MURRAY CITY PLANNING COMMISSION

NOTICE OF MEETING AND AGENDA

April 06, 2023

06:30 PM

5025 S State Street

The public may view the Murray City Planning Commission meeting via the live stream at www.murraycitylive.com or https://www.facebook.com/Murraycityutah/. You may submit comments via email at planningcommission@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

CALL MEETING TO ORDER

BUSINESS ITEM(S)

1. Approval of Minutes

   January 19, 2023

   February 2, 2023

   March 2, 2023

   Attachments

   1. PC 01.19.23 draft.pdf
   2. PC 02.02.23 draft.pdf
   3. PC 03.02.23 draft.pdf

2. Conflict(s) of Interest
3. Findings of Fact

   The Ridges at Murray - Conditional Use Permit

   Attachments

   1. Findings of Fact, The Ridges at Murray PUD.pdf

CONDITIONAL USE PERMIT - ADMINISTRATIVE ACTION

4. Rhino Property Management - 97 West Winchester Street

   Project #23-041

   Conversion of Existing Dwelling to Office Use

   Attachments

   1. Packet - Rhino Mgmt.pdf

SUBDIVISION REVIEW(S) - ADMINISTRATIVE ACTION

5. Tripp Lane Subdivision - 871 West Tripp Lane

   Project #22-088

   Final Subdivision Review (12 Lots)

Attachments

1. Packet, Tripp Lane Final.pdf

6. The Ridges at Murray - 5322 South Allendale Drive & 662 West 5300 South

   Project #23-027

   Final Subdivision Review (66 Lots)

   Attachments

   1. Packet - The Ridges at Murray Final Subd.pdf

DESIGN REVIEW - ADMINISTRATIVE ACTION

7. Murray Station Townhomes - 184 West Berger Lane

   Project #23-040

   Design Review for Six Townhomes

   Attachments

   1. Packet, Murray Station Townhomes.pdf

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on **Thursday, April 20, 2023, at 7:00 p.m. MST in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.**

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to planningcommission@murray.utah.gov. Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

Supporting materials are available on Murray City's website at www.murray.utah.gov.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at http://pmn.utah.gov.

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Minutes of the Planning Commission meeting held on Thursday, January 19, 2023, at 6:31 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

The public was able to view the meeting via the live stream at http://www.murraycitylive.com or https://www.facebook.com/Murraycityutah/. Anyone who wanted to make a comment on an agenda item may submit comments via email at planningcommission@murray.utah.gov.

Present: Jeremy Lowry, Chair
Jake Pehrson, Vice Chair
Lisa Milkavich
Travis Nay
Ned Hacker
Michael Richards
Maren Patterson
Jared Hall, Community Development Director
Zac Smallwood, Senior Planner
Mustafa Al Janabi, Planner 1

The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

APPROVAL OF MINUTES

Mr. Nay moved to approve the minutes from the November 3, 2022, Planning Commission meeting as published. Seconded by Ms. Milkavich. A voice vote was made, motion passed 7-0.

CONFLICT OF INTEREST

Mr. Lowry had a conflict of interest with the agenda item #8; therefore, he will not participate in this discussion nor vote on that item.

APPROVAL OF FINDINGS OF FACT

Mr. Pehrson made a motion to approve the findings of fact for BMW of Murray, Studio 56 and Emanual Collision Center. Mr. Hacker seconded. A voice vote was made, motion passed 7-0.

MURRAY ARMORY – 246 East Myrtle Avenue - Project #23-016

Mr. Smallwood presented the application for Kim Sorensen, Murray City Parks & Recreation, for the address of 246 East Myrtle Avenue. The applicant is requesting Conditional Use Permit approval to renovate the existing Murray Armory from a storage use to an events space, that can accommodate about 250 people. Murray City Parks & Recreation is requesting a Conditional Use Permit to allow the remodel of the historic Murray Armory building to better utilize the space as a public amenity. The applicants state that they have been using the building for storage of equipment for use at the park and across the city. The Armory Renovation is listed in the 2020 Murray City Parks & Recreation Masterplan as a Facility Enhancement.

Murray City intends to maintain and operate the facility as a public events space. Examples of uses could be weddings, conferences, art exhibitions, and work events. Planning Division staff is excited about this project as it is close to the Murray City Center District and Murray Park, and will allow for more types of activity to happen in the area. The site plan and floorplans provided by the applicant show that the existing overhead doors will remain and be able to be used to expand the event space into the pedestrian plaza to the north, and the outdoor seating and outdoor plaza space to the south. The property has multiple points of access, but primarily would be accessed by a twenty-nine-foot (29') drive that connects at the corner of Myrtle Avenue and Jones Court. This access is used by multiple users, including the Boys and Girls Club, Ken Price Ballfield, Murray Park, and the Murray Armory.

The proposed renovation is closely tied with Murray Park and its facilities. There are ample amounts of parking that are utilized by the park including the lots immediately adjacent to the Ken Price Ballfield and staff anticipates that this facility will share parking here as shown on the applicants' site plan. The site and civil plans show the addition of parking on the Armory site. They differ on exactly how many they are proposing and staff assumes that the lower number of nineteen will be the final additional parking. This is because at sixty-degree parking the drive aisle requirement is reduced to twenty feet (20'). When staff measured the width of the drive aisle it appears to be about twenty-two feet (22'). Staff does not have any concerns with regard to parking at this time.

Land Use Code Section 17.68 requires "landscaping in the front setback area for commercial properties". The subject property has no direct frontage on any public streets where landscaped setbacks and other improvements would be required by the Land Use Ordinance. However, even though it is not required, the applicants are proposing significant upgrades to the site to help blend the renovated armory building into Murray Park. They are proposing to include a new pedestrian plaza surrounding the building, perimeter landscaping, and a pedestrian path to connect to the Murray Arboretum. Staff does not recommend any changes or additional landscaping. Though not a requirement, the Planning Division staff suggests that Murray Parks and Recreation work to provide a safe and pedestrian-oriented access from the satellite parking areas to this site. There is curb adjacent sidewalk near the Boys and Girls Club, but no other sidewalk near Ken Price Ballfield. Installing additional sidewalk or paths would make it easier, as new developments in the Murray City Center District begin to take shape, to allow for greater pedestrian access in the area. Based on the analysis of the Conditional Use Permit application to allow an events center, staff concludes the following:

1. The proposed use for a public assembly building (LU #7230), is allowed in the O-S, Open Space Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission approve a Conditional Use Permit to allow the renovation of the Murray Armory into an events center at the property addressed 246 East Myrtle Avenue subject to conditions.

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Mr. Nay asked what kind of programming will take place. He wondered if there will be events with music or loud noise that may impact the neighborhood. Dijana Alickovic, with the architect firm, spoke about the scope of the project. Mr. Sorenson stated they don't yet know the exact events. There is a park ordinance against amplified sound without permission. Mr. Nay asked the price point for pavilion rental. Mr. Sorenson stated that they are not a profit center, so prices should be affordable for residents.

Ms. Patterson asked if this will be used for city events as well. Mr. Sorenson stated they intend to hold city meetings and city-sponsored events.

Mr. Nay asked if there is a plan for walkways between buildings. Mr. Sorenson said there are plans for ample walkways, including wheelchair access. He also said there is no need for an additional bridge.

Ms. Patterson asked if this is a year-round venue. Mr. Sorenson said yes this is year-round

Ms. Milkavich asked what the timeline for the project. Mr. Sorenson said they'll have a cost estimate done by the end of February. City Council will then need to approve funds. Ms. Alickovic said construction documents should be ready by April. When the budget allows, they can start getting bids and begin the permitting process.

Mr. Nay asked if the pavilion will be restored. Ms. Alickovic said they will restore and preserve the building, including beams & tresses.

Ms. Milkavich stated she was pleased that much of the power lines would be installed underground.

Mr. Sorenson said that he has read and understands the six (6) conditions for approval and he can comply.

Two (2) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

Public comment was opened. No comments were made. Public comment was closed.

Ms. Patterson made the motion to grant the conditional use permit, subject to the five (5) conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
3. The applicant shall meet all of the requirements of the Engineering Division including:
    a. Meet City storm drain requirements, on-site detention and retention of the 80th percentile storm is required.
    b. Implement Low Impact Development (LID) practices.
    c. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any demolition and construction work.
    d. Obtain a City Excavation Permit for work in the City right-of-way.

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4. The applicant shall meet all of the requirements of the Power Department including:
   a. Removal/relocation of the overhead 3 phase lines to the west and overhead single phase to the South will need to be buried.
   b. Primary power will need to serve from the existing Primary Junction Cabinet (PJC) to the Northwest.
5. The applicant shall meet all Murray Water Division requirements.

Seconded by Ms. Nay. Roll Call Vote:

A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich
A Lowry

Motion passed 7-0

INDY CLOVER - 6332 South State Street– Project #23-018

Mr. Al Janabi presented the application for Brody Stevenett. The applicant is requesting a conditional use permit to operate a secondhand retail and consignment store, where clients will rent a booth within the store to sell clothing. The applicant would like to open a shop in a current retail store, in which they would rent out booths for people who would like to sell secondhand clothing. The applicant is proposing to have 68 booths in total, and the booths are around 3 feet wide. The booth renters will not be located at the site to sell their goods. The applicant states that the hours of operation would be from 10 am-7 pm, while the total amount of employees would be 2-3 at a time in the store. The property has two points of access. One is along State Street and the second is by 6400 South, they are both approximately thirty-two feet (32') wide. Staff has no concerns with the points of access at this time.

Eighteen (18) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

Based on the analysis of the Conditional Use Permit application to allow an auto sales business, staff concludes the following:

1. The proposed use for a secondhand retail business(#5930), is allowed in the C-D Commercial Development Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission APPROVE a Conditional Use Permit to

allow a secondhand retail business at the property addressed 6332 South State Street, subject to the following conditions:
1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
4. The applicant shall work with planning staff to develop a landscaping plan that meets the requirements of Murray City Land Use Ordinance Chapter 17.68

Brody Stevenett approached the podium. He described the nature of the business. Anyone can rent a booth to sell their own second-hand clothing.

Mr. Hacker asked if this is only used clothing, or can people sell homemade items, such as jewelry. Mr. Stevenett said that people could do that.

Mr. Pehrson asked if people take their own payments. Mr. Stevenett said they do not. He has someone collect the money and they pay out the seller's portion to them, less sales tax.

Public comment was opened & closed, with no comment.

Mr. Stevenett indicated he understands and will comply with the four (4) conditions.

Mr. Smallwood stated that the permit is for the thrifting side of the business. New retail is already permitted.

Ms. Milkavich made the motion to grant the conditional use permit, subject to the four (4) conditions.

Seconded by Mr Hacker. Roll Call Vote:

A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich
A Lowry

Motion passes 7-0

LAND USE ORDINANCE TEXT AMENDMENT – Section 17.170, MCCD Zone – Project #23-017

Mr. Hall presented the application for Murray City Community & Economic Development, proposing several amendments relating to building height, landscaping, and required parking for residential uses in the MCCD Zone. The proposed amendment is to add an additional 0.50 (one-half) parking space per residential unit to the calculation for projects and developments south of Vine Street and east of State Street. Requirements for commercial uses are not changed, and

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allowances for the consideration of joint-use parking spaces and shared parking remain intact as well.

Notice of the public hearing was posted in accordance with State requirements and notice was sent to all affected entities. As of the date of this report there has not been any comment regarding this application.

Based on the analysis of the proposed text amendment and review of the Murray City General Plan and Land Use Ordinance, staff concludes the following:

1. The requested text amendments have been considered based on previous planning efforts within the Downtown.
2. The proposed text amendments are in keeping with the purpose of the MCCD Zone.
3. The proposed text amendment is consistent with the Goals & Initiatives of the Murray City General Plan.

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed text amendments to Chapter 17.170, the Murray City Center District Zone.

Ms. Patterson asked for clarification that this change is only requested for the area east of State Street and south of Vine Street. Mr. Hall indicated that he will be looking at other changes that are in the broader zone of the MCCD over the next few months.

Mr. Nay asked if the landscaping could be made private and Mr. Hall indicated that it could. Mr. Nay wanted to talk about permitted vs. conditional uses. He discussed Conditional Use #4602, which describes commercial parking lots on a fee basis. Mr. Nay asked the likelihood of someone building a private parking structure or fee lot. Mr. Hall didn't feel anyone would do that. Mr. Nay would like to see land use #4602 be removed from the zone. Mr. Nay stated that he would also like to see LU #5800, which allows drive-thru restaurants, also be removed. He does not want to see drive-thru restaurants in downtown Murray. Mr. Pehrson feels #4602 should be moved to a conditional use, as well as #5800. As an example, Mr. Nay cited the lack of public accessibility on the Chick-fil-a lot detracting from the walkability of the area. Many restaurants in the area are not pedestrian friendly. Ms. Milkavich brought up the fact that some businesses may not come to Murray because they can't have drive-thru's. Mr. Smallwood said that he received an article from the American Planning Association on how to handle drive-thru's in an urban environment. He stated he would email it to the commission.

Mr. Nay next addressed height and regulations and stated that when the MCCD started, there was an unlimited height. At a later date, the height was changed to 10 stories high. Now it will be reduced again to six stories. He argued that the height shouldn't be reduced. He is willing to compromise at eight stories. He feels that this change will lead to a more walkable area. Mr. Hall stated that he agrees. Mr. Nay feels the most important thing for residents is the aesthetics of the building. Ms. Patterson feels that focusing on the number of stories is irrelevant. The code does not define the maximum number of feet per story. Mr. Nay said ensuring that a building is treated at a human scale will contribute to its aesthetics. Ms. Patterson stated she dislikes the parking changes. It feels arbitrary to grant an additional 0.50 space per studio apartment. Mr. Nay stated this is an overreaction to a problem that happened years ago in the

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Fireclay area. Ms. Patterson feels a solution is being applied to a problem that doesn't exist in that area of the MCCD. Mr. Hacker said that parking requirements will be going down in the future and doesn't see a need to do this. Mr. Pehrson disagrees and feels that having enough parking tends to be an issue. Mr. Pehrson says that the BRT (Bus Rapid Transit) will not be developed until 2043 to 2050. He feels there will need more parking now. Mr. Smallwood stated that the city council and commissioners need to go to Wasatch Choice Vision meetings. This is where WFRC and UDOT listen and adjust planning. Ms. Milkavich feels this discussion is splitting hair and just wants to move forward with the project. Mr. Nay stated he really wants to see street-facing ground-level parking structures be required in commercial zones. Mr. Smallwood stated that is how it currently is in the MCCD.

The meeting was open for public comment.

Peter Kling stated the city will never satisfy everyone and that high density is a way of life now. He pointed out that there is a housing crisis, due to population growth. One thing that might help, is making architectural features that stand the test of time. Creating some continuity and consistency will help. Implementing aesthetic guidelines may be a good idea. He thinks City Hall needs to do a better job of communicating to the public as to why things need to change.

Mr. Hall read an email from Clark Bullen. He said that the 74% of citizens want to limit the building height to three stories in Block-One and 61% want to maintain a low-rise profile. He extends this idea to include downtown. He asked to limit all buildings in Murray Downtown to three stories.

Mr. Lowry closed public comments.

Mr. Pehrson made the motion to forward a recommendation of approval for the drafted text amendments to Chapter 17.170 to the City Council.

Seconded from Mr. Richards. Roll call vote:

A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich

Mr. Lowry abstains from voting due to a conflict of interest.

Motion Passes 6-0

ANNOUNCEMENTS AND QUESTIONS

Mr. Hall reminded everyone of the Boards and Commission Dinner on January 31st at 6 p.m. Mr. Nay moved to adjourn tonight's meeting at 7:51 p.m. Seconded by Mr. Milkavich. A voice vote was made, motion passed 7-0.

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Community Development Director

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Minutes of the Planning Commission meeting held on Thursday, February 2, 2023, at 6:30 p.m. in the Murray City Municipal Planning Commission Chambers, 5025 South State Street, Murray, Utah.

The public was able to view the meeting via the live stream at http://www.murraycitylive.com or https://www.facebook.com/Murraycityutah/. Anyone who wanted to make a comment on an agenda item may submit comments via email at planningcommission@murray.utah.gov.

Present: Jake Pehrson, Vice Chair
Lisa Milkavich
Travis Nay
Ned Hacker
Michael Richards
Maren Patterson
Jared Hall, Community Development Director
Zac Smallwood, Senior Planner
Mustafa Al Janabi, Planner 1

Excused: Jeremy Lowry, Chair

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

ELECTION OF CHAIR AND VICE CHAIR FOR 2023

A motion was made by Mr. Nay to nominate Mr. Pehrson for Chair. Seconded by Mr. Richards. Roll Call Vote:

A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0

A motion was made by Ms. Patterson to nominate Ms. Milkavich for Vice Chair. Seconded by Mr. Richards. Roll Call Vote:

A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0

APPROVAL OF MINUTES

Ms. Patterson moved to approve the minutes from the January 5, 2023, Planning Commission meeting. Seconded by Mr. Pehrson. A voice vote was made, motion passed 6-0.

CONFLICT OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Mr. Hacker made a motion to approve the finding of facts for Murray Armory with the correction made in the premeeting to strike out the "secondhand merchant business" sentence. The motion to approve Findings of Fact for Indy Clover was also made. A voice vote was made, motion passed 6-0.

STONE MOUNTAIN CASTINGS & DESIGN - 4084 South 300 West – Project #23-019

Mr. Smallwood presented the application for Stone Mountain Castings & Design to allow a construction contractor's business on the subject property. The subject property is in an industrial area on Commerce Drive. The applicant recently purchased the property and would like to operate their fireplace/mantel contractor's business at the location. They design, cast, and install mantels for homes. They also provide exterior concrete work for clients. The property is accessed by Commerce Drive and has a single twenty-foot (20') access. This access is already existing and there doesn't seem to be a way to expand it further as there are two existing buildings that abut the access.

Kirk Olsen, the applicant, indicated that the parking is located on the property to the south, which is actually in Millcreek City. He stated as part of the sale of the property they were guaranteed thirteen spaces and has not had an issue with the current owner of the property in Millcreek City. Staff does not see any concerns with the parking as shown, but would request that the applicant provide planning staff a letter from the neighboring business acknowledging the thirteen spaces. Staff does not have any concerns with the existing landscaping. Staff noted that the property is very well landscaped and should be maintained, if changes do occur, they will need to continue to conform with Chapter 17.68 of the Murray City Land Use Ordinance.

Based on the analysis of the Conditional Use Permit application to allow a construction contractor's business, staff concludes the following:
1. The proposed use for a construction contractor's business (LU #6600), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission approve a Conditional Use Permit to

allow a construction contractor's business at the property addressed 4084 South Commerce Drive, subject to the conditions listed in the staff report.

Ms. Patterson commented that this zone has a lot of allowed uses and that the reason this application is before the commission is not because of the business itself, but because they are contractors. She feels this should be looked at as some of the ordinances and where they are allowed to have businesses.

Mr. Olsen indicated he is able to comply with the four conditions as outlined in the staff report. He asked about the parking lot for the business. He was told the parking spots don't belong to him and are on a separate parcel. Mr. Olsen said that they don't make the fireplace mantels. They just install the mantels on location.

Dan Thomas, the adjacent property owner, clarified that Mr. Olsen probably does own that parking area. Mr. Hacker asked about the landscaping and what Mr. Olsen intends to do. Mr. Olsen said that he already cut back a lot of it and improved the property.

Mandi Olsen, also associated with the property, stated that she has issues with drainage on her property. She said that when she has spoken with Millcreek, they said talk to Murray. When she talked to Murray, they said to talk to Millcreek. Ms. Olsen stated that she would like to put "No Parking" signs out front.

Mr. Smallwood stated he was unaware of a separate parcel. He was under the assumption that was part of their property. Mr. Pehrson stated the applicant should find out if there is a separate parcel and make an agreement with the owner of the parcel. Mr. Smallwood stated that it appears that Murray owns half of the right-of-way and Millcreek owns the other half at the location of the business. Mr. Smallwood will follow up with Ms. Olsen. Mr. Smallwood said that he'll need to talk to a city engineer about putting "no parking" signs as requested by Mandi Olsen.

Public comment was opened. Mr. Thomas said they've been talking to the City Streets department for "No Overnight" parking. He told Ms. Olsen to keep in contact with the police. In reference to Mr. Olsen's business, he indicated that the fire escape has been blocked off by work going on at Mr. Olsen's business. He wanted to make sure that was addressed.

Public comment was closed. Mr. Smallwood said the fire department will make sure there is access to the fire escape. Ms. Milkavich asked if there's anything that can be done to help public service staff understand city boundaries. Mr. Smallwood said it comes down to education of staff.

Mr. Hacker made the motion to grant the Conditional Use Permit, subject to the four conditions:
1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
4. The applicant shall provide Murray City staff documentation that the business has access to the thirteen (13) parking spaces on the adjacent property.

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Seconded by Ms. Milkavich. Roll Call Vote:

A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0

DARK WOODLAND INK - 150 W 4800 S, # 30 – Project #23-0120

Mustafa Al Janabi presented the application for Nicole Waldeum requesting a conditional use permit to operate a tattoo parlor with a single bed inside an already existing business. The subject property is a multi-use industrial building on 150 West (private) and 4800 S. The applicant proposes to occupy an office in an existing gym business located in unit #30. This business would share space with Sweaty Pig Gym, that was approved in 2022. The applicant would be using a single office within the unit. No changes to the interior of the unit are proposed. The property has multiple points of access. One point is located at 150 West, on the south side and is approximately (16') wide. An additional access is located in the roundabout and is approximately twenty-five feet (25'). Staff has no concerns with the points of access currently. The applicant states that the space they are renting is approximately 390 square feet. This will require approximately two (2) parking spaces. The existing multi-tenant building has sufficient parking to accommodate the proposed use. The subject property has no direct frontage on any public streets where landscaped setbacks and other improvements would be required by the Land Use Ordinance. Staff does not recommend any changes or additional landscaping. Based on the analysis of the Conditional Use Permit application to allow an auto sales business, staff concludes the following findings:

1. The proposed use for a tattooing parlor (#6295), is allowed in the M-G Commercial Development Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission approve a Conditional Use Permit to allow a tattooing business at the property addressed 150 W 4800 S, #30, subject to conditions.

Ms. Patterson asked if the hours for Dark Woodland Ink would need to be the same as those of The Sweaty Pig. Mr. Al Janabi indicated that they would be.

Nicole Waldeum indicated that she can comply with the conditions. Mr. Hacker asked for clarification on having to go through the Sweaty Pig gym to access her business. She said her business is upstairs and separate.

Public comment was opened. No comments were made. Public comment was closed.

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Mr. Nay made the motion to grant the conditional use permit, subject to the three conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Mr. Richards. Roll Call Vote:

A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0

ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood indicated there is no meeting on February 16, 2023. Mr. Thomas addressed the planning commission to indicate that he commented on items on the Facebook video chat feature and he didn't get any responses. Mr. Pehrson told him that there are other ways to contact the planning commission.

Mr. Pehrson moved to adjourn tonight's meeting at 7:06 p.m. Seconded by Mr. Nay. A voice vote was made, motion passed 6-0.

Community Development Director

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Minutes of the Planning Commission meeting held on Thursday, March 2, 2023, at 6:31 p.m. in the Murray City Municipal Planning Commission Chambers, 5025 South State Street, Murray, Utah.

The public was able to view the meeting via the live stream at http://www.murraycitylive.com or https://www.facebook.com/Murraycityutah/. Anyone who wanted to make a comment on an agenda item may submit comments via email at planningcommission@murray.utah.gov.

Present: Jake Pehrson, Chair
Lisa Milkavich, Vice-Chair
Ned Hacker
Maren Patterson
Michael Richards
Jeremy Lowry
Jared Hall, Community Development Director
Susan Nixon, Senior Planner
Zac Smallwood, Senior Planner
Mustafa Al Janabi, Planner 1
Trae Stokes, Murray City Engineer

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

APPROVAL OF MINUTES

Chair Pehrson stated approval of the minutes from January 19, 2023, Planning Commission meeting will be postponed to the next meeting. A motion was made by Mr. Hacker to postpone approval of the minutes. Seconded by Ms. Milkavich. A voice vote was made, motion passed 6-0.

CONFLICT OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Mr. Hacker made a motion to approve the finding of facts for Stone Mountain Casting & Designs and Dark Woodland Ink. Seconded by Mr. Lowry. Roll Call Vote:

A Pehrson
A Lowry
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0

MURRAY CITY HALL SUBDIVISION - 10 East 4800 South- Project #23-028:

Mr. Smallwood presented the application for Murray City to request preliminary and final subdivision approval to consolidate multiple (thirty-one) parcels into 3 lots and a road dedication for the new City Hall site. The subject properties are located between 4800 South and 4th Avenue and between the old Poplar Street on the east to Box Elder on the West. The proposed subdivision is part of the on-going efforts to modernize and revitalize Murray's downtown area. The intent is to create three (3) new lots. Lot 1 will be the location of City Hall and the new Police Headquarters. Lots 2 & 3 are included as parking areas to serve the City Hall and neighboring properties as public parking. The MCCD Zone does not have a minimum square footage for lots.

On November 7th, 2019 the Planning Commission approved the Certificate of Appropriateness for the proposed City Hall. This included reviewing the proposed improvements to the larger area. At the time of this report most of the public improvements have been installed at the three proposed lots and along Hanauer Street. Based on the analysis and review of the proposed preliminary and final subdivision and a survey of the subject property, staff concludes the following:

1. The subdivision of land is allowed by Utah State Code Section 10-9a-608, and with conditions this preliminary and final subdivision plat meets the requirements therein.
2. The proposed subdivision complies with the MCCD Zoning regulations.
3. The proposed subdivision complies with the regulations of Title 16, Subdivision Ordinance and with the applicable standards of Chapter 17.170, of the Murray Land Use Ordinance.

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission grant preliminary and final subdivision approval for the Murray City Hall Subdivision on the properties located at 15,17,21 W Fifth Ave; 47 E Fifth Ave; 40,48 E 4800 S; 40 E Murray Holladay Rd; 6,12,16,20 E 4800 S; 3 W 4800 S; 4872 S Poplar; 33,35 E Fifth Ave; and 18,24 W Fifth Ave, subject to conditions.

A total of 104 notices were mailed to property owners within a 500' radius of the subject properties. As of the writing of this staff report, there has been one comment from Mr. DeLynn Barney expressing concern with existing property lines. The proposed project does not involve the property near Mr. Barney. This project has been designed and stamped by a civil engineer.

Mr. Hacker asked a question regarding the parcels that cross between Poplar and Hanauer Street. He wanted to know if they get added to the Poplar Street piece. Mr. Smallwood indicated they will be cut and become two new modified parcels. They will exist as they, minus Hanauer Street.

Trae Stokes, from Murray City Engineering Department, stated he will be able to comply with the four conditions.

Public comment portion of the meeting was opened.

DeLynn Barney, resident, stated the application identifies very well what is included. He spoke about a parcel that wasn't included. Namely one vacating part of 5th Avenue. He addressed this area. Fifth Avenue has always been 50 feet wide, now the application shows 47 feet wide. The

size of lot 3 has for parcels, for a total of 199.2 ft. This is less than what's shown on the plan map. The position of lot 3 is not correct. This directly affected his property.

Mr. Pehrson asked for clarification on Mr. Barney's address. Mr. Smallwood addressed the concerns by stating that a surveyor was hired, as well as engineers. Mr. Stokes said that sometimes there are small discrepancies with historical records, but don't affect the overall ownership of Mr. Barney's property. Mr. Stokes said that work has been fully vetted.

Ms. Patterson asked if there is a difference between land width and what that means. Does it mean that the city does less curb and gutter. Mr. Stokes said it means there is a wider sidewalk.

Public comment was closed.

Ms. Patterson made a motion to grant preliminary and final subdivision approval subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
   a) Meet City subdivision and condominium platting requirements.
2. The project shall meet all requirements of the Murray City Land Use Ordinance, including the Murray City Center District chapter.
3. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
4. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

Ms. Milkavich Seconded. Roll Call Vote:

A Pehrson
A Lowry
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0.

<u>THE RIDGES AT MURRAY - 5322 South Allendale Drive & 662 West 5300 South – Project #23-027 and #23-026:</u>

Ms. Nixon presented the applications for conditional use permit and preliminary subdivision review together, as much of the information is identical for both applications. The applicant, Mr. Brad Reynolds, is requesting approval to develop the subject property into sixty-six (66) townhomes. The application before the Planning Commission is for a Conditional Use Permit for Planned Unit Development and Preliminary Subdivision approval. If the Planning Commission approves the preliminary subdivision, the applicant will work with the city staff to prepare a Final Plat to be reviewed and approved by the Planning Commission. After Final Subdivision approval is granted, the applicant will prepare a Final Subdivision plat. When the Final Subdivision plat has been approved and accepted by the City Engineer, it will be circulated for signatures of approval which will allow the recordation of the plat at the Salt Lake County Recorder's Office.

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The proposal is a planned unit development townhome subdivision with a total of sixty-six (66) new units along Allendale Drive and 5300 South Street. The applicant is requesting a Conditional Use Permit to allow for a Planned Unit Development and for Preliminary Subdivision approval. The applicants are requesting the Planned Unit Development approval to allow a variation of setbacks.

The purpose of Planned Unit Developments is to allow the clustering of dwellings in such a way that allows for the consolidation of open space, to provide a meaningful and usable open space and to make more efficient use of utilities. It is not intended to be universally applied, only when circumstances make it appropriate and of special benefit to the residents of the development and surrounding area. The proposed development has been carefully considered with the neighborhood to the east the adjacent rehab centers to the north and west and impacts from 5300 South Street. Through many iterations, a site plan has been submitted that separates the potential development from the surrounding uses while maintaining the allowed density. Placing the homes oriented towards the single-family residential area to the east provides a low-density residential feel. The project also serves as a "buffer" between the single-family residential neighborhood to the east from the businesses to the west on Murray Boulevard.

A Traffic Impact Study (TIS) was conducted in January of 2022 in conjunction with the zone change. The TIS determined that the intersections of 700 West & Murray Boulevard / 5300 South and Allendale Drive / 5300 South are currently operating at poor levels of service during the evening peak hour. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2022) conditions. The intersection of Allendale Drive / 5300 South is too close to existing signals to be signalized. The southbound queuing at this intersection may hinder movements at the south access at times during the peak hour but the intersection's LOS is still acceptable. The total trip generation for the development is 468 daily trips; Morning Peak Hour Trips, 30; and Evening Peak Hour Trips, 38. The City Engineer is not in favor of having speed bumps or speed tables, bulb-outs or pedestrian islands. The City Engineer is planning to install an electronic feedback speed sign on Allendale Drive. No other mitigation measures are recommended.

The 2017 General Plan includes five key initiatives intended to guide implementation. The third of these initiatives, Livable + Vibrant Neighborhoods, states support for creating neighborhood nodes designed for people and scaled to complement the surrounding area, providing life-cycle housing to allow residents to age in place, and increasing access to parks and open space. One of the goals to accomplish this is to encourage a variety of housing options. Providing a for-sale townhome product helps to create a more vibrant neighborhood. This location is also preferable as it provides opportunities to access local retail such as the Smiths to the south.

Based on the analysis of the Conditional Use Permit for a Planned Unit Development and Preliminary Subdivision review, staff finds the following:

1. With conditions, the proposed subdivision complies with the standards of the Murray City Subdivision Ordinance.
2. The proposed lots comply with the development standards for properties found in Chapters 17.120 and 17.60 of the Murray City Land Use Ordinance.
3. The proposed subdivision is in harmony with the purposes of the R-M-15 Zone, representing appropriate residential development.

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4. The proposed subdivision is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for appropriate residential development in the area.

One hundred forty-nine (149) notices of the public hearing were sent to all property owners for parcels located within 500 feet of the subject property. As of the date of this report, Staff has received public comment from Mr. Wirthlin, resident at 576 W. Wirthlin Drive. Mr. Wirthlin came to the office and expressed concern with the additional traffic generated from 66 units on the narrow Allendale Drive.

Based on the information presented in this report, application materials submitted, and a site review, Staff recommends that the Planning Commission approve a Conditional Use Permit for Planned Unit Development and grant Preliminary Subdivision approval for The Ridges at Murray PUD on the property addressed 5322 South Allendale Drive and 662 West 5300 South subject to conditions.

Ms. Milkavich confirmed with Ms. Nixon that the full packet is available online.

Mr. Pehrson confirmed that the residents have enough room to park outside the garage. Ms. Nixon that each unit has a two-car garage and residents have a 20-foot driveway, with the exception of units #153-164, from the garage door to the sidewalk, to accommodate standard sized cars. There are 17 onsite visitor stalls provided for units #153-164, including one ADA stall that exceeds the total minimum required.

Ms. Patterson indicated that the school district sent a letter to the planning commission stating that they are able to handle to influx of students that could result from new residents in this complex. She was pleased to receive such a letter.

Ms. Milkavich expressed concerns about traffic. She points out that in the TIS, the engineer states that the new complex will contribute to the current traffic problems. She stated that she'd love for Murray to address the existing traffic issues in the area now that it has been identified as a problem. Ms. Nixon stated that it is on the city's master plan to improve the connection at 700 West 5300 South and College Drive. Allendale cannot be modified; they are not allowed to have an additional signal (that is stipulated by UDOT). The timeframe is slated to be improved over the next seven to ten years.

Ms. Patterson asked about the traffic study. She felt that the impact study didn't indicate any specific ways to improve it. Trae Stokes, city engineer, stated that they wouldn't employ speed bumps, as that won't work on this street. He suggested an electronic feedback sign on 5300 South. Murray City doesn't have any control over 5300 South – that is UDOT.

Ryan Hales, the traffic engineer who conducted the impact study, spoke about the situation. He talked about how difficult it can be to make a left-hand turn out of a driveway on a busy street, such as 5300 South. He stated what most drivers do is route divert, which is when a driver will make a right-hand turn and flip around to turn at a signal, during peak times. This proposed project would not make the criteria with UDOT to install a new signal. An electronic driver feedback speed sign is about the only option to encourage drivers to slow down, and they are effective, based on research. Side friction (i.e., parked cars and garbage cans) will help to slow

traffic as well. At some point, UDOT could add a raised medium to keep drivers from making a left turn to prevent accidents.

Mr. Richards asked if the city can have the state look into putting in a raised median now. Mr. Hales said when you do put up a raised medium it can block access on the opposite side of the road. UDOT would look at that very carefully.

Ms. Patterson asked what signal optimization means. Mr. Hales said that means they try to time the lights to get a progression of coordination to help the flow of traffic move from light to light in groups. It assists in moving groups of traffic. Ms. Patterson asked if the amount of traffic that will be added in the area will affect the optimization. Mr. Hales said it's specific to the growth in the area.

Ms. Milkavich asked how close the number of townhomes was to the cutoffs affecting the level of service relating to traffic. Mr. Hales said that the area is already operating a "level F" which means it's already failing, during peak hours.

Corey Neilson, representing Brad Reynolds Construction, that they worked to ensure that the design will be cohesive with the neighborhood. He said he read the conditions and indicated he could comply with them.

Mr. Hacker asked Mr. Neilson about the pedestrian walkway along Allendale on the opposite side of the street. Mr. Neilson indicated that it will be the same.

Ms. Patterson commented on how much work has been put into this plan and that he made alterations as needed. She asked about the common area and stated that there are no structures or amenities included. Mr. Nielsen responded that the open space was intentional, but they are amenable to include benches or gazebos if the commission would like. Ms. Milkavich said she did like the open space and it provides a place for kids to play sports. In general, the commissioners did appreciate that the open spaces are well landscaped and well thought out.

Public comment was opened.

Clint Gather, resident, spoke about how he will be affected the most by the townhomes. He complimented the developer on their work in contacting him and being professional. He did ask about offsite RV parking. He feels everyone will use their two parking stalls and then park RVs on the street, clogging up Allendale.

DeLynn Barney, resident, stated the number of parking spaces is the same in front of the four-plexes and six-plexes as the one duplex. This will force residents and visitors to park on the street, increasing street parking and adding congestion on Allendale South. Mr. Barney asked to have the project until these parking issues are resolved.

Mr. Smallwood read an email from Mr. Doug Sutherland. He states that he would like to see more affordable housing projects like this. He stated that Utah has a housing crisis. He also feels that city services and transit are more efficient in dense areas.

Mr. Orville Evans, resident, stated he appreciates how Murray City takes care of the city. His concern is how this development will impact traffic. He worked for UDOT. He moved to Murray

to get away from traffic and high-density housing. His previous house in Salt Lake City got broken into. He says high-density housing is nothing more than a penitentiary without bars. He wants there to be a buffer at the end of his street from businesses. He's asked for it several times.

Public comment was closed.

Ms. Nixon addressed the RV parking. The HOA's C C & R's are restrictive and they state that "RVs are prohibited from parking for greater than 24 hours and will be removed". Additionally, the city code prohibits vehicles from parking on public streets for greater than 72 hours at a time.

Ms. Nixon addressed the fact that this large parcel of property has been vacant for 50 years. Residential development is much better than commercial options and the property could have been developed as rental apartments. She feels that the developer has addressed the parking. The HOA is usually very strict about that and sets restrictions for the development.

Mr. Lowry stated that he, too, remembers a time when things were different, but times have changed as the population grows and land becomes more valuable, high-density projects are needed.

Mr. Lowry made a motion to grant the preliminary subdivision approval subject to the following conditions:

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
    a. Meet City subdivision and PUD requirements. Provide plan and profile sheets for utilities. The plat should include street names, unit addresses, PUE's, and common areas.
    b. Provide a copy of the HOA declaration.
    c. Obtain a UDOT approval and City agreement for emergency access to 5400 South.
    d. Provide a site geotechnical study and implement recommendations.
    e. Provide a traffic impact study and implement recommendations.
    f. Meet City storm drain requirements. On-site retention of the 80th percentile storm and detention with a reduced release of 0.2 cfs per acre is required.
    g. Meet City well protection zone requirements.
    h. Obtain a city building permit for retaining walls greater than 4 foot in height.
    i. Install curb and gutter and sidewalk along property frontage to Allendale Drive.
    j. Provide a subdivision improvement bond for dedicated improvements prior to recording the plat.
    k. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work.
    l. Obtain a City Excavation Permit for work within City roadways.
2. The PUD subdivision shall meet the requirements of the Murray City Fire Department including the width of the access drives and emergency gate access requirements.
3. The developer shall meet all Murray City Water Division requirements.
4. The developer shall meet all Murray City Wastewater Division requirements.
5. The developer shall meet all Murray City Power Department requirements and meet to discuss planning the new power service.
6. The PUD improvements shall include the installation of street trees as required by Murray City Code.

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7. The applicant shall provide a copy of the recorded CC&Rs to the Planning Division.
8. An 8-foot solid wall is required along 5300 South Street and a 6-foot vinyl fence along the west and north boundaries. New fencing shall be installed as approved by the Planning Commission prior to the issuance of certificates of occupancy.
9. All units within the PUD shall comply with the requirements of the R-M-15 Zone as outlined in Chapter 17.120, Chapter 17.62, Condominiums, and Planned Unit Development as outlined in Chapter 17.60 of the Murray City Land Use Ordinance.
10. If there is no substantial action taken with the conditional use permit approval within two (2) years of its issuance, the approval shall be null and void. The planning commission may grant a yearly extension, when deemed in the public interest.

Mr. Richards seconded. Roll Call Vote:

A Pehrson
A Lowry
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0.

Mr. Lowry made a motion to grant the conditional use permit approval subject to the following conditions:

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
    a. Meet City subdivision and PUD requirements. Provide plan and profile sheets for utilities. The plat should include street names, unit addresses, PUE's, and common areas.
    b. Provide a copy of the HOA declaration.
    c. Obtain a UDOT approval and City agreement for emergency access to 5400 South.
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discuss planning the new power service.

6. The PUD improvements shall include the installation of street trees as required by Murray City Code.
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9. All units within the PUD shall comply with the requirements of the R-M-15 Zone as outlined in Chapter 17.120, Chapter 17.62, Condominiums, and Planned Unit Development as outlined in Chapter 17.60 of the Murray City Land Use Ordinance.
10. If there is no substantial action taken with the conditional use permit approval within two (2) years of its issuance, the approval shall be null and void. The planning commission may grant a yearly extension, when deemed in the public interest.

Mr. Richards seconded. Roll Call Vote:

A Pehrson
A Lowry
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0.

ANNOUNCEMENTS AND QUESTIONS

The March 16th meeting has been canceled. Mr. Smallwood informed the commission that he's working on a website to provide resources with training videos and packets for them to access. Mr. Pehrson asked that all traffic studies are included in the commissioner's packets.

ADJOURNMENT

Ms. Milkavich moved to adjourn tonight's meeting at 7:57 p.m. Seconded by Ms. Patterson. A voice vote was made, motion passed 6-0.

Community Development Director

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MURRAY CITY PLANNING COMMISSION
FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: The Ridges at Murray PUD

PROJECT NUMBER: 23-026

ADDRESS: 5322 South Allendale Drive & 662 West 5300 South

APPLICANT: Brad Reynolds

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The application is requesting a conditional use permit for a 66 Unit Townhome Planned Unit Development on the subject property(s).

II. MUNICIPAL CODE AUTHORITY:

Section 17.60.020. of the Murray City Land Use Ordinance allows Planned Unit Developments (#1131) within the R-M-15 zoning district subject to Conditional Use Permit Approval.

III. APPEAL PROCEDURE:

Municipal Code Section 17.16.30 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these Findings of Fact.

IV. SUMMARY OF EVIDENCE:

A. The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.

B. The minutes of the public meeting held by the Planning Commission on March 2, 2023 which are attached as **Exhibit B** summarizes the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.120.030 based on the findings below:

1. With conditions, the proposed planned unit development complies with the standards of the Murray City Subdivision Ordinance.
2. The proposed lots comply with the development standards for properties found in

Chapters 17.120 and 17.60 of the Murray City Land Use Ordinance.

3. The proposed planned unit development is in harmony with the purposes of the R-M-15 Zone, representing appropriate residential development.
4. The proposed planned unit development is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for appropriate residential development in the area.

VI. DECISION AND SUMMARY

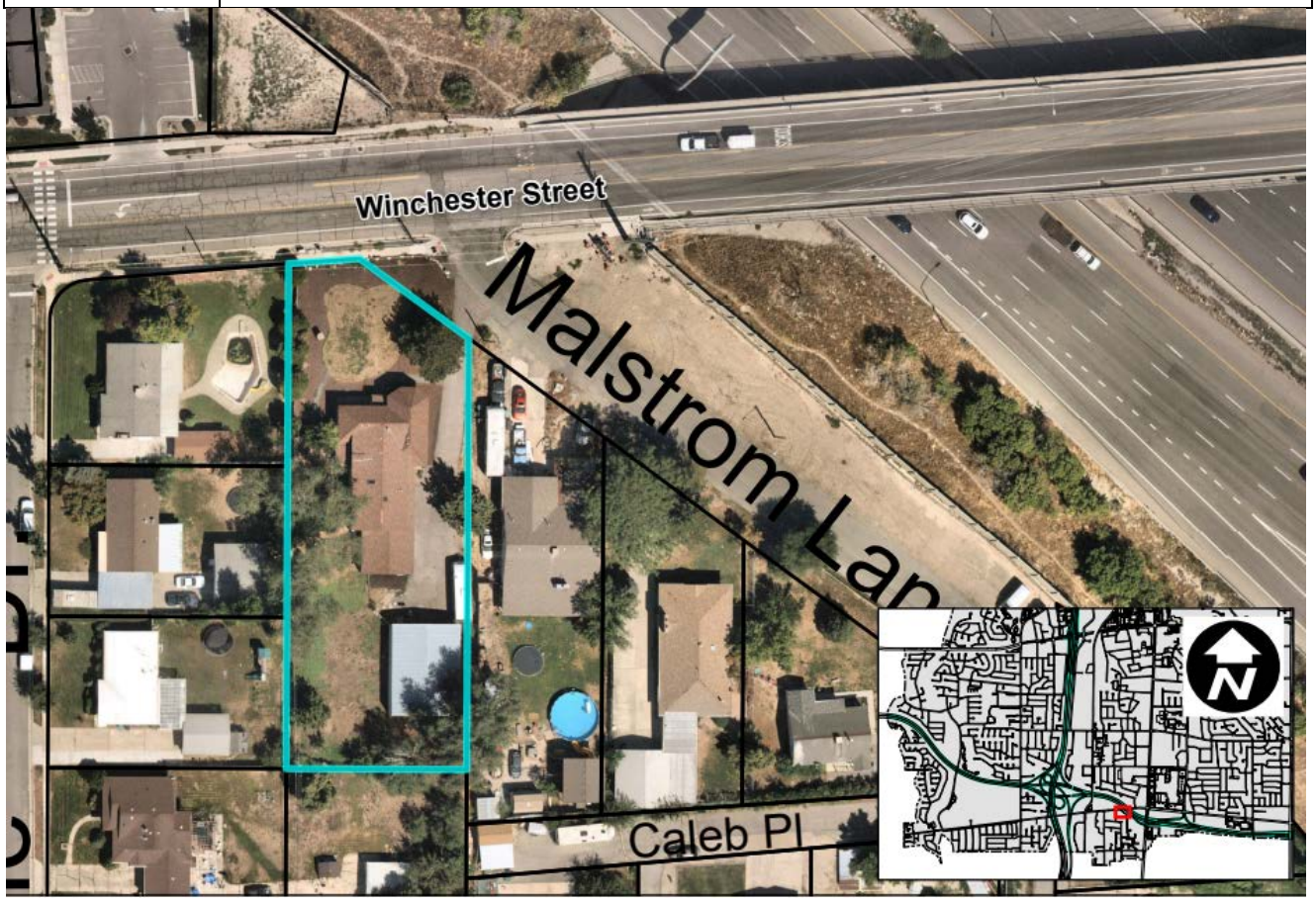
The Planning Commission **APPROVED** the request for a Conditional Use Permit allowing a Planned Unit Development on the property. The vote was 6-0 with Commissioners Patterson, Pehrson, Richards, Lowry, Milkavich and Hacker in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

VII. FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION THIS 6th DAY OF April, 2023.

_____, Chair
Murray Planning Commission

AGENDA ITEM #4 –Rhino Property Management			
ITEM TYPE:	Conditional Use Permit to convert existing dwelling into an office use		
ADDRESS:	97 West Winchester Street	MEETING DATE:	April 6, 2023
APPLICANT:	Paul Henderson, Rhino Property Management	STAFF:	Susan Nixon, Senior Planner
PARCEL ID:	21-24-279-006	PROJECT NUMBER:	23-041
ZONE:	R-N-B, Residential Neighborhood Business		
SIZE:	.48-acre site | 3,108 ft^2 total building		
REQUEST:	The applicant is requesting to convert the existing dwelling into an office for a property management business.		



I. LAND USE ORDINANCE

Land Use Ordinance Section 17.140.040: Planning Commission Approval Required:
"All commercial structures constructed in this zone require a conditional use permit approved by the planning commission."

II. BACKGROUND

Project Location

The subject property is located on the south side of Winchester Street, on the curve of Winchester Street onto Malstrom Lane. The applicant recently went through a General Plan and Zone Map amendment changing the zoning to R-N-B (Residential Neighborhood Business) with the intention of converting the existing dwelling to an office building. Mr. Henderson would like to relocate his property management company to operate their offices at this location. Property management businesses (LU# 6150) are permitted use in the R-N-B Zone. Section 17.140.010: states the Purpose of the R-N-B Zone is: "*to provide a variety of mixed use, low scale, low intensity residential, commercial, office and business operations as appropriate transition between high traffic arterial streets to adjacent residential neighborhoods. The zone should share design characteristics with nearby residential uses, provide a good neighborhood "fit" and exude a distinct residential character. Where possible, existing homes should be preserved and converted to appropriate uses. The number of curb cuts providing access should be minimized and parking consolidated where possible*."

Prior to the submittal of the variance application, staff requested that Mr. Henderson have an architect review the possibility of converting the dwelling to office use and have a cost estimated in order to establish the viability of retaining the existing structure. Mr. Henderson provided an architect's review for compliance with commercial ADA requirements along with a construction cost estimate for the conversion. Mr. Henderson indicated he is committed to the expense and time associated with the conversion. Both documents are attached to this report. Retaining the existing structure does include constraints such as drive aisle width and buffer landscaping as required in the R-N-B Zoning regulations. The applicant was granted two variances from the Hearing Officer on March 15, 2023. One variance was to not install the buffer landscaping along the east boundary. The second variance was to reduce the required buffer landscaping adjacent to ninety-degree parking along the southwest boundary from ten (10) feet to three and one-half (3½) feet. There is an existing garage at the rear of the property. The applicant would like to keep the garage for potentially parking a vehicle or two and for storage.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Office Use & I-215	R-N-B
South	Single-Family Residential	R-1-8
East	Single-Family Residential	R-1-8
West	Single-Family Residential	R-1-8

Project Description

The subject property has been a residential single-family home on the south side of Winchester Street and was originally built in 1893. The applicant recently went through a General Plan amendment and Zone Map amendment changing the zoning from R-1-8 to R-N-B (Residential Neighborhood Business) with the intention of converting the existing dwelling to an office building. Mr. Henderson would like to relocate his property management company to operate their offices at this location. Property management businesses (LU# 6150) are a permitted use in the R-N-B Zone. Section 17.140.010: states the Purpose of the R-N-B Zone is: "*to provide a variety of mixed use, low scale, low intensity residential, commercial, office and business operations as appropriate transition between high traffic arterial streets to adjacent residential neighborhoods. The zone should share design characteristics with nearby residential uses, provide a good neighborhood "fit" and exude a distinct residential character. Where possible, existing homes should be preserved and converted to appropriate uses. The number of curb cuts providing access should be minimized and parking consolidated where possible*."

The conditional use permit request includes retaining the existing structure which poses constraints such as drive aisle width and buffer landscaping as required in the R-N-B Zoning regulations. The applicant received two landscaping variances from the Hearing Officer on March 15, 2023. Details of the landscaping variance(s) are detailed in the landscaping section of this report. Prior to the submittal of the variance application, staff requested that Mr. Henderson have an architect review the possibility of converting the dwelling to office use and have a cost estimated in order to establish the viability of retaining the existing structure. Mr. Henderson provided an architect's review for compliance with commercial ADA requirements along with a construction cost estimate for the conversion. Mr. Henderson indicated he is committed to the expense and time associated with the conversion. Both documents are attached to this report. There is an existing garage at the rear of the property. The applicant would like to keep the garage to possibly park a car or two and for storage.

The RNB Zone limits hours of operation for commercial businesses. Section 17.140.050 states: "Commercial uses shall not be open for business before seven o'clock (7:00) A.M. or after ten o'clock (10:00) P.M."

Parking & Access

The two-story building consists of 2,068 ft^2 on the main level and 1,040 ft^2 on the second floor; total gross square footage of 3,108 $ft^{2.}$ Parking required for office use is one stall per 250 ft^2 of office space. The number of stalls required for the office use is twelve (12). There is a 528 ft^2 attached garage and a 1,485 ft^2 detached garage. Both garages are intended for storage and may possibly be used to park a car or two. Parking for storage area requires one stall per 750 ft^2. The number of required stalls for the garage(s) space is three (3) stalls. Based on the gross square footage, the total number of stalls required is fifteen (15). The net useable square footage was not indicated on the plans but will be less than the number based on gross square footage. The site plan shows fifteen (15) parking stalls; six (6) angled parking stalls at the front and nine (9) ninety-degree parking stalls at the rear of the property. Staff has no concerns with meeting the minimum number of parking stalls.

The existing east side yard setback for the structure is 27'3" at the closest point. The Murray City Fire Department requires a minimum twenty-foot (20') drive access to the rear of the

home/structure if the home is located closer than 150' to the front property line. The measurement to the dwelling's rear wall is approximately 141 feet measured from the front access point.
Staff has no concerns with the parking as proposed. All parking stalls meet the minimum length, width and aisle space per Section 17.72.090. Per Section 17.72.100:

The driveway into the property from Malstrom Lane shall not be less than twenty-five feet (25') or more than fifty feet (50') in width, measured at right angles to the centerline of the driveway, except as increased by the permissible curb return radii.

Landscaping, Fencing & Lighting

The R-N-B Zone requires all unpaved areas not utilized for parking or storage, shall be landscaped utilizing drought-tolerant ground cover, shrub, and tree materials. The first ten feet (10') of any office/commercial property needs to be landscaped with three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs for every 100' of frontage or prorated for lesser amounts. Currently, the design has 23% landscaping coverage, exceeding the minimum requirement of 15% coverage. The frontage area adjacent to Winchester Street is 62 feet in width and will require the following number of trees and shrubs as shown in the chart below:

Winchester Street - Landscape Table			
Trees and Shrubs are Calculated for every 100 linear feet of frontage			
Linear Feet:	**Trees (3)**	**5-Gallon Shrubs (5)**	**1-Gallon Shrubs (10)**
62	**2**	**3**	**14**

Landscaping adjacent to a residential zoning boundary line requires a minimum landscaping buffer of ten feet (10') in width from the boundary line on the commercial side of the property excluding the fence, and curb wall if located adjacent to off-street parking. The applicant received two variances from the Hearing Officer on March 15, 2023. The first variance was to not install the 10' of buffer landscaping along the east boundary in order to provide proper access and aisle width to the back of the property. The second variance was for a reduction from the ten (10') foot width to a three and one-half foot (3.5') width landscaping at the southwest boundary line adjacent to the ninety-degree parking. The plans submitted reflect the plans as approved with the variances. A detailed landscaping and irrigation plan will be required with the building permit submittal.

Fencing – A 6' high solid masonry wall is required along the east, south and west boundary lines per Section 17.140.110. The wall must be set back ten (10') feet from the front setback to meet commercial fencing regulations. Any fencing within the front 10' setback area is restricted to a maximum height of 3 feet.

Garbage Collection – If a dumpster is to be located on the property it shall be totally enclosed by a solid barrier fence not to exceed six feet (6') in height and is not permitted between the street and the front of the building per 17.76.170(F).

Lighting – The maximum height of lighting shall be eighteen feet (18') unless the planning commission requires a lower height as part of the conditional use review. The lighting shall be

low intensity, shielded from uses on adjoining lots, and be directed down and away from the adjacent property in a residential zone or adjacent residential use. All parking lighting, except those required for security, must be turned off one hour after the end of business hours. The exception for security lighting applies to twenty-five percent (25%) of the total lighting used unless the planning commission approves a higher percentage as part of the conditional use approval.

Building Design & Materials

The purpose statement of the R-N-B Zone states that *"The zone should share design characteristics with nearby residential uses, provide a good neighborhood 'fit' and exude a distinct residential character."*

The existing brick facades from the dwelling will remain as is. Staff finds that the existing building and material meet the intent and purpose of the R-N-B Zone and will continue to have a residential look. Photos of the existing structure are included in this report.



III. CITY DEPARTMENT REVIEW

The application materials for the proposed conditional use permit amendment were made available to Murray City department staff for review and comment on March 21, 2023. Reviewing personnel included the Engineering Division, Water, Sewer, and Fire Departments. Comments received include:

- Engineering Department states:
  - Meet City storm drainage requirements, on-site retention of the 100-year 12-hour storm is required – Show surface storage volume amount provided.
- Power Department – states:
  - One line diagram of the upgraded power service main disconnect will be required from the contractor.
  - Make sure to contact John Galanis (801-264-2723) for meter placement on the building(s) and proper metering equipment requirements before construction begins.
- Wastewater – had no comments.
- Police Dept – had no comments.

All comments have been included with the conditions of approval in the final section of the Staff Report.

IV. PUBLIC INPUT

Thirty-one (31) notices were sent to property owners within 300 feet of the subject property. As of the date of this report, Staff has not received any public comments.

V. FINDINGS

Based on the analysis for the Conditional Use Permit to allow the existing structure to be converted to office use, staff concludes the following:

1. The proposed change of use and conversion of the existing dwelling to office use is encouraged in the R-N-B zoning district.
2. With conditions outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is in harmony with the goals and objectives of the Murray City General Plan in this area.

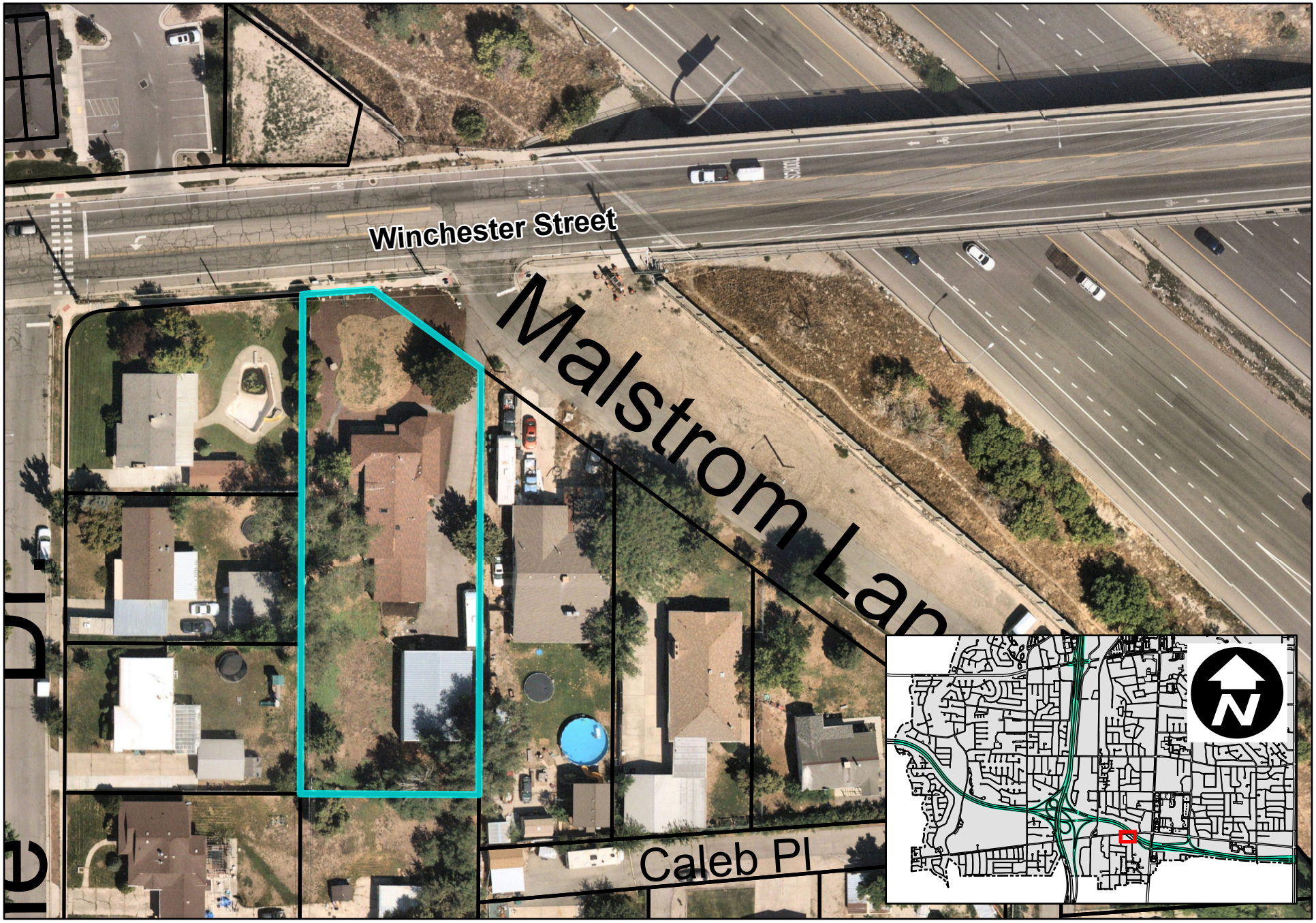
VII. CONCLUSION/RECOMMENDATION

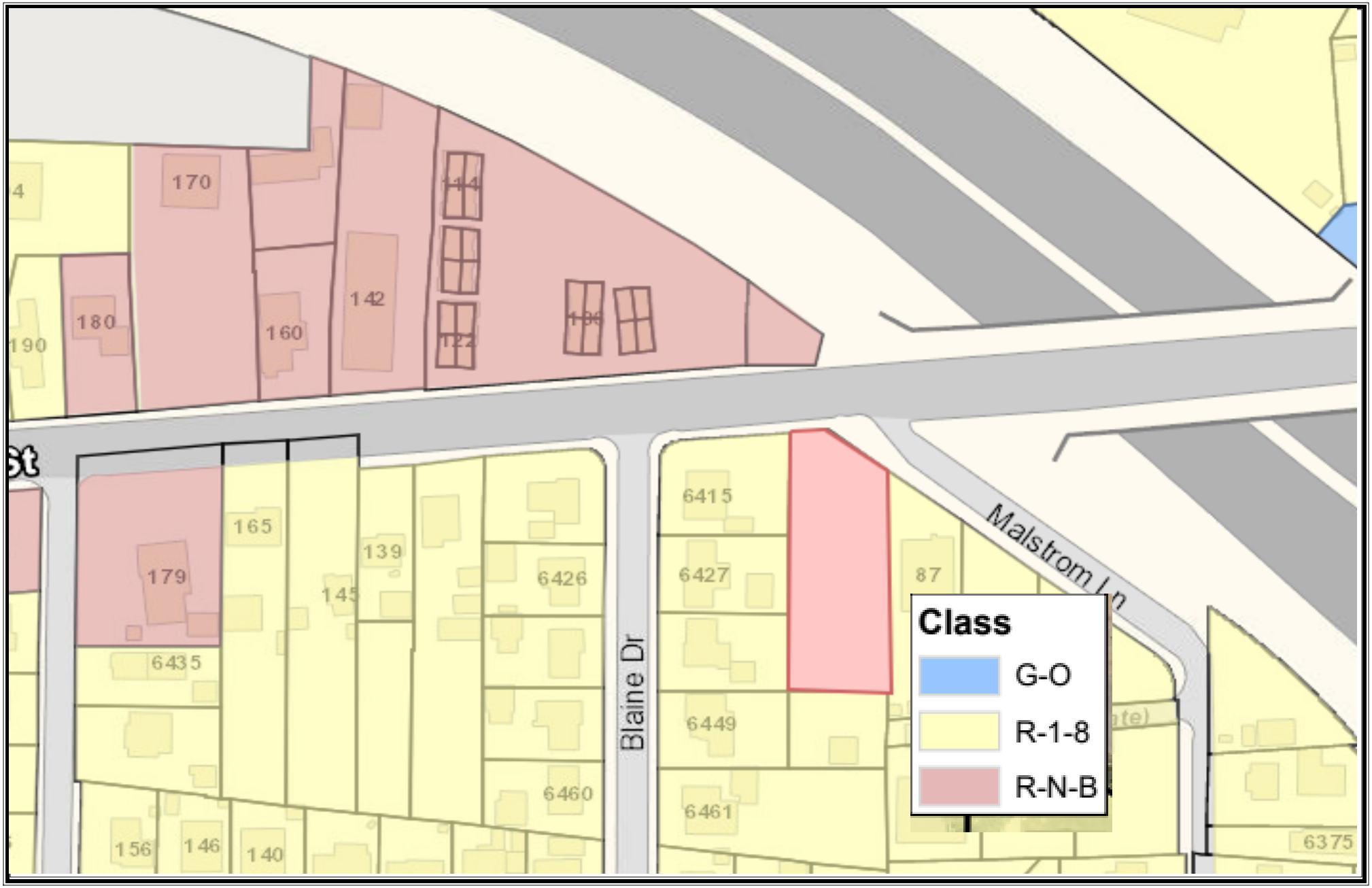
Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE the Conditional Use Permit for office use for Rhino Property Management addressed 97 West Winchester Street,** subject to the following conditions:

1. The project shall comply with all applicable building and fire code standards, including meet the IFC 2018 Fire and Building Codes.
2. The applicant shall submit a building permit for the change of use and meet all building codes as required.
3. The applicant shall submit for a building permit for any signage to be installed on the property and meet the sign code regulations.
4. To meet the landscaping requirements per Section 17.68 and 17.140.
5. The applicant shall submit a detailed landscaping and irrigation plan with the building permit submittal.
6. The applicant shall obtain a building permit for the change of use.
7. The applicant shall obtain a business license prior to operating the business.
8. No outside storage or equipment is allowed.
9. The applicant shall install the 6' high solid masonry wall along the east, south and west boundaries to meet fencing regulations in Sections 17.74 and 17.140.110.
10. The hours of operation are limited from 7 a.m. to 10 .m.

11. All parking stalls will need to meet the minimum length, width and aisle space per Section 17.72.090. One van-accessible parking space is required including striping signage.
12. Per Section 17.72.100: The driveway into the property from Malstrom Lane shall not be less than twenty-five feet (25') or more than fifty feet (50') in width, measured at right angles to the centerline of the driveway, except as increased by the permissible curb return radii.

97 West Winchester Street





97 W Winchester Street

© Copyright 2020, Murray City
Map Disclaimer:
http://www.murray.utah.gov/1609
The above information while not guaranteed has been secured from sourcess deemed reliable.

MURRAY

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Date: 2/27/2023

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MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

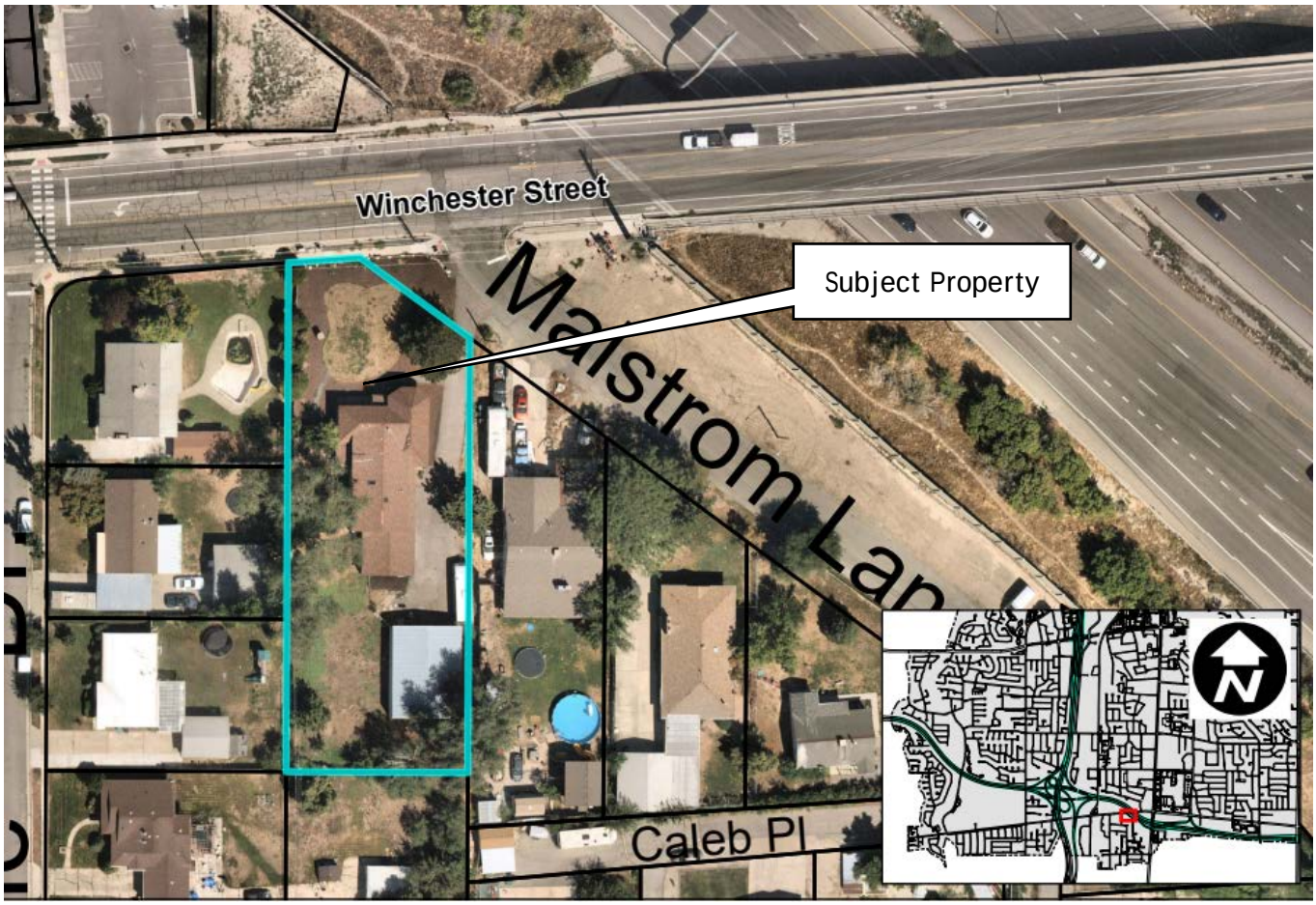
Building Division 801-270-2400
Planning Division 801-270-2430

NOTICE OF PUBLIC MEETING

April 6, 2023, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, April 6, 2023, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on an application submitted by representatives of **Rhino Property Management** for Conditional Use Permit to convert an existing dwelling into an office use at the property located at **97 West Winchester Street**. Please see the attached plans. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.

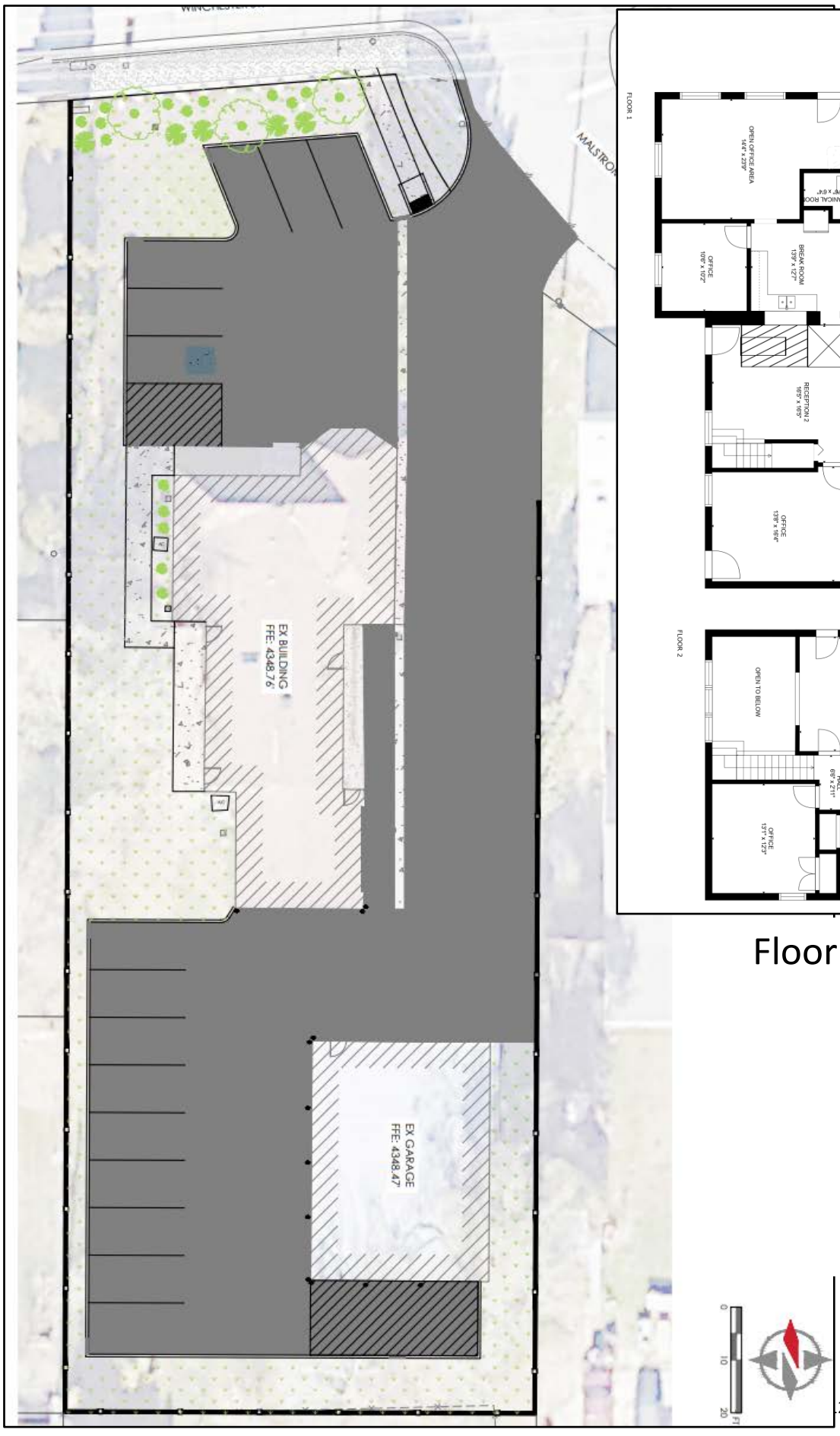


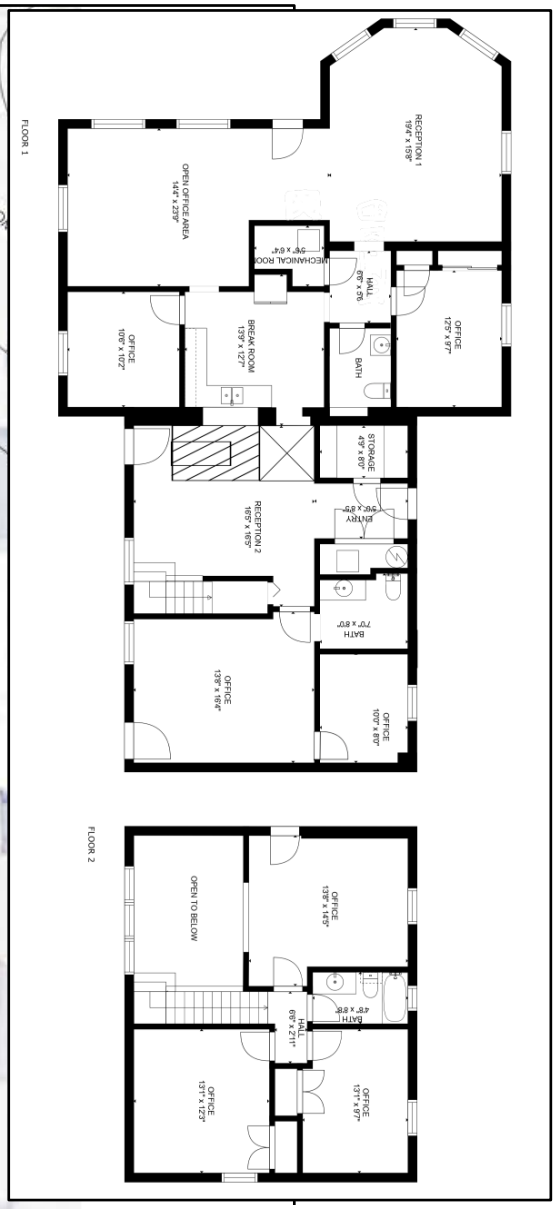
This notice is being sent to you because you own property within 300 feet of the subject properties. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov or snixon@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated |March 23, 2023

Site Plan





Floor Plan

SITE PLAN APPLICATION Project #_____

Type of Application (check all that apply):

☐ **New Construction** ☒ **Change of Use**

☐ **Addition** ☐ **Remodel**

Subject Property Address: 97 W Winchester St. Murray, UT 84107

Parcel Identification (Sidwell) Number: 21242790060000

Parcel Area: 0.48 acres

Floor Area: Main floor: 2068 sf Upper floor: 1040 sf Zoning Classification: R-N-B LU# R-1-8

Applicant Name: Paul Henderson

Mailing Address: 101 East Forth Union Blvd Suite A

City, State, ZIP: Midvale, UT 84047

Daytime Phone #: 801-810-6612 Fax #: _____

Email address: paul@rhinopropertymanagement.com

Business Name (If applicable): _____

Property Owner's Name (If different): Same as above

Property Owner's Mailing Address: 1199 Midge Dr

City, State, Zip: Bluffdale UT 84065

Daytime Phone #: 801-699-1318 Fax #: _____

Email address: _____

Describe your request in detail (use additional page if necessary): Paul Henderson is requesting a site plan review for 97 W Winchester St. in Murray. Further information and detail is found in the attached memo.

Authorized Signature: _____ Date: 1/26/23

Property Owners Affidavit

I (we) Paul Henderson, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Signature _____ Owner's Signature (co-owner if any) _____

Subscribed and sworn to before me this 26th day of January, 2023.

JACOB WORCH
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 727731
COMM. EXP. 11/05/2026

Notary Public
Residing in Salt Lake
My commission expires: 11-05-2026

Agent Authorization

I (we), _____, the owner(s) of the real property located at

_____, in Murray City, Utah, do hereby appoint

_____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

_____ to appear on my (our) behalf before any City board or commission considering this application.

_____
Owner's Signature (co-owner if any)

On the _____day of _____, 20 _____, personally appeared before me

_____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

_____
Notary public
Residing in _____
My commission expires: _____

CRS ENGINEERS
Answers to Infrastructure®

4246 S Riverboat Rd STE 200. Salt Lake City, UT 84123
o. 801.359.5565. f. 801.359.4272. crsengineers.com

To Murray City Planning
From CRS Engineers
Date March 17, 2023
Re 97 W Winchester St Site Plan Review

To Whom it May Concern:

This memo addresses the details and design pertinent to the Site Plan Review of 97 W Winchester Street in Murray, UT. CRS is submitting these plans on behalf of Paul Henderson and Rhino Properties to request input from the City on the site design.

Variance

Murray City has granted two variances to the 10 ft landscaping border. The first variance is on the East side of the property. This side will be paved to the wall as shown on the plans. The west side next to the back parking lot will also be moved closer to the wall as shown on plans. The variance approvals are included in the electronic delivery of this submittal.

Drainage

Murray City requires the 100-yr 12-hr storm to be detained on site with no discharge into City storm drain. CRS used a depth of 2.6 inches and the SCS Type II 100-yr 12-hr storm to calculate runoff volume.

SCS TR-55

The SCS TR-55 Method requires CN values, time of concentrations, and a storm distribution and depth to return a runoff volume. CRS performed calculations in AutoCAD Storm and Sanitary 2020. Storm file can be provided upon request.

The hydrologic soil group for this area is KdA, which is in Soil Group B. The majority of the landscaped area will be covered with mulch and some large cobble, with over 50% of waterwise vegetative cover. A CN value of 98 was used for impermeable areas and a CN value of 50 was used for landscaped areas.

SN	Element ID	Area (acres)	Weighted Curve Number	Time of Concentration (days hh:mm:ss)	Total Precipitation (inches)	Total Runoff (inches)	Peak Runoff (cfs)	Total Runoff Volume (cf)	Total Runoff Volume (af)
1	BackArea	0.15	85.65	0 00:05:00	2.60	1.30	0.38	922	0.02
2	Building	0.10	98.00	0 00:05:00	2.60	2.37	0.38	945	0.02
3	FrontArea	0.25	83.15	0 00:05:00	2.60	1.14	0.54	1337	0.03
TOTAL								3204.00	0.07

Figure 1: Model parameters and outputs.

CRS has complied with Murray City request that 100-yr storm be retained without discharge into City storm drain. A combination of surface and underground stormwater retention works together to retain in total 3241 cubic feet of storage. Please see CU-101 for further stormwater details.

Table 1: Stormwater Storage Totals

On-Site Stormwater Storage	
Surface Retention (See CU-101) (cf)	1496
StormBrixx Underground Retention (1800 cubic feet with 97% voids) (cf)	1764
Total Provided Storage (cf)	3241
Total Required Storage (cf)	3200

The ACO Stormbrixx (Figure 3) is a unique, patented, plastic geocellular stormwater management system. The system is design for surface water detention, retention, infiltration, and reuse. For our site the primary purpose is retention and infiltration. The main underground storage basin will percolate into groundwater and will not need to flow into City stormdrain.



Figure 2: StormBrixx in process of being installed. The design of StormBrixx allows for flexibility of design in underground storage while maintaining structural stability.

Conclusion

CRS has designed the site in compliance with Murray City Code. With the exception of the granted variances, all landscape setbacks are 10ft. All parking dimensions are as required. All stormwater is retained on site for the 100-yr 12-hour storm. We look forward to the City's approval of this plan.



0 10 20 FT

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DESIGN

REGISTERED PROFESSIONAL ENGINEER
No. 12595121-2202
CALIANA MCMURTREY
03-16-2023
STATE OF UTAH

PRINCIPAL : G. NELSON
MANAGER: C. MCMURTREY
REVIEWER : K. FOSTER
DRAFTER : A. MCFARLAND

PROJECT

2022-0505
23 MARCH 2023

RHINO 97 W WINCHESTER

97 W WINCHESTER ST. MURRAY, UT 84107

PLANNING EXHIBIT

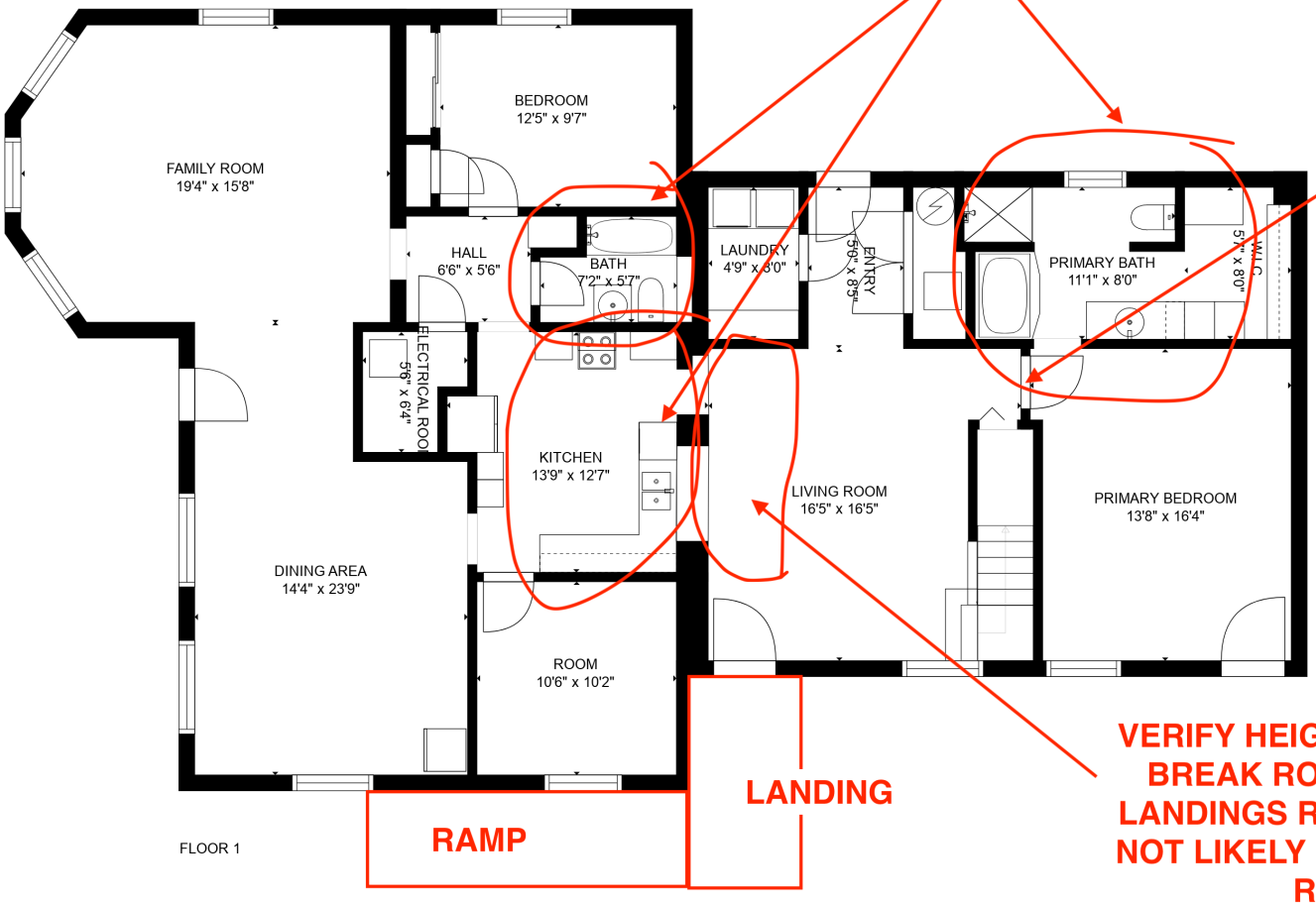
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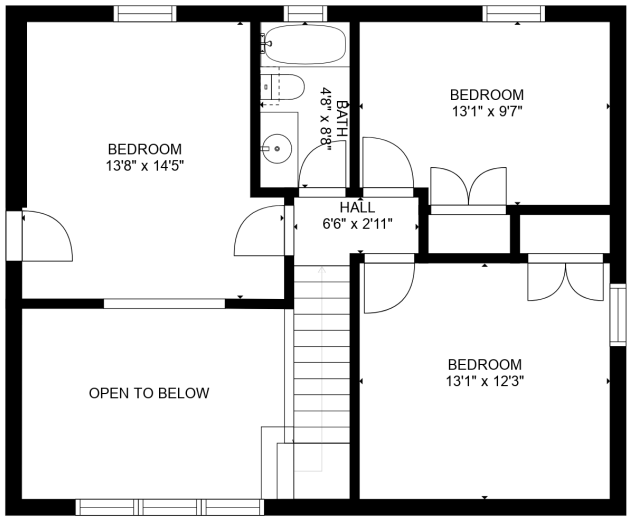
EXHIBIT

01:05 PM THURSDAY 23 MARCH 2023 | P:\2022-0505 RHINO-97 W WINCHESTER ST SITE\DRAWINGS\EXHIBITS\PLANNING EXHIBIT.DWG

WHAT ARE THE FINAL LAYOUTS AND DIMENSIONS OF THESE THREE AREAS; FRONT R/R, ADA R/R AND BREAK ROOM?

HOW DO YOU WANT TO CONFIGURE THE ENTRY TO THE ADA R/R?





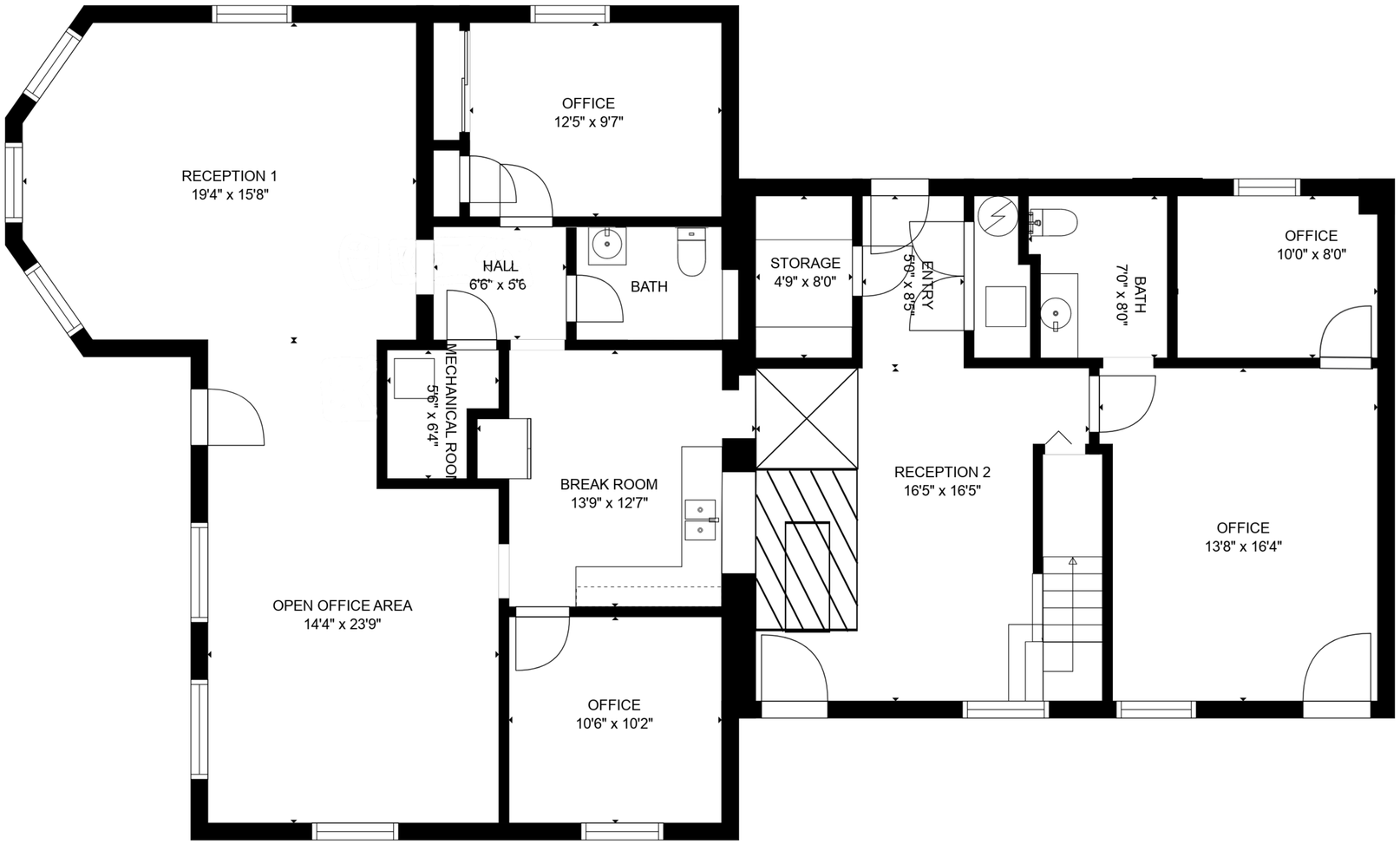
RAMP

LANDING

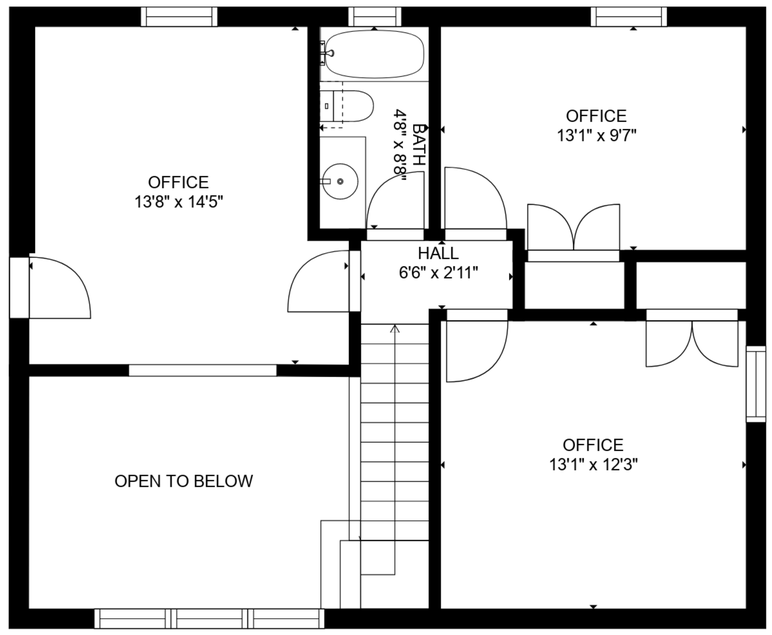
VERIFY HEIGHT OF STEP TO BREAK ROOM WITH THE LANDINGS REQ'D, THERE IS NOT LIKELY ROOM FOR ADA RAMP.

