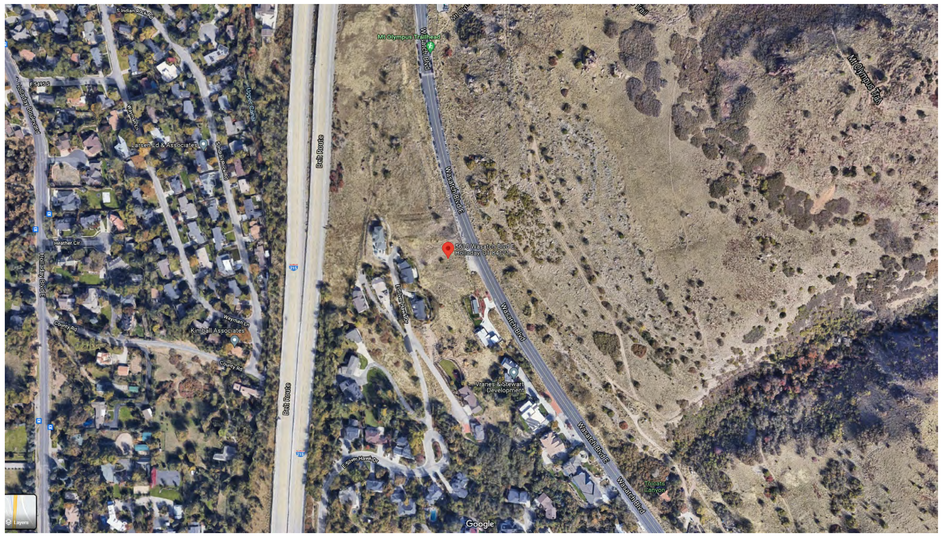
L. Predominant tones on exterior walls shall tend toward neutral colors, replicating natural textures

Project will comply.

ZONING R-1-10

CHART 15,001 TO 1 ACRE – 35' 0"





VICINITY MAP

ARQUI TECTONICS
435.640.8107 801.274.0192
arqui.tectonics@gmail.com
4603 Belmour Way, Holladay, Ut 84117
http://www.arqui-tectonics.com

CONSULTANTS

STONE TERRACE RESIDENCE

5618 SOUTH WASATCH BLVD.
HOLLADAY, UTAH

SD - OPTION 1

OWNER: owner

MARK	DATE	DESCRIPTION
	MAY 17, 2016	

PROJECT NUMBER: 2016 3
DRAWING FILE:
DRAWN BY:
CHECKED BY:

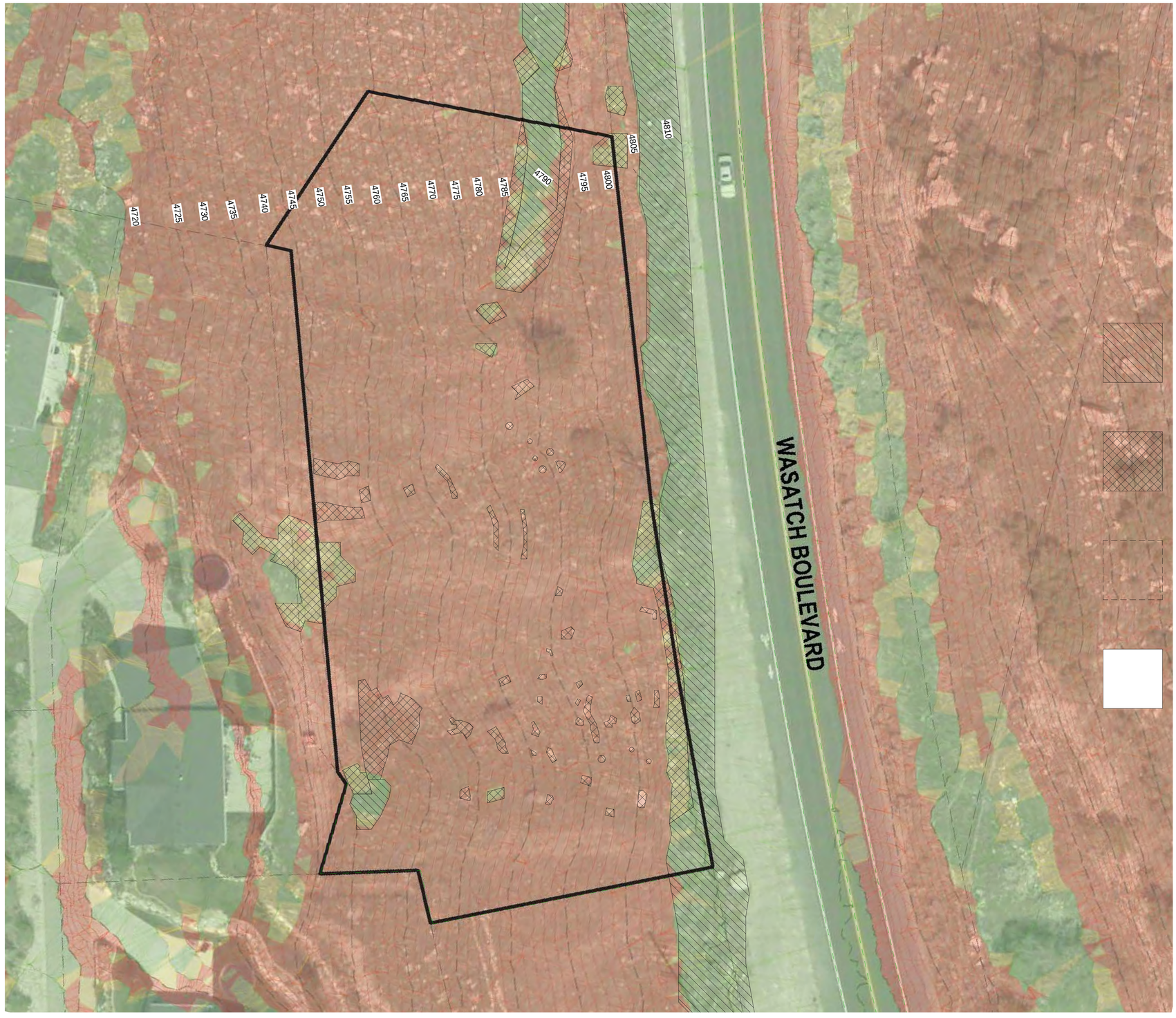
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SHEET TITLE

CODE REVIEW

G101

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SLOPE 0 - 20 PERCENT

SLOPE 20 - 30 PERCENT

SLOPE 30 + PERCENT

BUILDING FOOTPRINT

1 A002 SLOPE ANALYSIS
1" = 20'-0"

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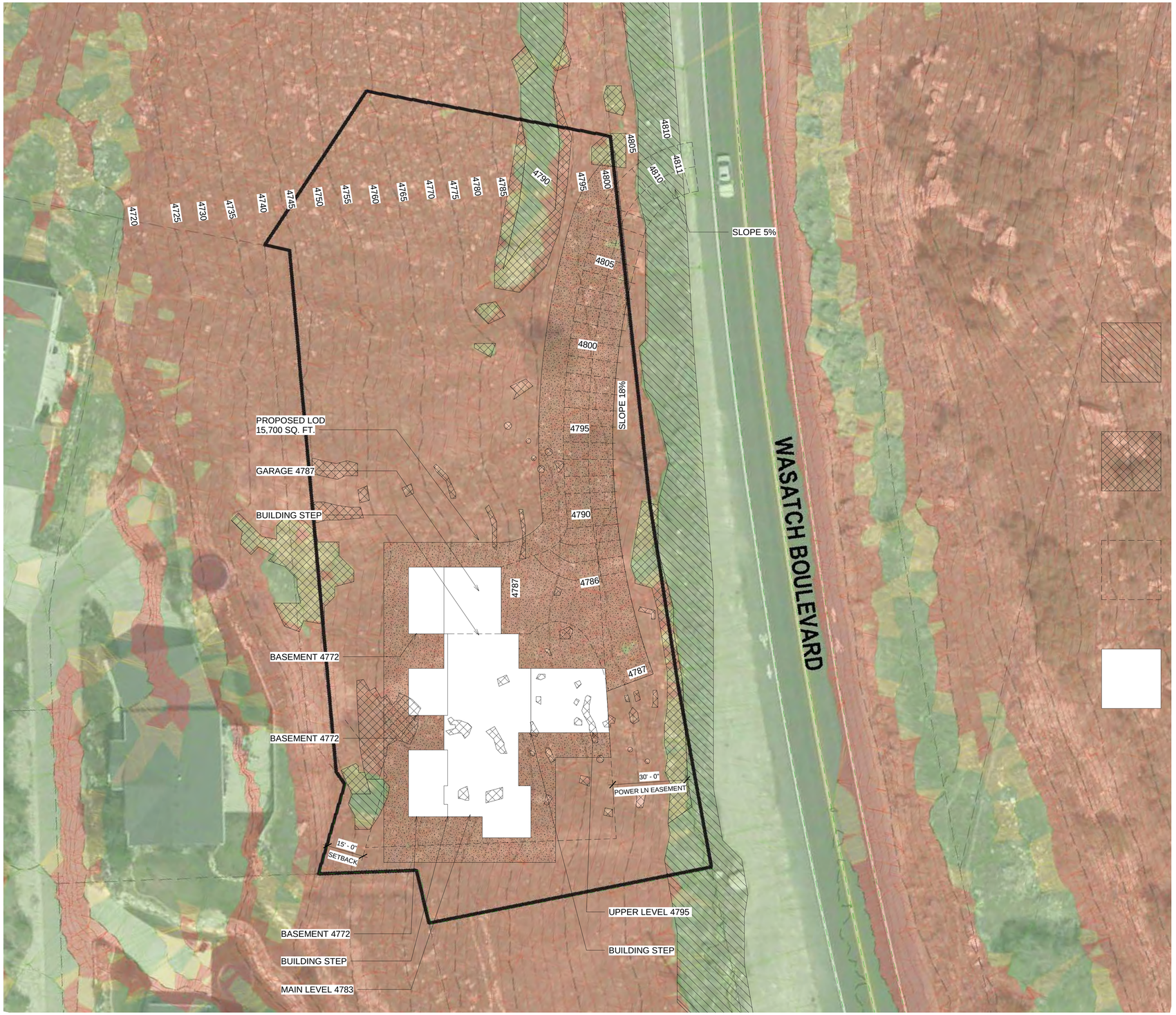
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SHEET TITLE
SITE SLOPE ANALYSIS

A002

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1 A003 Site overall BUILDING FOOTPRINT
1" = 20'-0"

SLOPE 0 - 20 PERCENT

SLOPE 20 - 30 PERCENT

SLOPE 30 + PERCENT

BUILDING FOOTPRINT

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SHEET TITLE
BUILDING FOOTPRINT

A003

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2/1/2022 9:17:33 AM

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 22-1-03 "OLY VISTA" SUBDIVISON-CONCEPT/PRELIM

ADDRESS:

4877 S Holladay Blvd

LEGAL DESCRIPTION: *22-10-276-014*

BEG N 1009.96 FT & W 1133.93 FT FR E 1/4 COR SEC 10, T2S, R1E, SLM; N 89°21' E 284 FT; N 0°11'55" W 139.31 FT; W 64.96 FT TO CEN LINE OF DITCH; S 76°09' W ALG SD CEN LINE 236.42 FT; S 26°08'25" E 24.49 FT; S 0°11'55" E 63.96 FT TO BEG. LESS ST. 0.73 AC M OR L. 5

APPLICANT/REPRESENTATIVE:

Buck Swaney

PROPERTY OWNER:

Landblu, LLC

ZONING:

R-1-10, one home per 10,000 sq ft

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #4

PUBLIC NOTICE DETAILS:

Mailed 03/25

REQUEST:

Site Plan Review- CONCEPT/PRELIMINARY

APPLICABLE REGULATIONS:

13.06
13.08
13.10

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

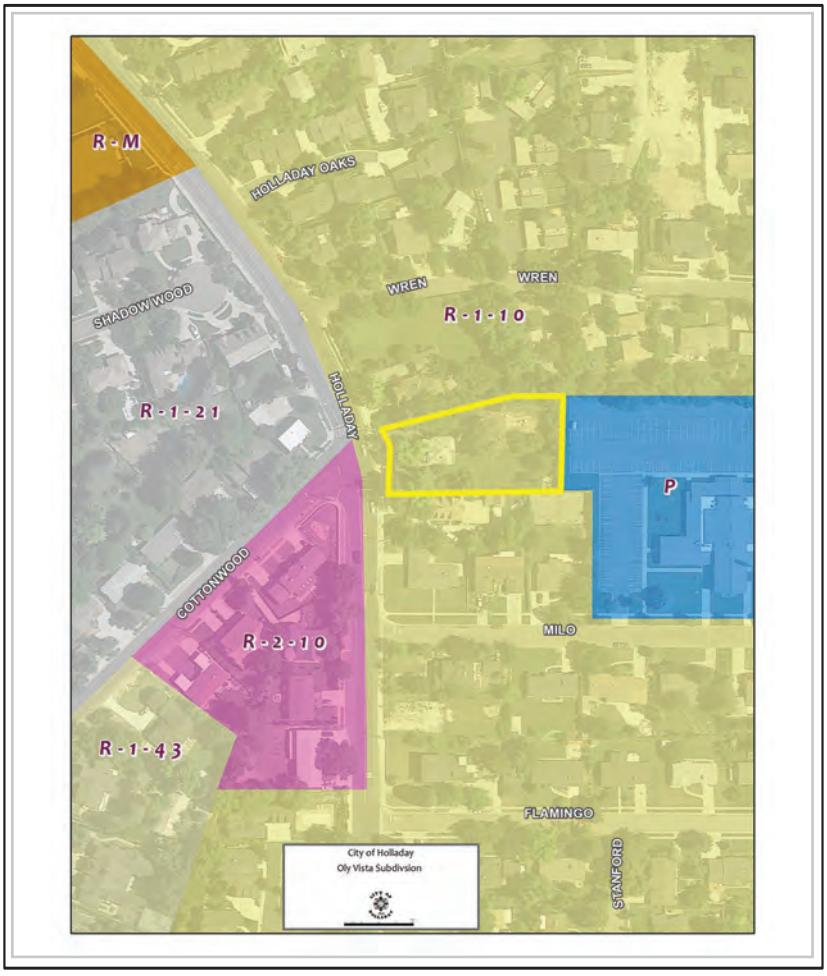
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
April 5th 2022
Item #2

Request:	**RESIDENTIAL SUBDIVISION – CONCEPT & PRELIMINARY PLAN REVIEW**
Project:	"Oly Vista" Subdivision
Address:	4877 South Holladay Blvd, Holladay Utah 84117
Applicant:	Landblu, LLC, Owner, Buck Swaney, Agent
File No:	22-1-03
Notice:	Mailed – 03/25/2022
Planner:	Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.10C	CONCEPTUAL PLAN APPROVAL STANDARDS
	13.10.050A	CONCEPTUAL SUBMISSION REQUIRMENTS
	13.10.050B	PRELIMINARY SUBMISSION REQUIRMENTS
	13.10.080	SUBDIVISION APPROVAL STANDARDS

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***
Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

Creation of a subdivision plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary and Final plat**. Decisions must be made during public meeting. The notice for the required public hearing of this first step has been mailed to all properties within 500' of the subject parcels.

SUMMARY
Property owner and applicant, Buck Swaney has been working with the TRC on a plan to split an existing .801 acres (34,891 sq ft) lot according to R-1-10 zone lot creation standards regulations. The subdivision will facilitate the creation of a new single-family home lot accessed from Holladay Blvd a public street, via a 20-foot-wide private driveway. Both lots to measuring 11,311 and 20,952, exceeding the required minimum 10,000 sq ft lot size required of the zone.

TECHNICAL REVIEW COMMITTE ANALYSIS

CONCEPT LEVEL ANALYSIS:

In accordance with Holladay Ord 13.08.010, upon receipt of a complete concept subdivision application, the Community and Economic Development Director has distributed the application to and has subsequently received recommendation(s) from the Technical Review Committee. Review of submitted elements are compared against the administrative checklist of required submittals 13.10.050A. The following is provided to the Planning Commission as a summary of joint recommendation of conditional/unconditional conceptual subdivision approval from the TRC:

Zoning, City Planner:
- Exceeds the Min. 10,000 square foot standards
- Exceeds the Min 80-foot lot width, measured at the property line
- Utility connection letters; water, gas, sewer and power.
- Hazard trees removed during demolition process – existing tree canopy protection proposed

United Fire Authority (UFA), Area Fire Marshal:
- Provides 20-foot wide access drive properly sized for fire and emergency access from Holladay Blvd
- Existing hydrant located directly at property – Holiday Water

Engineering, City Engineer:
- Proposal maintains access to existing irrigation lateral facility running along the north property line

- Driveway location, although not ideal, is determined to be approved and safe for this development in it proposed location

Public Works, City Engineer:
- Public Dedication of Holladay Blvd provided – area .06 acres at 1 foot behind existing sidewalk.
- Existing public improvements are existing, maintain in good condition

Building Code, City Building Official
- No comment

::

PRELIMINARY LEVEL ANALYSIS:

In accordance with Holladay Ord 13.08.010.D, upon receipt of a complete preliminary subdivision development application, the Community and Economic Development Director has distributed the application and associated development drawings to and has subsequently received recommendations from the Technical Review Committee. Review of submitted elements are compared against the preliminary plat administrative checklist of required submittals 13.10.050B. *As per concurrent review allowances set forth in ordinance 13.08.010.F,* the following is provided to the Planning Commission as a summary of joint recommendation of conditional/unconditional conceptual subdivision approval from the TRC:

Zoning, City Planner:
- Preliminary plat proposal maintains conceptual layout and zone compliance
- Homes proposed to face a common court. Setbacks for new homes comply with private lane development standards.
- 4 guest parking stalls are provided in supplemental to minimum parking requirement (4 required, 8 proposed)
- Maximum 4 foot retaining wall required – proposed at 5 feet.
- Final landscaping plan is pending

UFA, Area Fire Marshal:
- 20 minimum width proposed – fire turn around area not required as currently proposed. Final determination depends on final depth of rear home
- Warning issued; rear home exceeds 10,000 sq ft, a home sprinkler system may be required – depending on available hydrant flow.

Engineering, City Engineer:
- Irrigation protection order notations required on Final plat document
- Public Utility Easements and Utility connection details are provided
- Final grading plans are provided and found to comply with grading standards of title 13
- Storm water retention system provided for both properties
- Grading maintenance agreement notions required on Final plat document.

Public Works, City Engineer:
- Proposal maintains all existing public improvements – curb gutter sidewalk.
- New drive approach to comply with ASHTO standard

Building Code, City Building Official
- No comment

RECOMMENDATION

The TRC recommends that the commission hold the required public hearing and consider comments presented. The CED Director has found that all required concept elements of a residential subdivision proposal have been reviewed and accepted by the TRC and have been determined to be complete as per the City's submission requirements. The CED Director has also found that all required preliminary level elements of a residential subdivision development have been submitted, reviewed and accepted or otherwise noted as modified by the TRC as per the City's submission requirements. The TRC can therefore

recommend the commission approve the **CONCEPTUAL SUBDIVISION PLAN and PRELIMINARY PLAT.** Additionally, and if the commission is amenable, in accordance with 13.08.010.D5, a motion to delegate the **FINAL PLAT** approval to staff is recommended.

STAFF FINDINGS:

1. The submittal documents for residential subdivision in the R-1-10 are substantially completed; and,
2. Each proposed lot exceeds the minimum standards for single-family home development in the R-1-10 zone.
3. The development complies with the General Plan as providing single family homes on lots similar to development within the vicinity; and,
4. The development and construction requirements of for preliminary subdivision have been substantially completed.
5. Storm water detention areas and public improvements have been reviewed by the city engineer
6. Fire access has been approved by the UFA.
7. Direct and unobstructed vehicular access and utility easements to the rear home are established

STAFF REQUIREMENTS

- Submit the required landscaping plan – supplementing the tree preservation proposals
- Obtain final utility connection letters prior to Final plat submittal to the TRC
- Post development Bonding requirements as determined by the City engineer.

SUGGESTED MOTIONS

"I ____ *Motion to (approve / continue for further discussion) the **CONCEPTUAL PLAN** and **PRELIMINARY PLAT** application by **Landblu, LLC** for **Oly Vista a two lot residential subdivision, located at 4877 South Holladay Blvd, in the R-1-10 zone** based upon the findings… subject to the following requirements … ".*

"*Also, within in one year and in accordance with 13.08.010.D5, to defer administrative review and approval of the **FINAL PLAT** by the Community & Economic Development Director - following a positive, written recommendation from TRC.*"

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

Conceptual & Preliminary Subdivision – "Oly Vista"

Date: **Tuesday, April 5th 2022**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

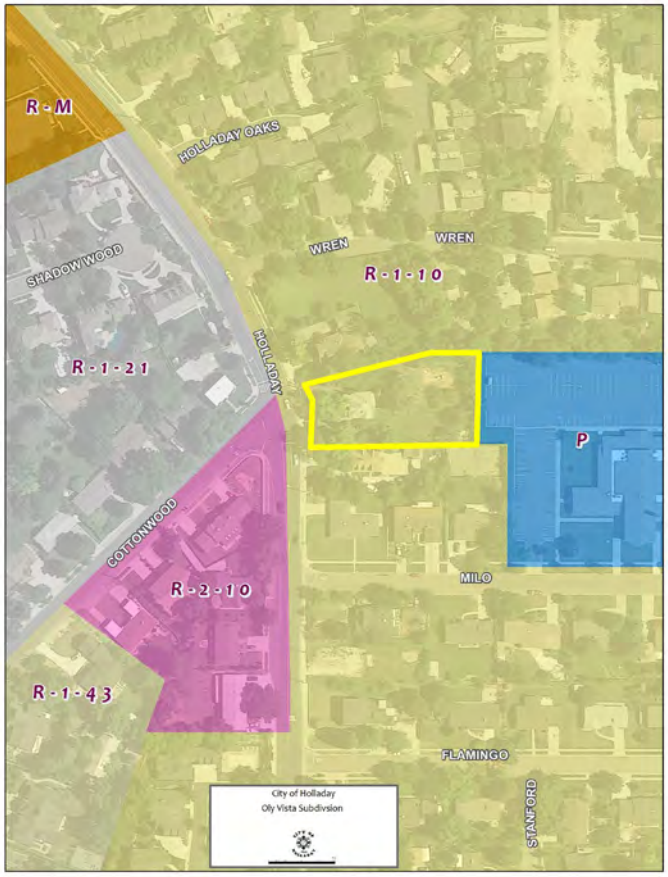
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during review and consideration of a conceptual plan proposed by the applicant, **Landblu, LLC** to subdivide .801 acres of land located at **4877 South Holladay Blvd** in the R-1-10 zone, into a **two-lot subdivision**. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10

***No zone or ordinance change is proposed in conjunction with this application. ***

Please submit comments via email by 5:00 pm 04/04/2022 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay Website.

ATTENTION: This notice was mailed on 03/25/2022 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

Conceptual & Preliminary Subdivision – "Oly Vista"

Date: **Tuesday, MONTH 2022**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

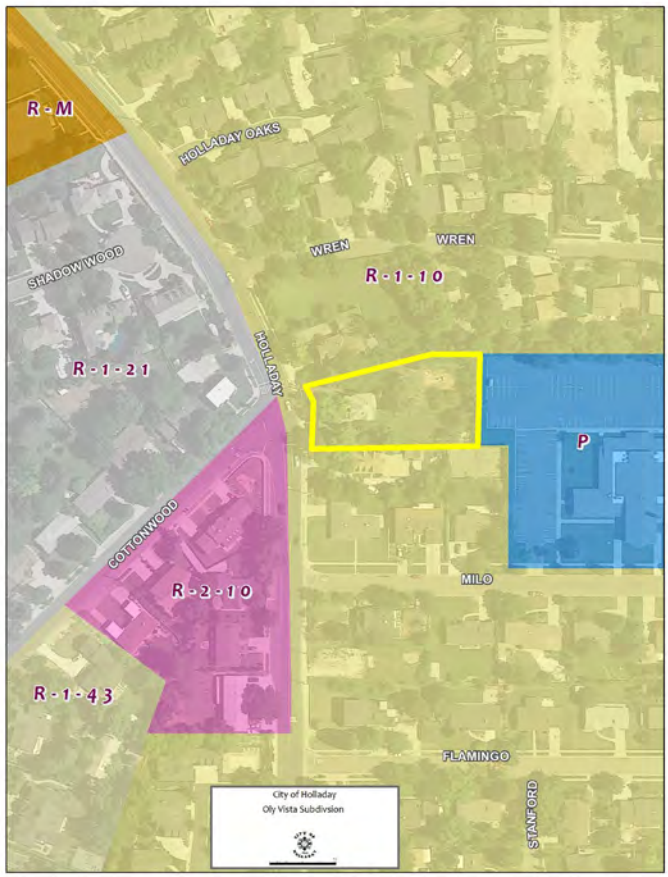
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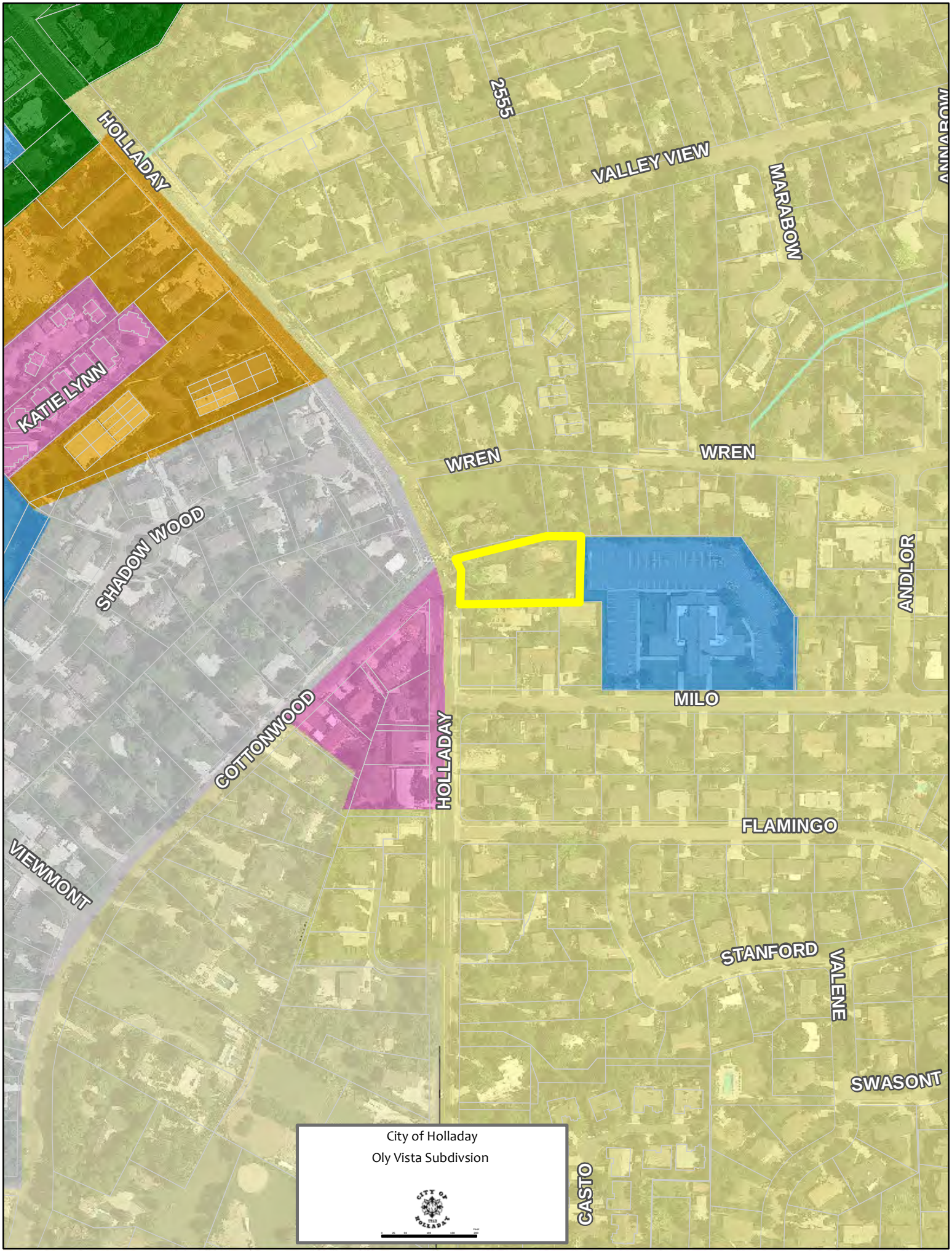
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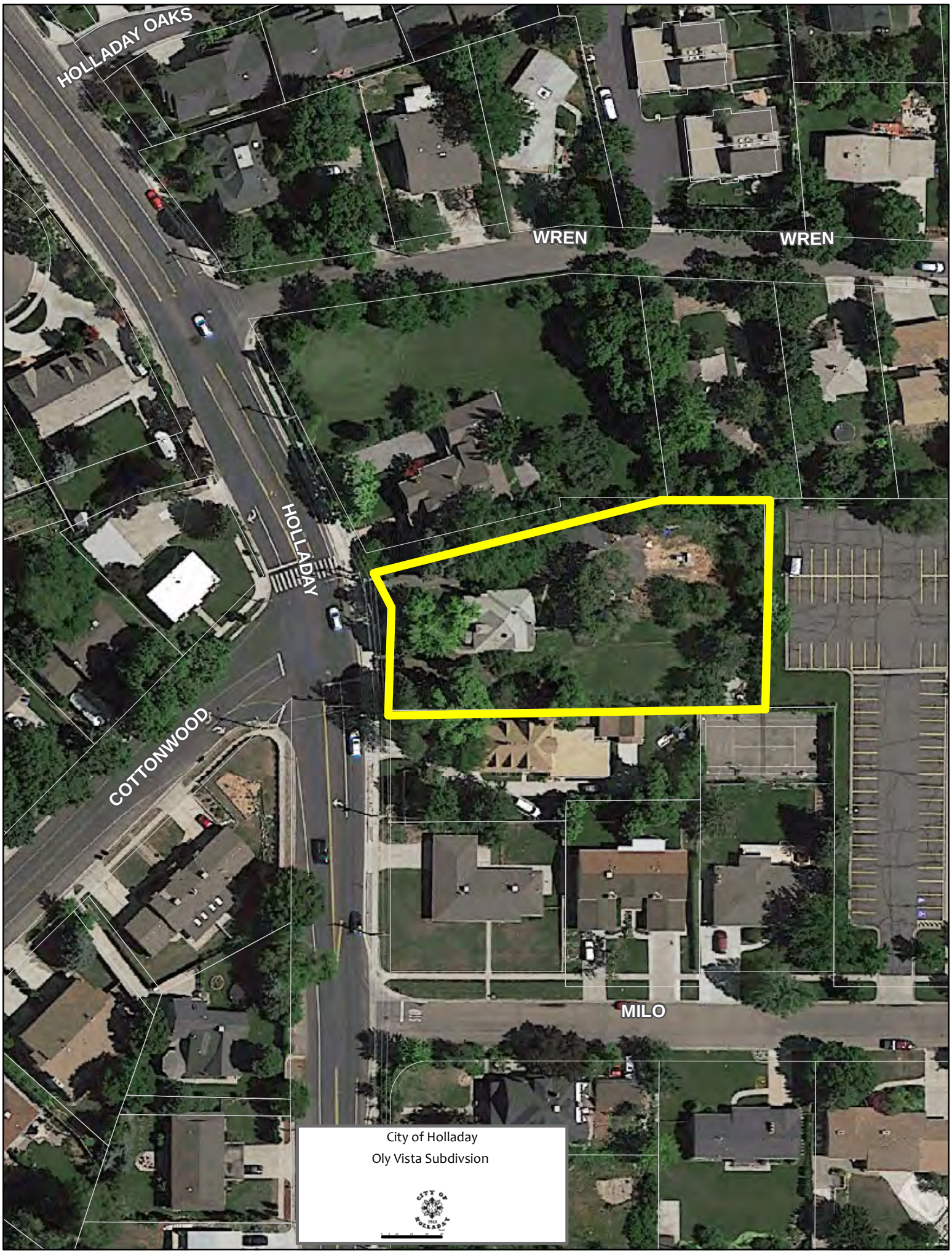
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HOLLADAY
2555
VALLEY VIEW
MARABOW
ANNABOW
KATIE LYNN
WREN
WREN
SHADOW WOOD
ANDLOR
MILO
COTTONWOOD
HOLLADAY
FLAMINGO
VIEWMONT
STANFORD
VALENE
SWASONT
CASTO
City of Holladay
Oly Vista Subdivsion


HOLLADAY OAKS
WREN
WREN
HOLLADAY
COTTONWOOD
MILO
City of Holladay
Oly Vista Subdivsion

Project Narrative:
Proposed "Oly Vista Subdivision"

4877 Holladay Blvd, Holladay, UT 84117

About the Property

The property is an approximate 0.80 acre parcel located immediately east of the "Y" intersection where Cottonwood Lane connects to Holladay Boulevard. There is a traffic signal in front of the property and its frontage hosts significant traffic, water, electrical, and communication infrastructure. The original home on the property was demolished and dead trees removed. The original driveway is on the north boundary of the parcel. It is zoned R-1-10, adjoins two residences to the north, two residences to the south, and an LDS Church parking lot on the east.

Proposed Subdivision of Parcel

Applicant proposes to subdivide the parcel as follows:

1. The front (westernmost) .06-acre section of the parcel, which currently extends into the middle of Holladay Boulevard (HB), would be dedicated to Holladay City, providing right-of-way for public use and benefit. This dedication would run from the middle of HB to one foot east of the existing sidewalk.
2. The original driveway connection would be re-used and widened to 20' to provide access to two single family residential lots. The applicant seeks individual HB addresses for the two lots. We request to keep the existing address (4877 HB) for the rear/east lot, and obtain a new address (4881 HB) for the front/west lot. The two lots would face each other and would share a landscaped motor-court.
    a. The rear lot (4877 HB) would be approximately 0.5 acre in size and would be designed to face west.
    b. The front lot (4881 HB) would be approximately 0.25 acre in size and would be designed to face east.
3. Each residential parcel would have its own utilities, but would share driveways and specified common area amenities.

Proposed Planned Unit Development

To create the best outcome for the parcels and for Holladay City, we need to make minor adjustments that require special consideration. These proposed adjustments are outlined as follows:

1. FENCING/RETAINING:
    a. Construct a 6' retaining wall at the west property line, adjacent to HB and to terrace the front lot at this elevation. Leave a planter at its base so that landscaping would screen much of the wall. As it is, the site rises approximately 4 feet from sidewalk elevation within the first few feet of the sidewalk, so we are adding about 2' of elevation.
    b. Place privacy fencing (5' tall) east of the wall, set back approximately 2' to provide the opportunity for additional plantings.
    c. These adjustments would help us to design a safe and secure back yard for the west lot (4881 HB), and we believe the design can be accomplished so as to beautify this stretch of HB compared with the current condition. The key purpose of this elevation adjustment is to make the common motorcourt serve both homes well.

2. SETBACKS:
    a. We propose generally to use conforming setbacks, but because of the motor-court facing orientation of the homes, some setbacks would need to be adjusted:
        i. 4877 Mainhouse — 7.5' minimum setback requested to the north of the future garage (functionally a side yard). The current garage on the 4877 property has a zero setback; this garage would be demolished in favor of the new structure, therefore the setback to the adjacent property would increase from 0' now to 7.5' or more in the future.)
        ii. 4877 Accessory Structures — 6' minimum setbacks and 10' spacing from main house assumed to be conforming and will be observed for any accessory structures. One accessory structure is shown in the drawings, an additional accessory structure is likely, and would be constructed at future point in time on the south portion of the lot – it would conform to the standard setbacks for such structures.
        iii. 4881 Garage — 6' setback to the south of the garage requested (the same as for a detached garage, but ours would possibly be attached). This is functionally a side yard; the adjacent property has a zero setback on its garage.
        iv. 4881 — 7.5' minimum setback on the main home (whether the future garage is attached or detached), which matches or exceeds the 7.5' setback on the existing home to the south.
        v. 4881 — 0' setback requested to the east of the garage face (property line would run along garage, but with an adjacent shared guest parking amenity that functions as a typical setback would).
3. LOT COVERAGE:
    a. We will be using allowances to compensate for any deficiencies in lot coverage. We propose that the overall impervious coverage of the PUD is 44.5%, which is the average of the two lots, assuming a 10% allowance for coverage bonuses which we will achieve by design.
4. COMMON AREAS:
    a. Per the PUD ordinance, we have provided common space amenities. These include the landscaped motorcourt with play amenities, a common garden to the north, and shared guest parking.
5. ACCESSORY STRUCTURES:
    a. Guest House/Pool House/Accessory Structures:
        i. 4877 proposes a guest house/pool house on its northeast corner, and
        ii. 4877 proposes a future accessory structure (design tbd) along its south boundary (following standard accessory setback, height, and spacing standards within the city). This structure would not exceed a 900' footprint.

Please let me know if I can provide additional clarifications or answer any questions.

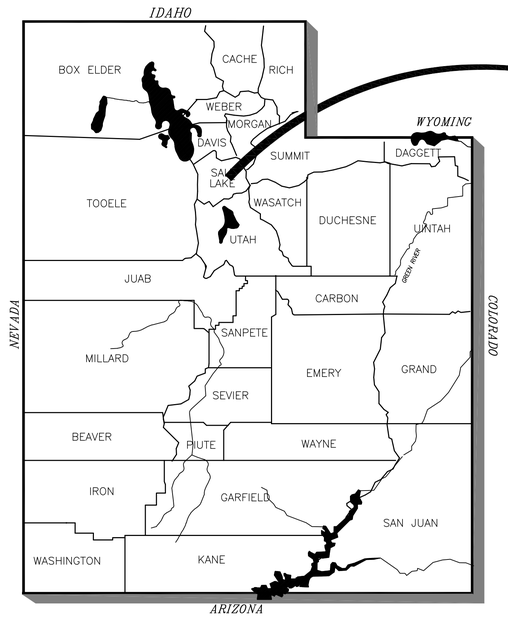
Warm regards,

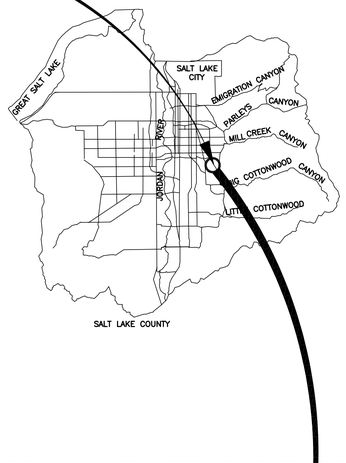
Buck Swaney,
Landblu LLC
buck@landblu.com
808.378.1000

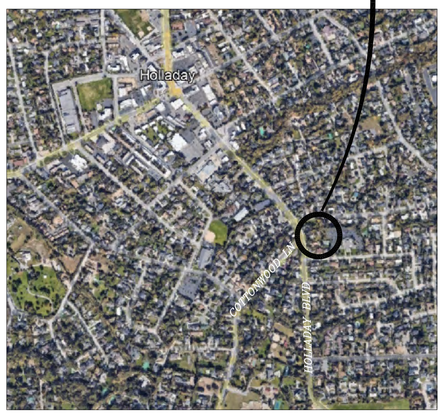
OLY VISTA SUBDIVISION
4877 SOUTH HOLLADAY BLVD
HOLLADAY, UTAH 84121



VICINITY MAPS







4877 SOUTH HOLLADAY BLVD

INDEX OF DRAWINGS

0 TITLE SHEET
1 ALTA SURVEY
2 EXISTING CONDITIONS
3 SITE PLAN
4 UTILITY PLAN
5 GRADING PLAN
6 DETAILS

CONSTRUCTION NOTES

GENERAL

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOLLADAY CITY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOTECHNICAL REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2012 EDITION AND THE MANUAL OF STANDARD PLANS 2012 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN CONFORMANCE WITH THE MUTCD AND IN COMPLIANCE WITH STANDARD SPECIFICATION 01555 "TRAFFIC CONTROL"

7. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION.

8. CONTRACTOR TO NOTIFY SURVEYOR 72 HOURS PRIOR TO NEED FOR ANY CONSTRUCTION STAKING.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

10. ALL WORK SHALL CONFORM TO THE PLANS AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

SITE

11. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

12. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

13. ALL DELETERIOUS MATERIAL, SUCH AS LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH, SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

14. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

15. NO TREES GREATER THAN 3" IN DIAMETER SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

16. CONTRACTOR SHALL INSTALL EROSION CONTROLS (STRAW WADDLES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. SEDIMENT CONTROLS SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY, AS DETERMINED BY CITY AUTHORIZED PERSONNEL, TO CONTROL EROSION AND PROTECT ALL WATER SOURCES.

17. ALL RECOMMENDATIONS MADE BY THE SOILS ENGINEER CONTAINED IN THE GEOTECHNICAL INVESTIGATION SHALL BE REQUIRED AS PART OF THESE CONSTRUCTION PLANS.

18. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

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

20. NATURAL GROUND MAY HAVE BEEN MODIFIED SINCE THESE PLANS WERE PRODUCED.

22. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA.

23. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE SUBCONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

24. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO TEST.

25. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

26. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

27. UNLESS OTHERWISE SPECIFICALLY CALLED OUT, NO EARTH SLOPES SHALL EXCEED FOUR FEET IN HEIGHT WITHOUT RETAINING WALLS. NO ROCK RETAINING WALLS SHALL EXCEED SIX FEET WITHOUT TERRACING. NO TERRACED ROCK WALLS SHALL EXCEED TWELVE FEET IN TOTAL HEIGHT. NO STRUCTURAL WALLS SHALL EXCEED 10 FEET IN HEIGHT.

EXISTING UTILITIES

28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE EXISTENCE, LOCATION, AND CHARACTERISTICS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

29. CONTRACTOR SHALL CALL BLUE STAKES, AND OTHER AGENCY RESPONSIBLE FOR LINE LOCATIONS TWO WORKING DAYS PRIOR TO DIGGING.

30. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER AND VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES TO BE JOINED, CROSSED, OR PARALLELED. ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. OTHERWISE, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR ANY COSTS OF REPLACEMENT, RELOCATION, OR ADDITIONAL COSTS OF CONSTRUCTION.

31. ALL UTILITY MANHOLE RIMS, CATCH BASIN GRATES AND VALVE BOX COVERS ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE OF THE SITE.

UTILITIES

32. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

33. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:

WATER–JORDAN VALLEY WATER CONSERVANCY DISTRICT

SEWER–MOUNT OLYMPUS IMPROVEMENT DISTRICT

STORM DRAIN/GROUNDWATER–CITY

ELECTRICAL– ROCKY MOUNTAIN POWER

TELEPHONE– CENTURY LINK

INTERNET/COMMUNICATION– GOOGLE FIBER

34. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

35. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRE CAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED.

36. ALL STORM WATER CONVEYANCE PIPING TO BE RCP CLASS III OR EQUAL UNLESS OTHERWISE NOTED.

37. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER AND SHALL HAVE 2" CONCRETE CAP.

40. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

41. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPE TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS

SEWER

42. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

43. ALL SEWER LINES AND LATERALS ARE TO BE PVC SDR 35 PIPE.

44. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER BIG COTTONWOOD IMPROVEMENT DISTRICT STANDARDS.

WATER

45. WATERLINES TO BE PVC C-900 PIPE. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE).

46. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

47. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE.

48. ALL WATERLINES SHALL BE MINIMUM 60" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE. (6" ABOVE GRADE IN UNPAVED AREAS WITH SOIL SLOPED UP TO RIM) AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.

49. CONTRACTOR TO NOTIFY ENGINEER FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH WATER COMPANY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.

50. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF GUTTER ELEVATION.

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

PROOPERTY OWNER/APPLICANT/DEVELOPER:
LANDBLU, LLC
P.O. BOX 17289
HOLLADAY, UT 84117
BUCK SWANEY
808-378-1000

10 0 10 20
SCALE OF FEET

LEGEND

= EXISTING FIRE HYDRANT
= EXISTING POWER POLES
= FOUND HUB AND TACK
= REBAR AND CAP
= SIGNIFICANT VEGETATION
= SECTION CORNER & SECTION LINE
= PROPERTY BOUNDARIES
= ADJOINING PARCELS DE
= EXISTING CONTOURS MAJOR
= EXISTING CONTOURS MINOR
= FENCE LINES
= EXISTING SEWER LINES
= EXISTING STORM DRAIN LINES
= EXISTING WATERLINES
= EXISTING OVERHEAD POWER LINES
= EXISTING GAS LINES
= EXISTING COMMUNICATION

PARCEL # 22-10-276-001
OWNER HOWELL, ANN C; TR (EVH RFT)
ADDRESS 4871 S HOLLADAY BLVD.

