



CITY of HOLLADAY

PLANNING COMMISSION MEETING AGENDA

November 15th 2022

City Council Chambers – 4580 S 2300 E

Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage. Participation in *public hearings* portions of the meeting can be accomplished in either of the following ways:

- In-person attendance: at Holladay City Hall
- Emailed comments: must be received by 5:00 pm on 11/14/2022 to the Community and Economic Development Department; jteerlink@cityofholladay.com

AGENDA

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

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

PUBLIC HEARING – ACTION ITEMS

1. **“Base 45 Townhomes Subdivision” - Preliminary Final Plan/Plat – 2180 E 4500 S. (RM Zone)**
Review and consideration of preliminary and final development details by Applicant J Fisher Companies, for a 32-unit residential redevelopment project in the R-M zone. Concept plan approved on December 14th 2021. Review as per Holladay Code 13.06, 13.08 and 13.10. *File #17-1-05-1*
2. **“Walker Meadows Subdivision” – Concept/Preliminary Plan – 2180 E 4500 S. (R-1-10)**
Review and consideration of a proposal by Applicant JNG Investments LLC, for conceptual and preliminary level subdivision development plans 2 lots within the R-1-10 zone on .56 acres of property. Review as per Holladay Code 13.06, 13.08 and 13.10. *File #22-1-15*

ACTION ITEMS

3. **Planning Commission Meeting Calendar** – Review and Approval of 2023 calendar year meeting dates
4. **Approval of Minutes** – 10/4

ADJOURN

CERTIFICATE OF POSTING

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

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

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

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

- *The City of Holladay Planning Commission is a volunteer citizen board whose function is to review land use plans and other special studies, make recommendations to the City Council on proposed zoning map and ordinance changes, and approve conditional uses and subdivisions.*
- *The Planning Commission does not initiate land use applications; rather acts on applications as they are submitted. Commissioners do not meet with applicants except at publicly noticed meetings.*
- *Commissioners attempt to visit each property on the agenda, where the location, the nature of the neighborhood, existing structures and uses related to the proposed change are noted.*
- *Decisions are based on observations, recommendations from the professional planning staff, the City's General Plan, zoning ordinance and other reports, by all verbal and written comments, and by evidence submitted, all of which are part of the public record.*
- *Meeting procedure can be found on the back of the agenda.*

Rules of the City of Holladay Planning Commission for Public Hearings

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

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

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

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



Request: **RESIDENTIAL MULTI-FAMILY SUBDIVISION**
 Project: **BASE 45 TOWNHOMES**
 Address: 2180 East 4500 South
 Zone: RM – Residential Multi-Family
 Applicant: J Fisher Companies
 File No: 17-1-05-1
 Staff: Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.010D	PRELIMINARY REVIEW & APPROVAL STANDARDS
	13.10.050C	SUBDIVISIONS SUBMISSION REQUIREMENTS - PRELIMINARY

REQUIRED PLANNING COMMISSION ACTION: ADMINISTRATIVE

Creation of a subdivision plat for new lots of record requires Administrative review/verifications and approval by the Land Use Authority (Planning Commission) in a three-step process; Concept, Preliminary and Final plat. Decisions to approve or continue a preliminary plat submittal must be during public meeting. Concept Subdivision approval was granted by the Planning Commission on December 12 2021

SUMMARY

“Base 45” is a 32-unit townhome project proposed in the RM zone on the corner of 4500 south and Holladay Blvd (currently the Professional Plaza). In 2021 applicant received a conceptual approval from the PC with a condition to resolve, with permanency, a shared access easement issue with the abutting professional office complex. The Commission instructed the applicant to resolve the easement concern prior to returning for Preliminary level reviews. During the past several months, the applicant is presenting the resolution efforts as well as development details which address City of Holladay’s standards for a preliminary civil plan and final plat.

BACKGROUND

Applicant, Brock Loomis proposes to renew a previous approval to redevelop an existing 2.29 acre lot (100,147 square feet) within Holladay’s RM (Office/Multiple Family) zone. The lot currently is fully developed as the “Medical Village”, a three-building professional office complex surrounded by tenant and client parking. The redevelopment proposes to completely change the use of this 2.29 acre lot from the existing commercial office to all residential by demolishing all existing buildings and constructing a neighborhood of 6 buildings accommodating a total of 32 townhomes. All homes will be accessed by a private road connecting both 4500 south and Holladay Boulevard.

Design of the development will feature two-story residences all with attached two-car garages. Because many of the homes will face a common greenspace, many of the garages will be accessed from the private drive or alleys. Access for 7 of these townhomes are proposed via easement across neighboring property, “Valley Professional” – see exhibits. Private amenities for the development propose a large greenspace, garden plot, with pavilion and amenities.

After several review session the TRC is confident this application is ready for conceptual level review and approval before the planning commission. (please refer to the Conceptual approval process and elements listed at the end of this report)

TECHNICAL REVIEW COMMITTEE FINDINGS

This subdivision drawing has been reviewed several times by the TRC to ascertain it matches previous approvals. The main concern from the TRC was assuring that previous conditions of approval made by the 2017 Planning Commission were provided. Please see the Conceptual Approval Letter dated December 2022.

Concept Approval Conditions:

1. Preliminary level subdivision drawings shall be submitted to the TRC for review. **COMPLETED**
2. Submit a required Traffic Impact Study. – **SUBMITTED/VERIFIED**

SUMMARY OF RM ZONE COMPLIANCE:

Density compliance:

As the RM zone allows multi-family development (units that are attached at 3 or more) the specific density allowed is a maximum of 16 units per acre or one unit per 2,722.5 square feet. As the area of the access lane may not be counted toward the assessed lot area, the following calculation determined the 32 units;

Gross area (100,147 sqft) – 26’ lane (10,567sqft) = 89,580sqft / units per acre (2,722.5) yields 32.9 units or 15.5 units per acre.

Parking compliance:

–PRELIMINARY?FINAL: “BASE 45” 1/15/2022

Off street parking for a multifamily project required 2 spaces per unit. The following calculation determined compliance: 32 units X 2 stall = 64 minimum parking stalls. The applicant proposes 112.

Storm water retention compliance:

A storm water or urban hydrology report is not required at this point in the review process; however, this issue has been raised as both 4500 South and Holladay Boulevard do not have a storm water pipe system. This will require all generated storm water to be retained onsite. Fortunately, the site **currently** is covered 100% in impervious surface and the redevelopment intends to improve the situation by lessening hard surfaces and storm water generation by up to 40% (meeting the coverage requirement for the zone)

Fire access compliance:

The applicant has accommodated the required 26-foot-wide, unobstructed emergency access lane through this development. Depending on the height of the buildings, it is possible that the alleys will also need to be 26' wide

Traffic:

The applicant has employed the services of Hales Engineering to prepare a traffic study. Basic finding of this study includes:

- Development is projected to generate 192 weekday daily car trips
- The impact of this development is considered in terms of Level of Service (LOS). The LOS impact is found to be within “acceptable levels” in the sense that the grading scale for 4500 south and Holladay Blvd will be maintained

PRELIMINARY PLAT DEVELOPMENT

The TRC has reviewed the supplied preliminary development drawings for compliance with minimum standards for a residential multi-family development in the RM zone. Specifically the TRC has provided review of the following areas of focus,

- **CONCEPTUAL PLAN COMPLIANCE:** (minimum zone standards; land use, parking etc)
 - ✓ Verification the preliminary development drawings comply as stated above
 - ✓ TRC is satisfied that the easement issue has been addressed to the extent that the city is no longer involved in access disagreements.
- **PRELIMINARY SITE DEVELOPMENT:** all elements as required by Holladay Ord [13.10.050B](#)
 - ✓ Submittal of traffic impact study
 - ✓ Utility design and connection locations
 - ✓ Trash service issue addressed – all units to have individual can service internal to the site – no dumpsters
 - ✓ Entrance gate at Holladay Blvd to be relocated 18' from behind the right of way.
 - ✓ Widened approach area at the common driveway
 - ✓ Inclusion of Storm Water Protection Plans SWPP
 - ✓ Dust mitigation plan during construction and demolition
 - ✓ Address engineering comments made on the full-size set
 - ✓ UFA approval of width of driveway – project to have fire sprinklers.
 - ✓ Addressed comments from “Preliminary Plan” checklist
- **PRELIMINARY PLAT/OWNERSHIP**
 - ✓ Preparation of Residential Plat – title of plat reflects this land use
 - ✓ Clarified: “Owned” and “Common”

RECOMMENDATION

the TRC has verified that all required *Preliminary* level elements of a residential subdivision proposal have been reviewed determined to be substantially complete as per the City’s submission requirements. Additionally, the TRC has determined that all required corrections have been incorporated by the applicant in the revised plans. Therefore, TRC has found the **Base 45 Townhomes** subdivision plan to be compliant with the RM zone regulations as well as to be complete as per the submission requirements listed in Holladay Ordinance 13.10.050B and recommend **PRELIMINARY** subdivision plan approval as per review and approval procedures set forth in Holladay Ordinance 13.08.110D and the following Findings.

FINDINGS:

- 1) The proposal meets the General Plan vision for the creation of residential developments within existing zoning
- 2) The proposed density meets the RM zone allowances
- 3) The development has been reviewed for health and safety compliance by the TRC at a conceptual level

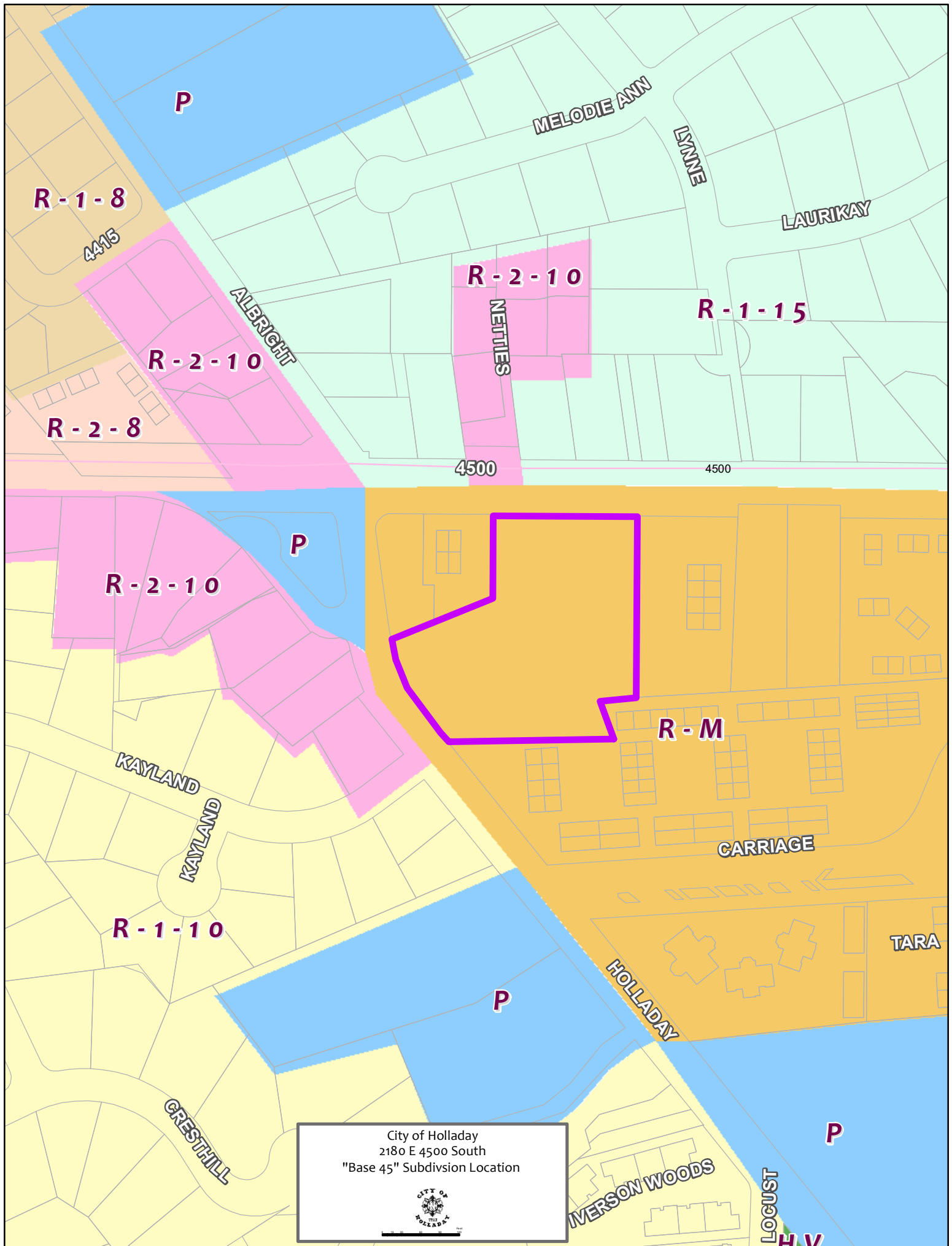
Additionally, the TRC requests that the Planning Commission delegate **FINAL** plat approval to the Technical Review Committee.

*"I _____ motion for approval of the **Preliminary** Plat for "BASE 45" a 32 Unit residential development subdivision in the R-M zone located at 4545 South thru 4551 South Highland Drive, finding that the application;*

- 1) Complies with RM zone for density and use as verified by conceptual plan approvals by the PC on 12/14/2022*
- 2) Addresses conditions stated by the Planning Commission*
- 3) Construction elements and details are found to be acceptable by various divisions the Technical Review Committee*

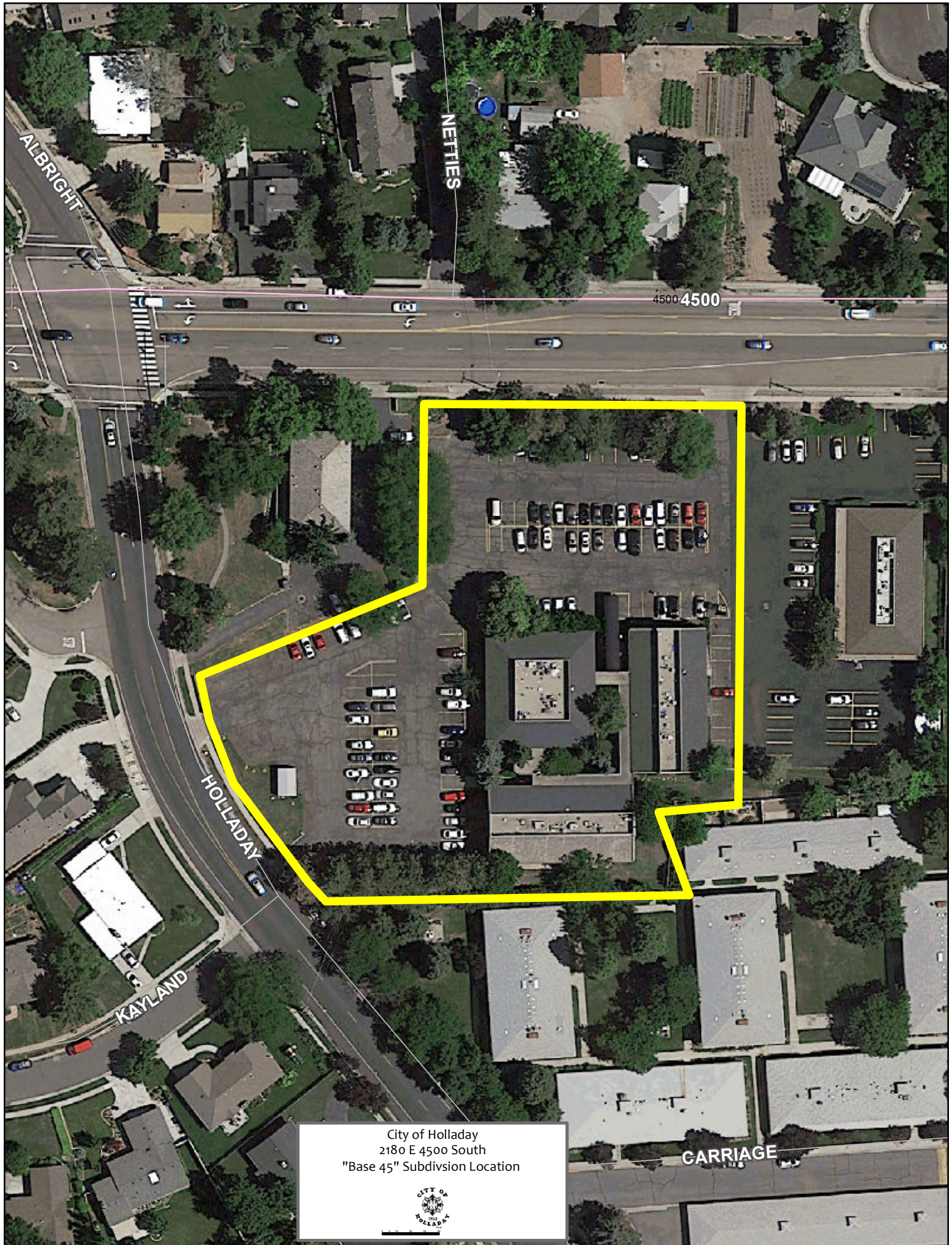
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*"I _____ motion to delegate **FINAL** Plat review and approval for "BASE 45" the Technical Review Committee for final verification that the plat is of acceptable recordable format as per Holladay and State requirements.*



City of Holladay
2180 E 4500 South
"Base 45" Subdivision Location





City of Holladay
2180 E 4500 South
"Base 45" Subdivision Location



September 16, 2022
Holladay City

Base45 Narrative

The proposed Base45 project will feature 32 upscale townhomes in a great location. South of the project, along Holladay Blvd, is access to shopping and dining within walking distance of the site. In a previous Planning Commission meeting held on December 14, 2021, there were concerns raised about access to 7 units bordering the commercial property to the east. The site layout presented in the December meeting showed 7 units accessing their driveways and garage through an access easement located on the neighbor's property. J Fisher Companies has worked hard to adjust the site to have residents access their homes through the interior of the project. There remains an ingress/egress easement for both J Fisher Companies and the commercial development which allows each party access to 4500 South. J Fisher Companies has changed the layout of the site to show a willingness to work with neighbors and to provide a better project for the community.

Construction is anticipated to start within two months of Final Plat approval. Installation of improvements will last approximately 7 months from the starting construction date.

JF CAPITAL
BASE45 TOWNHOMES
CIVIL IMPROVEMENT PLANS

2180 E 4500 S
HOLLADAY UTAH 84104



SHEET INDEX

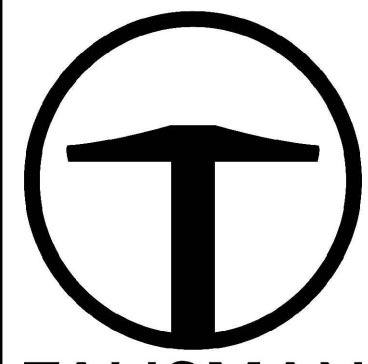
TITLE SHEET	C000
GENERAL NOTES	C001
DEMOLITION PLAN	C100
SITE PLAN	C200
GRADING PLAN	C300
UTILITY PLAN	C400
EROSION CONTROL PLAN	C600
DETAILS	C700
DETAILS	C701
DETAILS	C702

OWNER/DEVELOPER

JF CAPITAL
1216 W LEGACY CROSSING BLVD
SUITE 300
CENTERVILLE, UT 84104

ENGINEERING (CIVIL)

TALISMAN CIVIL CONSULTANTS, LLC.
DANIEL BOURQUE, PE
1588 SOUTH MAIN STREET, STE 200
SALT LAKE CITY, UT 84115



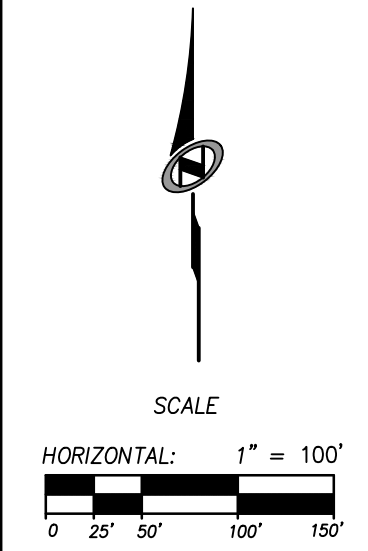
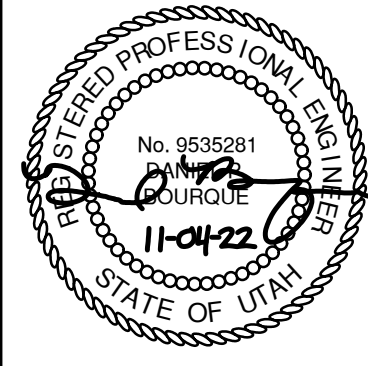
TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS
1	JEB	01/26/2022	UDOT COMMENTS
2	KRP	03/28/2022	CLIENT REVISIONS
3	KRP	08/16/2022	CLIENT REVISIONS
4	KRP	08/16/2022	CITY COMMENTS
5	KRP	11/04/2022	CITY COMMENTS

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
COVER SHEET

DATE: 09.20.2021

TCC JOB NUMBER: 20-060



SHEET NUMBER
C000

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER, THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. TRAFFIC CONTROL, STRONG SIGNAGE TO CONFORM TO CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES SHALL BE PROVIDED.
3. ANY AREA OUTSIDE THE LINE OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
4. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
5. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
6. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF ANY APPLICABLE UTAH AND SHALL BE BONDABLE.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
8. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AGENCY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
9. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
10. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
11. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY DISCREPANCIES TO THE FOREHEAD PRIOR TO BIDDING.
12. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
13. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
15. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTAINED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
16. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF/HERSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE/SHE MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS/HER EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM/HER TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE/SHE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS/HER BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IN ENTERING THE CONTRACT, HE/SHE HAS RELIED AND IS RELYING ON HIS/HER OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS/HER OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE/SHE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS/HER BID.
17. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
18. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
19. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
20. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONTROLS DURING AND AFTER CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE RESPECTIVE TESTING STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
22. 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.
23. EXISTING FACILITIES TO BE REPLACED OR REMOVED AND 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.

25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHEN 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 AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT 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.
26. 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 FINEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL ALSO BE AWARE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRIPING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKERS FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
31. UNCLASSIFIED EXCAVATION SHALL BE PROPERLY DISPOSED OF PER GOVERNMENT REGULATIONS.
32. UNLESS NOTED OTHERWISE IN THE PLANS & CONSTRUCTION DOCUMENTS, USE UNLESS STANDARD DETAILS.
33. THE IMPROVEMENTS SHOULD BE CONSTRUCTED BASED ON SURVEY OF EXISTING CONDITION USED AS BASIS OF DESIGN. CONTRACTOR TO USE STANDARD RFI PROCESS IF HE DISCOVERS A DISCREPANCY IN THE ACTUAL CONDITION OR NOT AS SURVEYED.

1. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS. 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.
2. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ADVANCE OF THE REQUIRED PROCEEDURES.
3. 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 HIS EXPENSE.
4. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
5. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
6. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
7. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. SILT AND DEBRIS IS 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.
9. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
10. 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 WORKERS MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.
11. 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.
12. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS, UNLESS OTHERWISE SPECIFIED IN THE PLANS.
13. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
14. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
15. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
16. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 48" OF COVER TO TOP OF PIPE BELOW FINISHED GRADE.
17. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
18. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
19. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
20. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
21. UNDER NO CIRCUMSTANCES SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
22. ALL IRRIGATION SYSTEMS ARE TO REMAIN FUNCTIONAL DURING CONSTRUCTION. CAP BROKEN LINES UNTIL REPAIR, SO THAT SYSTEM IS FUNCTIONAL.

SYMBOL/LINETYPE	DESCRIPTION	HATCH LEGEND
	LIMITS OF DISTURBANCE	
	PROPOSED ADA ACCESSIBLE PATHWAY	
	EXISTING FENCE	
	EXISTING WATER VALVE	
	EXISTING WATER METER	
	EXISTING FIRE HYDRANT	
	EXISTING ELECTRICAL BOX	
	EXISTING LIGHT POLE	
	EXISTING TELECOMMUNICATIONS VAULT	
	MISCELLANEOUS MANHOLE	
	EXISTING SANITARY SEWER MANHOLE	
	EXISTING GAS METER	
	EXISTING STORM DRAIN DROP INLET	
	EXISTING SEWER PIPE	
	EXISTING STORM DRAIN PIPE	
	EXISTING WATER LINE	
	EXISTING GAS PIPE	
	REMOVE UTILITY LINE	
	EXISTING PROPERTY LINE	
	EXISTING POWER POLE	
	EXISTING GUY WIRE	
	EXISTING SIGN	
	EXISTING MAIL BOX	
	EXISTING TREE	
	EXISTING TREE TO BE REMOVED	
	PROPOSED OBJECT MARKERS SIGN	
	PROPOSED CATCH BASIN	
	PROPOSED STORM DRAIN LINE	
	PROPOSED WATER PIPE	
	PROPOSED SANITARY SEWER PIPE	
	PROPOSED CHAIN LINK FENCE	

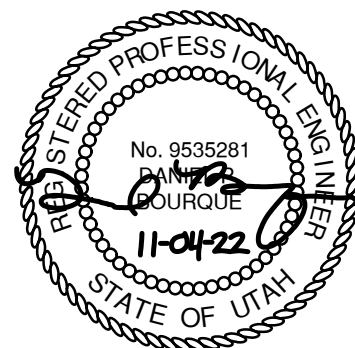
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO THE RIGHT-IN OR RIGHTOUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROAD WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK 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 OFFICE.
5. 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 03625.
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 FIRM TO PERFORM INSPECTION AND VERIFY ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S 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 MINIMUM OF 18" BEHIND CURB.

[illegible]

BASE45 TOWNHOMES
22180 E 4500 S, HOLLADAY, UT 81404
GENERAL NOTES

DATE: 09.20.2021

TCC JOB NUMBER: 20-060



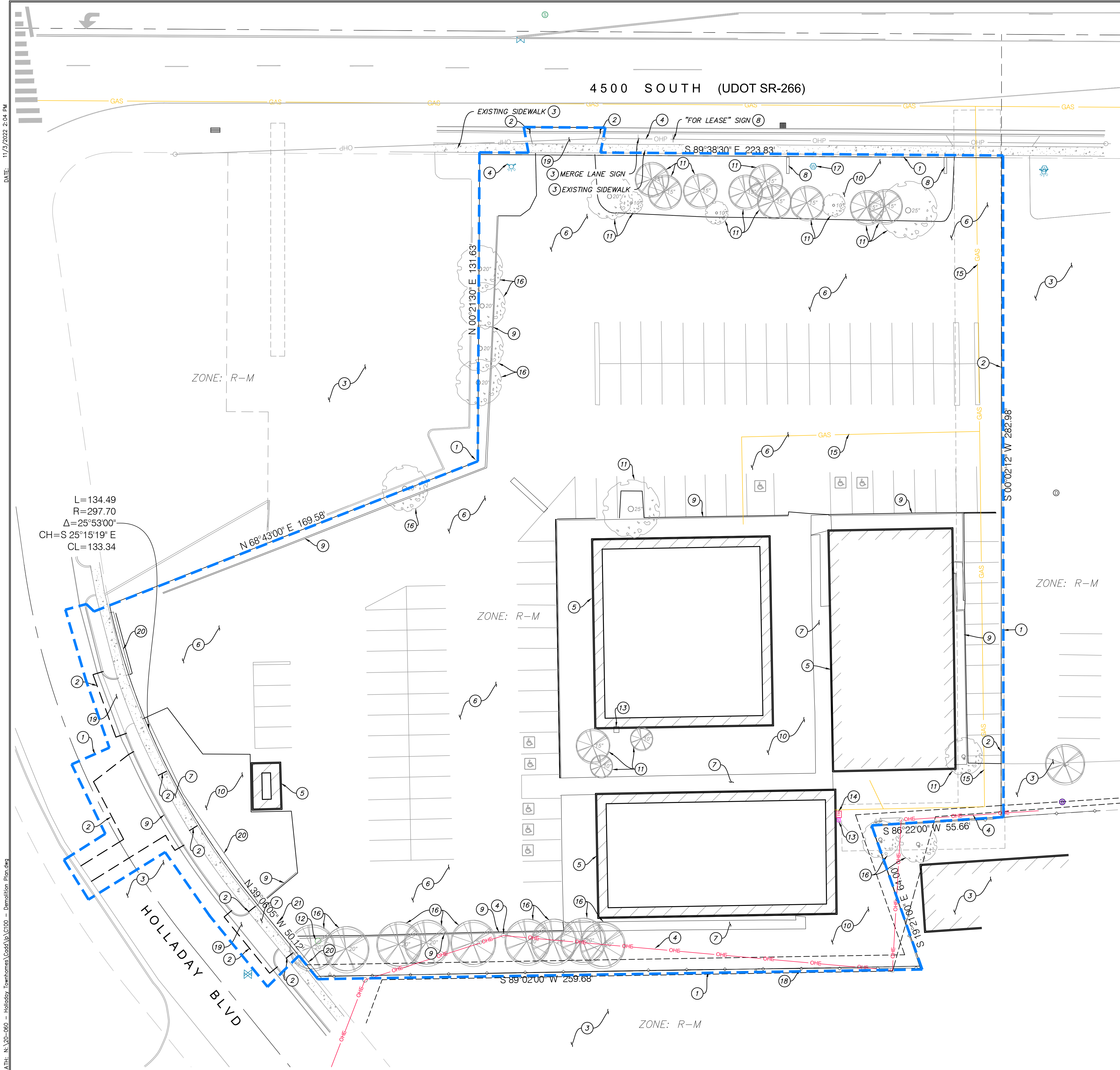
SHEET NUMBER

C001



DATE: 11/23/2022 2:04 PM

PATH: N:\20-060 - Holladay Townhomes\Code\Va\C100 - Demolition Plan.dwg



GENERAL NOTES:

EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES BEFORE BEGINNING DEMOLITION/CONSTRUCTION AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

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 THEMSELVES AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM THEIR OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

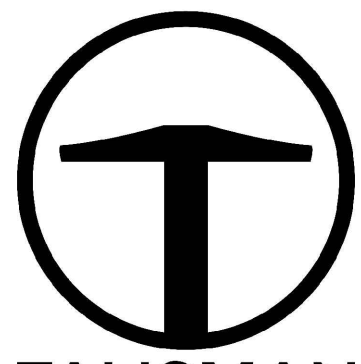
NOTE:

CONTRACTOR TO COORDINATE WITH UTILITY OWNER AND APPLICABLE UTILITY PROVIDER PRIOR TO DEMOLITION ACTIVITIES.

CONTRACTOR TO STUB AND DEMOLISH UTILITIES AT LIMITS OF DISTURBANCE OR AS DIRECTED BY UTILITY PROVIDER OR OWNER.

SCOPE OF WORK:

- 1 APPROXIMATE LIMITS-OF-DISTURBANCE.
- 2 SAWCUT TO PROVIDE SMOOTH CLEAN EDGE, LIMITS ON ROADWAY TO BE CONFIRMED IN FIELD BY CITY ENGINEER. MILL 2' OVERLAP FOR T-PATCH REPAIR OVER TRENCHES.
- 3 PRESERVE AND PROTECT EXISTING IMPROVEMENTS BEYOND LIMITS OF DISTURBANCE. CONTRACTOR RESPONSIBLE FOR REPLACING DAMAGED IMPROVEMENTS.
- 4 PRESERVE AND PROTECT EXISTING UTILITY LINES AND STRUCTURES.
- 5 REMOVE AND PROPERLY DISPOSE OF EXISTING BUILDING AND/OR STRUCTURE.
- 6 REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT SURFACE
- 7 REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE SURFACE
- 8 REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
- 9 REMOVE AND PROPERLY DISPOSE OF EXISTING CURB.
- 10 CLEAR AND GRUB.
- 11 REMOVE AND PROPERLY DISPOSE OF EXISTING TREE.
- 12 REMOVE AND DISPOSE OF EXISTING SEWER CLEAN OUT. ABANDON ASSOCIATED SANITARY SERVICE LATERAL(S) PER MT. OLYMPUS I.D. STANDARDS.
- 13 REMOVE AND PROPERLY DISPOSE OF EXISTING TELEPHONE PEDESTAL.
- 14 REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL TRANSFORMER.
- 15 REMOVE AND PROPERLY DISPOSE OF EXISTING GAS LINE.
- 16 PRESERVE AND PROTECT EXISTING TREES.
- 17 REMOVE AND RETURN WATER METER TO HOLLADAY WATER. REMOVE SERVICE TO MAIN PER HOLLADAY WATER AND UDOT STANDARDS.
- 18 PRESERVE AND PROTECT EXISTING FENCE.
- 19 REMOVE AND PROPERLY DISPOSE OF CONCRETE DRIVE APPROACH.
- 20 REMOVE AND PROPERLY DISPOSE OF BRICK WALL AND ASSOCIATED CONCRETE.
- 21 REMOVE AND PROPERLY DISPOSE OF TRENCH DRAIN.



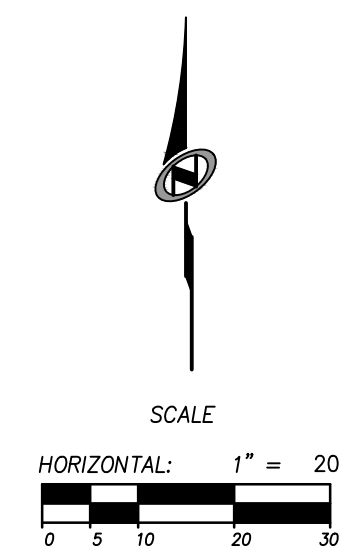
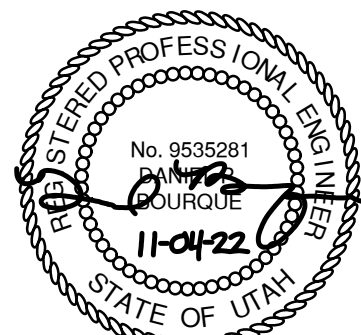
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS
1	JEB	01/26/2022	UDOT COMMENTS
2	KRP	03/20/2022	CLIENT REVISIONS
3	KRP	05/12/2022	CLIENT REVISIONS
4	KRP	08/16/2022	CITY COMMENTS
5	KRP	11/04/2022	CITY COMMENTS

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
DEMOLITION PLAN

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

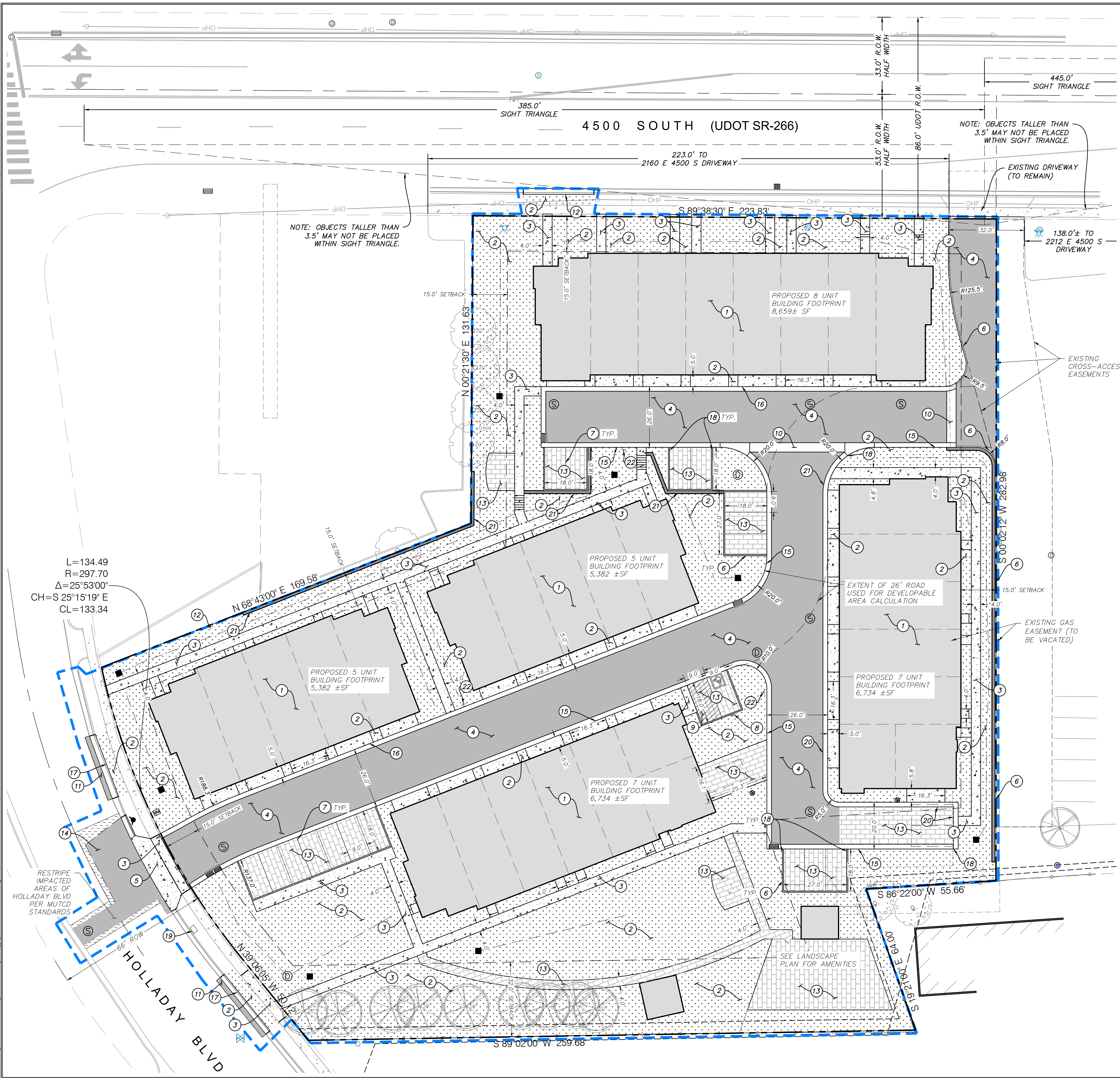


SHEET NUMBER
C100
3 OF 10



DATE: 11/7/2022 10:40 AM

PATH: N:\20-060 - Holladay Townhomes\Code\Va C200 - Site Plan.dwg



SITE GENERAL NOTES:

SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
ALL SIGNS AND MARKINGS SHALL CONFORM TO THE LATEST EDITION ON THE M.U.T.C.D.
WASTE DISPOSAL BINS ARE STORED IN UNIT GARAGES.