PROVIDE LABELS FOR EVERY ROOM AND AREA

GROSS INTERNAL AREA
FLOOR 1: 1925 sq. ft, FLOOR 2: 630 sq. ft
TOTAL: 2555 sq. ft
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR 1



FLOOR 2

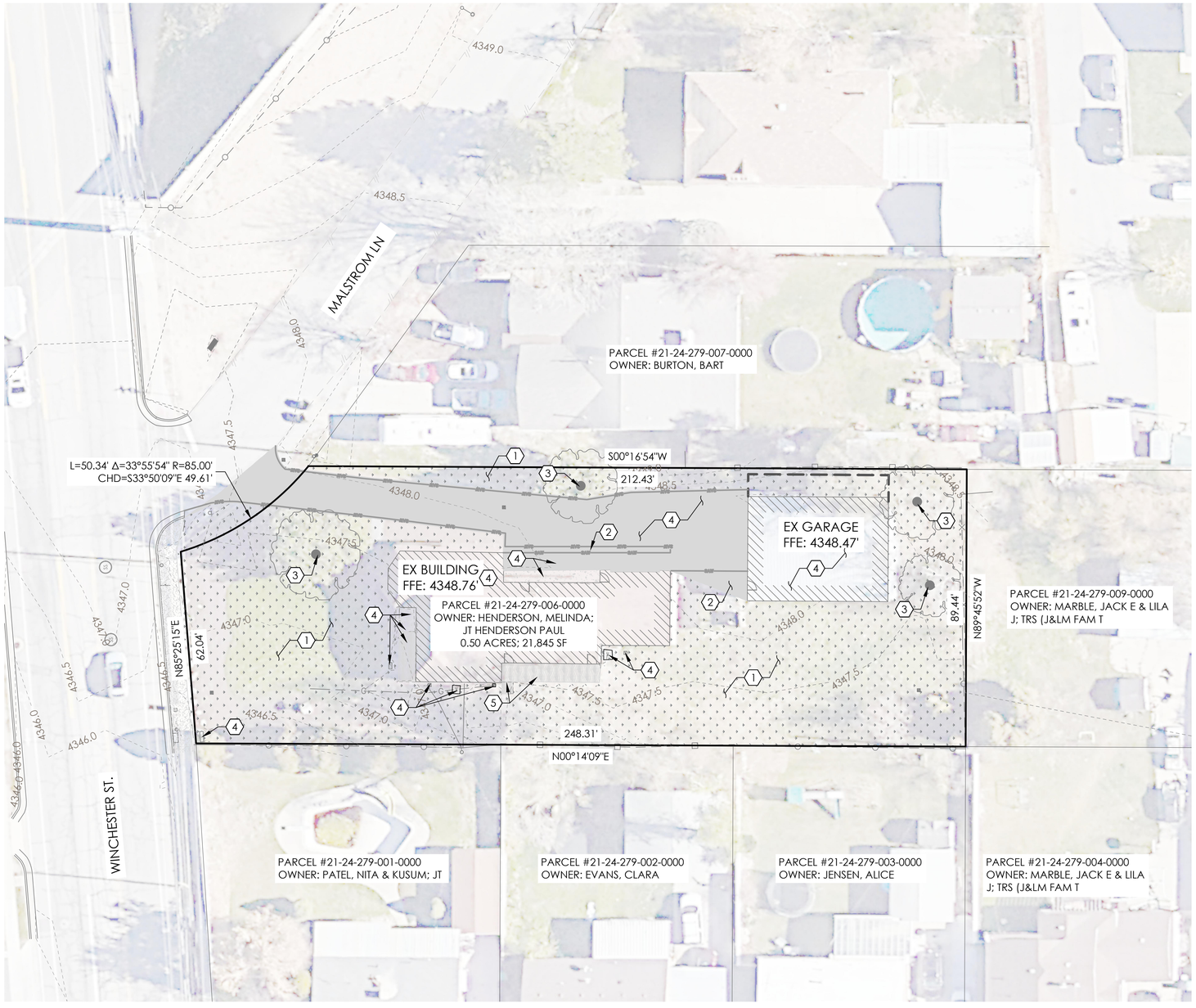
GROSS INTERNAL AREA
FLOOR 1: 1925 sq. ft, FLOOR 2: 630 sq. ft
TOTAL: 2555 sq. ft











0 20 40 FT

EXISTING CONDITIONS LEGEND

- SECTION CORNER, REBAR AND CONTROL POINT
- TREE
- POWER, LIGHT POLE AND SIGNAL
- COMMUNICATIONS UTILITY
- ELECTRICAL UTILITY
- GAS METER/SIGN
- CULINARY WATER METER
- CULINARY HYDRANT, BUTTERFLY VALVE, GATE VALVE, AND GENERIC VALVE
- IRRIGATION BUTTERFLY VALVE, GATE VALVE, AND GENERIC VALVE
- UTILITY MANHOLE
- CURB, JUNCTION AND COMBO BOX
- FENCE-CHAIN
- FENCE-BARBED
- FENCE-DECORATIVE
- CURB AND GUTTER
- EDGE OF ASPHALT
- SS — SANITARY SEWER
- SD — STORM DRAIN
- W — CULINARY WATER
- IR — IRRIGATION
- G — GAS
- OP — OVERHEAD POWER
- BUILDING
- PROPERTY LINES
- SUBDIVISION BOUNDARY
- SAW — SAWCUT
- STRUCTURES
- 4200 — MAJOR CONTOUR
- 4201 — MINOR CONTOUR
- DISTURBANCE LIMIT
- CONCRETE
- ASPHALT

KEYED NOTES

1	CLEAR AND GRUB
2	REMOVE AND DISPOSE EXISTING ASPHALT PAVEMENT
3	REMOVE AND DISPOSE TREE
4	PROTECT IN PLACE
5	REMOVE AND DISPOSE WOOD PORCH AND STEP

SHEET NOTES

1. THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
2. PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.

CONTACT INFORMATION

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STATE OF UTAH

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MANAGER: C. MCMURTREY
REVIEWER : K. FOSTER
DRAFTER : A. MCFARLAND

PROJECT

2022-0505
23 MARCH 2023

RHINO 97 W WINCHESTER

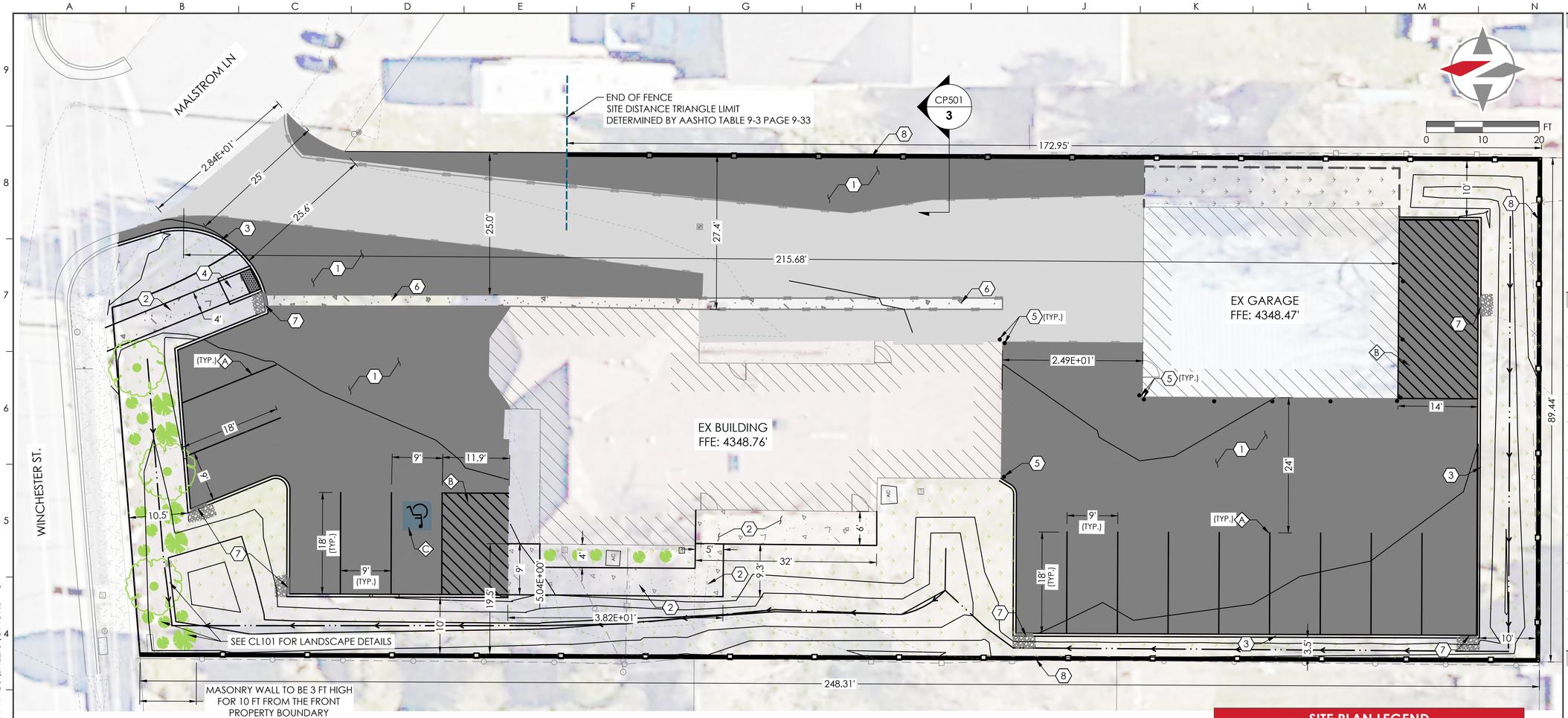
97 W WINCHESTER ST. MURRAY, UT 84107

EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY

3 OF 9

CS101

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SHEET NOTES

1.	THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
2.	CONTRACTOR TO REPAIR ANY DAMAGED SIDEWALK ALONG THE PROPERTY FRONTAGE TO WINCHESTER STREET
3.	WORK MUST OBTAIN A CITY EXCAVATION PERMIT FOR WORK WITHIN CITY RIGHT-OF-WAY
4.	NO ON-STREET PARKING ALLOWED ON WINCHESTER STREET
5.	WORK MUST BE IN COMPLIANCE TO ALL MURRAY CITY WATER DIVISION REQUIREMENTS
6.	FIRE ACCESS OF 20 FT WIDTH AND TURNAROUND AT THE END OF PROPERTY
7.	INSTALL DEMAND METER AND ADD CHANGE OF RATE FOR ELECTRICAL SERVICE
8.	ALL PARKING STALLS PER MURRAY CITY CODE SECTION 17.72.090 AND 17.72.100
9.	BUSINESS SHALL ONLY BE OPEN DURING 7:00 AM TO 10 PM

SITE KEYED NOTES

1	ASPHALT PAVEMENT PER MURRAY CITY ROADWAY DETAIL C-5 "RESIDENTIAL CLASSIFICATION" (3" PAVEMENT, 8" BASE COURSE, 12" SUBGRADE)
2	CONCRETE SIDEWALK PER MURRAY CITY ROADWAY DETAIL C-5 (5" PCC, 4" BASE COURSE)
3	6" CURB WALL PER APWA STD PLAN 209 TYPE P
4	ADA RAMP WITH TRUNCATED DOME PER APWA PLAN 236.1 EXAMPLE 2 WITH CURB RETURN ALTERNATE
5	ULINE SAFETY BOLLARD 5.5" DIAM. 60" HEIGHT "H-6292" HEAVY DUTY 9 GAUGE OR SIMILAR
6	24" CONCRETE WATERWAY PER DETAIL 2/CP501
7	3' CURB CUT FOR DRAINAGE PER DETAIL 1/CP501 WITH 6" DEEP DRAINAGE ROCK 2' MIN. BEHIND CUT
8	6' MASONRY WALL PER DETAIL 4/CP501

SITE PLAN LEGEND

EXISTING	PROPOSED	
	•	BOLLARD
		FENCE-DECORATIVE
		CURB WALL
		ASPHALT PAVEMENT
		CONCRETE PAVEMENT
		BUILDING
		PROPERTY LINES
		SUBDIVISION BOUNDARY
SAW	SAW	SAWCUT
		STRUCTURES
		LANDSCAPE AREA
		LIMITS OF DISTURBANCE
		TREE AND SHRUBS
		DITCH FLOW LINE
		DRAINAGE ROCK

ROAD STRIPING & SIGNAGE KEYED NOTES

A	4" WHITE PAVEMENT STRIPING
B	NO PARKING CROSS HATCHING 4" 3' O.C. PAINTED WHITE
C	ADA PARKING PAVEMENT MARKING

CONTACT INFORMATION

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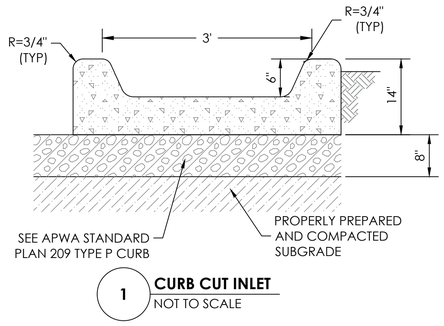
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23 MARCH 2023

RHINO 97 W WINCHESTER

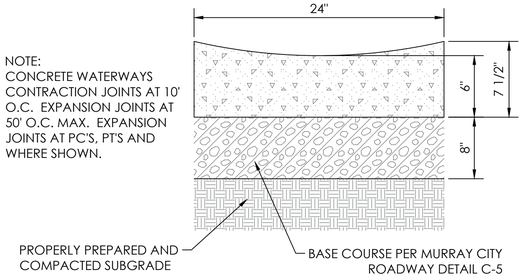
97 W WINCHESTER ST. MURRAY, UT 84107

SITE PLAN
4 OF 9
CP101

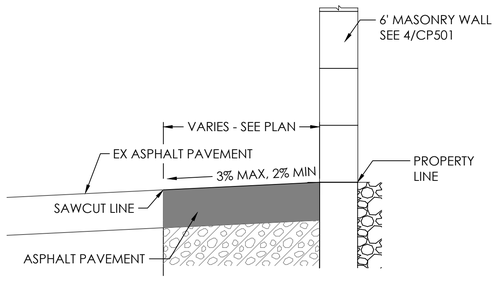
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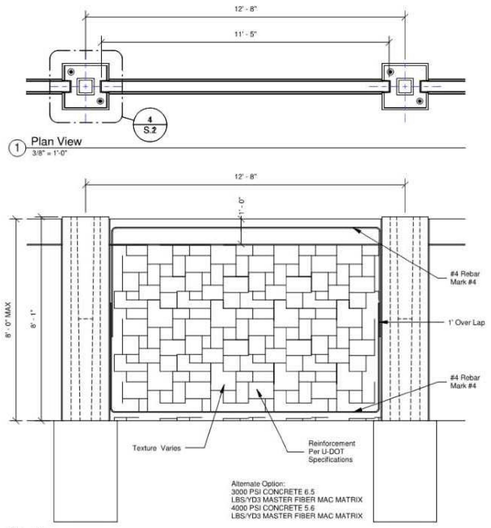
1 **CURB CUT INLET**
NOT TO SCALE

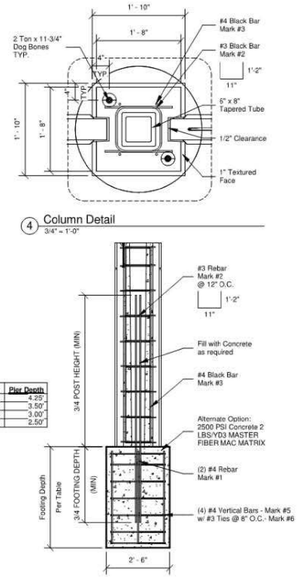


2 **24" CONCRETE WATERWAY**
NOT TO SCALE



3 **ASPHALT PAVEMENT SECTION**
NOT TO SCALE





Wall Height	Pier Depth
8'	4.25'
6'	3.50'
4'	3.00'
3'	2.50'

Rebar Schedule

Mark	Type	Shape	A	B	C	Bar Length	Quantity	Total Bar Length	Total Weight	Section
1	#4	00	0' - 0"	9' - 0"	0' - 0"	9' - 0"	4	36' - 0"	24.048	
2	#3	17	0' - 0"	1' - 2"	0' - 11"	3' - 1 1/8"	18	55' - 8 7/32"	20.937564	
3	#4	00	0' - 0"	7' - 9"	0' - 0"	7' - 9"	4	31' - 0"	20.708	
4	#4	17	9' - 0"	4' - 4"	10' - 8"	19' - 1 1/2"	2	38' - 3"	25.550754	
5	#4	00	0' - 0"	3' - 8"	0' - 0"	3' - 8"	4	14' - 8"	9.797333	
6	#3	T3	0' - 0"	0' - 0"	0' - 0"	8' - 4 7/16"	7	58' - 7 1/32"	22.028259	
Grand total: 39							39	234' - 2 1/4"	123.06991	

4 **6' CONCRETTE MASONRY FACADE NOISE WALL BARRIER**
NOT TO SCALE

FOR SUBMITTAL

Reference Drawings and Articles

HARPER PRECAST
1150 West 2300 North
Salt Lake City, UT 84116
Phone: (801) 326-1016
Fax: (801) 326-1019
www.harperprecast.com

PCL

DESIGNED BY: EG
DRAWN BY: EG
CHECKED BY: JC
APPROVED BY:

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Revision Schedule
| Date | Iss.

Residential Panel Wall
Harper Precast

Owner
PROJECT NO: N/A
DATE: 08/27/13
SHEET NAME: Plan View, Elevations and Details
STRUCT #: W-01
SHEET NO: S.1
REV:

CIVIL, STRUCTURAL ENGINEERING & LAND SURVEYING
PAVEMENT & ROOF CONSULTING

McNEIL ENGINEERING STRUCTURAL, L.C.
8610 S. SANDY PARKWAY, SUITE 200 • SANDY, UTAH 84070
(801) 255-7700 • FAX (801) 255-8071

PROJECT
Precast Residential Fence
Various Locations, UT

Harper Precast

SHEET 22
DATE **October, 13**
DESIGNED BY **C R P**
PROJECT NO. **13588**

CONTACT INFORMATION
Answers to Infrastructure®
ENGINEERING & SURVEYING
4246 S RIVERBOAT RD., STE 200
SALT LAKE CITY, UT 84123
P: 801.359.5565

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DESIGN

REGISTERED PROFESSIONAL ENGINEER
No. 12595121-2202
CALIANA MCMURTREY
03-16-2023
STATE OF UTAH

PRINCIPAL : G. NELSON
MANAGER: C. MCMURTREY
REVIEWER : K. FOSTER
DRAFTER : A. MCFARLAND

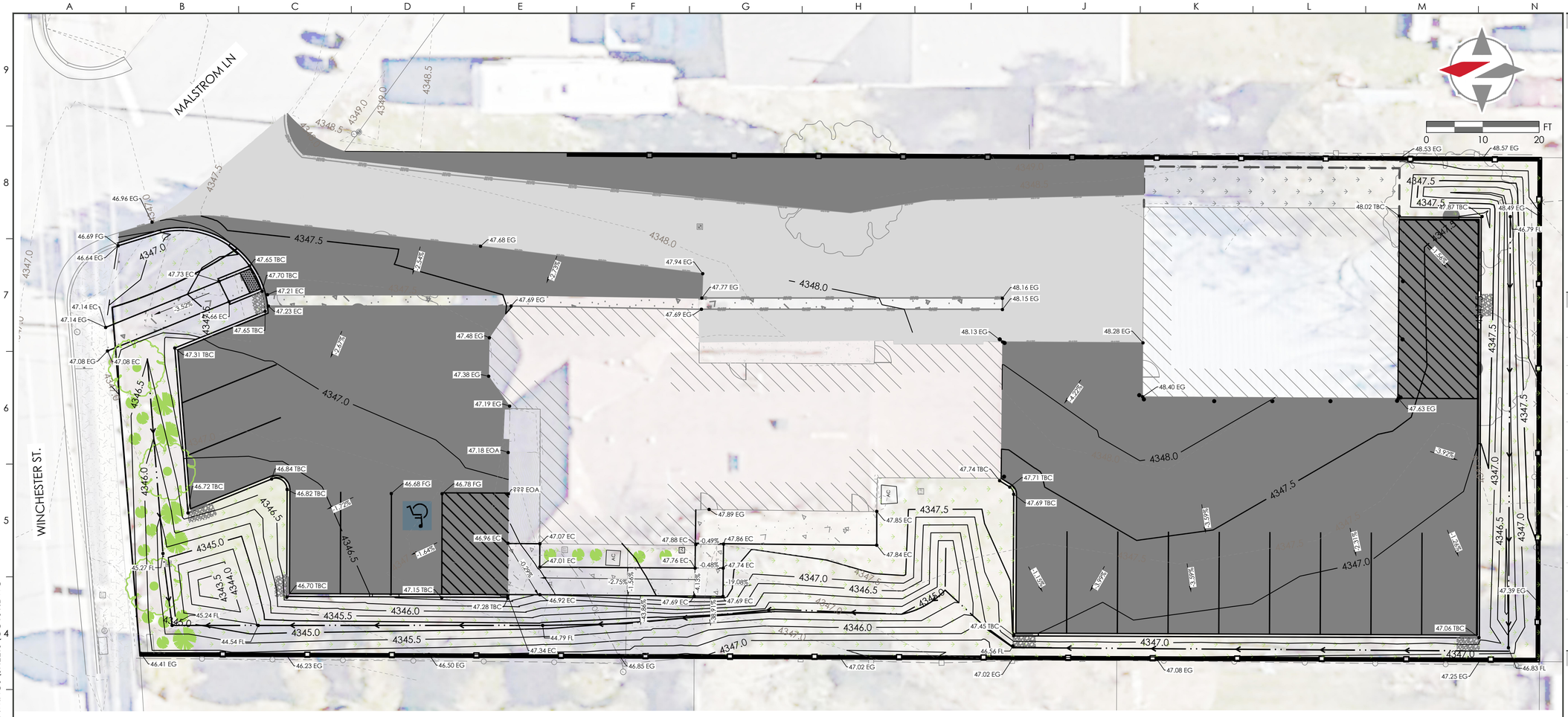
PROJECT
2022-0505
23 MARCH 2023

RHINO 97 W WINCHESTER

97 W WINCHESTER ST. MURRAY. UT 84107

SITE DETAILS
5 OF 9
CP501

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EARTHWORK QUANTITIES

FINISH GRADE SURFACE AREA	11,450 SF
SURFACE CUT	108 CY
SURFACE FILL	3 CY
NET CUT	105 CY

SHEET NOTES

1. THE ENGINEER HAS MADE AN EXTENSIVE EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
2. ADD 4300' TO SPOT ELEVATIONS TO OBTAIN ACTUAL ELEVATION
3. CONTRACTOR TO REPAIR ANY DAMAGED SIDEWALK ALONG THE PROPERTY FRONTAGE TO WINCHESTER STREET
4. WORK MUST OBTAIN A CITY EXCAVATION PERMIT FOR WORK WITHIN CITY RIGHT-OF-WAY
5. NO ON-STREET PARKING ALLOWED ON WINCHESTER STREET
6. WORK MUST BE IN COMPLIANCE TO ALL MURRAY CITY WATER DIVISION REQUIREMENTS
7. FIRE ACCESS OF 20 FT WIDTH AND TURNAROUND AT THE END OF PROPERTY
8. INSTALL DEMAND METER AND ADD CHANGE OF RATE FOR ELECTRICAL SERVICE
9. ALL PARKING STALLS PER MURRAY CITY CODE SECTION 17.72.090 AND 17.72.100
10. BUSINESS SHALL ONLY BE OPEN DURING 7:00 AM TO 10 PM

GRADING PLAN LEGEND

XXX.XX	SPOT ELEVATION
X.XX%	SLOPE OF FINISH GRADE
4200	EXISTING CONTOUR
4201	PROPOSED CONTOUR
	PROPERTY BOUNDARY

ABBREVIATIONS

EC	EDGE OF CONCRETE
EG	EXISTING GRADE
FFE	FINISH FLOOR ELEV
FG	FINISH GRADE
FL	FLOW LINE
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
EOA	EDGE OF ASPHALT

CONTACT INFORMATION

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ENGINEERING & SURVEYING

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DRAFTER : A. MCFARLAND

PROJECT

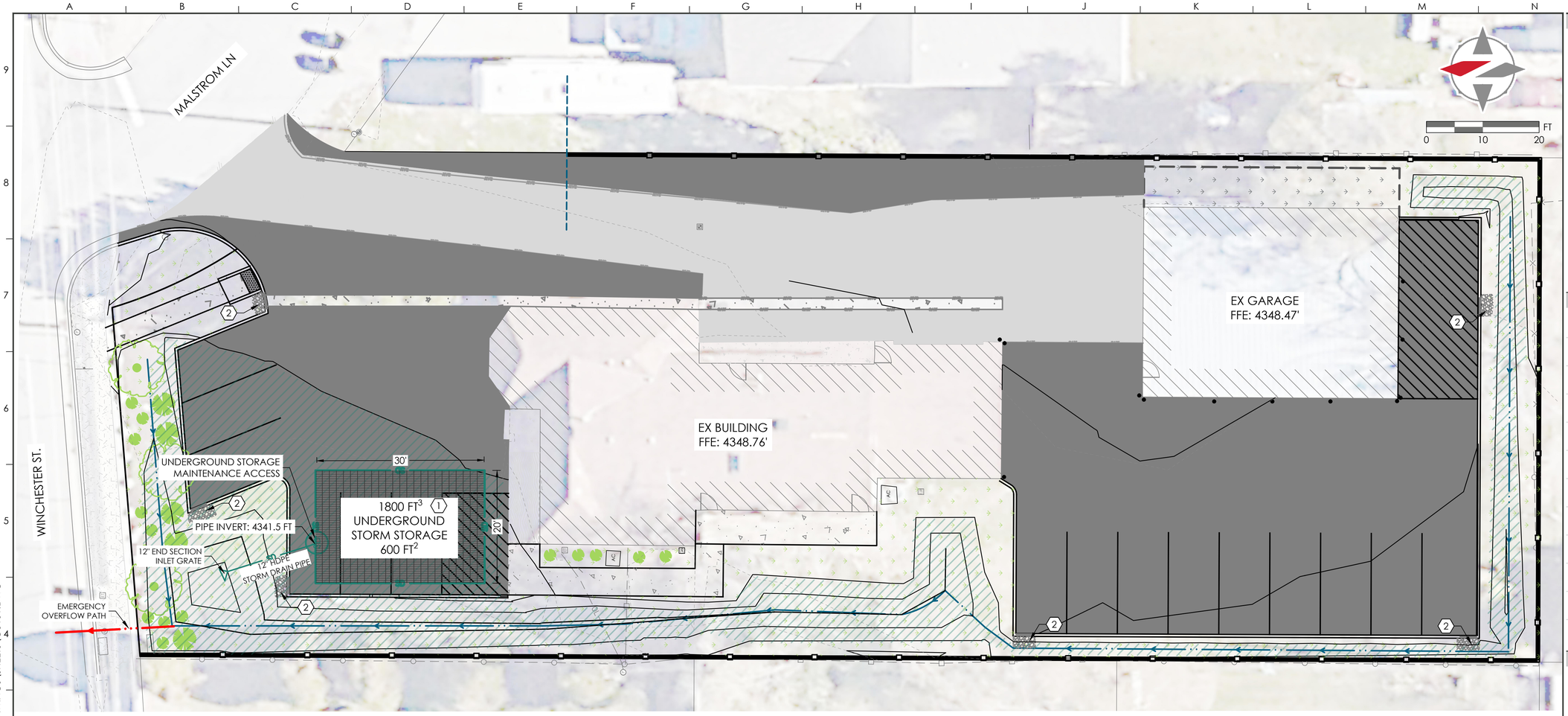
2022-0505
23 MARCH 2023

RHINO 97 W WINCHESTER

97 W WINCHESTER ST. MURRAY, UT 84107

GRADING PLAN
6 OF 9
CG101

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100-YR 12-HR STORM, DEPTH 2.6 INCHES

SN	Element ID	Area (acres)	Weighted Curve Number	Time of Concentration (days hh:mm:ss)	Total Precipitation (inches)	Total Runoff (inches)	Peak Runoff (cfs)	Total Runoff Volume (cf)	Total Runoff Volume (af)
1	BackArea	0.15	85.65	0 00:05:00	2.60	1.30	0.38	922	0.02
2	Building	0.10	98.00	0 00:05:00	2.60	2.37	0.38	945	0.02
3	FrontArea	0.25	83.15	0 00:05:00	2.60	1.14	0.54	1337	0.03
TOTAL								3204.00	0.07

SHEET NOTES

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UTILITY PLAN LEGEND

- SD — STORM DRAIN
- DITCH FLOW LINE
- EMERGENCY OVERFLOW PATH
- DRAINAGE ROCK
- STORM DRAIN STORAGE

KEYED NOTES

(1) 1800 FT^3 STORMBRIXX UNDERGROUND RETENTION STORAGE. STORMBRIXX AVAILABLE THROUGH QUINN BROWN, MOUNTAINLAND SUPPLY COMPANY/ PHONE #385-224-9649. SEE 1/CU501

(2) RIPRAP COBBLE PAD D-50 2-6 INCHES

CONTACT INFORMATION

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DESIGN

REGISTERED PROFESSIONAL ENGINEER — No. 12595121-2202 — CALIANA MCMURTREY — 03-16-2023 — STATE OF UTAH

PRINCIPAL : G. NELSON
MANAGER: C. MCMURTREY
REVIEWER : K. FOSTER
DRAFTER : A. MCFARLAND

PROJECT

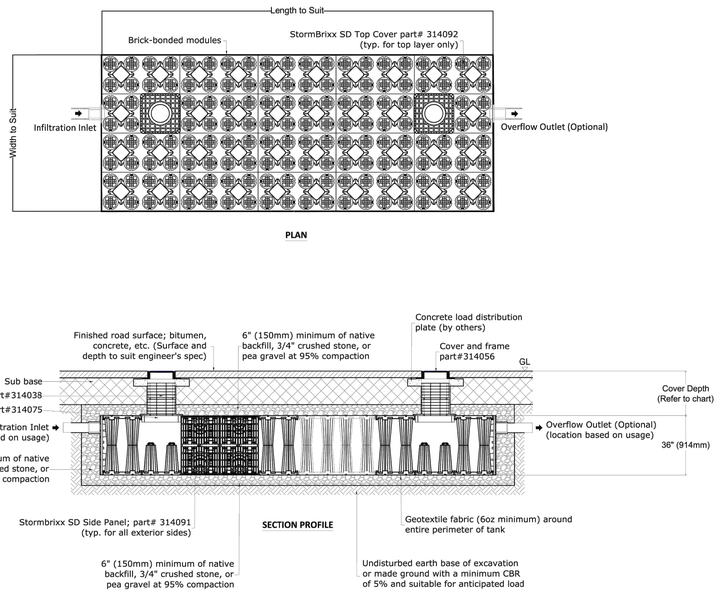
2022-0505
23 MARCH 2023

RHINO 97 W WINCHESTER

97 W WINCHESTER ST. MURRAY, UT 84107

UTILITY PLAN | 7 OF 9 | CU101

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Installation depths of ACO StormBrixx SD

Installation Location	Minimum cover depth[4] ft (m)
Non-trafficked areas i.e. landscaping [2]	1.65 (0.5)
Parking lots, vehicles up to 5,512lbs gross mass [1]	1.8 (0.55)
Parking lots, occasional vehicles greater than 5,512lbs gross mass [3]	2.0 (0.6)
Occasional heavy truck traffic up to HS-20 loading	Please consult with ACO
Maximum cover depth of ACO StormBrixx SD	6.5 (2)
Maximum depth to invert of ACO StormBrixx SD one layer system	9.56 (2.9)

Notes

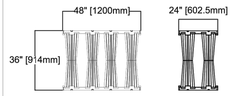
(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving

(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work

(3) Occasional sanitation trucks or similar vehicles (typically one per week)

(4) Please check minimum frost cover depths and water table heights for geographical location

ACO StormBrixx SD Module
48"x24"x36" [1200x602.5x914mm (H)]
22.54cuft net volume per completed module
Brick or Cross Bonded (where applicable)
part# 314090



*All systems must be designed and installed to meet or exceed ACO StormBrixx minimum requirements. Although ACO StormBrixx offers support during the design, review, and construction phases of the module system, it is the ultimate responsibility of the Engineer of Record to design the system in full compliance with all applicable engineering practices, laws, and regulations.

I-SD-1L-DVT
DATE: 07/31/2019
ISSUE: D

INFILTRATION - STORMBRIXX SD ONE LAYER WITH ACCESS PLATES

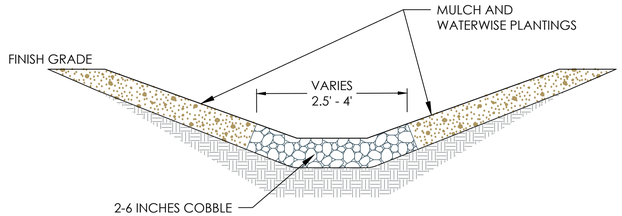
INSTALLATION DRAWING - ACO STORMBRIXX SD

ACO, Inc.

825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899	9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: info@acousa.com Ohio Tel: 800-543-4764 **WWW.ACOSTORMBRIXX.US** South Carolina Tel: 800-543-4764

1 STORMBRIXX UNDERGROUND STORAGE DETAIL
NOT TO SCALE



2 SWALE SECTION DETAIL
NOT TO SCALE

CONTACT INFORMATION

Answers to Infrastructure®
ENGINEERING & SURVEYING

4246 S RIVERBOAT RD., STE 200
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03-16-2023
STATE OF UTAH

PRINCIPAL : G. NELSON
MANAGER: C. MCMURTREY
REVIEWER : K. FOSTER
DRAFTER : A. MCFARLAND

PROJECT

2022-0505
23 MARCH 2023

RHINO 97 W WINCHESTER

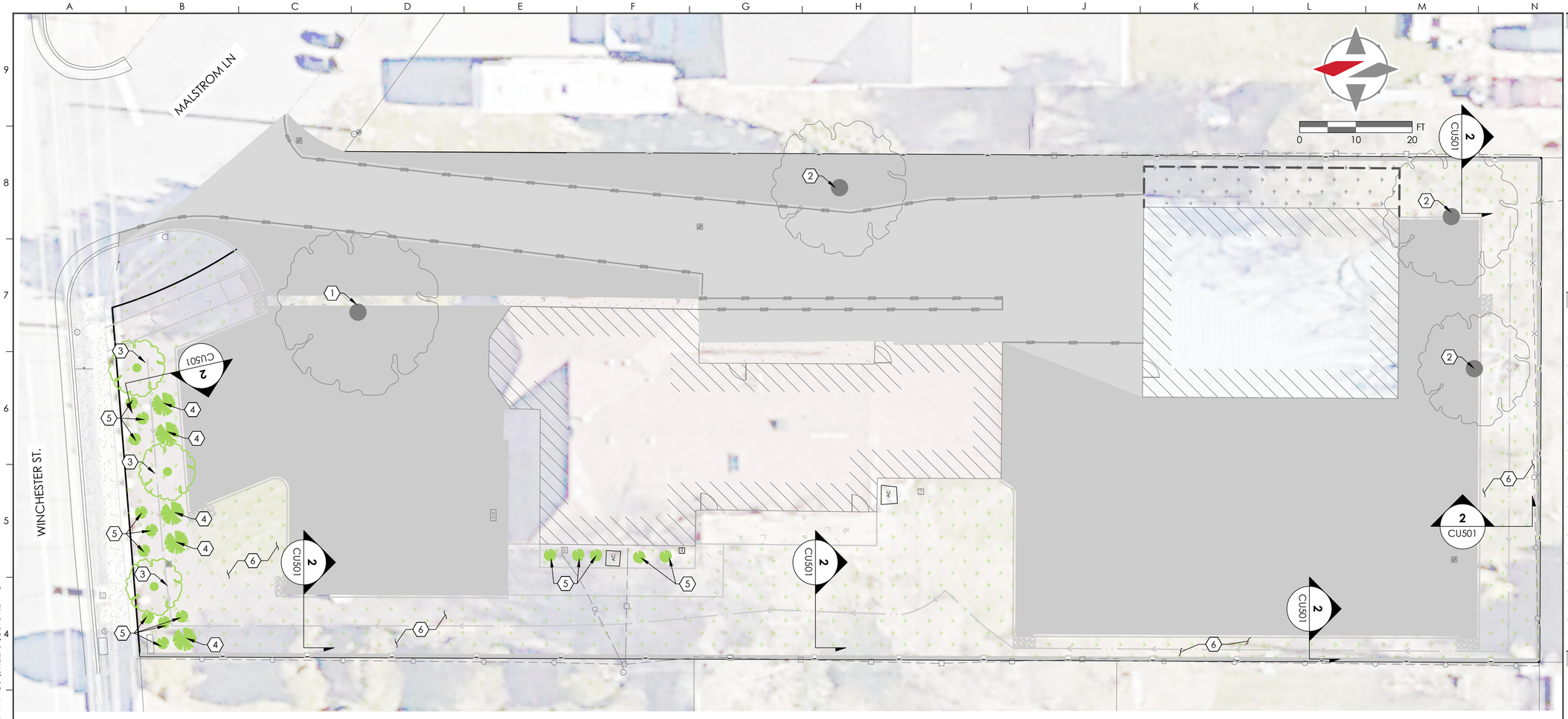
97 W WINCHESTER ST. MURRAY. UT 84107

UTILITY DETAIL

8 OF 9

CU501

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Water Zone	Botanical Name	Common Name	Height (ft)	Width (ft)	Planting Area Value (sf)	Number of plants	Area Covered (sf)
GV1	Juniperus communis	Common Juniper	4	6	36	12	432
GV1	Stachys byzantina	Lambs Ear	1.5	3	9	15	135
GV2	ymus Praecox "Coccineu	Red Creeping Thyme	0.3	1.75	3.1	20	61.25
GV2	ymphoricarpos x chenault	Chenault Coralberry	4	6	36	15	540
GV2	Veronica oltensis	Thyme-leaf speedwell	0.1	2	4	10	40
GV3	Hypericum calycinum	aron's Beard, St Johnswo	1.5	2	4	15	60
TW1	Schizachyrium scoparium	Little Bluestream	4	2.5	6.3	5	31.25
TW2	Muscanthus sinensis	Maidenhair Grass	10	5	25	5	125
P0	Miravilis multiflora	Desert Four O'clock	2	5	25	10	250
P1	Asclepias speciosa	Showy milkweed	3	3	9	5	45
P1	Perovskia artiplicifolia	Russian Sage	3	4	16	5	80
Sd1	Prunus besseyi	Western Sand Cherry	3	4	16	5	80
Sd2	Forsythia sp	Dwarf Forsythia	3	4	16	5	80
Sd3	Aronia melanocarpa	Black Chokeberry	8	5	25	5	125
Sd3	Spirea x vanhouttei	Bridal Wreath Spirea	8	8	64	5	320
Sd4	Physocarpus opulifolius	Ninebark	5	6	36	5	180

SHEET NOTES

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2. TREE OPTIONS:

   DUE TO PROXIMITY OF POWER LINES, SMALLER TREES HAVE BEEN SELECTED:

   CITY SPRITE ZELKOVA: ZELKOVA SERRATA JFS-KW1' PP20996 CITY SPRITE (MATURE HEIGHT 20-24', SPREAD 15-18')

   IVORY SILK JAPANESE LILAC TREE: SYRINGA RETICULATA 'IVORY SILK' (MATURE HEIGHT 20-25', SPREAD 15-20')

   JAPANESE LILAC: SYRINGA RETICULATA (MATURE HEIGHT 20-25', SPREAD 15-20')

   SPRING SNOW CRABAPPLE (NON FRUIT BEARING): MALUS 'SPRING SNOW' (MATURE HEIGHT 15-25', SPREAD 15-25')

   FLOWERING CRABAPPLE: MALUS SPP. VARIOUS (MATURE HEIGHT 15-25', SPREAD 15-25')
3. OTHER TYPES OF TREES SHALL HAVE A MINIMUM CALIPER (MEASURED AT 12 INCHES ABOVE THE SOIL SURFACE OF THE PLANT'S ROOT BALL) OF TWO INCHES (2") AND SHALL NOT REQUIRE A SUPPORT STAKE TO REMAIN UPRIGHT. IF THE TREES ARE CONTAINER GROWN, THE CONTAINER SHALL BE A MINIMUM VOLUME OF TWENTY (20) GALLONS, BUT MORE IMPORTANTLY SHALL BE APPROPRIATE TO THE SIZE OF TREE TO HAVE AVOIDED THE PLANT BEING ROOT BOUND. SHRUBS SHALL BE A MIX OF ONE GALLON AND FIVE (5) GALLON CONTAINERS, AND SHALL BE SPACED AS DESIGNATED ON THE APPROVED LANDSCAPE PLAN. ALL PLANT MATERIALS USED SHALL BE IN A HEALTHY CONDITION AT THE TIME OF INSTALLATION, FREE FROM MECHANICAL INJURIES, INSECTS, OR DISEASE. WIRE OR NONBIODEGRADABLE ROOT BALL CONTAINERS AROUND ROOT BALLS SHALL BE REMOVED PRIOR TO BACKFILLING PLANTING HOLES ON ALL PLANTS SUPPLIED WITH SUCH CONTAINERS.
4. CONTRACTOR TO PROVIDE IRRIGATION PLAN

LANDSCAPE PLAN LEGEND

EXISTING	PROPOSED	
		LANDSCAPE AREA
		TREE
		SHRUBS

LANDSCAPE QUANTITIES

TOTAL SITE AREA	21,845 SF
LANDSCAPE AREA	5,158 SF
LANDSCAPE PERCENTAGE OF THE SITE	23%
REQUIRED VEGETATIVE COVER	2579 SF
VEGETATIVE COVER PROVIDED	2585 SF

LANDSCAPE KEYED NOTES

1. REMOVE EVERGREEN TREE SEE CS101
2. REMOVE SHADE TREE SEE CS101
3. PLANT TREE (QUANTITY: 3) - SEE SHEET NOTE 2 & 3
4. PLAN 5-GALLON SHRUBS (QUANTITY: 5) - SEE SHEET NOTE 3
5. PLANT 1-GALLON SHRUBS (MIN. QUANTITY: 10) - SEE SHEET NOTE 3
6. MULCH AND WATERWISE PLANTINGS

CONTACT INFORMATION

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RHINO 97 W WINCHESTER

97 W WINCHESTER ST. MURRAY. UT 84107

LANDSCAPE PLAN

9 OF 9

CL101

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IRIDIUM
ARCHITECTURE & ENGINEERING

635 West 5300 South, Suite 302
Salt Lake City, UT 84123

T 801-974-5101
F 801-974-5102
http://www.kcmdesign.com

6 Feb 2023 – Project #23-024

Ref. Rhino Property Management, 97 West Winchester, Murray, UT 84107

Paul Henderson,

On Tuesday, 31 Jan 2023, I visited the site to review general condition of the building and accommodation of ADA requirements.

First IEBC, The Change of Use of Buildings requirements were reviewed. The existing use is R3, Single Family Dwelling. The proposed use is B, Business.

1. **Means of Egress and Life Safety** – The relative hazard for the proposed B and existing R3 occupancies are equal at relative hazard level, 4. No change is required.

2. **Heights, Areas, and Type of Construction** – The relative hazard for the proposed B and existing R3 occupancies are equal at relative hazard level, 4 (Lowest Hazard). No change is required.

3. **Exterior Wall Fire-Resistance** – The relative hazard for the proposed B and existing R3 occupancies are equal at relative hazard level, 3. No change is required.

4. **Earthquake Safety** – The relative hazard for the proposed B and existing R3 occupancies are equal at relative hazard level, 3. No change is required.

5. **Disabled Accessibility –** The contractor was represented during the site visit and will provide costs for review on the changes recommended for accessibility.
    a. The north door on the west side is 36" wide. The main entry on the north and east have smaller doors which would require structural modifications to widen the openings to meet the required ADA width. This proposed door brings the person into the middle of the main office area. The proposed break room is just north of this main central room and a ramp can be built to account for the approx 4" raise in level. 36" min width.

    b. A path with required signage and ramp (1:12 max slope, with handrails on each side) will be built from the front ADA parking stall to this west side door. Door threshold to meet required shape and height.

    c. Signage complying with IBC Section 1110 will be added at the other doors with direction to the west side door. Signage for the ramp and west side door will be installed. Also, signage will be installed on the new ADA restroom. Restroom to have ADA clearances & fixtures.

    d. An accessible parking stall will be delineated on the north of the building adjacent to the marked path to the west side door.

    e. An accessible passenger loading zone will be provided if loading zone installed. (not anticipated)

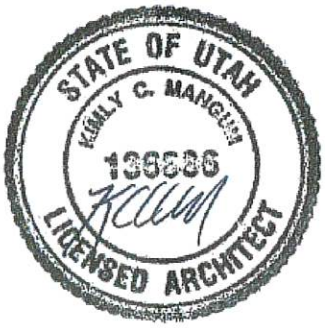
    f. A path with required signage and ramp will be built from the front ADA parking stall to this west side door.

g. Other Accessibility related improvements. Contractor required to spend 20% max on ADA improvements.
    i. Door hardware to be changed to ADA lever type.
    ii. Remodeled restroom southeast of middle main office area to meet ADA requirements.
    iii. Break room to have parallel approach access to sink and counter with 34" max height.
    iv. Path to ADA restroom and thru main level to maintain 32" min path width.
    v. Service counter to have lower section. (36" max height, 36" min width, with required clear floor space.)

Please contact me with any questions or concerns on the project documents and response.

Thank you

Kimly C Mangum, AIA, PSE, LEED AP
kim@iridiumae.com



FIH LLC sent you an estimate

We look forward to working with you.

Show full details

97 W Winchester - New Office Project

Bathroom #1 - Handicap	$6,500.00
Demolition	$0.00
Tile installation	$0.00
Toilet and Vanity installation	$0.00
Door installation	$0.00
Bathroom #2 *Demolition, tile installation, toilet and vanity installation, door installation. Wall division*	$6,000.00
New door entrance room	$1,200.00
Painting - whole property	$6,500.00

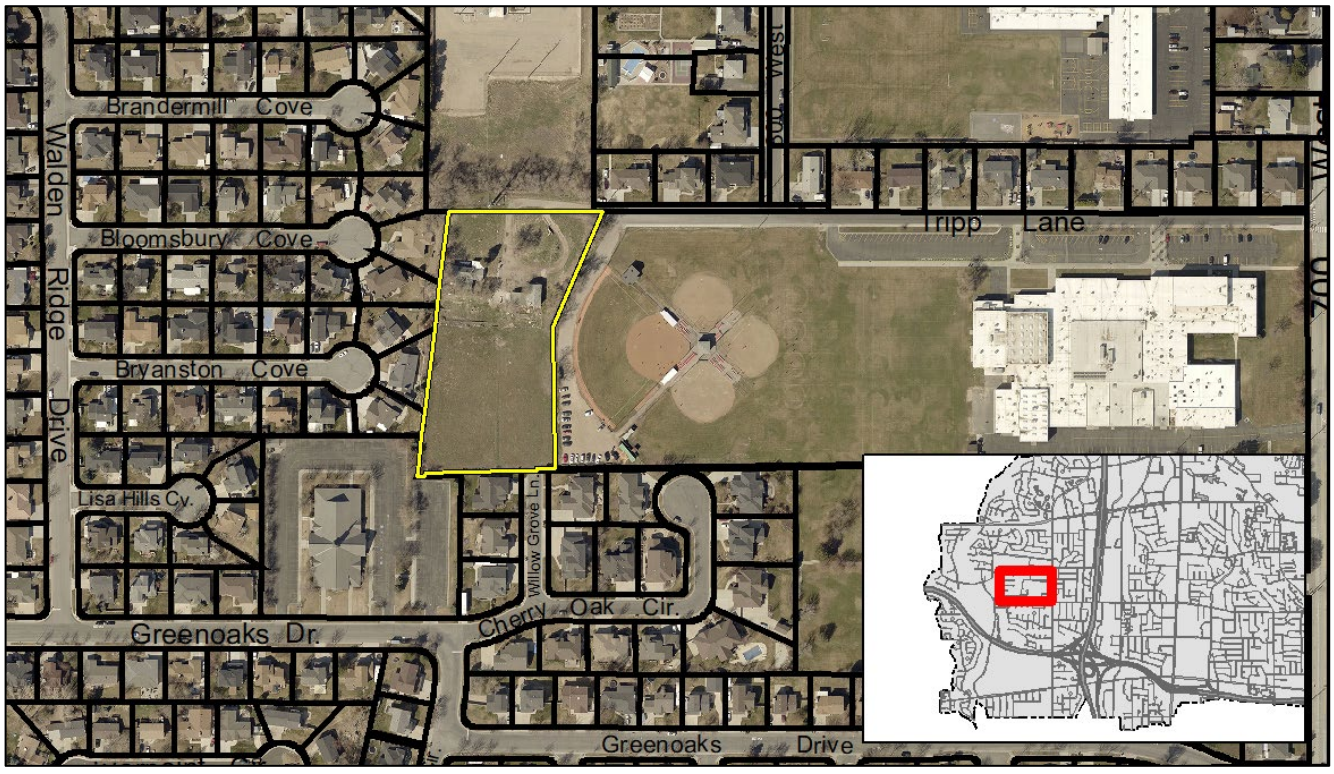
FIH LLC
11178 S ALPINE CREEK WAY
South Jordan, UT 84095-8491
thehandymanlady.utah@gmail.com
+1 (801) 834-3931

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AGENDA ITEM # 5 – Tripp Lane Subdivision			
ITEM TYPE:	Final Subdivision Approval		
ADDRESS:	871 West Tripp Lane	**MEETING DATE:**	April 6, 2023
APPLICANT:	NeighborWorks of Salt Lake	**STAFF:**	Zachary Smallwood, Senior Planner Mustafa Al-Janabi, Planner I
PARCEL ID:	21-14-401-001	**PROJECT NUMBER:**	22-088
ZONE:	R-1-6, Single Family Residential		
SIZE:	2.90 acres | 12 Lots		
REQUEST:	The applicant is requesting Final Subdivision approval for the Tripp Lane Subdivision, a 12-lot single family residential subdivision and road dedication.		



I. SUBDIVISION & LAND USE ORDINANCE

Title 16, Subdivision Ordinance, Section 16.12.070 requires that applications for final subdivision approval be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. The review by the Planning Commission is to ensure that the plat is in conformity with the preliminary plat, the conditions that were placed on the preliminary approval, and applicable ordinances. If the Planning Commission finds that the applicant is in conformity then the commission shall approve the final plat.

The proposed subdivision has been designed to meet the requirements of the R-1-6, medium density single family zone in the Murray City Land Use Ordinance, Chapter 17.96.

II. BACKGROUND

Project Location

The subject property is a vacant, 2.90 acre parcel located to the west of Riverview Junior High School, between Tripp Lane (5755 South) and Willow Grove Lane at approximately 5840 South.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Public Utility (power)	A-1
South	Residential, Single Family	R-1-8
East	Residential, Single Family	R-1-8
West	Residential, Single Family	R-1-8

Project Description

The proposal is a single-family residential subdivision with a total of twelve (12) new lots and a new dedicated public right-of-way extending Tripp Lane on the north and terminating in a cul-de-sac.

Process

The applicant received Preliminary Subdivision approval on November 17th, 2022. There were several conditions that needed to be addressed prior to being placed on an agenda for Final Subdivision review. Murray City Staff has determined that the applicant has sufficiently addressed the conditions.

The application before the Planning Commission is for Final Subdivision approval.
After the Final Plat has been reviewed and approved by the Planning Commission and accepted by the City Engineer, it will be circulated for signatures of approval which will allow the recordation of the Plat at the Salt Lake County Recorder's Office.

Lot Area, Width, Setbacks, and Height Standards

Required setbacks have been indicated on each of the proposed lots to demonstrate the ability to comply when placing a new home. Staff has reviewed the Plat and found that all lots meet the requirements of the R-1-6 zone. The requirements are reviewed below:

- **Lot Area** – Each lot is required to have a minimum area of 6,000 square feet. The proposed lots range between 6,002 ft^2 (Lots 10 and 11) and 11,780 ft^2 (Lot 7). All lots meet the minimum required lot size.
- **Lot Width** – Each lot is required to have a minimum of thirty-five feet (35') of frontage along the public right-of-way, and a minimum lot width of sixty feet (60') at the 20' setback line.
- **Front Yard Setback** – Twenty feet (20')
- **Rear Yard Setback** – Twenty -five feet (25')
- **Interior Side Yard Setback** – Five feet (5') minimum
- **Corner Side Yard Setback** – Twenty feet (20')
- **Height** – The maximum allowed height for main buildings is thirty feet (30')

In the preliminary review, lot seven (7) did not meet the minimum lot width as described above. In review of the final subdivision plans, the applicant has addressed the width of the lot and is now in compliance on all lots. No further issues have arisen from the review.

Access

The proposed access for the subdivision is a new roadway dedication extending Tripp Lane roughly 507' from the north and terminating in a cul-de-sac at the south. In the preliminary review there was a two foot (2') discrepancy in the width of the proposed right-of-way. The applicant has revised the plans and it now reflects the required forty-nine feet (49')

Connection to Tripp Lane – The planned right-of-way connection at Tripp Lane will require the inclusion of some property currently owned by the Murray City Power Department. In consultation with the City Engineer, the city is in process of dedicating that portion to include it as right of way. Planning Division does not have any concerns with this.

In addition to the vehicular access, the applicants have worked with the property owner to the south to record an access easement that will connect Willow Grove Lane to Tripp Lane, allowing for those attending Riverview Junior High to continue to have access by foot to the school.

Lighting & Street Trees

Two standard Murray City streetlights are indicated on the plat and associated plans: one at the north connection to Tripp Lane and one at the end of the cul-de-sac. Street trees will be required as part of the subdivision improvements at 30' on center along both sides of the new

right of way.

Fencing

The applicant has shown the addition of a six foot (6') vinyl fence around the perimeter of the proposed subdivision. This meets the requirement that the Planning Commission placed on the applicant during the preliminary review. Any addition fencing would require to follow code 17.64.020.

Grading & Drainage

The current drainage plan calls for a large retention area located on the south end of the proposed cul-de-sac labeled as parcel A. In the preliminary review, staff stated that it was anticipated that the applicant would retain ownership of the parcel. Since that time, the applicant has requested that the city take over ownership of this parcel and the city has agreed. The installation of improvements, including landscaping, is required prior to the city's acceptance of the parcel.

Utilities

The applicants have worked with the various departments during this process to include a utility plan that is largely complete with little changes required. The proposed utility plan is included as an attachment to this report for review.

Purpose & General Plan Considerations

Section 17.96.010 states that the purpose of the R-1-6 Zone is to "provide areas for single-family medium density residential with an opportunity for varied housing styles and character." Staff finds that the proposed subdivision is in harmony with the purposes of the R-1-6 Zone.

The subject property is located within a large area of residentially developed property. The 2017 Murray City General Plan identifies the land use designation of the area as "Low Density Residential", which is intended to provide opportunities for primarily single family residential uses. The General Plan does not provide specific or detailed guidance regarding all aspects of potential development applications; rather, it provides objectives, principals, and best practices upon which to rely when reviewing potential development. Staff finds that the subdivision of the land as proposed in the application is in harmony with purpose and intent of the General Plan.

III. STATE AND MUNICIPAL CODE REVIEW STANDARDS

Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the Land Use Authority of the City. The Planning Commission's role as the Land

Use Authority is to ensure that a proposed subdivision is consistent with established ordinances, policies and planning practices of the City. The Planning Commission makes investigations, reports and recommendations on proposed subdivisions as to their conformance to the General Plan, Title 17 of City Code, and other pertinent documents as it deems necessary. After completing its review of the final plat, the Planning Commission shall approve or disapprove the final plat in accordance with Section 16.12.070 of City Code.

IV. CITY DEPARTMENT REVIEW

A Planning Review meeting was held March 21, 2023, where the Subdivision application materials were distributed for review, comment, and discussion by Murray City department staff. The following comments and recommendations have been provided:

- The Murray City Engineer recommends approval subject to the following conditions:
  - Meet City subdivision requirements.
  - Meet City utility standards, provide standard front rear and side yard PUE's on lots and Parcel A – window wells cannot extend into PUE.
  - Obtain easement for water line and sidewalk crossing of the Livingston property.
  - Vacate any unused easements withing the subdivision boundary.
  - Meet City storm drainage requirements, on-site retention of the 80th percentile storm is required. Detention and reduced release is also required. Implement Low Impact Development (LID) practices.
  - Provide a site geotechnical study based on proposed site grading, LID and building plans. The study should include parameters for the proposed LID, including percolation rate and saturation zone. Subsurface infiltration systems should be located 25' from basements or as directed by the Geotechnical Engineer.
  - Provide Street lighting, type and locations need to be coordinated with Murray City Power.
  - Provide a subdivision improvement bond prior to recording the plat.
  - Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work.
  - Obtain a City Excavation Permit for work within City roadways.

- The Murray City Fire Department recommends approval and notes that the cul-de-sac access street will need to be a minimum of twenty-six feet (26') wide and have a cul-de-sac diameter of at least ninety-six feet (96').

- The Murray City Wastewater Division recommends approval and states that all previous comments have been addressed.

- The Murray City Water Division recommends approval with the following conditions:
  - All water utility work to be done to Murray Water Specifications and Requirements.
  - Address all comments from previous reviews.

- The Murray City Power Department recommends approval and states that there are no new concerns at this time.

The preceding comments are addressed as conditions of approval in the final section of this report. Meeting the needed comments would result into staff approval of the subdivision.

V. FINDINGS

Based on the analysis of the Tripp Lane Preliminary Subdivision review and a survey of the surrounding area, staff concludes the following:

1. With conditions, the proposed subdivision complies with the standards of the Murray City Subdivision Ordinance.
2. The proposed lots comply with the development standards for properties found in Chapter 17.96 of the Murray City Land Use Ordinance.
3. The proposed subdivision is in harmony with the purposes of the R-1-6 Zone, representing appropriate residential development.
4. The proposed subdivision is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for appropriate residential development in the area.

VI. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission grant Final Subdivision Approval for the Tripp Lane Subdivision on the property addressed 871 West Tripp Lane** subject to the following conditions:

1. The applicant shall meet Murray City Engineering requirements including the following:
    a. Meet City subdivision requirements.
    b. Meet City utility standards, provide standard front rear and side yard PUE's on lots and Parcel A – window wells cannot extend into PUE.
    c. Obtain easement for water line and sidewalk crossing of the Livingston property.
    d. Vacate any unused easements withing the subdivision boundary.
    e. Meet City storm drainage requirements, on-site retention of the 80th percentile storm is required. Detention and reduced release is also required. Implement Low Impact Development (LID) practices.
    f. Provide a site geotechnical study based on proposed site grading, LID and building plans. The study should include parameters for the proposed LID, including percolation rate and saturation zone. Subsurface infiltration systems should be located 25' from basements or as directed by the Geotechnical Engineer.

g. Provide Street lighting, type and locations need to be coordinated with Murray City Power.
h. Provide a subdivision improvement bond prior to recording the plat.
i. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work.
j. Obtain a City Excavation Permit for work within City roadways.

2. The applicant shall meet all Murray City Fire Department requirements and follow all International Fire Codes.
3. The applicant shall meet all Murray City Wastewater Division requirements and follow all Murray Water Specifications.
4. The subdivision shall include the installation of street lighting in accordance with Murray City Power Department standards and meet all Murray City Power Department requirements.
5. The subdivision improvements shall include the installation of street trees as required by Murray City Code.
6. All lots within the subdivision shall comply with the requirements of the R-1-6 Zone as outlined in Chapter 17.96 of the Murray City Land Use Ordinance.
7. The project shall follow International Fire Code (IFC) regulations for fire access and hydrant locations.
8. The applicant shall record the Final Subdivision Plat within one (1) year of approval from the Planning Commission.

SUBDIVISION & FLAG LOT APPLICATION **Project #_____**

Type of Application (check all that apply):

☐ **Preliminary Subdivision** ☑ **Final Subdivision** ☐ **Subdivision Amendment**

Subdivision Name: Tripp Lane Subdivsion

Subject Property Address: 871 W Tripp Lane

Parcel Identification (Sidwell) Number: 21-14-401-028-0000

Parcel Area: 2.90 acres Current Use: vacant

Zoning Classification: R-1-6

Applicant Name: Robert Poirier

Mailing Address: 8610 S Sandy Parkway, Suite 200

City, State, ZIP: Sandy, Utah 84070

Daytime Phone #: 801-255-7700 Fax #:

Email Address: rob@mcneileng.com

Business Name (If applicable): McNeil Engineering

Property Owner's Name (If different): SALT LAKE NEIGHBORHOOD HOUSING SERVICES, INC

Property Owner's Mailing Address: 622 West 500 North

City, State, Zip: Salt Lake City, Utah 84116

Daytime Phone #: 801-539-1590 Fax #:

Describe your request in detail (use additional page if necessary): New subdivision in R-1-6 zoning for 13 new lots ending in a cul-de-sac.

Authorized Signature: Date: 05-24-2022

Property Owners Affidavit

I (we) Neighborworks Salt Lake, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 25th day of May, 20 22.

State of Utah

§

County of Salt Lake

Allison Trease

Notary Public

Residing in: Salt Lake County

My commission expires: 11-26-23

ALLISON TREASE
Notary Public - State of Utah
Comm. No. 709407
My Commission Expires on
Nov 26, 2023

Agent Authorization

I (we), Neighborworks Salt Lake, the owner(s) of the real property located at 871 west Tripp Lane, in Murray City, Utah, do hereby appoint

Robert Poirier, McNeil Engineering, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Rob Poirier / David W Foster to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

On the 25th day of May, 20 22, personally appeared before me

Rob Roake the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

State of Utah

§

County of Salt Lake

Allison Trease

Notary Public

Residing in: Salt Lake County

My commission expires: 11-26-23

ALLISON TREASE
Notary Public - State of Utah
Comm. No. 709407
My Commission Expires on
Nov 26, 2023

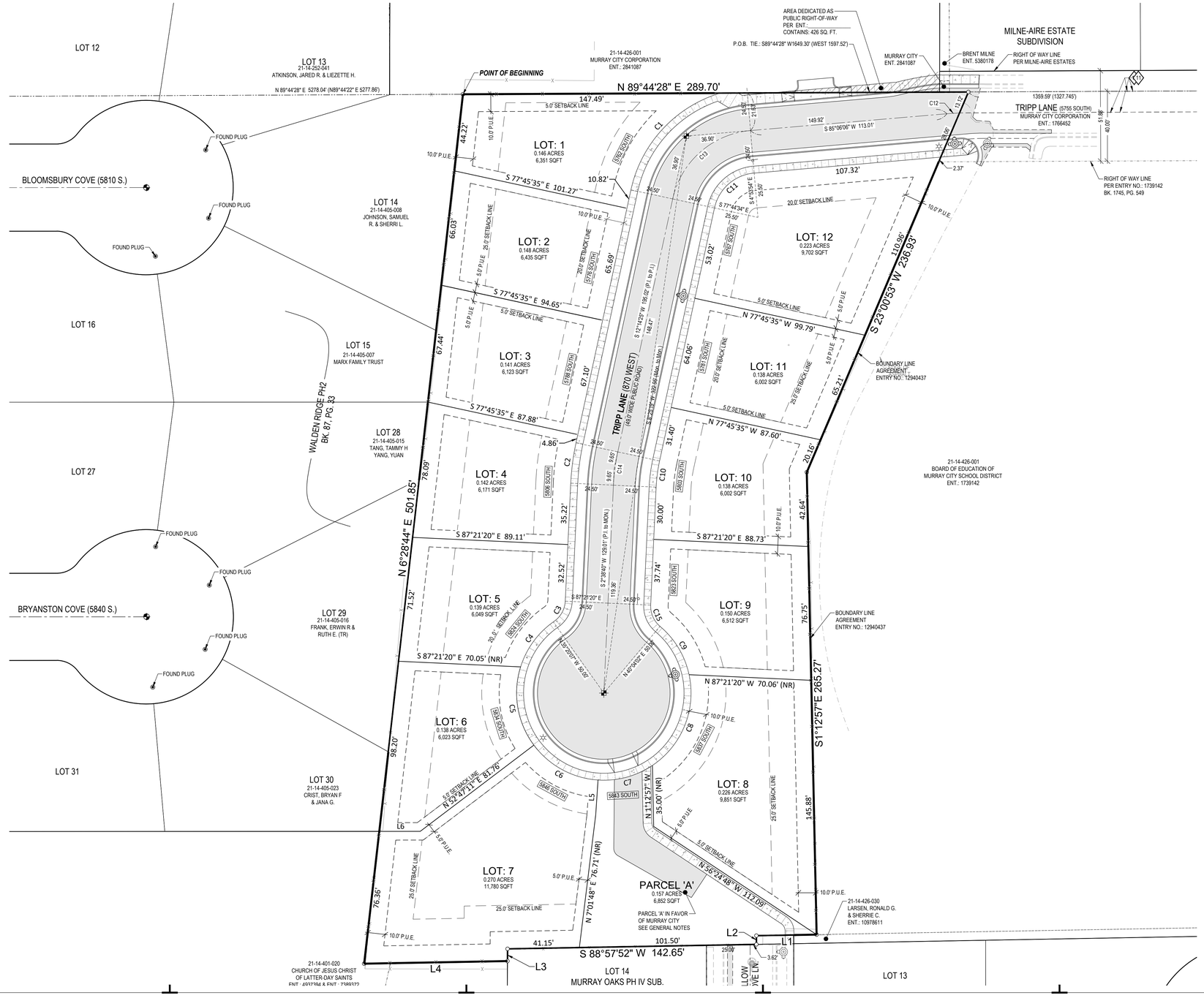
TRIPP LANE SUBDIVISION

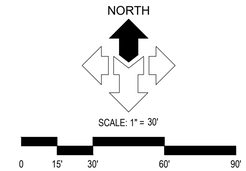
CONSTRUCTION PLANS

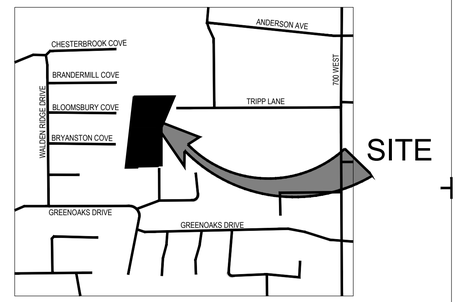
871 WEST TRIPP LANE

MURRAY, UTAH 84123

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 1 WEST, S.L.B.&M.







VICINITY MAP

SCALE: N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C3.01	PLAN AND PROFILE
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO MURRAY CITY WATER STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO MURRAY CITY WASTEWATER DEPARTMENT STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO MURRAY CITY STANDARDS AND SPECIFICATIONS

DEVELOPER & OWNER

NEIGHBORWORKS SALT LAKE
DAVE FOSTER
622 WEST 500 NORTH
SALT LAKE CITY, UTAH 84116
BOBL@NWSALTLAKE.ORG
801-661-8934

PROFESSIONAL ENGINEER
No. 375473-2202
ROBERT J. POIRIER
01-30-23
STATE OF UTAH

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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
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GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. 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.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE. UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ½" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED ¾" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING		NEW	EXISTING	
		MONUMENT LINE			SECTION CORNER (FOUND)
		CENTER LINE			SECTION CORNER (NOT FOUND)
		SUBJECT PROPERTY LINE			
		ADJACENT PROPERTY LINE			STREET MONUMENT
		EASEMENT LINE			BRASS CAP MONUMENT
		DITCH FLOWLINE			POWER POLE
X	X	FENCE LINE			UTILITY POLE
ATMS	atms	ATMS CABLE	GUY	GUY	GUY ANCHOR
TV	tv	CABLE TV LINE	TRANS	TRANS	POWER TRANSFORMER
C	c	COMMUNICATIONS LINE			TRAFFIC SIGNAL CABINET
FO	fo	FIBER-OPTIC CABLE			LIGHT POLE
F	f	FIRE LINE	TR	TR	TELEPHONE RISER
IRR	irr	IRRIGATION LINE	T	T	TELEPHONE MANHOLE
G	g	NATURAL GAS LINE			TRAFFIC SIGNAL BOX
OHC	ohc	OVERHEAD COMMUNICATIONS	W	W	WATER MANHOLE
OHP	ohp	OVERHEAD POWER LINE			WATER VALVE
OHT	oht	OVERHEAD TELEPHONE LINE	WM	WM	WATER METER
OHTV	ohtv	OVERHEAD TELEVISION LINE			FIRE HYDRANT
P	p	POWER LINE	S	S	SANITARY SEWER MANHOLE
P/C	p/c	POWER/COMMUNICATIONS LINE	SSCO	SSCO	SANITARY SEWER CLEANOUT
P/T	p/t	POWER/TELEPHONE LINE	SD	SD	STORM DRAIN MANHOLE
P/T/C	p/t/c	POWER/TELE/COMM LINE			STORM DRAIN CURB INLET
RD	rd	ROOF DRAIN LINE			STORM DRAIN CATCH BASIN
SW	sw	SECONDARY WATER LINE	SD	SD	STORM DRAIN CLEANOUT
S	s	SANITARY SEWER LINE			STORM DRAIN COMBO BOX
ST	st	STEAM LINE	MB	MB	MAILBOX
SD	sd	STORM DRAIN LINE			SIGN
T	t	TELEPHONE LINE			FLOW DIRECTION
T/C	t/c	TELEPHONE/COMM LINE	44.00 TOC	*44.00 EX TOC*	SPOT ELEVATION
UD	ud	UNDERDRAIN			CONIFEROUS TREE
UGC	ugc	UNDERGROUND COMMUNICATIONS			DECIDUOUS TREE
UGP	ugp	UNDERGROUND POWER LINE			
UGT	ugt	UNDERGROUND TELEPHONE LINE			
UGTV	ugtv	UNDERGROUND TELEVISION			
W	w	WATER LINE			
72	4572	CONTOUR LINE			
		CURB & GUTTER (STD)			
		CURB & GUTTER (OUTFALL)			

ABBREVIATIONS

AC	ACRE	DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE
B&C	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TL	TREE LINE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TMH	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIBER OPTIC	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOA	TOP OF ASPHALT
BLUG	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
BLUIRR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLUT	BLUE STAKED TELEPHONE	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TOP	TOP OF SLOPE or TOP OF PIPE
BLUW	BLUE STAKED WATER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TOW	TOP OF WALL
BM	BENCHMARK	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TV	TELEVISION
BOB	BOTTOM OF BOX	FD	FOUND or FOUNDATION DRAIN	LP	LOW POINT or LIGHT POLE	S	SOUTH	TW	FINISH GRADE AT TOP OF WALL
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORMER
BOT	BOTTOM	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	TSP	TRAFFIC SIGNAL POLE
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UD	UNDERDRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	U.N.O.	UNLESS NOTED OTHERWISE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	UP	UTILITY POLE
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	VP	VERTICAL PIPE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST or WATER
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WS	WATER SURFACE
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM	WV	WATER VALVE
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE	WW	WATERWAY
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

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PROFESSIONAL ENGINEER
REG. NO. 375473-2202
ROBERT J. POIRIER
01-30-23
STATE OF UTAH

TRIPP LANE SUBDIVISION

871 WEST TRIPP LANE
MURRAY, UTAH 84123
LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 2 S, RANGE 1 W, S.L.B.&M.

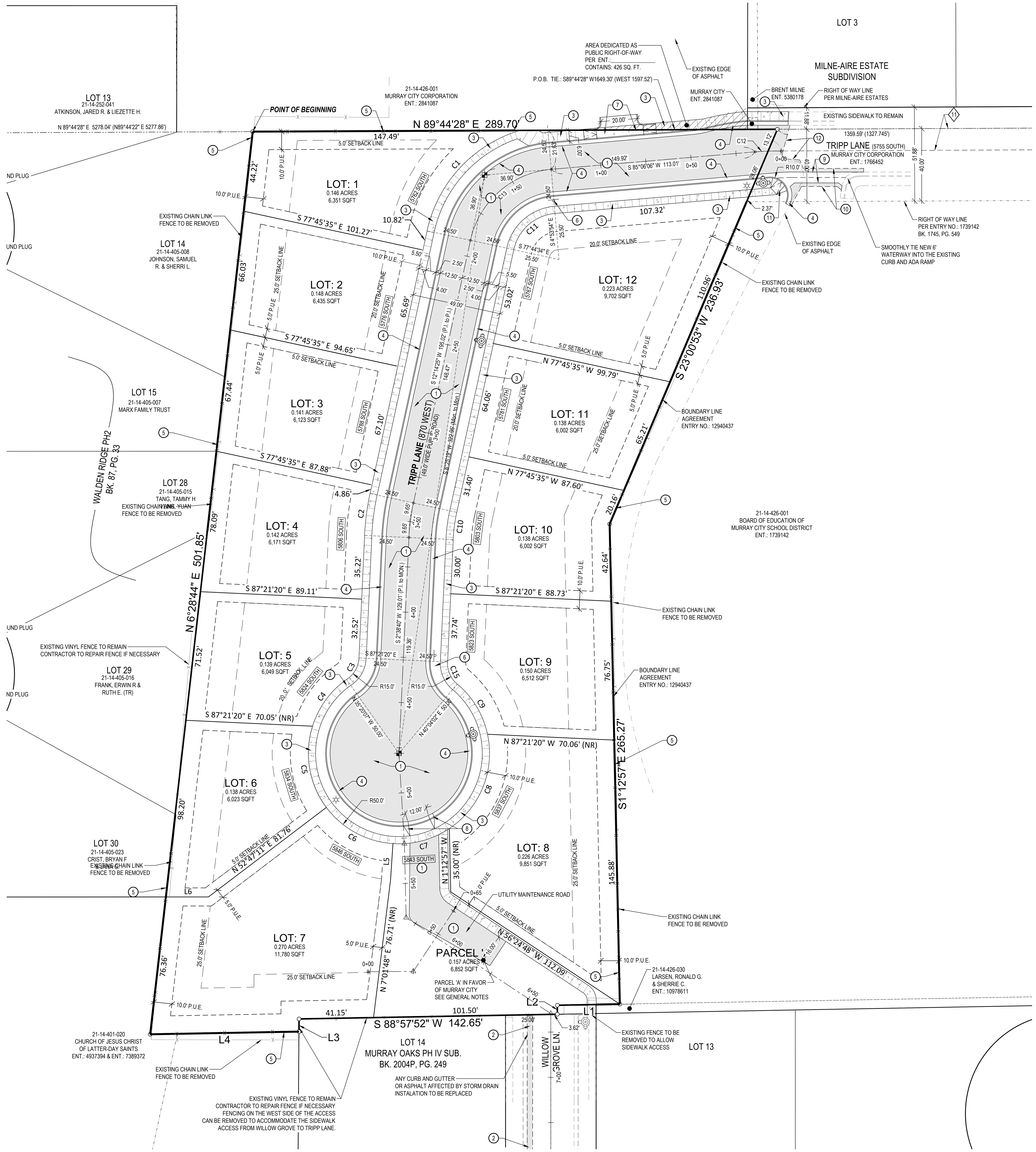
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	16631
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	JANUARY 30, 2023

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	30,116 SQFT	25%
LANDSCAPE	76,258 SQFT	63%
BUILDINGS	15,000 SQFT	12%
TOTAL	121,374 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

EACH LOT MUST BE RESPONSIBLE FOR THE INSTALLATION OF STREET TREES AS REQUIRED BY MURRAY CITY CODE

KEYED NOTES:

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

1. STANDARD DUTY 3" MIN ASPHALT PAVEMENT WITH 8" MIN UNTREATED BASE COURSE OVER 12" MIN IMPORTED GRANULAR SUBGRADE PER MURRAY CITY STANDARD DETAIL 'C-5' ON SHEET C5.01.
2. ASPHALT T-PATCH, PER MURRAY CITY STANDARD DETAIL 'C-7' ON SHEET C5.01.
3. CONCRETE SIDEWALK PER MURRAY CITY STANDARD DETAIL 'C-5' ON SHEET C5.01.
4. 30" CONCRETE CURB AND GUTTER, PER MURRAY STANDARD DETAIL 'C1' ON SHEET C5.01.
5. NEW 6' TALL VINYL FENCE
6. NO PARKING SIGN PER MUTCD R8-3A.
7. CONCRETE DIP DRIVE APPROACH, PER APWA PLAN NO. 215.
8. CONCRETE FLARE DRIVE APPROACH, PER MURRAY CITY STANDARD DETAIL 'C-2' ON SHEET C5.01.
9. 6' WIDE CONCRETE WATERWAY PER APWA PLAN 211 DETAIL ON C5.01.
10. SAWCUT ASPHALT AND TIE INTO EXISTING ASPHALT PER APWA PLAN 251, DETAIL ON C5.01.
11. ADA ACCESS RAMP INCLUDING DETECTABLE WARNING SURFACE PER MURRAY CITY STANDARD DETAIL 'C-1' ON SHEET C5.01.
12. SAWCUT EXISTING EDGE OF ASPHALT TO CRATE A CLEAN EDGE TO PAVE TO.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

Blue Stakes of UTAH811 Bluestakes.org

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PROFESSIONAL ENGINEER No. 375473-2202 ROBERT J. POIRIER 01-30-23 STATE OF UTAH

TRIPP LANE SUBDIVISION

871 WEST TRIPP LANE
MURRAY, UTAH 84123

LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 2 S, RANGE 1 W, S.L.B.&M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 16631
DRAWN BY: CCW
CHECKED BY: RJP
DATE: JANUARY 30, 2023

HORIZONTAL CONTROL PLAN

C1.01

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McNeil Engineering
8610 S Sandy Pkwy, Sandy, UT. 84070

STORM RUNOFF
CALCULATION SHEET
Project No. 22149

Title :	Tripp Lane Subdivision		
Scope :	Site Drainage Design		
Detention Facilities			
Engineer :	CCW	Check:	RJP
Authority :	Murray	Rev. No.:	0

Design Philosophy:

The storm water runoff from the project site will be detained on-site via surface in a detention basin. 1,500 square foot houses have been assumed and driveways of 500 sqft.

	(A)		(C)		(C*A)
Roof Area	13,500 sf	(0.31 ac)	0.90	=	12,150 sf
Pavement	30,116 sf	(0.69 ac)	0.85	=	25,599 sf
Landscaped	77,758 sf	(1.79 ac)	0.15	=	11,664 sf
Total	121,374 sf	(2.79 ac)	0.41 (ave)		49,412 sf

Allowable Discharge = 0.20 cfs/ac

10-Year Storm — Peak Discharge = (0.56cfs)

Time (min)	Rate (in/hr)	Rainfall (Inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
10	2.45	0.408	2.80	0.00	2.80	0.56	1,346
15	2.02	0.51	2.32	0.00	2.32	0.56	1,582
30	1.36	0.68	1.56	0.00	1.56	0.56	1,801
60	0.84	0.84	0.96	0.00	0.96	0.56	1,465
120	0.49	0.97	0.56	0.00	0.56	0.56	0
180	0.35	1.05	0.40	0.00	0.40	0.40	0
360	0.21	1.27	0.24	0.00	0.24	0.24	0
720	0.13	1.55	0.15	0.00	0.15	0.15	0
1440	0.07	1.75	0.08	0.00	0.08	0.08	0

Total LID (Retention) Storage:

60th Percentile Storm Depth

d_{60}= 0.46 in from Murray City

60th Percentile Volume

$V_{60} = R_v * d_{60} * A$

Volumetric Runoff Coefficient, Rv

$R_v = 0.91*I - 0.0204$

i= 0.359

R_v = 0.307

V_{60} = **1,427 cf**

LID Storage Provided in bottom 12" of the basin

Bottom of Detention Basin = 4319.75

Controlling Elevation for LID Storage = 4320.75' (12" above bottom of basin & elevation of orifice)

LID Retention Storage Provided Below 4320.75 = 1,427 cf

Total Detention Basin Storage = 2,024 cf

Total Detention Required : 1,801 cf

Total Detention Provided : 2,024 cf

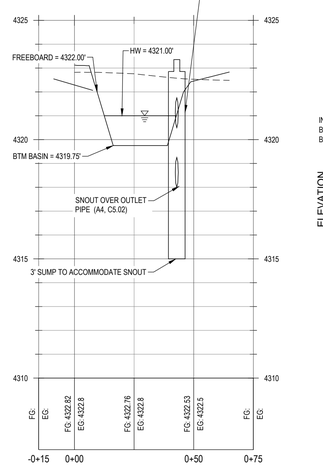
Orifice Design:

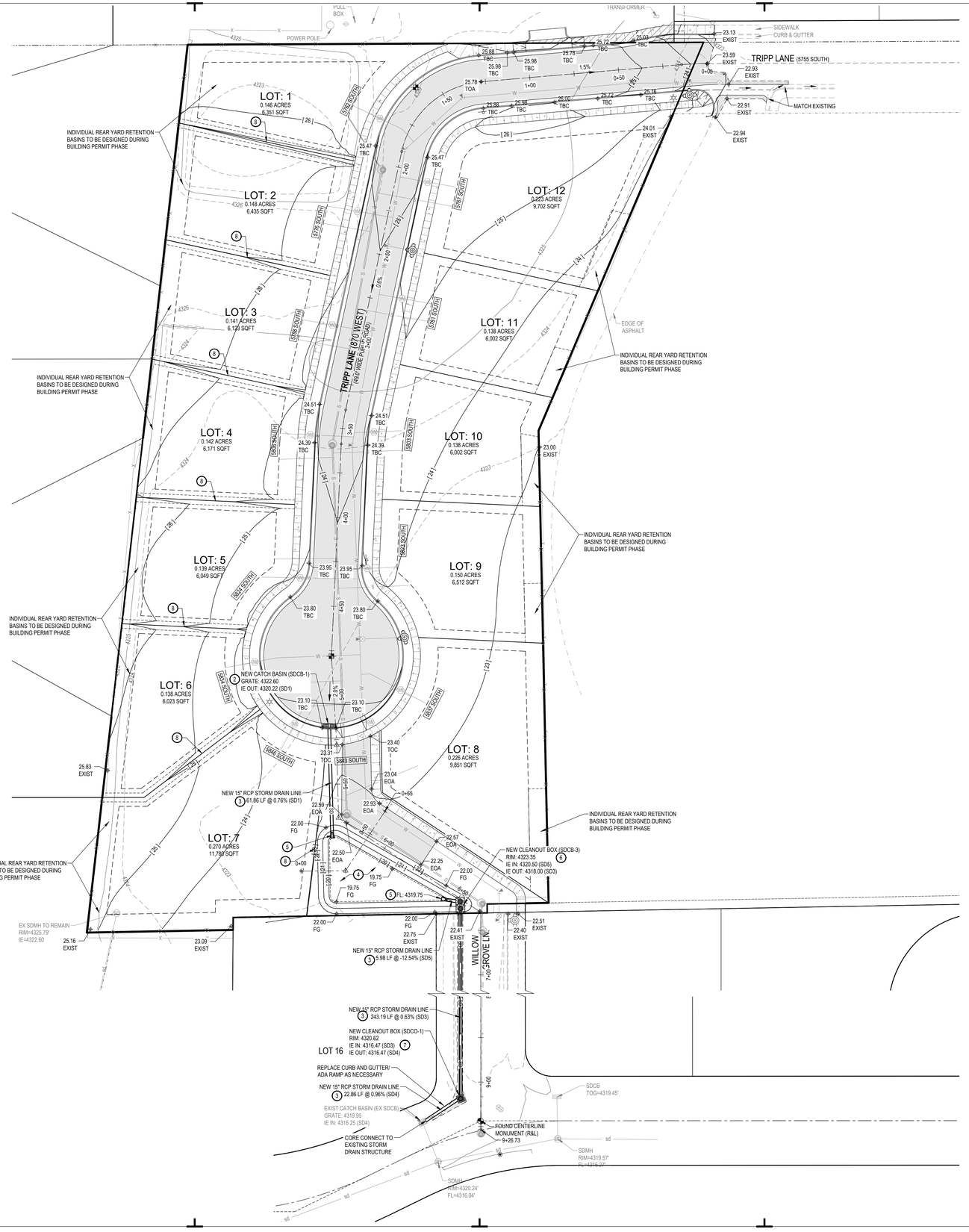
The orifice is designed upon the following data:

Total acreage of development:	2.79 acres
Allowable discharge:	0.20 cfs (0.56 cfs/ac)
Max head (center orifice to hw):	0.25 ft
Diameter for new orifice:	**3.9 inch**

$$Q = C_d A_o \sqrt{2gh}$$

DETENTION BASIN
HORIZ: 1"=30'
VERT: 1"=3'





NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. 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 SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

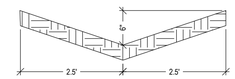
EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE 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.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

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

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN DOUBLE CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE PER MURRAY CITY STANDARD DETAIL 'C-4' ON SHEET C5.01.
3. 15" DIAMETER RCP STORM DRAIN LINE. SEE MURRAY CITY DETAIL 'C-7' ON C5.01 FOR TRENCHING.
4. DETENTION BASIN SIZED FOR THE 80TH PERCENTILE STORM EVENT AND THE 10-YEAR STORM. SEE CALCULATION SHEET, THIS SHEET FOR DRAINAGE DESIGN RATIONALE.
   FREEBOARD = 4322.00
   HIGHWATER = 4321.00
   BOTTOM BASIN = 4319.75
   DESIGN VOLUME = 2,024 CUBIC FEET
5. 15" RCP PIPE FLARED END SECTION INCLUDING TRASH/RODENT GRATE.
6. STORM DRAIN CLEANOUT/OUTLET CONTROL BOX WITH HIGHWATER OVERFLOW WEIR AND 3.9-INCH ORIFICE PER MURRAY CITY STANDARD DETAIL 'C-3' AND 'A5' ON SHEET C5.04. INSTALL SNOUT PER DETAIL 'A4' ON SHEET C5.02 OVER OUTLET PIPE. BOX SHALL HAVE 3' SUMP BELOW OUTLET PIPE TO THE SOUTH.
7. STORM DRAIN CLEANOUT BOX PER WITH HEAVY DUTY RIM PER MURRAY CITY STANDARD DETAIL 'C-3' ON SHEET C5.04.
8. 5' DRAINAGE SWALE. SEE THIS SHEET FOR DETAILS



DRAINAGE SWALE DETAIL
NOT TO SCALE

CONTOUR LEGEND

NEW	EXISTING	
172	4572	CONTOUR LINE

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

Blue Stakes of UTAH811 Bluestakes.org

NOTICE!

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PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
01-30-23
STATE OF UTAH

TRIPP LANE SUBDIVISION

871 WEST TRIPP LANE
MURRAY, UTAH 84123
LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 2 S, RANGE 1 W, S.L.B.&M.

REVISIONS

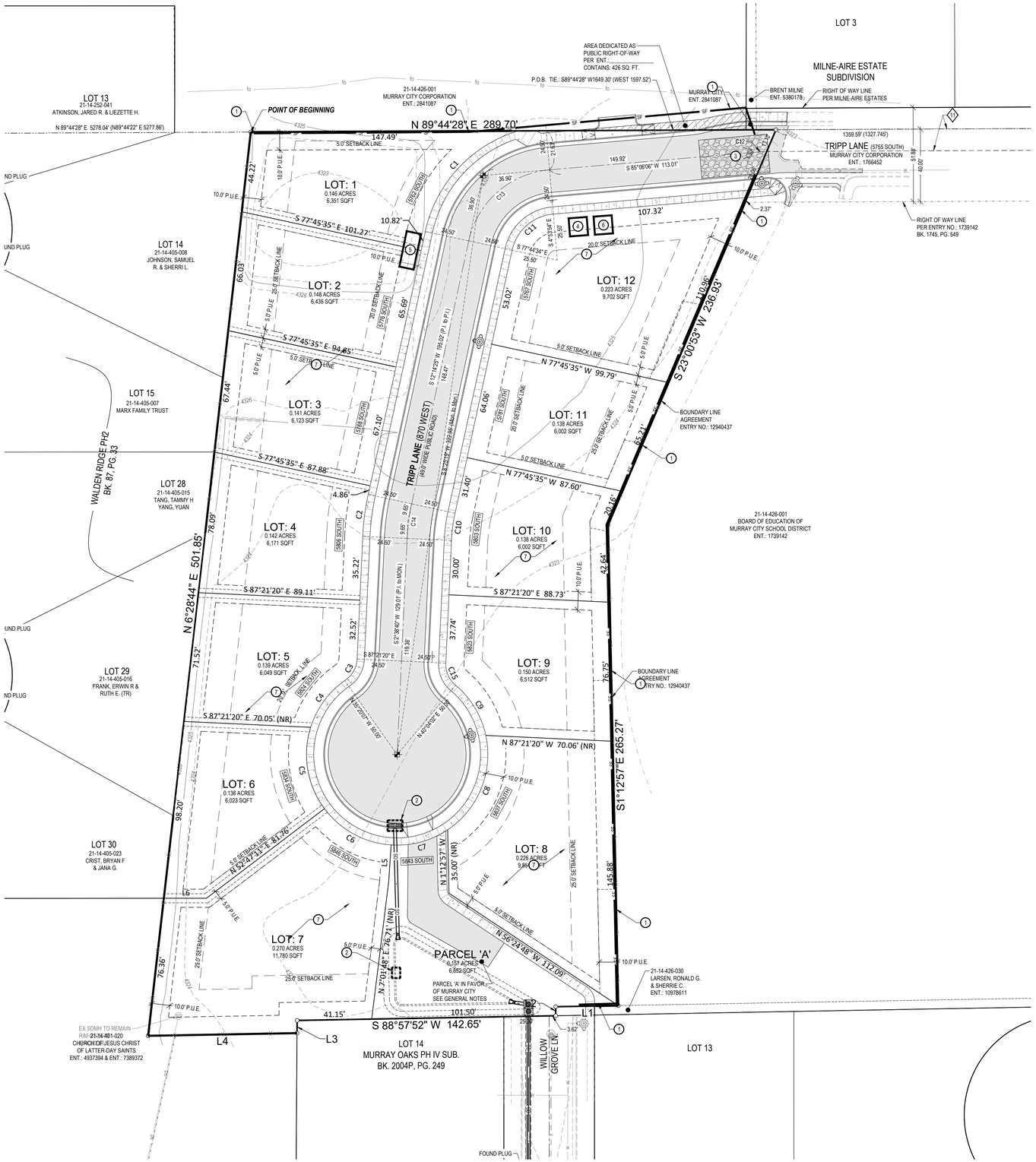
REV	DATE	DESCRIPTION

PROJECT NO:	16631
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	JANUARY 30, 2023

GRADING AND DRAINAGE PLAN

C2.01

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.03 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS 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.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.03.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.03.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C3', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. WATER SITE AS NECESSARY TO PREVENT DUST AND SEDIMENT FROM BLOWING OFF SITE PER DETAIL 'C5' ON SHEET C5.03.

NOTICE!

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REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 16631
DRAWN BY: CCW
CHECKED BY: RJP
DATE: JANUARY 30, 2023

EROSION CONTROL PLAN

C2.10

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NOTICE!

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REMOVE EXISTING 90° ELBOW AND INSTALL 8" TEE AND CONNECT TO EXISTING MAIN PER MURRAY STANDARDS AND SPECS

NEW 48" DIA. MANHOLE (SSMH-1)
RIM: 4325.12
IE IN: 4315.54 (LAT)
IE OUT: 4315.04 (SS1)

NEW 8" PVC SANITARY SEWER LINE 156.48 LF @ 0.77% (SS1)

NEW 48" DIA. MANHOLE (SSMH-2)
RIM: 4324.19
IE IN: 4313.83 (SS1)
IE OUT: 4313.63 (SS2)

NEW 8" PVC SANITARY SEWER LINE 207.55 LF @ 0.80% (SS2)

NEW 48" DIA. MANHOLE (SSMH-3)
RIM: 4322.58
IE IN: 4311.97 (SS2)
IE OUT: 4311.77 (SS3)

NEW 8" PVC SANITARY SEWER LINE 90.70 LF @ 0.80% (SS3)

NEW 48" DIA. MANHOLE (SSMH-4)
RIM: 4322.33
IE IN: 4311.04 (SS3)
IE OUT: 4310.84 (SS4)

NEW 8" PVC SANITARY SEWER LINE
15.62 LF @ 1.15% (SS4)

EXIST 48" DIA. MANHOLE (EX-SDMH)
RIM: 4322.44
IE IN: 4310.66 (SS4)
IE OUT: 4310.46 (EX SS)

NEW 15" RCP STORM DRAIN LINE 61.86 LF @ 0.76% (SD1)

NEW CATCH BASIN (SDCB-1)
GRATE: 4322.60
IE OUT: 4320.22 (SD1)

NEW 15" RCP STORM DRAIN LINE 243.19 LF @ 0.63% (SD3)

NEW CLEANOUT BOX (SDCB-3)
RIM: 4323.35
IE IN: 4320.50 (SD5)
IE OUT: 4318.00 (SD3)

NEW CLEANOUT BOX (SDCO-1)
RIM: 4320.62
IE IN: 4316.47 (SD3)
IE OUT: 4316.47 (SD4)

LOOP (3) EXISTING 1" WATER LATERAL SERVICES UNDER NEW STORM DRAIN PER MURRAY CITY STANDARDS AND SPECIFICATIONS.

NEW 15" RCP STORM DRAIN LINE 22.86 LF @ 0.96% (SD4)

EXIST CATCH BASIN (EX SDCB)
GRATE: 4319.95
IE IN: 4316.25 (SD4)

CORE CONNECT TO EXISTING STORM DRAIN STRUCTURE

REMOVE EXISTING 90° ELBOW AND INSTALL 8" TEE AND CONNECT TO EXISTING MAIN PER MURRAY STANDARDS AND SPECS

LOT: 1 0.146 ACRES 6,351 SQFT
LOT: 2 0.149 ACRES 6,455 SQFT
LOT: 3 0.141 ACRES 6,123 SQFT
LOT: 9 0.150 ACRES 6,512 SQFT
LOT: 10 0.139 ACRES 6,040 SQFT
LOT: 11 0.138 ACRES 6,006 SQFT
LOT: 12 0.223 ACRES 9,702 SQFT
LOT 13
LOT 14 MURRAY OAKS PH IV SUB. BK. 200XP- PG. 249
LOT 15
LOT 16
PARCEL 'A' 0.142 ACRES 6,205 SQFT

CONTRACTOR NOTE:
COORDINATE DRIVEWAY CLOSURES ASSOCIATED WITH THE WILLOW GROVE STORM DRAIN WITH RESIDENTS PRIOR TO CONSTRUCTION

NORTH
SCALE: 1" = 30'
0 15' 30' 60' 90'

TRIPP LANE
HORIZ: 1"=30'
VERT: 1"=3'

PVI STA: 0+56.44
PVI ELEV: 4326.24
K: 20.58
LVC: 110.00'
BVCS: 0+01.44
BVCE: 4323.65
EVCS: 1+11.44
EVCE: 4325.88
GB: 0+20
ELEV: 4323.98
GB: 4+76.67
ELEV: 4323.52
EXISTING TOP OF ASPHALT
EXISTING GRADE AT CENTERLINE
PROPOSED GRADE AT CENTERLINE
48" MIN. COVER OVER WATER MAIN
-0.65%
651 LF 8" CLASS 52 DIP
EX 8" WATER MAIN
15" RCP END SECTION
EXISTING 8" WATER MAIN TO REMAIN
EX 8" SEWER MAIN TO REMAIN
EXISTING TOP OF ASPHALT AT CENTERLINE

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TRIPP LANE SUBDIVISION

871 WEST TRIPP LANE
MURRAY, UTAH 84123
LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 2 S, RANGE 1 W, S.L.B.&M.

REVISIONS

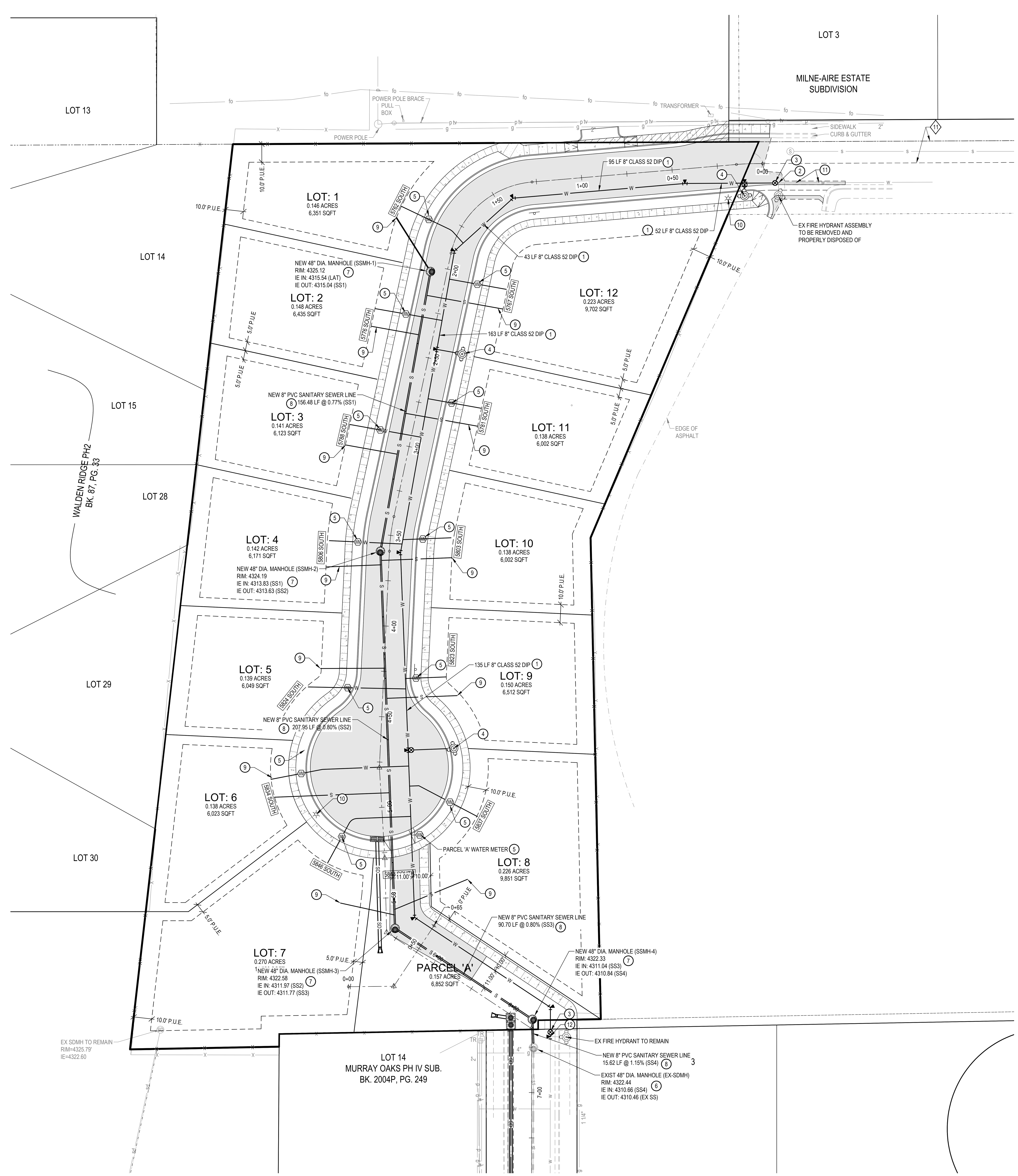
REV	DATE	DESCRIPTION

PROJECT NO: 16631
DRAWN BY: CCW
CHECKED BY: RJP
DATE: JANUARY 30, 2023

PLAN AND PROFILE

C3.01

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH MURRAY CITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH MURRAY CITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY, COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

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

KEYED NOTES:

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

1. 8" DIP CLASS 52 WATER MAIN WRAPPED IN AWWA APPROVED POLYETHYLENE ENCASEMENT (POLYWRAP), INCLUDING ALL FITTINGS AND THRUST BLOCKING PER MURRAY CITY STANDARDS.
2. CONTRACTOR TO POTHOLE AND FIELD VERIFY LOCATION AND ELEVATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION OR FABRICATION OF NEW WATER MAIN AND REPORT TO ENGINEER IF LOCATION IS DIFFERENT FROM DESIGN PLANS. REMOVE EXISTING 90° ELBOW AND INSTALL A 8" TEE WITH A 8"X6" REDUCER TO THE EXISTING 6" MAIN TO THE EAST. CONTINUE NEW 8" CLASS 52 DIP WATER LINE TO THE WEST PER MURRAY CITY WATER STANDARDS AND SPECIFICATIONS.
3. 8" GATE VALVE WITH VALVE BOX PER MURRAY CITY WATER STANDARDS AND SPECIFICATIONS.
4. FIRE HYDRANT ASSEMBLY COMPLETE, PER MURRAY WATER STANDARDS AND SPECIFICATIONS.
5. 3/4" WATER SERVICE METER SET AND PER MURRAY CITY STANDARDS.
6. CORE-CONNECT NEW SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE, PER MURRAY CITY STANDARDS AND SPECIFICATIONS.
7. 4' DIAMETER SANITARY SEWER MANHOLE, PER MURRAY CITY WASTEWATER DEPARTMENT STANDARDS AND SPECIFICATIONS. SEE STANDARD DETAIL ON SHEET C5.03.
8. 8" PVC SDR-35 SANITARY SEWER MAIN, INCLUDING ALL FITTINGS. TRENCHING PER MURRAY CITY WASTEWATER DEPARTMENT STANDARDS AND SPECIFICATIONS AND DETAIL ON C5.03.
9. 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 50-FOOT MAXIMUM SPACING PER MURRAY CITY WASTEWATER DEPARTMENT STANDARDS AND SPECIFICATIONS. SEE STANDARD DETAIL ON SHEET C5.03.
10. LIGHT POLE PER MURRAY CITY POWER STANDARDS AND SPECIFICATIONS.
11. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING 3/4" WATER METER TO SUBJECT PROPERTY AND TERMINATE THE EXISTING SERVICE AT THE MAIN PER MURRAY STANDARDS AND SPECIFICATIONS.
12. REMOVE EXISTING 90° ELBOW TO FIRE HYDRANT AND INSTALL NEW 8" TEE AT CONNECTION. CONTINUE NEW 8" CLASS 52 DIP WATER LINE TO THE NORTH PER MURRAY CITY WATER STANDARDS AND SPECIFICATIONS.

Blue Stakes of UTAH811
Bluestakes.org

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REVISIONS

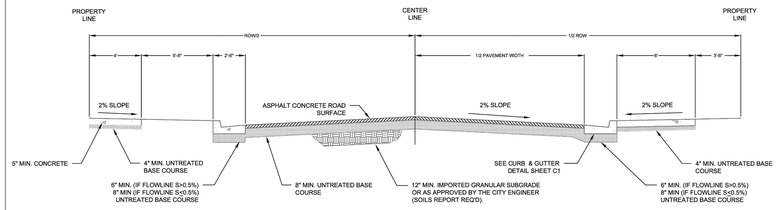
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PROJECT NO: 16631
DRAWN BY: CCW
CHECKED BY: RJP
DATE: JANUARY 30, 2023

SITE UTILITY PLAN

C4.01

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ROADWAY SECTION ROW*

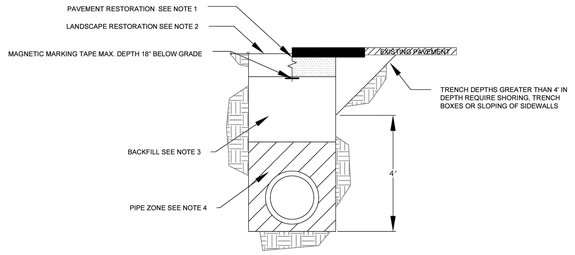
*SIDEWALK, PARK STRIP AND ROAD WIDTHS VARY IN THE MU, TOD AND MCCD ZONES

ROADWAY SECTION				
CLASSIFICATION	ROW (FT)	PAVEMENT WIDTH (FT)	LANES	PAVEMENT THICKNESS (IN)
ALLEY	25 TO 30	22 TO 25	2	3
RESIDENTIAL	49 TO 50	25 TO 26	2	3
MINOR COLLECTOR	60	35 TO 36	2	4
MAJOR COLLECTOR	66 TO 80	40 TO 60	2 TO 5	5 TO 6
MINOR ARTERIAL	66 TO 80	40 TO 60	3 TO 5	6 TO 7

DATE	REVISIONS	MADE BY
8/10/15	GENERAL REVISIONS	MWF
4/28/16	GENERAL REVISIONS	CTC

MURRAY CITY CORPORATION
ENGINEERING DEPARTMENT
4646 SOUTH 500 WEST
MURRAY, UT 84123
801 270-2400

MURRAY CITY
ROADWAY DETAIL
DETAILS C - 5



TRENCH BACKFILL

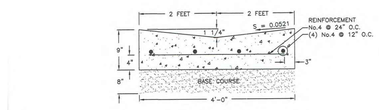
NOTES

1. DO NOT INSTALL ASPHALT OR CONCRETE SURFACING UNTIL TRENCH COMPACTION IS ACCEPTED BY ENGINEER. SEE PLAN 255 OR 256 OF 2007 APWA STANDARD PLANS.
2. PROVIDE 4" OF COMPACTED TOPSOIL AND MATCH TO EXISTING GRADE. PLACE VEGETATION TO MATCH PRE-EXISTING CONDITIONS.
3. GRANULAR BACKFILL BORROW MATERIAL TO BE A-1 CLASSIFICATION WITH A MAXIMUM PARTICLE SIZE OF 2", UNCOMPACTED LIFT THICKNESS TO BE A MAXIMUM OF 8" AND PLACED ACCORDING TO 2007 APWA SECTION 31 05 15. FLOWABLE FILL TO BE LOW STRENGTH (80 PSI) PER APWA SECTION 31 05 15.
4. PIPE ZONE MATERIAL TO BE PLACE ACCORDING TO 2007 APWA STANDARD PLAN 382.