PARCEL # 22-10-276-002
OWNER KHAN, AHMAD; JT SHAHVARY, MAHBOBEH; JT
ENTRY # 12820945

CONCRETE WALK WAY

ADA RAMP
TRAFFIC SIGNAL POLE
TELEPHONE RISER
NAIL IN CONC. (7075114)
CONCRETE STORM BOX 12" RCP 4477.86 ←
POWER POLE
MAILBOXES
EXISTING 4" SEWER SERVICE LINE CAPPED FLOW APPROXIMATELY 4471.0'
PROJECT BENCHMARK FOUND 2.5" FLAT BRASS CAP MON. FILE # 22102006 SEC. 10 T. 2 S., R.1 E. NAVD 88 EL. = 4477.15'
S 20°08'25" E 34.18'
SEWER MANHOLE RIM = 4478.75' 8" I.E. = 4471.60'
EXISTING WATER SERVICE LINE CAPPED
CONCRETE WALK WAY
2' DIA. PINE
EXISTING GAS SERVICE LINE CAPPED
S 00°11'55" E 63.95'
STORM DRAIN M.H. RIM = 4477.30' I.E. = 4471.8" IN E. I.E. = 4458.8" IN S.E.
HOLLADAY BLVD
P.O.B.
TRAFFIC SIGNAL POLE
POWER POLE
MAILBOX
NAIL IN CONC. (7075114)
2.5' DIA. PINE
S 76°09'00" W 232.81'
CENTERLINE OF DITCH LOCATION RECORDED IN FIELD 7-30-2021 BY JOHANSON (7075114)
EDGE OF ASPHALT
EXISTING DRIVEWAY
GARAGE SLAB EL = 4487.4'
SHED
4' DIA. TREE
3.5' DIA. PINE
5' QWEST EASEMENT ENTRY # 9431498 BK. 9158 PG. 6012-6015
5.0' MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY EASEMENT ENTRY #1776124 BK 1802 PG 192
PARCEL # 22-10-276-014
OWNER LANDBLU, LLC
ADDRESS 4877 S. HOLLADAY BLVD.
34,897 Sq. Ft.or 0.801 Acres by survey
ENTRY #13766678
PARCEL # 22-10-276-015
OWNER JENKINS, SPENCER T
GARAGE
N 89°21'00" E 284.29'
POWER POLE
5' QWEST EASEMENT ENTRY # 9431498 BK. 9158 PG. 6012-6015
WOOD FENCE
CHAIN LINK FENCE
POWER POLE
FOUND COPPER RIVET SET IN CONCRETE WALL 0.8' N.W. OF CALC. POSITION
PARCEL # 22-10-276-018
OWNER BRADSHAW, MICHAEL F; JT BRADSHAW, KRISTI

CHAIN LINK FENCE
EXISTING SPRING CREEK DITCH CALL IN AREA WARRANTEE DEEDS ENTRY #'S 12820945, 10946232, 10632918
S 89°48'31" W 8.63'
CENTERLINE OF DITCH LOCATION RECORDED IN FIELD7-30-2021 BY JOHANSON (7075114)
S 60°56'22" W 9.04'
S 85°34'35" W 25.78'
S 74°45'58" W 27.45'
BAR AND CAP (7075114)
POWER POLE
BAR AND CAP (7075114)
BAR AND CAP (7075114)
BAR AND CAP (7075114)
FOUND HUB & TAC
T.O.W. 4493.54
2.5' GRANT OF EASEMENT AND FENCE AGREEMENT ENTRY #3701444 BK 5402 PG 910
T.O.W. 4493.00'
PARCEL # 22-10-276-019
OWNERCORP. OF PRES. BISHOP OF CH OF JC OF LDS
CHAIN LINK FENCE ON 6" CONC. RET. WALL
N 00°11'55" E 139.40'
CHAIN FENCE ON CONC. RET. WALL
BOUNDARY LINE ESTABLISHED IN WARRANTY DEED DATED JUNE 19TH 1964 ENTRY# 2008249 (accepted as current boundary division)
6" CONC. RET. WALL POSSIBLY BUILT FOR FENCE SUPPORT AS PART OF GRANT EASEMENT ENTRY # 3701444 REC. AUGUST 11, 1982
CHAIN FENCE ON CONC. RET. WALL
T.O.W. 4493.42'

4475 4476 4478 4480 4482 4484 4486 4488 4490
4479.06 4482.93 4484.45 4485.75 4485.18 4486.32 4487.78 4489.15 4487.38 4486.77 4489.09 4489.20

LICENSED PROFESSIONAL ENGINEER
187727
SCOTT CARLSON
STATE OF UTAH
FOR REVIEW ONLY 3-1-2022

OLY VISTA SUBDIVISION
EXISTING CONDITIONS
4877 SOUTH HOLLADAY BLVD
HOLLADAY, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE: FEBRUARY 2022
PLOT DATE: 28 February 2022

SHEET 2

10 0 10 20
SCALE OF FEET

LEGEND

= EXISTING FIRE HYDRANT
= EXISTING POWER POLES
= FOUND HUB AND TACK
= REBAR AND CAP
= SIGNIFICANT VEGETATION
= SECTION CORNER & SECTION LINE
= PROPERTY BOUNDARIES
= ADJOINING PARCELS DEED LINES
= FENCE LINES
= HOUSE SETBACKS

PARCEL # 22-10-276-002
OWNER KHAN, AHMAD; JT SHAHVARY, MAHBOBEH;
JT
ENTRY # 12820945

PARCEL # 22-10-276-001
OWNER HOWELL, ANN C; TR (EVH RFT)
ADDRESS 4871 S HOLLADAY BLVD.

CONCRETE WALK WAY

EXISTING SPRING CREEK DITCH
CALL IN AREA WARRANTEE DEEDS
ENTRY #'S 12820945, 10946232, 106329218

CENTERLINE
OF DITCH LOCATION
RECORDED IN FIELD7-30-2021
BY JOHANSON (7075114)

S 74°45'53" W
27.48'
S 85°34'35" W
25.75'
S 89°48'31" W
8.63'
S 60°58'22" W
9.04'
6.0'
6.0'
20.0'
8.3'
S 76°09'00" W
104.57'

T.O.W.
4493.54
T.O.W.
4493.00'
T.O.W.
4493.42'

2.5' GRANT OF EASEMENT AND FENCE
AGREEMENT ENTRY #3701444
BK 5402 PG 910

CHAIN LINK FENCE
ON 6" CONC. RET.
WALL

CENTERLINE OF DITCH
LOCATION
RECORDED IN FIELD 7-30-2021
BY JOHANSON (7075114)

ADA RAMP
TRAFFIC
SIGNAL POLE
TELEPHONE RISER
2.5' DIA.
PINE
S 76°09'00" W
28.58'
GUEST
PARKING
(2 SPACES)
COMMON AREA
16.0'
N 00°00'07" E
22.85'
3 CAR GARAGE
NAIL IN CONC.
(7075114)
N 90°00'00" W
6.46'
R5.0'
45.1'
35.6'
COMMON AREA
N 24°43'16" W
19.48'
20.0'
R5.0'
20.0'
N 24°43'16" W
63.92'
MAILBOXES
S 26°18'25" E
24.49'
PROJECT BENCHMARK
FOUND 2.5" FLAT BRASS CAP MON.
FILE # 22102006 SEC. 10 T. 2 S.; R.1 E.
NAVD 88 EL = 4477.15'
N 07°47'10" W
21.10'
5' FENCE
20.0'
22.0'
2' DIA.
PINE
COMMON AREA
LOT 2
0.48 ACRE
20,952 SQ.FT
LOT 1
0.26 ACRE
11,311 SQ.FT
CONCRETE WALK WAY
S 00°11'55" E
63.95'
S 00°11'55" E
54.11'
5' RETAINING
WALL
1' RETAINING
WALL W/5' FENCE
Ø90.67'
2 CAR GARAGE
S 00°10'22" W
33.67'
GUEST
PARKING
(2 SPACES)
4.1'
Ø137.01'
21.0'
HOLLADAY BLVD
CITY ROW
DEDICATION
0.06 ACRE
2637 SQ.FT.
2' DIA.
TREE
3.5' DIA.
PINE
10.0'
8.2'
6.0'
10.2'
1.2'
N 89°21'00" E
116.69'
7.5'
7.9'
N 89°21'00" E
138.61'
5' QWEST EASEMENT
ENTRY # 9431498 BK. 9158 PG. 6012-6015
P.O.B.
TRAFFIC
SIGNAL POLE
POWER POLE
MAILBOX
NAIL IN CONCRETE
7075114
ENTRY # 9431498 BK. 9158 PG. 6012-6015
5.0' MOUNTAIN STATE TELEPHONE AND
TELEGRAPH COMPANY EASEMENT
ENTRY #1776124 BK 1802 PG 192
PARCEL # 22-10-276-015
OWNER JENKINS, SPENCER T
WOOD
FENCE
CHAIN LINK
FENCE
FOUND COPPER RIVET
SET IN CONCRETE
WALL
0.8' N.W. OF CALC.
POSITION
PARCEL # 22-10-276-018
OWNER BRADSHAW, MICHAEL F; JT
BRADSHAW, KRISTI

PARCEL # 22-10-276-019
OWNERCORP. OF PRES. BISHOP OF CH OF JC OF
LDS

N 00°11'55" W
52.07'
34.0'
BOUNDARY LINE ESTABLISHED IN
WARRANTY DEED DATED JUNE 19TH 1964
ENTRY # 2008249 (accepted as current boundary
division)
PRESERVE EXISTING
CONC. RET. WALL
6" CONC. RET. WALL
POSSIBLY BUILT FOR FENCE SUPPORT
AS PART OF GRANT EASEMENT ENTRY # 3701444
REC. AUGUST 11, 1982

PROFESSIONAL ENGINEER
187727
SCOTT
CARLSON
STATE OF UTAH
FOR REVIEW ONLY
7-2022

OLY VISTA SUBDIVISION
SITE PLANS
4877 SOUTH HOLLADAY BLVD
HOLLADAY, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE: FEBRUARY 2022
PLOT DATE: 04 March 2022

SHEET
3

10 0 10 20
SCALE OF FEET

LEGEND

= EXISTING FIRE HYDRANT
= EXISTING POWER POLES
= FOUND HUB AND TACK
= REBAR AND CAP
= SIGNIFICANT VEGETATION
= SECTION CORNER & SECTION LINE
= PROPERTY BOUNDARIES
= ADJOINING PARCELS DEED LINES
= FENCE LINES
= EXISTING SEWER LINES
= EXISTING STORM DRAIN LINES
= EXISTING WATERLINES
= EXISTING OVERHEAD POWER LINES
= EXISTING GAS LINES
= EXISTING COMMUNICATION
= BUILDING SETBACKS
= PROPOSED SEWER LINES
= PROPOSED WATERLINES
= PROPOSED BURIED POWER LINES
= PROPOSED GAS LINES
= PROPOSED COMMUNICATION

PARCEL # 22-10-276-002
OWNER KHAN, AHMAD; JT SHAHVARY, MAHBOBEH; JT
ENTRY # 12820945

PARCEL # 22-10-276-001
OWNER HOWELL, ANN C; TR (EVH RFT)
ADDRESS 4871 S HOLLADAY BLVD.

INSTALL 6" ELEC CONDUIT PER RMP PLAN

NATURAL GAS STUB FOR NEW HOUSE (SIZE AND MATERIAL PER MECHANICAL DEMANDS) CAP AND MARK FOR LOCATION

LOCATE AND RECONNECT TO EXISTING SS STUB FOR NEW HOUSE INSTALL CLEANOUT AND 4" LAT APPROX. FLOW: 4473±

INSTALL SS CLEANOUT FLOW: 4477.5 RIM: APPROX: 4484.9± (MATCH FINAL GRADE)

4" SEWER STUB FOR NEW HOUSE CAP AND MARK FOR LOCATION

INSTALL SS CLEANOUT FLOW: 4473.36 RIM: APPROX: 4480.6 (MATCH FINAL GRADE)

INSTALL SS CLEANOUT FLOW: 4475.5 RIM: APPROX: 4484.11 (MATCH FINAL GRADE)

INSTALL 4" SEWER SERVICE LATERAL AT MINIMUM 2% SLOPE

2" POLY WATER SERVICE LINE

LOCATE EXISTING GAS LINE AND CONNECT NEW SERVICE PER DOMINION ENERGY REQUIRMENTS

LOCATE AND CONNECT NEW 4" SEWER SERVICE LATERAL PER CITY STANDARDS

INSTALL 4" SEWER SERVICE LATERAL AT MINIMUM 2% SLOPE

2" WATER STUB FOR NEW HOUSE CAP AND MARK FOR LOCATION

INSTALL SS CLEANOUT FLOW: 4474.1 RIM: APPROX: 4483.5± (MATCH FINAL GRADE)

INSTALL NEW 1" POLY WATER LINE

INSTALL NEW GAS SERVICE PER MECHANICAL

LOCATE EXISTING MAIN AND INSTALL 1" WATER SERVICE LATERAL

EXISTING SEWER MANHOLE RIM ELEV: 4478.75 8" INVERT ELEV: 4471.60

1" WATER METER INSTALLED IN LANDSCAPE BEHIND SIDEWALK INSTALL 1x2 REDUCER AT 5 FT FROM METER

RECONNECT EXISTING GAS AND WATER SERVICES STUBS TO NEW HOUSE

PROTECT EXISTING CITY SIDEWALK AND UTILITY SERVICES

EVALUATE CONDITION OF EXISTING WATER METER AND SERVICE LINE. SALVAGE FOR NEW HOUSE OR REPLACE

20'

P.O.B.

5' QWEST EASEMENT
ENTRY # 9431498 BK. 9158 PG. 6012-6015

5.0' MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY EASEMENT
ENTRY #1776124 BK 1802 PG 192

PARCEL # 22-10-276-015
OWNER JENKINS, SPENCER T

INSTALL 6" ELEC CONDUIT PER RMP PLAN

INSTALL 6" ELEC CONDUIT PER RMP PLAN

INSTALL 6" ELEC CONDUIT PER RMP PLAN

5' QWEST EASEMENT
ENTRY # 9431498 BK. 9158 PG. 6012-6015

PARCEL # 22-10-276-018
OWNER BRADSHAW, MICHAEL F; JT
BRADSHAW, KRISTI

PARCEL # 22-10-276-019
OWNERCORP. OF PRES. BISHOP OF CH OF JC OF LDS

LICENSED PROFESSIONAL ENGINEER
187727
SCOTT CARLSON
STATE OF UTAH
FOR REVIEW ONLY
3-7-2022

OLY VISTA SUBDIVISION
UTILITY PLAN
4877 SOUTH HOLLADAY BLVD
HOLLADAY, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE: FEBRUARY 2022
PLOT DATE: 04 March 2022

SHEET 4

10 0 10 20
SCALE OF FEET

LEGEND

- = EXISTING FIRE HYDRANT
- = EXISTING POWER POLES
- = FOUND HUB AND TACK
- = REBAR AND CAP
- = SIGNIFICANT VEGETATION
- 29 28 / 32 33 = SECTION CORNER & SECTION LINE
- = PROPERTY BOUNDARIES
- = ADJOINING PARCELS DEED LINES
- = EXISTING CONTOURS MAJOR
- = EXISTING CONTOURS MINOR
- = FENCE LINES
- = EXISTING STORM DRAIN LINES
- = BUILDING SETBACKS
- (4280) = EXISTING SPOT ELEVATIONS
- x 82.8 = PROPOSED ELEVATIONS

NOTE:
BACKFILL AGAINST NEW HOUSES LEAVING MINIMUM 8" EXPOSED FOUNDATION AND SLOPE AWAY 6" IN THE FIRST 10 FEET

SALVAGE TOPSOIL PRIOR TO EXCAVATION OR IMPORTING FILL MATERIAL

PARCEL # 22-10-276-001
OWNER HOWELL, ANN C; TR (EVH RFT)
ADDRESS 4871 S HOLLADAY BLVD.

PARCEL # 22-10-276-002
OWNER KHAN, AHMAD; JT SHAHVARY, MAHBOBEH; JT
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OWNERCORP. OF PRES. BISHOP OF CH OF JC OF LDS

PARCEL # 22-10-276-018
OWNER BRADSHAW, MICHAEL F; JT BRADSHAW, KRISTI

PARCEL # 22-10-276-015
OWNER JENKINS, SPENCER T

GARAGE SLAB 4487.4
SHED
GARAGE
TOP OF FOUNDATION ELEV: 4487.2
TOP OF FOUNDATION ELEV: 4489.5

INSTALL 18 LF 6" ROOF DRAIN LINE (MIN 3FT DEEP) ALL SOLID PIPE
INSTALL LOD FENCE ALONG PROPERTY BOUNDARY
INSTALL 2x2 CATCH BASIN GRATE: 84.5 FLOW: 81.0
INSTALL 10 LF 6" ROOF DRAIN LINE (MIN 3FT DEEP) ALL SOLID PIPE
INSTALL 50 LF 8" PEFORATED PIPE FRENCH DRAIN WITH MIN 12" GRAVEL ALL SURROUNDING PIPE LEVEL AT 83
INSTALL 18" DIA PERCOLATION SUMP GRATE: 87 BOTTOM: 81
INSTALL 18" DIA PERCOLATION SUMP GRATE: 88 BOTTOM: 82
INSTALL 11 LF 6" ROOF DRAIN LINE (MIN 3FT DEEP) ALL SOLID PIPE
INSTALL 17 LF 6" ROOF DRAIN LINE (MIN 3FT DEEP) ALL SOLID PIPE
INSTALL 33 LF 6" ROOF DRAIN LINE (MIN 3FT DEEP) ALL SOLID PIPE
MATCH GRADE AT PROPERTY LINE
CONCRETE STORM BOX 12" RCP 4477.86' +-
INSTALL 18" DIA PERCOLATION SUMP GRATE: 81.2 BOTTOM: 75.2
INSTALL 53 LF 8" PEFORATED PIPE FRENCH DRAIN WITH MIN 12" GRAVEL ALL SURROUNDING PIPE LEVEL AT 78.0
INSTALL 12 LF 6" STORM DRAIN (MIN 3 FT DEEP) ALL SOLID PIPE
INSTALL 2x2 CATCH BASIN GRATE: 84.8 FLOW: 78.0 BOTTOM BOX: 76.0
INSTALL 18" DIA PERCOLATION SUMP GRATE: 81.9 BOTTOM: 75.9
INSTALL 28 LF 6" ROOF DRAIN LINE (MIN 3FT DEEP) ALL SOLID PIPE
INSTALL 20 LF 6" ROOF DRAIN LINE (MIN 3FT DEEP) ALL SOLID PIPE
INSTALL 18" DIA PERCOLATION SUMP GRATE: 85.5 BOTTOM: 79.5
6" ROOF DRAIN LINE (MIN 3FT DEEP) 1ST 10 LF SOLID PIPE THEN 6 LF PERFORATED PIPE WITH MIN 12" GRAVEL SURROUNDING IT
INSTALL 20 LF 6" ROOF DRAIN LINE (MIN 3FT DEEP) ALL SOLID PIPE
INSTALL 11 LF 6" ROOF DRAIN LINE (MIN 3FT DEEP) ALL SOLID PIPE
INSTALL 62 LF 8" PEFORATED PIPE FRENCH DRAIN WITH MIN 12" GRAVEL ALL SURROUNDING PIPE LEVEL AT 82
INSTALL 10 LF 6" ROOF DRAIN LINE (MIN 3FT DEEP) ALL SOLID PIPE
INSTALL 18" DIA PERCOLATION SUMP GRATE: 86 BOTTOM: 80
INSTALL 18" DIA PERCOLATION SUMP GRATE: 88 BOTTOM: 82
INSTALL LOD FENCE ALONG BACK OF SIDEWALK
INSTALL LOD FENCE ALONG PROPERTY BOUNDARY
MATCH EXISTING SIDEWALK ELEV
MATCH GRADE AT PROPERTY LINE
TOP OF WALL 86.0
TOP OF WALL 85.0
TOP OF WALL 85.5
TOP OF WALL 83
TOP OF WALL 91.90
TOP OF WALL 91.83
TOP OF WALL 91.96
TOP OF WALL 91.38
T.O.W. 4494.54'
T.O.W. 4493.00'
T.O.W. 4493.42'
6" ROOF DRAIN LINE (MIN 3FT DEEP) 1ST 10 LF SOLID PIPE THEN 10 LF PERFORATED PIPE WITH MIN 12" GRAVEL SURROUNDING IT
INSTALL 18" DIA PERCOLATION SUMP GRATE: 85.5 BOTTOM: 79.5
5' QWEST EASEMENT ENTRY # 9431498 BK. 9158 PG. 6012-6015
5' QWEST EASEMENT ENTRY # 9431498 BK. 9158 PG. 6012-6015
5.0' MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY EASEMENT ENTRY #1776124 BK 1802 PG 192
STORM DRAIN M.H. RIM = 4477.30' I.E. = 4471.8' IN E. I.E.= 4458.8' IN S.E.
P.O.B.
4477.15
3.0% SLOPE
2.0% SLOPE
N 00°00'00" E 22.85'
S 26°09'00" W 38.58'
N 00°00'00" W 6.46'
N 27°49'12" W 63.52'
S 00°10'22" W 33.67'
4480
4482
4484
4486
4488
4490
4492
4494
4496

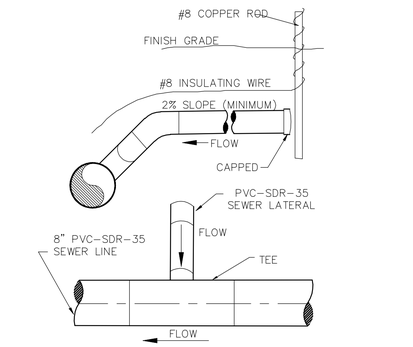
LICENSED PROFESSIONAL ENGINEER
187727
CARL SCOTT
STATE OF UTAH
FOR REVIEW ONLY
3-7-2022

OLY VISTA SUBDIVISION
GRADING PLAN
4877 SOUTH HOLLADAY BLVD
HOLLADAY, UTAH

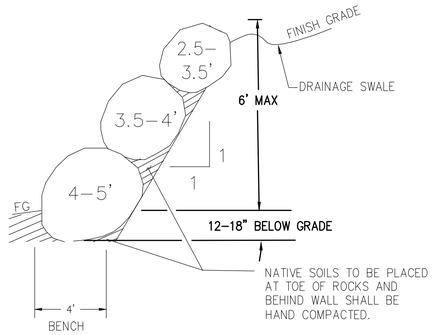
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE: FEBRUARY 2022
PLOT DATE: 04 March 2022

SHEET 5

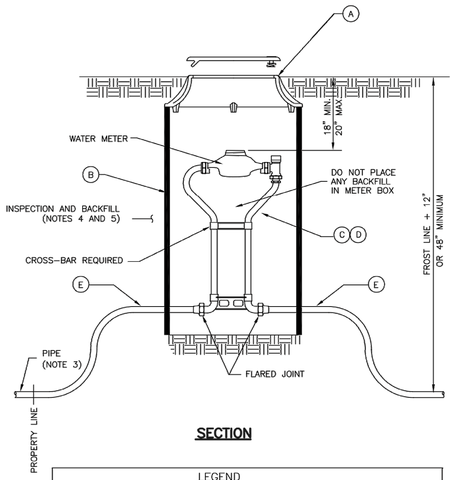


1 — TYPICAL SEWER LATERAL DETAIL
NTS



NON-TERRACED ROCK RETAINING WALL DETAIL
NOT TO SCALE

2 — ROCK RETAINING WALL DETAIL
NOT TO SCALE

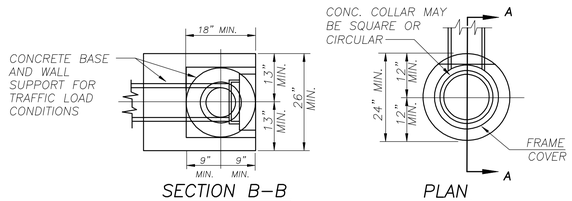


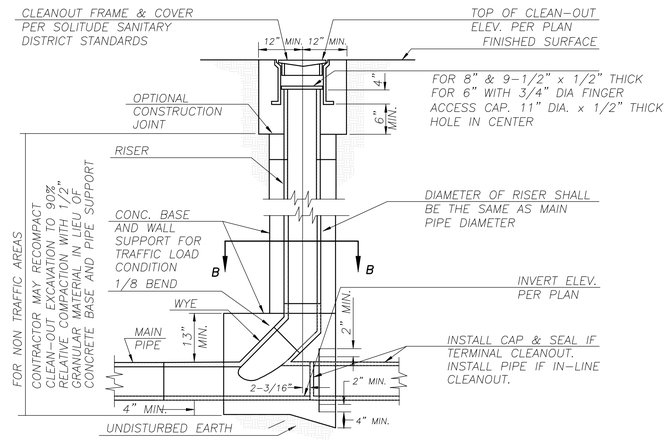
SECTION

LEGEND			
No.	*	ITEM	DESCRIPTION
A		FRAME AND COVER	CAST IRON COVER (grass) DUCTILE IRON COVER (driveway)
B		METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
C		3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
D		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
E		COPPER PIPE	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

4 — ***3/4" and 1" meter***

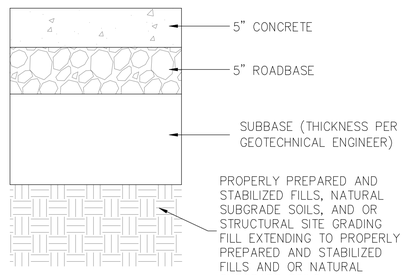




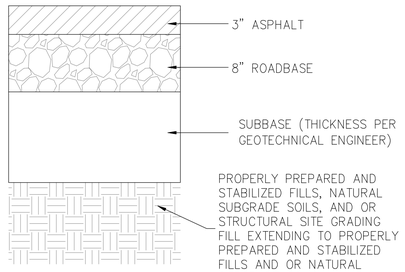
SECTION A-A

5 — SEWER CLEAN OUT DETAIL
NOT TO SCALE

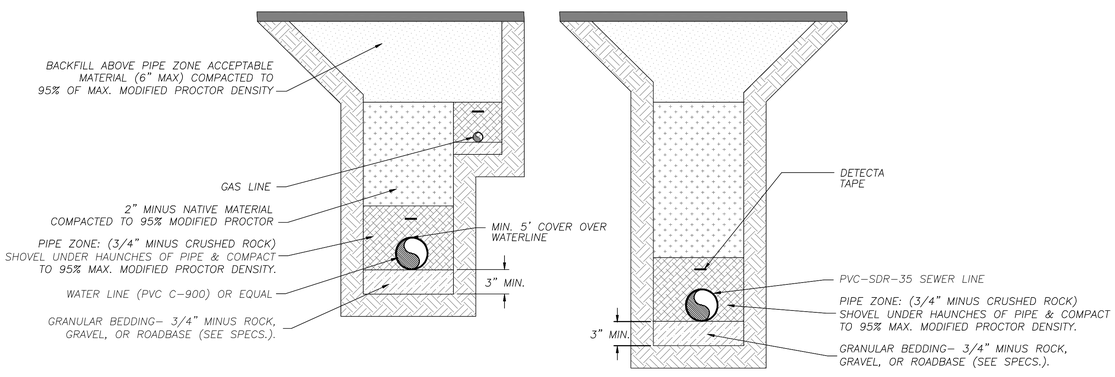
Plan No.
521



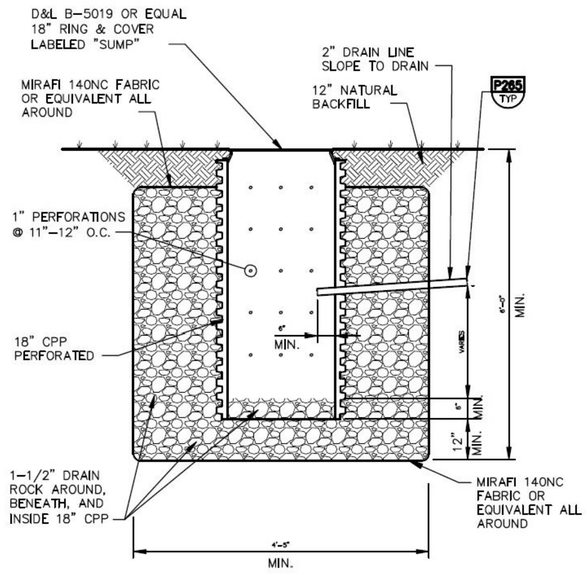
CONCRETE DETAIL
N.T.S.



ASPHALT DETAIL
N.T.S.



3 — TYPICAL TRENCH DETAIL
NOT TO SCALE



P320 TYP — **SMALL SUMP**
N.T.S.

LICENSED PROFESSIONAL ENGINEER
187727
SCOTT
CARLSON
STATE OF UTAH
FOR REVIEW ONLY
3-7-2022

OLY VISTA SUBDIVISION
DETAILS
4877 SOUTH HOLLADAY BLVD
HOLLADAY, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE: FEBRUARY 2022
PLOT DATE: 28 February 2022

SHEET
6

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-1-14 "NORTH HOLLADAY GATEWAY PUD" SUB.

ADDRESS:

2300 East 4500 South, Approx.

LEGAL DESCRIPTION:

22032520240000 22032520110000, 22032520120000, 22032520130000, 22034010010000, 22034010030000 and 22034010040000

APPLICANT/REPRESENTATIVE:

Jake Christensen

PROPERTY OWNER:

45th South LLC - Atlas Ventures

ZONING:

R-2-10, One Residential Home per 6,250sqft

GENERAL PLAN DISTRICT:

Medium Density Residential-Two Units (MDR-T)

CITY COUNCIL DISTRICT:

District #2

PUBLIC NOTICE DETAILS:

Mailed 03/25

REQUEST:

Subdivsion - P.U.D.

APPLICABLE REGULATIONS:

13.08.010 - Site Plan 3 Step Review
13.08.020 - Planned Unit Development
13.10 - Subdivision Development Reg.
13.32 - R-2 Development Regulations

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

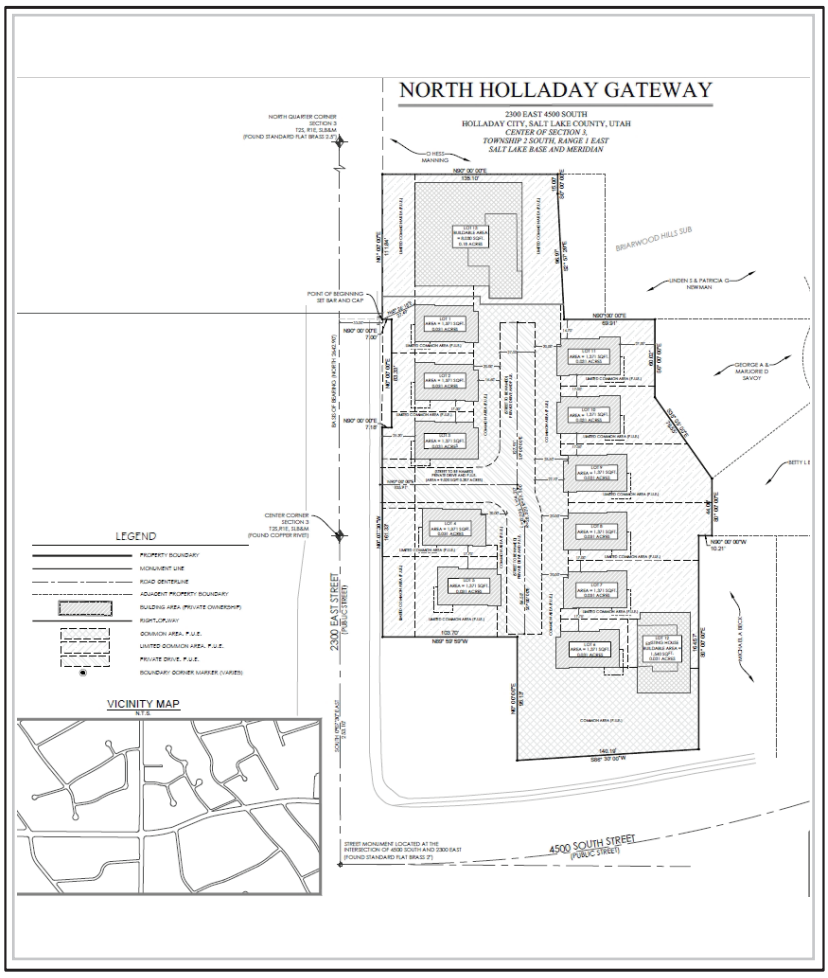
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
April 5th 2022
Item #3

Request:	**RESIDENTIAL SUBDIVISION – PLANNED UNIT DEVELOPMENT & FINAL PLAT**
Project:	NORTH HOLLADAY GATEWAY, 13-lot *Single-family home development*
Address:	2300 East 4500 South
Zone:	R-2-10
Applicant:	Jake Christensen
File No:	21-1-14
Staff:	Jonathan Teerlink

GOVERNING ORDINANCES:	13.78.070	PUD REGULATIONS & APPROVAL STANDARDS
	13.10.050	SUBDIVISIONS SUBMISSION REQUIRMENTS – FINAL PLAT

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***
Creation of a subdivision plat requires Administrative review and approval by the Land Use Authority (Planning Commission) in a three-step process; Concept, Preliminary and ***Final plat.*** *Decisions and approval must be during public meeting. PRELIMINARY subdivision approval was granted by the Planning Commission on February 2022 for 13 homes on a total of 1.95 acres 84,942 square feet of land in the R-2-10 zone.*

Planned unit developments may be approved by the planning commission as a conditional use only if, in its judgment, the proposed planned unit development fully meets the intent and purpose, and requirements of the land use ordinance and the general plan.

SUMMARY
Having received preliminary approval, the applicant has meet with the TRC to determine final plat layout and ownership distribution (private vs common areas). This discussion revealed a desire of the applicant to provide a condominium style single-family development by providing common ownership of yard space and streetscape areas among the 13 units. Intent is to provide unified and open landscaping themes and limit superfluous, private detached structures and stabilizing the use standards throughout development, rather than individually owned (fractured) yards/uses.

While not a new concept, condo plats are usually found among twin-home or multifamily developments. A single-family condo, rather, is frankly a new project type to the Holladay TRC and warranted a significant enough change to the preliminary plat approvals granted by the Planning Commission, that a return to the PC for a PUD development use permit is recommended by the TRC.

Additionally, the applicants have provided new redevelopment phase for the 2 homes fronting 4500 south – addressing the concern by the PC for a more cohesive development pattern.

TECHNICAL REVIEW COMMITTE ANAYSIS
At the same time, a PUD proposal/approval intends to secure the advantages of imaginative site planning of residential development, and maximize the energy efficiency of a project. The objective is to expand existing greenery at the site to provide adequate buffering to neighboring sites. The planned unit development process must provide unique benefits for both the property owner and the city. Specifically, the planning commission must empirically find that;

1. Allowed by the zone and consistent with the General Plan (single family development)
2. Uses and development patterns shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In consideration:
    a. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;
    b. Whether the PUD and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on:
        i. Orientation of driveways and whether they direct traffic to major or local public streets, and, if so the impact on the safety, purpose, and character of these public streets;
        ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the development which will adversely impact the reasonable use of adjacent property;

c. Whether the internal circulation system of the proposed planned unit development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
d. Whether existing or proposed utility and public services will be adequate to support the proposed planned unit development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;
e. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned unit development; and
f. Whether the mass and scale of the intended buildings/structures, the intended uses within the planned unit development, and the intensity, size, and scale of the entire planned unit development are compatible with surrounding properties

3. Require such arrangement of structures and open spaces within the site development plan, as necessary, to assure that adjacent properties will not be adversely affected by height, intensity lot coverages.

RECOMMENDATION

The PC should first moderate a discussion with the applicant based upon all elements and criteria mentioned above. Some critical elements to discuss should include details relating to revegetation of the site. A motion to approve the PUD is recommended **IF**, as a result of this discussion, the proposed layout, landscaping plan etc is determined to be acceptable OR in-meeting modifications to the layout can be articulated by the PC and determined as acceptable by the applicant.

TRC has verified that all required *PUD* elements of a residential subdivision proposal have been reviewed determined to be substantially complete as per the City's submission requirements. However, if elements of the redevelopment project have been modified during this meeting by the commission – a revision may be necessary to accurately reflect the PC approval details. In which case a motion to continue is recommended.

If a motion to approve the PUD layout as proposed is determined acceptable, the TRC can recommend the FINAL PLAT be approved as prepared and presented during this meeting.

Suggested motion format and potential findings

"I _____ motion to (approve/continue) the Planned Unit Development permit for ownership distribution for "North Holladay Gateway" a residential 13-lot subdivision in the R-2-10 zone located at the corner of 2300 east and 4500 south, finding that the proposal;

1. *complies with preliminary plat approved February 2022; and,*
2. *Preservation and maintenance of required open spaces within the development shall be the responsibility of the planned unit development ownership and are shown to be maintained in perpetuity as open space*
3. *provide elements to stabilization and preservation of the existing uses in abutting areas and surrounding residential neighborhoods;*
4. *Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;*
5. *Buffers abutting properties to provide open active and passive recreation opportunities for residents of the planned community;*
6. *Provide an appropriate transition or buffering between uses of differing intensities both on site and off site; and*
7. *Provide safe and convenient vehicle and pedestrian connections between adjacent uses; and,*
8. *… <……..>*

With the following conditions: < as determined needful by the PC during this meeting >

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

North Holladay Gateway – P.U.D

Date: ***Tuesday, APRIL 5th 2022***
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

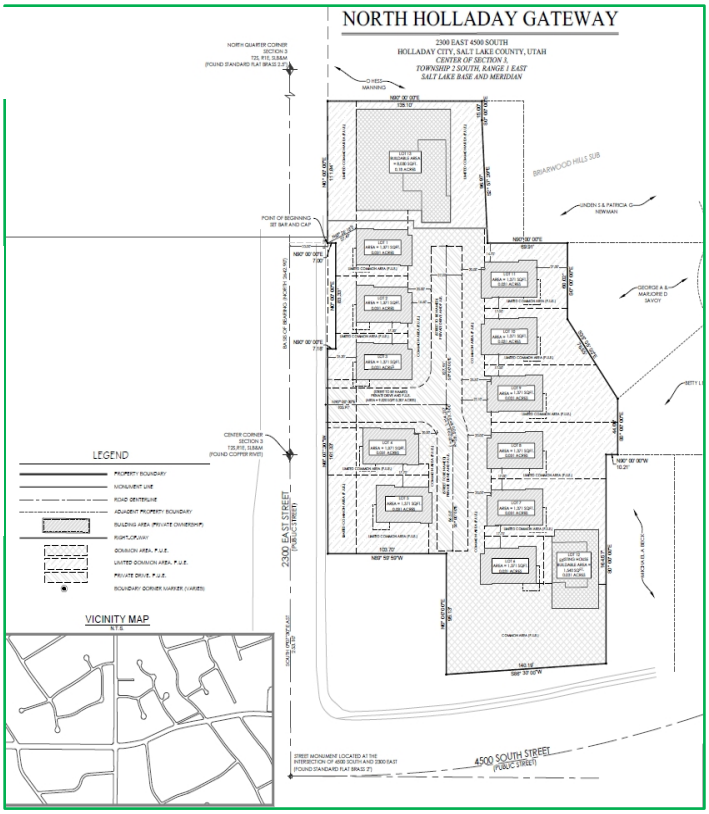
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during review a request proposed by the applicant, Jake Christensen of a Planned Unit Development Permit to distribute lot ownership sizes of a previously approved 13-lot subdivision located at **approx. 4500 S 2300 E** in the R-1-10 zone. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.78

***No zone or ordinance change is proposed in conjunction with this application. ***

Please submit comments via email by 5:00 pm 04/05/2022 to Jonathan Teerlink, jteerlink@cityofholladay.com Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

Additional information regarding this item & instructions how to join this meeting remotely can be found on the City's website and on the posted agenda, prior to the meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay Website.

ATTENTION: This notice was mailed on 03/28/2022 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

North Holladay Gateway – P.U.D

Date: ***Tuesday, APRIL 5th 2022***
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
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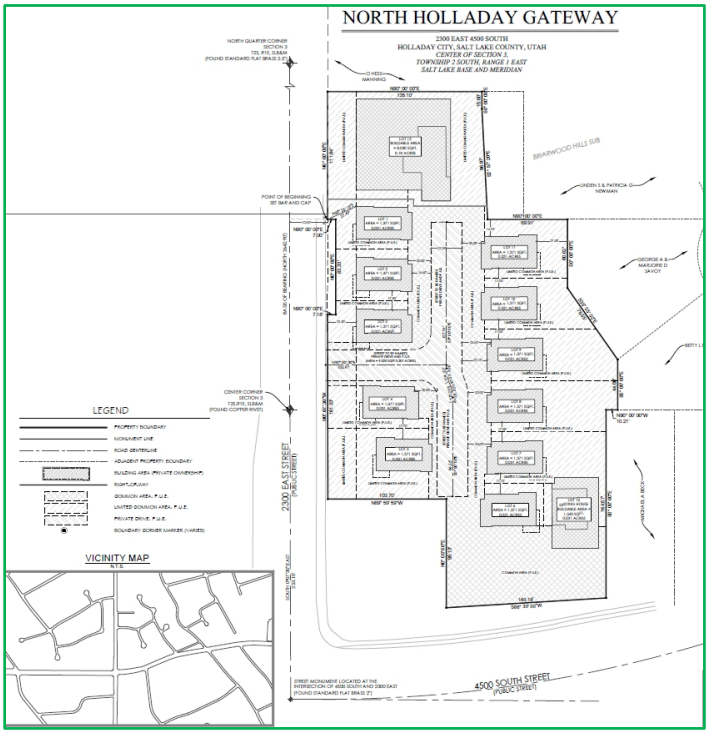
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NORTH HOLLADAY GATEWAY - 4500 S 2300 E
PRELIMINARY SITE PLAN SUBMISSION



VICINITY MAP*

DETAIL CALLOUTS

205 D-01	CURB AND GUTTER	522 D-02	2 Inch WATER METER	122 D-03	SILT FENCE
206 D-01	CURB AND GUTTER CONNECTION	505 D-02	2 Inch WATER METER BOX	124 S D-03	STRAW BAIL BARRIER
231 D-01	SIDEWALK	541 D-02	WATER SERVICE LINE	125 D-03	EQUIP. WASHDOWN AREA
221 D-01	FLARED DRIVEWAY APPROACH	431 D-02	SEWER LATERAL CONNECTION	126 D-03	STABILIZED ROADWAY ENTRANCE
		411 D-02	SANITARY SEWER MANHOLE	CW D-03	CONCRETE WASHOUT AREA

NOTICE TO CONTRACTOR

CAUTION TO THE CONTRACTOR NOTE THAT THE ELEVATION AND OR LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS FROM PUBLIC UTILITIES AND PRIVATE UTILITY COMPANY MARKINGS AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UTILITY LOCATION COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ALSO NOTE THAT ANY UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED.

Blue Stakes of Utah 811

*VICINITY MAP PROVIDED FROM GOOGLE MAPS.

Sheet List Table

Sheet Number	Sheet Title
C-01	COVER SHEET
1 OF 1	ALTA SURVEY
SP	SUBDIVISION PLAT
C-02	DEMO PLAN
C-03	OVERALL SITE PLAN
C-04	SITE PLAN
C-05	FIRE HYDRANT EXHIBIT
C-06	UTILITY PLAN
C-07	GRADING PLAN
C-08	DRAINAGE EXHIBIT
C-09	EROSION CONTROL PLAN
D-01	DETAILS
D-02	DETAILS
D-03	EC DETAILS
Architectural Plans	
A001	EXTERIOR RENDERINGS
A201	EXTERIOR ELEVATIONS
A202	COLORED EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS (MIRRORED)
A202	COLORED EXTERIOR ELEVATIONS (MIRRORED)
Landscaping Plans	
L0-01	TREE CANOPY PLAN
L0-02	TREE CANOPY PLAN
L0-03	TREE CANOPY PLAN
L0-04	TREE CANOPY PLAN
L1-01	LANDSCAPE LAYOUT
L1-02	LANDSCAPE LAYOUT
L1-03	LANDSCAPE LAYOUT
L1-04	LANDSCAPE LAYOUT
L1-05	LANDSCAPE SECTIONS
L3-01	LANDSCAPE PLANTING LAYOUT
L3-02	LANDSCAPE PLANTING LAYOUT
L3-03	LANDSCAPE PLANTING LAYOUT
L3-04	LANDSCAPE PLANTING LAYOUT

INFORMATION

DEVELOPER

ATLAS VENTURES
JAKE CHRISTENSEN (801) 990-2802
QUINN MILLET (801) 638-8970

CIVIL ENGINEER

WEBER ENGINEERING COLLECTIVE
SALT LAKE CITY, UTAH
PH. 385-229-9663

SURVEYOR

LAND DESIGN LLC
LAND CONSULTANTS
RICHARD JOHANSON (801) 955-6339

CONTRACTOR

TBD

DRAWING TITLE

COVER SHEET

GENERAL

1. INSTALL SANITARY SEWER IMPROVEMENTS ACCORDING TO MT. OLYMPUS IMPROVEMENT DISTRICT STANDARDS.
2. INSTALL WATER IMPROVEMENTS ACCORDING TO HOLLADAY WATER COMPANY OR APWA SPECIFICATIONS.
3. MAINTAIN A MINIMUM 10' HORIZONTAL DISTANCE BETWEEN WATER AND SANITARY SEWER LINES.
4. A MINIMUM 18" OF VERTICAL CLEARANCE IS REQUIRED WHERE SEWER AND WATER CROSS.
5. A MINIMUM 12" OF CLEARANCE IS REQUIRED WHERE CROSSING EXISTING GAS LINE.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.
7. FOUR FEET OF COVER REQUIRED OVER ALL WATER LINES.
8. CONTRACTOR RESPONSIBILITY TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCH BUILDING PLANS BEFORE STARTING CONSTRUCTION.
9. ALL UTILITY LINES SHALL BE BACKFILLED AND TRENCHED ACCORDING TO APWA 2017 STANDARDS AND SPECIFICATIONS.
10. ALL STORM DRAIN PIPING TO BE CUT FLUSH WITH INSIDE WALL OF DRAINAGE INSIDE WALL TO BE GROUTED SMOOTH WITH ANON-SHRINK GROUT.
11. CONTRACTOR SHALL REPLACE OR REPAIR ANY AREAS AROUND CONSTRUCTION SITE THAT ARE DAMAGED DURING CONSTRUCTION.
12. THERE SHALL BE NO CHANGES TO THE THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND RE-SUBMITTAL OF THE PROPOSED CHANGES TO SALT LAKE COUNTY FOR REVIEW AND APPROVAL. INCORPORATE THE RECOMMENDATIONS OF THE GEOTECHINCAL ENGINEER.
13. LOCATION (HORIZONTAL AND VERTICAL) OF UNDERGROUND UTILITIES SHALL BE UNCOVERED BY THE CONTRACTOR AT THE BEGINNING OF THE PROJECT TO SEE IF THEY IMPACT THE DESIGN.
14. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE SITE AT ALL TIMES AND SHALL OBTAIN THE NECESSARY PERMITS TO ACCOMPLISH THE PROJECT.
15. CALL BLUE STAKES BEFORE YOU DIG.

