

Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

Community Director
NICK TATTON

City Recorder
JACI ADAMS



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PHONE (435) 636-3184 - Fax (435) 637-2905
www.pricecityutah.com

**PRICE CITY
PLANNING AND ZONING COMMISSION**

Commission

JUDY BEACCO
DAVID BLACK
KYLE HEFFERNAN
RICHARD ROOT
RENEE SWINBURNE
TODD THORNE
JAN YOUNG
ERROLL HOLT, ALT.
CHRIS WOOD, ALT.

**PLANNING AND ZONING AGENDA
10/11/2022**

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 5:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. SAFETY SECONDS
4. MINUTES for 08-22-2022.
5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS
7. CONDITIONAL USE PERMIT
 - a. MULTIPLE FAMILY, MULTIPLE STRUCTURE (APARTMENT COMPLEX) LAND USE AND SITE PLAN. Consideration and possible approval of a multiple family, multiple structure (apartment complex) land use at 1433 E Airport Road, Price Apartments, Tim Soffe.
8. HOME OCCUPIED PERMIT
9. UNFINISHED BUSINESS

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF AUGUST 22, 2022**

PRESENT:

Commissioners:

**Judy Beacco
Richard Root
Renee Swinburne
Todd Thorne
Chris Wood
Jan Young**

**Nick Tatton, Community/Human Resources Director
Jaci Adams, City Recorder**

EXCUSED: Commissioner Black, Commissioner Heffernan, Commissioner Holt

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE

Commissioner Young called the meeting to order at 5:00 p.m. Commissioner Young led the Pledge of Allegiance.

2. ROLL CALL

Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS

Commissioner Beacco reminded everyone to pay attention to school zones with school being back in session. While driving watch for children, cross guards and buses that make frequent stops.

4. MINUTES OF August 8, 2022

MOTION. Commissioner Swinburne moved to approve the Minutes for August 8, 2022. Commissioner Beacco seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS

No public comment was received on any item.

6. CONDITIONAL USE PERMIT

a. DAYCARE/PRESCHOOL LAND USE

The Commissioners thoroughly discussed the land use for a daycare/preschool with the applicant and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding specifics on the site such as garbage collection, off street parking and business signage. Commissioner Young read aloud the following conditions of approval:

- Business operation and occupancy limited to the lesser of the identified safe occupancy load of the building as established and regulated by the Building Inspector and Price City Fire Chief or the State of Utah permit maximum, finding that occupancy limits protect the health, safety and welfare of the building occupants and the overall community.**
- Completion of building and fire safety inspection of structure prior to occupancy by the Building Inspector and Price City Fire Chief and compliance with all required safety recommendations stemming from the inspections finding that updated and inspected structures protect the health, safety and welfare of the community and specifically protect the life safety of children at daycare or preschool.**
- Submission of a copy of State of Utah license, if any, to Price City finding that properly licensed and permitted businesses serve to protect the health, safety and welfare of the community.**
- Any building renovations completed under the auspices of a Building Permit and inspected by the Building Inspector finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.**
- No additional structures located on the site without specific review and approval of an amended site plan finding that future uses, structures and development may require additional permitting and consideration by Price City.**
- Children within the structure or in an outdoor playground area to remain under the direct supervision of a qualified Building Blocks Corner adult employee at all times finding that qualified adult supervision mitigates the potential for malicious acts.**
- Site requirements: Minimum of twelve (12) off street parking spaces to be identified, including ADA spaces, must be striped and identified prior to occupancy. Minimum of two (2) off street parking spaces identified for safe drop-off and pick-up of children – must be painted and signage installed. Drop off and Pick Up: Must be maintained in off-street location for safety. No drop-off, pick-up vehicle stacking in the public right of way. Exterior Lighting: parking lot, drop-off and pick-up area and outside corridors and play areas to be lighted and fully visible during dark hours for safety. Light fixtures to be angled away from neighboring residential properties. All exterior lighting to**

be LED fixtures. Garbage cans and/or garbage dumpster to be maintained in off-street hard surfaced enclosure to prevent wind scatter of garbage, rubbish and debris. Garbage receptacles in quantity and service frequency to prevent accumulations of garbage, rubbish, debris outside of the containers. Playground and outdoor play area to be secured with a six-foot non-sight obscuring (6') secured fence. Fence to accommodate secured gate used for emergency purposes only. No egress by children or ingress by unauthorized persons through gate or fence. Six-foot (6') sight obscuring fence along north and east site boundaries; three foot (3') for thirty feet (30') from each sidewalk line. Minimum of 5% of surface area of site to be landscaped. All landscaping to be water wise. Undeveloped area on the SW corner of the subject property to be landscaped prior to occupancy.

☐ Business signage to be presented to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and approved business signage promotes increased commercial and business activity within the community, consistency in signage and is consistent with the Price City General Plan.

☐ Business operation authorized only after 7:00am and prior to 9:00pm daily finding that no extended business operation information was provided in the application and limited business operation hours mitigate disturbances to neighboring properties.

☐ No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

After some discussion, it was determined that not all requirements have been completed on the Conditional Use Permit application. Such as an enclosure around the dumpster, striping the parking lot, landscaping and identification of the surrounding property owners on the Conditional Use Permit Application.

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Thorne moved to provide final approval for the Conditional Use Permit and allow a 30-day timeline for the applicant to meet all requirements identified, specifically those that should have been completed prior to occupancy. Commissioner Wood seconded and motion carried.

6. UNFINISHED BUSINESS

Nick Tatton reminded everyone that the Price City Planning and Zoning Commission Retreat will be held November 30, 2022. A Hearing Officer will be appointed by the City Council and the appointee will be announced at the next meeting.

Commissioner Young asked for a motion to close the regular Planning and Zoning meeting.

MOTION. Commissioner Root moved to close the regular Planning and Zoning meeting. Commissioner Thorne seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 5:28 p.m.

APPROVED: _____
Chair, Jan Young

ATTEST: _____
City Recorder, Jaci Adams

Mayor
MICHAEL KOURIANOS
City Attorney
ERIC JOHNSON
Community Director
NICK TATTON
City Recorder
JACI ADAMS

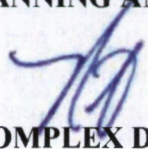


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**Planning & Zoning
Commissioners**

JAN YOUNG
JUDY BEACCO
RICHARD ROOT
TODD THORNE
KYLE HEFFERNAN
DAVE BLACK
RENEE SWINBURNE
ALTERNATE: ERROL HOLT
ALTERNATE: CHRIS WOOD

Price City Planning & Zoning Commission

DATE: SEPTEMBER 16TH, 2022
TO: PRICE CITY PLANNING AND ZONING COMMISSION
FROM: NICK TATTON 
RE: APARTMENT COMPLEX DEVELOPMENT

Please find attached a Conditional Use Permit (CUP) application and associated information submitted by Tim Soffe for a multiple family and multiple structure (apartment complex) development to be located at approximately 1433 E Airport Road within the Commercial 1 (C-1) zoning district. The development is a conditional use listed in the Price City Land Use Management and Development Code (Code), Section 11.3.2.1.3.1. General evaluation criteria are listed in Section 11.1 of the Code and the specific evaluation criteria is listed in Section 11.1.m of the Code.

It is recommended that the Planning Commission thoroughly discuss the project with the applicant and ensure understanding of all development conditions. Of particular note, please discuss nuisance control (dust, noise, etc.) during construction, construction time frames, potential restrictions to the phase II property area based on this project in terms of other development or land uses. Development priorities include storm water management, access to the Phase II parcel for a new or different land owner should Phase II of this development not occur as well as overall resident safety considerations.

RECOMMENDED MOTION(S):

1. Move to provide final approval for multiple family multiple structure apartment complex land use based on the conditional land use in Section 11.3.2.1.3.1 of the Price City Land Use Management and Development Code (Code), based on the Conditional Use Permit Application (CUP) submitted by Tim Soffe, to be located at approximately 1433 E Airport Road within the Commercial 1 (C-1) zoning district, based upon the general evaluation criteria listed in Section 11.1 of the Code, the specific evaluation criteria listed in Section 11.1.m of the Code, and subject to the following conditions of approval:
 - a. General Site:
 - i. All exterior lighting within the development to be high efficiency LED fixtures and all developed area ingress / egress and parking areas to be lighted during dark hours finding that lighted spaces mitigate the potential for theft and other non-desirable behavior.
 - ii. Fencing to be installed at Phase I project boundaries finding that fencing along project boundaries creates a land use break and mitigates the potential or unauthorized ingress / egress.
 1. Six-foot (6') sight obscuring fencing on west, north and east project boundaries. Three-foot (3') sight obscuring fencing for

thirty-five feet (35') back from Airport Road on the west and east property boundaries.

- iii. Minimum of five percent (5%) of area landscaped finding that the Code minimum requirement is 5% minimum area landscaping. Water wise landscaping preferred and recommended.
 - iv. Minimum of two (2) off street parking spaces per residential unit finding that the Code minimum requirement is 2 off street spaces per residential unit. Total three-hundred thirty-six off street parking spaces required for Phase I development (168 units x 2 spaces per unit = 336).
 - v. All garbage dumpster areas to be enclosed and hard surfaced and allow garbage truck access without risk to damage to surrounding structures, vehicles or equipment and sized and serviced at a frequency that prevents the accumulation or wind scatter of garbage, rubbish or debris.
 - vi. Interior fire lanes to be a minimum of twenty-six feet (26') in width with twenty-eight-foot (28') radius turn areas and capable of supporting up to seventy-five thousand (75,000) fire apparatus finding that fire safety access protects the health safety and welfare of the community.
 - vii. Any installed development signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage services to promote consistency within the community.
 - viii. All developed / installed **public** infrastructure including but not limited to roads, curb, gutter, sidewalk, water utility, sewer utility, storm water utility, electrical utility, fire hydrants (along Airport Road – confirm final location/spacing with Price City Fire Chief), street lights, roadway restoration to be installed as indicated in the submitted plans, meeting all Price City minimum approved standards and inspected by the Price City Public Works Department finding that quality development of long term infrastructure protects the interest of Price City and is consistent with the Price City General Plan. All infrastructure shall be installed and conform to Price City Standards and the most current American Public Works Association (APWA), Utah Chapter, standards.
- b. Plans and Documents:
- i. Submission of a geotechnical study, prepared by a qualified engineer, to the Price City Public Works Department for acceptance and concurrence, development in compliance with the study and any direction from the Price City Public Works Department finding that development compliant with qualified geotechnical studies protects the health, safety and welfare of the community.
 - ii. Submission of a storm water management study, completed by a qualified engineer, to the Price City Public Works Department for acceptance and concurrence, development in compliance with the study and any direction from the Price City Public Works Department finding that development compliant with qualified storm water management studies protects the health, safety and welfare of the community. Storm water management plan to retain and release storm water to a pre-development flow based upon a 100-year storm event.
 - iii. Completion of a storm water pollution protection plan (SWPPP) as required by the State of Utah, by a qualified engineer, and copy provided to Price City
 - iv. Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of the necessary financial surety prior to commencement of development activity finding

that properly agreed and financially secured public infrastructure installation protect the long-term financial interest of the community.

- v. Completion of a private water agreement with the Price City Public Works Department, if required, for water connectivity finding that properly agreed upon water connection and circulation protects the health, safety and welfare of the community.
 - vi. Completion of a water and sewer usage model by a qualified engineer identifying usage metrics prior to development finding that properly planned and modeled utility connections mitigate potential future utility service disruptions.
 - vii. Completion and submission of a site environmental survey consistent with Chapter 3 of the Code finding that properly evaluated site environmental conditions mitigate the potential for development misunderstandings, delays and other unforeseen circumstances.
- c. Restrictions:
- i. No Home Occupied Businesses (HOB) to be authorized within the development finding that HOB's within the development may lead to additional parking and occupancy congestion and decrease internal development pedestrian and vehicle safety.
 - ii. No residential facilities/rooming/boarding/dormitories permitted within the development finding that those land uses require additional permit consideration.
 - iii. No development activity on the Phase II parcel finding that the site plan and development impact mitigations for Phase II have not been submitted to Price City by the applicant.
- d. Other:
- i. Understanding that Phase II, as contemplated, shall require a site plan amendment review and additional authorization prior to development finding that pedestrian and vehicle circulation, utility connectivity, storm water management, and other site plan elements shall require review and approval.
 - ii. All permitting, utility connection, impact, public infrastructure deposits and other fees to be paid in full prior to commencement of development at the site finding that fully applied for and paid fees mitigate incremental impacts of the development on the community.
 - iii. Full-time on-site manager to be present at development and manager contact information provided to Price City and other area service providers finding that on-site management mitigates confusion regarding needs within the development from the public and residents of the development.
 - iv. Utility connections installed with sufficient capacity to fully ensure service to Phase II of the development as contemplated finding that properly sized utilities mitigate the potential for development limitations. Utility capacity to be sized to accommodate Phase II, or other approved land use and development on the Phase II property area, regardless of Phase II actual development construction.
 - v. All infrastructure and facilities, utilities, including on-site storm water detention basins within the development, within the boundary of the development shall be considered private and not public finding that only infrastructure within the public area shall be dedicated to the public. Developer and / or owner shall be responsible to provide required reporting (back flow inspection, fire hydrants, etc.).

- vi. Developer to arrange for and install or relocate all existing utilities including irrigation water ditch/pipes (cannot limit or impede access to water) which may conflict with the proposed development.
 - vii. Building permit required for structure construction finding that planned, reviewed and inspected construction protects the health, safety and welfare of the community.
 - e. No conditions at the development site in violation of the Price City Property Maintenance Code finding that properly maintained property and construction sites mitigate negative impacts on the surrounding properties.
 - i. Dust control, traffic congestion control during construction required.
- 2. Move to acknowledge that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

Fee: _____



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

☐ New Business (Complete boxes 1 through 13 on page 1, and all subsequent pages)

☒ New Construction/Development (Check all applicable boxes below and complete entire application)

Plan Phase:

☒ Concept

☒ Preliminary

☒ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: Price Apartments Associates, LLC.		2. Title: owner	
3. Applicant's Mailing Address: 438 W. 12300 S.		4. Suite/Apt. No.: 101	
5. City: Draper	6. State: UT	7. Zip Code: 84020	
8. County: Salt Lake		9. Telephone: (385) 347-0644	
Project Information			
10. Name of Project (Business): Price Apartments Phase II			
11. Address of Proposed Project: Main Street and Airport Road - Parcel # 01-2502-0001			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. ☐ Sign ☐ Commercial ☐ Residential	14. ☐ Zone Change ☐ Storm Drainage ☐ Street Work ☐ Road Dedication ☐ Water ☐ Sewer	15. ☐ Excavation ☐ Fill Work ☐ Building ☒ Subdivision ☐ Apartments ☐ Electrical	16. ☐ Industrial ☐ Annexation ☐ Flood Plain ☐ Recreation ☐ Street Opening ☐ Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	
		23. Project Plans: ☐ Plans Included ☐ Attachments (Number) _____	

24. Brief Description of Project:

please refer to the executive summary.

25. Justification (Explain why this project is needed):

please refer to the executive summary.

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. AEI NET LEASE PORTFOLIO IV DST TRACTOR SUPPLY (#01-2502-0002)	1277 E. Main Street PINE, UT 84501	()
2. BEVER LEE GONSHAK FAMILY PARTNERSHIP #01-2502-0003	PO BOX 630215 ROCKVILLE, UT- 84763	()
3.		()
27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? ☐ Yes ☐ No

Signature of Property Owner

Christopher J. Miller

Date

09/07/2022

Please Print Name

Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

☐ Approve

☐ Decline

Comments:

Signature:

Date:

Requires:

- ☐ Building Permit
- ☐ Conditional Use Permit
- ☐ Code Amendment
- ☐ Board of Adjustments Variance
- ☐ Flood Plain Development Permit
- ☐ Other:

SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.



Price Apartments

EXECUTIVE SUMMARY

CJM Development Group, LLC will be applying for \$17,000,000 in tax-exempt bonds, \$2,500,000 in taxable bonds and \$1,000,000 in State LIH funding. These funds along with federal tax credits, to be awarded by Utah Housing Corporation, will fund the development and construction of an affordable apartment community in Price, Utah. Construction of the project is set to begin end of Q1 2023.

The site of the proposed project, Price Apartments, will be in Price, UT, which is part of Carbon County. The project is located along Main Street on Airport Road (see Site Map below). The site is east of Main Street and is centrally located among Price's shopping and restaurants. The project will be located just north of the only Walmart located in all of Carbon County, which has a population of over to 21,000 residents and will have easy access to the main highway system, which will provide residents the ability to commute to other major cities along the Wasatch Front. The main project characteristics are as follows:

-
- 168 apartments to include a total of 42 one-bedroom one bath tax credit units, ~~84 two-bedroom~~ two bath tax credit units and 42 three-bedroom two bath tax credit units. The project will be 100% affordable.
 - The rent for the tax credit units will be at 60% Area Median Income (AMI).

- The project will have a full amenity package including a community center with exercise facilities. The property will offer surface parking, a community pool, playground and a large outdoor area for the residents to enjoy.
- The project will be a garden style, walk-up property with five, 3-story buildings. There will be 24 units in each Building, and a stand-alone clubhouse/community center with a pool for the residents.
- Section 8 housing will also be accepted at the property but will not be necessary to reach 100% occupancy.

