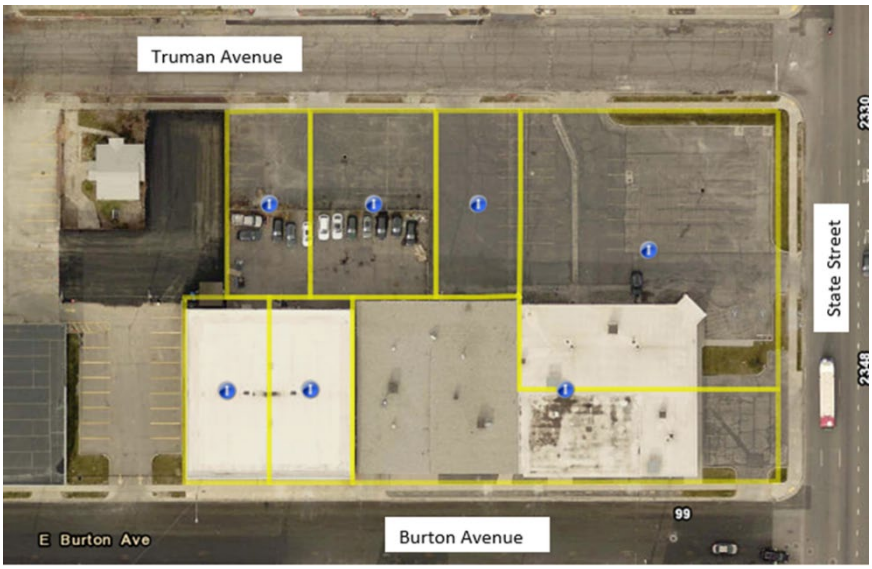
PLANNING COMMISSION STAFF REPORT

MEETING DATE:	October 20, 2022
PROJECT NUMBERS:	C-22-007
REQUESTS:	A petition for approval for a Conditional Use Permit for a Multi-Family Dwelling development.
ADDRESS:	2354 S State Street
PARCEL NUMBERS:	16-19-153-004; 005; 006; 007; 008; 009; 010
PROPERTY OWNER:	Edison Way LLC
APPLICANT:	Ross Robb on behalf of Edison Way LLC

SYNOPSIS:

Ross Robb, on behalf of Edison Way LLC is proposing redevelopment of seven existing parcels located around 2354 S State Street. The redevelopment would be an apartment building with 319 rental units. In order to redevelop, the applicant is making two requests.



Edison Way LLC is petitioning the Planning Commission for the approval of a Conditional Use Permit ("CUP") for a Multi-Family Dwelling

Edison Way LLC also submitted an application for an amendment to the subdivision plat to consolidate seven existing parcels located at 2354 S State Street into one parcel.

The Planning Commission is the Land Use Authority on all subdivision plat applications. Additionally, all conditional use permit applications require approval from the Planning Commission.

EXISTING ZONING	EXISTING USE	SURROUNDING LAND USE DISTRICTS	PROPOSED USES
Downtown District – Mixed Use Subdistrict	Vacant Building	North: Downtown – Mixed Use South: Downtown – Mixed Use East: Commercial Corridor West: Downtown – Mixed Use	Multi-Family Housing

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission move to approve, with conditions, the proposed Conditional Use Permit for the Multi-Family Dwelling development located at 2354 S State Street. Staff's recommendation is based upon its analysis and findings included below.

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location:	123 W Utopia Avenue
Proposed Project Size:	2182 S West Temple: 0.19 acres 2176 S West Temple: 0.18 acres 123 W Utopia Ave: 0.16 acres 125 W Utopia Ave: 0.08 acres 145 W Utopia Ave: 0.26 acres 124 W Wentworth Ave: 0.08 acres 133 W Wentworth Ave: 0.29 acres 133 W Wentworth Ave: 0.29 acres Wentworth Ave: 0.2 acres Approx.: 1.58 acres
Surrounding Land Use Districts:	North: Downtown – Station South: Downtown – Greenway East: Downtown – Station West: Downtown – Mixed Use

Figure 1: Existing Lot Lines

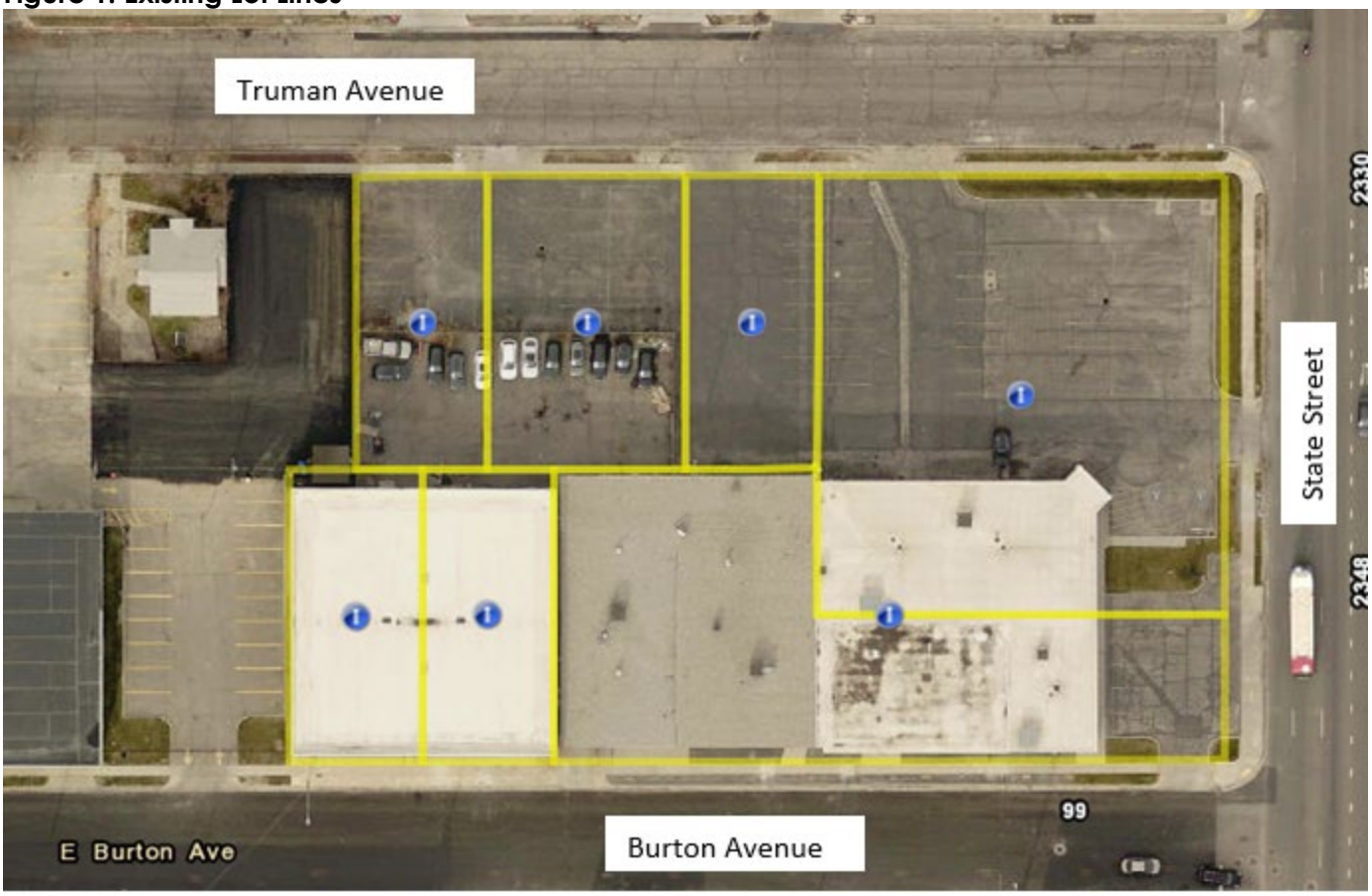


Figure 2: Existing Site Conditions



State Street & Burton Avenue – Looking West



Burton Avenue – Looking North



State Street & Truman Avenue – Looking West



Truman Avenue – Looking South

Figure 3: Proposed Elevations









Figure 4: Proposed Rendering



***CONCEPTUAL ELEVATIONS – SUBJECT TO TECHNICAL REVIEW**



2 **VIEW 2**
ALONG STATE ST



3 **VIEW 3**
LOOKING AT CORNER OF STATE ST & BURTON AV



4 **VIEW 4**
VIEW OF WEST FACING FACADE



5 **VIEW 5**
VIEW OF LOBBY AT CORNER OF STATE ST & TRUMAN AV



6 **VIEW 6**
LOOKING AT CORNER OF STATE ST & BURTON AV



7 **VIEW 7**
CLOSE UP OF STOOPS ON TRUMAN AV



8 VIEW 8
LOOKING AT CORNER OF STATE ST & TRUMAN AV

***CONCEPTUAL RENDERINGS – SUBJECT TO TECHNICAL REVIEW**

Figure 5: Applicant's Conceptual Site Plan

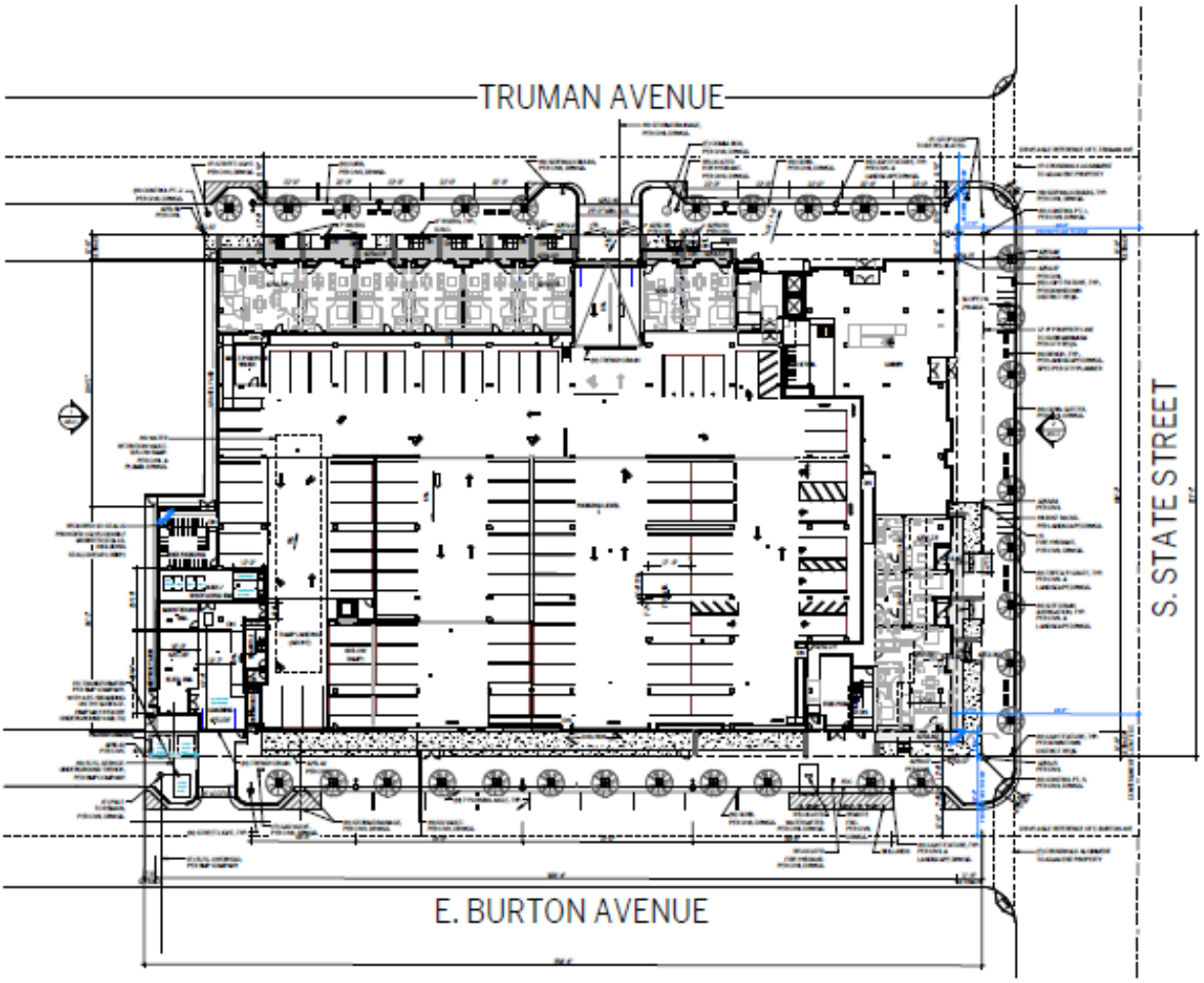
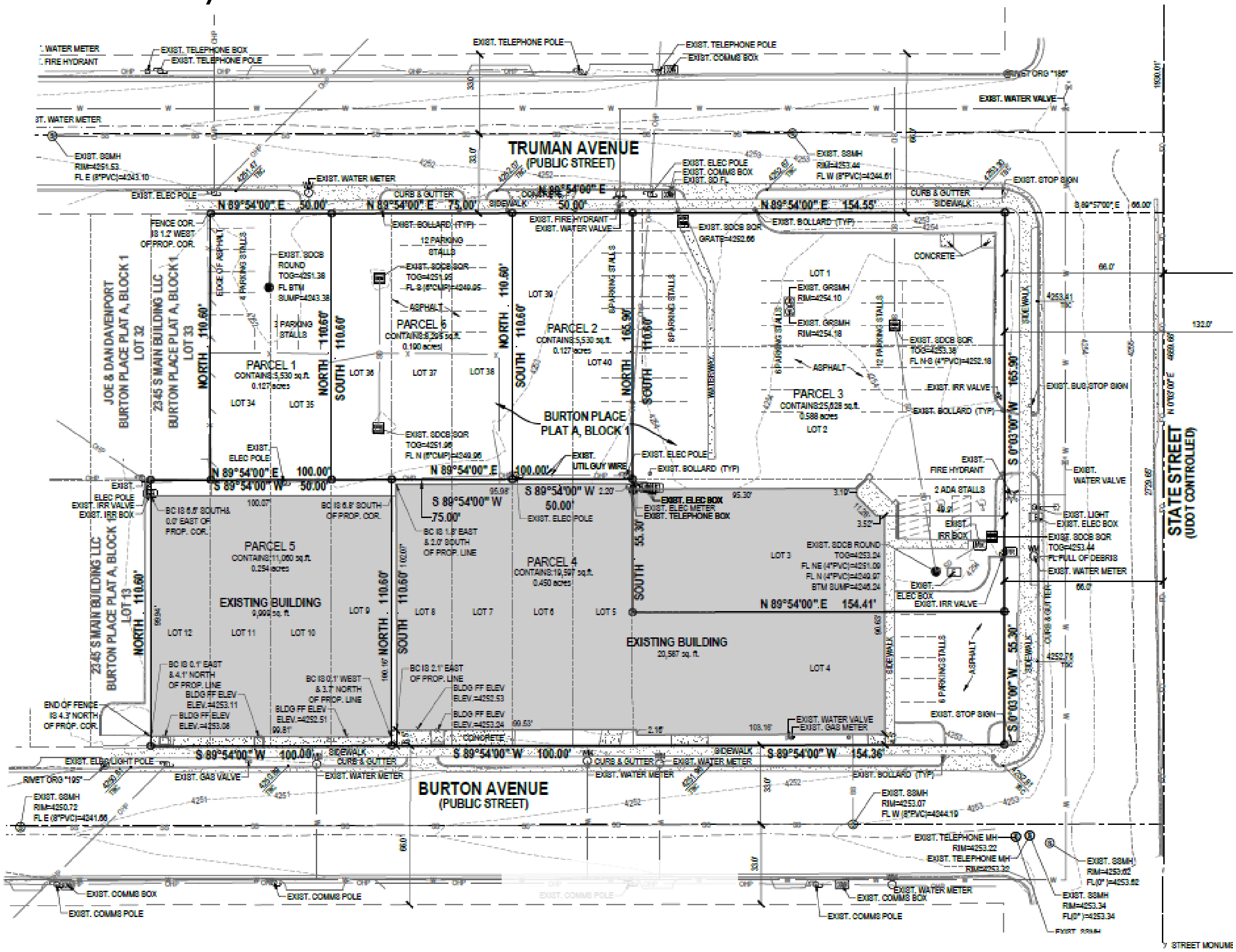


Figure 6: ALTA Survey



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

A. **Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; **Conditional Use Permit Applications**; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

GENERAL PLAN CONSIDERATIONS:

Land Use & Neighborhoods Goal 1. Continue to welcome new residents and businesses into South Salt Lake.

Analysis: The proposed development will add an additional 319 new dwelling units in the city.

Land Use & Neighborhoods Goal 2. Concentrate higher density development near transportation and transit in mixed use neighborhood.

Analysis: The proposed development adds high-density development near the South Salt Lake City S-Line stop.

Land Use & Neighborhoods Goal 3. Enhance urban and streetscape design in the city to support South Salt Lake's distinct image and enhance community pride.

Analysis: The proposed development will improve the streetscape along State Street, Truman Avenue, and Burton Avenue.

Housing Goal 2. Connect housing of various densities to appropriate services and amenities within and between neighborhoods.

Analysis. The proposed development provides access to transit and includes a range of unit sizes to accommodate different family sizes and needs.

Transportation Goal 2. Increase connections within and between neighborhoods to improve access to amenities and services without requiring the use of an automobile.

Analysis. The proposed development's proximity to the S-Line stop would improve the access to amenities and services without using an automobile.

Environmental, Social, and Economic Sustainability Goal 1. Reduce vehicle miles travels and improve air quality.

Analysis. The proposed development's proximity to the S-Line stop would eliminate some of the vehicle miles traveled, because public transportation would be used instead.

DESIGN REVIEW ANALYSIS

In accordance with Section 10 of the Downtown Code, a design review was conducted on Wednesday, August 24, 2022 to "review the application for its compatibility with the intent of th[e] ordinance."

The committee was comprised of the following departments: South Salt Lake ("SSL") Mayor, SSL Community Development, SSL Neighborhoods, SSL Finance, SSL Water, SSL Economic Development, SSL City Attorney, SSL Fire, and SSL Police.

The main topic of discussion during the design review was clear view requirements. There was some concern that the street trees would hinder visibility for drivers. Staff confirmed that the proposed species of tree is compliant with the SSL Landscape Handbook. Staff has also made a condition that trees will remain clear view compliant.

The design review committee had no major concerns about the proposed development.

CONDITIONAL USE REVIEW STANDARD:

Utah Code Ann. § 10-9a-507(2) sets forth the following standard of review for conditional uses by stating:

(a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

South Salt Lake Municipal Code §17.05 sets forth the following standard for review for conditional uses by stating:

A. A person seeking approval of a Conditional Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other improvement to property for a Use that is defined by this Code as allowed in the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:
    a. Is allowed within the district where it is proposed;
    b. Is proposed for Development on a legally subdivided Lot;
    c. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
    d. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
    e. Meets the applicable Development Standards requirements;
    f. Conforms to the Design Guidelines and the design review process established for that district;
    g. Requires additional conditions of approval;
    h. Complies with the Construction Codes; and
    i. Pertains to land for which all tax assessments have been paid
B. The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal.
C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.

ORDINANCE ANALYSIS

Ordinance	Finding	Notes / Insufficiency
Title 17		
17.05.020 – General Conditional Use Standards		
1. The size and location of the site.	The site is located at 2354 S State Street, west of State Street and between Truman and Burton Avenue. The site is approximately 1.73 acres in size.	
2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area.	Traffic Generation & Timing The project is anticipated to generate 116 trips in the morning and 114 trips in the evening during peak demand times. Nature of Traffic Impacts Most vehicle trips will be residents traveling to and from the Parallel project. The traffic study found that the impact of these trips on the surrounding roadways was minimal, as the levels of service were found to remain the same as existing conditions. No improvements are needed or recommended. Existing Conditions and Capacities Under existing conditions, all roadways in the study area were found to operate at acceptable levels of service.	
3. Utility demand and available capacity, including storm water retention.	The City Engineer has reviewed and approved the utility demand and availability. The applicant is part of the Public Infrastructure Districts ("PID"), which will increase the sewer capacity in this area of the city.	
4. Emergency vehicle access and anticipated average and peak day demand.	The project site has frontage on three sides for access by emergency vehicles.	
5. Location and amount of off-Street parking.	Off-street parking is located in structured parking within the site. Total off-street parking is 302; 286 standard spaces, 7 Accessible spaces, 7 EV spaces, and 22 tandem stalls. A parking rate reduction has been requested for bike lockers/storage (0.05 reduction) and unbundled parking (0.10 reduction). The project will also add 20 public on-street parking spaces.	The applicant shall maintain the 302 parking stalls they have proposed.
6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading.	All off-street parking will be accessed via the entrance off of Truman Avenue. Residential delivery, trash pickup, and loading / unloading is	

	located off Burton Avenue next to the southwest corner of the site.	
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses.	Steel fencing is located along the southern edge of the building to enclose the dog run. All proposed fencing and landscaping comply with the standards on the Downtown Code and Title 17.	The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit.
8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels.	The building mass is rectangular in shape and the single structure encompasses the entire site.	
9. Usable open space.	There will be approximately 7,550 square feet of open residential courtyard; amenity space is located on the fourth level. There will be approximately 1,368 square feet of open sky terrace; amenity space is located on the seventh level. There will be an active streetscape on ground level along Burton Avenue, Truman Avenue, and State Street.	
10. Signs and lighting.	The applicant has not applied for a sign permit. They will be allowed to have wall signage on all frontages that are no larger than 15% of the building frontage and with a maximum letter and element height of 3 feet. All proposed signage will have to comply with Section 9 of the Downtown Code and Title 17 in the South Salt Lake Municipal Code. Lighting along State Street, Burton Avenue, and Truman Avenue will include lighting consistent with South Salt Lake's *Streetscape and Urban Design Handbook* and *Lighting Master Plan.*	A sign permit will be required for any new signage. The sign shall comply with Downtown Code.
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing.	Proposed project is eight (8) stories, with one parking level being partially subterranean, at 85 feet in height. The design complies with the façade articulation requirements of the City and respects current surrounding uses while incorporating design that will be compatible with anticipated development.	

12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	All noise and vibration components are controlled and held to code standards.	
13. Control of delivery and service vehicles, loading and unloading zones.	Residential delivery, service, and loading/unloading is located off of Burton Avenue on the southwest corner of the building.	
14. Generation and Screening of waste.	Trash generation will be from residential component. The trash room is located in the southwest corner of the parking structure. Staff will roll bins to street to be picked up by the service provider and will return bins to their location within the building after pick-up.	
15. Recycling program and pickup areas.	The trash room holds both trash and recycling bins. Residents will have access to dedicated trash and recycling chutes on each floor that will lead to the waste management room located on the ground level inside the parking structure.	
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates.	Tenant leases will contain strict code-of-conduct language. The property will be professionally managed by on-site personnel.	
17. The impacts of the Use on public property and environmentally sensitive lands.	The site is not on a flood hazard or an environmentally sensitive land.	
18. Hours of operation, delivery, and activity.	The project will have normal and conventional hours of operation for a residential apartment building. Amenity spaces will be closed during certain night time hours.	
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.	No special hazards from current use or secondary effects.	
20. Demand for public infrastructure or services.	Right-of-Way dedication and road widening improvements will be installed along both Truman Avenue and Burton Avenue. This will include a one-foot dedication. This one-foot dedication will not realign current infrastructure improvements along Truman and Burton Avenue. There will not be any utility main infrastructure improvements as part of this project, as that will fall under the PID Agreement.	

STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve, with conditions, the final subdivision plat amendment based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report. Staff also recommends the Planning Commission move to approve the proposed Conditional Use Permit for the Multi-family Dwelling development based on the following findings of fact and conclusions of law and conditions of approval for the CUP:

Findings of Fact:

1. On May 27, 2022, Ross Robb submitted a Subdivision application on behalf of Parallel Acquisitions, LLC to build and operate a Multi-Family building located at 2354 S State Street.