COMPLETION STATUS
PRELIMINARY SITE PLAN SUBMISSION

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE
CIVIL•PLANNING•SURVEYING
SALT LAKE CITY, UTAH
PHONE (385) 229-9663

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CLIENT / OWNER

QUINN MILLET
(801) 638-8970
JACOB CHRISTENSEN
(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

PROJECT

NORTH HOLLADAY GATEWAY
4500 SOUTH 2300 EAST
HOLLADAY, UT
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

STAMP

PROFESSIONAL ENGINEER — No. 8018865 (SPEC) — JACOB EUGENE WEBER — STATE OF UTAH

PROJECT NO. W-20-32
DATE 03/24/22
DRAWN BY: JACOB WEBER, P.E.
CHKD BY:
SHEET NUMBER C-01

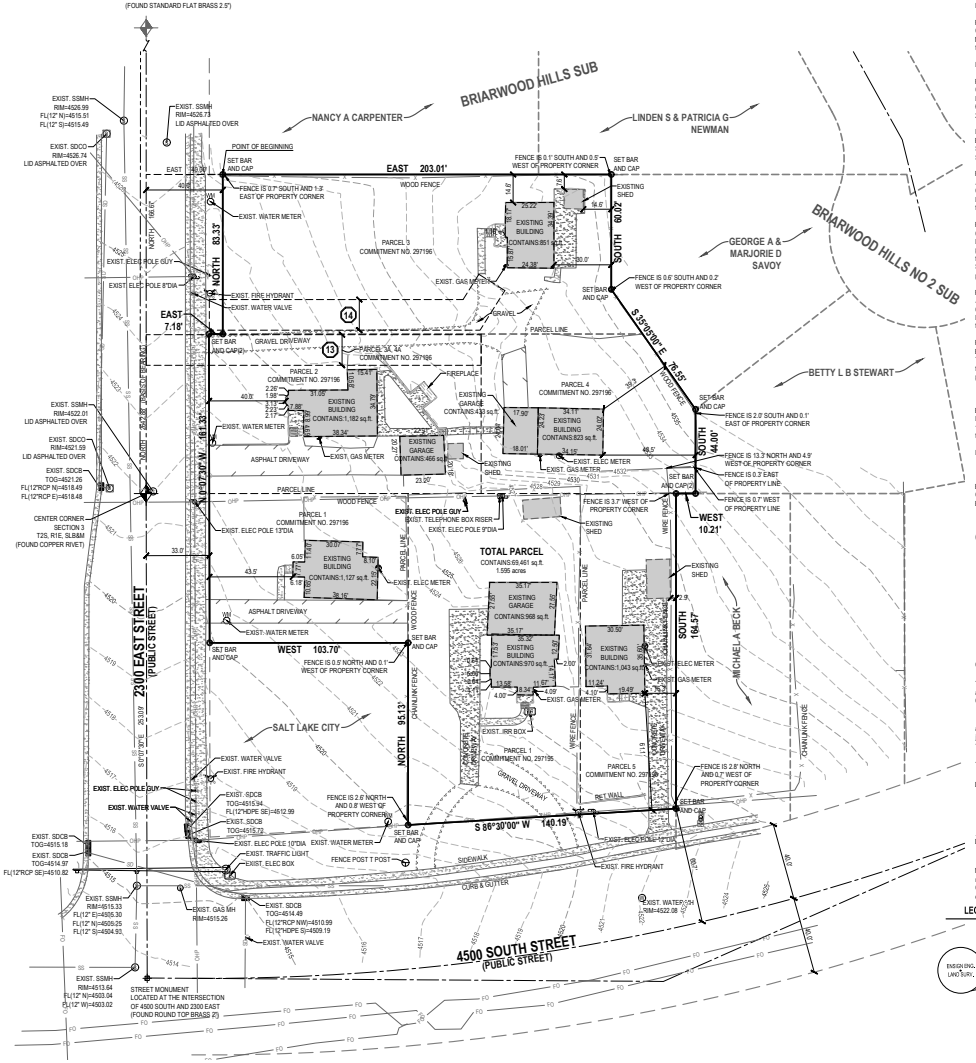
811 Know what's below. Call before you dig.

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

BENCHMARK

CENTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4521.41'



Note to the client, insurer and lender- With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requesters from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title and Topography Survey for use by the client. The Basis of Bearing is North 2642.88 feet between the Center corner and the North quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian.

COMMITMENT DESCRIPTIONS No. 297196

Parcel 1: [22-03-401-001]
Beginning at the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 78 feet; thence East 136.8 feet; thence North 78 feet; thence West 136.8 feet to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of 2300 East Street.

Parcel 2: [22-03-252-012]
Commencing at the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 83.33 feet; thence East 175 feet; thence South 83.33 feet; thence West 175 feet to the beginning.

Less and excepting any and all portions lying within the legal bounds of 2300 East Street.

Parcel 3: [22-03-252-011]
Commencing 83.33 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 83.33 feet; thence East 243 feet; thence South 60.02 feet; thence South 35°05' East to a point due East from the point of beginning; thence West 255 feet to the point of beginning.

Less and excepting:
Beginning at a point 83.33 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 83.33 feet; thence East 40.0 feet; thence South 83.33 feet; thence West 40.0 feet to the point of beginning.

Parcel 3A:
A right of way over the following described property:
Commencing 67.0 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 175 feet; thence North 16 feet; thence West 175 feet; thence South 16 feet to the point of commencement.

Parcel 4: [22-03-252-013]
Commencing 175 feet East from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 83.33 feet; thence East 80 feet, more or less to a point on the Westerly line of Lot 201, Briarwood Hills No. 2 Subdivision; thence South 35°05' East 50 feet, more or less to the most southerly corner of said Lot 201; thence South 44 feet to the Southeast Corner of Lot 202 of said Briarwood Hills No. 2 Subdivision; thence West 112 feet to the point of beginning.

Parcel 4A:
A right of way over the following described property:
Commencing 67.0 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 175 feet; thence North 16 feet; thence West 175 feet; thence South 16 feet to the point of commencement.

Parcel 5: [22-03-401-004]
Beginning 276.8 feet East from the Northwest Corner of the Southeast Quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 164.6 feet; thence South 89°30' West 50.1 feet; thence North 167.65 feet; thence East 50.0 feet to the place of beginning.

COMMITMENT DESCRIPTION No. 297195

Beginning at a point 226.8 feet East of the centerof Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, as located in the middle of 23rd East Street, and running thence South 167.63 feet; thence South 86°30' West 90.1 feet; thence North 173.1 feet; thence East 90.1 feet to the point of beginning.

Less and Excepting therefrom any portion lying within the bounds of 4500 South Street.

AS SURVEYED DESCRIPTION

Beginning at a point on the East line of 2300 East Street said point being North 166.67 along the Quarter section line and East 40.00 feet from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running;

thence East 203.01 feet along the southerly boundary of Briarwood Hills subdivision;
thence along the westerly boundary of Briarwood Hills No. 2 subdivision the following three (3) courses;
South 60.02 feet;
thence South 35°05'00" East 76.55 feet;
thence South 44.00 feet;
thence West 10.21 feet;
thence South 164.57 feet to the north line of 4500 South Street;
thence South 86°30'00" West 140.19 feet along the north line of 4500 South Street;
thence North 95.13 feet;
thence West 103.70 feet to the east line of 2300 East Street;
thence along the east line of 2300 East Street the following three (3) courses;
North 0°07'30" West 161.33 feet;
thence East 7.18 feet;
thence North 83.33 feet to the point of beginning.

Contains 69,461 square feet. 1.595 acres.

To: (i)45th South, LLC, a Utah limited liability company; (ii)Lender with contractual obligations under a loan agreement with the Proposed Insured identified at Schedule A, Item 2(a); (iii)Meridian Title Company; and (iv)Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b1), 8, 9, 11, 13, 14, 16, and 19 of Table A hereof.

The field work was completed on November 11, 2020.

Date of Plat or Map: November 18, 2020.

11/24/20
Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to title reports supplied by Meridian Title Company of Salt Lake City, Utah under Commitment No. 297196, dated effective November 2, 2020; and Commitment No. 297195, dated effective October 23, 2020.

Schedule B-2 Exceptions

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.

2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.

4. Any lien, or right to a lien, imposed by the law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public record.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c), or (d) are shown by the public records.

6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

7. Any service, installation, connection, maintenance or construction charges for sewer, water electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.

8. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

Schedule B-2 Exceptions - Commitment No. 297196

9. Taxes for the year 2020 are now a lien not yet due and payable in the amount of $1,778.76. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-401-001. (Parcel 1)

Taxes for the year 2020 have been paid in the amount of $1,978.58. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-252-012. (Parcel 2)

Taxes for the year 2020 have been paid in the amount of $2,125.99. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-252-011. (Parcel 3)

Taxes for the year 2020 have been paid in the amount of $1,571.73. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-252-013. (Parcel 4)

Taxes for the year 2020 are now a lien not yet due and payable in the amount of $2,061.13. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-401-004. (Parcel 5)

10. Said property is located within the boundaries of Holladay City and the Salt Lake City Suburban Sanitary District and is subject to the charges and assessments levied thereunder.

11. Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property. (Blanket in nature)

12. An Easement including its terms, covenants and provisions as disclosed by instrument; To: The Mountain States Telephone and Telegraph Company
Purpose: the right, privilege and authority to construct, operate and maintain its lines of Telephone and Telegraph, including the necessary underground conduit, poles, cables, wires and fixture upon, over and across
Recorded: November 24, 1952 as Entry No. 1308028 in Book 968 at Page 326 of Official Records.
Affects: See document for full particulars (Parcel 1) (Blanket in nature)

13. An Easement including its terms, covenants and provisions as disclosed by instrument;
Purpose: right of way
Recorded: November 1, 1976 as Entry No. 2872069 in Book 4388 at Page 440 of Official Records.
Affects: See documents for full particulars (Parcel 2) (Shown on survey)

14. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Mountain Fuel Supply Company
Purpose: a right of way and easement 16.0 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities through and across
Recorded: October 27, 1978 as Entry No. 3188525 in Book 4781 at Page 1251 of Official Records.
Affects: See document for full particulars (Shown on survey)

15. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;
Amount: $103,000.00
Dated: April 29, 2003
Trustor: Mark K. Slusser and Sherri P. Slusser, husband and wife as joint tenants with full right of survivorship and not as tenants in common
Trustee: Scott Lundberg
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. solely as nominee for America's Wholesale Lender
Recorded: May 5, 2003 as Entry No. 8640263 in Book 8792 at Page 5857 of Official Records. (Parcel 3) (Not survey related)

16. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;
Amount: $139,292.00
Dated: July 15, 2004
Trustor: Mark Slusser and Sherrie Slusser, husband and wife
Trustee: Christopher R. Parry
Beneficiary: National City Mortgage Co. dba Commonwealth United Mortgage Company
Recorded: July 19, 2004 as Entry No. 9123488 in Book 9015 at Page 4303 of Official Records. (Parcel 1)

The beneficiary's interest was assigned by Instrument;
To: The Bank of New York Trustee under the Pooling and Servicing Agreement Series 2004-HYBE
Recorded: February 26, 2007 as Entry No. 10014075 in Book 9427 at Page 419 of Official Records. (Not survey related)

17. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;
Amount: $75,850.28
Dated: December 31, 2015
Trustor: Mark K. Slusser and Sherrie P. Slusser, husband and wife, as joint tenants with full rights of survivorship
Trustee: Orange Title Insurance Agency
Beneficiary: Wells Fargo Bank, N.A.
Recorded: January 11, 2016 as Entry No. 12202819 in Book 10394 at Page 3724 of Official Records. (Parcel 5) (Not survey related)

Schedule B-2 Exceptions - Commitment No. 297195

9. Taxes for the year 2020 are now a lien not yet due and payable in the amount of $2,049.34. Taxes for the year 2019 have been paid. Property I.D. No. 22-03-401-003.

10. Said property is located within the boundaries of Holladay City and the Salt Lake City Suburban Sanitary District and is subject to the charges and assessments levied thereunder.

11. Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property. (Blanket in nature)

12. The terms, covenants and conditions of that certain Right of Way;
Recorded: November 24, 1952 as Entry No. 1308028 in Book 968 at Page 326 of Official Records. (Shown on survey)

13. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;
Amount: $106,000.00
Dated: May 23, 2003
Trustor: Mark K. Slusser and Sherrie P. Slusser, husband and wife
Trustee: Founders Title Company
Beneficiary: Wells Fargo Home Mortgage, Inc.
Recorded: May 27, 2003 as Entry No. 8663659 in Book 8804 at Page 5092 of Official Records. (Not survey related)

14. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;
Amount: $85,080.49
Dated: December 31, 2015
Trustor: Mark K. Slusser and Sherrie P. Slusser, husband and wife as joint tenants Trustee: Orange Title Ins Agency
Beneficiary: Wells Fargo Bank, N.A.
Recorded: January 11, 2016 as Entry No. 12202818 in Book 10394 at Page 3705 of Official Records. (Not survey related)

TABLE A

1) All monuments used and set are shown on survey.
2) Parcel 1: 4448 South 2300 East, Holladay, Utah 84117.
Parcel 2: 4433 South 2300 East, Holladay, Utah 84117.
Parcel 3: 4425 South 2300 East, Holladay, Utah 84117.
Parcel 4: 4433 South 2300 East (Rear), Holladay, Utah 84117.
Parcel 5: 2369 East 4500 South, Holladay, Utah 84117.
Parcel 6: 2327 East 4500 South, Holladay, Utah 84117.
3) Flood zone classification: "Zone X" AREA OF MINIMAL FLOOD HAZARD, as per FEMA Flood Map, No. 49035C0313D, effective 09/25/2009.
4) Subject parcel contains 69,461 sq.ft. or 1.595 acres.
5) Vertical Relief is shown on survey.
7(a) Shown on survey.
7(b1) Shown on survey
8) Substantial features are shown on survey.
9) There are no delineated parking spaces.
11) Existing utilities are shown on survey.
13) Adjoining owners are shown on survey.
14) Shown on survey
16) There is no evidence of recent earthwork on site.
19) All plottable easements are shown on survey.



VICINITY MAP
(NOT TO SCALE)

LEGEND

SECTION CORNER	STORM DRAIN CATCH BASIN	MINOR CONTOURS 1' INCREMENT	DEED LINE
MONUMENT	STORM DRAIN COMBO BOX	MAJOR CONTOURS 5' INCREMENT	TANGENT LINE
EXIST REBAR AND CAP	STORM DRAIN CULVERT	CONCRETE	EXIST DITCH FLOW LINE
SET ENSIGN REBAR AND CAP	SIGN	BUILDING PRIMARY	FENCE
SET RIVET	UTILITY MANHOLE	BUILDING SECONDARY	EDGE OF ASPHALT
WATER METER	UTILITY POLE	BUILDABLE AREA WITHIN SETBACKS	SANITARY SEWER
WATER MANHOLE	GAS METER	PUBLIC DRAINAGE EASEMENT	STORM DRAIN LINE
WATER VALVE	TREE	ADJACENT RIGHT OF WAY	GAS LINE
FIRE HYDRANT	OHP OVERHEAD POWER LINE	RIGHT OF WAY	WATER LINE
ELECTRIC METER	E ELECTRIC POWER LINE	CENTERLINE	SECONDARY WATER LINE
IRRIGATION VALVE	T TELEPHONE LINE	PROPERTY LINE	IRRIGATION LINE
SANITARY SEWER MANHOLE		ADJACENT PROPERTY LINE	(#) SCHEDULE B-2 EXCEPTIONS
STORM DRAIN CLEAN OUT			

ENSIGN ENG. LAND SURV.

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

HORIZONTAL GRAPHIC SCALE

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

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3 TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN HOLLADAY, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
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FOR:
4500 SOUTH, LLC
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UTAH 84106
CONTACT:
JACOB CHRISTENSEN
PHONE: 801-990-2802

4500 SOUTH, LLC
ALTA/NSPS LAND TITLE AND TOPOGRAPHY SURVEY
4500 SOUTH 2300 EAST
HOLLADAY, UTAH

PROFESSIONAL LAND SURVEYOR
11/24/20
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

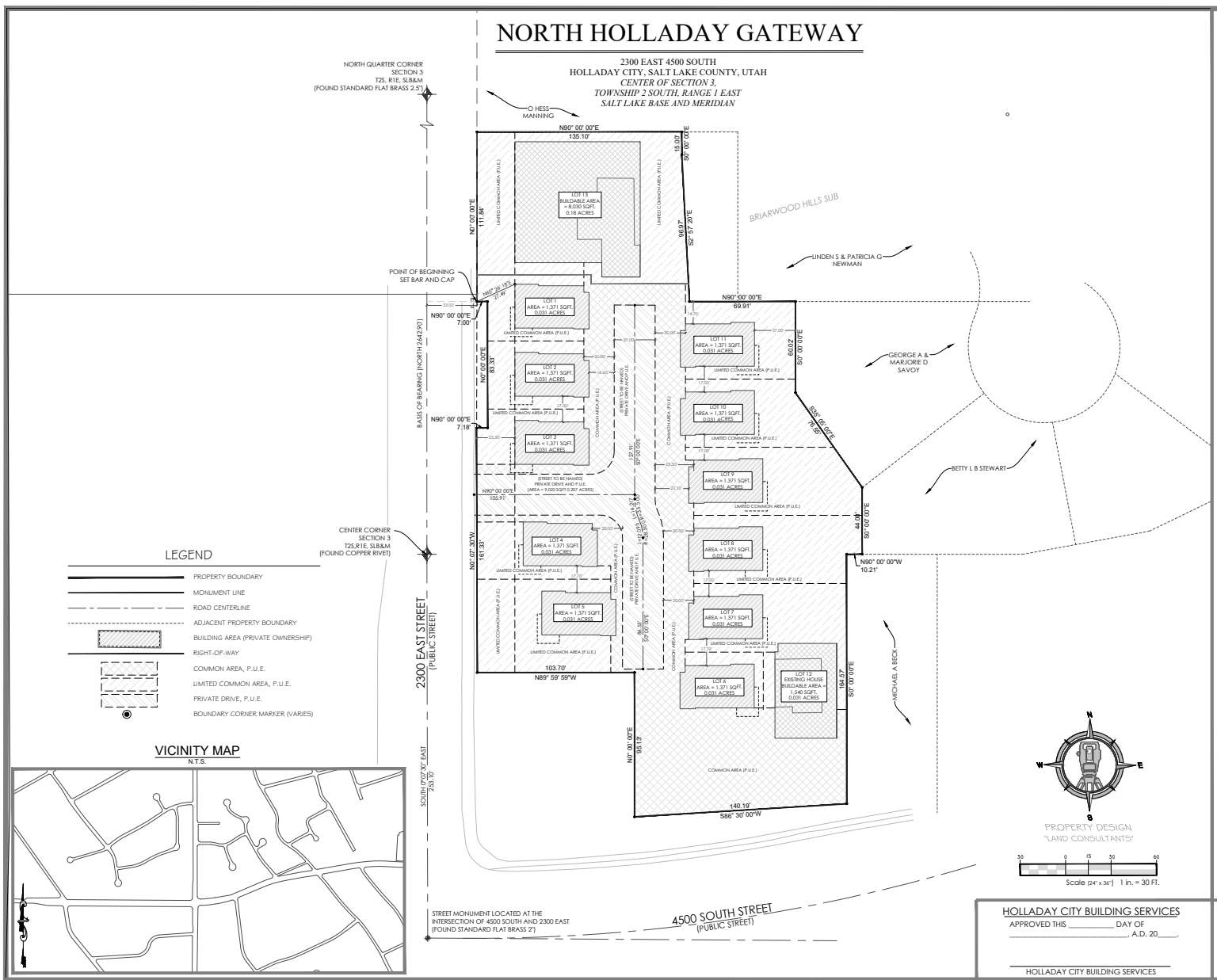
ALTA/NSPS LAND TITLE AND TOPOGRAPHY SURVEY

PROJECT NUMBER	PRINT DATE
10324	11/24/20
DRAWN BY	CHECKED BY
M. BURT	P. HARRIS
PROJECT MANAGER	
P. HARRIS	

1 OF 1

NORTH HOLLADAY GATEWAY

2300 EAST 4500 SOUTH
HOLLADAY CITY, SALT LAKE COUNTY, UTAH
CENTER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



LEGEND

- PROPERTY BOUNDARY
- MONUMENT LINE
- ROAD CENTERLINE
- ADJACENT PROPERTY BOUNDARY
- BUILDING AREA (PRIVATE OWNERSHIP)
- RIGHT-OF-WAY
- COMMON AREA, P.U.E.
- LIMITED COMMON AREA, P.U.E.
- PRIVATE DRIVE, P.U.E.
- BOUNDARY CORNER MARKER (VARIES)

VICINITY MAP

N.T.S.

PROPERTY DESIGN
"LAND CONSULTANTS"

50 0 15 30 60
Scale (24" x 36") 1 in. = 30 FT.

SURVEYORS CERTIFICATE

I, Richard Johanson, do hereby certify that I am a Land Surveyor, and that I hold License No. 152956, as prescribed under the 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, hereafter to be known as North Holladay Gateway and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'.

The purpose of this survey is to locate the boundaries of the described parcel and create a plat for a subdivision as shown hereon.

Prepared this _____day of_____, 20__.

BOUNDARY DESCRIPTION

Beginning at a point that lies 166.66 feet North and 33.0 feet East of the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 111.84 feet thence East 135.10 feet; thence South 15.0 feet; thence South 2°57'20" East 96.97 feet; thence East 69.91 feet; thence South 60.02 feet; thence South 35°05'00" East 76.55 feet; thence South 44.00 feet; thence West 10.21 feet; thence South 164.57 feet; thence South 86°30'00" West 140.19 feet; thence North 95.13 feet; thence North 89°59'59" West 103.70 feet; thence North 0°07'30" 161.33 feet; thence East 7.18 feet; thence North 83.33 feet; thence West 7.00 feet to the point of beginning.

The above described parcel of land contains 84,813 sq. ft. in area or 1.95 acres more or less. (Containing six lots, to be subdivided into 13 individual lots)

OWNER'S DEDICATION

45TH SOUTH, A UTAH LIMITED LIABILITY COMPANY the owner of the described tract of land to be hereafter known as **NORTH HOLLADAY GATEWAY**, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plant to be dedicated for public use. Owner(s) hereby consent and give approval to the recording of this plat for all purposes shown herein.

In witness whereof we have hereunto set our hands this _____ day of _____20 ____.

45TH SOUTH, LLC, A UTAH LIMITED LIABILITY COMPANY

By: _____

It's: _____

Print Name: _____

Title:

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this_____day of _____, in the year 20_____, before me, a notary public, personally appeared _____the Member of 45TH SOUTH, LLC, a Utah Limited Liability Company the _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication and Consent regarding North Holladay Gateway and was signed by him/her on behalf of said 45TH SOUTH, LLC a Utah Limited Liability Company and acknowledged that he/she/they executed the same.

Commission Number_____
My Commission Expires_____

_____
Print Name:
A Notary Public Commissioned in Utah

NORTH HOLLADAY GATEWAY

4500 S 2300 E, HOLLADAY CITY

HOLLADAY CITY, SALT LAKE COUNTY, UTAH
CENTER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

PREPARED BY
PROPERTY DESIGN LLC.
"LAND CONSULTANTS"
P.O. BOX 701168
SALT LAKE CITY, UT 84170
(801) 955-6339, (801) 495-2541
PROPERTYDESIGN@GMAIL.COM

NUMBER_____
ACCOUNT_____
SHEET 1
OF 1 SHEETS

SALT LAKE CITY PUBLIC UTILITIES

APPROVED THIS _____ DAY OF _____, A.D. 20____.
BY SALT LAKE CITY SEWER AND WATER

_____
SLCPU MANAGER

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____DAY OF _____, A.D. 20 ____.

_____
S. L. COUNTY HEALTH DEPARTMENT

HOLLADAY CITY ENGINEER

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

_____ _____
CITY SURVEYOR DATE

_____ _____
CITY ENGINEER DATE

HOLLADAY CITY PLANNING

APPROVED THIS _____DAY OF _____, A.D. 20 ____ BY THE SALT LAKE CITY PLANNING COMMISSION.

_____
HOLLADAY CITY PLANNING COMMISSION

HOLLADAY CITY ATTORNEY

APPROVED AS TO FORM THIS_____ DAY OF_____, A.D. 20 ____

_____
HOLLADAY CITY ATTORNEY

HOLLADAY CITY BUILDING SERVICES

APPROVED THIS _____ DAY OF _____, A.D. 20_____.

_____
HOLLADAY CITY BUILDING SERVICES

HOLLADAY CITY APPROVAL

PRESENTED TO SALT LAKE CITY THIS _____ DAY OF_____, A.D. 20_____, AND IT IS HEREBY APPROVED.

_____ _____
HOLLADAY CITY MAYOR SALT LAKE CITY RECORDER

SALT LAKE COUNTY RECORDED #_____

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

DATE_____ TIME:_____ BOOK:_____ PAGE:_____

_____ _____
FEE SALT LAKE COUNTY RECORDER

NUMBER_____
ACCOUNT_____
SHEET 1
OF 1 SHEETS



DRAWING TITLE

DEMO PLAN

GENERAL

N

S

Scale (24" x 36") 1 in. = 30 FT.

COMPLETION STATUS

PRELIMINARY SITE PLAN SUBMISSION

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE

CIVIL•PLANNING•SURVEYING

SALT LAKE CITY, UTAH
PHONE (385) 229-9663

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CLIENT / OWNER

QUINN MILLET
(801) 638-8970
JACOB CHRISTENSEN
(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

PROJECT

NORTH HOLLADAY GATEWAY
4500 SOUTH 2300 EAST
HOLLADAY, UT
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

STAMP

PROFESSIONAL ENGINEER
No. 8018885
JACOB EUGENE WEBER
REGISTERED
STATE OF UTAH

PROJECT NO. W-20-32

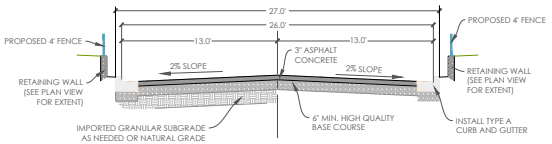
DATE 03/24/22

DRAWN BY: JACOB WEBER, P.E.

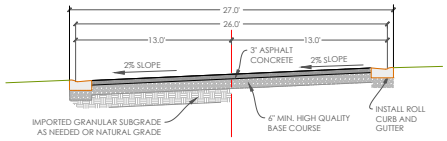
CHKD BY:

SHEET NUMBER C-02

Blue Stakes of UTAH 811



SECTION A-A - PRIVATE DRIVE ENTRANCE



SECTION B-B - PRIVATE DRIVE

4500 SOUTH 2300 EAST - PUD			
DESCRIPTION		AREA SF	% OF TOTAL
TOTAL AREA (ACRES)	1.95	84,813	
TOTAL BUILDING AREA		15,110	17.82%
TOTAL IMPERVIOUS AREA		15,691	18.50%
TOTAL LANDSCAPED AREA (OPEN SPACE)		54,012	63.68%
TOTAL EXISTING TREE CANOPY COVERAGE		35,304	41.63%

TOTAL DWELLING UNITS=	13	UNITS/ACRES	7

* NOTE: PRIOR TO BEGINNING ANY WORK IN THE PUBLIC WAY, A LICENSED, BONDED AND INSURED CONTRACTOR MUST FIRST OBTAIN A RIGHT OF WAY ENCROACHMENT PERMIT FROM THE HOLLADAY CITY ENGINEERING OFFICE.

DETAIL CALLOUTS

205 D-01 CURB AND GUTTER

206 D-01 CURB AND GUTTER CONNECTION

231 D-01 SIDEWALK

221 D-01 FLARED DRIVEWAY APPROACH

Blue Stakes of Utah 811

DRAWING TITLE

OVERALL SITE PLAN

GENERAL

PROPERTY/SITE PLAN NOTES:

GUEST PARKING: 32 STALLS
PREVIOUS ZONE: R-1-10
NEW ZONING AGREEMENT: R-2-10

PARKING CALCULATIONS

9 NEW UNITS - 2 GARAGE SPACES AND 2 GUEST PARKING SPOTS IN DRIVEWAY

TOTAL PARKING/UNIT = 4

TOTAL NEW PARKING = 32 TOTAL PARKING STALLS

N

S

Scale (24" x 36") 1 in. = 30 FT.

COMPLETION STATUS
PRELIMINARY SITE PLAN SUBMISSION

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE
CIVIL•PLANNING•SURVEYING
SALT LAKE CITY, UTAH
PHONE (385) 229-9663

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CLIENT / OWNER

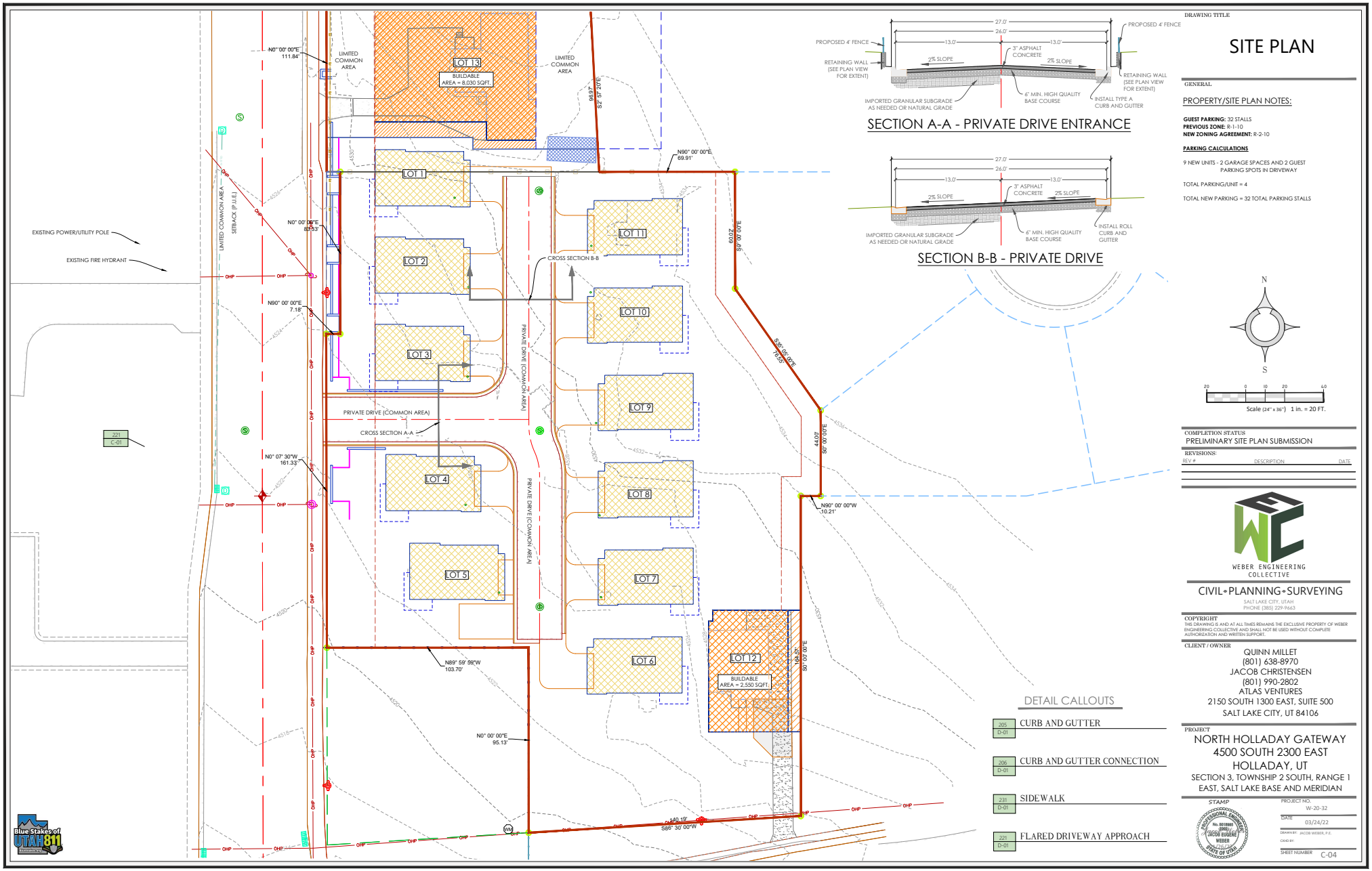
QUINN MILLET
(801) 638-8970
JACOB CHRISTENSEN
(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

PROJECT

NORTH HOLLADAY GATEWAY
4500 SOUTH 2300 EAST
HOLLADAY, UT
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

STAMP

PROJECT NO. W-20-32
DATE 03/24/22
DRAWN BY: JACOB WEBER, P.E.
CHKD BY:
SHEET NUMBER C-03



SECTION A-A - PRIVATE DRIVE ENTRANCE

SECTION B-B - PRIVATE DRIVE

DRAWING TITLE

SITE PLAN

GENERAL

PROPERTY/SITE PLAN NOTES:

GUEST PARKING: 32 STALLS
PREVIOUS ZONE: R-1-10
NEW ZONING AGREEMENT: R-2-10

PARKING CALCULATIONS

9 NEW UNITS - 2 GARAGE SPACES AND 2 GUEST PARKING SPOTS IN DRIVEWAY

TOTAL PARKING/UNIT = 4

TOTAL NEW PARKING = 32 TOTAL PARKING STALLS

DETAIL CALLOUTS

205 D-01 CURB AND GUTTER

206 D-01 CURB AND GUTTER CONNECTION

231 D-01 SIDEWALK

221 D-01 FLARED DRIVEWAY APPROACH

COMPLETION STATUS
PRELIMINARY SITE PLAN SUBMISSION

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE
CIVIL•PLANNING•SURVEYING
SALT LAKE CITY, UTAH
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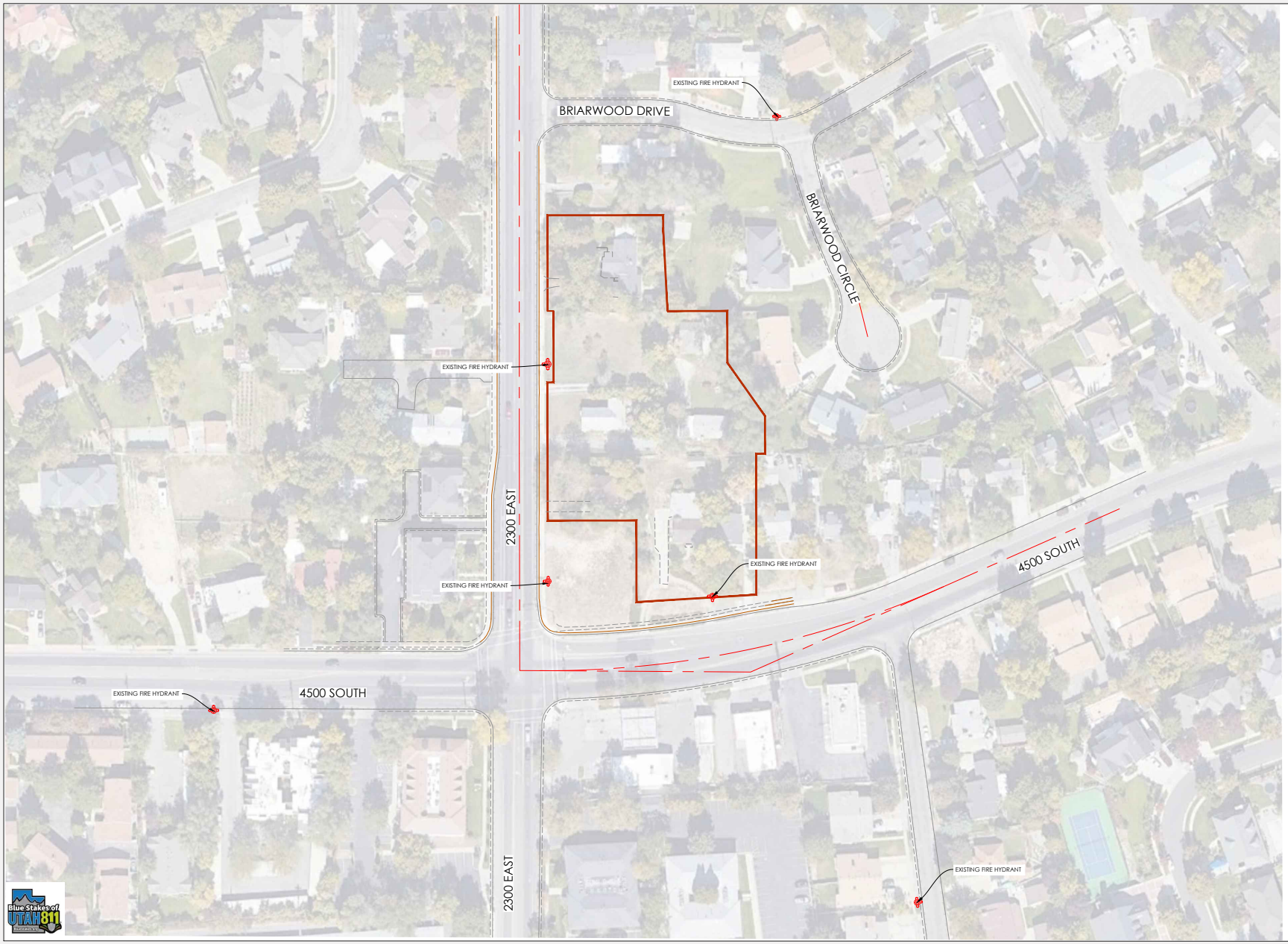
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(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

PROJECT

NORTH HOLLADAY GATEWAY
4500 SOUTH 2300 EAST
HOLLADAY, UT
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

STAMP

PROJECT NO. W-20-32
DATE 03/24/22
DRAWN BY: JACOB WEBER, P.E.
CHKD BY:
SHEET NUMBER C-04



DRAWING TITLE

FIRE HYDRANT EXHIBIT

GENERAL

N

S

50 0 25 50 100

Scale (24" x 36") 1 in. = 50 FT.

COMPLETION STATUS

PRELIMINARY SITE PLAN SUBMISSION

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE

CIVIL•PLANNING•SURVEYING

SALT LAKE CITY, UTAH
PHONE (385) 229-9663

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SALT LAKE CITY, UT 84106

PROJECT

NORTH HOLLADAY GATEWAY
4500 SOUTH 2300 EAST
HOLLADAY, UT
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

STAMP

PROFESSIONAL ENGINEER No. 8018885 (PE) JACOB EUGENE WEBER STATE OF UTAH

PROJECT NO. W-20-32

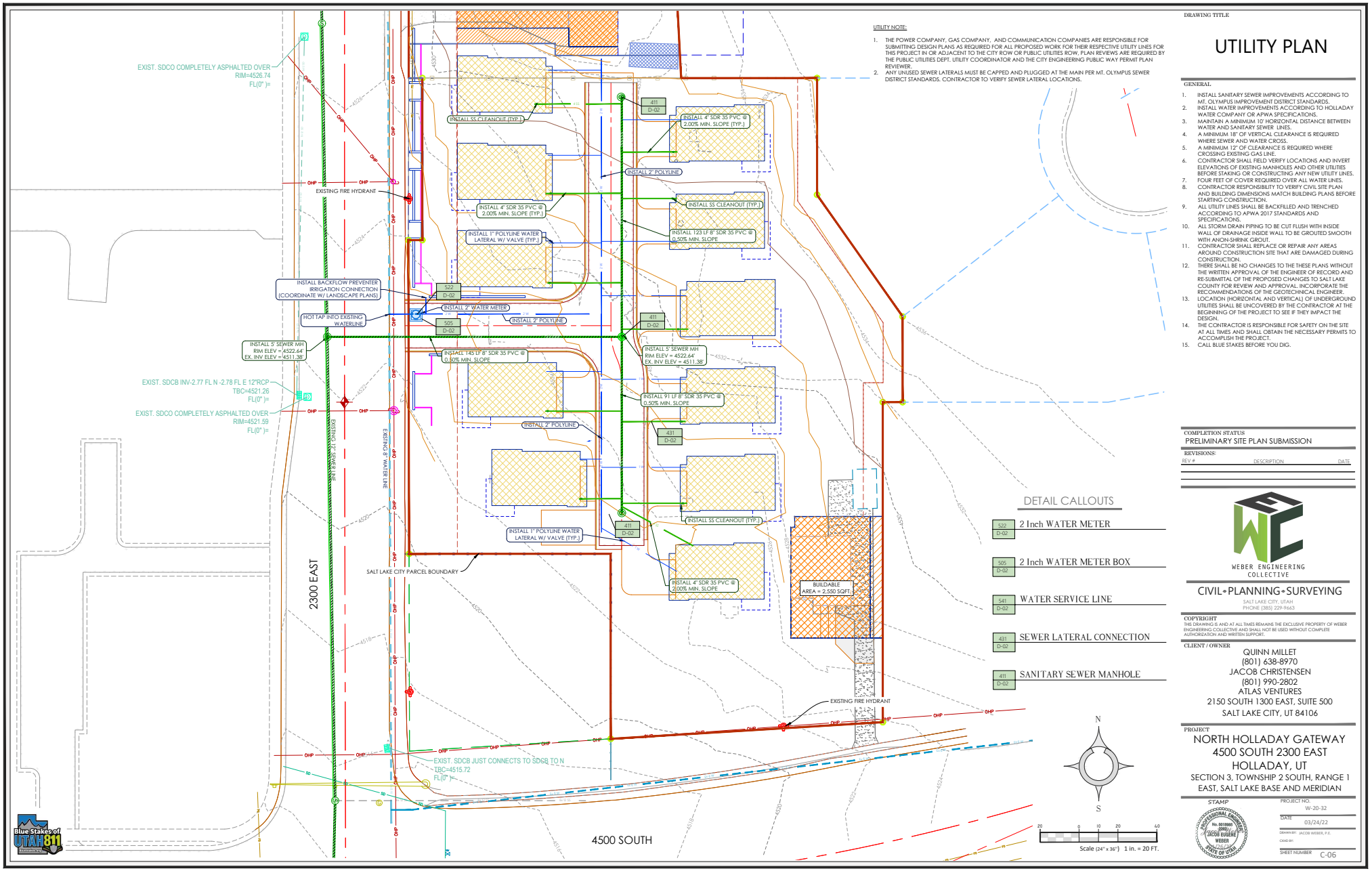
DATE 03/24/22

DRAWN BY: JACOB WEBER, P.E.

CHKD BY:

SHEET NUMBER C-05

Blue Stakes of UTAH 811



UTILITY NOTE:

1. THE POWER COMPANY, GAS COMPANY, AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT. UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.
2. ANY UNUSED SEWER LATERALS MUST BE CAPPED AND PLUGGED AT THE MAIN PER MT. OLYMPUS SEWER DISTRICT STANDARDS. CONTRACTOR TO VERIFY SEWER LATERAL LOCATIONS.

DETAIL CALLOUTS

- 522 D-02 — 2 Inch WATER METER
- 505 D-02 — 2 Inch WATER METER BOX
- 541 D-02 — WATER SERVICE LINE
- 431 D-02 — SEWER LATERAL CONNECTION
- 411 D-02 — SANITARY SEWER MANHOLE

DRAWING TITLE

UTILITY PLAN

GENERAL

1. INSTALL SANITARY SEWER IMPROVEMENTS ACCORDING TO MT. OLYMPUS IMPROVEMENT DISTRICT STANDARDS.
2. INSTALL WATER IMPROVEMENTS ACCORDING TO HOLLADAY WATER COMPANY OR APWA SPECIFICATIONS.
3. MAINTAIN A MINIMUM 10' HORIZONTAL DISTANCE BETWEEN WATER AND SANITARY SEWER LINES.
4. A MINIMUM 18" OF VERTICAL CLEARANCE IS REQUIRED WHERE SEWER AND WATER CROSS.
5. A MINIMUM 12" OF CLEARANCE IS REQUIRED WHERE CROSSING EXISTING GAS LINE.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.
7. FOUR FEET OF COVER REQUIRED OVER ALL WATER LINES.
8. CONTRACTOR RESPONSIBILITY TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCH BUILDING PLANS BEFORE STARTING CONSTRUCTION.
9. ALL UTILITY LINES SHALL BE BACKFILLED AND TRENCHED ACCORDING TO APWA 2017 STANDARDS AND SPECIFICATIONS.
10. ALL STORM DRAIN PIPING TO BE CUT FLUSH WITH INSIDE WALL OF DRAINAGE INSIDE WALL TO BE GROUTED SMOOTH WITH ANON-SHRINK GROUT.
11. CONTRACTOR SHALL REPLACE OR REPAIR ANY AREAS AROUND CONSTRUCTION SITE THAT ARE DAMAGED DURING CONSTRUCTION.
12. THERE SHALL BE NO CHANGES TO THE THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND RE-SUBMITTAL OF THE PROPOSED CHANGES TO SALT LAKE COUNTY FOR REVIEW AND APPROVAL. INCORPORATE THE RECOMMENDATIONS OF THE GEOTECHINCAL ENGINEER.
13. LOCATION (HORIZONTAL AND VERTICAL) OF UNDERGROUND UTILITIES SHALL BE UNCOVERED BY THE CONTRACTOR AT THE BEGINNING OF THE PROJECT TO SEE IF THEY IMPACT THE DESIGN.
14. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE SITE AT ALL TIMES AND SHALL OBTAIN THE NECESSARY PERMITS TO ACCOMPLISH THE PROJECT.
15. CALL BLUE STAKES BEFORE YOU DIG.