DATE	REVISIONS	MADE BY
2/13	GENERAL REVISIONS	MWF

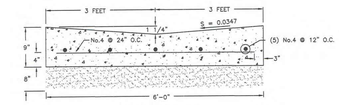
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MURRAY CITY
TRENCH BACKFILL
DETAIL C - 7



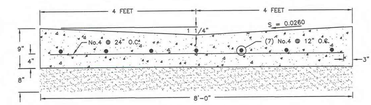
4'-0" WATERWAY

CONCRETE AREA = 2.583 SQ. FT.



6'-0" WATERWAY

CONCRETE AREA = 3.875 SQ. FT.



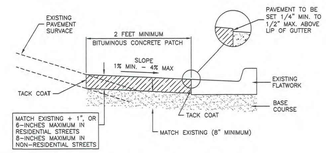
8'-0" WATERWAY

CONCRETE AREA = 5.166 SQ. FT.

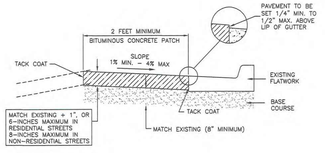
APWA Utah Chapter

Waterway

Plan 211 July 2011



CASE 1 - POSITIVE STREET SLOPE TIE-IN

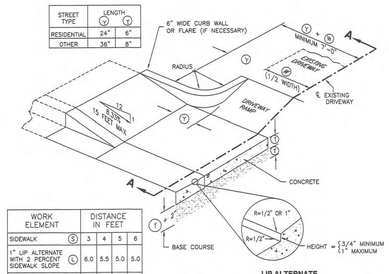


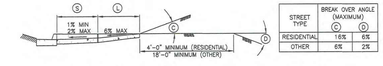
CASE 2 - NEGATIVE STREET SLOPE TIE-IN

APWA Utah Chapter

Bituminous concrete pavement tie-in

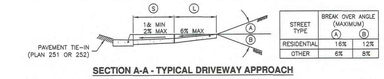
Plan 251 July 2005





STREET TYPE	BREAK OVER ANGLE (MAXIMUM)	
	(C)	(D)
RESIDENTIAL	16%	6%
OTHER	6%	2%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



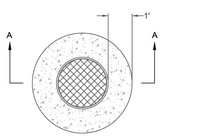
STREET TYPE	BREAK OVER ANGLE (MAXIMUM)	
	(A)	(B)
RESIDENTIAL	16%	12%
OTHER	6%	8%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter

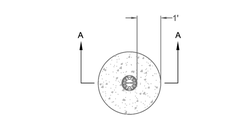
Dip driveway approach

Plan 215 December 2009



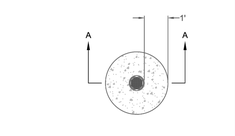
SECTION A-A

MANHOLE COLLAR



SECTION A-A

WATER VALVE COLLAR



SECTION A-A

SURVEY MONUMENT COLLAR

GENERAL NOTES

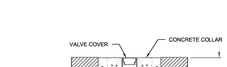
1. CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04. U-CART OR HAND MIXED CONCRETE WILL NOT BE ACCEPTED.
2. REINFORCEMENT SHALL SHALL BE ASTM A 615, GRADE 60, DEFORMED BARS AS PER APWA SECTION 03 20 00.
3. BACKFILL WITH GRADE 1 UNTREATED BASE COURSE AS PER APWA 32 11 23 2.
4. DRIVE APPROACH SHALL BE APWA STANDARD PLAN NO. 361
5. CONCRETE COLLAR SHALL BE APWA STANDARD PLAN NO. 362
6. SEE APWA STANDARD PLANS 273 AND 274 FOR MONUMENT INSTALLATION DETAILS.
7. SALT LAKE COUNTY SURVEYOR MUST BE CONTACTED (385-468-6240) PRIOR TO MONUMENT INSTALLATION, REMOVAL OR RECONSTRUCTION.

DATE	REVISIONS	MADE BY
8/10/15	GENERAL REVISIONS	MWF
4/28/16	GENERAL REVISIONS	CTC

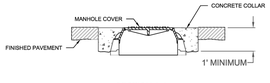
MURRAY CITY CORPORATION
ENGINEERING DEPARTMENT
4646 SOUTH 500 WEST
MURRAY, UT 84123
801 270-2400

MURRAY CITY
MANHOLE AND VALVE COLLAR DETAIL
DETAILS C-6



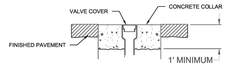






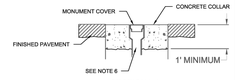
SECTION A-A

MANHOLE COLLAR



SECTION A-A

WATER VALVE COLLAR



SECTIONA-A

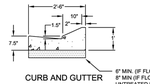
SURVEY MONUMENT COLLAR

GENERAL NOTES

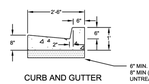
1. ALL CURB, GUTTER, SIDEWALK AND DRIVE APPROACHES SHALL BE DESIGNED AND STAKED BY A LICENSED ENGINEER OR LAND SURVEYOR AND SHALL SUBMIT A PLAN AND PROFILE DRAWING TO THE CITY ENGINEER FOR APPROVAL.
2. THE CITY ENGINEER WILL REQUIRE A LAYOUT INSPECTION.
3. THE CITY ENGINEER WILL REQUIRE THE FOLLOWING CONCRETE INSPECTIONS. THE INSPECTOR MAY INSPECT THE FOLLOWING:
   A) DENSITY TESTS
   B) CONCRETE SHALL BE 6.5 BAG MIX
   C) SLUMP TESTS
   D) AIR ENTRAINMENT TESTS
   E) COMPRESSION CYLINDER TESTS
4. CONCRETE
   A) CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04
   B) CONCRETE SHALL BE 6.5 BAG MIX
   C) SLUMP SHALL BE LESS THAN 4"
   D) AIR ENTRAINMENT SHALL BE +/- 1%
5. CURB AND GUTTER SHALL BE APWA STANDARD PLAN NO. 205 TYPE A.
6. SIDEWALK SHALL ADHERE TO APWA STANDARD PLAN 231. SIDEWALK SHALL BE 6" THICK FOR ALL SIDEWALK IN RESIDENTIAL AREAS AND IN COMMERCIAL. DRIVE APPROACHES SHALL BE 8" THICK FOR RESIDENTIAL AND 9" FOR COMMERCIAL, OR SPECIFIED BY PROJECT ENGINEER.
7. FLARED DRIVE APPROACH SHALL BE APWA STANDARD PLAN NO. 221.
8. WATERWAY SHALL BE APWA STANDARD PLAN NO. 211.
9. REINFORCEMENT STEEL SHALL MEET REQUIREMENTS OF APWA SECTION 03 20 00.
10. SIDEWALK RAMP DETECTABLE WARNINGS SHALL BE RED RAISED TRUNCATED DOMES.
11. SIDEWALK RAMP DETECTABLE WARNINGS SHALL BE 2'X4' INLAYS AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
12. CONCRETE PLACED IN COLD WEATHER CONDITIONS SHALL BE PLACED IN ACCORDANCE WITH ACI 306R REQUIREMENTS.
13. DRIVE APPROACH SHALL COMPLY WITH ADA REQUIREMENTS.
14. TYPE D CURB AND GUTTER INSTALLATION MUST BE APPROVED IN WRITING BY THE CITY ENGINEER PRIOR TO INSTALLATION.

MAXIMUM SLOPES

	RUNNING SLOPE	CROSS SLOPE
LANDING	1:48 (2%)	1:48 (2%)
RAMP	1:12 (8.33%)	1:48 (2%)
CLEAR SPACE	1:20 (5%)	1:48 (2%)
BLENDED TRANSISTION	1:20 (5%)	1:48 (2%)



CURB AND GUTTER TYPE D

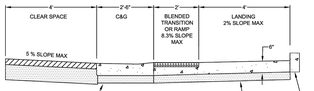


CURB AND GUTTER TYPE A

DATE	REVISIONS	MADE BY
8/10/15	GENERAL REVISIONS	MWF
4/28/16	GENERAL REVISIONS	CTC

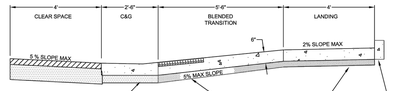
MURRAY CITY CORPORATION
ENGINEERING DEPARTMENT
4646 SOUTH 500 WEST
MURRAY, UT 84123
801 270-2400

MURRAY CITY
ADA ACCESS SIDEWALK RAMP
DETAILS C - 1



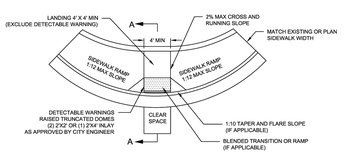
SECTION A-A

CROSS SECTION ADA ACCESS WITHOUT A PARK STRIP

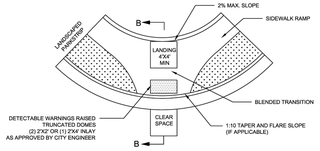


SECTION B-B

CROSS SECTION ADA ACCESS WITH A PARK STRIP



ADA ACCESS RAMP WITHOUT A PARK STRIP



ADA ACCESS RAMP WITH A PARK STRIP

GENERAL NOTES

1. ALL CURB, GUTTER, SIDEWALK AND DRIVE APPROACHES SHALL BE DESIGNED AND STAKED BY A LICENSED ENGINEER OR LAND SURVEYOR AND SHALL SUBMIT A PLAN AND PROFILE DRAWING TO THE CITY ENGINEER FOR APPROVAL.
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   D) AIR ENTRAINMENT TESTS
   E) COMPRESSION CYLINDER TESTS
4. CONCRETE
   A) CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04
   B) CONCRETE SHALL BE 6.5 BAG MIX
   C) SLUMP SHALL BE LESS THAN 4"
   D) AIR ENTRAINMENT SHALL BE +/- 1%
5. CURB AND GUTTER SHALL BE APWA STANDARD PLAN NO. 205 TYPE A.
6. SIDEWALK SHALL ADHERE TO APWA STANDARD PLAN 231. SIDEWALK SHALL BE 6" THICK FOR ALL SIDEWALK IN RESIDENTIAL AREAS AND IN COMMERCIAL. DRIVE APPROACHES SHALL BE 8" THICK FOR RESIDENTIAL AND 9" FOR COMMERCIAL, OR SPECIFIED BY PROJECT ENGINEER.
7. FLARED DRIVE APPROACH SHALL BE APWA STANDARD PLAN NO. 221.
8. WATERWAY SHALL BE APWA STANDARD PLAN NO. 211.
9. REINFORCEMENT STEEL SHALL MEET REQUIREMENTS OF APWA SECTION 03 20 00.
10. SIDEWALK RAMP DETECTABLE WARNINGS SHALL BE RED RAISED TRUNCATED DOMES.
11. SIDEWALK RAMP DETECTABLE WARNINGS SHALL BE 2'X4' INLAYS AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
12. CONCRETE PLACED IN COLD WEATHER CONDITIONS SHALL BE PLACED IN ACCORDANCE WITH ACI 306R REQUIREMENTS.
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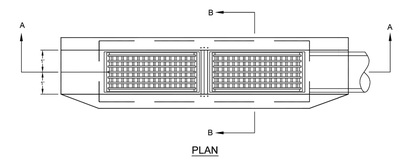
MAXIMUM SLOPES

	RUNNING SLOPE	CROSS SLOPE
LANDING	1:48 (2%)	1:48 (2%)
RAMP	1:12 (8.33%)	1:48 (2%)
CLEAR SPACE	1:20 (5%)	1:48 (2%)
BLENDED TRANSITION	1:20 (5%)	1:48 (2%)

DATE	REVISIONS	MADE BY
8/10/15	GENERAL REVISIONS	MWF
4/28/16	GENERAL REVISIONS	CTC

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4646 SOUTH 500 WEST
MURRAY, UT 84123
801 270-2400

MURRAY CITY
ADA ACCESS SIDEWALK RAMP
DETAILS C - 1



DOUBLE INLET CATCH BASIN

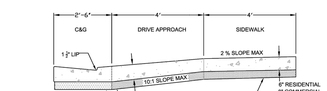
GENERAL NOTES

1. CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04.
2. REINFORCEMENT SHALL SHALL BE ASTM A 615, GRADE 60, DEFORMED BARS AS PER APWA SECTION 03 20 00.
3. BACKFILL WITH GRADE 1 UNTREATED BASE COURSE AS PER APWA 32 11 23 2.1.
4. DIRECTIONAL GRATE AND FRAME SHALL BE APWA STANDARD PLAN NO. 309 OR 310.
5. EXTEND BOX 6" BELOW PIPE INVERT FOR SEDIMENT CONTROL.

DATE	REVISIONS	MADE BY
4/15	GENERAL REVISIONS	MWF
1/16	GENERAL REVISIONS	CTC

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4646 SOUTH 500 WEST
MURRAY, UT 84123
801 270-2400

MURRAY CITY
DOUBLE INLET CATCH BASIN
DETAILS C - 4



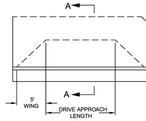
SECTION A-A

6' SIDEWALK TRANSITION AT DRIVEWAY



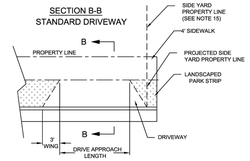
SECTION B-B

STANDARD DRIVEWAY

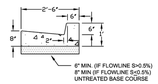


DRIVE APPROACH LENGTHS

RESIDENTIAL 12' MIN. - 30' MAX.
COMMERCIAL 20' MIN. - 50' MAX.



CURB AND GUTTER TYPE A



GENERAL NOTES

1. ALL CURB, GUTTER, SIDEWALK AND DRIVE APPROACHES SHALL BE DESIGNED AND STAKED BY A LICENSED ENGINEER OR LAND SURVEYOR AND SHALL SUBMIT A PLAN AND PROFILE DRAWING TO THE CITY ENGINEER FOR APPROVAL.
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   C) SLUMP TESTS
   D) AIR ENTRAINMENT TESTS
   E) COMPRESSION CYLINDER TESTS
4. CONCRETE
   A) CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04
   B) CONCRETE SHALL BE 6.5 BAG MIX
   C) SLUMP SHALL BE LESS THAN 4"
   D) AIR ENTRAINMENT SHALL BE +/- 1%
5. CURB AND GUTTER SHALL BE APWA STANDARD PLAN NO. 205 TYPE A.
6. SIDEWALK SHALL ADHERE TO APWA STANDARD PLAN 231. SIDEWALK SHALL BE 6" THICK FOR ALL SIDEWALK IN RESIDENTIAL AREAS AND IN COMMERCIAL. DRIVE APPROACHES SHALL BE 8" THICK FOR RESIDENTIAL AND 9" FOR COMMERCIAL, OR SPECIFIED BY PROJECT ENGINEER.
7. FLARED DRIVE APPROACH SHALL BE APWA STANDARD PLAN NO. 221.
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13. SIDEWALK RAMP DETECTABLE WARNINGS SHALL BE RED RAISED TRUNCATED DOMES.
14. SIDEWALK RAMP DETECTABLE WARNINGS SHALL BE 2'X4' INLAYS AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
15. DRIVE APPROACH SHALL NOT EXTEND BEYOND THE PROJECTED SIDE YARD PROPERTY LINE.

DATE	REVISIONS	MADE BY
3/2021	GENERAL REVISIONS	JTB
5/2021	RAMP UPDATES	JTB
4/22	GENERAL REVISIONS	MWF
8/22	GENERAL REVISIONS	MWF
4/23	GENERAL REVISIONS	CTC

MURRAY CITY CORPORATION
ENGINEERING DEPARTMENT
4646 SOUTH 500 WEST
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801 270-2400

MURRAY CITY
SIDEWALK DRIVE APPROACH SIDEWALK RAMP
DETAILS C - 2

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
01-30-23
STATE OF UTAH

TRIPP LANE SUBDIVISION

871 WEST TRIPP LANE
MURRAY, UTAH 84123
LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 2 S, RANGE 1 W, S.L.B.&M.

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 16631
DRAWN BY: CCW
CHECKED BY: RJP
DATE: JANUARY 30, 2023

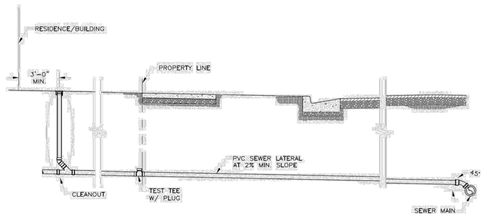
CIVIL DETAILS

C5.01

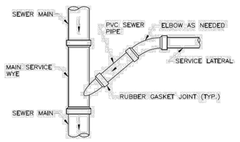
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Typical Sewer Lateral and Cleanout

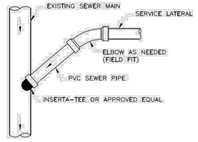
MURRAY



TYPICAL SEWER LATERAL



SERVICE CONNECTION TO NEW MAIN



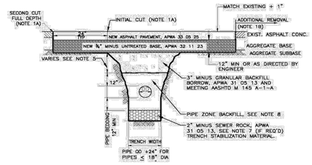
SERVICE CONNECTION TO EXISTING MAIN

NOTES:

1. SERVICE LATERAL SHALL BE 4" OR 6" AS SHOWN ON PLANS OR AS DIRECTED BY CITY.
2. SEWER LATERALS SHALL CONNECT TO SEWER MAIN AT 45° ANGLE.

Typical Trench Detail

MURRAY



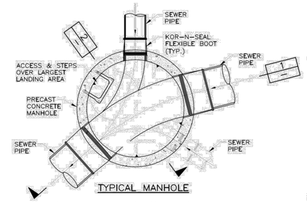
TYPICAL TRENCH SECTION

NOTES:

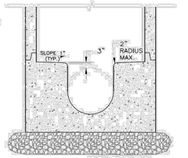
1. ASPHALT PAVEMENT REMOVAL: (REMOVE PAVEMENT AS SPECIFIED IN APWA 02 41 14):
   A. MILL OR SAW CUT FULL DEPTH OF ASPHALT TO PROVIDE STRAIGHT VERTICAL PAVEMENT EDGE FOR PAVEMENT REPAIR.
   B. IF A LIP OF GUTTER, A CURB, OR AN EDGE OF THE PAVEMENT IS WITHIN 2-FEET OF THE NEW PATCH, REMOVE EXISTING PAVEMENT TO THE STREET FEATURE, RETAIN AND PROTECT EXISTING CURB AND GUTTER.
2. TACK COAT: PROVIDE FULL TACK COAT COVERAGE ON ALL VERTICAL SURFACES.
3. JOINT REPAIR: WHERE CRACKS OCCUR BETWEEN THE PATCH AND ANY EXISTING PAVEMENT OR ANY STREET FIXTURE, REPAIR THE CRACK PER APWA 32 01 17.
4. TRENCH EXCAVATION IN ACCORDANCE WITH APWA 31 23 16, OSHA, AND UOSH SAFETY STANDARDS.
5. ALL BACKFILL PLACED IN TRENCH SHALL MEET SPECIFIED GRADATION AND COMPACTION REQUIREMENTS. NATIVE MATERIAL SHALL BE ALLOWED ONLY IF MEETING THE SPECIFIED GRADATION AND COMPACTION REQUIREMENT AND APPROVED BY THE ENGINEER.
6. COMPACT BACKFILL MATERIALS IN ACCORDANCE WITH APWA 33 05 20, 31 23 26, AND UDOT 02721 (AS APPLICABLE). TRENCH BACKFILL IN UDOT RIGHT-OF-WAY SHALL BE COMPACTED TO 97% OR GREATER, MODIFIED STANDARD PROCTOR. TRENCH BACKFILL IN ALL OTHER STREETS SHALL BE COMPACTED TO 95% OR GREATER MODIFIED STANDARD PROCTOR (PER ASTM D 1557).
7. ENGINEER MUST APPROVE USE OF TRENCH STABILIZATION MATERIAL. IF TRENCH STABILIZATION MATERIAL IS USED, TRENCH STABILIZATION MATERIAL AND PIPE BEDDING SHALL BE SEPARATED USING GEOTEXTILE MEETING THE REQUIREMENTS OF APWA 310519.
8. PIPE ZONE MATERIAL TO BE A-1-a OR A-1-b ASTM D 3282 3/4" MAXIMUM PARTICLE SIZE. PEA GRAVEL AND "SQUEEGIT" IS NOT ALLOWED IN ANY PART OF THE PIPE ZONE. MATERIAL SHALL BE PLACED IN LIFT NOT EXCEEDING 8" AND COMPACTED TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER (PER ASTM 1557) WITHOUT DAMAGING OR DEFLECTING PIPE.
9. PROVIDE AC-20-DM-1/2 ASPHALT CONCRETE, UNLESS OTHERWISE DIRECTED BY ENGINEER.
10. RECYCLED ASPHALT SHALL NOT BE USED FOR BACKFILL IN ANY PART OF THE TRENCH.

Typical Sanitary Sewer Manhole

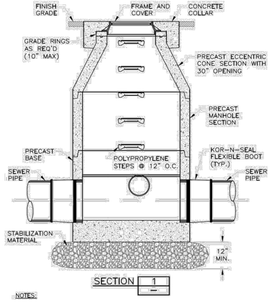
MURRAY



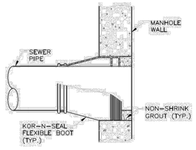
TYPICAL MANHOLE



SEWER MANHOLE CHANNEL SECTION (TYP.) 2



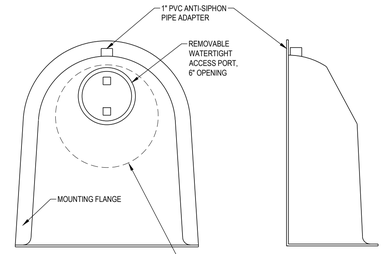
SECTION 1



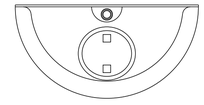
RUBBER BOOT DETAIL

NOTES:

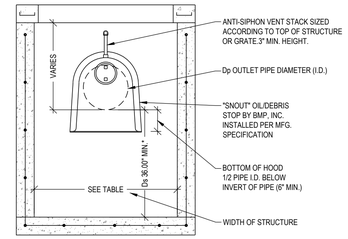
1. MANHOLE SIZE:
   A. DIAMETER IS 4 FEET: FOR SEWERS UNDER 12" DIAMETER.
   B. DIAMETER IS 5 FEET: FOR SEWERS 12" THROUGH 24", OR WHEN 3 OR MORE PIPES INTERSECT THE MANHOLE.
   C. CONSULT WITH MURRAY CITY FOR SEWERS LARGER THAN 24".
2. PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM C 478. JOINTS SHALL BE RUBBER GASKET, OR SEALED WITH APPROVED SEALANT.
3. CONCRETE: CLASS 4000, APWA SECTION 03 30 04.
4. GROUT: 2 PARTS SAND TO 1 PART CEMENT MORTAR; ASTM C 1329.



FRONT VIEW SIDE VIEW



PLAN VIEW



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.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

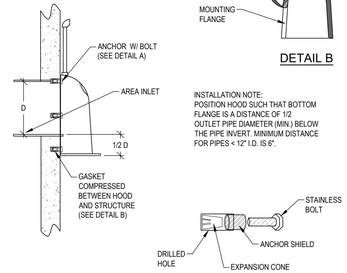
SNOUT CONFIGURATION

SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
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 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	
48.0"-95.9" O.D.	96 F	FITS 72" DIAM STRUCTURE ONLY

NOTE:
USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

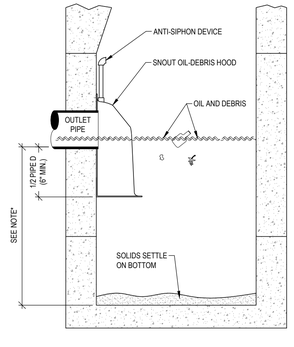
SPECIFICATIONS:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS



DETAIL B

INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

DETAIL A



NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

TYPICAL INSTALLATION

US Patent # 6126817

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	SP-SN

SNOUT OIL-WATER-DEBRIS SEPARATOR A4

SCALE: N.T.S.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
01-30-23
STATE OF UTAH

TRIPP LANE SUBDIVISION

871 WEST TRIPP LANE
MURRAY, UTAH 84123
LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 2 S, RANGE 1 W, S.L.B.&M.

REVISIONS

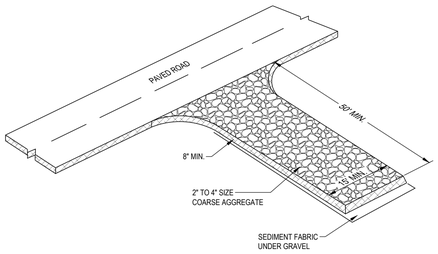
REV	DATE	DESCRIPTION

PROJECT NO: 16631
DRAWN BY: CCW
CHECKED BY: RJP
DATE: JANUARY 30, 2023

CIVIL DETAILS

C5.02

C:\Users\CCOWW~1.MCN\AppData\Local\Temp\AcPublish_14228\16631-PLN.dwg, CopyW Jan 30, 2023 - 2:47pm



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

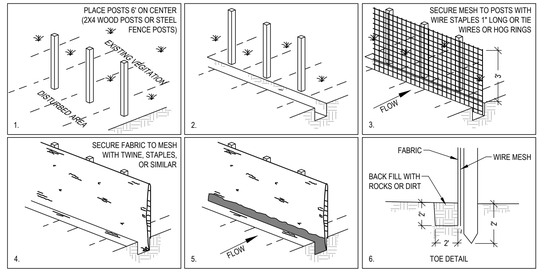
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE (C1)
SCALE: N.T.S.



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

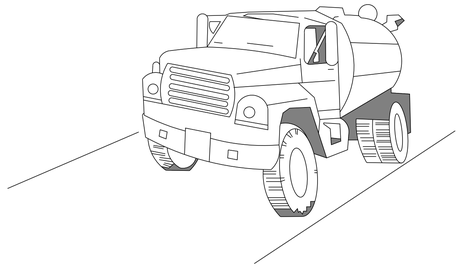
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE (C3)
SCALE: N.T.S.



DUST CONTROLS

1.0 DESCRIPTION:
DUST CONTROL MEASURES ARE USED TO STABILIZE SOIL FROM WIND EROSION, AND REDUCE DUST BY CONSTRUCTION ACTIVITIES.

2.0 APPLICATION:
1. DUST CONTROL IS USEFUL IN ANY PROCESS AREA, LOADING AND UNLOADING AREA, MATERIAL HANDLING AREAS, AND TRANSFER AREAS WHERE DUST IS GENERATED. STREET SWEEPING IS LIMITED TO AREAS THAT ARE PAVED.

3.0 INSTALLATION/APPLICATION CRITERIA:
1. MECHANICAL DUST COLLECTION SYSTEMS ARE DESIGNED ACCORDING TO THE SIZE OF DUST PARTICLES AND THE AMOUNT OF AIR TO BE PROCESSED. MANUFACTURERS RECOMMENDATIONS SHOULD BE FOLLOWED FOR INSTALLATION (AS WELL AS THE DESIGN OF THE EQUIPMENT).
2. TWO KINDS OF STREET SWEEPERS ARE COMMON: BRUSH AND VACUUM. VACUUM SWEEPERS ARE MORE EFFICIENT AND WORK BEST WHEN THE AREA IS DRY.
3. MECHANICAL EQUIPMENT SHOULD BE OPERATED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS AND SHOULD BE INSPECTED REGULARLY.

4.0 LIMITATIONS:
1. IS GENERALLY MORE EXPENSIVE THAN MANUAL SYSTEMS.
2. MAY BE IMPOSSIBLE TO MAINTAIN BY PLANT PERSONNEL (THE MORE ELABORATE EQUIPMENT).
3. IS LABOR AND EQUIPMENT INTENSIVE AND MAY NOT BE EFFECTIVE FOR ALL POLLUTANTS (STREET SWEEPERS).

5.0 MAINTENANCE:
1. IF WATER SPRAYER ARE USED, DUST-CONTAMINATED WATERS SHOULD BE COLLECTED AND TAKEN FOR TREATMENT. AREAS WILL PROBABLY NEED TO BE RESPRAYED TO KEEP DUST FROM SPREADING.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- ※ MINIMIZE DISTURBED AREA
- ※ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

DUST CONTROLS (C5)
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

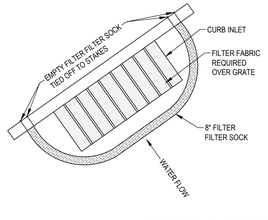
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS `FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

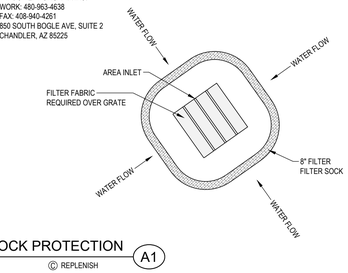
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

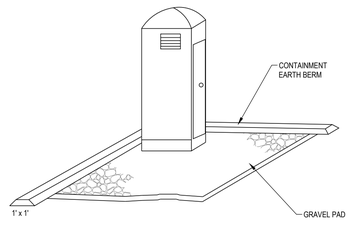
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION (A1)
SCALE: N.T.S. © REPLENISH



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

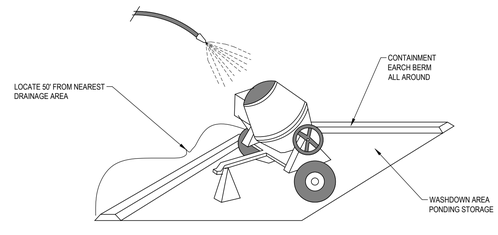
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS (A3)
SCALE: N.T.S.



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT (A5)
SCALE: N.T.S.

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
01-30-23
STATE OF UTAH

TRIPP LANE SUBDIVISION

871 WEST TRIPP LANE
MURRAY, UTAH 84123
LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 2 S, RANGE 1 W, S.L.B.&M.

REVISIONS

REV	DATE	DESCRIPTION

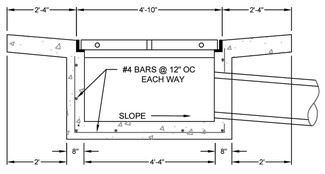
PROJECT NO: 16631
DRAWN BY: CCW
CHECKED BY: RJP
DATE: JANUARY 30, 2023

CIVIL DETAILS

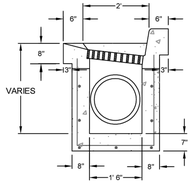
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PLAN



SECTION B - B



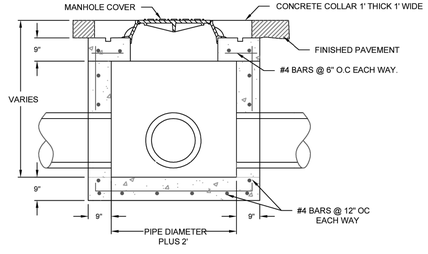
SECTION C - C

CATCH BASIN

GENERAL NOTES

1. CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04.
2. REINFORCEMENT SHALL SHALL BE ASTM A 615, GRADE 60, DEFORMED BARS AS PER APWA SECTION 03 20 00.
3. BACKFILL WITH GRADE 1 UNTREATED BASE COURSE AS PER APWA 32 11 23.2.1.
4. MANHOLE COVER SHALL BE APWA STANDARD PLAN NO. 302.
5. GRADE RINGS SHALL BE APWA STANDARD PLAN NO. 361.
6. CONCRETE COLLAR SHALL BE APWA STANDARD PLAN NO. 362
7. DIRECTIONAL GRATE AND FRAME SHALL BE APWA STANDARD PLAN NO. 309 OR 310.
8. EXTEND BOX 6" BELOW PIPE INVERT FOR SEDIMENT CONTROL.

PLAN



SECTION A-A

CLEANOUT BOX

DATE	REVISIONS	MADE BY
5/30/01	GENERAL REVISIONS	JTS
4/5/04	RAMP UPDATES	JTS
12/28/04	GENERAL REVISIONS	JKS
4/10	GENERAL REVISIONS	MSP

MURRAY CITY CORPORATION
ENGINEERING DEPARTMENT
4646 SOUTH 500 WEST
MURRAY, UT. 84123
801 270-2400

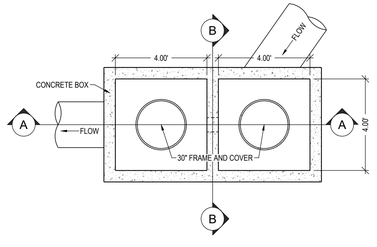
MURRAY CITY

CATCH BASIN AND CLEANOUT

DETAILS C - 3

SECTION A-A

SECTION B-B



OUTLET CONTROL STRUCTURE A5

SCALE: N.T.S.

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PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J.
POIRIER
01-30-23
STATE OF UTAH

TRIPP LANE SUBDIVISION

871 WEST TRIPP LANE
MURRAY, UTAH 84123

LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 2 S, RANGE 1 W, S.L.B.&M.

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	16631
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	JANUARY 30, 2023

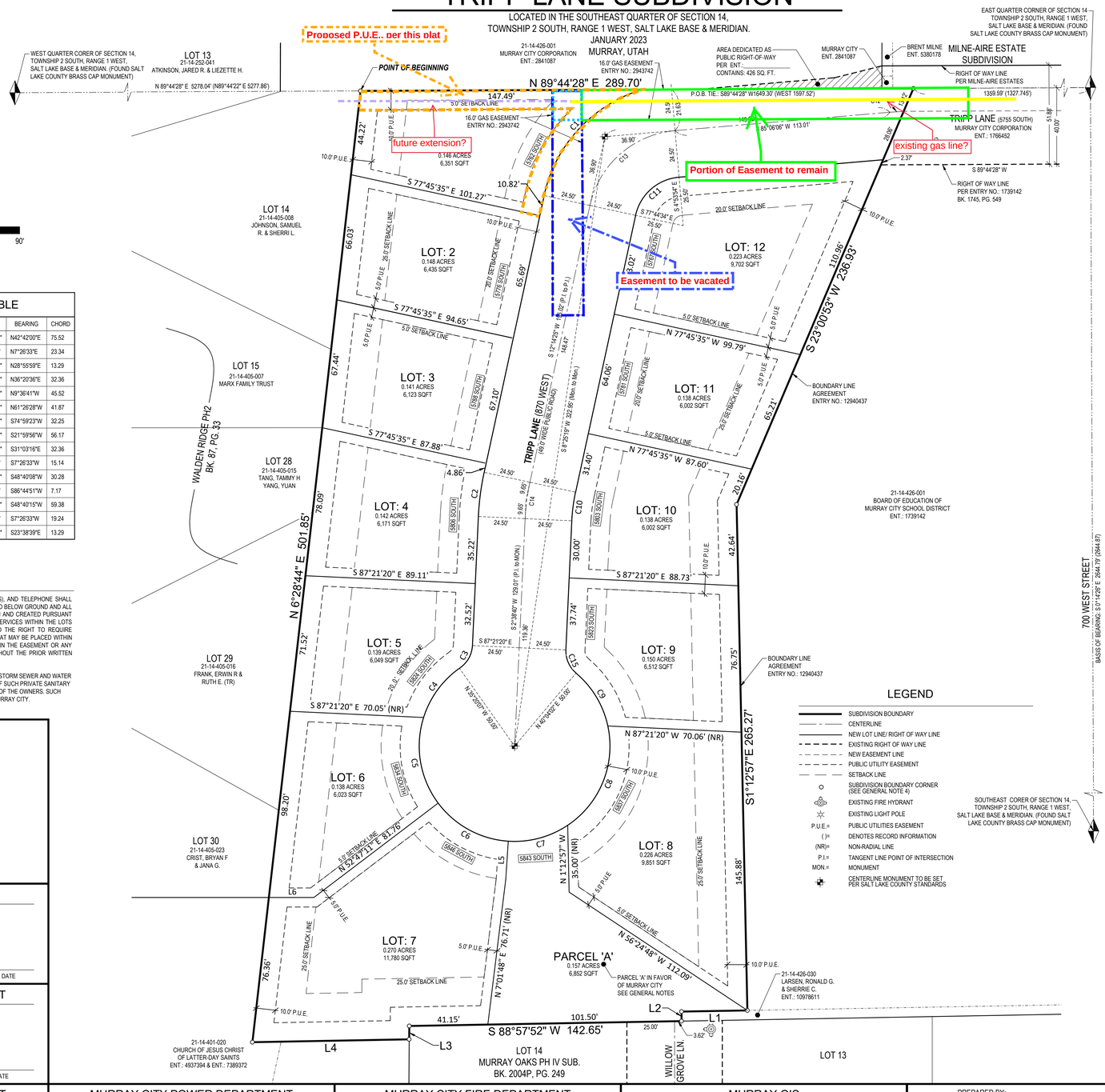
CIVIL DETAILS

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TRIPP LANE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.
JANUARY 2023
MURRAY, UTAH



LEGEND

- SUBDIVISION BOUNDARY
- CENTERLINE
- NEW LOT LINE/ RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- PUBLIC UTILITY EASEMENT
- SETBACK LINE
- SUBDIVISION BOUNDARY CORNER (SEE GENERAL NOTE 4)
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- P.U.E.= PUBLIC UTILITIES EASEMENT
- ( )= DENOTES RECORD INFORMATION
- (NR)= NON-RADIAL LINE
- P.I.= TANGENT LINE POINT OF INTERSECTION
- MON.= MONUMENT
- CENTERLINE MONUMENT TO BE SET PER SALT LAKE COUNTY STANDARDS

SOUTHEAST CORER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. (FOUND SALT LAKE COUNTY BRASS CAP MONUMENT)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 88°59'00" W	34.51'
L2	S 00°00'00" E	4.99'
L3	S 00°22'22" W	7.00'
L4	S 88°57'46" W	82.16'
L5	N 03°48'20" E	20.00'
L6	N 89°58'44" E	23.54'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	74.50'	79.20'	60°54'38"	N42°42'00"E	75.52
C2	139.50'	23.36'	9°35'45"	N7°26'33"E	23.34
C3	15.00'	13.76'	52°34'38"	N28°55'59"E	13.29
C4	50.00'	32.95'	37°45'23"	N36°20'36"E	32.36
C5	50.00'	47.26'	54°09'11"	N9°36'41"W	45.52
C6	50.00'	43.20'	49°30'24"	N61°26'28"W	41.87
C7	50.00'	32.84'	37°37'53"	S74°59'23"W	32.25
C8	50.00'	59.65'	68°21'01"	S21°59'56"W	56.17
C9	50.00'	32.95'	37°45'23"	S31°03'16"E	32.36
C10	90.50'	15.16'	9°35'45"	S7°26'33"W	15.14
C11	25.50'	32.42'	72°51'40"	S48°40'08"W	30.28
C12	157.81'	7.18'	2°36'18"	S86°44'51"W	7.17
C13	50.00'	63.58'	72°51'10"	S48°40'15"W	59.38
C14	115.00'	19.26'	9°35'45"	S7°26'33"W	19.24
C15	15.00'	13.76'	52°34'38"	S23°38'39"E	13.29

UTILITY NOTE

PUBLIC UTILITY, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE 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 AND CREATED PURSUANT TO THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENT.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF SUCH PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

DOMINION ENERGY

COMCAST

CENTURYLINK

UTOPIA

SALT LAKE COUNTY SURVEYOR

RECORD OF SURVEY NO.: S2017-01-0042

SALT LAKE COUNTY SURVEYOR — DATE

MURRAY CITY WATER DEPARTMENT

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

SIGNED — DATE

MURRAY CITY SEWER DEPARTMENT

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

SIGNED — DATE

MURRAY CITY POWER DEPARTMENT

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

SIGNED — DATE

MURRAY CITY FIRE DEPARTMENT

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

SIGNED — DATE

MURRAY GIS

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

SIGNED — DATE

MAYOR'S APPROVAL

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

MAYOR — ATTEST: CITY RECORDER

SALT LAKE COUNTY HEALTH DEPARTMENT

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

SIGNED — DATE

MURRAY ENGINEERING

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

DATE — MURRAY CITY ENGINEER

MURRAY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20___, BY THE MURRAY PLANNING COMMISSION.

MURRAY PLANNING COMMISSION CHAIR — DATE

APPROVAL AS TO FORM

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

MURRAY ATTORNEY

PREPARED BY:

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Structural Engineering • Land Surveying & HDS

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.: 6135190 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOW AS:

TRIPP LANE SUBDIVISION

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN MURRAY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO RAMON GALVAN AND AURELIA BELLA GALVAN BY WARRANTY DEED RECORDED SEPTEMBER 12, 1957, AS ENTRY NO.: 1556067, IN BOOK 1444, AT PAGE 296 OF OFFICIAL RECORDS ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14, WALDEN RIDGE PHASE 2 SUBDIVISION, RECORDED IN BOOK 87P, AT PAGE 33, OF OFFICIAL RECORDS, SAID POINT BEING SOUTH 89°44'28" WEST, ALONG THE EAST-WEST CENTER SECTION LINE, A DISTANCE OF 1649.30 FEET *(WEST, 1597.52 FEET BY DEED)*, FROM THE SALT LAKE COUNTY BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 14 *(BASIS OF BEARING BEING SOUTH 0°14'26" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14)* AND RUNNING THENCE NORTH 89°44'28" EAST, ALONG THE EAST-WEST CENTER SECTION LINE, AND THE SOUTHERLY LINE OF PARCEL CONVEYED TO MURRAY CITY, CORPORATION BY WARRANTY DEED RECORDED AUGUST 1976, AS ENTRY NO.: 2841087, IN BOOK 4287 AT PAGE 350, A DISTANCE OF 289.70 FEET, TO THE EASTERLY LINE OF SAID TRACT, AND THE WEST LINE OF PARCEL CONVEYED OWEN JONES BY WARRANTY DEED RECORDED DECEMBER 19, 1946, ENTRY NO.: 1066987, WHICH WAS SUBSEQUENTLY CONVEYED TO THE BOARD OF EDUCATION OF MURRAY CITY SCHOOL DISTRICT BY WARRANTY DEED RECORDED SEPTEMBER 19, 1960, AS ENTRY NO.: 1739142, IN BOOK 1745 AT PAGE 549; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 23°00'53" WEST, A DISTANCE OF 236.93 FEET *(N22°45'E, 14.55 RODS BE DEED)*; (2) SOUTH 1°12'57" EAST, A DISTANCE OF 265.27 FEET *(NORTH 16.15 RODS BY DEED)*, TO THE NORTH LINE OF PARCEL CONVEYED TO RONALD G. LARSEN, BY TAX DEED, RECORDED JUNE 28, 2010, AS ENTRY NO.: 10978611, IN BOOK 9835 AT PAGE 9888; THENCE SOUTH 88°59'00" WEST, ALONG THE NORTH LINE OF SAID LARSEN PARCEL, A DISTANCE OF 34.51 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 4.99 FEET, TO THE NORTH LINE OF MURRAY OAKS PHASE IV SUBDIVISION, RECORDED IN BOOK 2004P, AT PAGE 249; THENCE SOUTH 88°57'52" WEST, ALONG THE NORTH LINE OF SAID MURRAY OAKS PAGE IV SUBDIVISION, A DISTANCE OF 142.65 FEET, TO THE NORTHWEST CORNER OF LOT 14, SAID SUBDIVISION AND THE NORTHEAST CORNER OF PARCEL CONVEYED TO RAMON & AURELIA B. GALVAN, BY TAX DEED, RECORDED JUNE 28, 2010, AS ENTRY NO.: 10978610, IN BOOK 9835, AT PAGE 9887; THENCE SOUTH 0°22'22" WEST, ALONG THE WEST LINE OF SAID MURRAY OAKS PAGE IV SUBDIVISION, A DISTANCE OF 7.00 FEET, TO THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO RAMON & AURELIA B. GALVAN, BY AFORESAID TAX DEED, AND THE NORTHERLY LINE OF PARCEL CONVEYED TO THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, RECORDED JULY 05, 1990 BY WARRANTY DEED RECORDED AS ENTRY NO.: 4937394 IN BOOK 6234, AT PAGE 345, SAID LINES HAVING BEEN RETRACED BY THAT CERTAIN RECORD OF SURVEY PREPARED BY MCNEIL ENGINEERING AND CERTIFIED BY DALE K. BENNETT, AND FILED WITH THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS SURVEY NO.: S99-07-0498; THENCE WEST AND NORTH ALONG SAID CHURCH PARCEL AND SURVEYED LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 88°57'46" WEST, A DISTANCE OF 82.16 FEET; (2) NORTH 6°28'44" EAST, ALONG SAID SURVEYED LINE AND THE EAST LINE OF AFORESAID WALDEN RIDGE PHASE 2 SUBDIVISION, A DISTANCE OF 501.85 FEET *(S 6°30' W 499.5' BY DEED)*, TO THE POINT OF BEGINNING.

CONTAINS: 121,374 SQ. FT., OR 2.786 ACES, IN TWELVE (12) RESIDENTIAL LOTS AND ONE (1) PARCEL

DENNIS K. WITHERS
LICENSE NO. 6135190

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH THE BE HEREAFTER KNOWN AS:

TRIPP LANE SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.
(PRINT NAME)

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____ A.D., 20___
(TITLE)

SALT LAKE NEIGHBORHOOD HOSING SERVICES, INC
(SIGNATURE)

BY: _____

ITS: _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D., 20___, _____ PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF THE ***SALT LAKE NEIGHBORHOOD HOUSING SERVICES, INC.*** AND THAT THE FORGOING OWNERS DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____ _____ _____
NOTARY PUBLIC — MY COMMISSION NUMBER

SIGNATURE, _____

NOTARY PUBLIC COMMISSIONED IN _____ COMMISSION EXPIRES_____

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 0°14'26" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, BETWEEN SALT LAKE COUNTY MONUMENTS FOUND AT THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
2. PURSUANT TO UTAH STATE CODE 17-23-17, A RECORD OF SURVEYED HAS BEEN FILED WITH THE SALT LAKE COUNTY SURVEYORS OFFICE AS S2017-01-042
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: 390-6242970 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: AUGUST 25, 2022, AT 8:00 AM.
4. CORNER WERE SET WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
5. PARCEL 'A', HEREBY DEDICATED TO MURRAY CITY FOR UTILITIES AND DRAINAGE.

SHEET 1 OF 1

TRIPP LANE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.
JANUARY 2023
MURRAY, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO. _____.

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

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

_____ _____
FEE $ — SALT LAKE COUNTY RECORDER

S:\2022Files\22149\Survey\Prod Dwg\22149 SP.dwg Jon 03, 2023 - 3:41pm

COMMON EARTHWORK NOTES

1. VERIFICATION OF CONDITIONS:
   A. FORTY-EIGHT (48) HOURS MINIMUM BEFORE PERFORMING ANY WORK ON SITE, CONTACT THE APPROPRIATE UNDERGROUND UTILITY SERVICE AGENCY TO ARRANGE FOR UTILITY LOCATION SERVICES.
   B. PERFORM MINOR, INVESTIGATIVE EXCAVATIONS TO VERIFY LOCATION OF VARIOUS EXISTING UNDERGROUND FACILITIES AT SUFFICIENT LOCATIONS TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND SUFFICIENT CLEARANCE IS AVAILABLE TO AVOID DAMAGE TO EXISTING FACILITIES.
   C. PERFORM INVESTIGATIVE EXCAVATING TEN (10) DAYS MINIMUM IN ADVANCE OF PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
   D. UPON DISCOVERY OF CONFLICTS OR PROBLEMS WITH EXISTING FACILITIES, NOTIFY ARCHITECT BY PHONE OR FAX WITHIN TWENTY-FOUR (24) HOURS. FOLLOW TELEPHONE OR FAX NOTIFICATION WITH LETTER AND DIAGRAMS INDICATING CONFLICT OR PROBLEM AND SUFFICIENT MEASUREMENTS AND DETAILS TO EVALUATE PROBLEM.

2. PROTECTION:
   A. SPILLAGE:
      1. AVOID SPILLAGE BY COVERING AND SECURING LOADS WHEN HAULING ON OR ADJACENT TO PUBLIC STREETS OR HIGHWAYS.
      2. REMOVE SPILLAGE AND SWEEP, WASH, OR OTHERWISE CLEAN PROJECT, STREETS, AND HIGHWAYS.
   B. DUST CONTROL:
      1. TAKE PRECAUTIONS NECESSARY TO PREVENT DUST NUISANCE, BOTH ON-SITE AND ADJACENT TO PUBLIC AND PRIVATE PROPERTIES.
      2. CORRECT OR REPAIR DAMAGE CAUSED BY DUST.
   C. EXISTING PLANTS AND FEATURES:
      1. DO NOT DAMAGE TOPS, TRUNKS, AND ROOTS OF EXISTING TREES AND SHRUBS ON SITE THAT ARE INTENDED TO REMAIN.
      2. DO NOT USE HEAVY EQUIPMENT WITHIN BRANCH SPREAD.
      3. INTERFERING BRANCHES MAY BE REMOVED ONLY WITH PERMISSION OF ARCHITECT.
      4. DO NOT DAMAGE OTHER PLANTS AND FEATURES THAT ARE TO REMAIN.
      5. PROTECT UTILITIES AND SITE ELEMENTS FROM DAMAGE.
      6. LIMIT USE OF HEAVY EQUIPMENT TO AREAS NO CLOSER THAN 6 FEET (1.80 METER) FROM BUILDING OR OTHER PERMANENT STRUCTURES.

3. REPAIR / RESTORATION:
   A. ADJUST EXISTING COVERS, BOXES, AND VAULTS TO GRADE.
   B. REPLACE BROKEN OR DAMAGED COVERS, BOXES, AND VAULTS.
   C. INDEPENDENTLY CONFIRM SIZE, LOCATION, AND NUMBER OF COVERS, BOXES, AND VAULTS THAT REQUIRE ADJUSTMENT.

4. NON-CONFORMING WORK:
   A. IF SPECIFIED PROTECTION PRECAUTIONS ARE NOT TAKEN OR CORRECTIONS AND REPAIRS NOT MADE PROMPTLY, OWNER MAY TAKE SUCH STEPS AS MAY BE DEEMED NECESSARY AND DEDUCT COSTS OF SUCH FROM MONIES DUE TO CONTRACTOR. SUCH ACTION OR LACK OF ACTION ON OWNER'S PART DOES NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR PROPER PROTECTION OF THE WORK.

TOPSOIL & GRADING NOTES

1. IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILL ALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN LANDSCAPED AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA:

   1) CHEMICAL CHARACTERISTICS:
      a) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
      b) PH 5.5 TO 8.0.
      c) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
      d) ORGANIC MATTER: GREATER THAN ONE PERCENT.
   2) PHYSICAL CHARACTERISTICS:
      a) GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
         (1) SAND: 15 TO 60 PERCENT.
         (2) SILT: 10 TO 60 PERCENT.
         (3) CLAY: 5 TO 30 PERCENT.
      b) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1-1/2 INCH (38 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
      c) SOIL:
         (1) SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE.
         (2) SOIL SHALL BE TOPSOIL IN NATURE.
         (3) SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE.

2. INSTALL A MINIMUM DEPTH OF 5 INCHES TOPSOIL IN LAWN AND GROUND COVER PLANTING AREAS. NO TOPSOIL REQUIRED IN TREE AND SHRUB PLANTING AREAS OR NATIVE GRASS, SHRUB, OR TREE AREAS AS LONG AS WHAT IS IN PLACE IS NOT EXCESSIVELY ROCKY OR OTHERWISE UNFAVORABLE TO HEALTHY PLANT GROWTH. IF IT IS UNFAVORABLE, INSTALL A MINIMUM DEPTH OF 12 INCHES. PROVIDE NO LESS THAN QUANTITY REQUIRED TO ACHIEVE TOLERANCES OUTLINED IN PLANTING NOTE 5. INSTALLER OF THIS SECTION IS RESPONSIBLE FOR PROVIDING SUFFICIENT TOPSOIL MATERIAL.

3. FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL ADDITIVES SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
   a) GROUND COVER AREAS: 2 INCHES BELOW.
   b) SEEDED AREAS: ONE INCH BELOW.
   c) SODDED AREAS: 2 INCHES BELOW.
   d) TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES): 4 INCHES BELOW.

4. RAKE THE FINISH GRADE OF THE TOPSOIL WITHIN THE PLANTING AREAS TO REMOVE CLODS, ROCKS, WEEDS, ROOTS, DEBRIS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION. GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANES FREE FROM IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR DRAINAGE.

IRRIGATION NOTES

1. FURNISH AND INSTALL LANDSCAPE IRRIGATION SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS COMPLETE WITH ACCESSORIES NECESSARY FOR PROPER FUNCTION.

2. FIELD TESTS AND INSPECTIONS:
   A. IRRIGATION SYSTEM:
      1. SYSTEM PRESSURE TEST:
         a) NOTIFY LANDSCAPE ARCHITECT TWO (2) WORKING DAYS MINIMUM BEFORE CONDUCTING TEST.
         b) IN PRESENCE OF LANDSCAPE ARCHITECT, PRESSURE TEST MAIN LINE WITH ALL VALVES INSTALLED.
         c) TEST PRESSURE AT 100 PSI (690 KPA) MINIMUM FOR TWO (2) HOURS MINIMUM.
         d) VERIFY THERE ARE NO LEAKS.
         e) RECEIVE LANDSCAPE ARCHITECT APPROVAL TO PROCEED PRIOR TO BACKFILLING.
      2. TEST REPORT:
         a) FOLLOWING PRESSURE TEST, CREATE PRESSURE TEST REPORT. DOCUMENT PRESSURE TEST RESULTS THROUGH PROVIDING PHOTOS, LISTING PROCESSES USED, ISSUES ENCOUNTERED, AND MEASURES TAKEN TO CORRECT PROBLEMS.
   B. SUBSTANTIAL COMPLETION WALKTHROUGH:
      1. LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) WILL INSPECT SITE AND CREATE LIST OF NON-CONFORMING ITEMS TO BE RESOLVED PRIOR TO LANDSCAPE FINAL ACCEPTANCE. DATE ON THIS LIST WILL ACT AS DATE OF LANDSCAPE SUBSTANTIAL COMPLETION.
      2. INSTALLATIONS COMPLETED AFTER WATER SOURCE HAS BEEN TURNED OFF FOR SEASON, AS DETERMINED BY LANDSCAPE ARCHITECT, WILL BE INSPECTED FOLLOWING SPRING AFTER SYSTEM CAN BE CHECKED FOR PROPER OPERATION.
   C. IRRIGATION APPROVAL:
      1. IRRIGATION WILL BE APPROVED WHEN ALL NON-CONFORMING WORK IS BROUGHT INTO CONFORMANCE.
      2. CORRECT ANY WORK FOUND DEFECTIVE OR NOT COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS AT NO ADDITIONAL COST TO OWNER.

3. WINTERIZATION AND SPRING START-UP:
   DURING FIRST YEAR OF OPERATION, INSTALLER SHALL SHUT-DOWN IRRIGATION SYSTEM PRIOR TO FREEZING

   TEMPERATURES AND RE-START IRRIGATION SYSTEM AT

   BEGINNING OF GROWING SEASON:
   A. WINTER SHUT-DOWN IS INTENDED TO REMOVE ALL POTENTIALLY DAMAGING WATER FROM IRRIGATION SYSTEM. PERFORM FOLLOWING AS WELL AS ANY OTHER EFFORTS NECESSARY TO PROPERLY WINTERIZE SYSTEM:
      1) TURN OFF WATER SOURCE AT POINT OF CONNECTION.
      2) BLOW OUT SYSTEM WITH PRESSURIZED AIR, TURNING ON EACH VALVE UNTIL WATER IS CLEARED OUT OF SYSTEM. RUN THROUGH SYSTEM TWICE. ONLY BLOW OUT COMPONENTS SUITABLE TO RECEIVE PRESSURIZED AIR. HYDROMETERS, FOR INSTANCE, SHOULD NOT BE BLOWN OUT. DO NOT USE EXCESSIVE AIR PRESSURE THAT WILL DAMAGE PIPES AND PARTS.
      3) TURN CONTROLLER OFF OR IF AVAILABLE TURN TO PERTINENT WINTERIZATION.
      4) OPEN ALL MANUAL DRAIN VALVES.
      5) DRAIN, WRAP, PROTECT, OR REMOVE ANY BACKFLOW DEVICE EXPOSED TO FREEZING TEMPERATURES USING MANUFACTURER'S RECOMMENDATIONS AND BEST PRACTICES. COORDINATE METHOD WITH OWNER'S REPRESENTATIVE.
      6) DRAIN AND REMOVE PUMPS FOR OWNER'S REPRESENTATIVE STORAGE.
      7) DRAIN FILTERS USING MANUFACTURER'S RECOMMENDATIONS.
      8) CHECK SPRINKLER HEADS TO MAKE SURE THEY ARE BELOW SIDEWALK AND CURB LEVELS AND NOT VULNERABLE TO SNOWPLOW DAMAGE. LOWER HEADS TO PROPER ELEVATION.
      9) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN TURNED OFF.
   B. SPRING START-UP SHALL INCLUDE FOLLOWING:
      1) CLOSE ALL MANUAL VALVES.
      2) CLEAN PUMP FILTERS AND REPLACE IF NECESSARY.
      3) REMOVE FREEZE PROTECTION AS REQUIRED.
      4) TURN ON WATER SOURCE AT POINT OF CONNECTION.
      5) VERIFY THAT CONTROLLER(S) AND RAIN SENSOR ARE PROPERLY OPERATING. CHANGE BATTERY IN CONTROLLER(S) AND SENSOR(S) AS REQUIRED.
      6) FLUSH ENTIRE SYSTEM. RUN EACH VALVE FOR TWO (2) MINUTES TO CHECK FOR DAMAGE, LEAKS, AND COVERAGE.
      7) REPAIR AND ADJUST SYSTEM AS NEEDED. FINE TUNE HEADS FOR EFFICIENT COVERAGE.
      8) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN CHARGED AND IS IN FULL REPAIR.

4. SUBMIT MANUFACTURER'S CUT SHEETS FOR EACH ELEMENT OF SYSTEM TO THE LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) FOR REVIEW AND APPROVAL PRIOR TO BEGINNING INSTALLATION.

5. CLOSEOUT SUBMITTALS:
   A. SUBMITTAL FORMAT: DIGITAL FORMAT ONLY.
   B. OPERATIONS AND MAINTENANCE DATA:
      1) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS.
      2) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS FROM MANUFACTURERS.
      3) PROVIDE IRRIGATION SYSTEM WINTERIZATION INSTRUCTIONS.
      4) PROVIDE PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
      5) PROVIDE POST PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
   C. IRRIGATION SYSTEM WARRANTY DOCUMENTATION.
   D. RECORD DOCUMENTATION:
      1) PROVIDE MANUFACTURER'S PRINTED LITERATURE AND CUT SHEETS FOR EACH ELEMENT OF SYSTEM.
      2) TESTING AND INSPECTION REPORTS
      3) IRRIGATION RECORD DRAWINGS. AS INSTALLATION OCCURS, PREPARE ACCURATE RECORD DRAWING TO BE SUBMITTED BEFORE FINAL INSPECTION, INCLUDING:
         A) DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION. RECORD AT TIME OF INSTALLATION.
         B) SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.
         C) FIELD DIMENSIONED LOCATIONS OF VALVE BOXES, MANUAL DRAINS, QUICK-COUPLER VALVES, CONTROL WIRE RUNS NOT IN MAINLINE DITCH AND BOTH ENDS OF SLEEVES.
         D) TAKE DIMENSIONS FROM PERMANENT CONSTRUCTED SURFACES OR EDGES LOCATED AT OR ABOVE FINISH GRADE.
         E) TAKE AND RECORD DIMENSIONS AT TIME OF INSTALLATION.
      4) PROVIDE PHOTOGRAPHS PRIOR TO BURIAL OF KEY ELEMENTS.

   E. FINAL PAYMENT FOR SYSTEM WILL NOT BE AUTHORIZED UNTIL CLOSEOUT SUBMITTALS ARE RECEIVED AND ACCEPTED BY ARCHITECT AND LANDSCAPE ARCHITECT..

6. REGULATORY REQUIREMENTS:
   A. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS.
   B. NOTHING IN CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

7. QUALIFICATIONS:
   A. IRRIGATION SUBCONTRACTOR:
      1. COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION.
      2. MINIMUM FIVE (5) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS.
      3. MINIMUM FIVE (5) SATISFACTORILY COMPLETED IRRIGATION SPRINKLER INSTALLATIONS IN PAST THREE (3) YEARS OF PROJECTS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY REQUIRED FOR THIS PROJECT BEFORE BIDDING.
      4. USE TRAINED PERSONNEL FAMILIAR WITH REQUIRED IRRIGATION SPRINKLER PROCEDURES AND WITH CONTRACT DOCUMENTS.
      5. FOREMAN OR SUPERVISOR REQUIRED TO ATTEND SITE MEETINGS.
      F. UPON REQUEST, SUBMIT DOCUMENTATION.
   B. IRRIGATION INSTALLER:
      1. PERFORM INSTALLATION UNDER DIRECTION OF FOREMAN OR SUPERVISOR.
      2. MINIMUM THREE (3) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY.

8. WARRANTY:
   WARRANTY IRRIGATION SYSTEM FOR PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AS PART OF WARRANTY, INSTALLER SHALL PERFORM FOLLOWING:
      1) FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLANTINGS DUE TO SETTLEMENT OF IRRIGATION SYSTEM TRENCHES.
      2) REPAIRING FAULTY EQUIPMENT, WIRING AND PIPE INSTALLATIONS.
      3) REPAIRING EQUIPMENT AND PIPE NOT PROPERLY WINTERIZED.

9. VERIFICATION OF CONDITIONS:
   A. PERFORM SOURCE PRESSURE TEST AT STUB-OUT ON MAIN WATER LINE PROVIDED FOR IRRIGATION SYSTEM, OR AT NEAR-BY FIRE HYDRANT.
   B. NOTIFY ARCHITECT IF PRESSURES OVER 70 PSI (480 KPA) OR UNDER 55 PSI (379 KPA) ARE FOUND TO DETERMINE IF SOME RE-DESIGN OF SYSTEM IS NECESSARY BEFORE BEGINNING WORK ON SYSTEM.

10. PROTECTION:
   A. REPAIR OR REPLACE WORK DAMAGED DURING COURSE OF WORK AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, INSTALLER OF ORIGINAL WORK SHALL PERFORM REPAIR OR REPLACEMENT.
   B. DO NOT CUT EXISTING TREE ROOTS MEASURING OVER 2 INCHES (50 MM) IN DIAMETER IN ORDER TO INSTALL IRRIGATION LINES.

11. LAYOUT OF IRRIGATION SYSTEM:
   A. LOCATION OF IRRIGATION EQUIPMENT SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
   B. DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
   C. MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
   D. MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.

12. TRENCHING AND BACKFILLING:
   A. PULLING OF PIPE IS NOT PERMITTED.
   B. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
   C. COVER PIPE BOTH TOP AND SIDES WITH 2 INCHES (50 MM) OF ROCK-FREE SOIL OR SAND. REMAINDER OF BACKFILL TO TOPSOIL DEPTH USING NATIVE MATERIAL.
   D. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

13. SLEEVING:
   A. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES (150 MM) MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
   B. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.
   C. INSTALL SLEEVES AND CONDUIT BEFORE INSTALLATION OF CAST-IN-PLACE CONCRETE SITE ELEMENTS AND PAVING. COORDINATE WITH APPROPRIATE SUB-CONTRACTOR AS NEEDED FOR TIMELY INSTALLATION.

14. GRADES AND DRAINING:
   IN LOCALITIES WHERE WINTERIZATION IS REQUIRED, GRADE PIPING SO SYSTEM CAN BE COMPLETELY DRAINED OR BLOWN OUT WITH COMPRESSED AIR. IF SYSTEM IS NOT DESIGNED TO BE BLOWN OUT WITH COMPRESSED AIR:
      1. SLOPE PIPE TO DRAIN TO CONTROL VALVE BOX WHERE POSSIBLE.
      2. WHERE THIS IS NOT POSSIBLE, SLOPE PIPE TO MINIMUM NUMBER OF LOW POINTS. AT THESE LOW POINTS, INSTALL:
         a) 3/4 INCH (19 MM) BRASS BALL VALVE FOR MANUAL DRAIN. DO NOT USE AUTOMATIC DRAIN VALVES.
         b) INSTALL 2 INCH (50 MM) CLASS 200 PVC PIPE OVER TOP OF DRAIN AND CUT AT FINISH GRADE.
         c) PROVIDE RUBBER VALVE CAP MARKER.
         d) PROVIDE ONE CU FT (0.03 CU M) PEA GRAVEL SUMP AT OUTLET OF EACH DRAIN.
      3. SLOPE PIPES UNDER PARKING AREAS OR DRIVEWAYS TO DRAIN OUTSIDE THESE AREAS.
      4. PROVIDE AND INSTALL QUICK-COUPLING VALVE OR VALVES IN LOCATION FOR EASY BLOWOUT OF ENTIRE SYSTEM. INSTALL QUICK COUPLER VALVES WITH 2 LINEAL FEET (0.60 M) MINIMUM OF GALVANIZED PIPE BETWEEN VALVE AND MAIN LINE.

15. INSTALLATION OF PIPE:
   A. INSTALL PIPE IN MANNER TO PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY MANUFACTURER.
   B. UNLESS OTHERWISE INDICATED ON CONTRACT DRAWINGS, INSTALL MAIN LINES WITH MINIMUM COVER OF 18 INCHES (450 MM) BASED ON FINISHED GRADE. INSTALL LATERAL LINES, INCLUDING THOSE CONNECTING DRIP TUBING, WITH MINIMUM OF 12 INCHES (300 MM) OF COVER BASED ON FINISH GRADE.
   C. INSTALL PIPE AND WIRES UNDER DRIVEWAYS OR PARKING AREAS IN SPECIFIED SLEEVES 18 INCHES (450 MM) BELOW FINISH GRADE OR AS SHOWN ON CONTRACT DRAWINGS.
   D. LOCATE PIPE SO NO SPRINKLER HEAD WILL BE CLOSER THAN 12 INCHES (300 MM) FROM BUILDING FOUNDATION.
   E. CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT ENDS BEFORE INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.
   F. MAKE SOLVENT WELD JOINTS AS FOLLOWS:
      1. DO NOT MAKE SOLVENT WELD JOINTS IF AMBIENT TEMPERATURE IS BELOW 35 DEG F (2 DEG C).
      2. CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY ONE (1) COAT OF PRIMER TO EACH SURFACE.
      3. APPLY UNIFORM COAT OF SOLVENT CEMENT TO OUTSIDE OF PIPE.
      4. APPLY SOLVENT CEMENT TO FITTING IN SIMILAR MANNER.
      5. INSERT PIPE COMPLETELY INTO FITTING.
      6. GIVE PIPE OR FITTING QUARTER TURN TO INSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE PIPE IS INSERTED TO FULL DEPTH OF FITTING SOCKET.
      7. ALLOW JOINTS TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.
   G. TAPE THREADED CONNECTIONS WITH TEFLON TAPE.
   H. IF PIPE IS LARGER THAN 3 INCHES (75 MM), INSTALL JOINT RESTRAINTS WHEREVER CHANGE OF DIRECTION OCCURS ON PVC MAIN LINES.

16. CONTROL VALVES AND CONTROL VALVE WIRING:
   A. INSTALL VALVES IN PLASTIC BOXES WITH REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOXES WITHIN 12 INCHES (300 MM) TO 24 INCHES (600 MM) OF SIDEWALKS AND SHRUB BED EDGES WITH TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN ONE (1) VALVE IN SINGLE BOX.
   B. INSTALL EQUIPMENT FOR EASE OF REMOVAL.
   C. PLACE 3 INCHES (75 MM) MINIMUM OF PEA GRAVEL BELOW BRICKS SUPPORTING VALVE BOXES TO DRAIN BOX. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX CAVITY SHALL BE REASONABLY FREE FROM DIRT AND DEBRIS.
   D. WIRING:
      1. USE WATERPROOF WIRE CONNECTORS CONSISTING OF PROPERLY-SIZED WIRE NUT AND GREASE CAP AT SPLICES AND LOCATE ALL SPLICES WITHIN VALVE BOXES.
         a) WIRE LENGTH FROM ANY DECODER TO THE CONTROLLER SHALL BE NO MORE THAN 8,500 FT (2 590 M).
         b) DO NOT LOOP WIRING.
         c) INSTALL LIGHTNING ARRESTOR(S) AS PER MANUFACTURER'S RECOMMENDATIONS.
         d) FOLLOW ALL OTHER MANUFACTURER RECOMMENDATIONS WHEN INSTALLING WIRE.
      2. TRADITIONAL WIRING:
         a) TAPE CONTROL WIRE TO SIDE OF MAIN LINE EVERY 10 FEET (3.050 M). WHERE CONTROL WIRE LEAVES MAIN OR LATERAL LINE, ENCLOSE IT IN GRAY CONDUIT.
         b) USE WHITE OR GRAY COLOR FOR COMMON WIRE AND OTHER COLORS FOR ALL OTHER WIRE. EACH COMMON WIRE MAY SERVE ONLY ONE (1) CONTROLLER.
         c) RUN ONE (1) SPARE CONTROL WIRE FROM PANEL CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM SIMILAR TO COMMON WIRE FOR USE AS REPLACEMENT IF WIRE FAILS:
            1) RUN SPARE WIRE TO EACH BRANCH OF SYSTEM.
            2) SPARE WIRE SHALL BE DIFFERENT COLOR THAN OTHER WIRES. USE OF GREEN WIRE IS NOT ACCEPTABLE.
            3) MARK SPARE CONTROL WIRE VISIBLY WITHIN VALVE BOX AS AN 'UN-CONNECTED WIRE'. EXTEND SPARE CONTROL WIRES 24 INCHES (600 MM) AND LEAVE COILED IN EACH VALVE BOX. MARK SPARE WIRE VISIBLY WITHIN CONTROLLER AS 'UN-CONNECTED WIRE'.
   E. ARRANGE VALVE STATIONS TO OPERATE IN AN EASY-TO-VIEW PROGRESSIVE SEQUENCE AROUND BUILDING. TAG VALVES WITH WATERPROOF LABELS SHOWING FINAL SEQUENCE STATION ASSIGNMENTS.

17. SPRINKLER HEADS AND ROTOR POP-UPS:
   A. SET SPRINKLER HEADS AND QUICK-COUPLING VALVES PERPENDICULAR TO FINISH GRADE.
   B. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
   C. HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE

PLANTING NOTES:

1. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

2. PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.

3. LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS:
   A. STAKE LOCATIONS AND OUTLINE AREAS.
   B. SECURE LANDSCAPE ARCHITECT'S APPROVAL BEFORE PLANTING.
   C. MAKE MINOR ADJUSTMENTS AS MAY BE REQUESTED.

4. MAINTENANCE:
   A. GENERAL:
      1. BEFORE BEGINNING MAINTENANCE PERIOD, PLANTS SHALL BE IN AT LEAST AS SOUND, HEALTHY, VIGOROUS, AND IN APPROVED CONDITION AS WHEN DELIVERED TO SITE, UNLESS ACCEPTED BY ARCHITECT IN WRITING AT FINAL LANDSCAPE INSPECTION.
      2. MAINTAIN LANDSCAPING FOR THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF MAINTENANCE PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN MAINTENANCE PERIOD AFTER START OF GROWING SEASON AS AGREED WITH ARCHITECT, AND CONTINUE ONE (1) CONTINUOUS MONTH THEREFROM.
      3. REPLACE LANDSCAPING THAT IS DEAD OR APPEARS UNHEALTHY OR NON-VIGOROUS AS DIRECTED BY ARCHITECT BEFORE END OF MAINTENANCE PERIOD. MAKE REPLACEMENTS WITHIN TEN (10) DAYS OF NOTIFICATION. LAWN BEING REPLACED SHALL BE GUARANTEED AND MAINTAINED AN ADDITIONAL THIRTY (30) DAYS FROM DATE OF REPLACEMENT.
   B. SEEDED LAWN:
      1. SEEDED LAWN AREAS WILL NOT BE ACCEPTED AS COMPLETE AND THIRTY (30) DAY MAINTENANCE PERIOD WILL NOT BEGIN UNTIL UNIFORM STAND OF GRASS AT LEAST 3 INCHES (75 MM) TALL HAS BEEN OBTAINED.
      2. AFTER GRASS IS ESTABLISHED AND 3 INCHES (75 MM) TALL, MOW LAWN AREAS AT LEAST WEEKLY TO A HEIGHT OF 2 INCHES (50 MM). DURING THIS PERIOD, PERFORM WORK NECESSARY TO MAINTAIN A FULL, EVEN STAND OF GRASS.
      3. AT END OF THIRTY (30) DAYS OF MAINTENANCE PERIOD, FERTILIZE LAWNS.
      4. APPLY HERBICIDES AS NECESSARY IN ORDER TO OBTAIN WEED FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
   C. SODDED LAWN:
      1. MAINTAIN SODDED LAWN AREAS UNTIL LAWN COMPLIES WITH SPECIFIED REQUIREMENTS AND THROUGHOUT MAINTENANCE PERIOD.
      2. WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN SUB-SOIL IMMEDIATELY UNDER SOD CONTINUOUSLY MOIST 3 TO 4 INCHES (75 TO 100 MM) DEEP.
      3. CUT GRASS FIRST TIME WHEN IT REACHES 3 INCHES (75 MM) HIGH. CONTINUE TO MOW AT LEAST ONCE EACH WEEK THROUGHOUT MAINTENANCE PERIOD. REMOVE CLIPPINGS.
      4. APPLY HERBICIDE AS NECESSARY TO MAINTAIN WEED-FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
      5. AT END OF THIRTY (30) DAY MAINTENANCE PERIOD, FERTILIZE LAWNS.
   D. TREES, SHRUBS, AND PLANTS:
      1. MAINTAIN BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH.
      2. RESTORE PLANTING BASINS.
      3. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED.
      4. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
      5. PROVIDE SUPPLEMENTAL WATER BY HAND AS NEEDED IN ADDITION TO WATER FROM SPRINKLING SYSTEM.

5. PROTECTION:
   A. PROTECT PLANTED AREAS AGAINST TRAFFIC OR OTHER USE IMMEDIATELY AFTER PLANTING IS COMPLETED BY PLACING ADEQUATE WARNING SIGNS AND BARRICADES.
   B. PROVIDE ADEQUATE PROTECTION OF PLANTED AREAS AGAINST TRESPASSING, EROSION, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER ARCHITECT HAS ACCEPTED PLANTED AREAS.
   C. TAKE CARE IN PERFORMING LANDSCAPING WORK TO AVOID CONDITIONS THAT WILL CREATE HAZARDS. POST SIGNS OR BARRIERS AS REQUIRED.
   D. PROVIDE ADEQUATE MEANS FOR PROTECTION FROM DAMAGE THROUGH EXCESSIVE EROSION, FLOODING, HEAVY RAINS, ETC. REPAIR OR REPLACE DAMAGED AREAS.
   E. KEEP SITE WELL DRAINED AND LANDSCAPE EXCAVATIONS DRY.

6. WARRANTY:
   1. PROVIDE WRITTEN WARRANTIES AS FOLLOWS:
      A. WARRANTY WILL EXTEND THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF A CONTINUOUS FIRST THIRTY (30) DAYS OF THE WARRANTY PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN WARRANTY PERIOD AFTER START OF GROWING SEASON AS AGREED ON WITH ARCHITECT. THEREAFTER, CONTINUE WARRANTY PER THE PERIOD DESCRIBED HEREIN.
      B. WARRANTY SHRUBS, GROUND COVERS, AND VINES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 90 DAYS MINIMUM FROM DATE OF SUBSTANTIAL COMPLETION.
      C. WARRANTY TREES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
      D. WHEN TREES ARE COMPLETELY ACCEPTED AT END OF WARRANTY PERIOD, REMOVE STAKING.

7. DELIVERY, STORAGE, AND HANDLING:
   A. DELIVERY AND ACCEPTANCE REQUIREMENTS:
      1. DELIVER TREES, SHRUBS, GROUND COVERS, AND PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY.
      2. DO NOT PRUNE BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
      3. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE.
      4. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE.
      5. PROVIDE PROTECTIVE COVERING DURING DELIVERY.
   B. STORAGE AND HANDLING REQUIREMENTS;
      1. HANDLE BALLED STOCK BY ROOT BALL OR CONTAINER. DO NOT DROP TREES AND SHRUBS DURING DELIVERY.
      2. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE AND PROTECT FROM WEATHER AND MECHANICAL DAMAGE.
      3. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, SAW DUST, OR OTHER ACCEPTABLE MATERIAL APPROVED BY LANDSCAPE ARCHITECT.
      4. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
      5. DO NOT STORE PLANT MATERIAL ON PAVEMENT.
      6. WATER ROOT SYSTEMS OF TREES AND SHRUBS STORED ON SITE WITH FINE SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN MOIST CONDITION. DO NOT ALLOW PLANT FOLIAGE TO DRY OUT.

8. PLANT MATERIAL:
   A. CONFORM TO REQUIREMENTS OF PLANT LIST AND KEY ON CONTRACT DOCUMENTS AND TO ANLA / ANSI Z60.1.
   B. PLANT NAMES USED IN PLANT LIST CONFORM TO 'STANDARDIZED PLANT NAMES' BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE EXCEPT IN CASES NOT COVERED. IN THESE INSTANCES, FOLLOW CUSTOM OF NURSERY TRADE. PLANTS SHALL BEAR TAG SHOWING GENUS, SPECIES, AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
   C. QUALITY:
      1. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, NOXIOUS WEEDS, AND HAVE HEALTHY, NORMAL ROOT SYSTEMS. CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS.
      2. DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO DELIVERY.
      3. PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER.
      4. BARE ROOT TREES ARE NOT ACCEPTABLE.
      5. PROVIDE PLANT MATERIALS FROM LICENSED NURSERY OR GROWER.
   D. MEASUREMENTS:
      1. MEASURE HEIGHT AND SPREAD OF SPECIMEN PLANT MATERIALS WITH BRANCHES IN THEIR NORMAL POSITION AS INDICATED ON CONTRACT DOCUMENTS OR PLANT LIST.
      2. MEASUREMENT SHOULD BE AVERAGE OF PLANT, NOT GREATEST DIAMETER. FOR EXAMPLE, PLANT MEASURING 15 INCHES (375 MM) IN WIDEST DIRECTION AND 9 INCHES (225 MM) IN NARROWEST WOULD BE CLASSIFIED AS 12 INCH (300 MM) STOCK.
      3. PLANTS PROPERLY TRIMMED AND TRANSPLANTED SHOULD MEASURE SAME IN EVERY DIRECTION.
      4. MEASURE CALIPER OF TREES 6 INCHES (150 MM) ABOVE SURFACE OF GROUND.
      5. WHERE CALIPER OR OTHER DIMENSIONS OF PLANT MATERIALS ARE OMITTED FROM PLANT LIST, PLANT MATERIALS SHALL BE NORMAL STOCK FOR TYPE LISTED.
      6. PLANT MATERIALS LARGER THAN THOSE SPECIFIED MAY BE SUPPLIED, WITH PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT, AND:
         a) IF COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS IN ALL OTHER RESPECTS.
         b) IF AT NO ADDITIONAL COST TO OWNER.
         c) IF SIZES OF ROOTS OR BALLS ARE INCREASED PROPORTIONATELY.
   E. SHAPE AND FORM:
      1. PLANT MATERIALS SHALL BE SYMMETRICAL OR TYPICAL FOR VARIETY AND SPECIES AND CONFORM TO MEASUREMENTS SPECIFIED IN PLANT LIST.
      2. WELL GROWN MATERIAL WILL GENERALLY HAVE HEIGHT EQUAL TO OR GREATER THAN SPREAD. HOWEVER, SPREAD SHALL NOT BE LESS THAN 2/3'S OF HEIGHT.

9. EXCAVATION:
   A. IF UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF PLANTING HOLES, LANDSCAPE ARCHITECT WILL SELECT ALTERNATE LOCATIONS.
   B. PLANT EXCAVATION SIZE:
      1. DIAMETER: TWICE DIAMETER OF ROOT BALL OR CONTAINER MINIMUM.
      2. DEPTH: EQUAL TO CONTAINER OR ROOTBALL DEPTH.
   C. UNLESS EXCAVATED MATERIAL MEETS TOPSOIL REQUIREMENTS AS SPECIFIED IN "TOPSOIL & GRADING NOTES", REMOVE FROM LANDSCAPE AREAS AND DO NOT USE FOR LANDSCAPING PURPOSES.
   D. ROUGHEN SIDES AND BOTTOMS OF EXCAVATIONS.
   E. WITH APPROVAL OF LANDSCAPE ARCHITECT, SELECT FIVE (5) TYPICAL PLANTING EXCAVATIONS THROUGHOUT SITE FOR DRAINAGE TESTING.
      1. THAT WATER DRAINS AWAY AT RATE OF 3 INCHES (75 MM) PER HOUR MINIMUM. INFORM LANDSCAPE ARCHITECT IN WRITING OF EXCAVATIONS WHERE WATER DOES NOT DRAIN PROPERLY.
      2. SELECT THREE (3) EXCAVATIONS APPROXIMATELY 5 FEET (1 500 MM) AWAY FROM EACH NON-DRAINING EXCAVATION AND REPEAT TESTS. CONTINUE TESTING PROCESS UNTIL NON-DRAINING AREAS HAVE BEEN IDENTIFIED.
      3. IN EXCAVATIONS LOCATED IN IDENTIFIED NON-DRAINING AREAS, AUGER 6 INCH (150 MM) DIAMETER HOLE 4 FEET (1 200 MM) DEEP IN LOW POINT OF EACH EXCAVATION AND FILL WITH TAMPED PLANTING MIX.
      4. DO NOT PLANT TREES OR SHRUBS IN HOLES THAT DO NOT PROPERLY DRAIN.

10. PLANTING:
   1. REMOVING BINDERS AND CONTAINERS:
      A. REMOVE TOP ONE / THIRD OF WIRE BASKET AND BURLAP BINDERS.
      B. REMOVE PLASTIC AND TWINE BINDERS FROM AROUND ROOT BALL AND TREE TRUNK.
      C. REMOVE PLASTIC CONTAINERS.
      D. REMOVE WOOD BOXES FROM AROUND ROOT BALL. REMOVE BOX BOTTOMS BEFORE POSITIONING PLANT IN HOLE. AFTER PLANT IS PARTIALLY PLANTED, REMOVE REMAINDER OF BOX WITHOUT INJURING ROOT BALL.
   2. PLANT IMMEDIATELY AFTER REMOVING BINDING MATERIAL AND CONTAINERS:
      A. PLACE TREE AND SHRUB ROOT BALLS ON UNDISTURBED SOIL.
      B. AFTER WATERING AND SETTLING, TOP OF TREE ROOT BALLS SHALL BE APPROXIMATELY TWO INCHES (50 MM) HIGHER THAN FINISHED GRADE AND TRUNK FLARE IS VISIBLE.
      C. SHRUB ROOT BALLS SHALL BE APPROXIMATELY ONE INCH (25 MM) HIGHER THAN FINISHED GRADE.
   3. PROPERLY CUT OFF BROKEN OR FRAYED ROOTS.
   4. CENTER PLANT IN HOLE, REMOVE REMAINING WIRE BASKET AND BURLAP TAKING CARE NOT DO DAMAGE ROOT BALL:
      A. REPLACE DAMAGED MATERIAL.
      B. BACKFILL WITH SPECIFIED PLANTING MIX.
      C. EXCEPT IN HEAVY CLAY SOILS, MAKE RING OF MOUNDED SOIL AROUND HOLE PERIMETER TO FORM WATERING BASIN.
   5. ADD FERTILIZER IN PLANT PIT AS PER 'TOPSOIL TESTING REPORT' AND DURING PROPER SEASON.
   6. FILL LANDSCAPE EXCAVATIONS WITH TAMPED PLANTING MIX AND RECOMMENDED FERTILIZER:
      A. COMPACT IN 6 INCH (150 MM) LIFTS.
      B. SETTLE BY WATERING TO ENSURE TOP OF ROOT BALL IS 2 INCHES (50 MM) HIGHER FOR TREES AND ONE INCH (25 MM) HIGHER FOR SHRUBS THAN SURROUNDING SOIL FOLLOWING COMPACTION AND SETTLING.
   7. DO NOT USE MUDDY SOIL FOR BACKFILLING.
   8. MAKE ADJUSTMENTS IN POSITIONS OF PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.
   9. THOROUGHLY WATER TREES AND SHRUBS IMMEDIATELY AFTER PLANTING.
   10. AT BASE OF EACH TREE, LEAVE 36 INCH (900 MM) DIAMETER CIRCLE FREE OF ANY GRASS.

DRAWING INDEX

SHEET	DESCRIPTION
L0.01	LANDSCAPE NOTES & SPECIFICATIONS
L2.01	LANDSCAPE PLANTING PLAN
L3.01	LANDSCAPE IRRIGATION PLAN
L5.01	LANDSCAPE DETAILS
L5.02	LANDSCAPE IRRIGATION DETAILS
L5.03	LANDSCAPE IRRIGATION DETAILS

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STATE OF UTAH
SCOTT A. SCHOONOVER
349757
01/19/2023
LICENSED LANDSCAPE ARCHITECT

TRIPP LANE SUBDIVISION
PARCEL "A" LANDSCAPE

871 WEST TRIPP LANE
MURRAY, UTAH

REVISIONS

REV	DATE	DESCRIPTION
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PROJECT NO: 22149
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2022
PROPERTY NO:

LANDSCAPE NOTES & SPECIFICATIONS

L0.01



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

0 10 20 30 FT

LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE		DETAIL
SHRUBS						
	14	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS	3 GAL.		B/L5.01
	11	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA	5 GAL.		B/L5.01
	4	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL.		B/L5.01
	12	FERN BUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.		B/L5.01
	8	ROCKY MOUNTAIN UPRIGHT JUNIPER	JUNIPERUS SCOPULORUM 'GREY GLEAM'	5' HT.		D/L5.01
	15	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.		B/L5.01
ORNAMENTAL GRASSES						
	30	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.		A/L5.01

SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
BOULDERS						
	29	"BROWN'S CANYON" BOULDER	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4'	ONE SOURCE MATERIALS (385) 447-9374 OR APPROVED EQUAL	F/L5.01
CRUSHED ROCK						
	2,992 S.F.	"COPPER CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	1-1/2" DIAMETER	ONE SOURCE MATERIALS (385) 447-9374 OR APPROVED EQUAL	E/L5.01
	1,773 S.F.	"SOUTH WEBER" COBBLE	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	2"-4"	ONE SOURCE MATERIALS (385) 447-9374 OR APPROVED EQUAL	E/L5.01

ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL

GENERAL NOTE

1. REFER TO COMMON EARTHWORK AND PLANTING NOTES ON SHEET L0.01

REFERENCE NOTES

L-1. METAL EDGING - SEE G/L5.01

L-2. BACKFLOW PREVENTION ASSEMBLY FOR IRRIGATION SYSTEM - REFER TO IRRIGATION PLAN SHEET L3.01

MURRAY CITY DATA

CITY CODE: TITLE 17 - ZONING

ZONED AS	SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL (R-1-6)	
TOTAL SITE AREA	7,042 S.F.	
ON-SITE LANDSCAPE AREA	5,995 S.F. = 85%	
	REQUIRED	PROVIDED
GENERAL:		
REQUIRED PLANT COVERAGE - 50% MIN.	4,703 S.F. X 50% = 2,352 S.F.	2,474 S.F. = 53%
FRONT SETBACK:		
MIN. SETBACK WIDTH	20'	YES
TREES - 3 PER 100 L.F.	33 L.F. / 100 = .33 X 3 = 1	1
5-GAL. SHRUBS - 5 PER 100 L.F.	33 L.F. / 100 = .33 X 5 = 1.65	>2
1-GAL. SHRUBS - 10 PER 100 L.F.	33 L.F. / 100 = .33 X 10 = 3.33	>3
RKSTRIP:		
REQUIRED PLANT COVERAGE - 50% MIN.	52 S.F. X 50% = 26 S.F.	28 S.F. = 54%

NORTH

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STATE OF UTAH
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT
07/19/2023

TRIPP LANE SUBDIVISION
PARCEL "A" LANDSCAPE
871 WEST TRIPP LANE
MURRAY, UTAH

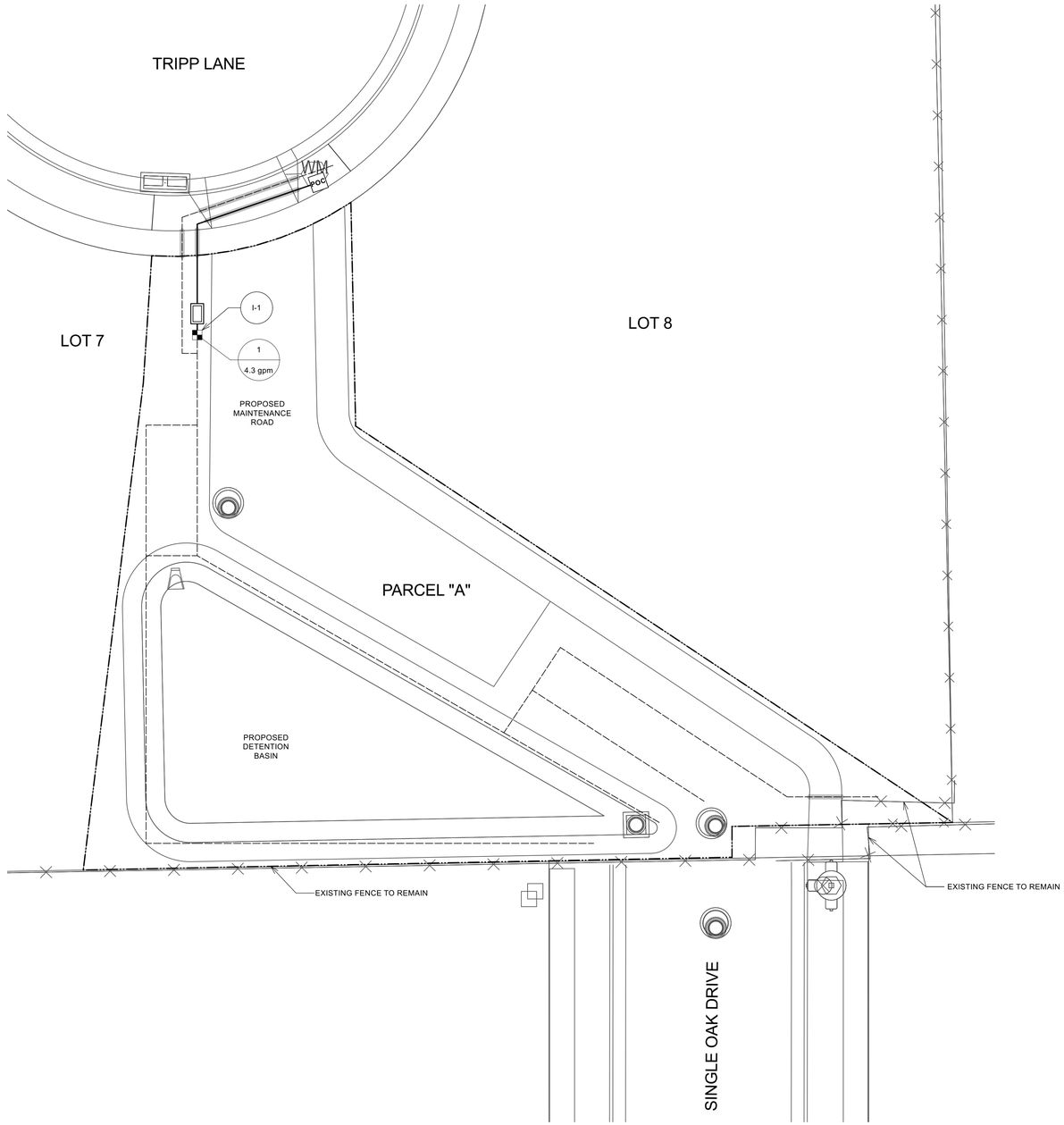
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 22149
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2022
PROPERTY NO:

LANDSCAPE PLANTING PLAN

L2.01



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0 20 40 60 FT

NORTH

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	DETAIL
VALVES				
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV	C/L5.02
OTHER EQUIPMENT				
POC	3/4" POINT OF CONNECTION			A/L5.03
	CONCRETE PAD FOR BACKFLOW PREVENTER			C/L5.03
SYMBOL	**TYPE**		**MATERIAL**	**DETAIL**
PIPE				
	1" DRIP SUPPLY LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. 1/2" RIGID DISTRIBUTION TUBING AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	A/L5.02
	1" MAIN LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	A/L5.02
	PIPE SLEEVE UNDER NEW PAVING		SCHEDULE 40 PVC	B/L5.02

— VALVE NUMBER
gpm — VALVE FLOW

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	DETAIL
BIG SAGEBRUSH	(1) 2-GPH Emitter	D/L5.02
BLONDE AMBITION BLUE GRAMA GRASS	(1) 2-GPH Emitter	D/L5.02
CURL-LEAF MOUNTAIN MAHOGANY	(1) 6-GPH Emitter	D/L5.02
FERN BUSH	(1) 2-GPH Emitter	D/L5.02
GRO-LOW FRAGRANT SUMAC	(1) 2-GPH Emitter	D/L5.02
PANCHITO MANZANITA	(1) 2-GPH Emitter	D/L5.02
ROCKY MOUNTAIN UPRIGHT JUNIPER	(2) 6-GPH Emitter	E/L5.02

GENERAL NOTE

1. REFER TO IRRIGATION NOTES ON SHEET L0.01

REFERENCE NOTES

I-1. INSTALL RAIN BIRD TBOS-BT1LT BLUETOOTH BATTERY-OPERATED SINGLE STATION CONTROLLER INCLUDING NECESSARY ACCESSORIES ONTO THE DRIP CIRCUIT CONTROL VALVE AS PER MANUFACTURER RECOMMENDATIONS AND DETAILS.

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MURRAY, UTAH

REVISIONS

REV	DATE	DESCRIPTION

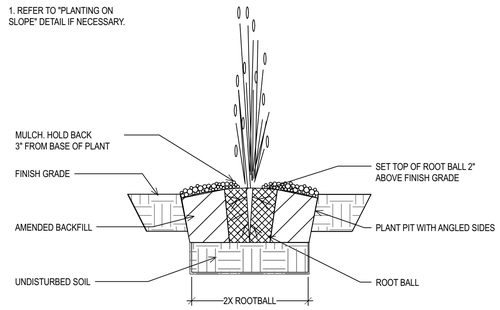
PROJECT NO: 22149
DRAWN BY: TG
CHECKED BY: SS
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LANDSCAPE IRRIGATION PLAN

L3.01

NOTE:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.

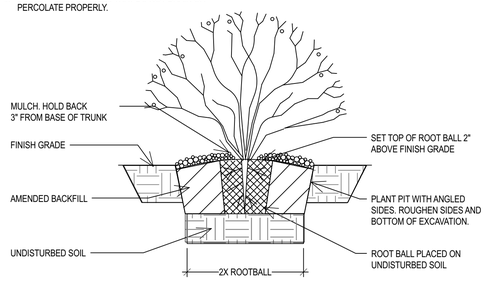


A GRASSES AND PERENNIALS

NO SCALE

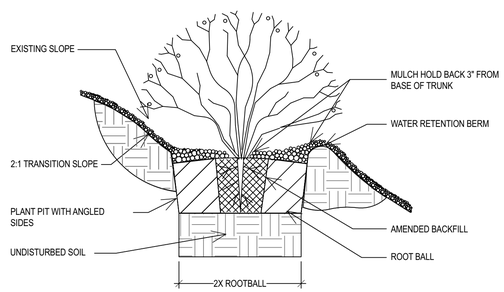
NOTES:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



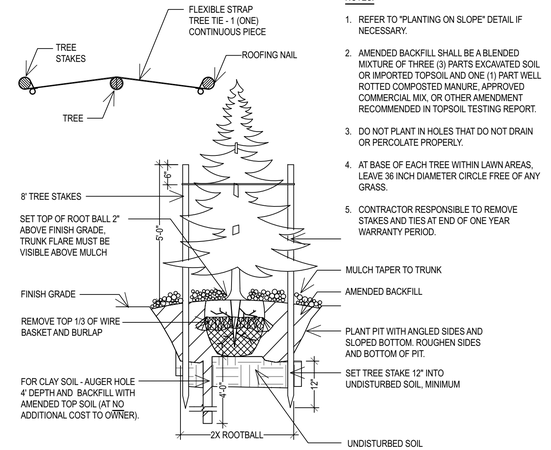
B SHRUB PLANTING

NO SCALE



C PLANTING ON SLOPE

NO SCALE



NOTES:

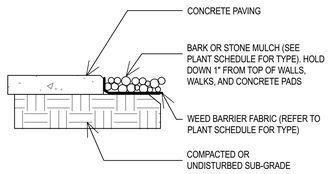
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3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

D EVERGREEN TREE

NO SCALE

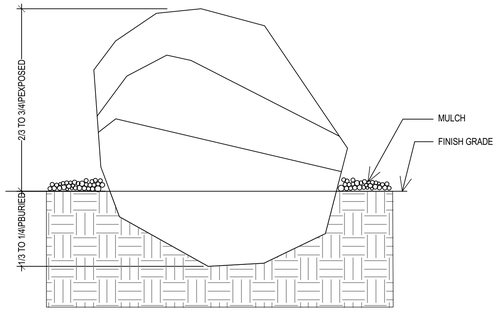
NOTES:

1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



E MULCH

NO SCALE

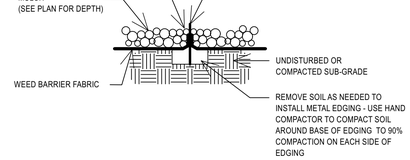


F BOULDER

NO SCALE

NOTE:

EDGING SHALL BE COL-MET COMMERCIAL EDGING WITH BLACK POWDER COATING FINISH. MINIMUM 16" LONG STAKES - 4 STAKES PER 10'-0" SECTION.