SITE 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. BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.
2. LANDSCAPING. SEE LANDSCAPE PLANS.
3. INSTALL CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 (8" AT DRIVEWAYS).
4. INSTALL ASPHALT PAVEMENT PER DETAIL B ON SHEET C700.
5. INSTALL DRIVEWAY APPROACH PER APWA STANDARD PLAN 221.1. PROVIDE FLARE (L) OF 4' MIN.
6. INSTALL TYPE P CURB PER APWA STANDARD PLAN NO. 209.
7. INSTALL 4" WHITE PARKING STRIPE PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
8. INSTALL ACCESSIBLE PARKING STALL SIGN NO. R7-8 PER M.U.T.C.D. SEE DETAIL A ON SHEET C700.
9. ADA PARKING STRIPING PER M.U.T.C.D.
10. INSTALL 4' CONCRETE WATERWAY PER APWA STANDARD PLAN NO. 211.
11. INSTALL ASPHALT TIE IN PER APWA STANDARD PLAN NO. 251 (2" LIFTS). SEE DETAIL ON SHEET C701.
12. INSTALL TYPE B1 CURB AND GUTTER PER UDOT STANDARD DRAWING NO. GW 2A. SEE SHEET C700.
13. INSTALL PERMEABLE PAVERS PER DETAIL C ON SHEET C700.
14. ASPHALT PAVEMENT T-PATCH PER APWA STANDARD PLAN NO. 255 (2" LIFTS). SEE DETAIL ON SHEET 701.
15. INSTALL TYPE H CURB AND GUTTER PER APWA STANDARD PLAN NO. 205. SEE SHEET C701.
16. INSTALL TYPE H CURB AND GUTTER MODIFIED (TIP-OUT). SEE SHEET C701.
17. INSTALL TYPE A CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
18. INSTALL CURB TRANSITION.
19. INSTALL MAILBOX. COORDINATE WITH OWNER AND CITY.
20. 24" FLUSH CURB. SEE SHEET C701.
21. PROPOSED RETAINING WALL (DESIGN BY OTHERS)
22. INSTALL SIGN, NO PARKING EITHER SIDE.

DEVELOPMENT DATA

PARCEL AREA (TOTAL AREA)	±99,929 SF (2.29 AC)
DEVELOPABLE AREA (EXCLUDES 26' ROADWAY)	±88,767 SF (1.85 AC)

EXISTING ZONING	R-M
MINIMUM LOT SIZE/UNIT	2,722.5 SF/UNIT
ALLOWED UNITS	32.6 UNITS
PROPOSED UNITS	32 UNITS
PROPOSED LOT SIZE/UNIT	2,774.0 SF/UNIT

PARKING REQUIRED:	2.0 STALLS/UNIT	80 STALLS
	+ 0.5 GUEST STALLS/UNIT	
PARKING PROVIDED:		
Garage Parking	64 STALLS	
Guest Parking (Off Street)	18 STALLS (INCLUDES 1 ADA STALL)	
Driveway Parking	3 STALLS	
TOTAL PROPOSED PARKING	85 STALLS	

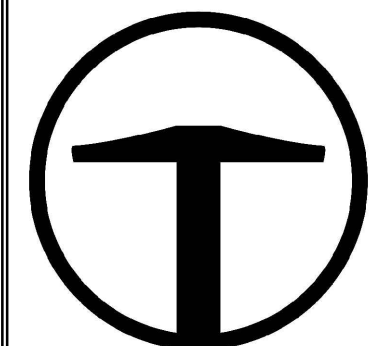
TABULATION TABLE

	SQUARE FEET	% OF TOTAL
EXISTING:		
TOTAL AREA	99,929 SF	100%
TOTAL BUILDING AREA	17,572 SF	
TOTAL IMPERVIOUS AREA	79,863 SF	79.9%
TOTAL PERVIOUS AREA	20,066 SF	20.1%
PROPOSED:		
TOTAL AREA	99,929 SF	100%
TOTAL BUILDING AREA	32,800 SF±	
TOTAL IMPERVIOUS AREA	59,724 SF	59.8%
TOTAL PERVIOUS AREA	40,205 SF	40.2%

NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT FOR WORK IN RIGHT-OF-WAY

FIRE NOTES:

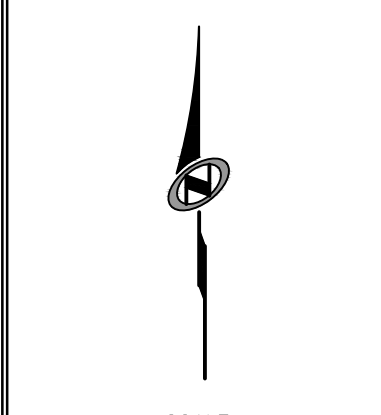
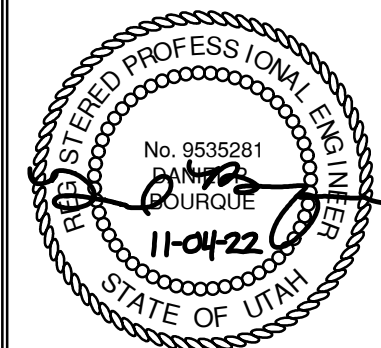
1. MINIMUM 13R AUTOMATIC SPRINKLERS ARE REQUIRED DUE TO AERIAL ACCESS SETBACK REQUIREMENTS. IFC APPENDIX D 105 CODE MODIFICATION WILL BE REQUIRED USING AUTOMATIC SPRINKLERS IN-LIEU OF MEETING AERIAL APPARATUS ACCESS. NFPA 13R RESIDENTIAL FIRE SPRINKLERS WILL BE INSTALLED.
2. GATES MUST COMPLY WITH IFC APPENDIX D 103.5.
3. GATES SHALL HAVE KNOX KEY OR BOX ACCESS.
4. ACCESS ROADS SHALL REMAIN CLEAR AND UNOBSTRUCTED. "NO PARKING" SIGNS REQUIRED. IFC APPENDIX D 103.6.



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SALT LAKE CITY, UT 84115
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REV	DATE	BY	REVISIONS
1	01.28.2022	JEB	UDOT COMMENTS
2	03.20.2022	KRP	CLIENT REVISIONS
3	05.12.2022	KRP	CLIENT REVISIONS
4	08.16.2022	KRP	CITY COMMENTS
5	11.04.2022	KRP	CITY COMMENTS

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
SITE PLAN

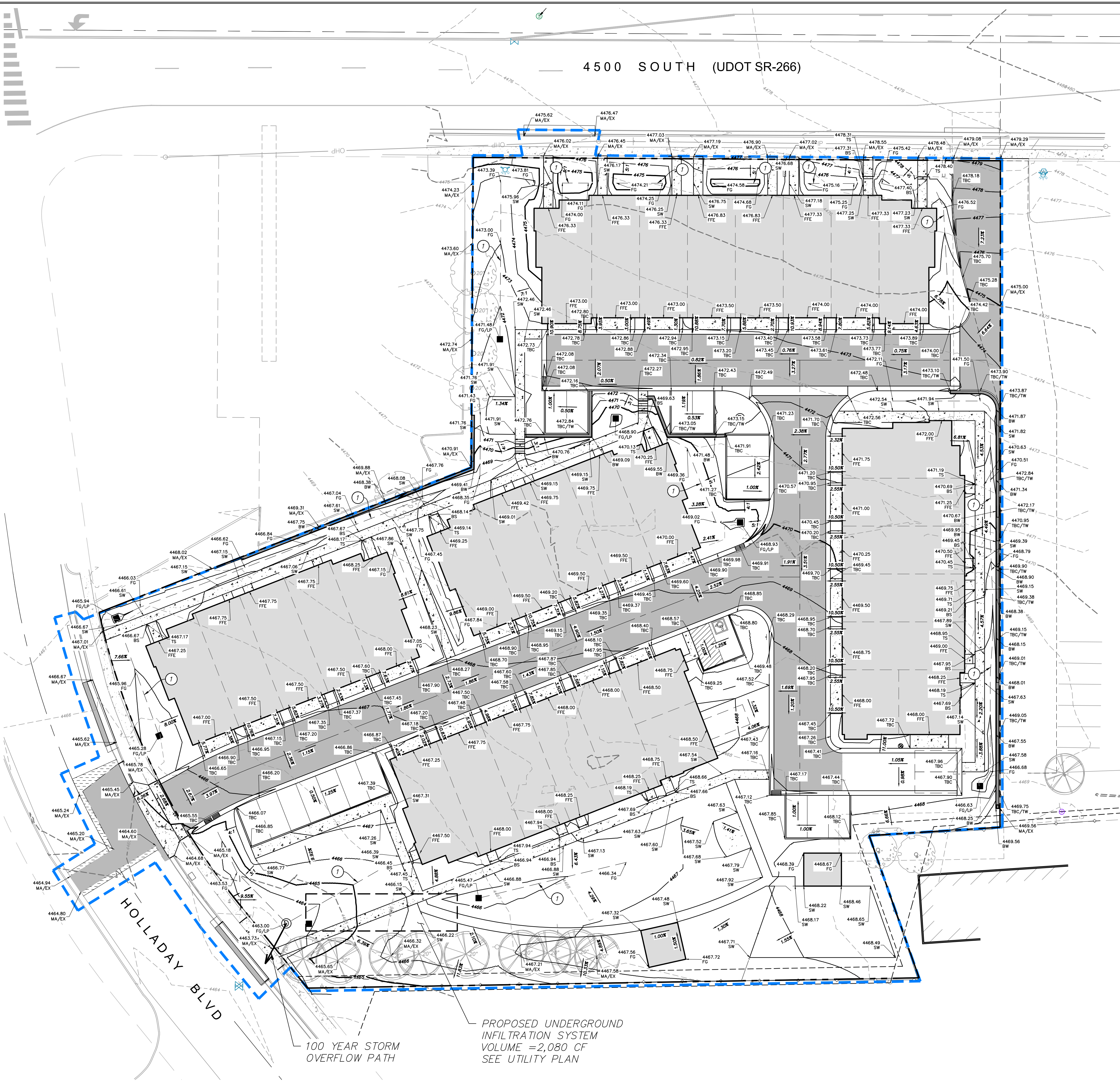


SHEET NUMBER
C200
4 OF 10



DATE: 09.20.2021

TCC JOB NUMBER: 20-060



GRADING GENERAL NOTES:

EXISTING HORIZONTAL LOCATIONS AND ELEVATIONS ARE BASED ON AN ALTA SURVEY COMPLETED BY PEP CONSULTING LLC, DATED DECEMBER 16, 2019. CONTRACTOR TO FIELD VERIFY BENCHMARK ELEVATION AND HORIZONTAL SITE LOCATION PRIOR TO CONSTRUCTION.

A LAND DISTURBANCE AND GRADING PERMIT MUST BE OBTAINED FROM MILLCREEK PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY MORE THAN ANY SOIL GREATER THAN 12" IN DEPTH OR AREAS OVER 1-ACRE.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC INFORMATION SHOWN ON DRAWINGS 600 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

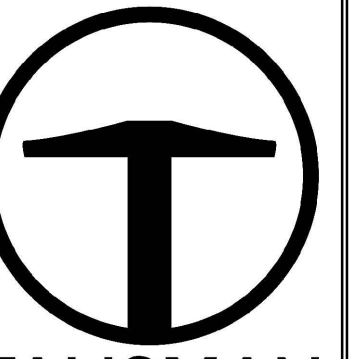
ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

① PROPOSED DRAINAGE SWALE.

ABBREVIATIONS:

BW = BOTTOM OF WALL
EP = EDGE OF PAVEMENT
EX = EXISTING
FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
LP = LOW POINT
MA = MATCH
SW = SIDEWALK
TBC = TOP BACK OF CURB
TW = TOP OF WALL

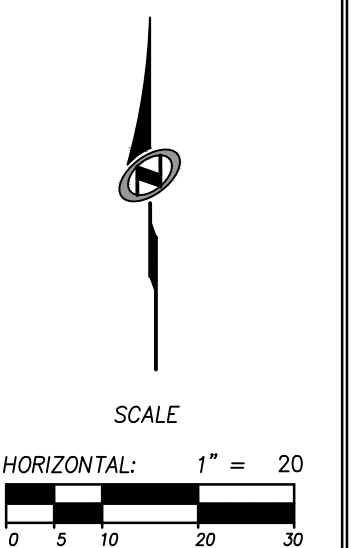
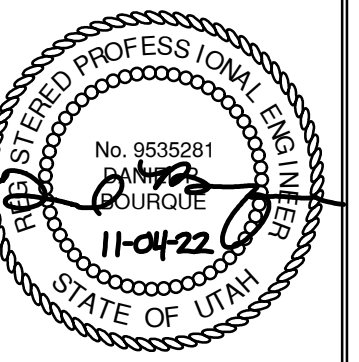
Retention Calculations - Holladay 85th Percentile Storm			
Project: Base Camp Townhomes			
Calculations based on Utah DEQ's 'A Guide to Low Impact Development within Utah' (December 2018)			
DRAINAGE AREA			
Developed Conditions			
	Area (sf)	Land Use (%)	
Hardscape	59,724	59.8%	
Landscape	40,205	40.2%	
Total Drainage Area	99,929		
Total (ac.):	2.29		
85th Percentile (in.):	0.52	per Holladay	
Imperviousness:	0.60		
Vol. Runoff Coeff (Rv):	0.47	Hydrologic Soils Group Method (C/D soils)	
Vgoal (cf):	2,017	Vgoal=(Rv)*(Rainfall Depth)*(Drainage Area)	
SUB-BASIN SIZING			
Sub-Basin A	Area (sf)	99,929	
Percentage of Site:		1.00	
Storage Required (cf):		2,017	
Storage Provided (cf):		2,080	Underground Infiltration System



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REVISED	DATE	BY	REASON
1	01/28/2022	JEB	UDOT COMMENTS
2	03/20/2022	KRP	CLIENT REVISIONS
3	05/12/2022	KRP	CITY COMMENTS
4	05/12/2022	KRP	CITY COMMENTS
5	11/04/2022	KRP	CITY COMMENTS

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
GRADING PLAN



SHEET NUMBER
C300
5 OF 10

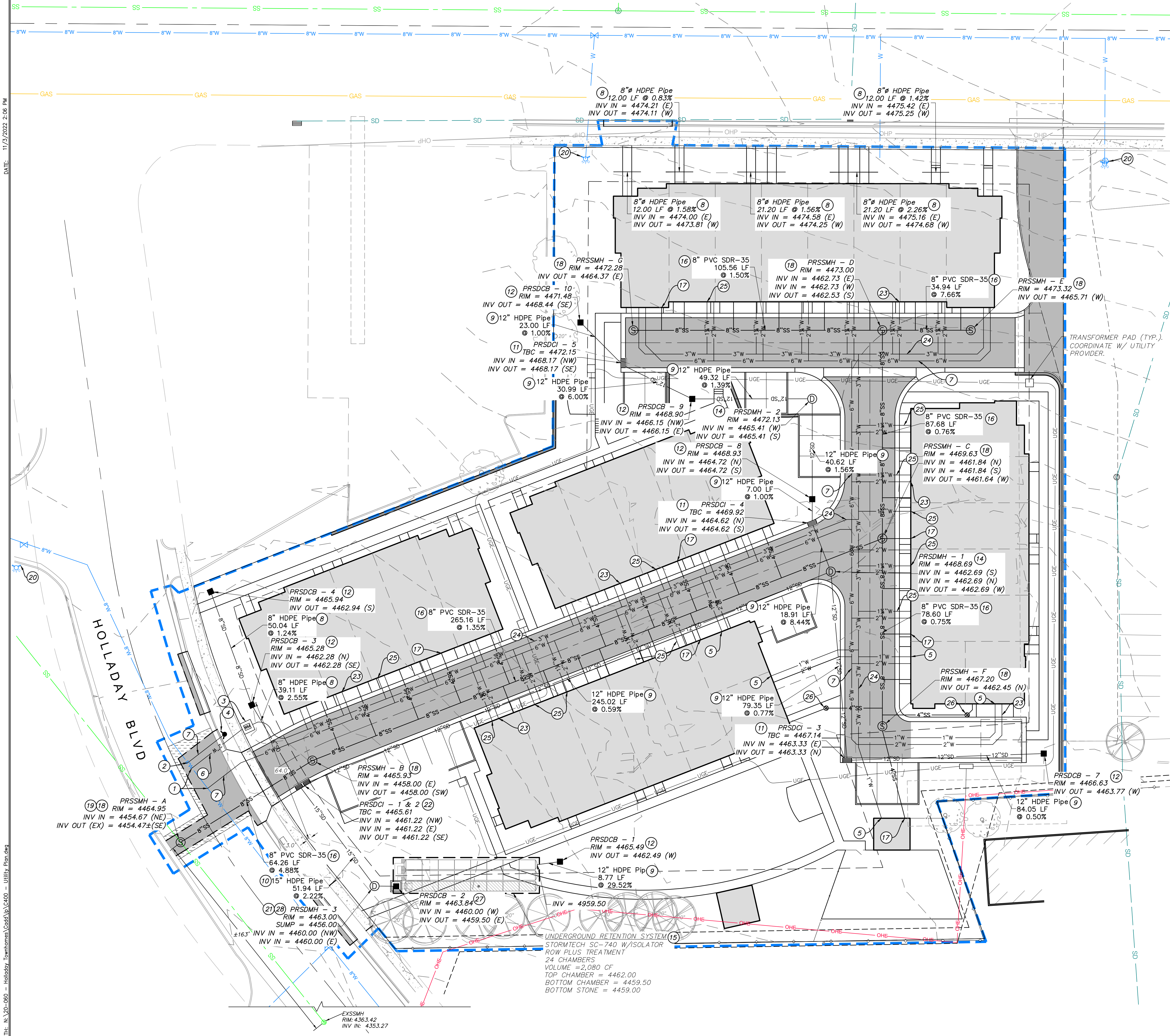
DATE: 09.20.2021

TCC JOB NUMBER: 20-060



DATE: 11/23/2022 2:06 PM

PATH: N:\20-060 - Holladay Townhomes\Code\3\4\0400 - Utility Plan.dwg



UTILITY GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM HOLLADAY CITY AND/OR UDOT PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH MOUNT OLYMPUS IMPROVEMENT DISTRICT (M.O.I.D.) AND APWA SEWER STANDARDS & SPECIFICATIONS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH HOLLADAY WATER COMPANY AND APWA STANDARDS & SPECIFICATIONS.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW COMMUNICATIONS SERVICES TO BUILDINGS WITH APPLICABLE UTILITY PROVIDER.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

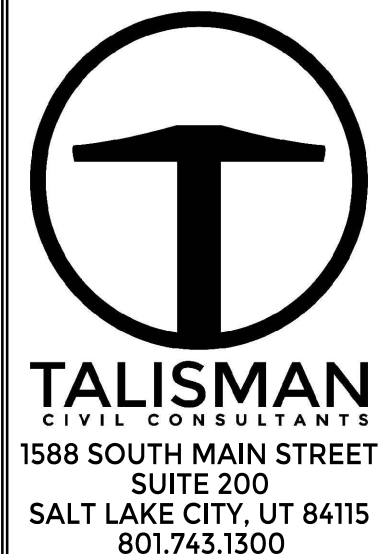
SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

IRRIGATION SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.

- UTILITY 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. CONNECT TO EXISTING 8" WATER LINE PER HOLLADAY WATER STANDARDS.
 2. CONNECT FIRE HYDRANT LINE TO EXISTING WATER MAIN PER HOLLADAY WATER STANDARDS.
 3. INSTALL 2" METER PER HOLLADAY WATER STANDARDS.
 4. INSTALL FIRE HYDRANT ASSEMBLY PER HOLLADAY WATER STANDARDS.
 5. INSTALL 1" TYPE K COPPER PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
 6. INSTALL 2" TYPE K COPPER PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
 7. INSTALL 6" PVC C900 FIRE LINE PER APWA STANDARD PLAN NO. 381 AND 382.
 8. INSTALL 8" HDPE STORM DRAIN PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
 9. INSTALL 12" HDPE STORM DRAIN PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
 10. INSTALL 15" HDPE STORM DRAIN PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
 11. INSTALL 2'X3' PRECAST BOX PER APWA STANDARD PLAN NO. 332. PROVIDE 35.5"X17.75" BICYCLE SAFE GRATE.
 12. INSTALL 2'X2' PRECAST BOX LANDSCAPE DRAIN WITH GRATE PER APWA STANDARD PLAN 332.
 13. INSTALL 3'X3' PRECAST BOX WITH GRATE PER APWA STANDARD PLAN 332.
 14. INSTALL 4" DIAMETER PRECAST MANHOLE WITH 30" FRAME AND COVER PER APWA PLAN NO. 302 AND 341.
 15. STORMTECH SC-740 UNDERGROUND INFILTRATION SYSTEM. SEE DETAILS ON SHEET C702.
 16. INSTALL 8" SDR-35 PIPE PER M.O.I.D. STANDARDS.
 17. INSTALL 4" SANITARY SEWER LATERAL CONNECTION PER M.O.I.D. STANDARDS.
 18. INSTALL 4" SANITARY SEWER MANHOLE PER M.O.I.D. STANDARDS.
 19. CONNECT TO EXISTING SANITARY SEWER LINE PER M.O.I.D. STANDARDS.
 20. EXISTING FIRE HYDRANT LOCATION.
 21. INSTALL SNOUT (18R). SEE DETAIL DRAWING SP-SI ON SHEET C702.
 22. INSTALL DOUBLE GRATE CATCH BASIN PER APWA STANDARD PLAN NO. 315.2 AND 308 (MODIFIED, NO CURB OPENING HOOD).
 23. INSTALL 2" POLY FIRE PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
 24. INSTALL 3" POLY PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
 25. INSTALL 1.25" TYPE K COPPER PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
 26. INSTALL SEWER CLEANOUT PER MT. OLYMPUS ID STANDARDS.
 27. INSTALL 3'X3' PRECAST BOX WITH SOLID COVER PER APWA STANDARD PLAN 332.
 28. INSTALL 4" DIAMETER PRECAST MANHOLE PER APWA PLAN NO. 341 WITH GRATED LID.

NOTES:

1. PROVIDE THRUST BLOCKING PER APWA AND/OR HOLLADAY WATER STANDARDS. COORDINATE WITH HOLLADAY WATER PRIOR TO CONSTRUCTION.
2. PROVIDE SEWER CLEANOUTS OUTSIDE EACH UNIT PER MT. OLYMPUS ID STANDARDS.

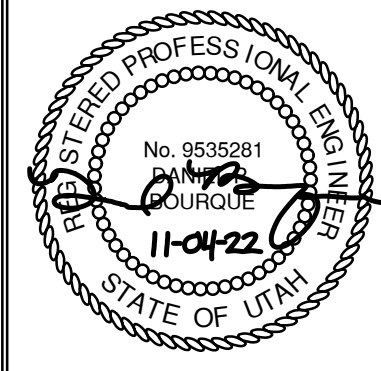


REV	DATE	BY	DESCRIPTION
1	01.26.2022	JEB	UDOT COMMENTS
2	03.20.2022	KRP	CLIENT REVISIONS
3	05.12.2022	KRP	CITY COMMENTS
4	08.16.2022	KRP	CITY COMMENTS
5	11.04.2022	KRP	CITY COMMENTS

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
UTILITY PLAN

TCC JOB NUMBER: 20-060

DATE: 09.20.2021



SCALE

HORIZONTAL: 1" = 20'

SHEET NUMBER

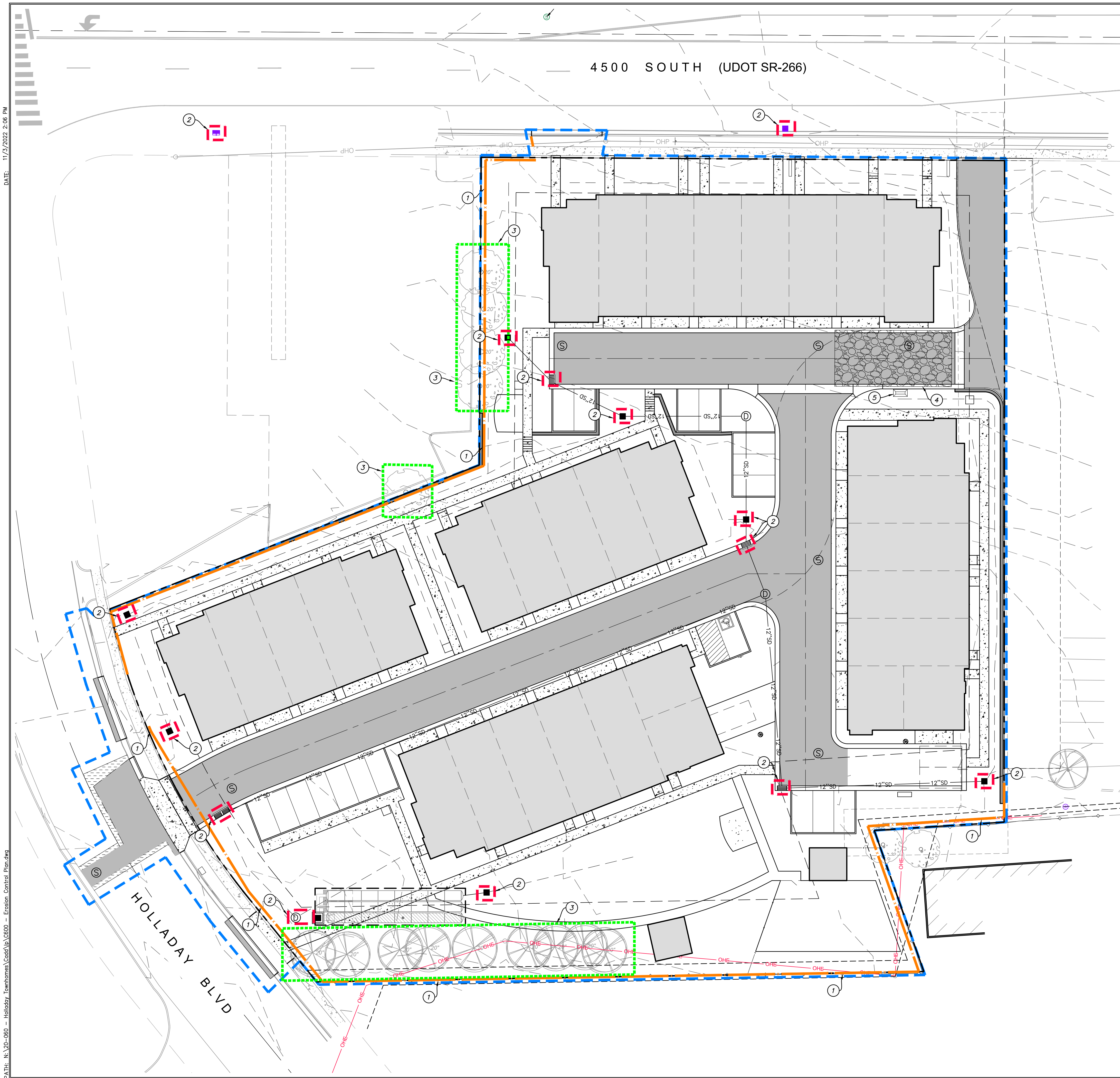
C400

6 OF 10



DATE: 11/23/2022 2:06 PM

PATH: N:\20-060 - Holladay Townhomes\Code\Va\C600 - Erosion Control Plan.dwg



GENERAL NOTES:

1. THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON 601 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
2. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE UDOT EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
5. WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 30 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
6. THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
7. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED.
8. ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

MAINTENANCE:

1. THE OWNER'S RESPONSIBILITY SHALL INCLUDE MAKING ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE MADE BASED ON CONDITIONS THAT MAY ARISE IN THE FIELD OR ADDITIONAL CONTROL AS DEEMED NECESSARY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FIBER ROLL SHALL BE ACCOMPLISHED PROMPTLY.
4. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED FIBER ROLL, END RUNS, AND UNDERCUTTING BENEATH FIBER ROLL.
5. FIBER ROLL BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

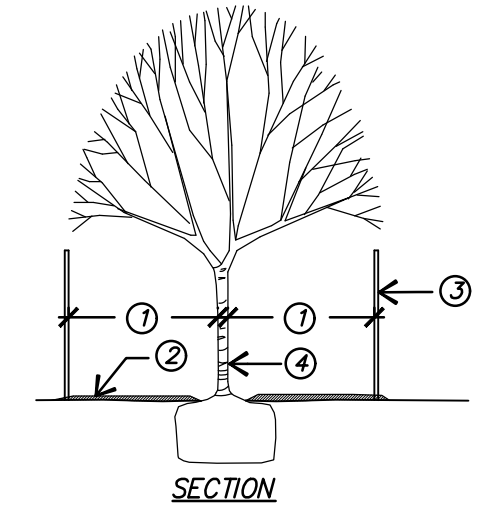
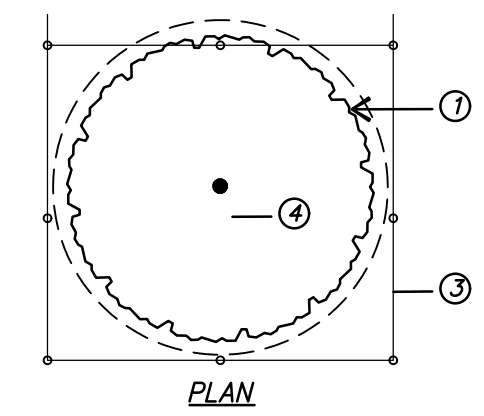
SCOPE OF WORK:

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. INSTALL SILT FENCE PER APWA STANDARD DETAIL 124.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR INLETS PER APWA STANDARD DETAIL 122.
3. INSTALL TREE PROTECTION PER DETAIL A, THIS SHEET.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE/TRACK OUT AREA PER APWA STANDARD DETAIL 126.
5. INSTALL CONCRETE WASHOUT.

LEGEND:

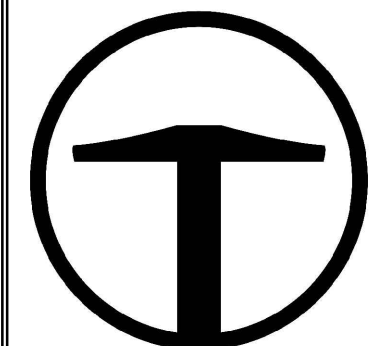
- SILT FENCE
- INLET PROTECTION
- TREE PROTECTION



1. PROTECTIVE ROOT ZONE (PRZ)- TO CALCULATE CRITICAL ROOT RADIUS, MEASURE THE TREE'S DIAMETER (DBH) 4.5 FEET ABOVE THE GROUND. MEASURE IN INCHES. FOR EACH INCH, ALLOW FOR 1 TO 1.5 FEET OF CRITICAL ROOT RADIUS. IF A TREE'S DBH IS TEN INCHES, ITS CRITICAL ROOT RADIUS IS 10 TO 15 FEET.
2. CONTRACTOR TO INSTALL AND MAINTAIN 6" OF TEMPORARY BARK MULCH WITHIN THE PRZ FOR PROPOSED TREES TO BE PROTECTED IN PLACE. REMOVE AND REPLACE PRIOR TO FINAL INSTALLATION OF PROPOSED MULCHES AND SURFACING.
3. TREE PROTECTION BARRIER- SEE SPECIFICATIONS. REVIEW DESIGN WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. TREE TRUNK

- NOTES:**
1. IF THERE IS TRENCHING WITHIN THE PRZ, TRENCHES SHALL ONLY BE DUG ON ONE SIDE OF THE TREE AND SHALL BE DONE ONLY WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE. HAND EXCAVATION ONLY.
 2. DO NOT STOCKPILE ANY MATERIALS OR LOCATE ANY HEAVY MACHINERY WITHIN THE PRZ. THERE SHALL BE NO TRAFFIC ALLOWED WITHIN THE PRZ.
 3. ONLY MOVE BARRIER WITH THE PERMISSION OF THE OWNER'S REPRESENTATIVE.