COMPLETION STATUS
PRELIMINARY SITE PLAN SUBMISSION

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE
CIVIL•PLANNING•SURVEYING
SALT LAKE CITY, UTAH
PHONE (385) 229-9663

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CLIENT / OWNER

QUINN MILLET
(801) 638-8970
JACOB CHRISTENSEN
(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

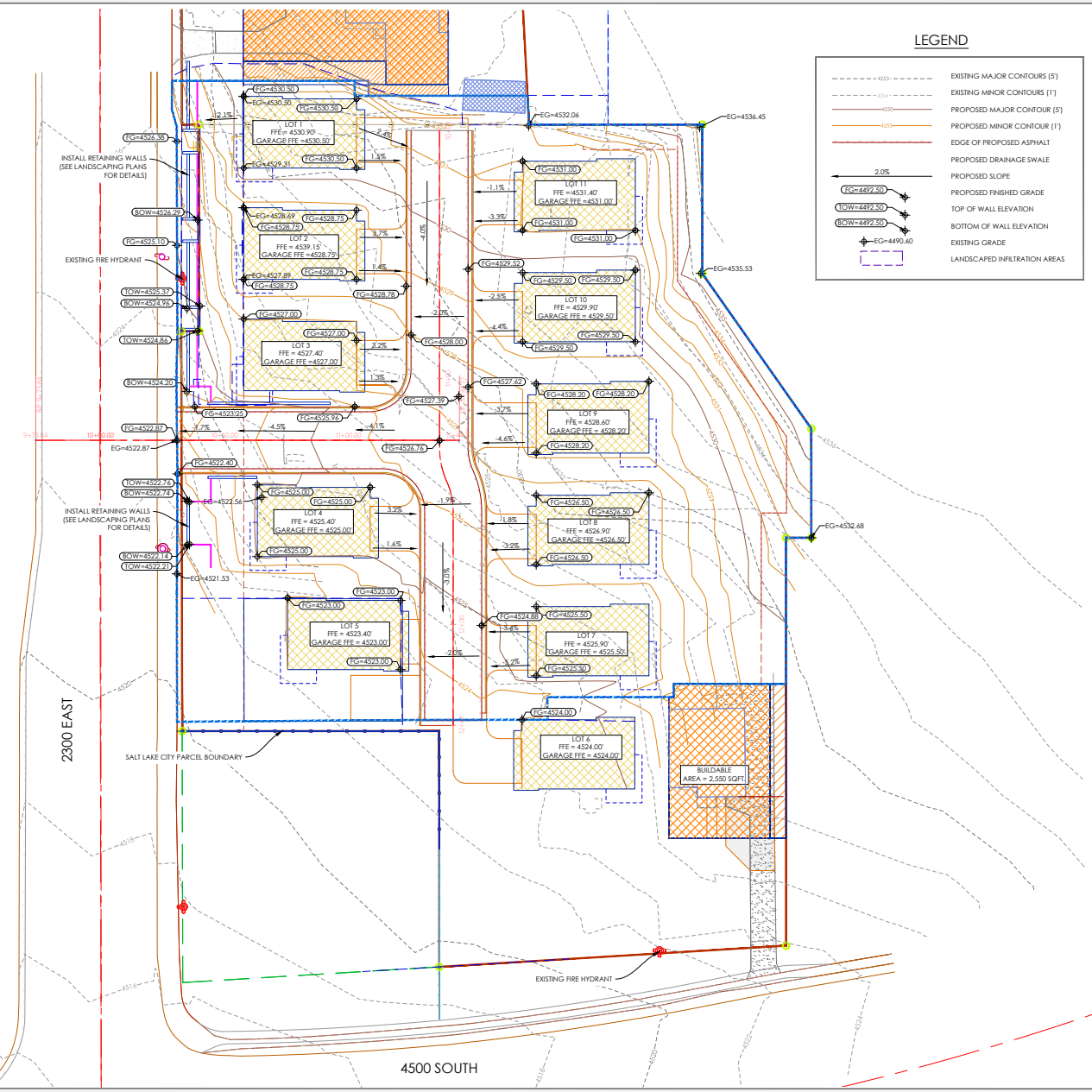
PROJECT

NORTH HOLLADAY GATEWAY
4500 SOUTH 2300 EAST
HOLLADAY, UT
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

STAMP

PROFESSIONAL ENGINEER — No. 8018868 (SEAL) — JACOB EUGENE WEBER — REGISTERED — STATE OF UTAH

PROJECT NO. W-20-32
DATE 03/24/22
DRAWN BY: JACOB WEBER, P.E.
CHKD BY:
SHEET NUMBER C-06



LEGEND

- EXISTING MAJOR CONTOURS (5')
- EXISTING MINOR CONTOURS (1')
- PROPOSED MAJOR CONTOUR (5')
- PROPOSED MINOR CONTOUR (1')
- EDGE OF PROPOSED ASPHALT
- PROPOSED DRAINAGE SWALE
- PROPOSED SLOPE
- PROPOSED FINISHED GRADE
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- EXISTING GRADE
- LANDSCAPED INFILTRATION AREAS

DRAWING TITLE

GRADING PLAN

GENERAL

N

S

Scale (24" x 36") 1 in. = 20 FT.

COMPLETION STATUS

PRELIMINARY SITE PLAN SUBMISSION

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE

CIVIL•PLANNING•SURVEYING

SALT LAKE CITY, UTAH
PHONE (385) 229-9663

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CLIENT / OWNER

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(801) 638-8970
JACOB CHRISTENSEN
(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

PROJECT

NORTH HOLLADAY GATEWAY
4500 SOUTH 2300 EAST
HOLLADAY, UT
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

STAMP

PROFESSIONAL ENGINEER — No. 8018985 (SEAL) — JACOB EUGENE WEBER — REGISTERED — STATE OF UTAH

PROJECT NO. W-20-32

DATE 03/24/22

DRAWN BY: JACOB WEBER, P.E.

CHKD BY:

SHEET NUMBER C-07

Blue Stakes of UTAH 811

Hydrology Report

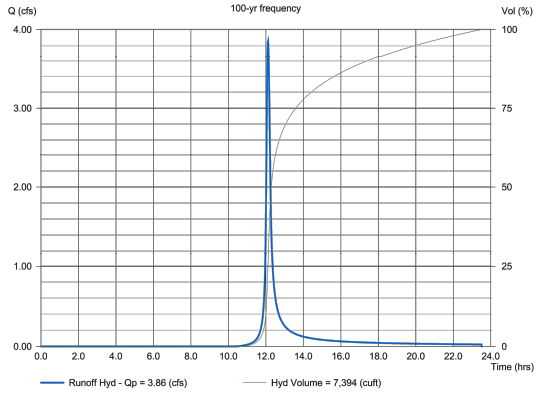
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Jan 24 2022

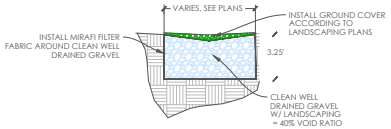
4500 S 2300 E - Hydrology 100-Yr 24-Hr Storm

Hydrograph type	= SCS	Peak discharge (cfs)	= 3.857
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 1.320	Curve number (CN)	= 81
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 10
Total precip. (in)	= 3.30	Storm Distribution	= Synthetic
Storm duration (hrs)	= 24.00	Shape factor	= 484

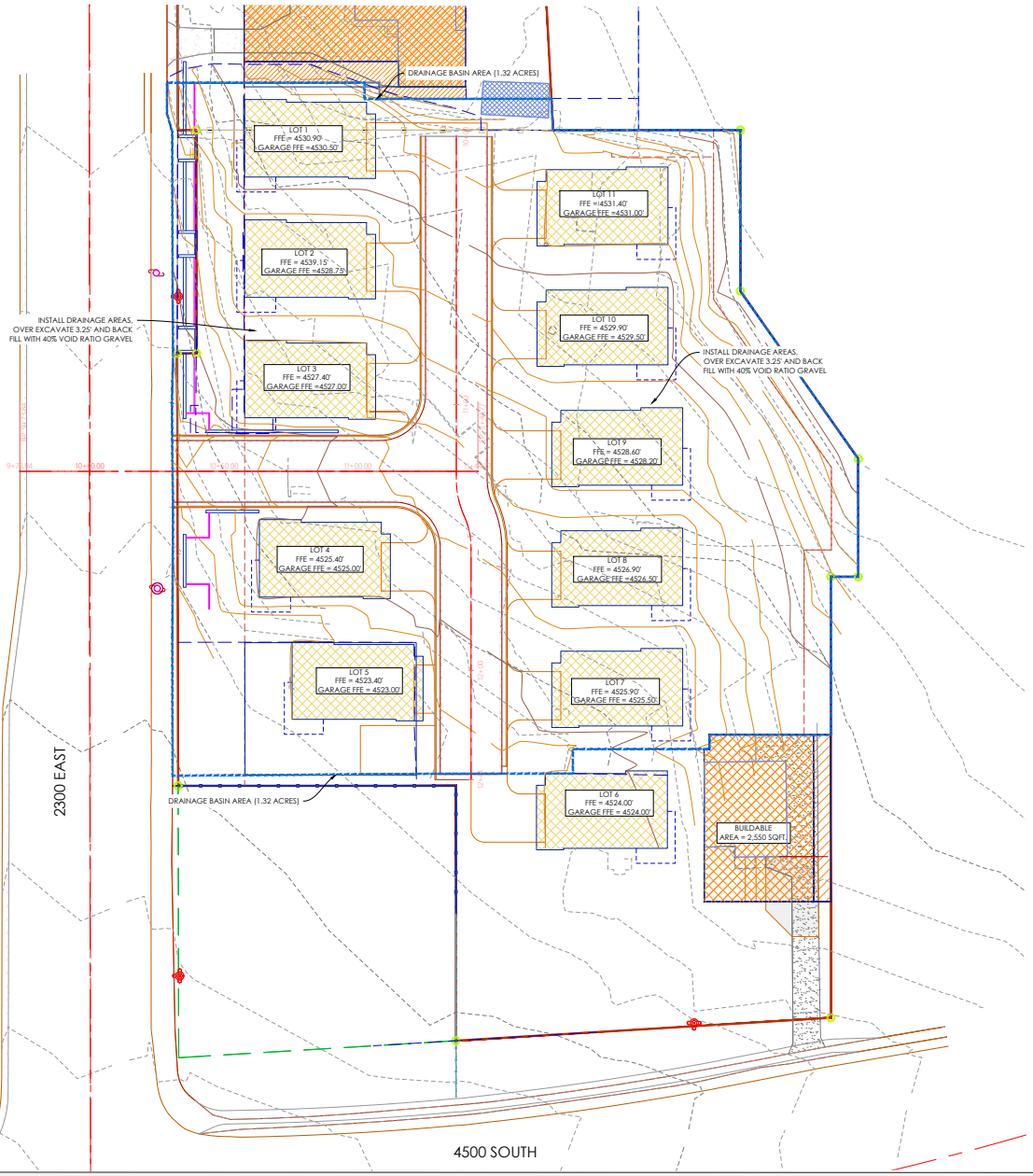
Hydrograph Volume = 7,394 (cuft); 0.170 (acft)

Runoff Hydrograph





DRAINAGE SWALE DETAIL



DRAWING TITLE

DRAINAGE EXHIBIT

GENERAL

N

S

Scale (24" x 36") 1 in. = 20 FT.

COMPLETION STATUS
PRELIMINARY SITE PLAN SUBMISSION

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE
CIVIL•PLANNING•SURVEYING
SALT LAKE CITY, UTAH
PHONE (385) 229-9663

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SALT LAKE CITY, UT 84106

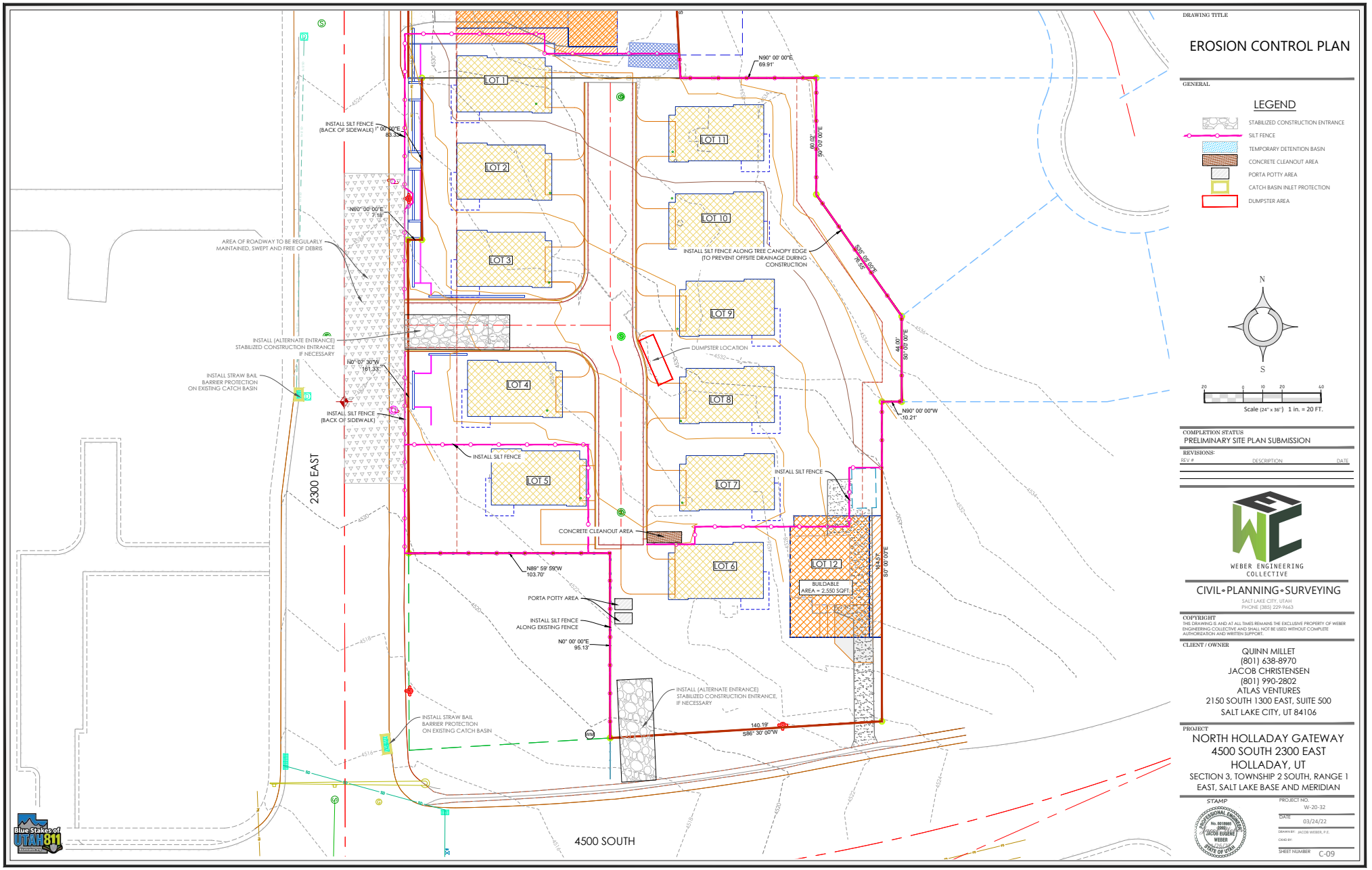
PROJECT

NORTH HOLLADAY GATEWAY
4500 SOUTH 2300 EAST
HOLLADAY, UT
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

STAMP

PROJECT NO. W-20-32
DATE 03/24/22
DRAWN BY: JACOB WEBER, P.E.
CHKD BY:
SHEET NUMBER C-08

Blue Stakes of Utah 811



DRAWING TITLE

EROSION CONTROL PLAN

GENERAL

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- TEMPORARY DETENTION BASIN
- CONCRETE CLEANOUT AREA
- PORTA POTTY AREA
- CATCH BASIN INLET PROTECTION
- DUMPSTER AREA

N

S

20 0 10 20 40

Scale (24" x 36") 1 in. = 20 FT.

COMPLETION STATUS

PRELIMINARY SITE PLAN SUBMISSION

REVISIONS:

REV #	DESCRIPTION	DATE

WEBER ENGINEERING COLLECTIVE

CIVIL•PLANNING•SURVEYING

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(801) 990-2802
ATLAS VENTURES
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UT 84106

PROJECT

NORTH HOLLADAY GATEWAY
4500 SOUTH 2300 EAST
HOLLADAY, UT
SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

STAMP

PROFESSIONAL ENGINEER No. 8018885 (PE) JACOB EUGENE WEBER REGISTERED STATE OF UTAH

PROJECT NO. W-20-32

DATE 03/24/22

DRAWN BY: JACOB WEBER, P.E.

CHKD BY:

SHEET NUMBER C-09

Blue Stakes of UTAH 811



SALT WEST STUDIO
45 E CENTER ST
SUITE 103, NORTH
SALT LAKE, UT 84054
(801) 397-9755

HOLLADAY HOMES

EXTERIOR RENDERING

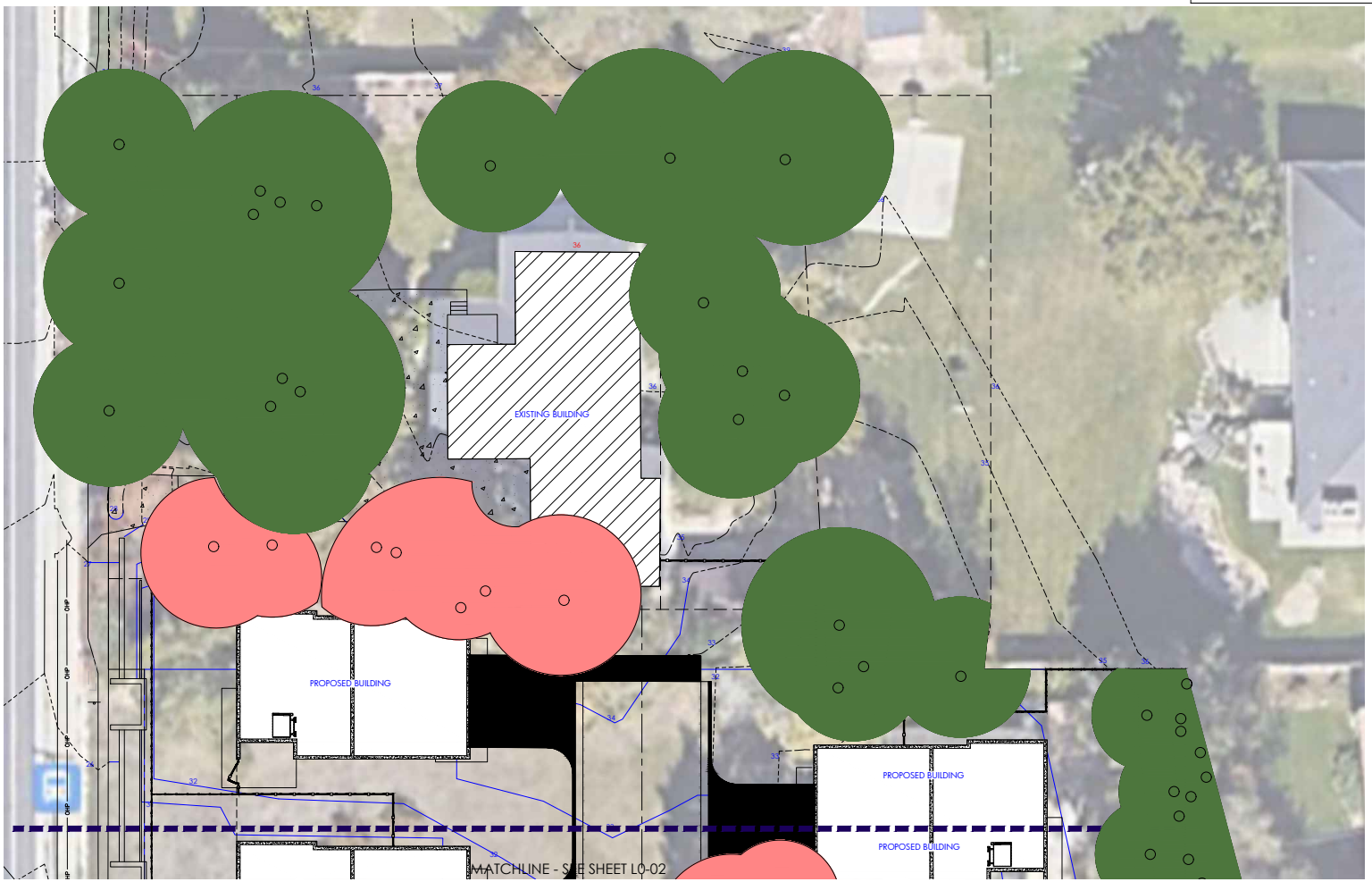
A001

CANOPY REMOVED WITH DBH ABOVE 2" CALIPER:
17,652 S.F.
(NO HERITAGE SPECIES OBSERVED) - MAJORITY FRAXINUS AND ACER SPECIES WITH NATURAL SPREADING HABIT / SUCKERING ROOTS
CANOPY TO REMAIN WITH DBH ABOVE 2" CALIPER:
22,652 S.F.

TOTAL: 40,304 S.F. EXISTING LIVE TREE CANOPY

*EXISTING DEAD VEGETATION/TREES TO BE REMOVED AS FOUND ON EAST SIDE OF PROPERTY
*SUCKERING/LOW BRANCHES TO BE REMOVED AS FOUND. MAIN TRUNKS / ALL VEGETATION ABOVE 2" TO TO PRESERVED IF WITHIN PRESERVATION CANOPY AS SHOWN

SEE SHEETS L3-01 - L3-04 FOR CANOPY REPLACEMENT SCHEDULE



SCALE: 1" = 10'

LANDSCAPE ARCHITECTURE // SITE DESIGN

511 W. 200 S. SUITE 125
SLC, UTAH 84101
OFFICE: 801.521.2370

WWW.LANDFORMDESIGNGROUP.COM

State of Utah
JEFFREY RICHARDSON
11166857-5301
Licensed Landscape Architect

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PROJECT:
NORTH HOLLADAY GATEWAY
4500 SOUTH / 2300 EAST HOLLADAY UTAH

DATE: 3.23.2022
PROJECT:
REVIEWED:

SUBMITTALS

DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:
L0-01

SHEET:
TREE CANOPY PLAN

LANDFORM DESIGN GROUP

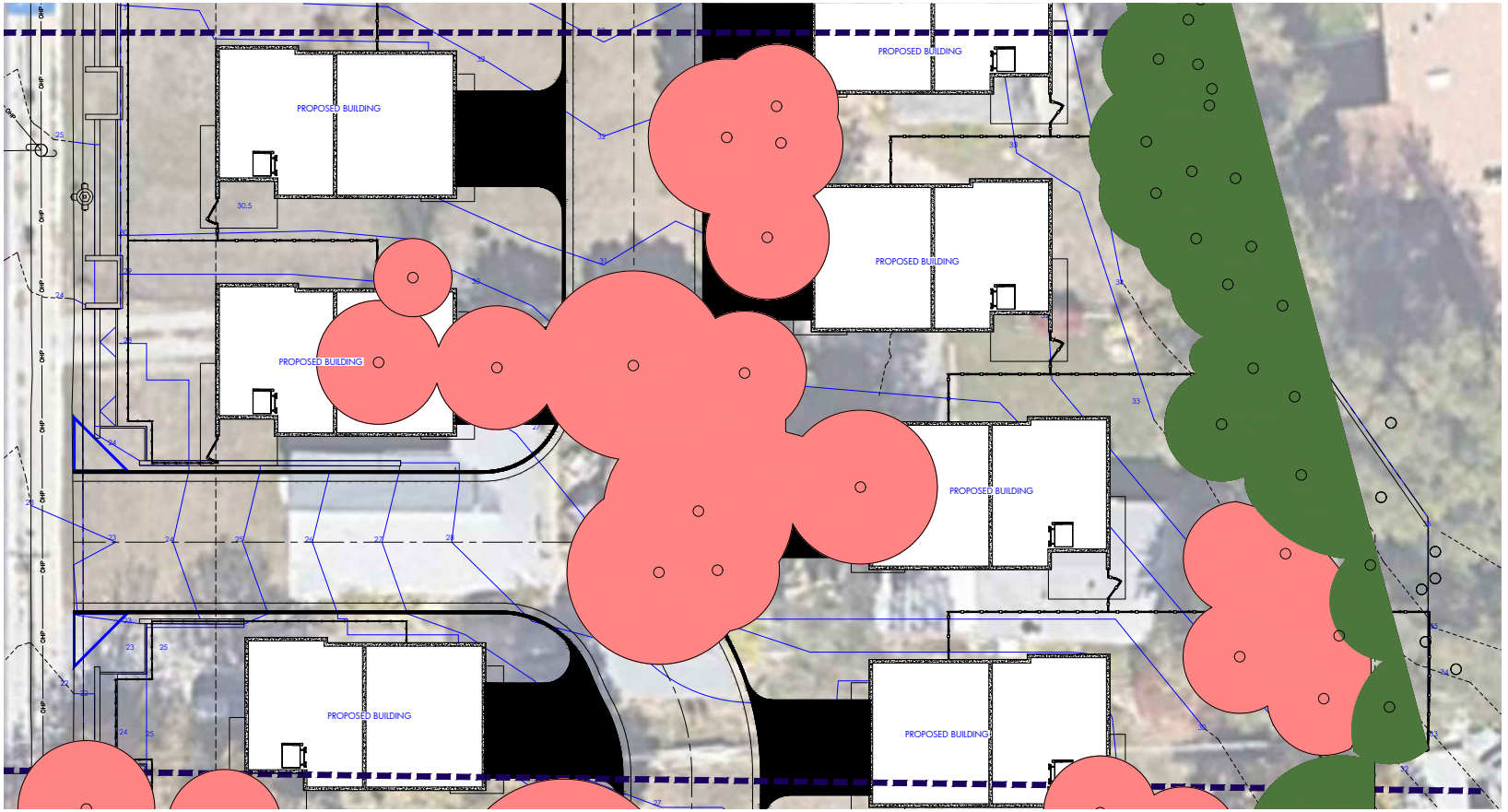
CANOPY REMOVED WITH DBH ABOVE 2" CALIPER:
17,652 S.F.
(NO HERITAGE SPECIES OBSERVED) - MAJORITY FRAXINUS AND ACER SPECIES WITH NATURAL SPREADING HABIT / SUCKERING ROOTS
CANOPY TO REMAIN WITH DBH ABOVE 2" CALIPER:
22,652 S.F.

TOTAL: 40,304 S.F. EXISTING LIVE TREE CANOPY

*EXISTING DEAD VEGETATION/TREES TO BE REMOVED AS FOUND ON EAST SIDE OF PROPERTY
*SUCKERING/LOW BRANCHES TO BE REMOVED AS FOUND. MAIN TRUNKS / ALL VEGETATION ABOVE 2" TO TO PRESERVED IF WITHIN PRESERVATION CANOPY AS SHOWN

SEE SHEETS L3-01 - L3-04 FOR CANOPY REPLACEMENT SCHEDULE

MATCHLINE - SEE SHEET L0-01



MATCHLINE - SEE SHEET L0-03

SCALE: 1" = 10'

LANDSCAPE ARCHITECTURE // SITE DESIGN

511 W. 200 S. SUITE 125
SLC, UTAH 84101
OFFICE: 801.521.2370

WWW.LANDFORMDESIGNGROUP.COM

State of Utah
JEFFREY RICHARDSON
11166857-5301
Licensed Landscape Architect

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PROJECT:
NORTH HOLLADAY GATEWAY
4500 SOUTH / 2300 EAST HOLLADAY UTAH

DATE: 3.23.2022
PROJECT:
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SUBMITTALS

DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:
L0-02

SHEET:
TREE CANOPY PLAN

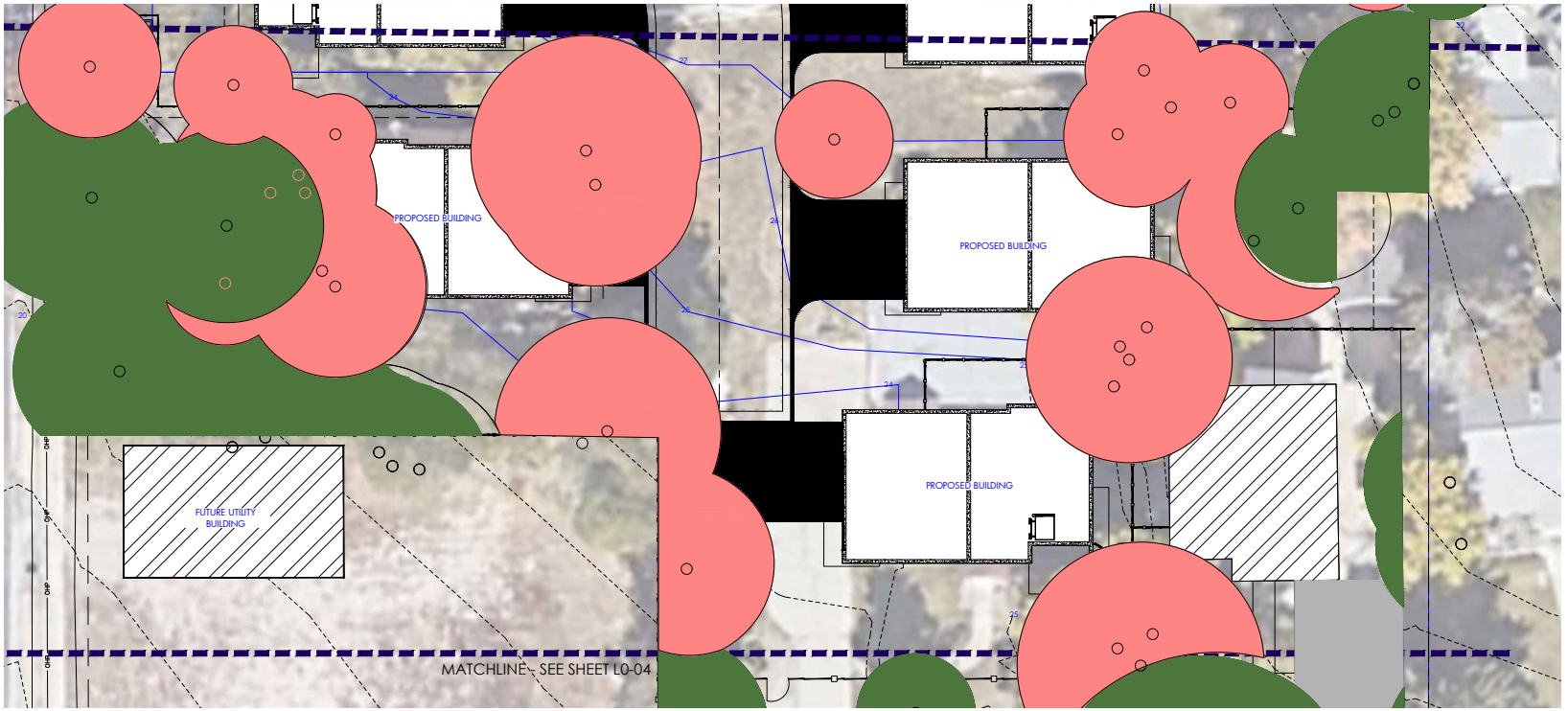
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(NO HERITAGE SPECIES OBSERVED) - MAJORITY FRAXINUS AND ACER SPECIES WITH NATURAL SPREADING HABIT / SUCKERING ROOTS
CANOPY TO REMAIN WITH DBH ABOVE 2" CALIPER:
22,652 S.F.

TOTAL: 40,304 S.F. EXISTING LIVE TREE CANOPY

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*SUCKERING/LOW BRANCHES TO BE REMOVED AS FOUND. MAIN TRUNKS / ALL VEGETATION ABOVE 2" TO TO PRESERVED IF WITHIN PRESERVATION CANOPY AS SHOWN

SEE SHEETS L3-01 - L3-04 FOR CANOPY REPLACEMENT SCHEDULE

MATCHLINE - SEE SHEET L0-02



MATCHLINE - SEE SHEET L0-04

SCALE: 1" = 10'

LANDSCAPE ARCHITECTURE // SITE DESIGN

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PROJECT:
NORTH HOLLADAY GATEWAY
4500 SOUTH / 2300 EAST HOLLADAY UTAH

DATE: 3.23.2022
PROJECT:
REVIEWED:

SUBMITTALS

DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:
L0-03

SHEET:
TREE CANOPY PLAN

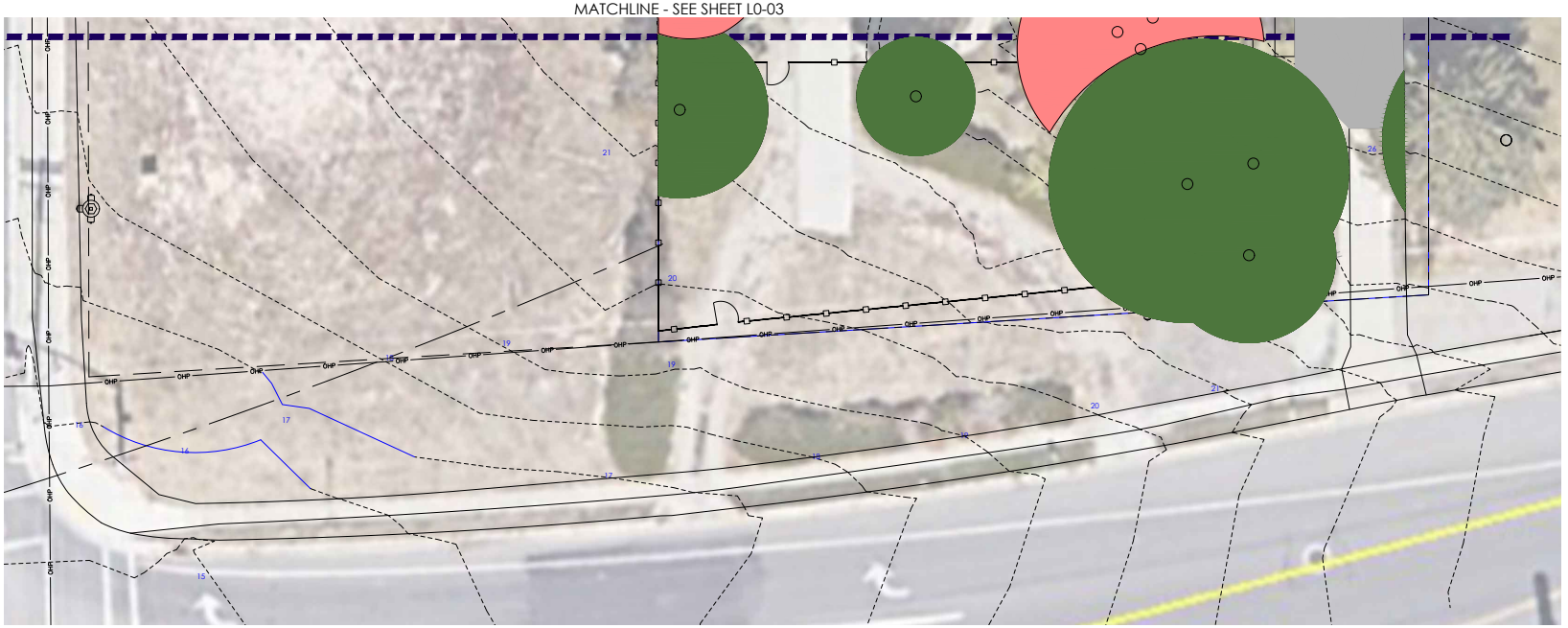
CANOPY REMOVED WITH DBH ABOVE 2" CALIPER:
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(NO HERITAGE SPECIES OBSERVED) - MAJORITY FRAXINUS AND ACER SPECIES WITH NATURAL SPREADING HABIT / SUCKERING ROOTS
CANOPY TO REMAIN WITH DBH ABOVE 2" CALIPER:
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TOTAL: 40,304 S.F. EXISTING LIVE TREE CANOPY

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SEE SHEETS L3-01 - L3-04 FOR CANOPY REPLACEMENT SCHEDULE

MATCHLINE - SEE SHEET L0-03



SCALE: 1" = 10'

LANDSCAPE ARCHITECTURE // SITE DESIGN

511 W. 200 S. SUITE 125
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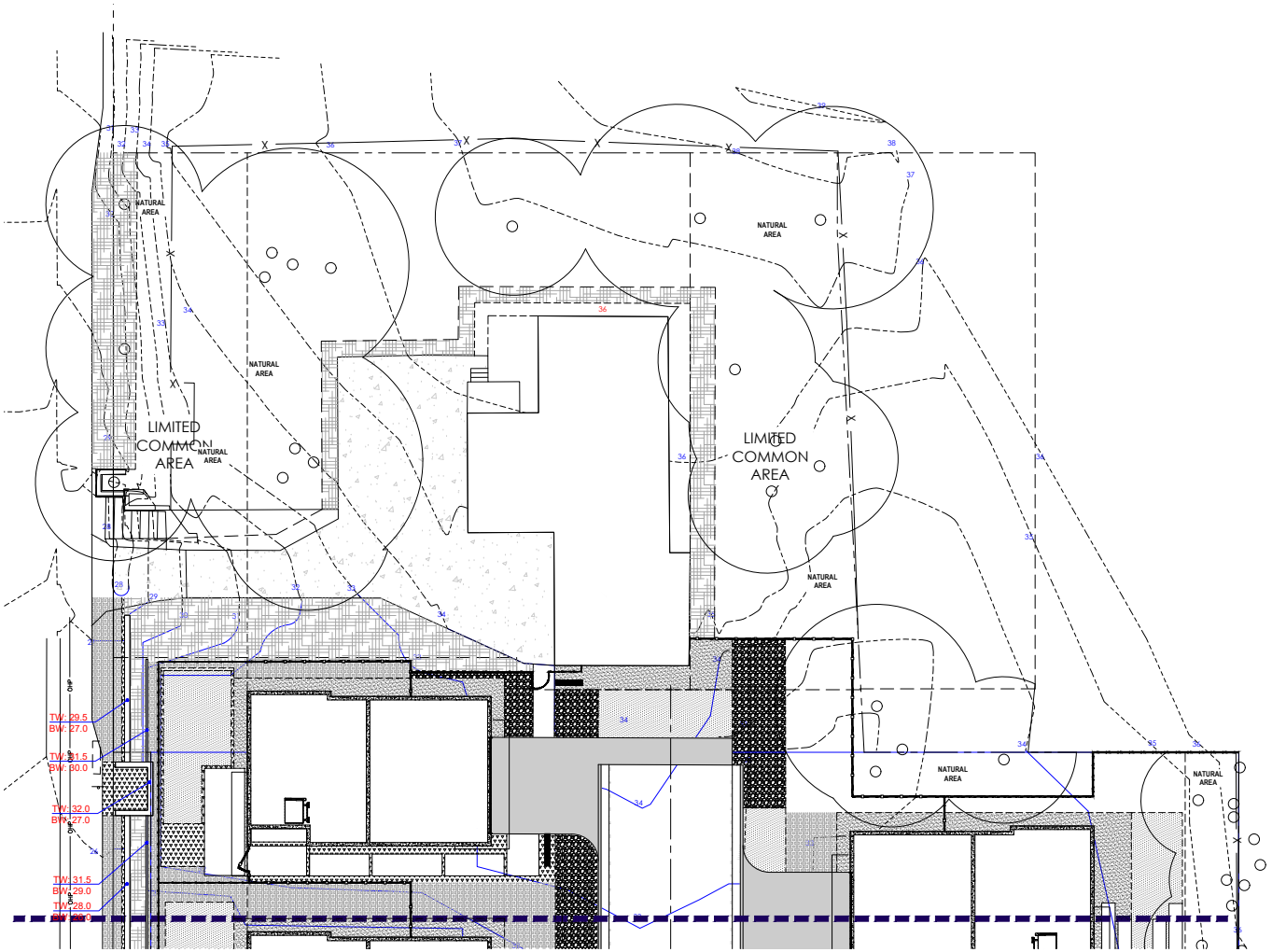
SUBMITTALS

DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:
L0-04

SHEET:
TREE CANOPY PLAN

LANDFORM DESIGN GROUP



MATCHLINE - SEE SHEET L1-02

LANDSCAPE AREAS - IRRIGATED AREAS		AREA
HATCH	DESCRIPTION	
	DECORATIVE ROUND PEBBLE - 1.5" ROUNDS SUB-SURFACE DRIP IRRIGATED LANDSCAPE AREA	4,210 S.F.
	MIXED SIZE LANDSCAPE SWALE / DRAINAGE AREAS WITH OVERHEAD IRRIGATION	2,820 S.F.
	CRUSHED STONE - 1/2" FRACTURES - PLANTED LANDSCAPE AREA WITH DECORATIVE ROCK MULCH AND SUB-SURFACE DRIP IRRIGATION	8,010 S.F.
	SHREEDED BARK MULCH - LOW MAINTENANCE LANDSCAPE AREAS WITH DRIP IRRIGATION	5,350 S.F.
	IRRIGATED TURF - BLUE FESCUE BLEND	7,800 S.F.
	CRUSHER FINES - COLOR TBD	5,080 S.F.

SCALE: 1" = 10'

LANDSCAPE ARCHITECTURE // SITE DESIGN

511 W. 200 S. SUITE 125
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4500 SOUTH / 2300 EAST HOLLADAY UTAH

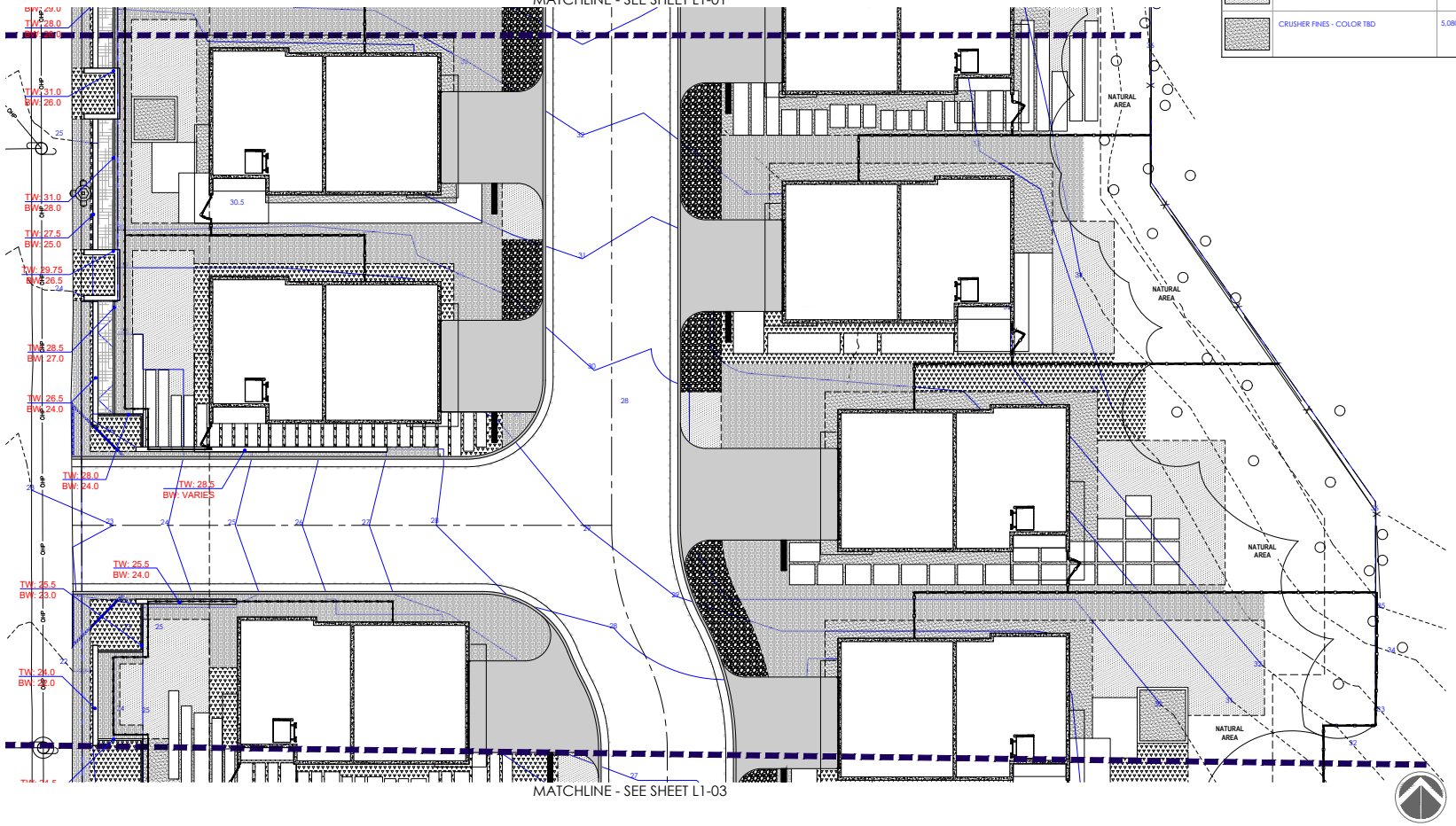
DATE: 3.23.2022
PROJECT:
REVIEWED:

SUBMITTALS

DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:
L1-01

SHEET:
LANDSCAPE LAYOUT



LANDSCAPE AREAS - IRRIGATED AREAS		AREA
HATCH	DESCRIPTION	
	DECORATIVE ROUND PEBBLE - 1.5" ROUNDS SUB-SURFACE DRIP IRRIGATED LANDSCAPE AREA	4,210 S.F.
	MIXED SIZE LANDSCAPE SWALE / DRAINAGE AREAS WITH OVERHEAD IRRIGATION	2,820 S.F.
	CRUSHED STONE - 1/2" FRACTURES - PLANTED LANDSCAPE AREA WITH DECORATIVE ROCK MULCH AND SUB-SURFACE DRIP IRRIGATION	8,010 S.F.
	SHREDDED BARK MULCH - LOW MAINTENANCE LANDSCAPE AREAS WITH DRIP IRRIGATION	5,350 S.F.
	IRRIGATED TURF - BLUE FESCUE BLEND	7,800 S.F.
	CRUSHER FINES - COLOR TBD	5,080 S.F.