G METAL EDGING

NO SCALE

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STATE OF UTAH
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT
07/19/2023

TRIPP LANE SUBDIVISION
PARCEL "A" LANDSCAPE
871 WEST TRIPP LANE
MURRAY, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

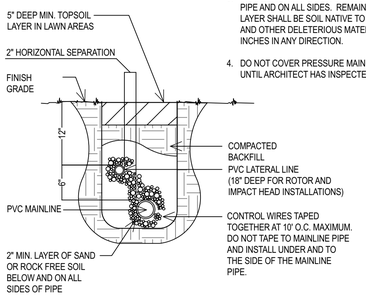
PROJECT NO: 22149
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2022
PROPERTY NO:

LANDSCAPE DETAILS

L5.01

NOTES:

1. PULLING OF PIPE IS NOT PERMITTED.
2. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
3. INSTALL A 2" MIN. LAYER OF ROCK-FREE SOIL OR SAND UNDER THE PIPE AND ON ALL SIDES. REMAINDER OF BACKFILL TO THE TOPSOIL LAYER SHALL BE SOIL NATIVE TO THE PROJECT SITE FREE OF WOOD AND OTHER DELETERIOUS MATERIALS AND ROCKS OVER 1-1/2 INCHES IN ANY DIRECTION.
4. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

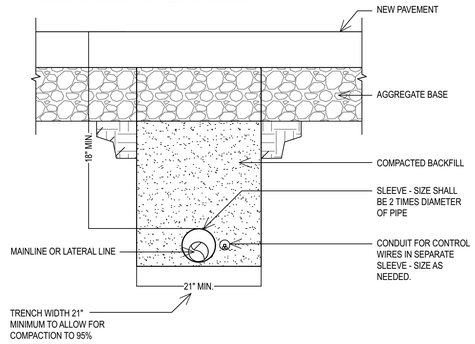


A TRENCH

NO SCALE

NOTES:

1. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
2. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.

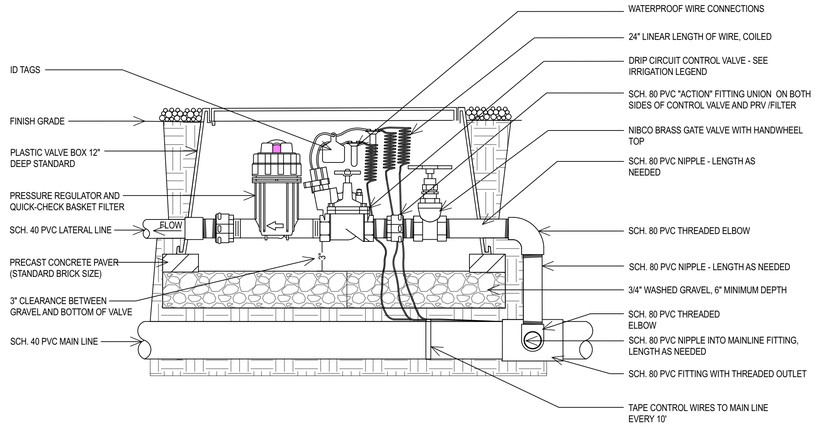


B TRENCH UNDER NEW PAVEMENT

NO SCALE

NOTES:

1. LIMIT (1) DRIP VALVE ASSEMBLY PER BOX
2. INSTALL GREEN COLORED VALVE BOXES AND LIDS IN THE LAWN AREAS AND TAN COLORED BOXES AND LIDS IN THE PLANTING BEDS
3. ALL FITTINGS WITHIN VALVE BOX SHALL BE SCH. 80 PVC AND SAME SIZE AS THE VALVE
4. CONTRACTOR TO REPLACE EXISTING 200 MESH (WHITE) SCREEN WITH A NEW 100 MESH (RED) SCREEN

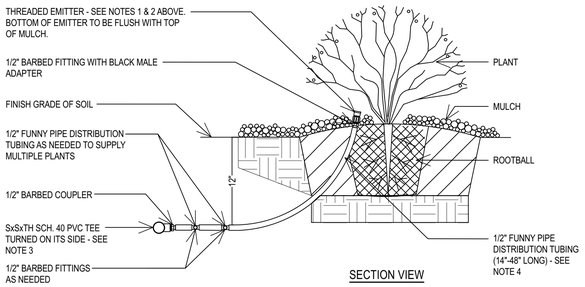


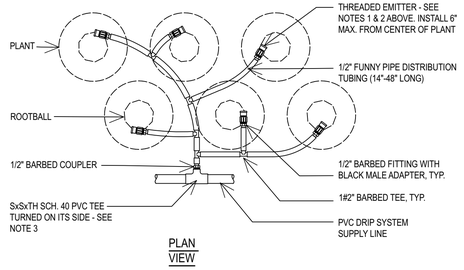
C CONTROL VALVE - DRIP CIRCUIT

NO SCALE

NOTES:

1. THREADED EMITTER SHALL BE FROM GPH IRRIGATION PRODUCTS MODEL GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR FOR ROCK AREAS AND "MULCH CAMO" COLOR FOR BARK MULCH AREAS.
2. SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
3. INSTALL A MAX. OF (6) EMITTERS PER PVC CONNECTION.
4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.



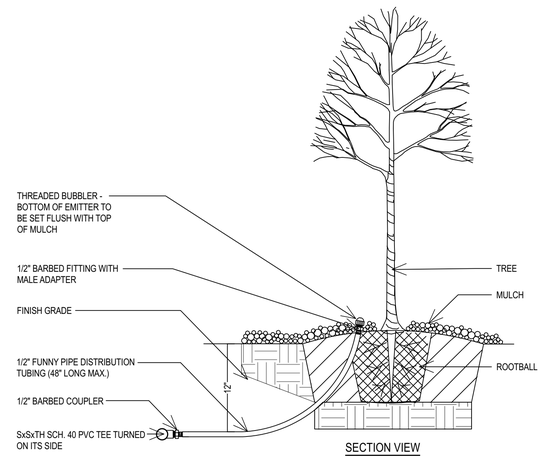


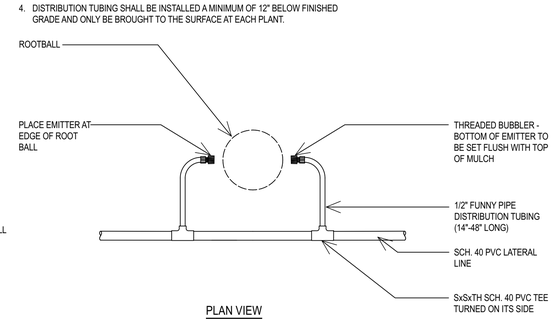
D DRIP EMITTER

NO SCALE

NOTES:

1. THREADED EMITTER SHALL BE FROM GPH IRRIGATION PRODUCTS MODEL GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR FOR ROCK AREAS AND "MULCH CAMO" COLOR FOR BARK MULCH AREAS.
2. SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
3. INSTALL A MAX. OF (2) EMITTERS PER PVC CONNECTION.
4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.





E DRIP BUBBLER @ TREES

NO SCALE

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MURRAY, UTAH

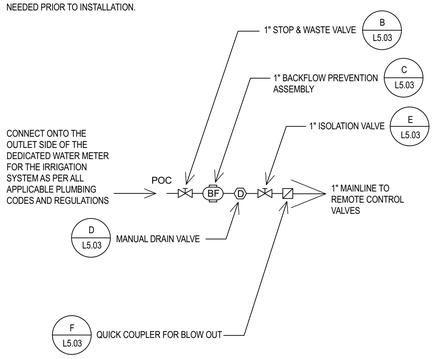
REVISIONS		
REV	DATE	DESCRIPTION

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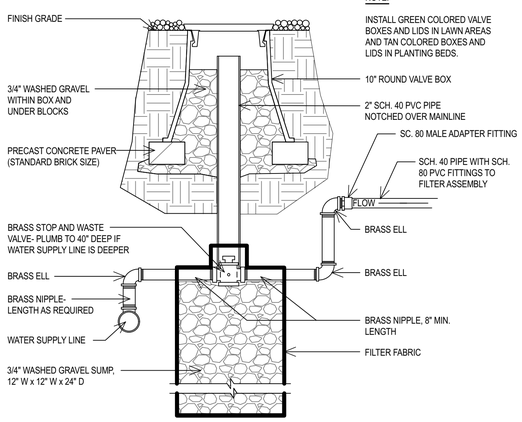
LANDSCAPE IRRIGATION DETAILS

L5.02

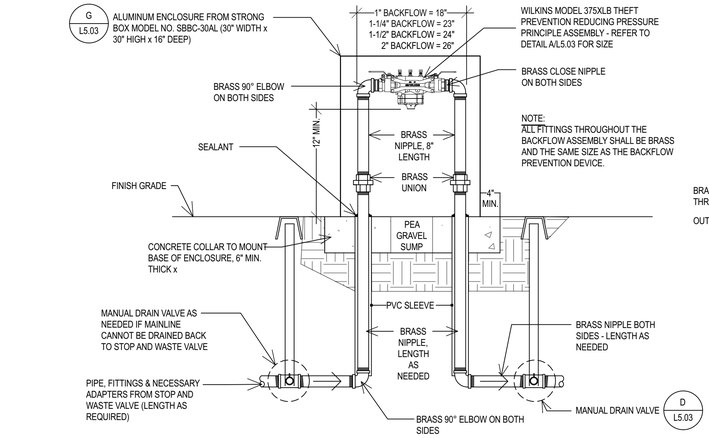
NOTE:
THE POINT OF CONNECTION DETAIL IS SCHEMATIC ONLY AND MEANT TO CONVEY THE ORDER OF THE COMPONENTS. ACTUAL LAYOUT MAY VARY AND SHOULD BE COORDINATED AS NEEDED PRIOR TO INSTALLATION.



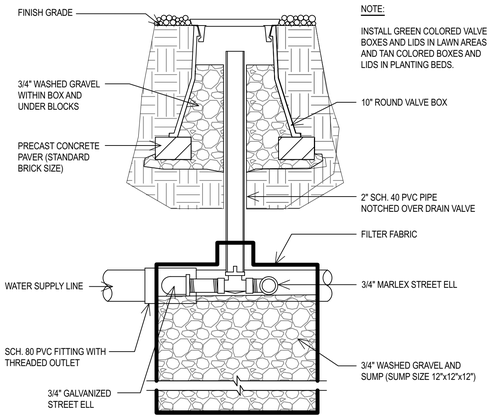
A POC SCHEMATIC LAYOUT
NO SCALE



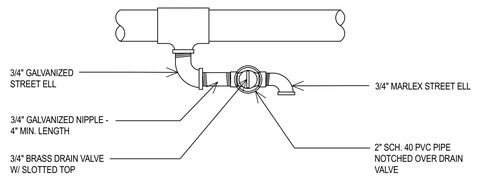
B STOP & WASTE VALVE
NO SCALE



C BACKFLOW PREVENTER
NO SCALE



SECTION VIEW

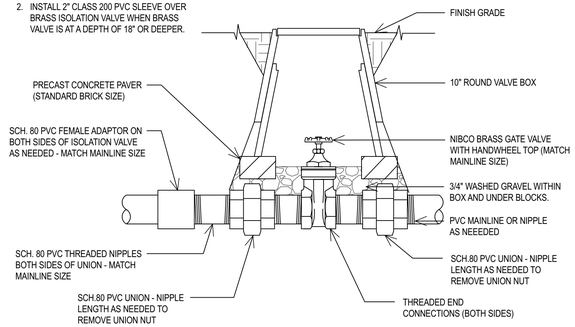


TOP VIEW

D MAINLINE DRAIN VALVE
NO SCALE

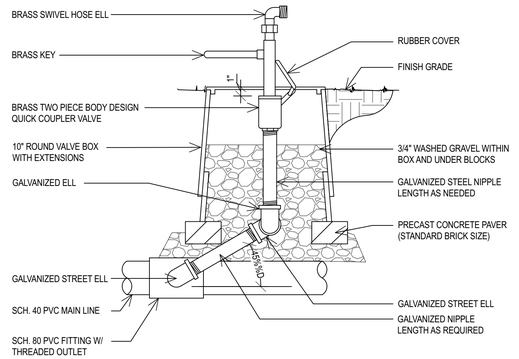
NOTES:

1. ALL PVC FITTINGS AND PIPE SHALL BE SCH. 80 PVC AND THE SAME SIZE AS THE MAINLINE.
2. INSTALL 2" CLASS 200 PVC SLEEVE OVER BRASS ISOLATION VALVE WHEN BRASS VALVE IS AT A DEPTH OF 18" OR DEEPER.

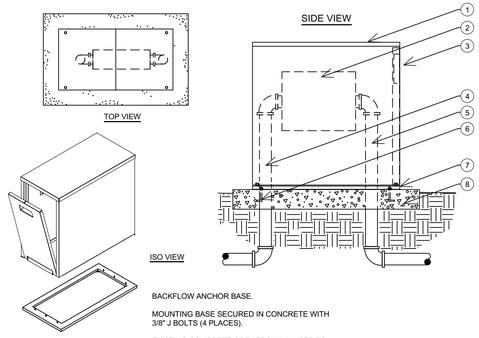


E ISOLATION VALVE - THREADED
NO SCALE

NOTE:
INSTALL GREEN COLORED VALVE BOXES AND LIDS IN LAWN AREAS AND TAN COLORED BOXES AND LIDS IN PLANTING BEDS.



F QUICK COUPLER VALVE
NO SCALE



BACKFLOW ANCHOR BASE.

MOUNTING BASE SECURED IN CONCRETE WITH 3/8" J BOLTS (4 PLACES).

EXISTING CONCRETE CORNERS WILL NEED TO 3/8"x 3" REDHEAD ANCHORS.

LEGEND

1. ALUMINUM BACKFLOW ENCLOSURE.
2. BACKFLOW PREVENTER.
3. HINGED DROP DOWN DOOR,PADLOCK AT TOP.
4. WATER SERVICE INLET PIPING.
5. WATER SERVICE OUTLET PIPING.
6. 3/8" "L" STYLE ANCHOR BOLTS.
7. ANCHOR PLATE MOUNTING.
8. POURED CONCRETE BASE - 6" MIN. THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.

G BACKFLOW ENCLOSURE
NO SCALE

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REVISIONS

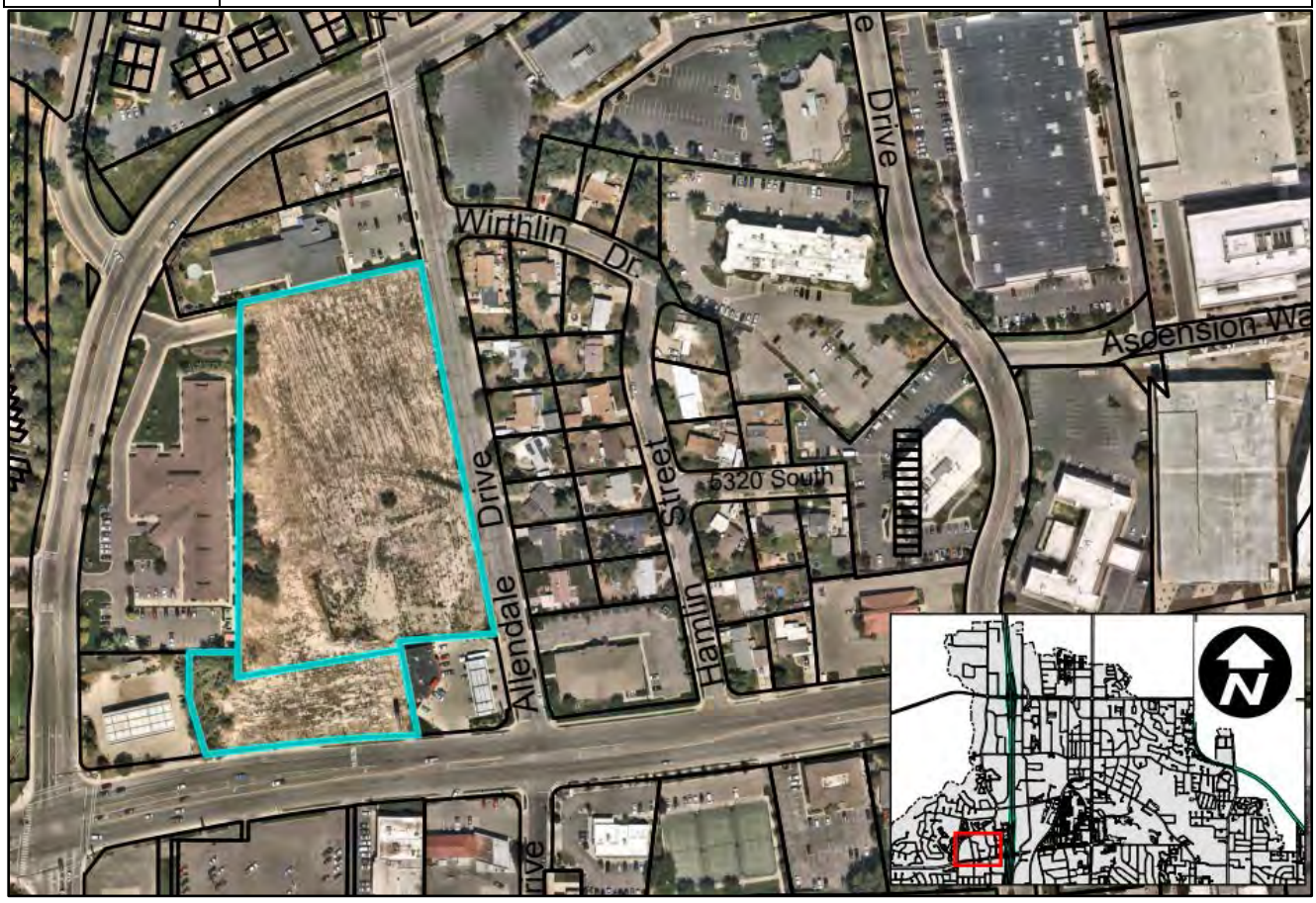
REV	DATE	DESCRIPTION

PROJECT NO: 22149
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2022
PROPERTY NO:

LANDSCAPE IRRIGATION DETAILS

L5.03

AGENDA ITEM #6 - The Ridges at Murray			
ITEM TYPE:	Final Subdivision Review –The Ridges at Murray		
ADDRESS:	5322 South Allendale Drive & 662 West 5300 South	**MEETING DATE:**	April 6, 2023
APPLICANT:	Brad Reynolds, Brad Reynolds Construction	**STAFF:**	Susan Nixon, Senior Planner
PARCEL ID:	21-12-351-021 & 21-12-351-022	**PROJECT NUMBER:**	23-027
ZONE:	R-M-15, Medium Density Multiple Family		
SIZE:	5.68-acre site | 66 townhomes		
REQUEST:	The applicant is requesting Final Subdivision approval for The Ridges at Murray Subdivision, a sixty-six (66) lot townhome subdivision.		



I. LAND USE AND SUBDIVISION ORDINANCE

Title 16, Subdivision Ordinance, Section 16.04.050(F) requires that applications for subdivision of property be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. The proposed subdivision has been designed to meet the requirements of the R-M-15, Medium Density Multiple Family zone in the Murray City Land Use Ordinance, Chapter 17.120.

II. BACKGROUND

Project Location

The subject property is made up of two parcels located on the north side of 5300 South Street and the west side of Allendale Drive. The property has largely been vacant with a single-family dwelling until a couple of years ago when it was demolished. Preliminary subdivision approval and Conditional Use Permit approval for a PUD were granted by the Planning Commission on March 2, 2023. The City Council approved a zone change from C-N to R-M-15 in February 2022.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial/Rehabilitation	G-O
South	Commercial Retail	C-D
East	Residential & Commercial	R-1-8 & C-N
West	Commercial/Rehabilitation	C-N

Project Description

The proposal is a planned unit development townhome subdivision with a total of sixty-six (66) new units along Allendale Drive and 5300 South Street. The applicants are requesting final subdivision approval for the sixty-six (66) lots.

Process & Previous Planning Commission Approval

The application before the Planning Commission is for Final Subdivision approval of The Ridges at Murray Subdivision. When the Final Subdivision plat has been approved and accepted by the City Engineer, it will be circulated for signatures of approval and finally presented to the Mayor for a signature, which will allow the recordation of the Plat at the Salt Lake County Recorder's Office.

Information in the staff report has been left in place or revised where necessary for review and reference. Please note that no significant changes or alterations were needed between the preliminary and final submittals. The Open Space where the applicant has proposed some benches along the triangular open space area. This is further explained in the landscaping section of the staff report; and the C C & R's "Exhibit C – Maintenance Allocation Chart." has been updated to include maintenance of the gate and pavement near the gate. (See page C-1).



Project Density

The R-M-15 zone allows for a base density of up to twelve (12) units per acre. Based on the 5.68 acres of the subject property the project is allowed up to sixty-eight (68) units. The applicants have proposed sixty-six (66) which results in a density of approximately eleven and a half (11.6) units per acre. This meets the requirements of the zone.

R-M-15 Zone Standards

Murray Land Use Section 17.120.080 states "Building height will be determined by the planning commission for conditional uses, except no building shall be erected to a height greater than forty feet (40'), and no dwelling shall be erected to a height less than one story. The proposed subdivision/PUD has been designed to meet the requirements of Chapter 17.120 (R-M-15) with proposed variations that are allowed by Chapter 17.60 (Planned Unit Development) within the Murray City Land Use Ordinance. The structures consist of two (2) to six (6) attached townhomes. The table below shows the requirements of the zone and the requested changes allowed by the PUD application.

R-M-15 Zone	Code Requirement	Proposed	Units 153-164
Front Yard	Twenty-Five Feet (25')	Between 20'-30'	8'1" (west side)
Rear Yard	Twenty-Five Feet (25')	Between 15'-27'	26' (east side)
Interior Side Yard	Eight Feet (8')	Between 5'-39'	17'-22'6"
Corner Side Yard	Twenty Feet (20')	Between 5'6"-23''	5'6" (south side) & 10' (north side)
Height	Up to Forty Feet (40')	Between 30'-34'6"	Between 30'-34'6"

Parking

Parking for Multi-Family developments is required at 2.5 spaces per unit, two of the spaces are required for the individual unit and the half-space is required for visitor parking. The developer is proposing sixty-six units which result in a total parking need of one hundred sixty-five (165) spaces. With the exception of units #153-164, each townhome has a two-car garage and room for a vehicle to park in front of the garage. The applicants have provided a total of two hundred sixteen (216) spaces, this exceeds the minimum required by the Murray City Land Use Ordinance Section 17.120.110. There are seventeen (17) surface parking stalls on the private drive "Cottage Ridge " at the southern portion of the project and parallel stalls along the private drive "Murray Ridge" to accommodate visitor parking, specifically addressing the rear load units #153-164. Units 153-164 are rear-load units that do not front on a drive access, but face a pedestrian sidewalk. Because the total aisle width/accessway is 26', parking will not be allowed between the units facing Allendale Drive and the rear load units to the west. While ADA parking stalls are not required for owner-occupied townhomes, one ADA stall has been provided at the southwest visitor parking area. No additional parking is required at this time.

Access

Allendale Drive is currently a 60' public right-of-way with 38' of hard surface which meets city standards. The development will have two accesses from Allendale Drive that loops through the majority of the townhome units and allows for additional emergency access turnaround. The two accesses have a minimum of 100-foot separation. Vehicular access will be provided to all lots via a minimum twenty-six-foot (26') hard surface drive and thirty-foot (30') total right-of-way. Cottage Ridge drive terminates at the east and west. The Fire Department has reviewed this proposal and has given their approval based on the short stub drive access distances.

Pedestrian access is provided through a series of sidewalks four to five feet wide (4-5') that are incorporated throughout the project. The applicant has proposed along Allendale Drive, a four-foot (4')sidewalk and five-and-one-half feet (5.5') landscape strip. Planning Division Staff believes that the proposed sidewalks are adequate for this project. There is sidewalk along at least one side of the private drives. Per Section 17.60.030.(I) "the Planning Commission has authority that the sidewalks and park strips may be omitted if the proposed development has an internal pedestrian system, and if the planning commission finds that the public safety is not substantially jeopardized." There is a utility access gate at the northwest corner of the project to allow for the sewer/utility easement. Adjacent to the easement, there will be a pedestrian walkway leading west to the rehab property. The commission may want to discuss having a pathway from the development to 5300 South Street with a wrought iron man gate allowing access to and from the development onto 5300 South.

There is a twenty-foot wide (20') gated emergency vehicle exit from the development to 5300 South Street which also serves as a driveway to an existing billboard. This gate is required by UDOT through an access agreement between UDOT and Murray City. A construction and maintenance agreement between the City and Brad Reynolds Construction is required for the gate. These agreement(s) will not include Reagan Billboard Company access. Any agreements with Reagan Billboard Company will need to be handled by Brad Reynolds Construction and separate from the City agreement(s).

The C C & R's "Exhibit C – Maintenance Allocation Chart." Has been updated to include maintenance of the gate and pavement near the gate. (See page C-1).

Landscaping

Section 17.60.030(G) requires that open space must be provided, and that it be accessible and usable by all persons occupying dwelling units in the planned unit development. The applicants have provided a landscaping plan that is attached to this staff report for the Planning Commission's review. The landscape plan shows a large triangular-shaped "common space" area that will have drought-tolerant Kentucky bluegrass and will serve both as open space and an underground detention basin. The landscaping plan remains the same with a large triangular open space with the addition of two benches along the south side of the open space area. (See illustration below for bench location.) The project has substantial open space and landscaping, and each individual unit has some landscaping. The total landscaping coverage is thirty-three percent (33%). The plan shows 16 street trees with 30' spacing; 24 front setback trees; 129 five (5)-gallon shrubs; 226 one (1)-gallon shrubs and decorative elements that will provide 50% plant bed coverage. The landscaping will be maintained by the Homeowner's Association. No additional open space/landscaping is required at this time.



Landscaping Plan with Two Benches

Fencing

The applicants have proposed to maintain the existing 6' vinyl fence along the west and north boundary lines adjacent to the commercial rehab centers. The applicants propose an 8' high solid masonry wall along the entire frontage of 5300 South Street with exception of the 6' high black wrought iron vehicle access gate. The 8' buffer wall along 5300 South Street will consist

of solid masonry with sections of wrought iron and four jut-outs in order to break up the mass and soften the appearance of the solid wall. (See illustration below). Planning Division staff believes that 8' solid wall with wrought iron proposed along 5300 South Street is the best possible scenario considering the 30,000+ vehicle trips per day at this location.



Solid masonry wall with wrought iron sections and jut outs.

Building Materials and Colors

The developer has proposed a number of different floorplans available with this project. The proposed elevations and materials are included as attachments to this report for the Planning Commission to review and comment on. Broadly, the buildings consist of fiber cement siding with stone/masonry veneer with metal seam roof materials. The colors are variations of grays and brown siding, red brick veneer, and some accents with white and black. Below is an illustration of a proposed six-plex which is typical of all the units.



Six-Plex- Front & Rear Elevations

Utilities

Utility plans are included as an attachment to this staff report. Public utilities are available within Murray Boulevard (700 West) and Allendale Drive to serve the proposed subdivision. Comments and requirements from City Staff regarding utilities are included in the recommended conditions of the Final approval.

Traffic

A Traffic Impact Study (TIS) was conducted in January 2022 in conjunction with the zone change. The TIS determined that the intersections of 700 West & Murray Boulevard / 5300 South and Allendale Drive / 5300 South are currently operating at poor levels of service during the evening peak hour. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2022) conditions. The intersection of Allendale Drive / 5300 South is too close to existing signals to be signalized. The southbound queuing at this intersection may hinder movements at the south access at times during the peak hour but the intersection's LOS is still acceptable. The total trip generation for the development is 468 daily trips; Morning Peak Hour Trips, 30; and Evening Peak Hour Trips, 38. As discussed in the preliminary subdivision review meeting, the City Engineer plans to install an Electronic Feedback Speed Sign on Allendale Drive that will flash the current speed of vehicles and will also flash to "slow down" if the vehicle is in excess of 25 m.p.h. *No other mitigation measures are recommended.



Electronic Feedback Speed Sign

Purpose & General Plan Considerations

The purpose of Planned Unit Developments is to allow the clustering of dwellings in such a way that allows for the consolidation of open space, to provide a meaningful usable open space and to make more efficient use of utilities. It is not intended to be universally applied, only when circumstances make it appropriate and of special benefit to the residents of the development and surrounding area. The proposed development has carefully considered the neighborhood to the east the adjacent rehab centers to the north and west and impacts from 5300 South Street and through many iterations provided a site plan that separates the potential development from the surrounding uses while maintaining the allowed density. Placing the homes oriented towards the single-family residential area to the east provides a low-density residential feel. The project also serves as a "buffer" between the single-family residential neighborhood to the east from the businesses to the west on Murray Boulevard.

The 2017 General Plan includes five key initiatives intended to guide implementation. The third of these initiatives, Livable + Vibrant Neighborhoods, states support for creating neighborhood nodes designed for people and scaled to complement the surrounding area, providing life-cycle housing to allow residents to age in place, and increasing access to parks and open space.

One of the goals to accomplish this is to encourage a variety of housing options. Providing a for-sale townhome product helps to create a more vibrant neighborhood. This location is also preferable as it provides opportunities to access local retail such as the Smiths to the south.

III. STATE AND MUNICIPAL CODE REVIEW STANDARDS

Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission's role as the land use authority is to ensure that a proposed subdivision is consistent with established ordinances, policies and planning practices of the City. The Planning Commission makes investigations, reports and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of the City Code, and other pertinent documents as it deems necessary. After completing its review of the final plat, the Planning Commission shall approve or disapprove the final plat in accordance with Section 16.12.070 of the City Code.

IV. PUBLIC COMMENTS

Mailing notices are not required for final subdivision review. As previously indicated with the preliminary subdivision review, one hundred forty-nine (149) notices of the public hearing were sent to all property owners for parcels located within 500 feet of the subject property. Mr. Wirthlin, resident at 576 W. Wirthlin Drive. Mr. Wirthlin came to the office and expressed concern with the additional traffic generated from 66 units on the narrow Allendale Drive.

V. CITY DEPARTMENT REVIEW – FINAL SUBDIVISION

Planning Division Staff circulated the proposed subdivision plans to multiple Murray City Departments for review on February 14, 2023. The following comments have been provided by the departments:

- The Murray City Engineer recommends approval subject to the following conditions:
    - Meet City subdivision and PUD requirements. Provide plan and profile sheets for utilities. The plat should include street names, unit addresses, PUE's, and common areas.
    - Provide a copy of the HOA declaration.
    - Obtain a UDOT approval and City agreement for emergency access to 5400 South.
    - Provide a site geotechnical study and implement recommendations.
    - Provide a traffic impact study and implement recommendations.
    - Meet City storm drain requirements. On-site retention of the 80th percentile storm and detention with a reduced release of 0.2 cfs per acre is required.
    - Meet City well protection zone requirements.

- Obtain a City building permit for retaining walls greater than 4 foot in height.
- Install curb and gutter and sidewalk along property frontage to Allendale Drive.
- Provide a subdivision improvement bond for dedicated improvements prior to recording the plat.
- Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work.
- Obtain a City Excavation Permit for work within City roadways.

- The Murray City Fire Department recommends approval and states:
  - Please contact Murray City Fire Marshal's office for hydrant placement, no parking sign placement, and red curb painting. The Fire Dept did approve the non-electric gate based on the exception they applied for due to minimal units being served within the emergency access gate. For the selection of the gate and locking mechanism please contact Murray Fire Marshal to make sure we can install our lock and key system.
  - Please forward the height overview with landscape plans of the proposed buildings. We would like to verify the ladder and aerial access to the units.

- The Murray City Water Division recommends approval and states:
  - All Water Utility work is to be done to Murray City Specifications
  - Hot-Tap for the west connection is at the wrong location. It is Hot-Tapping an 8" Water main according to the plans. We will require this to Hot-Tap the 12" Water Main that is west of the entrance.
  - There needs to be an 8" meter in the west end connection (Check Valve Vault) .
  - We would like to discuss with the developer regarding master metering the development. We are open to possibly individually metering the units.

- The Murray City Wastewater Division recommends approval subject to the following:
  - Manhole #124 is not needed. Grade stays the same between the two sections and footage is not an issue. This manhole can be eliminated.
  - Please make a note on the plan showing clean-out location for each unit. Please note on plan any clean-out in drive approach must include a cast iron cover over the clean-out. Clean-outs that must be placed in driveways are preferred to be placed on the inside corner of the garage.
  - Please include all applicable details directly from the Murray Wastewater Specification book.

- The Murray City Power Department recommends approval and states:
  - There is an existing underground primary power line located along the west side of this property. It will need to be protected during the build-out of this project and may possibly need to be relocated or buried deeper depending on final grade height.

  - The developer will need to meet with Murray City Power to discuss planning the new power service(s) and future equipment placement to the building(s) with additional line extension costs to provide electrical service. Developer must meet all Murray City

Power Department requirements and current NESC code and provide required easement/clearance(s) for equipment and Power lines.

- Make sure to contact John Galanis, 801-264-2723, for meter placement on the building(s) and proper metering equipment requirements before construction begins. No other comments.

The preceding comments are addressed as conditions of approval in the final section of this report.

VI. FINDINGS – FINAL SUBDIVISION

Based on the analysis and review of The Ridges at Murray Final Subdivision plans, staff finds the following:

1. With conditions, the proposed subdivision complies with the Murray City Subdivision Ordinance standards.
2. The proposed lots comply with the development standards for properties found in Chapters 17.120 and 17.60 of the Murray City Land Use Ordinance.
3. The proposed subdivision is in harmony with the purposes of the R-M-15 Zone, representing appropriate residential development.
4. The proposed subdivision is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for appropriate residential development in the area.

VII. CONCLUSION/RECOMMENDATION – FINAL SUBDIVISION REVIEW

Based on the information presented in this report, application materials submitted, and a site review, Staff recommends that the **Planning Commission grant Final Subdivision approval for the Ridges at Murray on the property addressed 5322 South Allendale Drive & 662 West 6300 South** subject to the following conditions:

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
    a. Meet City subdivision and PUD requirements. Provide plan and profile sheets for utilities. The plat should include street names, unit addresses, PUE's, and common areas.
    b. Provide a copy of the HOA declaration.
    c. Obtain a UDOT approval and City agreement for emergency access to 5400 South.
    d. Provide a site geotechnical study and implement recommendations.
    e. Provide a traffic impact study and implement recommendations.
    f. Meet City storm drain requirements. On-site retention of the 80th percentile storm and detention with a reduced release of 0.2 cfs per acre is required.
    g. Meet City well protection zone requirements.
    h. Obtain a City building permit for retaining walls greater than 4 foot in height.
    i. Install curb and gutter and sidewalk along property frontage to Allendale Drive.
    j. Provide a subdivision improvement bond for dedicated improvements prior to

recording the plat.

k. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work.
l. Obtain a City Excavation Permit for work within City roadways.

2. The subdivision shall meet the requirements of the Murray City Fire Department including the width of the access drives and emergency gate access requirements.

3. The twenty-foot wide (20') emergency gate is required by UDOT through an access agreement between UDOT and Murray City from the development to 5300 South Street. This access also serves as a driveway to an existing billboard. A construction and maintenance agreement between the City and Brad Reynolds Construction is required for the gate. These agreement(s) will not include Reagan Billboard Company access. Any agreements with Reagan Billboard Company will need to be handled by Brad Reynolds Construction and separate from the City agreement(s).

4. An 8-foot solid wall is required along 5300 South Street and a 6-foot vinyl fence along the west and north boundaries. New fencing shall be installed as approved by the Planning Commission prior to the issuance of any certificates of occupancy.

5. The developer shall meet all Murray City Water Division requirements.

6. The developer shall meet all Murray City Wastewater Division requirements.

7. The developer shall meet all Murray City Power Department requirements and meet to discuss planning the new power service.

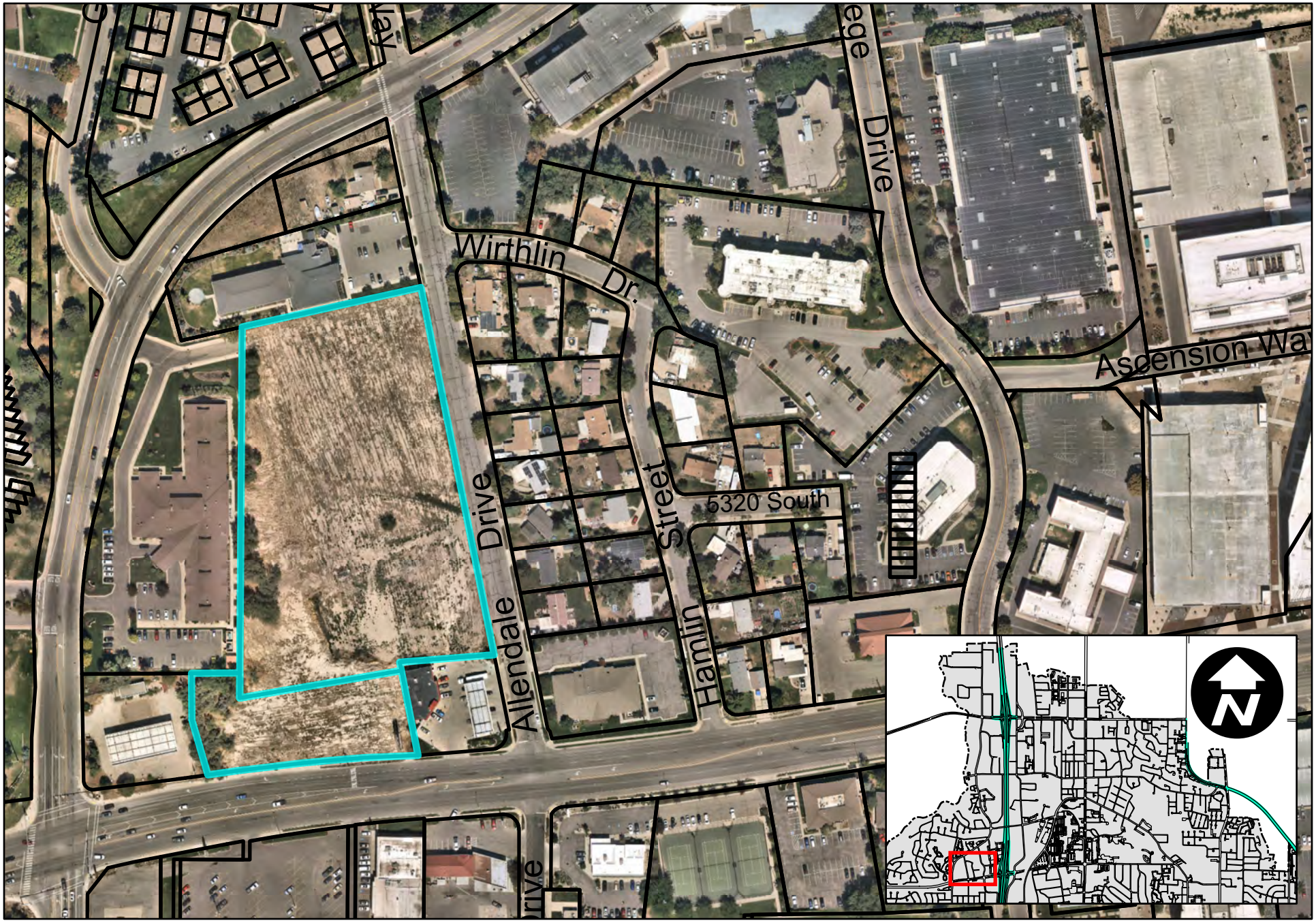
8. The subdivision improvements shall include the installation of street trees as required by Murray City Code.

9. The applicant shall provide a copy of the recorded CC&Rs to the Planning Division.

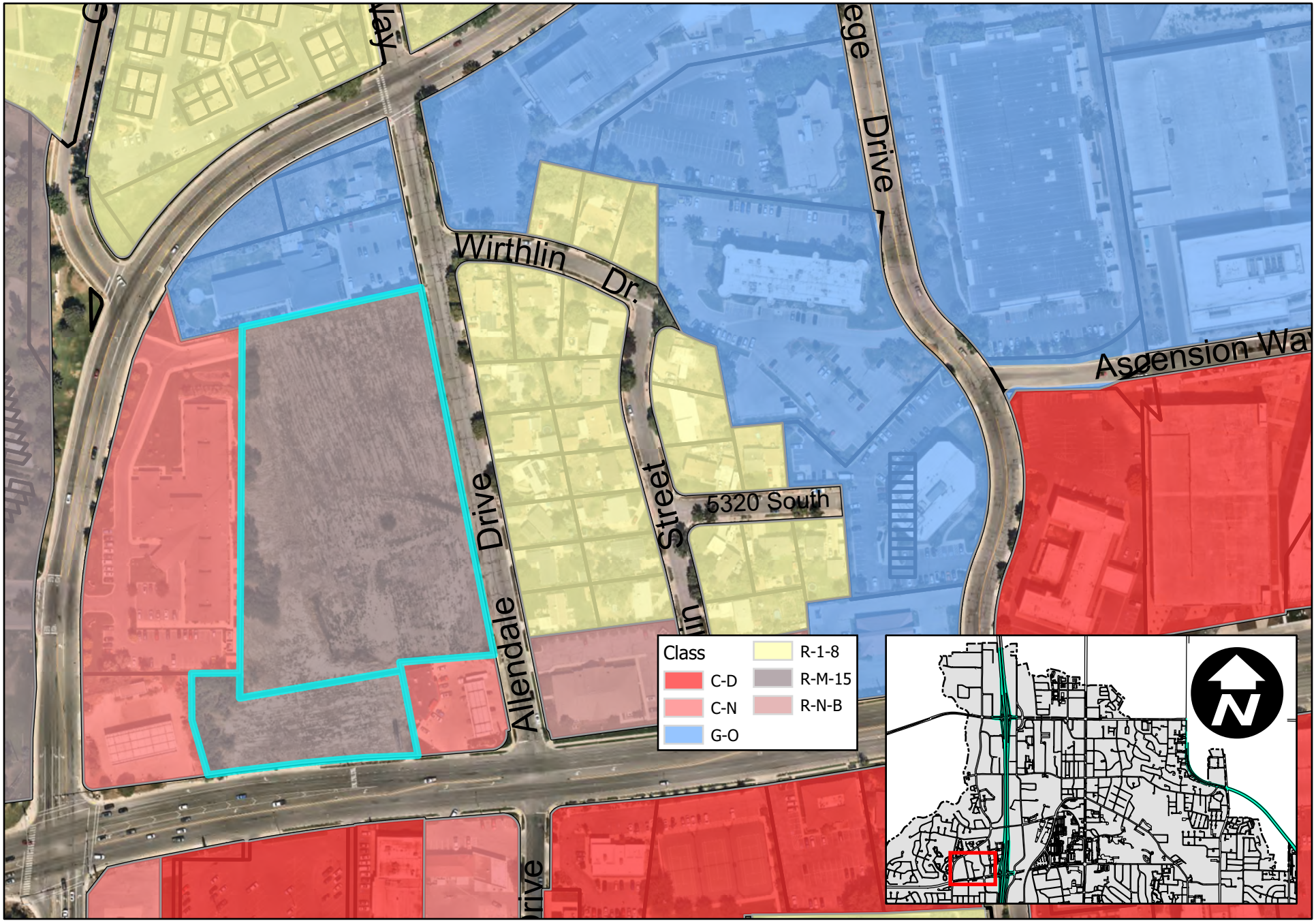
10. All units within the subdivision shall comply with the requirements of the R-M-15 Zone as outlined in Chapter 17.120, Chapter 17.62, Condominiums, and Planned Unit Development as outlined in Chapter 17.60 of the Murray City Land Use Ordinance.

11. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

5322 South Allendale Drive



5322 South Allendale Drive



SUBDIVISION & FLAG LOT APPLICATION

Project #_____

Type of Application (check all that apply):

☐ **Preliminary Subdivision** ☐ **Final Subdivision** ☐ **Subdivision Amendment**

Subdivision Name: The Ridges at Murray

Subject Property Address: 5322 S Alendale Dr

Parcel Identification (Sidwell) Number: 2112351019000

Parcel Area: 5.68 Current Use: Vacant

Zoning Classification: R-M-15

Applicant Name: Brad Reynolds Construction

Mailing Address: PO Box 17958

City, State, ZIP: SLC UT 84117

Daytime Phone #: 801-558-8800 Fax #: 801-281-2202

Email Address: brad@bradreynoldsconstruction.com

Business Name (If applicable): _____

Property Owner's Name (If different): Same as above

Property Owner's Mailing Address: Same as above

City, State, Zip: _____

Daytime Phone #: _____ Fax #: _____

Describe your request in detail (use additional page if necessary):

A Planned Unit Development consisting of 66 Townhome Units

Authorized Signature: _____ Date: 2-2-23

Property Owners Affidavit

I (we) Brad Reynolds, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 2 day of February, 2023.

State of Utah §

County of Salt Lake

Notary Public

Residing in: Sandy, UT

My commission expires: 7-13-26

SHANNON SARGENT
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 725745
COMM. EXP. 07-13-2026

Agent Authorization

I (we), _____, the owner(s) of the real property located at

_____, in Murray City, Utah, do hereby appoint

_____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

_____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

On the _____day of _____, 20 _____, personally appeared before me

_____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

State of Utah §

County of Salt Lake

Notary Public

Residing in: _____

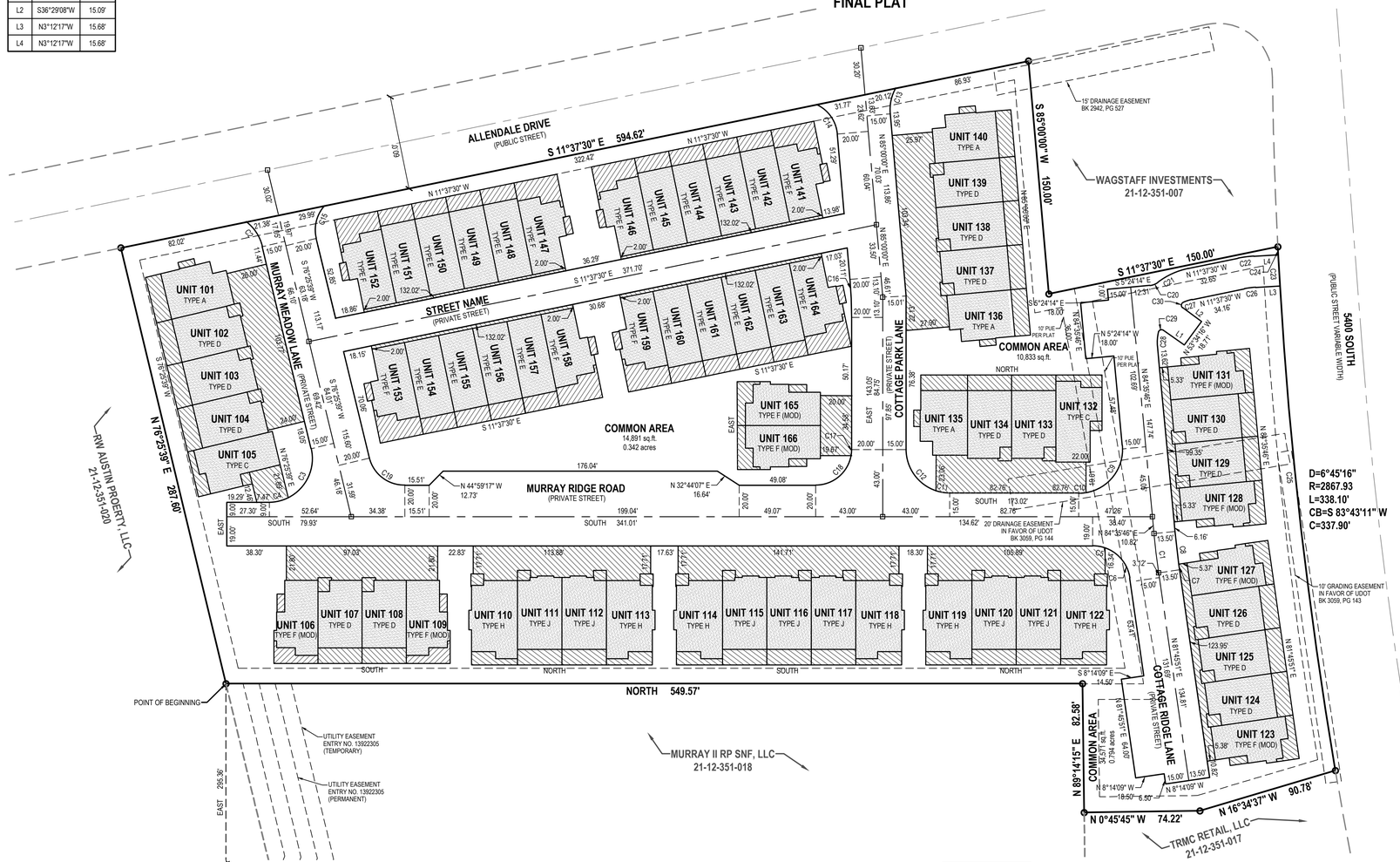
My commission expires: _____

RIDGES AT MURRAY

AMENDING ALL OF LOTS 1 AND 2 OF ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

FINAL PLAT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°27'33"E	16.42'
L2	S36°29'08"W	15.09'
L3	N3°12'17"W	15.68'
L4	N3°12'17"W	15.68'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	513.00'	25.36'	2°49'55"	S83°10'49"W	25.35'
C2	28.00'	19.26'	39°24'25"	N56°43'27"E	18.88'
C3	28.00'	37.42'	76°34'36"	S65°17'03"E	34.70'
C4	28.00'	13.19'	26°59'45"	S13°29'52"E	13.07'
C5	24.00'	8.14'	19°25'44"	N9°42'52"E	8.10'
C6	24.00'	26.11'	62°20'07"	N50°35'48"E	24.84'
C7	501.50'	3.74'	0°25'38"	S81°58'40"W	3.74'
C8	501.50'	21.05'	2°24'17"	S83°23'37"W	21.05'
C9	28.00'	41.92'	85°46'32"	S52°30'58"E	38.11'
C10	28.00'	4.71'	9°37'42"	S4°48'51"E	4.70'
C11	28.00'	9.02'	18°27'35"	S9°13'54"W	8.98'
C12	28.00'	34.96'	71°31'58"	S54°13'40"W	32.73'
C13	28.00'	16.97'	34°43'46"	N77°38'07"W	16.71'
C14	23.00'	24.15'	60°10'20"	N54°54'50"E	23.06'
C15	23.00'	22.28'	55°29'41"	N75°49'30"W	21.42'
C16	280.00'	24.43'	5°00'00"	N87°30'00"E	24.43'
C17	23.00'	3.89'	9°41'25"	S85°09'17"E	3.89'
C18	23.00'	32.24'	80°18'35"	S40°09'17"E	29.66'
C19	23.00'	31.21'	77°45'18"	S37°33'30"W	28.87'
C20	10.00'	5.58'	31°56'39"	S21°22'34"E	5.50'
C21	48.00'	21.55'	25°43'23"	N24°29'12"W	21.37'
C22	70.00'	10.29'	8°25'13"	N7°24'54"W	10.28'
C23	2867.93'	20.00'	0°23'58"	S86°47'43"W	20.00'
C24	2867.93'	5.11'	0°06'07"	S87°02'45"W	5.11'
C25	2867.93'	312.99'	6°15'10"	S83°28'08"W	312.83'
C26	50.00'	7.35'	8°25'13"	N7°24'54"W	7.34'
C27	28.00'	6.02'	12°19'25"	N17°47'12"W	6.01'
C28	28.00'	9.22'	18°51'39"	N85°58'24"W	9.18'
C29	2.00'	3.95'	113°01'43"	N20°01'43"W	3.34'
C30	2.00'	4.17'	119°33'57"	N83°43'53"W	3.46'

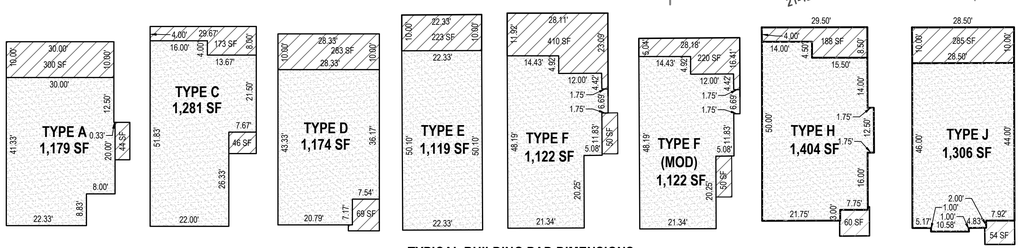
LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

HORIZONTAL GRAPHIC SCALE

TYPICAL BUILDING PAD DIMENSIONS

SCALE: 1" = 20'



WITNESS CORNER TO THE NORTHWEST CORNER SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (CALCULATED MONUMENT POSITION)
1,606.77'
BASIS OF BEARING
N 0°18'50" W CALC: 2,638.48'
1,031.71'
CALCULATED MONUMENT POSITION AT THE INTERSECTION OF 5300 SOUTH STREET AND 700 WEST STREET
N 0°13'20" W 2,640.17'
SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)

UTILITY NOTES:
PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES 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 EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

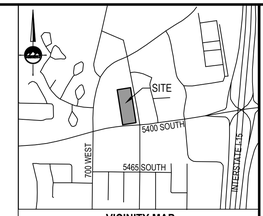
Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not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

DEVELOPER
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH 84117

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

SHEET 1 OF 1
PROJECT NUMBER : 11258
MANAGER : JBG
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 1/30/23

ENSIGN
THE STANDARD IN ENGINEERING
SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983



VICINITY MAP
NOT TO SCALE

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

BOUNDARY DESCRIPTION

Amending all of Lot 1 and Lot 2 of Advanced Health Care Lot 2 (Amended) Subdivision recorded March 11, 2021 as Entry No. 13594565 in Book 2021P at Page 064, in the office of the Salt Lake County Recorder. Said parcel of land is situate in the Southwest Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point located North 0°13'20" West 2,640.17 and North 0°18'50" West 1,031.71 feet and East 295.36 feet from the found Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 76°25'39" East 287.60 feet to the Westerly Right-of-Way line of Allendale Drive;
thence South 11°37'30" East 594.62 feet along said Westerly Right-of-Way line;
thence South 85°00'00" West 150.00 feet;
thence South 11°37'30" East 150.00 feet to the Northerly Right-of-Way line of 5400 South Street;
thence Southwesterly 338.10 feet along the arc of a 2,867.93 foot radius curve to the left (center bears South 02°54'11" East and the chord bears South 83°43'11" West 337.90 feet with a central angle of 06°45'16") along said Northerly Right-of-Way line;
thence North 16°34'37" West 90.78 feet;
thence North 00°45'45" West 74.22 feet;
thence North 89°14'15" East 82.58 feet;
thence North 549.57 feet to the point of beginning.

Contains 246,611 Square Feet or 5.661 Acres and 66 Townhome Units

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

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Murray City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "LIMITED COMMON", and "COMMON AREA" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

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

RIDGES AT MURRAY

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

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

_____.

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF_____ } 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 IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

EASEMENT APPROVAL

MURRAY SEWER AND WATER — DATE
MURRAY POWER — DATE
DOMINION ENERGY — DATE
COMCAST — DATE

SALT LAKE COUNTY FLOOD CONTROL
APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SALT LAKE COUNTY FLOOD CONTROL.
SALT LAKE COUNTY FLOOD CONTROL

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

CITY PLANNING APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____.
BY THE MURRAY CITY PLANNING DEPARTMENT.
CHAIR, PLANNING COMMISSION

BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____, 20_____.
BY THE BOARD OF HEALTH.
SALT LAKE COUNTY HEALTH DEPARTMENT

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

MURRAY CITY FIRE DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20_____.
BY THE MURRAY CITY FIRE DEPARTMENT.
SIGNED

MURRAY CITY GIS
APPROVED THIS _____ DAY OF _____, 20_____.
BY THE MURRAY CITY GIS DEPARTMENT.
SIGNED

MAYOR'S APPROVAL
PRESENTED TO THE MURRAY CITY COUNCIL THIS _____ DAY OF _____ A.D. 20_____ , AT WHICH TIME THIS SUBDIVISION WAS APPROVED.
ATTEST: MURRAY CITY RECORDER — MAYOR

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

RIDGES AT MURRAY

AMENDING ALL OF LOTS 1 AND 2 OF ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

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

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

BENCHMARK

SOUTHWEST CORNER SECTION 12
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

GENERAL NOTES

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

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT SECTION PER GEOTECHNICAL REPORT (3" ASPHALTIC CONCRETE OVER 8" UNTREATED BASE COURSE) OVER PROPERLY PREPARED SUBBASE AND DETAIL 10/C-500.
2. 24" MOUNTABLE CURB AND GUTTER PER DETAIL 6/C-500.
3. 30" TYPE "A" HIGH BACK CURB AND GUTTER PER MURRAY CITY STD DTL C-2 AND SPECIFICATIONS.
4. 6" THICK CONCRETE SIDEWALK PER MURRAY CITY STD DTL C-2 AND SPECIFICATIONS.
5. TRANSITION FROM STANDARD CURB AND GUTTER TO MOUNTABLE CURB AND GUTTER.
6. 4" THICK WHITE PAVEMENT MARKING PER MUTCD STANDARD PLANS.
7. 6" RIBBON CURB (0" C.F.) PER DETAIL 8/C-500.
8. 6" TYPE "P" VERTICAL CURB PER APWA STD PLAN NO 205.
9. 3' WATERWAY PER DETAIL 7/C-500.
10. CONCRETE PAVEMENT SECTION PER DETAIL 12/C-500.
11. HANDICAP ACCESS RAMP PER MURRAY CITY STD DTL C-1 AND SPECIFICATIONS.
12. STOP SIGN PER MURRAY CITY STD DTL C-8 AND SPECIFICATIONS.
13. STREET SIGN PER MURRAY CITY STD DTL C-9 AND SPECIFICATIONS.
14. PRIVATE RESIDENTIAL STREET LIGHT. INSTALL TYPE I JUNCTION BOX PER APWA STD PLAN NO. 731.
15. INSTALL 6' VINYL FENCING PER MANUFACTURER'S SPECIFICATIONS.
16. INSTALL 24" REVERSE PAN MOUNTABLE CURB AND GUTTER PER DETAIL 9/C-500.
17. TRANSITION FROM STANDARD PAN TO REVERSE PAN CURB AND GUTTER.
18. INSTALL VERTI-BLOCK RETAINING WALL PER MANUFACTURER'S SPECIFICATIONS.
19. INSTALL ROCK RETAINING WALL (3' MAX HEIGHT) PER DETAIL 13/C-500.
20. INSTALL 8' DECORATIVE PRECAST FENCE PER MANUFACTURER'S SPECIFICATIONS.
21. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. INSTALLATION PER PER MURRAY CITY STD DTL. C-8 AND C-9.
22. "STOP" SIGN PER MURRAY CITY STD DTL. C-8 AND C-9.
23. STREET SIGN PER MURRAY CITY STD DTL. C-8 AND C-9.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	86,313.50	35%
LOT/BLDG	78,915.20	32%
LANDSCAPING	81,381.30	33%
TOTAL SITE	246,610 5.66 ACRES	100%
TOTAL UNITS	66	
BEDROOM COUNTS (3 PER UNIT)	198	
REQUIRED PARKING STALLS (2.5 STALLS/UNIT)	165	

PARKING DATA TABLE	
STANDARD STALLS	17
ADA - ACCESSIBLE STALLS	1
UNIT PARKING - GARAGE	132
UNIT PARKING - DRIVEWAY	66
TOTAL STALLS	216



ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH
CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

RIDGES AT MURRAY

5322 S. ALLENDALE DRIVE
MURRAY, UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
11258	2/21/23
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-100

Bench

Bench

600 West

5300 South

Think
Architecture

March 13, 2023

0 15 30 60 90

Concept Plan

Ridges at Murray
Murray, Utah

GERMAINIA GARDENS SUBDIVISION NO. 1

LOT 11

600 WEST STREET

SIDEWALK

S 11°38'57" E 593.17'

OVERLAP

EXC. 11

EXC. 14

SDMH
RIM=4285.59'
INV. 60" RCP S=4277.00'
INV. 60" RCP N=4272.58'
INV. 15" RCP W=4280.49'

SMH
RIM=4286.15'
INV. 24" RCP S=4281.55'
INV. 24" RCP N=4281.55'

WMH
RIM=4285.30'

CONCRETE SIDEWALK

BUILDING
2,493 SQ. FT.

SDCB/IRR. CANAL
RIM=4288.81'
INV. 60" RCP N=4279.31'
INV. 12" CCP W=4283.71'

IRRIGATION CB

21-12-351-007
WAGSTAFF INVESTMENTS

ASPHALT PARKING AREA
AND GAS PUMPS

S 89°00'00" W 150.00'

SDCB
RIM=4292.44'
INV. 30" RCP W=4286.09'
INV. 30" RCP E=4286.09'

IRRIGATION CB

IRRIGATION VALVE

BUILDING

S 11°37'30" E 150.00'

IRRIGATION CB

BILLBOARD

LOT 2
ADVANCED HEALTH CARE SUBDIVISION
21-12-351-019
WIRTHLIN PROPERTIES LC
247,495 SQ. FT.
5.68 ACRES

666 WEST
5300 SOUTH

OPEN FIELD

SHED

N 77°06'51" E 289.94'

BUILDING

GAP

ELECTRICAL BOX

SDCB
RIM=4284.76'

SDCB
RIM=4293.33'
INV. 30" RCP S=4287.23'
INV. 30" RCP E=4287.23'

COMMUNICATIONS BOX

SDMH
RIM=4292.65'
INV. 15" RCP S=4287.20'
INV. 15" RCP W=4287.45'
INV. 30" RCP N=4287.75'

SDCB
RIM=4292.52'
INV. 15" RCP N=4286.92'
INV. 15" RCP S=4287.27'

EXC. 13

R=2867.93'
L=334.76'
D=6°41'16"
CH=S84°13'48"W
CH L=334.57'

OPEN FIELD

5300 SOUTH STREET

SIDEWALK

MAILBOX

EXC. 12

COMMUNICATIONS BOX

EXC. 14

NORTH 547.70'

CONCRETE WALK

UNDERGROUND CABLE BOX

ELECTRICAL BOX

21-12-351-020
RW AUSTIN PROPERTY LLC

SDCB
RIM=4284.91'
INV. 15" RCP S=4281.11'

SDCB
RIM=4288.72'
INV. 15" RCP N=4281.87'
INV. 15" RCP S=4282.02'

SDMH
RIM=4300.89'

BUILDING

SDCB
RIM=4288.18'
INV. 15" RCP S=4286.33'

SDCB
RIM=4288.53'
INV. 15" RCP N=4286.03'
INV. 15" RCP S=4285.93'

S 89°14'15" W 76.57'

FOUND REBAR AND CAP
LARSEN AND MALMQUIST

UNDERGROUND CABLE BOX

SHED

SIGN

SDCB
RIM=4295.18'

N 0°45'45" W 74.22'

N 16°34'37" W 90.78'

S 89°14'15" W 173.77'

LOT 1
ADVANCED HEALTH CARE SUBDIVISION
21-12-351-018
MURRAY II RP SNF, LLC

21-12-351-017
TESORO REFINING &
MARKETING COMPANY LLC

POINT OF BEGINNING
ADVANCED HEALTH
CARE SUBDIVISION
BOOK 2006 PAGE 131

EAST 44.17' (RECORD)
39.52' (CALCULATED)

NORTH 476.93' (RECORD)
478.98' (CALCULATED)

SOUTHWEST
CORNER
SECTION 12,
T2S, R1W,
SLB&M
(FOUND BRASS
CAP MONUMENT)

CALCULATED MONUMENT
POSITION AT THE
INTERSECTION OF 5300
SOUTH STREET
AND 700 WEST STREET

255.45' (CALCULATED)

WITNESS CORNER TO
THE NORTHWEST
CORNER SECTION 12,
T2S, R1W, SLB&M
(CALCULATED
MONUMENT POSITION)

BASIS OF BEARING
N 0°18'50" W 5277.04' (CALCULATED)

GRAPHIC SCALE
30 0 15 30 60
1" (INCH) = 30 ' (FEET)

S2016-12-0947 2 of 2
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

No.	DATE	REVISIONS	BY

DRAWN BY: MGO SURVEY DATE: 1/28/2016

PROFESSIONAL LAND SURVEYOR
NATHAN B. WEBER
No. 5152762
2/15/16
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

DIAMOND
LAND SURVEYING, LLC
Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & A.C.S.M. Surveys
5243 South Greenspire Drive
Murray, Utah 84123
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

ALTA,ACSM LAND TITLE SURVEY
666 WEST 5300 SOUTH
MURRAY, UTAH 84123

KIMLEY HORN

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ALL REPORTS, DESIGNS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF DIAMOND DESIGN AND LAND SURVEYING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR WRITTEN AGREEMENT

DATE PLOTTED 2/15/16

JOB No. 16-010

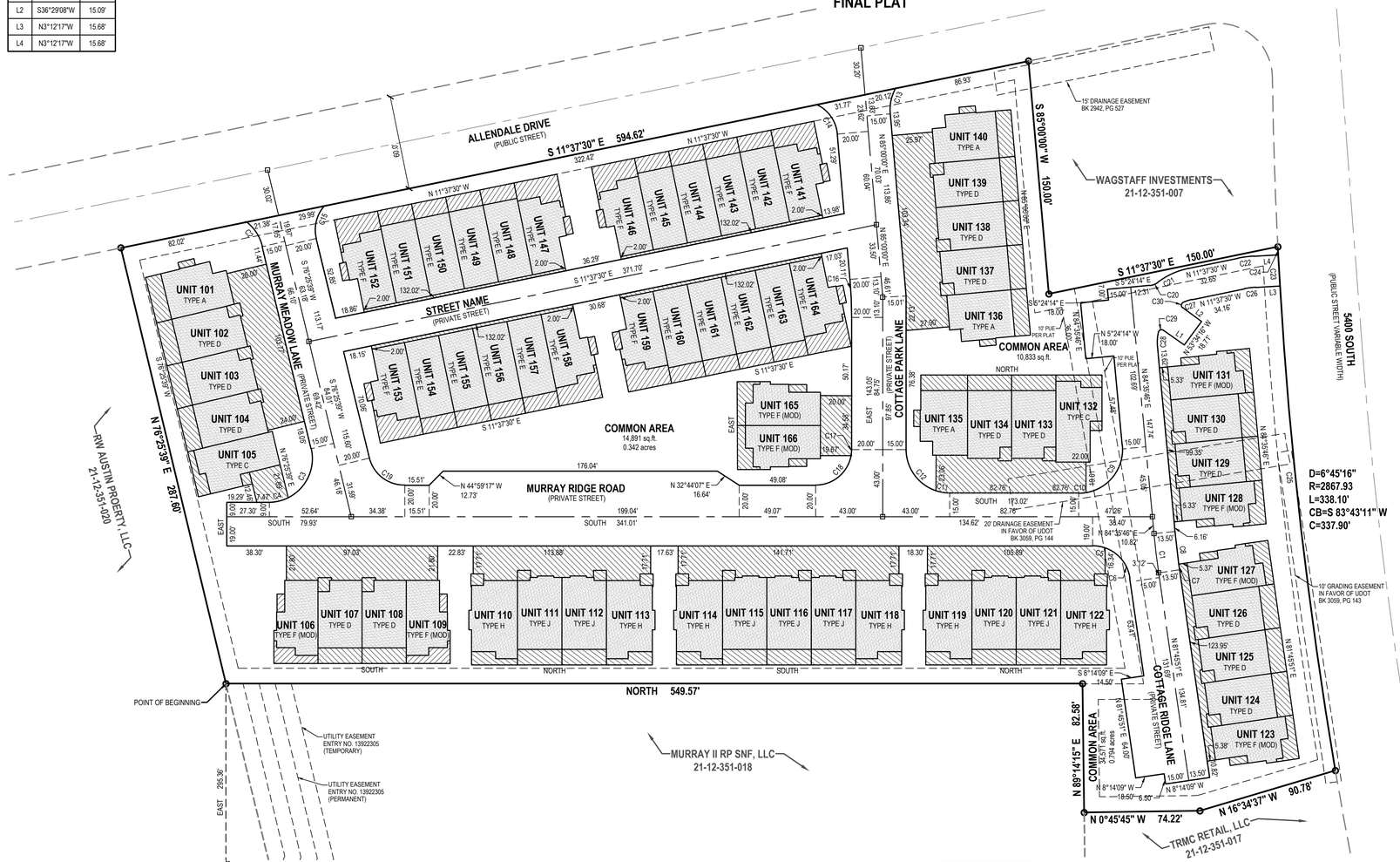
SHEET 2 OF 2

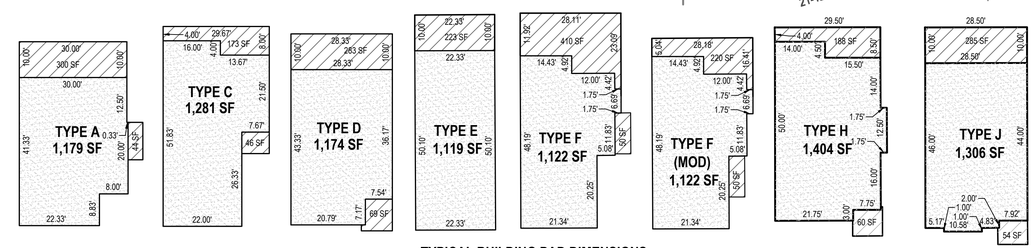
RIDGES AT MURRAY

AMENDING ALL OF LOTS 1 AND 2 OF ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

FINAL PLAT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°27'33"E	16.42'
L2	S36°29'08"W	15.09'
L3	N3°12'17"W	15.68'
L4	N3°12'17"W	15.68'





TYPICAL BUILDING PAD DIMENSIONS

SCALE: 1" = 20'

UTILITY NOTES:
PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES 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 EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

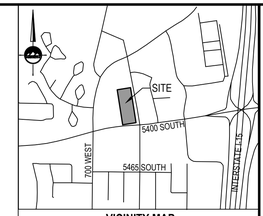
Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not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

DEVELOPER
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH 84117

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

SHEET 1 OF 1
PROJECT NUMBER : 11258
MANAGER : JBG
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 1/30/23

ENSIGN
THE STANDARD IN ENGINEERING
SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	513.00'	25.36'	2°49'55"	S83°10'49"W	25.35'
C2	28.00'	19.26'	39°24'25"	N56°43'27"E	18.88'
C3	28.00'	37.42'	76°34'36"	S65°17'03"E	34.70'
C4	28.00'	13.19'	26°59'45"	S13°29'52"E	13.07'
C5	24.00'	8.14'	19°25'44"	N9°42'52"E	8.10'
C6	24.00'	26.11'	62°20'07"	N50°35'48"E	24.84'
C7	501.50'	3.74'	0°25'38"	S81°58'40"W	3.74'
C8	501.50'	21.05'	2°24'17"	S83°23'37"W	21.05'
C9	28.00'	41.92'	85°46'32"	S52°30'58"E	38.11'
C10	28.00'	4.71'	9°37'42"	S4°48'51"E	4.70'
C11	28.00'	9.02'	18°27'35"	S9°13'54"W	8.98'
C12	28.00'	34.96'	71°31'58"	S54°13'40"W	32.73'
C13	28.00'	16.97'	34°43'46"	N77°38'07"W	16.71'
C14	23.00'	24.15'	60°10'20"	N54°54'50"E	23.06'
C15	23.00'	22.28'	55°29'41"	N75°49'30"W	21.42'
C16	280.00'	24.43'	5°00'00"	N87°30'00"E	24.43'
C17	23.00'	3.89'	9°41'25"	S85°09'17"E	3.89'
C18	23.00'	32.24'	80°18'35"	S40°09'17"E	29.66'
C19	23.00'	31.21'	77°45'18"	S37°33'30"W	28.87'
C20	10.00'	5.58'	31°56'39"	S21°22'34"E	5.50'
C21	48.00'	21.55'	25°43'23"	N24°29'12"W	21.37'
C22	70.00'	10.29'	8°25'13"	N7°24'54"W	10.28'
C23	2867.93'	20.00'	0°23'58"	S86°47'43"W	20.00'
C24	2867.93'	5.11'	0°06'07"	S87°02'45"W	5.11'
C25	2867.93'	312.99'	6°15'10"	S83°28'08"W	312.83'
C26	50.00'	7.35'	8°25'13"	N7°24'54"W	7.34'
C27	28.00'	6.02'	12°19'25"	N17°47'12"W	6.01'
C28	28.00'	9.22'	18°51'39"	N85°58'24"W	9.18'
C29	2.00'	3.95'	113°01'43"	N20°01'43"W	3.34'
C30	2.00'	4.17'	119°33'57"	N83°43'53"W	3.46'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

HORIZONTAL GRAPHIC SCALE
0 ## ##
(IN FEET)
HORZ: 1 inch = ## ft.

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

Amending all of Lot 1 and Lot 2 of Advanced Health Care Lot 2 (Amended) Subdivision recorded March 11, 2021 as Entry No. 13594565 in Book 2021P at Page 064, in the office of the Salt Lake County Recorder. Said parcel of land is situate in the Southwest Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point located North 0°13'20" West 2,640.17 and North 0°18'50" West 1,031.71 feet and East 295.36 feet from the found Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 76°25'39" East 287.60 feet to the Westerly Right-of-Way line of Allendale Drive;
thence South 11°37'30" East 594.62 feet along said Westerly Right-of-Way line;
thence South 85°00'00" West 150.00 feet;
thence South 11°37'30" East 150.00 feet to the Northerly Right-of-Way line of 5400 South Street;
thence Southwesterly 338.10 feet along the arc of a 2,867.93 foot radius curve to the left (center bears South 02°54'11" East and the chord bears South 83°43'11" West 337.90 feet with a central angle of 06°45'16") along said Northerly Right-of-Way line;
thence North 16°34'37" West 90.78 feet;
thence North 00°45'45" West 74.22 feet;
thence North 89°14'15" East 82.58 feet;
thence North 549.57 feet to the point of beginning.

Contains 246,611 Square Feet or 5.661 Acres and 66 Townhome Units

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

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Murray City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "LIMITED COMMON", and "COMMON AREA" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

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

RIDGES AT MURRAY

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

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

_____.
By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF_____ } 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 IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

EASEMENT APPROVAL

MURRAY SEWER AND WATER — DATE
MURRAY POWER — DATE
DOMINION ENERGY — DATE
COMCAST — DATE

SALT LAKE COUNTY FLOOD CONTROL
APPROVED THIS _____ DAY OF _____, 20_____, BY THE SALT LAKE COUNTY FLOOD CONTROL.
SALT LAKE COUNTY FLOOD CONTROL

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

CITY PLANNING APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____, BY THE MURRAY CITY PLANNING DEPARTMENT.
CHAIR, PLANNING COMMISSION

BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____, 20_____, BY THE BOARD OF HEALTH.
SALT LAKE COUNTY HEALTH DEPARTMENT

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

MURRAY CITY FIRE DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20_____, BY THE MURRAY CITY FIRE DEPARTMENT.
SIGNED

MURRAY CITY GIS
APPROVED THIS _____ DAY OF _____, 20_____, BY THE MURRAY CITY GIS DEPARTMENT.
SIGNED

MAYOR'S APPROVAL
PRESENTED TO THE MURRAY CITY COUNCIL THIS _____ DAY OF _____ A.D. 20_____ , AT WHICH TIME THIS SUBDIVISION WAS APPROVED.
ATTEST: MURRAY CITY RECORDER — MAYOR

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

RIDGES AT MURRAY

AMENDING ALL OF LOTS 1 AND 2 OF ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

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

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

BENCHMARK

SOUTHWEST CORNER SECTION 12 TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

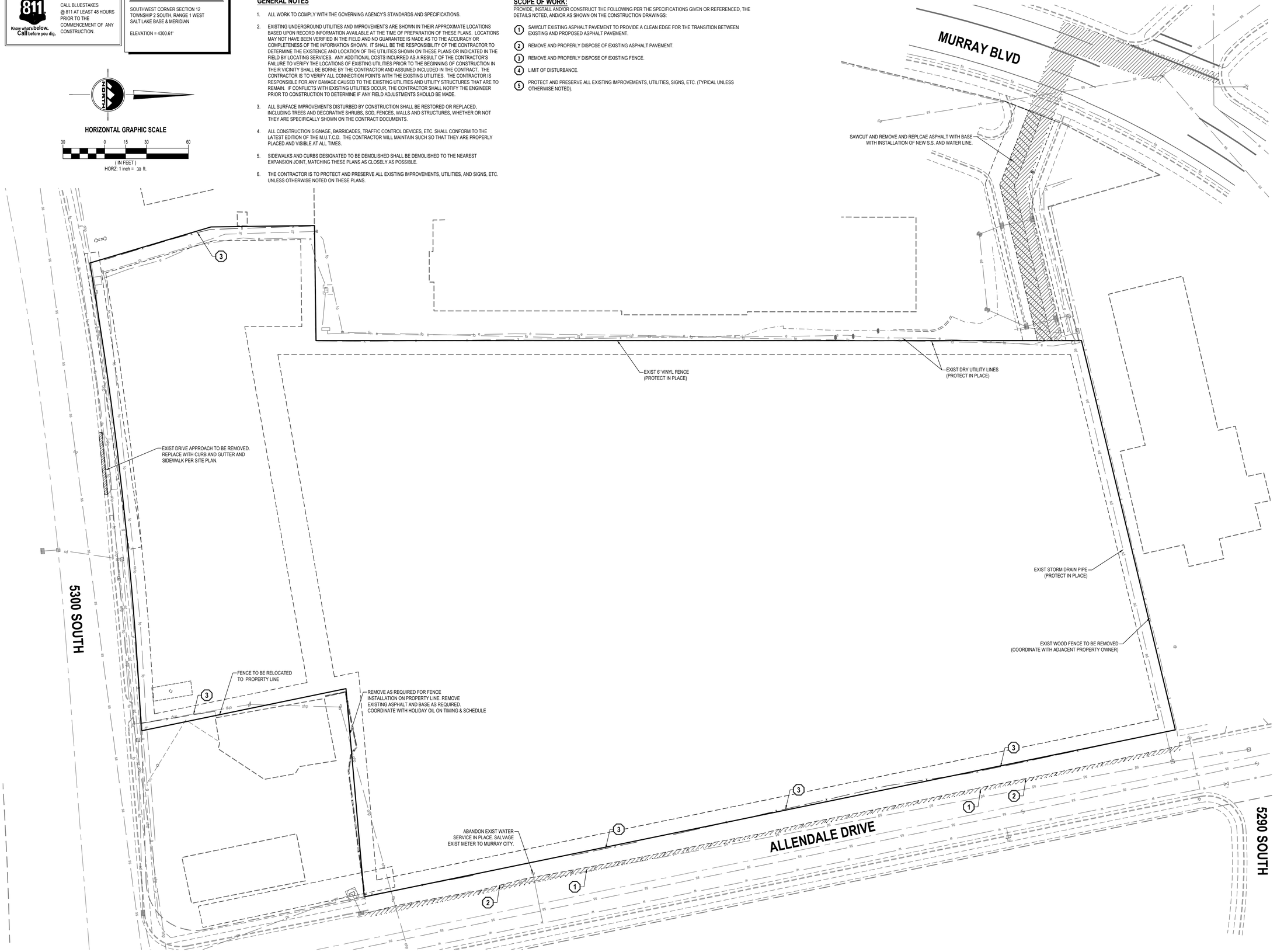
GENERAL NOTES

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

SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
4. LIMIT OF DISTURBANCE.
5. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).



ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH
CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

RIDGES AT MURRAY

5322 S. ALLENDALE DRIVE
MURRAY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
11258	2/1/23
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-002

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

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

BENCHMARK

SOUTHWEST CORNER SECTION 12
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

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

GENERAL NOTES

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

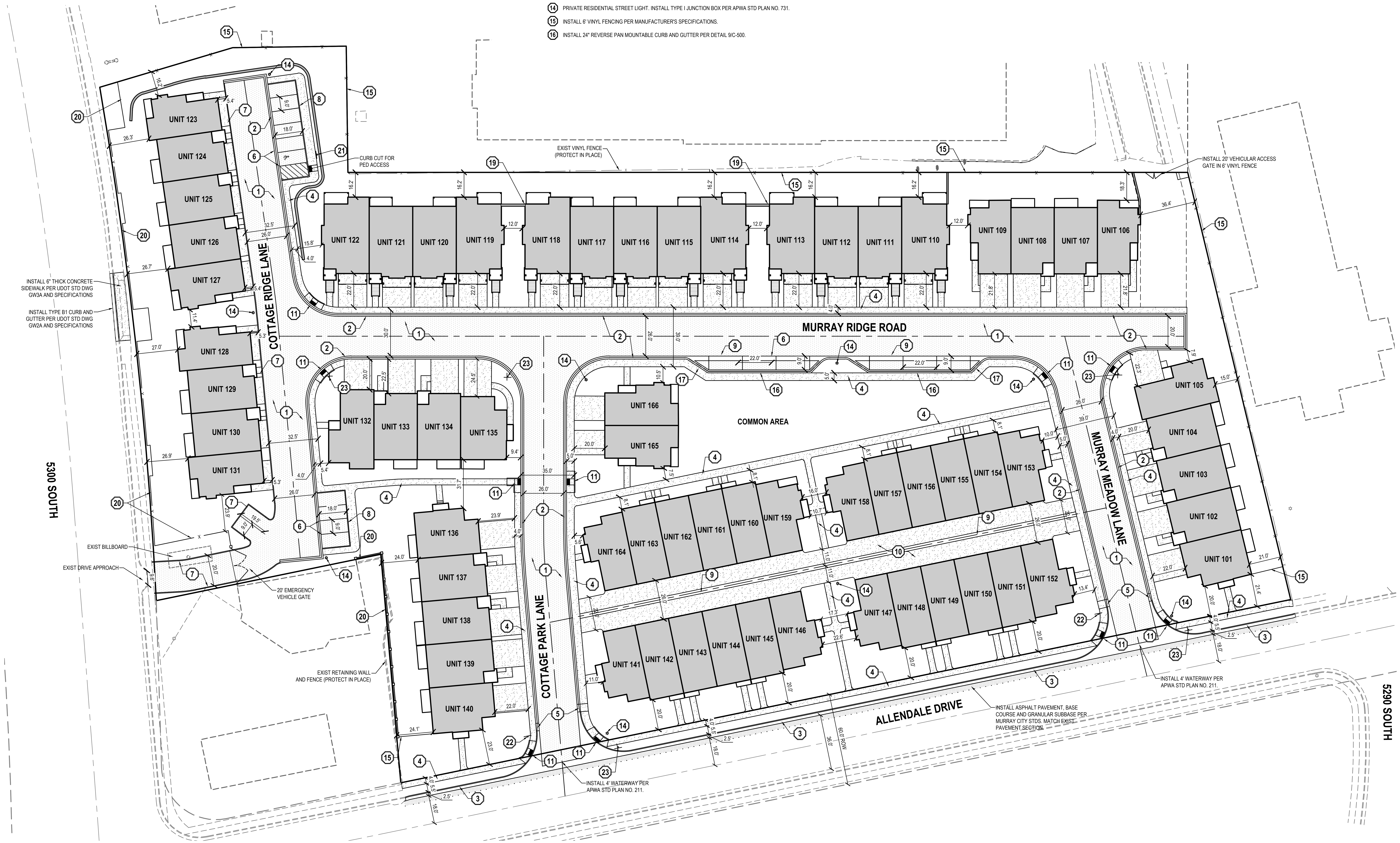
SCOPE OF WORK:

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

1. ASPHALT PAVEMENT SECTION PER GEOTECHNICAL REPORT (3" ASPHALTIC CONCRETE OVER 8" UNTREATED BASE COURSE) OVER PROPERLY PREPARED SUBBASE AND DETAIL 10/C-500.
2. 24" MOUNTABLE CURB AND GUTTER PER DETAIL 6/C-500.
3. 30" TYPE "A" HIGH BACK CURB AND GUTTER PER MURRAY CITY STD DTL C-2 AND SPECIFICATIONS.
4. 6" THICK CONCRETE SIDEWALK PER MURRAY CITY STD DTL C-2 AND SPECIFICATIONS.
5. TRANSITION FROM STANDARD CURB AND GUTTER TO MOUNTABLE CURB AND GUTTER.
6. 4" THICK WHITE PAVEMENT MARKING PER MUTCD STANDARD PLANS.
7. 6" RIBBON CURB (0" C.F.) PER DETAIL 8/C-500.
8. 6" TYPE "P" VERTICAL CURB PER APWA STD PLAN NO 205.
9. 3' WATERWAY PER DETAIL 7/C-500.
10. CONCRETE PAVEMENT SECTION PER DETAIL 12/C-500.
11. HANDICAP ACCESS RAMP PER MURRAY CITY STD DTL C-1 AND SPECIFICATIONS.
12. STOP SIGN PER MURRAY CITY STD DTL C-8 AND SPECIFICATIONS.
13. STREET SIGN PER MURRAY CITY STD DTL C-9 AND SPECIFICATIONS.
14. PRIVATE RESIDENTIAL STREET LIGHT. INSTALL TYPE I JUNCTION BOX PER APWA STD PLAN NO. 731.
15. INSTALL 6' VINYL FENCING PER MANUFACTURER'S SPECIFICATIONS.
16. INSTALL 24" REVERSE PAN MOUNTABLE CURB AND GUTTER PER DETAIL 9/C-500.
17. TRANSITION FROM STANDARD PAN TO REVERSE PAN CURB AND GUTTER.
18. INSTALL VERTI-BLOCK RETAINING WALL PER MANUFACTURER'S SPECIFICATIONS.
19. INSTALL ROCK RETAINING WALL (3' MAX HEIGHT) PER DETAIL 13/C-500.
20. INSTALL 8' DECORATIVE PRECAST FENCE PER MANUFACTURER'S SPECIFICATIONS.
21. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS. INSTALLATION PER PER MURRAY CITY STD DTL. C-8 AND C-9.
22. "STOP" SIGN PER MURRAY CITY STD DTL. C-8 AND C-9.
23. STREET SIGN PER MURRAY CITY STD DTL. C-8 AND C-9.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	86,313.50	35%
LOT/BLDG	78,915.20	32%
LANDSCAPING	81,381.30	33%
TOTAL SITE	246,610 5.66 ACRES	100%
TOTAL UNITS	66	
BEDROOM COUNTS (3 PER UNIT)	198	
REQUIRED PARKING STALLS (2.5 STALLS/UNIT)	165	

PARKING DATA TABLE	
STANDARD STALLS	17
ADA - ACCESSIBLE STALLS	1
UNIT PARKING - GARAGE	132
UNIT PARKING - DRIVEWAY	66
TOTAL STALLS	216



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SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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Phone: 435.843.3590

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CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

RIDGES AT MURRAY

5322 S. ALLENDALE DRIVE
MURRAY, UTAH

SITE PLAN

PROJECT NUMBER 11258
PRINT DATE 2/21/23
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-100

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

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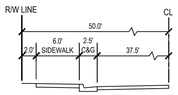
BENCHMARK

SOUTHWEST CORNER SECTION 12 TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN

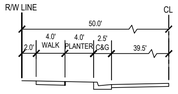
ELEVATION = 4300.61'

UDOT GENERAL NOTES

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 - 9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.
18. NO ABOVE GROUND FEATURES GREATER THAN 3.5 FEET IN HEIGHT MAY BE PLACED WITHIN THE SIGHT TRIANGLES AS SHOWN ON THE SITE PLAN, SHEET C-200.



1 C-101 **SECTION A-A**
SCALE: NTS



2 C-101 **SECTION B-B**
SCALE: NTS

5300 SOUTH (SR-173)
SPEED LIMIT ZONE: **40 MPH**
ACCESS CATEGORY: **3 (S-PU)**
MILEPOST OF REQUESTED ACCESS: **8.9**

NORTH

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

UNIT 122 TYPE H
UNIT 132 TYPE C
21-12-351-022 PROPOSED DEVELOPMENT
UNIT 123 TYPE F (MOD)
UNIT 124 TYPE D
UNIT 125 TYPE D
UNIT 126 TYPE D
UNIT 127 TYPE F (MOD)
UNIT 128 TYPE F (MOD)
UNIT 129 TYPE D
UNIT 130 TYPE D
UNIT 131 TYPE F (MOD)
EMERGENCY VEHICLE ACCESS DOUBLE SWING GATE PER DETAIL 5/C-500. GATE TO BE MOTORIZED WITH GATE OPERATORS AND SHALL INCLUDE KNOX AND SIREN YELP SYSTEM (SOS 12 SENSOR OR EQUAL)
21-12-351-007 WAGSTAFF INVESTMENTS
EXIST BILLBOARD
PROPOSED EMERGENCY VEHICLE APPARATUS ROAD
A-A C-101
B-B C-101
20.0'
EXIST R/W LINE
48.8'
40.0' EXIST ACCESS
10.7' EXIST ACCESS
153.8'
36.6' EXIST ACCESS (TO BE CLOSED)
21-12-351-017 TRMC RETAIL LLC
151.1'
42.0' EXIST ACCESS
FENCING TO BE INSTALLED WITH AT LEAST 1 FT OFFSET FROM R/W LINE (TYP.)
5300 SOUTH (SR-173)
EXIST MEDIAN CURB

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH
CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

RIDGES AT MURRAY

5322 S. ALLENDALE DRIVE
MURRAY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

UDOT ACCESS PLAN

PROJECT NUMBER	PRINT DATE
11258	2/1/23
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-101

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

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BENCHMARK

SOUTHWEST CORNER SECTION 12 TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

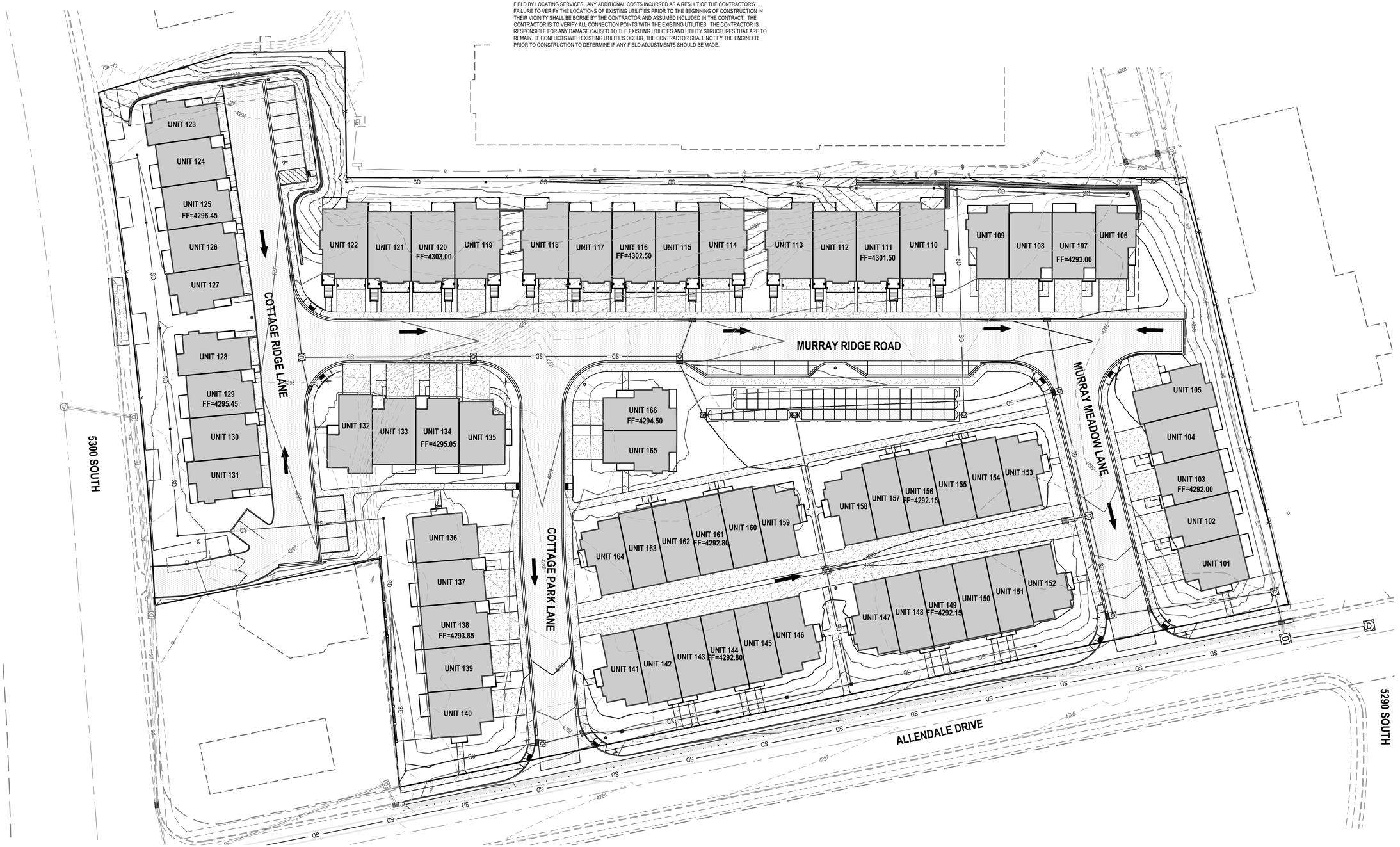
HORZ: 1 inch = 30 ft.

LEGEND

100-YR OVERLAND FLOW PATH

GENERAL NOTES

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



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Sandy, UT 84070
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LAYTON
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RIDGES AT MURRAY

5322 S. ALLENDALE DRIVE
MURRAY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

OVERALL GRADING & DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11258	2/1/23
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-200

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

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BENCHMARK

SOUTHWEST CORNER SECTION 12
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
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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) UNDERGROUND CHAMBER SYSTEM: INSTALL MC-3500 STORMTECH CHAMBER SYSTEM (OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS. 61 CHAMBERS WITH 8 END CAPS. SUBMITTAL REQUIRED PRIOR TO ORDERING MATERIALS.

BTM GRAVEL = 4280.65
BTM CHAMBERS = 4281.65
TOP CHAMBERS = 4285.40
TOP GRAVEL = 4286.40

80TH PERCENTILE STORM RETENTION
VOLUME REQUIRED = 3,708 C.F.
VOLUME PROVIDED = 3,803 C.F.
HWM = 4282.60

100-YR, 24-HR STORM DETENTION
VOLUME REQUIRED = 11,179 C.F.
VOLUME PROVIDED = 12,040 C.F.
HWM = 4285.80

(2) INSTALL ORIFICE PLATE (5.00" DIA) ON NORTH SIDE OF STORM DRAIN BOX PER DETAIL 11/C-500.

(3) INSTALL 15F SNOUT ON PIPE INLET INTO STORMTECH SYSTEM PER MANUFACTURER'S SPECIFICATIONS. STORM DRAIN BOX TO HAVE MINB. 37.5" OF SUMP BELOW INLET PIPE ELEVATION.

NORTH

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

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

RIDGES AT MURRAY

5322 S. ALLENDALE DRIVE
MURRAY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

GRADING & DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11258	2/1/23
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-201

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

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

BENCHMARK

SOUTHWEST CORNER SECTION 12
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

GENERAL NOTES

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



ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

RIDGES AT MURRAY

5322 S. ALLENDALE DRIVE
MURRAY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

GRADING & DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11258	2/1/23
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-202

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

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

BENCHMARK

SOUTHWEST CORNER SECTION 12 TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

GENERAL NOTES

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

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. 8" C900 PVC CULINARY WATER LINE PER MURRAY CITY STANDARDS AND SPECIFICATIONS.
2. 10" C900 PVC CULINARY WATER LINE PER MURRAY CITY STANDARDS AND SPECIFICATIONS.
3. FIRE HYDRANT ASSEMBLY (COMPLETE) PER MURRAY CITY SPECIFICATIONS.
4. INSTALL 4" SDR-35 PVC SAN-SWR LATERAL @ 2% MIN SLOPE PER MURRAY CITY STDS AND SPECIFICATIONS.
5. IRRIGATION POINT OF CONNECTION: INSTALL 2" SDR-9 POLY SERVICE LINE W/ STOP AND WASTE VALVE AND BACKFLOW PREVENTION DEVICE PER MURRAY SPECIFICATIONS.
6. SAWCUT AND PATCH EXIST ASPHALT PER MURRAY CITY SPECIFICATIONS. MATCH EXIST PAVEMENT SECTION.
7. CONNECT TO EXISTING SEWER MAIN WITH NEW MANHOLE AND CAST IN PLACE BASE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
8. INSTALL 1" SDR-9 POLY PIPE WATER SERVICE W/ CURB STOP VALVE PER MURRAY CITY SPECIFICATIONS.
9. INSTALL 6" WATER METER AND VAULT PER APWA STD PLAN NO. 525 AND SPECIFICATIONS.
10. INSTALL DETECTOR CHECK VALVE PER APWA STD PLAN N O. 572 AND SPECIFICATIONS.