The market conditions for this project are as follows:

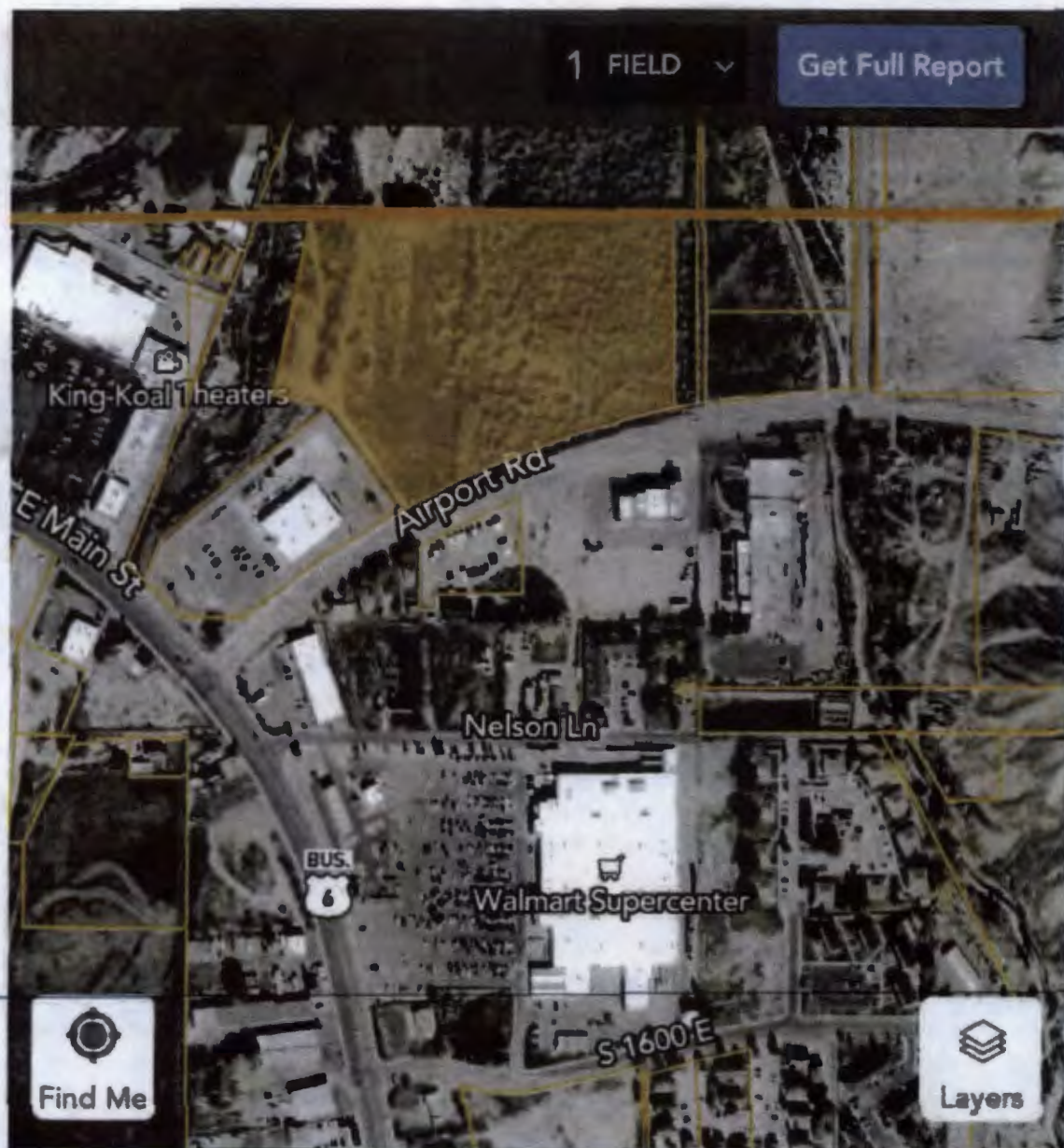
- Demographics of Carbon County (the primary market area) and economic conditions of this area are very favorable to this tax credit project. According to James Wood in his market study for the project, "The rental market in Carbon County is extremely tight." All apartments and rentals in the area are 100% occupied with waiting lists of 3 to 4 months.
- Carbon County's population has been very steady over the years with a growth rate of more than 1%. The current population in the county is 21,403.
- The project will be in the center of Price, UT with retail shops, restaurants and major grocery and warehouse stores with easy highway access. Price is located 77 miles southeast of Provo, UT. With close access to highways I-70 and I-15, Price is also known as an area where people live to take advantage of more affordable housing and commute to surrounding areas for work.
- Job growth is coming to the area with Intermountain Electronics (IE Corp) expansion of their headquarters. IE Corp is in the process of expanding its campus to 270,000 square feet by the end of 2022. Currently, IE Corp has 300 employees. The expansion will add an estimated 285 jobs. IE Corp has four factors and seven service locations throughout the United States. The company specializes in engineering and design, fabrication, process and instrumentation, electrical and controls, automation and programming, testing, and project management for the energy industry.
- According to Shanny Wilson, the Director of Economic Development and Tourism for Carbon County, there is an extreme need for apartments in the area. Speaking with Ms. Wilson, she stated, "we are in need of apartments more than any other housing." The area is expecting a few new manufacturing plants to be developed along with a new strip mall with several new retailers on Main Street close to our project.

With the 'tight' rental market and expected steady growth, the market is in great need for housing, and in particular affordable housing, as there is currently little affordable inventory to choose from in Price, UT. According to James Wood's rental market analysis on page 32 of his market study, "There is a significant need for rental units targeted at the population with income less than 80% AMI, nearly 60% of all renters. Seven hundred and eighty-five of these renters having housing cost burdens greater than 30%, and 430 have housing cost burdens greater than 50% of their income."

The current population supports the need for the additional rental units Price Apartments will bring to the area. The expected job growth coming to the area will only increase the already existing demand. This project will provide state of the art affordable housing to the area and will help meet the needs of the residents who are looking for improved living options. We look forward to the development of this project and are excited to bring improved apartment living to Carbon County, UT.

Please note, the project will need approval from Utah Housing Corporation for the 60% AMI income and rent limits as there is not much of a rental market in the area to truly determine market rents. As such, 60% AMI rent limits are not showing 10% below market rents. We will be requesting a waiver from Utah Housing Corporation to allow the project to charge 60% AMI rents. The cost to build the project is only supported by 60% AMI rents.

Site Map



PRICE MUNICIPAL CORPORATION
185 EAST MAIN STREET
P. O. BOX 893
PRICE UT 84501

637-5810

Sep 16, 2022

Receipt No: 5.104753

PRICE APARTMENT ASSOCIATES, LLC

Previous Balances
LICENSE PERMIT FEES
CUP

.00

200.00

200.00

Total:

200.00

200.00

CHECK

Check No: 106

Total Applied:

.00

Change Tendered:

09/16/2022 9:16 AM

WIDE IMPRINT CORPORATION
100 East Main Street
P.O. Box 80
Orie, UT 84201
Receipt No: 218453

WIDE IMPRINT CORPORATION, LTD.
Previous balance
LICENSE PERMIT FEE
COP
Total
CHECK
Cash No. 100
Total Amount
Change Tendered
\$218.53

100
\$218.53
\$218.53
\$0.00
\$0.00
\$0.00

PAYEE: Price City Administration (pricecity)

Job(Prop)

cmpr (cmpr)

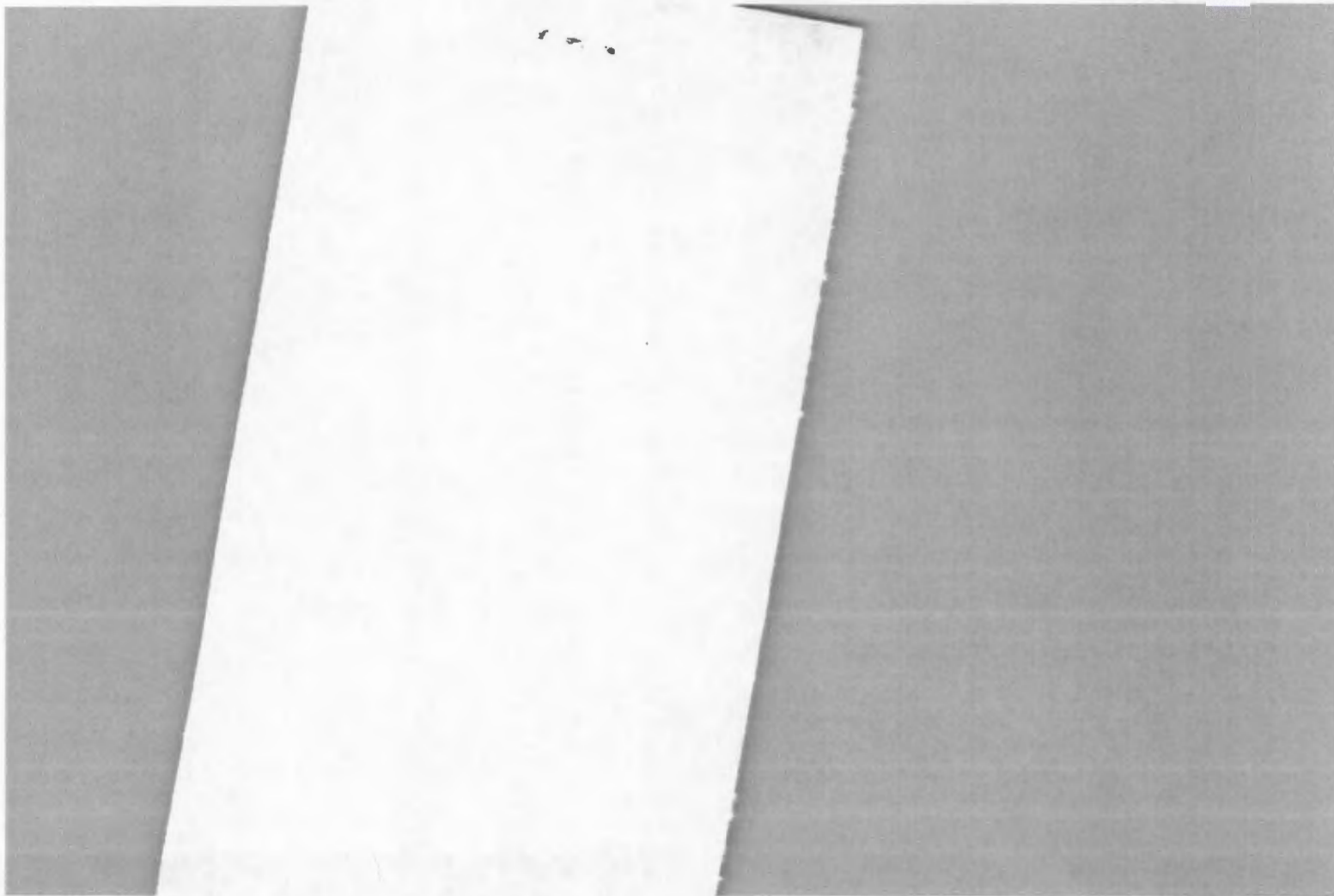
Categ(Acct)

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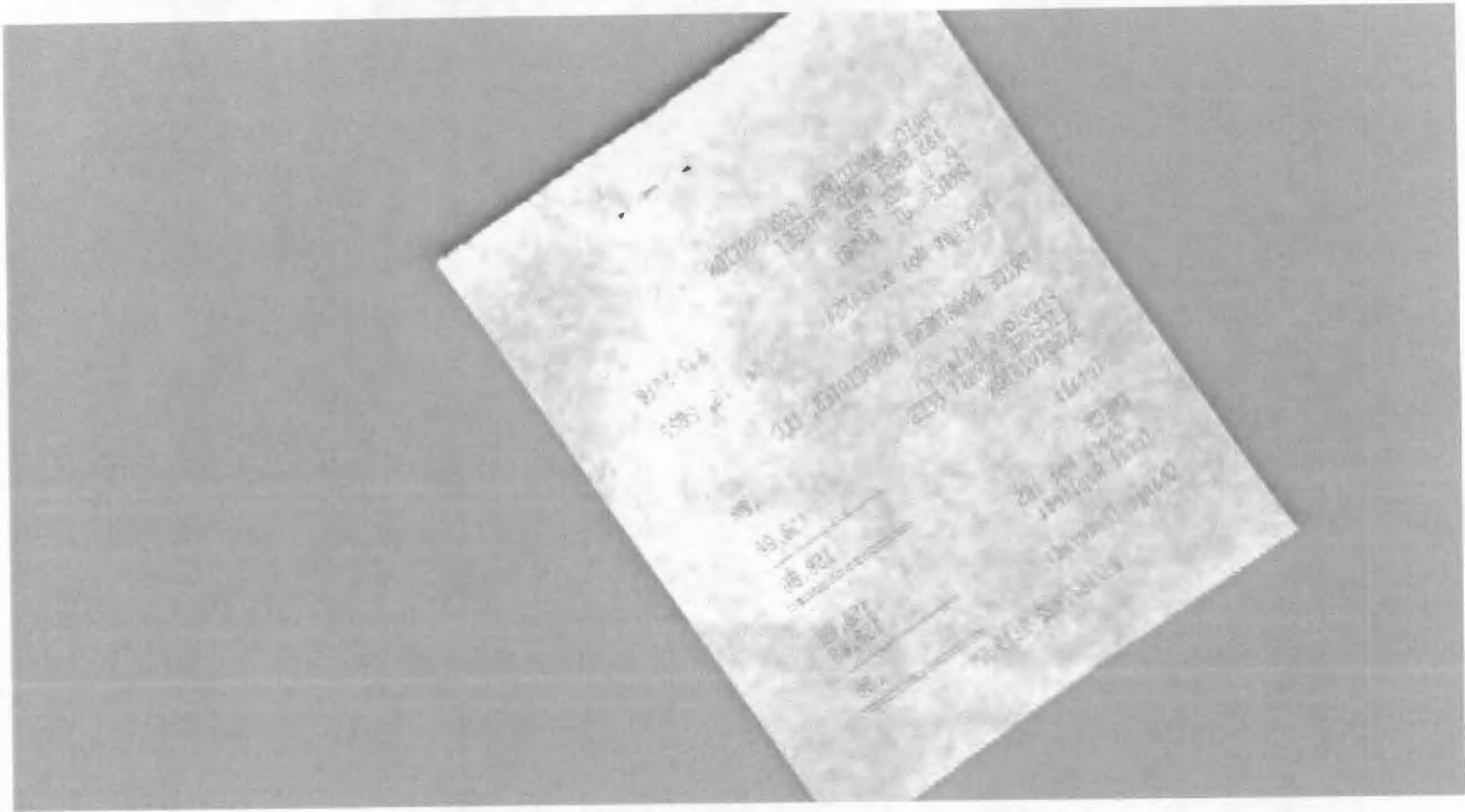
Invoice - Date

Description

Price Conditional Use P Price Conditional Use

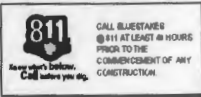


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PAYEE:Price City Administration(pricacity)

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
cmpr(cmpr)	180700(1510-0001-1)		Price Apt Subdivision P Price Apt Subdivision Plat Approval	150.00
				<hr/> 150.00



PRICE APARTMENTS

AIRPORT ROAD PRICE, UTAH

**FOR REVIEW
NOT FOR CONSTRUCTION**

DATE PRINTED
September 15, 2022

INDEX OF DRAWINGS

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C-101	SITE PLAN	C-403	UTILITY PLAN		
C-102	SITE PLAN	C-500	EROSION CONTROL PLAN		
C-103	SITE PLAN	C-501	EROSION CONTROL DETAILS		
C-200	OVERALL GRADING PLAN	PP-00	PLAN AND PROFILE KEY MAP		
C-201	GRADING PLAN	PP-01	PLAN AND PROFILE		
C-202	GRADING PLAN	PP-02	PLAN AND PROFILE		
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C-303	DRAINAGE PLAN	PP-07	PLAN AND PROFILE		

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN OR OF TOLERANCE TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS. "CONSTRUCTION SAFETY OFFICER" THE ONLY LICENSED SHALL NOT BE RESPONSIBLE IN ANY MANNER FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH THIS REGULATIONS AND CODES.

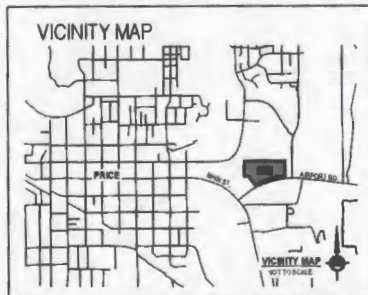
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL IMPLY CONTRACTOR'S AND NOT BE LIMITED TO VEHICLES WORKING HOURLY AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CIVIL ENGINEER.

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED /REVISED REPRESENT SHOWN IN THIS DRAWING, AND SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A PROVIDED ENGINEERED PRODUCT. ANY WORK IDENTIFIED BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS IDENTIFIED BY THE NAME AND OF THE DEVELOPER, HOLDING BUT NOT LIMITED TO: MCA, PETERSON, FREDERICK, SCHWAB, SITE CLEANING, PARRISH, NEUBERGER CONSTRUCTION, ETC.

UTILITY DISCLOSURE

THE CONTRACTOR IS SPECIFICALLY NOTIFIED THAT THE LOCATION AND /OR DEPTHS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND AS FAR AS POSSIBLE, REASONABLE DUE DILIGENCE IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATOR CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO POSITIVELY IDENTIFY THE LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO PRICE CITY STANDARDS & SPECIFICATIONS.
2. ONLY BLUE STAMPED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. RELOCATING UTILITIES: VARIOUS UTILITIES SHOWN IN SECTION 12, THIS, SEE SHEET LANE 100 & 101 FOR BLUE STAMP & 101.

EN SIGN
THE STANDARD IN ENGINEERING

RICHFIELD
225 N. 1600 E.
Richfield, UT 84701
Phone: 435 866 2292

LAYTON
Phone: 801 547 1100

TOOELE
Phone: 435 840 2600

CEDAR CITY
Phone: 435 865 1453

SALT LAKE CITY
Phone: 801 266 0529

WWW.ENSIGNENGINEERING.COM

THIS APARTMENT ASSOCIATES, LLC

CONTACT:
PHONE:

PRICE APARTMENTS

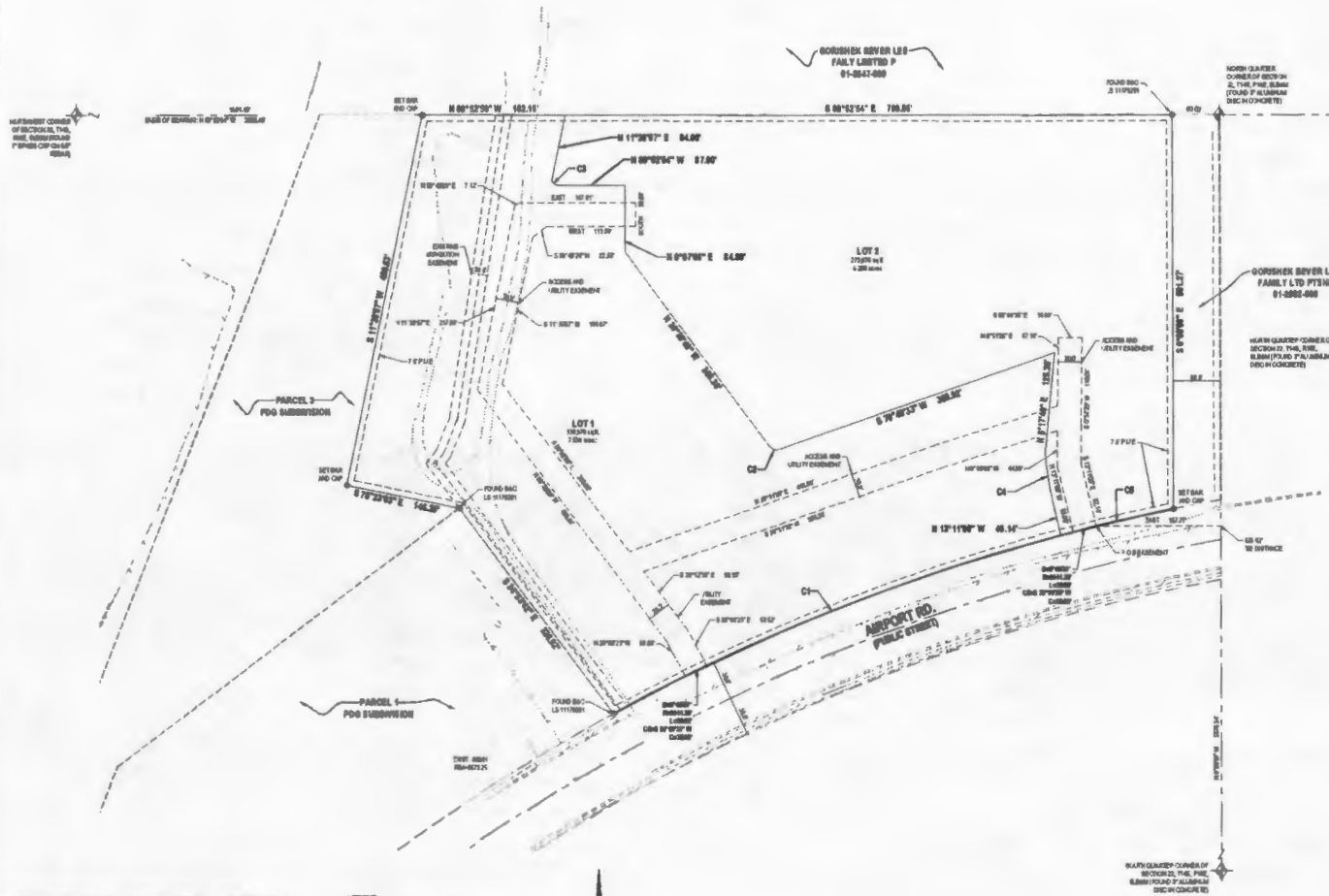
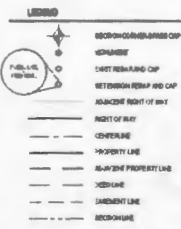
**AIRPORT RD.
PRICE, UTAH**

COVER

PROJECT NO. 22-001
DATE: 9/15/22
DRAWN BY: C. ORFILL
CHECKED BY: S. 303

PRICE APARTMENTS MINOR SUBDIVISION

LOCATED IN THE NORTH QUARTER CORNER OF SECTION 36,
TOWNSHIP 14 SOUTH, RANGE 19 EAST,
SALT LAKE BASIN & MERIDIAN
CARSON COUNTY, UTAH



CURVE	BEARS	LENGTH	DELTA	BEARING	CHORD
C1	341.32	111.12	127.02°	S89°29'52" E	438.87
C2	16.82	12.82	127.02°	S89°29'52" E	11.82
C3	1.82	1.82	127.02°	S89°29'52" E	1.82
C4	1.82	1.82	127.02°	S89°29'52" E	1.82
C5	1.82	1.82	127.02°	S89°29'52" E	1.82

COUNTY ATTORNEY'S APPROVAL
I, _____, County Attorney, do hereby certify that this is a true and correct copy of the original record as filed in the County Clerk's Office.

