SOUTH SALT LAKE CITY ON THE MOVE

CITY COUNCIL

MEMBERS:
LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
PORTIA MILA
SHANE SIWIK
NATALIE PINKNEY
CLARISSA WILLIAMS

ARIEL ANDRUS
CITY RECORDER
220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE
UTAH
84115
P 801.483.6019
F 801.464.6770

South Salt Lake City Council
REGULAR MEETING AGENDA

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, June 7, 2023,** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:00 p.m.,** or as soon thereafter as possible.

To watch the meeting live click the link below to join:
https://zoom.us/j/99535083539?pwd=VHJKVlVBRjNRVEpXZG9kUWdtbnhHdz09
Passcode: 803352

Watch recorded City Council meetings at sslc.gov

Conducting	Natalie Pinkney, At-Large
Council Chair	Sharla Bynum, District 3
Sergeant at Arms	South Salt Lake PD

Opening Ceremonies

1. Welcome/Introductions	Natalie Pinkney
2. Serious Moment of Reflection/ Pledge of Allegiance	Sharla Bynum

No Action Comments

1. Scheduling	City Recorder
2. Public Comments/Questions	
a. Response to Comments/Questions (at the discretion of the conducting Council Member)	
3. Mayor Comments	
4. City Attorney Comments	
5. City Council Comments	
6. Information – Municipal Wastewater Planning Program (MWPP)Annual Report for the year ending 2022	Tory Laws

Action Items

Unfinished Business

1. A Resolution of the South Salt Lake City Council Authorizing the City to Enter into and Execute a Development Agreement with CW the Monroe, LLC for the Development of a Townhome Project located at 547-617 East 3900 South	Eliza Ungricht
2. An Ordinance of the South Salt Lake City Council to Amend the South Salt Lake Zoning Map for Property located at 547-617 East 3900 South, Currently a Mixed Use Zone, to Include a Townhome Overlay (TO)	Eliza Ungricht

See page two for continuation of Agenda

3. An Ordinance of the South Salt Lake City Council Amending Section 3.11.110 of the South Salt Lake City Municipal Code to Modify Fees Relating to Parks and Community Centers in South Salt Lake City and to Update Names of Certain City Owned Facilities. — Sharen Hauri

Motion for Closed Meeting

Adjourn

Posted June 2, 2023

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Public Comments/Question Policy

Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business. When a member of the audience addresses the Council and/or Mayor, they will come to the podium and state their name and City they reside. The Public will be asked to limit their remarks/questions to three (3) minutes each. The conducting Council Member shall have discretion as to who will respond to a comment/question. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks. Some comments/questions may have to wait for a response until the next regular council meeting. The conducting Council Member will inform a citizen when they have used the allotted time. Grievances by City employees must be processed in accordance with adopted personnel rules.

Have a question or concern? Call the connect line 801-464-6757 or email connect@sslc.gov

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2022
SOUTH SALT LAKE CITY

Thank you for filling out the reqested information. Please let DWQ know when it is approved by the Council.

Please download a copy of your form by clicking "Download PDF" below.

Below is a summary of your responses

Download PDF

SUBMIT BY APRIL 15, 2023

Are you the person responsible for completing this report for your organization?

- (●) **Yes**
- ( ) No

This is the current information recorded for your facility:

Facility Name:	SOUTH SALT LAKE CITY
Contact - First Name:	Tory
Contact - Last Name:	Laws
Contact - Title	WW Division Mgr.

Contact - Phone:	801-412-3235
Contact - Email:	tlaws@sslc.gov

Is this information above complete and correct?

- (●) **Yes**
- ( ) No

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION
Grade: II

(if applicable)

Classification: -
Grade: -

Is this correct?
WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

- (●) **Yes**
- ( ) No

Click on a link below to view a previous year's examples of sections in the survey:
(Your wastewater system is described as Collection & Financial)

MWPP Collection System.pdf
MWPP Discharging Lagoon.pdf
MWPP Financial Evaluation.pdf
MWPP Mechanical Plant.pdf
MWPP Non-Discharging Lagoon.pdf

Will multiple people be required to fill out this form?

- ◯ Yes
- ◉ **No**

Financial Evaluation Section

Form completed by:

Tory Laws

Part I: GENERAL QUESTIONS

	Yes	No
Are sewer revenues maintained in a dedicated purpose enterprise/district account?	◉	◯

	Yes	No
Are you collecting 95% or more of your anticipated sewer revenue?	◉	◯
Are Debt Service Reserve Fund[6] requirements being met?	◉	◯

What was the annual average User Charge[16] for 2022?

37

Do you have a water and/or sewer customer assistance program * (CAP)?

- ◯ Yes

- ◉ **No**

Part II: OPERATING REVENUES AND RESERVES

	Yes	No
Are property taxes or other assessments applied to the sewer systems[15]?	○	◉

	Yes	No
Are sewer revenues[14] sufficient to cover operations & maintenance costs[9], and repair & replacement costs[12] (OM&R) at this time?	◉	○
Are projected sewer revenues sufficient to cover OM&R costs for the ***next five years***?	◉	○
Does the sewer system have sufficient staff to provide proper OM&R?	◉	○
Has a repair and replacement sinking fund[13] been established for the sewer system?	○	◉
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	○	◉

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

	Yes	No
Are sewer revenues sufficient to cover all costs of current capital improvements[3] projects?	○	◉
Has a Capital Improvements Reserve Fund[4] been established to provide for anticipated	○	◉

capital improvement projects?