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THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH
CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

RIDGES AT MURRAY

5322 S. ALLENDALE DRIVE
MURRAY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 11258
PRINT DATE 2/1/23
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-300

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

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

BENCHMARK

SOUTHWEST CORNER SECTION 12 TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

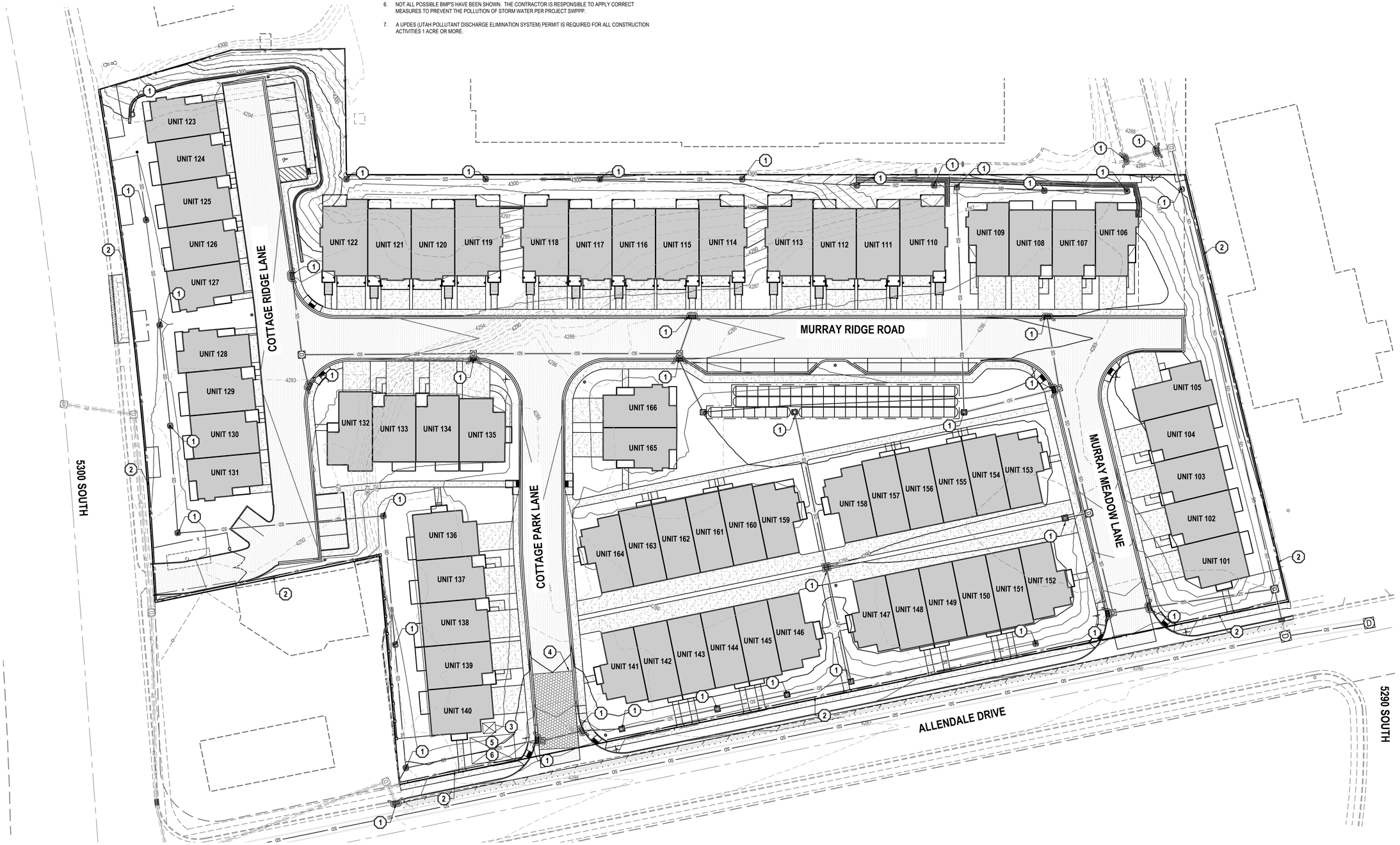
GENERAL NOTES

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

SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 1/C-500.
2. SILT FENCE PER DETAIL 2/C-500.
3. PORTABLE TOILET PER DETAIL 3/C-500.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4/C-500.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.



ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

RIDGES AT MURRAY

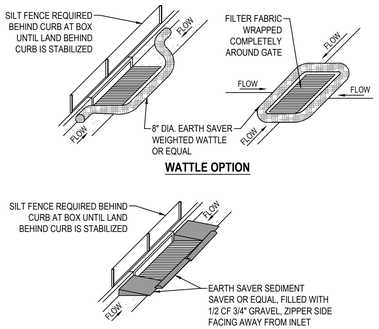
5322 S. ALLENDALE DRIVE
MURRAY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169376
ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
11258	2/1/23
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-400

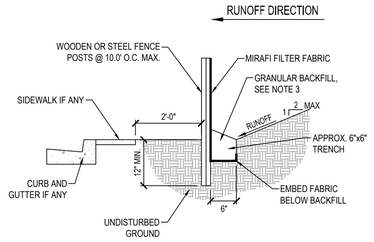


NOTES:

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

1 SAG INLET PROTECTION

SCALE: NONE

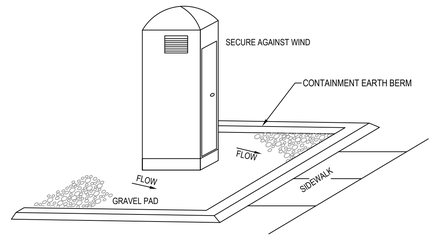


NOTES:

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

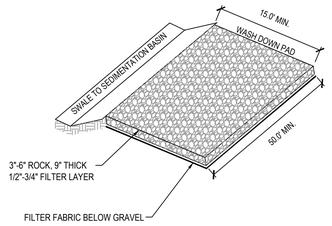
2 TEMPORARY SILT FENCE

SCALE: NONE



3 PORTABLE TOILET

SCALE: NONE

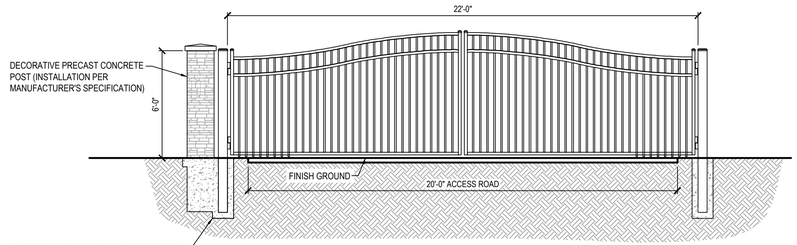


NOTE:

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

4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



GATE PRODUCT INFORMATION (OR EQUAL):

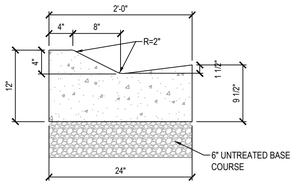
1. MANUFACTURER: AMERISTAR
2. MODEL: MONTAGE II 3-RAIL DOUBLE SWING STEEL ARCHED GATE
3. GATE HEIGHT: 6 FT
4. OPENING SIZE: 22 FT
5. FENCE STYLE: MAJESTIC
6. COLOR/FINISH: BLACK

NOTES:

1. THIS DRAWING IS FOR REFERENCE ONLY. DETAILED DESIGN DRAWINGS SHOULD BE PREPARED BY THE MANUFACTURER AND SUBMITTED FOR REVIEW.
2. INSTALL EQUIPMENT AS SHOWN PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
3. PROVIDE A SWING GATE OPERATOR FOR EACH GATE LEAF.

5 VEHICLE ACCESS GATE

SCALE: NONE

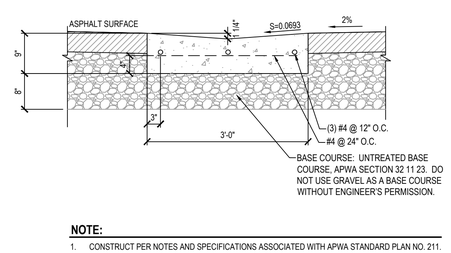


NOTE:

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

6 24" MOUNTABLE CURB AND GUTTER

SCALE: NONE

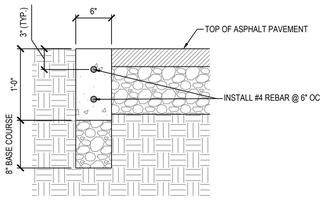


NOTE:

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

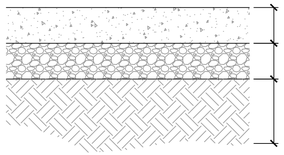
7 3' WATERWAY

SCALE: NONE



CONCRETE NOTES

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



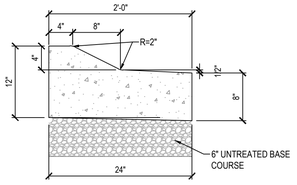
5" PORTLAND CEMENT CONCRETE (4,000 PSI, 28 DAY COMPRESSION STRENGTH, 6% AIR ENTRAINED, 4" SLUMP)

6" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

PROPERLY PREPARED SUBGRADE OR FILL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

8 RIBBON CURB (MODIFIED TYPE "P" CURB)

SCALE: NONE

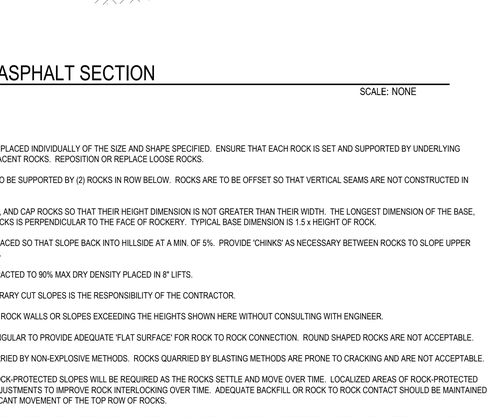


NOTE:

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

9 24" REVERSE PAN MOUNTABLE CURB AND GUTTER

SCALE: NONE



NOTES:

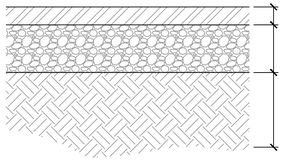
1. EACH ROCK IS TO BE PLACED INDIVIDUALLY OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
2. UPPER ROCKS ARE TO BE SUPPORTED BY (2) ROCKS IN ROW BELOW. ROCKS ARE TO BE OFFSET SO THAT VERTICAL SEAMS ARE NOT CONSTRUCTED IN WALL.
3. PLACE BASE, FACING, AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE, FACING, AND CAP ROCKS IS PERPENDICULAR TO THE FACE OF ROCKERY. TYPICAL BASE DIMENSION IS 1.5 x HEIGHT OF ROCK.
4. ROCKS ARE TO BE PLACED SO THAT SLOPE BACK INTO HILLSIDE AT A MIN. OF 5%. PROVIDE 'CHINKS' AS NECESSARY BETWEEN ROCKS TO SLOPE UPPER ROCKS ADEQUATELY.
5. ALL FILL TO BE COMPACTED TO 90% MAX DRY DENSITY PLACED IN 8" LIFTS.
6. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. DO NOT CONSTRUCT ROCK WALLS OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
8. ROCKS ARE TO BE ANGULAR TO PROVIDE ADEQUATE 'FLAT SURFACE' FOR ROCK TO ROCK CONNECTION. ROUND SHAPED ROCKS ARE NOT ACCEPTABLE.
9. ROCKS ARE TO QUARRIED BY NON-EXPLOSIVE METHODS. ROCKS QUARRIED BY BLASTING METHODS ARE PRONE TO CRACKING AND ARE NOT ACCEPTABLE.
10. MAINTENANCE OF ROCK-PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
11. CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK-PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL ERODING THROUGH THE JOINTS BETWEEN THE ROCKS. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK-PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK PROTECTED SLOPES.

10 ASPHALT SECTION

SCALE: NONE

ASPHALT NOTES

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



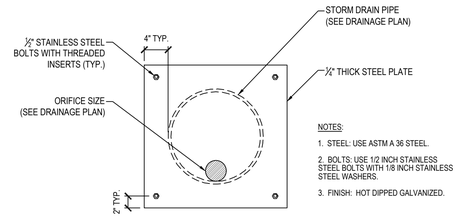
3" ASPHALTIC CONCRETE PER SPECIFICATIONS, DM-1/2, PG 64-22, MAX RAP=15%

8" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

PROPERLY PREPARED SUBGRADE OR FILL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

11 ORIFICE PLATE

SCALE: NONE



NOTES:

1. STEEL: USE ASTM A 36 STEEL.
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
3. FINISH: HOT DIPPED GALVANIZED.

12 CONCRETE PAVEMENT SECTION

SCALE: NONE

13 ROCK RETAINING WALL

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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Phone: 435.865.1453

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FOR:
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P.O. BOX 17958
SALT LAKE CITY, UTAH
CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

RIDGES AT MURRAY

5322 S. ALLENDALE DRIVE
MURRAY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

DETAILS

PROJECT NUMBER	PRINT DATE
11258	2/1/23
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-500

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BENCHMARK

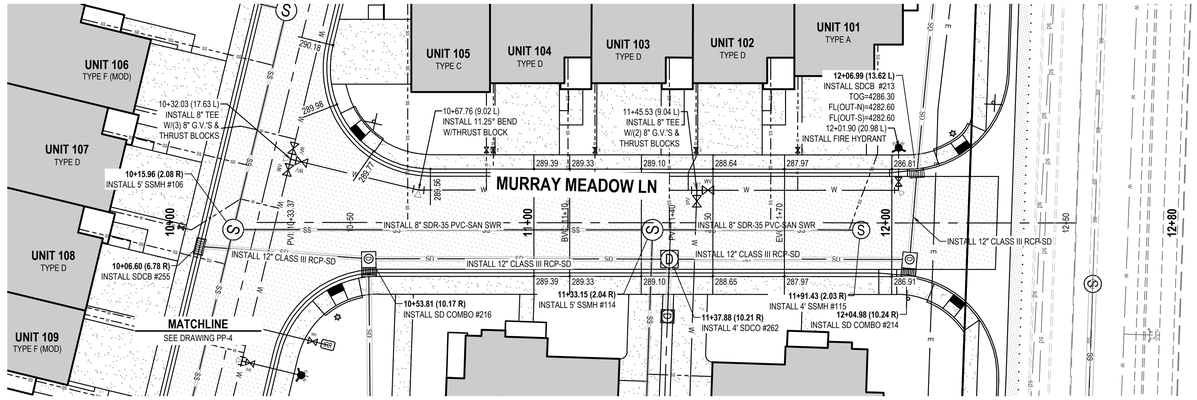
SOUTHWEST CORNER SECTION 12 TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

SCOPE OF WORK:

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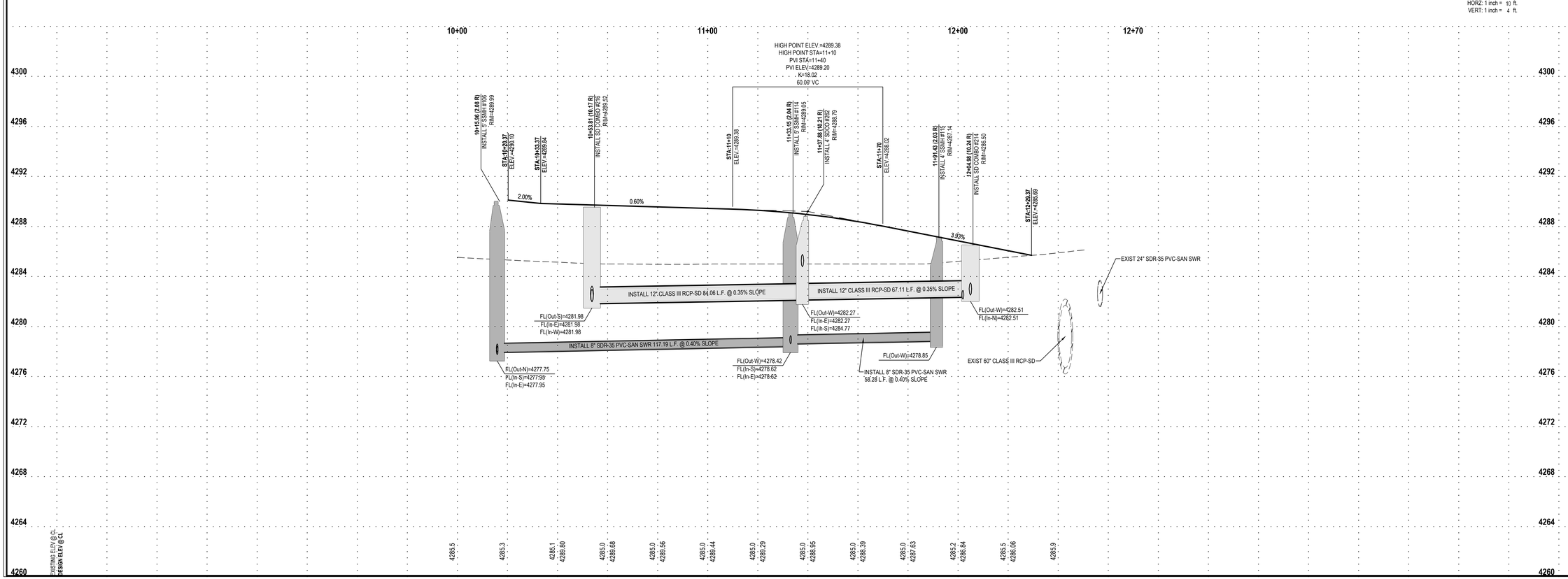


MURRAY MEADOW LN

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
HORZ: 1 inch = 10 ft.
VERT: 1 inch = 4 ft.



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Sandy, UT 84070
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MURRAY MEADOW LN
PLAN AND PROFILE

PROJECT NUMBER 11258
PRINT DATE 2/1/23
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CHECKED BY
PROJECT MANAGER

PP-1

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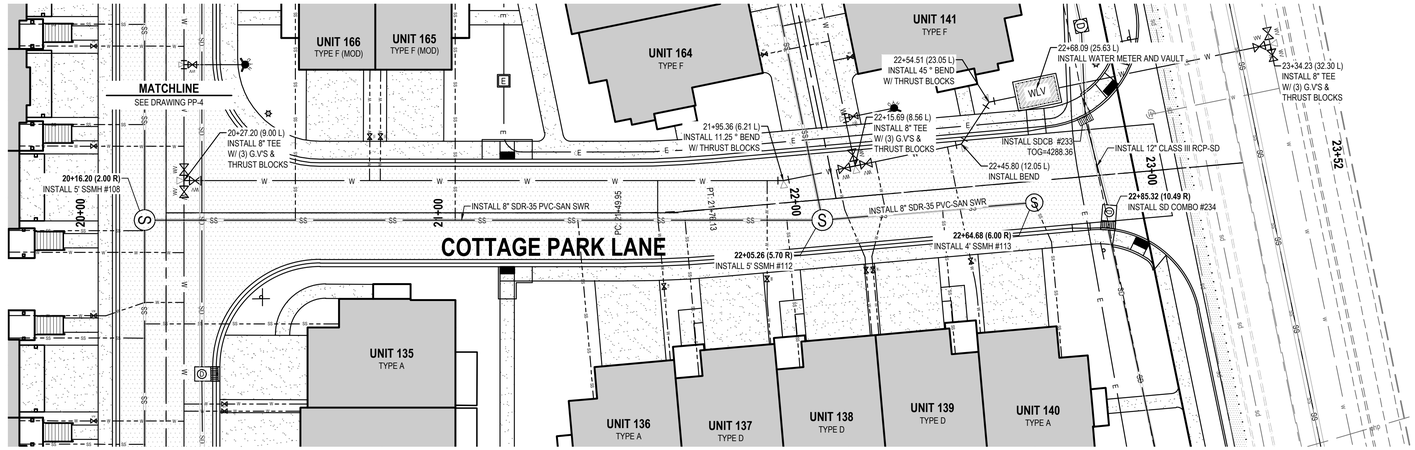
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TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

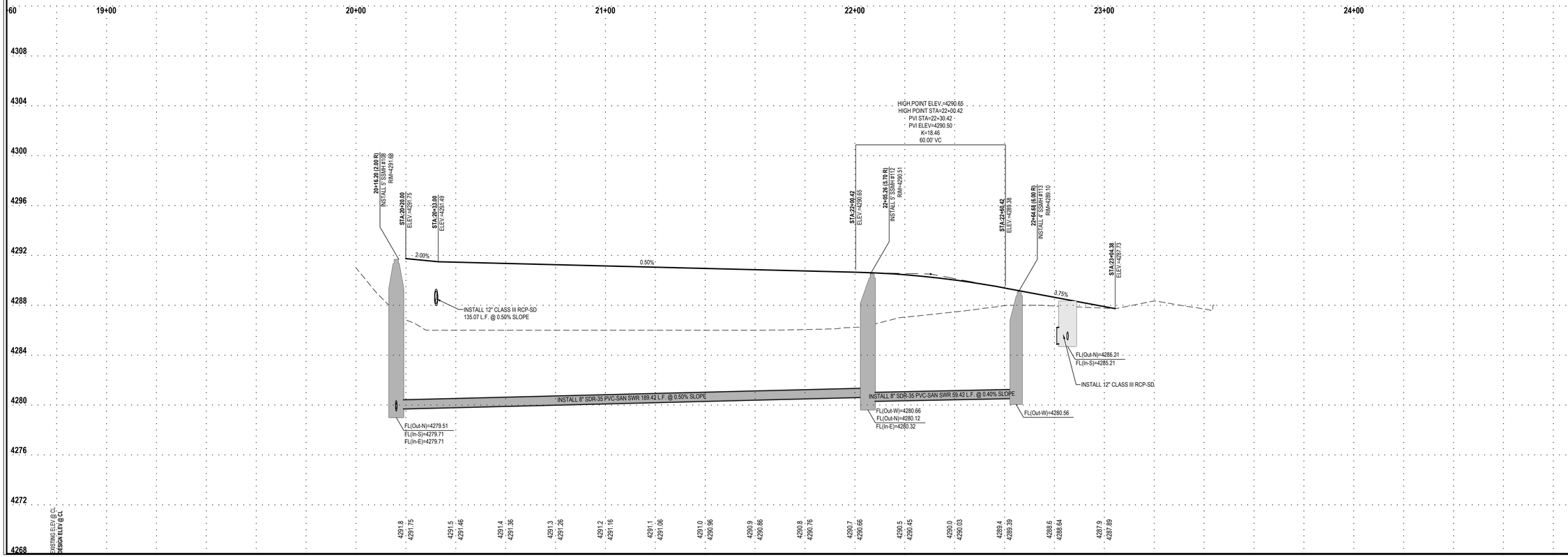
SCOPE OF WORK:

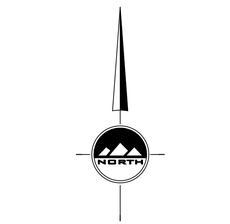
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CRESTHAVEN PARK





HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

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THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

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FOR:
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P.O. BOX 17958
SALT LAKE CITY, UTAH

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

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LICENSED PROFESSIONAL ENGINEER
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ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

CRESTHAVEN PARK
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
11258	2/1/23
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PROJECT MANAGER	

PP-2

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BENCHMARK

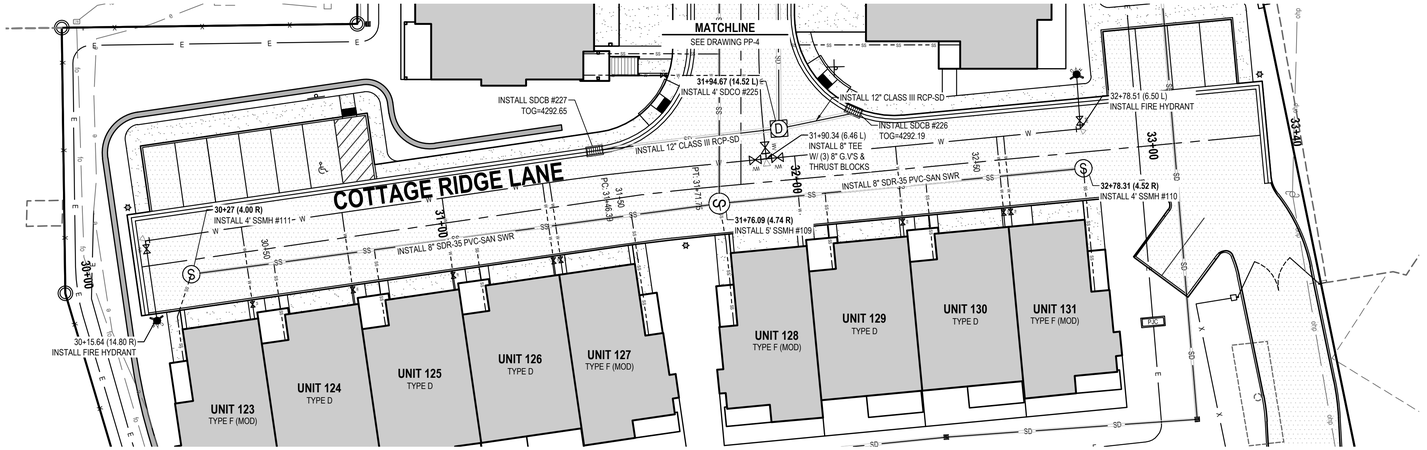
SOUTHWEST CORNER SECTION 12
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

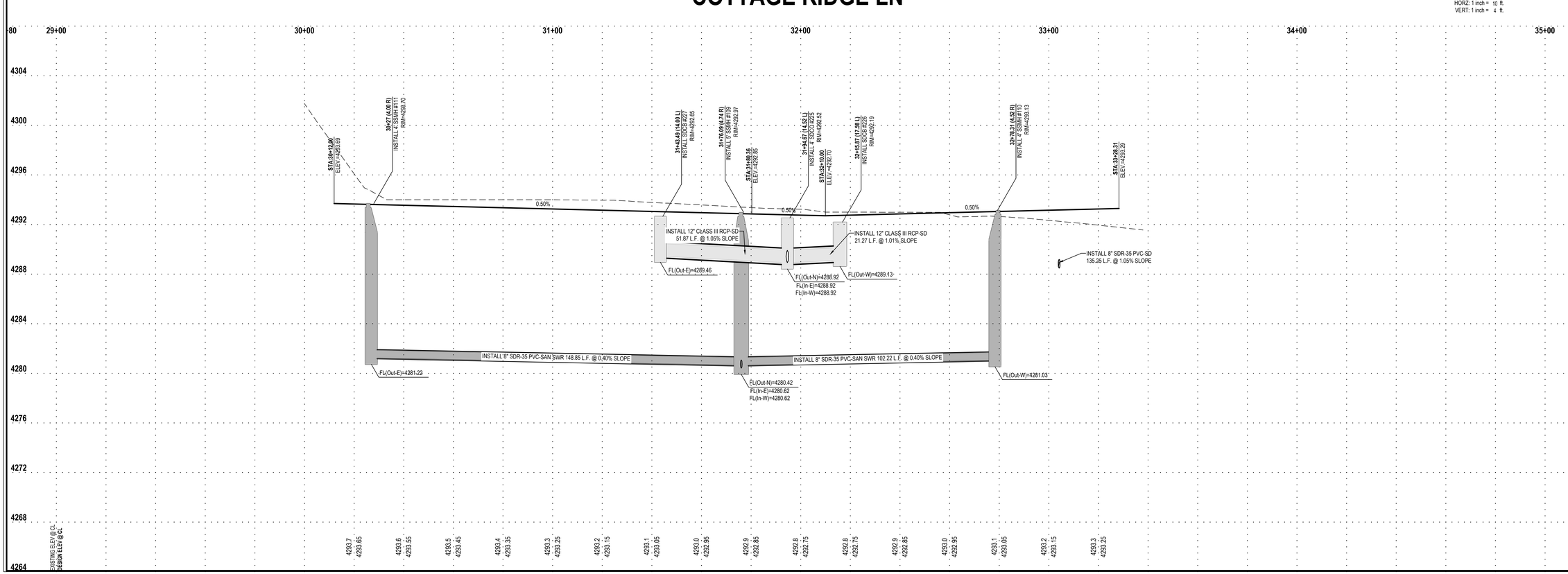
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COTTAGE RIDGE LN



HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

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THE STANDARD IN ENGINEERING

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

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STATE OF UTAH

COTTAGE RIDGE LN
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
11258	2/1/23
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PROJECT MANAGER	

PP-3

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BENCHMARK

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NORTH

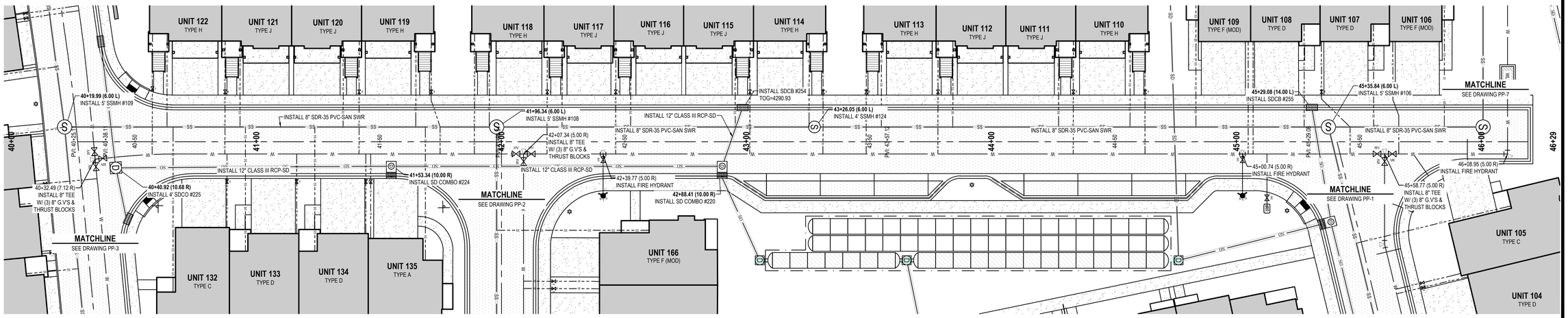
HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

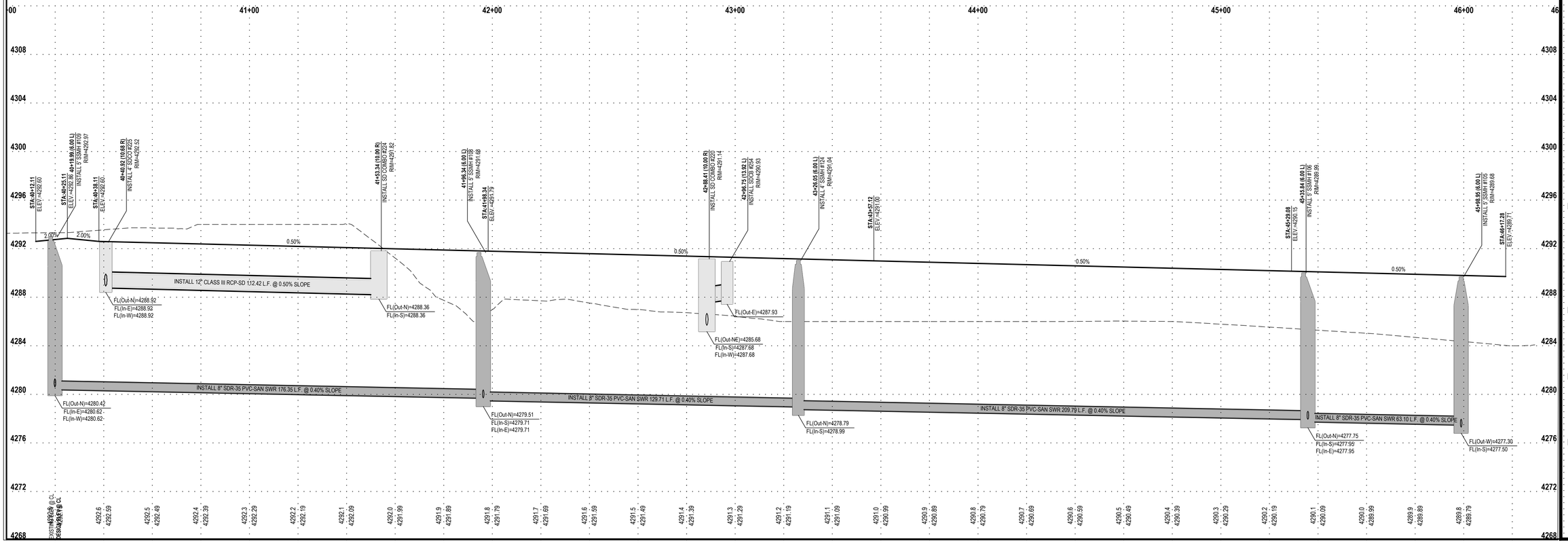
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MURRAY RIDGE RD



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RIDGES AT MURRAY

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MURRAY, UTAH

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ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

MURRAY RIDGE RD PLAN AND PROFILE

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PROJECT MANAGER	

PP-4

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BENCHMARK

SOUTHWEST CORNER SECTION 12 TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

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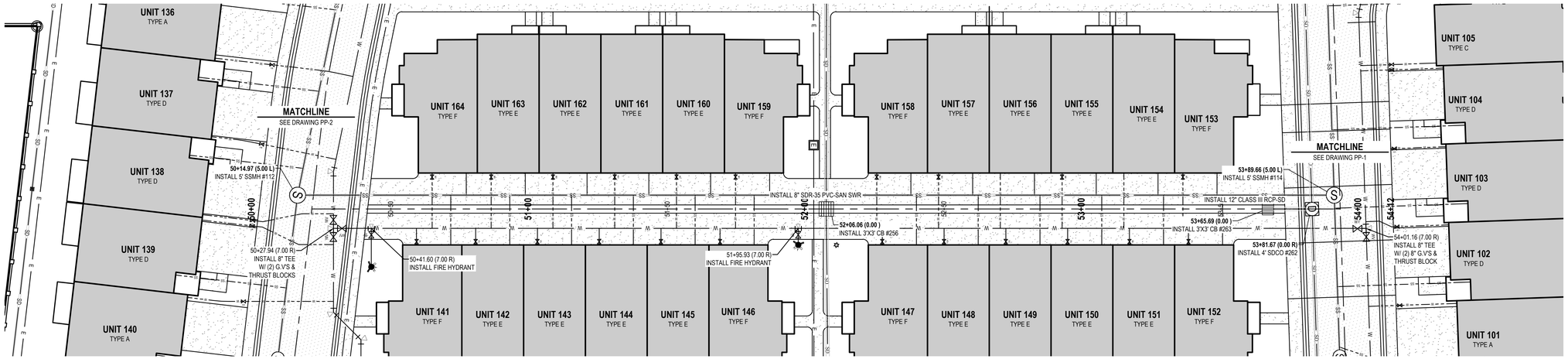
NORTH

HORIZONTAL GRAPHIC SCALE

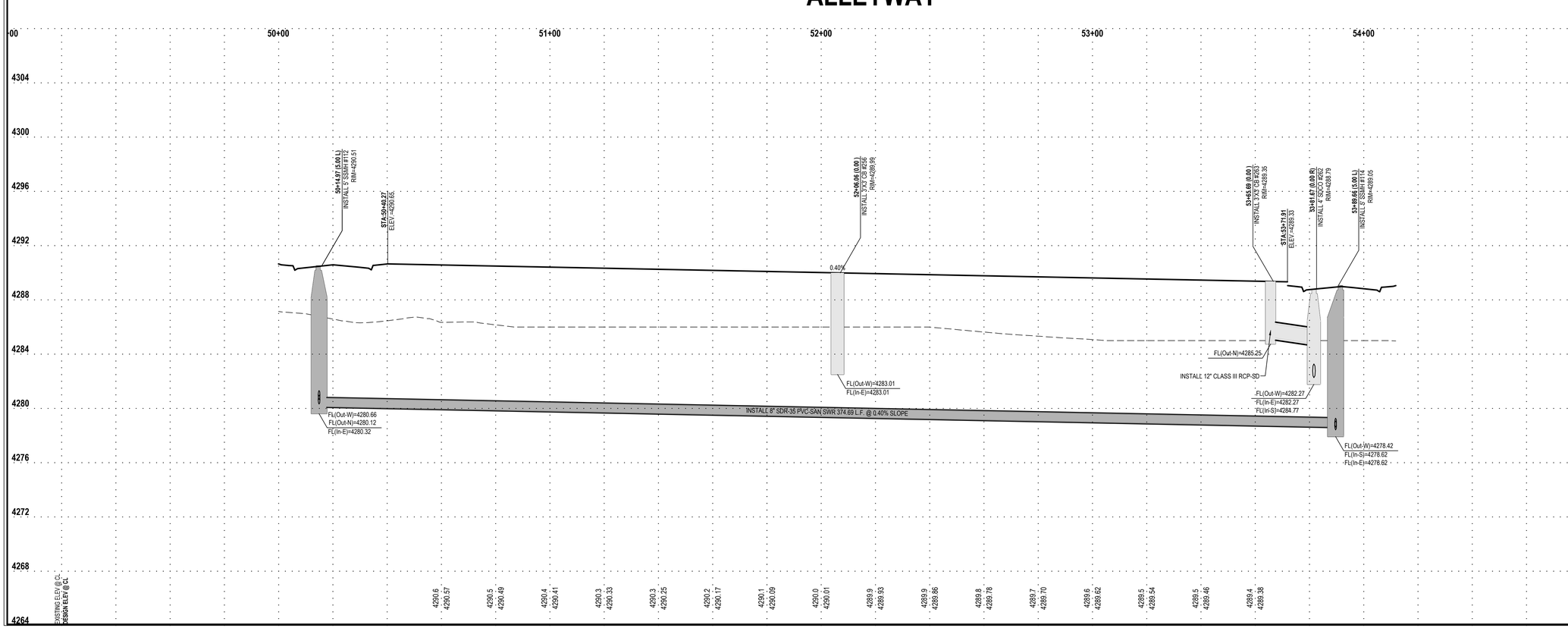
10 0 5 10 20

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ALLEYWAY



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Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

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CONTACT:
BRAD REYNOLDS
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2-1-2023
STATE OF UTAH

ALLEYWAY PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
11258	2/1/23
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PROJECT MANAGER	

PP-5

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BENCHMARK

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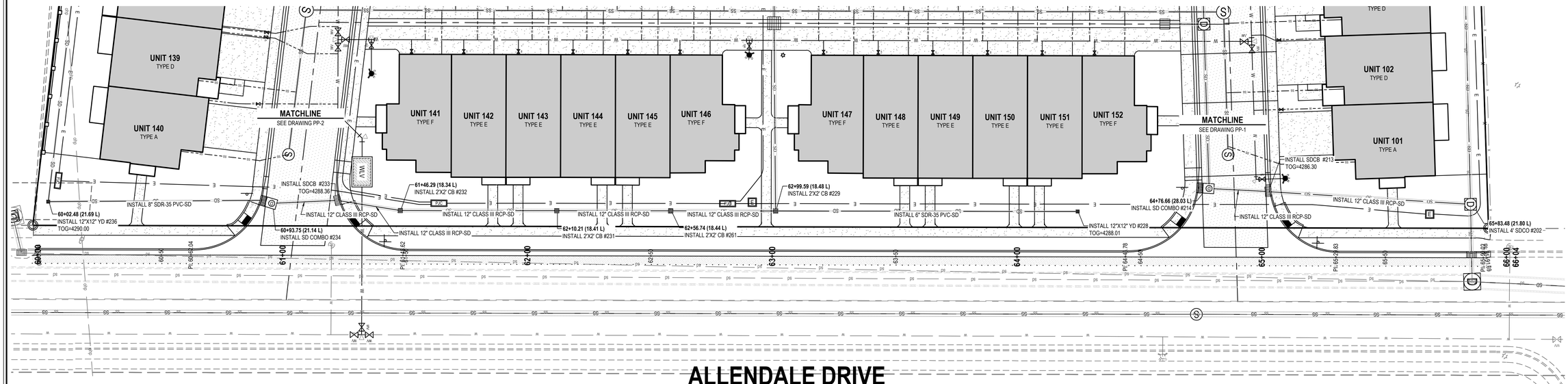
NORTH

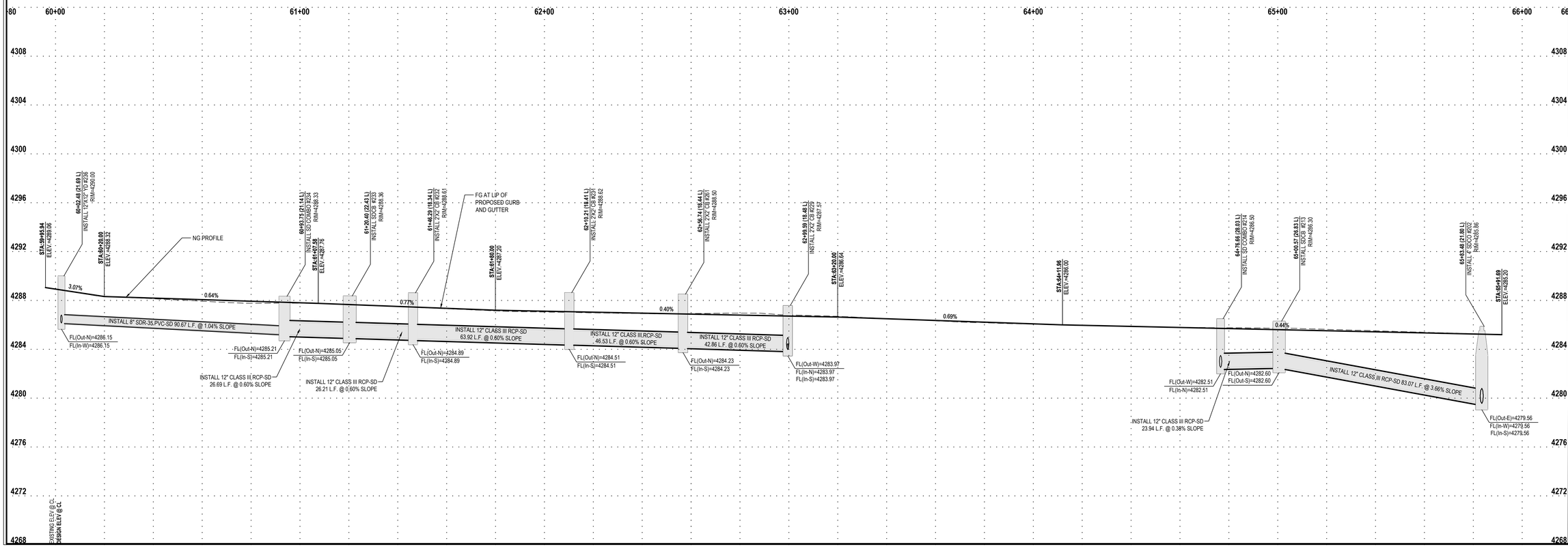
HORIZONTAL GRAPHIC SCALE

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45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
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TOOELE
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LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

ALLENDALE DRIVE PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
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PROJECT MANAGER	

PP-6

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BENCHMARK

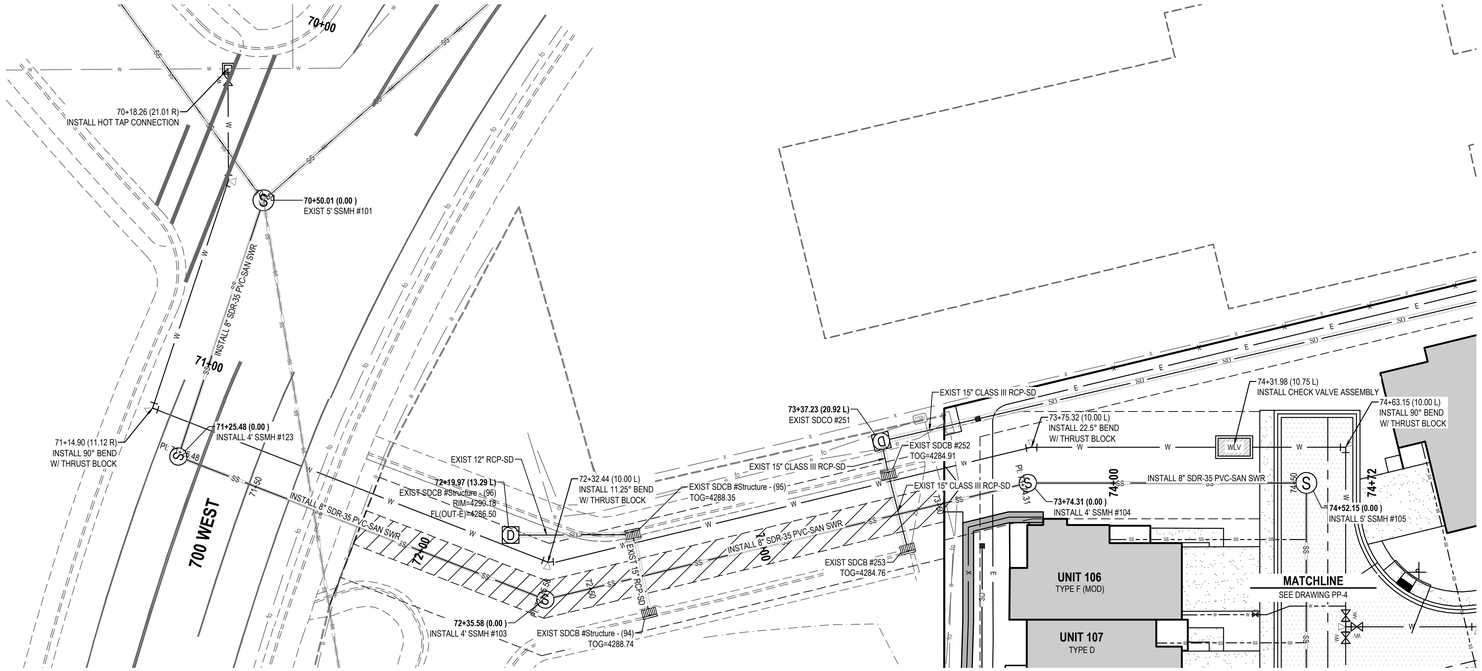
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SALT LAKE BASE & MERIDIAN

ELEVATION = 4300.61'

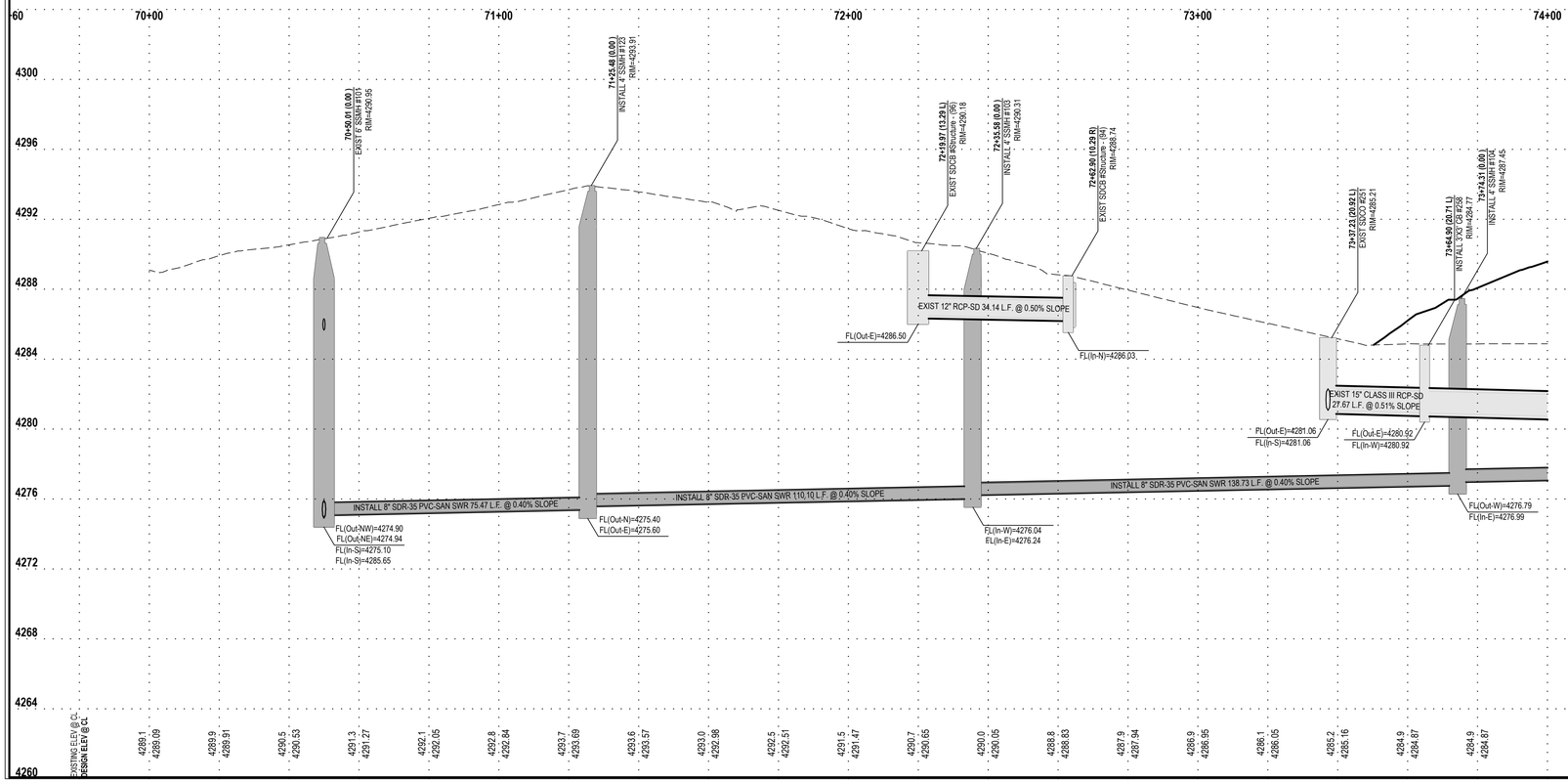
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OFFSITE UTILITIES





HORIZONTAL GRAPHIC SCALE

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Sandy, UT 84070
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CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

RIDGES AT MURRAY

5322 S. ALLENDALE DRIVE
MURRAY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
2-1-2023
STATE OF UTAH

OFFSITE UTILITIES PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
11258	2/1/23
DRAWN BY	CHECKED BY
PROJECT MANAGER	

PP-7



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7927 High Point Parkway, Suite 300
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Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

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THE RIDGES AT MURRAY

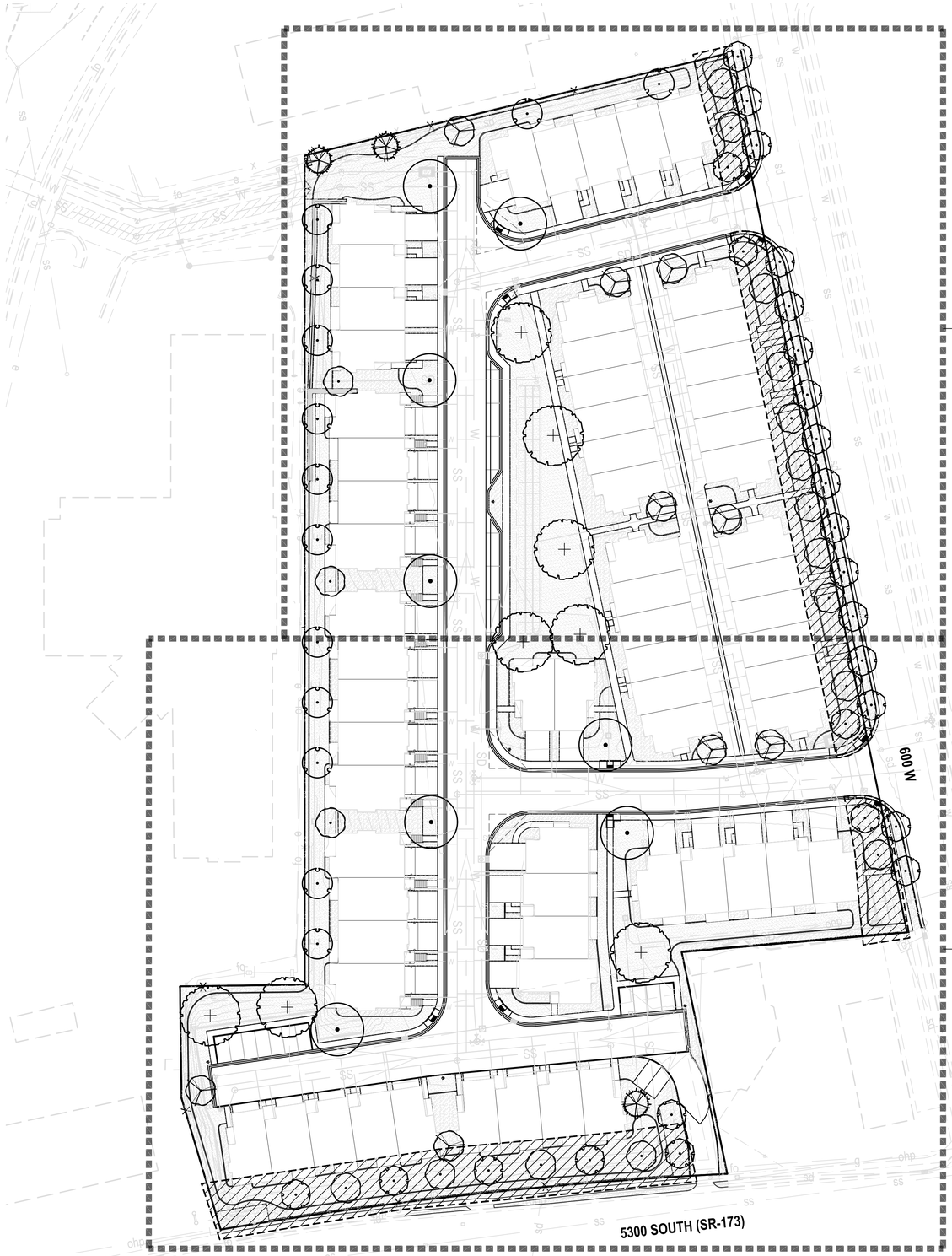
ADDRESS
MURRAY, UT 84123

PROJECT NO. 22135
DATE: 10 January 2023

REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
L100
LANDSCAPE



0 40 40 120

SEE SHEET L105 FOR PLANTING LEGEND

LEGEND

SYMBOL	DESCRIPTION	QTY
	KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	47,349 SF
	PLANTER BED WITH LANDSCAPE ROCK 3-4" SIZE, 4" DEPTH WITH WEED BARRIER FABRIC	32,792 SF
	FRONT SETBACK AREAS - MIN. 10' FROM BACK OF SIDEWALK UP TO BUILDING	782 LF

TOTAL BASE OPEN SPACE AREA 80,142 SF (32.5% OF SITE)

		PROVIDED	REQUIRED
STREET TREES (30' SPACING) FRONT SETBACK AREA (100 LF OF FRONTAGE)	TREES:	16	16
		24	24
	SHRUBS:		
	5 GAL	129	40
	1 GAL	226	80
PLANT BED COVERAGE (SEE SHEET L105 FOR COVERAGE CALCULATIONS)		50.2%	50%

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
4. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
5. CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
6. CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
7. REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
8. 8. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
9. ALL LAWN/TURF AREAS TO RECEIVE 4" OF TOPSOIL PRIOR TO LAYING SOD. ALL SHRUB/PERENNIAL PLANTING AREAS TO RECEIVE 12" OF TOPSOIL PRIOR TO PLANTING UNLESS OTHERWISE INDICATED.
10. EVERGREEN TREES ARE NOT TO BE PRUNED

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PROJECT NO. 22135
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REVISIONS:

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L101
LANDSCAPE

L102
L101

L102
L101

600 W

RETAINING WALL (TYP)
SEE CIVIL PLANS

EXISTING WALL
SEE CIVIL PLANS

5
L104
LANDSCAPE EDGING
(TYPICAL)

LIGHT POLE (TYP) PER LIGHTING PLAN

FENCE GATE AND FENCE PER CIVIL PLANS

5300 SOUTH (SR-173)

SEE SHEET L105 FOR PLANTING LEGEND

0 20 40 80

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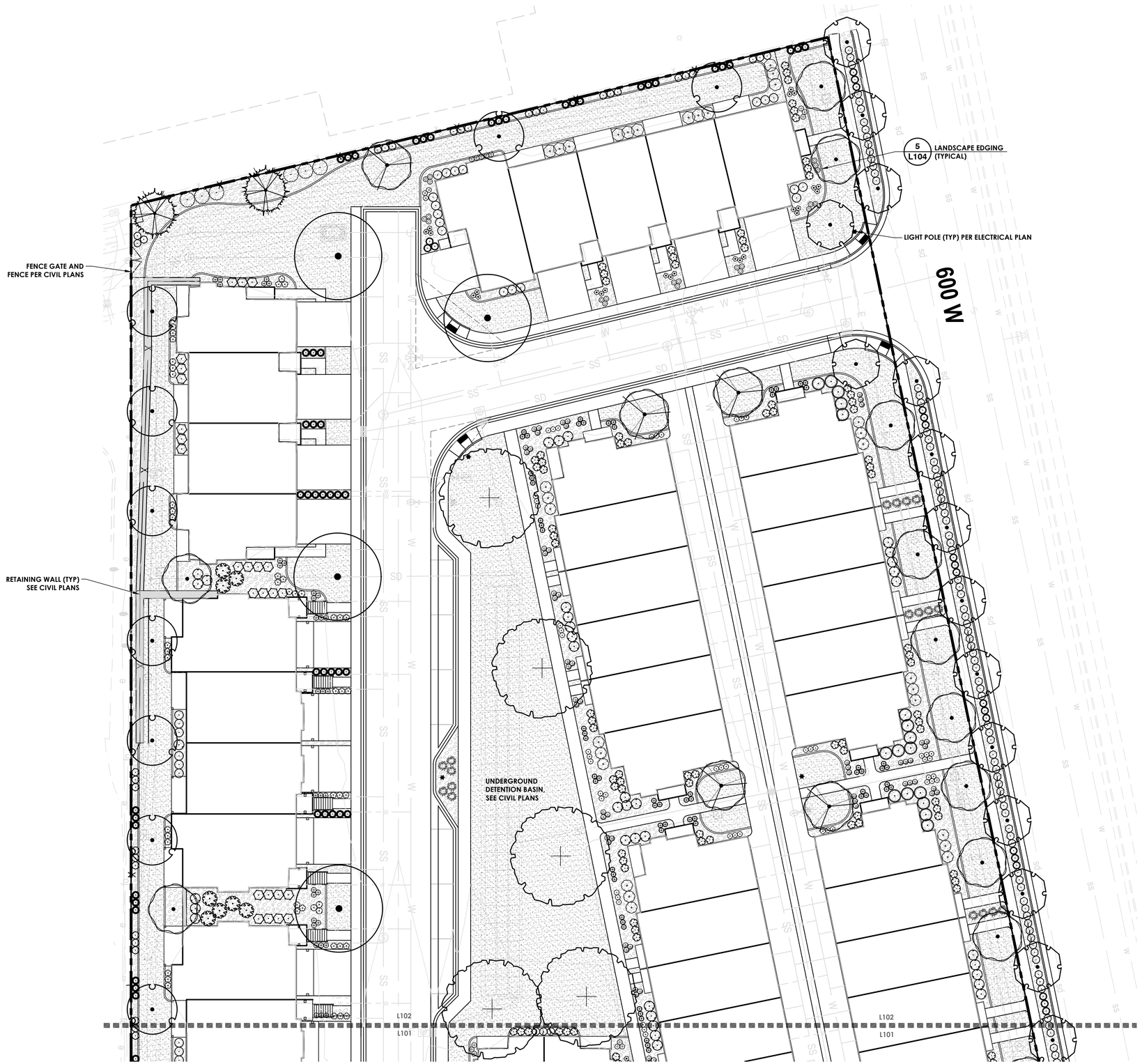
THE RIDGES AT MURRAY
ADDRESS
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PROJECT NO. 22135
DATE: 10 January 2023

REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L102
LANDSCAPE



SEE SHEET L105 FOR PLANTING LEGEND

0 20 40 80

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PROJECT NO. 22135
DATE: 10 January 2023
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L103
LANDSCAPE

PLANT_SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AG	13	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	B&B
	KP	26	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B
	MS	9	MALUS X `SPRING SNOW` SPRING SNOW CRABAPPLE	2" CAL.	B&B
	PM	8	PLATANUS X ACERIFOLIA `MORTON CIRCLE` TM EXCLAMATION! LONDON PLANE TREE	2" CAL.	B&B
	PC	18	PRUNUS VIRGINIANA `CANADA RED` CANADA RED CHOKECHERRY	2" CAL.	B&B
	TG	8	TILIA CORDATA `GREENSPIRE` GREENSPIRE LINDEN	2" CAL.	B&B

CONIFEROUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WIDTH	AREA	TOTAL AREA
	CB	3	CEDRUS ATLANTICA `GLAUCA` BLUE ATLAS CEDAR	6` HT.	B&B	10'	314.16	942.47

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WIDTH	AREA	TOTAL AREA
	CD	53	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` DARK KNIGHT BLUEBEARD	5 GAL.	2'	12.57	666.01
	CH	15	CORNUS ALBA `BAILHALO` TM IVORY HALO DOGWOOD	5 GAL.	3'	28.28	424.11
	CA2	50	CORNUS SERICEA `ARCTIC FIRE` ARCTIC FIRE DOGWOOD	5 GAL.	2'	12.57	628.31
	CK	136	CORNUS SERICEA `KELSEYI` KELSEYI DWARF REDTWIG DOGWOOD	5 GAL.	1.5'	7.07	931.32
	EC	48	EUONYMUS ALATUS `COMPACTUS` COMPACT BURNING BUSH	5 GAL.	3'	28.28	1357.15
	HP2	46	HIBISCUS SYRIACUS `LUCY` ROSE OF SHARON	5 GAL.	2.5'	19.64	903.20
	PP	35	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	2.5	19.64	687.22
	PA3	43	POTENTILLA FRUTICOSA `ABBOTSWOOD` ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.	2.5'	19.64	844.30
	RR	64	RHAMNUS FRANGULA `FINE LINE` FINE LINE BUCKTHORN	5 GAL.	1.5'	7.07	452.39
	RO	22	RHUS GLABRA `GRO-LOW` FRAGRANT SUMAC	5 GAL.	3'	28.28	622.03
	RA	20	RIBES ALPINUM ALPINE CURRANT	5 GAL.	2.5'	19.64	392.70
	RG	13	RIBES ALPINUM `GREEN MOUND` GREEN MOUND ALPINE CURRANT	5 GAL.	1.5'	7.07	91.89
	RR2	24	ROSA MEIDILAND SERIES 'RED' RED MEIDILAND ROSE	5 GAL.	3'	28.28	678.58
	SA	65	SPIRAEA JAPONICA `ANTHONY WATERER` ANTHONY WATERER SPIREA	5 GAL.	2'	12.57	816.81
	SS	112	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA	5 GAL.	2'	12.57	1407.42

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WIDTH	AREA	TOTAL AREA
	CK2	143	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` KARL FOERSTER FEATHER REED GRASS	1 GAL.	1.5'	7.07	1010.80
	HB	41	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` BLUE OAT GRASS	1 GAL.	1'	3.14	128.80
	MS2	36	MISCANTHUS SINENSIS `ADAGIO` ADAGIO MAIDEN GRASS	1 GAL.	2.5'	19.64	706.85
	PH	61	PANICUM VIRGATUM `HOT ROD` SWITCH GRASS	1 GAL.	1.5'	7.07	431.18

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WIDTH	AREA	TOTAL AREA
	EM	67	ECHINACEA PURPUREA `MAGNUS` MAGNUS PURPLE CONEFLOWER	1 GAL.	1'	3.14	210.48
	GA	84	GAILLARDIA ARISTATA `ARIZONA SUN` ARIZONA SUN BLANKET FLOWER	1 GAL.	1'	3.14	263.89
	GS2	81	GAURA LINDHEIMERI `SISKIYOU PINK` SISKIYOU PINK GAURA	1 GAL.	1'	3.14	254.47
	GJ	24	GERANIUM X `JOHNSON`S BLUE` JOHNSON`S BLUE GERANIUM	1 GAL.	1'	3.14	75.40
	HP3	69	HEMEROCALLIS X `PARDON ME` PARDON ME DAYLILY	1 GAL.	1'	3.14	216.77
	HO	65	HEMEROCALLIS X `STELLA DE ORO` STELLA DE ORO DAYLILY	1 GAL.	1'	3.14	204.20
	HE	18	HEUCHERA X `PALACE PURPLE` PALCE PURPLE CORAL BELLS	1 GAL.	1'	3.14	56.55
	LH	88	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.	1'	3.14	276.46
	LS	81	LEUCANTHEMUM X SUPERBUM `SNOWCAP` SNOWCAP SHASTA DAISY	1 GAL.	1'	3.14	254.47
	NW	17	NEPETA X FAASSENII `WALKERS LOW` WALKERS LOW CATMINT	1 GAL.	2'	12.57	213.63
	SM2	86	SALVIA NEMOROSA `MAY NIGHT` MAY NIGHT SAGE	1 GAL.	1'	3.14	270.17

SUM OF AREAS
16449.99

LANDSCAPE AREA
32792

COVERAGE
50.2%

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PROJECT NO. 22135
DATE: 10 January 2023

REVISIONS:

SHEET TITLE:
PLANTING LEGEND

SHEET NUMBER:
L105

LANDSCAPE



2023-02-20 10:08

LEGEND

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	AREA FOR DRIP EMITTERS POINT SOURCE DRIP EMITTERS PROVIDED FOR EACH PLANT AS FOLLOWS: 1 GAL.: 2 EMITTERS @ 1 GPH EACH 5 GAL.: 2 EMITTERS @ 2 GPH EACH EQUIPMENT: - RAINBIRD XERICBUG EMITTERS - RAINBIRD XCB-100-PRB-COM VALVE	32,672 S.F.	0.15 in/h	30	51
	ROTARY HEADS HEAD TO HEAD COVERAGE EQUIPMENT: - HUNTER MP HEADS - PEB VALVE (RAINBIRD)	38,812 S.F.	0.4 in/h	40	161
	ROTOR HEADS HEAD TO HEAD COVERAGE EQUIPMENT: - RAINBIRD 5000 HEADS - PEB VALVE (RAINBIRD)	8,666 S.F.	0.75 in/h	50	68

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION					DETAIL
	TREE CENTERS				11	6/LI102
				TOTAL GPM: 292		

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
BF	MAIN LINE CONNECTION ASSEMBLY 1-1/2" BACKFLOW DEVICE: ZURN 1.5" REDUCED PRESSURE 375 XL MASTER VALVE: RAINBIRD 150-EFB-CP 1.5" BRASS VALVE FLOW SENSOR: FLOMEC QS200-15 QUICK COUPLER: RAINBIRD 3-RC 3/4" WITH RUBBER COVER MANUAL DRAIN VALVE: SEE DETAILS	1/LI101
C	RAIN BIRD ESPLXME2 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	8/LI101
M	WATER METER 1-1/2"	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	6/LI101
	PIPE SLEEVE: PVC SCHEDULE 40	7/LI101

IRRIGATION NOTES

1. THIS PLAN PROVIDES REQUIREMENTS FOR THE DESIGN AND LAYOUT OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE HEAD LAYOUT THAT CONFORMS TO THE REQUIREMENTS IN THESE DRAWINGS.
2. IRRIGATION AREAS, PIPE ROUTES, AND EQUIPMENT SHOWN ARE SCHEMATIC ONLY. CONTRACTOR TO DETERMINE THE BEST LOCATION AND LAYOUT FOR ALL PIPES, EQUIPMENT, AND HEADS BASED ON EXISTING CONDITIONS, PROPOSED IMPROVEMENTS, AND THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS.
3. CONTRACTOR TO USE THE IRRIGATION EQUIPMENT FROM THE IRRIGATION LEGEND AS INDICATED.
4. IRRIGATION CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL IRRIGATION SYSTEM WITHIN THE LIMIT OF WORK. INSTALL ALL IRRIGATION HEADS WITH NOZZLES OF THE APPROPRIATE SPRAY PATTERN AND RADIUS FOR THE AREA TO BE IRRIGATED.
5. THE NEW IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO IRRIGATION MAIN LINE (PRESSURE PIPE), LATERAL LINES (CIRCUIT PIPE), IRRIGATION VALVES, CONTROL WIRING, CONTROLLER, CONTROLLER ELECTRICAL SUPPLY, BACKFLOW PREVENTER, FILTER, GATE VALVE(S), SLEEVING, ISOLATION VALVES, QUICK COUPLER VALVES, VALVE BOXES, DRIP TUBING AND DRIP COMPONENTS AND IRRIGATION HEADS (FIXED SPRAY, ROTATORS, ROTORS, BUBBLERS).
6. WORK SHALL CONFORM WITH ALL APPLICABLE STANDARDS AND CODES.
7. IRRIGATION CONTRACTOR TO INSTALL CIRCUITS SO AS TO MAINTAIN APPROPRIATE OPERATING PRESSURE FOR EACH HEAD ON THE ENTIRE ZONE AND SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
9. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL OF PROPOSED IRRIGATION SYSTEM PRIOR INSTALLATION OF IRRIGATION SYSTEM.
10. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION AND INSTALLATION. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
11. CONTROLLER LOCATION TO BE COORDINATED AND APPROVED BY LANDSCAPE ARCHITECT. INSTALL CONTROLLER AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
12. IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION. POWER SOURCE SHALL BE INSTALLED PER CODE. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE CONTROLLER MANUFACTURER'S PRODUCT SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
13. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
14. INSTALL CHECK VALVES AS NEEDED TO PREVENT EXCESSIVE DRAINAGE AT LOW POINT OF EACH CIRCUIT.
15. IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
16. ALL IRRIGATION SYSTEM COMPONENTS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
17. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. SLEEVES WILL BE REQUIRED WHERE PIPE CROSSES BENEATH HARDSCAPE SURFACES. NOT ALL SLEEVES ARE SHOWN.
18. REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
19. ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 80 PSI. IRRIGATION CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.
20. ALL VALVE BOXES TO BE SUPPORTED WITH BRICK AS INDICATED.
21. LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE. BOXES LOCATED IN LAWN AREAS SHALL HAVE GREEN LIDS, BOXES LOCATED IN PLANTER BED AREAS SHALL HAVE TAN LIDS.
22. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE EXPENSE OF THE IRRIGATION CONTRACTOR.
23. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS.
24. PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE IRRIGATION CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
25. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
26. EACH TREE TO BE IRRIGATED WITH DRIP RINGS ON AN IRRIGATION SEPARATE FROM OTHER DRIP EMITTER TYPES. DRIP CIRCUITS SHALL HAVE A MAXIMUM FLOW OF 40 GPM. ,
27. ALL WIRING LAID APART FROM THE IRRIGATION MAIN LINE TO BE IN SLEEVE(S) OF ADEQUATE SIZE BURIED 18" DEEP.
28. CONTRACTOR TO CONDUCT A SYSTEM PRESSURE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING MAIN LINE TRENCHES. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO CONDUCTING THE SYSTEM PRESSURE TEST. PRESSURE TEST MAIN LINE AND ALL VALVES INSTALLED AT 80 PSI FOR 2 HOURS MINIMUM.

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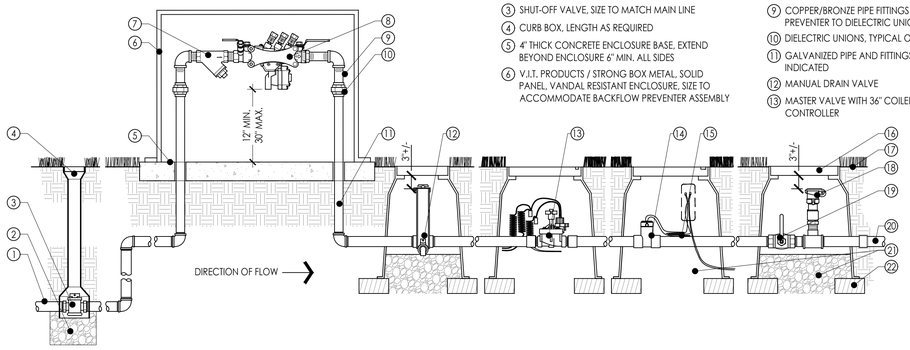
PROJECT NO. 22135
DATE: 10 January 2023

REVISIONS:

SHEET TITLE:
OVERALL IRRIGATION PLAN

SHEET NUMBER:
LI100

LANDSCAPE

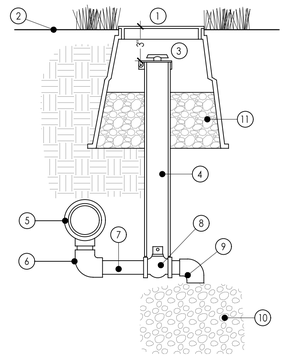


1. MAIN LINE FROM WATER METER
2. GRAVEL DRAIN SUMP, 3/4" WASHED GRAVEL, 2 CU. FT. MINIMUM
3. SHUT-OFF VALVE, SIZE TO MATCH MAIN LINE
4. CURB BOX, LENGTH AS REQUIRED
5. 4" THICK CONCRETE ENCLOSURE BASE, EXTEND BEYOND ENCLOSURE 6" MIN. ALL SIDES
6. V.I.T. PRODUCTS / STRONG BOX METAL, SOLID PANEL, VANDAL RESISTANT ENCLOSURE, SIZE TO ACCOMMODATE BACKFLOW PREVENTER ASSEMBLY
7. WYE STRAINER
8. BACKFLOW PREVENTER, SEE IRRIGATION LEGEND FOR SIZE AND TYPE
9. COPPER/BRONZE PIPE FITTINGS AT BACKFLOW PREVENTER TO DIELECTRIC UNIONS
10. DIELECTRIC UNIONS, TYPICAL OF (2)
11. GALVANIZED PIPE AND FITTINGS UNLESS OTHERWISE INDICATED
12. MANUAL DRAIN VALVE
13. MASTER VALVE WITH 36" COILED WIRE TO CONTROLLER
14. FLOW SENSOR WITH 36" COILED WIRE TO CONTROLLER
15. WIRE SPLICE SEE MANUFACTURER'S WRITTEN INSTRUCTIONS
16. PLASTIC VALVE BOX WITH LID AND BRICK FOUNDATION, TYPICAL
17. FINISH GRADE
18. QUICK COUPLER VALVE, SEE DETAIL
19. BRONZE BALL VALVE, HANDLE VERTICAL WHEN VALVE IS OFF
20. MAIN LINE TO IRRIGATION SYSTEM, SCH 40 PVC PIPE
21. 3/4" WASHED GRAVEL, 6" MIN. DEEP BEDDING FOR VALVE BOX
22. BRICK FOUNDATION, (4) EACH VALVE BOX

NOTE
1. LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. BACKFLOW PREVENTER TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODE.

1 MAIN LINE CONNECTION ASSEMBLY

NOT TO SCALE — T-IR-EQU-03

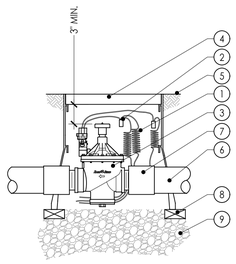


1. 10" ROUND VALVE BOX W/ LOCK BOLT
2. FINISH GRADE
3. LOCKING CAP PERMANENTLY ATTACHED TO SLEEVE, 4" CLEAR
4. 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
5. PVC SCH. 80 TEE & MAIN LINE
6. 3/4" PVC SCH. 80 ELBOW
7. 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
8. 3/4" BALL VALVE
9. 3/4" MARLEX STREET ELBOW
10. GRAVEL SUMP - 18" x 18" x 12" MIN. SIZE
11. 3/4" GRAVEL, FILL TO 3" BELOW TOP OF SLEEVE

NOTE:
1. ALL PVC NIPPLES TO BE SCH. 80
2. PROVIDE VALVE KEY TO OWNER
3. INSTALL AT ALL LOW POINTS OF MAIN LINE FOR ADEQUATE DRAINAGE

2 MANUAL DRAIN VALVE ASSEMBLY

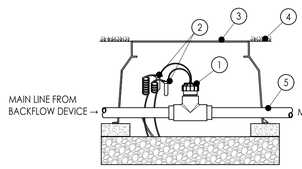
NOT TO SCALE — T-IR-EQU-05



1. 30" LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (3M-DBR/Y-6), TYPICAL
3. MASTER VALVE, SEE IRRIGATION SCHEDULE
4. VALVE BOX WITH COVER
5. FINISH GRADE
6. MAIN LINE
7. REDUCING MALE ADAPTER
8. BRICK, 1 OF 4
9. 3" MIN. DEPTH OF 3/4" WASHED GRAVE.

3 MASTER VALVE

NOT TO SCALE — T-IR-VAL-01

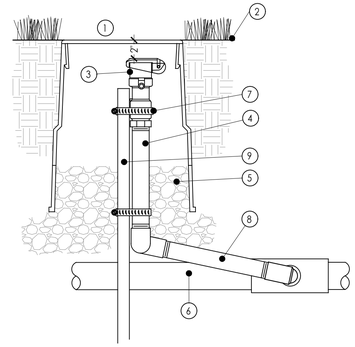


1. FLOW SENSOR, SEE IRRIGATION PLAN
2. MIN. 18/2 DIRECT BURIAL SHIELD WIRE TO CONNECT FROM FLOW SENSOR TO IRRIGATION CONTROLLER. MAXIMUM WIRE DISTANCE 1000'. SPACES MUST USE WATER PROOF CONNECTORS
3. STANDARD VALVE BOX
4. FINISH GRADE
5. MAIN LINE PIPE

NOTE:
1. INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE. NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE. NO FITTINGS OR TURNS.
2. INSTALL PER MANUFACTURES INSTRUCTIONS.

4 FLOW SENSOR

NOT TO SCALE — T-IR-EQU-06

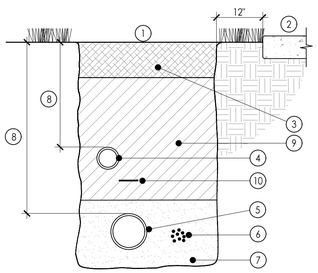


1. 10" ROUND GREEN PLASTIC VALVE BOX,
2. FINISH GRADE
3. QUICK COUPLER - SEE IRRIGATION SCHEDULE (MOUNT 4 - 6" BELOW GRADE)
4. 1" GALVANIZED RISER, LENGTH AS REQUIRED
5. 6" MIN. DEPTH 3/4" WASHED GRAVEL
6. MAIN SUPPLY LINE
7. SECURE VALVE TO REBAR WITH (2) MIN. STAINLESS STEEL SCREW CLAMPS
8. 1" DOUBLE ELBOW SWING JOINT ASSEMBLY
9. #4 REBAR, DRIVEN INTO SOIL 18" MIN.

NOTE:
1. INSTALL (1) QUICK COUPLING VALVE IN LOCATIONS INDICATED ON PLAN
2. INSTALL VALVE BOX SO TOP OF BOX IS AT FINISH GRADE IN TURF AND 2" ABOVE FINISH GRADE IN PLANTING AREAS.
3. TOP OF QUICK COUPLER VALVE TO HAVE 3" MIN. CLEARANCE FROM VALVE BOX LID

5 QUICK COUPLER VALVE

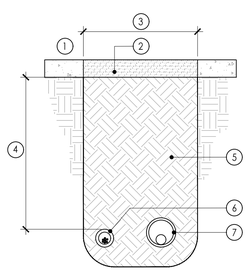
NOT TO SCALE — T-IR-EQU-04



1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER. LAYER THICKNESS AS INDICATED IN PLANTING NOTES
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES; TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE, OR 6" BELOW MAIN LINE PIPE.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
8. PIPE DEPTHS:
   MAIN LINE: 24 - 30" COVER
   LATERAL LINE: 8 - 16" COVER
9. BACKFILL SOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER.
10. DETECTABLE WARNING TAPE AT MAIN LINE

6 TRENCH DETAIL

NOT TO SCALE — T-IR-EQU-01

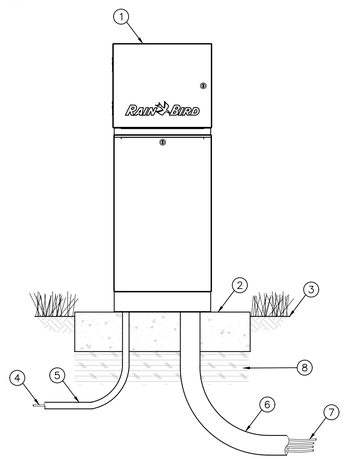


1. CONCRETE OR ASPHALT PAVING
2. EXISTING HARD SURFACE TO BE SAWCUT, PATCH AS REQUIRED
3. WIDTH AS REQUIRED
4. DEPTH TO BE 24" MIN. OR TO MATCH MAIN LINE AS REQUIRED
5. COMPACTED BACKFILL FREE FROM ROCK GREATER THAN 1" IN DIAMTER
6. CONTROL WIRE SLEEVE TO BE 6" TO EITHER SIDE OR 6" BENEATH MAIN LINE
7. MAIN LINE / LATERAL LINE IN PVC SLEEVE

NOTE:
1. SLEEVES 4" AND SMALLER TO BE PVC SCH. 40 PIPE.
2. SLEEVES LARGER THAN 4" TO BE PVC CLASS 200 PIPE.
3. ALL SLEEVES TO BE 2" LARGER THAN PIPE TO BE SLEEVED.
4. SLEEVES FOR WIRING TO BE 2" LARGER I.D. THAN CONTROL WIRE BUNDLE.
5. CONCRETE OR ASPHALT PATCH TO MATCH EXISTING CONCRETE OR ASPHALT CUT FOR PIPE TRENCH.

7 SLEEVE DETAIL

NOT TO SCALE — T-IR-EQU-02



1. IRRIGATION CONTROLLER:
   RAIN BIRD ESP-LXME CONTROLLER WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD:
   6-INCH MINIMUM THICKNESS
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
7. WIRES TO REMOTE CONTROL VALVES
8. COMPACTED SUBGRADE

NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

8 RAINBIRD EXP-LXME2 CONTROLLER

NOT TO SCALE — T-IR-EQU-16

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7927 High Point Parkway, Suite 300
Sandy, UT 84094
Ph: 801.269.0055
Fax: 801.269.1425
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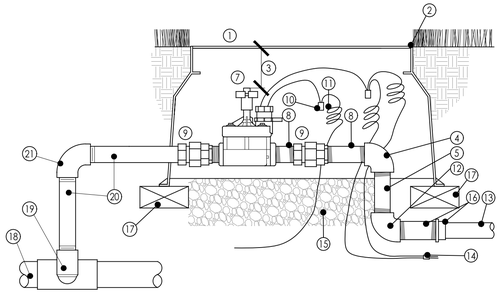
THE RIDGES AT MURRAY
ADDRESS
MURRAY, UT 84123

PROJECT NO. 22135
DATE: 10 January 2023

REVISIONS:

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
LI101
LANDSCAPE

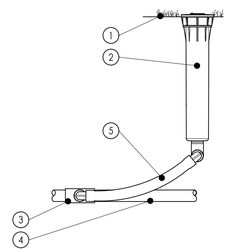


1. CARSON-BROOKS 1419-1220 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION)
2. TOP OF VALVE BOX FLUSH WITH FINISH GRADE
3. 4" MIN. CLEARANCE
4. PVC SCH 80 T X T ELBOW
5. PVC SCH. 80 NIPPLE; LENGTH AS REQUIRED (TYP.)
6. LINE FROM MANIFOLD CONNECTION
7. ELECTRIC CONTROL VALVE - SEE IRRIGATION SCHEDULE
8. SCH. 80 NIPPLE ON EITHER SIDE OF UNION
9. PVC SCH. 80 UNION
10. WATER TIGHT CONNECTORS (3M DBY ONLY)
11. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
12. SCH. 80 ELBOW WITH SCHED. 80 NIPPLE INTO T X T BUSHING TO LATERAL
13. LATERAL LINE
14. CONTROL WIRES
15. 3/4" WASHED GRAVEL, 6" DEPTH MINIMUM
16. THREADED NIPPLE WITH BUSHING
17. BRICK
18. MAINLINE PIPE (PRESSURE PIPE)
19. MAIN LINE TEE OR ELL
20. PVC SCH 80 NIPPLE LENGTH VARIES, TYP.
21. PVC SCH 80 THREAD x THREAD ELL

NOTE:
1. ONE REMOTE CONTROL VALVE PER JUMBO SIZE BOX.
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC, USING TEFLON TAPE AND #5 RECTOR SEAL.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE 1 FOOT MINIMUM BEFORE CHANGE IN DIRECTION.
4. FOR INSTALLATION ON A 2-WIRE SYSTEM, SEE ADDITIONAL DETIALS PER IRRIGATION PLAN

1 CONTROL VALVE ASSEMBLY

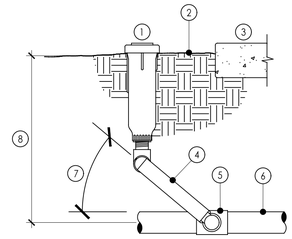
NOT TO SCALE T-IR-VAL-02



1. FINISH GRADE
2. MODEL PROS-06-CV SPRAY HEAD WITH 'CV' OPTION INSTALLED
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: HUNTER 'PRO-FLEX' TUBING, HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)

2 ROTARY NOZZLE ON POP-UP

NOT TO SCALE T-IR-VAL-03



1. POP-UP ROTOR SPRINKLER - SEE LEGEND TOP OF ROTOR POP-UP SPRINKLER FLUSH WITH SIDEWALK
2. FINISH GRADE
3. NOTE: ALL SPRAY HEADS TO BE PLACED 2' CLEAR OF ALL HARDSCAPE SURFACES
4. SCH. 80 THREADED NIPPLE W/ MARLEX STREET ELBOWS
5. LATERAL TEE (OR ELL) SxSxT
6. LATERAL LINE, SIZE AS NOTED ON PLAN
7. SWING JOINT ARM INSTALLED AT ANGLE BETWEEN 30 AND 45 DRG. OF LATERAL PIPE. USE MALE THREAD MODEL
8. DEPTH - SEE NOTES & TRENCH DETAIL

3 ROTOR POP-UP SPRINKLER

NOT TO SCALE T-IR-VAL-04

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
3. 30" LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF WIRE CONNECTION
5. 1" BALL VALVE (INCLUDED)
6. ID TAG AS REQUIRED
7. REMOVE CONTROL VALVE
8. PRESSURE REGULATING BASKET FILTER
9. FEMALE ADAPTOR TO LATERAL
10. LATERAL PIPE TO DRIP ZONE
11. PVC PIPE AND FITTINGS
12. MAIN LINE PIPE
13. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
14. PVC SCH 80 CLOSE NIPPLE (INCLUDED)
15. BRICK (4) AS VALVE BOX FOOTING

4 DRIP CONTROL ZONE KIT

NOT TO SCALE T-IR-DRI-01

1. DIFFUSER BUG CAP
2. TUBING STAKE
3. DISTRIBUTION TUBING
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER
6. 1/2" POLYETHYLENE TUBING
7. FINISH GRADE

NOTES:
1. INSTALL EMITTER PER MANUFACTURER'S WRITTEN INSTRUCTIONS

5 DRIP EMITTER WITH DISTRIBUTION TUBING

NOT TO SCALE T-IR-DRI-02

NOTE:
1. ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.
2. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING.
3. IN-LINE EMITTER TUBING PER IRRIGATION PLAN STAPLED ON TOP OF FINISH GRADE. INSTALL IN-LINE EMITTER TUBING UNDER ROCK MULCH. NO KINKS IN LINE.

6 TREE IN-LINE EMITTER TUBING LAYOUT (PLANTER AREAS)

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Sandy, UT 84094
Ph: 801.269.0055
Fax: 801.269.1425
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IRRIGATION DETAILS

SHEET NUMBER:
LI102
LANDSCAPE

HALES ENGINEERING
innovative transportation solutions

662 West 5300 South

Traffic Impact Study



Murray, Utah

January 28, 2022

UT22-2093

LICENSED PROFESSIONAL ENGINEER
NO. 295699
RYAN R. HALES
01/28/2022
STATE OF UTAH

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed 662 West 5300 South development located in Murray, Utah. The 662 West 5300 South development is located near the northwest corner of Allendale Drive / 5300 South.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) 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 (2022)		
		BG	BG Mit.	PP
1	Murray Boulevard & 700 West / 5300 South	E	D	D
2	Allendale Drive / 5300 South	f	f	f
3	College Drive & Green Street / 5300 South	C	C	C
4	Allendale Drive / Murray Boulevard	b	b	c
5	South Access / Allendale Drive	-	-	d
6	North Access / Allendale Drive	-	-	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), Mit. = Mitigated Scenario

Source: Hales Engineering, January 2022

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of residential townhomes
- The project is anticipated to generate approximately 468 weekday daily trips, including 30 trips in the morning peak hour, and 38 trips in the evening peak hour
- Unsignalized access points are not allowed onto 5300 South per UDOT guidelines, therefore all access points to the project are on Allendale Drive
- Traffic calming measures may be implemented along Allendale Drive to reduce cut-through traffic and speeds while increasing safety

2022	Background	Plus Project
Findings	• Poor LOS at: ○ **700 West & Murray Blvd / 5300 South** ○ **Allendale Drive / 5300 South** • Excessive queuing on the SB approach of **Green Street & College Drive / 5300 South**	• Poor LOS at Allendale Drive / 5300 South
Mitigations	• Optimize signal timing at **700 West & Murray Blvd / 5300 South** and **Green Street & College Drive / 5300 South**	• None – too close to existing signals, drivers will likely reroute

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed 662 West 5300 South development located in Murray, Utah. The proposed project is located near the northwest corner of Allendale Drive / 5300 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 (2022) conditions with and without the proposed project and to recommend mitigation measures as needed.



Figure 1: Vicinity map showing the project location in Murray, 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:

- Murray Boulevard & 700 West / 5300 South
- Allendale Drive / 5300 South
- College Drive & Green Street / 5300 South
- Allendale Drive / Murray Boulevard
- South Access / Allendale Drive
- North Access / Allendale Drive

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 (2022) 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:

Allendale Drive – is a city-maintained roadway which is classified by the Murray Transportation Master Plan (2021) as a local road. The roadway has one travel lane in each direction. The posted speed limit is 25 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:

- Murray Boulevard & 700 West / 5300 South
- Allendale Drive / 5300 South
- College Drive & Green Street / 5300 South
- Allendale Drive / Murray Boulevard

The counts were performed on Tuesday, January 18, 2022. The morning peak hour was determined to be between 7:45 and 8:45 a.m., and the evening peak hour was determined to be between 4:45 and 5:45 p.m. The evening peak hour volumes were approximately 61% higher than the morning peak hour volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions. 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 5400 South (ATR #335). In recent years, traffic volumes in January have been equal to approximately 94% 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 may have been slightly reduced. According to the UDOT Automatic Traffic Signal Performance Measures (ATSPM) website, the traffic volumes on March 3, 2020 (pre-social distancing) were lower than

those on January 18, 2022. Therefore, the collected data appear to represent normal conditions and no adjustments were made.

Where volume imbalances occurred, adjustments were made to remain conservatively high. 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 the intersections of 700 West & Murray Boulevard / 5300 South and Allendale Drive / 5300 South are currently operating at poor 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 (2022) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the evening peak hour are summarized as follows:

- Allendale Drive / 5300 South:
  - Northbound: 250 feet
  - Southbound: 150 feet
- Green St & College Dr / 5300 South:
  - Westbound: 550 feet
  - Southbound: >800 feet
- 700 W & Murray Blvd / 5300 South:
  - Northbound: >1,100 feet
  - Southbound: 475 feet
  - Westbound: 675 feet

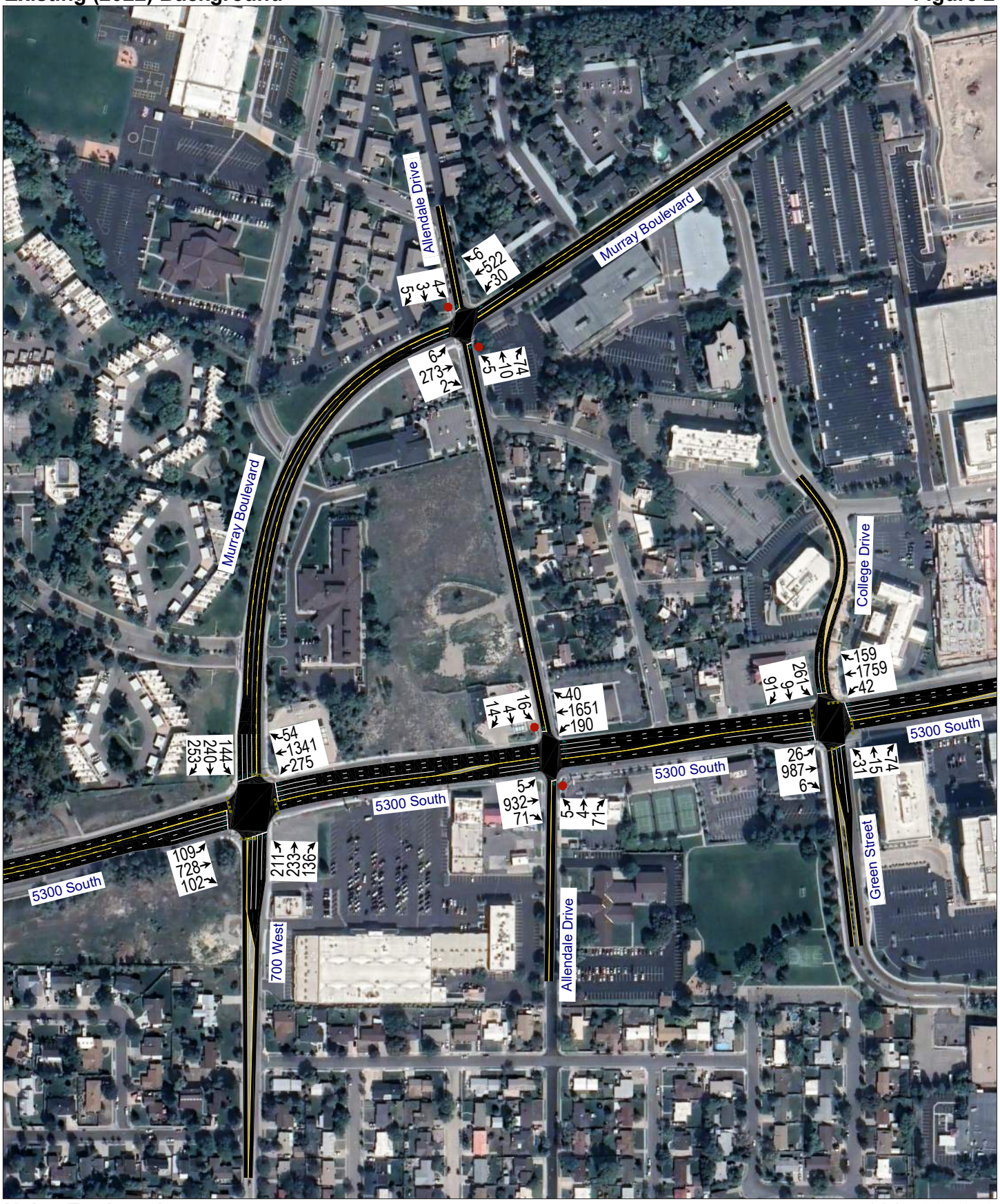
F. Mitigation Measures

To address the poor levels of service and significant queuing, it is recommended that the signals at 700 West & Murray Boulevard / 5300 South and Green Street & College Drive / 5300 South be further optimized to increase efficiency.

The intersection of Allendale Drive / 5300 South operates with a poor LOS. No mitigations are recommended for this location due to its proximity to the other signals and relatively low volumes on Allendale Drive. Drivers will likely re-route to lower their delay. The resulting LOS with the mitigations in place are shown in Table 3.

Murray 662 W. 5300 South
Existing (2022) Background

Evening Peak Hour
Figure 2



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Table 2: Existing (2022) Background Evening Peak Hour LOS

Intersection		Level of Service		
Description	**Control**	**Movement[1]**	**Aver. Delay (Sec. / Veh.)**	**LOS[2]**
Murray Boulevard & 700 West / 5300 South	Signal	-	62.8	E
Allendale Drive / 5300 South	NB/SB Stop	SBL	>50	f
College Drive & Green Street / 5300 South	Signal	-	34.0	C
Allendale Drive / Murray Boulevard	NB/SB Stop	SBT	14.5	b

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

Table 3: Existing (2022) Background Evening Peak Hour LOS Mitigated

Intersection		Level of Service		
Description	**Control**	**Movement[1]**	**Aver. Delay (Sec. / Veh.)**	**LOS[2]**
Murray Boulevard & 700 West / 5300 South	Signal	-	48.5	D
Allendale Drive / 5300 South	NB/SB Stop	NBL	>50	f
College Drive & Green Street / 5300 South	Signal	-	24.0	C
Allendale Drive / Murray Boulevard	NB/SB Stop	SBT	14.0	b

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 662 West 5300 South development is located near the northwest corner of Allendale Drive / 5300 South. The development will consist of residential townhomes. A concept plan for the proposed development is provided in Appendix C. The proposed land use for the development has been identified in Table 4.

Table 4: Project Land Uses

Land Use	Intensity
Single-family attached housing	68 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 5.

The total trip generation for the development is as follows:

- Daily Trips: 468
- Morning Peak Hour Trips: 30
- Evening Peak Hour Trips: 38

Table 5: Trip Generation

Trip Generation Murray - 662 W. 5300 South								
Land Use[1]	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Single-Family Attached Housing (215)	68	DU	468	50%	50%	234	234	468
TOTAL			**468**			**234**	**234**	**468**
AM Peak Hour								
Single-Family Attached Housing (215)	68	DU	30	31%	69%	9	21	30
TOTAL			**30**			**9**	**21**	**30**
PM Peak Hour								
Single-Family Attached Housing (215)	68	DU	38	57%	43%	22	16	38
TOTAL			**38**			**22**	**16**	**38**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 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 6.