PLANNING COMMISSION APPROVAL
I, _____, Planning Commission, do hereby certify that this is a true and correct copy of the original record as filed in the County Clerk's Office.

COUNTY CLERK'S APPROVAL
I, _____, County Clerk, do hereby certify that this is a true and correct copy of the original record as filed in the County Clerk's Office.

PROJECT NUMBER: 1178
SHEET 1 OF 1
DATE: 2/1/2020

SURVEYOR'S CERTIFICATE

I, _____, a duly licensed Surveyor, do hereby certify that I am a Licensed Land Surveyor, and that I have carefully examined the original record as filed in the County Clerk's Office, and that I have found it to be a true and correct copy of the original record as filed in the County Clerk's Office.

BOUNDARY DESCRIPTION

2nd Parcel 2 of the Price Apartments, as recorded under Deed No. 1178, is the Corner Corner of Section 36, Township 14 South, Range 19 East, Salt Lake Basin & Meridian, Carson County, Utah.

UTILITY DEDICATION

By a declaration of this plat, the landowner hereby dedicates to the public, for the use and enjoyment of the public, the utility easements shown on this plat, and the landowner hereby dedicates to the public, for the use and enjoyment of the public, the utility easements shown on this plat.

OWNER'S DEDICATION

By a declaration of this plat, the landowner hereby dedicates to the public, for the use and enjoyment of the public, the utility easements shown on this plat, and the landowner hereby dedicates to the public, for the use and enjoyment of the public, the utility easements shown on this plat.

PRICE APARTMENTS MINOR SUBDIVISION

As shown on the plat, the landowner hereby dedicates to the public, for the use and enjoyment of the public, the utility easements shown on this plat, and the landowner hereby dedicates to the public, for the use and enjoyment of the public, the utility easements shown on this plat.

INDIVIDUAL ACKNOWLEDGMENT

I, _____, do hereby acknowledge that I am the owner of the land shown on this plat, and that I have executed this plat as my free and voluntary act, and that I have executed this plat as my free and voluntary act, and that I have executed this plat as my free and voluntary act.

ACCEPTANCE BY LEGISLATIVE BODY

This plat is submitted to the County Board of Commissioners for their review and approval, and the County Board of Commissioners is hereby authorized to accept this plat on behalf of the County, and the County Board of Commissioners is hereby authorized to accept this plat on behalf of the County.

PRICE APARTMENTS MINOR SUBDIVISION

LOCATED IN THE NORTH QUARTER CORNER OF SECTION 36,
TOWNSHIP 14 SOUTH, RANGE 19 EAST,
SALT LAKE BASIN & MERIDIAN
CARSON COUNTY, UTAH



841
 CIVIL & ARCHITECTURAL
 841 N. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84116
 TEL: 313.841.8411
 FAX: 313.841.8412
 WWW.841.COM

BRACHMAN
 ARCHITECTS
 1000 N. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84116
 TEL: 313.841.8411
 FAX: 313.841.8412
 WWW.841.COM

GENERAL NOTE

1. ALL WORK TO COMPLY WITH THE SUBMITTAL SPECIFICATIONS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBMITTAL SPECIFICATIONS AND SPECIFICATIONS.
3. THE LANDSCAPE ARCHITECT HAS PROVIDED A PRELIMINARY LAYOUT OF PLANTING, INCLUDING PLANT SPECIFICATIONS, PLANTING SCHEDULE, AND PLANTING NOTES.
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5. ALL PLANTING MATERIALS SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION, PURCHASE, AND DELIVERY OF ALL PLANTING MATERIALS.
6. ALL PLANTING MATERIALS SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION, PURCHASE, AND DELIVERY OF ALL PLANTING MATERIALS.
7. THE LANDSCAPE ARCHITECT HAS PROVIDED A PRELIMINARY LAYOUT OF PLANTING, INCLUDING PLANT SPECIFICATIONS, PLANTING SCHEDULE, AND PLANTING NOTES.



ENSGN
 ENGINEERING & ARCHITECTURE
 225 N. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84116
 TEL: 313.841.8411
 FAX: 313.841.8412
 WWW.841.COM

PRICE APARTMENTS
 225 N. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84116
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 WWW.841.COM

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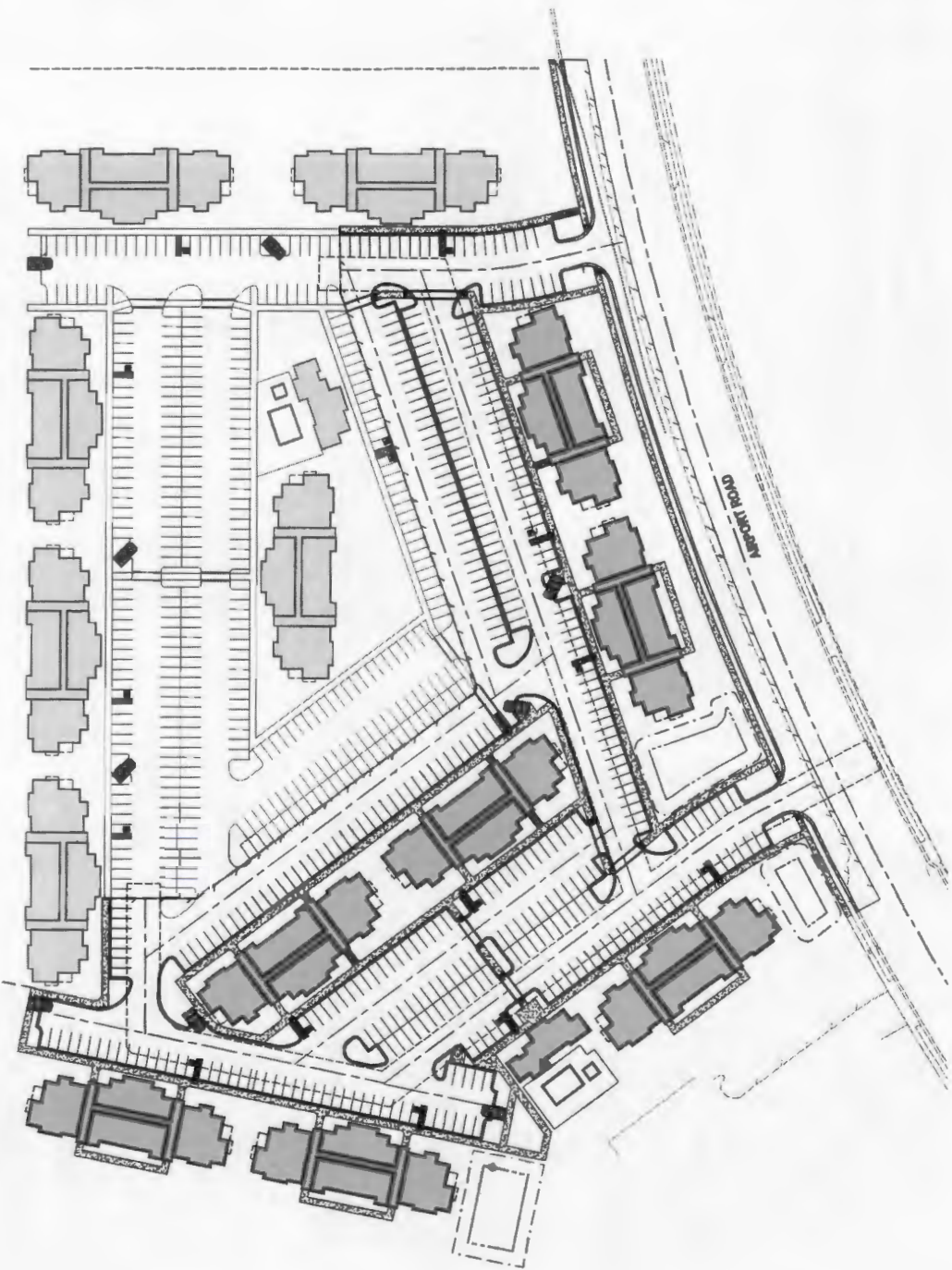
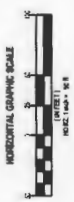
PRICE APARTMENTS
 225 N. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84116
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 WWW.841.COM

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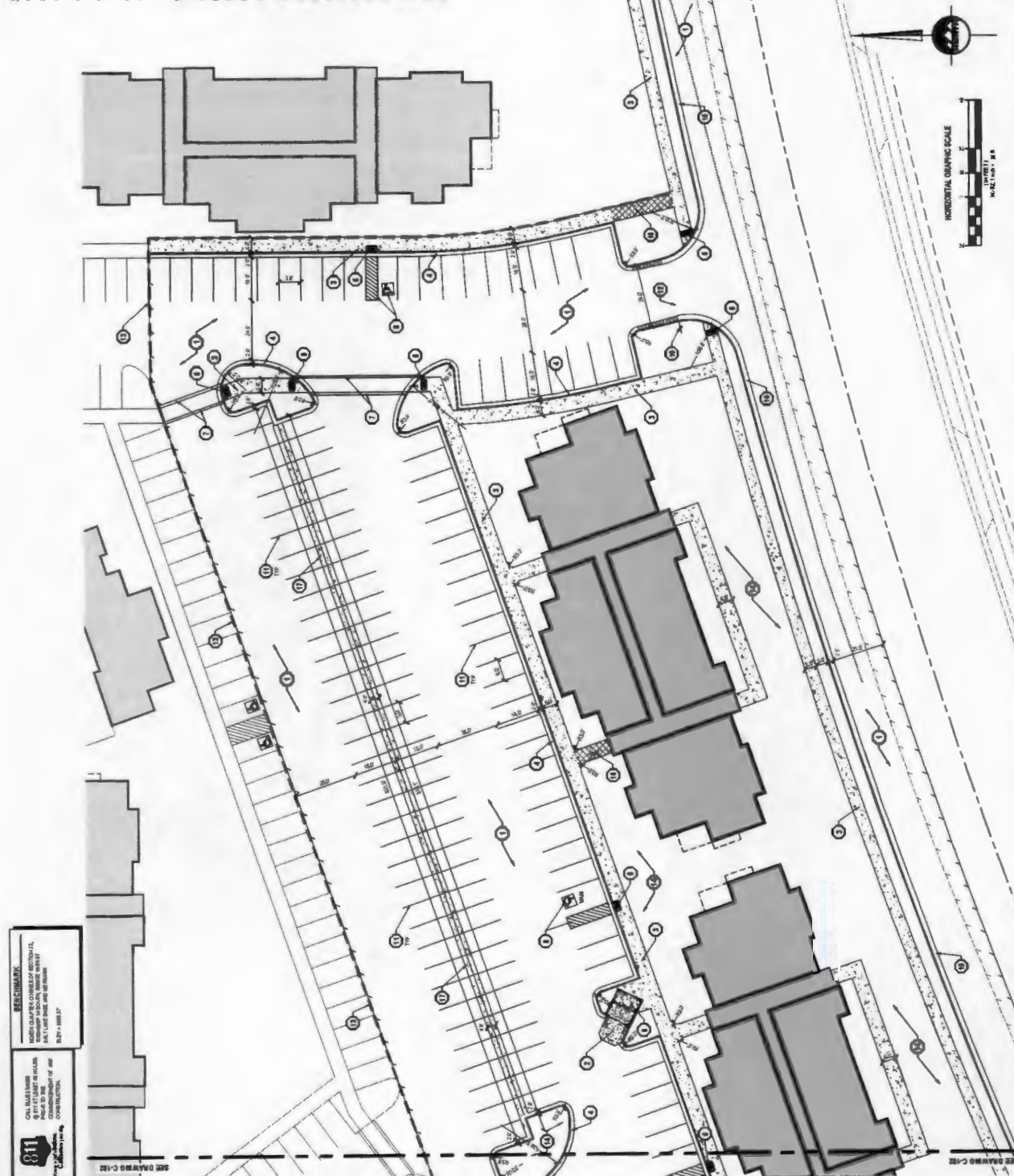


C-100

OVERALL
SITE PLAN

PRICE APARTMENTS
 AIRPORT RD.
 PRICE, UTAH

[illegible]

[illegible]

CALL 800-33-3333
IF YOU AT LEAST 40 YEARS
PLEASE TO THE
CONSEQUENCE OF HIM



AIRPORT RD.
PRICE, UTAH

C-200



KENSIGN
THE STRONG IN DESIGNING

REGISTERED
225 N. 100 E.
Provo, UT 84601
Phone: 435-986-2260

LAVYON
Phone: 801-547-1100

TOOLIE
Phone: 435-940-2000

CEBARI CITY
Phone: 435-967-1463

SAN T LAKE CITY
Phone: 801-256-0626

WESTERN ASSOCIATES, INC.
1000 W. 1000 S.
SALT LAKE CITY, UT 84119
PHONE: 435-533-1100

PRICE APARTMENTS
AIRPORT RD.
PRICE, UTAH

GRADING PLAN

C-201

ALL ABOVE 10 COMPANIES WITH THE FOLLOWING ACTIVITIES: WINDING, N/A AND SPECIALIZATIONS.

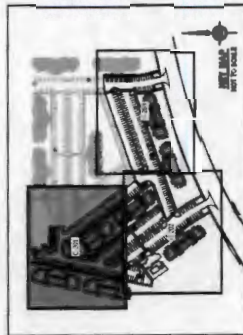
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DATE ABOUT 10:30 PM, 1977, AND/OR AS INDICATED ON THE CONSPIRACY TO ASSASSINATE.

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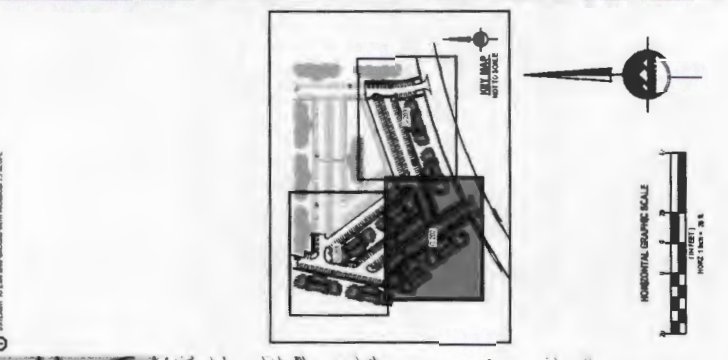


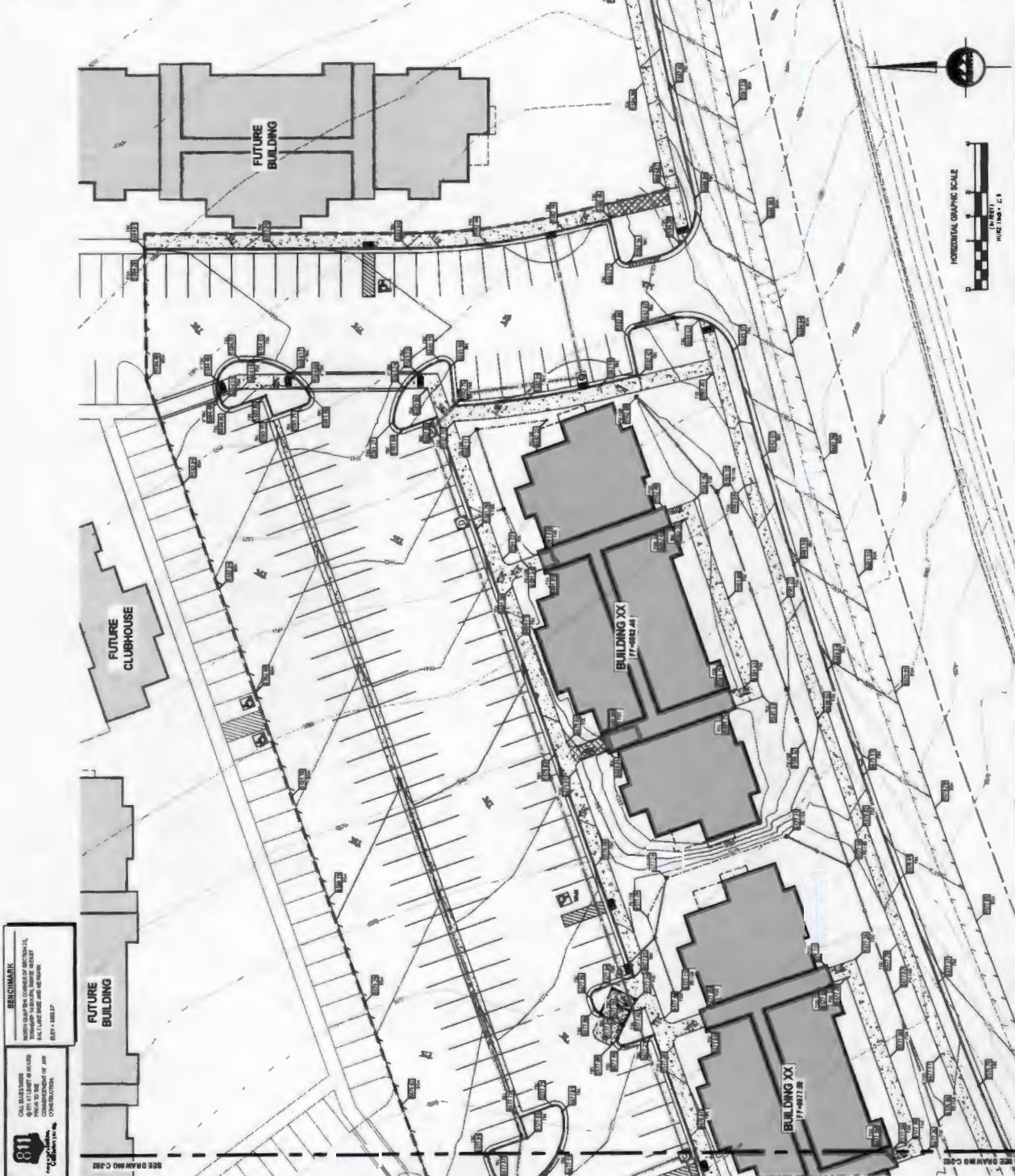
811
Call 811 before
you dig to find
out what's
underground.