2. The subject properties are located at 2354 S State Street.

3. The subject properties consist of seven separate lots.

4. All subject properties are located in the Downtown – Mixed Use subdistrict.

5. The proposed subdivision will consolidate the seven existing lot located at the above subject properties.

6. The proposed subdivision will create one lot that will be 1.73 acres in size.

7. The property owner is applying for a conditional use permit application to construct a 319-unit Multi-Family Dwelling development.

8. The Multi-Family Dwelling use is a conditional land use in the Downtown District.

9. The subject properties currently have vacant buildings that will be demolished before construction begins.

10. There are no specific conditional use standards for Multi-Family Dwellings in Section 17.05.040 of the South Salt Lake Municipal Code.

11. The proposed lot will be served by existing and new vehicular and pedestrian access points on Truman and Burton Avenue.

12. Staff has reviewed this conditional use permit application for compliance with SSL Municipal Code Sections 17.05.010, 17.05.020, 17.05.050, 17.05.060, and 17.05.100, and found that this conditional use permit application is compliant with this section, as outlined above.

13. Staff has reviewed this Conditional Use Permit for compliance with SSL Municipal Code Section 17.05 and found that this Conditional Use Permit is compliant with those sections, as outlined above.

Conclusions of Law:

1. The subdivision and use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.

2. The subdivision and use, as specifically conditioned below is compatible in use, scale, and design with the allowed uses in Downtown District.

3. The subdivision and use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.

4. The subdivision and use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The proposed Multi-Family development shall meet all requirements of the South Salt Lake municipal code;

2. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;

3. The applicant shall obtain a South Salt Lake City sign permit prior to any sign installation;

4. The applicant shall obtain approval from South Salt Lake City prior to any murals being painted;

5. The applicant shall apply for and complete a South Salt Lake Rental Business License application;

6. The development shall be limited to a maximum of 319 residential units;

7. The final design of the building shall comply with the Downtown Code Section 5, Building Types for urban style multi-family building;

8. The property owner shall continually meet all amenity requirements as outlined in the Building Types Standards and below;

    a. 35% transparency across all four facades;

    b. Public art amenity – this will be located inside the lobby and visible from the corner of State Street and Truman Avenue;

    c. Full-time on-site management;

    d. Upgraded floor coverings;

    e. A washer and dryer provided in each unit;

    f. Open space that is at least 5% more than required for a total of approximately 46% or approximately 34,505 square feet;

    g. On-site recycling provided for tenants;

    h. Water efficient fixtures provided in each unit;

    i. A lobby located on the corner of State Street and Truman Avenue that is approximately 6,200 square feet;

    j. Fitness and Wellness Center – this will be a multi-use fitness and wellness area located on the fourth level that is approximately 3,000 square feet.

k. Resident Lounge, located on the eighth level;

l. Outdoor patio – this will be located in the courtyard on the fourth level;

m. An approximately 750 square foot swimming pool that is located in the courtyard on the fourth level;

9. The property owner shall continually maintain approximately 46% common open space on-site;

   a. The courtyard area located on the fourth level, is approximately 7,550 square feet, and includes a swimming pool, an outdoor kitchen area, a game area, and landscaped planters;

   b. The sky terrace located on the eighth level, is approximately 1,372 square feet;

   c. The active streetscape area located on the ground level on the State Street, Burton Avenue, and Truman Avenue frontage. The active streetscape is approximately 3,809 square feet and includes seating, bike racks, 32 trees in tree grates, landscaped planters, and a fenced dog run on Burton Avenue;

10. On-site amenities and useable open space will not be removed or materially repurposed without city approval;

11. The property owner will continuously comply with all applicable eligible rate reductions to justify a 15% reduction in parking, for a total of 302 stalls on-site;

    a. Bike Storage (5% parking reduction) – The bike storage will be located in the parking garage;

    b. Unbundled Parking (10% parking reduction) – Parking costs will not be included in the monthly rent rate;

12. The site shall comply with the Downtown Code Section 7, Landscape Standards;

13. The property owner shall continually maintain on-site management, as proposed;

14. The trash/recycle room shall be kept free of trash buildup and shall be emptied on a regular basis;

15. Deliveries (other than third party food services) shall be limited to normal and conventional hours of operation for a residential apartment building;

16. Residential delivery, service, and loading / unloading shall take place off Burton Avenue at the southwest corner of the property;

17. The property owner shall require a written lease for every rental unit;

18. The property owner shall require all adult occupants of the unit be listed on the lease;

19. The property owner shall run a criminal background check on every adult tenant listed on each lease;

20. The property owner shall provide the City with a telephone number, email, and postal address for the property owner or property owner's representative to which information regarding inappropriate behavior by tenants, occupants or their guests and other notices, which may be sent to the property owner or property owner's representative. The property owner agrees that this information is sufficient to provide notice, is accurate, and will be kept up to date;

21. The property owner shall practice CPTED (Crime Prevention through Environmental Design) on the premises;

22. The property owner will maintain the rental dwelling in a fit and habitable condition, as required by State code and relevant building, fire, and land use codes;

23. The property owner shall utilize a lease form that, subject to applicable local, state and federal housing statutes, allows eviction for criminal acts or maintaining a nuisance by a tenant, occupant, or guest;

24. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application submitted for a Conditional Use Permit, C-22-007, to operate a Multi-Family Dwelling development located at 2354 S State Street based on the Findings of Facts, and Conclusions of Law as outlined in the staff report with the following conditions of approval:

Option 2: Denial

Move to deny the application submitted for a Conditional Use Permit, C-22-007, to operate a Multi-Family Dwelling development located at 2354 S State Street, based on the reasoning set forth in the record.

Option 3: Continuance

Move to table the decision on the application submitted for a Conditional Use Permit, C-22-007, to operate a Multi-Family Dwelling development located at 2354 S State Street, to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

1. Parallel Apartments Renderings
2. Landscape Plan
3. Civils
4. Conditional Use Permit: C-22-007



1 **VIEW 1**
LOOKING AT CORNER OF STATE ST & TRUMAN AV



2 **VIEW 2**
ALONG STATE ST



3 **VIEW 3**
LOOKING AT CORNER OF STATE ST & BURTON AV

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2354 S STATE STREET

2354 S STATE STREET
SOUTH SALT LAKE , UTAH 84115

PERSPECTIVES

PROJECT#: 21111.000
DATE: 08/11/2022

G1.03



4 VIEW 4
VIEW OF WEST FACING FACADE



5 VIEW 5
VIEW OF LOBBY AT CORNER OF STATE ST & TRUMAN AV



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G1.04



8 **VIEW 8**
LOOKING AT CORNER OF STATE ST & TRUMAN AV

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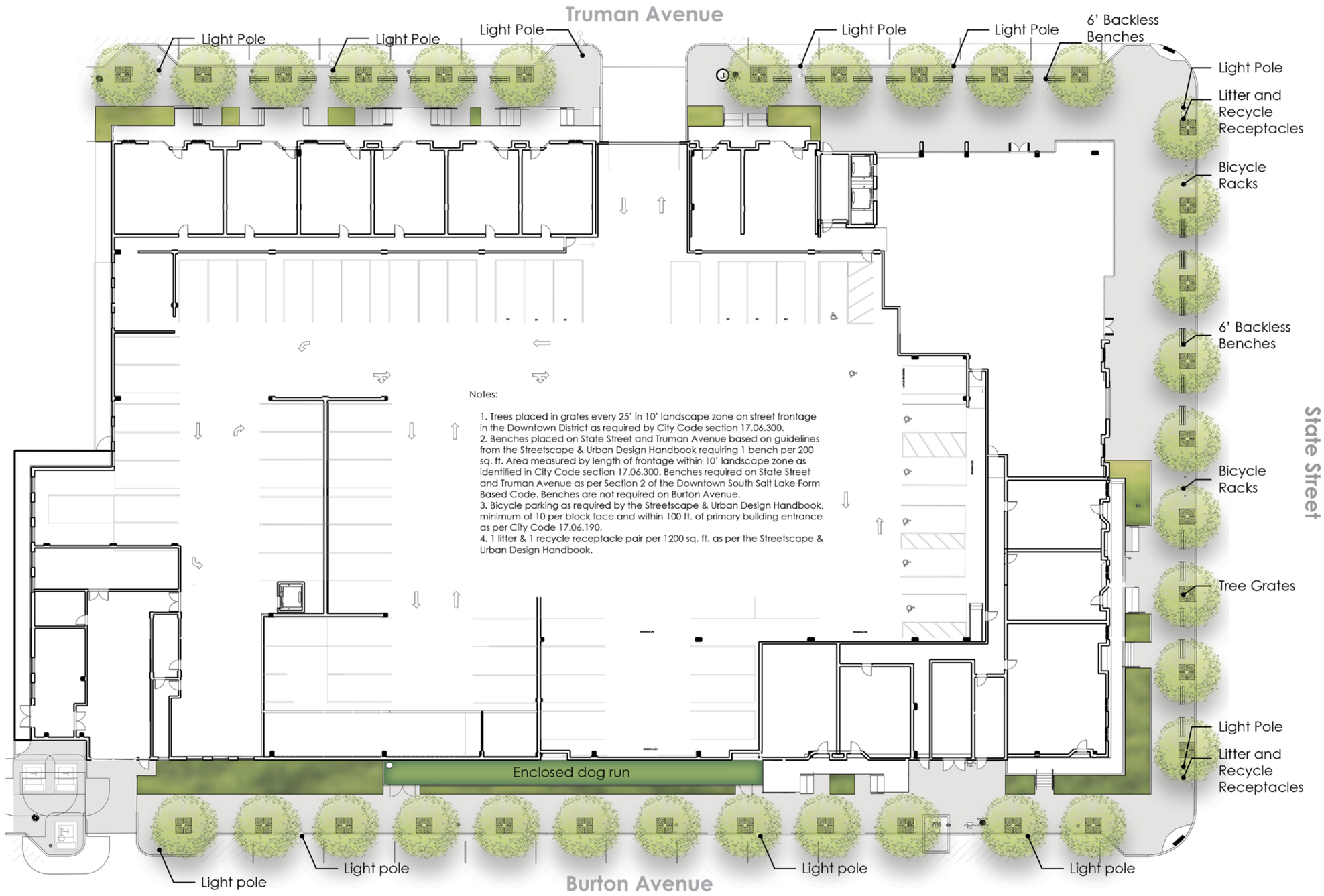
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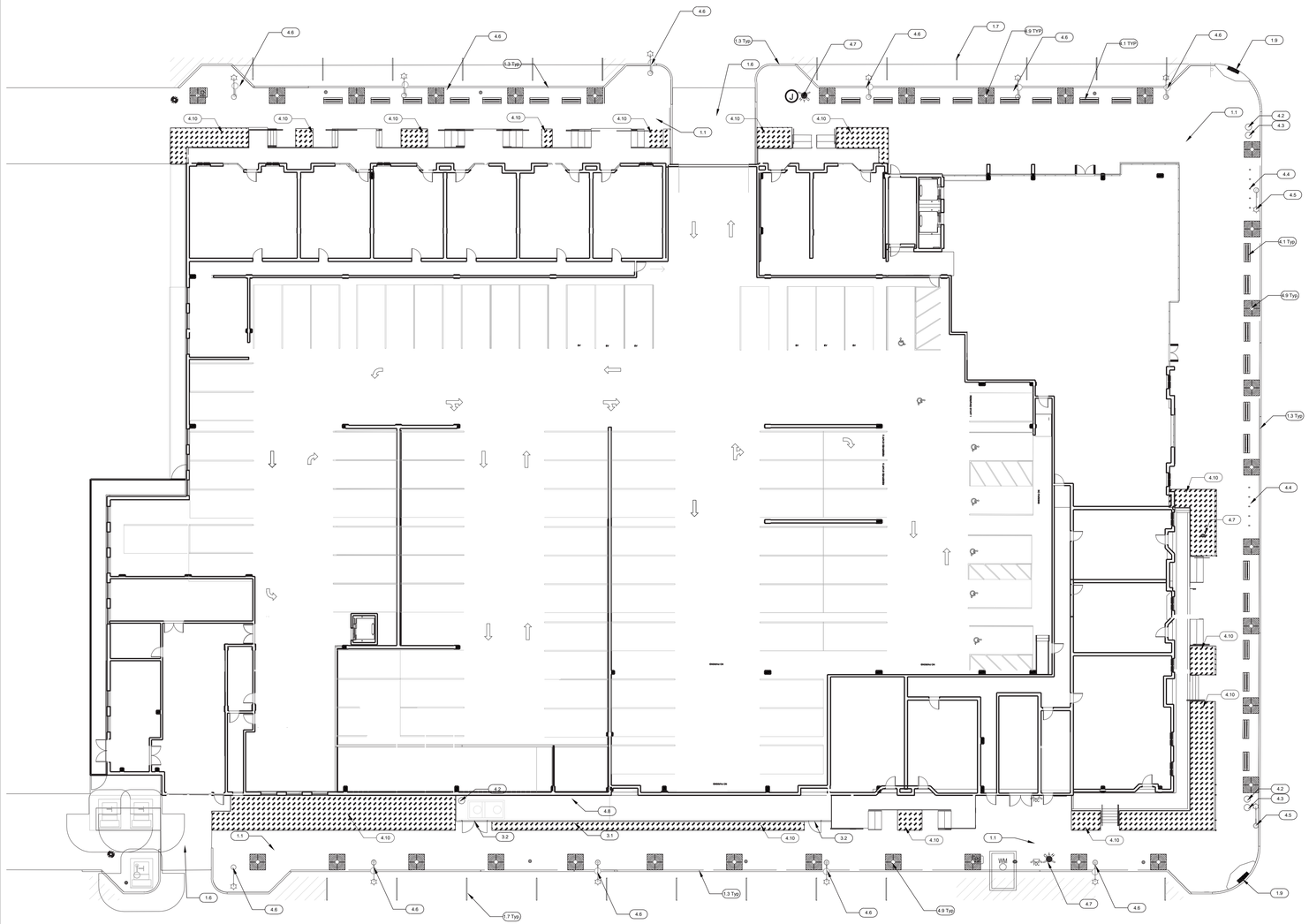
2354 S STATE STREET
SOUTH SALT LAKE , UTAH 84115

CRSA

LANDSCAPE
SCHEMATIC SITE PLAN

PROJECT#: 21111.000
DATE: 07/08/2022

LS01



SHEET INFORMATION

#	CALLOUT	DETAIL/SHEET
1.0	PAVEMENTS AND WALKS	
1.1	Concrete Paving	LL200 C1
1.2	Asphalt Paving	See Civil Plans
1.3	Curb and Gutter	See Civil Plans
1.4	Score Joint	LL200 C3
1.5	Expansion Joint	LL200 C3
1.6	Vehicular Concrete	LL200 A3
1.7	Parking Lot Line Striping	See Civil Plans
1.8	Road Pavement Marking	See Civil Plans
1.9	Detectable Warning Strip	See Civil Plans
2.0	STAIRS AND RAMPS	
2.1	Stair - Private Residence Entrance	See Architectural Plans
3.0	FENCING AND GATES	
3.1	4' Tall Fence - Dog Run	LL201 A1
3.2	4' Tall Gate - Dog Run	LL201 C1
4.0	SITE ELEMENTS	
4.1	6' Backless Bench, Manufacturer: ID Created, Style: Toso	LL200 A1
4.2	Litter Receptacle, Manufacturer: Landscape Forms, Style: Chase Park	LL200 D1
4.3	Recycle Receptacle, Manufacturer: Landscape Forms, Style: Chase Park	LL200 D1
4.4	Bike Rack, Manufacturer: MD3 Contract, Style: Bikesun	-
4.5	Site Light Pole, Manufacturer: Halothane, Style: Esplanad	See Electrical Plans
4.6	Site Light Pole, Manufacturer: Landscape Forms, Style: Torres	See Electrical Plans
4.7	Fire Hydrant	See Civil Plans
4.8	Artificial Turf @ Dog Run	-
4.9	Tree Grate, Manufacturer: Urban Acessories, Style: Kiva	LL200 A5
4.9	Tree Grate, Manufacturer: Urban Acessories, Style: Kiva	LL200 A5
4.10	At Grade Planting Bed	See Planting Plan

Notes:

1. Trees placed in grates every 25' on street frontage in 10' landscape zone in the Downtown District as required by City Code section 17.06.300.
2. Benches placed on State Street and Truman Avenue based on guidelines from the Streetscape & Urban Design Handbook requiring 1 bench per 200 sq. ft. Area measured by length of frontage within 10' landscape zone as identified in City Code section 17.06.300. Benches required on State Street and Truman Avenue as per Section 2 of the Downtown South Salt Lake Form Based Code. Benches are not required on Burton Avenue.
3. Bicycle parking as required by the Streetscape & Urban Design Handbook, minimum of 10 per block face and within 100 ft. of primary building entrance as per City Code 17.06.190
4. 1 litter & 1 recycle receptacle pair per 1200 sq ft as per the Streetscape & Urban Design Handbook.

N

A1 / LL100 SITE CALLOUT PLAN

1" = 40'-0"

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2354 S STATE STREET

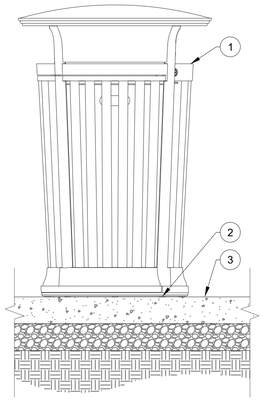
2354 S STATE STREET
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LANDSCAPE
SITE CALLOUT PLAN

PROJECT#: 21111.000
DATE: 07/08/2022

LL 100

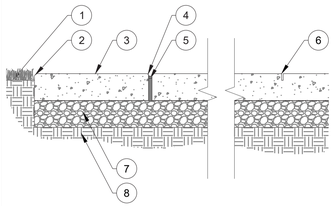


1. LITTER RECEPTACLE: SEE PLAN FOR TYPE
2. MECHANICALLY FASTEN TO CONCRETE PER MANUFACTURER'S RECOMMENDATION
3. PAVING

NOTES:
1. RECEPTACLE TO BE SURFACE MOUNTED

D1 LL200 SURFACE MOUNTED LITTER RECEPTICAL

SCALE: 1-1/2" = 1'

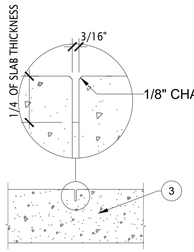


SECTION

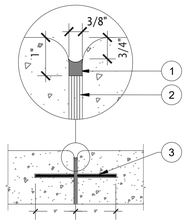
1. ADJACENT LANDSCAPE.
2. 1/2" RADIUS.
3. 4" CONCRETE WALK, MEDIUM BROOM FINISH.
4. 1/4" CORNER TROWEL.
5. 1/2" EXPANSION JOINT 20' O.C. MAX
6. 1/4" x 30% OF SLAB SAWCUT CTRL JOINT, SEE C5/LL101
7. 4" - 95% COMPACTED ROAD BASE.
8. UNDISTURBED SUB-GRADE OR 95% COMPACTION.

C1 LL200 4" CONCRETE WALK

SCALE: 1-1/2" = 1'



SAWCUT JOINT WITH BEVEL AT CONC. SURFACE



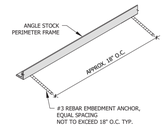
EXPANSION JOINT PEDESTRIAN CONC.

1. SEALANT, SEE SPEC.
2. NON-EXTRUDED, BITUMINOUS-TYPE, RESILIENT FILLER.
3. 3/4" 0 EPOXY COATED DOWEL @18" O.C..

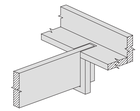
C3 LL200 CONCRETE PAVING CONTROL AND EXPANSION JOINT

SCALE: NTS

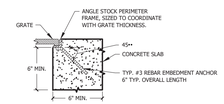
NOTE:
1. MANUFACTURER: URBAN ACCESSORIES, STYLE: KIVA
2. PEDESTRIAN GRADE TREE GRATE.
3. CONFORMS TO ADA ACCESSIBILITY GUIDELINES.
4. MATERIAL: STEEL
5. FINISH: POWDER COAT, COLOR GRAY/TITANIUM



ISOMETRIC



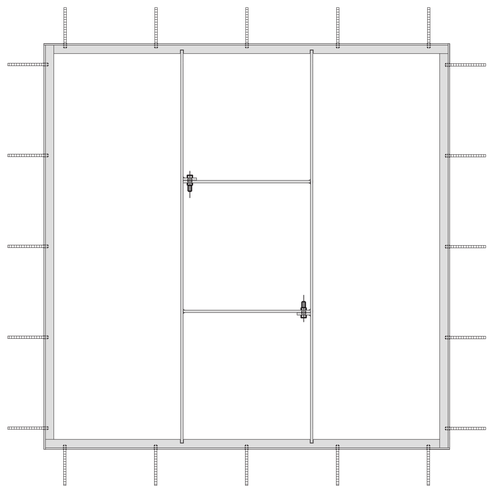
DETAIL 1



ELEVATION



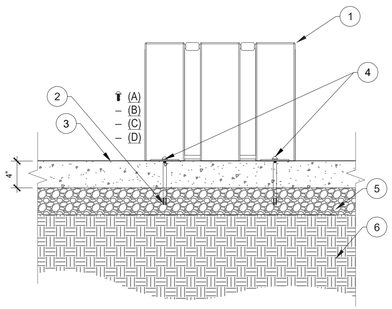
DETAIL 2



PLAN

A5 LL200 5' SQUARE METAL TREE GRATE

SCALE: 6" = 1'

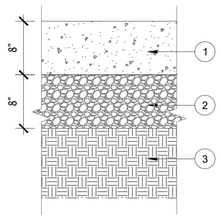


SECTION

1. TOSO BENCH - 6'.
2. EXPANSION ANCHOR.
3. CONCRETE SIDEWALK.
4. 3/8" 16 X 1" STAINLESS STEEL TAMPER RESISTANT BUTTON HEAD CAP SCREW (A) WITH LOCK WASHER (B), FLAT WASHER (C) & NYLON FLAT WASHER (D).
5. 4" - 95% COMPACTED ROAD BASE.
6. UNDISTURBED SUB GRADE

A1 LL200 BENCH ATTACHMENT

SCALE: NTS



SECTION

1. VEHICULAR CONCRTE PAVING
2. 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
3. 95% COMPACTED/UNDISTURBED SUBGRADE.

NOTE:
1. MEDIUM BROOM FINISH.
2. SEE PLAN FOR SCORE AND EXPANSION JOINT LOCATIONS.
3. PROVIDE MOCK UP FOR REVIEW AND APPROVAL.