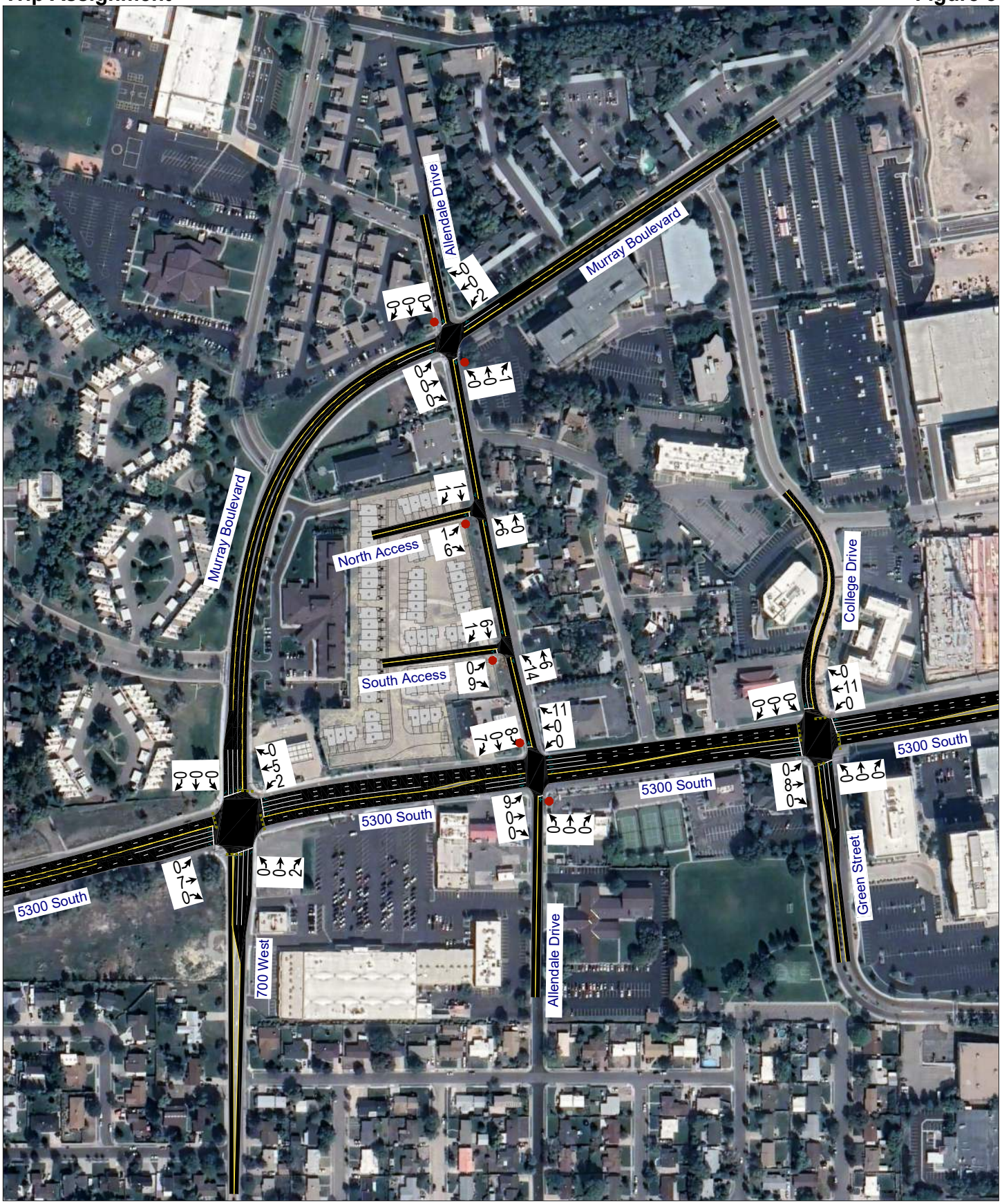
Table 6: Trip Distribution

Direction	% To/From Project
North	10%
South	10%
East	50%
West	30%

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.

Murray 662 W. 5300 South
Trip Assignment

Evening Peak Hour
Figure 3



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E. Access

5300 South is classified as an Access Category 3 (System priority-urban importance) facility by UDOT. This type of roadway prohibits unsignalized accesses. Therefore, accesses were not planned from the project onto 5300 South since it is unlikely UDOT would grant a variance for the access point.

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

Allendale Drive:

- The South Access will be located approximately 250 feet north of the Allendale Drive / 5300 South intersection. It will access the project on the west side of Allendale Drive. It is anticipated that the access will be stop-controlled.
- The North Access will be located approximately 630 feet north of the Allendale Drive / 5300 South intersection. It will access the project on the west side of Allendale Drive. It is anticipated that the access will be stop-controlled.

IV. EXISTING (2022) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2022) 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 (2022) background traffic volumes to predict turning movement volumes for existing (2022) plus project conditions. Existing (2022) plus project evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that the intersection of Allendale Drive / 5300 South is anticipated to operate at a poor level 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. Significant 95th percentile queue lengths during the evening peak hour are summarized as follows:

- Allendale Drive / 5300 South:
  - Northbound: 325 feet
  - Southbound: 250 feet
- Green St & College Dr / 5300 South:
  - Westbound: 600 feet
  - Southbound: 400 feet
- 700 W & Murray Blvd / 5300 South:
  - Northbound: 350 feet
  - Southbound: 475 feet
  - Westbound: 775 feet

E. Mitigation Measures

No mitigation measures are recommended. The intersection of Allendale Drive / 5300 South is too close to existing signals to be signalized itself. The southbound queuing at this intersection may hinder movements at the South Access at times during the peak hour but the intersection's LOS is still acceptable.

F. Traffic Calming Potential

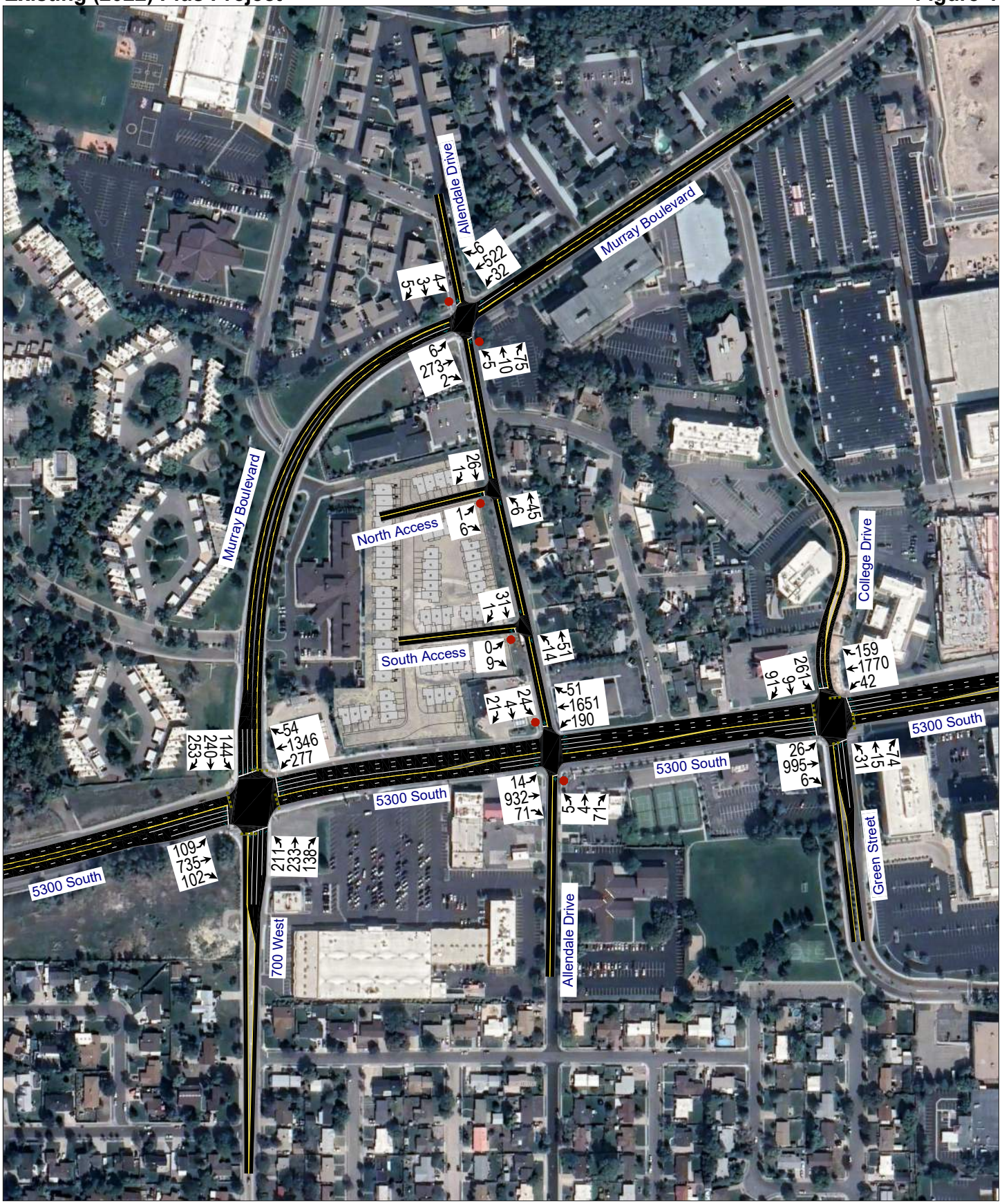
Traffic calming measures may be implemented on Allendale Drive to slow speeds and reduce cut-through traffic. Speed bumps or speed tables can force drivers to slow down through the neighborhood. Bulb-outs, pedestrian islands, and street landscaping can also aid in slowing down drivers while increasing the pedestrian safety along the corridor.

Table 7: Existing (2022) Plus Project Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
Murray Boulevard & 700 West / 5300 South	Signal	-	48.3	D
Allendale Drive / 5300 South	NB/SB Stop	SBT	>50	f
College Drive & Green Street / 5300 South	Signal	-	23.9	C
Allendale Drive / Murray Boulevard	NB/SB Stop	NBT	15.6	c
South Access / Allendale Drive	EB Stop	EBR	33.0	d
North Access / Allendale Drive	EB Stop	EBR	2.5	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


Allendale Drive
Murray Boulevard
North Access
South Access
College Drive
5300 South
700 West
Green Street
4 3 5
6 522 32
6 273 2
10 75 5
26 1
1 6
45 6
31 1
0 9
51 14
24 4 21
51 1651 190
54 1346 277
144 240 253
109 735 102
211 233 138
14 932 71
5 4 71
261 9 91
159 1770 42
26 995 6
74 15 31

APPENDIX A

Turning Movement Counts

TrafficCounts
2364 North 1450 East
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801.636.0891

Intersection Turning Movement Summary

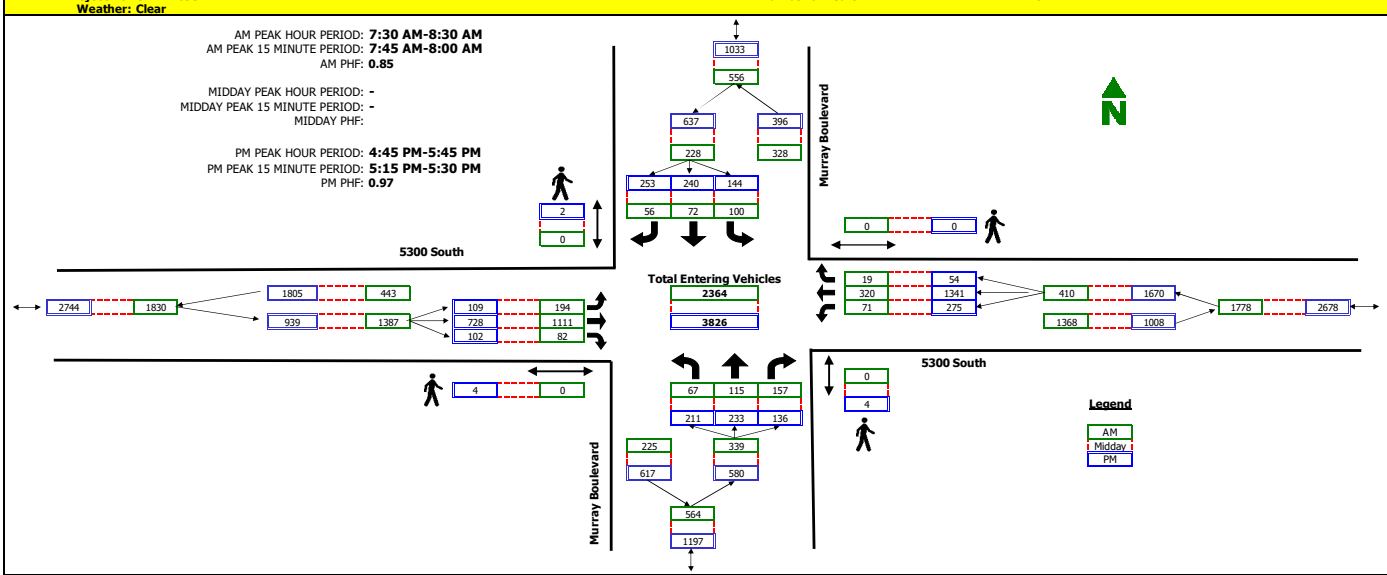
Intersection: Murray Boulevard / 5300 South
North/South: Murray Boulevard
East/West: 5300 South
Jurisdiction: Murray
Project Title: Murray 662 W 5300 S
Project No: UT22-2093
Weather: Clear

Date: 1-18-22, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 94.5%
Adjustment Station #:
Growth Rate: 0
Number of Years: 0.0%

AM PEAK HOUR PERIOD: **7:30 AM-8:30 AM**
AM PEAK 15 MINUTE PERIOD: **7:45 AM-8:00 AM**
AM PHF: **0.85**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:45 PM-5:45 PM**
PM PEAK 15 MINUTE PERIOD: **5:15 PM-5:30 PM**
PM PHF: **0.97**



RAW COUNT SUMMARIES	Murray Boulevard Northbound				Murray Boulevard Southbound				5300 South Eastbound				5300 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	10	14	30	0	18	8	16	0	33	179	16	0	13	58	3	0	398
7:15 - 7:30	6	29	38	0	17	16	15	1	26	201	20	0	13	77	4	0	462
7:30 - 7:45	17	31	39	0	20	22	16	0	35	302	12	0	15	84	3	0	596
7:45 - 8:00	15	31	49	0	23	17	18	0	66	331	29	0	19	91	6	0	695
8:00 - 8:15	14	36	32	0	26	21	14	0	53	257	26	0	22	62	3	0	566
8:15 - 8:30	21	17	37	0	31	12	8	0	40	221	15	0	15	83	7	0	507
8:30 - 8:45	13	48	49	0	25	39	13	0	30	251	8	0	14	98	8	0	596
8:45 - 9:00	11	22	26	1	38	16	16	0	39	295	14	0	18	96	0	0	591

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	39	47	29	1	30	87	29	0	37	206	5	0	42	256	12	0	819
16:15 - 16:30	53	38	21	4	32	72	52	1	26	153	15	0	60	286	15	0	823
16:30 - 16:45	53	37	22	2	30	50	47	0	21	152	11	0	59	302	23	0	807
16:45 - 17:00	51	71	32	1	29	67	71	0	26	174	21	0	56	319	16	0	933
17:00 - 17:15	62	59	29	0	28	55	69	0	22	188	38	2	57	354	15	0	976
17:15 - 17:30	46	51	38	0	51	62	52	0	36	184	18	0	76	362	12	0	988
17:30 - 17:45	52	52	37	3	36	56	61	2	25	182	25	2	86	306	11	0	929
17:45 - 18:00	57	56	23	2	33	48	48	0	26	181	15	0	49	287	8	0	831

TrafficCounts
2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

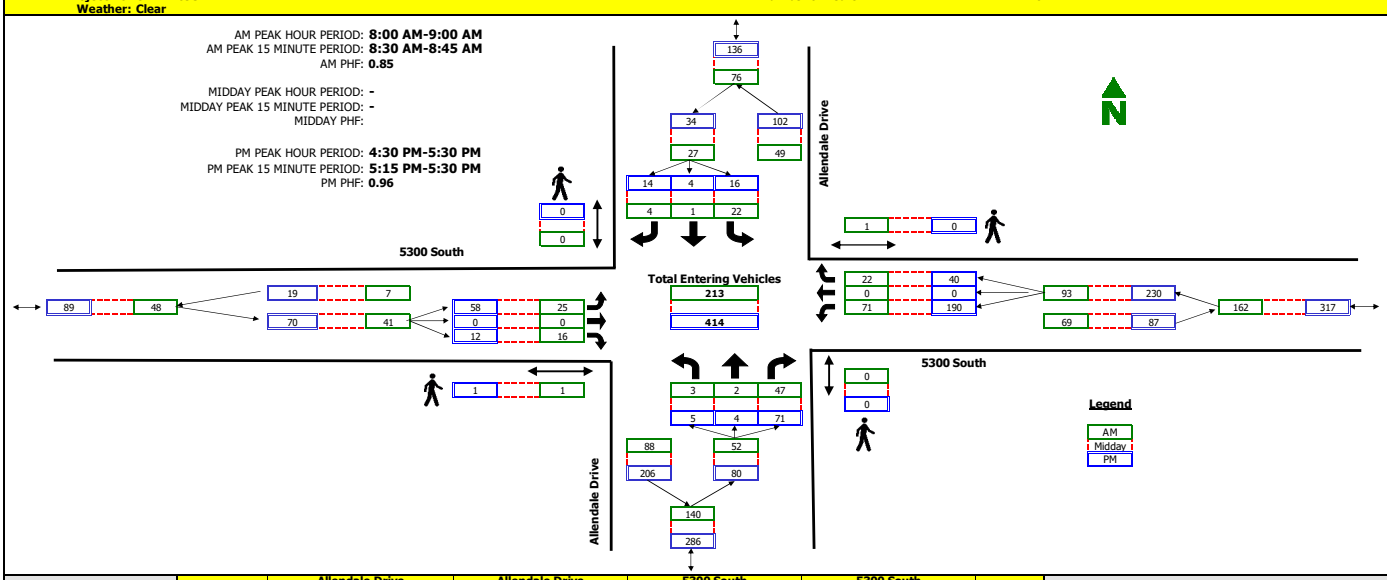
Intersection: Allendale Drive / 5300 South
North/South: Allendale Drive
East/West: 5300 South
Jurisdiction: Murray
Project Title: Murray 662 W 5300 S
Project No: UT22-2093
Weather: Clear

Date: 1-18-22, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 94.5%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**
AM PEAK 15 MINUTE PERIOD: **8:30 AM-8:45 AM**
AM PHF: **0.85**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:30 PM-5:30 PM**
PM PEAK 15 MINUTE PERIOD: **5:15 PM-5:30 PM**
PM PHF: **0.96**



RAW COUNT SUMMARIES	Allendale Drive Northbound				Allendale Drive Southbound				5300 South Eastbound				5300 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	0	10	0	13	0	1	1	2	0	3	0	19	0	4	1	53
7:15 - 7:30	0	0	15	0	2	1	2	0	6	0	0	0	8	0	7	0	41
7:30 - 7:45	0	0	18	0	3	0	1	0	7	0	2	0	11	0	3	0	45
7:45 - 8:00	2	0	14	0	2	0	1	0	7	0	1	0	19	0	12	0	58
8:00 - 8:15	0	1	8	0	6	0	0	0	10	0	5	0	15	0	5	0	50
8:15 - 8:30	1	1	8	0	3	0	2	0	1	0	1	0	17	0	7	1	41
8:30 - 8:45	1	0	18	0	10	1	2	0	7	0	5	0	14	0	5	0	63
8:45 - 9:00	1	0	13	0	3	0	0	0	7	0	5	1	25	0	5	0	59

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
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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	12	0	4	0	3	0	7	0	6	0	47	0	10	0	90
16:15 - 16:30	1	1	15	0	11	0	1	0	8	0	0	3	42	0	17	0	96
16:30 - 16:45	1	0	11	0	2	0	4	0	21	0	3	0	54	0	11	0	107
16:45 - 17:00	2	1	17	0	7	1	1	0	13	0	4	1	43	0	11	0	100
17:00 - 17:15	0	0	21	0	2	0	6	0	11	0	2	0	49	0	8	0	99
17:15 - 17:30	2	3	22	0	5	3	3	0	13	0	3	0	44	0	10	0	108
17:30 - 17:45	3	0	21	0	1	1	3	0	15	0	1	1	39	0	11	0	95
17:45 - 18:00	1	0	13	0	5	0	1	0	6	0	5	0	49	0	7	0	87

TrafficCounts
2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

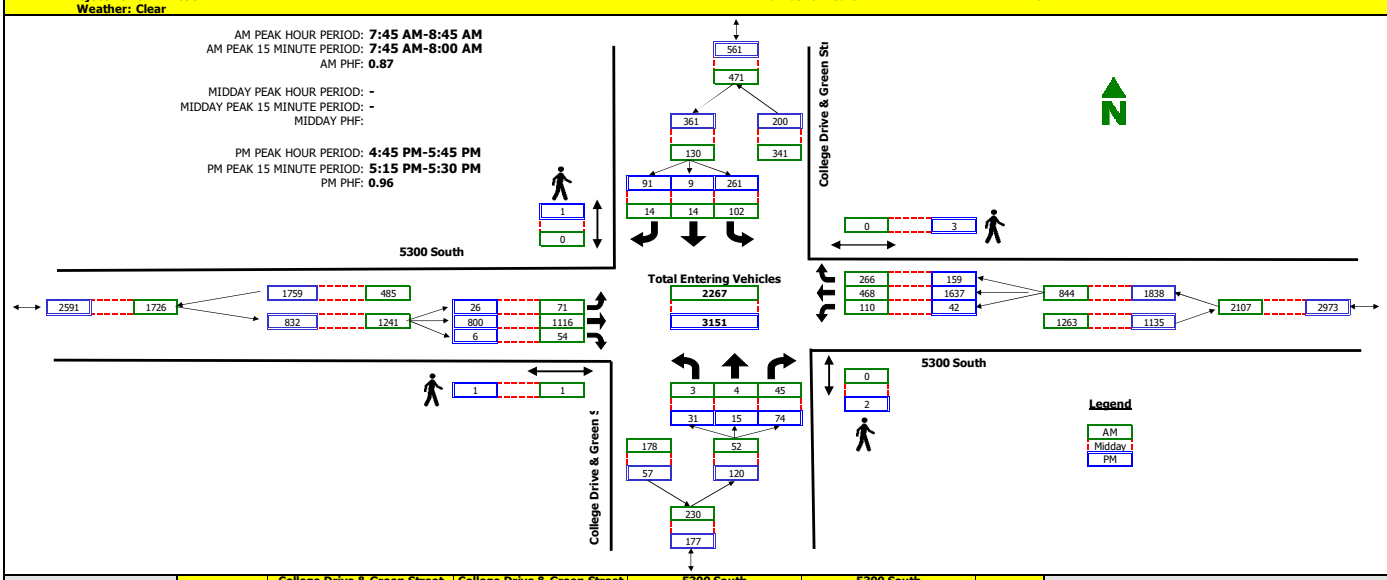
Intersection: College Drive & Green Street / 5300 South
North/South: College Drive & Green Street
East/West: 5300 South
Jurisdiction: Murray
Project Title: Murray 662 W 5300 S
Project No: UT22-2093
Weather: Clear

Date: 1-18-22, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 94.5%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **7:45 AM-8:45 AM**
AM PEAK 15 MINUTE PERIOD: **7:45 AM-8:00 AM**
AM PHF: **0.87**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:45 PM-5:45 PM**
PM PEAK 15 MINUTE PERIOD: **5:15 PM-5:30 PM**
PM PHF: **0.96**



RAW COUNT SUMMARIES	College Drive & Green Street Northbound				College Drive & Green Street Southbound				5300 South Eastbound				5300 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	2	1	14	0	12	1	1	0	10	224	4	0	18	95	38	0	420
7:15 - 7:30	0	0	15	0	10	0	0	0	4	216	5	0	11	99	42	0	402
7:30 - 7:45	1	1	13	0	24	3	6	0	10	307	4	0	26	95	56	0	546
7:45 - 8:00	0	2	16	0	22	3	4	0	17	351	15	0	33	127	61	0	651
8:00 - 8:15	0	0	13	0	26	1	1	0	21	281	14	1	22	103	74	0	556
8:15 - 8:30	0	0	5	0	24	2	6	0	17	211	12	0	25	112	69	0	483
8:30 - 8:45	3	2	11	0	30	8	3	0	16	273	13	0	30	126	62	0	577
8:45 - 9:00	0	0	8	1	31	5	4	1	19	253	8	1	26	157	68	0	579

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	5	1	22	0	48	5	21	0	7	207	2	0	21	363	30	0	732
16:15 - 16:30	12	3	24	1	31	1	21	1	7	206	4	0	17	365	33	1	724
16:30 - 16:45	13	0	26	0	50	3	23	0	5	184	0	0	16	377	29	0	726
16:45 - 17:00	6	0	19	1	68	3	13	0	5	189	2	0	10	379	47	1	741
17:00 - 17:15	7	8	21	0	60	3	38	0	12	196	1	0	8	418	42	0	814
17:15 - 17:30	13	5	16	0	71	1	19	1	6	199	1	1	16	438	36	2	821
17:30 - 17:45	5	2	18	1	62	2	21	0	3	216	2	0	8	402	34	0	775
17:45 - 18:00	7	0	12	0	42	1	18	0	28	168	3	0	16	330	30	0	655

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

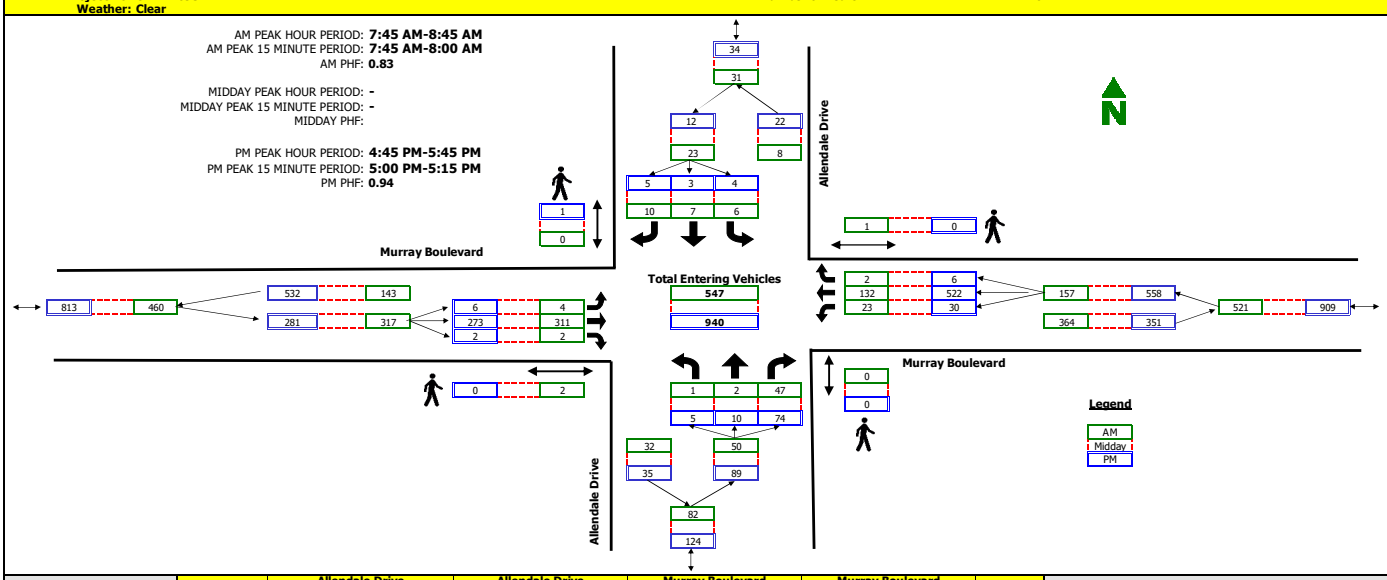
Intersection: Allendale Drive / Murray Boulevard
North/South: Allendale Drive
East/West: Murray Boulevard
Jurisdiction: Murray
Project Title: Murray 662 W 5300 S
Project No: UT22-2093
Weather: Clear

Date: 1-18-22, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 94.5%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **7:45 AM-8:45 AM**
AM PEAK 15 MINUTE PERIOD: **7:45 AM-8:00 AM**
AM PHF: **0.83**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:45 PM-5:45 PM**
PM PEAK 15 MINUTE PERIOD: **5:00 PM-5:15 PM**
PM PHF: **0.94**



RAW COUNT SUMMARIES	Allendale Drive Northbound				Allendale Drive Southbound				Murray Boulevard Eastbound				Murray Boulevard 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	0	4	0	1	4	0	0	0	50	1	0	8	21	0	0	90
7:15 - 7:30	1	0	6	0	2	0	1	0	0	53	0	0	3	25	0	0	91
7:30 - 7:45	0	0	10	0	1	0	1	0	0	66	0	0	3	30	0	0	111
7:45 - 8:00	1	1	11	0	0	1	1	0	0	105	0	0	4	40	1	0	165
8:00 - 8:15	0	0	19	0	1	1	1	0	2	93	1	0	7	29	1	0	155
8:15 - 8:30	0	1	7	0	2	2	4	0	1	55	0	1	4	23	0	1	99
8:30 - 8:45	0	0	10	0	3	3	4	0	1	58	1	1	8	40	0	0	128
8:45 - 9:00	0	0	13	0	1	1	2	0	2	73	0	1	5	41	1	0	139

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	2	13	0	0	0	2	0	1	76	1	0	3	98	3	0	200
16:15 - 16:30	1	2	11	0	1	1	3	0	0	50	0	0	5	114	2	0	190
16:30 - 16:45	0	5	16	0	1	0	2	0	1	66	1	0	5	96	0	1	193
16:45 - 17:00	4	1	17	0	0	1	1	0	1	68	0	0	11	127	2	0	233
17:00 - 17:15	1	3	20	0	2	0	1	0	3	76	0	0	6	137	1	0	250
17:15 - 17:30	0	4	17	0	0	1	1	1	1	59	2	0	7	131	0	0	223
17:30 - 17:45	0	2	20	0	2	1	2	0	1	70	0	0	6	127	3	0	234
17:45 - 18:00	0	5	11	0	1	2	4	0	2	59	1	0	5	108	2	0	200

APPENDIX B

LOS Results

SimTraffic LOS Report

Project: Murray 662 W. 5300 South
Analysis Period: *Existing (2022) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2093*

Intersection: 700 West/Murray Boulevard & 5300 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	211	185	88	332.0	*F*
	T	233	208	89	115.8	*F*
	R	136	117	86	80.0	*E*
	Subtotal	580	510	88	186.0	*F*
SB	L	144	144	100	86.6	*F*
	T	240	242	101	49.2	*D*
	R	253	248	98	37.2	*D*
	Subtotal	637	634	100	53.0	*D*
EB	L	109	109	100	44.4	*D*
	T	728	736	101	34.0	*C*
	R	102	104	102	13.4	*B*
	Subtotal	939	949	101	32.9	*C*
WB	L	275	288	105	55.6	*E*
	T	1,342	1,344	100	40.1	*D*
	R	54	58	108	3.9	*A*
	Subtotal	1,671	1,690	101	41.5	*D*
Total		3,827	3,783	99	62.8	*E*

Intersection: Allendale Drive & 5300 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	121.2	*F*
	T	4	4	100	161.6	*F*
	R	71	70	99	64.1	*F*
	Subtotal	80	78	98	72.0	*F*
SB	***L***	***16***	***16***	***100***	***173.3***	***F***
	T	5	4	76	169.7	*F*
	R	14	15	107	114.0	*F*
	Subtotal	35	35	100	147.5	*F*
EB	L	5	4	80	23.3	*C*
	T	932	927	99	5.4	*A*
	R	71	68	96	4.8	*A*
	Subtotal	1,008	999	99	5.4	*A*
WB	L	190	186	98	21.7	*C*
	T	1,651	1,672	101	6.7	*A*
	R	40	38	94	3.0	*A*
	Subtotal	1,881	1,896	101	8.1	*A*
Total		3,005	3,008	100	10.6	*B*

SimTraffic LOS Report

Project: Murray 662 W. 5300 South
Analysis Period: *Existing (2022) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2093*

Intersection: Green Street/College Drive & 5300 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	31	29	93	50.2	*D*
	T	15	15	100	58.2	*E*
	R	74	74	100	12.6	*B*
	Subtotal	120	118	98	27.6	*C*
SB	L	261	237	91	206.6	*F*
	T	9	7	78	183.1	*F*
	R	91	85	93	128.9	*F*
	Subtotal	361	329	91	186.0	*F*
EB	L	26	24	91	41.7	*D*
	T	987	981	99	20.4	*C*
	R	6	5	83	15.2	*B*
	Subtotal	1,019	1,010	99	20.9	*C*
WB	L	42	40	95	17.1	*B*
	T	1,759	1,780	101	14.5	*B*
	R	159	158	100	4.9	*A*
	Subtotal	1,960	1,978	101	13.8	*B*
Total		3,460	3,435	99	34.0	*C*

Intersection: Allendale Drive & Murray Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	12.7	*B*
	T	10	10	100	13.9	*B*
	R	74	69	94	5.9	*A*
	Subtotal	89	83	93	7.2	*A*
SB	L	4	3	75	9.7	*A*
	T	***3***	***3***	***100***	***14.5***	***B***
	R	5	5	100	6.0	*A*
	Subtotal	12	11	92	9.3	*A*
EB	L	6	5	83	6.3	*A*
	T	388	366	94	2.9	*A*
	R	2	3	150	2.3	*A*
	Subtotal	396	374	94	2.9	*A*
WB	L	30	30	99	3.3	*A*
	T	522	512	98	1.0	*A*
	R	6	8	133	0.6	*A*
	Subtotal	558	550	99	1.1	*A*
Total		1,055	1,018	96	2.4	*A*

SimTraffic LOS Report

Project: Murray 662 W. 5300 South
Analysis Period: *Existing (2022) Background Mitigated*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2093*

Intersection: 700 West/Murray Boulevard & 5300 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	211	205	97	151.9	*F*
	T	233	225	96	55.6	*E*
	R	136	136	100	23.8	*C*
	Subtotal	580	566	98	82.8	*F*
SB	L	144	138	96	72.3	*E*
	T	240	234	97	49.8	*D*
	R	253	254	100	35.2	*D*
	Subtotal	637	626	98	48.8	*D*
EB	L	109	112	103	44.6	*D*
	T	728	722	99	35.6	*D*
	R	102	104	102	12.9	*B*
	Subtotal	939	938	100	34.2	*C*
WB	L	275	277	101	64.7	*E*
	T	1,342	1,331	99	41.8	*D*
	R	54	60	112	4.2	*A*
	Subtotal	1,671	1,668	100	44.3	*D*
Total		3,827	3,798	99	48.5	*D*

Intersection: Allendale Drive & 5300 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***5***	***4***	***80***	***278.8***	***F***
	T	4	5	125	261.9	*F*
	R	71	70	99	100.2	*F*
	Subtotal	80	79	99	119.5	*F*
SB	L	16	14	88	179.6	*F*
	T	5	6	114	135.8	*F*
	R	14	16	114	106.8	*F*
	Subtotal	35	36	103	139.9	*F*
EB	L	5	3	60	20.1	*C*
	T	932	917	98	5.5	*A*
	R	71	73	103	4.8	*A*
	Subtotal	1,008	993	99	5.5	*A*
WB	L	190	185	97	23.7	*C*
	T	1,651	1,653	100	8.0	*A*
	R	40	43	107	3.6	*A*
	Subtotal	1,881	1,881	100	9.4	*A*
Total		3,005	2,989	99	12.8	*B*

SimTraffic LOS Report

Project: Murray 662 W. 5300 South
Analysis Period: *Existing (2022) Background Mitigated*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2093*

Intersection: Green Street/College Drive & 5300 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	31	32	102	42.4	*D*
	T	15	18	120	64.7	*E*
	R	74	74	100	13.0	*B*
	Subtotal	120	124	103	28.1	*C*
SB	L	261	259	99	48.3	*D*
	T	9	7	78	51.1	*D*
	R	91	95	104	15.5	*B*
	Subtotal	361	361	100	39.7	*D*
EB	L	26	25	95	40.1	*D*
	T	987	970	98	25.1	*C*
	R	6	6	100	19.7	*B*
	Subtotal	1,019	1,001	98	25.4	*C*
WB	L	42	41	97	21.1	*C*
	T	1,759	1,756	100	21.0	*C*
	R	159	158	100	8.2	*A*
	Subtotal	1,960	1,955	100	20.0	*B*
Total		3,460	3,441	99	24.0	*C*

Intersection: Allendale Drive & Murray Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	9.3	*A*
	T	10	9	90	12.1	*B*
	R	74	77	104	5.9	*A*
	Subtotal	89	90	101	6.7	*A*
SB	L	4	3	75	13.3	*B*
	T	***3***	***2***	***67***	***14.0***	***B***
	R	5	4	80	5.3	*A*
	Subtotal	12	9	75	9.9	*A*
EB	L	6	5	83	8.3	*A*
	T	388	390	101	2.9	*A*
	R	2	1	50	2.9	*A*
	Subtotal	396	396	100	3.0	*A*
WB	L	30	32	106	3.3	*A*
	T	522	512	98	0.9	*A*
	R	6	7	117	0.6	*A*
	Subtotal	558	551	99	1.0	*A*
Total		1,055	1,046	99	2.3	*A*

SimTraffic LOS Report

Project: Murray 662 W. 5300 South
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2093*

Intersection: 700 West/Murray Boulevard & 5300 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	211	212	100	88.6	*F*
	T	233	232	99	44.2	*D*
	R	138	139	101	14.6	*B*
	Subtotal	582	583	100	53.3	*D*
SB	L	144	147	102	74.4	*E*
	T	240	239	99	50.3	*D*
	R	253	255	101	36.6	*D*
	Subtotal	637	641	101	50.4	*D*
EB	L	109	111	102	42.9	*D*
	T	735	730	99	37.6	*D*
	R	102	103	101	13.3	*B*
	Subtotal	946	944	100	35.6	*D*
WB	L	277	273	99	68.6	*E*
	T	1,347	1,313	97	51.4	*D*
	R	54	52	97	5.4	*A*
	Subtotal	1,678	1,638	98	52.8	*D*
Total		3,843	3,806	99	48.3	*D*

Intersection: Allendale Drive & 5300 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	251.8	*F*
	T	4	4	100	285.7	*F*
	R	71	69	98	121.5	*F*
	Subtotal	80	77	96	136.8	*F*
SB	L	24	22	91	279.4	*F*
	T	***4***	***4***	***100***	***344.2***	***F***
	R	21	22	104	206.0	*F*
	Subtotal	49	48	98	251.2	*F*
EB	L	14	13	93	23.7	*C*
	T	933	931	100	5.5	*A*
	R	71	72	102	4.9	*A*
	Subtotal	1,018	1,016	100	5.7	*A*
WB	L	190	190	100	23.2	*C*
	T	1,652	1,618	98	10.4	*B*
	R	51	53	104	4.3	*A*
	Subtotal	1,893	1,861	98	11.5	*B*
Total		3,039	3,002	99	16.7	*C*

SimTraffic LOS Report

Project: Murray 662 W. 5300 South
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2093*

Intersection: Green Street/College Drive & 5300 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	31	31	99	49.4	*D*
	T	15	14	93	65.4	*E*
	R	74	73	99	14.3	*B*
	Subtotal	120	118	98	29.6	*C*
SB	L	261	266	102	49.8	*D*
	T	9	9	100	56.3	*E*
	R	91	91	100	18.1	*B*
	Subtotal	361	366	101	42.1	*D*
EB	L	26	23	88	36.6	*D*
	T	996	988	99	24.7	*C*
	R	6	6	100	15.7	*B*
	Subtotal	1,028	1,017	99	24.9	*C*
WB	L	42	43	102	21.8	*C*
	T	1,770	1,749	99	20.6	*C*
	R	159	160	101	7.8	*A*
	Subtotal	1,971	1,952	99	19.6	*B*
Total		3,480	3,453	99	23.9	*C*

Intersection: Allendale Drive & Murray Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	6	120	10.4	*B*
	T	***10***	***10***	***100***	***15.6***	***C***
	R	75	78	104	5.6	*A*
	Subtotal	90	94	104	7.0	*A*
SB	L	4	3	75	13.1	*B*
	T	3	3	100	9.4	*A*
	R	5	7	140	6.2	*A*
	Subtotal	12	13	108	8.5	*A*
EB	L	6	5	83	6.2	*A*
	T	388	390	101	3.1	*A*
	R	2	2	100	2.6	*A*
	Subtotal	396	397	100	3.1	*A*
WB	L	32	29	90	3.1	*A*
	T	522	522	100	0.9	*A*
	R	6	6	100	0.6	*A*
	Subtotal	560	557	99	1.0	*A*
Total		1,058	1,061	100	2.4	*A*

SimTraffic LOS Report

Project: Murray 662 W. 5300 South
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2093*

Intersection: Allendale Drive & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	14	11	79	1.7	*A*
	T	55	58	106	0.4	*A*
	Subtotal	69	69	100	0.6	*A*
SB	T	32	30	93	20.7	*C*
	R	1	2	200	8.8	*A*
	Subtotal	33	32	97	20.0	*C*
EB	***R***	***9***	***8***	***89***	***33.0***	***D***
	Subtotal	9	8	89	33.0	*D*
Total		111	109	98	8.9	*A*

Intersection: Allendale Drive & North Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	6	4	67	1.7	*A*
	T	46	49	107	0.0	*A*
	Subtotal	52	53	102	0.1	*A*
SB	T	36	32	88	0.4	*A*
	R	1	1	100	0.6	*A*
	Subtotal	37	33	89	0.4	*A*
EB	L	1	1	100	2.2	*A*
	R	***6***	***8***	***133***	***2.5***	***A***
	Subtotal	7	9	129	2.5	*A*
Total		96	95	99	0.5	*A*

APPENDIX C

Site Plan

ALLENDALE DRIVE

5400 SOUTH

1 2 3 4 5

53 52 51 50 49

54 55 56 57 58

38 39 40

41 42 43

48 47 46 45 44

37 36 35

34 33 32 31

28 29 30

6 7 8 9

10 11 12 13

14 15 16 17

18 19 20 21

22 23 24

25 26 27

15.0'

20.0'

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Murray 662 W. 5300 South

Analysis: Existing (2022) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2093

Intersection	NB				SB					EB				WB			
	L	LTR	R	T	L	LTR	R	T	TR	L	R	T	TR	L	R	T	TR
01: 700 West/Murray Boulevard & 5300 South	325		175	1,125	200		250	475		200	175	350		475	225	675	
02: Allendale Drive & 5300 South		250				150								175		250	150
03: Green Street/College Drive & 5300 South	75		75	50	250				800	75	50	400		175		550	275
04: Allendale Drive & Murray Boulevard		75				50											

SimTraffic Queueing Report

Project: Murray 662 W. 5300 South

Analysis: Existing (2022) Background Mitigated

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2093

Intersection	NB				SB					EB				WB			
	L	LTR	R	T	L	LTR	R	T	TR	L	R	T	TR	L	R	T	TR
01: 700 West/Murray Boulevard & 5300 South	300		175	625	200		250	450		225	175	350		500	225	675	
02: Allendale Drive & 5300 South		300				150								175		250	100
03: Green Street/College Drive & 5300 South	75		75	75	250				375	100	50	450		225		600	350
04: Allendale Drive & Murray Boulevard		75												50			

SimTraffic Queueing Report

Project: Murray 662 W. 5300 South

Analysis: Existing (2022) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2093

Intersection	NB					SB					EB					WB			
	L	LT	LTR	R	T	L	LTR	R	T	TR	L	LR	R	T	TR	L	R	T	TR
01: 700 West/Murray Boulevard & 5300 South	250			200	350	200		250	475		225		200	375		550	425	775	
02: Allendale Drive & 5300 South			325				250				50					225		325	225
03: Green Street/College Drive & 5300 South	75			75	75	250				400	75		50	450		225		600	325
04: Allendale Drive & Murray Boulevard			75				50												
05: Allendale Drive & South Access										50		50							
06: Allendale Drive & North Access												50							

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of residential townhomes
- The project is anticipated to generate approximately 468 weekday daily trips, including 30 trips in the morning peak hour, and 38 trips in the evening peak hour
- Unsignalized access points are not allowed onto 5300 South per UDOT guidelines, therefore all access points to the project are on Allendale Drive
- Traffic calming measures may be implemented along Allendale Drive to reduce cut-through traffic and speeds while increasing safety

2022	Background	Plus Project
Findings	• Poor LOS at: ○ **700 West & Murray Blvd / 5300 South** ○ **Allendale Drive / 5300 South** • Excessive queuing on the SB approach of **Green Street & College Drive / 5300 South**	• Poor LOS at Allendale Drive / 5300 South
Mitigations	• Optimize signal timing at **700 West & Murray Blvd / 5300 South** and **Green Street & College Drive / 5300 South**	• None – too close to existing signals, drivers will likely reroute

DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
THE RIDGES AT MURRAY

Salt Lake County

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EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT B – BYLAWS

EXHIBIT C _ MAINTENANCE ALLOCATION CHART

This DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE RIDGES AT MURRAY ("Declaration") is effective when recorded with the Salt Lake County Recorder's Office by **THE COTTAGES OF MURRAY**, LLC, a Utah limited liability company, ("Declarant").

RECITALS

A. The real property situated in Salt Lake County, described in Exhibit A, attached to and incorporated in this Declaration by reference, is hereby submitted, together with all buildings and improvements previously, now, or hereafter constructed, and all easements and rights appurtenant thereto, to a residential planned unit development consisting of residential Living Units and related Common Areas pursuant to Utah Code § 57-8a-101 *et seq*. that shall be known as The Ridges at Murray (the "Project").

B. Declarant is the owner of the real property subject to this Declaration. By signing this Declaration, Declarant consents to subjecting the real property within the Project to the terms, covenants and restrictions contained herein.

C. Declarant hereby desires to establish for the mutual benefit of all future Owners and Occupants of the Project, certain covenants, conditions, restrictions, easements, rights, privileges, assessments and liens as set forth herein, which shall run with and be a burden upon the Project.

D. Declarant desires to create an association of home owners, which entity shall possess the power to maintain and administer the Common Areas, collect and disburse assessments and charges hereinafter provided for, and administer and enforce the provisions of this Declaration. It is intended that this Declaration shall serve as a binding contract between the Association and each Owner; however, nothing herein, is intended to create a contractual relationship between Declarant and the Association or Declarant and any Owner, or to inure to the benefit of any third-party. Additionally, it is not intended that this Declaration be read in conjunction with any deed or real estate purchase contract to create privity of contract between Declarant and the Association.

E. Declarant intends that the Owners, Occupants, Mortgagees, and all other persons hereafter acquiring any interest in the Project shall at all times enjoy the benefits of, and shall hold their interest subject to this Declaration, which is recorded in furtherance of establishing a general plan of governance of the Project, and for establishing rules for the use, occupancy, management, and enjoyment thereof.

F. Declarant explicitly reserves for itself the option in the future to expand the Project.

ARTICLE I. DEFINITIONS

The capitalized terms used in this Declaration shall have the meanings set forth in this Article. Unless the context clearly requires otherwise, the masculine, feminine and neuter genders and the singular and the plural shall be deemed to include one another, as appropriate

1.1. **Act** shall mean the Utah Community Association Act, codified at Utah Code § 57-8a-101 *et seq*., as the same may be amended from time to time.

1.2. **Additional Land** shall mean and refer to, without limitation, any parcel of land that is annexed into the Project by the Declarant.

1.3. **Articles** shall mean and refer to the Articles of Incorporation for the Association,

as amended and restated from time to time.

1.4. **Assessments** shall mean any monetary charge or fee imposed or levied by the Association against Owners as provided in this Declaration or other Governing Documents.

1.5. **Association** shall mean The Ridges at Murray Homeowners Association, a Utah non-profit corporation. Failure of the Association to maintain its corporate status will not result in the dissolution of the Association.

1.6. **Board** or **Board of Directors** shall mean the Board of Directors of the Association as duly elected in accordance with the terms and conditions of the Articles of Incorporation and Bylaws. The Board is the governing body of the Association.

1.7. **Board Member** shall mean a duly qualified and elected or appointed individual member of the Board of Directors of the Association.

1.8. **Bylaws** shall mean the Bylaws of the Association that are attached hereto as Exhibit B, as the same may be amended from time to time.

1.9. **Common Areas** shall mean all areas of the Project outside the exterior walls of the Living Units; all land, and the improvements situated thereon, within the Project that Declarant designates as Common Areas of this Association; and other real property which the Association now or hereafter owns in fee for the benefit of Owners for as long as the Association is the owner of the fee, which may include without obligation or limitation, Association signs or monuments, open space, landscaped areas, street signage, lighting detached from Living Units, sidewalks, extra parking stalls, and other similar improvements designated for the benefit of the Owners of this townhome Project; and any real property or improvements within the Project that the Association has the obligation to maintain, repair, or replace for the common benefit of the Owners, as the Board shall determine in its sole and exclusive discretion, including, without limitation, all utility and service lines and similar improvements, whether public or private-company owned, intended to serve more than one Living Unit, whether located on a Lot or lying inside of the exterior boundaries of the Living Unit.

1.10. **Common Expenses** shall mean (a) all sums lawfully assessed against Owners; (b) expenses of administration, maintenance, management, operation, repair and replacement of the Common Areas which are maintained by the Association; (c) expenses allocated by the Association among the Owners; (d) expenses agreed upon as common expenses by the Association or its Board of Directors; (e) expenses declared common expenses by the Declaration; and (f) other miscellaneous charges incurred by the Association or the Board pursuant to the Act or the Governing Documents.

1.11. **Declarant** shall mean THE COTTTAGES OF MURRAY, LLC, a Utah limited liability company, and any successor in interest.

1.12. **Declaration** shall mean this Declaration of Covenants, Conditions and Restrictions for The Ridges at Murray, as may be amended from time to time.

1.13. **Design Guidelines** shall mean the requirements governing the location, color, materials, and architectural design of dwellings, structures, and improvements within the Project as adopted by the Board as provided herein.

1.14. **Governing Documents** shall mean collectively, the Declaration, Articles of Incorporation, Bylaws, Plat, and any Rules adopted by the Board.

1.15. **Joint Use Agreement** means a joint use or cross easement agreement which

governs the joint use and maintenance of any parcel of land, roads, storm drains, culinary water systems, secondary water systems, trash removal, and other shared facilities and services within the Project or adjacent properties. All cost incurred by the Association for compliance with a Joint Use Agreement shall be a Common Expense. Joint Use Agreements may, but need not be recorded.

1.16. **Limited Common Areas** shall mean the Common Area reserved for the use and benefit of a designated Lot or Living Unit to the exclusion of other Owners. Whether or not indicated on the Plat, the Limited Common Areas shall include facilities appurtenant to the Living Units including porches, balconies, driveways, and portions of the Common Area bounded by approved fences on the Lots (if any). The right to the exclusive use of the Limited Common Area shall be appurtenant to each respective Lot and may not be severed from the ownership of the Lot. All installations or modifications of Limited Common Areas shall be approved by the Association and shall be subject to the provisions in this Declaration and the Design Guidelines. The Board shall have the power and discretion to determine the Limited Common Area boundaries if the Governing Documents are found ambiguous. If the Limited Common Areas depicted on the Plat differ in size or locations than the as built Limited Common Areas, the as built dimensions or structures installed by Declarant shall supersede anything depicted on the Plat.

1.17. **Living Unit** shall mean a structure which is designed and intended for use and occupancy as a single-family residence, together with the garage and all improvements located on a Lot which are used in connection with such residential structure. The Living Unit shall include, without limitation, the roof and all exterior surfaces, exterior and interior doors, windows, garage doors, exterior trim, gutters, downspouts, and foundations. The Living Unit shall also include all mechanical equipment and appurtenances located outside the Living Unit but designed to serve only that Living Unit, such as appliances, electrical receptacles and outlets, air conditioning compressors, equipment, fixtures and the like. All pipes, wires, conduits, utility lines, or other similar installations serving only the Living Unit, and any structural members, parts, components or any other property of any kind, including fixtures or appliances within any Living Unit, which are removable without jeopardizing the integrity, soundness, safety or usefulness of the remainder of the building within which the Living Unit is located shall be deemed part of the Living Unit. The attached garage shall be deemed to be part of the respective Living Unit.

1.18. **Lot** shall mean each of the individual Lots within the Project, as shown on the Plat. A Lot shall include the Living Unit or other improvement or structure constructed thereon. Each Lot consists generally of all structures on or within the boundary of the Lot. The Lot shall extend to the center of the Party Wall, which shall form the boundary of the Lots sharing that wall. Subject to dividing lines between Lots, any above-ground structure that extends beyond the vertical plane of the ground-level boundary of the Lot is part of the Lot if it: (1) is part of and an integral part of the Living Unit's structure (such as bay windows, pop-outs, eves, etc., not to include fences, or other appurtenant structures that merely connect to the structure); or (2) was constructed as part of the original construction of the Lot.

1.19. **Manager** shall mean a person, persons, or entity, if any, selected by the Board to manage the affairs of the Association and Project.

1.20. **Member** shall mean and refer to a Lot Owner.

1.21. **Mortgage** shall mean any mortgage, deed of trust, or trust deed or the act of encumbering any Lot or any property by a mortgage, trust deed, or deed of trust.

1.22. **Mortgagee** shall mean and refer to any person or entity named as a mortgagee of a mortgage or beneficiary under or holder of a deed of trust.

1.23. **Occupant** shall mean and refer to any Person, living, dwelling, visiting, or staying in a Living Unit. This includes, but is not limited to, all lessees, tenants, and the family members, agents, and representatives living, dwelling, visiting, or staying in a Living Unit. Occupants shall be bound by the Restrictions in this Declaration and shall be liable for any fines that are assessed for violations of the Governing Documents.

1.24. **Owner** shall mean the record owner, whether one or more Persons, of a fee simple title to any Lot which is a part of the Project, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

1.25. **Party Wall** shall mean a wall, including without limitation a foundation wall, that forms part of a Living Unit and is located on or adjacent to a boundary line between two or more adjoining Lots or Living Units that are owned by more than one (1) Owner and is used or is intended to be used by the Owners of the benefitted Living Units as a structural partition wall. A Party Wall may be separated by a sound board between two or more Living Units.

1.26. **Period of Declarant Control** shall mean the period of time during which the Declarant may act as the Board of Directors, or appoint Board Members. Such period of time shall commence on the date this Declaration is recorded and terminate on the occurrence of the earliest of the following events: (i) six (6) months after the date on which all of the Lots and all of the Additional Land, have been conveyed to Persons other than Declarant or its successors, assigns, and affiliates, regardless of whether such Additional Land has been added hereto; or (ii) the Declarant executes and records a written waiver of its right to control the Association. The Special Declarant Rights contained within this Declaration may last beyond the Period of Declarant Control for the maximum length permitted by law. If the Declarant elects to waive one or more, but not all, of its Special Declarant Rights, then all Special Declarant Rights not waived shall remain in full force and effect.

1.27. **Person** shall mean and refer to a natural individual, corporation, business entity, estate, partnership, trustee, association, joint venture, government, governmental subdivision, or agency or other legal entity capable of holding title to real property.

1.28. **Plat** shall mean all of the official subdivision plat(s) for The Ridges at Murray recorded as Entry #1***** on *****, 2023, filed and recorded in the official records of the Salt Lake County Recorder's Office. The term Plat shall specifically include any additional or supplemental plat(s) that may be recorded in the future comprising the Additional Land. The Plat is hereby incorporated into and made an integral part of this Declaration, and all requirements and specifications set forth on the Plat and required by the Act are deemed included in this Declaration. If any conflict exists between the Plat and this Declaration, the Declaration shall control.

1.29. **Project** shall include the real property described in Exhibit A and all Additional Land, together with the buildings, 66 Living Units, improvements, and permanent fixtures located thereon, and all easements and rights appurtenant thereto and shall at any point in time mean and refer to The Ridges at Murray development. The Project shall also include any Additional Land annexed into the Association and made subject to this Declaration.

1.30. **Restrictions** shall mean the covenants, conditions, assessments, easements, liens, and restrictions set forth in this Declaration.

1.31. **Rules** shall mean and refer to the rules, resolutions, regulations, policies, architectural guidelines, etc. adopted by the Board.

1.32. **Supplemental Declaration** shall mean a written instrument recorded in the records of the Salt Lake County Recorder, which refers to this Declaration and which amends, modifies, or supplements this Declaration in accordance with its terms.

ARTICLE II. PROJECT DESCRIPTION

2.1. **Submission**. The real property described with particularity on Exhibit A attached hereto and incorporated herein by this reference is hereby submitted to the Act. The Declarant declares that the Project and all of the Lots shall be held, conveyed, transferred, sold, mortgaged, encumbered, occupied, used, and improved subject to the Restrictions, which Restrictions shall constitute covenants and conditions running with the land and shall be binding upon and inure to the benefit of the Declarant, the Association, and each Owner, including their respective heirs, successors, and assigns.

2.2. **Name**. The Project, as submitted to the provisions of this Declaration, shall be known as The Ridges at Murray. The Project is not a cooperative.

2.3. **Description of Improvements**. The major improvements contained in the Project will initially include townhome buildings that are divided into Lots, each with a Living Unit, totaling 66 Living Units. Other Lots or Common Area upon the Additional Land may be added as reserved by the Declarant. There are also Common Areas as further provided herein, along with other improvements detailed on the Plat. All improvements shall be constructed in a style and of materials determined by the Declarant during the Period of Declarant Control, and afterwards, by the Board. The Lots, their locations, and approximate dimensions are indicated on the respective Plats.

2.4. **Expansion of Project**. The Project may be expanded by the Declarant by the recording of a Supplemental Declaration in accordance with the provisions of Article XII.

ARTICLE III. MEMBERSHIP AND VOTING RIGHTS

3.1. **Membership**. Every Owner shall be a Member of the Association with one membership interest per Lot. Membership in the Association shall be mandatory, shall be appurtenant to the Lot in which the Owner has the necessary interest, and shall not be separated from the Lot to which it appertains. Membership in the Association shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the Lot to which it is appurtenant, and then only to the new Owner. Any attempt to make a prohibited transfer is void. In the event an Owner fails or refuses to transfer the membership registered in his name to the purchaser of his Lot, the Association shall have the right to record the transfer upon its books and thereupon the old membership outstanding in the name of the seller shall be null and void.

3.2. **Voting Rights**. Except as otherwise disallowed in this Declaration or the Bylaws, or limited by the Special Declarant Rights, Owners shall be entitled to one vote per Lot owned.

3.3. **Multiple Ownership Interests**. If there is more than one Owner of a Lot, the vote relating to such Lot shall be exercised as such Owners may determine among themselves. A vote cast by any of such Owners, whether in person or by proxy or by written ballot, shall be conclusively presumed to be the vote attributable to the Lot concerned unless an objection is immediately made by another Owner of the same Lot. In the event such an objection is made or if there are conflicting votes from the same Lot, the vote involved shall not be counted for any purpose, except towards establishing a quorum.

3.4. **Record of Ownership**. Every Owner shall promptly notify the Association of any change in ownership of a Lot by providing the conveyance information to the Secretary of the Association who shall maintain a record of ownership of the Lots. Any cost incurred by the Association in obtaining the information about an Owner as specified herein which is not furnished by such Owner shall nevertheless be at the expense of such Owner and shall be reimbursed to the Association as an Individual Assessment.

ARTICLE IV. EASEMENTS AND RIGHTS IN COMMON AREAS

4.1. **Easement of Enjoyment**. Each Member shall have a right and easement of use and enjoyment in and to the Common Areas. Such right and easement shall be appurtenant to and shall pass with title to each Lot and in no event shall be separated therefrom. Any Member may delegate the right and easement of use and enjoyment described herein to any family member, tenant, lessee, or contract purchaser who resides on such Member's Lot. The rights and privileges of such delegee or assignee shall be subject to suspension in the same manner and to the same degree as those of an Owner. This right of easement shall only extend to the Limited Common Area appurtenant to the Lot and not to other Limited Common Areas.

4.2. **Title to Common Areas**. The Declarant may convey title to the Association of various Common Areas; however, neither this conveyance nor any other provision of the Declaration shall be construed to create a contractual relationship between the Association and Declarant.

4.3. **Limitation on Easement**. A Member's right and easement for the use and enjoyment of the Common Areas shall be subject to the following:

1) The right of the Association to impose reasonable limitations on the number of guests per Member who at any given time are permitted to use the Common Areas;

2) The right of the Association to charge reasonable admission and other fees for the use of the recreational facilities situation upon the Common Areas;

3) The right of Salt Lake County and any other governmental or quasi-governmental body having jurisdiction over the Project to access and rights of ingress and egress over and across any street, parking area, walkway, or open area contained within the Project for purposes of providing police and fire protection, transporting school children, and providing any other governmental or municipal service;

4) The right of the Association to suspend voting rights and right to use the Common Areas by an Owner for any period during which any Assessments against his Lot remain unpaid, and for a period not to exceed sixty (60) days for any infraction of the Rules;

5) The right of the Association to dedicate or transfer all or any part of the Common Areas, and any sewer, water and storm drain lines to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the Association. Any such dedication or transfer must, however, be assented to by at least sixty-seven percent (67%) of the Owners.

4.4. **Delegation of Use**. An Owner may delegate his right of use and enjoyment to the Common Areas to family members, tenants, or contract purchasers who reside on the Project. The rights and privileges of such delegee or assignee shall be subject to suspension in the same manner and to the same degree as those of an Owner, as described in the preceding Section.

4.5. **Association Easement**. The Association, its Board, employees, agents, and contractors shall have non-exclusive easements to use the Common Areas and Limited

Common Areas to perform their duties as assigned by the Governing Documents.

4.6. **Easement for Utility Services**. In addition to the easements identified in the Plats, the Project is subject to a blanket easement over, across, above, and under it for ingress, egress, installation, maintenance, repair, and replacement of utilities. Utilities include, without limitation, water, sewer, gas, telephone, electricity, data, video, and cable. If any utility company or municipal authority requests that a more specific easement be granted in its favor in substitution for the easement hereby established with respect to the Common Areas, the Board shall have the power and authority, without the need for any consent by the Owners to grant the more specific easement on such terms and conditions as the Board deems appropriate. It is intended that this utility easement be construed broadly and such easement shall specifically include the areas directly underneath and across the entire main floor of each Living Unit for the installation and maintenance of utility lines across and through each townhome building and all Living Units therein.

4.7. **Easements for Encroachments**. If any portion of a Common Area or Limited Common Area structure or improvement encroaches upon any Lot, or if any structure or improvement of a Lot encroaches upon any other Lot, Limited Common Area, or the Common Area as a result of the manner in which the improvements were initially approved or constructed, or due to settling, shifting, alteration, replacement, repair, or restoration by the Association, a valid easement for encroachment, and maintenance of such encroachment, shall exist for the life of the improvement or structure.

4.8. **Party Wall and Shared Roof Easement**. Each Owner hereby acknowledges and agrees that a Party Wall or shared roof may presently encroach upon or overlap the Owner's Lot. Each Owner hereby grants to the adjoining Owner of the other Lot that shares the Party Wall, or shared roof, an easement over and upon its Lot for the purpose of maintaining the Party Wall and shared roof. By accepting a deed to a Lot, each Owner hereby covenants and agrees not to do anything or to erect any barrier that will hinder, delay or limit the maintenance of the Party Wall and shared roof and the performance of each Owner's obligation to maintain and repair the townhome structure.

4.9. **Right to Enter**. The Association, acting through the Board or its duly authorized agent, shall have the right at all times and upon reasonable notice of at least 48 hours to enter upon any Lot on the areas located outside the exterior boundaries of a Living Unit, without trespass, and regardless of whether or not the Lot Owner or Occupant thereof is present at the time, to abate any infractions, to fulfill its responsibilities, to exercise its rights, to make repairs, and to correct any violation of any of the Governing Documents. The notice set forth in this Section shall not be necessary in case of an emergency threatening other Living Units, Occupants, or other parts of the Project. Nothing in this Section shall be construed to authorize the entry of the Association into the interior of a Living Unit without the consent of the Lot Owner unless there is an emergency threatening another Living Unit, the Occupants of another Living Unit, or the structural integrity of a townhome building. Owners shall maintain up-to-date emergency contact information records with the Association, including any local representative an Owner may have for notice purposes. Owners shall be responsible for any costs incurred by the Association as a result of entering a Lot or Living Unit under this Section and shall defend, indemnify, and hold harmless the Association for all damages related to such entry, except for such damages resulting from intentional or willful misconduct.

ARTICLE V. BUDGET AND ASSESSMENTS

5.1. **Annual Budget**. The Board shall prepare and adopt an annual budget for the

Association. The annual budget shall provide, without limitation, for the maintenance of the Common Areas and for the administration, management, and operation of the Association. The Board may revise the budget from time to time as the Board deems appropriate. If the Board fails to adopt an annual budget, the last adopted budget shall continue in effect until a new annual budget is adopted. The budget shall be made available to the Owners within thirty (30) days after adoption. Owners may not disapprove a budget during the Period of Declarant Control.

5.2. **Covenant to Pay Assessments**. Each Owner of a Lot by the acceptance of a deed therefore, whether or not it be so expressed in the deed, hereby covenants and agrees with each other and with the Association to pay to the Association all Assessments, including without limitation, all Annual, Special, and Individual Assessments described below, and other fees, charges, levies, and fines as may be provided in the Governing Documents.

5.3. **Purpose of Assessments**. Assessments levied by the Association shall be used for the purpose of promoting the health, safety, and welfare of residents of the Project, including but not limited to the appearance and aesthetics of the Project. The use made by the Association of funds obtained from Assessments may include, but is not limited to: payment of the cost of taxes and insurance on the Common Areas; maintenance, repair, and improvement of the Common Areas; establishing and funding a reserve to cover major repair or replacement of improvements within the Common Areas; shared utility and bulk service fees; and any expenses necessary or desirable to enable the Association to perform or fulfill its obligations, functions, or purposes under the Governing Documents.

5.4. **Declarant's Exemption From Assessments**. Anything contained in the Governing Documents to the contrary notwithstanding, the Declarant shall not be obligated to pay Assessments on any Lot owned by it until such time as the Declarant elects in writing to pay Assessments, and only for so long as the Declarant elects to pay Assessments. In addition, the Declarant may exempt Lots owned by Declarant affiliates from the payment of Assessments During the Period of Declarant Control, in the Declarant's sole discretion.

5.5. **Annual Assessments**. Annual Assessments shall be made on a calendar year basis based on each Owner's allocated proportion of the upcoming annual budget. The Board shall give written notice of each Annual Assessment not less than fifteen (15) days prior to the beginning of the next calendar year. Each Annual Assessment shall be due and payable in monthly installments on dates established by the Board. At least fifteen (15) days prior to the effective date of any change in the amount of the Annual Assessment, the Association shall give each Owner written notice of the new amount.

5.6. **Special Assessments**. The Board may levy a Special Assessment payable over such a period as the Board may determine for the purpose of defraying, in whole or in part any expense or expenses not reasonably capable of being fully paid with funds generated by Annual Assessments; the cost of any construction, reconstruction, or unexpected repair or replacement of the Common Areas; or for any other expense incurred or to be incurred as provided in this Declaration. Special Assessments over one-thousand five hundred dollars ($1,500) in a calendar year must be approved and assented to by a majority of the Members present in person or by proxy at a meeting duly called for such purpose. Notice in writing of the amount of any Special Assessments and the time for their payment shall be given as soon as is reasonably possible to the Owners. Payment shall be due on the dates and in the manner determined by the Board and provided in the notice. Notwithstanding the foregoing, Declarant may levy Special Assessments in any amount deemed necessary during the Period of Declarant Control without Owner approval.

5.7. **Individual Assessments**. In addition to Annual and Special Assessments authorized above, the Board may levy Individual Assessments against a Lot and its Owner for: (a) administrative costs and expenses incurred by the Board in enforcing the Governing Documents against the Owner or his/her Occupants; (b) costs associated with the maintenance, repair, or replacement of Common Areas caused by the neglect or actions of an Owner or his/her Occupants; (c) any other charge, fine, fee, expense, or cost designated as an Individual Assessment in the Governing Documents or by the Board, including, without limitation, action taken to bring a Living Unit and its Owner into compliance with the Governing Documents; (d) nonpayment of a Reinvestment Fee; (e) costs of providing services to the Lot upon request of the Owner; and (f) attorney fees, court or collection costs, fines, and other charges relating to any of the foregoing, regardless of whether a lawsuit is filed. In addition, Individual Assessments may be levied against a Lot and its Owner specifically benefited by any improvements to adjacent roads, sidewalks, planting areas or other portions of the Common Areas made on the written request of the Owner of the Lot to be charged. The aggregate amount of any such Individual Assessments shall be determined by the cost of such improvements, repairs, maintenance, or enforcement action, including all overhead and administrative costs and attorney fees, and shall be allocated among the affected Lots according to the special benefit or cause of damage or maintenance or repair work or enforcement action, as the case may be. Individual Assessments may be levied in advance of the performance of the work. If a special benefit arises from any improvement which is part of the general maintenance obligations of the Association, it shall not give rise to an Individual Assessment against the Lot(s) benefited, unless such work was necessitated by the Owner's or his/her Occupants' negligence.

5.8. **Allocation of Assessments**. Annual and Special Assessments shall be fixed at an equal uniform rate for all Lots. Individual Assessments shall be allocated separately to each Lot based on the costs incurred by the Association.

5.9. **Application of Excess Assessments**. In the event the amount budgeted to meet Common Expenses for a particular fiscal year proves to be excessive in light of the actual Common Expenses, the Board in its discretion may apply the excess to reserves, credit the excess against future Assessments, or pay the excess to the Owners, as the Board deems appropriate. The decision of the Board shall be binding and conclusive. In addition, the Association shall not be obligated to reduce the amount of Assessments in succeeding years if an excess exists for a prior year.

5.10. **No Offsets**. All Assessments shall be payable in the amount specified by the Assessment and no offsets against such amount or withholding of any amount shall be permitted for any reason, including, without limitation, a claim that the Association owes the Owner money, or that the Association is not properly exercising its duties and powers as provided in this Declaration.

5.11. **Certificate Regarding Payment**. Upon the request of an Owner, prospective purchaser, mortgagee, or encumbrancer of a Lot, the Association shall issue a certificate stating whether or not all Assessments respecting such Lot are current and, if not, the amount of the delinquency. Such certificate shall be conclusive in favor of all persons who in good faith rely thereon. The Association may charge the requesting Owner, prospective purchaser, mortgagee, or encumbrancer of a Lot a reasonable fee as permitted in the Act.

5.12. **Personal Obligation and Lien**. All Assessments, together with any interest, late fees, collection costs, and attorney fees shall constitute and remain: (a) a charge and continuing lien upon the Lot with respect to which such Assessment is made pursuant to Utah

Code § 57-8a-301; and (b) the personal obligation of the person who is the Owner of such Lot at the time the Assessment falls due. No Owner may exempt himself or his Lot from liability for payment of Assessments by waiver of his rights concerning the Common Areas or by abandonment of his Lot. In a voluntary conveyance of a Lot, the grantee shall be jointly and severally liable with the grantor for all such unpaid Assessments, late payment fees, interest, and costs of collection, including reasonable attorneys' fees, which shall be a charge on the Lot at the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefore.

5.13. **Billing and Collection Procedures**. The Board shall have the right to adopt Rules setting forth procedures for the billing and collection of Assessments, provided that such procedures are not inconsistent with the provisions hereof. The failure of the Association to send an invoice to an Owner shall not relieve any Owner of liability for any Assessment or charge under this Declaration, but the Assessment lien therefore shall not be foreclosed or otherwise enforced until the Owner has been given not less than thirty (30) days written notice prior to such foreclosure or enforcement, at the address of the Owner on the records of the Association, of the Assessment or installment and of the amount owing. Such notice may be given at any time prior to or after delinquency of such payment. A copy of such notice may also be provided to the Occupant(s) of the Owner if the Owner is not a resident at the Project.

5.14. **Due Date and Delinquency**. Assessments shall be paid in a timely manner. Payments are due in advance on the first day of the month or the first day of such other period established for the payment of Assessments. Payments are delinquent if received more than ten (10) days from the date that they became due. Whenever an Assessment is delinquent, the Board may at its option invoke any one or more options or all of the sanctions granted in this Article or the Act.

5.15. **Collection Charge**. If the Association does not otherwise adopt or establish billing and collection procedures in the Rules, the following shall apply. Delinquent accounts shall be charged a twenty-five dollar ($25.00) late fee each month until the Owner's account (including all collection charges, costs, and attorneys' fees) is paid in full. Interest shall accrue on all unpaid balances at the rate of eighteen percent (18%) per annum. Collection charges, interest, and/or late fees shall constitute part of the Assessment lien provided above until paid.

5.16. **Collection Action at Law**. The Association may exercise any or all of the following remedies to collect delinquent Assessments:

1) The Association may suspend such Owner's voting rights.

2) The Association shall have a lien against each Lot for any Assessment levied against the Lot and any fines or other charges imposed under the Governing Documents against the Owner of the Lot from the date on which the Assessment, fine, or charge is due. This lien shall arise and be perfected as of the date of the recording of this Declaration. At any time, any Assessment or installment thereof is delinquent, the Association, by and through its Board or any Manager, may file a notice of lien in the deed records of Salt Lake County against the Lot with respect to which the delinquency pertains. Once filed, such lien shall accumulate all future Assessments or installments, interest, late fees, penalties, fines, attorney fees, and other appropriate costs properly chargeable to an Owner by the Association, until such amounts are fully paid. Said lien may be foreclosed at any time as allowed by law. The lien of the Association shall be superior to all other liens and encumbrances except: a lien or encumbrance recorded before the original Declaration was recorded; a first or second security interest on the Lot secured by a mortgage or trust deed that is recorded before the Association's notice of lien; or a lien for real estate taxes or other

governmental assessments against the Lot. The Association through its duly authorized agents, may bid on the Lot at any foreclosure sale, and may acquire and hold, lease, mortgage, and convey the Lot.

3) The Association may bring an action to recover a money judgment for unpaid Assessments, fines, and charges under this Declaration against an Owner without foreclosing or waiving the lien described above. Recovery on any such action, however, shall operate to satisfy the lien, or the portion thereof, for which recovery is made.

4) If the delinquent Owner is leasing his Lot or any portion thereof, the Board may, at its option, so long as such default shall continue, demand and receive from any tenant of the Owner the rent due or becoming due and the payment of such rent to the Board shall discharge such tenant for rent due, and shall discharge the Owner for such Assessments to the extent of the amount so paid.

5) The Association may terminate utilities paid out of the Common Expense and the right to use the Common Areas.

6) Payments shall be credited first to collection costs (including attorney's fees), then to interest and late fees, then to the oldest assessments, then the most recent assessments.

7) The Association shall have any other remedy available to it whether provided in the Governing Documents, the Act, or other law or in equity.

5.17. **Power of Sale**. The Association shall have all rights of foreclosure granted by the Act, both judicially and non-judicially. Pursuant to Utah Code §§ 57-1-20 and 57-8a-302, an Owner's acceptance of an interest in a Lot constitutes a simultaneous conveyance of the Lot in trust, with power of sale, to the Association's attorney of record, as trustee, for the benefit of the Association, for the purpose of securing payment of Assessments under the terms of this Declaration. The Association may appoint a qualified successor trustee by executing and recording a substitution of trustee form.

5.18. **Reserve Account**. The Board shall establish a reserve account to fund long-term maintenance of Common Areas. The Board shall follow any statutory requirement to conduct a reserve analysis and utilize such reserve analysis in making decisions regarding the funding of a reserve account. The Board shall not be personally liable for failure to fund a reserve account unless willful or intentional misconduct is proven in a court of law. Notwithstanding the foregoing, such reserve fund duties and obligations shall not apply to the Association and Board during the Period of Declarant Control.

5.19. **Reinvestment Fee Covenant**. A Reinvestment Fee Covenant is hereby established as permitted under Utah Code § 57-1-46. The Board shall have the right (but shall not be required) to establish a Reinvestment Fee assessment amount in accordance with this Section. If established, the following terms and conditions shall govern Reinvestment Fees:

1) Upon the occurrence of any sale, transfer, or conveyance of any Lot as reflected in the office of the County recorder, regardless of whether it is pursuant to the sale of the Lot or not (as applicable, a "Transfer"), the party receiving title to the Lot (the "Transferee") shall pay to the Association a Reinvestment Fee in an amount to be established by the Board in the Rules, provided that in no event shall the Reinvestment Fee exceed the maximum rate permitted by law.

2) The Association shall not levy or collect a Reinvestment Fee for any Transfer exempted by Utah Code § 57-1-46.

3) The Reinvestment Fee shall be due and payable by the Transferee to the

Association at the time of the Transfer giving rise to the payment of such Reinvestment Fee and shall be treated as an Individual Assessment for collection purposes.

4) All transfers of Lots from Declarant to a Declarant related entity shall be exempt from a Reinvestment Fee. The Declarant shall have the sole discretion to determine whether such Transferee is a related entity and if a Reinvestment Fee applies.

5.20. **Account Payoff Fees**. The Association may charge a fee for providing Association payoff information needed in connection with financing, refinancing, or closing of the sale of a Lot as provided for in Utah Code § 57-8a-106. The amount of such fee shall be fifty dollars ($50.00) or as otherwise established in the Rules. Additional paperwork required in a private sale between an Owner and purchaser may be obtained from the Association but may incur additional fees.

5.21. **Association Responsibility after Foreclosure**. If the Association takes title to a Lot pursuant to a foreclosure (judicial or non-judicial), it shall not be bound by any of the provisions related to the Lot that are otherwise applicable to any other Owner, including but not limited to obligations to pay assessments, taxes, or insurance, or to maintain the Lot. By taking a security interest in any Lot governed by this Declaration, Mortgagees cannot make any claim against the Association for nonpayment of taxes, Assessments, or other costs and fees associated with any Lot if the Association takes title to a Lot related to a failure to pay Assessments.

5.22. **Homestead Waiver**. Pursuant to Utah Code § 57-8a-301, and to the extent any liens are created pursuant to this Declaration, whether such liens are now in existence or are created at any time in the future, each Owner waives the benefit of any homestead or exemption laws of the State of Utah now in effect, or in effect from time to time hereafter.

ARTICLE VI. DUTIES AND POWERS OF THE ASSOCIATION

6.1. **Organization of Association**. The Association shall serve as the governing body for all Owners. The Association shall make provisions for the maintenance, repair, replacement, administration, and operation of the Common Area and Common Expenses, and other matters as provided in the Act, this Declaration, and the Bylaws. The Association shall have all rights and powers granted to it under the Act and in this Declaration, the Articles, and the Bylaws. The Association shall not be deemed to be conducting a business of any kind, and all funds received by the Association shall be held and applied by it for the Owners in accordance with this Declaration, the Articles, and the Bylaws. Except as specifically authorized in this Declaration, the Articles, or the Bylaws, no Owner or group of Owners shall have authority to take any action on behalf of the Owners, the Association, or the Board of Directors.

6.2. **Legal Organization**. The Association may be incorporated as a nonprofit corporation. In the event the nonprofit corporate status expires or is invalidated in any manner, the Board of Directors, in its sole discretion, may renew and/or reincorporate the Association. Any such expiration or invalidation shall not relieve any Owner from paying Assessments and abiding by all Restrictions contained in this Declaration.

6.3. **General Powers and Obligations**. The Association shall have, exercise and perform all of the following powers, duties, and obligations:

1) The powers, duties, and obligations granted to the Association by this Declaration, its Bylaws, and the Articles of Incorporation;

2) The powers and obligations of a nonprofit corporation pursuant to the general

nonprofit corporation laws of the State of Utah;

3) The powers, duties, and obligations of a homeowners association pursuant to the Utah Community Association Act, or any successor thereto;

4) The powers, duties, and obligations not reserved specifically to Owners; and

5) Any additional or different powers, duties, and obligations necessary or desirable for the purpose of carrying out the functions of the Association pursuant to the Governing Documents or otherwise promoting the general benefit of the Owners within the Project.

The powers and obligations of the Association may from time to time be amended, repealed, enlarged, or restricted by changes in this Declaration made in accordance with the provisions herein, accompanied by any necessary changes in the Articles of Incorporation or Bylaws of the Association made in accordance with such instruments and with the nonprofit corporation laws of the State of Utah.

6.4. **Specific Powers and Duties**. The powers and duties of the Association shall include, without limitation, the following:

1) **Maintenance and Services.** The Association shall provide maintenance and services for the Project as provided in Article VII and other provisions of this Declaration.

2) **Insurance.** The Association shall obtain and maintain in force policies of insurance as provided in this Declaration or the Bylaws of the Association. The Association shall have no obligation to obtain or maintain any insurance covering the personal and real property of any Owner(s), and each Owner shall be responsible for obtaining and maintaining such personal and real property insurance.

3) **Rulemaking.** The Association, through its Board of Directors, shall make, establish, promulgate, amend, and repeal Rules governing the conduct of persons and the operation and use of the Project as it may deem necessary or appropriate in order to assure a clean, aesthetically pleasing, peaceful, and orderly use and enjoyment of the Project. Pursuant to Utah Code § 57-8a-218(17), the requirements of Utah Code §§ 57-8a-218(1) through (13), except subsection (1)(b)(ii), are hereby modified to not apply to the Association.

4) **Assessments.** The Association shall adopt budgets and impose and collect Assessments as provided in Article V of this Declaration.

5) **Enforcement.** The Association shall perform such acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce the provisions of the Governing Documents of the Association. The Association may assess fines to Owners, Occupants, or their guests for violations of the Governing Documents in accordance with the provisions of the Governing Documents and the Act.

6) **Title to Common Areas**. The Association may hold title to Common Areas conveyed to it by the Declarant or other person, and shall pay all real property taxes and assessments levied upon any portion of the Common Areas, unless paid by the Owners, provided that the Association shall have the right to contest or compromise any such taxes or assessments.

7) **Employment of Agents, Advisers, and Contractors.** The Association may employ the services of any person or corporation as managers, hire employees to manage, conduct, and perform the business, obligations, and duties of the Association, employ professional counsel and obtain advice from such persons or firms or corporations such as, but not limited to, community association managers, landscape architects, accountants, recreational experts, architects, planners, lawyers, reserve study specialists, or what is

convenient for the management, maintenance, and operation of the Project. The Board has no authority to enter into a management agreement or contract inconsistent with the terms of the Governing Documents or that provides for a termination fee or requirement for termination for cause.

8) **Litigation.** The Board may instigate litigation to enforce the provisions of this Declaration or any other common law or statutory right which the Association is granted subject to the limitations set forth in Article XVI.

9) **Bulk Service Agreements**. The Association shall have the right to enter agreements, as the Board deems appropriate, for the provision of cable, television, internet, telephone, or other similar services for all of the Lots or groups of Lots. Such services shall be assessed to the Owners pursuant to the provisions of this Declaration and in any Assessment, may be broken out as a separate line item on invoices, statements, or notices of Assessment.

10) **Loans**. The Association shall have the authority to obtain loans for the efficient operation of the Association and may use Common Area and other assets of the Association as collateral for financing. A majority vote of the Board shall be required prior to obtaining any loan.

11) **Joint Use/Cost Sharing Agreements.** The Association shall have the right to enter agreements for the maintenance, repair, and replacement of improvements or facilities which use may be shared with other homeowners associations or other property owners. The shared facilities and improvements appurtenant to the agreements may be located within or outside the Project. Each Owner hereby consents and agrees that the Association shall have the authority to record any Joint Use Agreements it enters into against each Lot within the Project.

6.5. **Liability.** Board Members and officers of the Association shall not be liable to the Association or to any Member thereof for any damage, loss, or prejudice suffered or claimed on account of any action or failure to act in the performance of his or her duties, except for intentional or willful misconduct. If a Board Member or any officer of the Association is made a party to any proceeding because the individual is or was a director or officer of the Association, the Association shall defend, indemnify, and hold harmless such individual against liability and expenses incurred to the maximum extent permitted by law, except where the Board Member or officer is found by a court of law to have engaged in willful or intentional misconduct in carrying out his/her duties.

6.6. **Board of Directors**. The governing body of the Association shall be the Board of Directors. Except where a matter or vote is specifically reserved to the Owners, the Board shall act in all instances on behalf of the Association. Board Members shall be elected pursuant to the provisions set forth in the Bylaws. The Bylaws may set forth requirements for serving on the Board.

Notwithstanding the foregoing, during the Period of Declarant Control, the Declarant shall have the sole authority to act as the Board of Directors, or to appoint Board Members. Declarant appointed Board Members shall not be bound by the qualification requirements in the Bylaws.

6.7. **Board Indemnification**. Each past and present Board Member (including the Declarant and its appointees) shall be entitled to defense and indemnification to the fullest extent permitted by the Utah Revised Nonprofit Corporation Act. The right of any Person to be indemnified shall be subject always to the right of the Association by the Board, in lieu of such indemnity, to settle any claim, action, suit, or proceeding at the expense of the Association by

the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

6.8. **Registration with the State**. In compliance with Utah Code § 57-8a-105, the Association shall be registered with the Utah Department of Commerce and shall update its registration to keep any required information current as required by law.

6.9. **Registered Agent**. The Registered Agent of the Association shall be as provided in the entity filings with the Utah State Department of Commerce, Division of Corporations and Commercial Code. The Board may change the Registered Agent without Owner vote or approval.

6.10. **Records**. Owners shall have the right to inspect Association Records within a reasonable time following an Owner's request. "Association Records" are limited to the following documents and information: (a) Declaration, (b) Bylaws, (c) Articles of Incorporation, (d) minutes of Owner meetings and Board meetings, (e) most recent approved budget, (f) a record of all actions taken by Owners or the Board without a meeting, (g) a record of all actions taken by a committee of the Board in place of the Board, (h) a record of all waivers of notices for Owner meetings and Board meetings, (i) a list of all Owners in alphabetical order showing their address and the number of votes each Owner is entitled, (j) all resolutions adopted by the Board currently in effect, (k) all written communications to Owners generally as Members for a period of three years, (l) a list of Board member names and addresses, (m) a copy of the most recent annual report delivered to the State, (n) all annual financial statements (balance sheet and profit and loss statement) of the Association for the past three years, and (o) the most recent reserve analysis. Association Records shall specifically exclude emails, texts, phone calls, writings, and personal communications between Board Members or Owners. The Board shall have the power and discretion to determine what documents or information are considered Association Records if there is a dispute over the definitions or language provided in this Section. The Association shall have no duty to keep, maintain, produce, or permit inspection of any documents, draft documents, electronic files, or other information not explicitly identified in Utah Code §§ 57-8a-227(1)(a)(ii) and 16-6a-1601. The Board shall have the sole discretion to determine the format in which documents and records are kept. The Association may redact any private, privileged, or sensitive information from Association Records produced herein, in the Board's discretion. The Association may provide additional information or documents to Owners not identified as Association Records herein, in the Board's discretion. The Association may make Association Records available via a website, and if so provided, then the Association shall have met its record inspection obligations set forth in this Section or other applicable law for all such documents posted thereon.

6.11. **Management**. The Project may be managed by a professional manager, selected by the Declarant, or upon the termination of the Period of Declarant Control, shall be selected by the Board to assist in the management and operation of the Project. The Board may delegate such of its powers and duties to the Manager as it deems appropriate; reserving the right, however, to control and oversee the administration thereof. Any powers and duties delegated to any Manager may be revoked by the Board at any time, with or without cause. Following the Period of Declarant Control, the Board shall have the option to either renew the contract with the Declarant selected Manager, or hire a different Manager.

ARTICLE VII. MAINTENANCE

7.1. **Association Maintenance**. The Association shall maintain, repair, and replace the Common Areas together with all improvements thereon and all easements appurtenant to

the Common Area including, but not limited to: (i) the common landscaped areas surrounding the townhome buildings; (ii) private utility lines owned or controlled by the Association that serve more than one Living Unit; (iii) landscape and drainage easements owned or controlled by the Association; (iv) private roads, sidewalks, parking areas, street lights, street signs and related facilities within the Project; (v) snow removal on private roads, Common Areas, and sidewalks; and (vi) personal property owned by the Association. The Association shall have no responsibility to maintain or repair the public streets within the Project. The maintenance allocations provided in this Article shall clarify, expand upon, and supersede any maintenance provisions contained in the Plat or other Governing Documents. The Board, in its sole discretion, shall determine the maintenance standard of the Common Areas. The Association shall have no obligation to perform any interior building maintenance and/or repair of any part of a Lot, Living Unit, the Limited Common Area, or any other landscaping installed by an Owner without the Association's express agreement for such maintenance.

A maintenance allocation chart has been attached hereto as Exhibit C, which further defines and clarifies Association and Owner maintenance, repair, and replacement responsibilities. If there is a conflict between the maintenance allocations set forth in this Article and Exhibit C, then the allocations set forth in Exhibit C shall control.

7.2. **Owner Maintenance**. Each Owner shall have the obligation to provide interior and exterior maintenance of their Lot and Living Unit, and the Limited Common Areas serving each respective Lot and Living Unit, including but not limited to the maintenance, repair, and replacement of exterior walls, roofs, gutters, down spouts, soffits, fascia, driveways, interior structural elements of the Lot and Living Unit, foundations, windows, doors, and utility lines that solely service the Lot or Living Unit. The responsibility and cost to maintain, repair and replace, party walls, or other shared facilities not maintained by the Association shall be borne pro rata by the Lot Owners benefited thereby. Each Owner shall paint, repair, and otherwise maintain the interior of its Living Unit and shall maintain, repair, and replace all mechanical devices, including but not limited to, appurtenant electrical, plumbing, and heating, ventilating and air conditioning systems. Each Owner shall be responsible for performing all snow removal on the sidewalks and driveways located on their Lot or Limited Common Area.

If applicable, Owners shall be responsible to maintain, repair, and replace fences on the boundaries of their Lots or the Limited Common Areas serving their respective Lots. Fence maintenance costs shall be borne pro rata by all Owners bounded or benefitted thereby. In the event an Owner fails to provide unrestricted access to the landscaped area within an enclosed fence, the Association shall have no obligation to maintain, repair, or replace such areas while access is restricted, or to maintain, repair, or replace landscaping, irrigation systems, or any other unmaintained or damaged property arising out of or resulting from the Owner's failure to provide unrestricted access.

Further descriptions of Owner maintenance, repair, and replacement responsibilities are contained in the maintenance allocation chart attached as Exhibit C.

7.3. **Party Wall and Shared Roof Maintenance**. By acceptance of a deed to a Lot, each Owner hereby acknowledges, agrees, and understands that it is essential that the Party Walls and shared roofs be maintained in good condition and repair to preserve the integrity of the Living Units as they are used and occupied by Owners. Each Owner hereby covenants and agrees not to do anything or to erect any barrier that will hinder, delay, or limit the maintenance of the Party Wall and shared roof appurtenant to their Living Unit. With respect to the surface components of the Party Wall, each Owner agrees to maintain and keep in good condition and repair, including the making of replacements as needed, all surface components which face

into such Owners' respective Living Unit. With respect to pipes, conduits, ducts, and other utility service lines and connections which benefit one or more, but fewer than all, of the Owners, the Owner(s) benefited thereby shall be fully and personally responsible for the cost of maintaining such items in good condition and repair, including the making of replacements as needed. If the need for maintenance or repair of a Party Wall or shared roof is caused through the willful or negligent act of any Owner or his/her Occupant, the cost of such maintenance or repairs shall be the sole and exclusive expense of such Owner. With respect to structural components of the Party Walls and shared roofs, except as may be otherwise provided in the immediately preceding sentences, or as otherwise maintained by the Association, the Owners benefitted by a Party Wall or shared roof agree to share equally in the cost of maintenance and upkeep thereof in good condition and repair, including the replacement thereof as necessary. If there is a dispute over the responsibility for maintenance or repair of a Party Wall or shared roof, the Association may, but shall not be required to, intervene and determine each Owner's responsibility. The Association shall have the powers set forth in Section 7.4 below to remedy any neglect in performing Party Wall or shared roof maintenance responsibilities.

7.4. **Owner Maintenance Neglect**. The Association shall have the power and authority without liability to any Owner for trespass, damage, or otherwise, to enter upon any Lot for the purpose of maintaining and repairing such Lot or any improvement thereon; but only if the Owner fails to maintain and repair such Lot, Living Unit, or improvement, or for the purpose of removing any improvement constructed, reconstructed, refinished, altered or maintained upon such Lot in violation of this Declaration or any Rules of the Association. The Board shall have the sole authority and discretion to decide whether an Owner has failed to meet its maintenance obligations. Except as necessary to prevent personal injury or property damage in an emergency, the Association shall first provide reasonable notice and an opportunity to cure before exercising the power granted herein. All costs incurred by the Association in remedying Owner maintenance neglect shall be an Individual Assessment against the Owner's Lot.

The Association shall also have the power and authority from time to time in its own name, on its own behalf, or in the name and behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or any Rules promulgated by the Board, or to enforce by mandatory injunction or otherwise all the provisions of this Declaration and such Rules.

7.5. **Maintenance Caused by Owner Negligence**. If the need for maintenance or repair of Common Areas or Limited Common Areas is caused through the willful or negligent acts of an Owner, an Occupant, or through the willful or negligent acts of the family, guests, tenants, or invitees of an Owner, the Board may cause such repairs to be made by the Association and the cost of such maintenance or repair work shall be added to and become an Individual Assessment to which such Lot is subject.

7.6. **Utilities**. The charges for utilities that are metered separately to each Lot or Living Unit shall be the responsibility of the respective Lot Owner. In the event water, electrical, sewer, or other utilities are metered collectively or metered separately for Common Areas, then the Association shall be responsible for paying for such utility expenses, which expenses shall be a Common Expense of the Association and shall be paid through regular assessments. Owners shall also be liable for their share of all services and all utility charges arising under Joint Use Agreements.

ARTICLE VIII. INSURANCE

NOTICE: The Association's Insurance Policy does not cover the personal property or personal liability of the Owners or their Occupants.

8.1. **Insurance**. The Board shall obtain insurance as required in this Declaration, the Act, or other applicable laws. The Association may obtain insurance that provides more or additional coverage than the insurance required in this Declaration. Different policies may be obtained from different insurance carriers and standalone policies may be purchased instead of, or in addition to, embedded, included coverage, or endorsements to other policies. Insurance premiums shall be a Common Expense.

8.2. **Property Insurance**.

1) The Association shall maintain a blanket policy of property insurance covering the Project, including the Common Area and all buildings that include attached Living Units along with their fixtures and building services equipment as provided in the Act. The Association may maintain broader coverage if afforded by the insurance contract.

a) The blanket policy shall exclude land and other items not normally and reasonably covered by such policies. The blanket policy shall be an "all in" or "all inclusive" insurance as those terms are used in the insurance industry and shall include insurance for any fixture, improvement, or betterment installed in or to the Living Unit or any Limited Common Areas or otherwise permanently part of or affixed to Common Areas, Living Units, or Limited Common Areas, including but not limited to floor coverings, cabinets, light fixtures, electrical fixtures, heating and plumbing fixtures, paint, wall coverings, windows.

b) At a minimum, the blanket policy shall afford protection against loss or damage by: (1) fire, windstorm, hail, riot, aircraft, vehicles, vandalism, smoke, and theft; and (2) all perils normally covered by "special form" property coverage.

c) The blanket policy shall be in an amount not less than one hundred percent (100%) of current replacement cost of all property covered by such policy (including the Living Units) at the time the insurance is purchased and at each renewal date. The actual replacement cost of the property shall be determined by using methods generally accepted in the insurance industry.

d) The blanket policy shall include either of the following endorsements to assure full insurable value replacement cost coverage: (1) a Guaranteed Replacement Cost Endorsement under which the insurer agrees to replace the insurable property regardless of the cost; and (2) a Replacement Cost Endorsement under which the insurer agrees to pay up to one hundred percent (100%) of the Property's insurable replacement cost but not more. If the policy includes a coinsurance clause, it must include an Agreed Amount Endorsement which must waive or eliminate the requirement for coinsurance.

e) Each property policy that the Association is required to maintain shall also contain or provide for the following: (i) "Inflation Guard Endorsement," if available, (ii) "Building Ordinance or Law Endorsement," (the endorsement must provide for contingent liability from the operation of building laws, demolition costs, and increased costs of reconstruction), and (iii) "Equipment Breakdown," if the project has central heating or cooling or other equipment or other applicable fixtures, equipment, or installation, which shall provide that the insurer's minimum liability per accident at least equals the lesser of two million dollars ($2,000,000) or the insurable value of the building containing the equipment.

2) **Owner Responsibility for Payment of Deductible**. If a loss occurs that is covered by a property insurance policy in the name of the Association and another property insurance policy in the name of an Owner:

a) The Association's policy provides primary insurance coverage, and:

i) the Owner is responsible for the Association's policy deductible; and

ii) the Owner's policy, if any, applies to that portion of the loss attributable to the Association's policy deductible.

b) An Owner that has suffered damage to any combination of a Living Unit or a Limited Common Area appurtenant to a Living Unit ("Living Unit Damage") as part of a loss, resulting from a single event or occurrence, that is covered by the Association's property insurance policy ("a Covered Loss") is responsible for an amount calculated by applying the percentage of total damage resulting in a Covered Loss that is attributable to Living Unit Damage ("Living Unit Damage Percentage") for that Living Unit to the amount of the deductible under the Association's property insurance policy; and

c) If an Owner does not pay the amount required under this Subsection within 30 days after substantial completion of the repairs to, as applicable, the Living Unit or the Limited Common Area appurtenant to the Living Unit, the Association may levy an assessment against the Owner for that amount.

3) **Claims Under the Deductible**. If, in the exercise of its business judgment, the Board determines that a claim is likely not to exceed the Association's policy deductible: (a) the Owner's policy is considered the policy for primary coverage to the amount of the Association's policy deductible; (b) an Owner who does not have a policy to cover the Association's property insurance policy deductible is responsible for the loss to the amount of the Association's policy deductible; and (c) the Association need not tender the claim to the Association's insurer.