- GENERAL NOTES**
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
 - ALL IMPROVEMENTS SET OUT HEREIN ARE TO BE CONSIDERED AS MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - ALL EXISTING UTILITIES SHALL BE LOCATED AND DEPTH NOTED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - ALL STORMWATER RUNOFF SHALL BE DIRECTED TO EXISTING DRAINAGE SYSTEMS OR TO A DESIGNATED COLLECTION POINT.
 - ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY.
 - ALL GRADING SHALL BE VERIFIED BY A REGISTERED SURVEYOR.
 - ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND TESTING.
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[illegible]

ENSIGN
THE STANDARD IN CHARACTER

REARFIELD
225 N. 100 E.
PO BOX 1000
Phone: 531.662.2802

LAYTON
Phone: 801.442.1100
Phone: 435.842.3300

CELEBRITY CITY
Phone: 435.865.4600

BAYT LAKE CITY
Phone: 801.246.8529

PRICE APARTMENTS
AIRPORT RD.
PRICE, UTAH

OVERALL DRAINAGE PLAN

C-300

MANUFACTURED BY
CITY OF SALT LAKE CITY
CITY ENGINEER
CITY OF SALT LAKE CITY



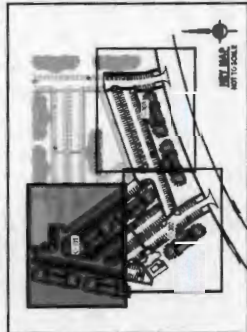
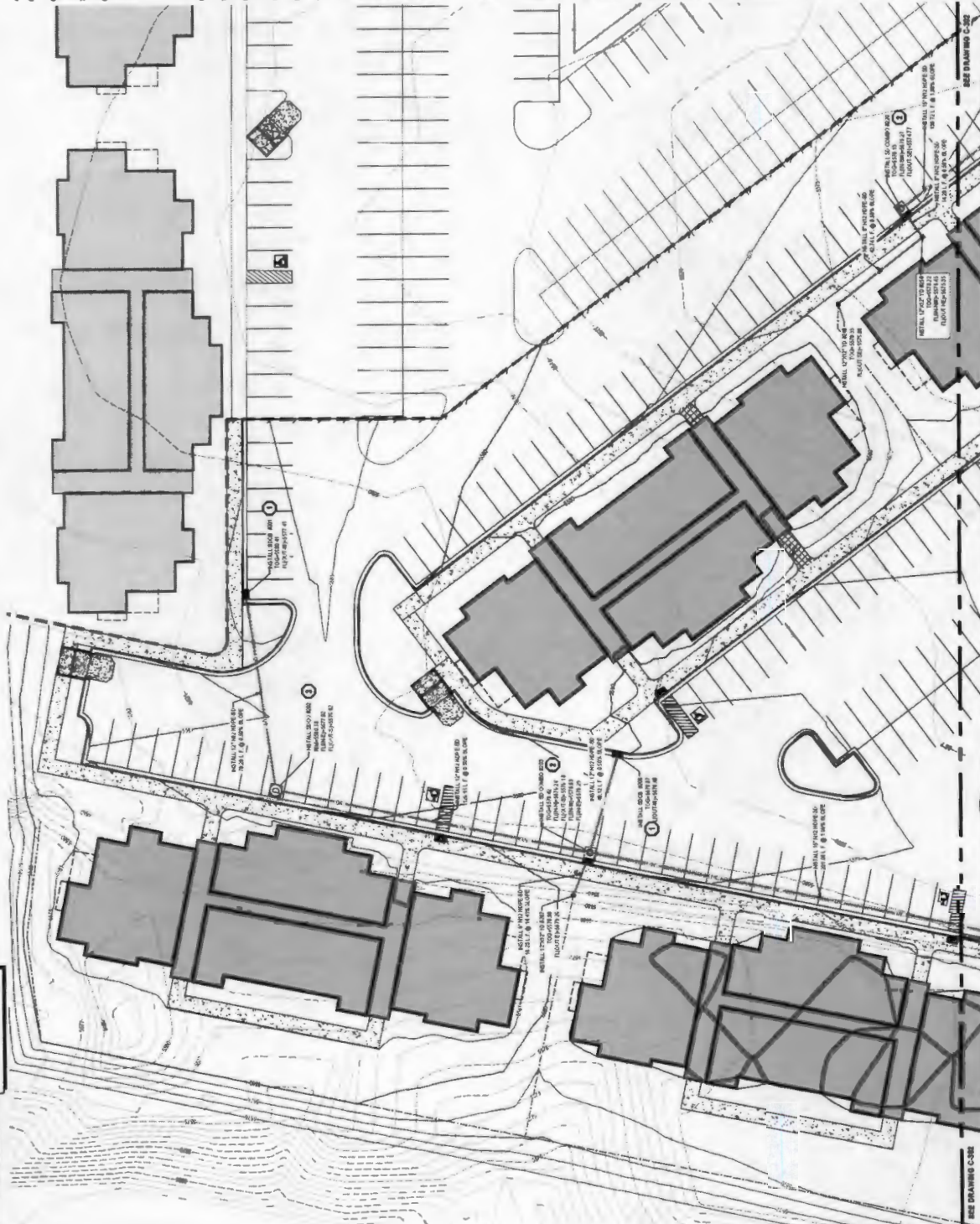
[illegible]

GENERAL NOTES

2027. Under the 1971 Landfilling of Solid Wastes Technical Assistance Grant, EPA provided technical assistance to 20 states and 100 local governments to help them develop and implement solid waste management plans. EPA also provided technical assistance to 10 states and 100 local governments to help them develop and implement solid waste management plans. EPA also provided technical assistance to 10 states and 100 local governments to help them develop and implement solid waste management plans.

2000

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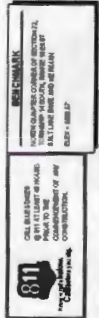
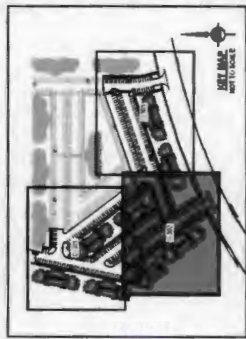
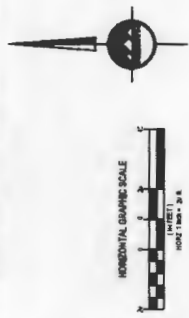
BENCHMARK

NOTES (GAIN PER SHARE OF \$100 IN 12 MONTHS)
KODAK PAPER, 1990-1991
SALT LAKE CITY AND NEARBY
\$1.50 - \$1.50

ONLY BLUE BOOKS
OF THE LATEST IN
PRICE TO THE
CONSUMER OF ANY
COMMODITY.

811

Call 1-800-855-8111
or visit us online at www.811.com

[illegible][illegible]

AIRPORT RD.
PRICE, UTAH

RACINEFIELD
225 N. 160 E.
Richfield, UT 84701
Phone: 435 860 2993

LAYTON
Phone: 801 547 1100

TOOELE
Phone: 435 943 3600

CEDAR CITY
Phone: 435 865 1463

SALT LAKE CITY
Phone: 801 266 0526

C-302

GENERAL NOTES

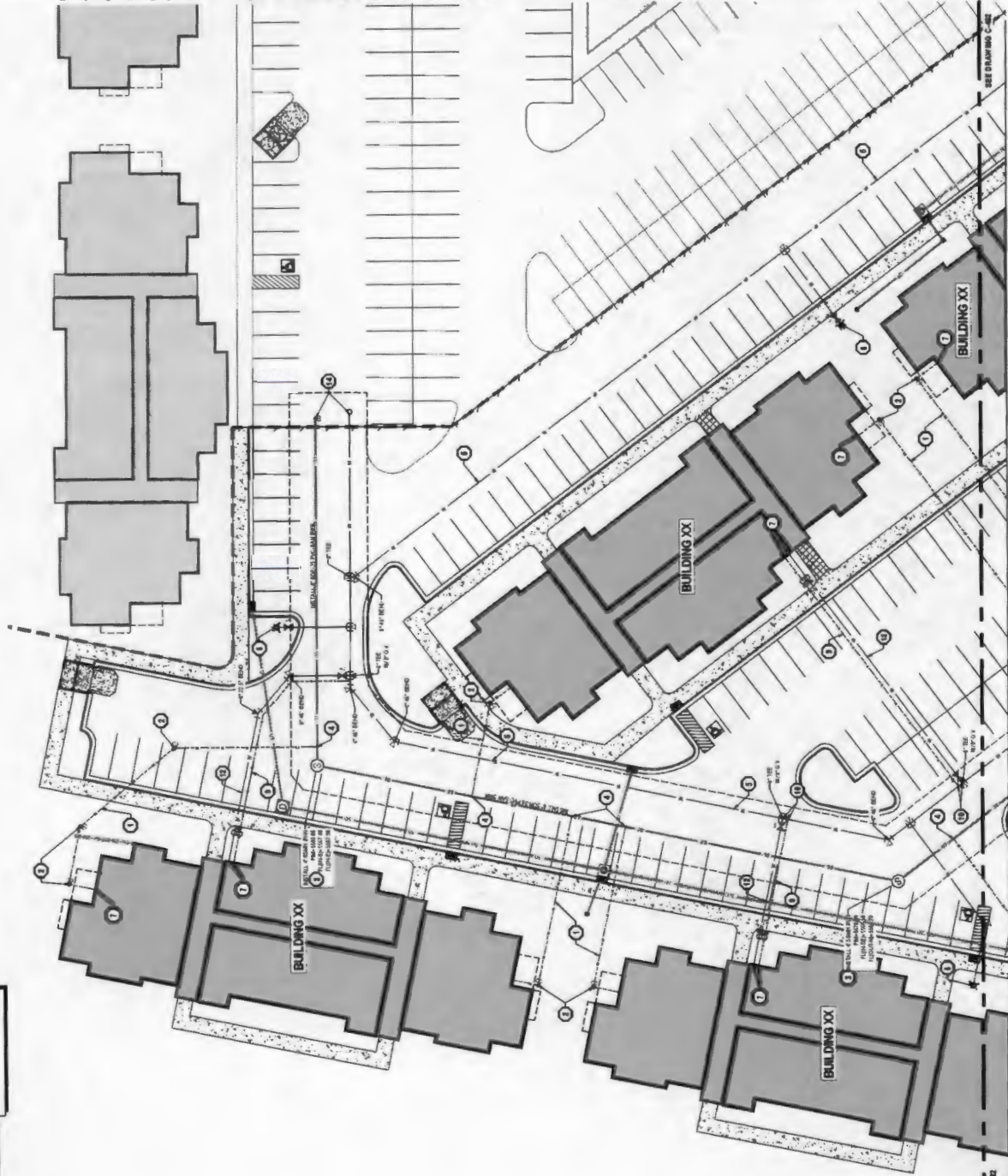
1. ALL ABOUT COGNITIVE MAPS: COGNITIVE MAPS ARE MENTAL REPRESENTATIONS OF THE REAL WORLD. COGNITIVE MAPS ARE USED TO REPRESENT THE REAL WORLD. COGNITIVE MAPS ARE USED TO REPRESENT THE REAL WORLD.
2. PURPOSES OF COGNITIVE MAPS: COGNITIVE MAPS ARE USED TO REPRESENT THE REAL WORLD. COGNITIVE MAPS ARE USED TO REPRESENT THE REAL WORLD. COGNITIVE MAPS ARE USED TO REPRESENT THE REAL WORLD.
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BENCHMARK

Page 12
87

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PRICE, UTAH

RICHFIELD
225 N. 160 E
Richfield, UT 84701
Phone: 656 966-2953

LAYTON
Phone: 801 547 1100

TOOELE
Phone: 435 863-2000

CEAR CITY
Phone: 435 825-1453

SALT LAKE CITY
Phone: 601 267-0526

FOR
PRICE APARTMENT ASSOCIATES, LLC
WWW.PRICEAPARTMENT.COM

CONTACT

UTILITY PLAN[illegible]

C-401

ENSIGN
THE STANDARD IN RECREATION

RICHFIELD
2214 N. MOORE
RICHFIELD, UT 84604
Phone: 435 886 2852

LAYTON
1455 S. 1000 E.
LAYTON, UT 84040
Phone: 435 840 2550

CEARAH CITY
1455 S. 1000 E.
CEARAH CITY, UT 84003
Phone: 435 862 1483

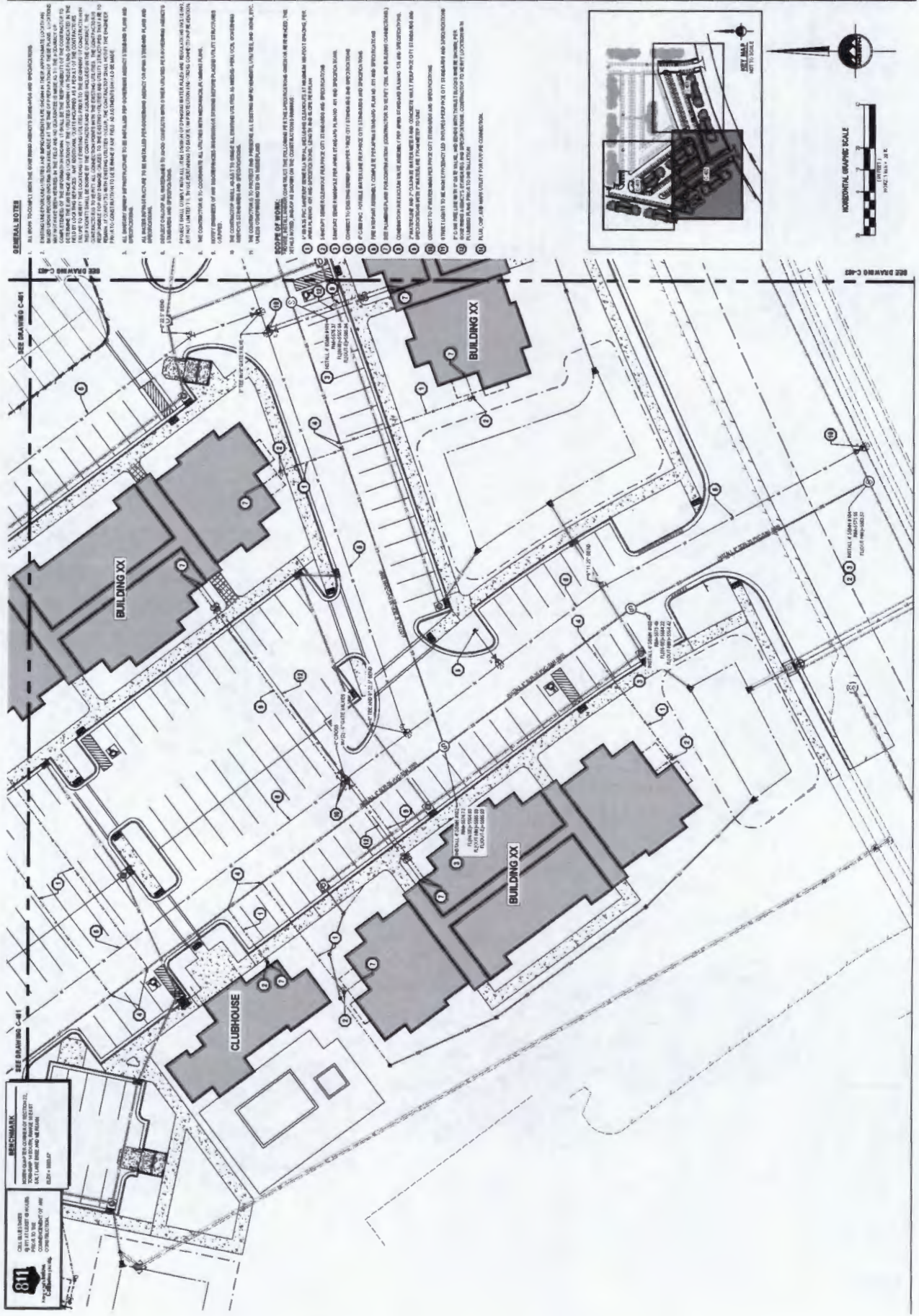
BALT LAKE CITY
1455 S. 1000 E.
BALT LAKE CITY, UT 84003
Phone: 435 862 1483

www.ensignrecreation.com

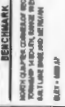
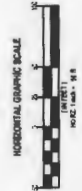
PRICE APARTMENTS
AIRPORT RD.
PRICE, UTAH