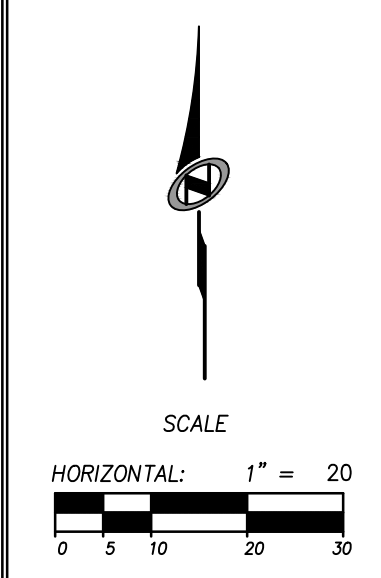
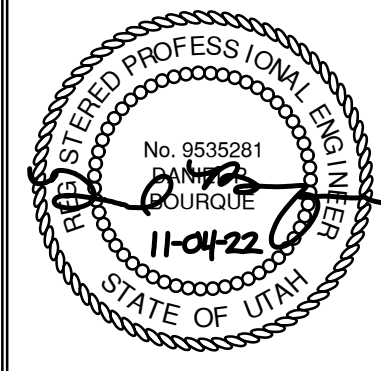
TREE PROTECTION
NOT TO SCALE



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REVISED	DATE	BY	NO.
UDOT COMMENTS	01/26/2022	JEB	1
CITY COMMENTS	03/20/2022	KRP	2
CITY COMMENTS	08/16/2022	KRP	4
CITY COMMENTS	11/04/2022	KRP	5

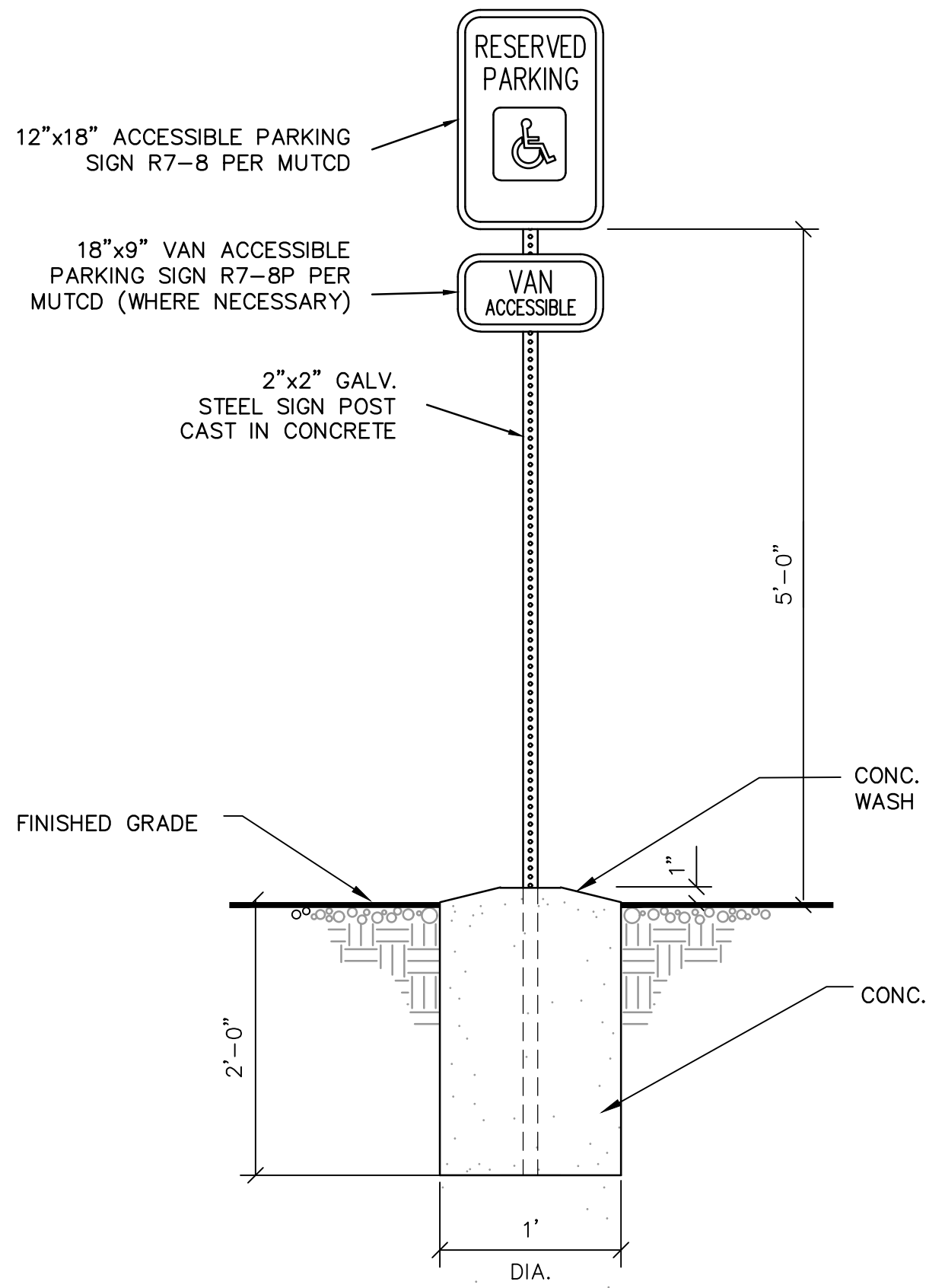
BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
EROSION CONTROL PLAN



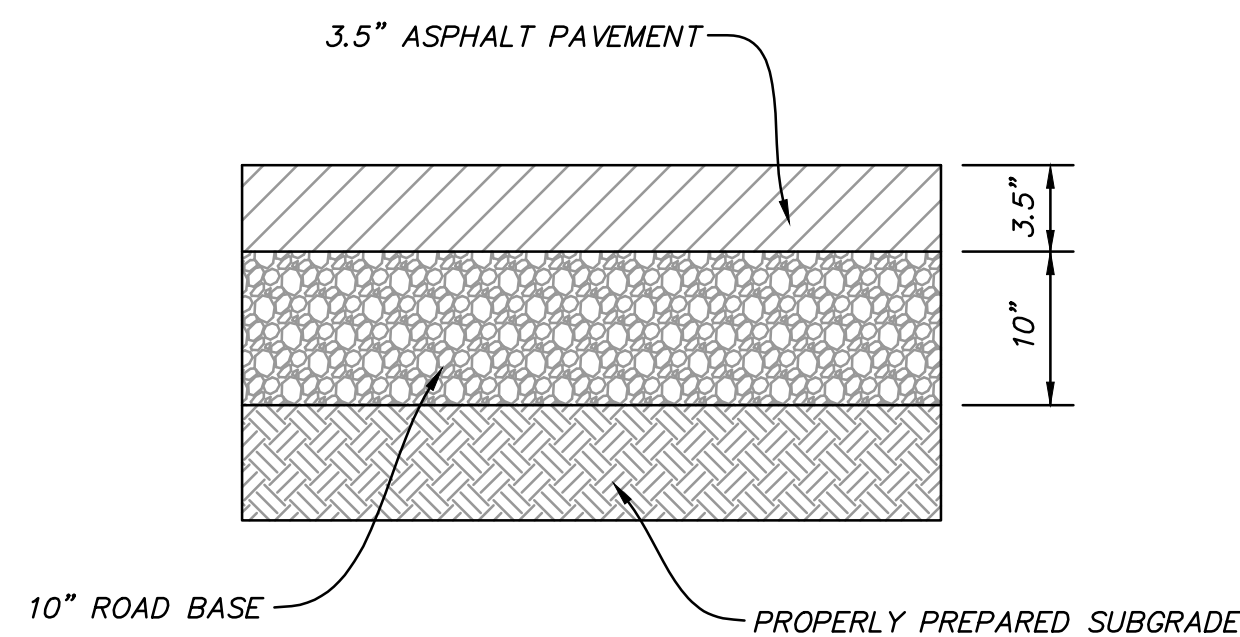
SHEET NUMBER
C600
7 OF 10

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

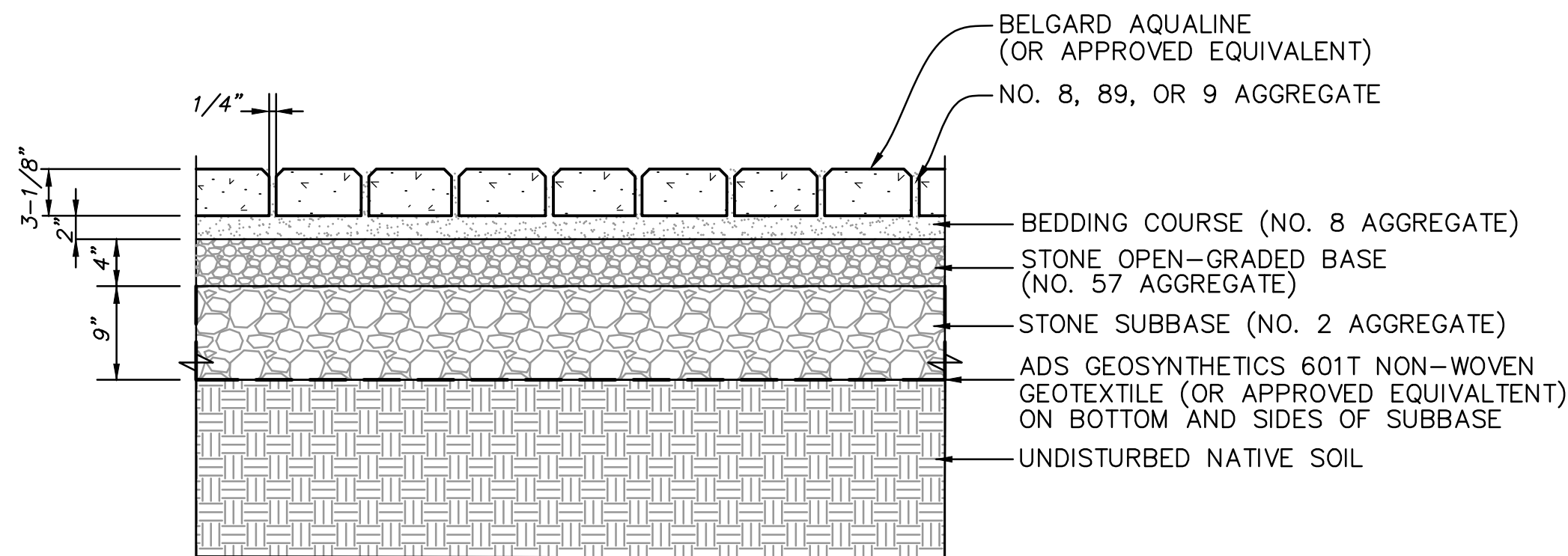


SIGN POST DETAIL
SCALE: N.T.S.

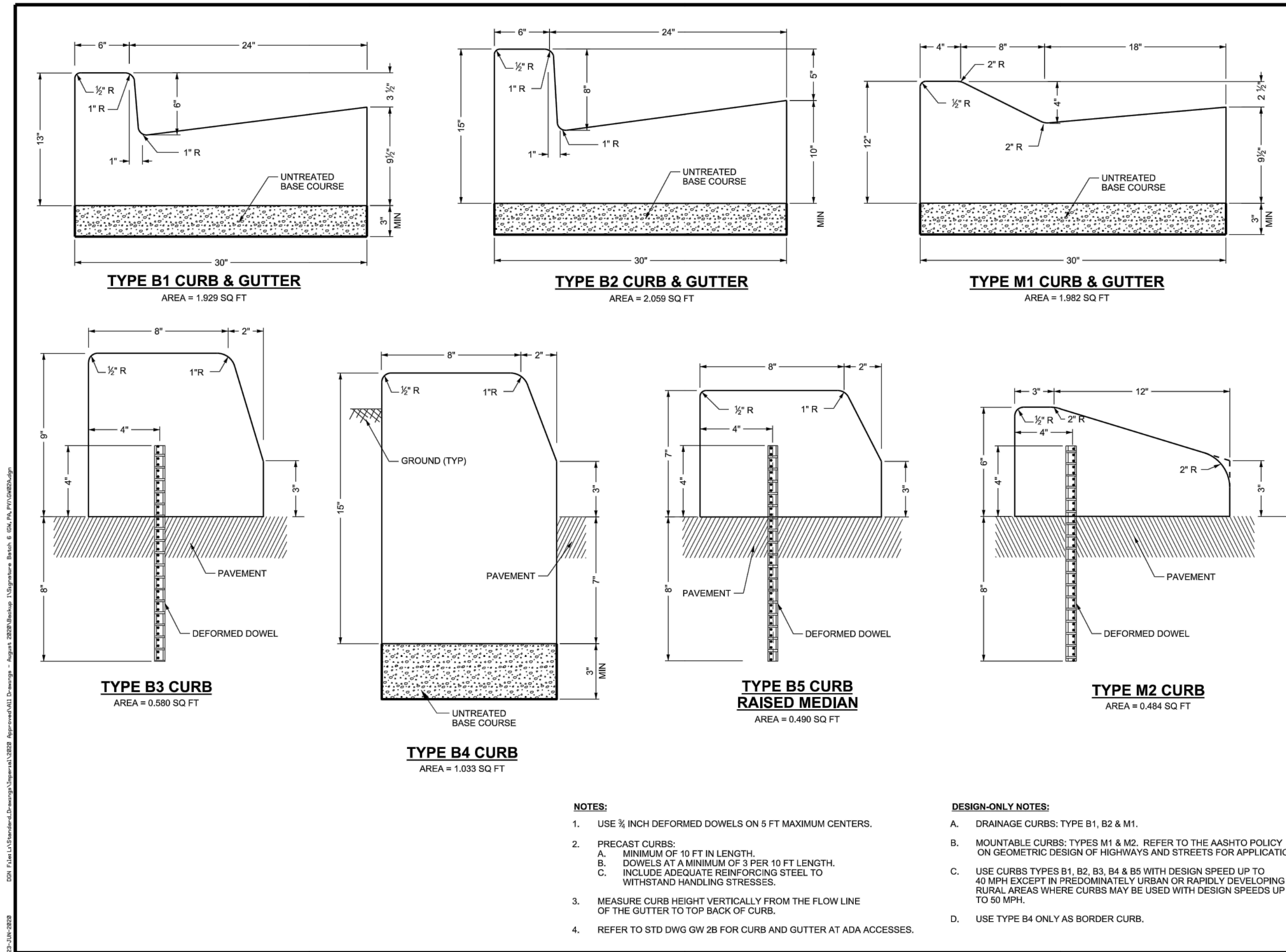


NOTE: ALL PAVEMENT SECTIONS TO BE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT BY CMT APRIL 30, 2021.

ASPHALT PAVEMENT SECTION
SCALE: N.T.S.



PERMEABLE UNIT PAVING
SCALE: N.T.S.

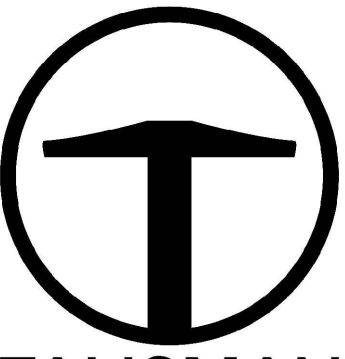


REVISIONS			
NO.	DATE	BY	REVISIONS
1	01/28/2022	JEB	UDOT COMMENTS
2	03/20/2022	KRP	CITY COMMENTS
3	08/16/2022	KRP	CITY COMMENTS
4	08/16/2022	KRP	CITY COMMENTS
5	11/04/2022	KRP	CITY COMMENTS

UTAH DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION SALT LAKE CITY, UTAH	
RECOMMENDED FOR APPROVAL	DATE: AUGUST 2020
APPROVED	DATE: AUGUST 2020
DESIGNER'S STANDARD COMMITTEE	DATE: AUGUST 2020
STANDARD DRAWING TITLE	DATE: AUGUST 2020

STD. DWG. NO.	GW 2A
---------------	-------

1. DRAINAGE STONE TO BE TESTED AND APPROVED BY THIRD PARTY MATERIAL TESTING COMPANY TO CONFIRM COMPLIANCE WITH SPECIFICATION.
2. CONSTRUCTION OF THE PAVING SYSTEM TO BE INSPECTED BY THIRD PARTY CIVIL OR GEOTECHNICAL ENGINEER. THIRD PARTY ENGINEER TO SUBMIT INSPECTION PLAN TO THE CITY ENGINEER FOR APPROVAL PRIOR TO CONTRACTOR BEGINNING WORK ON THE PAVING SYSTEM.
3. THIRD PARTY ENGINEER TO PROVIDE INSPECTIONS IN ACCORDANCE WITH THE INSPECTION PLAN.
4. THIRD PARTY ENGINEER TO SUBMIT A STAMPED AND SIGNED COMPLETION REPORT THAT INCLUDES INSPECTION REPORTS, MATERIAL TESTS, AND ANY RECOMMENDATIONS OR CONCLUSIONS.
5. FAILED CONSTRUCTION INSPECTIONS, MATERIAL TESTS, OR LACK OF INSPECTIONS WILL RESULT IN A DENIAL OF BUILDING PERMIT OR FINAL IF PERMEABLE PAVERS ARE REQUIRED FOR ONSITE RETENTION REDUCTION OR TO MEET THE MAXIMUM LOT IMPERVIOUS COVERAGE ALLOWANCE.
6. THIRD PARTY INSPECTORS AND ENGINEERS TO BE HIRED AND PAID FOR BY THE PERMIT APPLICANT.

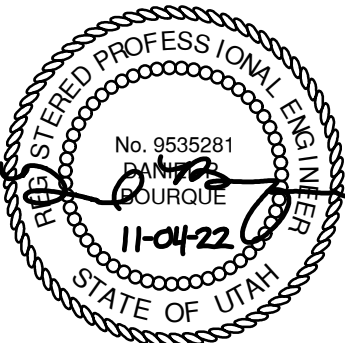


1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

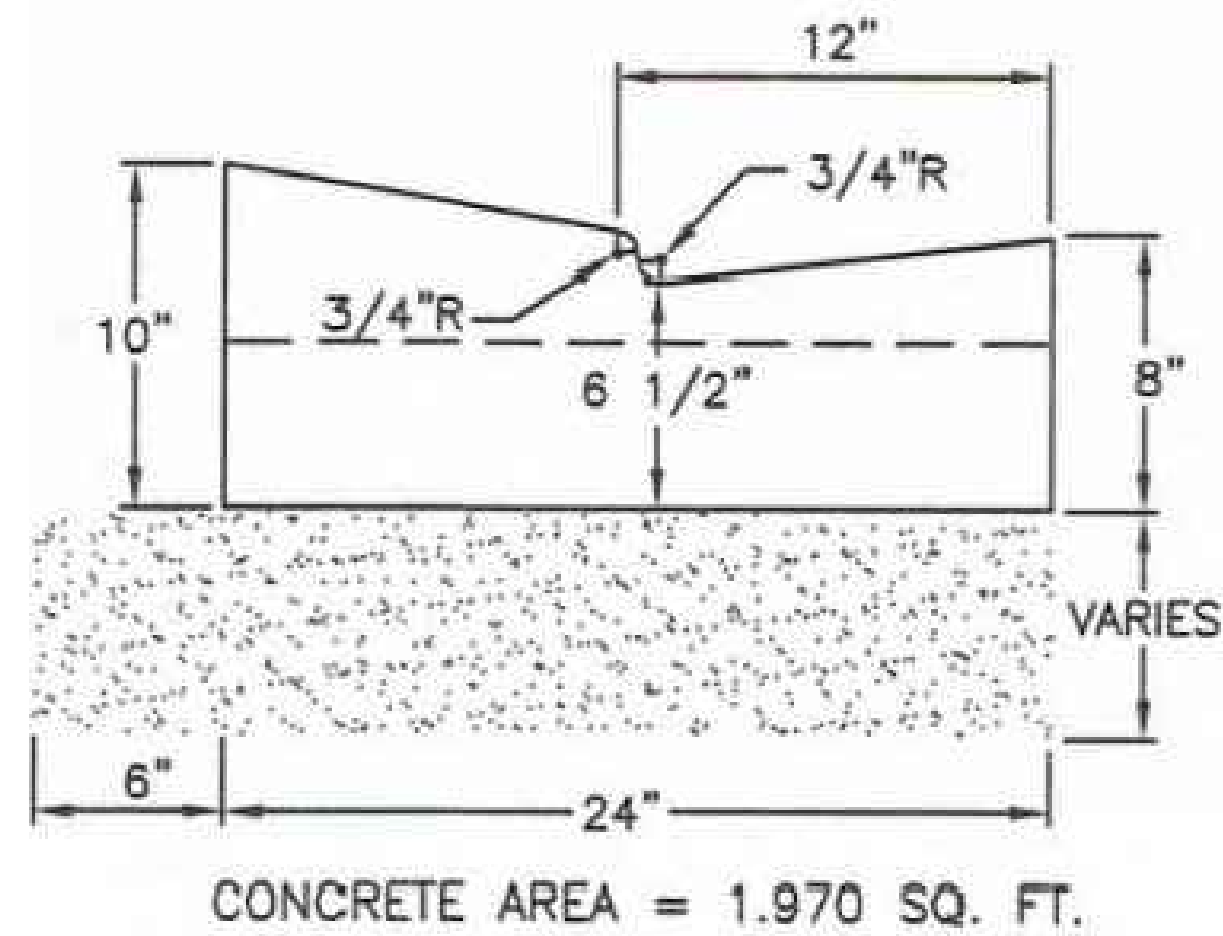
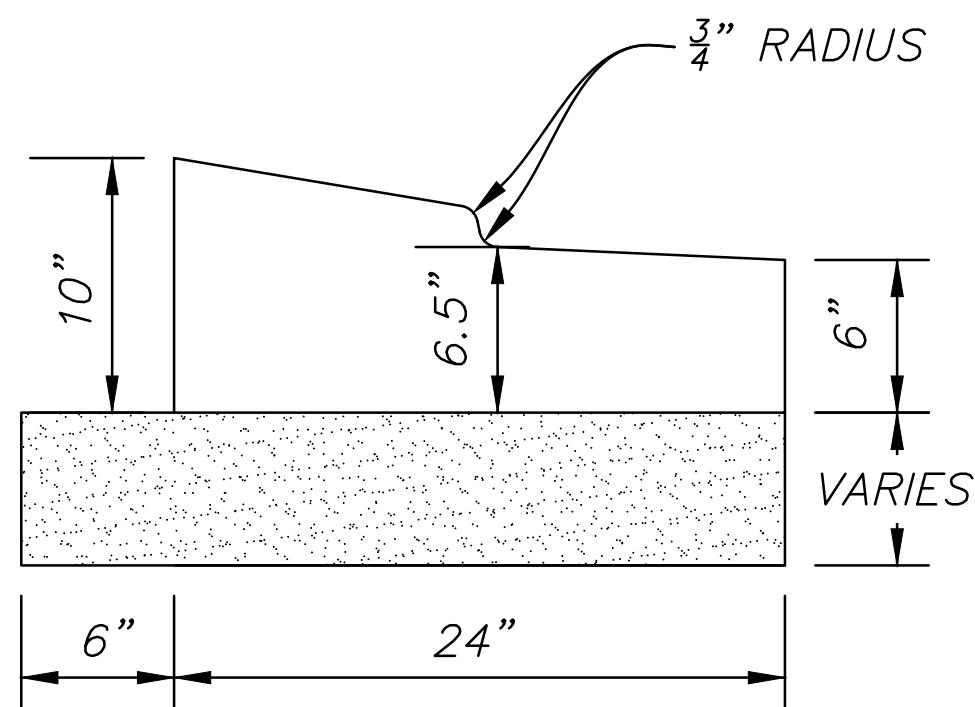
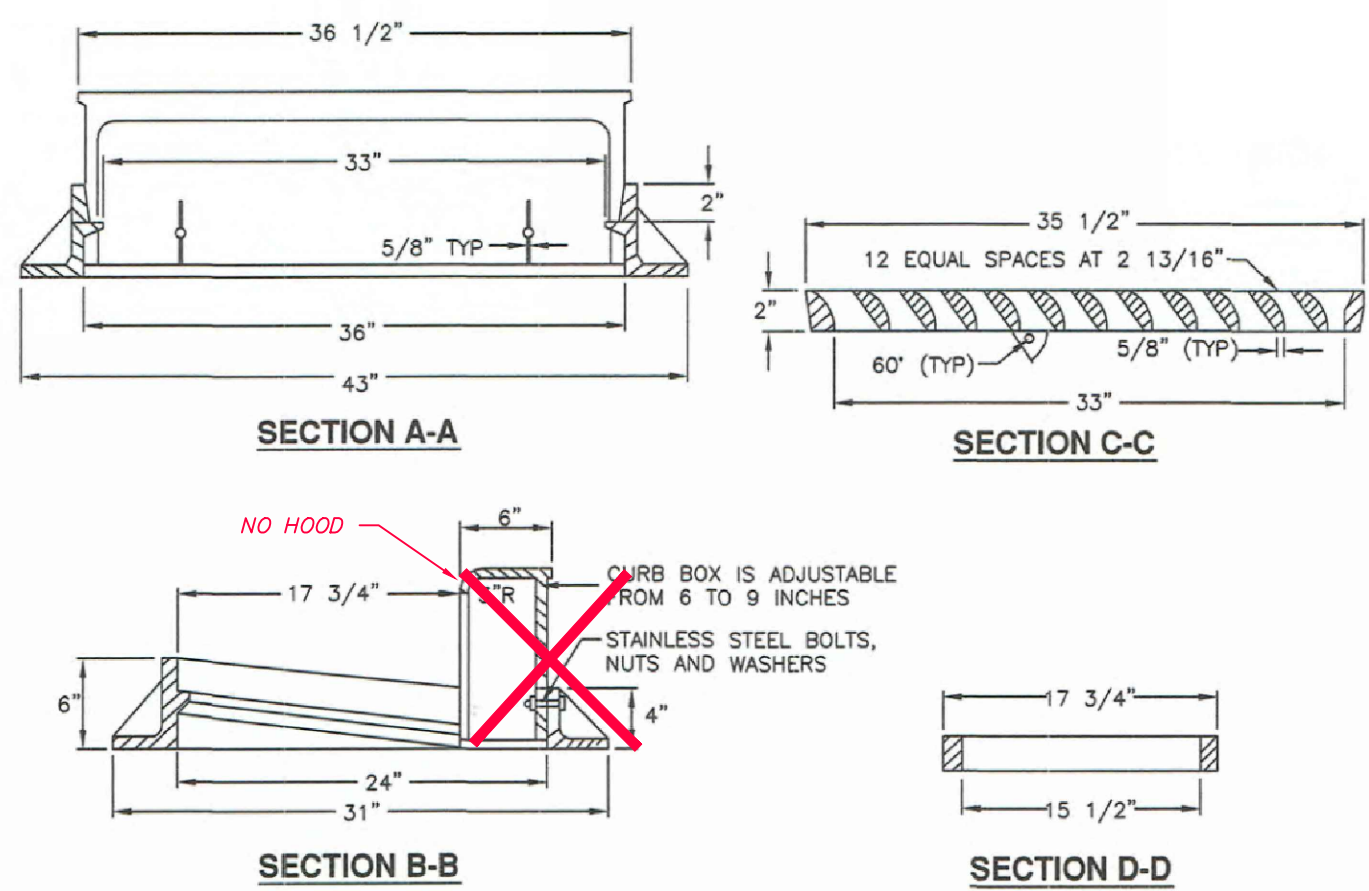
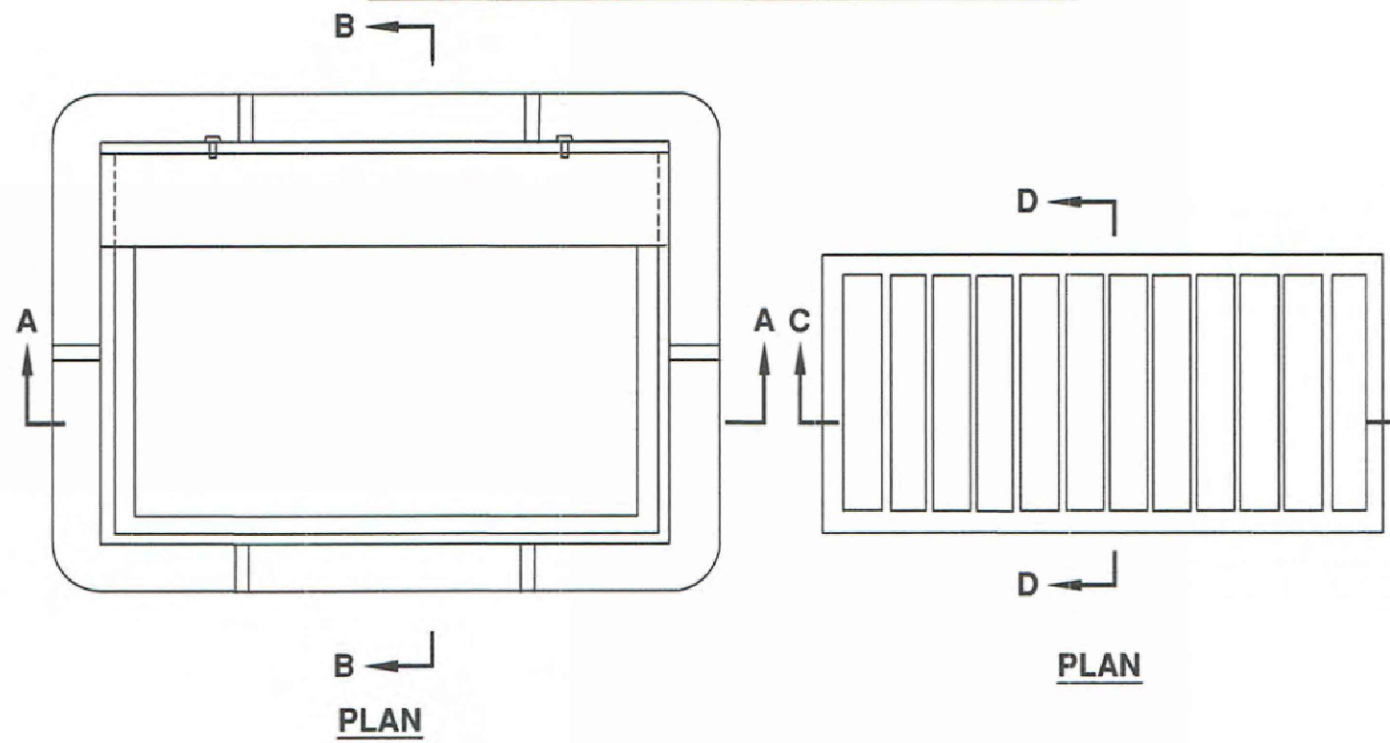
BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
DETAILS

DATE: 09.20.2021

TCC JOB NUMBER: 20-0-060



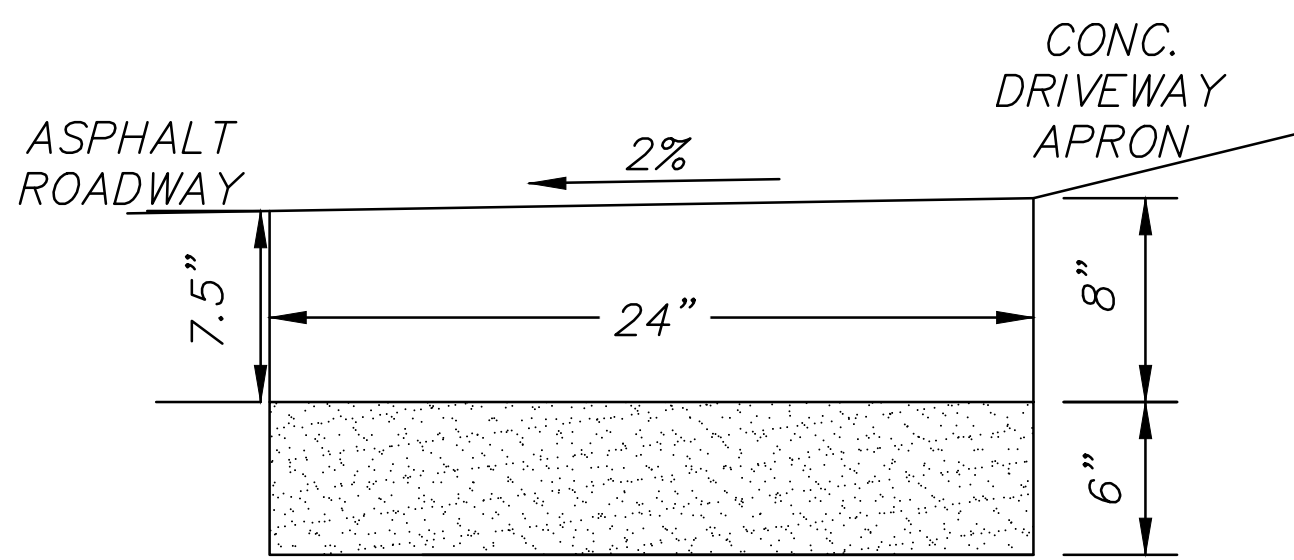
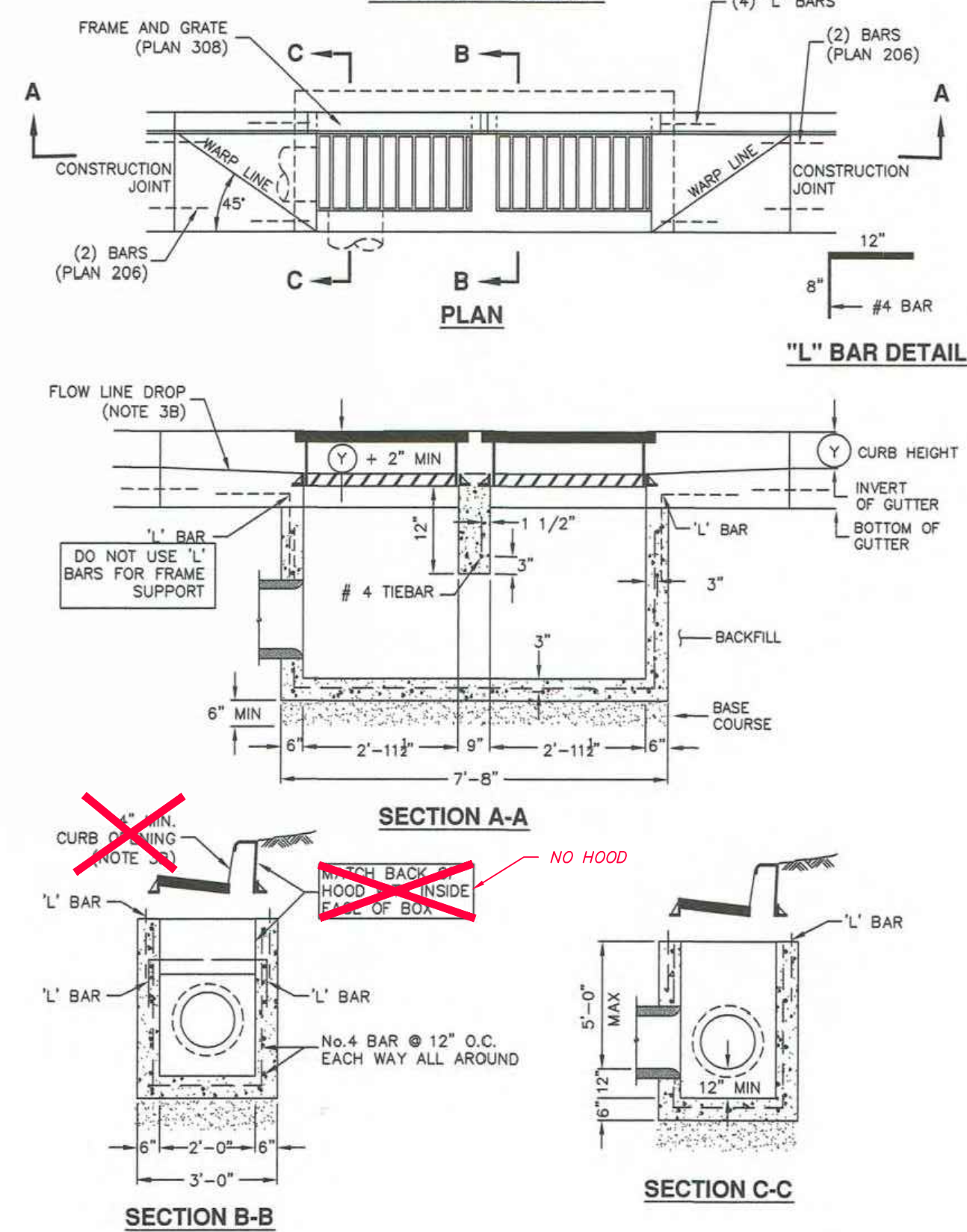
SHEET NUMBER
C700

**Type H****MODIFIED TYPE H CURB**
SCALE: N.T.S.**CURB OPENING FRAME AND GRATE**

35 1/2" Grate and frame

Plan
308
January 1999

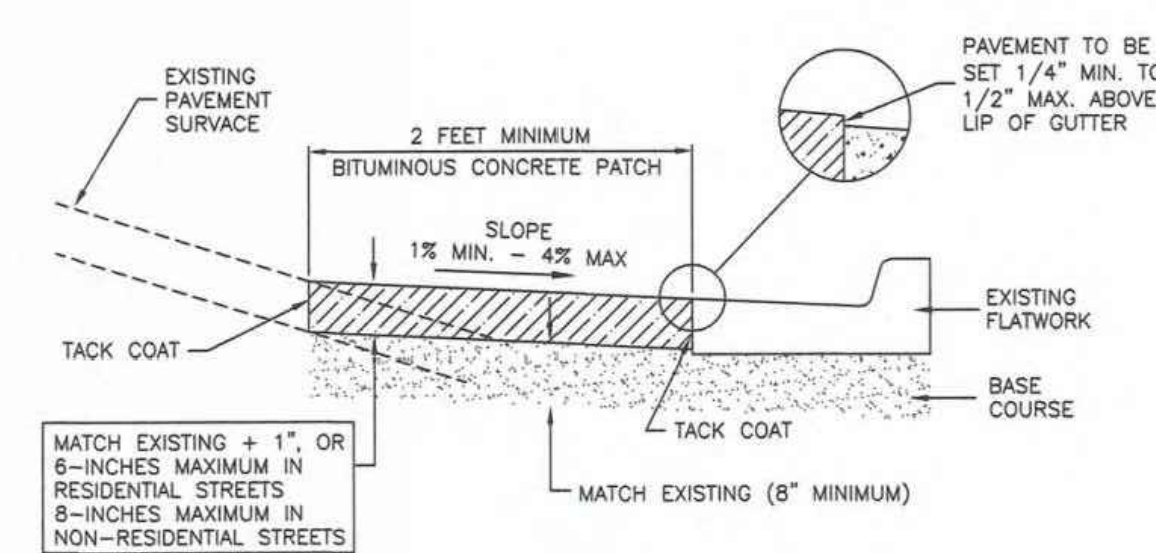
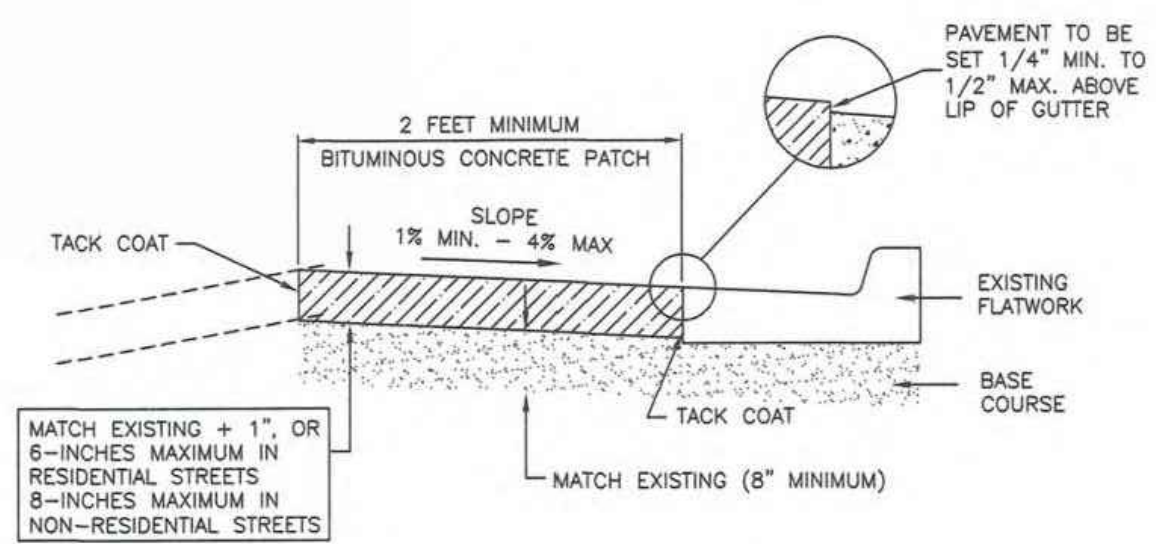
- Curb and gutter**
- GENERAL**
 - Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
 - Additional requirements are specified in APWA Section 32 16 13.
 - PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - 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.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
 - EXECUTION**
 - 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.
 - Concrete Placement: APWA Section 03 30 10.
 - 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.
 - 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.
 - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - 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.