A3 LL200 VEHICULAR CONCRETE PAVING

SCALE: NTS

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2354 S STATE STREET

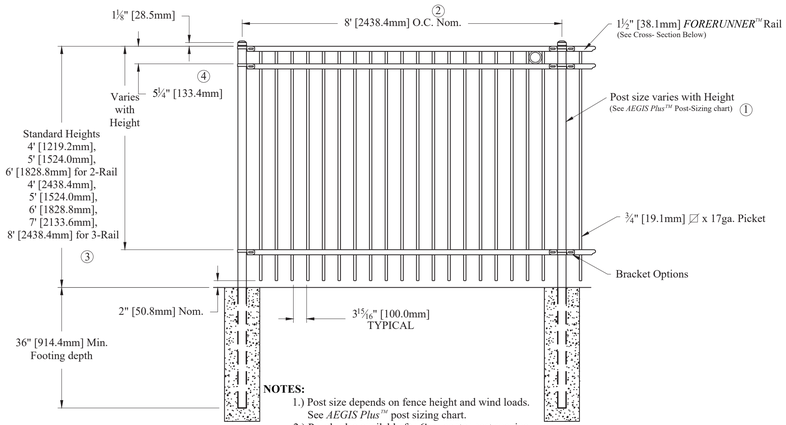
2354 S STATE STREET
SOUTH SALT LAKE , UTAH 84115

CRSA

LANDSCAPE
SITE DETAILS

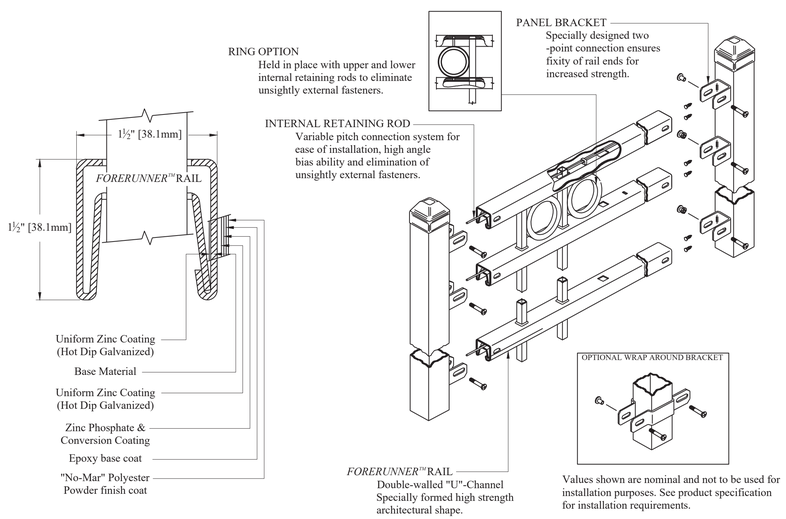
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DATE: 07/08/2022

LL 200



NOTES:

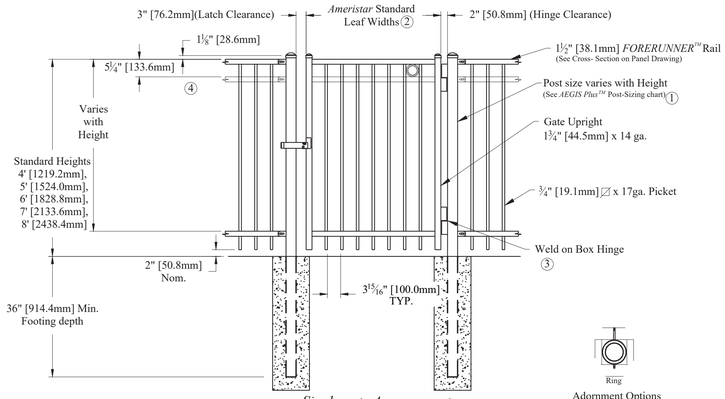
1.) Post size depends on fence height and wind loads. See *AEGIS Plus™* post sizing chart.
2.) Panels also available for 6' on center post spacing
3.) Additional heights available on request
4.) Third rail optional (Required with rings, See Detail).



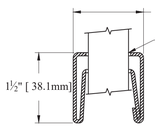
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

A1 / LL201 AMERISTAR - AEGIS PLUS MAJESTIC

SCALE: NTS



Single gate Arrangement



NOTES:

1.) Post size depends on fence height, weight and wind loads. See *AEGIS Plus™* post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths
3.) Additional styles of gate hardware are available on request This could change the Latch & Hinge Clearance.
4.) Third rail optional (Required with rings, See Detail).

C1 / LL201 AMERISTAR - AEGIS PLUS MAJESTIC GATE

SCALE: NTS

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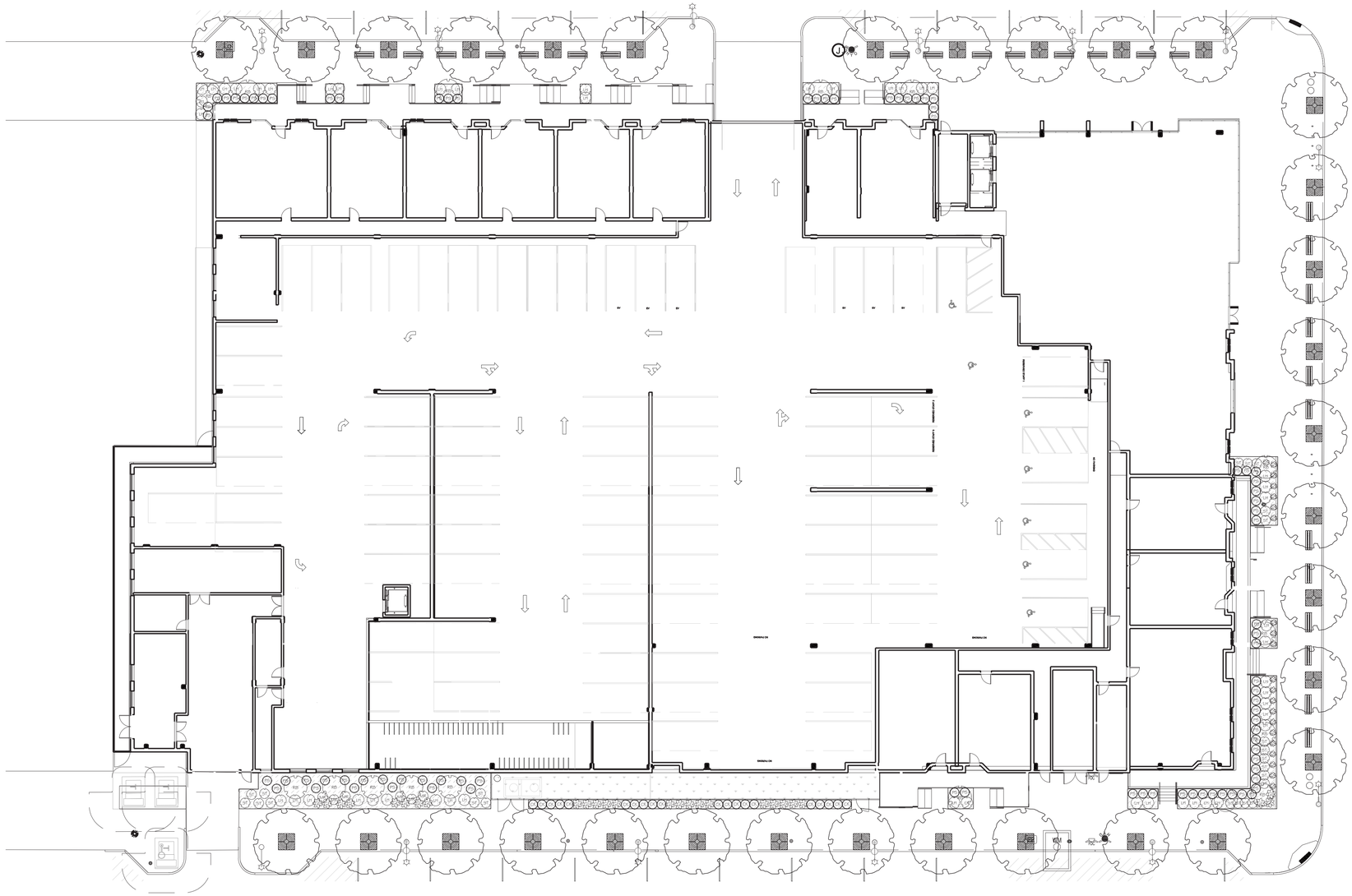
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LANDSCAPE
SITE DETAILS

PROJECT#: 21111.000
DATE: 07/08/2022

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LL 201



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	UC	ULMUS X 'FRONTIER'	FRONTIER ELM	2" CAL.	32
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
LH	LH	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	5 GAL.	47
MR	MR	MAHONIA REPENS	CREEPING MAHONIA	5 GAL.	6
RB	RB	RHUS TYPHINA 'BAILTIGER' TM	TIGER EYES STAGHORN SUMAC	5 GAL.	16
ST	ST	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	5 GAL.	26
GRASS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CK	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	20
PS	PS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	80
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	GL	GAURA LINDHEIMERI	GAURA	1 GAL.	26
	GS	GERANIUM SANGUINEUM	BLOODRED GERANIUM	1 GAL.	21
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	TS	DOG RUN	ARTIFICIAL TURF	---	940 SF
	PX	MULCH	BARK MULCH	1"-1.5"	2,383 SF

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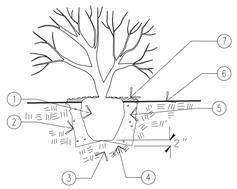
2354 S STATE STREET
SOUTH SALT LAKE , UTAH 84115

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LANDSCAPE
PLANTING PLAN

PROJECT#: 21111.000
DATE: 07/08/2022

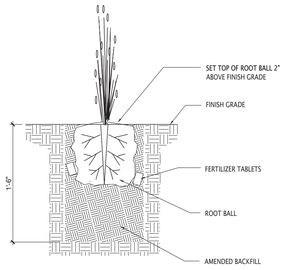
LP 100



1. ROOTBALL
2. SCARIFY SIDES OF PIT
3. UNDISTURBED SUBGRADE
4. PLANTING PIT 2X DIA OF ROOTBALL
5. BACKFILL- SEE SPECIFICATIONS SETTLE WITH WATER
6. FINISH GRADE
7. ROCK OR BARK MULCH 3"

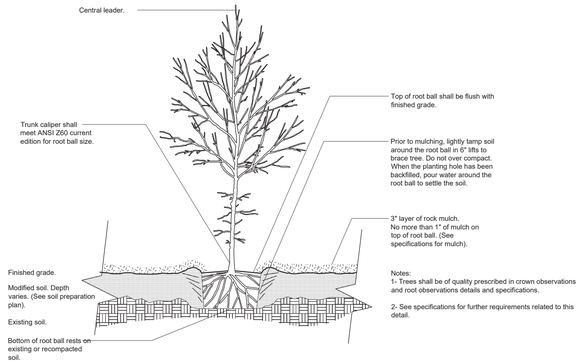
B1 / LP200 SHRUB PLANTING

SCALE: NTS



C1 / LP200 PERENNIAL AND ORNAMENTAL GRASSES PLANTING

SCALE: NTS

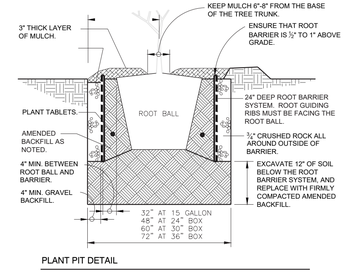


Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

A1 / LP200 DECIDUOUS TREE PLANTING

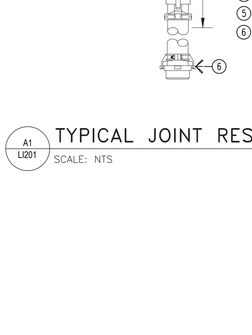
SCALE: NTS



PLANT PIT DETAIL

A3 / LP200 ROOT BARRIER TREE PLANTING

SCALE: NTS

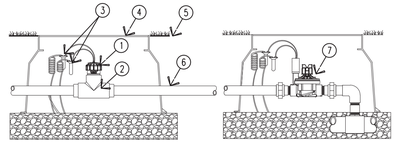


1. ROOT WATER SYSTEM (RWS) SEE IRRIG. PLAN LEGEND FOR MODEL NO. PLACE 2" TO 3" BELOW TOP OF MULCH. SCREEN MUST BE INSTALLED
2. TOP OF MULCH
3. IRRIG. LATERAL LINE PIPE (SIZE PER PLAN)
4. PVC SCH. 40 ELL OR TEE
5. ("COMPACTED STRUCTURAL) GROWING MEDIUM
6. SEE PLANTING DETAIL FOR SHRUBS AND TREES TOPSOIL PLANTING BACKFILL MIX
7. TREE ROOT BALL
8. 4" PE COEX RIGID PERFORATED DRAIN PIPE (18" LONG TYP.) SEE IRRIGATION PLAN FOR CONFIGURATION OF THE PERFORATED PIPES W/CAP AT PIPE ENDS PIPE TO BE LEVEL WITH TOLERANCE OF 1/4". PLACE PIPE W/HOLES AT TOP WRAP PIPE WITH DRAIN PIPE SOCK CLAMPED AT TEE'S (IF USED) AND TIED AT ENDS. INSTALL LEVEL WITH BOTTOM OF RWS CANISTER.

NOTES:
1. TWO RWS PER TREE TYP.
2. PLACE RWS EQUIDISTANT FROM ROOTBALL

C1 / LI201 ROOT WATERING ASSEMBLY

NTS



NOTE INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

NOTE: UNIONS ON BOTH SIDES OF SENSOR ARE REQUIRED

1. FLOW SENSOR MODULE
2. S/80 SLIP TEE
3. COMMUNICATION WIRE AS REQUIRED FROM FLOW SENSOR BACK TO CONTROLLER
4. STANDARD VALVE BOX
5. FINISH GRADE
6. MAIN LINE PIPE
7. MASTER VALVE, SEE RCV DETAIL

B1 / LI201 MASTER VALVE / FLOW SENSOR

SCALE: NTS

SECTION DETAIL

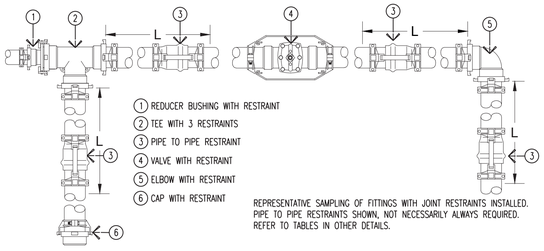
1. COPPER GROUND PLATE (4" X 96" X .0625")
2. ELECTRICAL SPHERE OF INFLUENCE BOUNDARIES
3. #6 AWG BARE COPPER WIRE
4. IRRIGATION CONTROLLER, SEE OTHER DETAILS
5. 5/8" X 10' UL LISTED COPPER CLAD GROUND ROD
6. PVC SWEEP ELL, 1-1/2" OR LARGER
7. 'CADWELD' CONNECTION
8. 'POWER SET' EARTH CONTACT MATERIAL
9. 10" ROUND VALVE BOX

NOTES:
DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE AREA.
PLACE 100 LB POWER SET SOIL AMENDMENT WITH EACH PLATE PER MANUFACTURER'S RECOMMENDATIONS.

D3 / LI103 GROUNDING GRID INSTALLATION

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL



1. REDUCER BUSHING WITH RESTRAINT
2. TEE WITH 3 RESTRAINTS
3. PIPE TO PIPE RESTRAINT
4. VALVE WITH RESTRAINT
5. ELBOW WITH RESTRAINT
6. CAP WITH RESTRAINT

REPRESENTATIVE SAMPLING OF FITTINGS WITH JOINT RESTRAINTS INSTALLED. PIPE TO PIPE RESTRAINTS SHOWN, NOT NECESSARILY ALWAYS REQUIRED. REFER TABLES IN OTHER DETAILS.

A1 / LI201 TYPICAL JOINT RESTRAINT LAYOUT (2-1/2" & LARGER)

SCALE: NTS

PLAN VIEW DETAIL

DISTANCE CHART

REFER TO THE FOLLOWING TABLE THAT LISTS THE LENGTH (IN FEET) FOR EACH SIZE/TYPE FITTING WITHIN WHICH ALL JOINTS JUST BE RESTRAINED. ALL FITTINGS AND JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.

TO CHART UNDER PIPE SIZE TO 3" AND UNDER BENDS 90 YOU WILL SEE THE DISTANCE OF 11'. IF THERE MAINLINE DIRECTIONAL CHANGE.

PIPE SIZE	BENDS				REDUCERS			DEAD END	
	90	45	22 1/2	11 1/4	STEP 2	STEP 3	STEP	BLIND	SERV. B.
2"	1'	1'	2'	6'	-	-	-	19'	6'
2.5"	1'	2'	4'	9'	6'	-	-	23'	10'
3"	2'	3'	6'	11'	8'	10'	-	30'	15'
4"	2'	4'	9'	20'	14'	20'	-	45'	25'
6"	3'	6'	13'	29'	30'	40'	31"	63'	40'
8"	4'	8'	15	38'	33'	55'	63'	75'	70'
10"	5'	9'	19'	45'	36'	56'	75'	96'	90'
12"	5'	10'	21'	53'	38'	60'	83'	112'	110'

THESE CHARTS ARE BASED ON USE OF LEEMCO PRODUCTS, AND PROVIDED AS REFERENCE ONLY. CONTRACTOR SHALL CONTACT CORRESPONDING MANUFACTURER REPRESENTATIVE FOR PROPER CHARTS, TRAINING AND CERTIFICATION IF OTHER PRODUCTS ARE SUBMITTED AND APPROVED. FOR USE OF LEEMCO PRODUCTS, CONTACT TONY GARNER @ (208) 631-7787, THE LEEMCO REPRESENTATIVE, FOR ALL QUESTIONS CONCERNING LEEMCO PRODUCTS.

INSTALLATION CHART

REFER TO THE FOLLOWING TABLE WHICH LISTS THE NUMBER OF BOLTS, SIZE, AND TORQUE FOR EACH BOLT IN REFERENCE TO THE SIZE OF PIPE WHICH IS BEING RESTRAINED.

AS AN EXAMPLE, IF YOU HAVE A 3" PIPE, YOU WILL NEED 2 BOLTS THAT ARE 3/8 X 2.5" AND TIGHTEN THEM WITH A TORQUE WRENCH TO 20 FT-LBS.

PIPE SIZE	NO. BOLTS	BOLT SIZE	TORQUE FT-LBS.
2"	2	3/8" x 2.5"	20
2.5"	2	3/8" x 2.5"	20
3"	2	3/8" x 2.5"	20
4"	2	1/2" x 3"	50
6"	2	1/2" x 3.5"	50
8"	4	1/2" x 4"	50
10"	4	5/8" x 5.5"	100
12"	4	5/8" x 5.5"	100

A3 / LI201 JOINT RESTRAINT TABLES

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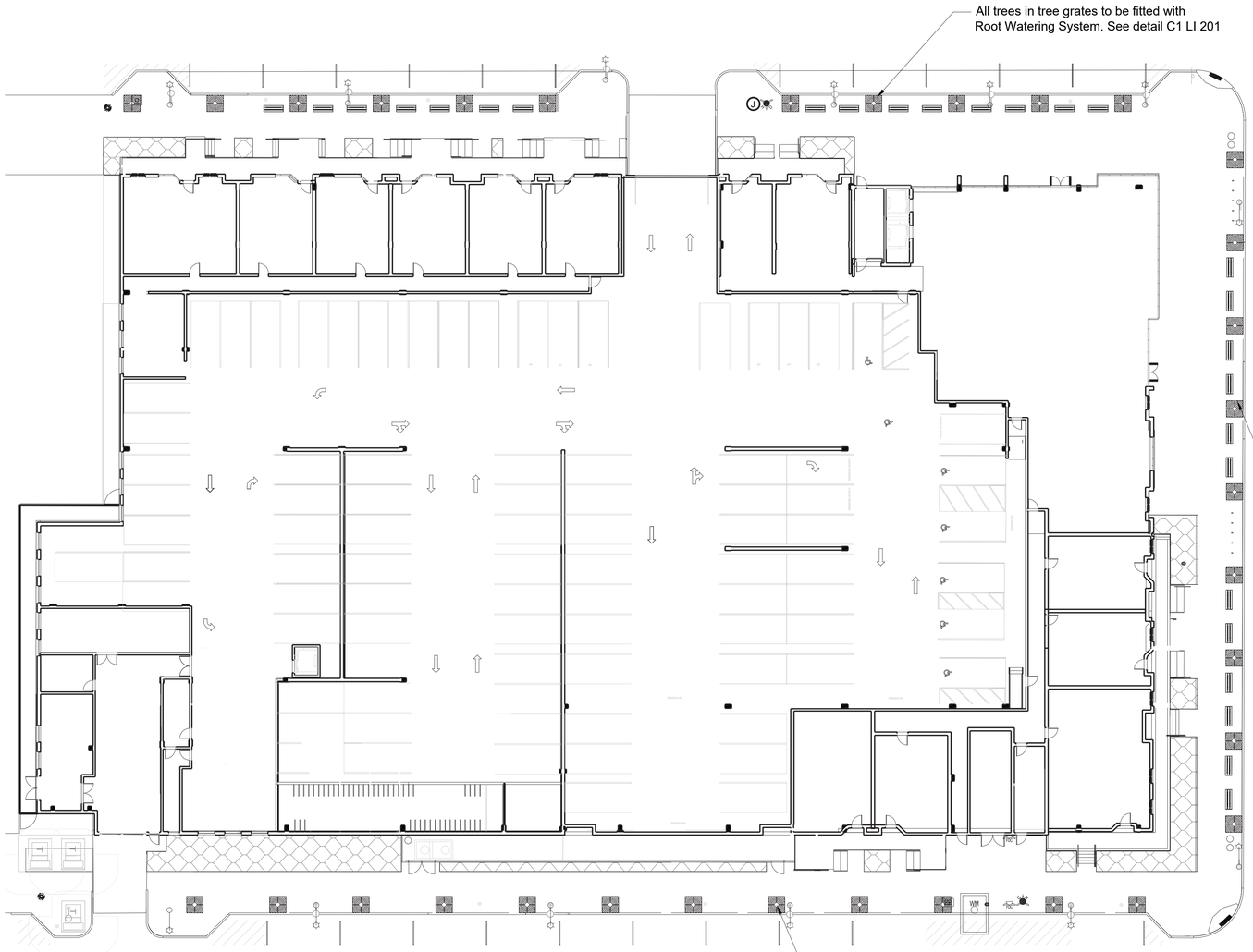
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LANDSCAPE
PLANTING DETAILS

PROJECT#: 21111.000
DATE: 07/08/2022

LP 200



IRRIGATION				
IRRIGATION	CODE	TYPE	-	QTY
	TS2	DRIP IRRIGATION		2,565 SF

N

A1 / LI100 IRRIGATION PLAN
1" = 15'-0"

IRRIGATION LEGEND

DRIP AREA - SHRUB BED PLANTING

RAINBIRD DISTRIBUTION TUBING TO DRIP TUBING WITH EMITTERS (2 GPH). DESIGN IN FIELD TO MEET PLANT WATER REQUIREMENTS. USE MULTIPLE EMITTERS AS NECESSARY.