LANDSCAPE ARCHITECTURE // SITE DESIGN

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DATE: 3.23.2022
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SUBMITTALS

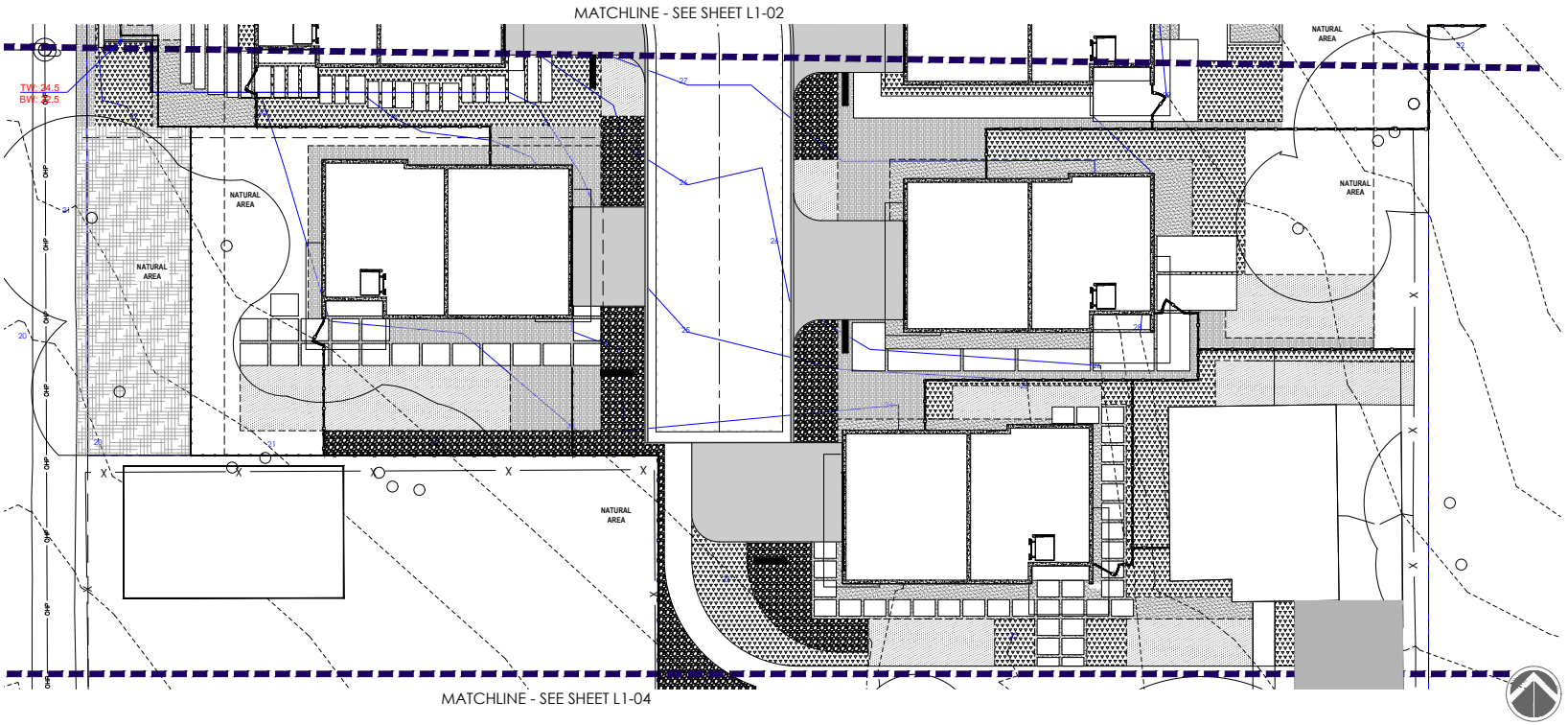
DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:
L1-02

SHEET:
LANDSCAPE LAYOUT

LANDSCAPE ARCHITECTURE

LANDSCAPE AREAS - IRRIGATED AREAS		AREA
HATCH	DESCRIPTION	
	DECORATIVE ROUND PEBBLE - 1.5" ROUNDS SUB-SURFACE DRIP IRRIGATED LANDSCAPE AREA	4,210 S.F.
	MIXED SIZE LANDSCAPE SWALE / DRAINAGE AREAS WITH OVERHEAD IRRIGATION	2,820 S.F.
	CRUSHED STONE - 1/2" FRACTURES - PLANTED LANDSCAPE AREA WITH DECORATIVE ROCK MULCH AND SUB-SURFACE DRIP IRRIGATION	8,010 S.F.
	SHREEDED BARK MULCH - LOW MAINTENANCE LANDSCAPE AREAS WITH DRIP IRRIGATION	5,350 S.F.
	IRRIGATED TURF - BLUE FESCUE BLEND	7,800 S.F.
	CRUSHER FINES - COLOR TBD	5,080 S.F.



LANDSCAPE ARCHITECTURE // SITE DESIGN

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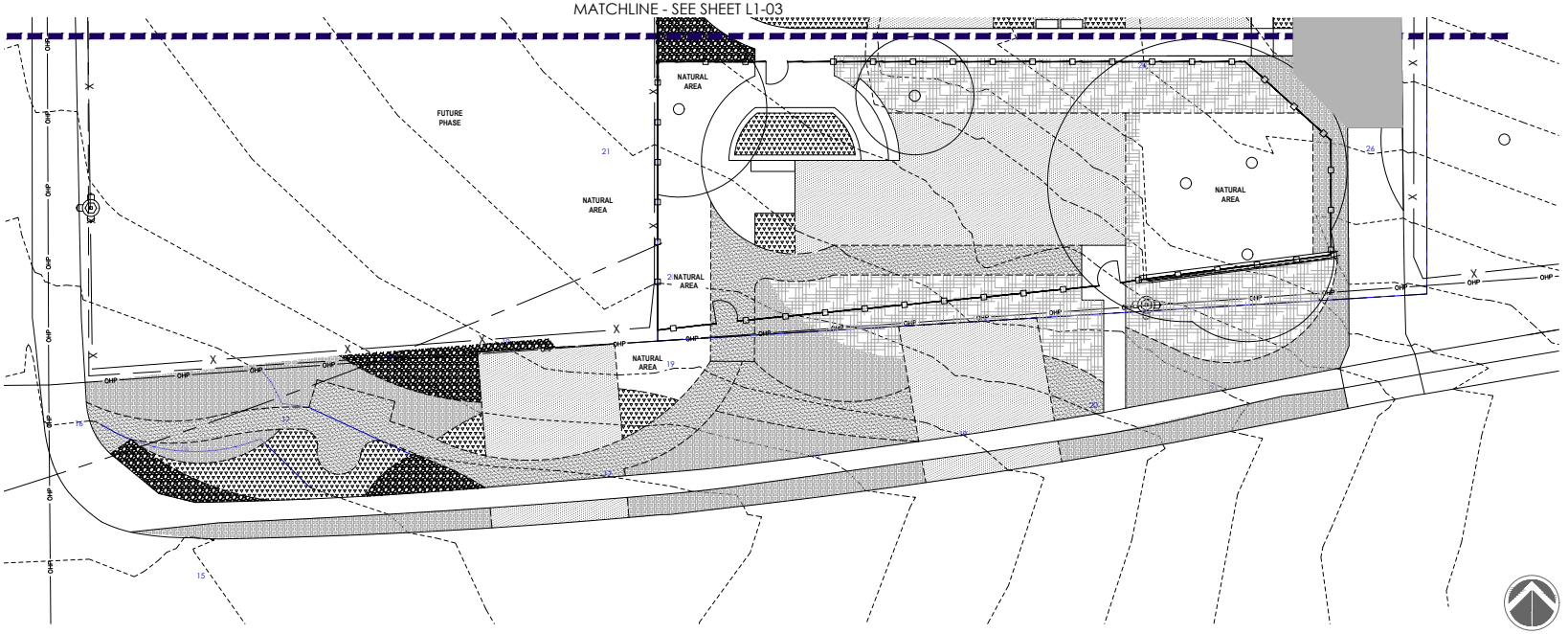
TITLE:
L1-03

SHEET:
LANDSCAPE LAYOUT

LANDFORM DESIGN GROUP

LANDSCAPE AREAS - IRRIGATED AREAS		AREA
HATCH	DESCRIPTION	
	DECORATIVE ROUND PEBBLE - 1.5" ROUNDS SUB-SURFACE DRIP IRRIGATED LANDSCAPE AREA	4,210 S.F.
	MIXED SIZE LANDSCAPE SWALE / DRAINAGE AREAS WITH OVERHEAD IRRIGATION	2,820 S.F.
	CRUSHED STONE - 1/2" FRACTURES - PLANTED LANDSCAPE AREA WITH DECORATIVE ROCK MULCH AND SUB-SURFACE DRIP IRRIGATION	8,010 S.F.
	SHREEDED BARK MULCH - LOW MAINTENANCE LANDSCAPE AREAS WITH DRIP IRRIGATION	5,350 S.F.
	IRRIGATED TURF - BLUE FESCUE BLEND	7,800 S.F.
	CRUSHER FINES - COLOR TBD	5,080 S.F.

MATCHLINE - SEE SHEET L1-03



SCALE: 1" = 10'

LANDSCAPE ARCHITECTURE // SITE DESIGN

511 W. 200 S. SUITE 125
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PROJECT:
NORTH HOLLADAY GATEWAY
4500 SOUTH / 2300 EAST HOLLADAY UTAH

DATE: 3.23.2022
PROJECT:
REVIEWED:

SUBMITTALS

DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:
L1-04

SHEET:
LANDSCAPE LAYOUT

PLANTING MATERIALS

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	NOTES	CANOPY S.F.	TOTAL
A1	8	2" CAL.	ACER CAMPESTRE 'METRO GOLD'	GOLD HEDGE MAPLE	35'x22'	*FRONT YARD TREE	380 S.F.	3,040 S.F.
C1	7	2" CAL.	CARATAEGUS CRUS-GALLI 'CRUZAN' CRUSADER	THORNLESS PATIO HAWTHORN	15'x15'	*PATIO TREE	175 S.F.	1,225 S.F.
C2	6	2" CAL.	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT HORNBEAM	35'x25'	*STREET TREE	490 S.F.	2,940 S.F.
C3	7	2" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	35'x10'	*SHADE TREE	75 S.F.	225 S.F.
C4	11	2" CAL.	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	30'x30'	*EVERGREEN TREE	700 S.F.	7,700 S.F.
C5	14	2" CAL.	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	25'x20'	*UNDER POWER LINES *COMMUNITY ACCENT	310 S.F.	4,340 S.F.
G1	5	2" CAL.	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	35'x30'	*SHADE TREE	700 S.F.	3,500 S.F.
P1	5	2" CAL.	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	30'x10'	*FRONT YARD TREE	50 S.F.	250 S.F.
Q1	8	2" CAL.	QUERCUS ROBUR X ALBA 'SKINNY GENES'	COLUMNAR ENGLISH OAK	45'x10'	*STREET TREE	75 S.F.	600 S.F.
○	NA	NA	EXISTING TREE TO REMAIN	NA	NA	22,652 S.F. ---------- CANOPY REMOVED REQUIRING REPLACEMENT: 17,652 S.F. REPLACEMENT CANOPY PROVIDED: 20,435 (WITHIN PROPERTY) *2,685 ADDITIONAL PROVIDED WITHIN ROW		

GROUNDCOVERS / VINES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
186	FLATS	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10'x30"
9	10 GAL.	CAMPIS RADICANS	TRUMPET VINE	30'x20'
104	2 GAL.	EUONYMUS FORTUNEI 'COLORATA'	WINTERCREEPER	24"x60"
315 SF	FLATS	GALIUM ODORATUM	SWEET WOODRUFF	6"x18"
220 SF	FLATS	SAGINA SUBULATA 'AUREA'	SCOTCH MOSS	1"x12"
90 SF	FLATS	SEDUM ACRE 'OCTOBERFEST'	OCTOBERFEST SEDUM	4"x18"

PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
116	3 GAL.	GAURA LINDHEIMBERI	WHIRLING BUTTERFLIES	36"x30"
77	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	42"x42"
86	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	24"x24"

DECIDUOUS SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
220	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48"x30"

EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
56	5 GAL.	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	60"x60"
38	5 GAL.	PINUS MUGO 'COMPACTA'	DWARF PINE	48"x48"
47	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	42"x60"
22	5 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	30"x30"

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
46	1 GAL.	CAREX MUSKINGUMENSIS 'ICE FOUNTAINS'	SEDGE	24"x18"
266	1 GAL.	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLUE GAMA GRASS	24"x16"
29	3 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42"x42"
65	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	24"x24"

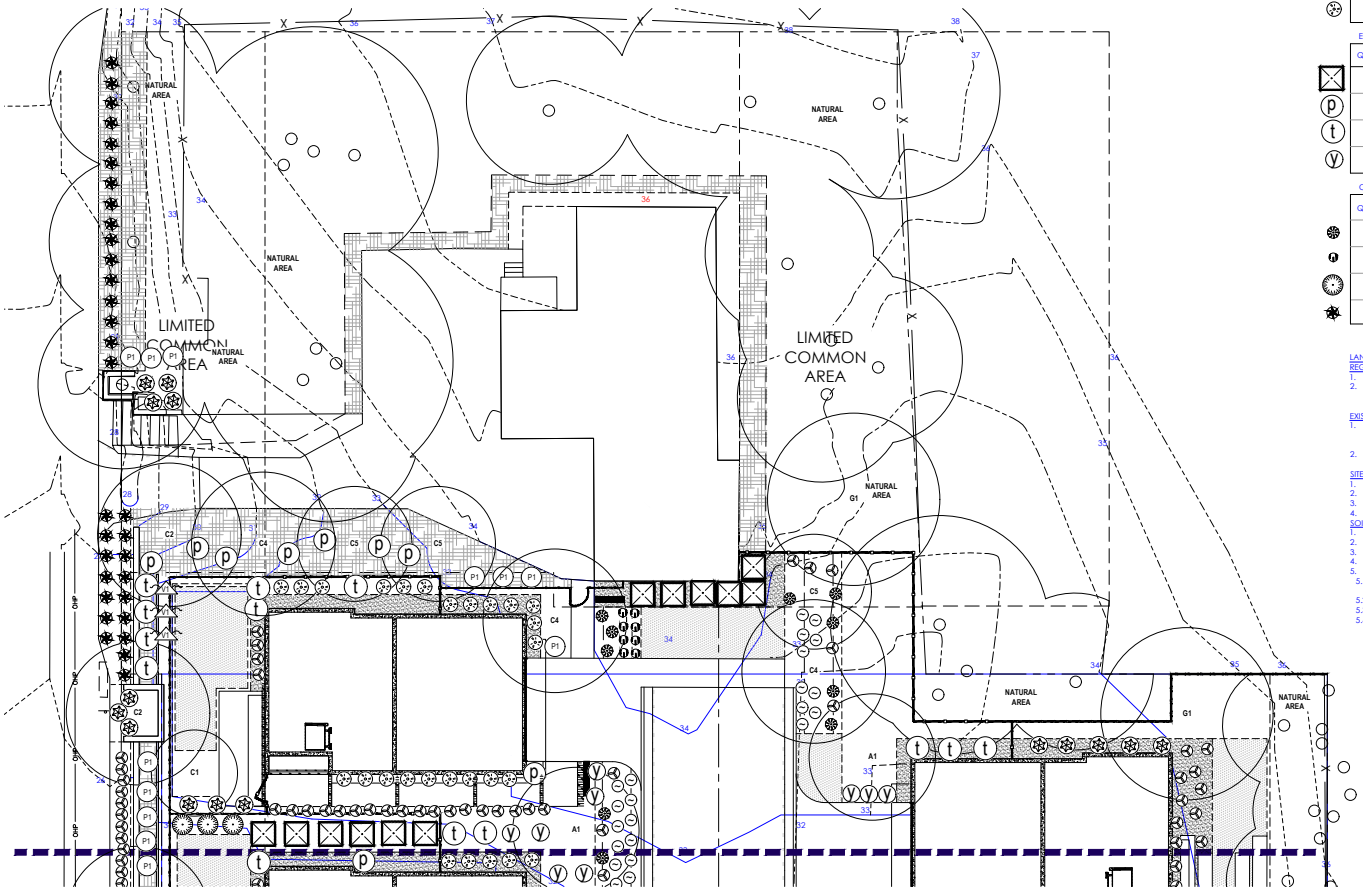
LANDSCAPE GENERAL NOTES

REGULATIONS:
1. ALL IMPROVEMENTS SHALL CONFORM TO THE GOVERNING (HOLLADAY UTAH) STANDARDS AND SPECIFICATIONS
2. CONTRACTOR SHALL CALL BLUE STAKES OF UTAH TO VERIFY AND NOTE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR FINAL LOCATION OF ALL UTILITIES. CONTRACTOR IS LIABLE FOR DAMAGES TO EXISTING INFRASTRUCTURE AND NEW IMPROVEMENTS

EXISTING CONDITIONS:
1. CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING CONDITIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, CHANGES, OR ISSUES TO THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK
2. ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CIVIL PLANS SHALL TAKE PRECEDENCE AND IT IS THE RESPONSIBILITY AND LIABILITY OF THE ACTING CONTRACTOR TO PROTECT AND REPAIR ANY DAMAGES TO UTILITIES.

SITE PREPARATION:
1. ALL LANDSCAPE AREAS TO HAVE WEEDS REMOVE AND GRUBBED WITH ALL DEBRIS MEASURING OVER 2" REMOVED
2. APPLY, AS NEEDED, CERTIFIED APPLICATIONS OF HERBICIDE
3. POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
4. ENGINEERING PLANS SHALL TAKE PRECEDENCE

SOIL
1. MINIMUM OF 12" OF TOPSOIL IS REQUIRED IN ALL PLANTING AREAS
2. MINIMUM OF 4" OF TOPSOIL IS REQUIRED IN ALL TURF PLANTING AREAS
3. PLANTING HOLES SHALL BE DUG 2X AS WIDE AS ROOTBALL OF VEGETATION
4. BACKFILL FOR SHRUB AND TREE PLANTINGS SHALL BE 80% TOPSOIL/ 20% HUMUS MATERIAL
5. SOILS REPORT SHALL TAKE PRECEDENCE
   - 5.1. TOPSOIL STANDARDS
     SAND - 20%-70%
   - 5.2. CLAY - 20%-70%.
   - 5.3. #10 SIEVE @ 15% MAXIMUM
   - 5.4. PH 6 TO 8.5



SCALE: 1" = 10'

LANDSCAPE ARCHITECTURE // SITE DESIGN

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NORTH HOLLADAY GATEWAY
4500 SOUTH / 2300 EAST HOLLADAY UTAH

DATE: 3.23.2022

PROJECT:

REVIEWED:

SUBMITTALS

DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:

L3-01

SHEET:

LANDSCAPE PLANTING LAYOUT

PLANTING MATERIALS

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	NOTES	CANOPY S.F.	TOTAL
A1	8	2" CAL.	ACER CAMPESTRE 'METRO GOLD'	GOLD HEDGE MAPLE	35'x22'	*FRONT YARD TREE	380 S.F.	3,040 S.F.
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C3	7	2" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	35'x10'	*SHADE TREE	75 S.F.	225 S.F.
C4	11	2" CAL.	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	30'x30'	*EVERGREEN TREE	700 S.F.	7,700 S.F.
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○	NA	NA	EXISTING TREE TO REMAIN	NA	NA	22,652 S.F. ---------- CANOPY REMOVED REQUIRING REPLACEMENT: 17,652 S.F. REPLACEMENT CANOPY PROVIDED: 20,435 (WITHIN PROPERTY) *2,685 ADDITIONAL PROVIDED WITHIN ROW		

GROUNDCOVERS / VINES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
186	FLATS	ACTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	10'x30'
9	10 GAL.	CAMPIS RADICANS	TRUMPET VINE	30'x20'
104	2 GAL.	EUONYMUS FORTUNEI 'COLORATA'	WINTERCREEPER	24'x60'
315 SF	FLATS	GALIUM ODORATUM	SWEET WOODRUFF	6"x18"
220 SF	FLATS	SAGINA SUBULATA 'AUREA'	SCOTCH MOSS	1"x12"
90 SF	FLATS	SEDUM ACRE 'OCTOBERFEST'	OCTOBERFEST SEDUM	4"x18"

PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
116	3 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	36"x30"
77	1 GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	42"x42"
86	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	24"x24"

DECIDUOUS SHRUBS

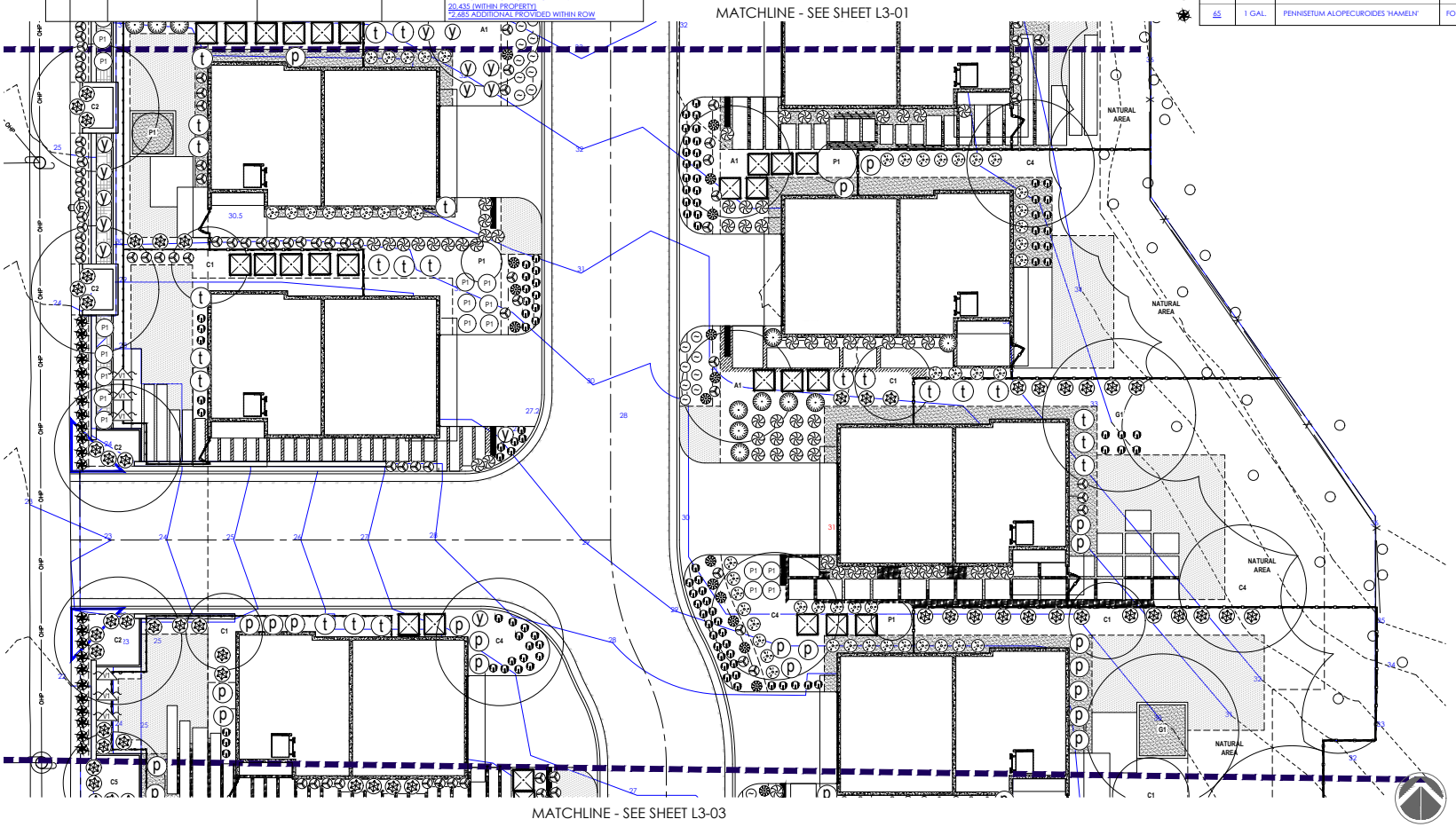
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
220	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48"x30"

EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
56	5 GAL.	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	60'x60'
38	5 GAL.	PINUS MUGO 'COMPACTA'	DWARF PINE	48"x48"
47	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	42"x60"
22	5 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	30"x30"

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
46	1 GAL.	CAREX MUSKINGUMENSIS 'ICE FOUNTAINS'	SEDGE	24"x18"
266	1 GAL.	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLUE GAMA GRASS	24"x16"
29	3 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	42"x42"
65	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	24"x24"



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State of Utah
JEFFREY RICHARDSON
11166857-5301
Licensed Landscape Architect

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PROJECT:
NORTH HOLLADAY GATEWAY
4500 SOUTH / 2300 EAST HOLLADAY UTAH

DATE: 3.23.2022
PROJECT:
REVIEWED:

SUBMITTALS

DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:
L3-02

SHEET:
LANDSCAPE PLANTING LAYOUT

PLANTING MATERIALS

TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	NOTES	CANOPY S.F.	TOTAL
A1	8	2" CAL.	ACER CAMPESTRE 'METRO GOLD'	GOLD HEDGE MAPLE	35'x22'	*FRONT YARD TREE	380 S.F.	3,040 S.F.
C1	7	2" CAL.	CARATAEGUS CRUS-GALLI 'CRUZAN' CRUSADER	THORNLESS PATIO HAWTHORN	15'x15'	*PATIO TREE	175 S.F.	1,225 S.F.
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C3	7	2" CAL.	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	35'x10'	*SHADE TREE	75 S.F.	225 S.F.
C4	11	2" CAL.	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	30'x30'	*EVERGREEN TREE	700 S.F.	7,700 S.F.
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PERENNIALS

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DECIDUOUS SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW
220	2 GAL.	ARONIA M. 'LOW SCRAPE HEDGER'	DWARF CHOKEBERRY HEDGE	48"x30"

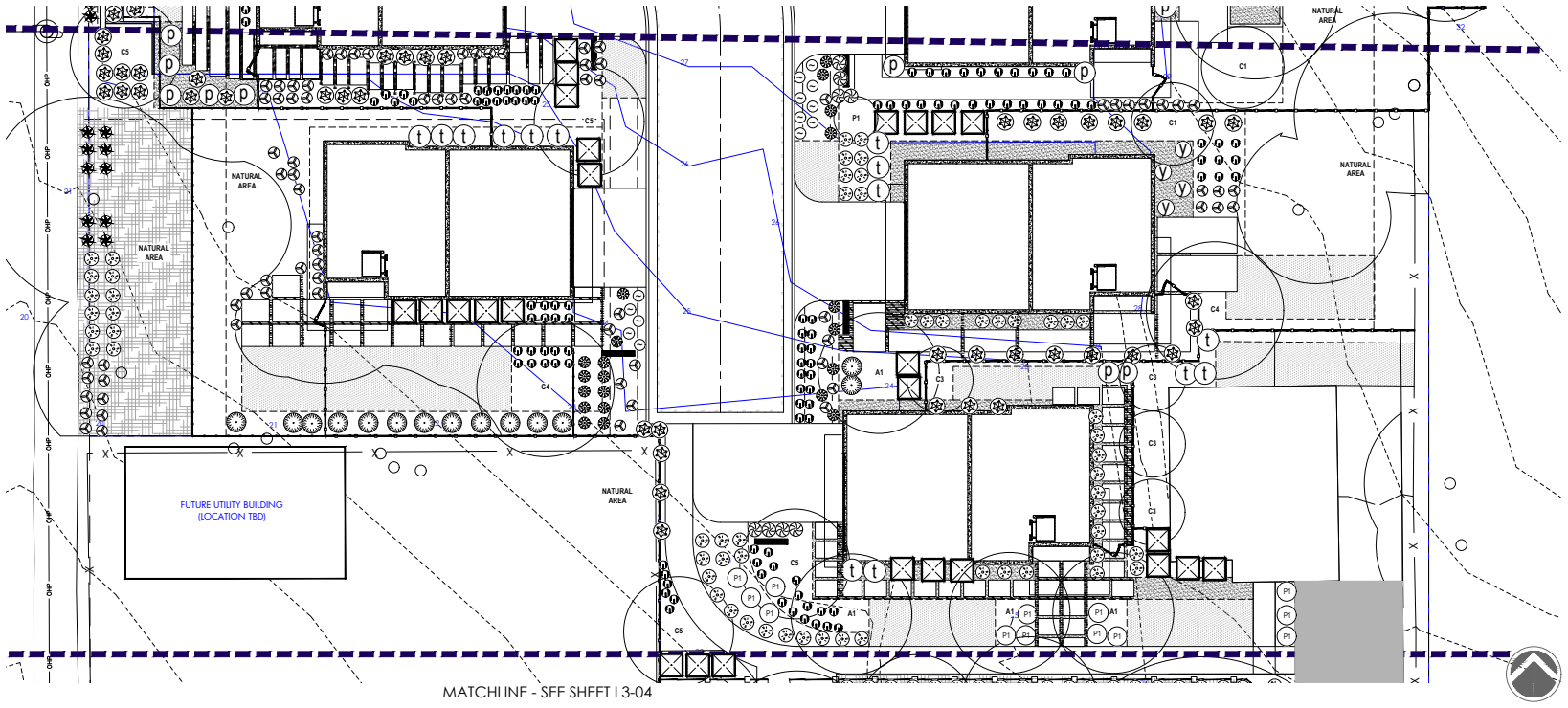
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MATCHLINE - SEE SHEET L3-02



MATCHLINE - SEE SHEET L3-04

SCALE: 1" = 10'

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511 W. 200 S. SUITE 125
SLC, UTAH 84101
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PROJECT:
NORTH HOLLADAY GATEWAY
4500 SOUTH / 2300 EAST HOLLADAY UTAH

DATE: 3.23.2022
PROJECT:
REVIEWED:

SUBMITTALS

DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:
L3-03

SHEET:
LANDSCAPE PLANTING LAYOUT

PLANTING MATERIALS

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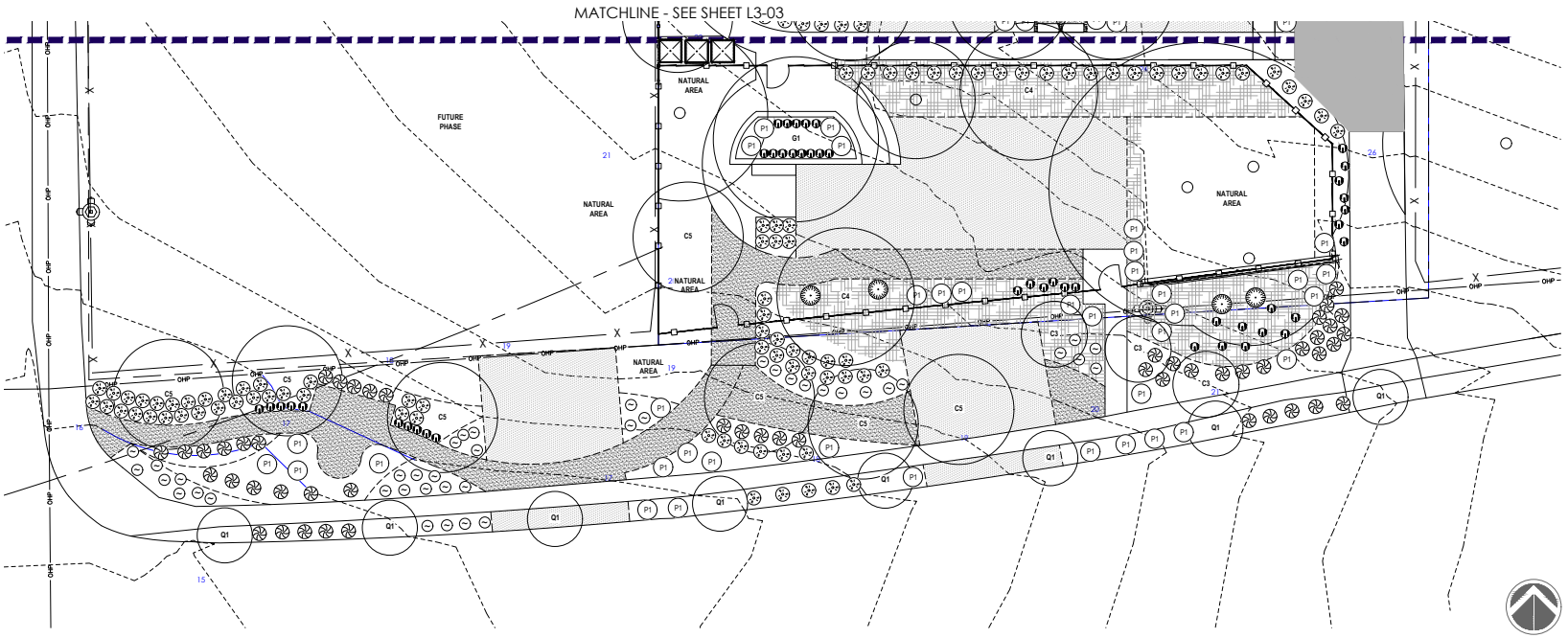
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PROJECT:
NORTH HOLLADAY GATEWAY
4500 SOUTH / 2300 EAST HOLLADAY UTAH

DATE: 3.23.2022
PROJECT:
REVIEWED:

SUBMITTALS

DESIGN REVIEW SET	02.14.22
PUD APPLICATION	03.23.22

TITLE:
L3-04

SHEET:
LANDSCAPE PLANTING LAYOUT

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 20-1-15-1 HULTON COURT - CONCEPT

ADDRESS:

2394 thru 2397 M. Holladay Rd

LEGAL DESCRIPTION:

22034520200000
22034520210000
22034540080000

APPLICANT/REPRESENTATIVE:

Ron Hilton

PROPERTY OWNER:

Ronald and Melissa Hilton

ZONING:

R-1-10 and R-2-10

GENERAL PLAN DISTRICT:

LDR-S and MDR-S

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Mailed 12/21/2021

REQUEST:

Subdivsion - P.U.D.

APPLICABLE REGULATIONS:

13.08
13.10
13.78

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

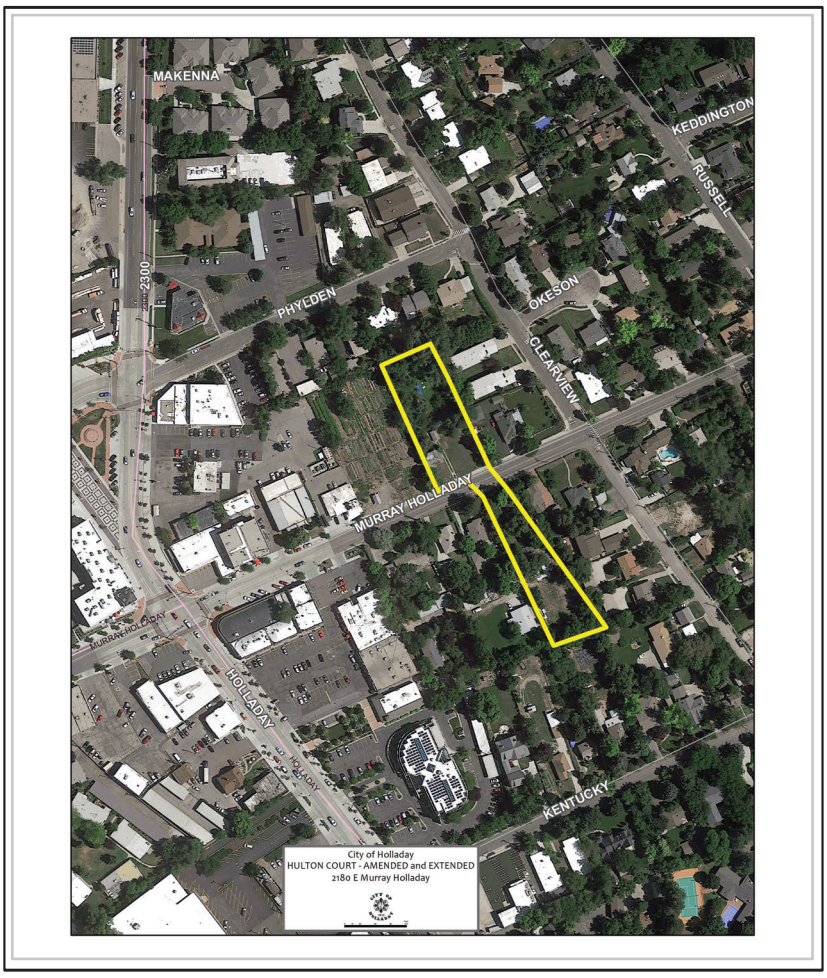
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

SITE VICINITY MAP



Notes:

Public hearing closed - continued pending opinion for City legal counsel

CITY OF HOLLADAY
Planning Commission
March 1st 2022
Item #4

Request:	**RESIDENTIAL PLANNED UNIT DEVELOPMENT – PRELIMINARY REVIEW**
Project:	"HULTON PARK", Residential PUD
Address:	2394 East thru 2397 East Murray Holladay Road
Zone:	R-1-10 and R-2-10
Applicant:	Ron Hilton, property owner
File No:	20-1-15-1
Staff:	Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.010D	PRELIMINARY REVIEW & APPROVAL STANDARDS
	13.10.050B	SUBDIVISIONS SUBMISSION REQUIRMENTS - PRELIMINARY

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***

Creation of a subdivision development and plat requires Administrative review and approval by the Land Use Authority (Planning Commission) in a three-step process; Concept, Preliminary and Final plat. Decisions and approval(s) must be made during public meeting and based upon conformance with the approved Concept plan (13.10.080.A2) and verification of required submittals (13.10.050B). Concept subdivision approval was granted by the Planning Commission on January 25th 2022 for 6 homes on a total of 1.3 acres spanning the R-1-10 and R-2-10 zone.

SUMMARY

- Having received conceptual approval, the applicant has submitted a revised layout for 6 detached single-family homes, in conformance with conceptually approved densities Provided layout complies with the concept approval of 6 lots, 4 with the north phase and 2 in the south phase
- A full set of preliminary development construction drawings has been submitted – in a 6-lot layout
- The applicant is still in negotiations with the City of Holladay legal counsel regarding a dispute over the overarching theme of the previous meetings – the use of unused, leftover or non-contiguous area transferring across Murray Holladay Road, yielding the 7th lot in question. 13.10.120D(5), 13.10.050.Ck

TECHNICAL REVIEW COMMITTE ANAYSIS

The TRC reviewed the development plan set for compliance with health, safety, utility connection, landscaping and accessibility submittal requirements.

- Access to the site has been assessed by the UFA fire marshal and city engineering. Compliance for safe access has been found as provided in the attached documents
- The finalized landscaping plan provides enhanced greenspace compared to current conditions
- Erosion control and storm water capacities are provided – however calculations are still being verified by Holladay engineering – amendments may be necessary.
- Storm water retention plans have been submitted and accepted by the City Engineer

RECOMMENDATION

In direct conjunction with this application, the Staff is recommending the commission amend the conceptual formatting of this plat application approval in the following way:

In accordance with Holladay ordinance 13.10.050.C5(k) Hulton Court PUD shall be recorded via two separate plats, a Hulton Court PUD- *North* and Hulton Court PUD – *South*.

IN addition, the CED Director has also found that all required preliminary level elements of a residential subdivision development have been submitted, reviewed and accepted or otherwise noted as modified by the TRC as per the City's submission requirements. The TRC can therefore recommend the commission approve the **PRELIMINARY PLAT.**

STAFF FINDINGS:

1. The submittal documents for residential subdivision in the R-1-10 are substantially completed; and,
2. Each proposed lot exceeds the minimum standards for single-family home development in the R-1-10 zone.
3. The development complies with the Concept plan approved 01/25/2022 as providing single family homes on lots similar to development within the vicinity; and,
4. The development and construction requirements of for preliminary subdivision have been substantially completed.
5. Storm water detention areas and public improvements have been reviewed by the city engineer
6. Fire access has been approved by the UFA.
7. Direct and unobstructed vehicular access and utility easements are established

STAFF REQUIREMENTS

- Final plat formatting shall be submitted, signed and recorded via two recordable instruments – a North phase and south phase.
- Post development Bonding requirements as determined by the City engineer.

SUGGESTED MOTION

"I ____ *Motion to (approve / continue for further discussion) the* ***PRELIMINARY PLAT*** *application by* ***Ron Hilton*** *for* ***HULTON PARK, PUD a 6 lot residential subdivision, located at 2394 East thru 2397 East Murray Holladay Road in the R-1-10 and R-2-10 zone*** *based upon the findings .. … subject to the following requirements … ".*

Hulton Park Subdivision Presentation to Holladay Planning Commission on March 1, 2022

My name is Ron Hilton, manager of Holladay Cottages LLC, and my address is 2394 Murray Holladay Road. I'd like to once again thank the Commission for granting conceptual approval of our Hulton Park PUD. This evening I'll briefly speak to the preliminary/final plat that we have submitted for your consideration. You'll have noticed that the plat still calls for 7 single-family detached homes, but since the conceptual approval was only for 6 lots, I've also submitted a rough sketch of what a 6-lot plat would look like, and a rough cross-sectional elevation showing the difference in height for both alternatives and the implications for the tree canopy.

Before going over that, I'd first like to briefly address the stated reasons that the Commission gave for the 6-lot restriction. The main reason as I understood it was the legal opinion of the city's lawyer to the effect that we would not theoretically be able to adjust the adjoining boundary line between the north and south properties that meet in the middle of Murray Holladay Road. Our attorney Kevin Anderson has reviewed the arguments that were given and discussed them with the city attorney, who agreed to study the matter further. My Attorney's response is based in part on the deed history from an exhaustive title search that we provided to the city planning staff on November 5, 2020, along with other documents related to the Subdivision Potential Research Request that we submitted at that time, including the title report and the deeds, so we would request that those documents be included as part of the official record for the present application. We also tender into the record the boundary survey and all of the documents, reports, drawings, plats, studies and other documents submitted to the city in connection with this subdivision application.

The basic thrust of our legal analysis is that the state statute, Utah Code 72-5-104(1), does not divest me of fee title to the road corridor. Instead, the Murray Holladay Road right of way is merely a surface easement which does not affect the underlying private property lines and fee title ownership. I retain ownership of the fee title. The word "dedication" in this legal context means a surface right-of-way. That is made clear by cases and statutes cited in Mr. Anderson's letter.

The other concern from a legal standpoint is that the properties in question are entitled to a total density of 7 units, even without a PUD, so it would violate our existing entitlement to reduce it to 6 units. Lastly, the observation was made that the city code is silent on the question of averaging the density between adjoining zones. But that is not what we are requesting, either mathematically or effectively. If we were, then we would have divided the south property into 4 lots and the north property, which is smaller, into 3 lots.

The other reason that was given for the 1-unit reduction was that the R1 neighbors to the east might object to what they could potentially view as special treatment of our application. We took the time to reach out to some of those neighbors whose properties directly adjoin ours, particularly those who have weighed in before, and found that for the most part they did not care. Two of them, Frank Olt and Lizz Corrigan, sent emails to the city. Those are also incorporated into the record by this reference. Frank expressed his support for 3 smaller homes versus 2 larger homes on the R1 portion of our property. Lizz did not directly address that question, although she has privately said the same thing to us as Frank. Lizz focused mostly on the general question of traffic safety, which we agree needs to be addressed with stronger enforcement of the speed limit. But that is a separate issue which is not affected by our subdivision plans, especially the one recent unfortunate incident that she cited which involved an impaired driver.

Lizz also suggested that the city consider acquiring our property to provide more public parking. I don't know if the city would be interested in that, but I told Jon that we would be open to the possibility of letting the city acquire the common area and the lot next to it in the PUD (Lot 3), thereby doubling the size of Hulton Park, making it a public park with room for more public parking if desired, since our PUD plan already has the minimum required visitor parking without it. It would also be a fair and legal way to achieve the 1-unit reduction if desired. But it depends on first obtaining approval for our 7-lot PUD application, since it would not affect the layout but simply be a change in ownership of the affected portions. I have some thoughts on the specifics that I would be happy to discuss at the appropriate time. I just wanted to make you aware of it as a future possibility, which would presumably be up to the City Council to decide.

I would now turn your attention to the aforementioned rough sketches illustrating the effect of the 6-lot subdivision as conceptually approved. Bear in mind that we are not amending our application at this point, which has always been and still is for 7 lots. As you can see, having 2 rather than 3 lots on the south would make those lots significantly larger, no longer compatible with our vision of small single-level homes on small equal-sized lots. It would be addressing a different market segment, which would certainly be doable, but the homes would not be the same. As we have noted before, they could be up to three stories in height, with roof decks similar to the nearby townhomes and condominiums. In addition, based on prospective buyer feedback which we continue to receive based on our having listed the original 2-lot Hulton Court subdivision that you approved, there is also significant interest in Accessory Dwelling Units (ADUs), which are now legally allowed in all R1 zones. So there could actually be up to 4 units on the 2 larger lots, 2 owner-occupied and 2 rentals.

The other effect of the height increase would be an obscuring of the tree canopy. As shown in the cross-sectional sketch, the lower-height sloping roof of a single-story home allows room for the trees to spread their branches outward and above the roof line, creating a true canopy. In contrast, a taller, more vertical profile with a flat parapet roof would require a more columnar type of tree that would not create a spreading canopy. The number of trees may be approximately the same, but the effect would be very different.