**24" FLUSH CURB**
SCALE: N.T.S.**DOUBLE GRATE**

Catch basin

Plan
315.2
September 2010**Bituminous concrete pavement tie-in**

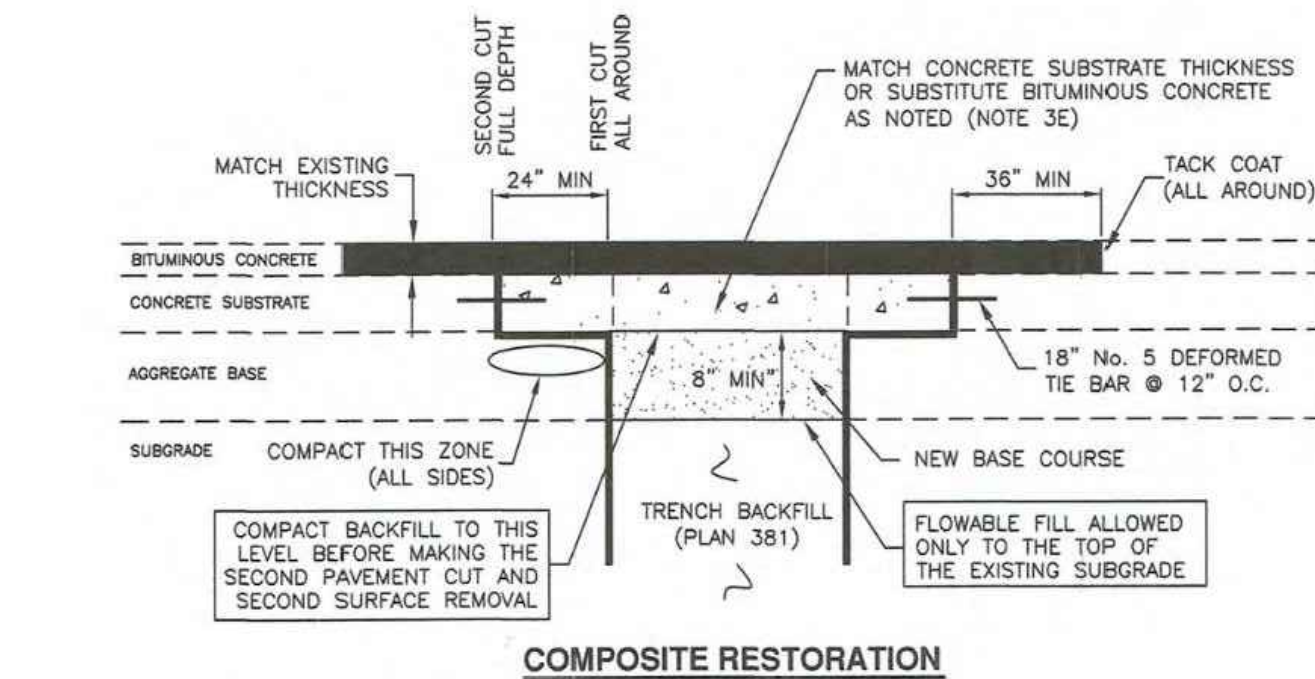
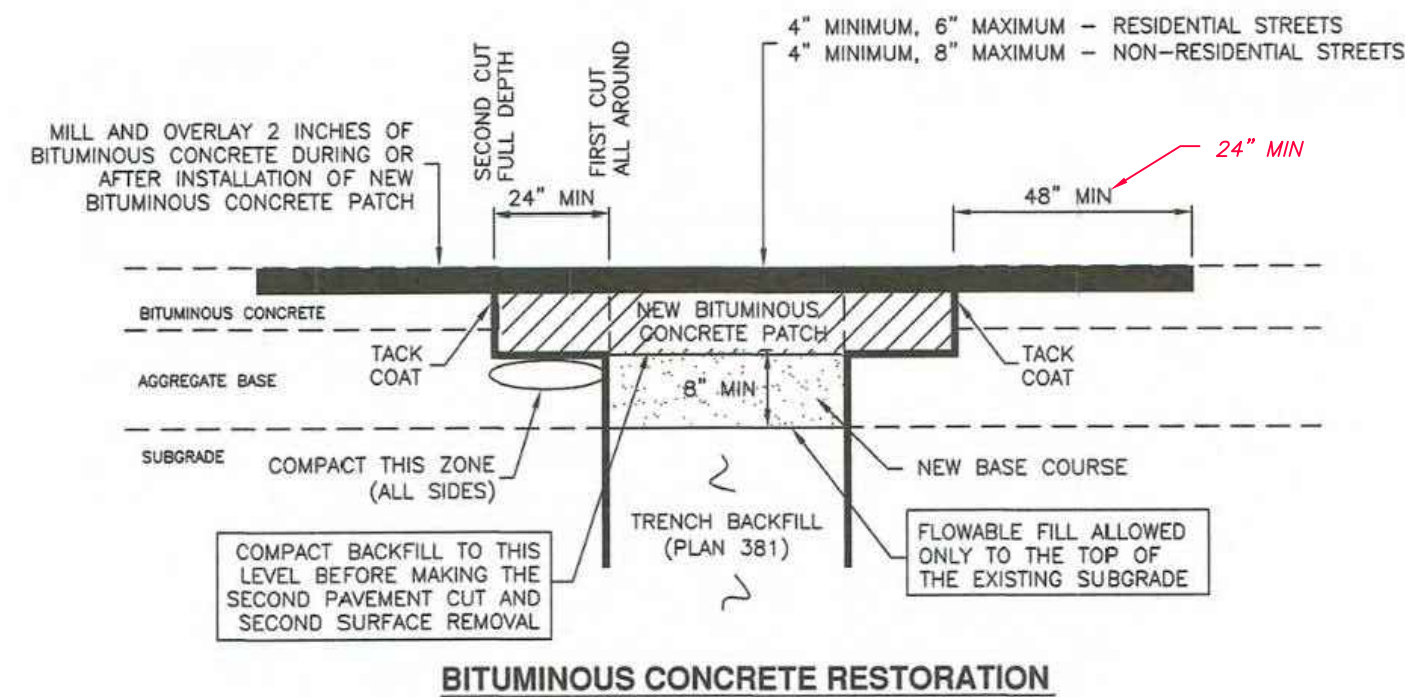
- GENERAL**
 - Site conditions vary. Configuration of tie in work may be changed to fit field conditions. Variance from dimensions and slopes shown must be acceptable to ENGINEER.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. DO NOT USE gravel as a base course without ENGINEER's permission.
 - Tack Coat: APWA Section 32 12 13.13.
 - Bituminous Concrete: APWA Section 32 12 05.
 - Warm weather patch – AC-20-DM-1/2, unless indicated otherwise.
 - Cold weather patch – modified MC-250-FM-1, APWA Section 33 05 25.
- EXECUTION**
 - Pavement Removal: APWA Section 02 41 14. Provide a neat straight joint between existing and new pavement. Saw-cut joint if existing pavement exceeds 2-inches in thickness or if Portland-cement concrete underlies the bituminous concrete pavement.
 - 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.
 - Tack Coat: Clean and tack all vertical surfaces adjacent to the new bituminous concrete patch. Apply full coverage surface tack coat between lifts if the lower lift is left unpaved longer than 24 hours or if it becomes unclean.
 - Bituminous Concrete Pavement.
 - Lay new bituminous pavement higher as shown. Do not create water ponds on pavement.
 - Install in lifts no greater than ~~6 inches~~ ^{2-INCHES} after compaction. Compact each lift is within the range of 92 to 96 percent relative to Rice density, ASTM D2041.
 - Install final lift not less than 2 times the diameter of the maximum aggregate particle size. e.g.
 - 2" for 3/4" aggregate mix.
 - 1 1/2" for 1/2" aggregate mix, etc.

251**CASE 1 - POSITIVE STREET SLOPE TIE-IN****CASE 2 - NEGATIVE STREET SLOPE TIE-IN**

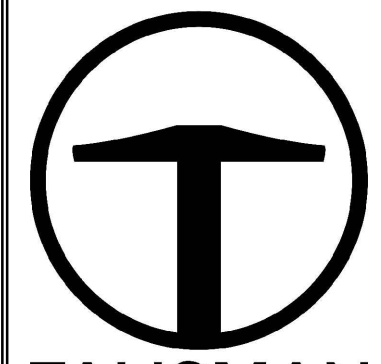
Bituminous concrete pavement tie-in

Plan
251
July 2005**Bituminous pavement T-patch**

- GENERAL**
 - 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.
 - 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.
 - 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 mulston that complies with APWA Section 32 12 03..
 - Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
 - 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, Plan 265.
 - Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - 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.
 - Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Tack Coat: APWA Section 32 12 13.13.
 - Bituminous Concrete: APWA Section 32 12 05.
 - Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
 - Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.
- EXECUTION**
 - 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.
 - Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
 - Tack Coat: Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
 - Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is ~~6 inches~~ ^{2-INCHES} minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
 - 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 of Portland cement concrete. Follow paragraph E requirements.
 - 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, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
 - Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.

255

Bituminous pavement T-patch

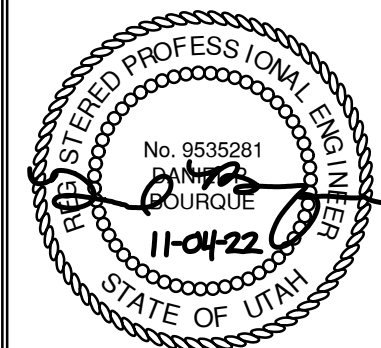
Plan
255
November 20151588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REVISES	DATE	BY	NO.
1	01.28.2022	JEB	1
2	03.28.2022	KRP	2
3	08.16.2022	KRP	3
4	08.16.2022	KRP	4
5	11.04.2022	KRP	5

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
DETAILS

DATE: 09.20.2021

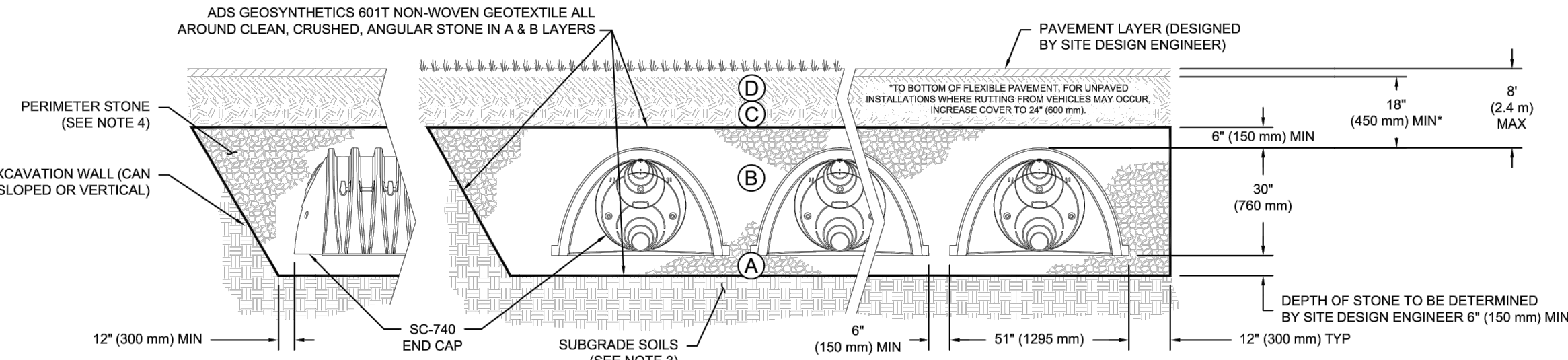
TCC JOB NUMBER: 20-060

SHEET NUMBER
C701
9 OF 10

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT³%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

BASE45
HOLLADAY, UT

DATE: PROJECT #:

DESCRIPTION: DRAWN: DB: CHECKED: N/A

StormTech®
Chamber System

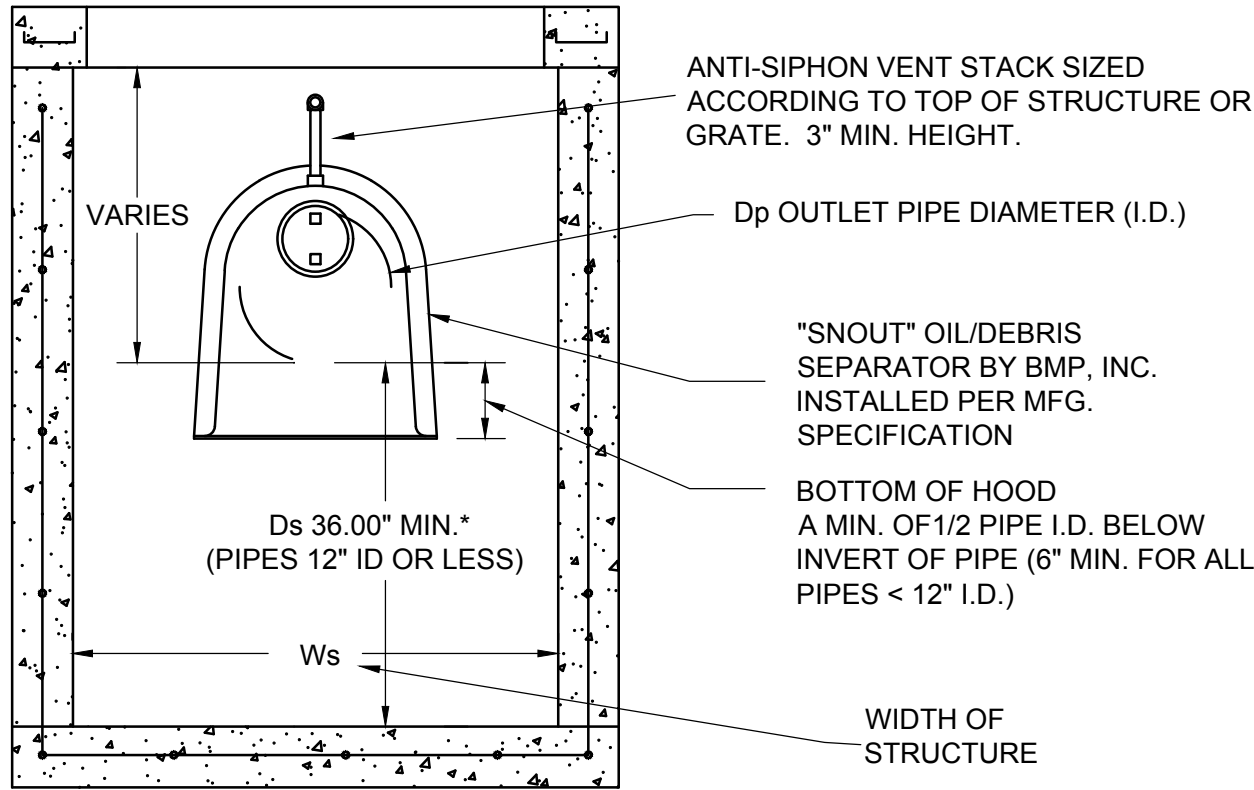
4540 TRUENAN BLVD
HOLLADAY, UT 84026
1-800-735-7473

888-892-2884 | WWW.STORMTECH.COM

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SHEET
3 OF 5

STRUCTURE DESIGN FOR WATER QUALITY IMPROVEMENT



RULE #1- AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMMODATE EXTERNAL DIMENSIONS OF THE SNOUT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS. BMP RECOMMENDS STRUCTURE WALL TO BE AT LEAST 12" WIDER THAN MAXIMUM SNOUT WIDTH. FOR TRASHSCREEN, STRUCTURE MUST BE AT LEAST 6" WIDER THAN TRASHSCREEN WIDTH.

RULE #2- USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 36", 48", 72" AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 42", 52" AND 72" SIZES.

***SUMP DEPTH (Ds)-** SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15", 18" PIPE, MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS- PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY. FOR MANHOLES, SEE SIZING EXAMPLES BELOW FOR "R" SERIES SNOUTS.

IMPORTANT NOTICE: DO NOT CONFUSE PIPE SIZE WITH SNOUT SIZE. A SNOUT FITS OVER A PIPE, NOT IN IT. THUS, THE CORRECT SNOUT SIZE WILL ALWAYS BE BIGGER THAN THE PIPE SIZE. SNOUTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMMODATE PIPES OF 60" ID (71.9" OD), MAX. FOR PIPES 72" OD AND ABOVE, USE SQUARE STRUCTURES.

SIZING EXAMPLES:	NPSNOOT (FOR PVC OR SMALL DIAM. STRUCTURE)
OUTLET HOLE SIZE	UP TO 12" PIPE IN 18" ID STRUCTURE NP1218
11.9" O.D. OR LESS	12 F or R (R FITS 36"-48" DIAM STRUCTURE)
12.0"-17.9" O.D.	18 F or R (R FITS 48"-60" DIAM STRUCTURE)
18.0"-23.9" O.D.	24 F or R (R FITS 60"-72" DIAM STRUCTURE)
24.0"-29.9" O.D.	30 F or R (R FITS 60"-72" DIAM STRUCTURE)
30.0"-35.9" O.D.	36FTB
30.0"-41.9" O.D.	42RTB/60 (FITS 60" DIAM STRUCTURE ONLY)
30.0"-47.9" O.D.	48 FTB
30.0"-51.9" O.D.	52RTB/72 OR /84 (FITS 72" OR 84" DIAM STRUCTURE ONLY)
48.0"-71.9" O.D.	72FTB OR 72RTB/96 (FITS 96" DIAM STRUCTURE ONLY)
72"-95.9" O.D.	96 FTB OR 96FTB8

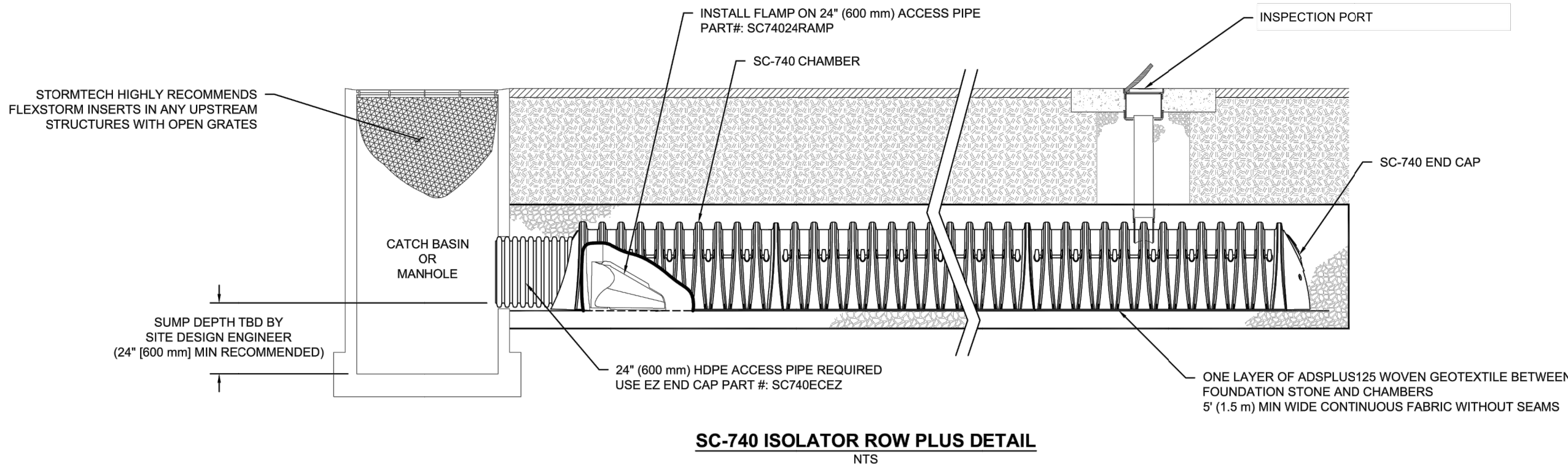
BMP, INC.

9 MATHEWS DR. UNIT A1-A2, E. HADDAM, CT
(800) 504-8008 FAX: (877)434-3197

DESCRIPTION: DATE: SCALE:

SNOOT SIZING CHART: 09/09/18 NONE

DRAWING NUMBER: SP-SI

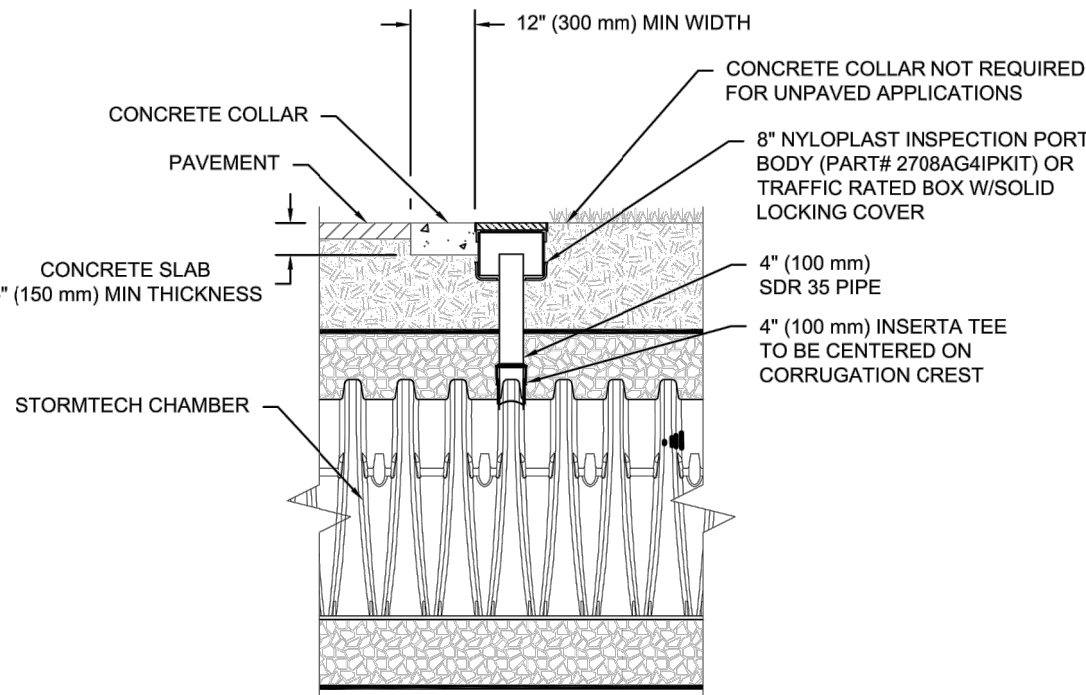


INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR PLUS ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



4" PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)
NTS

BASE45
HOLLADAY, UT

DATE: PROJECT #:

DESCRIPTION: DRAWN: DB: CHECKED: N/A

StormTech®
Chamber System

4540 TRUENAN BLVD
HOLLADAY, UT 84026
1-800-735-7473

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SHEET
4 OF 5

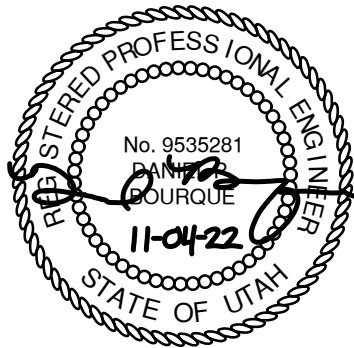
TALISMAN
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS
1	JEB	01/26/2022	UDOT COMMENTS
2	KRP	03/28/2022	CLIENT REVISIONS
3	KRP	05/16/2022	CLIENT REVISIONS
4	KRP	08/16/2022	CITY COMMENTS
5	KRP	11/04/2022	CITY COMMENTS

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
DETAILS

DATE: 09.20.2021



SHEET NUMBER
C702

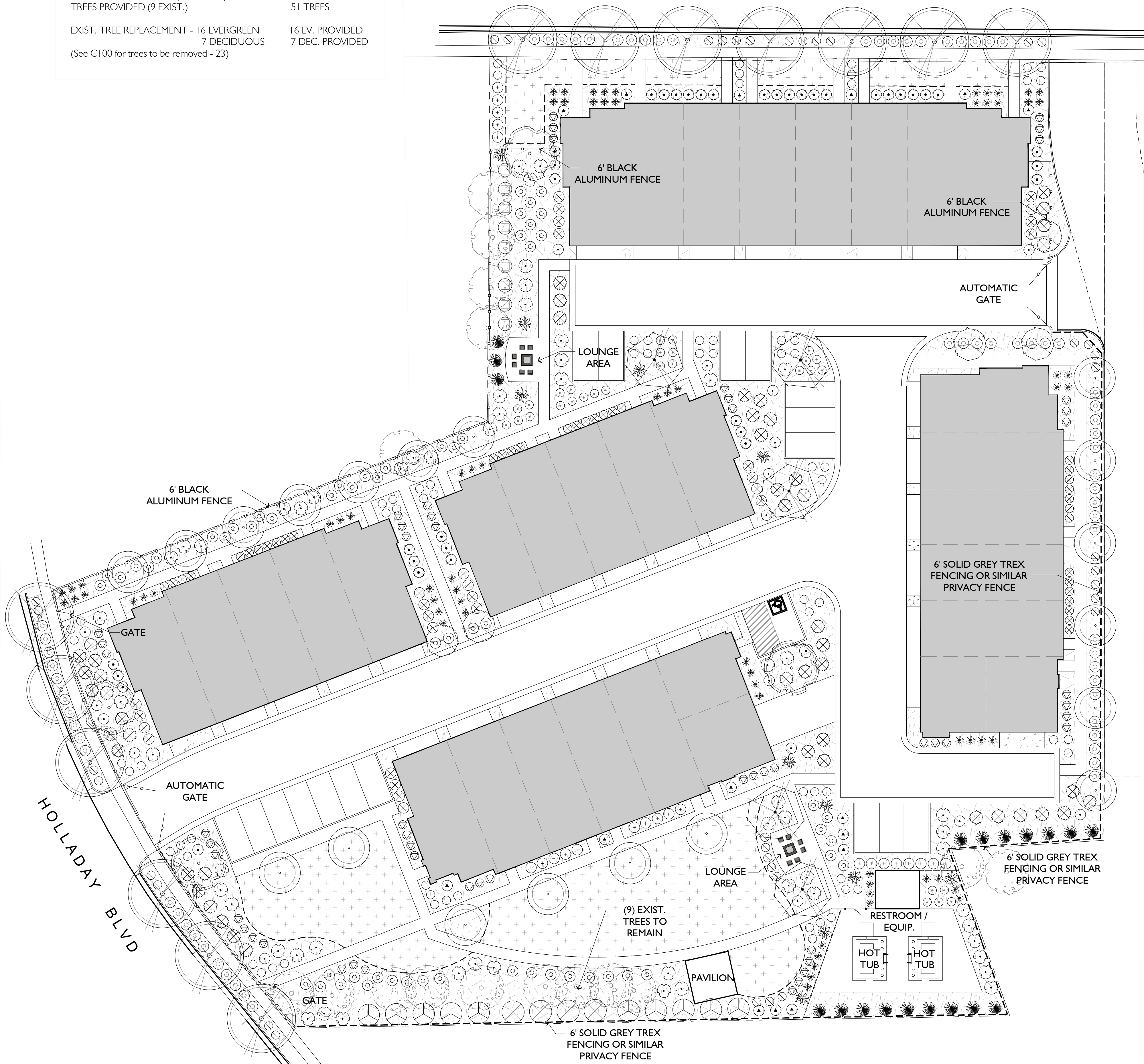
10 OF 10



LANDSCAPE TABULATIONS

PROJECT AREA	99,929 S.F. - 100%
PERVIOUS AREA	40,205 S.F. - 40.2%
INTERNAL TREES REQ. (15,433 S.F) TREES PROVIDED (9 EXIST.)	51 TREES 51 TREES
EXIST. TREE REPLACEMENT - 16 EVERGREEN 7 DECIDUOUS	16 EV. PROVIDED 7 DEC. PROVIDED
(See C100 for trees to be removed - 23)	

4500 SOUTH (UDOT SR-266)



LANDSCAPE LEGEND

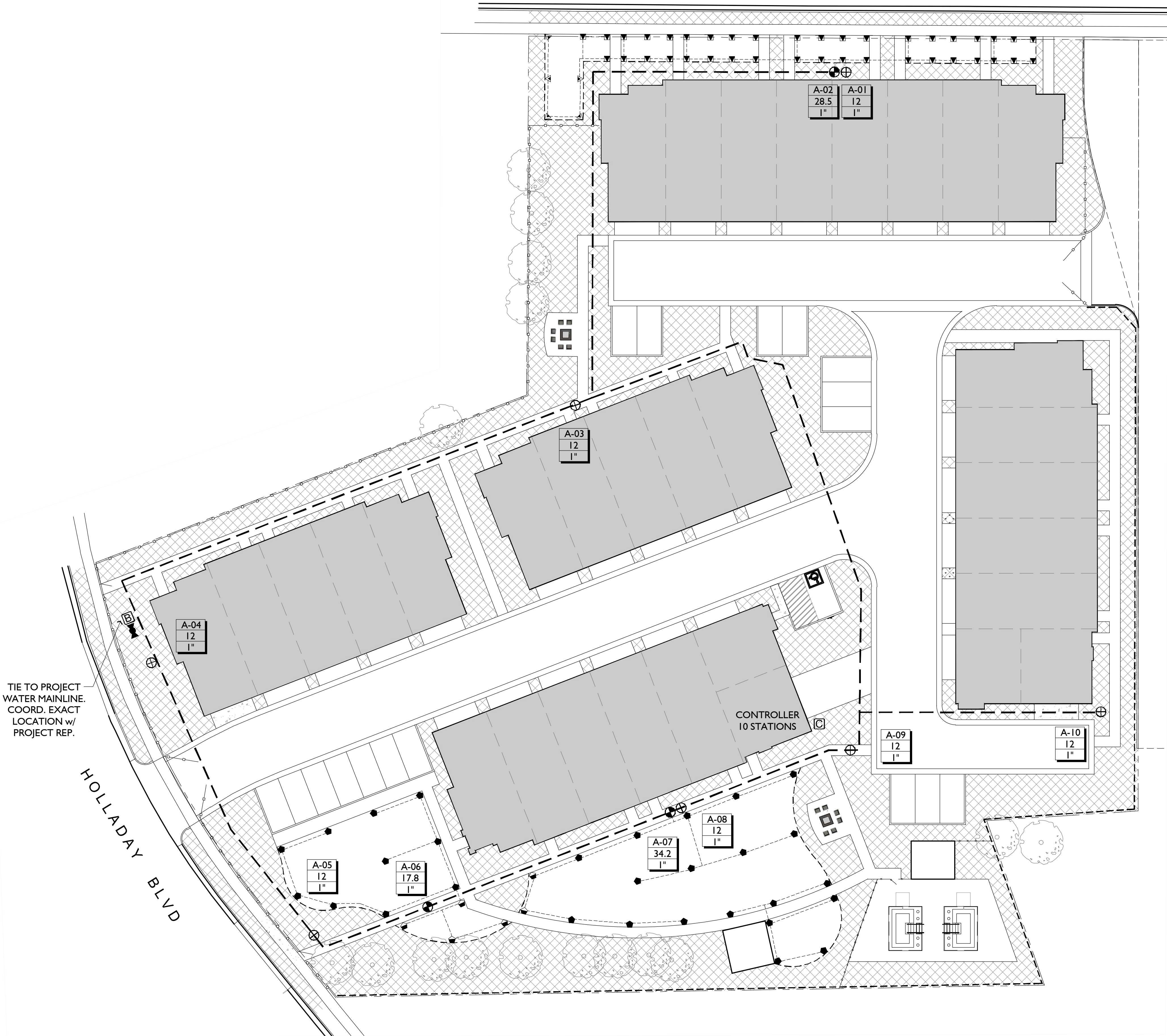
QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Cal.
19	Picea omorika 'Wells Riverside'	Serbian Spruce	6-7"
5	Prunus virginiana 'Sucker Punch'	Sucker Punch Chokecherry	2" Cal.
5	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal.
19	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.
13	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
EVERGREEN SHRUBS			
37	Buxus x Green Velvet	Green Velvet Boxwood	2 Gal.
49	Juniperus sabina 'Buffalo'	Buffalo Juniper	2 Gal.
36	Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	2 Gal.
DECIDUOUS SHRUBS			
9	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	2 Gal.
23	Euonymus alata compacta	Dwarf Burning Bush	2 Gal.
15	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	2 Gal.
28	Rhamnus frangula 'Fine Line'	Fine Line Buckthorn	2 Gal.
4	Rhus glabra	Smooth Sumac	2 Gal.
11	Rhus typhina 'Tiger Eyes'	Gold Leaved Sumac	2 Gal.
54	Potentilla fruticosa 'Monsidh' Frosty®	Shrubby White Cinquefoil	2 Gal.
10	Viburnum lantana 'Mohican'	Mohican Viburnum	2 Gal.
ORNAMENTAL GRASSES			
71	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
59	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
GROUNDCOVERS			
30	Aronia melanocarpa Ground Hug	Ground Hug Chokeberry	2 Gal.
68	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.
59	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
PERENNIALS			
19	Gaura linderheimerii 'Whirling Butterflies'	Whirling Butterflies Gaura	1 Gal.
72	Lavandula x intermedia 'Gros Bleu'	Gros Bleu Lavender	1 Gal.
37	Nepeta	catnip	1 Gal.
TURF			
8,341 S.F.	Chanshare Imperial Bluegrass	Sod	
MULCH			
26,912 S.F.	Bark Mulch, Medium, Brown, Shredded		3" Depth
EDGING			
---	Metal - Steel, 4" x 3/16", 3' Dia. for Trees in Turf Areas		
FENCING			
---	6' Black Aluminum Fence		
---	6' Solid Grey Trex Fencing or Similar Privacy Fence		

LANDSCAPE GENERAL NOTES

- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Project Representative.
- Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$ " or larger.
Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.