IRRIGATION EQUIPMENT

- IRRIGATION POINT OF CONNECTION LOCATION. TAP INTO PROJECT WATER LINE. SEE CIVIL DRAWINGS FOR LOCATION OF PROJECT MAINLINE AND WATER METER
- MUELLER MARK II ORISEAL STOP AND WASTE VALVE MODEL # H-10288 (OR EQUIVALENT), SIZE PER LINE
- WILKINS 1" MODEL 375B REDUCED PRESSURE PRINCIPLE ASSEMBLY BACKFLOW PREVENTER W/ STRONG BOX SMOOTH TOUCH SERIES #SBBC-3ISS & CR VANDAL RESISTANT BACKFLOW ENCLOSURE.
- RAINBIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY
- ISOLATION/LINE VALVE, APOLLO 77C-100 SERIES BRONZE FULL PORT VALVE (OR EQUIVALENT). SIZE PER LINE
- NETAFIM REED SWITCH REGISTER 1-1/2" MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT.
- IRRIGATION CONTROLLER
  RAINBIRD ESP-LDX CONTROLLER
- RAINBIRD PEB-PRS-D SERIES REMOTE CONTROL VALVE. SIZE AS PER PLAN. SET PRESSURE REGULATING MODULE TO ACHIEVE DESIRED PRESSURE.
- RAIN BIRD XCZ-100-PRB DRIP ZONE CONTROL KIT
  CONTROLLER
- RAIN BIRD RWSBC1402 ROOT WATERING SYSTEM (NOT SHOWN ON DRAWING. TO BE USED AT ALL TREES)

CONTROL VALVE DESIGNATION:

A–1 / 20 — A–1 <-- CONTROLLER & VALVE NUMBER; 20 <-- FLOW (IN GPM)

PIPE SIZING:

- PVC SCH 40 MAINLINE PIPE. SIZE AS REQUIRED, 1½ MINUMUM
- PVC SCH 40 PVC SLEEVING. ALL IRRIGATION CONTROL WIRES TO BE IN SEPARATE SLEEVE. SIZE AS REQUIRED, 2" MINIMUM. IN ALL PAVED AREAS THAT WILL REQUIRE A SLEEVE, CONTRACTOR TO ADD TWO (2) ADDITIONAL SLEEVES, TYP.
- POLY PIPE LATERALS AND PVC FITTINGS. SIZE AS REQUIRED

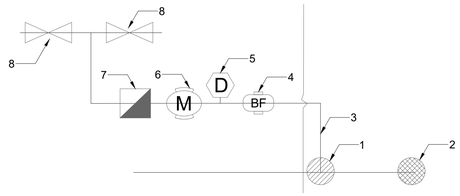
IRRIGATION GENERAL NOTES

1. THE IRRIGATION DESIGN IS DIAGRAMMATIC ONLY. ALL IRRIGATION COMPONENTS ARE TO BE INSTALLED IN LANDSCAPE AREAS. ITEMS SHOWN ON WALKWAYS AND BUILDINGS IS FOR GRAPHIC CLARITY ONLY. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION IN ACCORDANCE WITH THE DRAWINGS. LAYOUT MAY BE MODIFIED ONLY BY SUBMITTAL OF A SHOP DRAWING AND BY APPROVAL OF OWNER AND LANDSCAPE ARCHITECT. THE SYSTEM SHALL BE TESTED FOR COMPLETE COVERAGE AND ALL NECESSARY ADJUSTMENTS MADE TO ACHIEVE PROPER COVERAGE PRIOR TO ACCEPTANCE BY THE OWNER.
2. IRRIGATION CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. CONTRACTOR TO PROTECT AND PRESERVE ALL EXISTING UTILITIES LOCATED ON SITE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND/OR REPLACED TO UTILITY OWNER'S STANDARDS AND SPECIFICATIONS AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR TO HAVE ON-SITE PRE-CONSTRUCTION MEETING WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM SHOWING EXACT MEASURED AND DIMENSIONED LOCATIONS OF ALL VALVES, WIRE SPLICES IN A VALVE BOX AND DRAIN VALVES. SHOW DIMENSIONS TO PERMANENT SITE ELEMENT, SUCH AS EXISTING STRUCTURES.
5. ALL MAINLINES SHALL SLOPE TO DRAIN AND INSTALLED IN LANDSCAPE AREAS EXCEPT WHERE SLEEVED AS NEEDED. ADD ANY ADDITIONAL DRAINS, AS THE SITE REQUIRES.
6. CONTRACTOR TO PROVIDE ALL EQUIPMENT, WIRING, AND CONDUIT SHOWN IN THE DETAILS FOR COMPLETE CONTROL AND OPERATION OF THE SYSTEM.
7. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT MAY BE SHOWN ON PLAN. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL SLEEVING NECESSARY IS INSTALLED.
8. COORDINATE LOCATION AND USAGE WITH OWNER OR GENERAL CONTRACTOR.

PROVIDE AND INSTALL MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL NECESSARY SYSTEM COMPONENTS.

DETAILED NOTES

I1 - SEE DIAGRAM FOR POINT OF CONNECTION SCHEMATIC LAYOUT
I2 - CONTRACTOR SHALL CONFIRM VALVE COUNT AND ADJUST IN FIELD AS NECESSARY TO MEET WATERING NEEDS OF EACH PLANT.



POC SCHEMATIC LAYOUT:

1. CITY METER. SEE CIVIL.
2. POTABLE POC, LANDSCAPE IRRIGATION, LOCATED LANDSCAPE SIDE OF CURB. MIN 1 ½", 50 GPM @ 80 PSI STATIC.
3. IRRIGATION MAINLINE, 2", PVC, SCHEDULE 40
4. BACKFLOW PREVENTER WILKINS 375 VSR 1-1/2" REDUCED PRESSURE BACKFLOW DEVICE WITH PRESSURE REGULATION VALVE
5. STOP & WASTE/FORD DRAIN VALVE, FORD BRONZE MODEL B11-333 OR EQUIVALENT.
6. NETAFIM REED SWITCH REGISTER 1-1/2" MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT.
7. RAIN BIRD 44-LRC 1" QUICK COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLACIC RUBBER COVER, AND 2-PIECE BODY.
8. ISOLATION/LINE VALVE, APOLLO 77C-100 SERIES BRONZE FULL PORT VALVE OF EQUIVALENT. MAIN LINE EXTENDS BEYOND AS PER PLAN.

A4 / LI100 POINT OF CONNECTION SCHEMATIC LAYOUT

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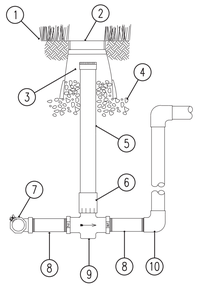
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SOUTH SALT LAKE , UTAH 84115

LANDSCAPE
IRRIGATION PLAN

PROJECT#: 21111.000
DATE: 07/08/2022

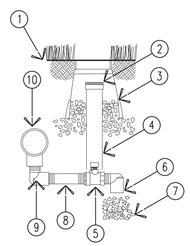
LI 100



1. FINISH GRADE
2. 10" ROUND BOX
3. PLASTIC CAP
4. 3/4" WASHED GRAVEL MIN. 8" DEEP
5. 2" S/40 PVC PIPE
6. S/40 FEMALE ADAPTOR
7. PAC JOINT FITTING
8. X" X 6" BRASS NIPPLE
9. STOP AND WASTE VALVE
10. S/80 SLIP X THREAD ELBOW

C1 / LI200 — STOP & WASTE VALVE

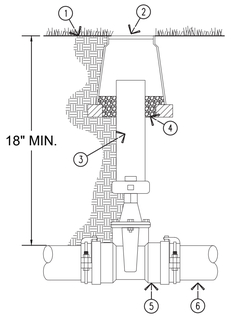
SCALE: NTS — SECTION VIEW DETAIL



1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. 2" SCH 40 PIPE
5. 3/4" MUELLER ORSEAL DRAIN VALVE
6. MARLEX STREET ELL
7. 1 CU/FT 3/4" GRAVEL
8. 3/4" X 6" BRASS NIPPLE
9. 3/4" SCH 40 STREET ELL
10. 'X' X 3/4", SXT, S/80 TEE

C2 / LI200 — MANUAL DRAIN VALVE

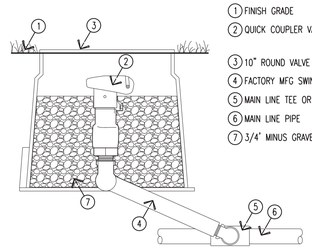
SCALE: NTS



1. FINISH GRADE
2. 10" CARSON BROOKS ROUND VALVE BOX
3. 6" CL/200 SLEEVE
4. 3/4" WASHED GRAVEL
5. LEEMCO D/I R/W VALVE
6. MAIN LINE PIPE

C3 / LI200 — LARGE ISOLATION/LINE VALVE

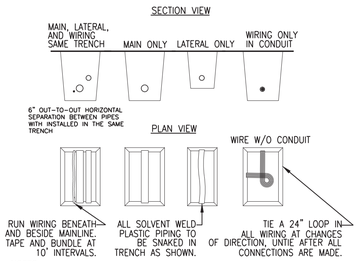
SCALE: NTS — SECTION DETAIL



1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. FACTORY MFG SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

C4 / LI200 — QUICK COUPLER VALVE

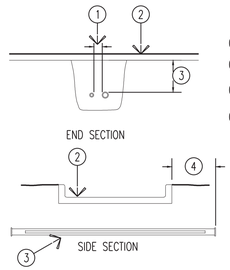
SCALE: 3" = 1"-0" — SECTION DETAIL



NOTES:
1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.
2. PIPE AND WIRE SHALL BE PLACED IN SEPARATE SLEEVES.
3. MAIN LINE SHALL HAVE 18" COVER, LATERAL LINE SHALL HAVE 12" MIN. COVER.

B1 / LI200 — PIPE/WIRE IN TRENCH

SCALE: NTS — SECTION/PLAN DETAIL

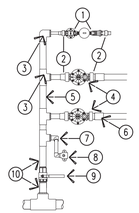


1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 6" MINIMUM, 18" MAXIMUM

SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.

B2 / LI200 — SLEEVING

SCALE: NTS — SECTION DETAIL

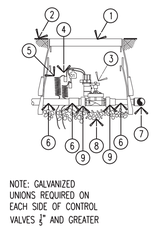


1. DRIP ZONE KIT, JUMBO BOX
2. ACTION MANIFOLD FITTINGS
3. **S/80 FITTINGS
4. RCV IN CARSON STANDARD 1419 VALVE BOX
5. **S/40 MANIFOLD MAIN LINE
6. S/40 COUPLER OR BELL END
7. LASCO UNITIZED SWING JOINT
8. QUICK COUPLER IN 10" BOX
9. **BRASS BALL VALVE
10. **S/80 TOE NIPPLE

NOTES:
**INDICATES COMPONENT SHALL BE SAME SIZE AS LARGEST LATERAL ON THIS MANIFOLD. DOWNSTREAM OF BALL VALVE: MANIFOLD FITTINGS SHALL BE S/80, PVC PIPE SHALL BE S/40

B3 / LI200 — CONTROL VALVE MANIFOLD

SCALE: NTS — SECTION DETAIL



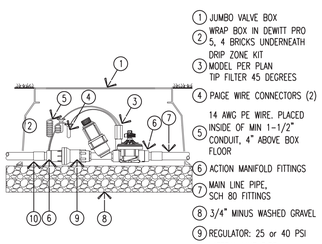
1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. PAIGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE
6. SCH 40 PIPE & FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL

ACTION MANIFOLD FITTINGS
9. (2 EACH) 18011-X, 18012-X

NOTE: GALVANIZED UNIONS REQUIRED ON EACH SIDE OF CONTROL VALVES 1" AND GREATER

B4 / LI200 — REMOTE CONTROL VALVE

SCALE: NTS — SECTION DETAIL

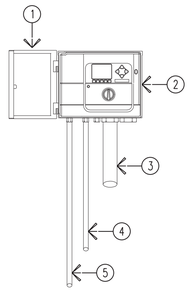


1. JUMBO VALVE BOX
2. WRAP BOX IN DEWITT PRO 5, 4 BRICKS UNDERNEATH
3. DRIP ZONE KIT MODEL PER PLAN TIP FILTER 45 DEGREES
4. PAIGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE. PLACED INSIDE OF MIN 1-1/2" CONDUIT, 4" ABOVE BOX FLOOR
6. ACTION MANIFOLD FITTINGS
7. MAIN LINE PIPE, SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. REGULATOR: 25 or 40 PSI
10. LATERAL LINE PIPE, SCH 40 FITTINGS

NOTE: UNIONS REQUIRED ON BOTH SIDES OF DRIP CONTROL ZONE.

A3 / LI200 — DRIP CONTROL ZONE

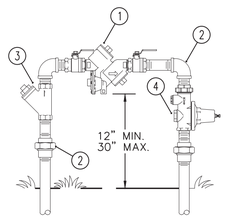
SCALE: 1.5"=1'-0" — SECTION DETAIL



1. MINIMUM CLEARANCE FOR DOOR OPENING: 15-1/2"
2. MODEL PER LEGEND
3. VALVE WIRE CONDUIT, UP TO 2-1/2" SIZE.
4. SUPPLEMENTAL GROUND WIRE (NECESSARY WHEN BUILDING GROUND NOT AVAILABLE)
5. 3/4" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER CONNECT PER LOCAL CODE

A2 / LI200 — WALLMOUNT CONTROLLER

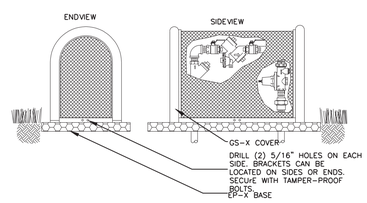
SCALE: 1" = 1'-0" IRRIGATION DETAIL



1. RPA DEVICE
2. BRASS FITTINGS & NIPPLES
3. WYE STRAINER
4. PRESSURE REGULATOR

A3 / LI200 — BACKFLOW PREVENTER

SCALE: NTS — SECTION DETAIL



USE BPDI BRAND 'GUARDSHACK', MODEL GS-X, WITH FOREST GREEN COATING. INSTALL TO MANUFACTURERS RECOMMENDATION.
USE BPDI BRAND 'ENCPAD' EP-X, PLASTIC BASE WITH 'PADLOK' HARDWARE. INSTALL TO MANUFACTURERS RECOMMENDATION.

A4 / LI102 — BACKFLOW ENCLOSURE

SCALE: NTS — SECTION DETAIL

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IRRIGATION DETAILS

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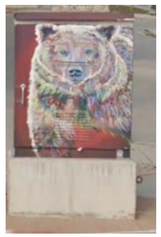
Grey creeping Germander



Tiny Tower Arborvitae - Thuja 'MonRig'

Level 04 Courtyard





Transformer Art

Level 01- Transformer Screening with Art/Branding Murals



Lavandula angustifolia Lavender



Panicum virgatum 'Shenandoah'



Spiraea betulifolia 'Glow Girl'



Calamagrostis x acutiflora Karl Foerster'



Caryopteris clandonensis



Helictotrichon sempervirens



Juniperus sabina 'Buffalo'



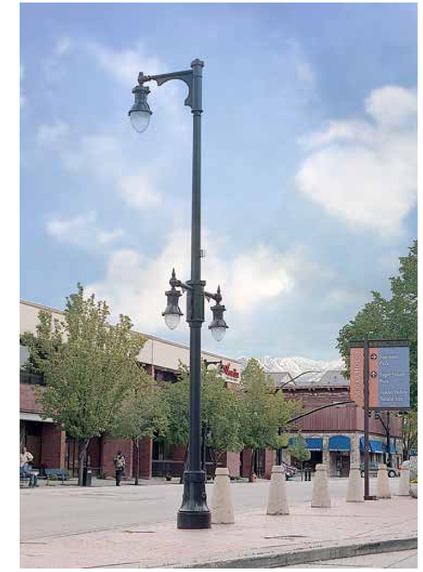
Mahonia repens



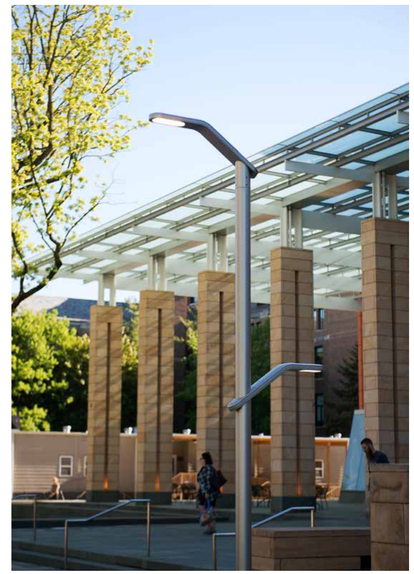
Geranium sanguineum



Ulmus 'Frontier' Frontier Elm
Truman Avenue



Halothane
Esplanad



Landscape Forms
Torres

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LANDSCAPE
PLANT PALETTE & LIGHTING

PROJECT#: 21111.000
DATE: 07/08/2022

LS1.02

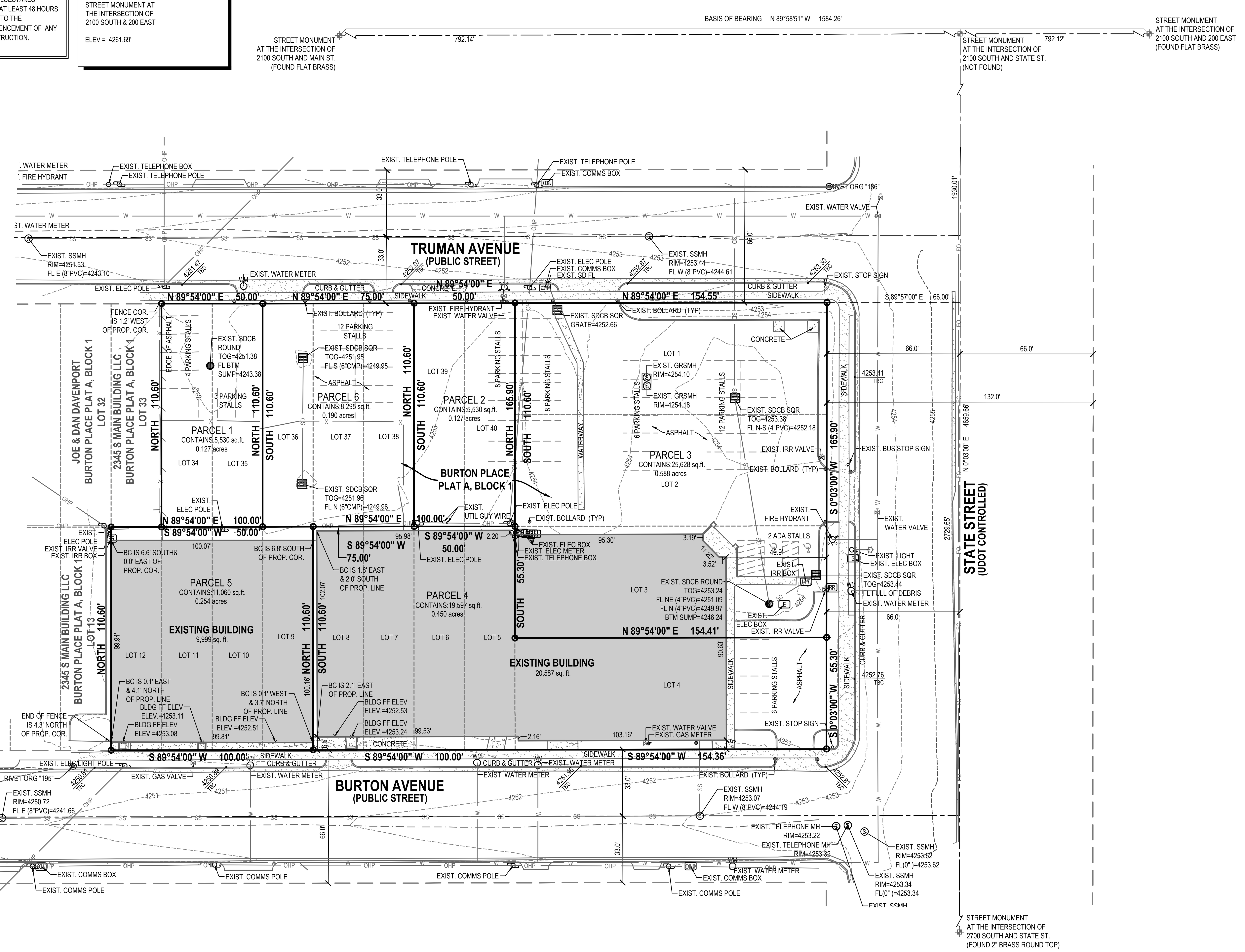
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

BENCHMARK

STREET MONUMENT AT THE INTERSECTION OF 2100 SOUTH & 200 EAST

ELEV = 4261.69'



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 Survey for use by the client. The Basis of Bearing is the line between the Street Monument located at the intersection of 2100 South Street and 200 East Street and the Street Monument located at the intersection 2100 South Street and Main Street, measuring North 89°58'51" West 1584.26 feet.

COMMITMENT DESCRIPTIONS

The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:
Parcel 1 (Tax ID No. 16-19-153-004)
Lots 34 and 35, Block 1, Burton Place Plat "A", according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel 2 (Tax ID No. 16-19-153-006)
Lots 39 and 40, Block 1, Burton Place Plat "A", according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel 3 (Tax ID No. 16-19-153-007)
Lot 1, 2 and 3, Block 1, Burton Place Plat "A", according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel 4 (Tax ID No. 16-19-153-010)
Lots 4 through 8, Block 1, of that certain plat entitled "Burton Place Plat "A" which plat was filed in the office of the recorder of the County of Salt Lake, State of Utah on September 18, 1913 as Entry No. 314721 in Book F of Plats at Page 107.

Parcel 5 (Tax ID No. 16-19-153-009 and 16-19-153-008)
Lots 9, 10, 11 and 12, Block 1, Burton Place Plat "A", according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel 6 (Tax ID No. 16-19-153-005)
Lots 36, 37, & 38 Block 1, Burton Place Plat A, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

To: (i) Parallel Acquisitions, LLC, (ii) Edison Way, LLC, (iii) Stewart Title Guaranty Company (iv) Stewart Title of Utah, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 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 December 15, 2021

Date of Plat or Map: October 11, 2022

10/11/22
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 a title report supplied by Stewart Title of Utah, Inc. of Layton UT, under Commitment No.1453531, Revision No. 8, dated effective September 28, 2022.

Schedule B-2 Exceptions

1. 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. (blanket in nature)

2. Taxes or assessments 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. (not survey related)

3. 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 by making inquiry of persons in possession thereof. (blanket in nature)

4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. (blanket in nature)

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (blanket in nature)

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (blanket in nature)

7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (not survey related)

8. Taxes for the year 2022 now due and payable in the amount of $1,088.57, but will not become delinquent until November 30th under Tax ID No. 16-19-153-004. (2021 taxes were paid).

   Taxes for the year 2022 now due and payable in the amount of $1,633.57, but will not become delinquent until November 30th under Tax ID No. 16-19-153-005. (2021 taxes were paid).

   Taxes for the year 2022 now due and payable in the amount of $1,088.67, but will not become delinquent until November 30th under Tax ID No. 16-19-153-006. (2021 taxes were paid).

   Taxes for the year 2022 now due and payable in the amount of $7,310.12, but will not become delinquent until November 30th under Tax ID No. 16-19-153-007. (2021 taxes were paid).

   Taxes for the year 2022 now due and payable in the amount of $573.30, but will not become delinquent until November 30th under Tax ID No. 16-19-153-008. (2021 taxes were paid).

   Taxes for the year 2022 now due and payable in the amount of $1,147.75, but will not become delinquent until November 30th under Tax ID No. 16-19-153-009. (2021 taxes were paid).

   Taxes for the year 2022 now due and payable in the amount of $27,337.55, but will not become delinquent until November 30th under Tax ID No. 16-19-153-010. (2021 taxes were paid)(not survey related)

9. Subject property is included within the boundaries of City of South Salt Lake and is subject to the charges and assessments thereof. (blanket in nature)

10. Notice of Adoption of the Central Pointe Urban Renewal Project Area Plan and the terms, conditions and limitations contained therein, recorded November 3, 2011, as Entry No. 11273252, in Book 9963, at Page 9195 of County Records. (blanket in nature)

11. Water rights, claims or title to water, whether or not the matters are shown by the Public Records. (blanket in nature)

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed. (blanket in nature)

13. Reservations contained in Warranty Deed and the terms, conditions and limitations contained therein, recorded September 13, 1918, as Entry No 400823, in Book 10-S, at Page 70-71. (document cannot be found)

14. Intentionally deleted.

15. Intentionally deleted.

16. Matters disclosed by ALTA/NSPS Land Title Survey dated December 27, 2021, last revised January 25, 2022 by Patrick M. Harris of Ensign Engineering, which among other things included the following:

   A) Existing fence encroachment 1.2 feet West of property corner.
   B) Existing Overhead Power Lines, Electric Poles and related facilities.
   C) Existing Storm Drain Lines, Catch Basins and related facilities.

17. Certificate of Creation and the terms, conditions and limitations contained therein, recorded August 8, 2022, as Entry No. 13996888, in Book 11362, at Page 6570 of Public Records.

18. Declaration of Payment in Lieu of Taxes and the terms, conditions and limitations contained therein, recorded September 1, 2022, as Entry No. 14009942, in Book 11369 at Page 4817 of Public Records.

19. Notice of Amended Governing Document and the terms, conditions and limitations contained therein, recorded September 6, 2022, as Entry No. 14011882, in Book 11370, at Page 4655 of Public Records.

20. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder.

21. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

LEGEND

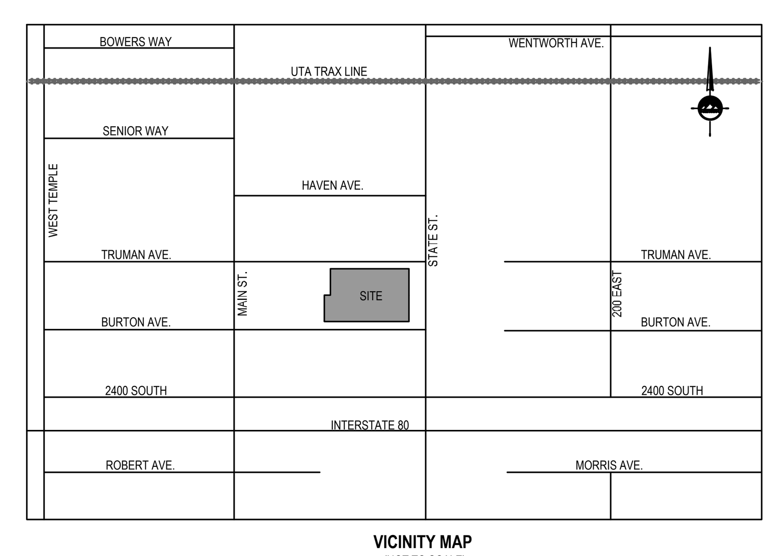
SECTION CORNER	STORM DRAIN CATCH BASIN	SCHEDULE B-2 REFERENCE NUMBER	DEED LINE	SECONDARY WATERLINE
MONUMENT	STORM DRAIN COMBO BOX	BUILDING PRIMARY	TANGENT LINE	IRRIGATION LINE
EXIST REBAR AND CAP	STORM DRAIN CULVERT	CONCRETE	EXIST DITCH FLOW LINE	CENTERLINE
ENSIGN REBAR AND CAP (NOT SET)	SIGN	ELECTRIC METER	FENCE	PROPERTY LINE
SET RIVET	UTILITY MANHOLE	STORM DRAIN CLEAN OUT	EDGE OF ASPHALT	ADJACENT PROPERTY LINE
WATER METER	UTILITY POLE	SANITARY SEWER MANHOLE	SANITARY SEWER	ELECTRIC POWERLINE
WATER MANHOLE	GAS METER	WATER LINE	STORM DRAIN LINE	TELEPHONE LINE
WATER VALVE	TREE	ADJACENT RIGHT OF WAY	GAS LINE	IRRIGATION VALVE
FIRE HYDRANT	OVERHEAD POWER LINE	RIGHT OF WAY		

ENSIGN ENG. LAND SURV.

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

Table A

1. All monuments used are shown on the survey.
2. The address of the subject parcels is 2354 South State Street, South Salt Lake, UT 84115.
3. The subject parcels are in FEMA Flood Zone X, Area of Minimal Flooding Hazard, as per FIRM panel 49035C0282H, dated effective August 2. 2012.
4. Parcel 1 contains 5,530 square feet or 0.127 acres. Parcel 2 contains 5,530 square feet or 0.127 acres. Parcel 3 contains 25,628 square feet or 0.588 acres. Parcel 4 contains 19,597 square feet or 0.45 acres. Parcel 5 contains 11,060 square feet or 0.254 acres. Parcel 6 contains 8,295 square feet or 0.19 acres. Total land area is 75,640 square feet or 1.736 acres.
5. Vertical relief is shown by 1 foot contour lines on the survey.
7(a). Exterior dimensions of all buildings are shown on the survey.
7(b1). The exterior footprints of all buildings are shown on the survey.
8. All substantial features are shown on the survey.
9. Parcel 1 contains 7 parking stalls. Parcel 2 contains 8 parking stalls. Parcel 3 contains 27 parking stalls and 2 ADA stalls. Parcel 4 contains 5 parking stalls. Parcel 5 has 0 parking stalls. Parcel 6 contains 12 parking stalls. There are 59 parking stalls and 2 ADA stalls total.
11. All known underground utilities are shown on the survey.
13. Adjoining property owners are shown on the survey.
14. The nearest intersecting street is shown on the survey.
16. No recent earthwork observed.
19. All professional liability insurance minimums have been met.



VICINITY MAP
(NOT TO SCALE)

NORTH

HORIZONTAL GRAPHIC SCALE

30.0' 30 0 15 30 60

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

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

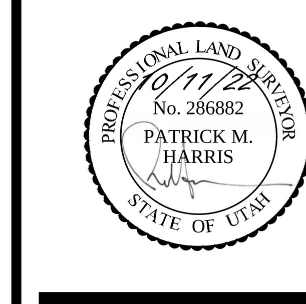
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
PARALLEL
506 W. 7TH STREET, SUITE 1
AUSTIN, TEXAS 78701
CONTACT:
RYAN McCULLOCH
PHONE: 210-906-2624

SLC 2354 STATE STREET
ALTA-NSPS LAND TITLE & TOPOGRAPHIC SURVEY
2354 SOUTH STATE STREET
SOUTH SALT LAKE, UTAH



REVISIONS:
1) 01-25-2022 - REVISE SURVEY PER COMMENT AND OBJECTIONS LETTER

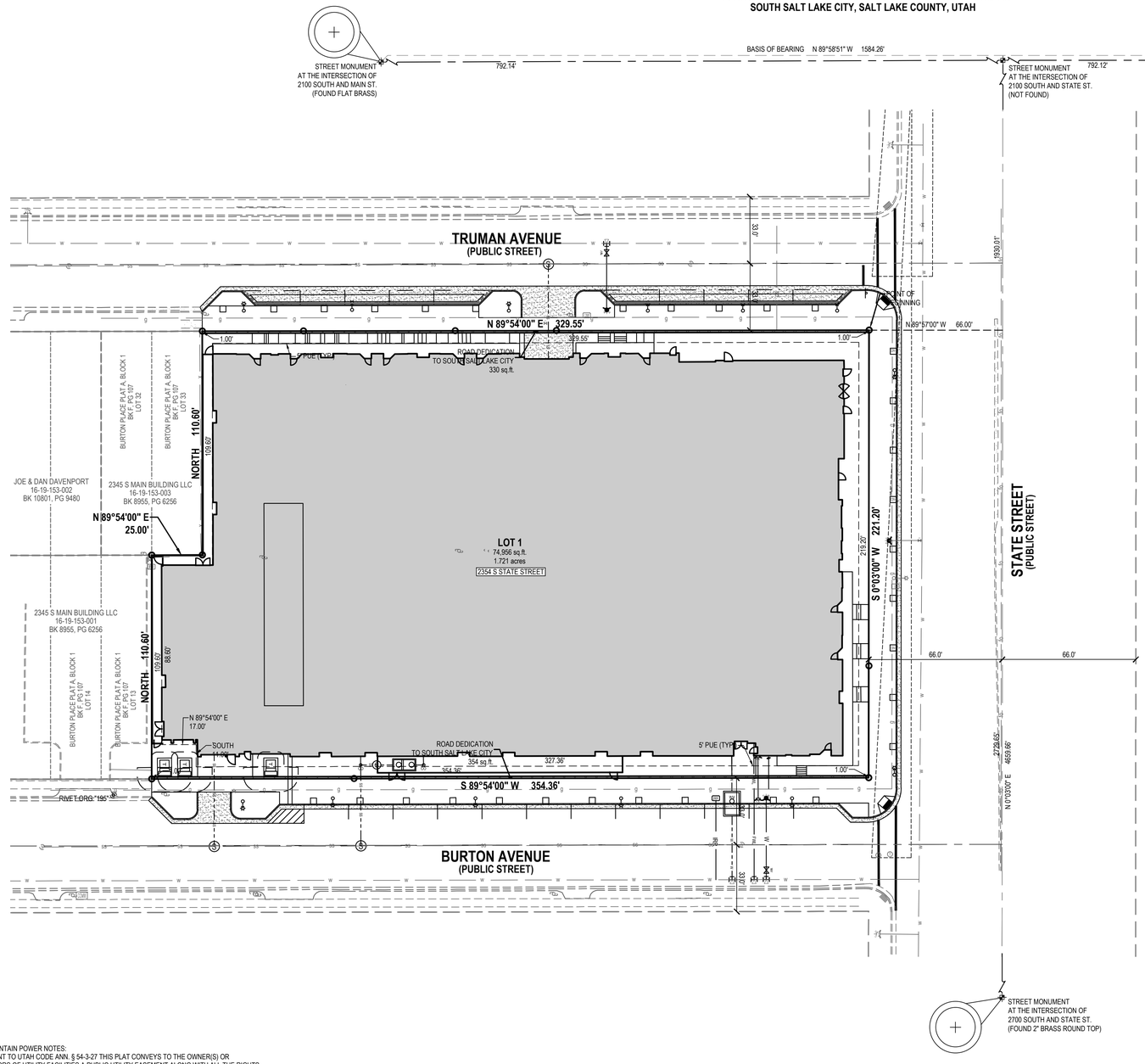
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

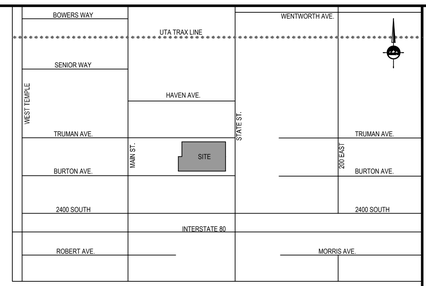
PROJECT NUMBER 11297
PRINT DATE 10/11/22
DRAWN BY D. KORZEP
CHECKED BY P. HARRIS
PROJECT MANAGER P. HARRIS

PARALLEL ON STATE

AMENDING LOTS 1 THROUGH 12 AND LOTS 34 THROUGH 40, BLOCK 1 OF BURTON PLACE PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH





VICINITY MAP
(NOT TO SCALE)

LEGEND

- EXISTING STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- MONUMENT LINE
- ADJOINING BOUNDARY LINE
- ADJOINING PLATTED LOT LINE
- ROAD DEDICATION AREA

CITY PLAT NOTE

Owner hereby conveys to South Salt Lake City and its agents a non-exclusive perpetual easement over, on and in Lot 1 for the purpose of access to the private stormwater management system(s) for the management, inspection, maintenance and repair thereof.

DEVELOPER
PARALLEL
506 WEST 7TH STREET, SUITE 1
AUSTIN, TEXAS 78701

HORIZONTAL GRAPHIC SCALE

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

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land being all of Lots 1 through 12 and Lots 34 through 40, Block 1 of Burton Place Plat "A" which plat was filed in the Office of the Salt Lake County Recorder on September 18, 1913 as Entry No. 314721 in Book F of Plats at Page 107. Said parcel being situate in the Northwest Corner of Section 19, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northeast Corner of Lot 1, Block 1 said Burton Place Plat "A", said point being on the Westerly Right-of-Way Line of State Street, said point also being North 00°03'00" East 2,729.65 feet along the monument line and North 89°57'00" West 66.00 feet from the street monument located in the intersection of 2700 South and State Street; and running

thence South 00°03'00" West 221.20 feet along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of Burton Avenue;
thence South 89°54'00" West 354.36 feet along said Northerly Right-of-Way Line to the Southwest corner of Lot 12 of said Burton Place Plat "A";
thence along said Lot 12 the following two (2) courses:
(1) North 110.60 feet;
(2) North 89°54'00" East 25.00 feet to the southwesterly corner of Lot 34 of said Burton Place Plat "A";
thence North 110.60 feet along the westerly line of said Lot 34 to the Southerly Right-of-Way Line of Truman Avenue;
thence North 89°54'00" East 329.55 feet along said Southerly Right-of-Way Line to the point of beginning.

Contains 75,640 Square Feet or 1.736 Acres and 1 Lot

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

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) Parallel Acquisitions, LLC, a Delaware limited liability company of the above described parcel of land to be hereafter known as the

PARALLEL ON STATE

does hereby certify to have caused this plat to be prepared and does hereby dedicate for the perpetual use of the public all public roads and other areas shown on this plat as intended for public use. The undersigned owner(s) also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. The undersigned owner(s) also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

_____.
Parallel Acquisitions, LLC, a Delaware limited liability company
David Pierce, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)S.S.
County of _____

On the ____ day of _____ A.D., 20___, personally appeared before me ____David Pierce____ , the signer of the foregoing instrument, who duly acknowledged to me that he is a ____managing member____ of ____Parallel Acquisitions, LLC____, a Delaware limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____.

_____.
NOTARY PUBLIC

RESIDING IN _____ COUNTY.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

RECORD OF SURVEY
ROS NO.: -S-
COUNTY SURVEYOR REVIEWER — DATE

SALT LAKE COUNTY HEALTH DEPT.
APPROVED THIS _____ DAY OF _____, 20_____, BY SALT LAKE COUNTY HEALTH DEPT.
SALT LAKE COUNTY HEALTH DEPT.

CENTURYLINK COMMUNICATIONS
APPROVED THIS _____ DAY OF _____, 20_____, BY CENTURYLINK COMMUNICATIONS.
CENTURYLINK COMMUNICATIONS

COMCAST
APPROVED THIS _____ DAY OF _____, 20_____, BY COMCAST.
COMCAST

DOMINION ENERGY UTAH
APPROVED THIS _____ DAY OF _____, 20_____, BY DOMINION ENERGY UTAH.
DOMINION ENERGY UTAH

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, 20_____, BY ROCKY MOUNTAIN POWER.
ROCKY MOUNTAIN POWER

PARALLEL ON STATE

AMENDING LOTS 1 THROUGH 12 AND LOTS 34 THROUGH 40, BLOCK 1 OF BURTON PLACE PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 11297
MANAGER : OEE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 10/12/22

SOUTH SALT LAKE FIRE MARSHAL
APPROVED THIS _____ DAY OF _____, 20_____, BY THE SOUTH SALT LAKE FIRE MARSHAL.
SOUTH SALT LAKE FIRE MARSHAL

SOUTH SALT LAKE PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ 20_____, BY SOUTH SALT LAKE PLANNING COMMISSION.
SOUTH SALT LAKE PLANNING COMMISSION

SOUTH SALT LAKE COMMUNITY DEVELOPMENT
APPROVED THIS _____ DAY OF _____, 20_____, BY THE SOUTH SALT LAKE COMMUNITY DEVELOPMENT.
SOUTH SALT LAKE COMMUNITY DEVELOPMENT — DATE

SOUTH SALT LAKE CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.
CITY ENGINEER — DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____, BY THE SOUTH SALT LAKE CITY ATTORNEY.
SOUTH SALT LAKE CITY ATTORNEY

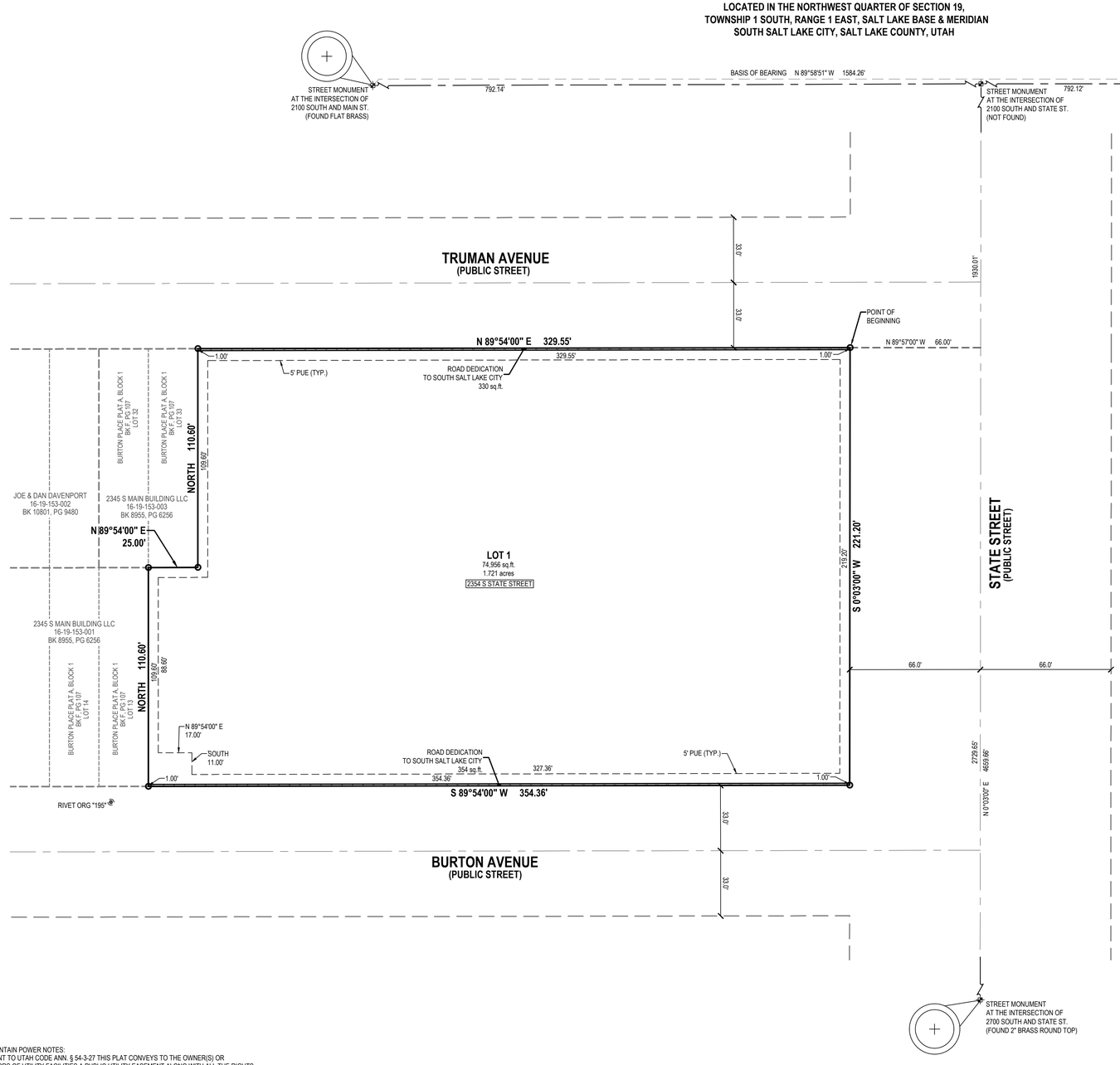
CITY APPROVAL
PRESENTED TO SOUTH SALT LAKE CITY THIS ___ DAY OF _____, 20___, AND IS HEREBY APPROVED.
SOUTH SALT LAKE CITY MAYOR — ATTEST: CITY RECORDER

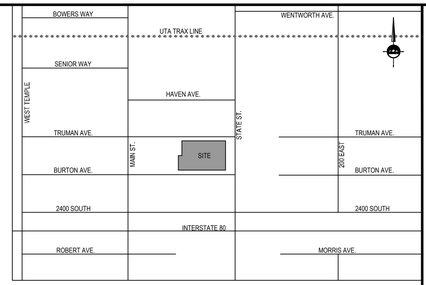
SALT LAKE COUNTY RECORDER
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE:
FEES — DEPUTY SALT LAKE COUNTY RECORDER

PARALLEL ON STATE

AMENDING LOTS 1 THROUGH 12 AND LOTS 34 THROUGH 40, BLOCK 1 OF BURTON PLACE PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH





VICINITY MAP
(NOT TO SCALE)

LEGEND

- EXISTING STREET MONUMENT
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- MONUMENT LINE
- ADJOINING BOUNDARY LINE
- ADJOINING PLATTED LOT LINE
- ROAD DEDICATION AREA

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PARALLEL
506 WEST 7TH STREET, SUITE 1
AUSTIN, TEXAS 78701

HORIZONTAL GRAPHIC SCALE

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

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BOUNDARY DESCRIPTION

A parcel of land being all of Lots 1 through 12 and Lots 34 through 40, Block 1 of Burton Place Plat "A" which plat was filed in the Office of the Salt Lake County Recorder on September 18, 1913 as Entry No. 314721 in Book F of Plats at Page 107. Said parcel being situate in the Northwest Corner of Section 19, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northeast Corner of Lot 1, Block 1 said Burton Place Plat "A", said point being on the Westerly Right-of-Way Line of State Street, said point also being North 00°03'00" East 2,729.65 feet along the monument line and North 89°57'00" West 66.00 feet from the street monument located in the intersection of 2700 South and State Street; and running

thence South 00°03'00" West 221.20 feet along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of Burton Avenue;
thence South 89°54'00" West 354.36 feet along said Northerly Right-of-Way Line to the Southwest corner of Lot 12 of said Burton Place Plat "A";
thence along said Lot 12 the following two (2) courses:
(1) North 110.60 feet;
(2) North 89°54'00" East 25.00 feet to the southwesterly corner of Lot 34 of said Burton Place Plat "A";
thence North 110.60 feet along the westerly line of said Lot 34 to the Southerly Right-of-Way Line of Truman Avenue;
thence North 89°54'00" East 329.55 feet along said Southerly Right-of-Way Line to the point of beginning.

Contains 75,640 Square Feet or 1.736 Acres and 1 Lot

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

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) Parallel Acquisitions, LLC, a Delaware limited liability company of the above described parcel of land to be hereafter known as the

PARALLEL ON STATE

does hereby certify to have caused this plat to be prepared and does hereby dedicate for the perpetual use of the public all public roads and other areas shown on this plat as intended for public use. The undersigned owner(s) also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. The undersigned owner(s) also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

_____.
Parallel Acquisitions, LLC, a Delaware limited liability company
David Pierce, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)S.S.
County of _____)

On the ____ day of _____ A.D., 20___, personally appeared before me ____David Pierce____ , the signer of the foregoing instrument, who duly acknowledged to me that he is a ____managing member____ of ____Parallel Acquisitions, LLC____ , a Delaware limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES:_____,
_____.
NOTARY PUBLIC

RESIDING IN _____ COUNTY.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

RECORD OF SURVEY
ROS NO.: _____
S-
COUNTY SURVEYOR REVIEWER DATE

SALT LAKE COUNTY HEALTH DEPT.
APPROVED THIS _____ DAY OF _____, 20_____, BY SALT LAKE COUNTY HEALTH DEPT.
SALT LAKE COUNTY HEALTH DEPT.

CENTURYLINK COMMUNICATIONS
APPROVED THIS _____ DAY OF _____, 20_____, BY CENTURYLINK COMMUNICATIONS.
CENTURYLINK COMMUNICATIONS

COMCAST
APPROVED THIS _____ DAY OF _____, 20_____, BY COMCAST.
COMCAST

DOMINION ENERGY UTAH
APPROVED THIS _____ DAY OF _____, 20_____, BY DOMINION ENERGY UTAH.
DOMINION ENERGY UTAH

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, 20_____, BY ROCKY MOUNTAIN POWER.
ROCKY MOUNTAIN POWER

PARALLEL ON STATE

AMENDING LOTS 1 THROUGH 12 AND LOTS 34 THROUGH 40, BLOCK 1 OF BURTON PLACE PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

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

WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 11297
MANAGER : QEE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 10/12/22

SOUTH SALT LAKE FIRE MARSHAL
APPROVED THIS _____ DAY OF _____, 20_____, BY THE SOUTH SALT LAKE FIRE MARSHAL.
SOUTH SALT LAKE FIRE MARSHAL

SOUTH SALT LAKE PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20_____, BY SOUTH SALT LAKE PLANNING COMMISSION.
SOUTH SALT LAKE PLANNING COMMISSION

SOUTH SALT LAKE COMMUNITY DEVELOPMENT
APPROVED THIS _____ DAY OF _____, 20_____, BY THE SOUTH SALT LAKE COMMUNITY DEVELOPMENT.
SOUTH SALT LAKE COMMUNITY DEVELOPMENT DATE

SOUTH SALT LAKE CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.
CITY ENGINEER DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____, BY THE SOUTH SALT LAKE CITY ATTORNEY.
SOUTH SALT LAKE CITY ATTORNEY

CITY APPROVAL
PRESENTED TO SOUTH SALT LAKE CITY THIS ___ DAY OF _____, 20___, AND IS HEREBY APPROVED.
SOUTH SALT LAKE CITY MAYOR ATTEST: CITY RECORDER

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

GENERAL NOTES

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

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

UDOT GENERAL NOTES

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 – 9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

STATE STREET (US-89) GENERAL NOTES

1. ALL CONSTRUCTION MUST CONFORM TO THE MOST CURRENT UDOT STANDARDS AND SPECIFICATIONS.
2. MUST BE UDOT APPROVED HOT MIX ASPHALT, PG-GRADE 64-34 ASPHALT BINDER.
3. SAWCUT LOCATIONS VARY (SEE ROADWAY PLANS).
4. REPAIR ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER AS REQUIRED BY UDOT.
5. SAWCUT 2 FEET INTO EXISTING ASPHALT AND TACK COAT PRIOR TO INSTALLATION ON NEW ASPHALT.