UTILITY PLAN

C-402



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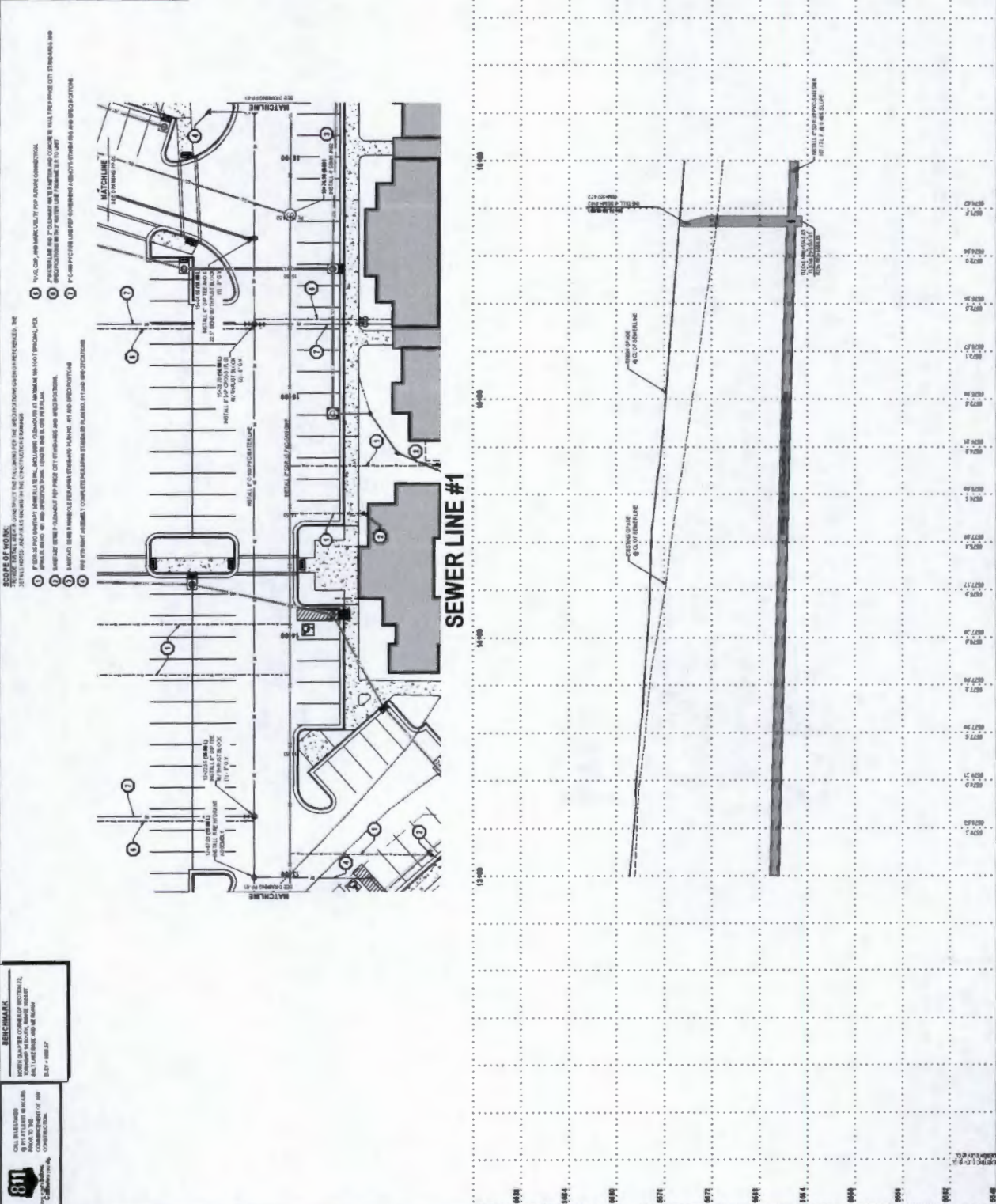
TRIMARK
 2000 L. PARKWAY
 SUITE 100
 BOSTON, MA 02116
 TEL: 617/552-1100
 FAX: 617/552-1101



- SCALE NO. 25



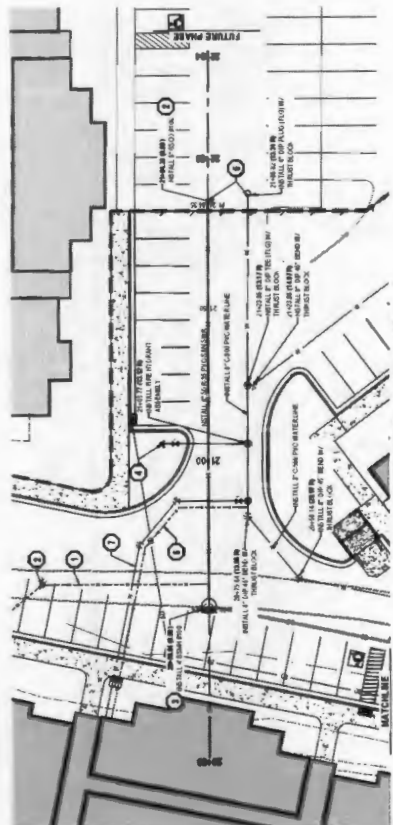
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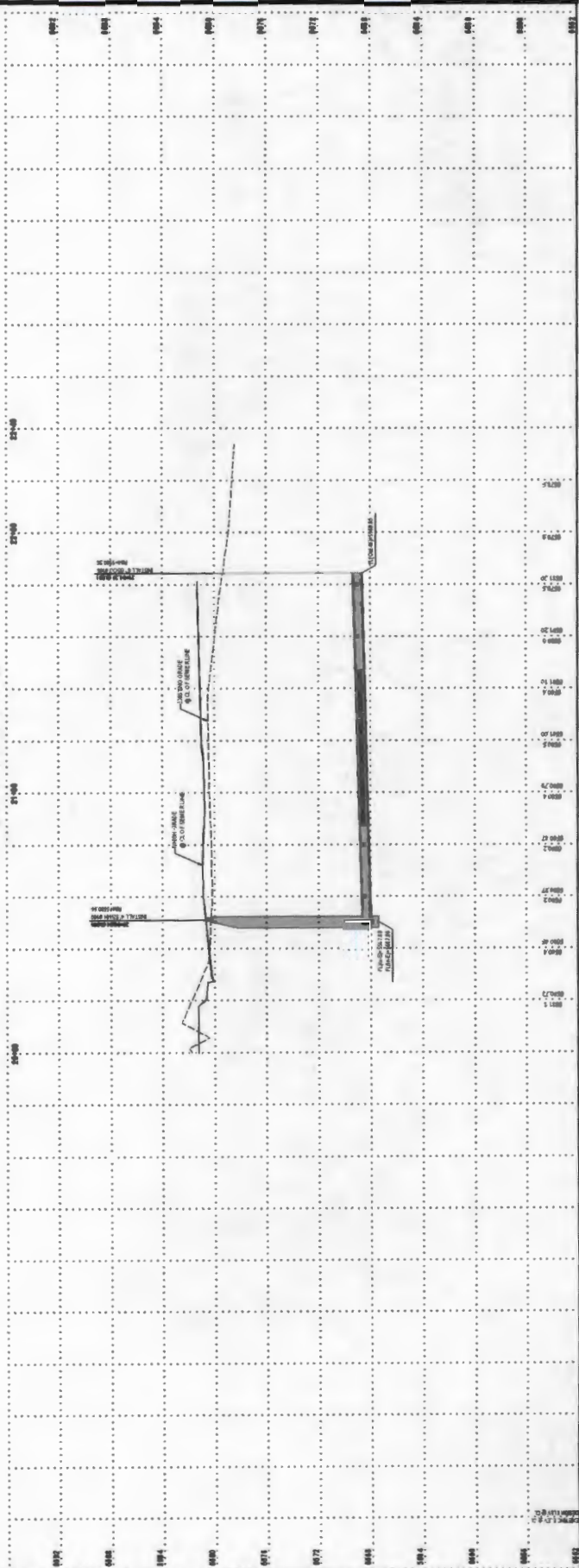


BENCHMARK
NORTH CLAMP WORKS OF BROOKLYN
TOWNSHIP, NEW YORK
SALT LAKE BRIDGE AND RAILROAD
CLAMP WORKS

72.

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SEWER LINE #2



ENSIGN

NICHFIELD
725 N. 10 E.
Redwood, UT 84701
Phone: 435 866-2983

LAYTON
Phone: 801 547 1100

TIGONLE
Phone: 435 943-2600

CEDAR CITY
Phone: 435 825-1453

SALT LAKE CITY
Phone: 801 267-0036

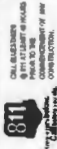
7TH FLOOR, 1A BUDAPEST STREET
WWW.EMSIONS.COM

CONTACT: _____
PHONE: _____

PRICE APARTMENTS

PLAN AND PROFILE
SEWER LINE #2[illegible]

PP-04



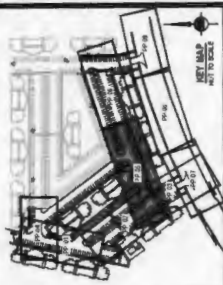
BENCHMARK

NUMBER OF DAYS OF WORKING 22,
NUMBER OF DAYS OF SLEEPING 14, NUMBER OF DAYS
OF TRAVELING AND MEETING 10

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- PLUG, CUP, AND SHAPE CRUITS FOR FUTURE CANNISTERS
- PAINTING AND 7' CLOSING AND REPAIRS AND CONCRETE WALLS FOR THE CITY STREET AND
- SPRINKLING WITH FERTILIZER PRODUCTION
- FOR THE NEW LINE AND OF REPAIRS AND REPAIRS AND REPAIRS



ENSIGN
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Richfield, UT 84701
Phone: 435 866 2953

LAYTON
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TOOELE
Phone: 435 843 3030

CEDAR CITY
Phone: 435 825 1463

SALT LAKE CITY
Phone: 801 266 0226

FOR
CITY KINCO ASSOCIATES, LLC
WWW.ENSIGNING.COM

1.000000
1.000000

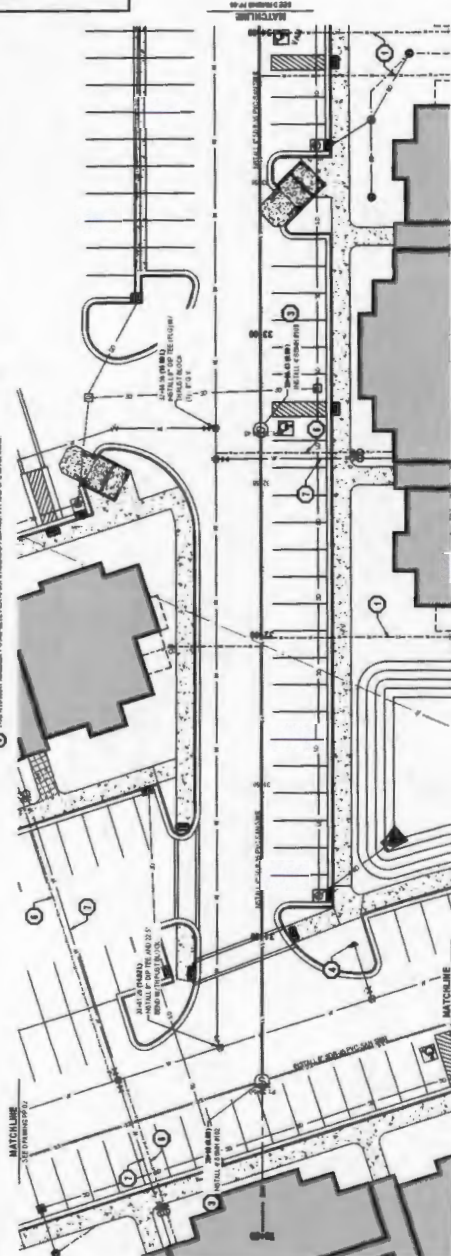
PRICE APARTMENTS

PLAN AND PROFILE SEWER LINE £3

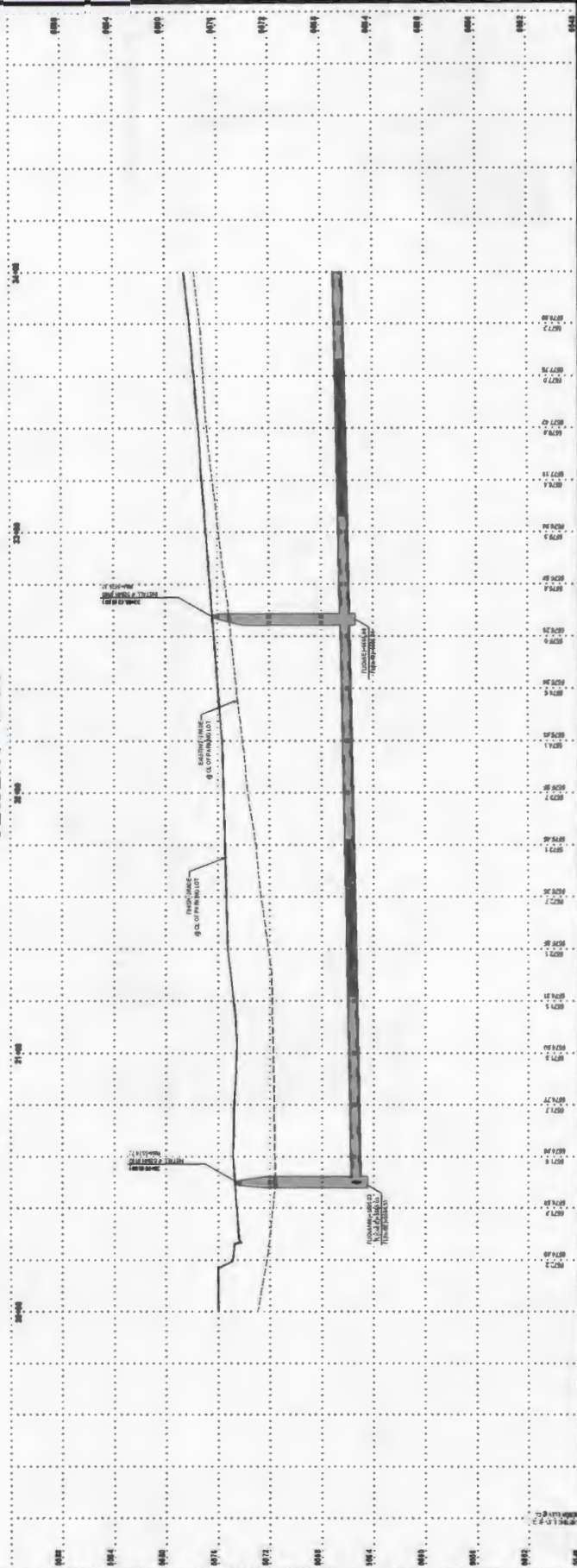
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CITY: 33034
COUNTY: 11

PROJECT NAME: 77014
CITY: 33034
COUNTY: 11

PP-05



SEWER LINE #3

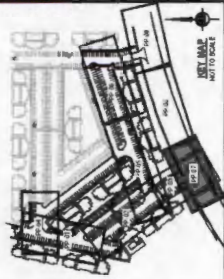




BENCHMARK
NORTH QUARTER CORNER OF SECTION 22,
TOWNSHIP 14 SOUTH, RANGE 14 EAST
SALT LAKE BASIN AND NE PLAINS
BLK. 4 - 1000 22

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- 1 PLUS, CIP, AND QUALITY PROGRAMS: ADEQUATE
- 2 FUNDING AND PROGRAMS: ADEQUATE
- 3 PROTECTION OF THE ENVIRONMENT: ADEQUATE
- 4 PROTECTION OF THE ENVIRONMENT: ADEQUATE



ENSIGN
THE STANDARD IN ENGINEERING

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FOR APPOINTMENTS CALL
800.765.8100

PHONE

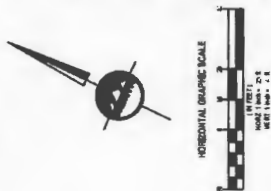
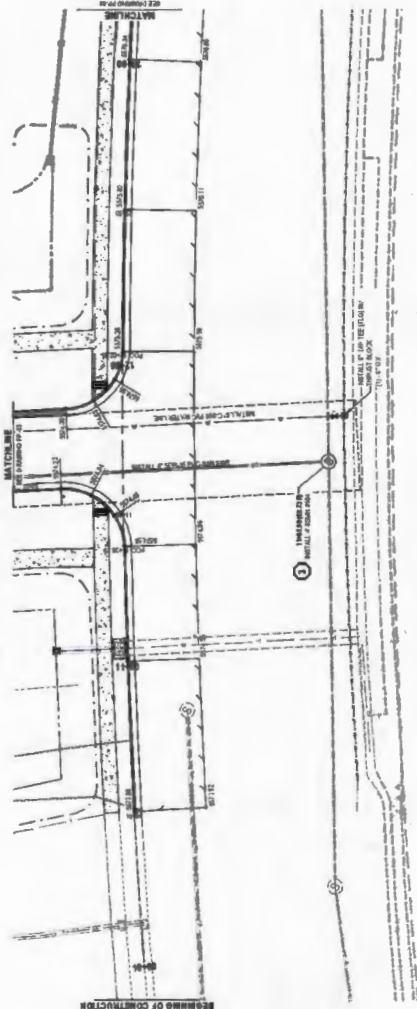
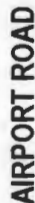
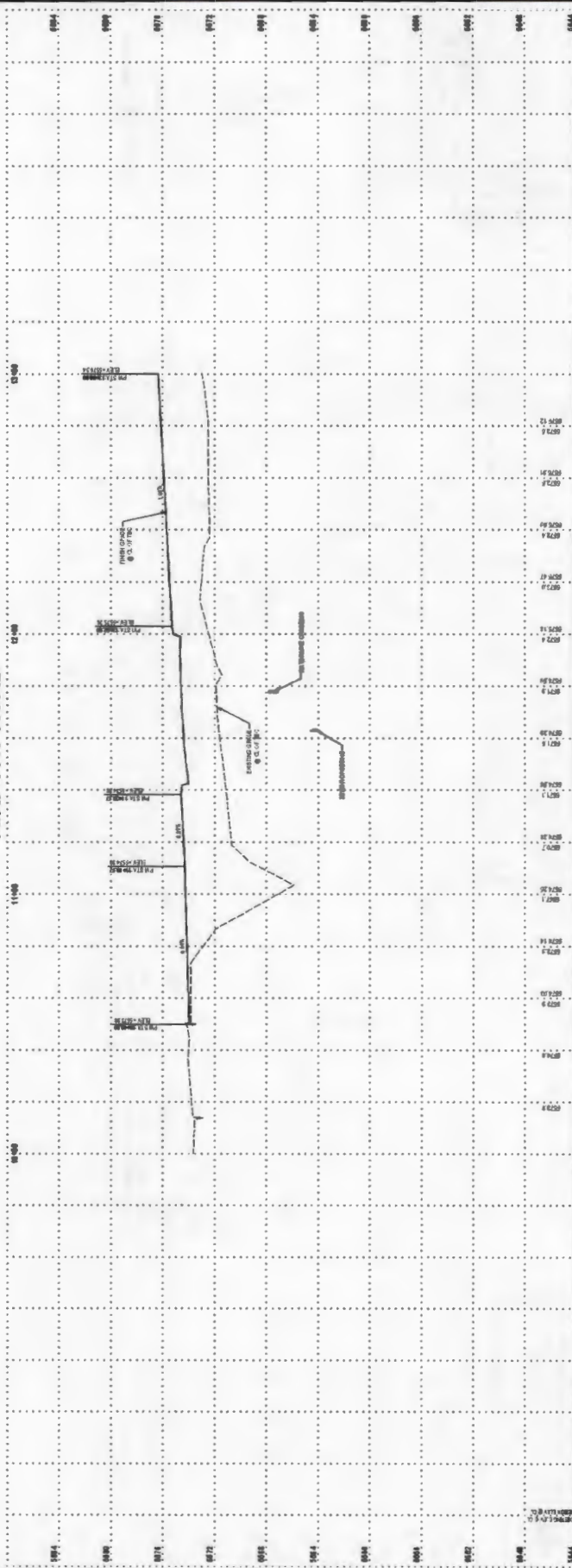
PRICE APARTMENTS

AIRPORT RD.
PRICE, UTAH

PLAN AND PROFILE

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JAN 10 1978
U.S. DEPARTMENT OF AGRICULTURE

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BENCHMARK

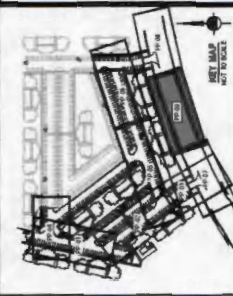
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TOWNSHIP 14 NORTH, RANGE 14 EAST
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SCOPE OF WORK:

JUST THE FOLLOWING PER THE OFFICIALS: A HONOR DEFERRED, THE SON OF THE ONLY NATIVIDAD BARRIOS.