4 5 0 0 S O U T H (UDOT SR-266)



IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
▼	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10'
●	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12'
▼	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15'

○	Rainbird 1804-SAM-R-VAN14 Adjust./Full Rotary Spray Head	45	0.63	8' - 14'
●	Rainbird 1804-SAM-R-VAN18 Adjust./Full Rotary Spray Head	45	1.01	13' - 18'
●	Rainbird 1804-SAM-R-VAN24 Adjust./Full Rotary Spray Head	45	1.68	17' - 24'

▨ Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub

- ⊕ Automatic Control Valve - Rainbird PEB - See Plan for Sizes
- ⊕ Drip Control Zone - Rainbird X CZ-100-PRBCOM
- ⊕ Quick Coupling Valve Assembly
- ⊕ Stop and Waste - 2"
- ⊕ Controller - Rainbird ESP-12LXME Controller - 12 Stations
- ⊕ Backflow Preventer - 2"

----- Lateral Pipe - Schedule 40 PVC

— 2" Sch 40 PVC Mainline

— Irrigation Sleeving (See Plan)

A-01	Valve #
12.0	GPM
1"	Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

IRRIGATION GENERAL NOTES

- Base drawings for irrigation design have been provided by others.
- Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contractor is responsible to verify material counts and square footages. Irrigation table quantities provided as a courtesy. In the event of a discrepancy, plan quantities take precedence over table quantities.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
- Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Sprinklers are placed at various percentages of manufacturers published radii, see Irrigation table for specific spacing. Spray heads typically shown at 90% of manufacturer's published coverage radius. Rotor heads typically shown at 90% of manufacturer's published 90% overage radius.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
- Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.
- Rotor zones may be shown with same nozzles for half circle and full circle heads, full circle head zones shall need double run time on controller. Rotor zones using the same nozzle for half circle and full circle heads shall be placed on separate zones.
- POCs and Main line are designed for one zone to be operated at a time, per POC & Controller.



ISSUE DESCRIPT.	DATE
	9.21.2022

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BASE45 TOWNHOMES
2180 EAST 4500 SOUTH
HOLLADAY, UTAH
PREPARED FOR:
JF CAPITOL
1148 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH

IRRIGATION
PLAN

L201

LUMINAIRE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	LAMPS		MOUNTING	VA	NOTES
					QTY	MODEL			
L20	OUTDOOR WALL MOUNT	KICHLER	SKU 5117360	MVOLT	LED	SUPPLIED W/UNIT	WALL	100	
NOTES: THE FIXTURES LISTED IN THIS SCHEDULE REPRESENT THE QUALITY AND TYPE OF FIXTURES DESIRED. EQUALS OF THOSE MANUFACTURERS NOTED IN THE REMARKS ARE ACCEPTED. FOR THOSE FIXTURES WITHOUT A MANUFACTURE DESIGNATION IN THE REMARK COLUMN THE SUPPLIER MAY SUBMIT A FIXTURE THEY BELIEVE TO BE EQUAL TO THE ONE SPECIFIED. TO BE ACCEPTABLE THE FIXTURES SUBMITTED MUST BE OF THE SAME TYPE AND MATERIAL AS THAT SPECIFIED AND MUST RECEIVE APPROVAL FROM THE ENGINEER BY ADDENDUM PRIOR TO BID.									

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	17.1 fc	0.0 fc	N/A	N/A



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

MAXX Engineering

90 W 500 S #231 580 Bergeson Drive
Bountiful, UT 84010 Blackfoot, ID 83221
Eng@maxxllc.net

OWNERSHIP OF DOCUMENTS

This document, the ideas and designs incorporated herein, as an instrument of professional service, are the property of MAXX LLC, and are not to be used, in whole or in part, for any other project without the written authorization of an authorized representative of MAXX LLC.

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MAXX LLC.

STAMP

REGISTERED PROFESSIONAL ENGINEER
5248941-2202
STAN W. JOHNS
8/9/22
STATE OF UTAH

BASE CAMP TOWNS
HOLLADAY, UT

SHEET TITLE SITE PHOTOMETRIC PLAN

REVISIONS	
NO.	DESCRIPTION

ISSUE DATE: 8/9/22
ISSUE TYPE: PERMIT
DRAWN BY: JLC
CHECKED BY: SJW

E1.0



BASE CAMP TOWNS CONCEPTUAL PERSPECTIVE

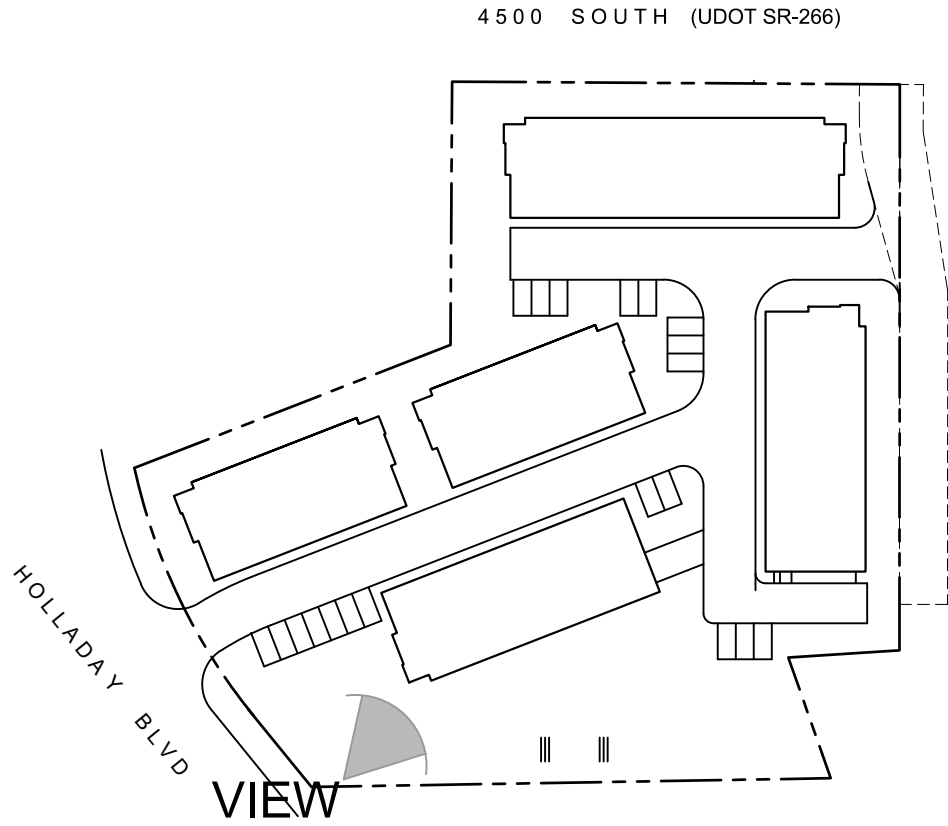
CODE SUMMARY

OCCUPANCY TYPE:	R-3
FIRE SPRINKLERS:	NFPA 13R RESIDENTIAL FIRE SPRINKLERS WILL BE INSTALLED IFC APPENDIX D 105 CODE MODIFICATION REQUIRED TO USE AUTOMATIC SPRINKLERS IN-LIEU OF MEETING AERIAL FIRE APPARATUS ACCESS.
CONSTRUCTION TYPE:	VB
NO. OF STORIES	4-STORIES
MAXIMUM BUILDING HEIGHT	40' (MEASURED FROM EXISTING GRADES)
ADOPTED CODE:	IBC 2018 IRC 2015 NEC 2020 ANSI 2009

BUILDING / UNIT SUMMARY

BUILDING TYPES:	THREE (3) BUILDING COMPOSITES	
	(2)	5-PLEX
	(2)	7-PLEX
	(1)	8-PLEX
TOTAL UNITS:	32 UNITS	
UNIT TYPES:	FOUR (4) UNIT PLANS	
UNIT 1	2BD+BONUS, 2.5BA	1,566 SQ FT
UNIT 2	2BD+BONUS, 2.5BA	1,613 SQ FT
UNIT 3/3ALT	3BD+BONUS+OFFICE, 3.5BA	2,246 SQ FT
UNIT 4/4ALT	3BD+BONUS+OFFICE, 3.5BA	2,658 SQ FT
(ALL UNITS HAVE 2-CAR GARAGES)		

NOTE: LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
SEE LANDSCAPE DRAWINGS FOR DETAILED INFORMATION.



SITE KEY PLAN

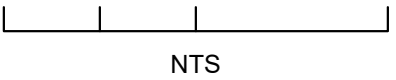


Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

Henry Walker Homes
1216 W. Legacy Crossing Blvd
Centerville, UT 84014

BASE CAMP TOWNS
HOLLADAY, UT # 210292

SCHEMATIC DESIGN
NOVEMBER 4, 2022



TITLE

A1.0



UNIT 4-R
LEFT



UNIT 4-R UNIT 3-R UNIT 3 UNIT 3-R UNIT 4
FRONT



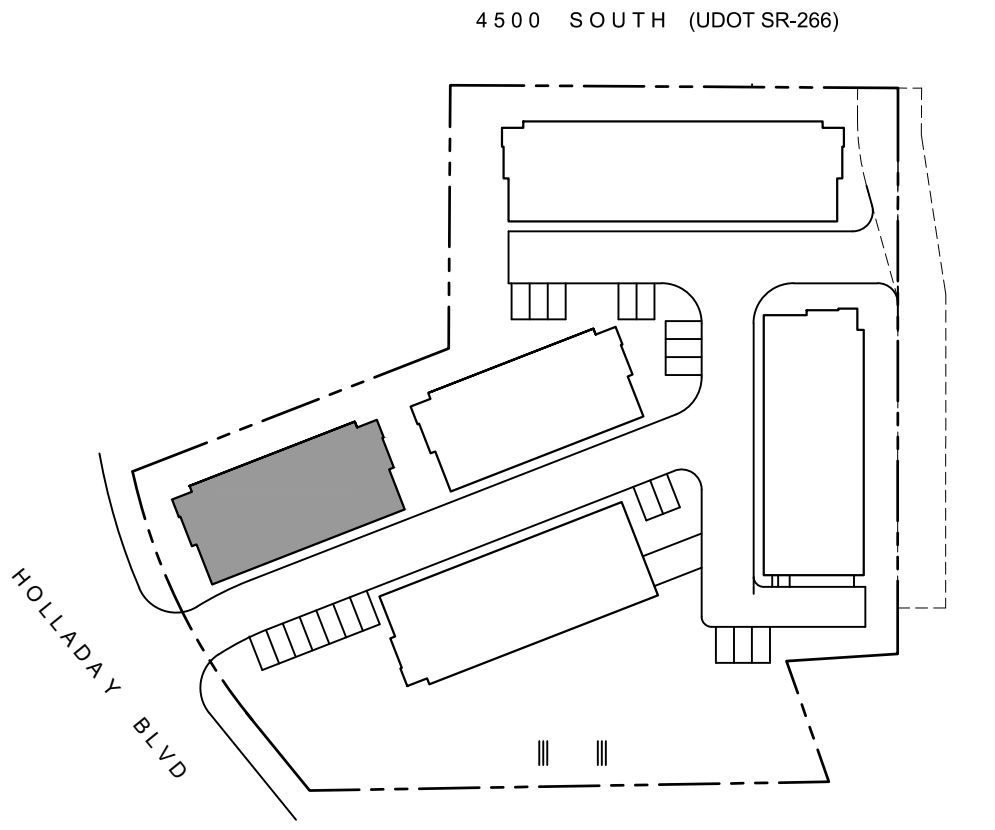
UNIT 4
RIGHT



UNIT 4 UNIT 3-R UNIT 3 UNIT 3-R UNIT 4-R
REAR

MATERIAL LEGEND

- | | |
|---|--------------------------------------|
| 1A ASPHALT COMPOSITION ROOFING | 7 VINYL WINDOW SYSTEM |
| 1B METAL ROOFING | 8 METAL GUARDRAIL |
| 2 WOOD FASCIA BOARD | 9 METAL AWNING |
| 3 STUCCO FINISH | 10 FRONT ENTRY DOOR |
| 4 STUCCO FINISH TRIM SURROUND ON STUCCO | 11 METAL SECTIONAL GARAGE DOOR |
| 5 MASONRY BRICK VENEER | 12 DECORATIVE EXTERIOR LIGHT FIXTURE |
| 6 STAINED FINISH WOOD TRIM | 13 FIBER-CEMENT SIDING |



SITE KEY PLAN

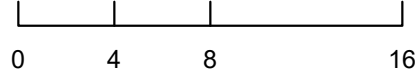


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NOVEMBER 4, 2022

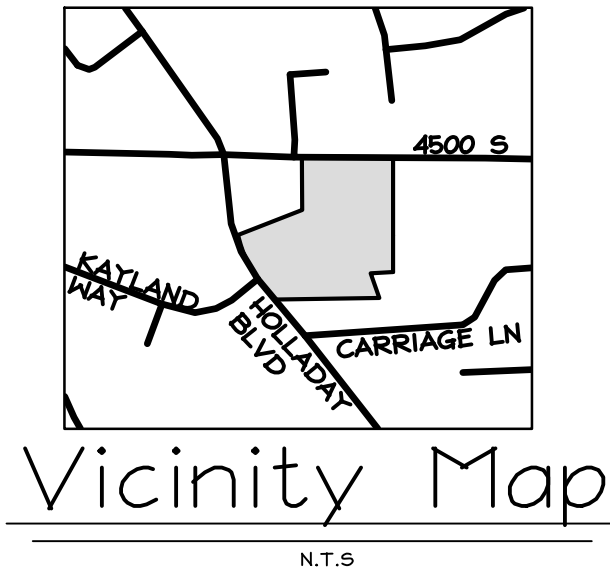


5-PLEX ELEVATIONS-NORTH WEST

A1.2

BASE45 TOWNHOMES
FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, 1 EAST,
SALT LAKE BASE & MERIDIAN
COUNTY OF SALT LAKE, STATE OF UTAH
2180 E 4500 S HOLLADAY, UTAH
CITY OF HOLLADAY ZONING CODE "R-M"
SEPTEMBER 2022



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	2.50	S0°00'00"E	L21	2.00	N40°00'00"E	L41	12.67	N68°42'56"E	L61	2.00	S21°17'00"E	L81	2.00	N21°17'00"W
L2	21.17	N40°00'00"W	L22	2.00	S89°38'30"E	L42	3.50	S21°17'04"E	L62	12.67	N68°43'00"W	L82	12.67	S68°43'00"W
L3	23.96	N0°00'00"E	L23	5.42	S0°00'00"E	L43	1.50	N68°42'56"E	L63	12.67	N68°43'00"E	L83	3.50	N21°17'00"W
L4	2.50	N40°00'00"W	L24	0.50	N40°00'00"E	L44	0.50	S21°17'04"E	L64	3.50	N21°17'00"W	L84	10.62	S68°43'00"W
L5	0.79	N40°00'00"W	L25	0.50	S0°00'00"E	L45	6.79	N68°42'56"E	L65	10.63	N68°43'00"E	L85	9.63	N21°17'00"W
L6	4.79	N0°00'00"E	L26	0.50	N40°00'00"E	L46	0.50	N21°17'04"E	L66	9.63	N21°17'00"W	L86	0.79	S68°43'00"E
L7	10.62	N40°00'00"E	L27	2.00	S0°00'00"E	L47	2.33	N68°42'56"E	L67	0.79	S68°43'00"E	L87	15.42	N21°17'00"W
L8	3.50	N0°00'00"E	L28	9.67	N40°00'00"E	L48	2.33	S21°17'04"E	L68	15.42	N21°17'00"W	L88	2.50	N68°43'00"E
L9	12.67	N40°00'00"E	L29	2.00	N0°00'00"E	L49	0.79	S68°42'56"E	L69	2.50	S68°43'00"W			
L10	2.00	N0°00'00"E	L30	0.92	N40°00'00"E	L50	4.96	S21°17'04"E	L70	21.46	N21°17'00"W			
L11	12.67	N40°00'00"E	L31	0.92	N0°00'00"E	L51	0.79	N68°42'56"E	L71	21.46	N21°17'00"W			
L12	3.50	S0°00'00"E	L32	2.00	S68°42'56"E	L52	2.33	S21°17'04"E	L72	21.46	S21°17'00"E			
L13	10.62	N40°00'00"E	L33	9.67	N21°17'04"E	L53	0.79	S68°42'56"E	L73	2.50	N68°43'00"E			
L14	9.17	S0°00'00"E	L34	2.00	N68°42'56"E	L54	2.50	S68°42'56"E	L74	15.42	S21°17'00"E			
L15	2.50	N0°00'00"E	L35	0.50	N21°17'04"E	L55	21.46	S21°17'00"E	L75	0.79	N68°43'00"E			
L16	0.79	N0°00'00"E	L36	5.25	N68°42'56"E	L56	15.42	S21°17'00"E	L76	9.63	S21°17'04"E			
L17	9.62	N40°00'00"E	L37	0.50	S21°17'04"E	L57	0.79	S68°43'00"W	L77	10.63	S68°43'00"W			
L18	10.62	S0°00'00"E	L38	5.38	N68°42'56"E	L58	9.62	S21°17'00"E	L78	3.50	S21°17'00"E			
L19	3.50	N40°00'00"E	L39	2.00	N20°18'40"W	L59	3.50	S21°17'00"E	L79	12.67	S68°43'00"W			
L20	12.67	S0°00'00"E	L40	2.00	S21°17'04"E	L60	12.67	N68°43'00"E	L80	2.00	S21°17'00"E			

LEGEND

	TELEPHONE BOX
	TELEPHONE MANHOLE
	TELEPHONE RISER
	POWER POLE
	GUY WIRE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION BOX
	GAS METER
	MAILBOX
	WELL/PUMP
	STORM DRAIN MANHOLE
	DRAIN INLET
	ELECTRIC BOX
	SEWER LINE
	WATER LINE
	BOUNDARY LINE
	SECTION LINE
	ADJOINER DEED LINES
	ROAD CENTERLINE
	EASEMENT LINE
	CITY MONUMENT
	PROPERTY CORNER
	EXISTING BUILDING
	EXISTING CONCRETE

COMMUNITY AND ECONOMIC DEVELOPMENT

APPROVED AS TO FORM THIS _____ DAY
OF _____ A.D., 2022

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

PLANNING COMMISSION

APPROVED THIS _____ DAY
OF _____ A.D., 2022

PLANNING COMMISSION CHAIR

HEALTH DEPARTMENT

APPROVED THIS _____ DAY
OF _____ A.D., 2022

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ATTORNEY

APPROVED THIS _____ DAY
OF _____ A.D., 2022

CITY OF HOLLADAY ATTORNEY

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND
IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS
OFFICE. APPROVED THIS _____ DAY
OF _____ A.D., 2022

CITY OF HOLLADAY ENGINEER

DATE

THE CITY OF HOLLADAY APPROVAL

PRESENTED TO THE CITY OF HOLLADAY THIS _____ DAY OF _____
2022 AT WHICH TIME THIS SUBDIVISION PLAT WAS APPROVED AND
ACCEPTED
ATTEST:

RECORDER

CITY MANAGER

SALT LAKE COUNTY RECORDER

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ CHIEF DEPUTY: _____

SALT LAKE COUNTY RECORDER: _____

SURVEYOR'S CERTIFICATE

I, NATHAN G. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR,
AND THAT I HOLD CERTIFICATE NO. 10175991, AS PRESCRIBED UNDER THE LAWS OF THE STATE
OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY
OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED
SAID TRACT OF LAND INTO LOTS AND STREETS TO BE KNOWN AS, BASE45 TOWNHOMES,
AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS
PLAT.

NATHAN CHRISTENSEN
PLS 10175991

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 4500 SOUTH, SAID POINT
BEING NORTH 89°38'30" WEST 977.90 FEET AND SOUTH 0°02'13" WEST 53.00 FEET FROM THE FOUND
SALT LAKE COUNTY MONUMENT AT 4500 SOUTH AND 2300 EAST; THENCE SOUTH 0°02'12" WEST
282.98 FEET ALONG THE WESTERLY LINE OF THE VILLAGE PROFESSIONAL BUILDING SUBDIVISION,
TO A POINT ON THE NORTHERLY LINE OF CARRIAGE LANE APARTMENT HOMES SUBDIVISION;
THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) CALLS: THENCE SOUTH
86°22'00" WEST 55.66 FEET; THENCE SOUTH 19°21'00" EAST 64.00 FEET; THENCE SOUTH 89°02'00"
WEST 259.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOLLADAY
BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING TWO CALLS (2):
THENCE NORTH 34°06'01" WEST 45.55 FEET; THENCE NORTHWESTERLY 134.07 FEET ALONG THE
ARC OF A 297.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°49'41"
(CHORD BEARING AND DISTANCE NORTH 25°42'45" WEST FOR 137.80 FEET); THENCE NORTH
68°43'00" EAST 169.57 FEET TO A POINT ON THE SOUTHERLY LINE OF TWIN PEAKS MEDICAL PLAZA
CONDOMINIUM SUBDIVISION; THENCE NORTH 0°21'30" WEST 131.64 FEET ALONG THE EASTERLY
LINE OF SAID TWIN PEAKS MEDICAL PLAZA CONDOMINIUM SUBDIVISION TO A POINT ON THE THE
SOUTHERLY RIGHT OF WAY LINE OF 4500 SOUTH; THENCE SOUTH 89°38'30" EAST 225.48 FEET
ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 100036 S.F. OR 2.297 ACRES
32 LOTS

PLAT NOTES

- TO BE EFFECTUATED BY THE RECORDING OF THIS PLAT, ANY AREA OF THE SITE THAT IS
NOT OCCUPIED BY A HABITABLE STRUCTURE IS SUBJECT TO A PUBLIC UTILITY EASEMENT
AND DRAINAGE EASEMENT. THE HOA WILL PROVIDE MANAGEMENT AND MAINTENANCE OF ALL
SHARED UTILITIES
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT
ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC
UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE
IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN,
INCLUDING THE RIGHT TO REQUIRE SUCH FACILITIES AND THE RIGHT TO REQUIRE
REMOVAL OF ANY CONSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT
MAY BE PLACED WITH THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY
REMOVE SUCH AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT
STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES
WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES AND
FACILITIES IN THE PUE
- THE ZONING FOR THE SUBDIVISION ALONG WITH ALL ADJACENT PARCEL IS MULTIPLE-FAMILY
RESIDENTIAL ZONE, "R-M", CITY OF HOLLADAY ZONING CODE "R-M".
- NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS.

OWNER'S DEDICATION

HENRY WALKER LAND, LLC, A UTAH LIABILITY COMPANY, THE OWNER OF THE DESCRIBED
TRACT OF LAND TO BE HEREAFTER KNOWN AS BASE45 TOWNHOMES, DOES HEREBY DEDICATE
FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED
AND SHOWN ON THIS PLAT TO BE DEDICATED FOR THE PUBLIC USE. OWNER(S) HEREBY
CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES
SHOWN HEREIN.

HENRY WALKER LAND, LLC, A UTAH LIMITED LIABILITY COMPANY, LLC

BY:

ITS: MANAGING MEMBER

IN WITNESS WHEREOF _____ HAVE HERE UNTO SET _____ THIS _____
DAY OF _____ A.D., _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF UTAH _____, §5.5.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, _____, PERSONALLY
APPEARED BEFORE ME WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE SAID
_____ OF _____, AND THAT THE WITHIN AND FOREGOING INSTRUMENT
WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD
OF DIRECTORS AND SAID _____, DULY ACKNOWLEDGE TO ME THAT SAID
CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

RESIDING IN _____ COUNTY _____



1588 SOUTH MAIN STREET SUITE
200 SALT LAKE CITY, UT 84115
801.743.1300

DEVELOPER:
JF CAPITAL, LLC
1216 W LEGACY CROSSING BLVD,
SUITE 300
CENTERVILLE, UT 84104

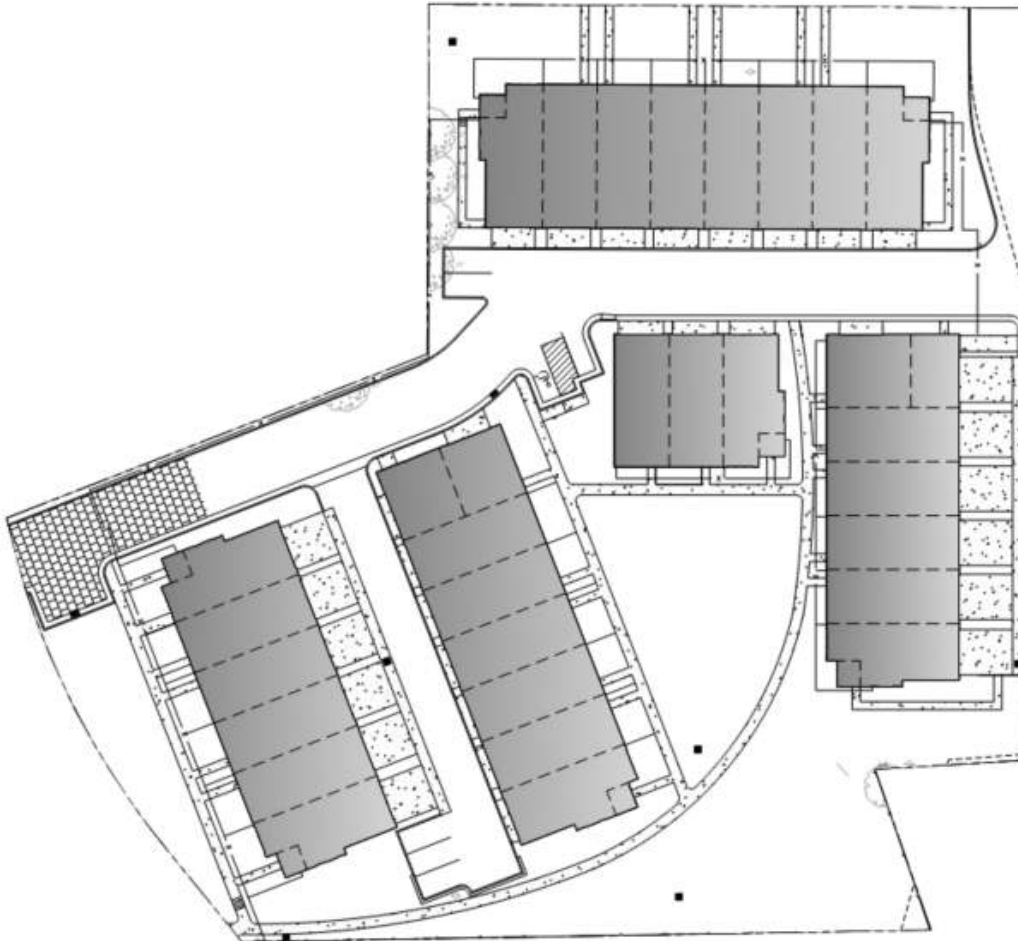
BASE45 TOWNHOMES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
COUNTY OF SALT LAKE, STATE OF UTAH
2180 E 4500 S HOLLADAY, UTAH

Sheet 1 of 1

Base45

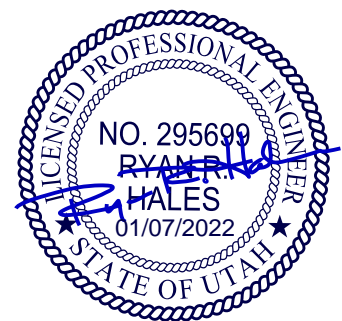
Traffic Impact Study



Holladay, Utah

January 7, 2022

UT21-2076



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Base45 development located in Holladay, Utah. The Base45 development is located near the southeast corner of the Holladay Boulevard / 4500 South intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021) conditions with and without the proposed project and to recommend mitigation measures as needed. The evening peak hour level of service (LOS) results are shown in Table ES-1.

Table ES-1: Evening Peak Hour Level of Service Results

Intersection		Level of Service	
		Existing (2021)	
		BG	PP
1	Holladay Boulevard & Albright Dr / 4500 South (S.R. 266)	A	A
2	Med. Village NW Access / 4500 South (S.R. 266)	c	-
3	Med. Village NE Access / 4500 South (S.R. 266)	c	c
4	Monarch Access / Holladay Boulevard	a	a
5	Med. Village W Access & Project Access / Holladay Boulevard	a	a
1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter) 2. BG = Background (without project traffic), PP = Plus Project (with project traffic) Source: Hales Engineering, January 2022			

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of 32 residential townhomes
- The project is anticipated to generate approximately 194 weekday daily trips, including 12 trips in the morning peak hour, and 16 trips in the evening peak hour
- A right-turn deceleration lane should be striped at the Medical Village Northeast Access & Project Access / 4500 South (S.R. 266) intersection since there is sufficient pavement width

2021	Background	Plus Project
Findings	• Acceptable LOS at all study intersections	• Acceptable LOS at all study intersections

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Base45 development located in Holladay, Utah. The proposed project is located near the southeast corner of Holladay Boulevard / 4500 South. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021) conditions with and without the proposed project and to recommend mitigation measures as needed.

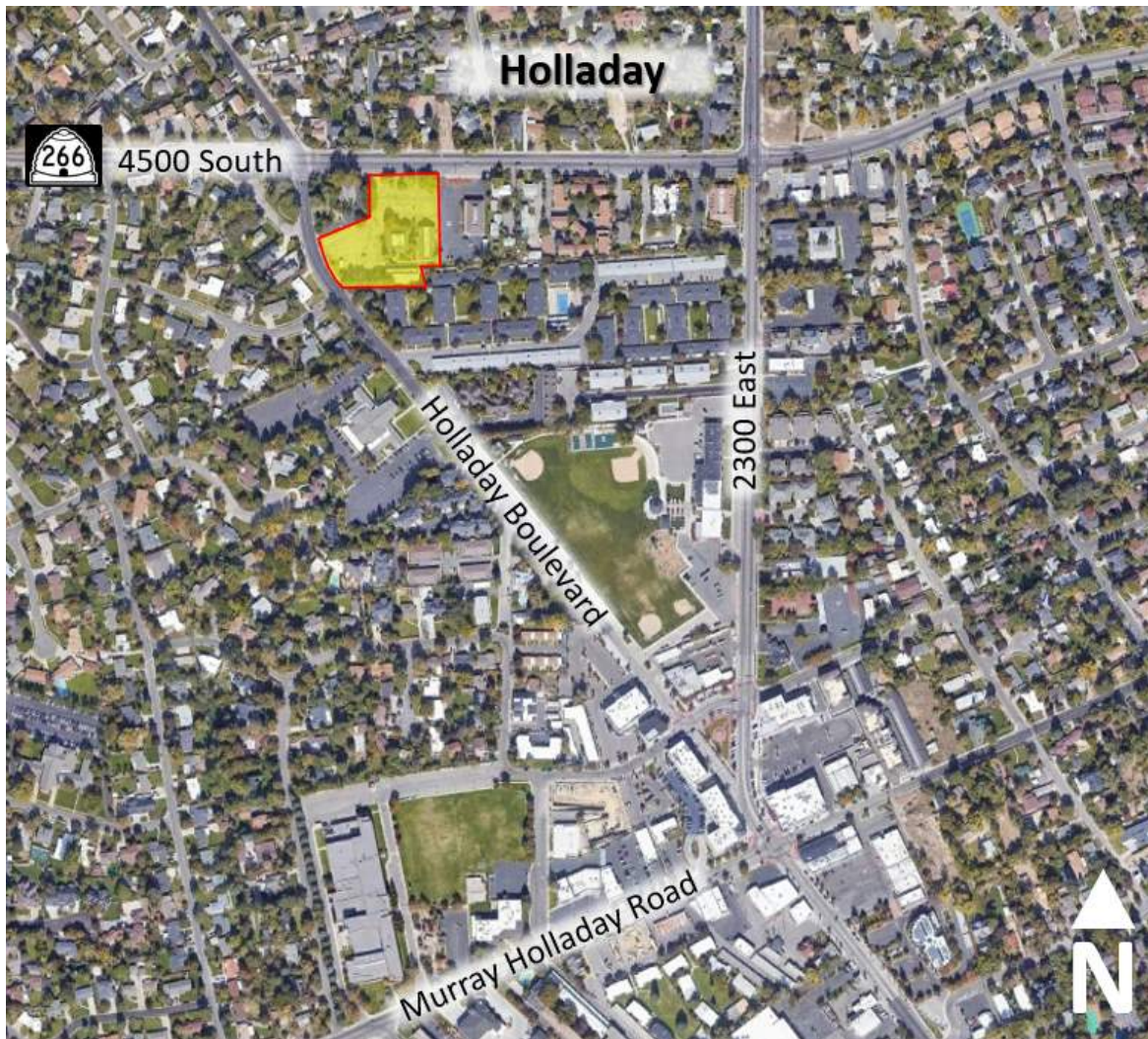


Figure 1: Vicinity map showing the project location in Holladay, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Holladay Boulevard / 4500 South (S.R. 266)
- Medical Village Northeast & Project Access / 4500 South (S.R. 266)
- Monarch West Access / Holladay Boulevard
- Project Access / Holladay Boulevard

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.







The *Highway Capacity Manual* (HCM), 6th Edition, 2016 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix B. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 6th Edition, 2016 Methodology (Transportation Research Board)

II. EXISTING (2021) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

4500 South (S.R. 266) – is a state-maintained roadway (classified by UDOT access management standards as a “Regional Priority – Urban Importance” facility, or access category 5 roadway). 4500 South (S.R. 266) typically has one travel lane in each direction separated by a center two-way left-turn lane (TWLTL). As identified and controlled by UDOT, a “Regional Priority – Urban Importance” access classification identifies minimum signalized intersection spacing of one-half mile (2,640 feet), minimum unsignalized street spacing of 660 feet, and minimum driveway spacing of 350 feet. The posted speed limit on 4500 South (S.R. 266) is 40 mph.