4) **Deductible Notice**. The Association shall provide notice to each Owner of the Owner's obligation under Subsection (2) above for the Association's policy deductible and of any change in the amount of the deductible. If the Association fails to provide notice of the initial deductible, it shall be responsible for the entire deductible in case of any loss. If the Association fails to provide notice of any increase in the deductible, it shall be responsible for paying any increased amount that would otherwise have been assessed to the Owner. The failure to provide notice shall not invalidate or affect any other provision in this Declaration.

5) **No Owner Coverage**. The Association shall have no obligation to obtain or maintain any insurance covering Owners' personal and real property. Each Owner shall be responsible for obtaining and maintaining such personal and real property insurance.

8.3. **Comprehensive General Liability (CGL) Insurance.** The Association shall obtain CGL insurance insuring the Association, the agents and employees of the Association, and the Owners, against liability incident to the use, ownership or maintenance of the Common Area or membership in the Association. The coverage limits under such policy shall not be less than Two Million Dollars ($2,000,000.00) covering all claims for death of or injury to any one person or property damage in any single occurrence. Such insurance shall contain a Severability of Interest Endorsement or equivalent coverage which should preclude the insurer from denying the claim of an Owner because of the negligence acts of the Association or another Owner.

8.4. **Director's and Officer's Insurance**. The Association shall obtain Directors' and Officers' liability insurance protecting the Board, the Declarant, the officers, and the Association against claims of wrongful acts and mismanagement. To the extent reasonably available, this policy shall include coverage for: (1) failure to maintain adequate reserves, (2) failure to maintain books and records, (3) failure to enforce the Governing Documents, (4) breach of contract, (5) volunteers and employees, (6) monetary and non-monetary claims, (7) claims made under fair housing act or similar statutes or that are based on discrimination or civil rights claims, and (8) defamation. In the discretion of the Board, the policy may also include coverage for the Manager and its employees and may provide that such coverage is secondary to any other policy that covers the Manager or its employees.

8.5. **Theft and Embezzlement Insurance**. The Association may obtain insurance covering the theft or embezzlement of funds by Board Members, officers, employees, Manager, and contractors of the Association in the discretion of the Board.

8.6. **Workers' Compensation Insurance**. The Board shall purchase and maintain in effect workers' compensation insurance for all employees of the Association to the extent that such insurance is required by law and as the Board deems appropriate.

8.7. **Other Insurance**. The Association may purchase earthquake, flood, or other types of insurance that may benefit the Project, as the Board deems appropriate.

8.8. **Certificates**. Any insurer that has issued an insurance policy to the Association shall issue a certificate of insurance to the Association, and upon written request, to any Owner or Mortgagee.

8.9. **Named Insured**. The named insured under any policy of insurance shall be the Association. The Declarant shall be listed as an additional insured under any and all of the Association's policies of insurance. The Declarant and each Owner shall also be an insured under the Association's insurance policies as required by law.

8.10. **Owner Insurance**. Each Owner shall be responsible to purchase and maintain in force appropriate hazard, content, and liability insurance as such Owner shall determine to be appropriate to the Owner's needs, personal property, and circumstances. It is recommended that Owners obtain insurance covering at least the amount of the Association's property insurance deductible (widely recognized as an HO6 policy). The Association is not required to file claims on any of its policies for any damage or liability claim that either should or would have been covered under any Owner's policy

8.11. **Right to Negotiate All Claims & Receive Proceeds**. Insurance proceeds for a loss under the Association's property insurance policy are payable to the Association, and shall not be payable to a holder of a security interest. The Association shall hold any insurance proceeds in trust for the Association, Owners, and lien holders. Insurance proceeds shall be disbursed first for the repair or restoration of the damaged property, if the property is to be repaired and restored as provided for in this Declaration. After any repair or restoration is complete, any remaining proceeds shall be paid to the Association. If the property is not to be repaired or restored, or if there are remaining proceeds after such action as is necessary related to the property has been paid for, the remaining proceeds may be distributed to the Owners and lien holders, as their interests remain with regard to the Living Units or may be held as credits in accordance with their interest in the Association. Each Owner hereby appoints the Association as attorney-in-fact for negotiating all losses related thereto, including the collection, receipt of, and appropriate disposition of all insurance proceeds; the execution of releases of liability; and the execution of all documents and the performance of all other acts

necessary to administer such insurance and any claim. This power-of-attorney is coupled with an interest, shall be irrevocable, and shall be binding on any heirs, personal representatives, successors, or assigns of the Owner.

8.12. **Owner Act Cannot Void Coverage Under Any Policy**. Unless an Owner is acting within the scope of the Owner's authority on behalf of the Association and under direct authorization of the Association, an Owner's act or omission may not void an insurance policy or be a condition to recovery under a policy.

8.13. **Waiver of Subrogation against Owners and Association**. All property and CGL policies must contain a waiver of subrogation by the insurer as to any claims against the Association, Declarant, and the Owners and their respective affiliates, agents, and employees.

8.14. **Applicable Law**. This Declaration is specifically subjecting the Association to the insurance requirements and provisions in Part 4 of the Act, and any amendments thereto and thereafter enacted by law. It is the intent of this provision that any future changes to the insurance law applicable to community associations shall apply to this Association.

ARTICLE IX. USE RESTRICTIONS

9.1. **Use of Common Areas**. The Common Areas shall be used only in a manner consistent with their community nature and with the use restrictions applicable to Lots and Living Units.

9.2. **Use of Lots and Living Units**. Each Lot and Living Unit shall be used only as a single-family residential dwelling. No gainful occupation, business, trade, or other nonresidential use shall be conducted on any Lot or Living Unit except with the prior written consent of the Board and applicable governmental entities. Notwithstanding the foregoing, activities otherwise prohibited by this Section are permitted without Board approval if only normal residential activities would be observable outside of the Living Unit; the business activity does not involve persons coming on to the Project who do not reside in the Project; the business activity does not involve the solicitation of Occupants or Owners; the business activity will not increase vehicular traffic or increase parking use in the Project; the business will not result in the increase of the cost of the Association's insurance; and that the activities would not be in violation of applicable local ordinances.

9.3. **Offensive or Unlawful Activities**. No noxious or offensive activities shall be carried on upon any Lot, Living Unit, or Common Area, nor shall anything be done or placed on any Lot or Common Area which interferes with or jeopardizes the quiet enjoyment of other Lots, Living Units, or the Common Areas, or which is a source of annoyance to residents. No unlawful use shall be made of a Lot or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. No use shall be made of any Lot which would result in an increase in the cost of the Association's insurance or which would cause the improvements within the Project or any part thereof to be uninsurable against loss by fire or other perils included in insurance contracts, or cause such insurance to be canceled or suspected, or cause any company issuing such insurance to refuse renewal thereof.

9.4. **Recreational Vehicles**. Boats, trailers, motorhomes, trucks larger than a "one-ton" classification, commercial vehicles, camping trailers, ATVs, snowmobiles, recreational vehicles, or the like ("RVs") are prohibited from being parked in the Project other than for temporary loading and unloading. Temporary loading and unloading of RVs must be conducted in the Owner's driveway only, and any parking of RVs in a driveway is limited to a maximum of

24 hours. RVs parked in the streets or Common Area parking stalls are subject to immediate towing without notice to the Owner or Occupant. RVs shall not be parked in an Owner's enclosed garage, as such parking is intended for parking of the Occupant's automobiles. The Board is hereby empowered to establish additional Rules relating to the parking of RVs within the Project that may expand or vary the restrictions set forth in this Section. The Association is not obligated to treat all areas equally and may adopt different parking rules for different areas or streets within the Project. No motor vehicle of any kind shall be repaired, constructed, or reconstructed upon any Lot, private street or other Common Areas, except for emergency repairs to vehicles. The Association shall have the right to perform ongoing inspections of Owner's driveways and garages to ensure compliance with this Section or any Rules adopted pursuant to this Section.

9.5. **Pets**. Up to two (2) domestic pets may be kept in Living Units in conformance with local government requirements. No pets, animals, livestock, or poultry of any kind shall be bred in, on, or about the Project. The Board may adopt Rules that vary or expand upon the restrictions related to pets in this Declaration including, but not limited to, restrictions on the number and types of pets, requirements for registration with the Association, and noise limitations. All pets abide by all pet Rules adopted by the Board from time to time. Pets may not create a nuisance. The following acts of an animal may constitute a nuisance: (a) it causes damage to property of anyone other than its owner; (b) it causes unreasonable fouling of the air by odors; (c) it causes unsanitary conditions; (d) it defecates on any Common Area or Limited Common Area of another Owner and the feces are not immediately cleaned up by the responsible party; (e) it barks, whines, or howls, or makes other disturbing noises in an excessive, continuous, or untimely fashion; or (f) it molests or harasses a passersby by lunging at them or chasing passing vehicles. Pets may not be tied or tethered in the Common Area or the Limited Common Area of another Member and shall be leashed or restrained whenever outside a Living Unit. The Association may levy Individual Assessments to Owners for any damages to the Common Areas and landscaping caused by a pet.

9.6. **Machinery and Equipment**. No machinery or equipment of any kind shall be placed, used, operated, or maintained on or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use, maintenance, or construction of a Living Unit or appurtenant structures. Machinery or equipment used by the Association or its contractors for the maintenance of the Common Areas shall not be subject to the restrictions of this Section.

9.7. **Nuisances**. No resident shall create, maintain or permit a nuisance in, on or about the Project. For purposes of this Section a "nuisance" includes any behavior which annoys, disturbs or interferes with other residents and interferes with their right to the quiet and peaceful enjoyment of their property. The Board shall have the sole and absolute discretion and authority to determine if an activity or condition constitutes a nuisance. A nuisance includes, but is not limited to, the following:

1) The development of any unclean, unhealthy, unsightly, or unkempt condition on, in or about a Lot or the Common Areas;

2) The storage of any item, property or thing that will cause any Lot or the Common Area to appear to be in an unclean or untidy condition or that will be noxious to the senses;

3) The accumulation of rubbish, unsightly debris, garbage, equipment, or other things or materials that constitute an eyesore as reasonably determined by the Board;

4) The storage of any substance, thing or material upon any Lot or in the Common Areas that will emit any foul, unpleasant or noxious odors, or that will cause any noise or

other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the other residents at the Project;

5) The creation or maintenance of any noxious or offensive condition or activity in or about any Lot or the Common Areas;

6) Actions or activities tending to cause embarrassment, discomfort, annoyance, distress or a disturbance to any other residents, their guests or invites, particularly if the police or sheriff must be called to restore order;

7) Maintaining any plants, animals, devices or items, instruments, equipment, machinery, fixtures, or things of any sort whose activities or existence in any way is illegal, noxious, dangerous, unsightly, unpleasant, or of a nature that diminishes or destroys the enjoyment of the Association by other residents, their guests or invitees;

8) Too much noise or traffic in, on or about any Lot or the Common Area, especially after 10:00 p.m. and before 7:00 a.m.;

9) Allowing a pet to: be unleashed while outside of the Living Unit; urinate or defecate in the Common Areas; failing to immediately clean up feces deposited by a pet in the Common Area; make continuous barking, meowing, or other animal noises.

9.8. **Signs**. The Association may regulate and restrict signs in the Project to the extent permitted by law in the Rules. Such Rules may vary or expand upon the restrictions set forth in this Section. Unless otherwise designated in the Rules, lawn signs are prohibited, except “For Sale" or "For Rent" signs that may be placed outside the main entry of the Living Unit or as directed by the Board. All other signs may only be erected or maintained on the Project, whether in a window or otherwise, with the prior written approval of the Board. Signs may not exceed 18" X 24" in size and may only be posted into the ground with wire or stakes no more than 1" in diameter. Occupants may display one reasonably sized American flag on the exterior of a Living Unit consistent with the Freedom to Display the American Flag Act of 2005, the Utah Display of Flag Act, and Utah Code § 57-8a-219. Flags, if displayed, must be displayed in accordance with United Stated Code Title 4, Chapter 1.

9.9. **Trash Containers**. All garbage and trash shall be placed and kept in covered containers. Trash containers shall be stored in garages so as not to be visible from the street view except to make them available for a reasonable amount of time for trash collection as determined by the Board. The Association may adopt additional Rules for the storage and concealment of trash containers that vary or expand upon the restrictions in this Section.

9.10. **Parking**. Owners, Occupants, and tenants must first use their garages before other vehicles may be parked outside of the garage. Vehicles shall not be parked on the sides of the private roads, at an entrance to or in front of a garage or walkway, or at any other location within the Project which would impair vehicular access, or snow removal. Common Area parking stalls (if any) shall be subject to and governed by Association Rules, and may be assigned by the Board. The Association may charge a fee for the use of any Common Area parking stalls, which are intended to be used as vehicle parking spaces only and are restricted to such use. The Board may adopt additional Rules expanding or varying the restrictions in this Declaration relating to the parking of vehicles within the Project, including, without limitation: the size and dimensions of the vehicles parked within the Project; the admission and temporary parking of vehicles within the Project; the use of the undesignated parking spaces identified on the Plat, if any, including, without limitation, the right to loan or license the visitor parking spaces in the discretion of the Board; the right to remove or cause to be removed any vehicles that are improperly parked; the time visitor spaces may be used; and the assessment of fines and charges to Owners and Occupants who violate, or whose invitees violate, such Rules.

9.11. **No Patio / Deck Storage**. No observable outdoor storage of any kind shall be permitted on patios, decks, front yards, porches, etc., except for patio furniture and portable barbecue grills in good condition which may be maintained on backyard patios. Said patio furniture and outdoor storage items shall conform with standards set by the Board, which may include the regulation of colors, materials, and product types. The Association may vary or expand upon the provisions of this Section by Rule.

9.12. **Window Coverings**. Every Owner shall be obligated to ensure that window coverings are installed within their Living Unit within one week of purchasing or taking possession of the Living Unit. Furthermore, the Board is authorized to adopt and implement reasonable Rules pertaining to the type, color, material, etc. of window coverings.

9.13. **Leases**. The leasing of Living Units is permitted. The Board may adopt Rules to regulate the leasing of Living Units which may include, but are not limited to: requiring a copy of each lease to be provided to the Board, reporting of name and contact information for all adult tenants, reporting of vehicle information of the tenants, and any other information deemed necessary by the Board. Unless otherwise modified by Association Rule, all of the following leasing restrictions shall apply: no Owner shall be permitted to lease his/her Living Unit for transient, hotel, or seasonal purposes; all leases shall be for an initial term of no less than six (6) months; daily or weekly rentals are prohibited; no Owner may lease individual rooms to separate persons or less than his or her entire Living Unit; and all leases shall provide that the tenant is subject to and shall abide by the Governing Documents and the tenant's failure to do so shall constitute a breach of the lease agreement. Within 10 days after delivery of written notice of the creation of a nuisance or violation of the Governing Documents by a tenant, the Owner shall proceed promptly to either abate or terminate the nuisance, or cure the default, and notify the Board in writing of his or her intentions. If the Owner fails to act accordingly, the Board may initiate eviction proceedings on behalf of the Owner, and through this Declaration the Owner hereby assigns the Association the authority to do so. All costs incurred by the Association to enforce the terms of the Governing Documents against a tenant shall be assessed to the Owner as an Individual Assessment. The leasing restrictions set forth in this Section shall not apply to the Declarant or a Declarant affiliated entity.

9.14. **Solar Energy Systems**. Solar energy systems are prohibited from being constructed or installed in the Project. Notwithstanding the forgoing, if the Board elects to allow solar energy systems in the Project, the Board may adopt Rules and regulations for the installation of solar panels or other energy conservation equipment in the Design Guidelines. Any such rules must require that the installation be an integral and harmonious part of the architectural design of the Lot, Living Unit, or townhome buildings. Solar panels or other equipment shall not be installed so as to be visible from the streets in the Project without prior approval from the Board as a variance. Owners shall be responsible for the costs of the installation, operation, and maintenance of each solar energy system. If an approved solar energy system (installation, operation, maintenance, or otherwise) causes costs to the Association, then the Board may allocate these costs to the Owner who requested or benefit from the installation as the Board in its sole discretion determines. The costs arising under this Section shall be assessed and collected as an Individual Assessment. The Board shall have the sole discretion to determine compliance with the Design Guidelines and this Section.

9.15. **Variances**. The Board may, at its option and in extenuating circumstances, grant variances from the restrictions set forth in this Article if the Board determines in its discretion (by unanimous vote): (i) that the restriction would create an unreasonable hardship or burden on an Owner or Occupant, (ii) that a change of circumstances since the recordation of this Declaration has rendered such restriction obsolete and unreasonable to enforce, or (iii) that

the activity permitted under the variance will not have any financial affect or any other substantial adverse effect on the Association or other Owners and Occupants of the Project and is consistent with the high quality of life intended for residents of the Project. Any such variance shall be unenforceable and without any effect whatsoever unless reduced to writing and signed by every member of the then-existing Board. No variance may be granted that is inconsistent with the Act.

9.16. **Declarant Exception**. Declarant or Declarant affiliates as Owners of Living Units, shall be exempt from the restrictions contained in this Article.

ARTICLE X. ARCHITECTURAL CONTROLS.

10.1. **Architectural Controls**. The Board shall insure that all improvements and landscaping within the Project harmonize with the Design Guidelines and existing surroundings and structures. The designs of all structures and Living Units in the Project shall be limited to those approved by the Board. In the event of any reconstruction of an improvement or Living Unit due to a casualty, the design, quality, and appearance of the reconstructed improvement shall be substantially the same as the structure initially built, unless otherwise approved by the Board. No landscaping, grading, excavation, building, fence, wall, residence, or other structure, or alteration of any kind, shall be commenced, erected, maintained, improved, altered, or made until the construction plans and specifications, have been approved in writing by the Board.

10.2. **Design Guidelines**. The Board may adopt Design Guidelines for the purpose of maintaining a consistent character and quality of appearance of the improvements within the Project. The Design Guidelines may designate the design, style, model, and manufacturer of any materials to be used for an exterior improvement or alteration that is acceptable to the Board. The Design Guidelines may also designate landscaping requirements. Such designations shall be for the purpose of achieving uniformity of appearance and preservation of property values. Amendments to the Design Guidelines shall apply prospectively only. They shall not require modifications to or removal of any structures previously approved once the approved construction or modification has begun. However, any new work on such structures must comply with the Design Guidelines as amended.

10.3. **Declarant's Exemption**. Nothing contained in this Declaration shall be construed to prevent the erection or maintenance by Declarant, or its duly authorized agents, of temporary structures, trailers, improvements or signs necessary or convenient to the development, marketing, or sale of property within the Project. Furthermore, the provisions of this Declaration which prohibit or restrict non-residential use of Living Units, regulate parking of vehicles, and restrict signage, banners, and the like, shall not prohibit the construction and maintenance of model homes by Declarant and/or other persons engaged in the construction of residences within the Project. The Declarant may use Lots and other areas for parking in connection with the showing of model homes or for vehicles necessary for development and construction activities.

10.4. **Variances**. The Board may authorize variances from compliance with any of the architectural provisions of this Declaration or Design Guidelines. Such variances must be in writing and must be signed by all of the members of the Board. If a variance is granted, no violation of the Governing Documents shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of a variance shall not operate to waive any Restrictions of the Governing Documents, other than those specifically identified in the variance, nor shall it affect an Owner's obligation to comply with all governmental laws and regulations.

10.5. **Liability for Damages**. The Board and/or the Board shall not be held liable for damages by reason of any action, inaction, approval, or disapproval by it made pursuant to this Article.

ARTICLE XI. ENFORCEMENT

11.1. **Compliance with Restrictions and Rules**. Each Owner and Occupant shall comply with the Restrictions imposed by this Declaration. Further, each Owner, Occupant and guest shall fully and faithfully comply with the Association's Rules and Restrictions and shall be personally jointly and severally liable for any fines for violations thereof.

11.2. **Enforcement of Governing Documents**. The Association, Declarant, or any Owner shall have the right to enforce, by proceedings at law or in equity, each provision of this Declaration and other Governing Documents, including the right to prevent any violation of such, and the right to recover damages and other sums for such violation(s). The prevailing party in any action for the enforcement of any provisions of the Governing Documents (including but not limited to litigation and the appeal thereof) shall be entitled to collect court costs and reasonable attorney fees. Failure to enforce any covenant or restriction within the Governing Documents shall in no event be deemed a waiver of the right to do so thereafter.

ARTICLE XII. SPECIAL DECLARANT RIGHTS

12.1. **Improvements**. Declarant hereby reserves the right, without obligation, to construct:

1) Any improvement shown on the Plat or included in the Project;

2) Any Lots and corresponding Living Units upon all or any portion of the Additional Land, and the addition of the same to the Project; and

3) Any other buildings, structures, or improvements that Declarant desires to construct in the Project, or any other real estate owned by Declarant, regardless of whether the same ever become part of the Project.

12.2. **Expandable Project**. The Declarant expressly reserves the right and option to expand the Project by the addition of Additional Land, or portions thereof, and Lots and Living Units to be constructed thereon, in accordance with the provision of this Section.

1) The Project may be expanded by the addition of all or a portion of the real property designated by Declarant, such real property or portions thereof where applicable being referred to as "Additional Land".

2) Expansion or contraction of the Project by the Declarant is without limitation, except as set forth in this Section, and shall be effective without prior approval of the Association or any Owner.

3) Declarant's right to expand or contract the Project shall not expire until the Declarant elects in writing to not add Additional Land to the Project or the Period of Declarant Control expires.

4) Additional Land may be added or withdrawn in total or in part, in any order, by using any procedure or manner as Declarant may determine.

5) To submit or withdraw Additional Land to or from the Project, the Declarant shall record a Supplemental Declaration in the office of the Salt Lake County Recorder setting forth that an expansion or contraction of the Project has occurred. Such Supplemental Declaration shall include: (i) a description of the Additional Land added or withdrawn from

the Project; and (ii) shall reference this Declaration and state that the provisions of this Declaration apply to the Additional Land, or that the withdrawn land is no longer subject to the provisions of this Declaration.

12.3. **Special Declarant Rights**. Special Declarant Rights are those rights reserved for the benefit of the Declarant in this Declaration and the Governing Documents and shall include, among others, and regardless of anything in the Declaration to the contrary, the following rights, which shall remain in effect during the entire Period of Declarant Control, or for the maximum period allowed by law:

1) the right to maintain sales offices, model Living Units, and signs advertising the Project or any Living Unit at any location in the Project;

2) the right to use easements through the Common Areas as set forth in this Declaration;

3) the right to dedicate the roads and streets within the Project for and to public use, to grant road easements with respect thereto, and to allow such street or road to be used by owners of adjacent land;

4) the right to convert any part of the Project to a different regime of residential ownership;

5) the right to create or designate additional Common Area or Limited Common Area within the Project;

6) the exclusive right to act as the Board of Directors, or appoint or remove Board Members in Declarant's sole discretion, during the Period of Declarant Control;

7) unless expressly and specifically bound by a provision of the Governing Documents, Declarant shall be exempt from the provisions of the Governing Documents;

8) the right to withdraw land from the Project for up to fifteen (15) years from the date this Declaration is recorded in the office of the Salt Lake County Recorder;

9) the right to set all assessments for the Association including annual, special, and individual assessments;

10) the right to set all fines and fees for the Association including but not limited to collection fees, reinvestment fees, architectural review fees, and fines for violations of Association Rules;

11) the exclusive right to amend the Declaration, Bylaws, Plat, and Rules of the Association without approval from any Members;

12) the right to cast all votes on behalf of all Owners for the conveyance or modification of Common Area as may be required by Utah law;

13) the right to exert any right allowed to the Board or the Association pursuant to the Act and this Declaration;

14) the right to make and adopt Association Rules without being subject to the requirements of Utah Code § 57-8a-217; and

15) pursuant to Utah Code § 57-8a-211(10), Utah Code § 57-8a-211(2) through (9), shall not apply or have any effect during the Period of Declarant Control, and the Declarant shall have no duty whatsoever to obtain a Reserve Analysis, or to fund any Reserve Fund during the Period of Declarant Control.

12.4. **Exercising Special Declarant Rights**. Declarant may exercise the Special Declarant Rights at any time prior to the expiration of the Period of Declarant Control.

Declarant may exercise its Special Declarant Rights in any order, and no assurance is given as to the order in which Declarant will exercise them. If Declarant exercises any Special Declarant Right with respect to any portion of the Project, Declarant may, but is not obligated to, exercise that Special Declarant Right with respect to any other portion of the Project. Notwithstanding anything to the contrary contained in this Declaration, Declarant may exercise any Special Declarant Right described in this Article and any other right reserved to the Declarant in this Declaration, without the consent of the Association or any of the Owners.

12.5. **Interference with Special Declarant Rights**. Neither the Association nor any Owner may take any action or adopt any Rules that interferes with or diminishes any Special Declarant right contained in this Declaration without Declarant's prior written consent. Any action taken in violation of this Section shall be null and void and have no force or effect.

12.6. **Limitation on Improvements by Association**. Until such time as the earlier of the following events occur: (a) termination of the Period of Declarant Control, or (b) such time as Declarant chooses, neither the Association nor the Board shall, without the written consent of Declarant, make any improvement to or alteration in any of the Common Areas created or constructed by Declarant, other than such repairs, replacements, or similar matters as may be necessary to properly maintain the Common Areas as originally constructed or created by Declarant.

12.7. **Transfer of Special Declarant Rights**. The Declarant may transfer, convey, or assign its rights created or reserved under this Declaration to any Person in whole or in part. The Declarant's successor shall enjoy any and all Declarant rights set forth in the Declaration regardless of whether such rights are stated to be transferable. All references in the Governing Documents to Declarant shall equally apply to its successor. A contract transferring the Declarant's rights may, but shall not be required to, be recorded in the office of the County Recorder.

12.8. **Changes by Declarant**. Nothing contained in this Declaration shall be deemed to affect or limit in any way whatsoever the right of the Declarant, its successors or assigns, to sell or to change the location, design, method of construction, grade, elevation, or any other part or feature of a Lot and Living Unit prior to the contracting for the conveyance of the Lot to a purchaser.

12.9. **Voting**. During the Period of Declarant Control, any matter voted upon by the Owners shall not become effective unless the matter is approved in writing by the Declarant.

12.10. **Easements Reserved to Declarant**.

1) The reservation to Declarant, its successors and assigns, of non-exclusive easements and rights of way over those strips or parcels of land designated or to be designated on the Plat as "Public Utility Easement," or otherwise designated as an easement area over any road or Common Area on the Project, and over those strips of land running along the front, rear, side and other Lot lines of each Lot shown on the Plat.

2) An easement for the installation, construction, maintenance, reconstruction and repair of public and private utilities to serve the Project and the Lots therein, including but not limited to the mains, conduits, lines, meters and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, cable television, and other public or private services or utilities deemed by Declarant necessary or advisable to provide service to any Lot, or in the area or on the area in which the same is located.

3) Easement granting the privilege of entering upon the Common Areas for such purposes and making openings and excavations thereon, which openings and excavations

shall be restored in a reasonable period of time, and for such alterations of the contour of the land as may be necessary or desirable to affect such purposes.

4) The reservation to the Declarant and its successors and assigns, of a non-exclusive easement and right-of-way in, through, over and across the Common Area for the storage of building supplies and materials, parking of construction vehicles, erection of temporary structures, trailers, improvements or signs necessary or convenient to the development of the Project, and for all other purposes reasonably related to the completion of construction and development of the Project and the provision of utility services, and related services and facilities.

5) The Declarant reserves unto itself and its successors and assigns, the right to dedicate all of said roads, streets, alleys, rights of way, or easements, including easements in the areas designated as "open space" and storm water management reservation, to public use all as shown on the Plat. No road, street, avenue, alley, right of way or easement shall be laid out or constructed through or across any Lot or Lots in the Project except as set forth in this Declaration, or as laid down and shown on the Plat, without the prior written approval of the Declarant.

6) Declarant further reserves unto itself and its successors and assigns, the right at or after the time of grading of any street or any part thereof for any purpose, to enter upon any abutting Lot and grade a portion of such Lot adjacent to such street, provided such grading does not materially interfere with the use or occupancy of any structure built on such Lot, but Declarant shall not be under any obligation or duty to do such grading or to maintain any slope.

12.11. **No Modification of Declarant Rights**. The Special Declarant Rights in this Declaration or other Governing Documents, and specifically in this Article, shall not be substantively or procedurally altered, amended, or removed without the written consent of the Declarant until at least six (6) years have passed after the Period of Declarant Control has ended, at which time the Declarant's approval shall no longer be required. Any document or amendment attempted without obtaining proper consent shall be void *ab initio* to the extent it attempts to alter the rights of the Declarant or any provision of this Article without the consent of the Declarant.

ARTICLE XIII. RIGHTS OF FIRST MORTGAGEE

13.1. **Title in Mortgagee**. Any first Mortgagee who obtains title to a Lot pursuant to the remedies provided in the Mortgage or foreclosure of the Mortgage will not be liable for such Lot's Assessments or charges which accrue prior to the acquisition of title of such Lot by the Mortgagee. However, such first Mortgagee shall be responsible for all Assessments levied while it holds title to the Lot.

13.2. **Notice of Default by Owner**. In the event an Owner neglects, for a period of sixty (60) days or more, to cure any failure on his part to perform his obligations under this Declaration or other Governing Documents, the Association, upon written request from the Mortgagee, shall give written notice of such fact to the Mortgagee of such Owner's Lot.

13.3. **Priority**. No provision herein is intended, nor shall it be construed, to give any Lot Owner, or any other party, priority over any rights of the first Mortgagee of a Lot pursuant to its Mortgage in the case of a distribution to such Lot Owner of insurance proceeds or condemnation awards for losses to or a taking of Common Areas.

ARTICLE XIV. AMENDMENTS

14.1. **Amendments by Declarant**. So long as the Declarant owns one or more Lots in the Project, or any part of the Additional Land, the Declaration and the Plat may be amended or supplemented solely by the Declarant without any additional Owner approval required. In addition, no amendment shall be valid or enforceable without the Declarant's prior written consent so long as Declarant owns one or more Lots in the Project or any part of the Additional Land. Amendments shall become effective upon recordation in the office of the County Recorder. Declarant's right to amend shall be construed liberally and shall include, without limitation, the right to amend and/or restate this Declaration in part or in its entirety.

14.2. **Amendments by Association**. After all of Declarant's Lots have been sold to third parties, all Additional Land has been annexed into the Project, and the Period of Declarant Control has expired, this Declaration and the Plat may be amended upon the affirmative vote of at least sixty-seven percent (67%) of the voting interests of the Association. No meeting shall be required for an amendment if the required vote for approval is obtained by written consent or ballot. Any amendment(s) shall be effective upon recordation in the office of the Salt Lake County Recorder. In such instrument, the Board shall certify that the vote required by this Section for amendment has occurred. If a Lot is owned by more than one Owner, the vote of any one Owner shall be sufficient to constitute approval for that Lot under this Section. If a Lot is owned by an entity or trust, the vote of any one officer, trustee, or agent of the entity shall be sufficient to constitute approval for that Lot under this Section. No acknowledgment of any signature used for voting shall be required. Notwithstanding, the foregoing, the Members' authority to amend Articles XII and XVI of this Declaration is subject to the amendment restrictions set forth therein, and any amendment purporting to modify the provisions of Articles XII and XVI shall be null and void unless such amendment is in compliance with the amendment provisions and restrictions therein.

14.3. **Necessary Amendments**. Declarant or the Association may unilaterally amend this Declaration without Owner vote if such amendment is necessary: (a) to bring any provision into compliance with any applicable governmental statute, rule, regulation, or judicial determination; (b) to satisfy the requirements of any local, State, or Federal governmental agency; or (c) to correct any scrivener's error. However, any such amendment occurring after the Period of Declarant Control shall not adversely affect the title to any Lot unless the Owner shall consent in writing.

14.4. **Validity of Amendments**. This Declaration and any amendment thereof shall be presumed to have been validly voted upon and adopted upon recordation in the office of the Salt Lake County Recorder. Any challenge to this Declaration or an amendment must be made within six (6) months of its recordation, after which any claim or defense based upon the alleged invalidity, or procedural irregularity regarding the adoption of the Declaration or an amendment shall be deemed waived. An Owner that takes title to a Lot subsequent to the recording of this Declaration or any amendment shall take title subject to all recorded documents and shall not have standing to challenge the validity or adoption of any prior recorded documents by way of affirmative claim or defense. In no event shall a change of conditions or circumstances operate to amend any provisions of this Declaration.

ARTICLE XV. DISPUTE RESOLUTION

15.1. **Alternative Dispute Resolution Without Litigation**Bound Parties. The Declarant; the Association; the Owners; the officers, directors, managers, members, employees, representatives, agents, successors and assigns of any of the foregoing; any other

person subject to this Declaration; and any other person not otherwise subject to this Declaration who agrees to submit to this Article (collectively, "Bound Parties"), agree that it is in the best interest of all Bound Parties to encourage the amicable resolution of Claims without the emotional and financial costs of litigation or the toll or market taint such litigation can have on the value of the Project and/or the Lots that may be involved or impacted. Accordingly, each Bound Party agrees not to file suit in any court with respect to a Claim defined in subsections (b) and (c), unless and until it has first submitted such Claim to the alternative dispute resolution procedures set forth in Section 15.2 in a good faith effort to resolve such Claim.

(b) Claims. As used in this Article, the term "Claim" means any claim, grievance, or dispute arising out of or relating to:

(i) the interpretation, application, or enforcement of the Governing Documents;

(ii) the rights, obligations, and duties of any Bound Party under the Governing Documents; or

(iii) the design or construction of improvements on the Project, other than matters of aesthetic judgment to be determined by the Association or Board under the Design Guidelines and other provisions hereof, which shall not be subject to review and shall not be subject to this Article.

(c) Exclusion from Definition of Claims. The following shall not be considered "Claims" unless all Parties to the matter otherwise agree to submit the matter to the procedures set forth in Section 15.2:

(i) any suit by the Association to collect assessments or other amounts due from any Owner;

(ii) any suit by the Association to obtain a temporary restraining order (or emergency equitable relief) and such ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to enforce the provisions of Article X of this Declaration (relating to the Design Guidelines);

(iii) any suit that does not include the Declarant, any affiliate of the Declarant, or the Association as a party, if such suit asserts a Claim that would constitute a cause of action independent of the Governing Documents;

(iv) any dispute that affects the material rights or obligations of a party who is not a Bound Party and has not agreed to submit to the procedures set forth in Section 15.2;

(v) any suit as to which any applicable statute of limitations would expire within 180 days of giving the Notice required by Section 15.2(a), unless the party or parties against whom the Claim is made agree to toll, or extend, the Claim's statute of limitations to comply with this Article;

(vi) any suit or dispute between the Declarant or an affiliate of Declarant and a builder, developer, contractor(s), subcontractor(s), or any other party contracted by the Declarant or an affiliate of the Declarant in connection with the development of the Project; and

(vii) any suit or dispute involving a governmental entity as a party.

15.2. **Dispute Resolution Procedures**.Notice. The Bound Party asserting a Claim ("Claimant") against another Bound Party ("Respondent") shall give written notice ("Notice") by

mail or personal delivery to each Respondent and to the Board, stating plainly and concisely:

(i) the nature of the Claim, including the persons involved and the Respondent's role in the Claim;

(ii) the legal basis of the Claim (i.e., the specific authority out of which the Claim arises);

(iii) the Claimant's proposed resolution or remedy;

(iv) that the person alleged to be responsible for the acts giving rise to the Claim shall have six (6) months to cure or resolve the Claim; and

(v) the Claimant's desire to meet with the Respondent to discuss, in good faith, ways to resolve the Claim.

(b) Right to Cure. For any Claim arising from a dispute over the construction of improvements within the Project, the Claimant shall provide Respondent six (6) months to rectify alter, or fix the claimed defect(s) in the improvements. The expiration of this six-month cure period shall be a prerequisite to Claimant's ability to initiate litigation as permitted under Section 15.3 below. For all Claims involving alleged defects in construction, the negotiation, mediation, and settlement requirements shall remain in effect during the cure period, however, the mediation deadline set forth in subsection (d) below shall be extended to expire on the same date the cure period expires.

(c) Negotiation. The Claimant and Respondent shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, the Board may appoint a representative to assist the parties in negotiating a resolution of the Claim.

(d) Mediation. If the parties have not resolved the Claim through negotiation within 30 days of the date of the Notice (or within such other agreed upon period), the Claimant shall have 30 additional days to submit the Claim to mediation with an individual or entity designated by the Association (if the Association is not a party to the Claim) or to an independent mediator providing dispute resolution services predominately in Utah. Each Bound Party shall present the mediator with a written summary of the Claim or will otherwise comply with the mediator's proscribed procedures and requirements for mediating claims.

(i) Waiver of Claim for Failure to Appear or Participate. If the Claimant does not submit the Claim to mediation within such time, or does not appear for and participate in good faith in the mediation when scheduled, the Claimant shall be deemed to have waived the Claim, and the Respondent shall be relieved of any and all liability to the Claimant (but not third parties) on account of such Claim.

(ii) Termination of Mediation Proceedings. If the parties do not settle the Claim within 30 days after submission of the matter to mediation, or within such time as determined reasonable by the mediator, the mediator shall issue a notice of termination of the mediation proceedings indicating that the parties are at an impasse and the date that mediation was terminated. The Claimant shall thereafter be entitled to file suit or to initiate administrative proceedings on the Claim, as appropriate.

(iii) Costs of Mediation. Each Bound Party shall bear its own costs of the mediation, including attorney fees, and each Party shall pay an equal share of the mediator's fees.

(e) Settlement. Any Claim settlement through negotiation or mediation shall be documented in writing and signed by the Parties. If any Party thereafter fails to abide by

the terms of such agreement, then any other party may file suit or initiate such proceedings as are necessary to enforce such agreement without the need to comply again with the procedures set forth in this Article. In such event, the party taking action to enforce the agreement or award shall, upon prevailing, be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties in equal proportions) all costs incurred in enforcing such agreement or award, including, without limitation, attorney fees and court costs.

15.3. **Initiation of Litigation by Association**. The requirements of this Section are intended to be in addition to those requirements set forth in Section 57-8a-229 of the Act. After expiration of the Period of Declarant Control the Association may not bring a legal action against a Declarant, a Board of Directors, an employee, an independent contractor, an agent of the Declarant, or the previous Board of Directors related to the Period of Declarant Control unless:

(a) The Right to Cure period set forth in Section 15.2(b) above has expired;

(b) the legal action is approved in advance at a meeting by Owners holding at least 51% of the total allocated voting interests of the Owners in the Association:

(i) Owners may be represented by a proxy specifically assigned for the purpose of voting to approve or deny the proposed legal action at the meeting. Any such proxy shall not be valid unless the proxy is notarized with each Owner certifying that they have received and reviewed the information required by Section 15.4(a) and (b) below.

(c) the Association provides each Owner with the items described in Section 15.4(a) and (b), below;

(d) the Association establishes a trust account, described in Section 15.4(c) below; and

(e) the Association first goes through the procedures described in Section 15.2 above, giving notice and an opportunity to resolve the dispute that is the basis of the Claim and proposed legal action.

(f) The procedures and approval required in the preceding subsections (a) through (e) shall not be required for actions or proceedings:

(i) initiated by Declarant during the Period of Declarant Control on behalf of the Association;

(ii) initiated to enforce the provisions of this Declaration, including collection of assessments and foreclosure of liens;

(iii) initiated to challenge ad valorem taxation or condemnation proceedings (including bringing an action for inverse condemnation);

(iv) initiated against any contractor, vendor, or supplier of goods or services arising out of a contract for services or supplies; or

(v) to defend claims filed against the Association or to assert counterclaims in proceedings instituted against it.

This Section shall not be amended without the written consent of the Declarant for a period of 10 years following the expiration of the Period of Declarant Control. Any such amendment shall also be approved by a vote of 67% of the total votes of the Association.

15.4. **Informed Vote**. Before the Owners, as Members of the Association may vote to approve the filing of a legal action for a Claim, the Association shall first provide each Owner

with:

(a) A written notice stating:

(i) that the Association is contemplating legal action;

(ii) the percentage vote required for approval of the litigation;

(iii) the date, time, and location of any Member meeting that has been scheduled to discuss the litigation or to vote on the approval of the litigation;

(iv) a description of the claims that the Association desires to pursue in sufficient detail to permit each Member to reach an informed decision on the litigation matter; and

(b) A written report from an attorney licensed to practice in Utah, which provides an assessment of:

(i) The likelihood that the legal action will succeed;

(ii) The likely amount in controversy in the legal action;

(iii) The likely cost of resolving the legal action to the Association's satisfaction; and

(iv) The likely effect the stigma of a legal action will have on value or on an Owner's ability to market for sale, or a prospective Lot buyer's ability to obtain financing for a Lot due to a pending legal action.

(v) In providing this report, the attorney shall obtain and rely on reports and assessments from experts in their field such as construction, real property, sales, or any other relevant factor in the contemplated litigation.

(c) Before the Association commences any legal action as authorized above, the Association shall:

(i) allocate an amount equal to 25% of the cost estimated to resolve the Claim not including attorney fees; and

(ii) place the 25% allocated funds in a trust account that the Association may only use to pay the costs to resolve the Claim.

Sections 15.3 and 15.4 do not apply if the Association brings a legal action that has an amount in controversy of less than $25,000.00.

15.5. **Strict Compliance Required**. Any post-turnover litigation involving the Bound Parties shall strictly comply with each of the provisions in this Article. The Bound Parties hereby covenant, stipulate, and agree that in the event the Bound Parties fail to satisfy the prerequisites set forth herein, the non-compliant Party will indemnify, defend, hold harmless, and exculpate the other Bound Party to the fullest extent permissible by law, and the non-breaching Bound Party shall be entitled to recover any and all attorney fees and costs expended as a result of enforcing this Article, which fees and costs may include, without limitation, pre-litigation attorney fees, costs incurred in connection with investigation of potential claims, including expert and consultant fees, testing fees, contractor fees, and insurance deductibles. If any claims or actions falling within the scope of this Article are filed without satisfying all of the requirements set forth above, such claims or actions shall be dismissed without prejudice and shall not be re-filed unless and until all such requirements have been satisfied.

15.6. **Owner Warranties**. The Declarant may provide certain warranties to the Owners related to a Lot purchased. The first Owner of a Lot to whom any warranty is issued,

or with whom a legal warranty arises, and only that Owner, shall have the right to directly enforce and seek performance from the Declarant of any terms of the warranty, and only consistent with the warranty itself. The Association shall have no right to seek the performance of or take assignment of any rights in any warranties against the Declarant, and the Owner shall have no right to assign any rights of any kind to the Association related to pursuing litigation against the Declarant.

15.7. Unless specifically set forth in this Declaration, no action may be brought by the Association, its Board of Directors, or its Officers on behalf of an Owner, as its respective interest may appear, with respect to any cause of action against the Declarant relating to the Common Areas and facilities.

15.8. ALL PARTIES HEREBY AGREE TO RESOLVE ANY CLAIM ACCORDING TO THE PROVISIONS OF THIS ARTICLE AND SUCH PARTIES WAIVE THEIR RESPECTIVE RIGHTS TO PURSUE THE CLAIM IN ANY MANNER OTHER THAN AS PROVIDED IN THIS ARTICLE.

15.9. The dispute resolution restrictions contained in this Article shall not be amended, altered, or eliminated from the Declaration without the written consent of the Declarant for a period of 10 years after the expiration of the Period of Declarant Control.

ARTICLE XVI. MISCELLANEOUS

16.1. **Notices**. Any notice required or permitted to be given to any Owner according to the provisions of this Declaration shall be deemed to have been properly furnished if personally delivered, emailed, texted, or if mailed, postage prepaid, to the Person who appears as an Owner, at the latest email or mailing address for such Person appearing in the records of the Association at the time notice is sent. If no email, phone number, or mailing address has been provided, the physical address of the Lot owned by said Owner shall be used for notice purposes. The use of the term “written notice” in this Declaration or other Governing Document shall include notices sent via email, text, facsimile, or other electronic communication; or notices printed on paper and sent by hand-delivery, regular mail, or any notice otherwise physically received by an Owner.

Unless an Owner notifies the Association in writing that they desire to receive notices via USPS mail, each Owner shall provide to the Board, or the Association’s Manager, an email address that the Association may use to effect notice as described herein, along with a telephone number that can receive texts. Any notice sent via email or text shall be deemed to be delivered once the notice has been sent to the email address or phone number on file with the Association. Any notice sent by mail shall be deemed delivered when deposited in the United States mail. In the case of co-Owners, any such notice may be delivered or sent to any one of the co-Owners on behalf of all co-Owners and shall be deemed delivered to all such co-Owners. The declaration of an officer or authorized agent of the Association declaring under penalty of perjury that a notice has been sent to any Owner or Owners, in any manner that this Section allows, shall be deemed conclusive proof of such delivery.

Notice to the Association shall be delivered by registered or certified United States mail postage prepaid, addressed to the office of the Manager of the Association (if any); or if there is no Manager, the Registered Agent with the Utah Department of Commerce (if any); or if there is none, to the President of the Association. The Association shall have the right to designate an email or USPS mailing address for receipt of notices hereunder by Rule.

16.2. **Consent in Lieu of Voting**. In any case in which this Declaration requires

authorization or approval of a transaction the assent or affirmative vote of a stated percentage of the votes present or represented at a meeting, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Members entitled to cast the required percentage of membership votes. The Association may also use any method allowed under Utah law and the Utah Revised Nonprofit Corporation Act to obtain Owner Consent without a meeting.

16.3. **Dissolution**. The Association may be dissolved by the affirmative assent in writing from ninety percent (90%) of the Owners. Upon dissolution of the Association, all of its agency or authority to be used for purposes similar to those provided for in the Articles or this Declaration. In the event such dedication or transfer is not made or is not accepted, the Association's assets shall be transferred to a nonprofit corporation, trust, or other entity to be used for such similar purposes, and each Owner shall continue to be obligated to make assessment payments for the maintenance and upkeep of the Common Areas, common access roadways, curbs, gutters, and sidewalks on a pro rata basis which conforms substantially with the assessments procedure, terms and conditions set forth herein.

16.4. **Interpretation**. The captions which precede the Articles and Sections of this Declaration are for convenience only and shall in no way affect the manner in which any provision hereof is constructed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include the other. Except for judicial construction, the Board, shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Association's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all Persons and property benefitted or bound by the covenants and provisions hereof.

16.5. **Severability**. The invalidity or unenforceability of any portion of the Declaration by judgment or court order shall not affect the validity or enforceability of the remainder of any other provision herein, all of which shall remain in full force and effect.

16.6. **Covenants to Run with Land**. This Declaration and all provisions hereof shall constitute covenants to run with the land and shall be binding upon and shall inure to the benefit of the Association and all parties who hereafter acquire any interest in a Lot or in the Common Areas shall be subject to the terms of this Declaration and the provisions of any Rules, agreements, instruments, and determinations contemplated by this Declaration; and failure to comply with any of the foregoing shall be grounds for an action by the Association or an aggrieved Owner for the recovery of damages, or for injunctive relief, or both. By acquiring any interest in a Lot or in the Common Areas, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

16.7. **Fair Housing Accommodations**. Notwithstanding anything to the contrary in this Declaration, the Association, upon receipt of a written opinion from its counsel that such action is required, may make or permit reasonable accommodations or modifications to the Project that are otherwise prohibited by the Governing Documents, as required under State or Federal Fair Housing Acts, to accommodate a Person with a disability (as defined by State or Federal law at the time the accommodation is requested). Reasonable accommodations or modifications may include modifications to a Lot, the Common Area facilities and buildings, or deviations from provision of the Governing Documents. Any such modification and accommodation made under this Section shall not act as a waiver of the provisions of the Governing Documents with regard to any other Person or Owner.

16.8. **No Waiver**. No delay or failure by the Association or by any Owner to enforce

any Restriction, right, remedy, power, or provision herein contained, or contained in the Bylaws, Articles, or the Rules, in any certain instance or on any particular occasion (or partial exercise thereof) shall be deemed a waiver of such right of enforcement as to any such future breach of the same or any other Restriction, right, remedy, power, or provision. No Association delay or failure to demand strict adherence to the terms, Restrictions or provisions of the Governing Documents shall be deemed to constitute a course of conduct inconsistent with the Association's right at any time, before or after an Owner violation or breach, to demand strict adherence to the terms, Restrictions, or provisions of this Declaration or other Governing Document.

16.9. **Condemnation**. If a portion of the Common Area is taken by eminent domain, or sold under threat thereof, and the taking does not include any Lot, the Board shall cause the award to be utilized for repairing or restoring the area adjacent to the taking, and the portion of the award not used for restoration shall be added to the general funds of the Association. If a Lot is taken by eminent domain, or sold under threat thereof, leaving the Owner with a remnant that may not be practically or lawfully used for any purpose permitted by this Declaration, then that Lot's interest in the Common Areas shall be reallocated to the remaining Lots in proportion to their respective interests immediately before the taking.

16.10. **Attorney Fees**. If the Association utilizes legal counsel to enforce or interpret (i.e. defending against declaratory actions) any Restriction, or after an Owner communicates or demonstrates an intent not to comply with a Restriction, the Association may assess all reasonable attorney fees and costs associated with such enforcement to the Owner as an Individual Assessment, regardless of whether a lawsuit is initiated or not. The term "costs" as used in this Section shall include all costs including but not limited to copying costs, deposition costs, expert witness fees, investigative costs, service costs, and filing fees paid to courts. "Costs" is specifically defined in this Section to be broader and to include costs that are not included in costs as the term is used in the Utah Rules of Civil Procedure.

16.11. **Noncompliance Notice**. Any construction, alteration, or other work done in violation of this Declaration shall be deemed to be in noncompliance. By acquiring title to a Lot in the Project, all Owners agree and consent that upon any act of noncompliance, the Board, at its discretion, may record a "Notice of Noncompliance" on an offending Lot or property in the records of the County Recorder. Upon receipt of a Notice of Noncompliance, Owners shall, at their own cost and expense, remove such non-conforming construction, alteration, or other work and shall restore the land to substantially the same condition as existed prior to the non-conforming construction, alteration, or other work. Should an Owner fail to act as required hereunder, the Board or their designee, without liability for trespass or nuisance, shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as existed prior to the change. All costs incurred by the Association pursuant to enforcement of this Section shall be charged as an Individual Assessment.

16.12. **Security**. Neither the Declarant nor the Association shall be considered an insurer or guarantor of security within or relating to the Project, including any Common Area in which the Association may have an obligation to maintain, and the Association shall not be held liable for any loss or damage by reason of any failure to provide adequate security or any ineffectiveness of security measures undertaken. Owners agree by purchasing a Lot in this Association that the Association, Declarant, and the Board are not insurers of the safety or well-being of Owners or Occupants, or of their personal property, and that each Owner or Occupant assumes all risks for loss or damage to persons, the Lots, the Common Areas, and to the contents of improvements located thereon to the extent not insured by the Association. EACH OWNER AND OCCUPANT UNDERSTANDS AND ACKNOWLEDGES THAT THE

ASSOCIATION, DECLARANT, AND BOARD HAVE NOT MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND AND THAT EACH OWNER OR OCCUPANT HAS NOT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO THE SECURITY OF THE PROJECT.

16.13. **Effective Date.** The Declaration and any amendment hereof shall take effect upon its filing in the office of the Salt Lake County Recorder.

* * * *

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by a duly authorized representative this ___ day of February, 2023.

DECLARANT
THE COTTAGES OF MURRAY
a Utah limited liability company

By: _____

Name: _____

Its: _____

STATE OF UTAH)
) ss.
COUNTY OF _____)

On the ____ day of _____, 2023, personally appeared before me _____ who by me being duly sworn, did say that she/he is an authorized representative of THE COTTAGES OF MURRAY, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public _____

EXHIBIT A

LEGAL DESCRIPTION

All of **THE RIDGES AT MURRAY**, according to the official plat filed in the office of the Salt Lake County Recorder.

Including Lots: 1 Through 66

More particularly described as:

BOUNDARY DESCRIPTION

Amending all of Lot 1 and Lot 2 of Advanced Health Care Lot 2 (Amended) Subdivision recorded March 11, 2021 as Entry No. 13594565 in Book 2021P at Page 064, in the office of the Salt Lake County Recorder. Said parcel of land is situate in the Southwest Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point located North 0°13'20" West 2,640.17 and North 0°18'50" West 1,031.71 feet and East 295.36 feet from the found Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 76°25'39" East 287.60 feet to the Westerly Right-of-Way line of Allendale Drive;
thence South 11°37'30" East 594.62 feet along said Westerly Right-of-Way line;
thence South 85°00'00" West 150.00 feet;
thence South 11°37'30" East 150.00 feet to the Northerly Right-of-Way line of 5400 South Street;
thence Southwesterly 338.10 feet along the arc of a 2,867.93 foot radius curve to the left (center bears South 02°54'11" East and the chord bears South 83°43'11" West 337.90 feet with a central angle of 06°45'16") along said Northerly Right-of-Way line;
thence North 16°34'37" West 90.78 feet;
thence North 00°45'45" West 74.22 feet;
thence North 89°14'15" East 82.58 feet;
thence North 549.57 feet to the point of beginning.

Contains 246,611 Square Feet or 5.661 Acres and 66 Townhome Units



Parcel Numbers: **Not yet assigned**

EXHIBIT B

BYLAWS
OF
THE RIDGES AT MURRAY HOMEOWNERS ASSOCIATION

These BYLAWS OF THE RIDGES AT MURRAY HOMEOWNERS ASSOCIATION are effective upon recording in the Salt Lake County Recorder's Office pursuant to the Utah Community Association Act and the Utah Revised Nonprofit Corporation Act (referred collectively herein as the "Acts").

RECITALS

A. The Association is organized for all lawful purposes for which a nonprofit corporation may be organized under the Utah Revised Nonprofit Corporation Act, as amended, subject to the terms and conditions contained in the Declaration and Articles of Incorporation.

B. These Bylaws are adopted to complement the Declaration, to further define the rights of the Association and the Owners, to provide for the ability to effectively govern and operate the Association and the Project known as The Ridges at Murray and, to further the Association's efforts to provide a quality living environment.

ARTICLE I
DEFINITIONS

1.1 Except as otherwise provided herein or as may be required by the context, all capitalized terms used herein shall have the same meaning and effect as used and defined in the Declaration of Covenants, Conditions and Restrictions for The Ridges at Murray.

ARTICLE II
APPLICATION

2.1 All present and future Owners, Mortgagees, Occupants, and their invitees and guests, and any other persons who may use the facilities of the Project in any manner are subject to these Bylaws, the Declaration, and Rules. The mere acquisition or rental of any of the Living Units or the mere act of occupancy or use of any said Living Units or the Common Areas will signify that these Bylaws, the Declaration, and the Rules are accepted, ratified, and will be complied with by said persons.

ARTICLE III
OWNERS

3.1 **Annual Meetings**. The Annual Meeting of the Owners shall be held each year on a day and time established by the Board of Directors. The purposes of the Annual Meeting may include the election of Board Members, the distribution of financial reports and budget, a review of any revisions to the Rules, distributing the most recent reserve study, and to transact such other business as may come before the meeting. If the election of Board Members cannot be held during the Annual Meeting, or at any adjournment thereof, the Board shall cause the election to be held either at a Special Meeting of the Owners to be convened as soon thereafter as may be convenient or at the next Annual Meeting. The Board may from time to time by resolution change the month, date, and time for the Annual Meeting. Annual Meetings shall not

be required during the Period of Declarant Control, but the Declarant may hold Annual Meetings at its discretion.

3.2 **Special Meetings**. Special Meetings of the Owners may be called by a majority of the Board, the Declarant, the President, or upon the written request of Owners holding not less than forty percent (40%) of the voting interests of the Association. Any written request for a Special Meeting presented by the Owners shall be delivered to the President and shall include the original signature of each Owner affirmatively supporting such request along with a complete statement of the purpose of the meeting on each page containing signatures. The President shall then call, provide notice of, and conduct a Special Meeting within 45 days of receipt of the Owner request. During the Period of Declarant Control, Special Meetings may only be called by the Declarant.

3.3 **Place of Meetings**. The Board may designate any place in Salt Lake County that is reasonably convenient for the Owners as the place of meeting for any Annual or Special Meeting. In addition, the Association may hold and conduct Owner meetings through any type of electronic means that allows Owners to communicate orally in real time including telephone and video conferencing.

3.4 **Notice of Meetings**. The Board shall cause written or printed notice of the date, time, and location (and in the case of a Special Meeting, the purpose or purposes) for all Owner meetings. Such written or printed notice shall be delivered to each Owner of record entitled to vote at such meeting not more than sixty (60) nor less than ten (10) days prior to the meeting. Such notice may be sent via email, text, hand-delivery, or regular mail. If sent by email or text, such notice shall be deemed delivered and effective on the date transmitted to the Owner's email address or telephone number registered with the Association. If mailed, such notice shall be deemed to be delivered and effective on the date deposited in the U.S. mail if addressed to the Owner's address registered with the Association. Each Owner shall register with the Association such Owner's current email address, phone number, and mailing address for purposes of notice hereunder. Such registered email, phone number, and mailing address may be changed from time to time by notice in writing to the Association. If no address is registered with the Association, an Owner's Residence shall be deemed to be the Owner's registered address and notice to the Residence address may be made by first-class mail or by posting the meeting notice on the front door. An Owner may opt out of receiving notices from the Association via email or text by giving written notice to the Board stating that the Owner will not accept notices by way of email or text.

3.5 **Qualified Voters**. An Owner shall be deemed to be in "good standing" and "entitled to vote" at any meeting if he or she has fully paid his or her Assessment account (together with any interest and/or late fees) at least 48 hours prior to the commencement of the meeting and is not in violation of any provision of the Governing Documents.

3.6 **Record Date for Notice Purposes**. The Board may designate a record date, which shall not be more than sixty (60) nor less than ten (10) days prior to the meeting, for the purpose of determining Owners entitled to notice of any meeting of the Owners. If no record date is designated, the last date on which a notice of the meeting is mailed or delivered shall be deemed to be the record date for determining Owners entitled to notice. The persons or entities appearing in the records of the Association on such record date as the Owner(s) of record of Lots in the Project shall be deemed to be the Owners of record entitled to notice of the Owner meeting.

3.7 **Quorum**. Any number of Owners present in person or by proxy at any meeting duly called and held in compliance with the requirements of these Bylaws, shall constitute a

quorum for the transaction of business and adoption of decisions.

3.8 **Proxies**. Owners shall be entitled to vote in person or by proxy at each meeting provided, however, that the right to vote by proxy shall exist only where the instrument authorizing such proxy to act shall have been signed by the Owner or by the Owner's attorney. A proxy may be written on paper or received via email, facsimile, text, or any other electronic or physical means. A signature as required herein shall mean any indication that the document is from and consented to by the person who is purported to have sent it. If a Lot is jointly owned, the instrument authorizing a proxy to act may be executed by any one (1) Owner of such Lot or the Owner's attorney when duly authorized in writing. A proxy given by an Owner to any person who represents the Owner at meetings of the Association shall be in writing, dated, and signed by such Owner. Such instrument may allow the proxy to vote on any issue arising at any particular meeting or meetings, or may set forth the specific matters or issues upon which the proxy is authorized to act. Proxies shall be filed with the Secretary (or with such other officer or person who may be acting as Secretary of the meeting) before the meeting is called to order. The Secretary shall make a record of all proxies in the meeting minutes.

3.9 **Votes**. Owners shall be entitled to vote on each matter submitted to an Owner vote in person, by proxy, or by any type of written or electronic ballot. Owners shall have the number of votes appertaining to the Lot of such Owner, as set forth in the Declaration. The affirmative vote of a majority of the votes entitled to be cast by the Owners present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by Owners, unless a greater proportion is required by the Articles of Incorporation, these Bylaws, or the Declaration. When a Lot is jointly owned, any Owner may exercise the vote for such Lot on behalf of all Co-Owners of the Lot. In the event of two (2) conflicting votes by Co-Owners of a Lot, no vote shall be counted for that Lot. In no event shall fractional or cumulative votes be exercised with respect to any Lot. Only those Owners whose accounts with the Association are not delinquent and paid in full at least 48 hours prior to the start of the meeting shall be entitled to vote.

3.10 **Waiver of Irregularities**. All inaccuracies and irregularities in calls or notices of meetings and in the manner of voting, in the form of proxies and the method of ascertaining Owners present, and in the decision and votes of the Board or of the Owners shall be deemed waived by those Members in attendance if no objection is made at the meeting. For those Members who are not in attendance at the meeting, the right to challenge inaccuracies and irregularities in calls, notices, voting, and decisions shall be waived if no objection is made within thirty (30) days of the date of the meeting or date of the action taken outside of a meeting.

3.11 **Action Taken Without a Meeting**. Owners have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of Owners through ballot, written consent, or otherwise. The Association may also use any method permitted for actions without a meeting in accordance with the requirements of Utah Code § 16-6a-707 or § 16-6a-709 and any other applicable section of the Acts. Any action so approved shall have the same effect as though taken at an Owner meeting. Ballots or written consents may be obtained via any electronic or physical means including but not limited to email, facsimile, text, or paper document.

3.12 **Meeting Minutes**. The Secretary, or the Manager, shall take minutes of all meetings of the Owners. The minutes shall include, at a minimum, (1) the identification of the Persons present in person and by proxy, (2) the meeting date, (3) the identification of any issue that is voted on or decided in the meeting, (4) the number of votes cast for and against any issue decided upon, and (5) the exact wording of any resolution passed at the meeting. The

failure to take appropriate minutes or otherwise comply with this section does not invalidate any action taken at a meeting. Draft meeting minutes for each Owner meeting shall be made available to all requesting Owners within sixty (60) days of the meeting.

ARTICLE IV
BOARD OF DIRECTORS

4.1 **Powers**. The Project and the business and affairs of the Association shall be governed and managed by the Board of Directors. The Board may exercise business judgment and all of the powers of the Association, whether derived from the Declaration, these Bylaws, the Articles, or the Acts except such powers that the Declaration, these Bylaws, the Articles, and the Acts vest solely in the Owners.

4.2 **Number and Qualifications**. The Board of Directors shall be composed of three (3) persons. Board Members must be at least 18 years old and must be an Owner or the spouse of an Owner of a Lot in the Project. No two (2) Board Members may reside in the same Living Unit or be business partners if the business is related to their ownership of a Lot. If an Owner is a corporation, partnership, limited liability company, or trust, an officer, partner, member, manger, agent, trustee, or beneficiary of such Owner may be a Board Member. If a Board Member ceases to meet any required qualifications during the Board Member's term, such person's membership on the Board shall automatically terminate. During the Period of Declarant Control, the qualification requirements of these Bylaws shall not apply and the Declarant may exercise all powers of the Board as permitted by law.

4.3 **Election**. During the Period of Declarant Control, Board Members (if any) shall be appointed by Declarant. Following the Period of Declarant Control, the election of Board Members shall be made by the Owners. At such election, the Owners or their proxies may cast, with respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The Association may accept written ballots for Board Member election voting purposes from those Members unable to attend a meeting in which an election is held. The persons receiving the largest number of votes shall be elected. The election of Board Members may be conducted through open voting or by secret ballot. Cumulative voting is not permitted.

4.4 **Term of Office**. During the Period of Declarant Control, Board Member terms shall be determined exclusively by Declarant. Following the Period of Declarant Control, the Owners shall elect Board Members for two (2) year terms. However, at the first election following the Period of Declarant Control, the two Board Members receiving the highest votes will hold two (2) year terms and the remaining Board Member will hold a one (1) year term to establish staggered terms. The terms shall overlap so that elections for Board Member positions are held each year. Board Members may serve consecutive terms if elected.

4.5 **Regular Meetings**. The Board shall hold meetings at least annually or more often at the discretion of the Board. During the Period of Declarant Control, Board Meetings shall be held at the discretion of the Declarant so long as at least one Board Meeting is held each year and a Board Meeting is held each time the Association increases a fee or raises an Assessment.

4.6 **Special Meetings**. Special meetings may be called by the President or a majority of Board Members on at least two (2) business days' prior notice to each Board Member and those Owners who have requested notice.

4.7 **Meeting Notice**. Notice of Board Meeting date, time, and location shall be delivered personally, by email, by text, or by telephone to all Board members and any Owners

who have requested notice at least two days in advance of the meeting. Board Members may waive their rights to notice of a meeting. By unanimous consent of the Board, special meetings may be held without call or notice to the Board Members, but notice shall always be provided to those Owners who have requested notice of Board meetings.

4.8 **Quorum and Manner of Action**. A majority of Board Members shall constitute a quorum for the transaction of business. The act of a majority of the Board Members present at any meeting at which a quorum is present, and for which proper notice was provided, shall be the act of the Board. Board Members shall act only as the Board of Directors, and individual Board Members shall have no powers as such.

4.9 **Owner Attendance**. Any Owner may request notice of Board meetings by requesting such notice form a Board Member and providing a valid email address or text messaging number at which the Owner will receive notice. Owners who have requested notice of Board meetings shall be given notice along with the Board Members and shall be provided any call-in number or other means of attendance by electronic communication that is provided to Board Members. If Owners attend a Board meeting, the Board may select a specific period of time during the meeting and limit Owner comments to such time period. The Board in its sole discretion may set a reasonable length of time that each Owner may speak.

4.10 **Open Meetings**. Except as provided in (a) through (f), following the Period of Declarant Control, Board meetings shall be open to Owners. The Board may hold a closed executive session during a meeting of the Board if the purpose of the closed executive session is to:

(a) Consult with legal counsel to obtain legal advice and discuss legal matters;

(b) Discuss existing or potential litigation, mediation, arbitration, or an administrative proceeding;

(c) Discuss a labor or personnel matter;

(d) Discuss a matter relating to contract negotiations, including the review of a bid or proposal;

(e) Discuss a matter involving a Person, if the Board determines that public knowledge of the matter would violate the Person's privacy; or

(f) Discuss a delinquent assessment.

During the Period of Declarant Control, Board meetings may be closed to Owners, unless the Board, in its sole discretion and without obligation, determines to open the meeting (or a portion thereof) to the Owners. Notwithstanding the foregoing, the Board meetings required under Utah Code § 57-8a-226(6)(b) shall be open to all Owners.

4.11 **Board Meetings Generally**. The Board may designate any place in Utah County as the place of meeting for any regular or special Board meeting. The Board may allow attendance and participation at any Board meeting by telephone, video conference, or any other electronic means that allows for Board Members to communicate orally in real time. Following the Period of Declarant Control, if a Board meeting is held by telephone, or video conference, the Association shall provide the call-in or internet link information such that Owners may call-in to access the meeting.

4.12 **Board Action**. Notwithstanding noncompliance with any provision within these Bylaws or other Governing Document, Board action is binding and valid unless set aside by a court of law. A person challenging the validity of a Board action for failure to comply with these Bylaws, , the Governing Documents, or any other irregularity, may not bring the challenge more

than sixty (60) days after the Board has taken the action in dispute.

4.13 **Compensation**. No Board Member shall receive compensation for any services that such member may render to the Association as a Board Member; provided, however, that a Board Member may be reimbursed for expenses incurred in performance of such duties as a Board Member to the extent such expenses are approved by a majority of the other Board Members. Nothing herein contained shall be construed to preclude any Board Member from serving the Project in any other capacity and receiving compensation therefore, so long as approved in advance by a majority of disinterested Board Members.

4.14 **Resignation and Removal**. A Board Member may resign at any time by delivering a written resignation to another Board Member. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any Board Member who is appointed by the Declarant may only be removed by the Declarant. The Declarant may remove a Board Member it appoints at any time. A Board Member elected by the Owners after the Period of Declarant Control may be removed at any time, with or without cause, at a Special Meeting of the Owners duly called for such purpose upon the affirmative vote of more than fifty percent (50%) of the entire voting interests of the Association. At such a meeting, the Owners shall vote for a new Board Member to fill the remaining term of the removed Board Member. Board Members may also be removed by a majority vote of the other active Board Members upon the occurrence of any of the following: failure to attend three (3) consecutive Board meetings, failure to remain current on Assessments, or a violation of the Governing Documents. If removal occurs based on the preceding sentence, then the remaining Board Members may appoint a replacement to serve the remaining term of the removed Board Member.

4.15 **Vacancies**. If vacancies occur during the Period of Declarant Control, the Declarant shall appoint a Board Member to fill the vacancy. Following the Period of Declarant Control, if vacancies occur for any reason (including death, resignation, or disqualification) except removal by the Owners, the Board Members then in office shall continue to act, and such vacancies shall be filled by a majority vote of the Board Members then in office, though less than a quorum. Vacancies occurring by reason of removal by the Owners may be filled by election of the Owners at the meeting at which such Board Member is removed. Board Members elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his predecessor. Except by reason of death, resignation, disqualification, or removal, Board Members shall continue to serve until their successors are elected.

4.16 **Action Without a Meeting**. Board Members have the right to take any action in the absence of a meeting which they could take at a Board meeting if a majority of the Board Members consent to the action in writing. The term “in writing” shall specifically include email and text messaging. Board Members may also take action without a meeting if the Board complies with any applicable provisions of the Acts. Any action so approved shall have the same effect as though taken at a Board meeting.

4.17 **Waiver of Notice**. Before or at any meeting of the Board, any Board Member or Owner may waive notice of such meeting and such waiver shall be deemed the equivalent of proper notice. Attendance by a Board Member or Owner at any meeting thereof shall be a waiver of notice by that Board Member or Owner of the time, place, and purpose thereof.

4.18 **Adjournment**. The Board may adjourn any meeting from day to day for such other time as may be prudent or necessary, provided that no meeting may be adjourned for longer than thirty (30) days.

4.19 **Meeting**. A Board meeting does not include a gathering of Board Members at

which the Board does not conduct and vote on Association business.

ARTICLE V
OFFICERS

5.1 **Officers**. The officers of the Association shall be a President, Secretary, Treasurer, and such other officers as may be appointed by the Board. Officers shall not be required during the Period of Declarant Control.

5.2 **Election, Tenure, and Qualifications**. Officers shall be elected by the Board at the first Board meeting following each Annual Meeting of the Owners. Each officer shall hold such office until the next ensuing meeting of the Board following the Annual Meeting of the Owners and until a successor has been elected and qualified, or until such officer's death, resignation, disqualification, or removal in the manner provided in these Bylaws, whichever first occurs. Any person may hold any two (2) or more of such offices, except that the President may not also be the Secretary. No person holding two (2) or more offices shall act in or execute any instrument in the capacity of more than one (1) office.

5.3 **Subordinate Officers**. The Board may appoint such other officers or agents as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Board may from time to time determine.

5.4 **Resignation and Removal**. Officers may resign at any time by delivering a written resignation to any Board Member. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed and replaced upon the affirmative vote of a majority of the Board Members at any time, with or without cause.

5.5 **Vacancies**. If a vacancy occurs in an office for any reason, or if a new office is created, such vacancies or newly created offices may be filled by majority vote of the Board at any regular or special Board meeting.

5.6 **President**. The President shall be the chief executive of the Association. The President shall preside at meetings of the Board of Directors and at meetings of the Owners. At the meetings, the President shall have all authority typically granted to the person presiding over the meeting including but not limited to: (1) the right to control the order of the meeting, (2) the right to arrange for the removal of any disruptive Owner or person, (3) the right to impose and enforce reasonable rules and procedures related to the meeting such as those found in "Robert's Rules of Order" or "The Modern Rules of Order." The President shall sign on behalf of the Association all conveyances, mortgages, documents, and contracts, and shall do and perform all other acts and things as required by the Board.

5.7 **Secretary**. The Secretary shall keep the minutes of the Association and shall maintain such books and records as these Bylaws, the Declaration, Rules, or any resolution the Board may require. The Secretary shall also act in the place of the President in the event of the President's absence or inability or refusal to act. The duties of the Secretary may be delegated to the Manager.

5.8 **Treasurer**. The Treasurer shall have the custody and control of the funds and financial accounts of the Association, subject to the action of the Board, and when requested by the President, shall report the state of the finances of the Association at each meeting of the Owners and at any meeting of the Board. The Treasurer shall perform such other duties as required by the Board. The duties of the Treasurer may be delegated to the Manager.

5.9 **Compensation**. No officer shall receive compensation for any services rendered to the Association as an officer, provided, however, that an officer may be reimbursed for

expenses incurred in performance of such duties as an officer to the extent such expenses are approved by the Board.

ARTICLE VI
COMMITTEES

6.1 **Designation of Committees**. The Board may designate committees as it deems appropriate in carrying out its duties, responsibilities, functions, and powers. No committee members shall receive compensation for services rendered to the Association as a member of a committee; provided, however, that a committee member may be reimbursed for expenses incurred in performance of such duties as a committee member to the extent that such expenses are approved by the Board. A committee shall not have powers, duties, or responsibilities beyond those specifically assigned by the Board in a written resolution. The Board may terminate a committee at any time.

6.2 **Proceeding of Committees**. Each committee may appoint its own presiding and recording officers and may meet at such places and times and upon such notice as such committee may determine. Each such committee shall keep a record of its proceedings and shall regularly report such records to the Board.

6.3 **Quorum and Manner of Acting**. At each committee meeting, the presence of members constituting at least a majority of the authorized membership of such committee (but in no event fewer than two (2) members) shall constitute a quorum for the transaction of business, and the act of a majority of the members present at any meeting at which a quorum is present shall be the act of such committee. The committee members shall act only as a committee, and the individual members thereof shall have no powers as such. A committee may only exercise the authority granted to it by the Board.

6.4 **Resignation and Removal**. A committee member may resign at any time by delivering a written resignation to a Board Member, or the presiding officer of such committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Board may at any time, with or without cause, remove any committee member.

6.5 **Vacancies**. If a vacancy occurs in a committee for any reason, the remaining members shall, until the filling of such vacancy by the Board, constitute the then total authorized membership of the committee and, provided that two (2) or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Board.

ARTICLE VII
INDEMNIFICATION

7.1 **Indemnification**. No Board Member, officer, or committee member shall be personally liable for any obligations of the Association or for any duties or obligations arising out of any acts or conduct said Board Member, officer, or committee member performed for or on behalf of the Association. The Association shall and does hereby indemnify and hold harmless each person who shall serve at any time as a Board Member, officer, or committee member of the Association, as well as such person's heirs and administrators, from and against any and all claims, judgments and liabilities to which such persons shall become subject, by reason of that person having heretofore or hereafter been a Board Member, officer, or committee member of the Association or by reason of any action alleged to have been heretofore or hereafter taken or omitted to have been taken by him as such Board Member, officer, or committee member and shall reimburse any such person for all legal and other expenses reasonably incurred in connection with any such claim or liability; provided that no

such person shall be indemnified against or be reimbursed for or be defended against any expense or liability incurred in connection with any claim or action arising out of such person's willful or intentional misconduct. The rights accruing to any person under the foregoing provisions of this Section shall not exclude any other right to which such person may lawfully be entitled, nor shall anything herein contained restrict the right of the Association to defend, indemnify, or reimburse such person in any proper case, even though not specifically provided for herein or otherwise permitted. The Association, its Board Members, officers, committee members, employees, and agents shall be fully protected in taking any action or making any payment or in refusing so to do in reliance upon the advice of counsel.

7.2 **Other Indemnification**. The defense and indemnification provided herein shall not be deemed exclusive of any other right to defense and indemnification to which any person seeking indemnification may be entitled under the Acts or under any agreement, vote of disinterested Board Members or otherwise, both as to action taken in any official capacity and as to action taken in any other capacity while holding such office. It is the intent that all Board Members, officers, and committee members be and hereby are defended and indemnified to the fullest extent permitted by the laws of the State of Utah and these Bylaws. The defense and indemnification herein provided shall continue as to any person who has ceased to be a Board Member, officer, committee member, or employee and shall inure to the benefit of the heirs, executors and administrators of any such person.

7.3 **Insurance**. The Board, in its discretion, may direct that the Association purchase and maintain Directors and Officers insurance on behalf of any person who is or was a Board Member, officer, committee member, Manager or employee of the Association or is or was serving at the request of the Association as a Board Member, officer, committee member, Manager, employee, or agent of another association, corporation, partnership, joint venture, trust or other enterprise against any liability asserted against, and incurred by, such person in any such capacity or arising out of such person's status as such, whether or not the Association would have the power to defend or indemnify such person against liability.

7.4 **Settlement by Association**. The right of any person to be defended and/or indemnified shall be subject always to the right of the Association through the Board, in lieu of such defense and/or indemnity, to settle any such claim, action, suit or proceeding at the expense of the Association by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

ARTICLE VIII
RULES AND REGULATIONS

8.1 **Rules**. The Board shall have the authority to adopt Rules as it deems necessary for the maintenance, operation, management, and control of the Project. The Board may from time to time, by resolution, alter, amend, and repeal such Rules and use their best efforts to see that they are strictly observed by all Owners and Occupants. Owners are responsible to ensure that their lessees, invitees, and guests strictly observe the Rules then in effect as well as the covenants and restrictions of the Declaration and shall be jointly and severally liable for their violations and resulting fines. Copies of all Rules adopted by the Board shall be sent to all Owners at least ten (10) days prior to the effective date thereof.

ARTICLE IX
AMENDMENTS

9.1 **Amendments by Declarant**. During the Period of Declarant Control, or so long as the Declarant owns one or more Lots in the Project or any Additional Land, the Declarant

acting alone may amend the Bylaws for any reason, without Owner approval. Declarants unilateral amendment right as designated herein may continue past the expiration of the Period of Declarant Control. No other amendment shall be valid or enforceable during the period Declarant owns at least one Lot or any Additional Land unless the Declarant has given written consent to such amendment. Any amendment during the period Declarant owns at least one Lot or any Additional Land shall be executed by Declarant on behalf of the Association and shall become effective upon recordation in the office of the Salt Lake County Recorder.

9.2 **Amendments by Association**. After Declarant has annexed all of the Additional Land and has sold all of the Lots to third parties, and the Period of Declarant Control has expired, the Bylaws may be amended by the Owners upon the affirmative vote of at least sixty-seven percent (67%) of the voting interest of the Association. Any amendment(s) shall be effective upon recordation in the office of the Salt Lake County Recorder. In such instrument a Board Member shall execute the amendment and certify that the vote required by this Section has occurred. If a Lot is owned by more than one Owner, the vote of any one Owner shall be sufficient to constitute approval for that Lot under this Section. If a Lot is owned by an entity or trust, the vote of any one officer, trustee, or agent of the entity shall be sufficient to constitute approval for that Lot under this Section. No amendment shall restrict, limit, or impair any Declarant rights without the express written consent of the Declarant.

ARTICLE X
MISCELLANEOUS PROVISIONS

10.1 **Waiver**. No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of a failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

10.2 **Invalidity; Number; Captions**. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these Bylaws. As used in these Bylaws, the singular shall include the plural, and the plural shall include the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires. All captions are intended solely for convenience of reference and shall in no way limit any of the provisions of these Bylaws.

10.3 **Conflicts**. These Bylaws are intended to comply with the Declaration. In case of any irreconcilable conflict, the Declaration shall control over these Bylaws.

* * * *

IN WITNESS WHEREOF, the Declarant has executed and adopted these Bylaws on behalf of the Association.

DATED this ___ day of February, 2023.

DECLARANT
THE COTTAGES OF MURRAY, LLC
a Utah limited liability company

By:_____

Name: _____

Its:_____

STATE OF UTAH)
) ss.
COUNTY OF _____)

On the ____ day of _____, 2023, personally appeared before me _____ who by me being duly sworn, did say that she/he is an authorized representative of The Cottages of Murray, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: _____

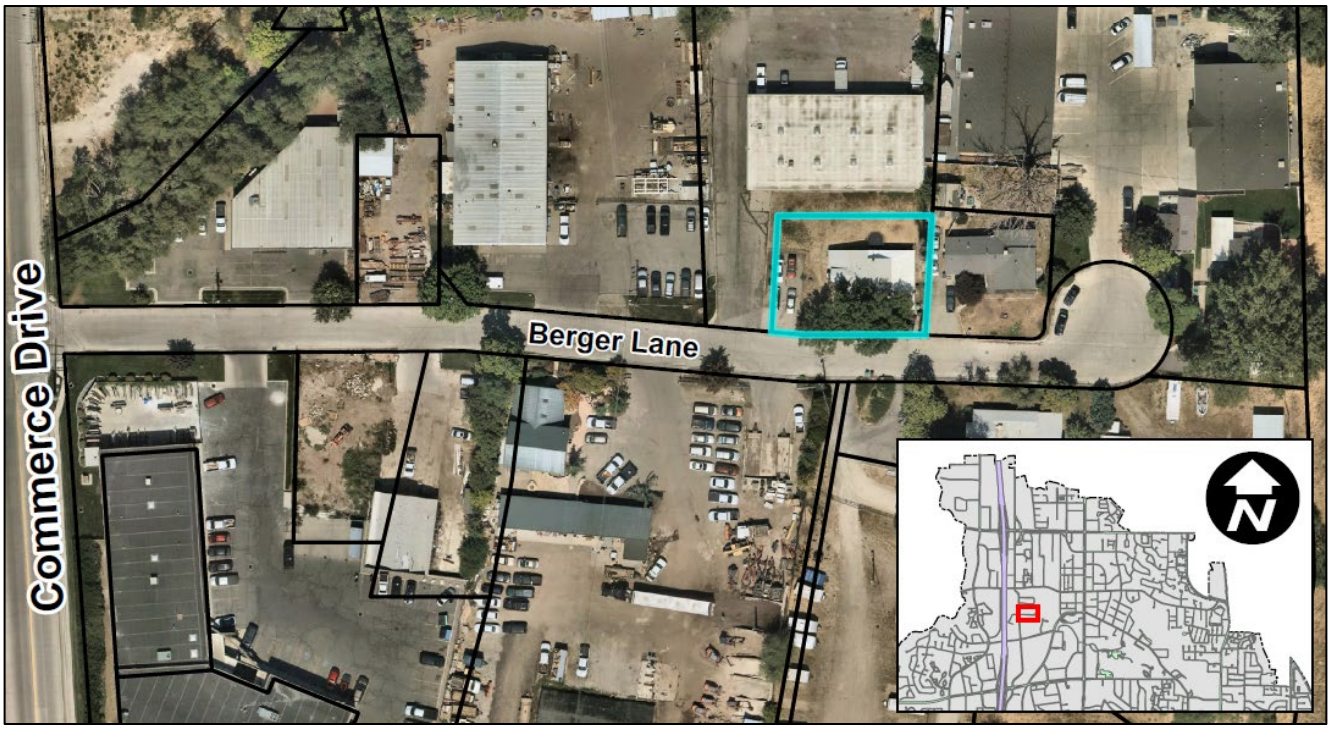
EXHIBIT C

MAINTENANCE ALLOCATION CHART

ITEM	HOA	UNIT OWNER	NOTES
GENERAL NOTE			Shared items are to be resolved between the Owners involved in use of the item.
A/C Pad & Unit		X	
Address Numbers		X	
Attic		X	
Cable/Satellite TV		X	
Ceiling		X	
Circuit Breakers for Unit		X	
Common Area amenities	X		
Door and Door Frames - exterior		X	Subject to Board approval upon replacement
Door and Door frames - interior		X	
Door Hardware/doorbell		X	
Drains – Living Unit & Limited Common patio/porch		X	
Dryer Vent Cleaning		X	
Electrical Wiring/Panel		X	
Exterior Wall Finishes (Rock/Stucco/Siding/Brick, etc.)		X	
Fences – around rear patio/Limited Common Area		X	
Fences – Common Area & Project perimeter	X		
Fireplace, Flue, & Vent Pipes – Cleaning & Repair		X	
Floor Coverings		X	
Foundation – Structural		X	
Foundation – Cracks, cosmetic		X	
Front Landing/Porch		X	
Furnace		X	
Garage Doors – repair & replacement (all components)		X	Subject to Board approval upon replacement
Gas Pipes (from meter to inside Living Unit)		X	
Gate	X		
Gate-pavement near gate	X		
Hose Bib/Faucet/Spigot		X	
Hot Water Heater		X	
Insurance Coverage – Property (attached buildings)	X		
Insurance Coverage - HO6 Policy		X	
Insurance Coverage - loss assessment		X	
Insurance Deductible	X	X	Assessed to Owners pro-rata according to losses. HO6 deductible is Owner's responsibility.
Irrigation Lines / Heads – Common Area yard areas	X		
Landscape – Common Area	X		
Landscape – Owner maintained fenced yard area		X	If applicable
Lights – eaves, porch & garage fixtures & bulbs		X	Fixture replacement subject to Board approval

Limited Common Area – patios, porches, decks, stairs & sidewalks, driveways - repair and replacement		X	
Limited Common Area – patios, porches, decks, stairs & sidewalks, driveways - clean and snow removal		X	
Mailbox & Stand/Structure		X	Or USPS as applicable
Mailbox Lock & Key		X	Or USPS as applicable
Paint - exterior wall surfaces and trim finishes		X	
Paint – exterior doors, garage doors, windows		X	
Paint - Interior		X	
Patio Slab		X	
Pest Control Interior & Exterior		X	
Phone Lines		X	
Playgrounds & Open Space	X		
Plumbing Valves, Pressure Regulator		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – HOA
Plumbing Main Line		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – HOA
Plumbing Leak		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – HOA
Plumbing – clogging/stoppage		X	Point of connection/Meter to the unit – Owner Before point of connection/Meter – HOA
Plumbing Pipes Inside Unit		X	
Rain Gutters – clean-out, repair, replacement		X	Owners shall be responsible to clean gutters
Rain Gutters - drains away from building		X	
Roof – leaks, repair & replacement		X	
Screen Doors		X	Must be approved by Board
Sewer pipes & utilities – serving a single Living Unit		X	
Sewer pipes & utilities – to more than one Living Unit		X	Responsibility shared by Owners in use unless handled by municipality or others
Shutters, exterior window trim		X	
Sidewalks and paths on Common Areas	X		
Sliding Glass Doors		X	
Snow Removal – Limited Common Areas, driveways, porches & sidewalks on Lots		X	
Snow Removal – private roads & Common sidewalks	X		
Storm Drains	X		
Street Lights	X		Unless handled by municipality or others
Streets – private (excluding approach to garage)	X		
Termites, pests, rodents, insects, etc.		X	
Trash		X	If municipality allows
Utility Doors		X	
Vent Covers - exterior		X	
Wall - bearing interior wall		X	
Wall - partition interior wall		X	
Water – culinary		X	Unless collectively metered
Water – Common Area landscape	X		
Weather Stripping		X	
Windows – glass, screens, frames, boxes		X	Subject to Board approval upon replacement

AGENDA ITEM # 7 – Murray Station Townhomes			
ITEM TYPE:	Design Review to allow a residential building		
ADDRESS:	184 West Berger Lane	**MEETING DATE:**	April 6, 2023
APPLICANT:	Simon Rucinski, DOT Architecture	**STAFF:**	Zachary Smallwood, Senior Planner
PARCEL ID:	21-12-207-006	**PROJECT NUMBER:**	23-040
ZONE:	MCMU, Murray Central Mixed Use		
SIZE:	.23 Acre Site | six (6) townhomes		
REQUEST:	The applicant is requesting Design Review approval to allow the construction of six (6) new townhouses.		



I. LAND USE ORDINANCE

Section 17.146.060 of the Land Use Ordinance outlines the process for review of applications located within the Murray Central Mixed Use (MCMU) District. New construction within the zone requires Design Review (Site Plan) Approval by the Planning Commission.

II. BACKGROUND & MCMU STANDARDS REVIEW

Project Location

The subject property is located on the north side of Berger Lane, east of Commerce Drive. This property is currently a single-family residence and the applicant proposes to demolish the structure and construct two new residential buildings.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Industrial	MCMU
South	Residential/Commercial	MCMU
East	Residential	MCMU
West	Industrial	MCMU

Project Description

The applicants are proposing two three (3) story residential buildings at the subject property. The applicant states their intention to build six (6) for-rent townhome units. Multi-family housing is an allowed use in the MCMU zoning district.

This property is located in the MCMU East subdistrict the following review is based upon the requirements of the MCMU East subdistrict.

Area, Width, Frontage and Yard Regulations

The front setback for buildings facing public or private streets shall be between fifteen and twenty-five feet (15'-25') measured from the curb and gutter. The applicants have shown the adequate setback and appropriate district improvements.

Section 17.146.070(G) states that the side lot areas are allowed to be used for open space and parking/access. The applicants have included small private open spaces for each unit to use. Staff has no concerns with the proposed open spaces.

Development Standards

Residential Density
Residential projects in the East Subdistrict are limited to forty (40) units per acre when located more than ½ of a mile to the nearest fixed transit station. The applicant is proposing six (6)

units on a .23 acre site which equates to approximately twenty-six (26) units per acre. This is less than the maximum, staff does not have any concerns with the number of units proposed.

Commercial Requirement.
Because this project is not located on a principal street (4800 South, Murray Boulevard, Vine & Commerce Streets), no commercial is required for this project. During the 2022 review of the mixed use codes, we found that requiring commercial along all streets may be counterintuitive to developing a cohesive neighborhood.

Height Regulations

The MCMU District does not have a limit on height. The applicants have proposed two three story structures that have three townhouse units. The two buildings measure approximately forty-four feet (44') in height. Staff does not have any concerns with the proposed height.

Parking Regulations

Residential parking is calculated based on the number of bedrooms that a dwelling has. The table below shows the minimum required.

MCMU East Subdistrict				
	Required	Units	Required	Provided
Studio	1.0	0	0	0
1-bedroom	1.25	0	0	0
2-bedroom	1.5	6	9	12
3-bedroom +	2.5	0	0	0

Based on the number of units proposed there is a parking need of nine (9) spaces. The applicant has provided twelve (12). These spaces are located wholly within private two-car garages for each unit. No additional parking is required.

Access Improvements

As noted in the setback section, the applicant has provided the required seven foot (7') sidewalk and eight foot (8') landscape area. The applicant has provided a landscape plan that shows the installation of street trees, two bike racks, and two benches are required by the zoning ordinance. Staff does not have any concerns with the proposed access plans

Loading and Service Areas

The applicant states their intention to have each unit have a garbage that would be the responsibility of the occupied unit to take out for pickup. There is no shared dumpster on this site. The applicant states that these will be required to be stored in the garage area. Staff does

not have any concerns with the proposal.

Landscaping, Open Space and Project Amenities

Landscaping and amenity space is required at 15% of the total site area. The applicants show the total lot square footage of 8,071 ft^2. This requires 1,211 ft^2 of open and amenity space. The applicant has provided a total of 1,509 ft^2 (18.6%). The applicant meets the requirement and no further action is needed.

III. CITY DEPARTMENT REVIEW

The application and materials were distributed to various departments for their review and comments on March 21, 2023. The following comments have been provided in response. Where appropriate, the comments are addressed as conditions of approval:

Engineering Division – Recommends approval subject to the following conditions:

- Meet City subdivision and condominium requirements if the units are to be privately owned.
- Install MU street improvements and dedicated Berger Lane frontage.
- Meet City utility standards. Coordinate taps & metering with Murray City Water Department. Suggest two 1-1/2" meters and separate taps – eliminate the 3" water line and tap.
- Meet City storm drainage requirements, on-site retention of the 100-year 12-hour storm is required.
- Repair utility cuts into Berger Lane as per APWA Plan 256.1 & 256.2.
- Relocate the 6" PVC yard drain behind sidewalk.
- Update site grading plan to NAVD88 datum – Grading plan is off by about 4'.
- The north foundation walls will need to deep enough to prevent loading the adjacent masonry building wall.
- Must avoid using Berger Lane for construction staging, dumpster service, emergency service vehicles, delivery vehicles and moving trucks.
- Berger Lane is a narrow commercial street with high truck use. On-street parking will be restricted.
- Develop a site erosion control plan and implement prior to beginning site work.
- Obtain a City Excavation Permit for work within City roadways.

Murray City Power – Recommends approval and states the following:

- Existing underground service to 186 E Berger Lane will need to be relocated at the developers' expense.
- The developer will need to meet with Murray City Power to discuss planning the new power service(s) and future equipment placement to the building(s) with additional line extension costs to provide electrical service.

- The developer must meet all Murray City Power Department requirements and the current NESC code and provide the required easement/clearance(s) for equipment and Power lines.

Fire Department – Recommends approval and states the following:
- Aerial apparatus access width is required to be twenty-six feet (26') wide.
- Fire department access roads shall extend within 150' of all portions of the exterior walls of the first story of the buildings.
- Please use the 2019 NFPA 13 and the IFC 2018 for code referencing and standards.
- The applicant will need to follow all IFC codes and NFPA standards.

Water Division – Recommends approval and states the following:
- All water utility work will be required to follow Murray Water Specifications and Requirements.
- For connections to the water main:
    - Tap an 1-1/2" off of the 6" Main on Berger Lane and set a 1-1/2" meter on the west end of the property in the park strip. Continue laying the 1-1/2" service lateral north on the west end of the units. Tee off of the 1-1/2" lateral and feed each unit on the west end with a 1" service lateral.
    - REPEAT the same process for the East Units on the East end of the property.
- This will eliminate the 3" Connection and piping. It also eliminates the cluster of water utilities feeding the property.

Sewer Division – Recommends approval and states the following:
- The proposed manhole in Berger Lane must be a five foot (5') manhole. The dead-end manhole may be four feet (4').
- Cleanouts for the buildings must be located at the buildings, not close to the main which is what is shown on the plans.
- Label footages for the lateral. The lateral for the middle unit on the east side may require additional clean out.
- Place the four foot (4') dead end manhole at a point where the lateral for the end unit on the east building can tie directly into the manhole.
- All cleanouts in driveway approach area will be required to have a cast iron triangulated box placed over the top of them.
- Please include all applicable wastewater specifications in the plans directly from the Murray City Wastewater specification book available online.

The following comments have been included as conditions of approval for the project.

IV. PUBLIC INPUT

Fifteen (15) notices were mailed to property owners within a 300' radius and to affected entities. As of the writing of this report, one email has been received and is included with this report, the email expresses that the six townhomes are not appropriate for the area and the

street could not handle the additional traffic.

V. FINDINGS

Based on the analysis of the application, materials submitted, site visits, and a survey of the surrounding area, Staff concludes the following:

1. The proposed use is consistent with the goals and objectives of the Murray City General Plan.
2. The applicant's proposal will provide additional housing in this area, creating more opportunities for people to engage with the area.
3. With conditions, the proposed plans meet the requirements of the Murray City Land Use Ordinance.

VI. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE the request for Design Review for the proposed Murray Station Townhomes for the property addressed 184 West Berger Lane** subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
    a) Meet City subdivision and condominium requirements if the units are to be privately owned.
    b) Install MCMU street improvements and dedicated Berger Lane frontage.
    c) Meet City utility standards. Coordinate taps & metering with Murray City Water Department. Suggest two 1-1/2" meters and separate taps – eliminate the 3" water line and tap.
    d) Meet City storm drainage requirements, on-site retention of the 100-year 12-hour storm is required.
    e) Repair utility cuts into Berger Lane as per APWA Plan 256.1 & 256.2.
    f) Relocate the 6" PVC yard drain behind sidewalk.
    g) Update site grading plan to NAVD88 datum – Grading plan is off by about 4'.
    h) The north foundation walls will need to deep enough to prevent loading the adjacent masonry building wall.
    i) Must avoid using Berger Lane for construction staging, dumpster service, emergency service vehicles, delivery vehicles and moving trucks.
    j) Berger Lane is a narrow commercial street with high truck use. On-street parking will be restricted.
    k) Develop a site erosion control plan and implement prior to beginning site work.
    l) Obtain a City Excavation Permit for work within City roadways.

2. The applicant shall meet all Fire Department requirements, including comments made in

the staff report.

3. The applicant shall meet all Water Division requirements and specifications including comments made in the staff report.
4. The applicant shall meet all Sewer Division requirements, including comments made in the staff report.
5. The applicant shall obtain a business license for any rentals at the property.
6. The applicant shall meet all applicable standards in Chapter 17.146, Murray Central Mixed Use of the Murray City Land Use Ordinance.
7. The applicant shall meet all sign requirements of Section 17.48 and obtain separate building permits for all signage.

Zachary Smallwood

From: Jenn Richardson <starrzzana@gmail.com>
Sent: Tuesday, March 28, 2023 6:54 PM
To: Planning Commission Comments
Subject: No to Building on Berger lane

Follow Up Flag: Follow up
Flag Status: Flagged

Hello and Good Evening,
I would like to state as the house right next to said property you are wanting to build 6 town homes on and a life long resident of this house along with my parents, wr have to say this street is not big enough for that kind of traffic nor is that lot even big enough for town homes being that there is a ton of industrial buisness already on this street. Myself and everyone on this street, even the businesses will vouch for this. We do not want that on this street. Along with the Apartments being built so close by jas already brought A TON of unnetraffic and the theft level ad gone WAY up. This street had had numerous problems in the past due to traffic and the streets Crack very easily to the point murray city said they would not continue to fix it. This street is not capable of holding 6 more town homes and that traffic. The whonstreet will say no to the building of town homes.
Thank you and I hope you take this seriously.

Sincerely
Jennifer McGowan and the rest of Berger Lane.