The bottom line is that if only 6 lots were allowed, we would no longer be willing to agree to limiting development to single-story homes or prohibiting ADUs. The fact is that our single-story plan already constitutes an under-development of the property from an economic standpoint. If our primary motive had been to make a financial profit, our proposal would have been very different. But if forced to go in another direction, our personal motivation to provide a buffer of small homes of the type that we and others wanted, compatible with the historic bungalows to the east, would be largely defeated, and we would come to view the whole project as more of a purely financial proposition.

Once the legal questions have been addressed to your satisfaction, I would strongly urge you to reconsider the 6-unit conceptual limitation and grant preliminary approval for our 7-unit PUD proposal. Thank you!

HULTON PARK SUBDIVISION

A PART OF THE S 1/4 OF SECTION 3, T2S,
R1E, SLB&M, U.S. SURVEY, CITY OF HOLLADAY,
SALT LAKE COUNTY, STATE OF UTAH

FINAL PLANS

ZONE: R-1-10 (SOUTH)
R-2-10 (NORTH)

PROJECT INFORMATION
2394 E MURRAY HOLLADAY RD
WEST JORDAN UT, 84088

OWNER/DEVELOPER
RON HILTON
2394 MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117
PHONE: 801.272.0058

CIVIL ENGINEER
GALLOWAY & COMPANY, INC.
2015 WEST GROVE PARKWAY, SUITE H
PLEASANT GROVE, UT 84062
PHONE: 385.248.0460
CONTACT: BOYD PREECE, PROJECT MANAGER
TOM BROWN, PROJECT ENGINEER

SURVEYOR
GALLOWAY & COMPANY, INC.
2015 WEST GROVE PARKWAY, SUITE H
PLEASANT GROVE, UT 84062
PHONE: 385.248.0460
CONTACT: JERRON ATKIN, SURVEY PROJECT MANAGER

CITY AGENCIES

PLANNING
HOLLADAY PLANNING DEPARTMENT
4580 S 2300 E
HOLLADAY, UT 84117
PHONE: 801.527.3890

SEWER
MT. OLYMPUS IMPROVEMENT DISTRICT
3932 S 500 E
MURRAY, UT
PHONE: 801.262.2904

CULINARY WATER
SALT LAKE CITY PUBLIC UTILITIES
1530 SPOTH WEST TEMPLE
SALT LAKE CITY, UT
PHONE: 801.483.6900

NATURAL GAS
DOMINION ENERGY
1140 200 SOUTH
SALT LAKE CITY, UT 84104
PHONE: 800.323.5517

FIRE DEPARTMENT
UNIFIED FIRE AUTHORITY STATION 104
2210 E MURRAY HOLLADAY ROAD
MURRAY, UT 84117
PHONE: 801.743.7200

POWER
ROCKY MOUNTAIN POWER
1407 WEST NORTH TEMPLE
SALT LAKE CITY, UT 84116



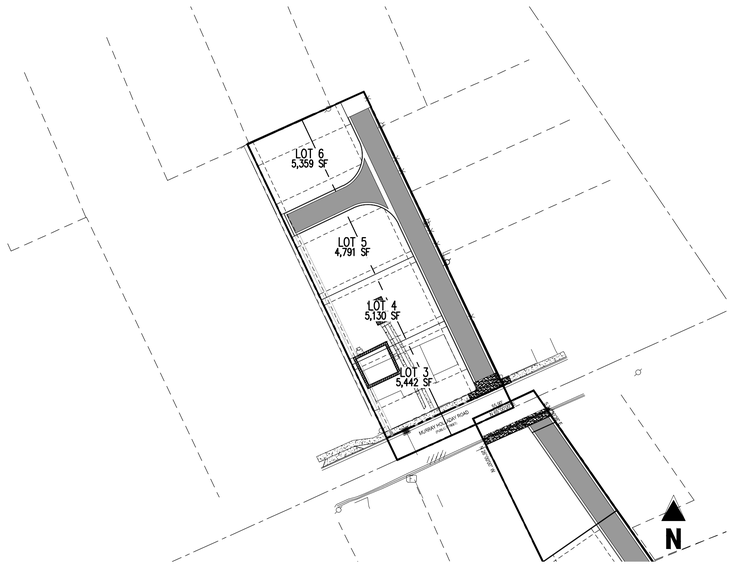
VICINITY MAP
SCALE: 1"=150'

GENERAL CONSTRUCTION NOTES

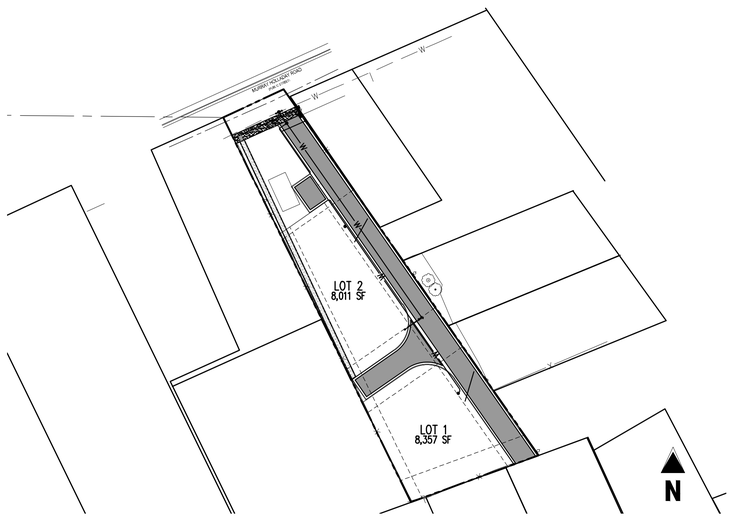
1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REP. PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
6. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
7. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER COMPLIANT TO THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
8. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
9. THIS DESIGN IS BASED ON THE GEOTECHNICAL REPORT NO. 12-1-422 DATED DECEMBER 21, 2012, BY KUMAR AND ASSOCIATES. A COPY OF THIS REPORT SHOULD BE ON-SITE AT ALL TIMES.
10. GENERAL CONTRACTOR SHALL RECEIVE, UNLOAD, STORE AND UNCRATE ALL EQUIPMENT FURNISHED BY THE OWNER AND SHIPPED TO THE SITE. SEE SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OWNER.
11. GENERAL CONTRACTOR TO REFER TO STANDARD DETAILS INCLUDED IN THE SPECIFICATIONS FOR INSTALLING EQUIPMENT, INCLUDING PRODUCT DISPENSERS AND REMOTE READ-OUT EQUIPMENT.
12. LANDSCAPING AND IRRIGATION SYSTEM BY GENERAL CONTRACTOR.
13. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
14. SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
15. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
17. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR GALLOWAY AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS. AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND CITY/TOWN PRIOR TO FINAL PAYMENT.
19. GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING BELOW FINISHED GRADE IN ACCORDANCE WITH PAVING RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SHOWN TO TOLERANCE OF ± 0.1' IN ALL PAVING AREAS.
20. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
21. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
22. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
23. SURVEYOR TO OBTAIN AutoCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

SHEET INDEX

C001	COVER SHEET
1 OF 1 N	SURVEY
1 OF 1 S	SURVEY
1 OF 1 N	PLAT
1 OF 1 S	PLAT
C100 N	DEMOLITION PLAN
C100 S	DEMOLITION PLAN
C200 N	SITE PLAN
C200 S	SITE PLAN
C300 N	GRADING & DRAINAGE PLAN
C300 S	GRADING & DRAINAGE PLAN
C400 N	UTILITY PLAN
C400 S	UTILITY PLAN
C500 N	EROSION CONTROL PLAN
C500 S	EROSION CONTROL PLAN
C600 N	TREE & LANDSCAPING PLAN
C600 S	TREE & LANDSCAPING PLAN
1 TO 5 N	ADS STORM TECH DETAILS
1 TO 5 S	ADS STORM TECH DETAILS



PROJECT MAP NORTH
SCALE: 1"=60'



PROJECT MAP SOUTH
SCALE: 1"=60'

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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

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

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

BASIS OF BEARING

A BEARING NORTH 00°32'30" EAST BETWEEN A FOUND MONUMENT REPRESENTING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1EAST, SALT LAKE BASE & MERIDIAN; AND A FOUND MONUMENT REPRESENTING THE CENTER OF SAID SECTION 3, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

SOUTH ¼ CORNER SEC 3, T2S, R1E, SLB&M 2.5" BRASS CAP, SALT LAKE COUNTY MONUMENT NOT DATED, SET IN RING WITH LID IN ASPHALT. ELEVATION = 4452.74'

LEGAL DESCRIPTION

COMMENCING AT A POINT 11.07 RODS NORTH AND 49.96 RODS EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 69°50' EAST 6.903 RODS; THENCE NORTH 35°45' WEST 22.80 RODS; THENCE SOUTH 65° WEST 3.406 RODS; THENCE SOUTH 26 EAST 21.747 RODS TO THE PLACE OF BEGINNING.

CAUTION – NOTICE TO CONTRACTOR

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

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

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

Galloway
2015 W. Grove Pkwy, Suite H
Pleasant Grove, UT 84062
801.922.1332
GallowayUS.com

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HULTON PARK SUBDIVISION, AMENDED AND EXTENDED FROM HULTON COURT SUBDIVISION

2394 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

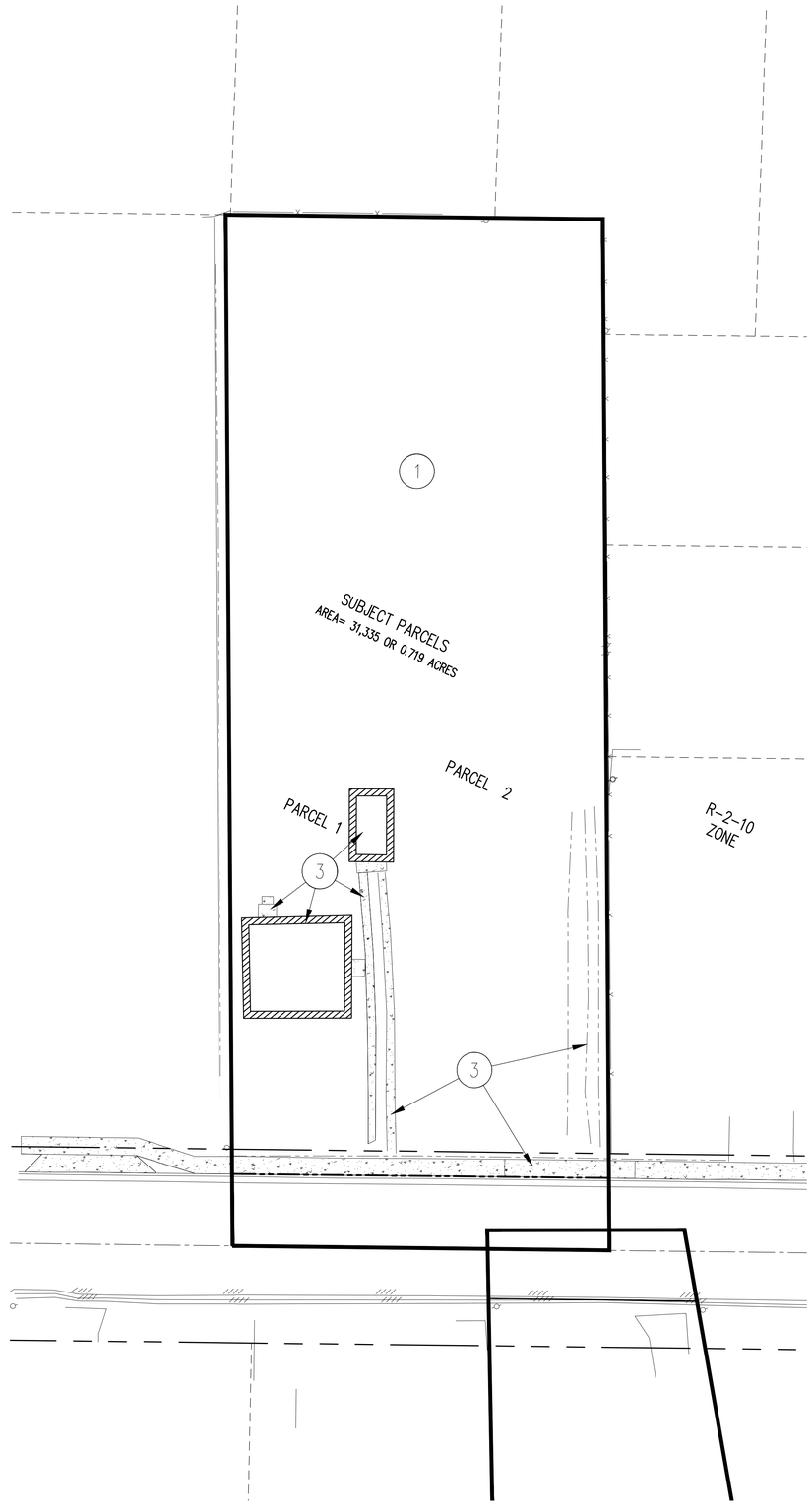
#	Date	Issue / Description	Init.

Project No:	RHT000001.20
Drawn By:	TB
Checked By:	BP
Date:	2/4/2022

COVER

C001

M:\Hulton Village LLC - Holladay - RHT000001.20 - Hulton (Court)\CADD\2.0 DWG\RHT01 - Cover Page - Kelly Version - 2.dwg



DEMOLITION LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY
- EXISTING FENCE TO REMAIN
- EXISTING FENCE TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING EDGE OF ASPHALT

SITE SCHEDULE

1. REMOVE AND PROPERLY DISPOSE OF ALL EXISTING TREES AND SHRUBBERY ON SITE.
2. NOT USED
3. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STARTS, 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.

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

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

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

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

BENCHMARK

THE PROJECT BENCHMARK IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, T2S, R1E, SLB&M

PROJECT BENCHMARK ELEVATION = 4822.23'

CAUTION – NOTICE TO CONTRACTOR

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

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

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HULTON PARK SUBDIVISION, AMENDED AND EXTENDED FROM HULTON COURT SUBDIVISION

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HOLLADAY, UT 84117

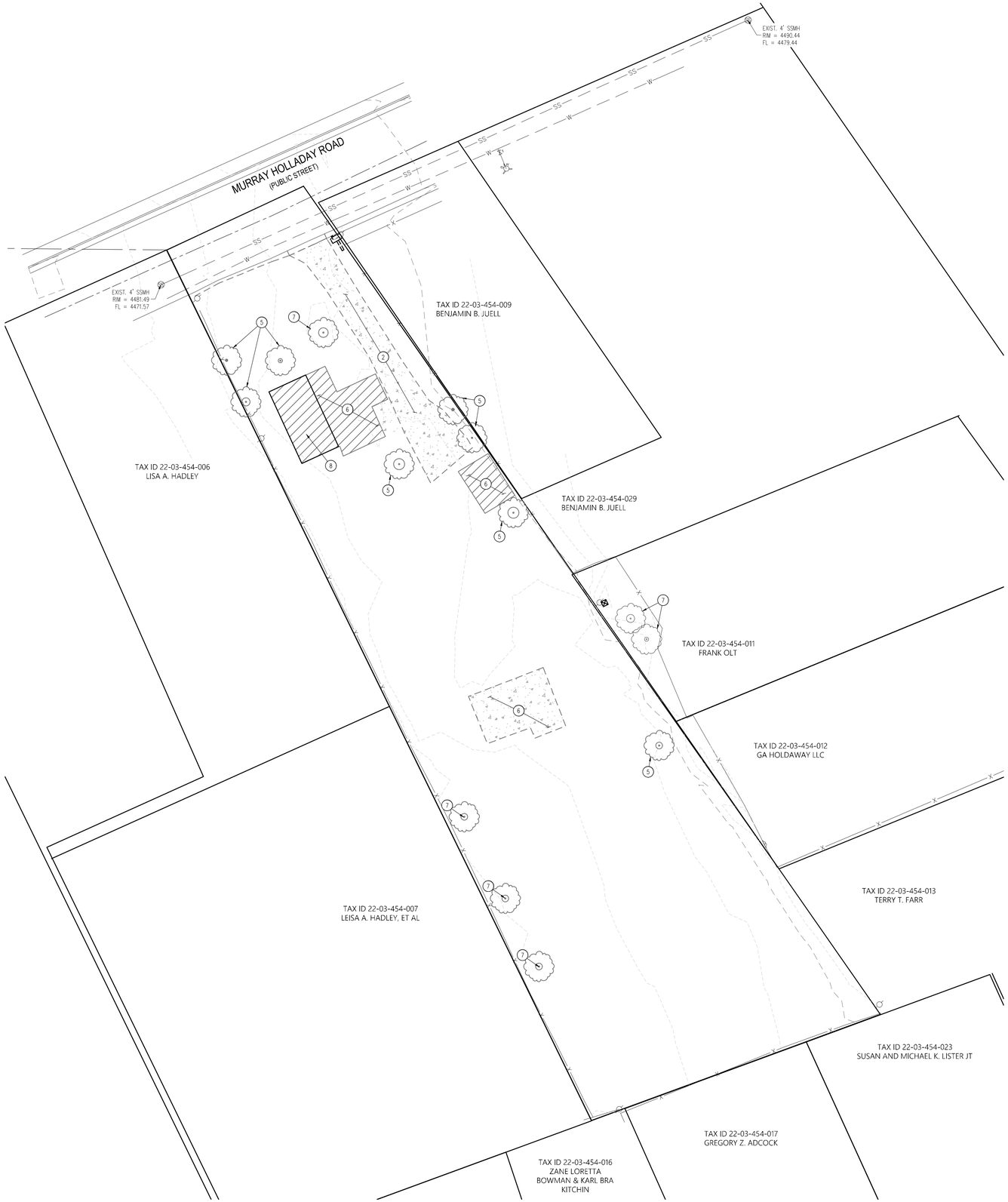
#	Date	Issue / Description	Init.

Project No:	RHT 2.20
Drawn By:	KMV
Checked By:	TMB
Date:	2/4/2022

DEMOLITION PLAN

C100 N

H:\Files-HB\HULT - Hulton - HB\Rev 1 Amd Lone Butte\Exhibit\DWG\Plan\RHT2.20_C100 Demolition Plan.dwg, Tom Brown, 2/7/2022



N

0 10 20

SCALE: 1"=20'

DEMOLITION NOTES

1. ALL DEMOLITION TO BE IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
2. CONTRACTOR TO OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.
3. CONTRACTOR TO OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PROPERTIES AND PUBLIC STREETS DURING CONSTRUCTION, MAINTAINING SWPPP DOCUMENTS, FILING NOI AND NOT. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
5. ALL UNDERGROUND STORM SEWER, WATER, AND SANITARY SEWER MAIN LOCATIONS ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY.
6. ALL UNDERGROUND GAS AND ELECTRIC UTILITY INFORMATION SHOWN IS BASED ON MAPS PROVIDED BY UTILITY COMPANY AND ARE TO BE CONSIDERED AS AN APPROXIMATE LOCATION ONLY BASED ON SAID MAPS.
7. CONTRACTOR TO VERIFY ALL UTILITY SERVICE LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN MUST BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BID.
8. CONTRACTOR TO REMOVE OR RELOCATE EXISTING UTILITIES PER UTILITY COMPANY REQUIREMENTS.
9. CONTRACTOR TO ERECT BARRIERS, FENCES, GUARDRAILS, ENCLOSURES, ETC. TO PROTECT SITE. THE PROTECTION PLAN MUST BE REVIEWED BY THE COMPANY REPRESENTATIVE PRIOR TO PROCEEDING.
10. COMPANY REPRESENTATIVE WILL DETERMINE WHEN CONDITIONS ARE SUITABLE TO COMMENCE WORK. CONTRACTOR TO VERIFY AREAS TO BE DEMOLISHED ARE UNOCCUPIED AND NOT IN USE.
11. TRANSPORT AND LEGALLY DISPOSE OF DEBRIS IN AREA LAWFUL CONSTRUCTION DEBRIS FACILITY. DO NOT STORE OR BURN MATERIALS ON SITE.
12. REMOVE ALL ASPHALT, TREES, POSTS AND OTHER IMPROVEMENTS UNLESS THE ITEM IS SPECIFIED TO REMAIN.
13. SEE PROJECT DOCUMENTS FOR EXISTING ITEMS TO BE SALVAGED AND OTHER REQUIREMENTS PERTAINING TO THE SALVAGE THEREOF.
14. REMOVE ALL EXISTING FOUNDATION WALLS AND FOOTINGS COMPLETELY UNLESS OTHERWISE NOTED OR SPECIFIED.
15. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL CONSIST OF CLEAN ENGINEERED FILL IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPROVED BY THE CIVIL AND GEOTECHNICAL ENGINEERS.
16. ANY FILL MATERIAL IN OLD BASEMENTS, CESSPOOLS, AND OTHER LARGE EXCAVATED AREAS SHALL CONSIST OF CLEAN ENGINEERED FILL, IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPROVED BY THE CIVIL AND GEOTECHNICAL ENGINEERS.
17. ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS. GRADE TO MATCH EXISTING OR PROPOSED FINISHED GRADE.

KEYNOTES

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT/CONCRETE PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING TREE.
6. 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.
7. EXISTING TREE TO REMAIN.
8. PRESERVE 30' X 15' BRICK PORTION OF EXISTING HOME FOR HISTORICAL PRESERVATION

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED PUBLIC STORAGE FACILITY

GEOTECHNICAL ENGINEER:

PROJECT NO: **DATE:**

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

DEMOLITION LEGEND

- DEMOLITION LIMIT LINE
- 4310 EXISTING MAJOR CONTOUR
- 11 EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- X EXISTING FENCE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING CURB AND GUTTER
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING ASPHALT TO REMAIN
- EXISTING ASPHALT TO BE REMOVED
- EXISTING SIDEWALK TO REMAIN
- EXISTING SIDEWALK TO BE REMOVED
- W EXISTING WATER
- SD EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER
- G EXISTING GAS
- UT EXISTING TELEPHONE
- OHE EXISTING OVERHEAD POWER
- FO EXISTING FIBER OPTIC LINE
- EXISTING ELECTRICAL SWITCH BOX
- EM EXISTING ELECTRICAL METER
- E EXISTING ELECTRICAL MANHOLE
- TR EXISTING ELECTRICAL TRANSFORMER
- E EXISTING ELECTRICAL BOX
- F EXISTING FIBER OPTICS BOX
- TL EXISTING COMMUNICATION BOX
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING IRRIGATION VALVE
- WMTVLT EXISTING WATER VAULT
- IRVT EXISTING IRRIGATION VAULT
- WM EXISTING WATER METER
- W EXISTING WATER MANHOLE
- SD EXISTING STORM DRAIN MANHOLE
- S EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN BOX
- GM EXISTING GAS METER

BASIS OF BEARING

A BEARING NORTH 00°32'30" EAST BETWEEN A FOUND MONUMENT REPRESENTING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1EAST, SALT LAKE BASE & MERIDIAN; AND A FOUND MONUMENT REPRESENTING THE CENTER OF SAID SECTION 3, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

SOUTH ¼ CORNER SEC 3, T2S, R1E, SLB&M 2.5" BRASS CAP, SALT LAKE COUNTY MONUMENT NOT DATED, SET IN RING WITH LID IN ASPHALT. ELEVATION = 4452.74'

LEGAL DESCRIPTION

COMMENCING AT A POINT 11.07 RODS NORTH AND 49.96 RODS EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 69°50' EAST 6.903 RODS; THENCE NORTH 35'45' WEST 22.80 RODS; THENCE SOUTH 65° WEST 3.406 RODS; THENCE SOUTH 26 EAST 21.747 RODS TO THE PLACE OF BEGINNING.

CAUTION – NOTICE TO CONTRACTOR

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Know what's below. Call before you dig.

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HOLLADAY, UT 84117

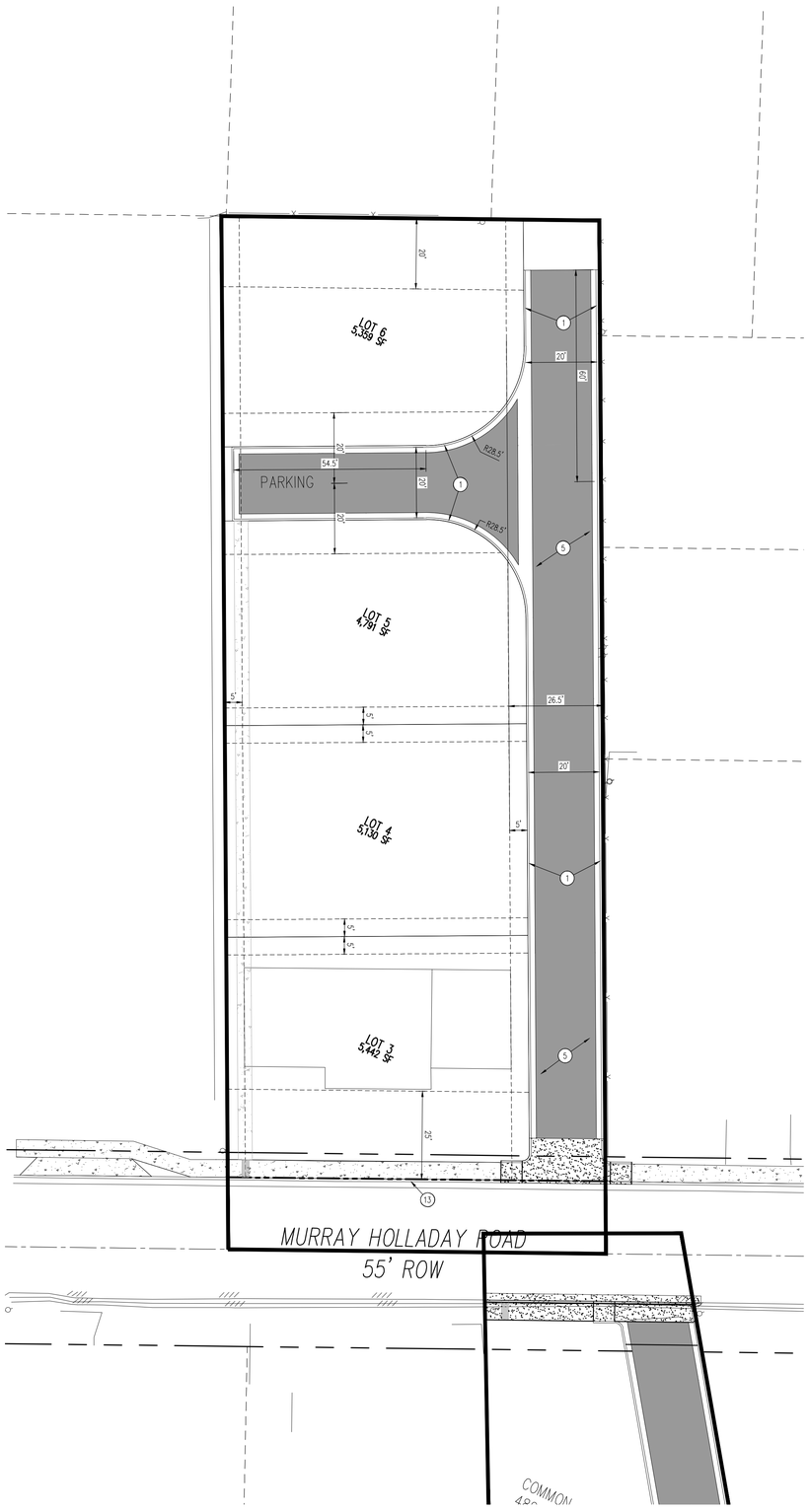
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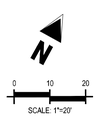
Project No:	RHT000001.20
Drawn By:	TB
Checked By:	BP
Date:	2/4/2022

DEMOLITION PLAN

C100 S

M:\Rhen Hills\137 - Holladay - RHT000001.20 - Jack Burr Civil\CAD\C3-CONVERTS - Demolition Plan.dwg, 4/28/2022





	LOT 3	LOT 4	LOT 5	LOT 6	TOTAL
GROSS LOT SIZE	7373	6421	7330	8020	29144
NET AREA (EXCLUDING ACCESS ROADS, PUBLIC STREET DEDICATION)	5442	5130	4791	5359	20722
NUMBER OF LOTS ALLOWED USING MAXIMUM DENSITY CALCULATION (13.04.040)	1	1	1	1	4

IMPERVIOUS COVERAGE

Hulton Court: 7,000 sf
Willow Tree Lane: 5,200 sf
Turnarounds: 2 x 1,336 sf
Parking: 10 x 180 sf
Homes: 7 x 1,700 sf
Garages: 7 x 500 sf
Drives: 7 x 400 sf
Walks: 7 x 100 sf

Total impervious: 35,572 sf
Total Area: 61,725 sf

PERCENT COVERAGE: 58%

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EASEMENT
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PROPOSED NEW
- PROPOSED SITE LIGHTING
- EXISTING SITE LIGHTING
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE PAN CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- HEAVY DUTY ASPHALT
- EXISTING EDGE OF ASPHALT

SITE SCHEDULE

1. 24"COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 TYPE "E"
2. 24" REVERSE PLAN CURB AND GUTTER. SEE DETAIL 3/C5.0
3. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS. CONCRETE TO BE 6" THICK IN DRIVE APPROACH AREAS
4. HEAVY-DUTY ASPHALT PAVEMENT (HATCHED AREA): SEE DETAIL 2/C5.0 PER GEOTECHNICAL REPORT
5. LIGHT-DUTY ASPHALT PAVEMENT: SEE DETAIL 1/C5.0 PER GEOTECHNICAL REPORT
6. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS
7. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER ADA STANDARD PLANS
8. "HANDICAP PARKING" SIGN PER ADA STANDARDS SEE DETAIL 4/C5.0
9. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236-237 AND SPECIFICATIONS
10. BICYCLE PARKING. SEE DETAIL 5/C5.0
11. SITE LIGHTING. SEE E0.0 FOR DETAILS
12. EXISTING LIGHT
13. EXISTING CURB & GUTTER TO REMAIN. PROTECT IN PLACE
14. TRANSITION BETWEEN COLLECTION AND REVERSE PAN CURB & GUTTER
15. TAPER LAST 3' OF CURB TO MATCH SIDEWALK
16. PAVERS @ ENTRANCE AS SELECTED BY OWNER/ARCHITECT
17. BOLLARD W/ LIGHT. COORDINATE W/ SITE ELECTRICAL PLAN
18. CURB HEIGHT TRANSITIONS FROM 6" CURB AT SIDEWALK TO MATCHING FLOW LINE OF GUTTER AT CROSSWALK
19. 6" CURB WALL PER APWA STANDARD PLAN NO. 209 TYPE "P" AND SPECIFICATIONS

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

BENCHMARK

THE PROJECT BENCHMARK IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, T2S, R1E, SLB&M

PROJECT BENCHMARK ELEVATION = 4822.23'

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HOLLADAY, UT 84117

#	Date	Issue / Description	Init.

Project No:	RHT 2.20
Drawn By:	KMV
Checked By:	TMB
Date:	2/4/2022

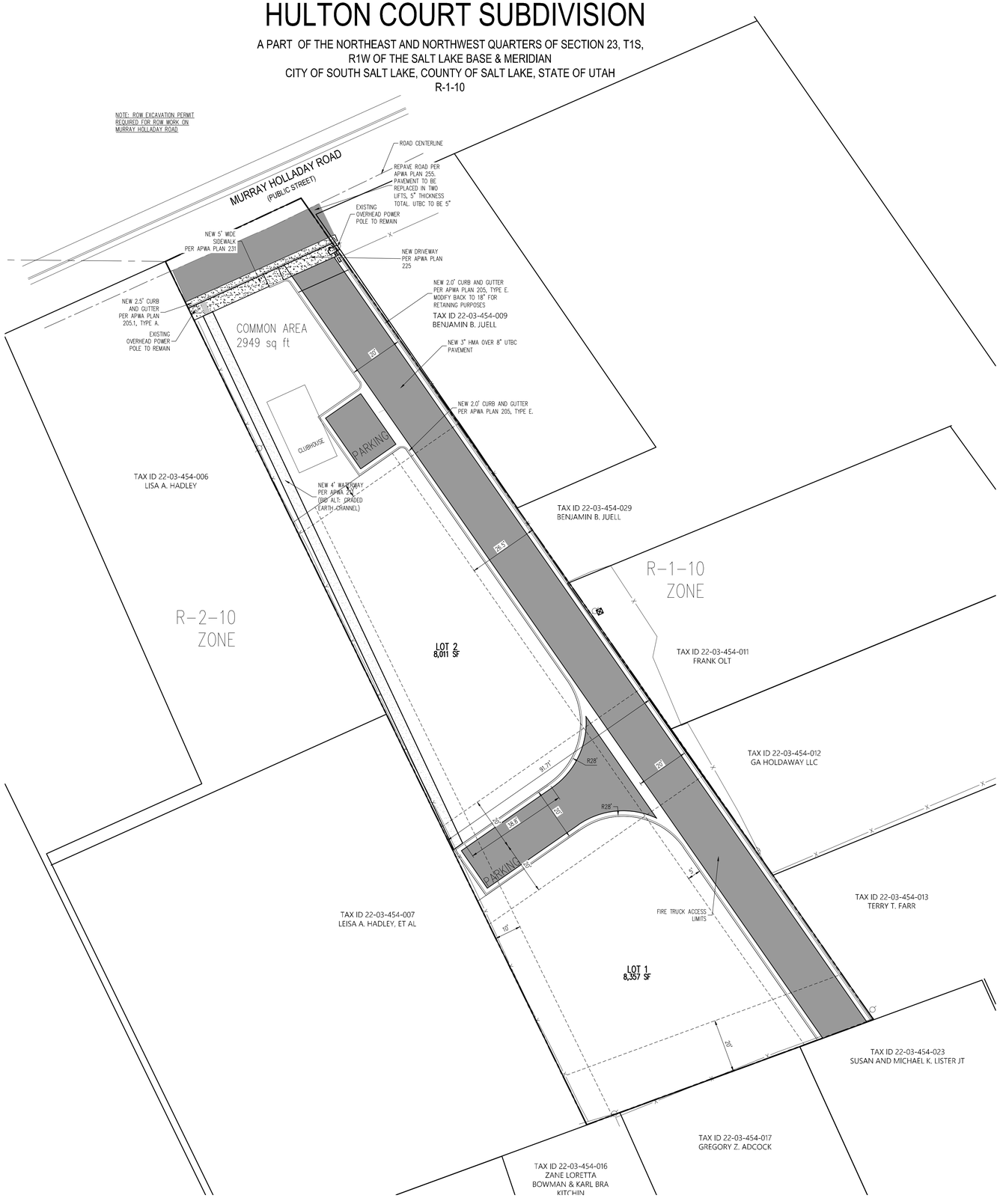
SITE PLAN

C200 N

I:\Rht\Rht0011 - Hulton - Willow Tree Lane Subdivision\SDC\Plans\Rht0011-2_C200 Site Plan.dwg - Tom Brown - 2/7/2022

HULTON COURT SUBDIVISION

A PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 23, T1S, R1W OF THE SALT LAKE BASE & MERIDIAN
CITY OF SOUTH SALT LAKE, COUNTY OF SALT LAKE, STATE OF UTAH
R-1-10



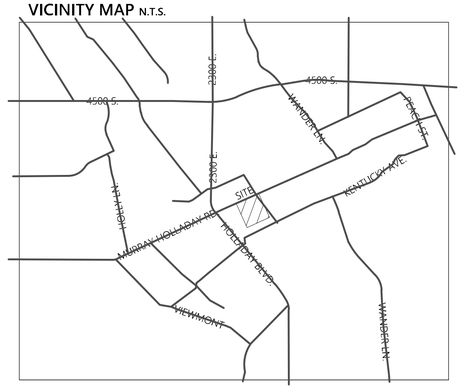
GENERAL CONSTRUCTION NOTES

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING, CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REP. PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
6. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
7. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER COMPLIANT TO THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
8. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
9. THIS DESIGN IS BASED ON THE GEOTECHNICAL REPORT NO. 12-1-422 DATED DECEMBER 21, 2012, BY KUMAR AND ASSOCIATES. A COPY OF THIS REPORT SHOULD BE ON-SITE AT ALL TIMES.
10. GENERAL CONTRACTOR SHALL RECEIVE, UNLOAD, STORE AND UNCRATE ALL EQUIPMENT FURNISHED BY THE OWNER AND SHIPPED TO THE SITE. SEE SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OWNER.
11. GENERAL CONTRACTOR TO REFER TO STANDARD DETAILS INCLUDED IN THE SPECIFICATIONS FOR INSTALLING EQUIPMENT, INCLUDING PRODUCT DISPENSERS AND REMOTE READ-OUT EQUIPMENT.
12. LANDSCAPING AND IRRIGATION SYSTEM BY GENERAL CONTRACTOR.
13. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
14. SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
15. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
17. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR GALLOWAY AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS. AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND CITY/TOWN PRIOR TO FINAL PAYMENT.
19. GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING BELOW FINISHED GRADE IN ACCORDANCE WITH PAVING RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SHOWN TO TOLERANCE OF ±.0.1' IN ALL PAVING AREAS.
20. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
21. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
22. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
23. SURVEYOR TO OBTAIN AutoCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

SITE LEGEND

- CONSTRUCTION LIMIT LINE
- PROPERTY BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- CROWN OF ROAD
- CENTER LINE OF ROAD
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED SWALE FLOW LINE
- EXISTING / PROPOSED LIGHT POLE
- EXISTING / PROPOSED TREE - SEE LANDSCAPE
- EXISTING / PROPOSED BOLLARD
- EXISTING / PROPOSED SIGN
- PROPOSED STALL COUNT (5)
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

VICINITY MAP N.T.S.



	COMMON AREA	LOT 2	LOT 1	TOTAL
GROSS LOT SIZE	6538	12000	12000	30538
NET AREA (EXCLUDING ACCESS ROADS/PUBLIC STREET DEDICATION)	2949	8011	8357	19317
NUMBER OF LOTS ALLOWED USING MAXIMUM DENSITY CALCULATION (13.04.040)		1	1	2

IMPERVIOUS COVERAGE

Hulton Court: 7,000 sf
Willow Tree Lane: 5,200 sf
Turnarounds: 2 x 1,336 sf
Parking: 10 x 180 sf
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Garages: 7 x 500 sf
Drives: 7 x 400 sf
Walks: 7 x 100 sf

Total impervious: 35,572 sf
Total Area: 61,725 sf

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SOUTH ¼ CORNER SEC 3, T2S, R1E, SLB&M 2.5" BRASS CAP, SALT LAKE COUNTY MONUMENT NOT DATED, SET IN RING WITH LID IN ASPHALT. ELEVATION = 4452.74'

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

N
0 10 20
SCALE: 1"=20'

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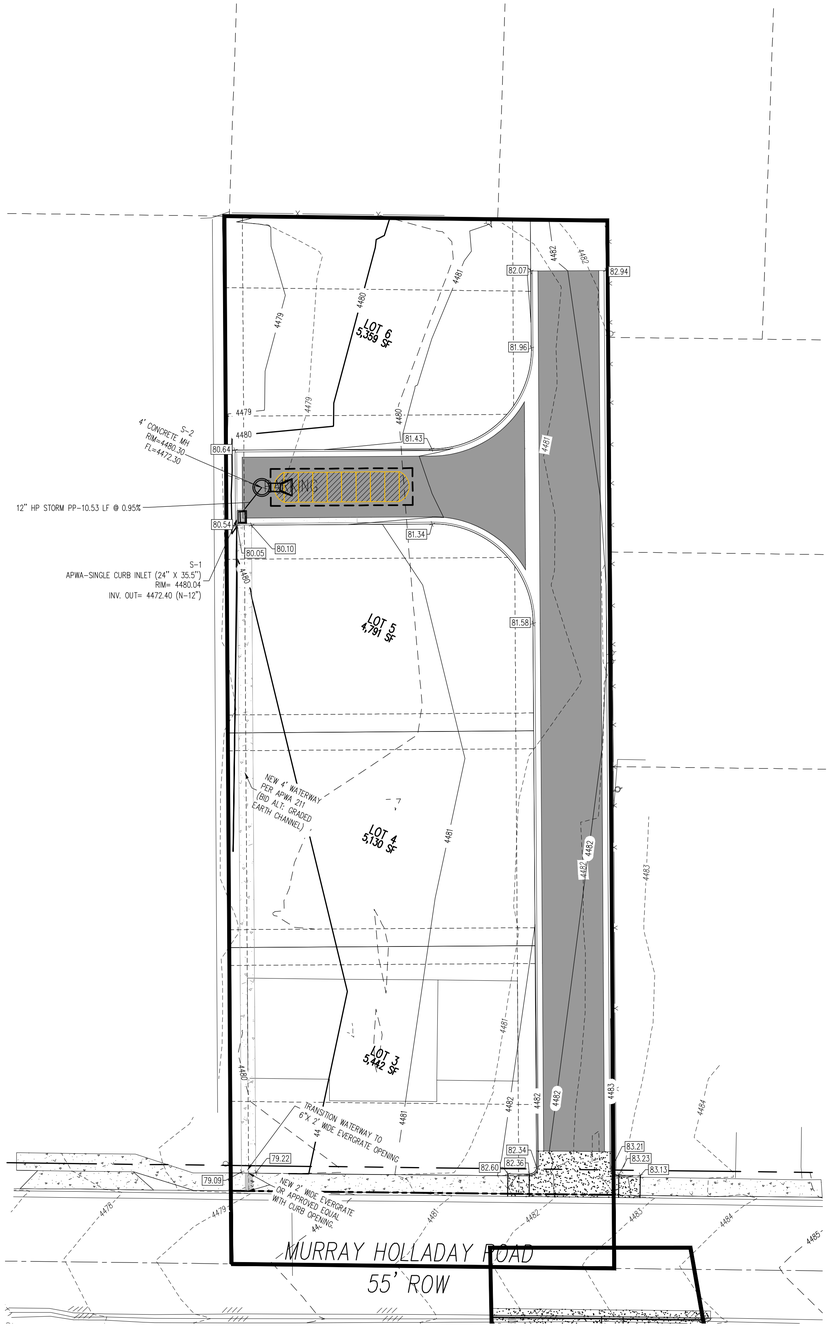
#	Date	Issue / Description	Init.

Project No:	RHT000001.20
Drawn By:	TB
Checked By:	BP
Date:	2/4/2022

SITE PLAN

C200 S

W:\Rhw-Mgmt\01 - Holladay - RHT000001.20 - Hulton Court\CADD\CSD\RHT01 - Site Plan.dwg, Kelly Spence - 2/8/2022



N

0 10 20

SCALE: 1"=20'

GRADING LEGEND

4520	EXISTING MAJOR CONTOUR
4521	EXISTING MINOR CONTOUR
5465	PROPOSED MAJOR CONTOUR
5465	PROPOSED MINOR CONTOUR
X"SD	EXISTING STORM SEWER (LESS THAN 12")
SD	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (GREATER THAN 12")
15.00	EXISTING SPOT ELEVATION
15.00	PROPOSED SPOT ELEVATION
15.00 FF	FINISHED FLOOR
15.00 GB	GRADE BREAK
15.00 LP	LOW POINT
15.00 HP	HIGH POINT
15.00 ME	MATCH EXISTING
15.00 SW	SIDEWALK

Galloway

Project: **Hulton Park Subdivision North**

Project # **RHT1.20**

Date	Engineer	Project Mgr	Sheet
1/13/2022	**T Brown**	**B Preece**	**1 of 1**

100 YEAR RETENTION CALCULATION

CATCHMENT PROPERTIES

Area Composition		Runoff Coefficients	
Hardscape	0.37	Ch	0.85
Building	0.00	Cr	0.9
Landscape	0.29	Cl	0.15
Total Area	0.65	**Composite C**	0.54

Allowable Runoff 0.2 cfs/acre
Allowed Discharge 0.13 cfs
Calculated Infiltration Discharge (4 in/hr) (700 sq ft area) 0.15 cfs

Time (min)	Intensity (in/hr)	CA	Runoff (cf)	Allowable (cf)	Storage (cf)
5	6.96	0.35	739	45	694
10	4.32	0.35	918	91	827
15	4.32	0.35	1,377	136	1,241
30	2.72	0.35	1,734	272	1,462
60	1.78	0.35	2,269	544	1,725
120	1.03	0.35	2,626	1088	1,538
180	0.77	0.35	2,945	1632	1,313
360	0.47	0.35	3,595	3264	331
720	0.28	0.35	4,283	6528	-2,245
1440	0.16	0.35	4,895	13056	-8,161
					1,725 Cu Ft

ORIFICE CALCULATION $Q = CA\sqrt{2g(h_1 - h_2)}$

Q = Allowed Discharge =	0.15	cfs
C =	0.61	(Sharp edged weir)
h1-h2 =	2.00	
Area =	**3.14**	**sq in**
Diameter=	**2.00**	**in**

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PROJECT BENCHMARK ELEVATION = 4822.23'

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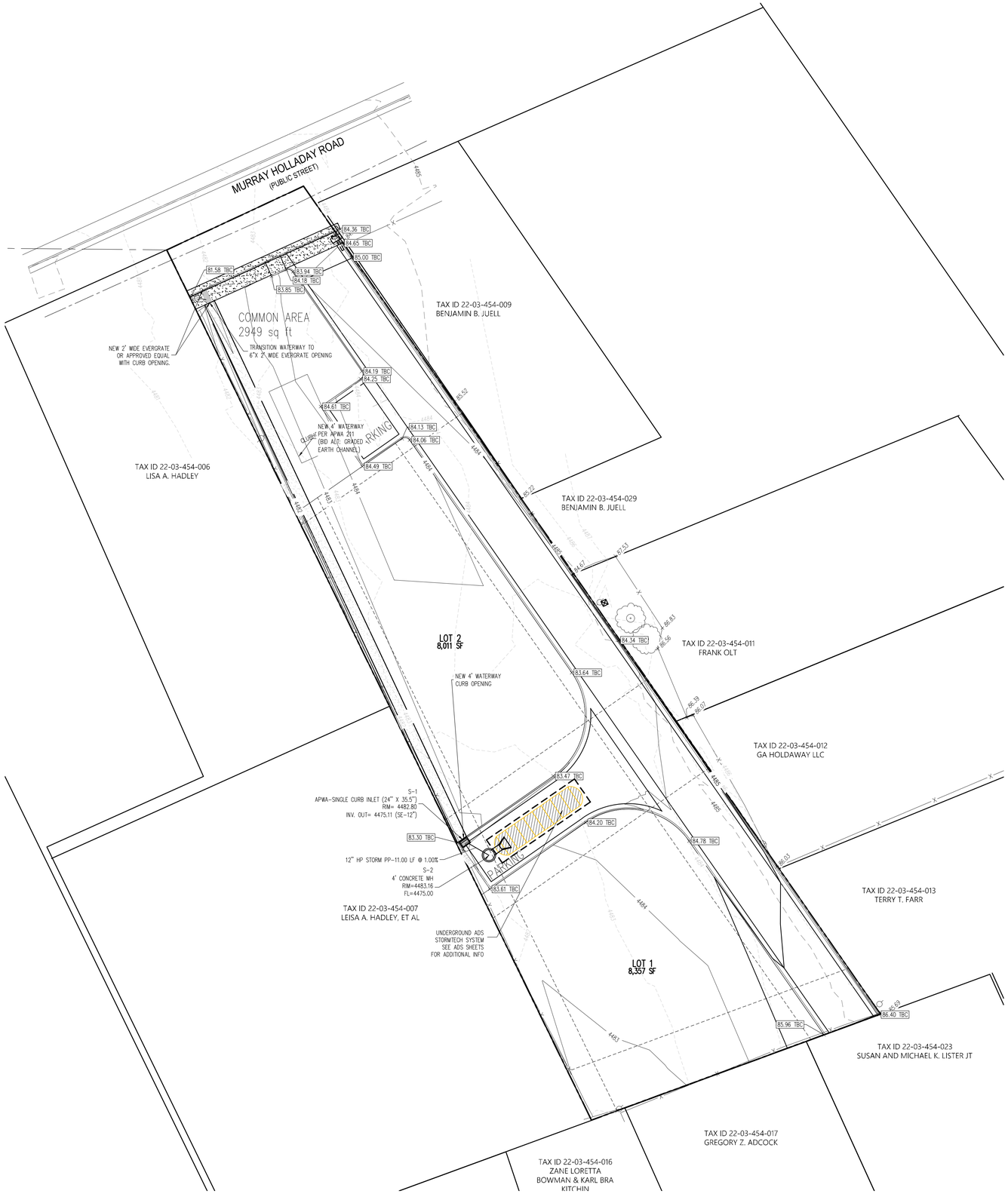
#	Date	Issue / Description	Init.