ALLER, COT., AND JAMES L. HARRIS FOR PRIVATE CONSULTING



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TOOELE
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SALT LAKE CITY
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FOR THE ATTORNEY AT LAW, JAMES M. HARRIS, JR.,
HARRIS, HARRIS & HARRIS, P.C.,
1000 17th Street, N.W., Suite 1000, Washington, D.C. 20036

COMPANY _____
PHONE _____

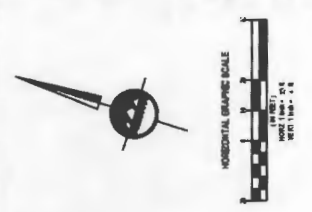
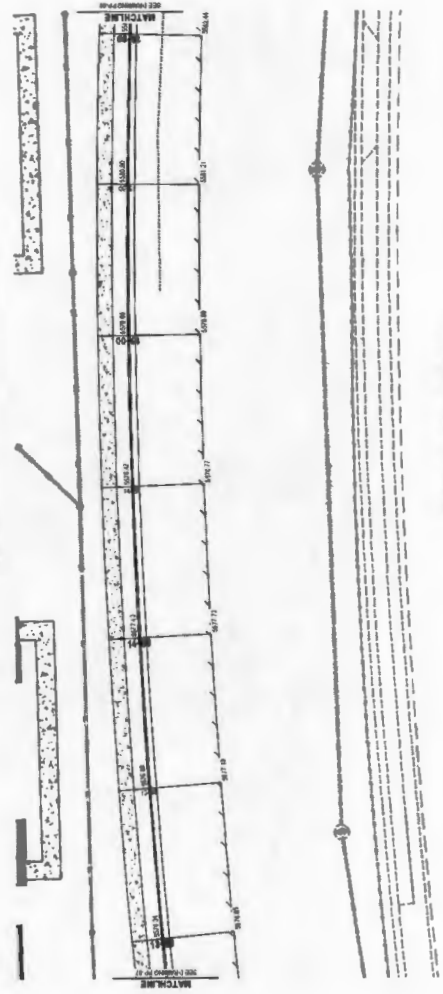
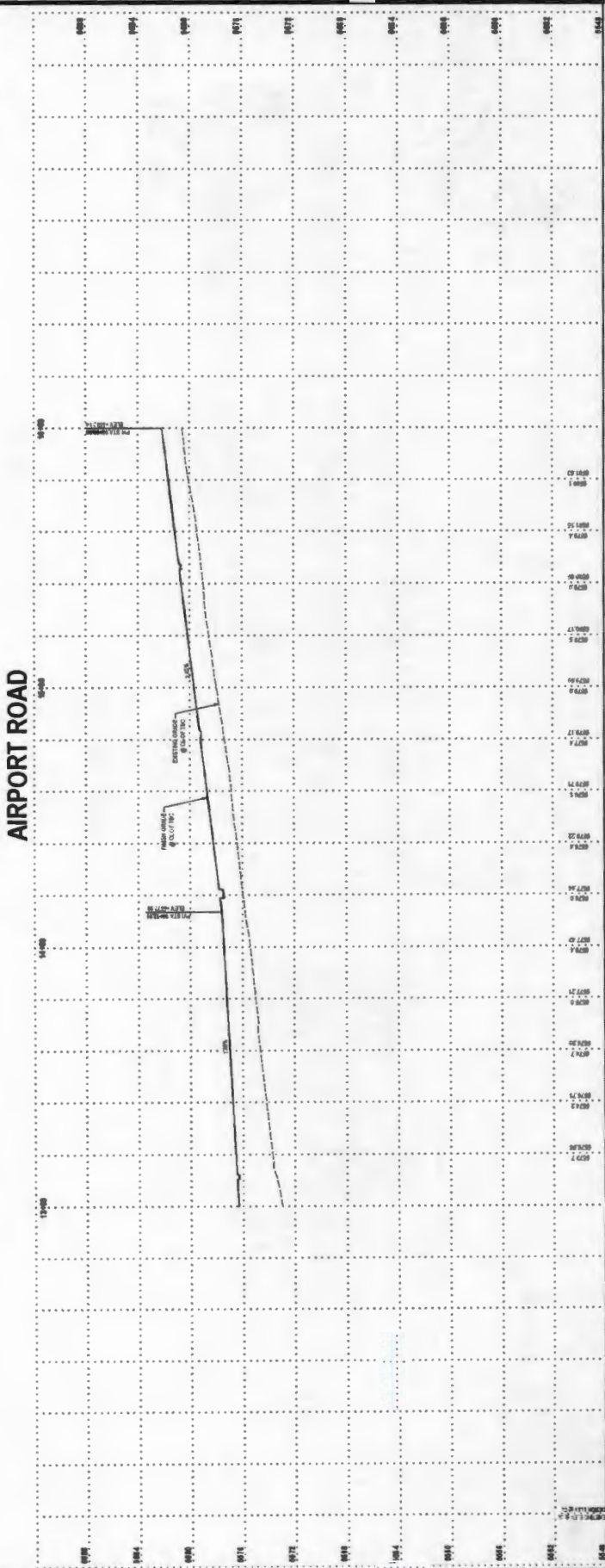
PRICE APARTMENTS

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PRICE, UTAH

PLAN AND PROFILE

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PP-08

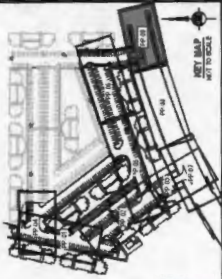




BENCHMARK
MORIN CLAY 518, OFFSHORE OF SECTION 22,
TOWNSHIP 14 NORTH, RANGE 18 EAST
SALT LAKE BASIN AND MOUNTAIN
CLAY • M105 A2

SCOPE OF WORK
 APPRAISE AND EVALUATE THE CONSTRUCTION OF ALL WORK FOR THE PROJECT AND PROVIDE RECOMMENDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

- 1 PLANS, SPEC. AND BIDDING QUALITY FOR A FUTURE CONSTRUCTION.
- 2 FURNISH LINE AND 2" COLLARS IN 6" REIN. BARS AND CONCRETE COLTS PER 1992Z CITY SPECIFICATIONS AND SPECIFICATIONS WITH 2" BARS LINE PROVIDED TO LAST.
- 3 6" CONC. PER LINE PER 1992Z CITY SPECIFICATIONS AND SPECIFICATIONS.



RICHFIELD
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703.ENERGY.AT

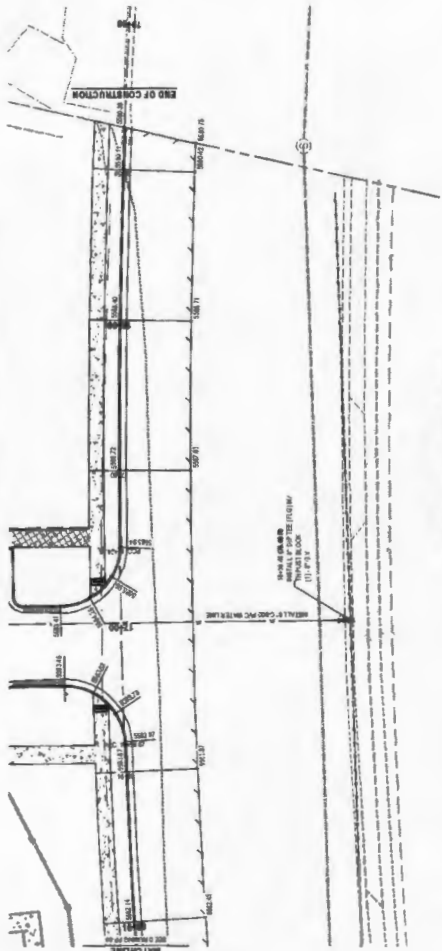
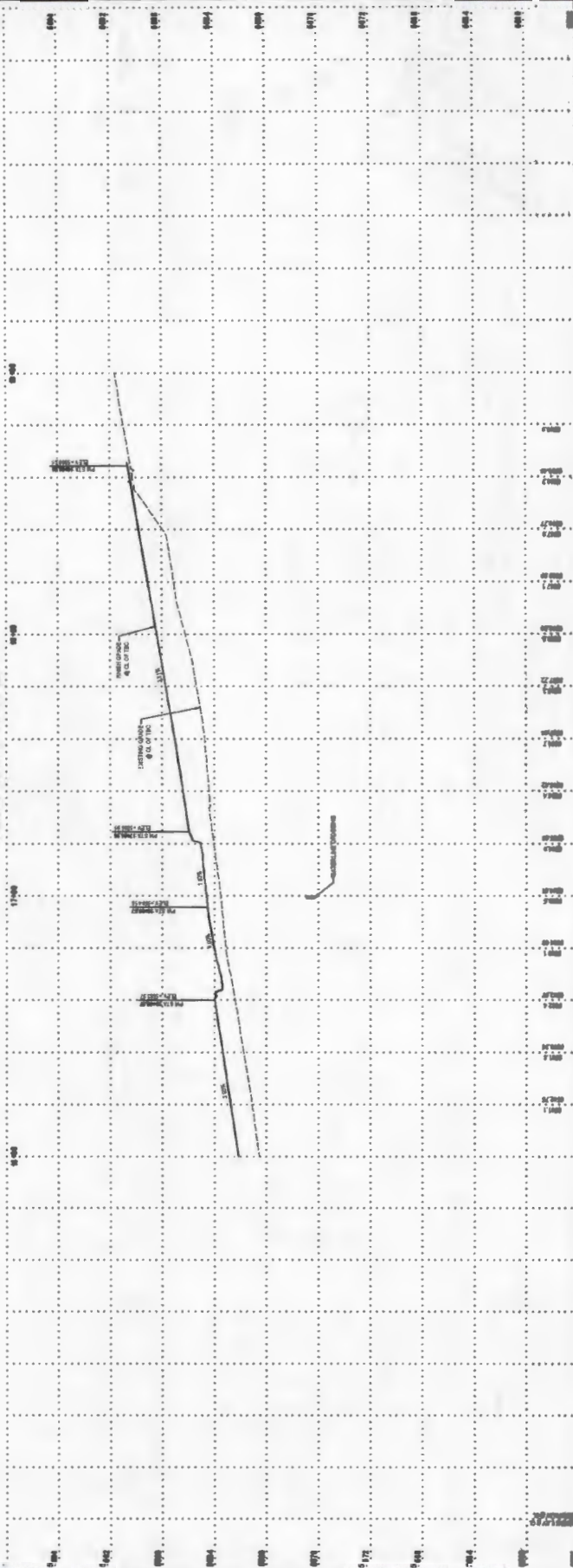
CLARINITY,
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APARTMENTS

PLAN AND PROFILE

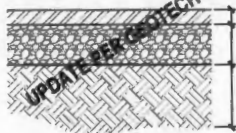
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PP-09



ASPHALT NOTES

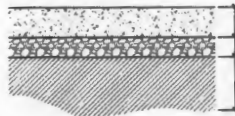
1. ALL PAVES TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND PROPERLY PREPARED FILL SHALL BE SPECIFIED
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY WEIGHT AS DETERMINED BY THE SHUTTER TAMPING METHOD OF COMPACTION. LIFT SHALL BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHALL NOT EXCEED 6" IN LAYER THICKNESS.
3. FINISH SURFACE VERTICAL AND HORIZONTAL GRADIENTS SHALL BE IN PREPARATION OF PROPOSED IMPROVEMENTS.



1. ASPHALT TO COMPLY WITH PER SPECIFICATIONS, SHALL BE PLACED PER PLAN.

2. UNFILLED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS.

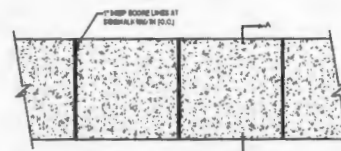
3. FILL PREPARED SUBGRADE OR ALL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS.



1. FILL AND GROUND CONCRETE SHALL BE PLACED AT COMPENSATION SETBACKS, AS SHOWN, 4\"/>

2. UNFILLED BASE COURSE COMPACTED PER SPECIFICATIONS.

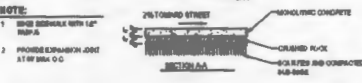
3. PROPERLY PREPARED SUBGRADE OR ALL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS.



NOTE:

1. 4\"/>

2. PROVIDE EXPANSION JOINT AT 20' MAX. O.C.



1 STANDARD ASPHALT SECTION

SCALE: NONE

2 DUMPSTER PAD / APRON SECTION

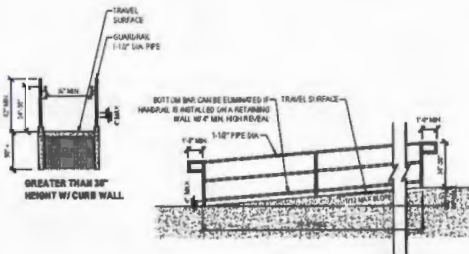
SCALE: NONE

3 CONCRETE SIDEWALK

SCALE: NONE

4 CURB AND GUTTER

SCALE: NONE

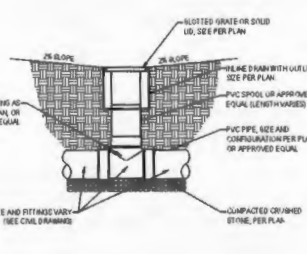


5 ADA RAMP AND HANDRAIL

SCALE: NONE

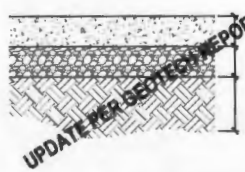
6 YARD DRAIN

SCALE: NONE



CONCRETE NOTES

1. ALL PAVES TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND PROPERLY PREPARED FILL SHALL BE SPECIFIED
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY WEIGHT AS DETERMINED BY THE SHUTTER TAMPING METHOD OF COMPACTION. LIFT SHALL BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHALL NOT EXCEED 6" IN LAYER THICKNESS.
3. FINISH SURFACE VERTICAL AND HORIZONTAL GRADIENTS SHALL BE IN PREPARATION OF PROPOSED IMPROVEMENTS.



1. FILL AND GROUND CONCRETE SHALL BE PLACED AT COMPENSATION SETBACKS, AS SHOWN, 4\"/>

2. UNFILLED BASE COURSE COMPACTED PER SPECIFICATIONS.

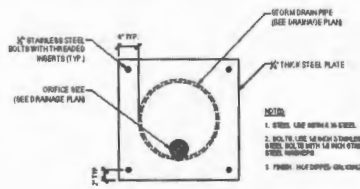
3. PROPERLY PREPARED SUBGRADE OR ALL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS.

7 CONCRETE PAVEMENT SECTION

SCALE: NONE

8 ORIFICE PLATE

SCALE: NONE



NOTE:

1. STEEL LIME MORTAR IN JOINTS.

2. SOIL TO BE PLACED IN JOINTS TO BE PLACED WITH 1\"/>

3. FINISH SURFACE SHALL BE PLACED.



EN SIGN
THE STANDARD IN EROSION CONTROL

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EN SIGN APARTMENTS BY ASSOCIATES, LLC

EN SIGN ONLY
PHONE: [REDACTED]

PRICE APARTMENTS

AIRPORT RD.
PRICE, UTAH

EROSION CONTROL
PLAN DETAILS

PROJECT NUMBER: 1775
DESIGNED BY: E. HOFFMAN
CHECKED BY: L. C. APPELL
DATE: 4/1/2014
CITY: PRICE, UTAH

C-501

WATER SYSTEM ANALYSIS

PRICE APARTMENTS

PRICE, UTAH

PREPARED FOR:
PRICE APARTMENT ASSOCIATES, LLC

PREPARED BY:
MICHAEL NASER, PE

REVIEWED BY:
KELLY CHAPPELL, PE

ENSIGN ENGINEERING
225 NORTH 100 EAST
RICHFIELD, UT 84701
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AUGUST 12, 2022



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1.0 PROJECT OVERVIEW/LOCATION

This water system analysis was prepared to determine culinary and fire flow demands and water line sizes for the Price Apartments development for Phase I and Phase II, located in Price, Utah. Water for the development will be provided by Price City. The development consists of apartments that will be built in two phases. The total project consists of a parcel that is 13.87 acres of undeveloped land for both Phase I and Phase II. The project is located along Airport Road in Price UT and is vacant land. Phase I will consist of seven apartment buildings and Phase II will consist of 6 apartment buildings.