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

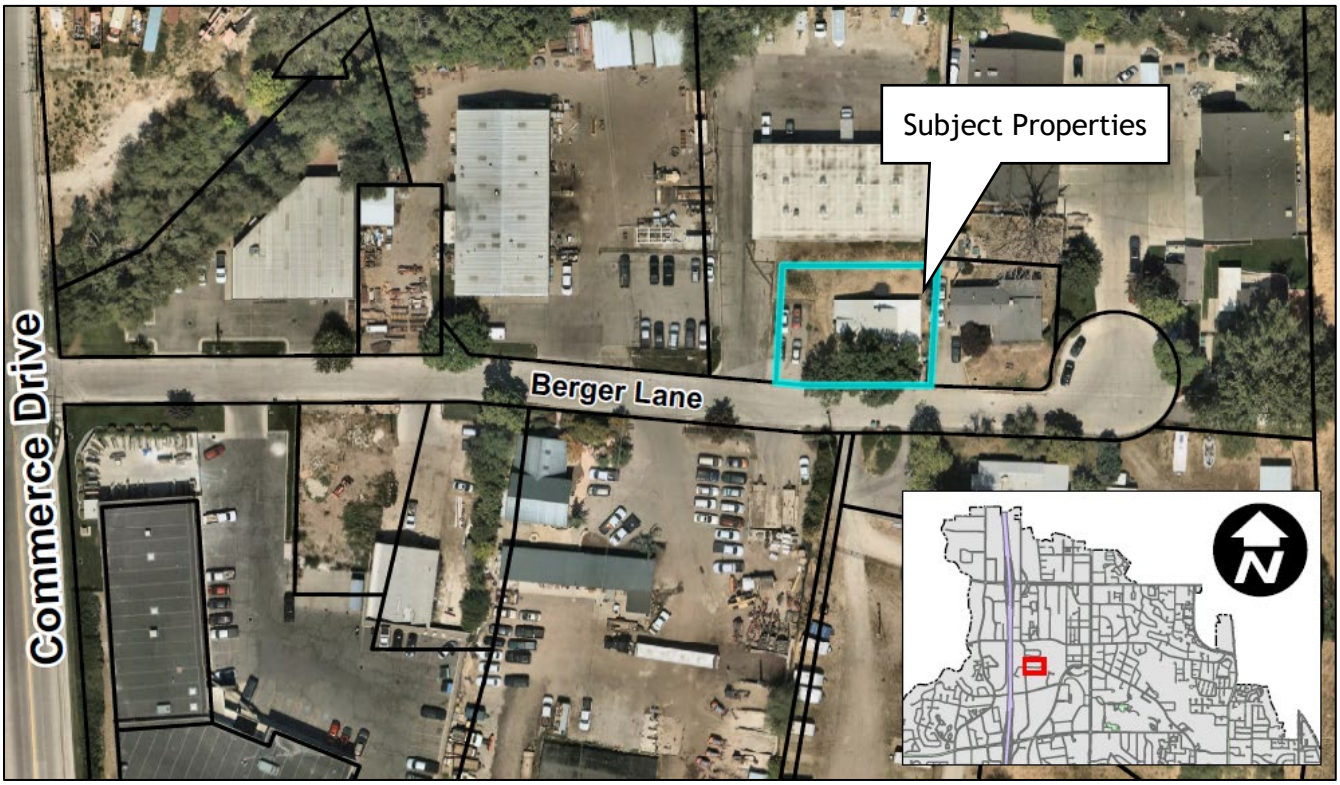
Building Division 801-270-2400
Planning Division 801-270-2430

NOTICE OF PUBLIC MEETING

April 6, 2023, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, April 6, 2023 at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on an application for Design Review submitted by Dot Architecture to allow the development of six townhomes at the property located at **184 West Berger Lane**. Please see the attached plans. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



This notice is being sent to you because you own property within 300 feet of the subject properties. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planning@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | March 24, 2023

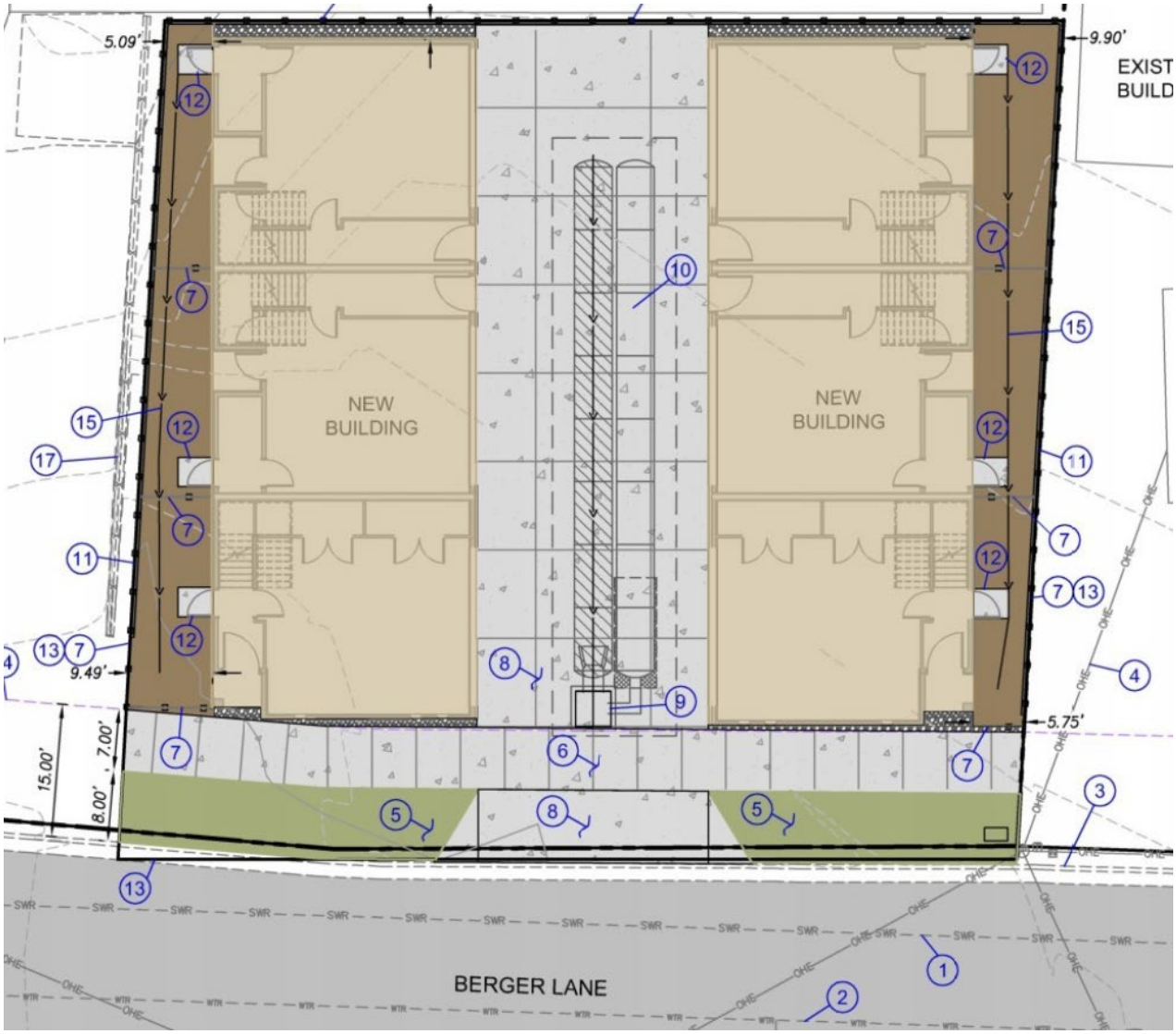


Figure 1: Site Plan



Figure 2: Elevation

DESIGN REVIEW APPLICATION

Project Information

MCCD Major: _____ MCCD Minor: _____ MCMU: __X__

Project Name: Murray Station Townhomes

Project Address: 184 W. Berger Lane, Murray, UT 84107

Parcel Identification (Sidwell) Number: 21122070060000

Parcel Area(acres): 0.23 acres Total Floor Area (square feet): 13,294 sq. ft.

Applicant Information

Name: Simon Rucinski

Mailing Address: DOT-Architecture, 1083 S. State Street

City: Salt Lake City State: Utah ZIP: 84111

Primary Phone #: (734) 330-4918 Fax #: N/A

Email Address: srucinski@dot-arc.com

Property Owner's Information (If different from applicant)

Name: Jeff Mathews

Mailing Address: 1236 S. Highway 66

City: Morgan State: Utah ZIP: 84050

Primary Phone #: (949) 873-3167 Fax #:

Email Address: aventrue@aol.com

I certify that this information is true and correct to the best of my knowledge. I am aware that only complete applications will be accepted for processing. (complete application requirements are attached.)

Authorized Signature: Simon Rucinski Digitally signed by Simon Rucinski
Location: Salt Lake City, UT
Contact Info: jlee@dot-arc.com
Date: 2023.03.07 10:27:01-07'00' Date: 03/07/2023

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Major or Minor Alteration: _____

Property Owners Affidavit

I (we) Jeff R. Mathews, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of ~~Salt Lake~~ DAVIS

Subscribed and sworn to before me this 27 day of FEB., 2023.

Notary Public

Residing in DAVIS My commission expires: 10/17/26

DAVID J. WRIGHT
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 727180
COMM. EXP. 10-17-2026

Agent Authorization

I (we), Jeff R. Mathews, the owner(s) of the real property located at 184 W. Berger Lane, in Murray City, Utah, do hereby appoint DOT-Architecture, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize DOT-Architecture to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of ~~Salt Lake~~ DAVIS

On the 27 day of Feb., 2023, personally appeared before me DAVID J WRIGHTS the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public

Residing in DAVIS My commission expires: 10/17/26

DAVID J. WRIGHT
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 727180
COMM. EXP. 10-17-2026

MURRAY STATION TOWNHOMES

184 W. Berger Ln.,
Murray, UT 84107



TEAM DIRECTORY

OWNER:

Company: Arden Limited Partnership
Contact: Jeff Mathews
Email: aventrue@aol.com
Address: 1236 S Highway 66
Morgan, UT 84050
Phone: (949) 873-3167

AGENT FOR OWNER:

Contact: Jonathan Lee
Email: jlee@dot-arc.com
Phone: (801) 864-5258

ARCHITECT:

Company: DOT Architecture
Contact: Jonathan Lee
Email: jlee@dot-arc.com
Address: 1083 S State St.
Salt Lake City, UT 84111
Phone: (801) 864-5258

STRUCTURAL ENGINEER:

Company: Focus Engineering
Contact: Akhil Konegari
Email: akonegari@focus-es.com
Address: 6949 S. High Tech Dr., Suite 200
Midvale, UT 84047
Phone: (801) 352-0075

M+P ENGINEER:

Company: Dale R. Wilde Co.
Contact: Doug
Email: doug@drwco.com
Address: 428 E. Winchester St.
Salt Lake City, UT 84107
Phone: (801) 433-1125

ELECTRICAL ENGINEER:

Company: BNA Consulting
Contact: Josh Oakeson
Email: joakeson@bnaconsulting.com
Address: 365 S. State St.
Salt Lake City, UT 84111
Phone: (801) 532-2196

CIVIL ENGINEER:

Company: Rimrock Engineering & Development
Contact: Rocky Malin
Email: rmalin@re-n-d.com
Address: 1541 W 940 S
Provo, UT 84601
Phone: (801) 815-3010

LANDSCAPE ARCHITECT:

Company: Focus Engineering
Contact: Bryan Wilson
Email: bwilson@focus-es.com
Address: 6949 S. High Tech Dr., Suite 200
Midvale, UT 84047
Phone: (801) 352-0075

SITE DATA

PROJECT ADDRESS:
184 W. Berger Lane, Murray, UT 84107

ZONING CODES:
2023 City Code of Murray City, Utah

ZONE: MCMU East (Murray Central Mixed Use - East)

LOT DIMENSIONS:

- Area: 0.23 acres
- Frontage: 101' - 6"
- Depth: 95' - 0"

AREA, WIDTH, FRONTAGE & YARD REGULATIONS (SECTION 17.146.070):

Front Setback: 15' min. - 25' max.
(Measured from back of curb & gutter)
- Buildings with Front Setbacks between 15' - 18' must utilize recessed entries
- All Front Setbacks shall be landscaped per Section 17.146.140

DEVELOPMENT STANDARDS (SECTION 17.146.080):

Max. Residential Density: 40 units per acre
(Walking distance to Murray Central Station Platform is >1/2 mile)
Actual Residential Density: 6 units / 0.23 acres
= 26 units per acre

Commercial Space: N/A
(Project does not have frontage on principal streets 4800 S, Murray Blvd., Vine St., or Commerce Dr.)

Max. Block Length: 300' - 0"
Actual Block Length: 101' - 6"

Buffering: N/A
(Project is not adjacent to any single-family zoning districts)

HEIGHT REGULATIONS (SECTION 17.146.090):

Max. Height: No height restrictions in zone

BUILDING REQUIREMENTS (SECTION 17.146.100):

Required STC Ratings (Walls, Partitions, Floor/Ceiling Assemblies): 50 min.

Blank Walls: 50% (max.) of principal frontage

LANDSCAPE, OPEN SPACE & PROJECT AMENITIES (SECTION 17.146.140):

Min. Required Open Space: 15%
(Allowed as natural open space, landscaping, courtyards, plazas, or walkways)

Provided Open Space: 2,585 ft^2 / 0.23 acres
= 25.8%

Water Conserving Landscaping:
- All landscaping must be irrigated and planted with substantial live plant material or appropriate xeriscape for the purpose of buffering, screening, and beautifying the site, and shall comply with applicable landscape requirements found in Chapter 17.68, except that lawn shall *not* be required as stated in subsection 17.68.040A1a of this title.
- At plant maturity the landscaping shall represent compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.

Project Amenities: N/A
(Project Amenities only required for developments with more than 30 units)

LIGHTING STANDARDS (SECTION 17.146.150):

Pedestrian Walkway Lighting:
- Lighting shall be provided for pedestrian ways that is appropriately scaled to walking.
- Light standards shall not be taller than 16' (project not adjacent to Major Arterial or Major Collector roadways)

Shielding:
- Lighting shall be shielded and directed downward to prevent any off-site glare.

PARKING DATA

PARKING REQUIREMENTS (SECTION 17.146.110):

Required Parking Counts:
- MCMU East:
  1. Residential - 2 Bedroom: 1.5 spaces per unit

Provided Parking Counts:
  1. Residential - 2 Bedroom: 2 spaces per unit (133% min.)

Excess Parking Approval:
- Parking in excess of 125% of the minimums outlined in this section may only be provided in parking structures or within the envelope of the building.
  1. Parking is provided within enclosed ground-level garages

ACCESS REQUIREMENTS (SECTION 17.72.100):

Driveways:
- Width: 20' min.
  30' max.
- Number of Drives: 2 (max.) per 100' of frontage

ACCESS IMPROVEMENTS (SECTION 17.146.120):

Right-of-Way Improvements:
- 8' landscaped park strip adjacent to the curb and gutter
- + 7' wide paved sidewalk
- Street Tree Spacing: 30' to 40'
- Street Light Spacing: 90' to 110'

Public Improvement Furnishings:
- Benches
- Bicycle Racks:
  1. 5% of vehicular spaces, or 2 min.

CODE DATA

LOCAL JURISDICTION:
Murray City, UT

GOVERNING BUILDING CODES:
2015 International Residential Code with Local Amendments
2017 National Electrical Code

PROJECT INFORMATION:
Unit A.1

Unit A.2

Unit B

Unit C

FIRE RESISTANCE RATING REQUIREMENTS (R302):
Townhouses: Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Items 1 or 2:
1. (N/A)
2. Where a fire sprinkler system in accordance with Section P2904 is *not* provided, the common wall shall be not less than a 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263.

Townhouse parapets:
- **Exception:** A parapet is not required...where the roof covering complies with a minimum class 'C' rating as tested in accordance with ASTM E108 or UL 790 and the roof decking or sheathing is of noncombustible materials or approved fire-retardant treated wood for a distance of 4 feet on each side of the wall or walls.

Townhouse Structural Independence: Each individual townhouse shall be structurally independent.
Exceptions:
1. Foundations supporting exterior walls or common walls
2. Structural roof and wall sheathing from each unit fastened to the common wall framing
3. Nonstructural wall and roof coverings
4. Flashing at termination of roof covering over common wall
5. Townhouses separated by a common wall as provided in section R302.2, Items 1 or 2 (see above)

Garage Penetrations/Separation:
- **From residence and attics:** Not less than 1/2" gypsum board or equivalent applied to garage side
- **From habitable rooms above the garage:** Not less than 5/8" thick Type X gypsum board or equivalent
- **Openings (R302.5.1):** Solid wood doors not less than 1 - 3/8" thick, or solid or honeycomb-core steel doors not less than 1 - 3/8" thick, or 20-minute rated doors equipped with self-closers
- **Duct penetrations (R302.5.2):** Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a min. No. 26 gage sheet steel or other approved material and shall not have openings into the garage.

Flame spread & smoke-developed index for finishes:
1. Flame spread: 200 max.
   Exception: Not applicable to trim, doors and windows or their frames, or to materials less than 1/28" thick cemented to the surface of walls or ceilings
2. Smoke-developed: 450 max.

Flame spread & smoke-developed index for insulation:
1. Flame spread: 25 max.
2. Smoke-developed: 450 max.

Fireblocking: In combustible construction, fireblocking shall be provided in the following locations (Approved fireblocking materials shall be in accordance with section R302.11.1):
1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs.
   a. Vertically at the ceiling and floor levels
   b. Horizontally at intervals not exceeding 10'
2. At interconnections between concealed vertical and horizontal spaces.
3. In concealed spaces between stair stringers at the top and bottom of the run.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame.

Draftstopping: In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draftstops shall be installed to limit the area of the concealed space to 1,000 sq. ft. or less. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping [Draftstopping materials shall be in accordance with section R302.12.1) shall be provided when the:
1. Ceiling is suspended under the floor framing
2. Floor framing is constructed of truss-type open-web or perforated members

LIGHT, VENTILATION AND HEATING (R303):
Habitable rooms (R303.1): Aggregate glazing area not less than 8% of floor area. Not less than 4% to be operable.
1. Need *not* be operable when whole-house mechanical ventilation system is installed in accordance with M1507.
2. Glazing need *not* be installed in rooms where exception 1 is satisfied and artificial light produces an avg. of 65 lux over the area of the room, 30" above the floor.

Bathrooms (R303.3): Aggregate glazing area of not less than 3 sq. ft., 50% of which must be operable.
1. *Not* required where artificial light and exhaust are provided.

EMERGENCY ESCAPE AND RESCUE OPENINGS (R310):
1. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening.
2. Min. Opening area (R310.2.1): Not less than 5.7 s.f. Net clear height not less than 24" and net clear width of not less than 20".
3. Window sill height (R310.2.2): Not more than 44" above floor.

SHEET INDEX (DESIGN REVIEW)

SHEET #	SHEET NAME
GENERAL	
G000	COVER
G002	SCHEMATIC RENDERINGS
CIVIL	
C1	DEMO PLAN
C2	SITE PLAN
C3	GRADING PLAN
C4	UTILITY PLAN
C5	EROSION CONTROL PLAN
C6	EROSION CONTROL DETAILS
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN DETAILS
ARCHITECTURAL	
A010	PLAN - OVERALL - SITE
A101	PLANS - BLDG 01
A102	PLANS - BLDG 02
A103	PLAN - OVERALL - ROOF
A201	ELEVATIONS - EXTERIOR - BLDG 01
A202	ELEVATIONS - EXTERIOR - BLDG 02
ELECTRICAL	
E103	SITE PHOTOMETRIC PLAN

SHEET COUNT: 17

Designs Of Tomorrow - Architecture
1083 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
NOT FOR CONSTRUCTION
REGISTERED ARCHITECT

REVISIONS:

MURRAY STATION TOWNHOMES
184 W. Berger Ln.
Murray, UT 84107

DESIGN REVIEW

DATE: 03/03/2023
NUMBER: 21035

COVER

G000

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Designs Of Tomorrow - Architecture

1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
NOT FOR CONSTRUCTION
LICENSED ARCHITECT

REVISIONS:

MURRAY STATION TOWNHOMES

164 W. Berger Ln.
Murray, UT 84107

DESIGN REVIEW

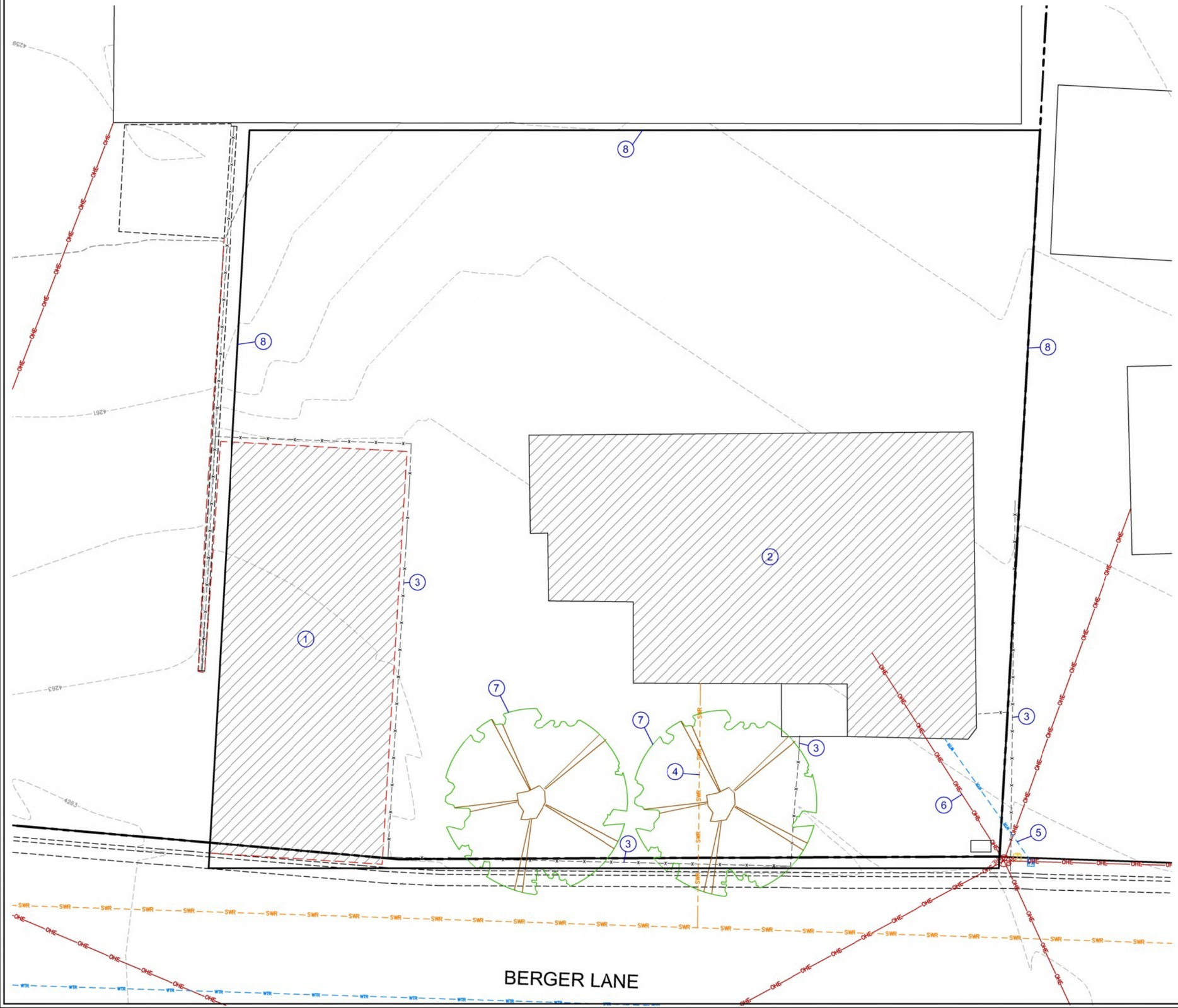
DATE: 03/03/2023
NUMBER: 21035

SCHEMATIC RENDERINGS

G002
235 of 250

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2/4/2023



SHEET NOTES

1. EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH ALL PUBLIC AND PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PROVIDE AND MAINTAIN A SWPPP AND BMPS WITH PLANS ONSITE AT ALL TIMES.

SHEET LEGEND

1. REMOVE & DISPOSE OF 1,185 SQ.FT. OF EX. ASPHALT
2. REMOVE AND DISPOSE OF EX. BUILDING
3. REMOVE AND DISPOSE OF 199 LF. OF EX. FENCE
4. REMOVE AND DISPOSE OF EXISTING SEWER LATERAL AND CAP AT THE MAIN
5. REMOVE AND DISPOSE OF EXISTING WATER LATERAL AND CAP AT THE MAIN
6. REMOVE AND DISPOSE OF EXISTING OVERHEAD POWER LINE (BY OTHERS)
7. REMOVE AND DISPOSE OF EXISTING TREE
8. PROPERTY LINE

PLAN REVISIONS
A.

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	RJM	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER:	RJM	
Q&A:	JNS	

PROJECT NAME
MURRAY STATION TOWN HOMES

SHEET NAME
DEMO PLAN

PLAN SUBMITTAL: PRELIM

REVIEW SET 2/4/23

SHEET NUMBER
C1

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2/4/2023

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

NEW BUILDING

NEW BUILDING

2.14'

5.09'

9.90'

9.49'

5.75'

1.44'

15.00'

8.00'

7.00'

BERGER LANE

N

W

E

S

0 10 20 Feet

TABULATIONS

TOTAL ACREAGE = 0.22 AC.
BUILDING FOOTPRINT = 4,706 SF. (COMBINED FOOTPRINTS)
TOWN HOMES = 6
LANDSCAPE / ZERI SCAPE AREA = 0.04 AC.
GARAGE PARKING STALLS = 12
CONCRETE DRIVE = 2,047 SQ.FT.
7' SIDEWALK = 712 SQ.FT. (102 LF.)
UNDERGROUND STORAGE = 1 EA
6' PRIVACY FENCE = 308 LF.

SHEET NOTES

1. EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH ALL PUBLIC AND PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PROVIDE AND MAINTAIN A SWPPP AND BMPS WITH PLANS ONSITE AT ALL TIMES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO MURRAY CITY AND APWA STANDARDS AND SPECIFICATIONS.
5. SEE LANDSCAPE ARCHITECTURAL PLANS FOR LANDSCAPE AND ZERO SCAPE DETAILS AND SPECIFICATIONS.

SHEET LEGEND

1. EX. SEWER MAIN
2. EX. WATER MAIN
3. EX. CURB & GUTTER
4. EX. OVERHEAD POWER
5. NEW 8' PARKSTRIP
6. NEW 7' SIDEWALK
7. NEW 6' PRIVACY FENCE
8. NEW CONCRETE DRIVE APPROACH
9. NEW 4' AREADRAIN WITH BICYCLE SAFE GRATE AND SNOUT
10. NEW UNDERGROUND STORMTECH WATER STORAGE SYSTEM (OR EQUAL)
11. NEW 10" WIDE RETAINING WALL WITH RUBBER MEMBRANE BELOW FINISH GRADE DOWN TO THE FOOTERS TOPREVENT GROUND WATER INFILTRATION THROUGH WALL.
12. NEW 3'x4' CONCRETE PAD
13. PROPERTY LINE
14. 15' SETBACK FROM BACK OF CURB
15. DRAINAGE SWALE
16. RIGHT OF WAY
17. EX. MASONRY WALL

PLAN REVISIONS
A.

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: RJM	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER: RJM	
Q&A: JNS	

PROJECT NAME
MURRAY STATION TOWN HOMES

SHEET NAME
SITE PLAN

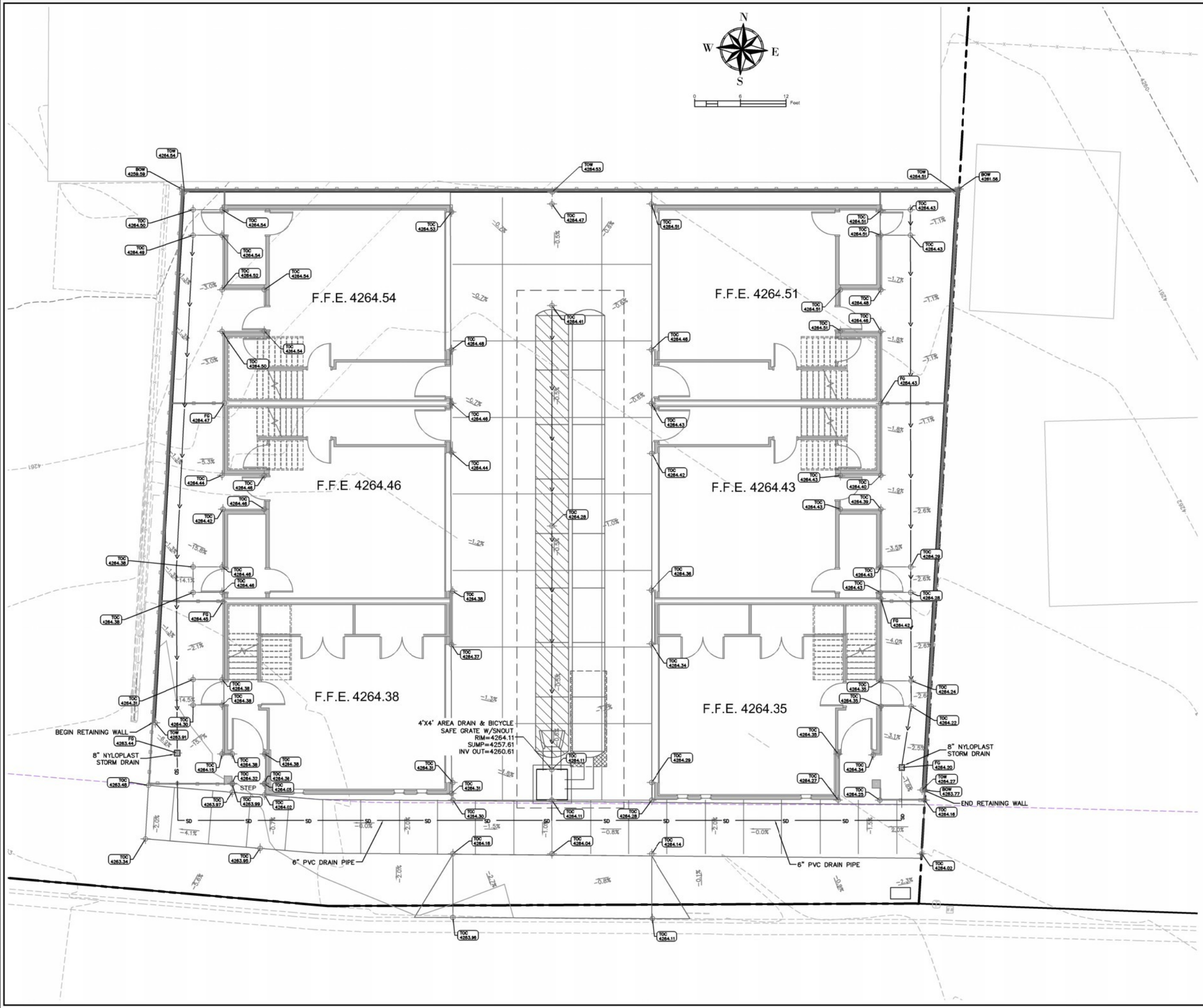
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SHEET NUMBER
C2

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2/4/2023



SHEET NOTES

1. EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH ALL PUBLIC AND PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PROVIDE AND MAINTAIN A SWPPP AND BMPS WITH PLANS ONSITE AT ALL TIMES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO MURRAY CITY AND APWA STANDARDS AND SPECIFICATIONS.

SHEET LEGEND

FG = FINISH GROUND
TOC = TOP OF CONCRETE
TOW = TOP OF WALL
BOW = BOTTOM OF WALL

PLAN REVISIONS
A.

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	RJM	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER:	RJM	
Q&A:	JNS	

PROJECT NAME
MURRAY STATION TOWN HOMES

SHEET NAME
GRADING PLAN

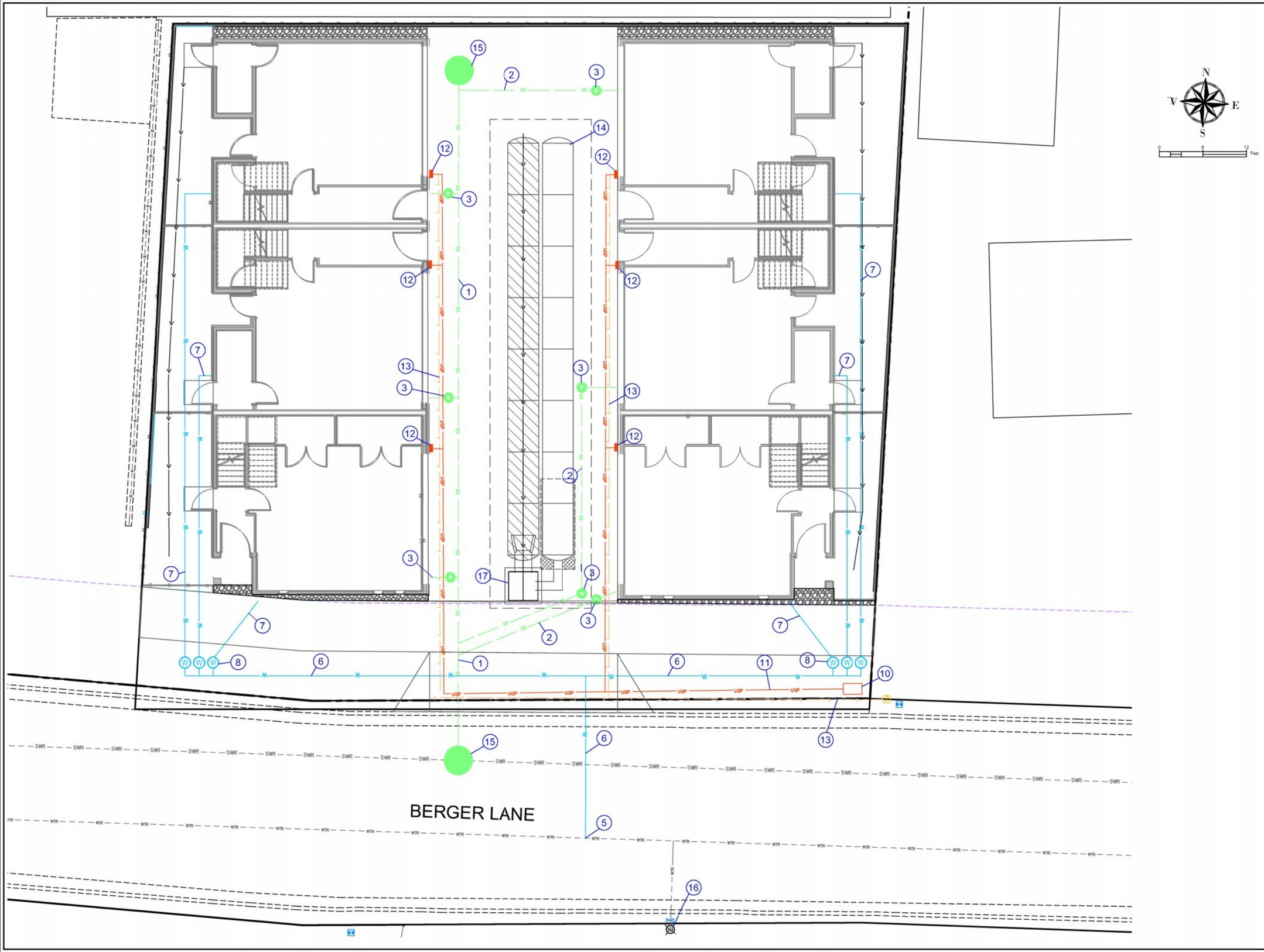
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SHEET NUMBER
C3

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2/4/2023



SHEET NOTES

1. EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH ALL PUBLIC AND PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PROVIDE AND MAINTAIN A SWPPP AND BMPS WITH PLANS ONSITE AT ALL TIMES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO MURRAY CITY AND APWA STANDARDS AND SPECIFICATIONS.
5. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION & ELEVATIONS FOR UTILITY CONNECTIONS INTO BUILDING.
6. GAS MAIN TO BE FIELD LOCATED AND FIELD VERIFIED AND LATERALS TO BE DESIGNED BY OTHERS.

SHEET LEGEND

1. NEW 8" SEWER (0.50% MIN. SLOPE)
2. NEW 4" SEWER SERVICE LATERAL (2% MIN. SLOPE)
3. NEW 4" SEWER CLEANOUT WITH TRIANGULATED CAST IRON BOX OVER THE CLEANOUT
4. NEW 8" SEWER MAIN TAP
5. NEW 3" WATER SERVICE HOT TAP INTO 6" WATER MAIN
6. NEW 3" WATERLINE
7. NEW 1" WATER SERVICE LATERAL
8. (3) NEW 1-1/2 WATER METERS
9. NEW 3" WATER LOCKABLE BLOW OFF / YARD HYDRANT
10. NEW POWER TRANSFORMER (DESIGN BY OTHERS)
11. NEW 4" POWER CONDUIT (DESIGN BY OTHERS)
12. NEW POWER METER (DESIGN BY OTHERS)
13. NEW TELECOMMUNICATIONS SERVICE LATERAL (DESIGN BY OTHERS)
14. NEW UNDERGROUND STORMTECH WATER STORAGE SYSTEM (OR EQUAL)
15. NEW 48" SEWER MANHOLE
16. NEW CAST IN PLACE 48" SEWER MANHOLE
17. NEW 4'x4' AREA DRAIN WITH BICYCLE SAFE GRATE AND SNOUT

PLAN REVISIONS
A.

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	RJM	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER:	RJM	
Q&A:	JNS	

PROJECT NAME
MURRAY STATION TOWN HOMES

SHEET NAME
UTILITY PLAN

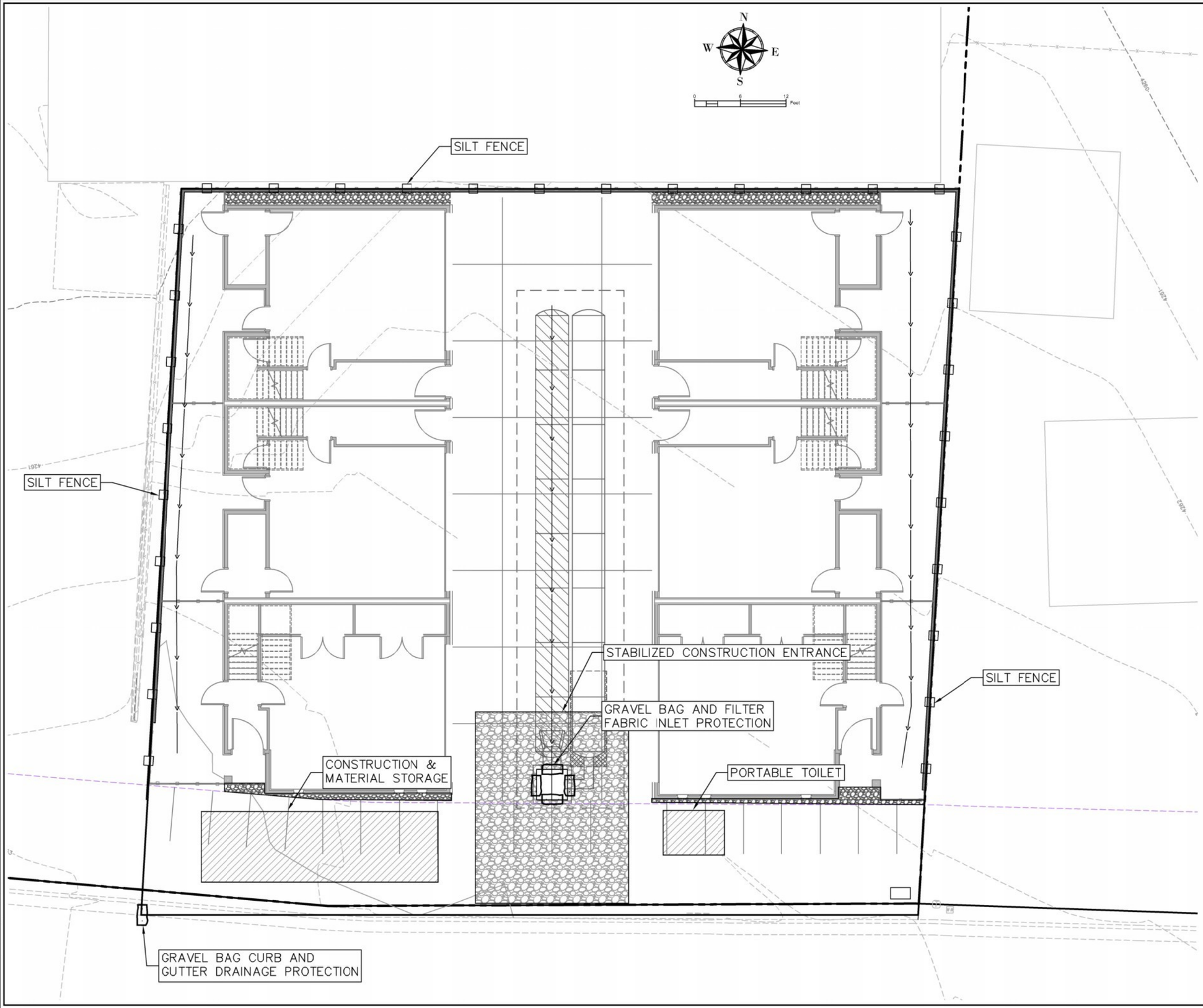
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REVIEW SET 2/4/23

SHEET NUMBER
C4

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2/4/2023



SHEET NOTES

1. CONTRACTOR IS RESPONSIBLE TO DEVELOP A ONSITE SWPPP PLAN COMPLETE WITH BMP'S. THIS EROSION CONTROL PLAN IS TO BE USED FOR BASIC SEDIMENT CONTROL PLAN AND SHALL BE REPLACED WITH THE NEW SWPPP PLAN.

SHEET LEGEND

PLAN REVISIONS
A.

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	RJM	**CALL BLUE STAKES PRIOR TO DIGGING**
DESIGNER:	RJM	
Q&A:	JNS	

PROJECT NAME
MURRAY STATION TOWN HOMES

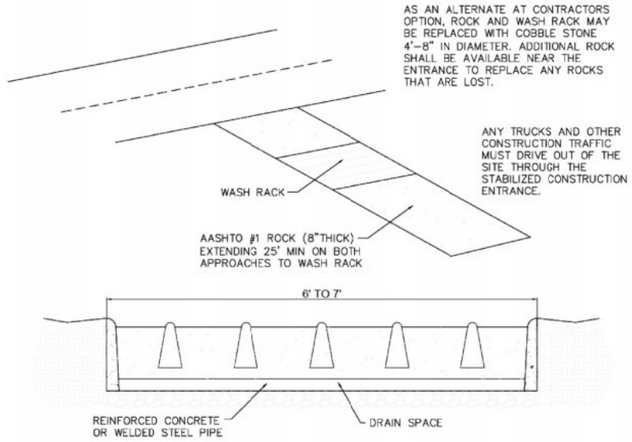
SHEET NAME
EROSION CONTROL PLAN

PLAN SUBMITTAL: PRELIM

REVIEW SET
2/4/23

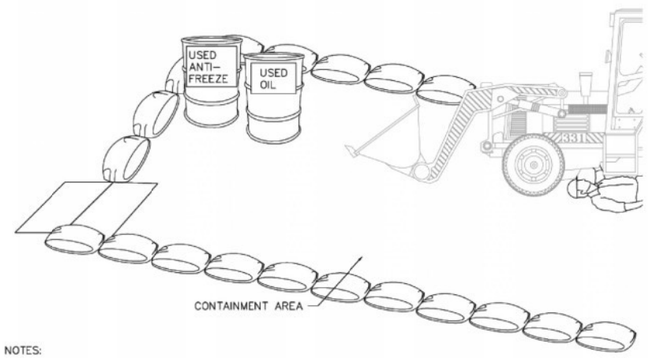
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C5

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MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCK PILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIME. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

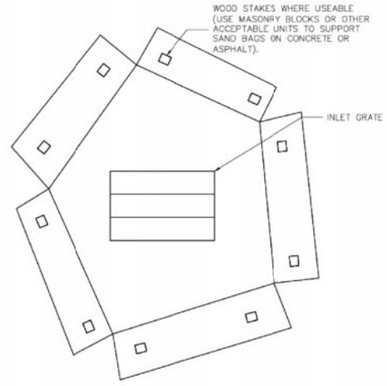
A STABILIZED CONSTRUCTION ENTRANCE

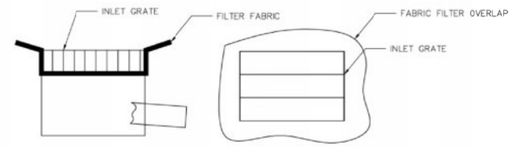


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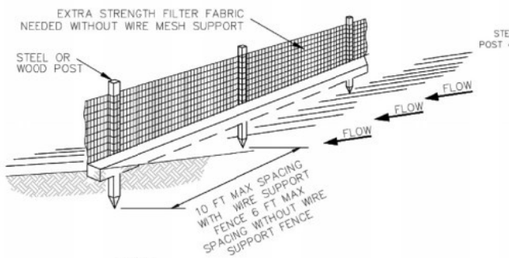
1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.
3. CONTAINMENT DEVISED SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
4. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
5. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS. LEGALLY DISPOSE OF USED OILS, FLUIDS AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.

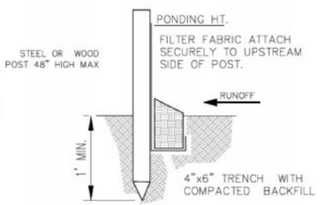
B CONSTRUCTION & MATERIAL STORAGE



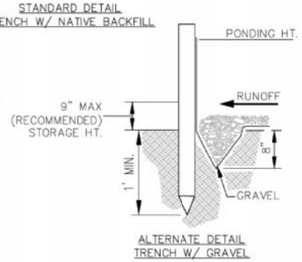


C GRAVEL BAG AND FILTER FABRIC INLET PROTECTION





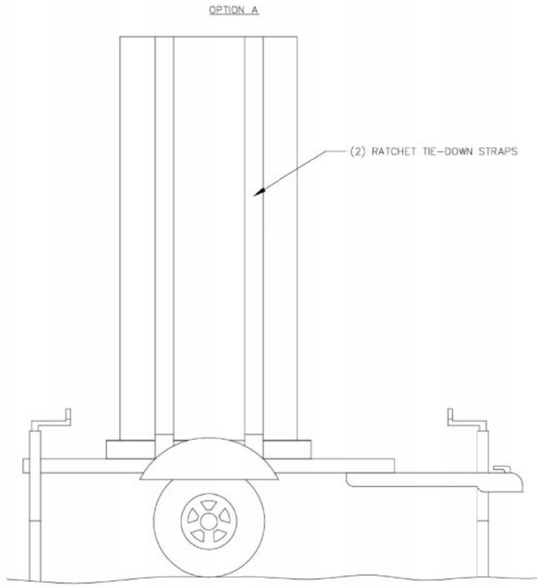
STANDARD DETAIL
TRENCH W/ NATIVE BACKFILL

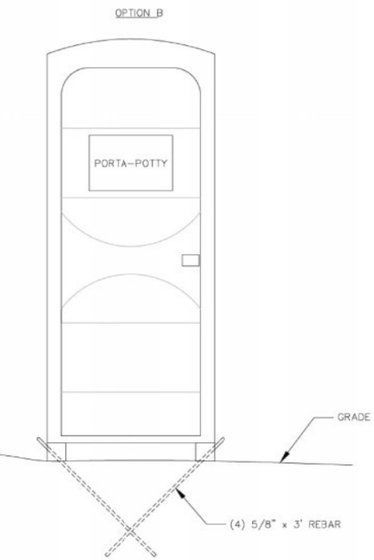


ALTERNATE DETAIL
TRENCH W/ GRAVEL

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT; SEE PLAN VIEW.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

D LODA/SILT FENCE





E PORTABLE TOILET

SHEET NOTES

1. CONTRACTOR IS RESPONSIBLE TO DEVELOP A ONSITE SWPPP PLAN COMPLETE WITH BMP'S. THIS EROSION CONTROL PLAN IS TO BE USED FOR BASIC SEDIMENT CONTROL PLAN AND SHALL BE REPLACED WITH THE NEW SWPPP PLAN.

SHEET LEGEND

PLAN REVISIONS
A.

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	RJM	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER:	RJM	
Q&A:	JNS	

PROJECT NAME
MURRAY STATION TOWN HOMES

SHEET NAME
EROSION CONTROL DETAILS

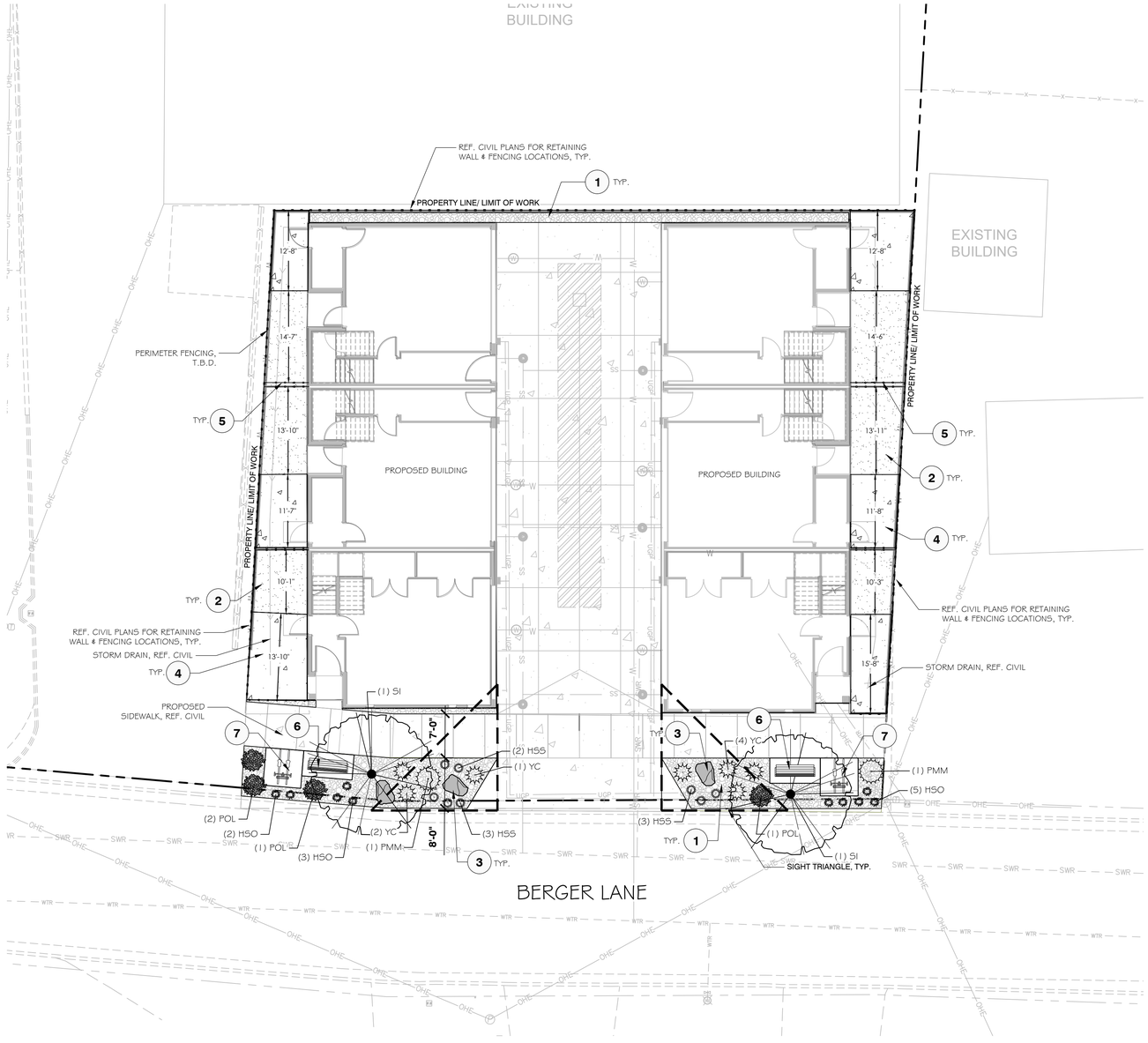
PLAN SUBMITTAL: PRELIM

REVIEW SET 1/16/23

SHEET NUMBER
C6

1/16/2023

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N

S

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.	2
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	5
PMM	Pinus mugo `Mops`	Mugo Pine	5 gal.	2
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	7
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	8
PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	10

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE:2"-3", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
2	ARTIFICIAL TURF, ELITE 94 GOLD, FROM ELITE TURF SUPPLY OR APPROVED EQUAL.
3	BOULDER, TYPE: SUNRISE, SIZE 2`-3`, BY AMERICAN STONE SUPPLY OR APPROVED EQUAL. VARY BOULDERS IN SIZE
4	CONCRETE PAVING, NON-REINFORCED, 4" DEPTH, 4,000 PSI
5	PRIVACY WALL: HEIGHT AND MATERIAL T.B.D.
6	6` BENCH, MODEL: METROPOLITAN BENCH, BY SMITH STEELWORKS OR APPROVED EQUAL, COLOR TBD BY DEVELOPER. BENCH TO BE SURFACE MOUNTED TO 4`X8` CONCRETE PAD.
7	BIKE RACK, MODEL: 2-BIKE CIRCULAR TUBE RACK #CBBR-2CR-SS BY BELSON, OR APPROVED EQUAL. FINISH: STAINLESS STEEL. BIKE RACK TO BE SURFACE MOUNTED TO 6`X6` CONCRETE PAD.

LAYOUT & DIMENSION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
2. TOP DRESS ALL AREAS LABELED RIVER COBBLE WITH 4" DEPTH OF RIVER ROCK AS SPECIFIED IN SCHEDULE. INSTALL COBBLE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT WHERE PROPOSED CONCRETE MEETS BUILDING FOUNDATION
4. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.
5. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. IF DISCREPANCIES WITH PLAN AND MATERIAL/FURNISHING SCHEDULE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION.

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MURRAY STATION TOWNHOMES
MURRAY, UTAH
LANDSCAPE PLAN

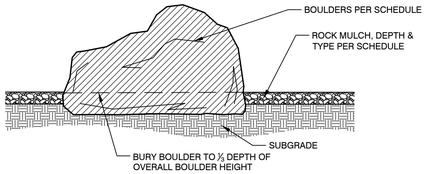
REVISION BLOCK

#	DATE	DESCRIPTION
1	####	
2	####	
3	####	
4	####	
5	####	
6	####	

LANDSCAPE PLAN

Scale:	1"=10'	Drawn:	MS
Date:	02/01/2023	Job #:	22-0205
Sheet:	L1.0		

Z:_2022\22-0205 Murray Station Townhomes\design 22-0205\dwg\sheets\L1.0 PLANTING PLAN.dwg

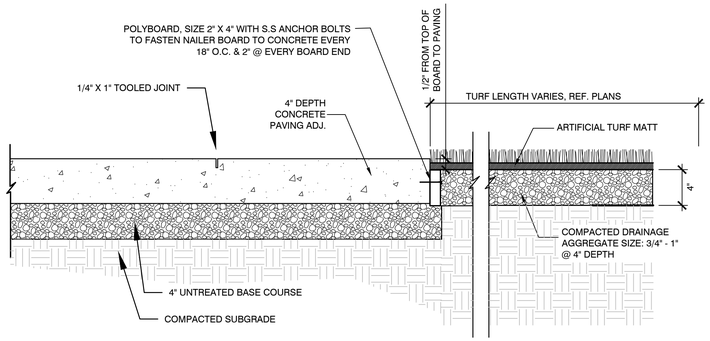


1 BOULDER DETAIL

1/2" = 1'-0"

NOTE:
1. COMPACTED SUBGRADE - COMPACT TO 95% STANDARD PROCTOR DENSITY AT 0 TO +/- 2% OPTIMUM MOISTURE CONTENT AS PER ASTM D 698 (TYP.)
2. EXPANSION JOINTS & CONTROL JOINTS SHALL BE LOCATED ACCORDING TO THE FOLLOWING.
   EJ: CHANGES IN DIRECTION, MAX 75' O.C., AGAINST CURBS, BUILDINGS, AND MANHOLES.
   CJ: SPACED EVENLY TO PRODUCE SQUARE MODULES UP TO 8' O.C. MAX

CONCRETE MIXTURE:
- A. COMPRESSIVE STRENGTH 28 DAYS, 4,000 PSI.
- B. MAXIMUM WATER-CEMENTITOUS MATERIALS RATIO AT POINT OF PLACEMENT 0.45.
- C. SLUMP LIMIT: 5 INCHES PLUS OR MINUS 1 INCH
- D. AIR CONTENT: 5-1/2 PERCENT PLUS OR MINUS 1.5 PERCENT
- E. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE ACCORDING TO ASTM C 94/C 94M.
- F. MEDIUM BROOM FINISH, PROVIDE SAMPLES PER SPEC

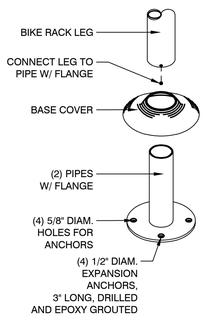


REDWOOD EXPANSION JOINTS NOT ALLOWED

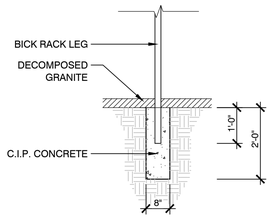
ARTIFICIAL TURF NOTES:
- A. AFTER TURF MATT HAS BEEN LAID, STAPLE TURF MATT TO NAILER BOARD EVERY 12" O.C.
- B. TOP OF NAILER BOARD TO BE INSTALLED ½" BELOW CONCRETE EDGE
- C. APPLY AN EVEN TOP DRESSING OF SILICA SAND SIZE #16 GRIT @ 1 LB. PER SQUARE FOOT. SPREAD SAND EVENLY WITH POWER BROOM TO ENSURE GRASS BLADES STAY UPRIGHT.

2 ARTIFICIAL TURF

1 1/2" = 1'-0"



ISOMETRIC
(SURFACE MOUNT)

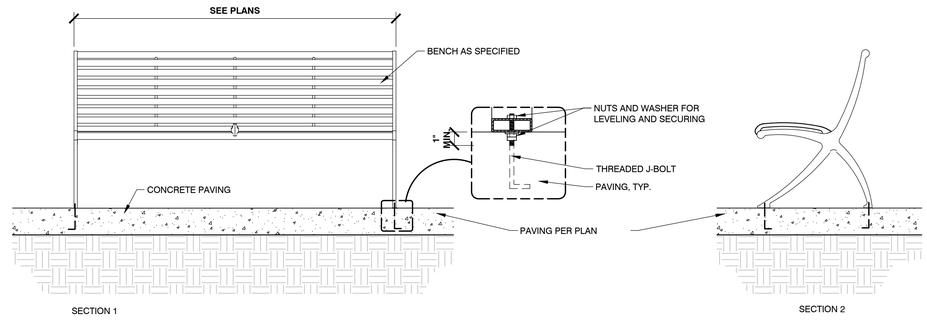


SECTION
(SET IN CONCRETE)

NOTE:
CONTRACTOR TO INSTALL PER BELSON MANUFACTURER RECOMMENDATIONS, THIS DETAIL TO BE USED ONLY AS A GUIDE.

3 BIKE RACK

1/2" = 1'-0"



4 BENCH ON CONCRETE PAVING

3/4" = 1'-0"

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MURRAY STATION TOWNHOMES
MURRAY, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	#####	
2	#####	
3	#####	
4	#####	
5	#####	
6	#####	

LANDSCAPE PLAN

Scale:	Drawn: MS
Date: 02/01/2023	Job #: 22-0205
Sheet: L1.1	

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Z:_2022\22-0205 Murray Station Townhomes\design 22-0205\dwg\sheets\L1.0 PLANTING PLAN.dwg

// VICINITY PLAN



TOWNHOME SCHEDULE		
UNIT TYPE	QUANTITY	BEDROOM COUNT
UNIT A.1 (SW)	1	2 BEDROOMS
UNIT A.2 (SE)	1	2 BEDROOMS
UNIT B	2	2 BEDROOMS
UNIT C	2	2 BEDROOMS

TOTAL UNITS: 6

// SITE PLAN DEMO NOTES

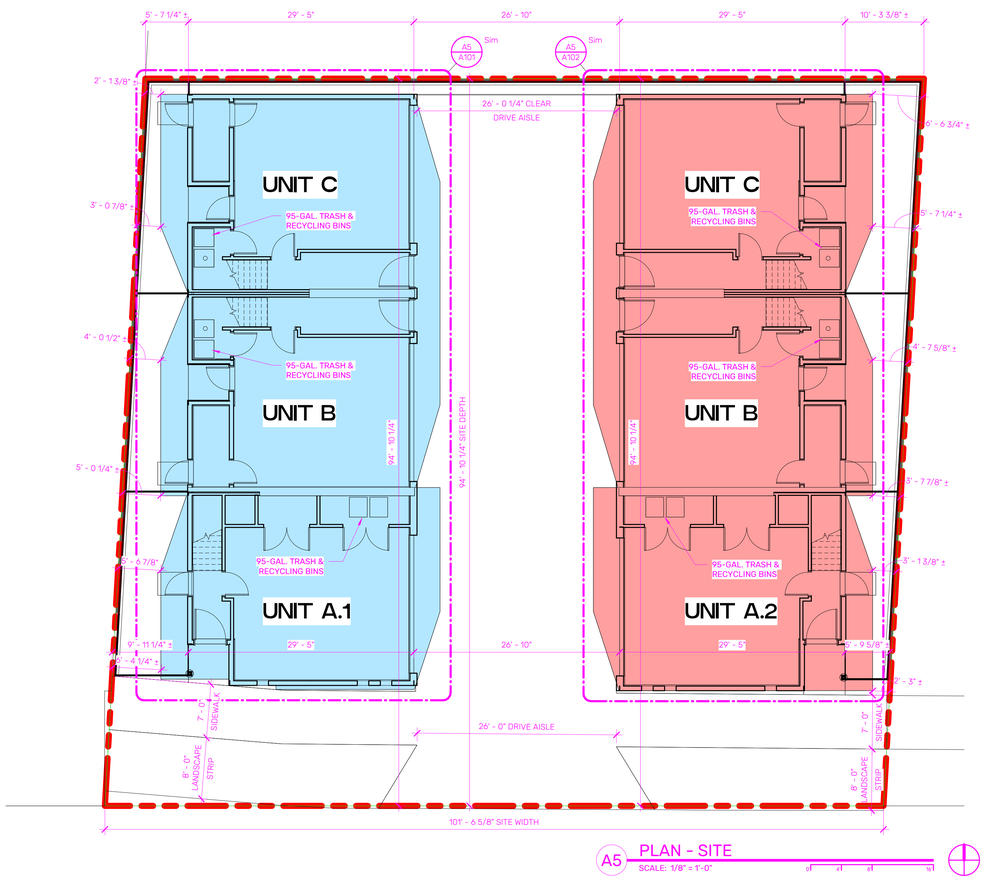
1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: ITEMS SHOWN ON THE PLANS WITH DASHED LINES, NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.
2. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER THE DISPOSAL AND REMOVAL OF ANY COMPONENTS OF ANY VALUE.
3. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
4. ALL SITE SURFACE INFRASTRUCTURE - ASPHALT PARKING LOT, CURBS, SIDEWALKS, PERIMETER WALLS, SIGNAGE, ETC. - IS TO BE REMOVED. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
5. FOR EXISTING UTILITIES LOCATIONS AND EXTENTS OF DEMO, REFER TO CIVIL ENGINEERING DRAWINGS.
6. FOR SITE DISTURBANCE AND EROSION CONTROL PLAN, REFER TO CIVIL ENGINEERING DRAWINGS.

// SITE PLAN GENERAL NOTES

1. GRADING AT THE BUILDING SHALL FALL 6" WITHIN 10' - 0", OR DRAINS OR SWALES SHALL BE PROVIDED. IMPERVIOUS SURFACES WITHIN 10' - 0" OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM BUILDING (IRC 2015 SECTION R401.3).
2. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
3. ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
4. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
5. REFER TO CODE SUMMARY ON G000 FOR VEHICLE PARKING SPACE AND BICYCLE PARKING SPACE REQUIREMENTS.
6. FOR PROPOSED UTILITIES, REFER TO CIVIL ENGINEERING DRAWINGS.
7. FOR RESULTS OF PRELIMINARY SOILS AND BORING SURVEYS, REFER TO GEOTECHNICAL REPORT.
8. FOR SITE DISTURBANCE PERMIT AND EROSION CONTROL PLAN, REFER TO CIVIL ENGINEERING DRAWINGS.
9. FOR SITE DRAINAGE, STORM WATER REMOVAL OR DETENTION, REFER TO CIVIL ENGINEERING DRAWINGS.

BLDG 01

BLDG 02



A5 PLAN - SITE
SCALE: 1/8" = 1'-0"

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Murray, UT 84107

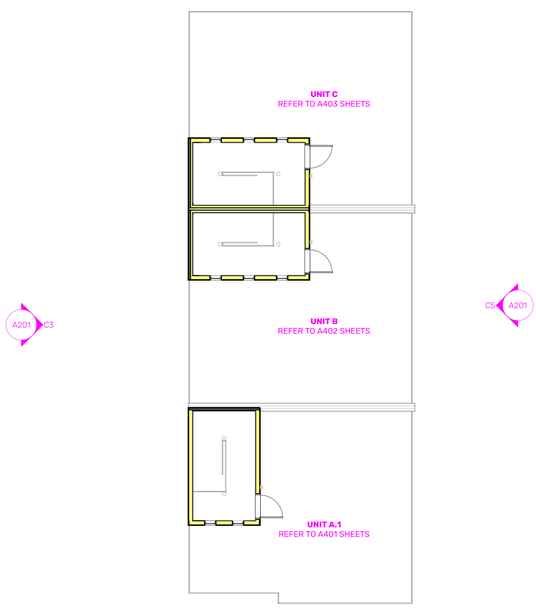
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NUMBER: 21035

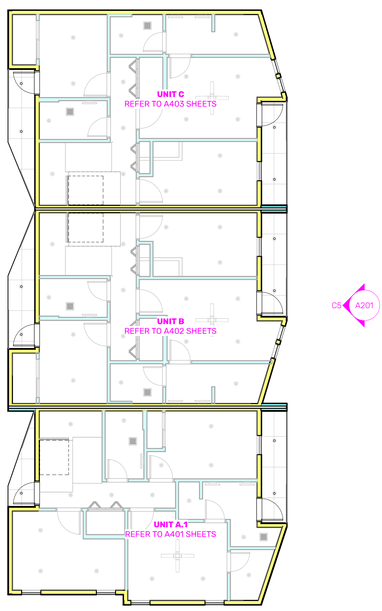
PLAN - OVERALL - SITE

A010

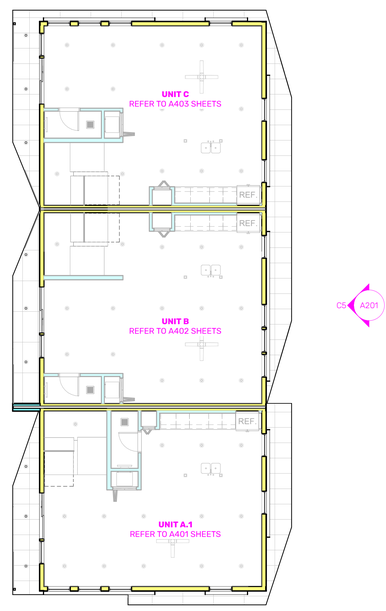
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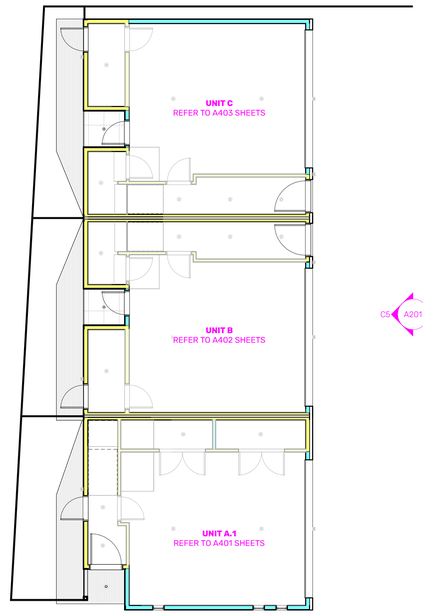
C1 RCP - BLDG 01 - ROOF DECK
SCALE: 1/8" = 1'-0"



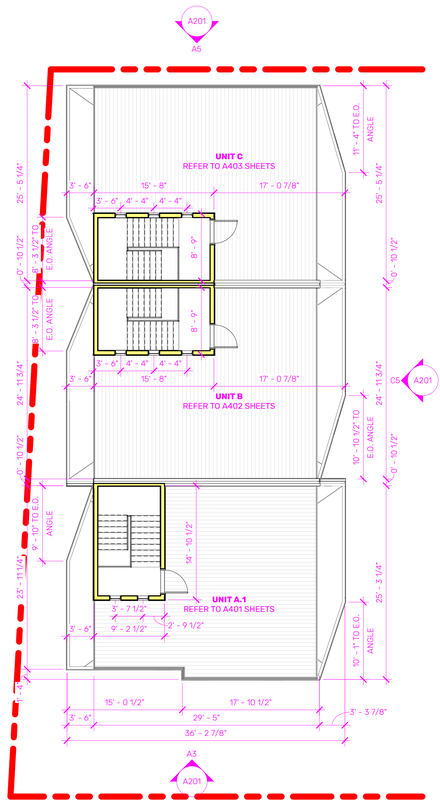
C3 RCP - BLDG 01 - LEVEL 03
SCALE: 1/8" = 1'-0"



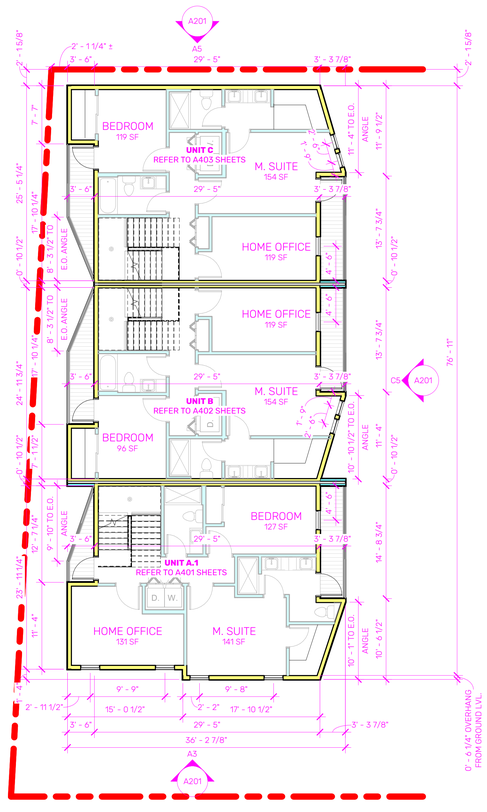
C4 RCP - BLDG 01 - LEVEL 02
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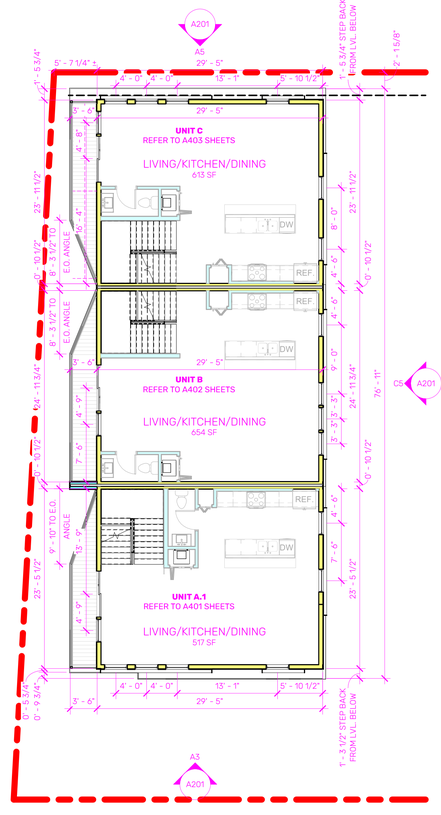
C5 RCP - BLDG 01 - LEVEL 01
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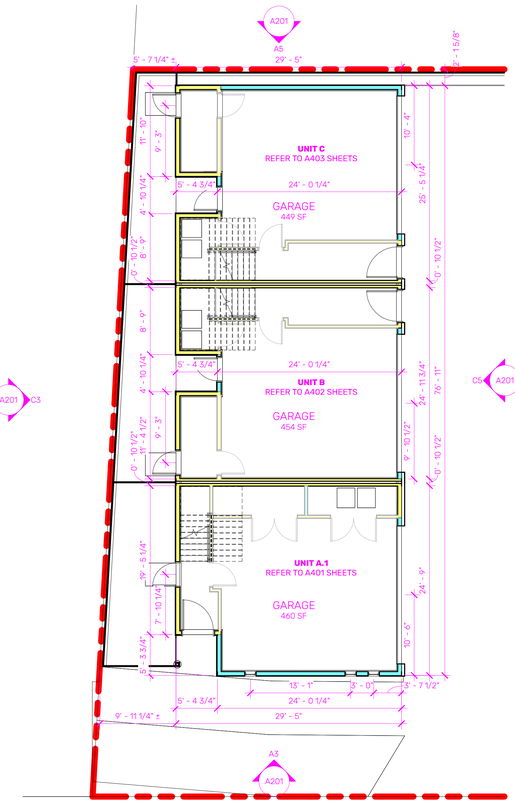
A1 PLAN - BLDG 01 - ROOF DECK
SCALE: 1/8" = 1'-0"



A2 PLAN - BLDG 01 - LEVEL 03
SCALE: 1/8" = 1'-0"



A4 PLAN - BLDG 01 - LEVEL 02
SCALE: 1/8" = 1'-0"



A5 PLAN - BLDG 01 - LEVEL 01
SCALE: 1/8" = 1'-0"

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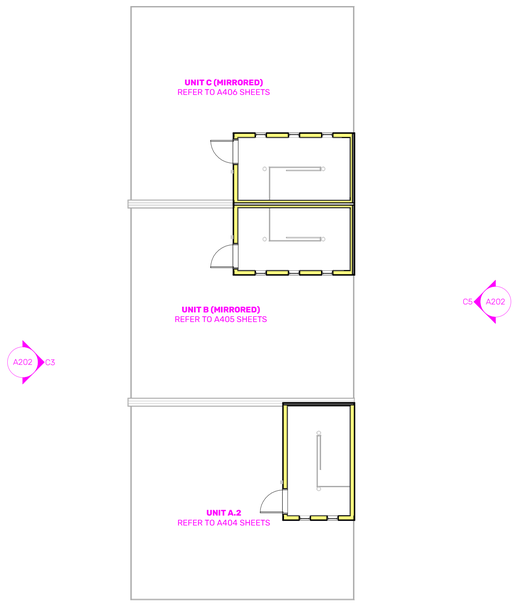
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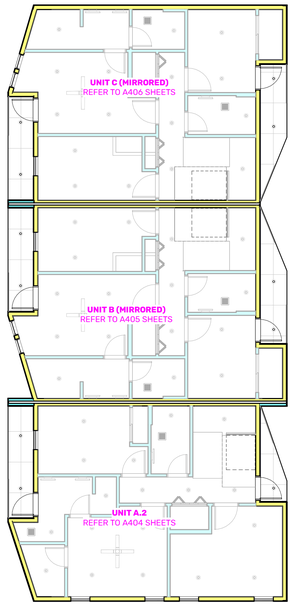
PLANS - BLDG 01

A101
245 of 250

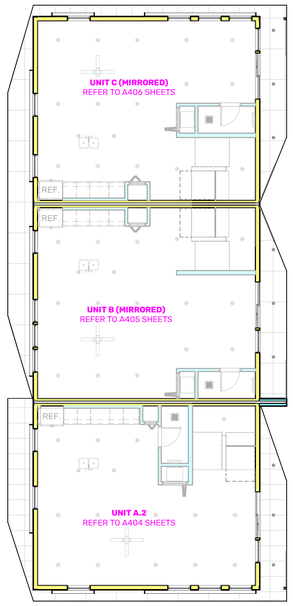
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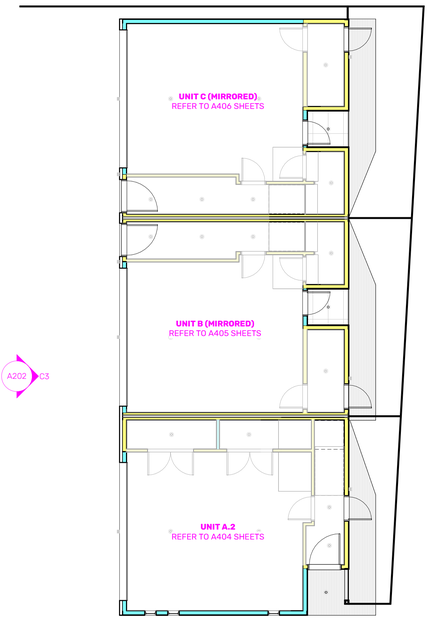
C1 RCP - BLDG 02 - ROOF DECK
SCALE: 1/8" = 1'-0"



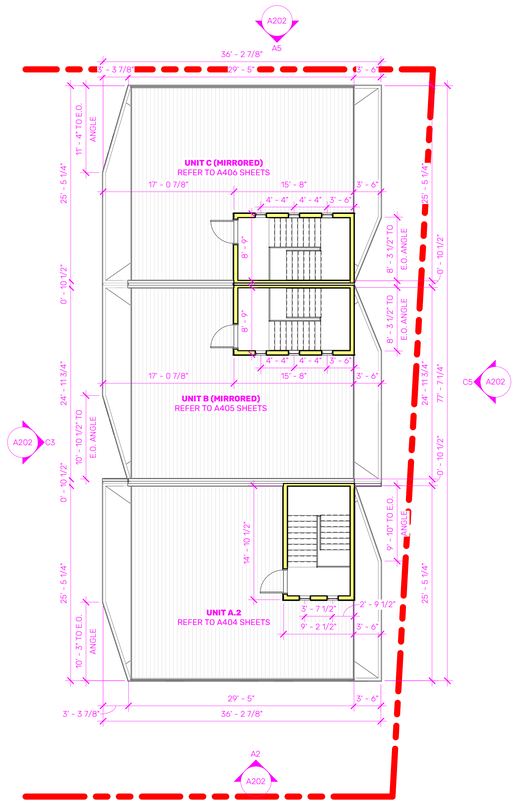
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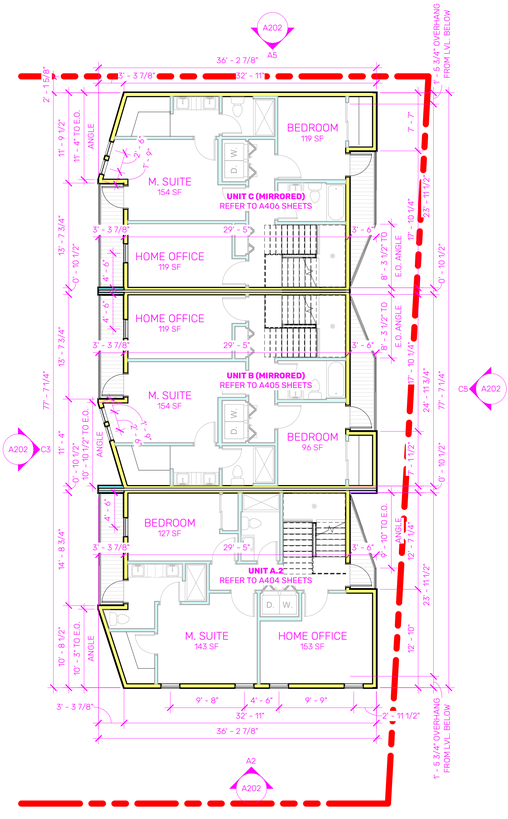
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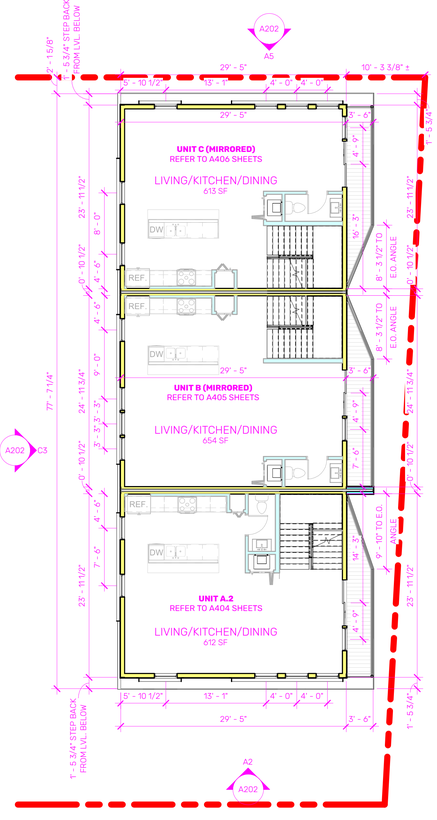
C5 RCP - BLDG 02 - LEVEL 01
SCALE: 1/8" = 1'-0"



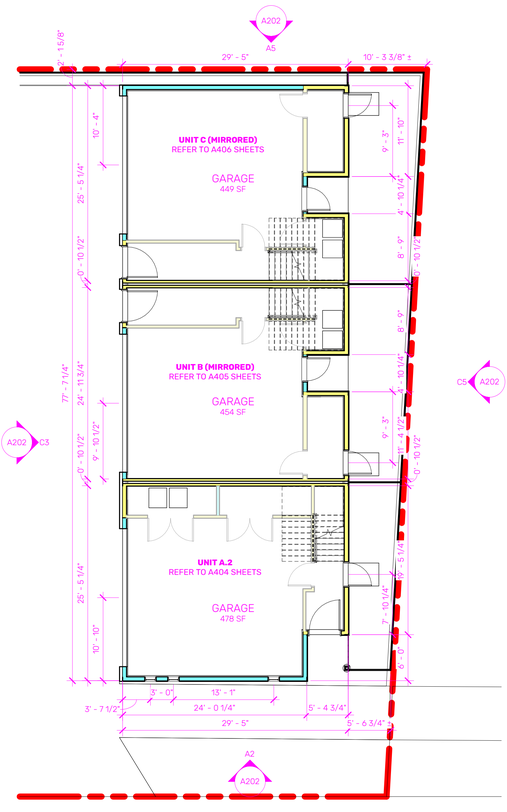
A1 PLAN - BLDG 02 - ROOF DECK
SCALE: 1/8" = 1'-0"



A2 PLAN - BLDG 02 - LEVEL 03
SCALE: 1/8" = 1'-0"



A4 PLAN - BLDG 02 - LEVEL 02
SCALE: 1/8" = 1'-0"



A5 PLAN - BLDG 02 - LEVEL 01
SCALE: 1/8" = 1'-0"

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PLANS - BLDG 02

A102

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DESIGN REVIEW

DATE: 03/16/2023
NUMBER: 21035

PLAN - OVERALL - ROOF

A103

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// FINISH SCHEDULE

W1 WALL FINISH 1:
- WHITE HORIZONTAL RIBBED FIBER CEMENT PANELS
  NICHIHA - RIBBED DIMENSION SERIES (OR SIMILAR)

W2 WALL FINISH 2:
- DARK GREY VERTICAL SMOOTH FIBER CEMENT PANELS
  HARDIE FINE SAND-GROOVED ARCHITECTURAL PANEL (OR SIMILAR)

W3 WALL FINISH 3:
- RUST-ORANGE PREFABRICATED METAL PRIVACY/SHADE SCREEN

R1 ROOF FINISH 1:
- SENTINEL P150-HFB, SOPREMA TPO ROOFING MEMBRANE

R2 ROOF FINISH 2:
- BISON ROOF DECK 2CM PAVER ON SUPPORT SYSTEM. COLOR TBD.



D3 ELEVATION - BLDG. 01 - WEST 3D
SCALE:



D5 ELEVATION - BLDG. 01 - EAST 3D
SCALE:



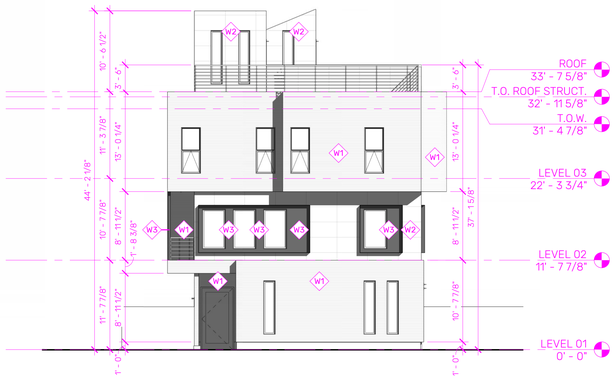
C3 ELEVATION - BLDG 01 - WEST
SCALE: 1/8" = 1'-0"



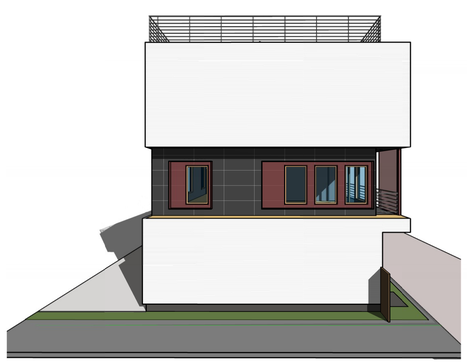
C5 ELEVATION - BLDG 01 - EAST
SCALE: 1/8" = 1'-0"



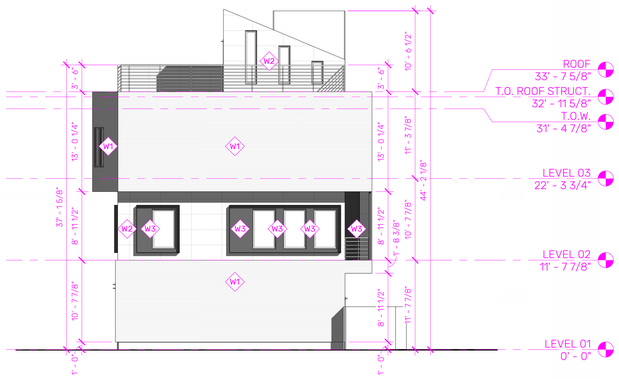
A1 ELEVATION - BLDG. 01 - SOUTH 3D
SCALE:



A3 ELEVATION - BLDG 01 - SOUTH
SCALE: 1/8" = 1'-0"



A4 ELEVATION - BLDG. 01 - NORTH 3D
SCALE:



A5 ELEVATION - BLDG 01 - NORTH
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

JONATHAN LEE
NOT FOR CONSTRUCTION

REVISIONS:

MURRAY STATION TOWNHOMES
184 W. Berger Ln.
Murray, UT 84107

DESIGN REVIEW
DATE: 03/16/2023
NUMBER: 21035

ELEVATIONS - EXTERIOR - BLDG 01

A201
248 of 250

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// FINISH SCHEDULE

WALL FINISH 1:
W1 • WHITE HORIZONTAL RIBBED FIBER CEMENT PANELS
NICHIHA - RIBBED DIMENSION SERIES (OR SIMILAR)

WALL FINISH 2:
W2 • DARK GREY VERTICAL SMOOTH FIBER CEMENT PANELS
HARDIE FINE SAND-GROOVED ARCHITECTURAL PANEL (OR SIMILAR)

WALL FINISH 3:
W3 • RUST-ORANGE PREFABRICATED METAL PRIVACY/SHADE SCREEN

ROOF FINISH 1:
R1 • SENTINEL P150-HFB, SOPREMA TPO ROOFING MEMBRANE

ROOF FINISH 2:
R2 • BISON ROOF DECK 2CM PAVER ON SUPPORT SYSTEM. COLOR TBD.



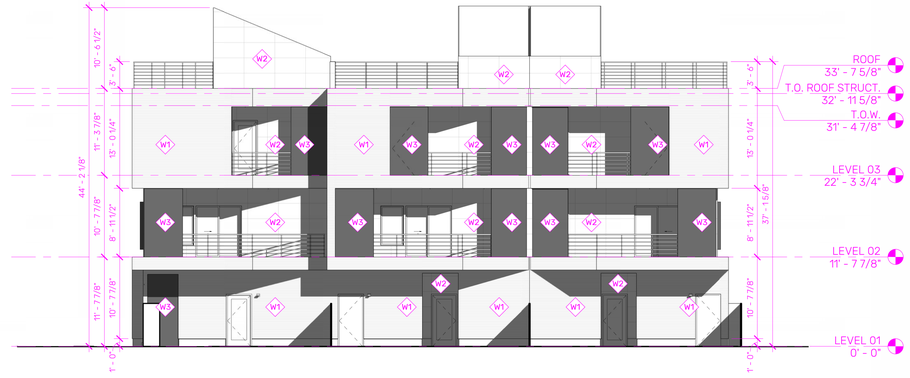
D3 ELEVATION - BLDG. 02 - WEST 3D
SCALE:



D5 ELEVATION - BLDG. 02 - EAST 3D
SCALE:



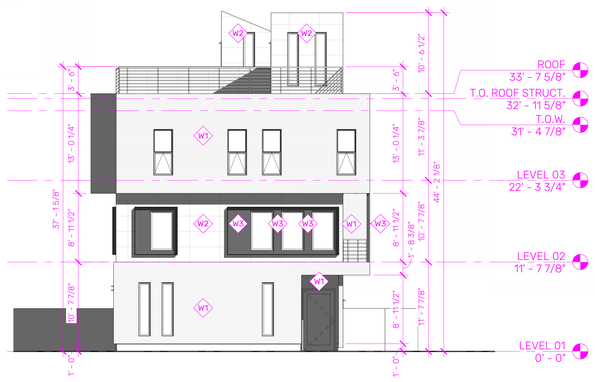
C3 ELEVATION - BLDG 02 - WEST
SCALE: 1/8" = 1'-0"



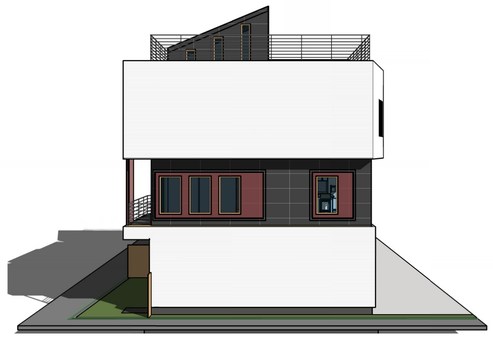
C5 ELEVATION - BLDG 02 - EAST
SCALE: 1/8" = 1'-0"



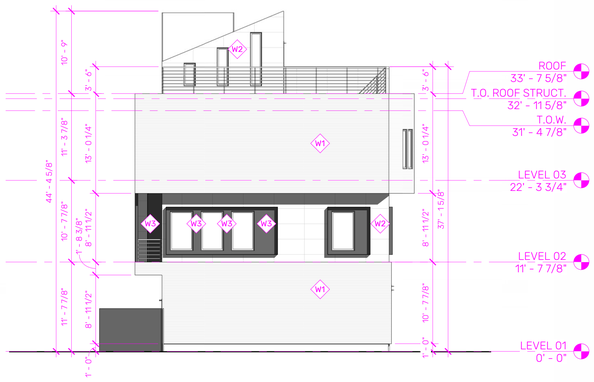
A1 ELEVATION - BLDG. 02 - SOUTH 3D
SCALE:



A2 ELEVATION - BLDG 02 - SOUTH
SCALE: 1/8" = 1'-0"



A4 ELEVATION - BLDG. 02 - NORTH 3D
SCALE:



A5 ELEVATION - BLDG 02 - NORTH
SCALE: 1/8" = 1'-0"

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1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

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JONATHAN LEE
NOT FOR CONSTRUCTION
LICENSED ARCHITECT

REVISIONS:

MURRAY STATION TOWNHOMES
184 W. Berger Ln.
Murray, UT 84107

DESIGN REVIEW

DATE: 03/15/2023
NUMBER: 21035

ELEVATIONS - EXTERIOR - BLDG 02

A202
249 of 250

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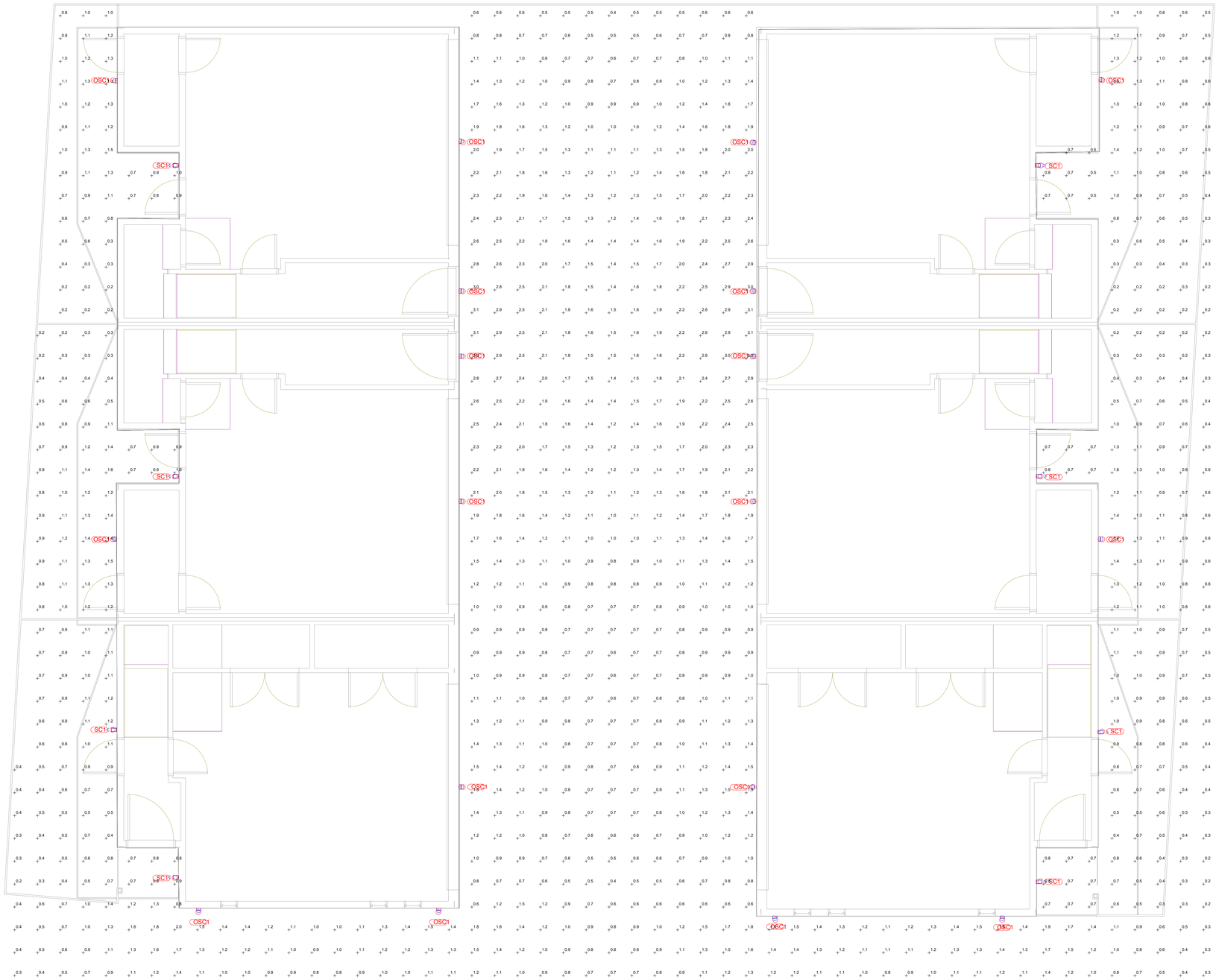
EXTERIOR LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE ABBREVIATION SCHEDULE			PROJECT MANAGER: DAYO OYALEKE
A.F.F.	ABOVE FINISH FLOOR	SCBA	STANDARD PAINTED COLOR AS SELECTED BY THE ARCHITECT
WALL@CLG	WALL MOUNT AT CORNER OF WALL AND CEILING	CFBA	CUSTOM FINISH AS SELECTED BY THE ARCHITECT
CCBA	CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT	SFBA	STANDARD FINISH AS SELECTED BY THE ARCHITECT

LIGHT FIXTURE GENERAL NOTES

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES AND, CONFIRM CEILING TYPES WITH LIGHT FIXTURE TRIMS. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO BIDDING.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPENCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE, FUSING, LED DRIVERS, AND LAMP REQUIREMENTS AND ACCEPTABLE MANUFACTURERS.
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO RELEASE.
5. REFER TO LIGHTING PLANS FOR ALL LINEAR FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF LINEAR FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH.
6. REFER TO LIGHTING PLANS FOR ALL UNDERCABINET FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF THE UNDERCABINET FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH OR TO FIT WITHIN THE MILLWORK. COORDINATE FIXTURE LAYOUT WITH MILLWORK SHOP DRAWINGS PRIOR TO LIGHTING SUBMITTALS.
7. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, NOTIFY THE ELECTRICAL ENGINEER AND/OR LIGHTING DESIGNER.
8. PRIOR APPROVALS ARE REQUIRED BEFORE BIDDING THE PROJECT AND SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) EIGHT WORKING DAYS BEFORE THE BID. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD SHALL BE REJECTED.
9. REFER TO SPECIFICATIONS 20 0500, 26 5100 & 26 5600 (16001, 16510 & 16551).
10. VALUE ENGINEERING CONDUCTED WITHOUT THE DESIGN TEAM IE; ARCHITECT, ENGINEER & LIGHTING CONSULTANT/DESIGNER WILL NOT BE ALLOWED, REVIEWED OR APPROVED.

TYPE	DESCRIPTION	MFR.	CATALOG #	VOLTS	TOTAL WATTS	LAMP TYPE	DELIVERED LUMENS	COLOR TEMP	CRI
OSC1	OUTDOOR LED WALL SCONCE DOWNLIGHT	COOPER	303-W2-3000K-UNV-T4-DIM10-SCBA	120 V	15 VA	LED	900	3000 K	90
SC1	WALL MOUNTED, LED SCONCE	WAC LIGHTING	WS-W190109-30-BK	120 V	16 VA	LED	545	3000 K	90



SITE PHOTOMETRIC PLAN
SCALE = 1/4" = 1'-0"

BNA CONSULTING
4225 Lake Park Blvd, Suite 275
West Valley City, UT 84120
P: 801.532.2196
F: 801.532.2305
www.bnaconsulting.com
SALT LAKE ST. GEORGE

MURRAY STATION TOWNHOMES

184 W. Berger Ln.
Murray,UT 84107

REVISIONS		
MARK	DATE	DESCRIPTION

DATE:	03/06/23
PROJECT NO:	22378
DRAWN BY:	Author
CHK'D BY:	Checker

SITE PHOTOMETRIC PLAN

E103

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