ABBREVIATIONS

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

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

LEGEND

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

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

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C-001
GENERAL NOTES

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A

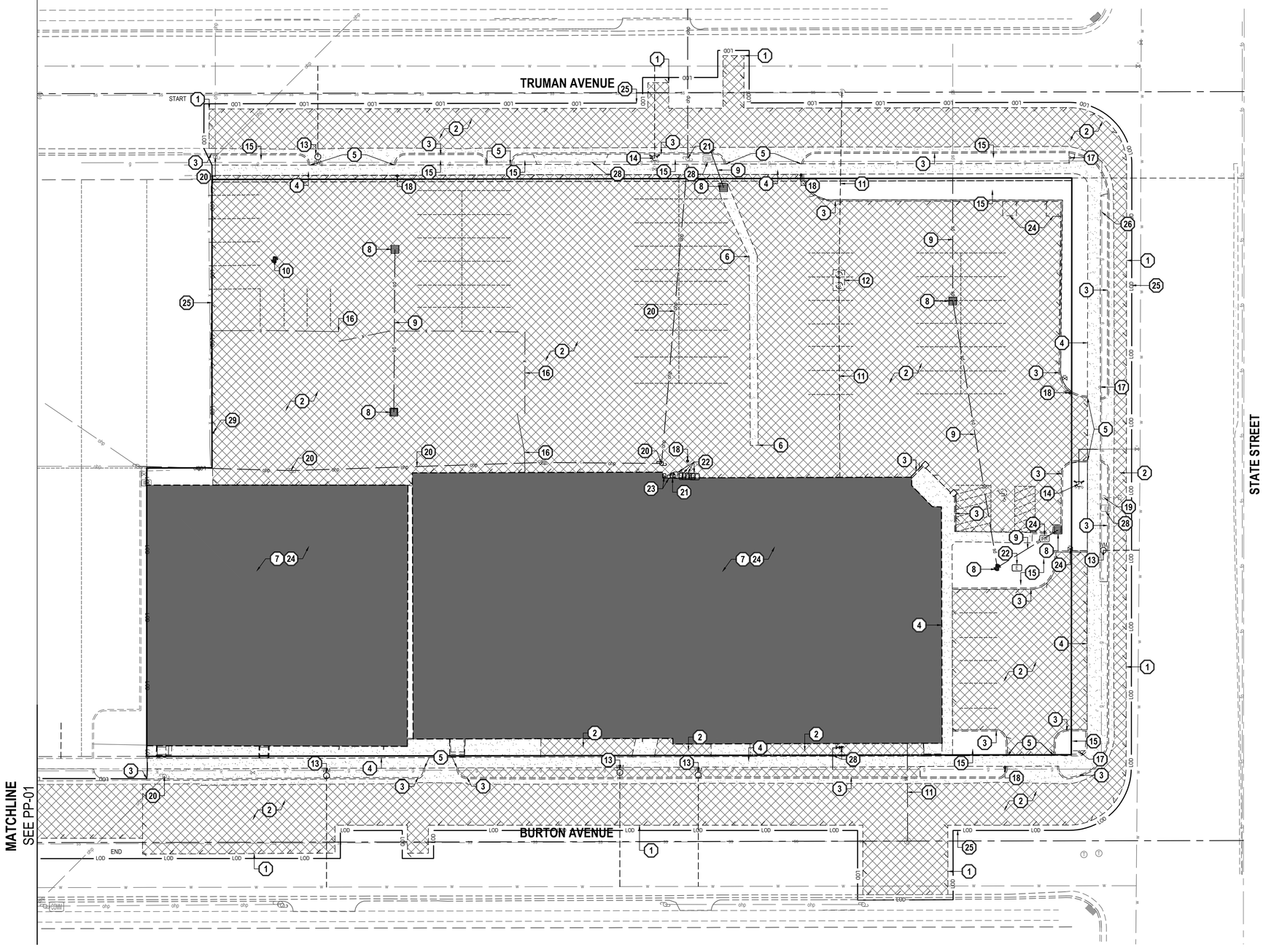
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BENCHMARK

STREET MONUMENT AT
THE INTERSECTION OF
2100 SOUTH & 200 EAST

ELEV = 4261.69'



GENERAL NOTES

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

SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING DRIVE APPROACH.
6. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE WATERWAY.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING BUILDING.
8. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
10. REMOVE AND PROPERLY DISPOSE OF/OR ABANDON EXISTING STORM DRAIN CATCH BASIN/SUMP.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER PIPE.
12. REMOVE AND PROPERLY DISPOSE OF EXISTING GREASE/OIL SEWER INTERCEPTOR AND ACCOMPANYING MANHOLES.
13. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER METER AND ABANDON WATER LATERAL PER SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS..
14. REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
15. REMOVE EXISTING LANDSCAPING IN THIS AREA. RETROFIT AND REPAIR IRRIGATION SYSTEM AS NEEDED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
16. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
17. REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
18. REMOVE AND PROPERLY DISPOSE OF EXISTING BOLLARD.
19. REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
20. REMOVE AND RELOCATE/PROPERLY DISPOSE OF EXISTING POWER POLES AND OVERHEAD POWER LINES. COORDINATE WITH ROCKY MOUNTAIN POWER.
21. REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL METER. COORDINATE WITH ROCKY MOUNTAIN POWER.
22. REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL BOX. COORDINATE WITH ROCKY MOUNTAIN POWER.
23. REMOVE AND PROPERLY DISPOSE OF TELECOMMUNICATIONS BOX. COORDINATE WITH LOCAL TELECOMMUNICATIONS COMPANY.
24. 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.
25. LIMIT OF DISTURBANCE.
26. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
27. NOT USED.
28. REMOVE AND PROPERLY DISPOSE OF EXISTING GAS LINE AND METER. COORDINATE WITH LOCAL GAS COMPANY.
29. EXIST. WELL TO BE CAPPED AND ABANDONED BY A LICENSED WELL DRILLER.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

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2022-10-12
STATE OF UTAH

2354 STATE STREET

2354 STATE STREET
SOUTH SALT LAKE CITY, UTAH 84115

C-100

DEMOLITION PLAN

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A

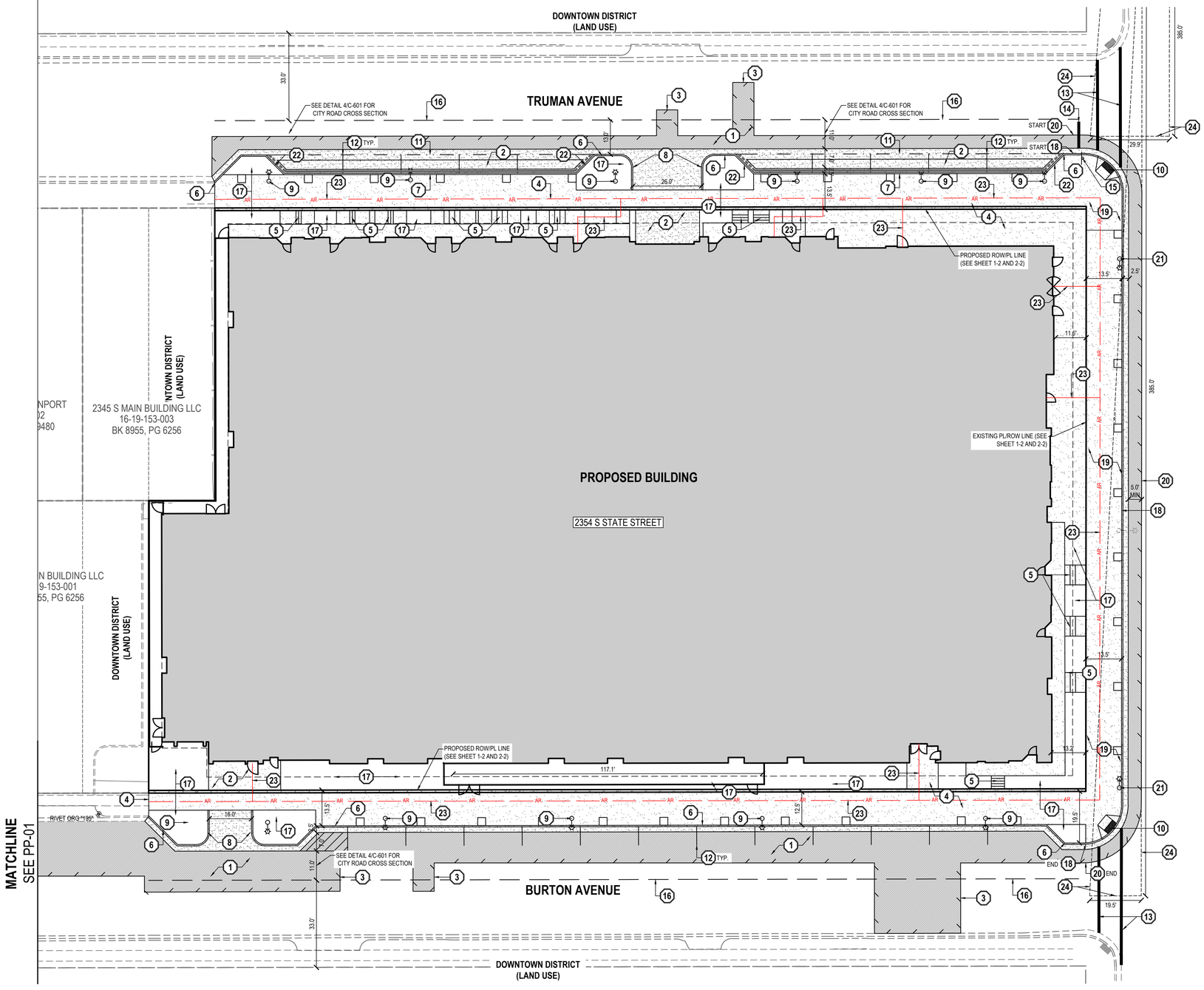
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GENERAL NOTES

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

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-600 OR MATCH EXISTING PAVEMENT SECTION AT MINIMUM.
2. CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-600.
3. ASPHALT PAVEMENT PATCH PER SOUTH SALT LAKE CITY'S STANDARD PLAN NO. 255.1/C-600.
4. 6" THICK CONCRETE SIDEWALK PER SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS. COLOR, SCORE LINES, AND FINISHES PER ARCHITECTURAL/LANDSCAPING PLANS.
5. STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
6. 30" TYPE "A" CURB AND GUTTER PER SOUTH SALT LAKE CITY'S STANDARD PLAN NO. 205.1/C-600.
7. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 7/C-601. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.
8. OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 225.
9. STREET LIGHT PER SOUTH SALT LAKE CITY STANDARDS. SEE ELECTRICAL/LIGHTING PLANS FOR MORE INFORMATION.
10. HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER UDOT STANDARDS AND SPECIFICATIONS.
11. 4' WATERWAY PER SOUTH SALT LAKE CITY'S STANDARDS PLAN NO. 211/C-600.
12. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
13. WHITE CROSSWALK MARKING PER UDOT STANDARDS AND SPECIFICATIONS.
14. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
15. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
16. 4" WIDE BROKEN YELLOW STRIPE TO BE TYPE "F" ALKYD RESIN PAINT PER SOUTH SALT LAKE CITY AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
17. LANDSCAPE AREA, SEE LANDSCAPE PLANS FOR MORE INFORMATION.
18. TYPE B1 30" CURB AND GUTTER PER UDOT STANDARD DRAWING NO. GW 2A.
19. 6" THICK CONCRETE SIDEWALK PER UDOT STANDARD DRAWING NO. GW 3A.
20. SAWCUT, TRENCH, BACKFILL AND MATCH EXISTING PAVEMENT SECTION PER UDOT STANDARDS AND SPECIFICATIONS. SEE DETAIL 3/C-600 FOR UDOT'S STANDARD PAVEMENT SECTION.
21. STREET LIGHT PER UDOT STANDARDS. SEE ELECTRICAL/LIGHTING PLANS FOR MORE INFORMATION.
22. TRANSITION BETWEEN TYPE "A" CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
23. ACCESSIBLE PATH OF TRAVEL.
24. UDOT SIGHT TRIANGLE. (RIGHT TURN ONLY. MEDIAN CONTROLLED. DESIGN SPEED = 40 MPH. LENGTH = 385')

STATE STREET

NORTH

HORIZONTAL GRAPHIC SCALE

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

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2022-10-12
STATE OF UTAH

2354 STATE STREET

2354 STATE STREET
SOUTH SALT LAKE CITY, UTAH 84115

C-200
SITE PLAN

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A

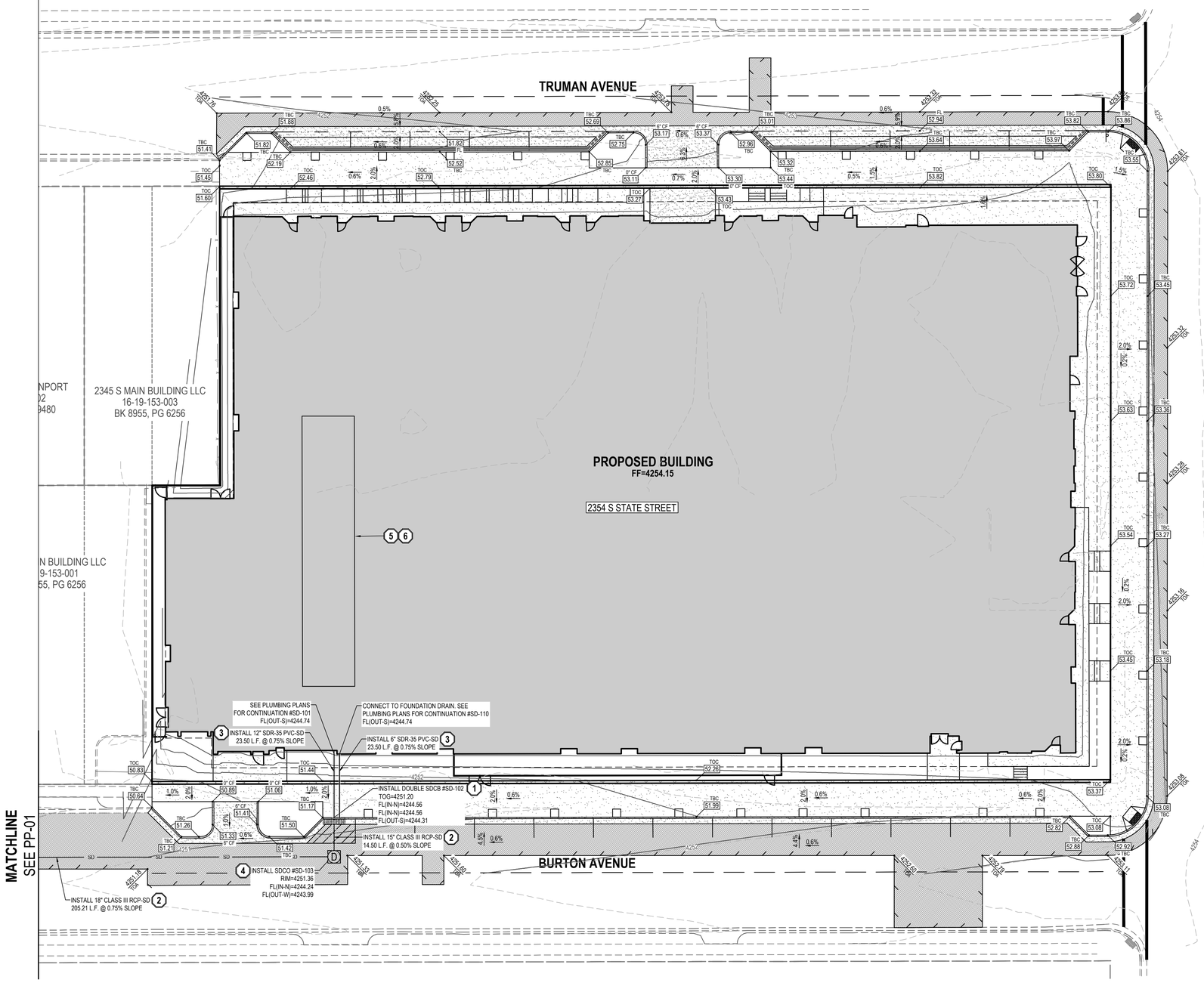
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BENCHMARK

STREET MONUMENT AT
THE INTERSECTION OF
2100 SOUTH & 200 EAST

ELEV = 4261.69'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. DOUBLE CATCH BASIN PER SOUTH SALT LAKE CITY'S STANDARD PLAN NO. 315.2/C-601
2. RCP CLASS III STORM DRAIN LINE OR APPROVED EQUAL. INSTALLATION AND TRENCHING PER SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS. SIZE, LENGTH, AND SLOPE PER PLAN.
3. SDR-35 PVC STORM DRAIN LINE OR APPROVED EQUAL. INSTALLATION AND TRENCHING PER SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS. SIZE, LENGTH, AND SLOPE PER PLAN.
4. CLEANOUT BOX PER APWA STANDARD PLAN NO. 331.1 AND SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS.
5. UNDERGROUND DETENTION VAULT WITH 2.6-INCH ORIFICE & OVERFLOW WEIR WALL. SEE MECHANICAL PLANS FOR DESIGN INFORMATION.
   STORAGE REQUIRED: 7,256 CF
   STORAGE PROVIDED: 7,500 CF
6. SEE MECHANICAL PLANS FOR CONTINUATION.

NORTH

HORIZONTAL GRAPHIC SCALE

0 ## ##

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

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2022-10-12
STATE OF UTAH

2354 STATE STREET

2354 STATE STREET
SOUTH SALT LAKE CITY, UTAH 84115

C-300

GRADING AND DRAINAGE PLAN

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A

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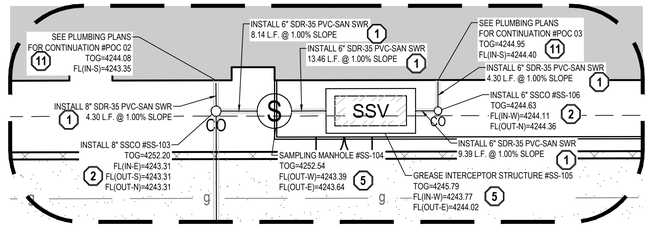
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BENCHMARK

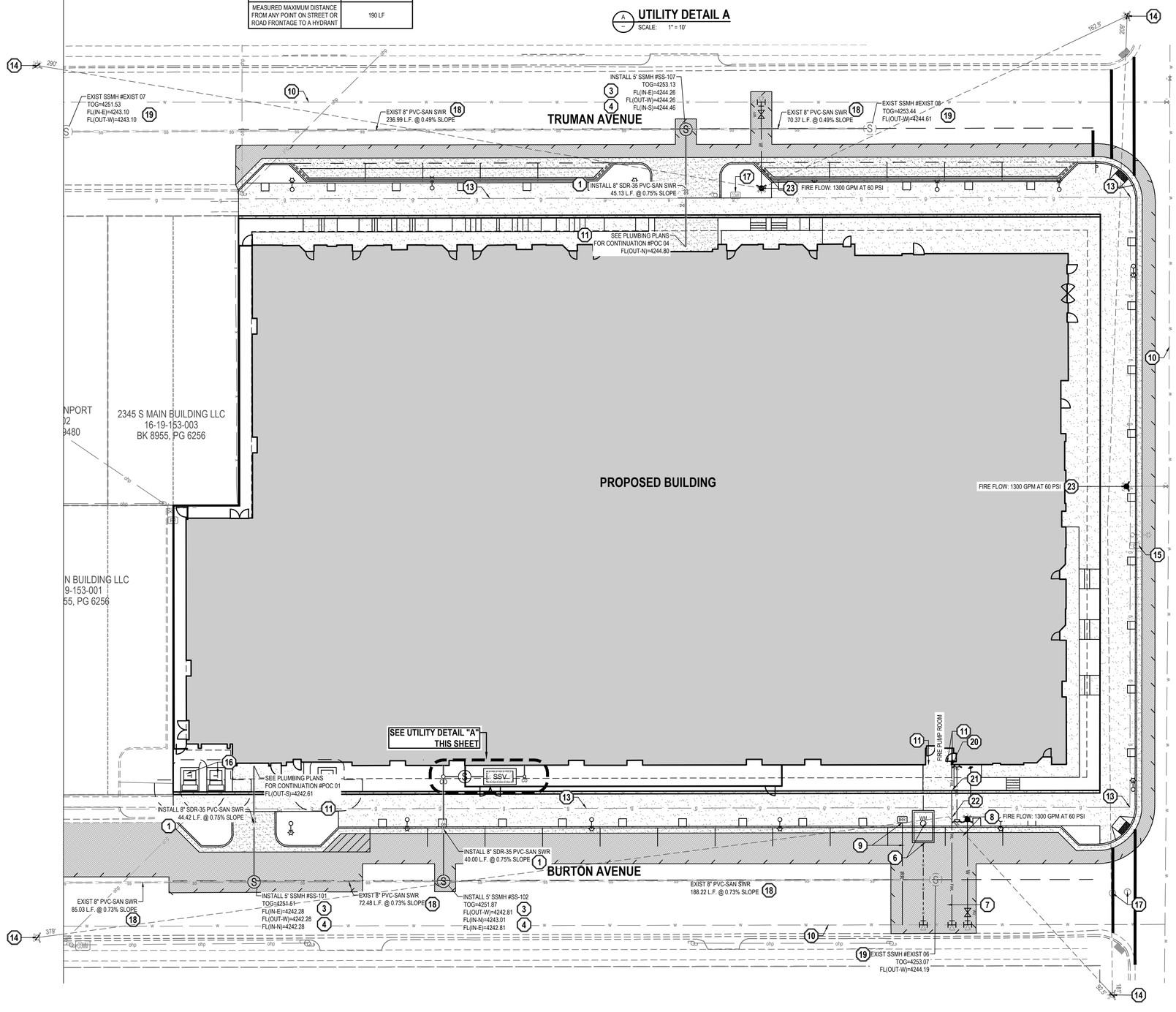
STREET MONUMENT AT
THE INTERSECTION OF
2100 SOUTH & 200 EAST

ELEV = 4261.69'

FIRE FLOW ANALYSIS	
BUILDING CONSTRUCTION TYPE	IIIA
FIRE FLOW CALC AREA	128,437 S.F.
FIRE FLOW (50% REDUCTION - FIRE SPRINKLER)	5250/2 = 2625 GPM
FLOW DURATION	2 HOURS
MIN # OF HYDRANTS REQUIRED	3
# OF HYDRANTS WITHIN PROJECT AREA	6
AVG SPACING BETWEEN HYDRANTS REQUIRED	450 LF
AVG SPACING BETWEEN HYDRANTS PROVIDED	206 LF
ALLOWED MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT	225 LF
MEASURED MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT	190 LF



A UTILITY DETAIL A
SCALE: 1" = 10'



GENERAL NOTES

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

SCOPE OF WORK:

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

1. SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS. LENGTH, SLOPE, AND SIZE PER PLAN.
2. SANITARY SEWER CLEANOUT PER SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER MANHOLE PER APWA STANDARD PLAN NO. 411.
4. CONNECT TO EXISTING SEWER MAIN PER SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS.
5. 750 GALLON GREASE INTERCEPTOR AND SAMPLING MANHOLE. A FOUR FOOT DIAMETER SAMPLING MANHOLE MUST BE LOCATED DOWNSTREAM OF THE GREASE INTERCEPTOR AND UPSTREAM OF ANY OTHER CONNECTIONS. SEE PLUMBING PLANS FOR MORE INFORMATION.
6. 4" CULINARY WATER METER PER SOUTH SALT LAKE STANDARDS AND SPECIFICATIONS. INSTALL 4" TYPE "K" COPPER PIPE FROM MAIN TO METER AND 3-FEET BEYOND THE METER VAULT. TRANSITION TO 6" CTS POLY FROM 3-FEET BEYOND THE METER VAULT TO BUILDING. METER IN CONCRETE VAULT PER APWA STANDARD PLAN NO. 505, 523, AND SPECIFICATIONS.
7. 8" MINIMUM DUCTILE IRON FIRE WATER LINE WITH TEE AND THRUSTBLOCK CONNECTION TO MAIN PER SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS. UP-SIZE TO MATCH FIRE RISER SIZE IF REQUIRED BY FIRE SPRINKLER DESIGN ENGINEER. TRENCHING PER SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS.
8. MUELLER FIRE HYDRANT & VALVE ASSEMBLY PER SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
9. 1" IRRIGATION POINT OF CONNECTION WITH BACKFLOW PREVENTER. CONNECT TO 8" CULINARY WATER MAIN PER SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS.
10. EXISTING CULINARY WATER LINE.
11. SEE PLUMBING PLANS FOR CONTINUATION.
12. NOT USED.
13. EXISTING GAS LINE.
14. EXISTING FIRE HYDRANT. PROTECT IN PLACE.
15. EXISTING ELECTRICAL INFRASTRUCTURE.
16. ELECTRIC TRANSFORMERS. LOCATION SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL PLANS FOR MORE INFORMATION.
17. EXISTING TELECOMMUNICATION INFRASTRUCTURE.
18. EXISTING SANITARY SEWER LINE.
19. EXISTING SANITARY SEWER MANHOLE.
20. PROPOSED FIRE DEPARTMENT CONNECTION. SEE MECHANICAL PLANS FOR MORE INFORMATION.
21. 4" CLASS 50 DIP PER SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS
22. REMOTE FIRE DEPARTMENT CONNECTION PER SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
23. RELOCATED FIRE HYDRANT.