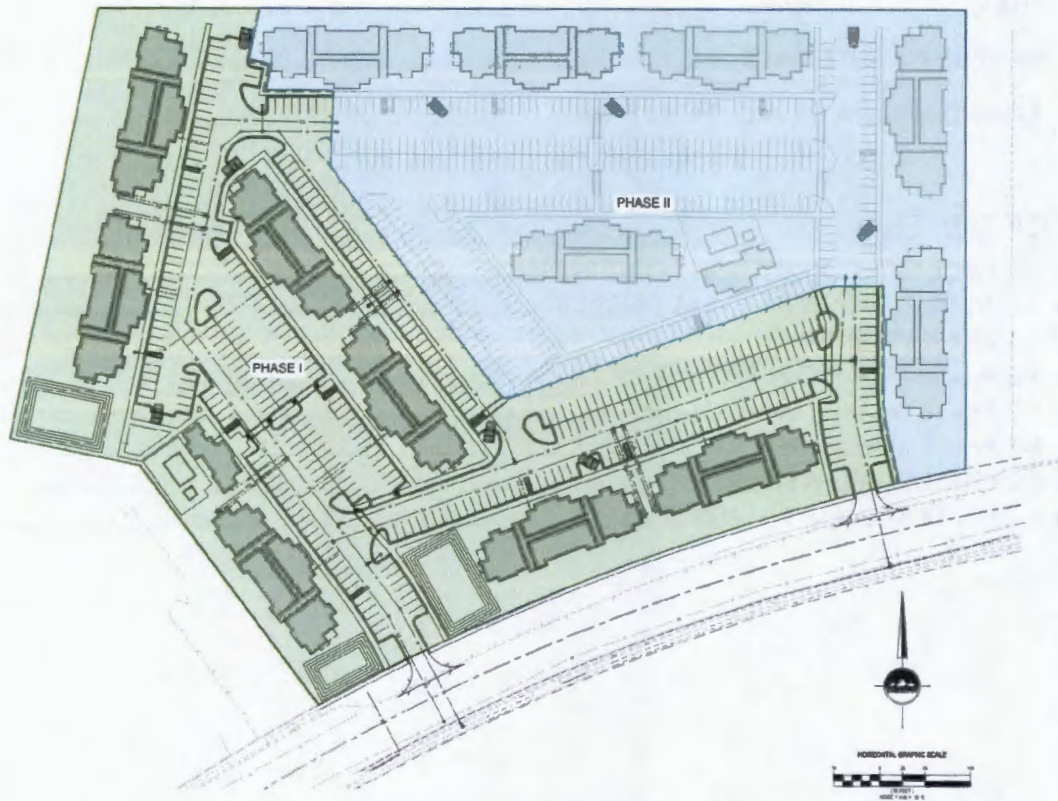


FIGURE 1 - PROJECT OVERVIEW

2.0 EXISTING CONDITIONS

Price City currently has an existing water system in place in Airport Road in front of the proposed development. Connection to the water system will come from the existing 8" water line located in Airport Road. From Price City the pressure in the existing water line is 68 psi.

3.0 DESIGN OBJECTIVES AND METHODOLOGY

There are two of the connection points will be from an existing 8" PVC waterline located in Airport Road. Existing pressures were provided to Ensign from Price for the South West Connection Point and was used to calibrate the model. Table 2-1 gives a summary of the existing pressures.

TABLE 3-1 PRICE CITY CONNECTION POINT PRESSURE

Connection Point Location	Connection Point Pressure (PSI)
SW CORNER	68

There are two locations that the proposed system will connect to the existing water line located in Airport Road. Based on the information received from Price City, the waterline in Airport road is looped with in the system and so it was assumed that water would be supplied to the proposed system from both connection points.

Peak Day demands were based on the Utah state code R309-510, for indoor water use for each connection which is 800 gpd. The amount of ERCs serviced in Phase I was estimated to be 105 ERCs. This estimation was provided by Jefferey Richins, District Manager of the Price River Water Improvement District. See the letter in the appendix.

Phase I consists of seven apartment buildings and it was assumed that the 105 ERCs were distributed equally to each of the apartment buildings. This results in 15 ERCs being assigned to each apartment building for the model.

For Phase II it was assumed that the same breakdown would be used to determine the total amount of ERCs served in the Phase II. Phase II consists of six apartment buildings which results in a total of 90 ERCs serviced for Phase II.

A peaking factor of 2 was applied to peak day demands to determine peak instantaneous demand. See Table 3-2 Demand Summary for a the total demand applied and the amount of demand.

TABLE 3-2 TOTAL DEMAND CALCULATIONS

PHASE	ERCS	STATE REQUIRED DEMAND (GPD/ERC)	DAILY DEMAND (GPD)	PEAK DAY DEMAND (GPM)	PEAK INSTANTANEOUS DEMAND (GPM)
I	105	800	84,000	58.33	116.67
II	90	800	72,000	50.00	100.00

The proposed peak day demand for each apartment building is approximately 8.33 gpm for both Phases.

4.0 PROPOSED CONDITIONS-PHASE I

The proposed project improvements are modeled and analyzed using the Bentley WaterCAD V8i computer software. The junction elevations for the water model are based on the proposed ground elevations at the junction points. The pipe sizes and lengths are based on the proposed civil design plans and the necessary pipe sizes to meet requirements. All the proposed pipe lines are 8" PVC. The existing

pressures demands, and scenarios described in the previous sections were implemented in the water model to verify the performance of the proposed water system.

As required by Utah State Code, the new subdivision shall meet the following minimum dynamic water pressure requirements (R309-105-9(2)):

- 20 psi during conditions of the Fire Flow Demand (FFD) experienced during Peak Day Demand, as well as a fire flow minimum of 1,500 gpm and velocity constraints of 10 ft/s. The velocity constraint was used to help in design of the pipe size by forcing the velocity to be no more than 10 ft/s in any pipe.
- 30 psi during Peak Instantaneous Demand.
- 40 psi during Peak Day Demand.

The table below lists the minimum pressures for each of the required flow scenarios for Phase I:

TABLE 4-1 PHASE I PRESSURES

Flow Demand Scenario	Location of Min. Pressure	Minimum Pressure Required (psi)	Minimum Pressure Obtained (psi)	Location of Max Pressure	Max Pressure Obtained (psi)	Average Pressure (psi)
Peak Daily Demand (PDD)	J-14	40	63	J-3	69	66
Peak Inst. Demand (PID)	J-14	30	63	J-3	69	66

Table 4-2 gives a summary of the junction with the lowest fire flow available as well as the average fire flow available for Phase I.

TABLE 4-2 PHASE I FIRE FLOW RESULTS

Flow Demand Scenario	Location of Min. Fire Flow	Minimum Pressure Required (psi)	Minimum Pressure Obtained (psi)	Fire Flow Required (gpm)	Fire Flow Obtained (gpm)	Average Fire Flow (gpm)
Fire Flow with PDD	J-9	20	62	1,500	1,567	2,279

Table 4-3 gives a summary of the pipe velocities for the system for each of the scenarios analyzed. For fire flow it was analyzed with a 10 ft/s constraint. Max velocities are located around the pipes that supply the water to the system.

TABLE 4-3 PHASE I MAXIMUM VELOCITIES

Flow Demand Scenario	Location of Max. Velocity	Maximum Velocity Required (ft/s)	Maximum Velocity Obtained (ft/s)
Peak Daily Demand (PDD)	P-2	N/A	0.22
Peak Inst. Demand (PID)	P-2	N/A	0.43
1,500 gpm FFD with PDD	P-1	N/A	10.00

5.0 PHASE I CONCLUSIONS

The water model analysis demonstrates that the proposed waterline system will provide adequate pressure for the required peak day, peak instantaneous, and fire flow demands. The pipes within the proposed network have been sized to minimize head loss but comply with Utah State Code design requirements. See Section 9 for water model outputs.

6.0 PROPOSED CONDITIONS-PHASE II

Phase II will be built after Phase I and will connect to existing stubs that will be left during Phase I construction, which are located at nodes J-9 and J-14 in the Phase I model. The same demand criteria was used for Phase II with 8.33 gpm peak day demand applied to each apartment building and 16.67 gpm being applied for peak instantaneous. This section analyzes

As required by Utah State Code, the new subdivision shall meet the following minimum dynamic water pressure requirements (R309-105-9(2)):

- 20 psi during conditions of the Fire Flow Demand (FFD) experienced during Peak Day Demand, as well as a fire flow minimum of 1,500 gpm and velocity constraints of 10 ft/s. The velocity constraint was used to help in design of the pipe size by forcing the velocity to be no more than 10 ft/s in any pipe.
- 30 psi during Peak Instantaneous Demand.
- 40 psi during Peak Day Demand.

The table below lists the minimum pressures for each of the required flow scenarios for Phase I:

TABLE 6-1 PHASE II PRESSURES

Flow Demand Scenario	Location of Min. Pressure	Minimum Pressure Required (psi)	Minimum Pressure Obtained (psi)	Location of Max Pressure	Max Pressure Obtained (psi)	Average Pressure (psi)
Peak Daily Demand (PDD)	J-19	40	63	J-17	66	65
Peak Inst. Demand (PID)	J-19	30	63	J-17	66	65

Table 6-2 gives a summary of the junction with the lowest fire flow available as well as the average fire flow available for Phase I.

TABLE 6-2 PHASE II FIRE FLOW RESULTS

Flow Demand Scenario	Location of Min. Fire Flow	Minimum Pressure Required (psi)	Minimum Pressure Obtained (psi)	Fire Flow Required (gpm)	Fire Flow Obtained (gpm)	Average Fire Flow (gpm)
Fire Flow with PDD	J-14	20	60	1,500	2,068	2,438

Table 6-3 gives a summary of the pipe velocities for the system for each of the scenarios analyzed. For fire flow it was analyzed with a 10 ft/s constraint. Max velocities are located around the pipes that supply the water to the system.

TABLE 6-3 PHASE II MAXIMUM VELOCITIES

Flow Demand Scenario	Location of Max. Velocity	Maximum Velocity Required (ft/s)	Maximum Velocity Obtained (ft/s)
Peak Daily Demand (PDD)	P-21	N/A	0.17
Peak Inst. Demand (PID)	P-21	N/A	0.35
1,500 gpm FFD with PDD	P-18	N/A	10.00

7.0 PHASE II CONCLUSIONS

The water model analysis demonstrates that the proposed waterline system will provide adequate pressure for the required peak day, peak instantaneous, and fire flow demands. The pipes within the proposed network have been sized to minimize head loss but comply with Utah State Code design requirements. See Section 9 for water model outputs.

Ensign Engineering

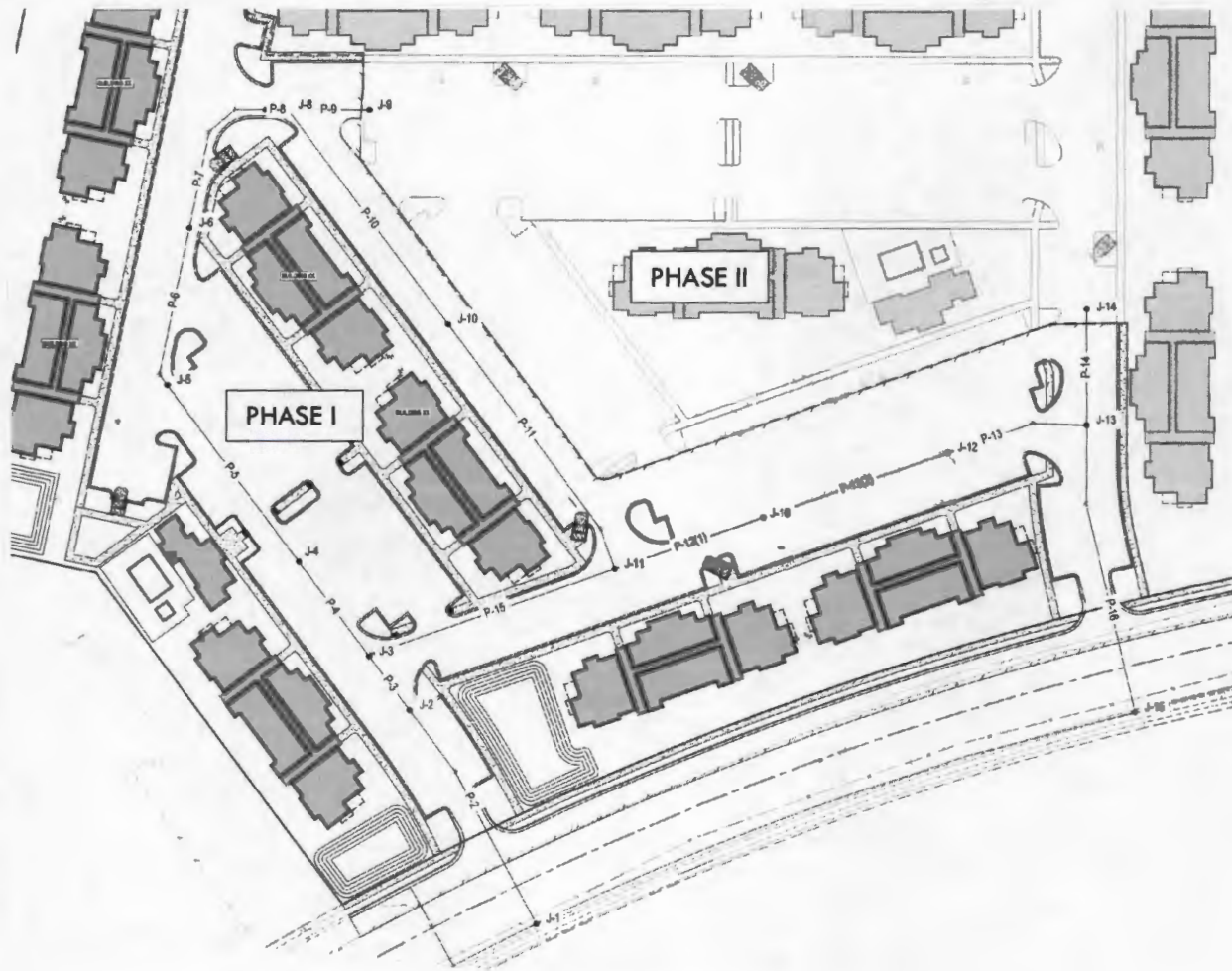
Michael Naser, P.E.

Design Engineer

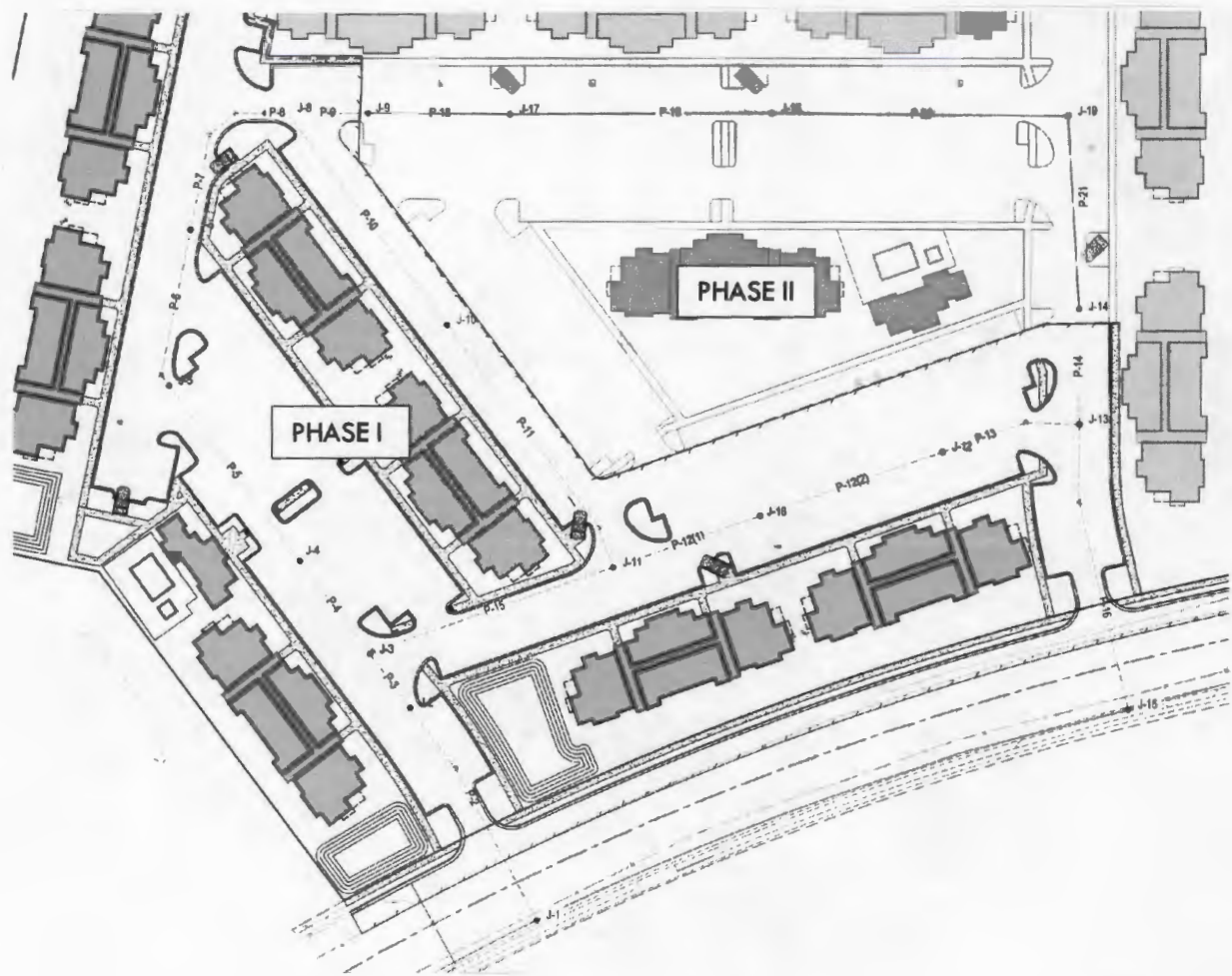
Kelly Chappell, P.E.