Holladay Boulevard – is a city-maintained roadway which is classified by the Holladay City General Plan (2019) as a “minor arterial.” The roadway has one travel lane in each direction. The posted speed limit is 30 mph in the study area.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Holladay Boulevard / 4500 South (S.R. 266)
- Medical Village Northwest Access / 4500 South (S.R. 266)
- Medical Village Northeast Access / 4500 South (S.R. 266)
- Monarch West Access / Holladay Boulevard
- Medical Village West Access / Holladay Boulevard

The counts were performed on Wednesday, December 15, 2021. The morning peak hour was determined to be between 8:00 and 9:00 a.m., and the evening peak hour was determined to be between 4:00 and 5:00 p.m. The evening peak hour volumes were nearly 200% higher than the morning peak hour volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions. The low counts observed in the morning were likely due to inclement weather. Detailed count data are included in Appendix A.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on S.R. 71 (ATR #406). In recent years, traffic volumes in December have been equal to approximately 96% of average traffic volumes. The observed traffic volumes were adjusted accordingly to determine average turning movement counts at the study intersections.

The traffic counts were collected during the COVID-19 pandemic when traffic volumes were slightly reduced due to social distancing measures. According to the UDOT Automatic Traffic Signal Performance Measures (ATSPM) website, the traffic volumes on March 3, 2020 (pre-social distancing) were approximately 16% higher than those on December 14, 2021. Therefore, the collected data were increased by 16% to represent normal conditions.

Figure 2 shows the existing evening peak hour volumes as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the evening peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2021) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the evening peak hour.

F. Mitigation Measures

No mitigation measures are recommended.

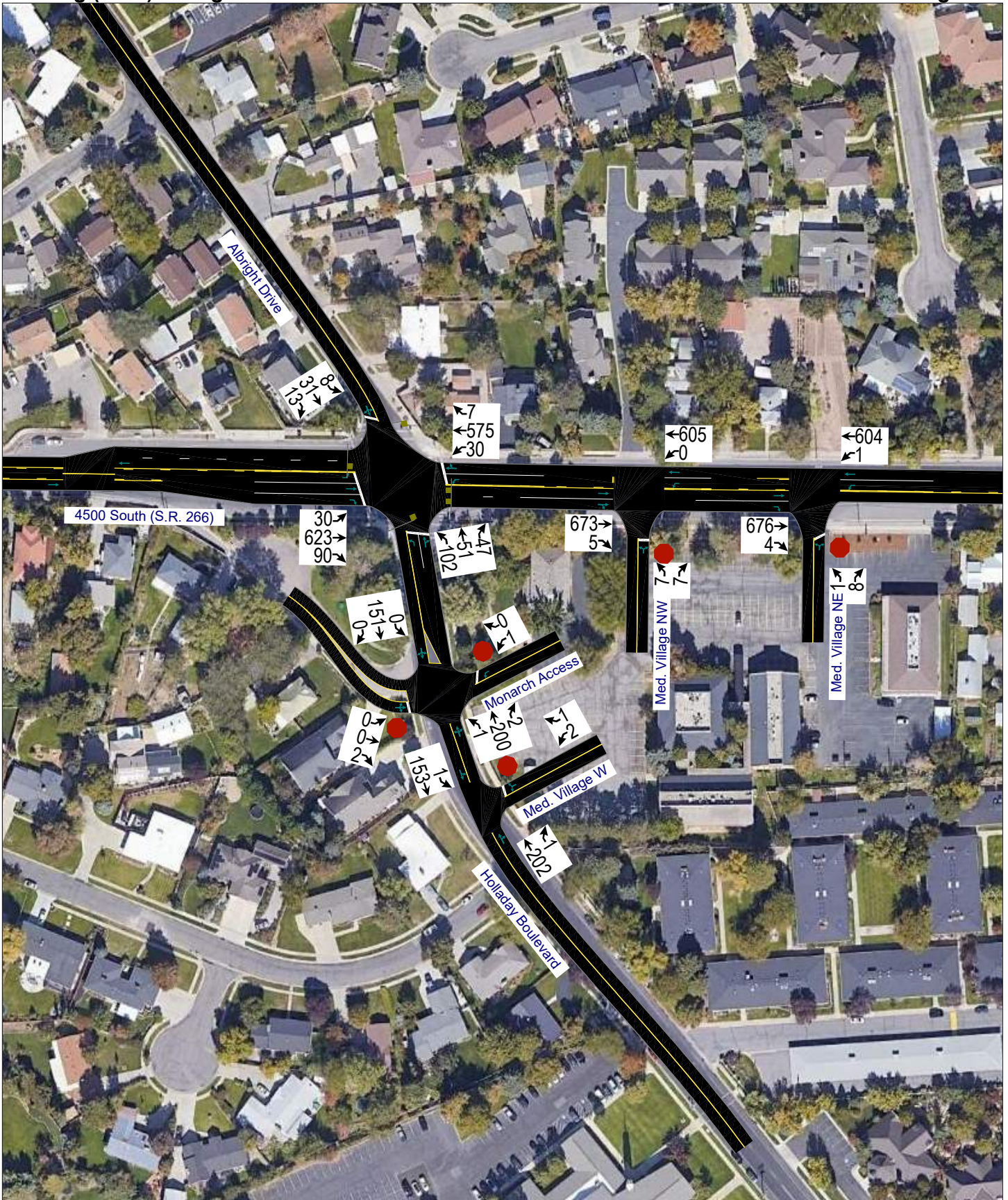


Table 2: Existing (2021) Background Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Holladay Boulevard & Albright Drive / 4500 South (S.R. 266)	Signal	-	8.4	A
Medical Village Northwest Access / 4500 South (S.R. 266)	NB Stop	NBL	18.4	c
Medical Village Northeast Access / 4500 South (S.R. 266)	NB Stop	NBL	15.4	c
Monarch Access / Holladay Boulevard	EB/WB Stop	EBR	3.4	a
Medical Village West Access / Holladay Boulevard	WB Stop	WBL	5.9	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, January 2022

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Base45 development is located near the southeast corner of Holladay Boulevard / 4500 South. The development will consist of residential townhome units. A concept plan for the proposed development is provided in Appendix C. The proposed land use for the development has been identified in Table 3.

Table 3: Project Land Uses

Land Use	Intensity
Single-family attached housing	32 Units

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Trip generation for the proposed project is included in Table 4.

The total trip generation for the development is as follows:

- Daily Trips: 194
- Morning Peak Hour Trips: 12
- Evening Peak Hour Trips: 16

Table 4: Trip Generation

Trip Generation Holladay - Base45								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Single-Family Attached Housing (215)	32	DU	194	50%	50%	97	97	194
TOTAL			194			97	97	194
AM Peak Hour								
Single-Family Attached Housing (215)	32	DU	12	31%	69%	4	8	12
TOTAL			12			4	8	12
PM Peak Hour								
Single-Family Attached Housing (215)	32	DU	16	57%	43%	9	7	16
TOTAL			16			9	7	16
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 11th Edition, 2021. SOURCE: Hales Engineering, January 2022								

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the evening peak hour is shown in Table 5.

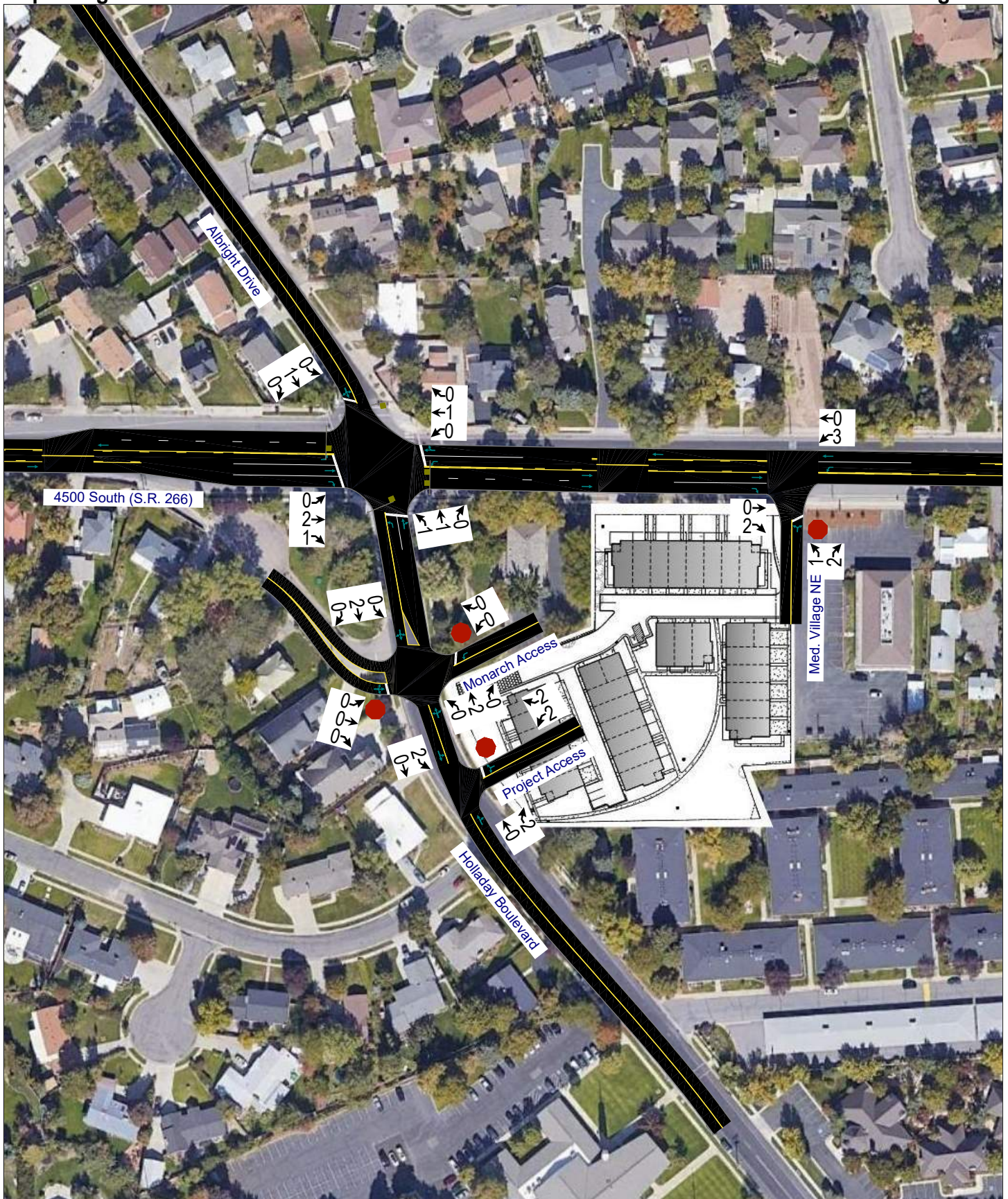
Table 5: Trip Distribution

Direction	% To/From Project
North	5%
South	25%
East	35%
West	35%

These trip distribution assumptions were used to assign the evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

Holladay Base45 TIS Trip Assignment

Evening Peak Hour Figure 3



E. Access

The proposed access for the site will be gained at the following locations (see also concept plan in Appendix C):

4500 South (S.R. 266):

- Access to the project will be gained at the current Medical Village Northeast Access / 4500 South (S.R. 266) intersection. It will access the project on the south side of 4500 South (S.R. 266). It is anticipated that this access will remain stop-controlled and that the existing Northwest Access will be closed. There are a few other access points within the 350 feet of minimum spacing required between accesses, therefore a variance request may be required by UDOT. Overall, the access management along the corridor is being improved with the closure of an existing access to 4500 South.

Holladay Boulevard:

- The Project Access will be located at the existing Medical Village West Access. It will access the project on the east side of Holladay Boulevard. It is anticipated that the access will remain stop-controlled.

F. Auxiliary Lane Requirements

UDOT Administrative Rule R930-6 outlines minimum turn volumes (measured in vehicles per hour) to warrant auxiliary lanes. It is not anticipated that auxiliary lanes are required for this access, as shown in Table 6. There is an existing center two-way left-turn lane (TWLTL) on 4500 south that will serve as the left-turn deceleration lane into the project. It is recommended that a right-turn deceleration lane be striped since there is sufficient pavement width.

Table 6: Auxiliary Lane Summary – Northeast Access / 4500 South

Auxiliary Lane Type		Minimum Requirement	Measure	Met?
Left turn	Deceleration (WB-to-SB)	10 vph	4 vph	No
Right turn	Deceleration (EB-to-SB)	25 vph	6 vph	No

IV. EXISTING (2021) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2021) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2021) background traffic volumes to predict turning movement volumes for existing (2021) plus project conditions. Existing (2021) plus project evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the evening peak hour with project traffic added, as shown in Table 7.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queuing is anticipated during the evening peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

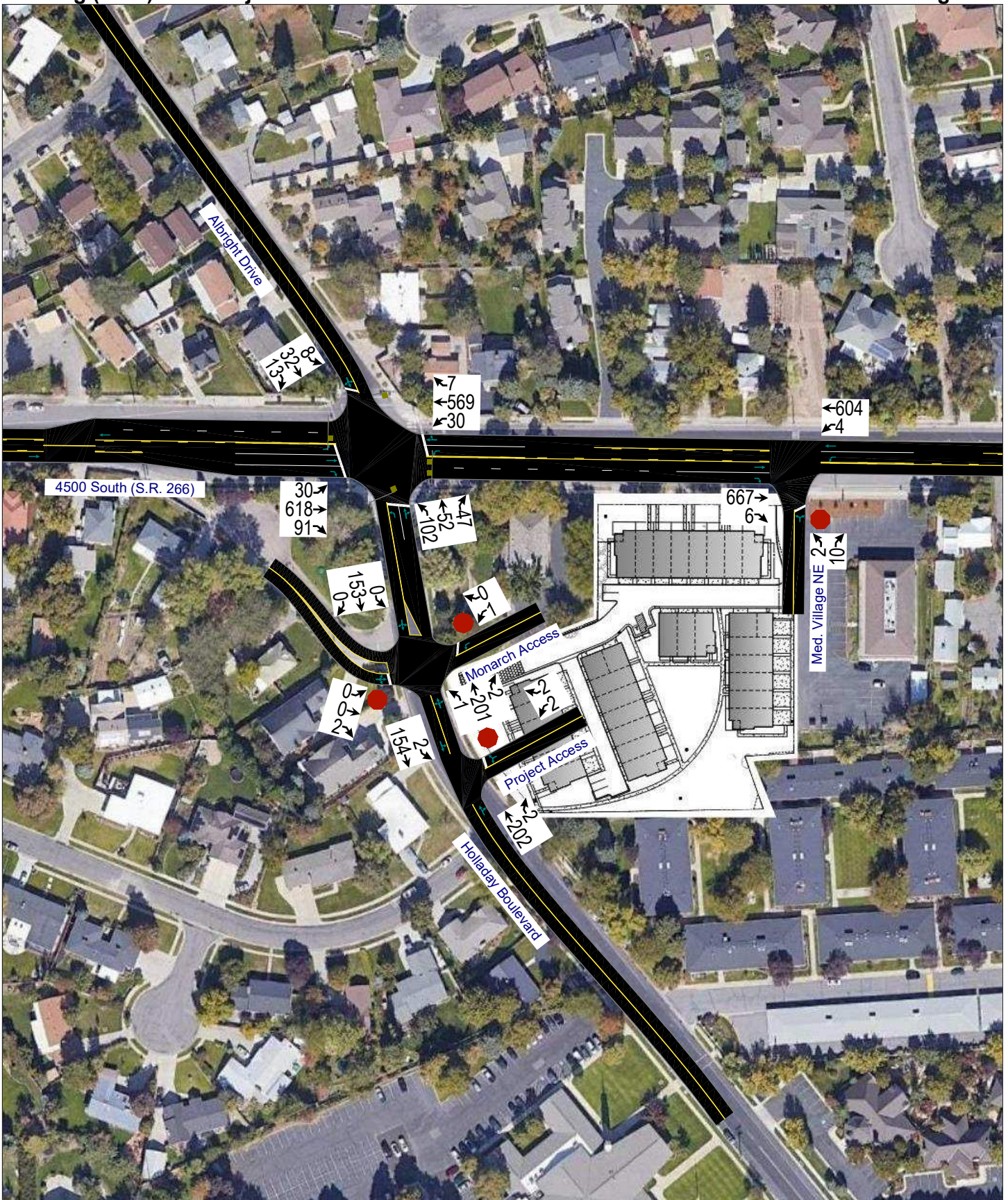


Table 7: Existing (2021) Plus Project Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Holladay Boulevard & Albright Drive / 4500 South (S.R. 266)	Signal	-	8.2	A
Medical Village Northeast Access / 4500 South (S.R. 266)	NB Stop	NBL	22.6	c
Monarch Access / Holladay Boulevard	EB/WB Stop	WBL	5.9	a
Project Access / Holladay Boulevard	WB Stop	WBL	4.6	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, January 2022

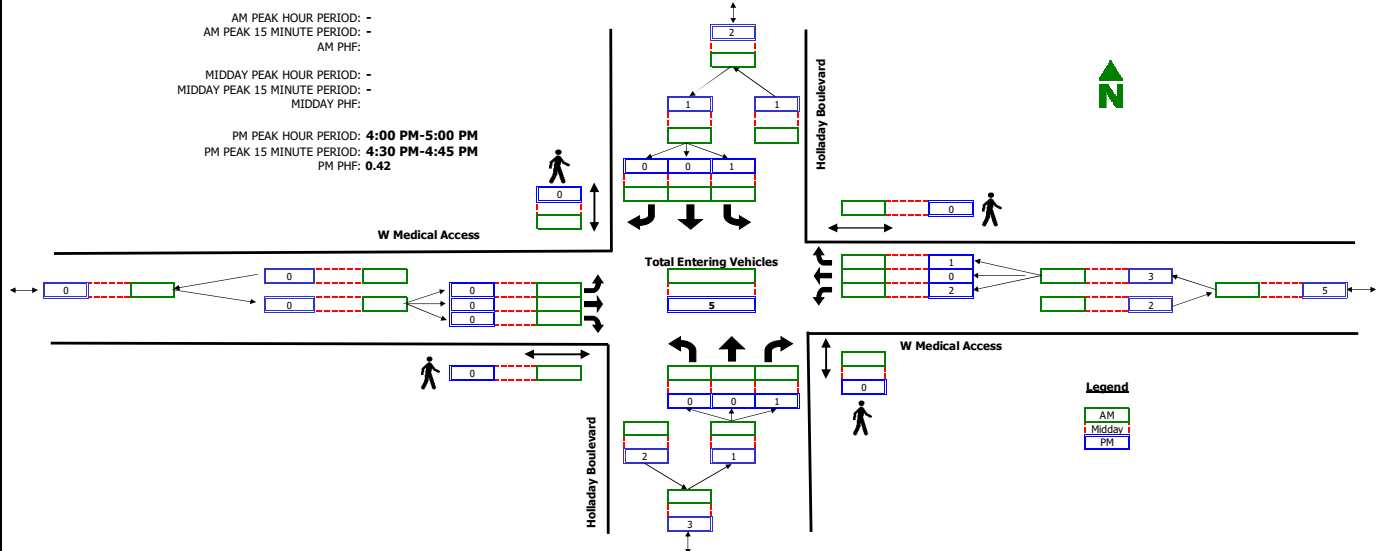
APPENDIX A

Turning Movement Counts

Intersection: Holladay Boulevard / W Medical Access
North/South: Holladay Boulevard
East/West: W Medical Access
Jurisdiction: Holladay
Project Title: Base45 TIS
Project No: UT21-2076
Weather: Cloudy

Date:
COVID-19 Adjustment:
Month of Year Adjustment:
Adjustment Station #:
Growth Rate:
Number of Years:

12-15-21, Wed
86.0%
96.0%
0
0.0%
0



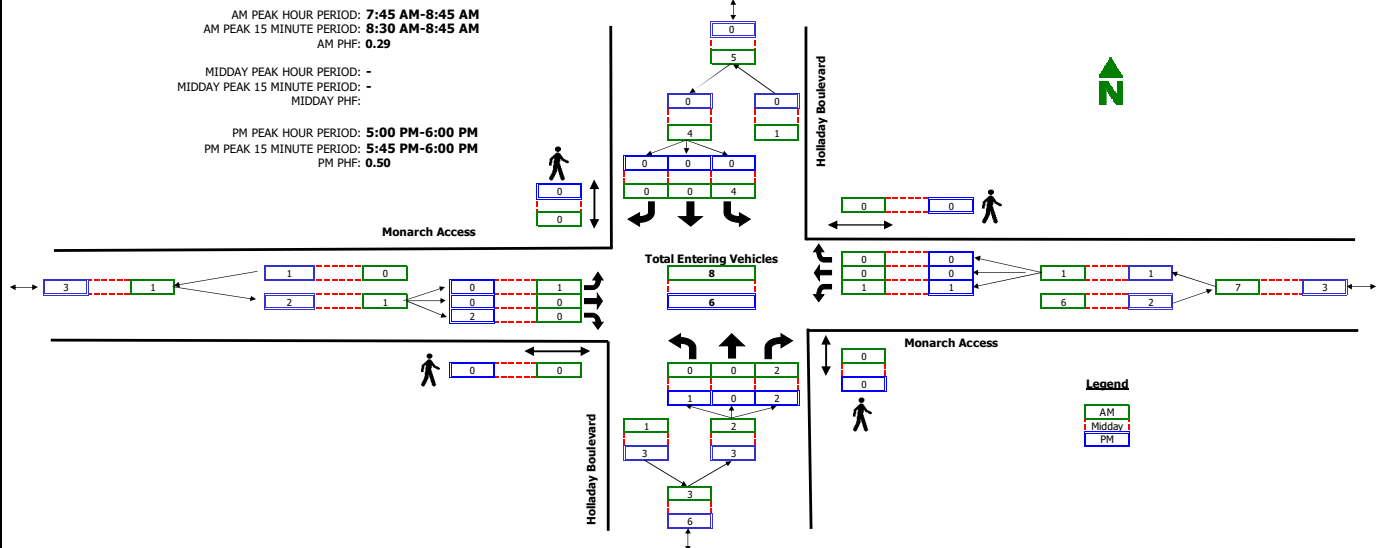
RAW COUNT SUMMARIES	Holladay Boulevard Northbound				Holladay Boulevard Southbound				W Medical Access Eastbound				W Medical Access Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
16:30 - 16:45	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	3
16:45 - 17:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Turning Movement Summary

Intersection: Holladay Boulevard / Monarch Access
North/South: Holladay Boulevard
East/West: Monarch Access
Jurisdiction: Holladay
Project Title: Base45 TIS
Project No: UT21-2076
Weather: Cloudy

Date: 12-15-21, Wed
COVID-19 Adjustment: 86.0%
Month of Year Adjustment: 96.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

12-15-21, Wed
86.0%
96.0%
0
0.0%
0

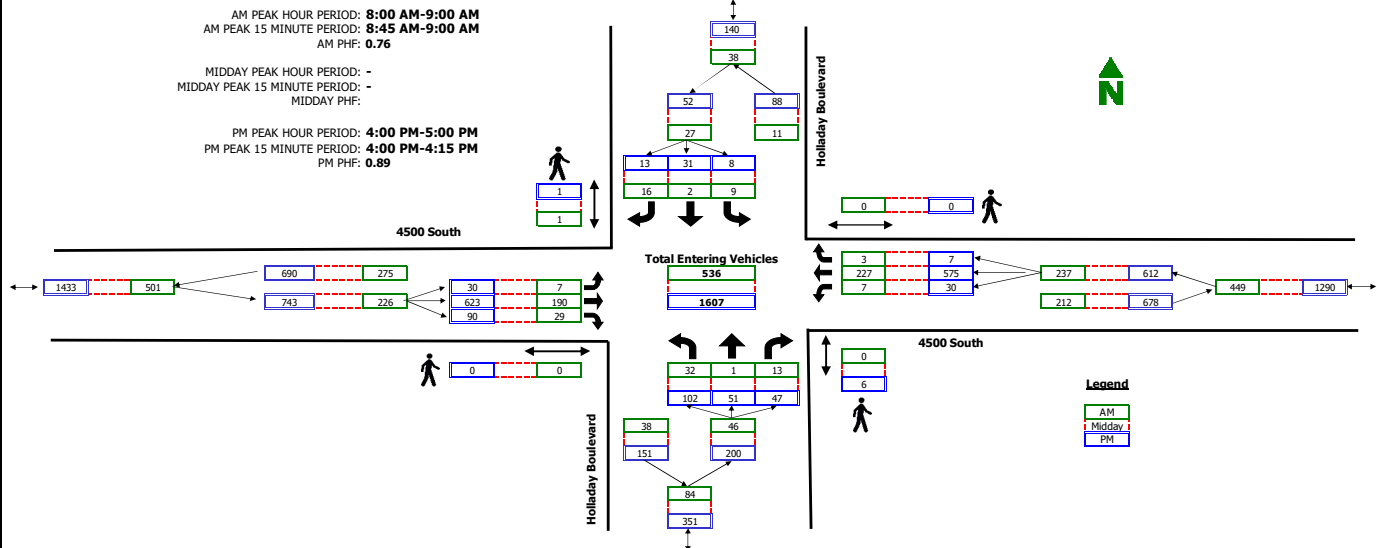


RAW COUNT SUMMARIES	Holladay Boulevard Northbound				Holladay Boulevard Southbound				Monarch Access Eastbound				Monarch Access Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
7:15 - 7:30	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	3
7:30 - 7:45	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
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8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
17:15 - 17:30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	3

Intersection Turning Movement Summary

Intersection: Holladay Boulevard / 4500 South
North/South: Holladay Boulevard
East/West: 4500 South
Jurisdiction: Holladay
Project Title: Base45 TIS
Project No: UT21-2076
Weather: Cloudy

Date: 12-15-21, Wed
COVID-19 Adjustment: 86.0%
Month of Year Adjustment: 96.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0



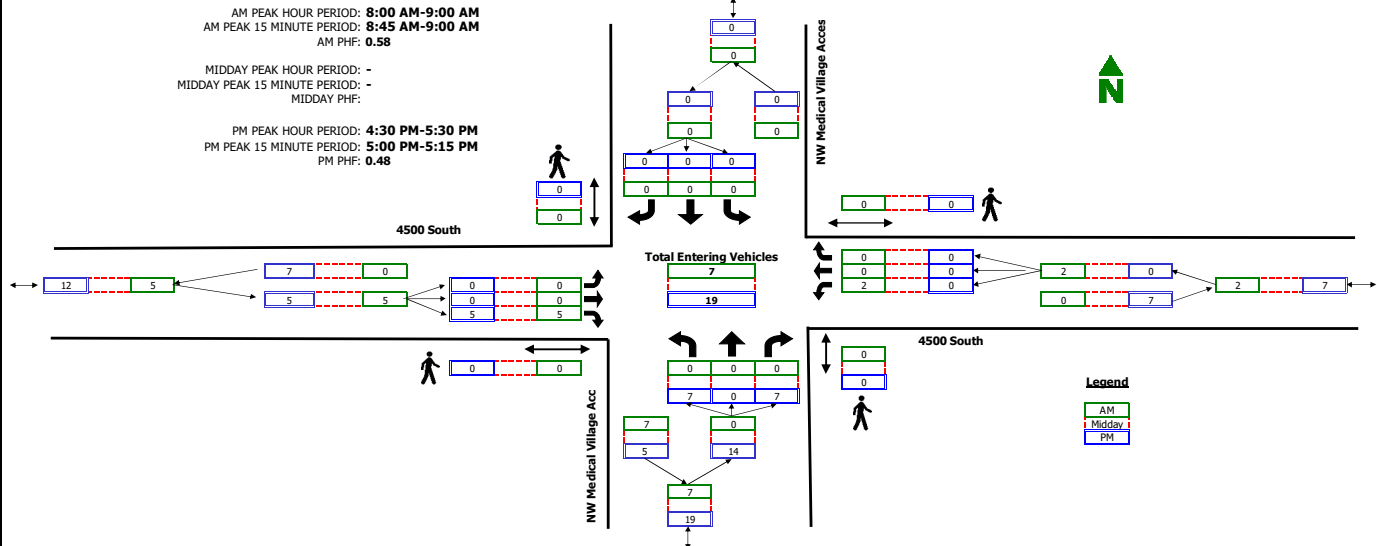
RAW COUNT SUMMARIES	Holladay Boulevard Northbound				Holladay Boulevard Southbound				4500 South Eastbound				4500 South Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	1	1	1	0	1	0	4	0	0	38	2	0	1	34	0	0	83
7:15 - 7:30	1	0	0	0	1	0	0	0	0	40	6	0	0	36	1	0	85
7:30 - 7:45	5	0	5	0	0	0	1	1	1	38	6	1	4	27	1	0	88
7:45 - 8:00	4	2	1	0	0	1	4	0	1	38	5	0	2	50	0	0	108
8:00 - 8:15	4	0	4	0	1	0	5	0	2	44	2	0	1	56	1	0	120
8:15 - 8:30	8	0	1	0	4	0	5	0	0	35	2	0	5	59	0	0	119
8:30 - 8:45	8	1	4	0	0	1	1	1	1	46	10	0	1	47	1	0	121
8:45 - 9:00	12	0	4	0	4	1	5	0	4	65	15	0	0	65	1	0	176
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	22	17	16	0	2	11	4	0	12	179	18	0	5	160	4	0	450
16:15 - 16:30	17	6	10	0	4	6	2	0	7	125	18	0	7	156	0	0	358
16:30 - 16:45	36	18	11	5	1	6	6	1	6	160	27	0	11	131	1	0	414
16:45 - 17:00	27	10	10	1	1	8	1	0	5	159	27	0	7	128	2	0	385
17:00 - 17:15	31	12	11	2	4	18	7	0	10	137	17	0	7	127	1	0	382
17:15 - 17:30	23	8	10	0	0	1	4	0	8	147	25	0	10	154	2	0	392
17:30 - 17:45	25	11	10	0	1	4	4	0	4	141	22	0	5	133	5	0	365
17:45 - 18:00	25	8	10	0	4	1	5	0	7	137	17	0	8	157	4	0	383

Intersection Turning Movement Summary

Intersection: NW Medical Village Access / 4500 South
North/South: NW Medical Village Access
East/West: 4500 South
Jurisdiction: Holladay
Project Title: Base45 TIS
Project No: UT21-2076
Weather: Cloudy

Date: 12-15-21, Wed
COVID-19 Adjustment: 86.0%
Month of Year Adjustment: 96.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

12-15-21, Wed
86.0%
96.0%
0
0.0%
0

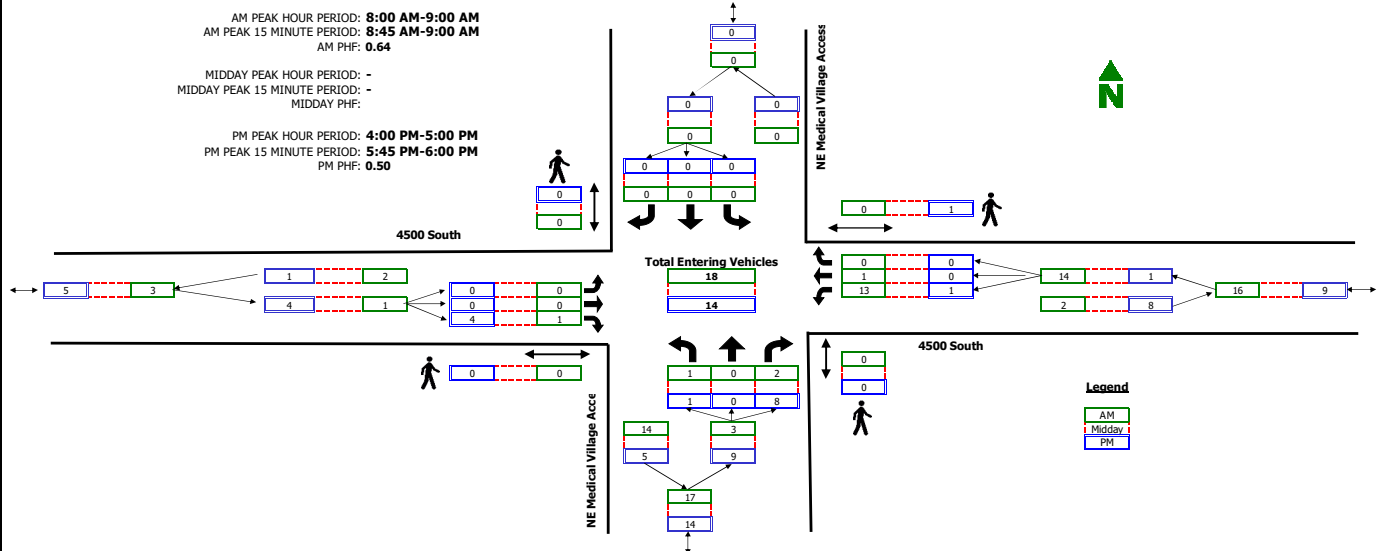


RAW COUNT SUMMARIES	NW Medical Village Access Northbound				NW Medical Village Access Southbound				4500 South Eastbound				4500 South Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1	2
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	3
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	1	0	0	0	0	0	0	0	0	0	2	0	1	0	0	0	4
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	3
16:45 - 17:00	1	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	5
17:00 - 17:15	5	0	4	0	0	0	0	0	0	0	1	0	0	0	0	0	10
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	0	3

Intersection: NE Medical Village Access / 4500 South
North/South: NE Medical Village Access
East/West: 4500 South
Jurisdiction: Holladay
Project Title: Base45 TIS
Project No: UT21-2076
Weather: Cloudy

Date:
COVID-19 Adjustment:
Month of Year Adjustment:
Adjustment Station #:
Growth Rate:
Number of Years:

12-15-21, Wed
86.0%
96.0%
0
0.0%
0

[illegible]

APPENDIX B

LOS Results

SimTraffic LOS Report

Project: Holladay Base45 TIS
Analysis Period: Existing (2021) Background
Time Period: Evening Peak Hour

Project #: UT21-2076

Intersection: Holladay Boulevard/Albright Drive & 4500 South (S.R. 266)
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	102	100	98	28.5	C
	T	51	53	103	25.2	C
	R	47	44	94	9.0	A
	Subtotal	200	197	99	23.3	C
SB	L	8	7	85	21.1	C
	T	31	32	102	24.6	C
	R	13	13	102	7.1	A
	Subtotal	52	52	100	19.8	B
EB	L	30	28	93	13.1	B
	T	623	622	100	5.9	A
	R	90	92	103	1.9	A
	Subtotal	743	742	100	5.7	A
WB	L	30	27	89	17.2	B
	T	575	570	99	5.5	A
	R	7	7	97	3.4	A
	Subtotal	612	604	99	6.0	A
Total		1,608	1,595	99	8.4	A

Intersection: Med. Village NW & 4500 South (S.R. 266)
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	7	6	83	18.4	C
	R	7	10	138	2.6	A
	Subtotal	14	16	114	8.5	A
EB	T	673	667	99	1.2	A
	R	5	6	114	0.9	A
	Subtotal	678	673	99	1.2	A
WB	T	605	599	99	0.5	A
	Subtotal	605	599	99	0.5	A
Total		1,298	1,288	99	1.0	A

SimTraffic LOS Report

Project: Holladay Base45 TIS
Analysis Period: Existing (2021) Background
Time Period: Evening Peak Hour

Project #: UT21-2076

Intersection: Med. Village NE & 4500 South (S.R. 266)
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	1	100	15.4	C
	R	8	10	121	7.7	A
	Subtotal	9	11	122	8.4	A
EB	T	676	672	99	0.4	A
	R	4	5	125	0.0	A
	Subtotal	680	677	100	0.4	A
WB	L	1	1	100	11.2	B
	T	604	598	99	1.0	A
	Subtotal	605	599	99	1.0	A
Total		1,294	1,287	99	0.8	A

Intersection: Holladay Boulevard & Monarch Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	0	0		
	T	200	197	98	0.1	A
	R	2	2	100	0.0	A
	Subtotal	203	199	98	0.1	A
SB	T	152	152	100	0.7	A
	Subtotal	152	152	100	0.7	A
EB	R	2	1	50	3.4	A
	Subtotal	2	1	50	3.4	A
WB	L	1	1	100	3.2	A
	Subtotal	1	1	100	3.2	A
Total		358	353	98	0.4	A