NORTH

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

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C-400
UTILITY PLAN

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A

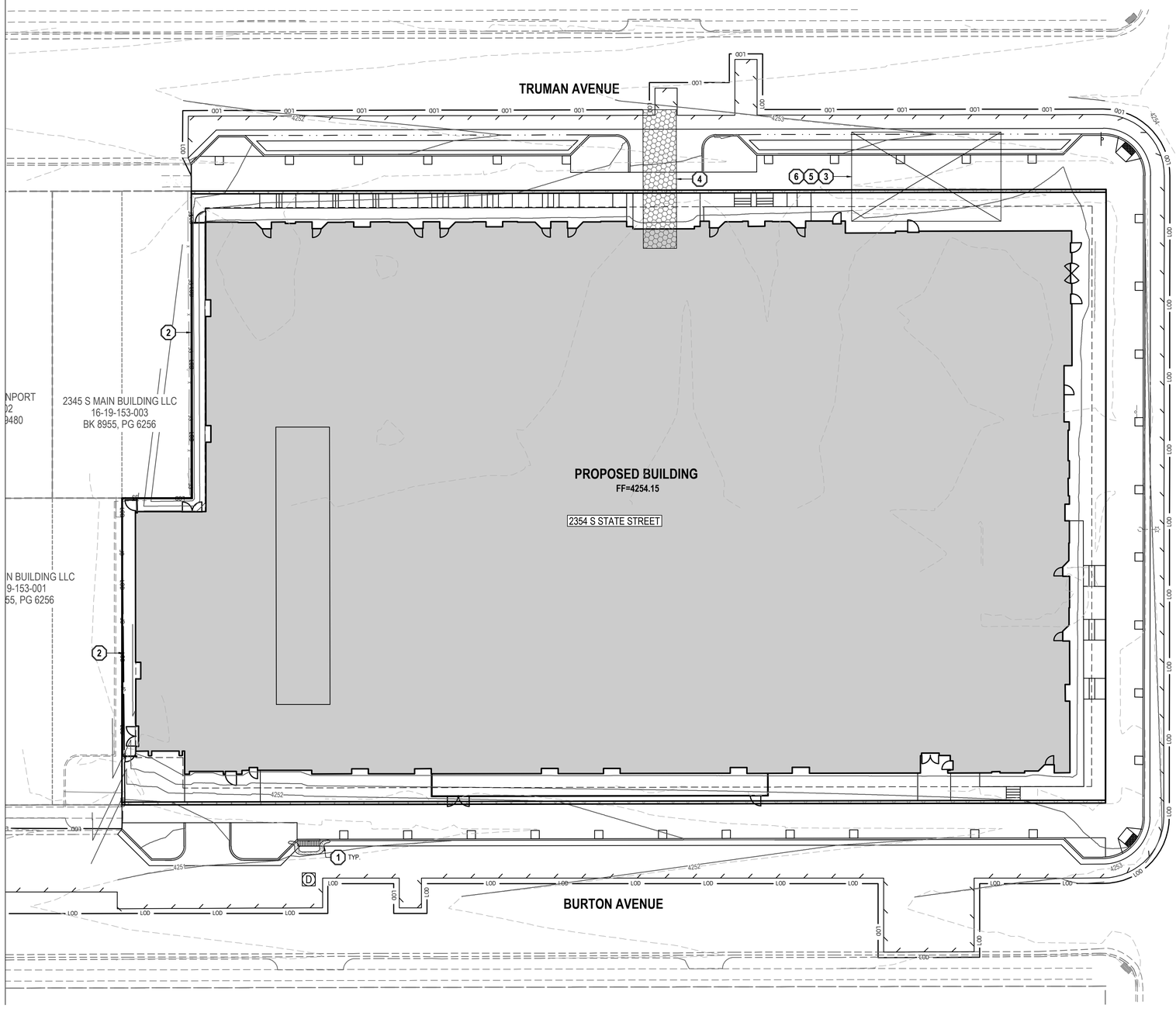
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BENCHMARK

STREET MONUMENT AT
THE INTERSECTION OF
2100 SOUTH & 200 EAST

ELEV = 4261.69'



GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 1/C-601.
2. SILT FENCE PER DETAIL 2/C-601.
3. PORTABLE TOILET PER DETAIL 3/C-601.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4/C-601.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

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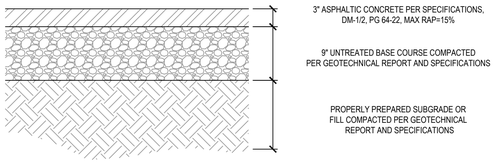
EROSION CONTROL PLAN

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A

ASPHALT NOTES

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

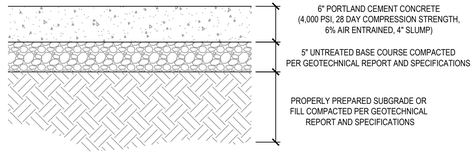


1 STANDARD ASPHALT SECTION

SCALE: NONE

CONCRETE NOTES

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



2 CONCRETE PAVEMENT SECTION

SCALE: NONE

ASPHALT NOTES

1. ALL MATERIALS TO BE PREPARED AND PLACED PER UDOT STANDARDS AND SPECIFICATIONS.
2. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

3 UDOT ASPHALT SECTION

SCALE: NONE

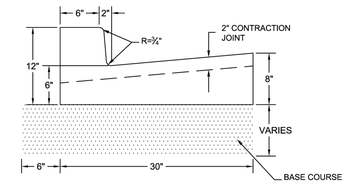
SEPTEMBER, 2018 | 205.1 | CURB AND GUTTER | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTHWEST ENGINEERING DEPARTMENT 220 E MORRIS AVENUE, SUITE 410 SOUTH SALT LAKE, UTAH 84115

Curb and gutter

1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

SSL Plan 205.1

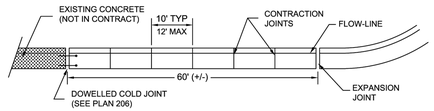
BACKFILL BEHIND CURB BEFORE PAVING AGAINST LIP OF GUTTER



CONCRETE AREA = 1.7 SQ. FT.

Type A

Notes:
1. APWA Type B, C, D, E, F, G, H, or HB30-7 Curb and Gutter may be used where applicable and only if approved by City Engineer.



JOINT DETAIL

Curb and gutter

This drawing replaces APWA Plan 205.1 August 2018

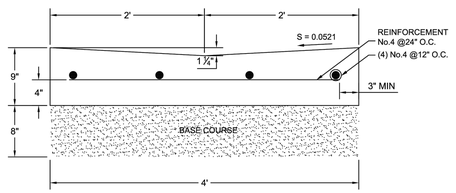
SEPTEMBER, 2018 | 205.1 | CURB AND GUTTER | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTHWEST ENGINEERING DEPARTMENT 220 E MORRIS AVENUE, SUITE 410 SOUTH SALT LAKE, UTAH 84115

SEPTEMBER, 2018 | 211 | WATERWAY | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTHWEST ENGINEERING DEPARTMENT 220 E MORRIS AVENUE, SUITE 410 SOUTH SALT LAKE, UTAH 84115

Waterway

1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Width of waterway shall be 4 feet unless approved by ENGINEER.
   C. Additional requirements are specified in APWA Section 32 16 13.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

SSL Plan 211



4'-0" WATERWAY

CONCRETE AREA = 2.583 SQ. FT.

Waterway

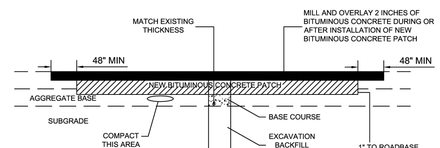
This drawing replaces APWA Plan 211 August 2018

SEPTEMBER, 2018 | 255.1 | ASPHALT PAVEMENT T-PATCH (5 YEARS OR NEWER) | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTHWEST ENGINEERING DEPARTMENT 220 E MORRIS AVENUE, SUITE 410 SOUTH SALT LAKE, UTAH 84115

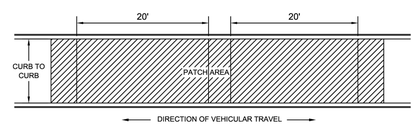
Asphalt pavement patch (5 years or newer)

1. GENERAL
   A. Vertical cuts in bituminous pavement may be done by saw or pavement *zipping*. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling additional costs.
   B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
      1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. Coat planed surface with a cationic or anionic emulsion that complies with APWA Section 32 12 03.
      2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, APWA Plan 265.
      3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, APWA Plan 265.
      4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Section 32 01 16.71 and 32 12 05.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   C. Reinforcement: No. 5 galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Tack Coat: APWA Section 32 12 13.13
   F. Bituminous Concrete: APWA Section 32 12 05
      1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
      2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
   C. Tack Coat: Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
   D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASRM D2041 (Rice density) plus or minus 2 percent.
   E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch or Portland cement concrete. Follow paragraph E requirements.
   F. Reinforcement: Required if thickness of existing portland-cement concrete substrate is 6-inches or greater. Not required if:
      1) less than 6-inches thick,
      2) if existing concrete is deteriorating,
      3) if excavation is less than 3 feet square,
      4) if bituminous pavement is substituted for Portland-cement concrete substrate.
   G. Concrete Substrate: Cure to initial set before placing new bituminous concrete patch.

SSL Plan 255.1



BACKFILL



PATCH AREA

Asphalt pavement patch (5 years or newer)

SEPTEMBER, 2018 | 255.1 | ASPHALT PAVEMENT T-PATCH (5 YEARS OR NEWER) | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTHWEST ENGINEERING DEPARTMENT 220 E MORRIS AVENUE, SUITE 410 SOUTH SALT LAKE, UTAH 84115

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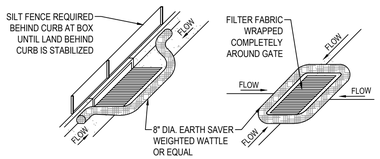
LICENSED PROFESSIONAL ENGINEER
No. 10885882-2202
QUINTIN E. ELDER
2022-10-12
STATE OF UTAH

2354 STATE STREET
2354 STATE STREET
SOUTH SALT LAKE CITY, UTAH 84115

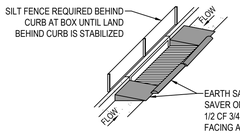
C-600
DETAILS

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A



WATTLE OPTION



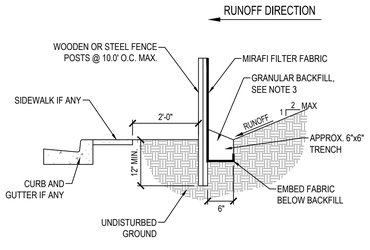
SANDBAG OPTION

NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION

SCALE: NONE

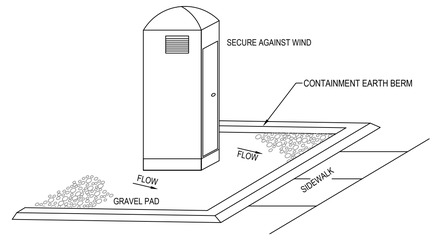


NOTES:

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

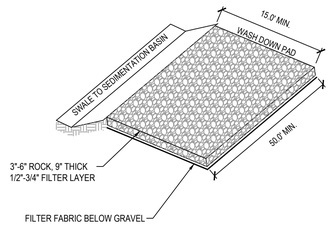
2 TEMPORARY SILT FENCE

SCALE: NONE



3 PORTABLE TOILET

SCALE: NONE

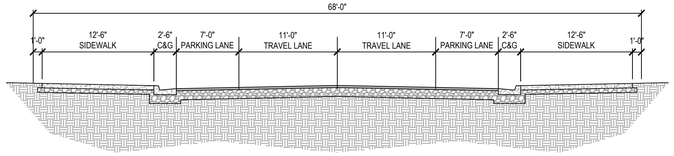


NOTE:

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

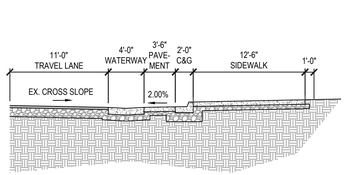
4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



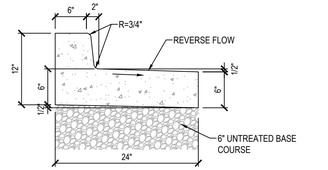
5 TRUMAN AND BURTON AVENUE CROSS SECTION

SCALE: NONE



6 TRUMAN AVE PARKING LANE SECTION

SCALE: NONE



NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

7 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE

SEPTEMBER, 2018 | 315.2 | CATCH BASIN | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTH SALT LAKE PUBLIC WORKS DEPARTMENT

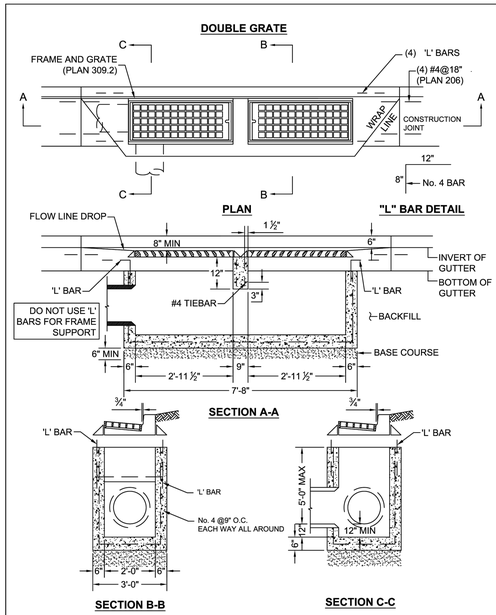
Catch basin

1. GENERAL
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

SSL Plan 315.2

SEPTEMBER, 2018 | 315.2 | CATCH BASIN | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTH SALT LAKE PUBLIC WORKS DEPARTMENT

DOUBLE GRATE



Catch basin

This drawing replaces APWA Plan 315.2 August 2018

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C-601
DETAILS

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A

DIMENSION REFERENCE TABLE (PROWAG R302 - R305)				
	ITEM	MAX. RUNNING SLOPE	MAX. CROSS SLOPE	MIN. DIMENSIONS
Ⓢ	SIDEWALK	RD GRADE (IN ROW) 5.0% (OUT OF ROW)	2.0%	4 FT WIDE (i)
Ⓣ	TURNING SPACE	2.0%	2.0% (iv), (v)	4 FT X 4 FT (ii), (viii)
Ⓡ	RAMP	8.3% (iii)	2.0% (iv), (v)	4 FT WIDE (viii)
Ⓒ	CLEAR SPACE	5.0% (vi)	2.0% (iv), (v)	4 FT X 4 FT
	AT-GRADE ACCESS	(SEE DEFINITION)	2.0% (iv), (v)	4 FT WIDE
	CROSSWALK	5.0%	2.0% (iv), (v)	10 FT WIDE
Ⓕ	FLARE WITH SIDEWALK	10.0% (vii)	-	-
Ⓕ	FLARE NOT IN SIDEWALK	25.0% (vii)	-	-

(i) SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB, PROVIDE 5 FT X 5 FT PASSING SPACES AT 200 FT MAX. INTERVALS WHERE SIDEWALK WIDTH IS LESS THAN 5 FT (PROWAG R302.3 - R302.4), DRIVEWAYS OR OTHER PAVED SURFACES MAY BE USED AS A PASSING SPACE WHERE A MINIMUM 5 FT WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.

(ii) USE A 5 FT MIN. DEPTH IN THE DIRECTION OF THE RAMP RUN FOR PERPENDICULAR RAMPS WHERE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK. (PROWAG R304.2.1). USE A 5 FT MIN. WIDTH IN THE DIRECTION OF THE STREET CROSSING FOR PARALLEL RAMPS WHERE TURNING SPACE IS CONSTRAINED ON 2 OR MORE SIDES. (PROWAG R304.3.1) TURNING SPACE IS CONSTRAINED BY ANY VERTICAL DIFFERENCE GREATER THAN 3.0 IN.

(iii) LENGTH OF 8.3% MAX RUNNING SLOPE IS NOT REQUIRED TO EXCEED 15 FT. STEEPEN GRADE TO MATCH EXISTING WITHIN AT LEAST 15 FT OR THE NEXT NEAREST JOINT IF THE MAX RUNNING SLOPE CAN NOT BE MET IN 15 FT. (PROWAG R304.2.2, R304.3.2).

(iv) DO NOT EXCEED 2.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS STOP OR YIELD SIGN. DO NOT EXCEED 5.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS NO STOP OR YIELD SIGN OR WHERE THERE IS A TRAFFIC SIGNAL DESIGNED FOR A GREEN PHASE. (PROWAG R302.6)

(v) MATCH THE HIGHWAY GRADE AT MIDBLOCK CROSSINGS (PROWAG R302.6.2)

(vi) FLATTEN GUTTER SLOPE TO 5.0 PERCENT MAX AND MAINTAIN CLEAR SPACE RUNNING SLOPE ACROSS ENTIRE CURB CUT. (PROWAG R304.5.4) (SEE STD DWG PA 3, DETAIL A)

(vii) MEASURE FLARE SLOPE PARALLEL TO CURB LINE, FLARES NOT IN THE SIDEWALK ARE PERMITTED TO BE A VERTICAL CURB FACE WHEN ACCESS FROM PLOWS IS NOT EXPECTED.

(viii) MATCH TURNING SPACE, RAMP, AND AT-GRADE ACCESS WIDTH TO CURB CUT AT PROJECTED BACK OF CURB.

DEFINITIONS

SINGLE DIAGONAL (APEX) RAMP: A CURB RAMP THAT SERVES BOTH PEDESTRIAN STREET CROSSINGS (PROWAG R207.2)

AT-GRADE ACCESS: A RAISED PEDESTRIAN STREET CROSSING OR SIMILAR CONNECTION BETWEEN THE PEDESTRIAN ACCESS ROUTE AT THE LEVEL OF THE SIDEWALK AND THE LEVEL OF THE PEDESTRIAN STREET CROSSING THAT HAS NO CHANGE IN GRADE BETWEEN ADJACENT PEDESTRIAN ACCESS ROUTE ELEMENTS.

CLEAR SPACE: A SPACE BEYOND THE BOTTOM GRADE BREAK OF THE RAMP, PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE (PROWAG R304.5.5)

COMBINATION RAMP: RAMPS THAT PROVIDE A COMBINATION OF CONFORMING PARALLEL AND PERPENDICULAR RAMPS

CROSS SLOPE: THE GRADE THAT IS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

CURB CUT: THE AREA WHERE THE CURB IS CUT FLUSH TO THE FLOWLINE OF THE GUTTER OR ADJACENT ROADWAY EXCLUDING SLOPED CURB AT THE SIDES.

EXISTING PHYSICAL CONSTRAINTS: INCLUDE, BUT ARE NOT LIMITED TO, UNDERLYING TERRAIN, RIGHT-OF-WAY AVAILABILITY, UNDERGROUND STRUCTURES, ADJACENT DEVELOPED FACILITIES, DRAINAGE, OR THE PRESENCE OF A NOTABLE NATURAL OR HISTORIC FEATURE. (PROWAG R202.3.1)

GRADE BREAK: THE LINE WHERE TWO SURFACE PLANES WITH DIFFERENT GRADES MEET.

FLARE: A SLOPED SURFACE THAT PROVIDES A GRADED TRANSITION ON THE SIDE OF A CURB RAMP BETWEEN THE CURB AND THE TURNING SPACE, MEASURED PARALLEL TO THE CURB.

PARALLEL RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT IS IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL AND LOWER THE SIDEWALK TO A LEVEL TURNING SPACE WHERE A TURN IS MADE TO ENTER THE PEDESTRIAN STREET CROSSING. (PROWAG ADVISORY R304.1)

PEDESTRIAN ACCESS ROUTE: A CONTINUOUS AND UNOBSTRUCTED PATH OF TRAVEL PROVIDED FOR PEDESTRIANS WITH DISABILITIES WITHIN OR COINCIDING WITH A PEDESTRIAN CIRCULATION PATH (PROWAG R105.5)

PEDESTRIAN CIRCULATION PATH: A PREPARED EXTERIOR OR INTERIOR SURFACE PROVIDED FOR PEDESTRIAN TRAVEL IN THE PUBLIC RIGHT-OF-WAY. (PROWAG R105.5)

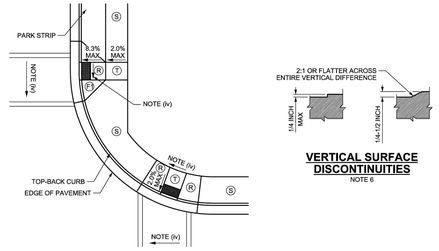
PERPENDICULAR RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT CUTS THROUGH OR IS BUILT UP TO THE CURB AT RIGHT ANGLES OR MEETS THE GUTTER BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. (PROWAG ADVISORY R304.1)

PROWAG: "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY". THE DOCUMENT USED AS THE PRIMARY RESOURCE FOR INFORMATION SHOWN (SEE NOTE 1).

RAMP (R): A SLOPED SURFACE FROM ONE PEDESTRIAN ACCESS ROUTE (PAR) ELEVATION TO ANOTHER.

RUNNING SLOPE: THE GRADE THAT IS PARALLEL TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

TURNING SPACE: SPACE AT THE TOP AND BOTTOM OF A RAMP TO ALLOW FOR DIRECTIONAL CHANGE, PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES (PROWAG R304.2.1, R304.3.1)



CROSSING SLOPES DETAIL
CONFIGURATIONS SHOWN ARE EXAMPLES ONLY

VERTICAL SURFACE DISCONTINUITIES
NOTE 6

DESIGN NOTES APPLICABLE TO PA SERIES:

A. CONVENTIONAL INDUSTRY TOLERANCES DO NOT APPLY TO DESIGN WORK. (PROWAG ADVISORY R103.1)

B. PROVIDE A NO PEDESTRIAN (R9-3) SIGN AND A USE CROSSWALK (R9-9BP) PLAQUE (L OR R) IF PEDESTRIAN CROSSING IS PROHIBITED AT UNMARKED CROSSWALKS. (PROWAG ADVISORY R206) (SEE STD DWG PA 3 DETAIL B)

C. A SINGLE DIAGONAL CORNER (APEX) RAMP IS PERMITTED TO SERVE BOTH PEDESTRIAN CROSSINGS IN SITUATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT THE USE OF A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESS. (PROWAG R207.2) USE OF A SINGLE DIAGONAL RAMP IS DISCOURAGED AND IS ONLY TO BE USED AT THE APPROVAL OF THE REGION TRAFFIC ENGINEER.