Project No:	RHT 2.20
Drawn By:	KMV
Checked By:	TMB
Date:	2/4/2022

GRADING & DRAINAGE PLAN

C300 N

V:\Rhet Hilton\01 Holladay - Hilton Town Center Redevelopment\DOCs\Hulton\01-21_CIVIL\Grading\Plan Files\ - Kevin Brown - 2/7/2022



Galloway

Project
Hulton Court Subdivision

Project #
RHT1.20

Date	Engineer	Project Mgr	Sheet
12/2/2020	**T Brown**	**B Preece**	**1 of 1**

100 YEAR RETENTION CALCULATION

CATCHMENT PROPERTIES

Area Composition		Runoff Coefficients	
Hardscape	0.32	Ch	0.85
Building	0.00	Cr	0.9
Landscape	0.36	Cl	0.15
Total Area	0.68	**Composite C**	0.48

Allowable Runoff	0.2 cfs/acre
Allowed Discharge	0.14 cfs
Calculated Infiltration Discharge (4 in/hr) (700 sq ft area)	0.15 cfs

Time (min)	Intensity (in/hr)	CA	Runoff (cf)	Allowable (cf)	Storage (cf)
5	6.96	0.33	681	45	635
10	4.32	0.33	845	91	754
15	4.32	0.33	1,267	136	1,131
30	2.72	0.33	1,596	272	1,324
60	1.78	0.33	2,089	544	1,545
120	1.03	0.33	2,418	1088	1,330
180	0.77	0.33	2,711	1632	1,079
360	0.47	0.33	3,310	3264	46
720	0.28	0.33	3,943	6528	-2,585
1440	0.16	0.33	4,507	13056	-8,549

1,545 Cu Ft

GRADING LEGEND

4310	EXISTING MAJOR CONTOUR
11	EXISTING MINOR CONTOUR
10	PROPOSED MAJOR CONTOUR
11	PROPOSED MINOR CONTOUR
	PROPOSED GRADE BREAK
	PROPOSED SWALE FLOW LINE
15.00	PROPOSED SPOT ELEVATION
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
FFE	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TCN	TOP OF CONCRETE
TG	TOP OF GRATE
1.50%	EXISTING SLOPE ARROW
1.50%	PROPOSED SLOPE ARROW

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A BEARING NORTH 00°32'30" EAST BETWEEN A FOUND MONUMENT REPRESENTING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1EAST, SALT LAKE BASE & MERIDIAN; AND A FOUND MONUMENT REPRESENTING THE CENTER OF SAID SECTION 3, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

SOUTH 1/4 CORNER SEC 3, T2S, R1E, SLB&M 2.5" BRASS CAP, SALT LAKE COUNTY MONUMENT NOT DATED, SET IN RING WITH LID IN ASPHALT. ELEVATION = 4452.74'

LEGAL DESCRIPTION

COMMENCING AT A POINT 11.07 RODS NORTH AND 49.96 RODS EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 69°50' EAST 6.903 RODS; THENCE NORTH 35°45' WEST 22.80 RODS; THENCE SOUTH 65° WEST 3.406 RODS; THENCE SOUTH 26 EAST 21.747 RODS TO THE PLACE OF BEGINNING.

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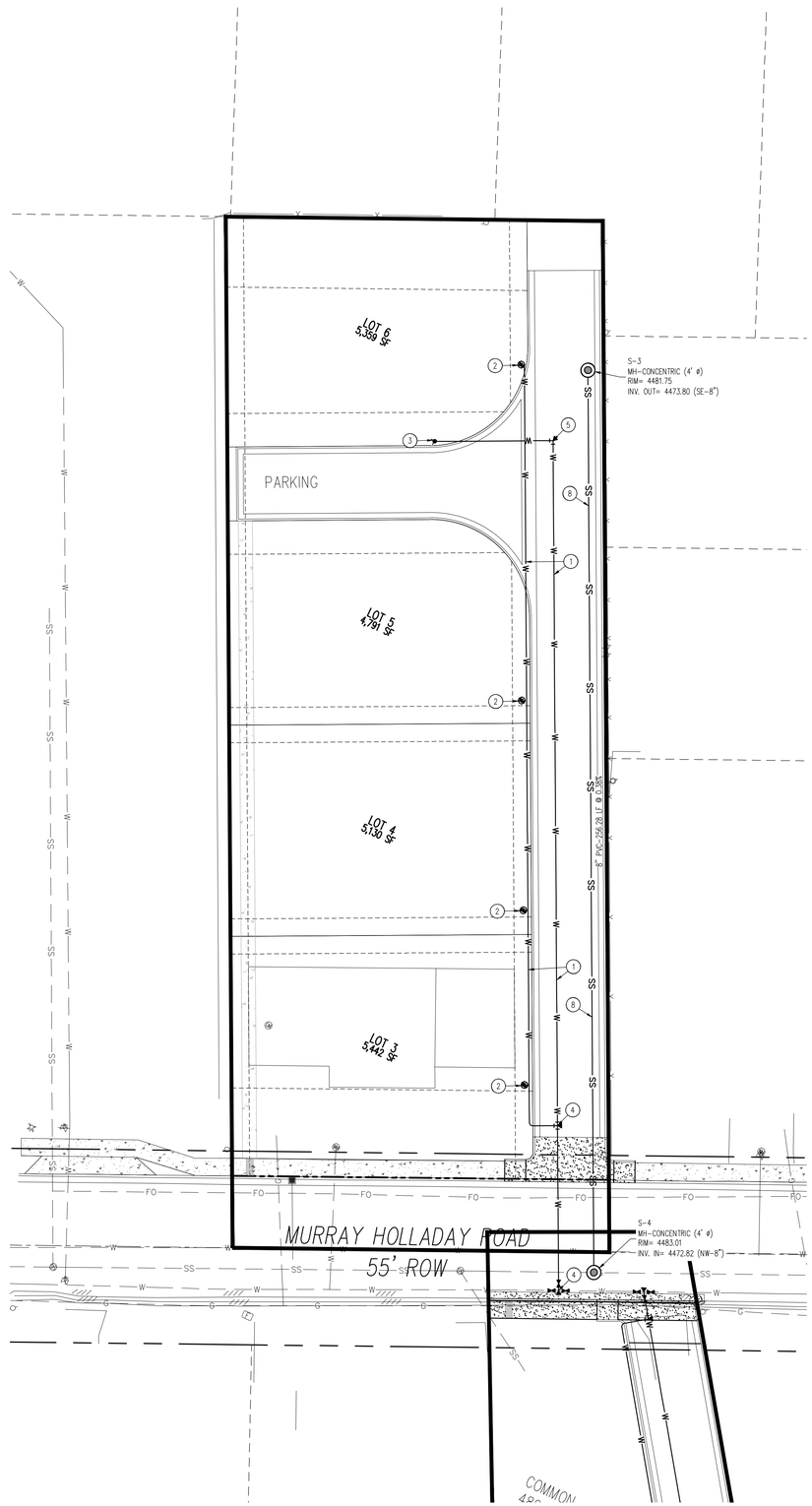
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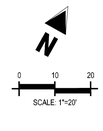
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GRADING & DRAINAGE PLAN

C300 S

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UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12")
- PROPOSED STORM SEWER
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHTING
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEAN OUT
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

UTILITY SCHEDULE

1. INSTALL 8" PVC DR18 WATER LINE. INSTALLATION AND TRENCHING PER PG CITY STANDARDS AND SPECIFICATIONS
2. INSTALL 2" WATER METER W/ 2-1/2" POLY SERVICE PER PG CITY STD DWG #16B. WATER METER VAULT MUST HAVE A CONCRETE FLOOR.
3. INSTALL FIRE HYDRANT ASSEMBLY W/ 6" C900 PVC DR18 FIRE HYDRANT SERVICE PER PG CITY STD DWG #14
4. INSTALL FITTINGS AND BEND W/ THRUST BLOCKING PER PG CITY STD DWG #15: TEE
5. INSTALL 90° BEND
6. INSTALL 45° BEND
7. INSTALL 22.50° BEND
8. INSTALL 6" SDR-35 PVC SANITARY SEWER LATERAL AT 1.00% (MIN.) SLOPE, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION & TRENCHING PER GOVERNING AGENCY'S STANDARDS & SPECIFICATIONS.
9. SITE LIGHTING. SEE ####
10. POINT OF CONNECTION FOR IRRIGATION CONTRACTOR. PROVIDE STOP & WASTE VALVE AND BOX. BACKFLOW REQUIREMENTS TO MEET CITY STANDARDS & IRRIGATION PLANS (PG CITY STD DWG #28).
11. FIRE DEPARTMENT CONNECTION
12. EXISTING SITE LIGHTING

FIRE FLOW REQUIREMENTS

IBC BUILDING CONSTRUCTION TYPE: I-B
AREA OF THREE LARGEST SUCCESSIVE FLOORS: 87,200 SQ FT
REQUIRED FIRE FLOW: 3,250 GPM FOR 3 HOURS

SEWER DEMAND REQUIREMENTS

TOTAL DRAINAGE FIXTURE UNITS: 378
WATER/SEWER PEAK HOUR DEMAND: 127 GPM
MIN PIPE SIZE REQUIRED (IN.): 6"
PIPE SIZE PROVIDED (IN.): 6"

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BENCHMARK

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PROJECT BENCHMARK ELEVATION = 4822.23'

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UTILITY PLAN

C400 N

W:\Rht-Rht\2.0 - Holladay - HP\Rht-2 Hwy Lane Subdivision\CAD\Layout\Rht2.20_C401 Utility Plan.dwg - Tom Brown - 2/7/2022



UTILITY LEGEND

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- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN (LESS THAN 12")
- PROPOSED STORM DRAIN
- EXISTING GAS
- PROPOSED GAS
- EXISTING TELEPHONE
- EXISTING OVERHEAD POWER
- EXISTING FIBER OPTIC LINE
- EXISTING ELECTRICAL SWITCH BOX
- EXISTING ELECTRICAL METER
- EXISTING ELECTRICAL MANHOLE
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ELECTRICAL BOX
- EXISTING FIBER OPTICS BOX
- EXISTING COMMUNICATION BOX
- EXISTING POWER POLE
- EXISTING / PROPOSED LIGHT POLE
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED WATER VALVE
- EXISTING IRRIGATION VALVE
- EXISTING WATER VAULT
- EXISTING IRRIGATION VAULT
- EXISTING / PROPOSED WATER METER
- EXISTING WATER MANHOLE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED DOUBLE DETECTOR CHECK VALVE
- EXISTING / PROPOSED STORM DRAIN MANHOLE
- EXISTING / PROPOSED SANITARY SEWER MANHOLE
- EXISTING / PROPOSED CLEANOUT
- EXISTING / PROPOSED STORM DRAIN BOX
- PROPOSED FLARED END SECTION
- EXISTING / PROPOSED GAS METER

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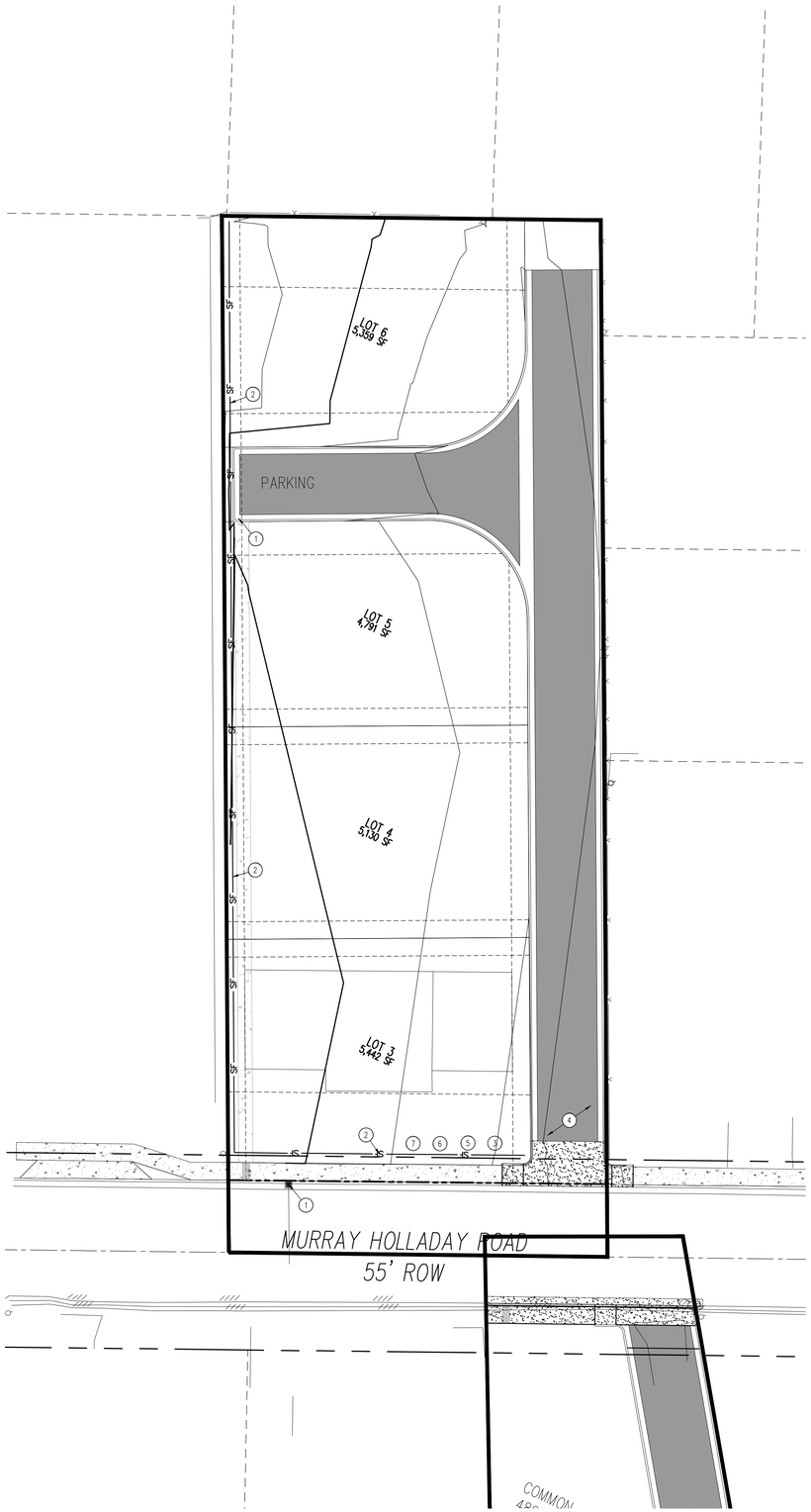
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UTILITY PLAN

C400 S

M:\Rhet\RHet01 - Holladay - RHET000001.20 - Hulton Court\CAD\C3 CIVIL\01 - Utility Plan.dwg, Kelley Peterson, 2/8/2022



SCHEDULE

1. INLET PROTECTION PER HOLLADAY CITY BMP STANDARDS
2. SILT FENCE PER HOLLADAY CITY BMP STANDARDS
3. PORTABLE TOILET PER HOLLADAY CITY BMP STANDARDS
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER HOLLADAY CITY BMP STANDARDS
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, DUMPSTER, AND MATERIAL STORAGE AREA
6. SUGGESTED STOCKPILE AREA PER HOLLADAY CITY BMP STANDARDS
7. CONCRETE WASTE MANAGEMENT PER HOLLADAY CITY BMP STANDARDS

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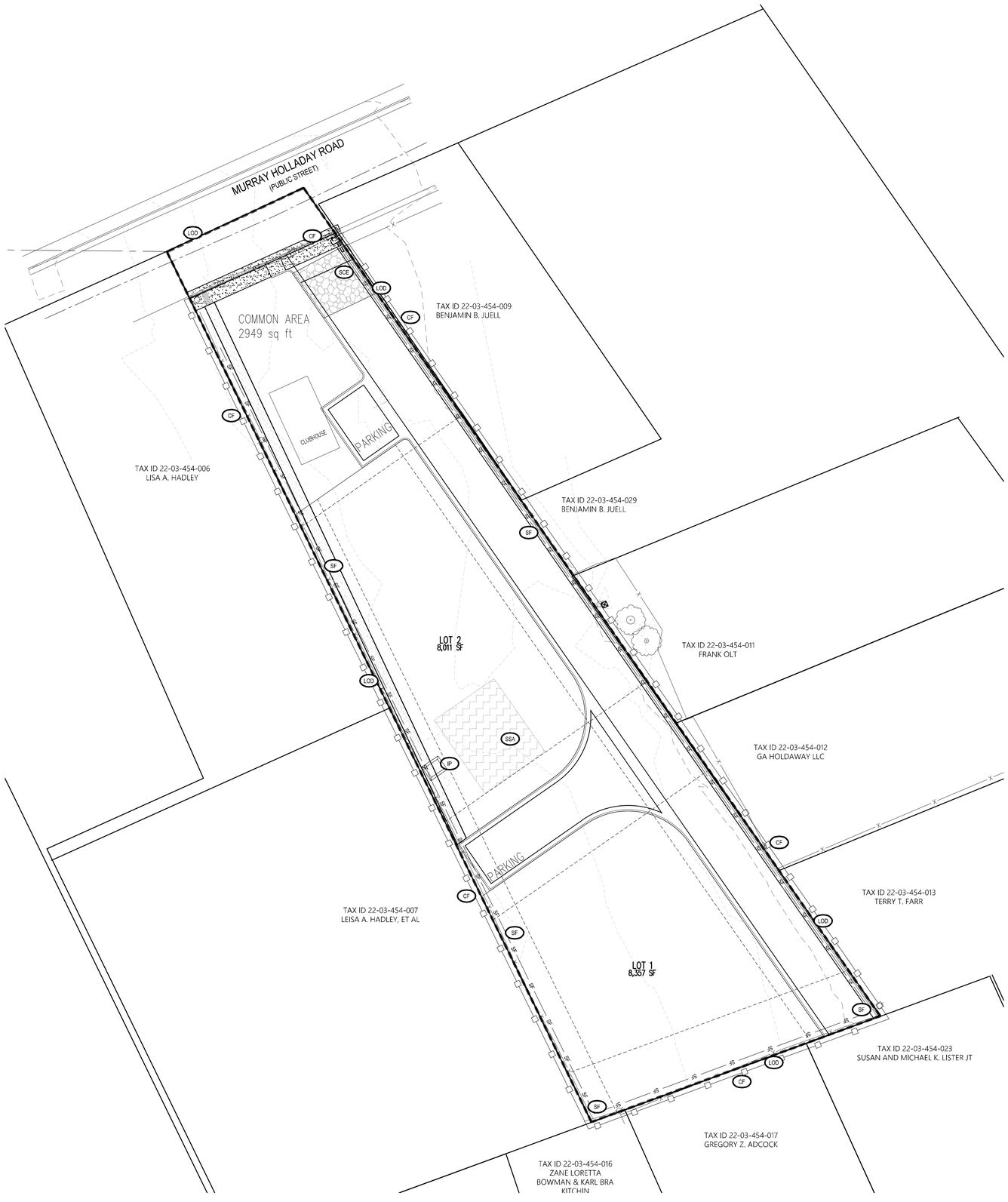
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EROSION CONTROL PLAN

C500 N

W:\Rhett Hall\2.0 - Hall\Active - Hall\Rhett Hall Lone Star\Submittals\CDA\Civil\Rhett H 2.0_CD500 Erosion Control Plan.dwg, Tom Brown, 2/8/2022



EROSION CONTROL LEGEND

LOD	LIMITS OF DISTURBANCE = 0.70 ACRES
SF	SILT FENCE OR SAND BAG BARRIER
CF	CONSTRUCTION FENCE
SCE	STABILIZED CONSTRUCTION ENTRANCE
SSA	STABILIZED STAGING AREA
TPS	TEMPORARY OR PERMANENT SEEDING & PLANTING
ECB	EROSION CONTROL BLANKETS
IP	INLET PROTECTION
CWM	CONCRETE WASTE MANAGEMENT
PT	PORTABLE TOILET
SP	SWPPP INFORMATION SIGN
	FLOW DIRECTION
CP	COMPACTION
CRS	CONSTRUCTION ROAD STABILIZATION
CS	CONSTRUCTION SEQUENCING
DW	DEWATERING
DC	DUST CONTROLS
ET	EMPLOYEE TRAINING
HWM	HAZARDOUS WASTE MANAGEMENT

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED PUBLIC STORAGE FACILITY

GEOTECHNICAL ENGINEER:

PROJECT NO: **DATE:**

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

BASIS OF BEARING

A BEARING NORTH 00°32'30" EAST BETWEEN A FOUND MONUMENT REPRESENTING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1EAST, SALT LAKE BASE & MERIDIAN; AND A FOUND MONUMENT REPRESENTING THE CENTER OF SAID SECTION 3, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

SOUTH ¼ CORNER SEC 3, T2S, R1E, SLB&M 2.5" BRASS CAP, SALT LAKE COUNTY MONUMENT NOT DATED, SET IN RING WITH LID IN ASPHALT. ELEVATION = 4452.74'

LEGAL DESCRIPTION

COMMENCING AT A POINT 11.07 RODS NORTH AND 49.96 RODS EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 69°50' EAST 6.903 RODS; THENCE NORTH 35°45' WEST 22.80 RODS; THENCE SOUTH 65° WEST 3.406 RODS; THENCE SOUTH 26 EAST 21.747 RODS TO THE PLACE OF BEGINNING.

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Galloway
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HULTON PARK SUBDIVISION, AMENDED AND EXTENDED FROM HULTON COURT SUBDIVISION

2394 EAST MURRAY HOLLADAY ROAD
HOLLADAY, UT 84117

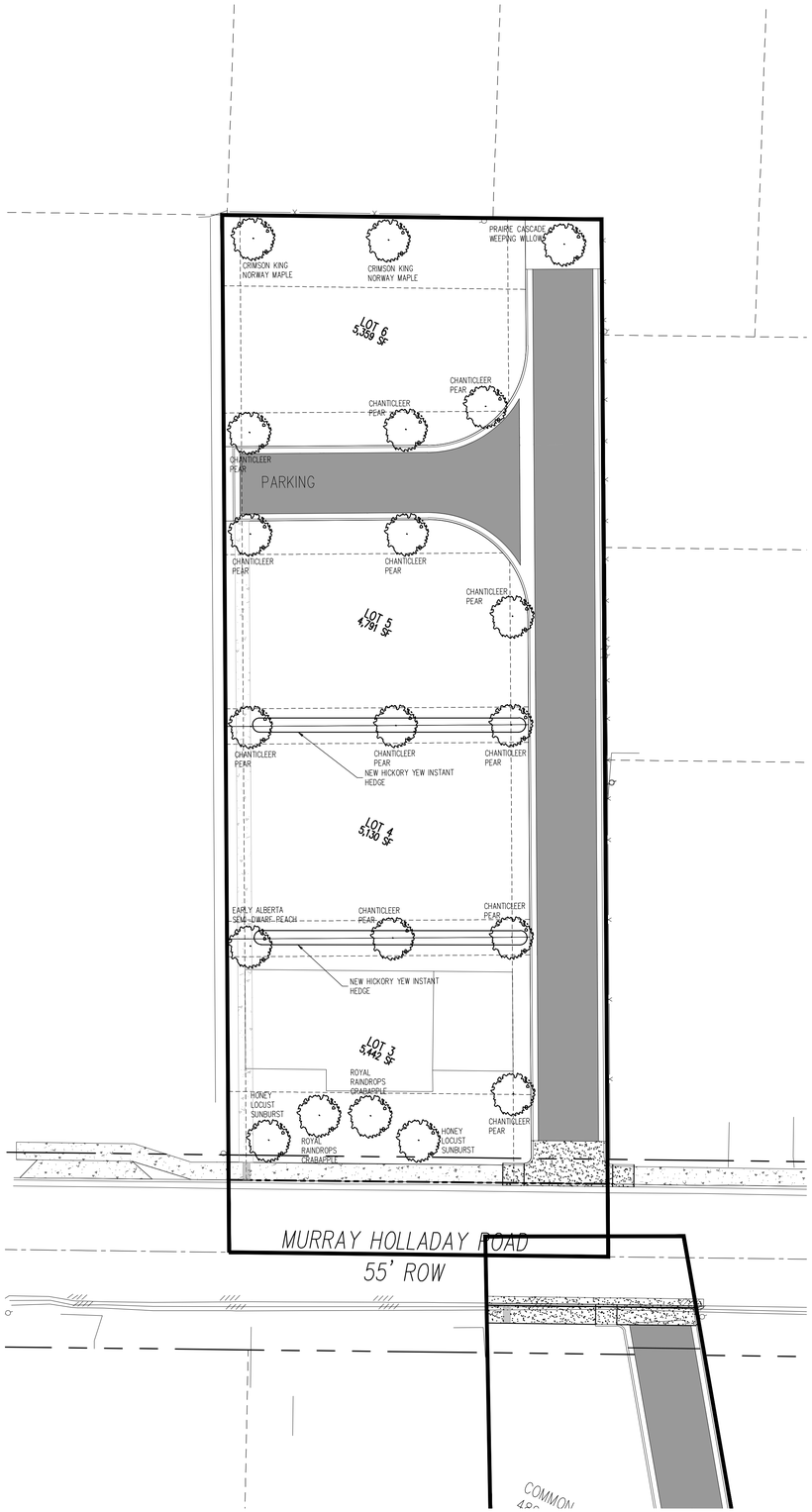
#	Date	Issue / Description	Init.

Project No:	RHT000001.20
Drawn By:	TB
Checked By:	BP
Date:	2/4/2022

EROSION CONTROL PLAN

C500 S

H:\Files HB\civil3 - HB\Active - RHT000001.20 - HA Barr Court\CADD\13 DRAWINGS\1 - Erosion Control Plan.dwg - HB By Version - 2/8/2022



GENERAL CONSTRUCTION NOTES

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2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
6. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
7. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER COMPLIANT TO THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
8. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
9. THIS DESIGN IS BASED ON THE GEOTECHNICAL REPORT NO. 12-1-422 DATED DECEMBER 21, 2012, BY KUMAR AND ASSOCIATES. A COPY OF THIS REPORT SHOULD BE ON-SITE AT ALL TIMES.
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12. LANDSCAPING AND IRRIGATION SYSTEM BY GENERAL CONTRACTOR.
13. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
14. SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
15. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
17. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR GALLOWAY AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS. AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND CITY/TOWN PRIOR TO FINAL PAYMENT.
19. GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING BELOW FINISHED GRADE IN ACCORDANCE WITH PAVING RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SHOWN TO TOLERANCE OF ± 0.1' IN ALL PAVING AREAS.
20. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
21. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
22. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
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SITE LEGEND

- CONSTRUCTION LIMIT LINE
- PROPERTY BOUNDARY LINE
- LOT LINE
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- RIGHT OF WAY BOUNDARY LINE
- CROWN OF ROAD
- CENTER LINE OF ROAD
- EXISTING EASEMENT LINE
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- PROPOSED STALL COUNT (5)
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

INVENTORY OF EXISTING TREES AND REPLACEMENT TREES

REPLACEMENT TREES:

EARLY ALBERTA SEMI-DWARF PEACH – 1
CRIMSON KING NORWAY MAPLE – 2
CHANTICLEER PEAR – 13
HONEY LOCUST SUNBURST – 2
ROYAL RAINDROPS CRABAPPLE – 2
PRAIRIE CASCADE WEEPING WILLOW – 1

IMPERVIOUS COVERAGE

HULTON COURT: 7,000 SF
WILLOW TREE LANE: 5,200 SF
TURNAROUNDS: 2 X 1,336 SF
PARKING: 10 X 180 SF
HOMES: 7 X 1,700 SF
GARAGES: 7 X 500 SF
DRIVES: 7 X 400 SF
WALKS: 7 X 100 SF

TOTAL IMPERVIOUS: 35,572 SF
TOTAL AREA: 61,725 SF

PERCENT COVERAGE: 58%

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BENCHMARK

THE PROJECT BENCHMARK IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, T2S, R1E, SLB&M

PROJECT BENCHMARK ELEVATION = 4822.23'

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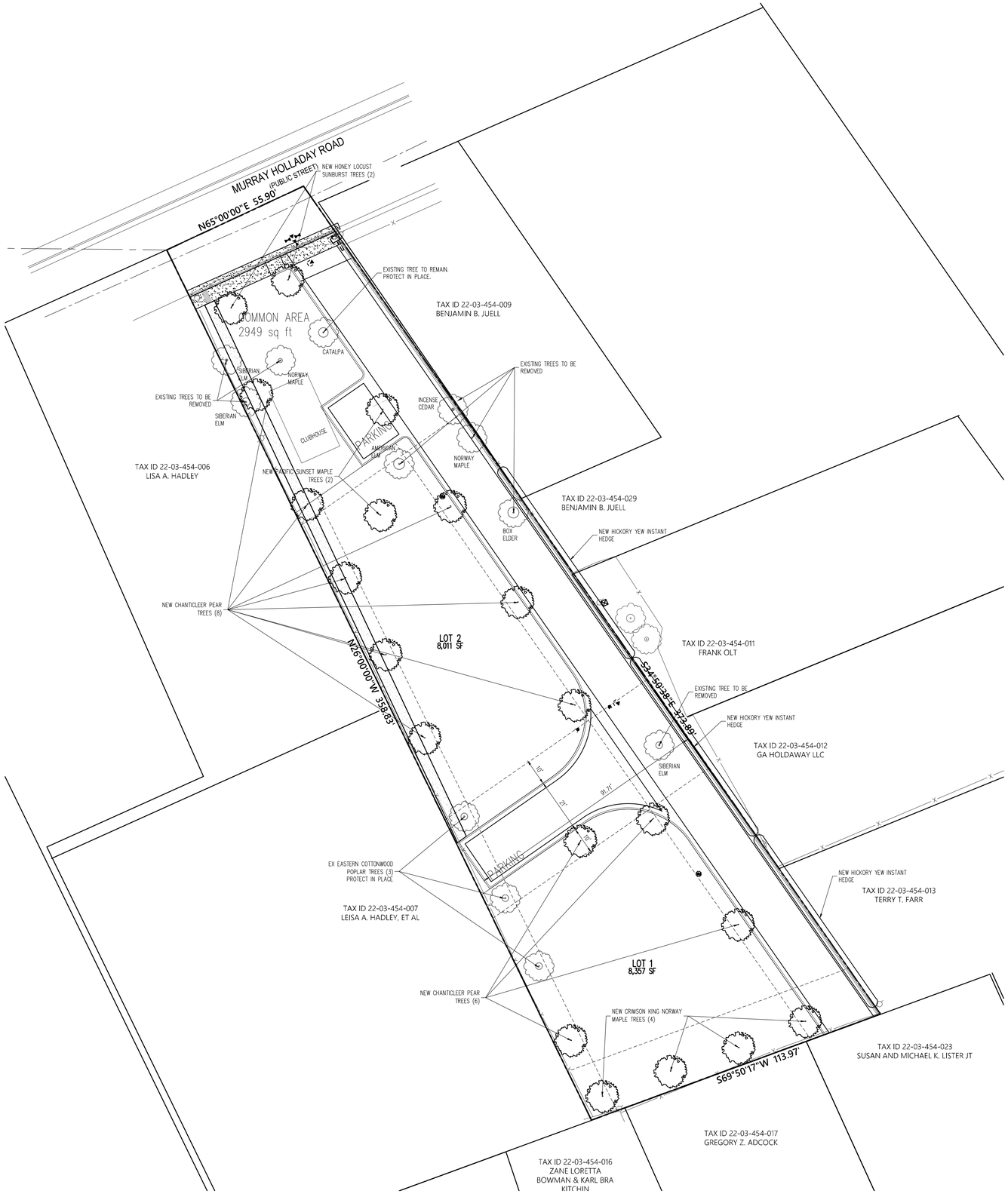
#	Date	Issue / Description	Init.

Project No:	RHT 2.20
Drawn By:	KMV
Checked By:	TMB
Date:	2/4/2022

TREE & LANDSCAPING PLAN

C600 N

W:\Rhe-Mgmt\01 - Holladay - HP\Rhe-Tree Lane Subdivision\CAD\LDP\Sheet\P12_DLDP2 Tree Canopy Plan.dwg, 1 Tom Wilson, 2/7/2022



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INVENTORY OF EXISTING TREES AND REPLACEMENT TREES

INVENTORY OF TREES TO BE REMOVED:

NORWAY MAPLE – 2
AMERICAN ELM – 1
SIBERIAN ELM – 3
INCENSE CEDAR – 1
BOX ELDER – 1

REPLACEMENT TREES:

CRIMSON KING NORWAY MAPLE – 4
CHANTICLEER PEAR – 14
HONEY LOCUST SUNBURST – 2
PACIFIC SUNSET MAPLE – 2

INSTANT HEDGE (HICKS YEW):

EXISTING TREES TO REMAIN:

EASTERN COTTONWOOD POPLAR – 3
CATALPA – 1

IMPERVIOUS COVERAGE

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- EXISTING SIDEWALK

BASIS OF BEARING

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BENCHMARK

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HOLLADAY, UT 84117

#	Date	Issue / Description	Init.

Project No:	RHT000001.20
Drawn By:	TB
Checked By:	BP
Date:	2/4/2022

TREE & LANDSCAPING PLAN

C600 S

H:\Files-HProject - HoldEasy - RHT000001.20 - HA Barn Court\CAD\C3 D\SHEETS - Tree Canopy Plan.dwg, Kelly Spence - 2/8/2022

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

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HULTON NORTH

HOLLADAY, UT

MC-4500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-4500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

1. STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

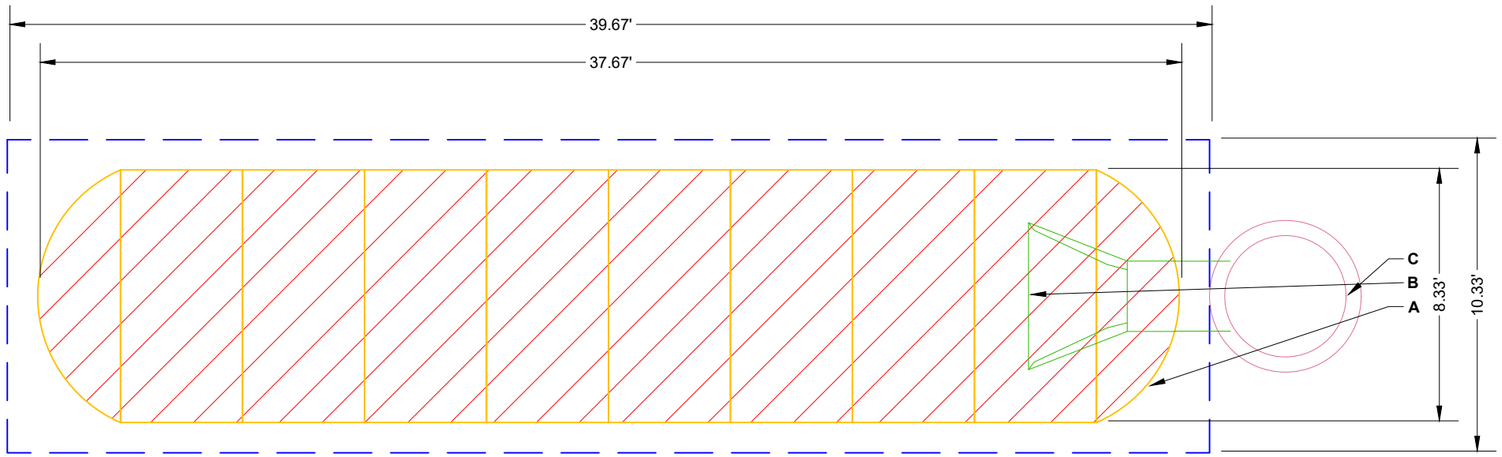
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT		PROPOSED ELEVATIONS	
8	STORMTECH MC-4500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4483.93
2	STORMTECH MC-4500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4479.43
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4478.93
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4478.93
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4478.93
1665	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	4477.93
		TOP OF MC-4500 CHAMBER:	4476.93
		24" ISOLATOR ROW PLUS INVERT:	4472.12
		BOTTOM OF MC-4500 CHAMBER:	4471.93
410	SYSTEM AREA (SF)	BOTTOM OF STONE:	4471.18
100.0	SYSTEM PERIMETER (ft)		

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC450024RAMP (TYP 2 PLACES)		
CONCRETE STRUCTURE	C	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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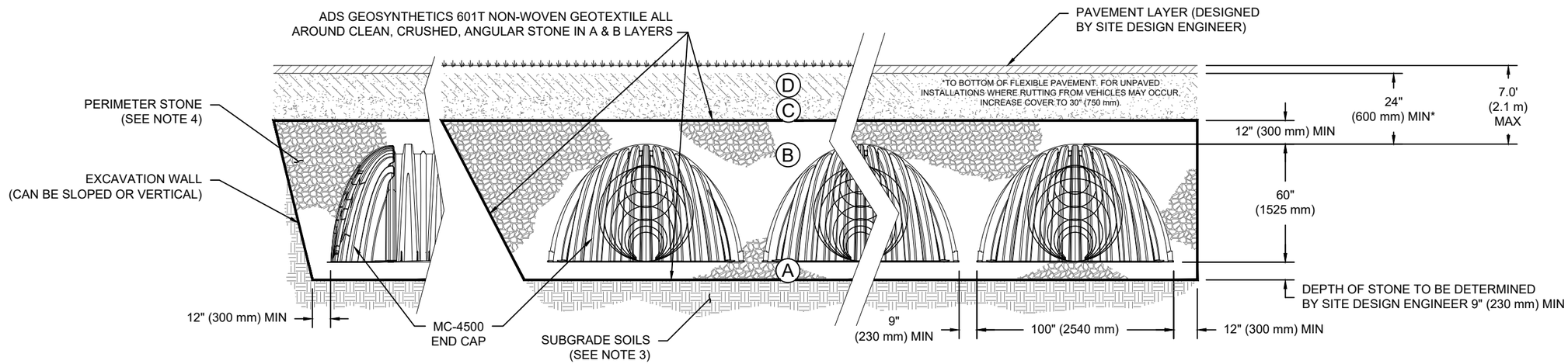
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

0 5' 10'

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

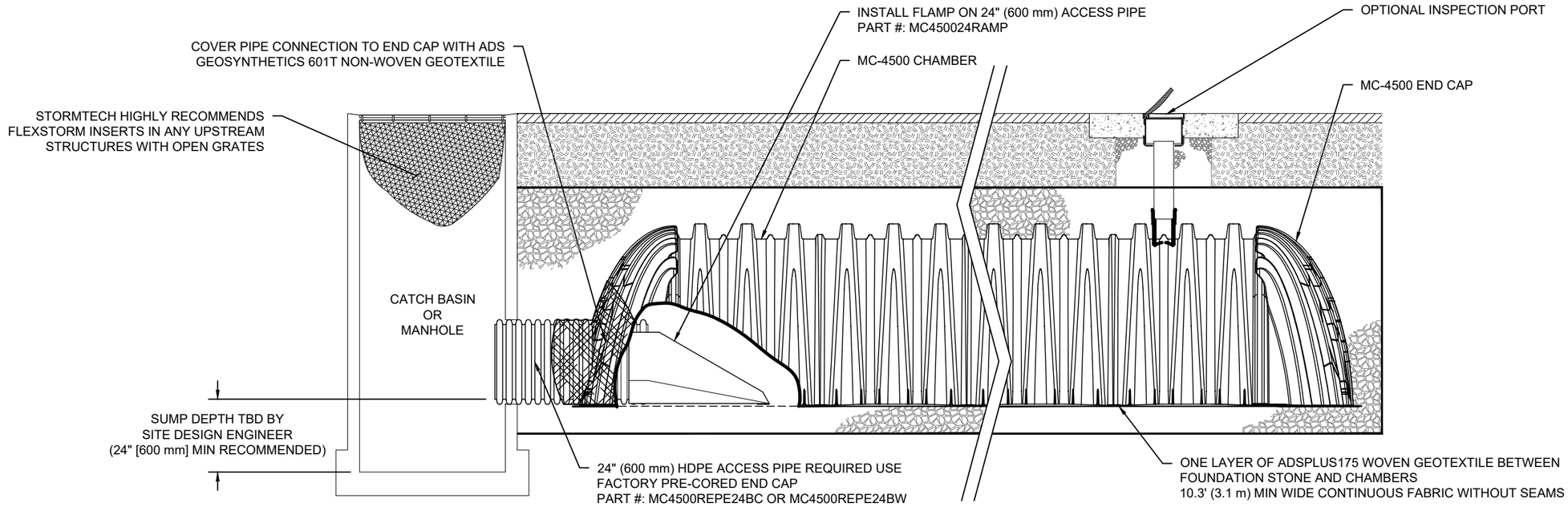
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MC-4500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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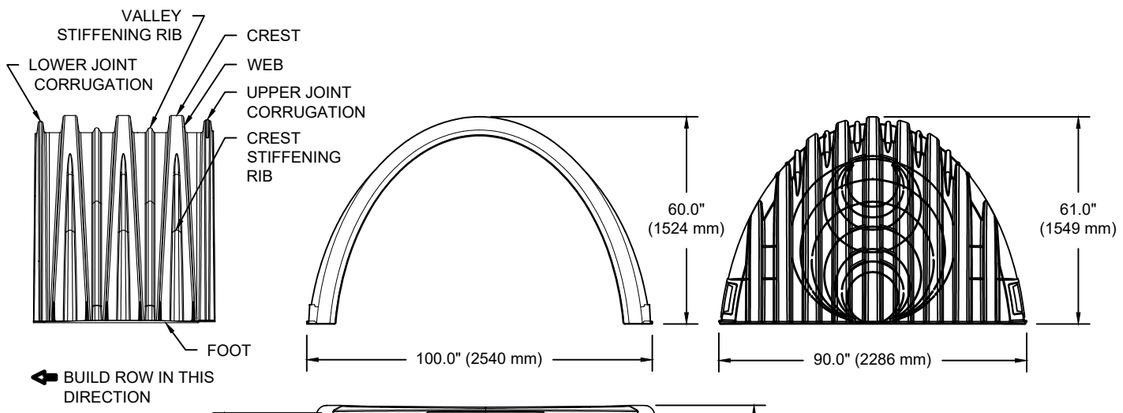
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MC-4500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m³)
WEIGHT (NOMINAL)	125.0 lbs.	(56.7 kg)

NOMINAL END CAP SPECIFICATIONS

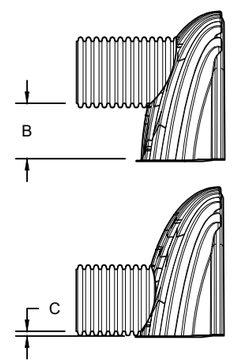
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B		---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B		---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B		---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B		---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B		---	1.70" (43 mm)
MC4500IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500IEPP18TW			
MC4500IEPP18B		---	1.97" (50 mm)
MC4500IEPP18BW			
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24TW			
MC4500IEPP24B		---	2.26" (57 mm)
MC4500IEPP24BW			
MC4500IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

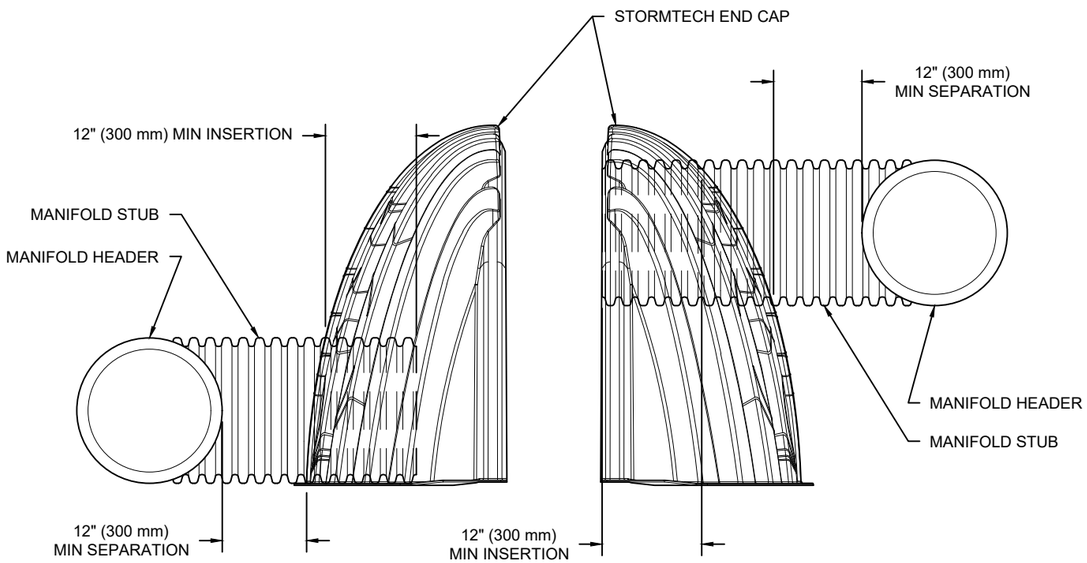
NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

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Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# n/a PLANNING COMMISSION MINUTES

ADDRESS:

N/A

LEGAL DESCRIPTION:

n/a

APPLICANT/REPRESENTATIVE:

City of Holladay, Planning Commission

PROPERTY OWNER:

N/A

ZONING:

N/A

GENERAL PLAN DISTRICT:

N/A

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

N/A

REQUEST:

Written Meeting Minutes Approval

APPLICABLE REGULATIONS:

Utah Code 52-4-203
13.06.030

EXHIBITS:

Draft Meeting Minutes

STAFF:

Jonathan Teerlink, Planning Manager

DECISION TYPE:

Administrative/Procedural:

Commission shall approve, approve with changes or continue to a later date the agenda item

SITE VICINITY MAP

Effective 5/8/2018
52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.
(1) Except as provided under Subsection (7), written minutes and a recording shall be kept of all open meetings.
(2)
(a) Written minutes of an open meeting shall include:
(i) the date, time, and place of the meeting;
(ii) the names of members present and absent;
(iii) the substance of all matters proposed, discussed, or decided by the public body which may include a summary of comments made by members of the public body;
(iv) a record, by individual member, of each vote taken by the public body;
(v) the name of each person who:
(A) is not a member of the public body; and
(B) after being recognized by the presiding member of the public body, provided testimony or comments to the public body;
(vi) the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(a)(v); and
(vii) any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
(b) A public body may satisfy the requirement under Subsection (2)(a)(iii) or (vi) that minutes include the substance of matters proposed, discussed, or decided or the substance of testimony or comments by maintaining a publicly available online version of the minutes that provides a link to the meeting recording at the place in the recording where the matter is proposed, discussed, or decided or the testimony or comments provided.