SimTraffic LOS Report

Project: Holladay Base45 TIS
Analysis Period: Existing (2021) Background
Time Period: Evening Peak Hour

Project #: UT21-2076

Intersection: Holladay Boulevard & Med. Village W
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	202	197	97	0.1	A
	R	1	2	200	0.2	A
	Subtotal	203	199	98	0.1	A
SB	L	1	0	0	0.0	A
	T	153	152	99	0.0	A
	Subtotal	154	152	99	0.0	A
WB	L	2	1	50	5.9	A
	R	1	2	200	2.2	A
	Subtotal	3	3	100	3.4	A
Total		360	354	98	0.1	A

SimTraffic LOS Report

Project: Holladay Base45 TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-2076

Intersection: Holladay Boulevard/Albright Drive & 4500 South (S.R. 266)
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	102	98	96	29.2	C
	T	52	50	96	22.4	C
	R	47	42	89	7.6	A
	Subtotal	201	190	95	22.6	C
SB	L	8	8	97	20.7	C
	T	32	33	102	23.6	C
	R	13	13	102	6.7	A
	Subtotal	53	54	102	19.1	B
EB	L	30	27	89	14.8	B
	T	618	622	101	5.3	A
	R	91	91	100	1.6	A
	Subtotal	739	740	100	5.2	A
WB	L	30	28	93	17.6	B
	T	569	582	102	5.7	A
	R	7	9	124	2.9	A
	Subtotal	606	619	102	6.2	A
Total		1,601	1,603	100	8.2	A

Intersection: Med. Village NE & 4500 South (S.R. 266)
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	2	2	100	22.6	C
	R	10	9	88	6.5	A
	Subtotal	12	11	92	9.4	A
EB	T	667	664	100	2.1	A
	R	6	8	128	1.6	A
	Subtotal	673	672	100	2.1	A
WB	L	4	4	100	4.6	A
	T	604	617	102	0.8	A
	Subtotal	608	621	102	0.8	A
Total		1,294	1,304	101	1.6	A

SimTraffic LOS Report

Project: Holladay Base45 TIS
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour

Project #: UT21-2076

Intersection: Holladay Boulevard & Monarch Access
Type: Unsignalized

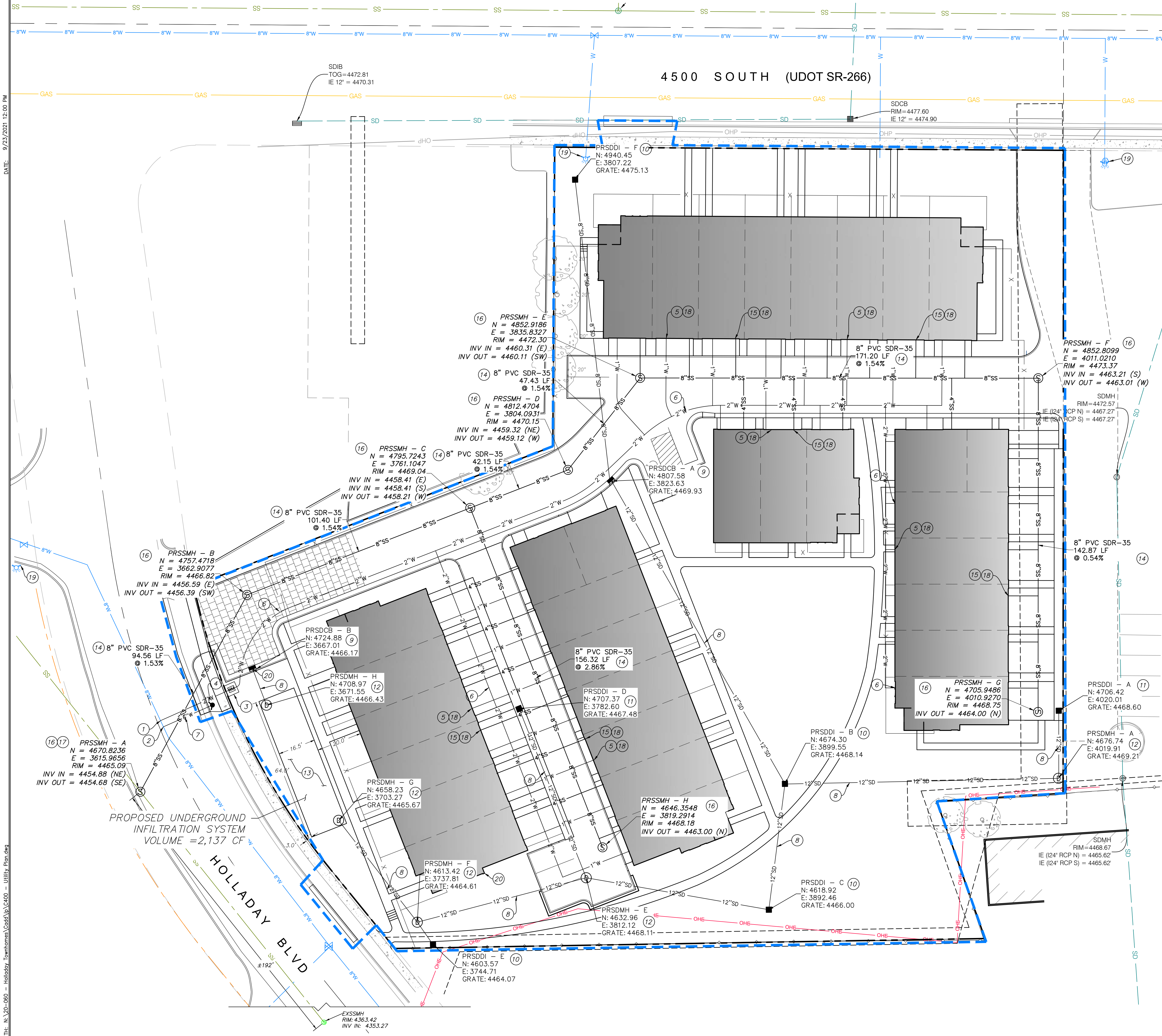
Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	0	0		
	T	201	190	94	0.1	A
	R	2	2	100	0.0	A
	Subtotal	204	192	94	0.1	A
SB	T	154	154	100	0.7	A
	Subtotal	154	154	100	0.7	A
EB	R	2	2	100	2.2	A
	Subtotal	2	2	100	2.2	A
WB	L	1	1	100	5.9	A
	Subtotal	1	1	100	5.9	A
Total		362	349	97	0.4	A

Intersection: Holladay Boulevard & Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	202	190	94	0.2	A
	R	2	3	150	0.1	A
	Subtotal	204	193	95	0.2	A
SB	L	2	2	100	1.7	A
	T	154	154	100	0.0	A
	Subtotal	156	156	100	0.0	A
WB	L	2	2	100	4.6	A
	R	2	2	100	3.5	A
	Subtotal	4	4	100	4.1	A
Total		364	353	97	0.2	A

APPENDIX C

Site Plan



UTILITY GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM HOLLADAY CITY AND/OR UDOT PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH MOUNT OLYMPUS IMPROVEMENT DISTRICT (M.O.I.D.) AND APWA SEWER STANDARDS & SPECIFICATIONS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH HOLLADAY WATER COMPANY AND APWA STANDARDS & SPECIFICATIONS.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW COMMUNICATIONS SERVICES TO BUILDINGS WITH APPLICABLE UTILITY PROVIDER.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

IRRIGATION SYSTEM TO BE MAINTAINED BY THE OWNER OR ITS DESIGNATED AGENT.

- UTILITY 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. CONNECT TO EXISTING 8" WATER LINE PER APWA STANDARD PLAN NO. 522.
 2. CONNECT FIRE HYDRANT LINE TO EXISTING WATER MAIN PER HOLLADAY WATER STANDARDS.
 3. INSTALL 2" METER PER APWA STANDRAD PLAN NO. 522.
 4. INSTALL FIRE HYDRANT ASSEMBLY PER APWA STANDARD PLAN NO. 511.
 5. INSTALL 1" TYPE K COPPER PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
 6. INSTALL 2" TYPE K COPPER PIPE PER APWA STANDARD PLAN NO. 381 AND 382.
 7. INSTALL 6" PVC C900 FIRE LINE PER APWA STANDARD PLAN NO. 381 AND 382.
 8. INSTALL 12" HDPE STORM DRAIN PIPE PER APWA STANDARD PLAN NO. 381 AND 382. SEE SHEET C70X.
 9. INSTALL CURB INLET WITH GRATE PER APWA STANDARD PLAN 315.
 10. INSTALL LANDSCAPE DRAIN.
 11. INSTALL 3'X3' PRECAST BOX WITH GRATE PER APWA STANDARD PLAN 332.
 12. INSTALL 4' DIAMETER PRECAST MANHOLE WITH 30" FRAME AND COVER PER APWA PLAN NO. 302 AND 341.
 13. UNDERGROUND INFILTRATION SYSTEM.
 14. INSTALL 8" SDR-35 PIPE PER M.O.I.D. STANDARDS.
 15. INSTALL 4" SANITARY SEWER LATERAL CONNECTION PER M.O.I.D. STANDARDS.
 16. INSTALL 4" SANITARY SEWER MANHOLE PER M.O.I.D. STANDARDS.
 17. CONNECT TO EXISTING SANITARY SEWER LINE PER M.O.I.D. STANDARDS.
 18. SEE MECHANICAL PLANS FOR CONTINUATION.
 19. EXISTING FIRE HYDRANT LOCATION.
 20. INSTALL SNOOT.



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NOT FOR CONSTRUCTION

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
UTILITY PLAN



SCALE
HORIZONTAL: 1" = 20'
0 5 10 20 30

SHEET NUMBER
C400
6 OF 8

APPENDIX D

95th Percentile Queue Length Reports

[illegible]

When recorded, mail to:

City of Holladay
Planning Department
4580 S 2300 E
Holladay, UT 84117

Affects Parcel No(s): 334-022-22-03

LONG-TERM STORMWATER MANAGEMENT AGREEMENT

This Long-Term Stormwater Management Agreement ("Agreement") is made and entered into this _____ day of _____, 20_____, by and between the City of Holladay, a Utah municipal corporation ("City"), and Henry Walker Land LLC, ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the MS4, as set forth in the Title 17 Stormwater Management Regulations Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in *Utah Code Ann.* §§ 19-5-101, *et seq.*, as amended ("Act"); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference ("Property"); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner is required to build and

maintain at Owner's expense a storm and surface water management facility or improvements ("Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, summary description of all Stormwater Facilities, details and all appurtenance draining to and affecting the Stormwater Facilities and establishing the standard operation and routine maintenance procedures for the Stormwater Facilities, and control measures installed on the Property, ("Long Term Stormwater Management Plan") more particularly shown in Exhibit "B" on file with the City Recorder and,

WHEREAS, a condition of Development Plan approval, and as required as part of the City's Small MS4 UPDES General Permit from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the execution of the Long Term Stormwater Management Plan and,

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Long Term Stormwater Management Plan, and the mutual covenants contained herein, the parties agree as follows:

Section 1

Construction of Stormwater Facilities. The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in accordance with the Development Plans and specifications, and any amendments thereto which have been approved by the City.

Section 2

Maintenance of Stormwater Facilities. The Owner shall, at its sole cost and expense, adequately maintain the Stormwater Facilities. Owner's maintenance obligations shall include all system and appurtenance built to convey stormwater, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance, for purposes of this Agreement, is defined as good working condition so that the Stormwater Facilities are performing their design functions. The Owner shall, at its sole cost and expense, perform all work necessary to keep the Stormwater Facilities in good working condition.

Section 3

Annual Maintenance Report of Stormwater Facilities. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the MS4 annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas,

access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City.

Section 4

City Oversight Inspection Authority. The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice not less than three business days to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Stormwater Facilities Maintenance Plan.

Section 5

Notice of Deficiencies. If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send Owner written notice of the defects or deficiencies and provide Owner with a reasonable time, but not less than sixty (60) days, to cure such defects or deficiencies. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the address listed on the County Tax Assessor.

Section 6

Owner to Make Repairs. The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the City within the required cure period to ensure that the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

Section 7

City's Corrective Action Authority. In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the City, after due notice of deficiencies as provided in Section 5 and failure to cure, then, upon Owner's failure to cure or correct within thirty days following a second notice delivered to Owner, the City may issue a Citation punishable as a Misdemeanor in addition to any State or EPA fine. The City may also give written notice that the facility storm drain connection will be disconnected. Any damage resulting from the disconnection is subject to the foregoing cure periods. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all equitable remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

Section 8

Reimbursement of Costs. In the event the City, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to storm drain disconnection from the City system, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments.

Section 9

Successor and Assigns. This Agreement shall be recorded in the County Recorder's Office and the covenants and agreements contained herein shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

Section 10

Severability Clause. The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

Section 11

Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

Section 12

Indemnification. This Agreement imposes no liability of any kind whatsoever on the City, and the Owner agrees to hold the City harmless from any liability in the event the Stormwater Facilities fail to operate properly. The Owner shall indemnify and hold the City harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from failure of Owner to comply with its obligations under this agreement relating to the Stormwater Facilities.

Section 13

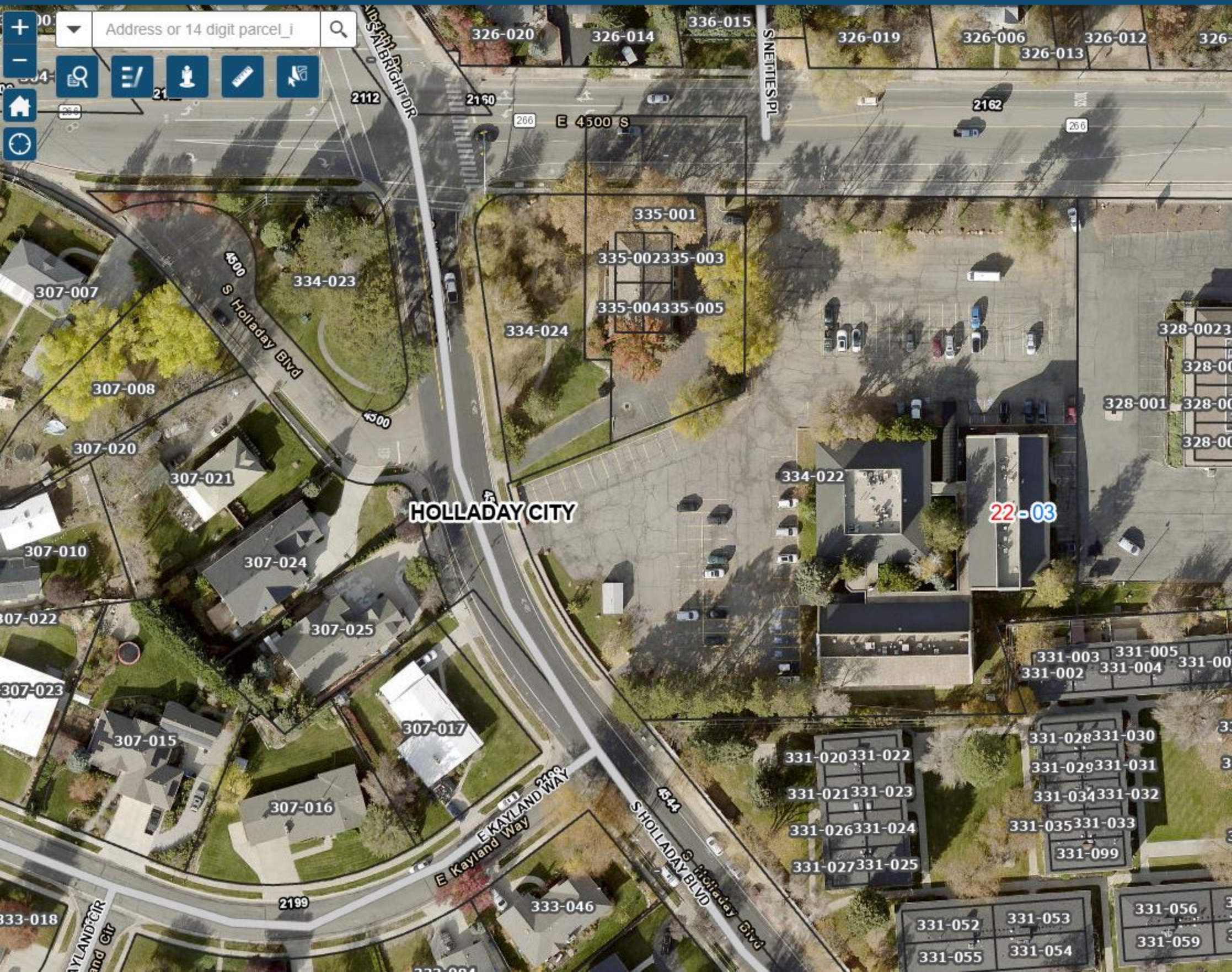
Amendments. This Agreement shall not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Salt Lake County Recorder's Office.

Section 14

Subordination Requirement. If there is a lien, trust deed or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

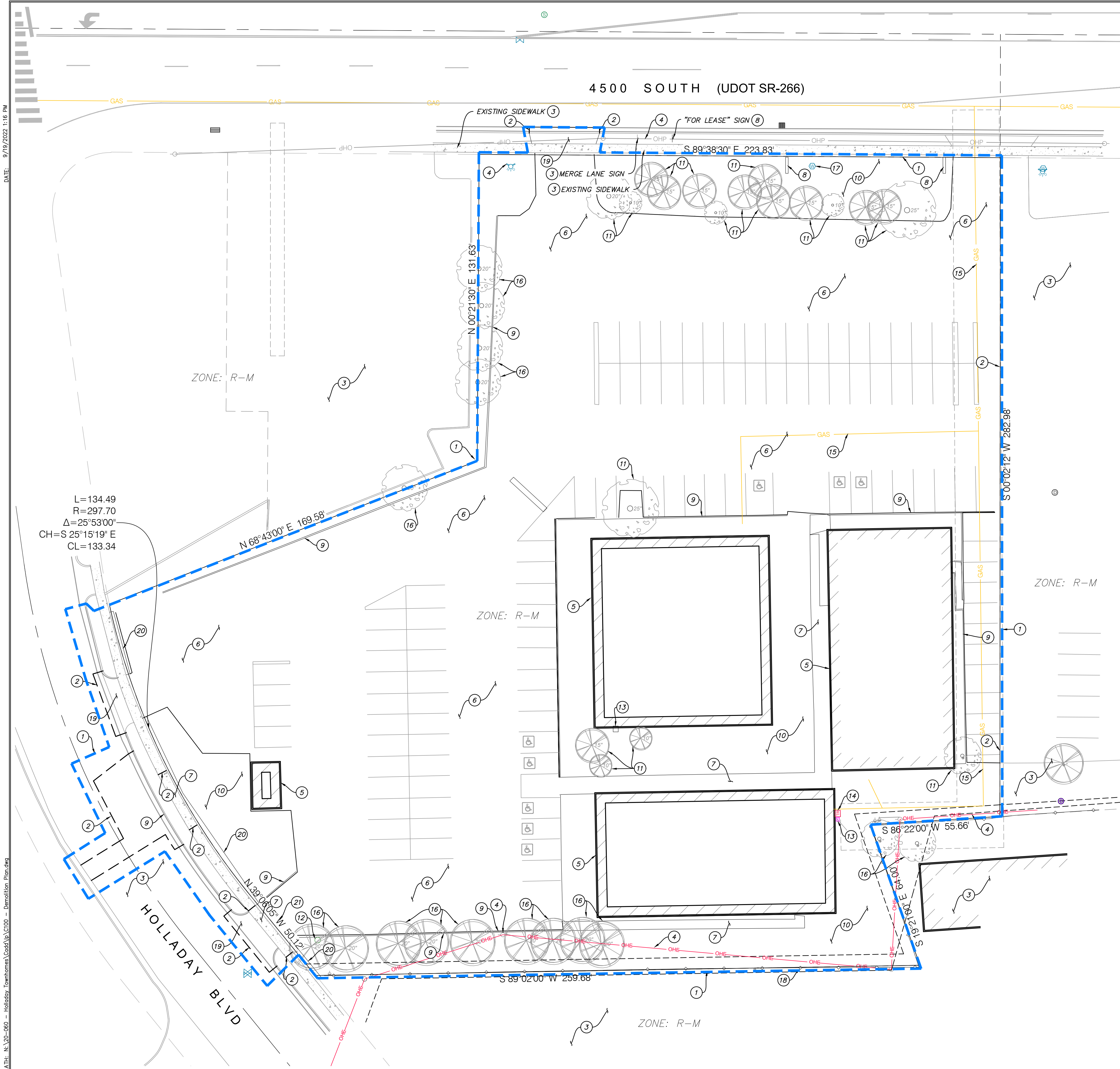
Section 15

Exhibit B. The Long-Term Stormwater Management Plan (LTSWMP) must adapt to change in good judgment when site conditions and operations change and when existing programs are ineffective. Exhibit B will not be filed with the agreement at County Recorder but is included by reference and kept on file with the City Recorder. Revision applications must be filed with the City of Holladay and amended into the LTSWMP on file with the City of Holladay City recorder, Stephanie Carlson.



DATE: 9/19/2022 1:16 PM

PATH: N:\20-060 - Holladay Townhomes\Code\Va\C100 - Demolition Plan.dwg



GENERAL NOTES:

EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES BEFORE BEGINNING DEMOLITION/CONSTRUCTION AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

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 THEMSELVES AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM THEIR OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

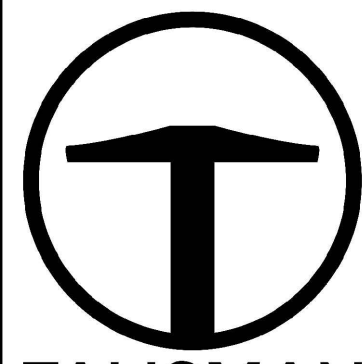
NOTE:

CONTRACTOR TO COORDINATE WITH UTILITY OWNER AND APPLICABLE UTILITY PROVIDER PRIOR TO DEMOLITION ACTIVITIES.

CONTRACTOR TO STUB AND DEMOLISH UTILITIES AT LIMITS OF DISTURBANCE OR AS DIRECTED BY UTILITY PROVIDER OR OWNER.

SCOPE OF WORK:

- APPROXIMATE LIMITS-OF-DISTURBANCE.
- SAWCUT TO PROVIDE SMOOTH CLEAN EDGE, LIMITS ON ROADWAY TO BE CONFIRMED IN FIELD BY CITY ENGINEER. MILL 2' OVERLAP FOR T-PATCH REPAIR OVER TRENCHES.
- PRESERVE AND PROTECT EXISTING IMPROVEMENTS BEYOND LIMITS OF DISTURBANCE. CONTRACTOR RESPONSIBLE FOR REPLACING DAMAGED IMPROVEMENTS.
- PRESERVE AND PROTECT EXISTING UTILITY LINES AND STRUCTURES.
- REMOVE AND PROPERLY DISPOSE OF EXISTING BUILDING AND/OR STRUCTURE.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT SURFACE
- REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE SURFACE
- REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
- REMOVE AND PROPERLY DISPOSE OF EXISTING CURB.
- CLEAR AND GRUB.
- REMOVE AND PROPERLY DISPOSE OF EXISTING TREE.
- REMOVE AND DISPOSE OF EXISTING SEWER CLEAN OUT. ABANDON ASSOCIATED SANITARY SERVICE LATERAL(S) PER MT. OLYMPUS I.D. STANDARDS.
- REMOVE AND PROPERLY DISPOSE OF EXISTING TELEPHONE PEDESTAL.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL TRANSFORMER.
- REMOVE AND PROPERLY DISPOSE OF EXISTING GAS LINE.
- PRESERVE AND PROTECT EXISTING TREES.
- REMOVE AND RETURN WATER METER TO HOLLADAY WATER. REMOVE SERVICE TO MAIN PER HOLLADAY WATER AND UDOT STANDARDS.
- PRESERVE AND PROTECT EXISTING FENCE.
- REMOVE AND PROPERLY DISPOSE OF CONCRETE DRIVE APPROACH.
- REMOVE AND PROPERLY DISPOSE OF BRICK WALL AND ASSOCIATED CONCRETE.
- REMOVE AND PROPERLY DISPOSE OF TRENCH DRAIN.



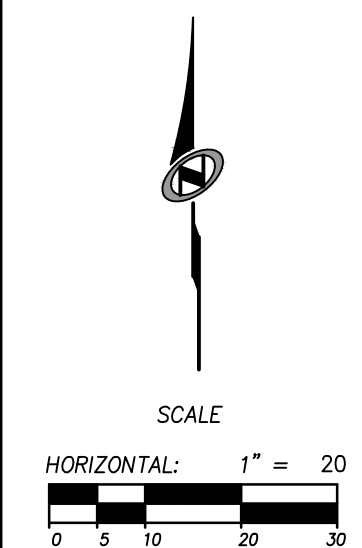
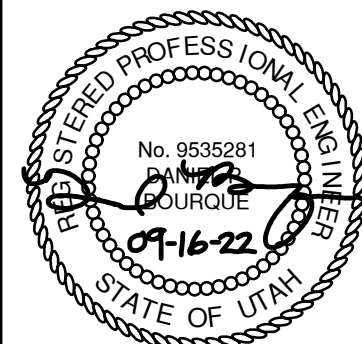
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REV	DATE	BY	NO.	REVISIONS
1	01/28/2022	JEB	1	UDOT COMMENTS
2	03/20/2022	MRP	2	CLIENT REVISIONS
3	08/16/2022	MRP	3	CLIENT REVISIONS
4	08/16/2022	MRP	4	CITY COMMENTS

BASE45 TOWNHOMES
2180 E 4500 S, HOLLADAY, UT 81404
DEMOLITION PLAN

DATE: 09.20.2021

TCC JOB NUMBER: 20-060

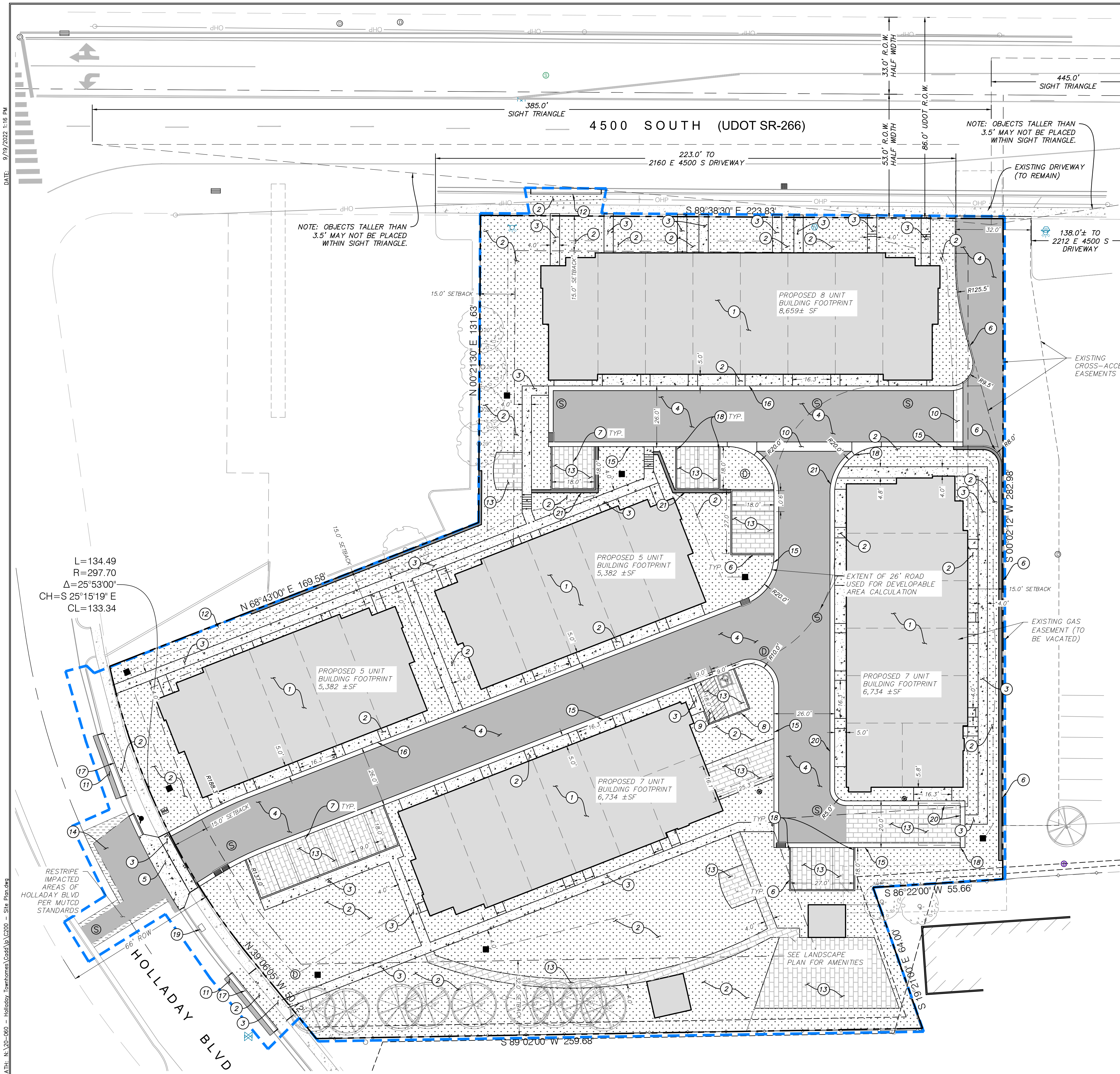


SHEET NUMBER
C100
3 OF 10



DATE: 9/19/2022 1:16 PM

PATH: N:\20-060 - Holladay Townhomes\Code\Va C200 - Site Plan.dwg



SITE GENERAL NOTES:

SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.

ALL SIGNS AND MARKINGS SHALL CONFORM TO THE LATEST EDITION ON THE M.U.T.C.D.

WASTE DISPOSAL BINS ARE STORED IN UNIT GARAGES.

SITE 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 BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.
- 2 LANDSCAPING. SEE LANDSCAPE PLANS.
- 3 INSTALL CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 (8" AT DRIVEWAYS).
- 4 INSTALL ASPHALT PAVEMENT PER DETAIL B ON SHEET C700.
- 5 INSTALL DRIVEWAY APPROACH PER APWA STANDARD PLAN 221.1. PROVIDE FLARE (L) OF 4' MIN.
- 6 INSTALL TYPE P CURB PER APWA STANDARD PLAN NO. 209.
- 7 INSTALL 4" WHITE PARKING STRIPE PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- 8 INSTALL ACCESSIBLE PARKING STALL SIGN NO. R7-8 PER M.U.T.C.D. SEE DETAIL A ON SHEET C700.
- 9 ADA PARKING STRIPING PER M.U.T.C.D.
- 10 INSTALL 4' CONCRETE WATERWAY PER APWA STANDARD PLAN NO. 211.
- 11 INSTALL ASPHALT TIE IN PER APWA STANDARD PLAN NO. 251 (2" LIFTS). SEE DETAIL ON SHEET C701.
- 12 INSTALL TYPE B1 CURB AND GUTTER PER UDOT STANDARD DRAWING NO. GW 2A. SEE SHEET C700.
- 13 INSTALL PERMEABLE PAVERS PER DETAIL C ON SHEET C700.
- 14 ASPHALT PAVEMENT T-PATCH PER APWA STANDARD PLAN NO. 255 (2" LIFTS). SEE DETAIL ON SHEET 701.
- 15 INSTALL TYPE H CURB AND GUTTER PER APWA STANDARD PLAN NO. 205. SEE SHEET C701.
- 16 INSTALL TYPE H CURB AND GUTTER MODIFIED (TIP-OUT). SEE SHEET C701.
- 17 INSTALL TYPE A CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
- 18 INSTALL CURB TRANSITION.
- 19 INSTALL MAILBOX. COORDINATE WITH OWNER AND CITY.
- 20 24" FLUSH CURB. SEE SHEET C701.
- 21 PROPOSED RETAINING WALL (DESIGN BY OTHERS)

DEVELOPMENT DATA

PARCEL AREA (TOTAL AREA) ±99,929 SF (2.29 AC)
DEVELOPABLE AREA (EXCLUDES 26' ROADWAY) ±88,767 SF (1.85 AC)

EXISTING ZONING R-M
MINIMUM LOT SIZE/UNIT 2,722.5 SF/UNIT

ALLOWED UNITS 32.6 UNITS
PROPOSED UNITS 32 UNITS
PROPOSED LOT SIZE/UNIT 2,774.0 SF/UNIT

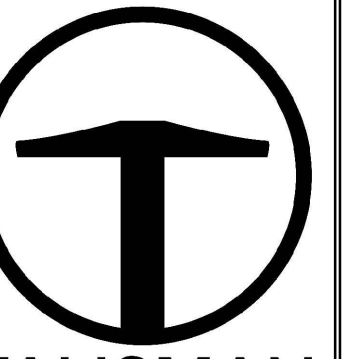
PARKING REQUIRED: 2.0 STALLS/UNIT
+ 0.5 GUEST STALLS/UNIT 80 STALLS

PARKING PROVIDED:
GARAGE PARKING 64 STALLS
GUEST PARKING (OFF STREET) 18 STALLS (INCLUDES 1 ADA STALL)
DRIVEWAY PARKING 3 STALLS
TOTAL PROPOSED PARKING 85 STALLS

TABULATION TABLE

	SQUARE FEET	% OF TOTAL
EXISTING:		
TOTAL AREA	99,929 SF	100%
TOTAL BUILDING AREA	17,572 SF	
TOTAL IMPERVIOUS AREA	79,863 SF	79.9%
TOTAL PERVIOUS AREA	20,066 SF	20.1%
PROPOSED:		
TOTAL AREA	99,929 SF	100%
TOTAL BUILDING AREA	32,800 SF±	
TOTAL IMPERVIOUS AREA	59,724 SF	59.8%
TOTAL PERVIOUS AREA	40,205 SF	40.2%

NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT FOR WORK IN RIGHT-OF-WAY



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REV	DATE	BY	REVISIONS
1	01/28/2022	JEB	UDOT COMMENTS
2	03/20/2022	JEB	CITY COMMENTS
3	05/16/2022	JEB	CITY COMMENTS
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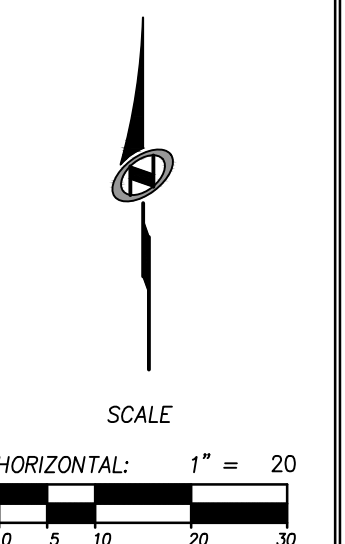
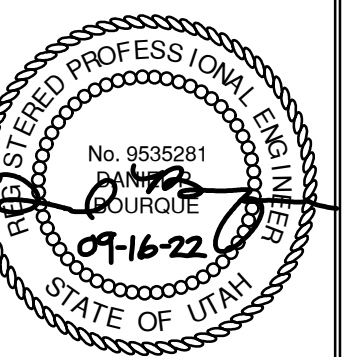
BASE45 TOWNHOMES

2180 E 4500 S, HOLLADAY, UT 81404

SITE PLAN

DATE: 09.20.2021

TCC JOB NUMBER: 20-060



SHEET NUMBER
C200

4 OF 10





Request: **RESIDENTIAL SUBDIVISION – CONCEPT & PRELIMINARY PLAN REVIEW**
Project: “WALKER MEADOWS” Two Lot Residential Subdivision
Address: 5203 South Highland Drive
Applicant: JNG Investments LLC, Owner, Darren Mansell, Agent
File No: 22-1-15
Notice: Mailed – 11/4/2022
Planner: Jonathan Teerlink

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

REQUIRED PLANNING COMMISSION ACTION: Administrative

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

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

SUMMARY

Property owner and applicant, Darren Mansell has been working with the TRC on a plan to split an existing .56 acre (24,393 sq ft) lot according to R-1-10 zone [lot creation standards regulations](#). The subdivision will facilitate the creation of a new single-family home lot accessed from Walker Meadows, an existing private lane. Both lots to measuring approximately 12,600 square feet, exceeding the required minimum 10,000 sq ft lot size required of the zone.