Associate

8.0 APPENDIX A- SITE MAPS



Phase I Water System Map



Phase II Water System Map

9.0 APPENDIX B- WATER MODEL OUTPUTS

Scenario: Peak Day Demand-Phase I
 Current Time Step: 0.000 h
 Fire Flow Node FlexTable: Fire Flow Report

Label	Fire Flow Iterations	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Pressure (Calculated Residual) (psi)	Pressure (Zone Lower Limit) (psi)	Pressure (Calculated Zone Lower Limit) (psi)	Junction w/ Minimum Pressure (Zone)	Pressure (System Lower Limit) (psi)	Pressure (Calculated System Lower Limit)
J-1	3	True	1,500	1,849	1,500	1,849	20	68	0	63	J-14	(N/A)	
J-2	3	True	1,500	2,268	1,500	2,268	20	67	0	62	J-14	(N/A)	
J-3	3	True	1,500	2,397	1,500	2,397	20	65	0	62	J-7	(N/A)	
J-4	3	True	1,500	2,038	1,508	2,046	20	64	0	62	J-7	(N/A)	
J-5	3	True	1,500	2,453	1,500	2,453	20	59	0	59	J-6	(N/A)	
J-6	3	True	1,500	2,478	1,517	2,493	20	58	0	58	J-7	(N/A)	
J-7	3	True	1,500	2,487	1,500	2,487	20	57	0	57	J-8	(N/A)	
J-8	3	True	1,500	2,487	1,500	2,487	20	57	0	57	J-7	(N/A)	
J-9	3	True	1,500	1,587	1,500	1,587	20	62	0	62	J-8	(N/A)	
J-10	3	True	1,500	2,439	1,517	2,455	20	60	0	59	J-8	(N/A)	
J-11	2	True	1,500	2,548	1,500	2,548	20	63	0	61	J-7	(N/A)	
J-12	3	True	1,500	2,681	1,500	2,681	20	60	0	60	J-14	(N/A)	
J-13	3	True	1,500	2,397	1,500	2,397	20	60	0	60	J-14	(N/A)	
J-14	3	True	1,500	1,587	1,500	1,587	20	61	0	62	J-13	(N/A)	
J-15	3	True	1,500	2,084	1,500	2,084	20	64	0	63	J-14	(N/A)	
J-16	3	True	1,500	2,729	1,517	2,745	20	61	0	61	J-14	(N/A)	

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Scenario: Peak Day Demand-Phase I
 Current Time Step: 0.000 h
 FlexTable: Pipe Table

ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Is Active?
38	P-1	12	R-1	J-1	8.0	PVC	150.0	35	0.23	0.000	True
40	P-2	197	J-1	J-2	8.0	PVC	150.0	34	0.22	0.000	True
42	P-3	53	J-2	J-3	8.0	PVC	150.0	34	0.22	0.000	True
44	P-4	98	J-3	J-4	8.0	PVC	150.0	23	0.15	0.000	True
46	P-5	169	J-4	J-5	8.0	PVC	150.0	14	0.09	0.000	True
48	P-6	129	J-5	J-6	8.0	PVC	150.0	14	0.09	0.000	True
50	P-7	128	J-6	J-7	8.0	PVC	150.0	-2	0.01	0.000	True
52	P-8	18	J-7	J-8	8.0	PVC	150.0	-2	0.01	0.000	True
54	P-9	63	J-8	J-9	8.0	PVC	150.0	0	0.00	0.000	True
56	P-10	211	J-8	J-10	8.0	PVC	150.0	-2	0.01	0.000	True
58	P-11	235	J-10	J-11	8.0	PVC	150.0	-19	0.12	0.000	True
70	P-12(1)	122	J-11	J-16	8.0	PVC	150.0	-8	0.05	0.000	True
71	P-12(2)	157	J-16	J-12	8.0	PVC	150.0	-24	0.16	0.000	True
62	P-13	113	J-12	J-13	8.0	PVC	150.0	-24	0.16	0.000	True
64	P-14	89	J-13	J-14	8.0	PVC	150.0	0	0.00	0.000	True
65	P-15	206	J-3	J-11	8.0	PVC	150.0	11	0.07	0.000	True
67	P-16	231	J-13	J-15	8.0	PVC	150.0	-24	0.16	0.000	True
68	P-17	501	J-1	J-15	8.0	PVC	150.0	1	0.01	0.000	True
87	P-23	28	R-2	J-15	8.0	PVC	150.0	23	0.15	0.000	True

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Scenario: Peak Day Demand-Phase I**Current Time Step: 0.000 h****FlexTable: Junction Table**

ID	Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Is Active?	Demand Collection
37	J-1	5,573.50	<None>	0	5,731.64	68	True	<Collection: 0 items>
39	J-2	5,571.00	<None>	0	5,731.63	69	True	<Collection: 0 items>
41	J-3	5,572.00	<None>	0	5,731.63	69	True	<Collection: 0 items>
43	J-4	5,574.20	<None>	8	5,731.63	68	True	<Collection: 1 item>
45	J-5	5,578.70	<None>	0	5,731.63	66	True	<Collection: 0 items>
47	J-6	5,579.50	<None>	17	5,731.63	66	True	<Collection: 1 item>
49	J-7	5,580.30	<None>	0	5,731.63	65	True	<Collection: 0 items>
51	J-8	5,580.20	<None>	0	5,731.63	66	True	<Collection: 0 items>
53	J-9	5,579.00	<None>	0	5,731.63	66	True	<Collection: 0 items>
55	J-10	5,575.50	<None>	17	5,731.63	68	True	<Collection: 1 item>
57	J-11	5,575.20	<None>	0	5,731.63	68	True	<Collection: 0 items>
59	J-12	5,581.30	<None>	0	5,731.63	65	True	<Collection: 0 items>
61	J-13	5,583.70	<None>	0	5,731.64	64	True	<Collection: 0 items>
63	J-14	5,585.00	<None>	0	5,731.64	63	True	<Collection: 0 items>
66	J-15	5,583.50	<None>	0	5,731.64	64	True	<Collection: 0 items>
69	J-16	5,577.87	<None>	17	5,731.63	67	True	<Collection: 1 item>

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Scenario: Peak Inst Demand-Phase I

Current Time Step: 0.000 h

FlexTable: Pipe Table

ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Is Active?
38	P-1	12	R-1	J-1	8.0	PVC	150.0	71	0.45	0.000	True
40	P-2	197	J-1	J-2	8.0	PVC	150.0	68	0.43	0.000	True
42	P-3	53	J-2	J-3	8.0	PVC	150.0	68	0.43	0.000	True
44	P-4	98	J-3	J-4	8.0	PVC	150.0	46	0.29	0.000	True
46	P-5	169	J-4	J-5	8.0	PVC	150.0	29	0.18	0.000	True
48	P-6	129	J-5	J-6	8.0	PVC	150.0	29	0.18	0.000	True
50	P-7	128	J-6	J-7	8.0	PVC	150.0	-4	0.03	0.000	True
52	P-8	18	J-7	J-8	8.0	PVC	150.0	-4	0.03	0.000	True
54	P-9	63	J-8	J-9	8.0	PVC	150.0	0	0.00	0.000	True
56	P-10	211	J-8	J-10	8.0	PVC	150.0	-4	0.03	0.000	True
58	P-11	235	J-10	J-11	8.0	PVC	150.0	-38	0.24	0.000	True
70	P-12(1)	122	J-11	J-16	8.0	PVC	150.0	-15	0.10	0.000	True
71	P-12(2)	157	J-16	J-12	8.0	PVC	150.0	-49	0.31	0.000	True
62	P-13	113	J-12	J-13	8.0	PVC	150.0	-49	0.31	0.000	True
64	P-14	89	J-13	J-14	8.0	PVC	150.0	0	0.00	0.000	True
65	P-15	206	J-3	J-11	8.0	PVC	150.0	23	0.14	0.000	True
67	P-16	231	J-13	J-15	8.0	PVC	150.0	-49	0.31	0.000	True
68	P-17	501	J-1	J-15	8.0	PVC	150.0	2	0.02	0.000	True
87	P-23	28	R-2	J-15	8.0	PVC	150.0	46	0.29	0.000	True

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Scenario: Peak Inst Demand-Phase I**Current Time Step: 0.000 h****FlexTable: Junction Table**

ID	Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Is Active?	Demand Collection
37	J-1	5,573.50	<None>	0	5,731.64	68	True	<Collection: 0 items>
39	J-2	5,571.00	<None>	0	5,731.62	69	True	<Collection: 0 items>
41	J-3	5,572.00	<None>	0	5,731.61	69	True	<Collection: 0 items>
43	J-4	5,574.20	<None>	17	5,731.61	68	True	<Collection: 1 item>
45	J-5	5,578.70	<None>	0	5,731.61	66	True	<Collection: 0 items>
47	J-6	5,579.50	<None>	33	5,731.60	66	True	<Collection: 1 item>
49	J-7	5,580.30	<None>	0	5,731.60	65	True	<Collection: 0 items>
51	J-8	5,580.20	<None>	0	5,731.60	66	True	<Collection: 0 items>
53	J-9	5,579.00	<None>	0	5,731.60	66	True	<Collection: 0 items>
55	J-10	5,575.50	<None>	33	5,731.60	68	True	<Collection: 1 item>
57	J-11	5,575.20	<None>	0	5,731.61	68	True	<Collection: 0 items>
59	J-12	5,581.30	<None>	0	5,731.62	65	True	<Collection: 0 items>
61	J-13	5,583.70	<None>	0	5,731.63	64	True	<Collection: 0 items>
63	J-14	5,585.00	<None>	0	5,731.63	63	True	<Collection: 0 items>
66	J-15	5,583.50	<None>	0	5,731.64	64	True	<Collection: 0 items>
69	J-16	5,577.87	<None>	33	5,731.61	67	True	<Collection: 1 item>

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Scenario: Peak Day Demand-Phase II
 Current Time Step: 0.000 h
 Fire Flow Node FlexTable: Fire Flow Report

Label	Fire Flow Iterations	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Pressure (Calculated Residual) (psi)	Pressure (Zone Lower Limit) (psi)	Pressure (Calculated Zone Lower Limit) (psi)	Junction w/ Minimum Pressure (Zone)	Pressure (System Lower Limit) (psi)	Pressure (Calculated System Lower Limit)
J-1	3	True	1,500	1,844	1,500	1,844	20	88	0	83	J-19	(N/A)	
J-2	3	True	1,500	2,415	1,500	2,415	20	87	0	81	J-19	(N/A)	
J-3	3	True	1,500	2,490	1,500	2,490	20	86	0	81	J-19	(N/A)	
J-4	3	True	1,500	2,209	1,508	2,217	20	84	0	81	J-19	(N/A)	
J-5	5	True	1,500	2,583	1,500	2,583	20	80	0	80	J-19	(N/A)	
J-6	3	True	1,500	2,613	1,517	2,629	20	59	0	80	J-19	(N/A)	
J-7	3	True	1,500	2,481	1,500	2,481	20	80	0	80	J-19	(N/A)	
J-8	3	True	1,500	2,667	1,500	2,667	20	59	0	59	J-19	(N/A)	
J-9	3	True	1,500	2,324	1,500	2,324	20	81	0	80	J-19	(N/A)	
J-10	3	True	1,500	2,656	1,517	2,672	20	81	0	80	J-19	(N/A)	
J-11	3	True	1,500	2,653	1,500	2,653	20	83	0	80	J-19	(N/A)	
J-12	3	True	1,500	2,526	1,500	2,526	20	80	0	80	J-19	(N/A)	
J-13	3	True	1,500	2,557	1,500	2,557	20	80	0	80	J-19	(N/A)	
J-14	3	True	1,500	2,098	1,508	2,076	20	80	0	80	J-19	(N/A)	
J-15	3	True	1,500	2,083	1,500	2,083	20	84	0	82	J-19	(N/A)	
J-16	5	True	1,500	2,778	1,517	2,794	20	81	0	59	J-19	(N/A)	
J-17	3	True	1,500	2,576	1,517	2,592	20	59	0	58	J-19	(N/A)	
J-18	3	True	1,500	2,814	1,500	2,830	20	58	0	58	J-19	(N/A)	
J-19	3	True	1,500	2,421	1,508	2,430	20	57	0	59	J-14	(N/A)	

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Scenario: Peak Day Demand-Phase II

Current Time Step: 0.000 h

FlexTable: Pipe Table

ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Is Active?
76	P-18	115	J-9	J-17	8.0	PVC	150.0	15	0.09	0.000	True
78	P-19	209	J-17	J-18	8.0	PVC	150.0	-2	0.01	0.000	True
80	P-20	237	J-18	J-19	8.0	PVC	150.0	-19	0.12	0.000	True
81	P-21	156	J-19	J-14	8.0	PVC	150.0	-27	0.17	0.000	True

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Scenario: Peak Day Demand-Phase II

Current Time Step: 0.000 h

FlexTable: Junction Table

ID	Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Is Active?	Demand Collection
53	J-9	5,579.00	<None>	0	5,731.62	66	True	<Collection: 0 items>
63	J-14	5,585.00	<None>	8	5,731.62	63	True	<Collection: 1 item>
75	J-17	5,578.50	<None>	17	5,731.62	66	True	<Collection: 1 item>
77	J-18	5,582.00	<None>	17	5,731.62	65	True	<Collection: 1 item>
79	J-19	5,586.50	<None>	8	5,731.62	63	True	<Collection: 1 item>

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Scenario: Peak Inst Demand-Phases II

Current Time Step: 0.000 h

FlexTable: Pipe Table

ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen- Williams C	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Is Active?
76	P-18	115	J-9	J-17	8.0	PVC	150.0	29	0.19	0.000	True
78	P-19	209	J-17	J-18	8.0	PVC	150.0	-4	0.03	0.000	True
80	P-20	237	J-18	J-19	8.0	PVC	150.0	-37	0.24	0.000	True
81	P-21	156	J-19	J-14	8.0	PVC	150.0	-54	0.35	0.000	True

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Scenario: Peak Inst Demand-Phases II**Current Time Step: 0.000 h****FlexTable: Junction Table**

ID	Label	Elevation (ft)	Zone	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)	Is Active?	Demand Collection
53	J-9	5,579.00	<None>	0	5,731.56	66	True	<Collection: 0 items>
63	J-14	5,585.00	<None>	17	5,731.57	63	True	<Collection: 1 item>
75	J-17	5,578.50	<None>	33	5,731.55	66	True	<Collection: 1 item>
77	J-18	5,582.00	<None>	33	5,731.55	65	True	<Collection: 1 item>
79	J-19	5,586.50	<None>	17	5,731.56	63	True	<Collection: 1 item>

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ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR DEVELOPMENT OF A MULTIPLE FAMILY MULTIPLE STRUCTURE APARTMENT COMPLEX AT APPROXIMATELY 1433 E AIRPORT WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT.

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and TIM SOFFEE, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with TIM SOFFE, AND THE MULTIPLE FAMILY MULTIPLE STRUCTURE APARTMENT COMPLEX AT APPROXIMATELY 1433 E AIRPORT WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and TIM SOFFEE, (Applicant's Agent), for the property located at: APPROXIMATELY 1433 E AIRPORT ROAD.

Term: the term of this agreement commences on October 11th, 2022 and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

General Site:

- All exterior lighting within the development to be high efficiency LED fixtures and all ingress / egress and parking areas to be lighted during dark hours finding that lighted spaces mitigate the potential for theft and other non-desirable behavior.
- Fencing to be installed at Phase I project boundaries finding that fencing along project boundaries creates a land use break and mitigates the potential or unauthorized ingress / egress. Six-foot (6') sight obscuring fencing on west, north and east project boundaries. Three-foot (3') sight obscuring fencing, thirty-five feet (35') back from road on the west and east property boundaries.
- Minimum of five percent (5%) of area landscaped finding that the Code minimum requirement is 5% minimum area landscaping. Water wise landscaping preferred and recommended.
- Minimum of two (2) off street parking spaces per residential unit finding that the Code minimum requirement is 2 off street spaces per residential unit. Total three-hundred thirty-six off street parking spaces required for Phase I development (168 units x 2 spaces per unit = 336).
- All garbage dumpster areas to be enclosed and hard surfaced and allow garbage truck access without risk to damage to surrounding structures, vehicles or equipment and sized and serviced at a frequency that prevents the accumulation or wind scatter of garbage, rubbish or debris.
- Interior fire lanes to be a minimum of twenty-six feet (26') in width with twenty-eight-foot (28') radius turn areas and capable of supporting up to seventy-five thousand (75,000) fire apparatus finding that fire safety access protects the health safety and welfare of the community.
- Any installed development signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved signage services to promote consistency within the community.
- All developed / installed **public** infrastructure including but not limited to roads, curb, gutter, sidewalk, water utility, sewer utility, storm water utility, electrical utility, fire hydrants (along Airport Road – confirm final location/spacing with Price City Fire Chief), street lights, roadway restoration to be installed as indicated in the submitted plans, meeting all Price City minimum approved standards and inspected by the Price City Public Works Department finding that quality development of long term infrastructure protects the interest of Price City and is consistent with the Price City General Plan. All infrastructure shall be installed and conform to Price City Standards and the most current American Public Works Association (APWA), Utah Chapter, standards

Plans and Documents:

- Submission of a geotechnical study, by a qualified engineer, to the Price City Public Works Department for acceptance and concurrence, development in compliance with the study and any direction from the Price City Public Works Department finding that development compliant with qualified geotechnical studies protects the health, safety and welfare of the community.
- Submission of a storm water management study, completed by a qualified engineer, to the Price City Public Works Department for acceptance and concurrence, development in compliance with the study and any direction from the Price City Public Works Department finding that development compliant with qualified storm water management studies protects the health, safety and welfare of the community. Storm water management plan to retain and release storm water to a pre-development flow based upon a 100-year storm event.
- Completion of a storm water pollution protection plan (SWPPP) as required by the State of Utah, by a qualified engineer, and copy provided to Price City.
- Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of the necessary financial surety prior to the commencement of development activity finding that properly agreed and financially secured public infrastructure installation protect the long-term financial interest of the community.
- Completion of a private water agreement, if required, with the Price City Public Works Department for water connectivity finding that properly agreed upon water connection and circulation protects the health, safety and welfare of the community.
- Completion of a water and sewer usage model by a qualified engineer identifying usage metrics prior to development finding that properly planned and modeled utility connections mitigate potential future utility service disruptions.
- Completion and submission of a site environmental survey consistent with Chapter 3 of the Code finding that properly evaluated site environmental conditions mitigate the potential for development misunderstandings, delays and other unforeseen circumstances.

Restrictions:

- No Home Occupied Businesses (HOB) to be authorized within the development finding that HOB's within the development may lead to additional parking and occupancy congestion and decrease internal development pedestrian and vehicle safety.
- No residential facilities/rooming/boarding/dormitories permitted within the development finding that those land uses require additional permit consideration.
- No development activity on the Phase II parcel finding that the site plan and development impact mitigations for Phase II have not been submitted to Price City by the applicant.

Other:

- Understanding that Phase II, as contemplated, shall require a site plan amendment review and additional authorization prior to development finding that pedestrian and vehicle circulation, utility connectivity, storm water management, and other site plan elements shall require review and approval.
- All permitting, utility connection, impact, public infrastructure deposits and other fees to be paid in full prior to commencement of development at the site finding that fully applied for and paid fees mitigate incremental impacts of the development on the community.
- Full-time on-site manager to be present at development and manager contact information provided to Price City and other area service providers finding that on-site management mitigates confusion regarding needs within the development from the public and residents of the development.
- Utility connections installed with sufficient capacity to fully ensure service to Phase II of the development as contemplated finding that properly sized utilities mitigate the potential for development limitations. Utility capacity to be sized to accommodate Phase II, or other approved land use and development on the Phase II property area, regardless of Phase II actual development construction.
- All infrastructure and facilities, utilities, including on-site internal storm water detention basins, within the boundary of the development shall be considered private and not public finding that only infrastructure within the public area shall be dedicated to the public. Developer and / or owner shall be responsible to provide required reporting (back flow inspection, fire hydrants, etc.). Developer to arrange for and install or relocate all existing utilities including irrigation water ditch/pipes (cannot limit or impede access to water) which may conflict with the proposed development
- Building permit required for structure construction finding that planned, reviewed and inspected construction protects the health, safety and welfare of the community.
- No conditions at the development site in violation of the Price City Property Maintenance Code finding that properly maintained property and construction sites mitigate negative impacts on the surrounding properties. Dust control, traffic congestion control during construction required.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated in the Code.

SIGNED THIS ____ DAY OF _____, 20 ____.

Price City

By Jan Young, Chair

ATTEST:

Jaci Adams, City Recorder

Applicant:

Print:

Sign:

Authorized Agent for Tim Soffe

CONDITIONAL USE PERMIT AMENDMENT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: AN MULTIPLE FAMILY,
MULTIPLE BUILDING APARTMENT COMPLEX
LOCATED AT 1433 E AIRPORT ROAD WITHIN
THE COMMERCIAL 1 (C-1) ZONING DISTRICT**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.

Price
Utah

SIGNATURE _____

DATE _____