Notes:

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MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING

Tuesday, February 15, 2022
6:00 p.m.
City Council Chambers
4580 South 2300 East
Holladay, Utah

ATTENDANCE:

Planning Commission Members:	**City Staff:**
Ann Mackin, Vice-Chair	Jonathan Teerlink, Community Development Director
Martin Banks	Brad Christopherson, City Attorney
Chris Layton	Crystal Nichols, Business License Official
Alyssa Lloyd	
Karianne Prince	
Dennis Roach	

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WORK SESSION

In the absence of Chair Howard Layton, Vice-Chair Ann Mackin assumed the Chair and called the Work Session to order at approximately 5:30 p.m.

The agenda items were reviewed and discussed. It was noted that the first agenda item was rescheduled.

The Clarenden Woods Amended and Extended Concept/Preliminary Plan was presented. Community Development Director, Jonathan Teerlink, reported that the lot is approximately 30,000 square feet in size. The subject property is located on Casto Lane in the R-1-10 zone. The request is to subdivide the property into two 14,000 square-foot lots, which is more than the minimum lot size for the R-1-10 zone. The deep lot will be accessed from a private driveway. Staff reviewed the concept and preliminary plans. Currently, what is sought by the Technical Review Committee ("TRC") are placeholders for the utilities and access road. Staff felt that concept and preliminary approval can be reviewed tonight with a public hearing. The drawings provided were also in a format that can be delegated to staff for final approval.

The next matter on the agenda was the Holladay Gateway Preliminary Residential Subdivision. Mr. Teerlink commented that it is an excellent example of a preliminary level review document. Previously, there was a concept layout showing individual lot sizes showing that 13 lots can be developed on 6,250 square feet. The property would need to be reconfigured with an internal drive. At this stage, more details were being presented. The Fire Department reviewed the drawings and some comments coincided with engineering. The applicant was asked to make a minor change and widen the flare of the driveway so that cars traveling north into the site do not have to slow down as

much to enter safely. The Landscaping Plan was fairly detailed and the applicant provided the square footage of the tree canopy removal and replacement.

Another element pertained to what can be done with the corner Salt Lake Public Utilities well site. In the past five to six weeks the applicant has been in discussions with Salt Lake Public Utilities. They reached an agreement on how to sod the area. It will also blend in well with what is proposed for the remaining right-of-way. There is a large strip between what Salt Lake Public Utilities owns and the sidewalk on 4500 South. Staff recommended approval unless there are specific elements that cannot be articulated in the drawings.

Commissioner Roach inquired about the drainage basin area and if it will provide water to the adjoining lot. Mr. Teerlink stated that the text refers to an off-site area.

Commissioner Layton commented that the TRC commented that the applicant did a very good job on the utilities, site drainage, and retention. He suggested that perhaps that was done to mask the blatant disregard for aesthetics and architecture. He noted that the two groups of dwelling units have nothing in common with one another yet they are supposed to be considered part of the same development. He was concerned that they have robbed the area to force the ability to develop lots of an approvable size for the other units. Aesthetically, he liked the modern style but they were juxtaposed against older, rundown homes. He found it obvious and disgusting. Commissioner Layton was perplexed by the project and was looking for a better reason to be more critical of it beyond the fact that he simply does not like it.

Chair Mackin recalled that when it was originally approved on November 24, 2021, the vote was dissenting. She stated, however, that it meets the TRC requirements. Commissioner Layton stated that they must look at what is being presented and what the applicant is seeking approval of and whether there is a just reason to not recommend it.

Commissioner Banks stated that in most cases there is a standard by which a project is judged. He asked if the request meets the standard criteria. Mr. Teerlink stated that the standards are given to provide compliance with the R-2-10 zone and the preliminary construction drawings. He confirmed that this is an administrative review. He stated that if the project were being considered as a Planned Unit Development ("PUD") there would be flexibility to apply conditions. It was instead a preliminary plan subdivision.

Commissioner Layton was interested in hearing from the applicant as to why they chose not to involve the entire acreage as one cohesive development and the merits of why they chose to exclude four of the dwelling units. His recollection was that the applicant wanted greater density but did not get it so they are now doing what is proposed.

Commissioner Prince was concerned with disharmony between the various pieces. She asked if there were any guidelines regarding cohesiveness with the neighborhood. Mr. Teerlink stated that there are not in this case.

Commissioner Layton questioned why they would choose to utilize the other four dwelling units and then turn their back on them. To him, it was clear that because they needed the total acreage to get

the proposed number of units they did not want to spend the money to do anything to the others to make it look like one cohesive development. He found it very frustrating that that is acceptable. Commissioner Lloyd stated that the loophole was created as part of the rezone.

Mr. Teerlink explained that the next step will be preliminary review and potential approval, which establishes the utility layout, drainage areas, driveways, and access points. Final approval would include ownership platting. He stated that no structural elements should be reviewed at this stage. They will be addressed at the Building Permit stage and reviewed based on the R-2-10 standards. He was wary of height with the request and stated that some modifications may be needed. The height is based on lot size and is 32 feet for 6,250 square-foot lots and increases from there.

Commissioner Layton commented that because the project does not need to go before the Architectural Review Board the lack of cohesion within the development should be a justifiable reason for denial. Mr. Teerlink did not think it was justifiable and stated that there have been properties in the past where existing properties were manipulated in size because they were so large.

Commissioner Lloyd commented that the entire subdivision, although architecturally different, is architecturally uniform. She asked if it has to be uniformly developed and improved to the level of the other homes. Mr. Teerlink confirmed that that was the case. When a preliminary level construction drawing is approved, it is stamped and included in the file for the subdivision. Each time a permit is requested, the drawings are referenced and reviewed against what is approved for the new site plan. Commissioner Lloyd assumed that all landscaping will be improved to the same standard as the rest of the subdivision and that internal and external improvements to the existing properties will be at a level that is consistent with the rest of the subdivision.

Commissioner Layton commented that he had not seen anything proposed showing how they plan to improve the existing homes that remain. Mr. Teerlink stated that that will have to be addressed by the applicant. He was aware that they pulled a remodel permit on one of the homes.

CONVENE REGULAR MEETING – Public Welcome and Opening Statement by Commission Chair.

In the absence of Chair Howard Layton, Vice-Chair Ann Mackin assumed the Chair and called the Regular Meeting to order at approximately 6:00 p.m. and read the Commission Statement.

PUBLIC HEARING/ACTION ITEM

1. Zone Map Amendment – Rezone from RM to PO – 2225 East Holladay Boulevard. ***THIS ITEM WAS RESCHEDULED TO MARCH 1, 2022 File #22-4-02.**

The above item was tabled.

2. "Clarenden Woods" Amended and Extended – Concept/Preliminary – 2606 East Casto (R-1-10 Zone). Review and Consideration of an Application by the Owner, Bob Ricks, to Subdivide .655 Acres of Land. This Two-Lot Residential Subdivision will be Added as an Amendment to the Abutting "Clarenden Woods" Subdivision as Per Holladay Ordinance 13.06, 13.08, and 13.10. *File #95-1-03-02.*

Community Development Director, Jonathan Teerlink, presented the staff report and stated that the request is for a subdivision plat for two lots in the R-1-10 zone on Casto Lane. The subject property

is an exemplary lot in Holladay that more than conforms to the zone it is in. The R-1-10 zone requires 10,000 square foot lots. The property owner is providing a plat showing two 14,000 square-foot lots. The rear lot is serviced by a private driveway. The Technical Review Committee ("TRC") reviewed the application at the concept and preliminary level and recommended the Planning Commission hold a public hearing, review the request, and delegate final approval to staff.

The applicant, Bob Ricks gave his address as 4179 South Holloway Drive. He reported that the property was purchased from the neighbor to the west who subdivided the property into two one-third acre lots. Mr. Ricks planned to build a family home on the rear lot and sell the front lot. A neighborhood meeting was held feedback was received from residents. He stated that once approved they hope to proceed as soon as possible.

Mr. Teerlink stated that there were concerns about the potential for high-density housing but was relieved to hear that the intent was to develop two residential homes. One neighbor was concerned about how close it would be to the property line. Mr. Teerlink assured him that all of the setbacks would be adhered to.

Commissioner Prince asked if there are any rules for setbacks for a private driveway that goes down the west side of the property. Mr. Teerlink stated that lots on private driveways are determined to be unique from all other development patterns in a residential neighborhood. Setbacks for lots on private driveways must mirror the yards they abut. He explained that with regard to allowing flag lots or deep lots in subdivisions, the Council was more concerned about the impact. Mirroring yards forces the home to be either centered away from backyards or to move toward nearby intensity. Setbacks for a driveway can be placed on the property line but the City prefers they not be since that is where water typically flows off onto the neighboring property. Usually, there is a curb or separation. The 20-foot width was the most significant to allow for emergency vehicle access.

Chair Mackin opened the public hearing.

Van Evans gave his address as 2607 Casto Lane and asked where the principal driveway for the two homes will be located. Mr. Teerlink stated that it is proposed to be on the westernmost side. A portion on the west side of the line was to be maintained as well. It was noted that the drawing was not correct and the property goes further to the east. What was proposed was acceptable to Mr. Evans.

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

Commissioner Lloyd moved to approve the Preliminary Development Plans for "Clarenden Woods, 2nd Amended and Extended", a residential subdivision in the R-1-10 Zone located at 2606 East Casto Lane, finding that the proposal:

1. ***Is in accordance with the intent, standards, and criteria as per the Holladay City General Plan, Title 13 of the Holladay Zoning and Land Use Code, and Holladay Subdivision Regulation Codes;***

2. ***The new lot is accessed directly from Casto Lane – a public street; and***

3. All trunk utilities are readily available, pending submittals of official connection letters from each provided.

Commissioner Prince seconded the motion. Vote on motion: Commission Layton-Aye, Commissioner Lloyd-Aye, Commissioner Prince-Aye, Commission Roach-Aye, Commissioner Banks-Aye, Chair Mackin-Aye. The motion passed unanimously.

3. <u>"Holladay Gateway" – Preliminary Residential Subdivision – Approximately 2300 East 4500 South (R-2-10 Zone). Review and Consideration of a Proposal by Applicant, Jake Christensen, for a Preliminary Level Subdivision Development Plans for 1.95 Acres of Property. Development Details Support this Conceptually Approved 13-Lot, Single-Family Home Layout with Site Amenities. Review as Per Holladay Code 13.06, 13.08, and 13.10. *File #21-1-14.*</u>

Mr. Teerlink presented the staff report and stated that the request involves the review of a preliminary subdivision application for a project on the corner of 2300 East and 4500 South. The TRC reviewed the plans in accordance with City standards and found them to be appropriate for review tonight. Another element the Planning Commission asked the applicant to explore was the potential use of the Salt Lake Public Utilities site on the corner. The applicant was prepared to present what they have come up with since then. Prior to tonight's meeting, the applicant provided minor revisions for the Planning Commission's consideration pertaining to sidewalk rerouting, extending the backyard, and various landscaping adjustments. The new drawings were provided via email.

The applicant, Jake Christensen gave his address as 13416 Banbury Park Lane. He stated that they settled on the final rezone at the lowest possible density. Multiple neighborhood meetings were also held where the feedback received was factored into the plans. The neighbors did not support twin homes and preferred single-family homes. Mr. Christensen also worked with staff and the City Council to incorporate recommendations and opinions from the various bodies. He felt that what was presented was the best project possible and something that will be a great addition to the City of Holladay.

Mr. Christensen described the landscaping plan and stated that about 70 new trees will be planted. They are also increasing the tree canopy by about 25% and bringing in new landscaping rock and grass as well a new road, new water lines, new sewers, and new buildings.

Chair Mackin asked Mr. Christensen to describe his conversations with Salt Lake Public Utilities. Mr. Christensen stated that they met three times. This parcel has a history in the City of Holladay and there have been issues in the past to get it relandscaped. His understanding was that the issue was with funding coming from the City of Holladay. Apparently, there was no allocation to have that redone. Salt Lake Public Utilities asked them to get an appraisal for the land to establish a lease rate. They also provided full landscaping and irrigation plans and the legal paperwork to allow that to happen. They were now waiting for their review. The last meeting went well and he felt that progress was made. The timing with Salt Lake Public Utilities is longer than working with a private entity but they do not have the financial incentives to make a deal.

Mr. Christensen stated that a large tree fell on the property that they would like to have cut up and removed and sod planted. Salt Lake Public Utilities had concerns about the scope of the landscaping

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because they have the potential to build a pumphouse for future growth. What they are currently proposing is sod on the square parcel and something more intricate on the right-of-way.

Mr. Christensen reported that the current tenant has been using the parcel as their driveway for the last 20 to 30 years, which established a prescriptive easement. His understanding was that when the gate was installed it established their property boundaries because it has been used as a driveway. Mr. Christensen explained that their intent is to landscape the property in order to lease it. If the residents wish to access the property they will have to walk down and through the gate. Mr. Christensen confirmed that that was the case and stated that it is considered prescriptive in nature because they did not gate the entire property. It was felt that the gate was constructed to establish control of the property. It was put up the day before the negotiation because they were worried that the applicants would claim a prescriptive easement. Possible options were discussed.

Mr. Christensen stated that with other properties they have charged $1 for one day out of the year so that an easement is not established. The question was clarified as to whether the applicants would be amenable to opening the property to public use and eliminating the fence altogether if the City had no objection. Mr. Christensen stated that their main concern was with liability but he agreed to consider it. He stated that there are additional implications as well, however. Currently, they are not obligated to keep it open as a public park. What they have entered into is a private contract. If it is a joint effort to get landscaping they would be willing to open it up to the public. If it is a private contract, however, that would be a different situation.

In response to a question raised by Commissioner Banks, Mr. Christensen stated that there is vehicular access where the resident's driveway is. A pedestrian access could be placed there. If a Lease Agreement were in place, they would present a new plan showing how it connects. It must be cohesive with what currently exists. The intent would be to landscape the entire area with walkways through it. There would be access points from both sides.

Commissioner Layton commended Mr. Christensen for his patience. He asked why he chose to only develop nine of the 13 dwelling units. It seemed to be blatantly obvious that one is a new development and the other are contiguous homes. Mr. Christensen prefaced his comments by stating that the scope of the hearing is limited and is not whether they are going to demolish the existing homes. He stated that they plan to do the highest quality development possible. If there was a way to make the project of higher quality, they would. They are limited by several factors including the zoning code, the opinions of residents, feedback from professionals, and market conditions. They are upgrading all of the existing homes and have pulled a Building Permit on one that shows that all that is remaining is the structure. Everything else is being removed and redone such as new flooring, kitchens, HVAC, roofs, and paint. The intent was to modernize the homes and bring them up to current standards. They would not rent out or sell a product that is not up to current standards.

Commissioner Layton asked what zoning issues are limiting them. Mr. Christensen stated that infill development is happening more and more in Salt Lake City because they are running out of land. It is very challenging to acquire this type of acreage anywhere on the east bench. Every new development is tight and compact because of limited acreage. The issue with infill development is that there are existing structures that must be worked around. When developing at a much lower density, the problems increase. Other cities allow for greater density because a different zone allowed

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for new development. If the City wished to have the homes completely torn out and brand new would need to be addressed in the zoning code and General Plan.

Commissioner Lloyd disagreed and stated that Mr. Christensen owns the buildings and does not have to work around them. He stated that he intends to rehab the existing buildings. Previously, he stated that the existing buildings have at least another 10 years of life. From an economic perspective that did not seem worth keeping. At that time, Mr. Christensen indicated that his intent was to rent them. She asked what he plans to do and wondered why he would treat the existing buildings differently than the new ones with the new roads in the subdivision. She did not see the property as being treated as one subdivision since there are four outlier buildings. While the request complies, but for a residential subdivision entitled Holladay Gateway, it is wholly dissatisfactory.

Mr. Christensen stated that their intent is to create the highest and best development possible. There are, however, certain things that restrict them.

Commissioner Roach appreciated the level of tree canopy being put in on the property. He also liked that he is putting in more than he is taking out. He was, however, concerned about the long-term viability of upgrading the homes that are not being touched as part of the project that many of the trees will be surrounding. He did not want the canopy to be doomed in the process. As long as the plan is approved it should be held accountable to the same standard. He encouraged Mr. Christensen as he is infilling it with the new development, to apply the same level of detail to the trees that are planted to create a gateway effect. He stated that that will help with what others do not view as the best approach by leaving the existing structures. Mr. Christensen confirmed that when the homes are redeveloped, the tree canopy will be maintained.

Commissioner Prince asked about the timeline in terms of rehabbing the homes that will remain due to the construction of the nine new homes. She asked about the timing of the rehab. Mr. Christensen stated that the landscaping will be consistent throughout the subdivision. It was expected to go in next spring as completion of the homes gets closer. The condition of the current homes must be improved before being rented or sold.

Mr. Christensen confirmed that they own all of the homes. Some will be rented until a Building Permit is obtained at which time they will be demolished. The landscaping of any existing home will be redone as well as other substantial improvements.

Commissioner Layton liked the idea of Mr. Christensen renovating the existing homes to be consistent with the new modern style. He liked the product but did not like that he had turned his back on the rest of the development. The existing homes will not be at the same level of architecture, aesthetics, or condition. In general, it is not a cohesive development. He questioned the integrity of the solution. Mr. Christensen agreed to discuss the details with him outside of tonight's meeting.

Commissioner Prince stated that the request seems to meet the criteria the Commission is charged with looking at.

Commissioner Lloyd wanted to discuss potential proposals to keep this from happening again. She suggested that the Commission be proactive moving forward.

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Commissioner Banks moved to take a short recess. Commissioner Lloyd seconded the motion. The motion passed with the unanimous consent of the Commission.

After a short recess, the Commission resumed its deliberations.

In response to a question raised, Mr. Teerlink stated that it is imperative that the applicant cross Salt Lake Public Utilities with a road or construct a drainage easement detention basin that is connected rationally to approve this subdivision. Such an agreement must be in place prior to coming before the Commission. Another situation could be parking, which is a common agreement that is entered into with an abutting property owner.

Commissioner Prince moved to approve the Preliminary Development Plans for Holladay Gateway, a residential 13-lot subdivision in the R-2-10 zone located at the corner of 2300 East 4500 South finding that the proposal:

1. ***Complies with the Conceptual Plan approved on November 24, 2021;***

2. ***Construction elements and details were found to be acceptable by various divisions of the Technical Review Committee;***

3. ***Improvements to the Utah Department of Transportation ("UDOT") right-of-way along 3400 South presents an opportunity to enhance a prominent yet decidedly derelict corner of a main Holladay intersection; and***

4. ***The applicant shall continue negotiating with Salt Lake City Public Utilities to attempt to reach an agreement.***

Chair Mackin seconded the motion.

Commissioner Prince withdrew her original motion and modified it as follows:

Commissioner Prince moved to approve the Preliminary Development Plans for Holladay Gateway, a residential 13-lot subdivision in the R-2-10 zone located at the corner of 2300 East 4500 South finding that the proposal:

1. ***Complies with the Conceptual Plan approved on November 24, 2021;***

2. ***Construction elements and details were found to be acceptable by various divisions of the Technical Review Committee;***

3. ***Improvements to the Utah Department of Transportation ("UDOT") right-of-way along 3400 South presents an opportunity to enhance a prominent yet decidedly derelict corner of a main Holladay intersection;***

4. ***The development complies with the underlying zone and General Plan; and***

5. ***The applicant shall continue negotiating with Salt Lake City Public Utilities to attempt to reach an agreement.***

Chair Mackin seconded the motion. Vote on motion: Commissioner Layton-Nay, Commissioner Lloyd-Nay, Commissioner Prince-Aye, Commissioner Roach-Aye, Commissioner Banks-Aye, Chair Mackin-Aye. The motion passed 4-to-2.

Commissioner Prince moved that final approval be deferred to staff. The motion was seconded by Chair Mackin. Vote on motion: Commissioner Layton-Aye, Commissioner Lloyd-Aye, Commissioner Prince-Aye, Commissioner Roach-Aye, Commissioner Banks-Aye, Chair Mackin-Aye. The motion passed unanimously.

Mr. Teerlink stated that if there are any substantial changes, the project will come back to the Planning Commission for review.

ACTION ITEMS

4. Approval of Minutes – 1/11/22.

The minutes stood approved with the unanimous consent of the Commission.

ADJOURN

Commissioner Prince moved to adjourn. Commissioner Roach seconded the motion. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 7:07 p.m.

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I hereby certify that the foregoing represents a true, accurate, and complete record of the City of Holladay Planning Commission Meeting held Tuesday, February 15, 2022.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

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MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING

Tuesday, March 1, 2022
6:00 p.m.
City Council Chambers
4580 South 2300 East
Holladay, Utah

ATTENDANCE:

Planning Commission Members:	**City Staff:**
Ann Mackin, Vice-Chair	Jonathan Teerlink, Community Development Director
Chris Layton	Brad Christopherson, City Attorney
Alyssa Lloyd	
Karianne Prince	
Dennis Roach	

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WORK SESSION

In the absence of Chair Howard Layton, Vice-Chair Ann Mackin assumed the Chair and called the Work Session to order at approximately 5:30 p.m.

The agenda items were reviewed and discussed. Community Development Director, Jonathan Teerlink, reported that three public hearings were scheduled. The first was a map rezone amendment for property located at 2225 East Murray Holladay Road, which is an existing office building in the RM zone. A few years prior, all office uses were removed from the RM zone to create a better clientele base in office buildings. The property is now going through the process of applying for the rezone. Barbara Fortuna, the Property Manager, will describe who she is looking to lease to. If the property is to remain under the current zoning, the proposed tenant, a dentist, would be unable to obtain a Business License.

Agenda items 2 and 3 involve Conditional Use Permits for accessory buildings. Agenda item number 3 is the amendment. Mark Campagna approached the Council in June of 2021 regarding a four-acre parcel in the Walker Lane area and was approved for a 3,600-square foot guest house. Mr. Campagna has prepared the construction drawings and was asking for an additional 600 square feet for a total of 4,200 square feet. The determination to be made by the Commission was whether to amend the original conditions to provide the additional square footage. The additional square footage was the result of squaring off jogs and articulations in the wall.

Mr. Teerlink reported that agenda item number 2 involves a guest house on a private driveway. Staff received a few phone calls from neighbors. One was interested in the architecture and another

neighbor further up the hill indicated that he has an easement through his property for the sewer line connection. He wanted to ensure that it is not disrupted.

Mr. Teerlink stated that agenda item numbers 4 and 5 are returning applications. The Hulton Court matter was back for Preliminary review due to a unique situation. He referenced a discussion staff had with the applicant, his legal counsel, and the City Attorney. Mr. Teerlink stated that nothing came out of the meeting that would warrant amending the staff report. The options were to hear from the applicant, Ron Hilton, and continue or deny the proposed configuration. City Attorney, Brad Christopherson, stated that the issue was whether the properties are contiguous. The City Attorney's Office has stated that they are not contiguous because there is a road that has been in existence for over 100 years. The legal descriptions of the two parcels overlap the road and each other. Mr. Hilton and his legal counsel disagree with that assessment.

Details from the original approval were discussed as well as connectivity issues. Commissioner Lloyd stated that there have been other discussions among previous developments along Murray Holladay Road about the density they were allowed because of the available buildable land. Commissioner Layton stated that there are also adjacent developments on the south side that had to be redesigned to comply with the zoning. He did not understand why a Planned Unit Development ("PUD") was considered in this case since the property is not contiguous. His concern was what should be done now.

Mr. Teerlink explained that staff looks at the drawing that was presented at the time the PUD was approved with the proposed setbacks and compares it to the site plan that was submitted for the Building Permit. If they do not match, the request is denied. A question was posed in the staff report relative to whether the Commission was comfortable considering the property as a whole for the applicant to meet the threshold for a PUD. Planning Commission approval was based on a six-lot configuration.

Without having a preliminary drawing to present, Commissioner Prince felt that the request should be denied. Mr. Christopherson did not suggest that it be denied but perhaps tabled. Commissioner Layton felt that continuing it was the only answer at the present time. When it comes back he would want to be sure that there are not two different sets of drawings. He was concerned that the confusion is intentional on the part of the applicant.

Commissioner Lloyd suggested that the Commission be prepared to review and act on what is before them. She considered what is presented to be incomplete. She preferred to have the applicant present something that can be voted on. She was uncertain whether the Commission should give him time at this meeting.

Commissioner Roach was inclined to take the advice of the City Attorney.

The Viewmont Cove request was next addressed. It is a two-lot subdivision in the R-1-15 zone and both lots far exceed the required minimums. The request is the result of a rezone that took place two to three years ago. The applicant is now submitting a preliminary drawing. It was noted that the two lots are served by one driveway.

A Closed Session was also proposed to discuss the deployment of security measures for the Planning Commission. Chief Hoyal would be making a presentation.

CONVENE REGULAR MEETING – Public Welcome and Opening Statement by Commission Chair.

In the absence of Chair Howard Layton, Vice-Chair Ann Mackin assumed the Chair and called the Regular Meeting to order at approximately 6:00 p.m. She read the Commission Statement.

PUBLIC HEARING/ACTION ITEMS

1. Zone Map Amendment – Rezone from RM to PO Zone – 2225 East Holladay Boulevard. Review and Recommendation to the City Council on a Proposal by Property Owner, Columbia Development Corporation to Amend the Zone Map at this location from the Current Residential Multi-Family Zone ("RM") to the Professional Office Zone ("PO") for an Existing Office Building on Approximately .89 Acres of Property. As Per Legislative Review Procedures Set Forth in Holladay Ordinance Section 13.07. File #22-4-02.

Community Development Director, Jonathan Teerlink, presented the staff report and stated that the above matter is a legislative action item. He explained that rezones, text amendments, and law changes are subject to review and approval by the City Council; however, they delegated recommendation authority to the Planning Commission who is the land use authority. In this case, the request is to take advantage of a recently adopted zone. In 2000, when the City of Holladay was incorporated, a Mixed-Use zone was adopted known as the Residential Multi-Family ("RM") zone. Under County jurisdiction, office buildings were built into the zone. During the time that rezones were being requested for RM, there was some confusion with respect to what was being entitled and whether a rezone would be required. The Council at the time decided to separate the two and created the Professional Office ("PO") Zone.

The PO zone creates issues for existing office buildings when new tenants are sought since medical and professional office uses are no longer allowed. The Council anticipated that owners of office buildings would request the new PO zone for the benefit of the vitality of their office building and to remain competitive.

Chair Mackin opened the public hearing.

Barbara Fortuna was present on behalf of Columbia Development and gave her business address as 2225 East Murray Holladay Road. Columbia Development is a small, family-owned business and they own three office buildings a few residential homes. They have owned the subject property since 1986. They are trying to stay competitive in the growing market and found that they are limited in terms of potential tenants. In 2016, she requested a Conditional Use Permit for Dr. Stephens to office in their building and was now seeking the proposed change. Ms. Fortuna requested the change on behalf of Columbia Development Corporation and appreciated the Commission's consideration.

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

Commissioner Lloyd moved to forward a recommendation to the City Council to APPROVE the application from Barbara Fortuna to amend the Holladay Zoning Map for .89 acres of land located at 2225 East Murray Holladay Road from RM to PO. Commissioner Prince seconded the motion. Vote on motion: Commissioner Prince-Aye, Commissioner Roach-Aye, Commissioner Lloyd-Aye, Commissioner Layton-Aye, Chair Mackin-Aye. The motion passed unanimously.

2. <u>Conditional Use Permit – "Hopkinson" Accessory Garage – 3045 East Whitewater Drive (R-1-21 Zone). Review and Consideration of a Request for a Conditional Use Permit for Jared Hopkins to Allow Construction of a Detached Accessory Building with a Footprint Size Larger than Normally Permitted. As Per Provision Stated in Holladay Ordinance 13.14.030 and 13.08.040. File #22-2-02.</u>

Mr. Teerlink presented the staff report and stated that as the land use authority, the Planning Commission is responsible for approving and considering conditional uses for certain uses in the City. Uses are normally allowed or not allowed with standards, however, there may be distinct situations where certain conditions could be applied to mitigate adverse impacts. In 2016 when the ordinance was written, the intent was to provide for setbacks and footprint sizes for accessory buildings. The Council at the time recognized that there may be certain situations where the permitted footprint size of an accessory building may be exceeded. In this case, the applicant is requesting a Conditional Use Permit to exceed the normally permitted footprint size that staff can approve at the counter.

A public hearing is required to identify potential adverse impacts. Mr. Teerlink received two phone calls on this request. One individual was concerned that a private easement runs through the property. The other was more interested in what the building will look like. The applicant, Jared Hopkinson, was requesting approval to construct a 1,600 square-foot detached accessory building/guest house. The proposed size is 400 square feet larger than allowed by Code.

Chair Mackin opened the public hearing.

Jared Hopkinson gave his address as 3045 East Whitewater Drive and is seeking approval of a plan with slightly more square footage that is allowed for an accessory building on the western half of his lot. The proposed garage will have an apartment unit on top. The garage will be ground level with an elevation difference between the top parking area of about 12 feet. Access to the apartment will be from the top parking area near the house. The northeast wall will be about 10 feet underground.

Sue Fisher gave her address as 2994 Tolcate Lane to the west of Mr. Hopkinson. She stated that the proposed structure will likely block some of her view. She had no objections to what was proposed.

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

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Commissioner Prince asked Mr. Hopkinson what his intention was with the apartment unit and if he plans to register it with the City. Mr. Hopkinson stated that he intends to go through the process.

Commissioner Layton asked about the height restrictions on an accessory building in the zone. Mr. Teerlink stated that it is 20 feet. The applicant provided staff with sketches that are not to scale but that have a low cellar-type pitch. The request was expected to meet the height restrictions but will be overseen by staff.

Commissioner Roach moved that the Holladay Planning Commission APPROVE the application for a detached accessory garage sized at 1,600 square feet located at 3045 East Whitewater Drive subject to the following conditions:

1. ***Be consistent with policies set forth in the City's General Plan applicable to the site where the conditional use will be located.***

2. ***Be allowed by the zone regulations where the conditional use will be located.***

3. ***Be compatible with the character of the site, adjacent properties, and uses, and existing development within the vicinity of the site where the use will be located.***

4. ***Provide vehicular access to the site without materially degrading the existing level of service of the abutting streets.***

5. ***Locate all driveways oriented to direct traffic to streets, major or local, without impacting the safety, purpose, and character of these streets.***

6. ***Locate on-site parking areas and structures, particularly those locations likely to encourage street-side parking for the proposed use, in areas of the site that will not adversely impact the reasonable use of adjacent properties.***

7. ***Accommodate peak traffic to the site without impairing the use and enjoyment of adjacent properties.***

8. ***Provide an internal circulation system designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic.***

9. ***Restrict hours of operation of the proposed conditional use in relation to the hours of activity or operation of other nearby uses to mitigate noise, light, odor, or other nuisances that unreasonably impair the use and enjoyment of adjacent properties.***

10. ***Demonstrate existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and are designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources.***

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11. Install appropriate buffering, such as landscaping, setbacks, and building location, to protect adjacent land uses.

12. Ensure that the neighbor's sewer easement is respected and accommodated.

13. The request must comply with the Tree Ordinance.

Commissioner Prince seconded the motion. Vote on motion: Commissioner Prince-Aye, Commissioner Roach-Aye, Commissioner Lloyd-Aye, Commissioner Layton-Aye, Chair Mackin-Aye. The motion passed unanimously.

3. <u>Conditional Use Permit, Amendment – "Campagna" Accessory Garage – 2602 East Walker Lane (R-1-87 Zone). Review and Consideration of a Request to Amend a Previously Approved Conditional Use Permit for Ashley Rothwell-Campagna to Allow Additional Area Added to a Detached Accessory Building with a Footprint Sized Larger than Normally Permitted. As Per Provisions Stated in Holladay Ordinance 13.08.040(L). File #21-2-07-01.</u>

Mr. Teerlink presented the staff report and stated that in June of 2021 the applicant requested a Conditional Use Permit for an accessory building from the Planning Commission, which was approved. The size was decided upon and approved. The applicant has since approached staff with a request to increase the approved size. No changes were proposed to the location, architecture, or height. The modification involves squaring off walls of the footprint that was originally approved and increasing the square footage by approximately 400 square feet.

Mr. Teerlink reported that the area in which the accessory building is to be placed cannot be more than 25% of the rear yard area. The subject property is seven acres in size and complies with that requirement. The Planning Commission can choose to keep the conditions as is with the new size or amend them as needed.

The applicant, Mark Compagna, gave his address as 2602 East Walker Lane. He explained that the original building was the original home that was on the property. Between himself and his mother-in-law next door, they own 25 acres. The original design involved extending the carport in the back of the building. They are proposing to add two additional spaces to the building. To make the design more efficient, they would like to square off the building. The new building will be much cleaner and match the design of the home.

Commissioner Lloyd saw no need to change the existing conditions. Commissioner Layton disagreed and stated that they should be amended since the applicant wishes to extend the building for two additional spaces and functions. What is proposed is a 10% increase to a building on nearly seven acres.

Commissioner Lloyd moved to APPROVE the amendment to the previously approved Conditional Use Permit for a detached accessory garage on property located at 2602 East Walker Lane, for and on behalf of Mark Campagna as Owner/Applicant. The said Conditional

Use Permit is, and shall be, based upon the following findings – as originally stated on June 1, 2021, including:

1. ***The garage is intended to, or will have the expected effect of, replacing a house of similar dimension to the proposed garage that currently rests on the Property in the vicinity of the proposed garage's idealized position.***

2. ***The desired garage structure will provide covered/enclosed parking not apparently present on the Property – thus providing value to the lot, bringing it into better with the spirit of the zoning code [sheltered parking provision], and improving, at least theoretically, the safety of the site (e.g., being able to access vehicles in a structure during winter months).***

3. ***The detached garage is proposed to be a one-story structure [but 18' tall at its highest point at the edge of the shed-style roof].***

4. ***The structure is intended to be set away from adjoining property lines (as shown on the site plan attached to this report) by some 50' 8" and 62' 6" (easily complying with (the) relevant setback requirement(s) listed in H.C.C. § Chart 13.14.101).***

5. ***The building, per the Applicant, is, "…proposed to match the new house with the same siding and roofing" [standing seam metal roof with board and batten siding].***

6. ***Staff has not received objections (written or verbally expressed) to date respecting the CUP request.***

7. ***Should the structure (CUP) be approved, a Building permit will be required to further authorize its construction which in turn will trigger plan review and inspections to ensure code conformance during the planning and construction processes.***

8. ***Approval of the CUP will neither violate the City's General Plan nor the spirit of its zoning code as the structure is entertainable by CUP by code and is a use commensurate with that intended to populate single-family zones.***

9. ***Provision of utilities, emergency, and general site/building location[al] access, and conformance to zoning bulk regulations (e.g., setbacks, height standards, etc.) will be evaluated during plan review after a building permit is applied for to sanction construction of the building.***

Conditions:

1. ***The Owner/Applicant shall obtain a Building Permit for the proposed detached garage structure and final occupancy approval before using the same for its***

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intended purpose(s).

2. The Owner/Applicant shall not establish or use the structure as an accessory dwelling unit on the Property.

3. City approval of the project garage does not, and shall not, abrogate the Applicant's/Owner's responsibility to comply with any relevant deed restriction(s) and/or Covenants, Conditions, and Restrictions ("CC&Rs") that may be assigned to the Property.

Commissioner Layton seconded the motion. Vote on motion: Commissioner Prince-Aye, Commissioner Roach-Aye, Commissioner Lloyd-Aye, Commissioner Layton-Aye, Chair Mackin-Aye. The motion passed unanimously.

ACTION ITEMS

4. "Hulton Court PUD" – Preliminary Subdivision Plan/Plat – 2394 thru 2397 Murray Holladay Road (R-1-10 and R-2-10). Review and Action on a Presentation by Property Owner, Ron Hilton of Preliminary Level Development Plans and Details for a Residential Single-Family Planned Unit Development Subdivision Located in Accordance with the R-1-10 and R-2-10 Zone Regulations and a Holladay Ordinance §13.08.010 and 13.10.070. File #21-1-15-1.

Mr. Teerlink presented the staff report and stated that subdivision plats require administrative review through the Planning Commission. The above application has completed two of the three stages. When staff receives a preliminary level application, there is a detailed checklist that the drawings are compared to. The drawings were presented in a seven-lot layout, which is contrary to the Planning Commission's previous approval for a six-lot configuration.

The applicant, Ron Hilton, gave his address as 2394 Murray Holladay Road. He reported that a meeting was held the previous day with himself, his legal counsel, and City Attorney, Brad Christopherson. Mr. Christopherson agreed that further study was warranted. A written copy of his comments was submitted.

Mr. Hilton thanked the Commission for granting conceptual approval and explained that they are still seeking approval for a seven-lot Planned Unit Development ("PUD"). He looked at the six-lot alternative and submitted rough sketches. They were not amending their application at this point and were still seeking the approval of seven lots. Concern was expressed with the configuration that some of the neighbors might feel like they got a special exception to the rule. He spoke to some of his neighbors in the R-1 zone that immediately borders the subject property. Frank Holt and Liz Corgen submitted letters to the City. Mr. Holt expressed support for the three smaller homes versus the larger homes in the R-1 portion. Most of those they spoke to had no preference. Ms. Corgen did not directly address the question but previously indicated that she would prefer three small homes to two very large homes. She was most concerned about traffic issues. Mr. Hilton agreed that more stringent speed enforcement was needed.

Ms. Corgen suggested that the City acquire some of the property and provide more public spaces. Mr. Hilton did not object to that and was open to allowing the City to acquire Lot 3 to create common areas. This would allow the City to double the size of the park and add more parking. Mr. Hilton stated that from a zoning standpoint, they are entitled to seven lots. Limiting the south property two lots would increase the size of the lots but is contrary to what they envision.

Chair Mackin commented that the matter before the Commission is the preliminary plat for six parcels as previously approved by the Commission, not seven. Because what is presented and what was approved differ, action cannot be taken tonight. Potential options were discussed. Mr. Hilton stated that they cannot appeal a decision of the Planning Commission until a decision is made on final approval.

Commissioner Layton was concerned that Mr. Hilton took the Commission's time away from other items on the agenda with something that is not ready to be presented. Mr. Hilton stated that if the outcome of the legal analysis does not allow them to develop seven lots, they will amend their application to six. The intent tonight was to give the Commission a preview of what seven lots would look like. Chair Mackin felt that the best option was to table the matter to allow for further legal assessments.

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Commissioner Layton did not want there to be any misunderstanding and made it clear that Mr. Hilton was only granted conceptual approval for six lots within the standards of an R-1-10 and R-2-10 as they are currently zoned. Mr. Hilton recognized that but stated that there are legal questions to be answered. Commissioner Layton disagreed and stated that there is no legal question about what the Commission approved. The other legal discussions that have taken place pertain to contiguous properties and other issues that have nothing to do with what was approved.

Commissioner Prince was willing to continue the matter but did not want her time to be wasted by having Mr. Hilton come back to discuss something that does not meet with what was conceptually approved. When he comes back, what is presented needs to be relevant.

Commissioner Roach moved to continue the matter until the Commission receives word back from City Staff and the City Council about the legal proceedings involved. Commissioner Lloyd seconded the motion. Vote on motion: Commissioner Prince-Aye, Commissioner Roach-Aye, Commissioner Lloyd-Aye, Commissioner Layton-Aye, Chair Mackin-Aye. The motion passed unanimously.

5. <u>"Viewmont Cove" – Preliminary Subdivision Plan/Plat – 4813 South Viewmont (R-1-15). Review and Action on a Presentation by Property Owner, David Haynie and Denise Hurst of Preliminary Development Plans and Details for a Residential Subdivision in Accordance with the R-1-15 Zoning Regulations and as Per Holladay Ordinance §13.08.010 and 13.10.070. File #21-1-13.</u>

Mr. Teerlink presented the staff report and stated that the request is for preliminary review of a property that was a result of a recent rezone from R-1-21 to R-1-15. The TRC reviewed the plat for compliance with standards set forth and recommended preliminary approval.

The applicant, David Haynie, was present representing himself and his wife, Denise Hurst. Several months earlier they presented a plan to split the property in half with a driveway to the rear lot. They were seeking to move forward to final approval.

Commissioner Prince asked about the Landscaping Plan and specific information on the tree canopy. Mr. Haynie stated that they presented information on the trees that currently exist on the property. Details on the rear lot will be submitted by a future owner. Mr. Teerlink referred to notes on the plat and stated that more could be added to reference compliance with the Tree Ordinance.

Commissioner Prince moved to approve the Preliminary Development Plans for "Viewmont Cove", a residential single-family home subdivision in the R-1-15 zone located at 4813 South Viewmont Road finding that the proposal:

1. ***Is in accordance with the intent, standards, and criteria specified in the Holladay City General Plan, Title 13 of the Holladay Zoning and Subdivision Regulation Codes.***

2. ***Properties are accessed directly from Viewmont, a public street.***

3. ***All trunk utilities are readily available with connection approval submitted from each provider.***

Conditions:

1. ***Staff shall place a note about maintaining the Tree Ordinance Section 13.77 on the plat as recorded.***

2. ***Delegate Final Plat approval to Staff.***

Commissioner Roach seconded the motion. Vote on motion: Commissioner Prince-Aye, Commissioner Roach-Aye, Commissioner Lloyd-Aye, Commissioner Layton-Aye, Chair Mackin-Aye. The motion passed unanimously.

6. <u>Closed Session Pursuant to Utah Code Section 52-4-204 and 205 to Discuss Personnel Issues, Potential Litigation, and Property Acquisition and Disposition.</u>

Chair Mackin moved to go into Closed Session for the purpose of discussing the deployment of security measures for the Planning Commission. Commissioner Prince seconded the motion. The motion passed with the unanimous consent of the Commission.

The Planning Commission was in Closed Session from approximately 7:00 p.m. to _____

<u>ADJOURN</u>

The Planning Commission Meeting adjourned at approximately _____p.m.

I hereby certify that the foregoing represents a true, accurate, and complete record of the City of Holladay Planning Commission Meeting held Tuesday, March 1, 2022.

Teri Forbes

Teri Forbes
T Forbes Group
Minutes Secretary

Minutes Approved: _____

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