Proposal is for land use entitlements only, no development or construction permitting is requested or is required for review. Each proposed lot, once approved, shall submit for individual development permits as per Holladay Ord [§ 13.08.100](#)

TECHNICAL REVIEW COMMITTEE ANALYSIS

CONCEPT LEVEL ANALYSIS:

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

Zoning, City Planner:

- Two lots exceed the minimum 10,000 square feet lot size
- Lot widths exceeds the minimum 80-foot lot width, measured at the property line
- Access is provided by an existing 20-foot private access driveway providing access to rear lot.

United Fire Authority (UFA), Area Fire Marshal:

- Fire access and turn around is existing and acceptable as developed
- Individual fire code review will occur at the building permit stage.

Engineering, City Engineer:

- Storm Water retention plans shall be sized according to individual home proposals

PRELIMINARY LEVEL ANALYSIS:

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

Zoning, City Planner:

- *raised concern with owner of the misalignment of the access road – owner will address with community.
- Utility connection location approvals for the one new lot
- Construction is not proposed – building coverage, setbacks, landscaping etc. to be address at each individual permit.
- Final ownership plat has been prepared in accordance with Holladay and state standards

United Fire Authority (UFA), Area Fire Marshal:

- Fire access and turn around is existing and acceptable as developed
- Individual fire code review will occur at the building permit stage.

Engineering, City Engineer:

- Final ownership plat has been prepared in accordance with Holladay and state standard
- Note* required to be placed on final plat prior recordation approval: “Each lot to provide storm water management as per Title 17 of the Holladay Ordinance

Public Works, City Engineer:

- No dedication of Highland Drive at this location.
- Maintain existing improvements

Building Code, City Building Official

- No comments

RECOMMENDATION

The TRC recommends that the commission hold the required public hearing and consider comments presented. The CED Director has found that all required concept elements of a residential subdivision proposal have been reviewed and accepted by the TRC and have been determined to be complete as per the City’s submission requirements. As no development is proposed at this time (only entitlements), preliminary construction submittals have been waived as unnecessary (private utility connection locations, grading plans for storm water retention areas etc.) – these details will be reviewed upon application for a single-family home building permit.

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

STAFF FINDINGS:

1. The requirements for conceptual subdivision have been substantially completed.
2. Each of the lots exceed the minimum width and area for single-family home development in the R-1-10 zone.
3. The development complies with the General Plan goals for continued and compatible developed patterns along Highland Drive
4. The required submittals for preliminary subdivision development have been provided where applicable and have been found to be complete and acceptable.
5. Preliminary level drawings are not subject to conditional approval (Concept Plan was approved, unconditionally)
6. Storm water detention areas and public improvements have been reviewed by the city engineer
7. Fire access has been approved by the UFA.
8. Vehicular access and utility easements to the rear is established

SUGGESTED REQUIREMENTS

- *Address the misalignment of the access road – a)realign the recorded easement to match existing asphalt conditions, or vice versa
- *Final Plat notations shall include the following notes:
 - *Tree Canopy Sustainability Ordinance requires two (2) additional trees planted per lot*
 - *Each lot to have storm water retention plans approved by the City Engineer.*

SUGGESTED MOTIONS

*“I ____ Motion to (approve / continue for further discussion) the **CONCEPTUAL PLAN** and **PRELIMINARY PLAT** application by **JNG Investments** for “**WALKER MEADOWS CIRCLE**” a **Two -lot, single family residential subdivision, located at 5203 South Highland Drive in the R-1-10 zone** based upon the following findings and subject to the following requirements ...”*

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



NOTICE OF A PUBLIC HEARING

Residential Subdivision – “Walker Meadows”

Date: Tuesday, November 15th 2022
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

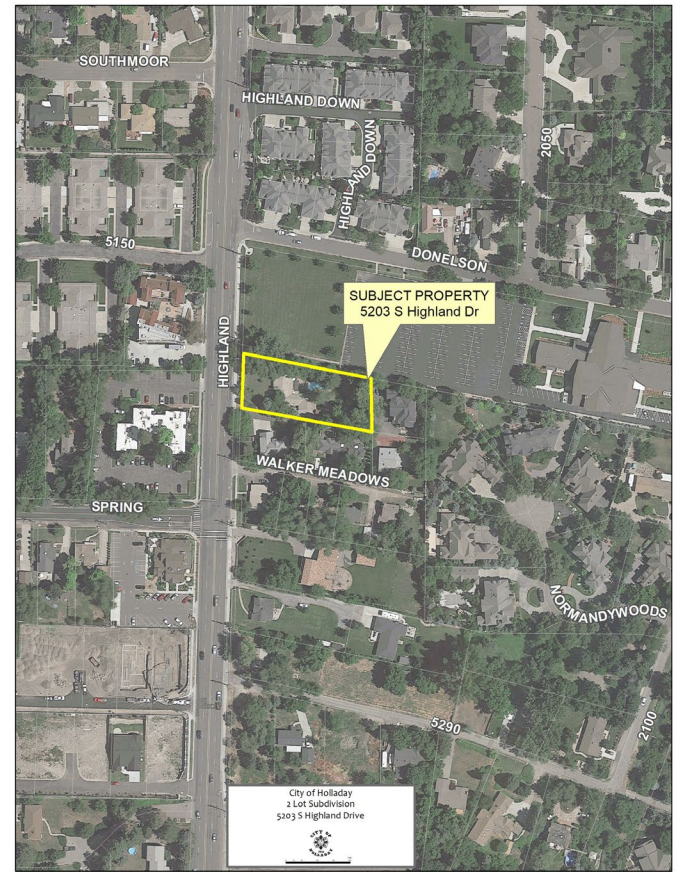
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review and consideration of a residential subdivision application by JNG Investments LLC. Applicants propose to subdivide .56 acres of land located at **5203 S Highland Drive**, in the **R-1-10 zone**, to accommodate construction of a **two – lot, single family home subdivision**. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10

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

Please email comments by 5:00 pm November 14th 2022 to Carrie Marsh cmarsh@cityofholladay.com Comments received by the designated time will be forwarded to the Commission prior to the meeting.

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

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



NOTICE OF A PUBLIC HEARING

Residential Subdivision – “Walker Meadows”

Date: Tuesday, November 15th 2022
Time: As close to 6:00 pm as possible
Location: City Hall – City Council Chambers
Hearing Body: Planning Commission

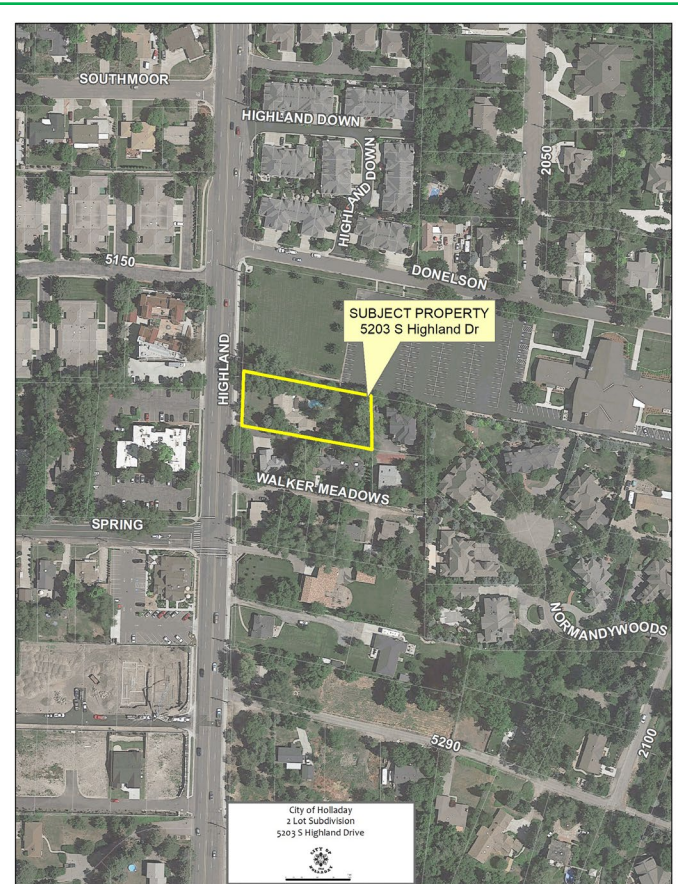
Notice is hereby given that the City of Holladay Planning Commission will conduct a public hearing during their review and consideration of a residential subdivision application by JNG Investments LLC. Applicants propose to subdivide .56 acres of land located at **5203 S Highland Drive**, in the **R-1-10 zone**, to accommodate construction of a **two – lot, single family home subdivision**. This application will be reviewed by the Planning Commission for compliance with Holladay Ordinance 13.10

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

Please email comments by 5:00 pm November 14th 2022 to Carrie Marsh cmarsh@cityofholladay.com Comments received by the designated time will be forwarded to the Commission prior to the meeting.

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

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



SOUTHMOOR
R-1-10

HIGHLAND DOWN

R-1-21

2050

5150

R-M

DONELSON

SUBJECT PROPERTY
R-1-10 Zone
5203 S Highland Dr

HIGHLAND

R-1-10

WALKER MEADOWS

SPRING

R-1-21

NC

R-1-21

NORMANDYWOODS

R-1-8

NC

5290

2100

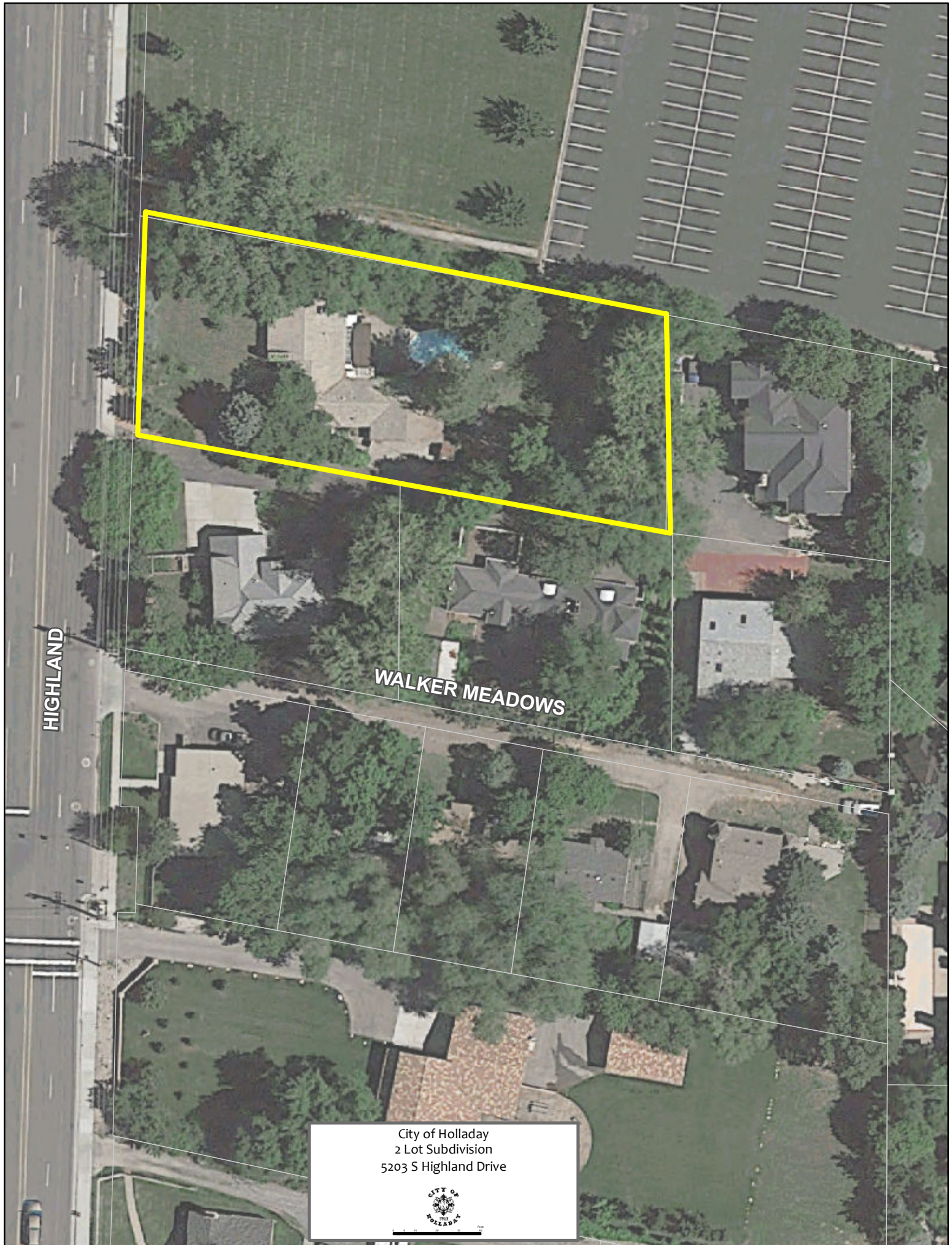
R-1-21

P

R-1-43

City of Holladay
2 Lot Subdivision
5203 S Highland Drive







HIGHLAND

WALKER MEADOWS

City of Holladay
2 Lot Subdivision
5203 S Highland Drive



05/02/2022

6:00 pm

5203 S Highland Drive

Attended:

Jose Gonzales, Darren Mansell, Shilane Mansell, Melissa Farr, Allan Woodbury

Welcome & Introduction: Darren Mansell

Explained the requested subdivision of the lot. Displayed map with proposed lot lines again.

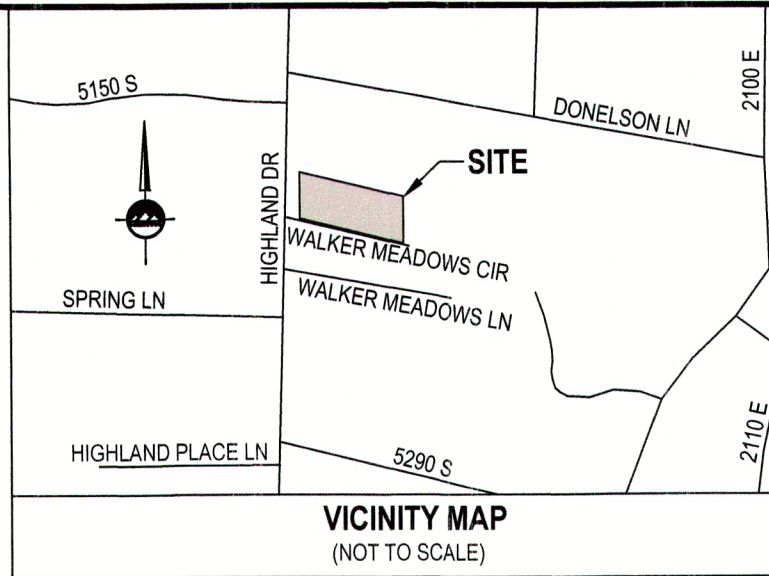
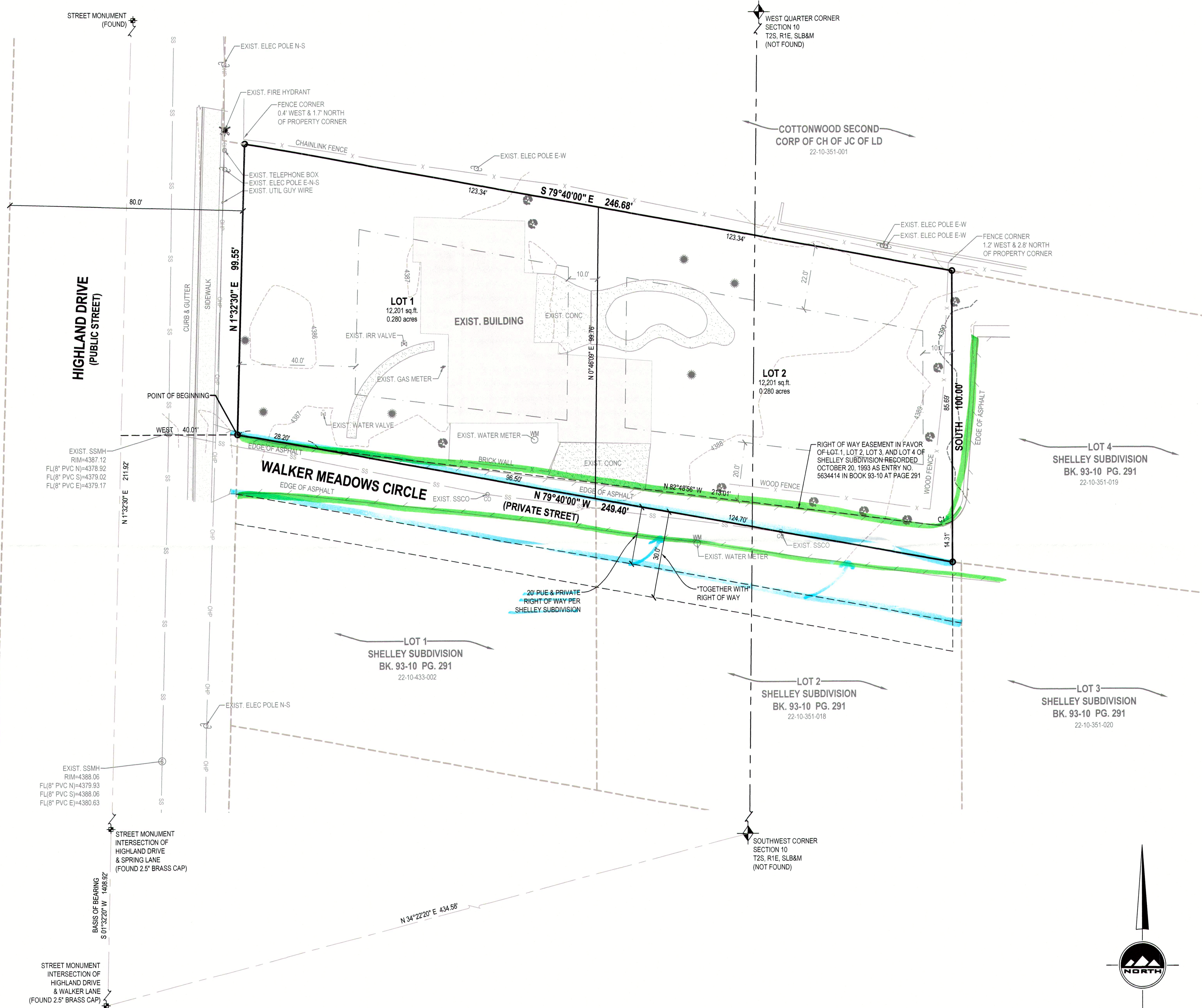
Allan: his home is located at the end of the street with the hammerhead turn around. His concern is that the two homes built have driveways so that not every car comes down the street has to go all the way to his property to turn around.

Melissa: anything is better than what we have now. She's happy with two homes.

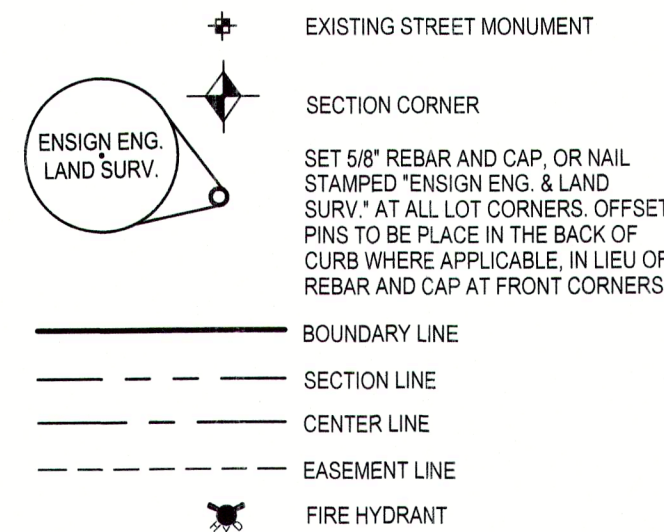
Amy Talbot: missed the neighborhood meeting but called a few days later. Anything is an improvement to what is there now. She would like driveways so cars have a place to turn around.

WALKER MEADOWS CIRCLE SUBDIVISION

PRELIMINARY PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND
THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE R-1-10



LEGEND



NOTES:

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&E) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&E AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT'S OWN EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&E OR ANY OTHER OBSTRUCTION WITH THE USE OF THE PU&E WITHOUT WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE PU&E.
- PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
- NO CITY MAINTENANCE ON PRIVATE STREETS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	10.00'	6.52'	37°19'47"	N78°31'11"E	6.40'

DENSITY CALCULATION R-1-10 ZONE	
Gross project area	24,402 sq. ft.
Net Area, excluding access roads, public street dedication	23,065 sq. ft.
Number of lots allowed using	2
Maximum Density Calculation (13.04/040)	

RECORD OF SURVEY

ROS NO.: _____
COUNTY SURVEYOR REVIEWER: _____ DATE: _____

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 county records office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the East line of Highland Drive, said point is also the Northwest Corner of Lot 1 of Shelley Subdivision Recorded October 20, 1993 as Entry No. 5634414 in Book 93-10 at Page 291, of Official Records, said point also being North 01°32'30" East 211.92 feet and East 40.01 feet from the street monument at Highland Drive and Spring Lane, and running;

thence North 01°32'30" East 99.55 feet along the East line of Highland Drive;
thence South 79°40'00" East 246.68 feet to the Northwest corner of Lot 4 Shelley Subdivision;
thence South 100.00 feet along the West line of Shelley Subdivision;
thence North 79°40'00" West 249.40 feet along the North line of Shelley Subdivision to the East line of Highland Drive and the Point of Beginning.

Contains 24,402 Square Feet or 0.560 Acres.

Together with a right of way described as follows:

Beginning at a point in the center of HIGHLAND DRIVE, 1,268.3 feet North and 239.7 feet, more or less, West from the present location of the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 79 degrees 40 minutes East 291.3 feet, thence South 30 feet, thence North 79 degrees 40 minutes West 291.3 feet, more or less, to the center of HIGHLAND DRIVE, thence North 1 degree 31 minutes East 30 feet to the beginning.



DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all by these presents that we / I, the undersigned owner (s) of the described tract of land above, having caused the same to be subdivided into lots and streets to be hereafter known as:

WALKER MEADOWS CIRCLE SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and warrant, defend, and save the City harmless against any easements or other encumbrance on the dedicated street which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

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

By: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

J.S.S.

On the _____ day of _____ A.D., 20 _____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

WALKER MEADOWS CIRCLE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND
THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE R-1-21

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



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.863.3590
CEDAR CITY
Phone: 435.863.1403
RICHFIELD
Phone: 435.896.2853

SHEET 1 OF 1

PROJECT NUMBER: 11568
MANAGER: PMH
DRAWN BY: SJL
CHECKED BY: KFW
DATE: 10/25/22

HOLLADAY CITY ENGINEER

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

CITY ENGINEER

HEALTH DEPARTMENT

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

SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION

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

CHAIRMAN, CITY OF HOLLADAY PLANNING COMMISSION

COMMUNITY DEVELOPMENT DEPARTMENT

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

DATE _____ COMMUNITY DEVELOPMENT DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20 _____.

CITY OF HOLLADAY ATTORNEY

CITY OF HOLLADAY

PRESENTED TO THE CITY OF HOLLADAY THIS _____ DAY OF _____ A.D., 20 _____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST:

RECORDER

CITY MANAGER



CITY of HOLLADAY

2023 Calendar

DRAFT

January						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
Su	Mo	Tu	We	Th	Fr	Sa
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26	27	28				

March						
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April						
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30						

May						
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28	29	30	31			

June						
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July						
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30	31					

August						
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September						
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October						
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29	30	31				

November						
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26	27	28	29	30		

December						
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24	25	26	27	28	29	30
31						

PLANNING COMMISSIONCITY COUNCILHOLIDAY - OFFICES CLOSED

State / Federal Holidays 2023

Jan 2	New Year's Day (Obs)	Jul 4	Independence Day	Nov 23	Thanksgiving Day
Jan 16	Martin Luther King Birthday	Jul 24	Pioneer Day	Nov 24	Thanksgiving (ext. holiday)
Feb 20	Presidents' Day	Sep 4	Labor Day	Dec 25	Christmas Day
May 29	Memorial Day	Oct 9	Columbus Day (open)		
Jun 19	Juneteenth Nat'l Independence Day	Nov 10	Veterans Day (Obs)		



FILE# n/a

PLANNING COMMISSION MINUTES

ADDRESS:

N/A

LEGAL DESCRIPTION:

n/a

APPLICANT/REPRESENTATIVE:

City of Holladay, Planning Commission

PROPERTY OWNER:

N/A

ZONING:

N/A

GENERAL PLAN DISTRICT:

N/A

CITY COUNCIL DISTRICT:

N/A

PUBLIC NOTICE DETAILS:

N/A

REQUEST:

Written Meeting Minutes Approval

APPLICABLE REGULATIONS:

Utah Code 52-4-203
13.06.030

EXHIBITS:

Draft Meeting Minutes

DECISION TYPE:

Administrative/Procedural:

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

SITE VICINITY MAP

Effective 5/8/2018

52-4-203 Written minutes of open meetings -- Public records -- Recording of meetings.

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

Notes:

STAFF:

Jonathan Teerlink, Planning Manager

MINUTES OF THE HOLLADAY CITY PLANNING COMMISSION MEETING

**Tuesday October 4th, 2022
5:30 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE

Planning Commission Members:

Martin Banks, Vice Chair
Paul Cunningham
Ginger Vilchinski
Dennis Roach
Karianne Prince

City Staff:

Jonathan Teerlink, CED Director
Carrie Marsh, City Planner
Brad Christopherson, Legal Counsel

Work Session

Vice Chairman Martin Banks called the meeting to order at approximately 5:30 pm.

The agenda items were reviewed and discussed. City Planner, Carrie Marsh gave an overview of the admirative application for subdivision on Highland Circle for Sequoia Development. Configuration of an 11-unit multifamily development was discussed as the first step in a proposed Planned Unit Development (PUD) process, which will come at a later date. Mrs. Marsh explained that the home currently on the site is currently on the _____ historic register, but not on the state (?). Applicants initially desired to keep the historic structure and by moving it to the street, but after have found the process is to expensive and the structure would not likely survive.

Community Development Director, Jonathan Teerlink, reported on text amendments to be considered tonight. Based upon previous presentation by staff, the first amendment is brought by applicants Connie and Robert Jensen. Mr. Teerlink explained that the Applicants withdrew a previous rezone application when discussions at the council level was not receiving seeing much support and reapplied to amend 13.72, as it pertains to lot size minimums. Mr. Teerlink presented the amendment as drafted by city staff on behalf of the Applicants. Primarily the amendment proposes to address the issue of minimum lot size for new subdivisions within the FCOZ zone. The draft focuses on undeveloped property measuring once are or larger. Mr. Teerlink presented the commission with a map study of parcels that would be affected. Commissioner Cunningham questioned the applicability of the FCOZ standards at this site and protentional developability – which was address by Mr. Teerlink as been discussed at a previous meeting.

The second amendment is brought by city staff as changes to 13.80 of the Off-Street Parking regulation. Previously, the Commission reviewed the draft amendments and Mr. Teerlink described one new addition to the exceptions section, which makes the amendments not applicable to the R-R/U zone.

Draft minutes are discussed in general before a 5 min break.

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

Vice-Chairman Martin Banks called the meeting to order at 6:00 p.m. and read the Commission Statement.

PUBLIC HEARING

1. Highland Circle Subdivision – 1706 East Murray-Holladay Road – Concept Plan – Administrative review and consideration of a concept plan application by the Property Owner, Sequoia Development, to redevelop .74 acres of land within the Multi-Family Zone. This 11-unit, residential development will be reviewed at the concept level with a historical preservation aspect in accordance zone and subdivision standards as per Holladay Ord 13.08, 13.78 and 13.32.040 – Planner, Carrie Marsh

City Planner, Carrie Marsh, presented the application as an administrative review of a permitted land use within the Residential Multi-Family zone (RM). The application brought by Sequoia development proposes 11 multi-family units on 32,502.5 sq ft of land.

Application Alec Moffat agreed with the comments from Mrs. Marsh and presented details of historic elements of the existing structure on the site. Mr. Moffat described the requests to historic property structure movers who indicated that the building would not withstand a relocation. Sequoia Development is interesting in the concept of using the old building, but are concerned with the immense cost unknown outcome of the building surviving a move.

Mr. Moffat described the proposed layout as 11 units and further described a proposed layout, under PUD conditions, to meander the lane and distribute the units among the existing landscape.

Vice Chair Banks opened the public hearing – no comments. Vice Chair Banks closed the hearing and moderating discussion among the commissioners.

Commissioner Roach commented that the OPUD layout is favorable, if the tree canopy protections are acknowledged. Mr. Moffat reiterated that it is their intent to keep as many significant trees as possible.

Commissioner Roach moved, to approve the Conceptual Plan for, agenda item *Highland Circle* an 11-unit multifamily development, subject to the following:

Findings:

- ***The requirements for conceptual subdivision have been substantially completed.***
- ***Proposed layout of lots comply with lot area regulations in the R-M Zone.***
 - a. ***PUD application will detail layout of 11 total units allowed***
 - b. ***Total land area required for all proposed units totals 32,502.5 sq. ft***

Conditions:

- ***Remaining utility service letters to be submitted to the TRC with accompanying Preliminary level construction drawings.***
- ***PUD application to be submitted after conceptual approval.***

*Commissioner * seconded the motion. Vote on motion: Paul Cunningham -Aye, Ginger Vilchinski - Aye, Dennis Roach-Aye, Karianne Prince-Aye, Martin Bank-Aye.
The motion passed unanimously.*

2. Text Amendment – 13.72.030: Lot and Density Standards within the FCOZ Zone – Legislative review and recommendation to City Council on proposal by applicants, Connie & Robert Jensen to amend Title 13, of the Holladay City Code, Land Use and Development Regulations as it relates to a one-acre minimum lot size requirement for developing new properties within the Foothill Canyons Overlay Zone (FCOZ). – Planner, Jonathan Teerlink

CED Director, Jonathan Teerlink presented details of the staff report as a legislative application proposed by applicants Connie and Robert Jensen. Commissioners are requirement to hold a public hearing and forward a recommendation to the City Council for final review and consideration. History of a previous rezone application by the applicants was reviewed. Mr. Teerlink presented details of the text amendment as a change to the one-acre requirement for new properties with an underlying zone of less than one acre. Mr. Teerlink presented a staff generated research map indicating which properties would be affected by this amendment.

Robert Jensen presented the background of the property and intent to construct two homes on the lot each measuring greater than a half-acre lot size, which the FCOZ minimum lot size requirement prevents. Connie Jensen presented details of the slope of property and similarities of those properties developed nearby.

Commissioner Banks voiced minimal concern and acknowledged that the amendment, according the map provided, would only apply to no more than three properties along Wasatch Blvd.

Commissioner Roach acknowledged that the FCOZ zone, as intended, is to preserve the aesthetic qualities of buildings and development among the foothills. Upon review of the request, Mr. Roach was concerned over not finding enough or quantifiable reasons to support the amendment.

Commissioner Prince asked staff to recount the history of the application and the reasoning behind amending the code rather than rezoning the property. Mr. Teerlink recounted the previous motion by the commission as unanimous to not recommend removing the FCOZ zone from the property. Staff also recounted the subsequent discussion by the council which emphasized that a rezone may not be the most appropriate approach, as the FCOZ zone, while limiting lot size, does account for and allow flexibility to build on steep slopes.

Commissioner Vilchinsky requested staff to re review the lot size minimums of the zone and the current lot size of the property. Mrs. Jensen provided a paper survey of the property showing slope and also indicated two “building pads”, explaining that the two pads and lot lines are shown assuming the amendment were approved.

Questing the merits of the application, Commissioner Cunningham was concerned over whether or not the goals of the FCOZ zone need be changed at this location and, or at other location affected the proposal.

Mrs. Jensen described the process so far as to be overwhelming. Explaining that the property, when deeded, was described to have had two available home lots. The situation has changed their future plans.

Commissioner Cunningham asked Holladay legal Counsel if at the time of codifying the FCOZ overlay, would have county have noticed properties. Legal Counsel, Brad Christopherson explained that, assuming state law was followed, the properties affected would have received notice.

(19:31:30) Commissioner Cunningham moved to recommend to deny agenda item 2 an application to amend the minimum lot size requirements as currently stated in Holladay § 13.72.030, no findings stated.

Commissioner Prince seconded the motion. Vote on motion: Paul Cunningham -Aye, Ginger Vilchinski -Aye, Dennis Roach-Aye, Karianne Prince-Aye, Martin Bank-Nay.

The motion passed (4-1) unanimously.

3. Text Amendment – 13.80; Off-Street Parking Requirements – Legislative review and recommendation to City Council on proposal by City staff to amend Title 13, of the Holladay City Code, Land Use and Development Regulations as it pertains to minimum off-street parking requirements and parking ratios by land use within the city.

Mr. Teerlink presented the proposal as a legislative application brought by city staff, requesting updates to the ordinance and to meet objectives stated as recent amendments to the General Plan addressing goals relating to the moderating income housing strategies. No changes were made from previous meetings other than once clarification regarding applicability to the R-M/U zone. The noted zone, Mr. Teerlink described as similar to the Holladay Village zone as having its own parking ration requirements.

Commissioner Prince moved, to recommend approval of amendments to Holladay Ord 13.80 Off Street Parking, subject to the following:

Findings:

- 1. Amendments are supported by stated purpose of chapter 13.80 as elements which, “reduce street congestion and traffic hazards in the City by incorporating adequate, attractively designed facilities for off street parking and loading as an integral part of every use of land in the City”*
- 2. Amendments are further supported by the General Plan as stated with the following sections;*
 - a. Chapter 3 Transportation – Transit Network; Suggested Implementation Measures; “Consider the adoption of an ordinance that requires developers of new commercial, office, mixed-use, and large residential projects to address mass transit and other multi-modal services in their design of parking facilities, street, and pedestrian accesses. Such measures could include parking requirement reductions in lieu of programs that provide bus passes for employees.”*
 - b. Chapter 3 Transportation – Bicycle Network: “Maintain, expand improve bicycle facilities and networks”*
 - c. Chapter 5 Moderate Income Housing – Implementation Strategy; Study with intent ot reduce parking requirements for residential development.*
 - d. Chapter 8 Natural Resources and Sustainability – Sustainability; “Incorporating transportation and parking plans that minimums the use private vehicles and foster the use of alternative transportation options...”*

Commissioner Banks seconded the motion. Vote on motion: Paul Cunningham -Aye, Ginger Vilchinski -Aye, Dennis Roach-Aye, Karianne Prince-Aye, Martin Banks-Aye. The motion passed unanimously.

ACTION ITEMS

4. Approval of Minutes – August 16th, August 30th and September 13th

The minutes were reviewed and modified.

Commissioner Roach moved to approve the minutes, as amended. Commissioner Prince seconded the motion. Vote on motion: Paul Cunningham -Aye, Ginger Vilchinski -Aye, Dennis Roach-Aye, Karianne Prince-Aye, Martin Banks-Aye.

Commissioner Prince moved to adjourn. The motion passed by the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at 7:45 p.m.

I hereby certify that the foregoing represents a true, accurate and complete record of the Holladay City Planning Commission meeting held Tuesday, October 4th, 2022.

Jonathan Teerlink
CED, Director