D. ONLY A (4.0 FT) PORTION OF THE SIDEWALK IS REQUIRED TO COMPLY WITH THE REQUIREMENTS LISTED HEREIN WHERE SIDEWALKS ARE WIDER THAN 4.0 FT. (PROWAG ADVISORY R302.3)

E. PROVIDE A FIRM, STABLE, AND SLIP RESISTANT SURFACE FOR ALL PEDESTRIAN ACCESS ROUTES (PROWAG R302.7)

GENERAL NOTES APPLICABLE TO PA SERIES:

1. INFORMATION PROVIDED IS BY REFERENCE FROM THE UNITED STATES ACCESS BOARD DOCUMENT "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).
2. THE USE OF ALTERNATIVE DESIGNS, PRODUCTS, OR TECHNOLOGIES THAT MEET OR EXCEED THE REQUIREMENTS SHOWN IS PERMITTED. (PROWAG R102)
3. PROVIDE AN ALTERNATE PEDESTRIAN ACCESS ROUTE COMPLYING WITH SECTIONS 6D.01, 6D.02, AND 6G.05 OF THE MUTCD WHEN A PEDESTRIAN CIRCULATION PATH IS TEMPORARILY CLOSED. COMPLY WITH SECTIONS 6F.63, 6F.68, AND 6F.71 OF THE MUTCD WHERE PEDESTRIAN BARRICADES AND CHANNELIZING DEVICES ARE PROVIDED. (PROWAG R205)
4. CONNECT THE PEDESTRIAN ACCESS ROUTES AT EACH PEDESTRIAN STREET CROSSING WITH A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESSES. (PROWAG R207.1)
5. LOCATE THE CURB RAMP (EXCLUDING FLARED SIDES) OR AT-GRADE ACCESS COMPLETELY WITHIN THE CROSSWALK (PROWAG R207.1)
6. CONSTRUCT ALL GRADE BREAKS TO BE FLUSH (PROWAG R302.7.1) PREVENT OR CORRECT ANY VERTICAL DIFFERENCES IN SURFACES GREATER THAN 0.5 IN. BEVEL VERTICAL DIFFERENCES BETWEEN 0.25 IN AND 0.5 IN WITH A SLOPE NOT STEEPER THAN 2H:1V ACROSS THE ENTIRE VERTICAL DIFFERENCE. (PROWAG R302.7.2) (SEE DETAIL BELOW)
7. CONSTRUCT GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. DO NOT PLACE GRADE BREAKS ON THE SURFACES OF RAMP RUNS AND TURNING SPACES. (PROWAG R304.5.2)
8. SITE CONDITIONS MAY VARY. CONFIGURATION OF RAMP, AT-GRADE ACCESS, TURNING SPACE, AND CLEAR SPACE MAY BE ALTERED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE. THE USE OF ITEMS SUCH AS FLARES AND CURBWALLS ARE AT THE DISCRETION OF THE ENGINEER.
9. DO NOT USE DIRECTIONAL ACCESSES WHEN PEDESTRIANS CAN APPROACH THE DETECTABLE WARNING SURFACE FROM MORE THAN ONE DIRECTION.
10. CONSTRUCT ALL PEDESTRIAN ACCESS ROUTE ELEMENTS SO MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED.
11. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	8/31/21	CMW	ADDED ADDED MINIMUM DEPTH TO 5.5 FT
2	2/28/19	CMW	REVISIONS BASED ON PDA CLEARANCE ADVISE
3	2/28/19	CMW	ADA COMPLIANCE

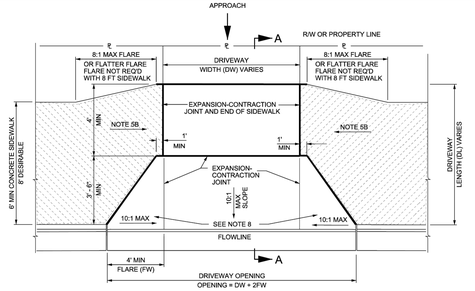
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL — DIRECTOR, PLANNING & ENGINEERING COMMITTEE — AUGUST 2020 — DATE
APPROVED — DIRECTOR, TRAFFIC & SAFETY — AUGUST 2020 — DATE

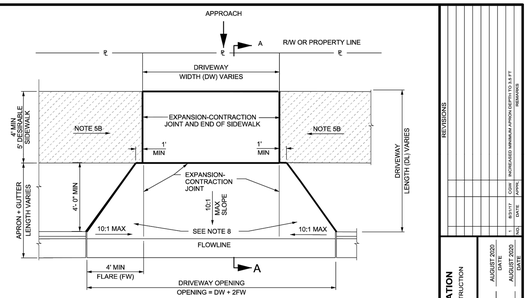
GENERAL PEDESTRIAN ACCESS

STANDARD DRAWING TITLE

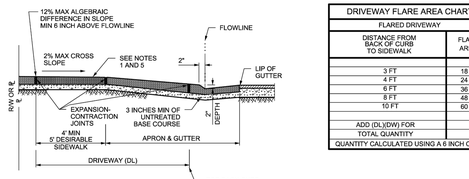
STD. DWG. NO.
PA 1



FLARED DRIVEWAY WITH ADJACENT SIDEWALK

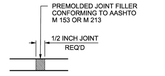


FLARED DRIVEWAY WITH PARKSTRIP



SECTION A-A

DRIVEWAY FLARE AREA CHART	
FLARED DRIVEWAY	
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA
3 FT	18 ft ²
4 FT	24 ft ²
6 FT	36 ft ²
8 FT	48 ft ²
10 FT	60 ft ²
ADD (DL)(DW) FOR TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	



EXPANSION-CONTRACTION JOINT DETAIL

NOTES:

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK BUTTS AGAINST DRIVEWAY.
4. SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
5. FLARED CONCRETE DRIVEWAY
   A. RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK USE THOSE THICKNESSES FOR APRON. SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
   B. DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON. APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
6. USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
7. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
8. QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB. CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
9. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
10. APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES.

DESIGN-ONLY NOTES:

A. DRIVEWAY DIMENSIONS (MAX.& MIN.) ARE LOCATED IN UDOT "ADMINISTRATIVE RULE R930-6 ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY."

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	8/31/21	CMW	ADDED ADDED MINIMUM DEPTH TO 5.5 FT

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL — DIRECTOR, PLANNING & ENGINEERING COMMITTEE — AUGUST 2020 — DATE
APPROVED — DIRECTOR, TRAFFIC & SAFETY — AUGUST 2020 — DATE

CONCRETE DRIVEWAYS AND SIDEWALKS

STANDARD DRAWING TITLE

STD. DWG. NO.
GW 3A

steinberg hart

ARCHITECT
STEINBERG HART
515 SOUTH CONGRESS AVE
AUSTIN, TX 78704

CLIENT
PARALLEL
506 WEST 7TH STREET, SUITE 1
AUSTIN, TX 78701

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

LICENSED PROFESSIONAL ENGINEER
No. 10885882-2202
QUINTIN E. ELDER
2022-10-12
STATE OF UTAH

2354 STATE STREET
2354 STATE STREET
SOUTH SALT LAKE CITY, UTAH 84115

C-602
DETAILS

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A

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

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

BENCHMARK

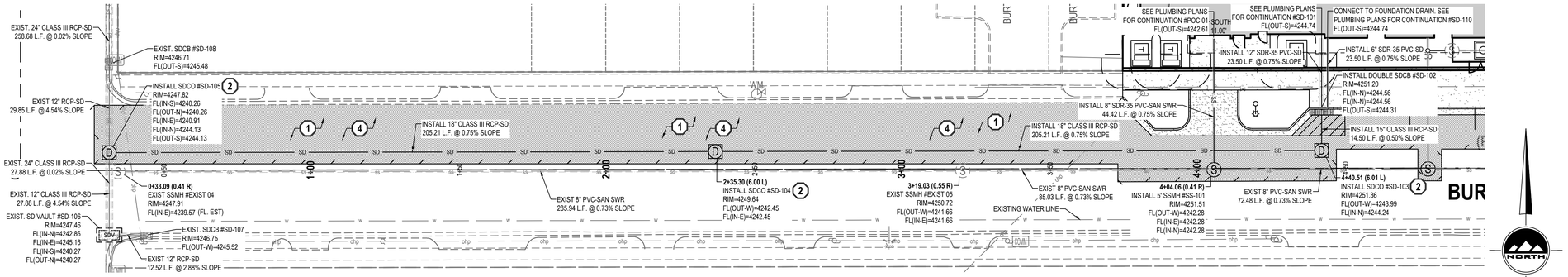
STREET MONUMENT AT
THE INTERSECTION OF
2100 SOUTH & 200 EAST

ELEV = 4261.69'

SCOPE OF WORK:

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

1. SAWCUT, REMOVE AND PATCH ASPHALT PAVEMENT PER SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS. PATCH PAVEMENT PER SOUTH SALT LAKE STANDARD PLAN NO. 255.1/C-600.
2. CLEANOUT BOX PER APWA STANDARD PLAN NO. 331.1 AND SOUTH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS.
3. WATERLINE DEPTH AND SIZE SHOWN FOR REFERENCE ONLY, DEPTH AND SIZE TO BE VERIFIED BY CONTRACTOR.
4. CONTRACTOR TO VERIFY EXISTING SANITARY SEWER SERVICE LATERALS WILL NOT BE IN CONFLICT WITH THE PROPOSED SD IMPROVEMENTS.

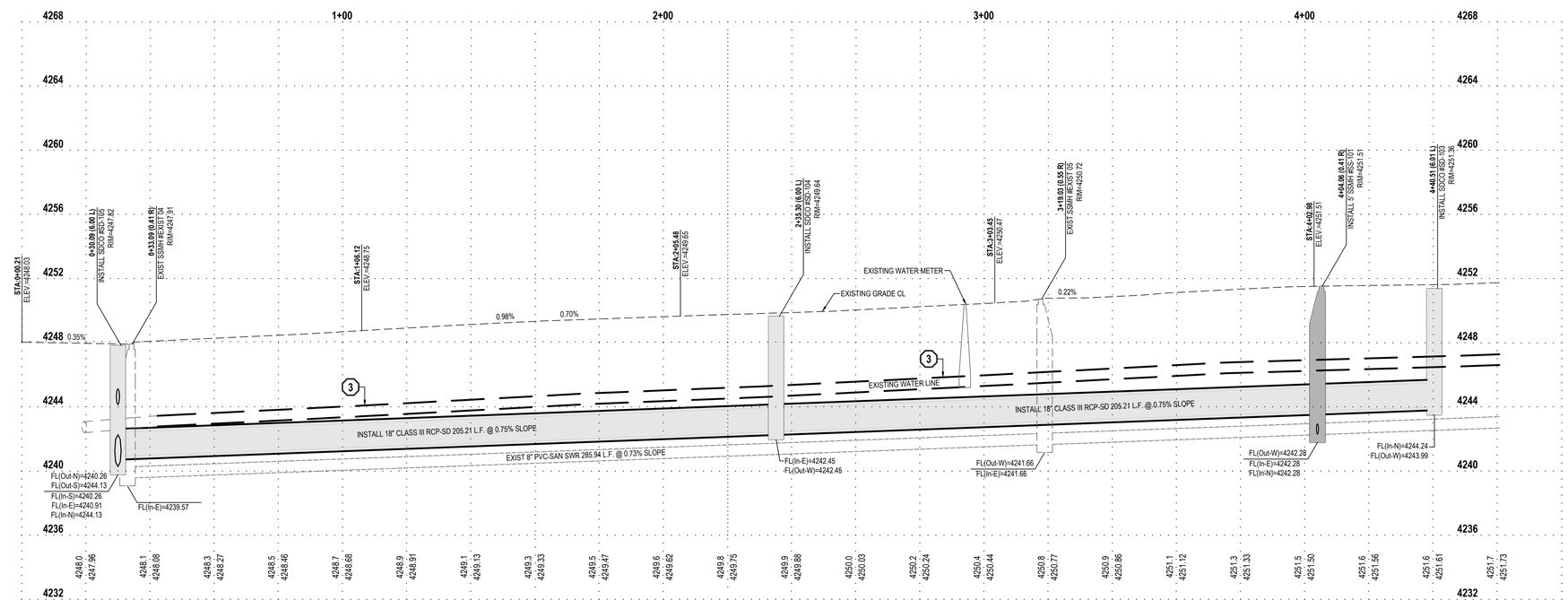


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

BURTON AVENUE



steinberg hart

ARCHITECT
STEINBERG HART
515 SOUTH CONGRESS AVE
AUSTIN, TX 78704

CLIENT
PARALLEL
506 WEST 7TH STREET, SUITE 1
AUSTIN, TX 78701

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LICENSED PROFESSIONAL ENGINEER
No. 10885882-2202
QUINTIN E. ELDER
2022-10-12
STATE OF UTAH

2354 STATE STREET
2354 STATE STREET
SOUTH SALT LAKE CITY, UTAH 84115

PP-01

PLAN AND PROFILE

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A

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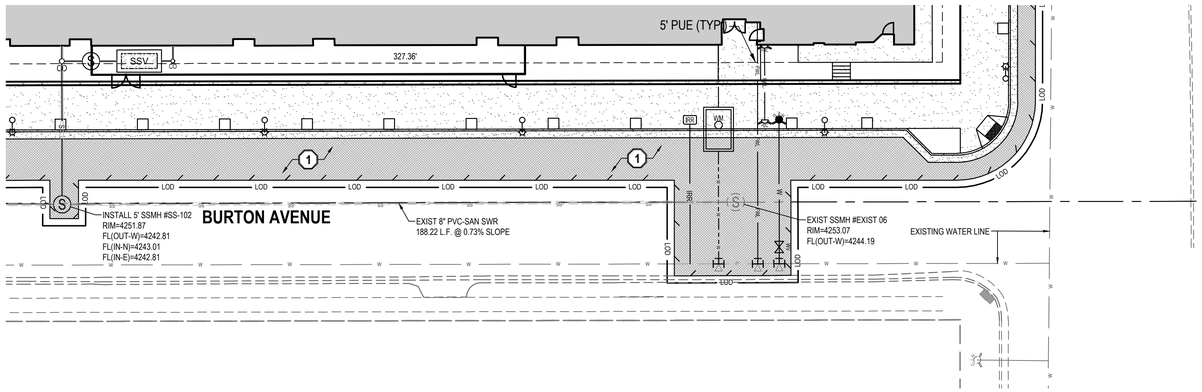
BENCHMARK

STREET MONUMENT AT
THE INTERSECTION OF
2100 SOUTH & 200 EAST

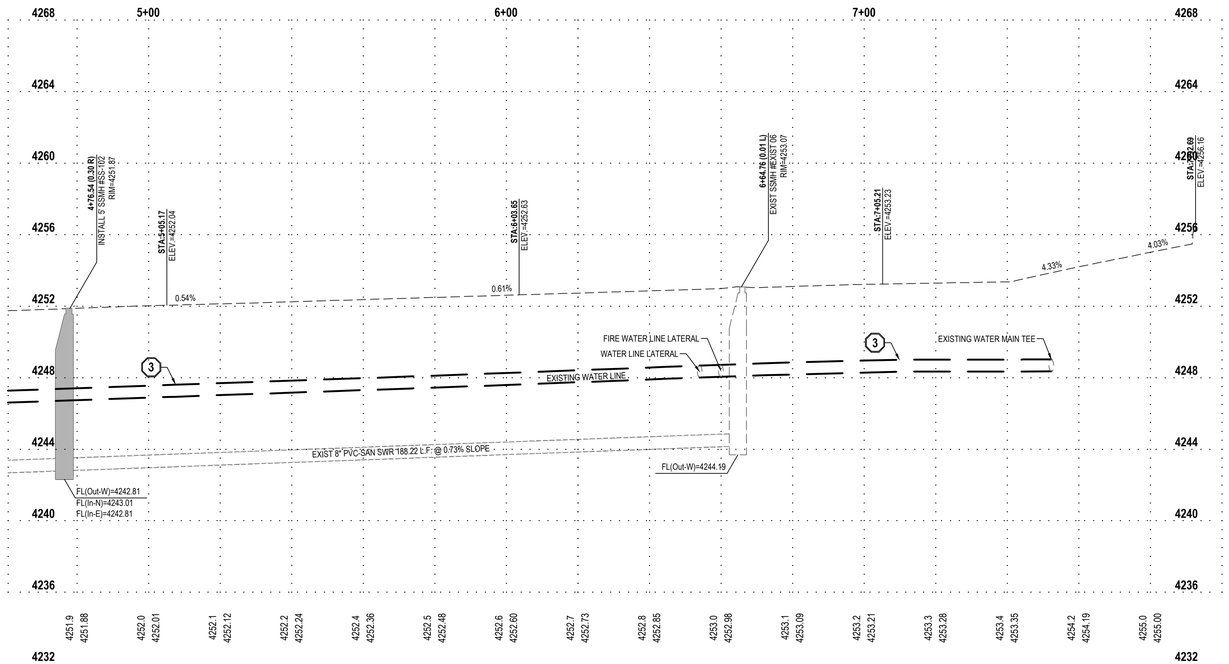
ELEV = 4261.69'

SCOPE OF WORK:
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BURTON AVENUE





HORIZONTAL GRAPHIC SCALE

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(IN FEET)
HORZ: 1 inch = 10 ft.
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steinberg hart

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QUINTIN E. ELDER
2022-10-12
STATE OF UTAH

2354 STATE STREET
2354 STATE STREET
SOUTH SALT LAKE CITY, UTAH 84115

PP-02

PLAN AND PROFILE

PROJECT#: 21111.MKT
DATE: 09/27/2022

ENSIGN PROJECT#: 11297A

WHEN RECORDED PLEASE RETURN TO:

SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200
SOUTH SALT LAKE CITY, UT 84115

CONDITIONAL USE PERMIT

Location: 2354 South State Street
Use: Public Multifamily Dwelling
Zone: Downtown
APN: 16-19-153-004; 005; 0006; 007; 008; 009; 010
Fee Title Owner: Edison Way LLC
File Number: C-22-007
Date: October 20, 2022

Permit Issued to: Edison Way LLC
2354 S State Street
South Salt Lake City, UT 84115

Findings of Fact:

1. On May 27, 2022, Ross Robb submitted a Subdivision application on behalf of Parallel Acquisitions, LLC to build and operate a Multi-Family building located at 2354 S State Street.

2. The subject properties are located at 2354 S State Street.

3. The subject properties consist of seven separate lots.

4. All subject properties are located in the Downtown – Mixed Use subdistrict.

5. The proposed subdivision will consolidate the seven existing lot located at the above subject properties.

6. The proposed subdivision will create one lot that will be 1.73 acres in size.

7. The property owner is applying for a conditional use permit application to construct a 319-unit Multi-Family Dwelling development.

8. The Multi-Family Dwelling use is a conditional land use in the Downtown District.

9. The subject properties currently have vacant buildings that will be demolished before construction begins.

10. There are no specific conditional use standards for Multi-Family Dwellings in Section 17.05.040 of the South Salt Lake Municipal Code.

11. The proposed lot will be served by existing and new vehicular and pedestrian access points on Truman and Burton Avenue.

12. Staff has reviewed this conditional use permit application for compliance with SSL Municipal Code Sections 17.05.010, 17.05.020, 17.05.050, 17.05.060, and 17.05.100, and found that this conditional use permit application is compliant with this section, as outlined above.

13. Staff has reviewed this Conditional Use Permit for compliance with SSL Municipal Code Section 17.05 and found that this Conditional Use Permit is compliant with those sections, as outlined above.

Conclusions of Law:

1. The subdivision and use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.

2. The subdivision and use, as specifically conditioned below is compatible in use, scale, and design with the allowed uses in Downtown District.

3. The subdivision and use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.

4. The subdivision and use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The proposed Multi-Family development shall meet all requirements of the South Salt Lake municipal code;

2. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;

3. The applicant shall obtain a South Salt Lake City sign permit prior to any sign installation;

4. The applicant shall obtain approval from South Salt Lake City prior to any murals being painted;

5. The applicant shall apply for and complete a South Salt Lake Rental Business License application;

6. The development shall be limited to a maximum of 319 residential units;

7. The final design of the building shall comply with the Downtown Code Section 5, Building Types for urban style multi-family building;

8. The property owner shall continually meet all amenity requirements as outlined in the Building Types Standards and below;

    a. 35% transparency across all four facades;

    b. Public art amenity – this will be located inside the lobby and visible from the corner of State Street and Truman Avenue;

    c. Full-time on-site management;

    d. Upgraded floor coverings;

    e. A washer and dryer provided in each unit;

    f. Open space that is at least 5% more than required for a total of approximately 46% or approximately 34,505 square feet;

    g. On-site recycling provided for tenants;

    h. Water efficient fixtures provided in each unit;

    i. A lobby located on the corner of State Street and Truman Avenue that is approximately 6,200 square feet;

    j. Fitness and Wellness Center – this will be a multi-use fitness and wellness area located on the fourth level that is approximately 3,000 square feet;

    k. Resident Lounge, located on the eighth level;

    l. Outdoor patio – this will be located in the courtyard on the fourth level;

    m. An approximately 750 square foot swimming pool that is located in the courtyard on the fourth level;

9. The property owner shall continually maintain approximately 46% common open space on-site;

    a. The courtyard area located on the fourth level, is approximately 7,550 square feet,

and includes a swimming pool, an outdoor kitchen area, a game area, and landscaped planters;

b. The sky terrace located on the eighth level, is approximately 1,372 square feet;

c. The active streetscape area located on the ground level on the State Street, Burton Avenue, and Truman Avenue frontage. The active streetscape is approximately 3,809 square feet and includes seating, bike racks, 32 trees in tree grates, landscaped planters, and a fenced dog run on Burton Avenue;

10. On-site amenities and useable open space will not be removed or materially repurposed without city approval;

11. The property owner will continuously comply with all applicable eligible rate reductions to justify a 15% reduction in parking, for a total of 302 stalls on-site;

    a. Bike Storage (5% parking reduction) – The bike storage will be located in the parking garage;

    b. Unbundled Parking (10% parking reduction) – Parking costs will not be included in the monthly rent rate;

12. The site shall comply with the Downtown Code Section 7, Landscape Standards;

13. The property owner shall continually maintain on-site management, as proposed;

14. The trash/recycle room shall be kept free of trash buildup and shall be emptied on a regular basis;

15. Deliveries (other than third party food services) shall be limited to normal and conventional hours of operation for a residential apartment building;

16. Residential delivery, service, and loading / unloading shall take place off Burton Avenue at the southwest corner of the property;

17. The property owner shall require a written lease for every rental unit;

18. The property owner shall require all adult occupants of the unit be listed on the lease;

19. The property owner shall run a criminal background check on every adult tenant listed on each lease;

20. The property owner shall provide the City with a telephone number, email, and postal address for the property owner or property owner's representative to which information regarding inappropriate behavior by tenants, occupants or their guests and other notices,

which may be sent to the property owner or property owner's representative. The property owner agrees that this information is sufficient to provide notice, is accurate, and will be kept up to date;

21. The property owner shall practice CPTED (Crime Prevention through Environmental Design) on the premises;

22. The property owner will maintain the rental dwelling in a fit and habitable condition, as required by State code and relevant building, fire, and land use codes;

23. The property owner shall utilize a lease form that, subject to applicable local, state and federal housing statutes, allows eviction for criminal acts or maintaining a nuisance by a tenant, occupant, or guest;

24. All items of the staff report.

Exhibits (available on file with South Salt Lake City Community Development Department):

EXHIBIT A: Plat
EXHIBIT B: ALTA Survey
EXHIBIT C: Apartment Renderings
EXHIBIT D: Landscape Plan
EXHIBIT E: Civils

FOR SOUTH SALT LAKE CITY:

_____

Laura Vernon,

Planning Commission Chair

FOR THE APPLICANT:

_____

Edison Way, LLC