	Yes	No
Are projected Capital Improvements Reserve Funds sufficient for the ***next five years***?	○	◉
Are projected Capital Improvements Reserve Funds sufficient for the ***next ten years***?	◉	○
Are projected Capital Improvements Reserve Funds sufficient for the ***next twenty years***?	◉	○

Part IV: FISCAL SUSTAINABILITY REVIEW

	Yes	No
Have you completed a Rate Study[11] within the last five years?	◉	○
Do you charge Impact fees[8]?	◉	○

2022 Impact Fee (if not a flat fee, use average of all collected fees) =

$2,259

	Yes	No
Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?	◉	○
Do you maintain a Plan of Operations[10]?	◉	○
Have you updated your Capital Facility Plan[2] within the last five years?	◉	○

	Yes	No
Do you use an Asset Management[1] system for your sewer systems?	◉	○

Describe the Asset Management System (check all that apply)

- [ ] Spreadsheet
- [x] **GIS**
- [ ] Accounting Software
- [x] **Specialized Software**
- [ ] Other

	Yes	No
Do you know the total replacement cost of your sewer system capital assets?	◉	○

2022 Replacement Cost =

$85,000,000

	Yes	No
Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?	○	◉
What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?	◉	○

What is the sewer/treatment system annual asset renewal * cost as a percentage of its total replacement cost?

250,000

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost	Purpose of Improvements		
	Please enter a valid numerical value	Replace/Restore	New Technology	Increase Capacity
2023	250,000	☐	☑	☐
2023 thru 2027	18,000,000	☐	☐	☑
2028 thru 2032	1,000,000	☑	☐	☐
2033 thru 2037	1,500,000	☑	☐	☐
2038 thru 2042	2,000,000	☑	☐	☐

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

☑ **Yes**

Collections System Section

Form completed by:
May Receive Continuing Education /units (CEUs)

Tory Laws

Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

30

What is the average depth of the collection system (in feet)?

5

What is the total length of sewer pipe in the system (length in miles)?

33

How many lift/pump stations are in the collection system?

3

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

4800

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

- ○ Yes
- ◉ **No**

What year was your collection system first constructed (approximately)?

1939

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? (If more than one, cite the oldest)

2006

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

1

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

(a) affects more than five private structures;
(b) affects one or more public, commercial or industrial structure(s);
(c) may result in a public health risk to the general public;
(d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
(e) discharges to Waters of the state.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

SSO entend.

Below include the number of SSOs that occurred in year: 2022

	Number
Number of Class 1 SSOs in Calendar year	0
Number of Class 2 SSOs in Calendar year	1

Please indicate what caused the SSO(s) in the previous question.

A buildup of flushable wipes caused a complete blockage.

Please specify whether the SSOs were caused by contract or tributary community, etc.

None

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

- ○ Yes
- ◉ **No**

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

- ○ Yes

◉ **No**

Number of new commercial/industrial connections in the last year

2

Number of new residential sewer connections added in the last year

2

Equivalent residential connections[7] served

2,608

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

5

Approximate population served

9,000

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

	Name	Grade	Email

	Name	Grade	Email
	First and Last Name		Please enter full email address
Chief Operator/DRC	First and Last Name Tory Laws	IV	Please enter full email address laws@ssic.gov

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS[17] Grade I:	
Collection Grade I:	
Collection Grade II:	Mike Myers, Mike Packer, Corby Talbot
Collection Grade III:	
Collection Grade IV:	Tory Laws, Corby Talbot

List all other Collection System operators by certification grade, separate names by commas:

	Name separate by comma
SLS[17] Grade I:	
Collection Grade I:	
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	
No Current Collection Certification:	Micah Semon, Jacob Hegvik

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

- (●) **Yes**
- ( ) No

○ No

Part V: FACILITY MAINTENANCE

	Yes	No
Have you implemented a preventative maintenance program for your collection system?	◉	○
Have you updated the collection system operations and maintenance manual within the past 5 years?	○	◉
Do you have a written emergency response plan for sewer systems?	◉	○
Do you have a written safety plan for sewer systems?	◉	○
Is the entire collections system TV inspected at least every 5 years?	◉	○
Is at least 85% of the collections system mapped in GIS?	◉	○

Part VI: SSMP EVALUATION

	Yes	No
Has your system completed a Sewer System Management Plan (SSMP)?	◉	○
Has the SSMP been adopted by the permittee's governing body at a public meeting?	◉	○
Has the completed SSMP been public noticed?	◉	○
During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?	○	◉

Yes No

Date of Public Notice

04/01/2016

During 2022, was any part of the SSMP audited as part of the five year audit?

- (●) **Yes**
- ( ) No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

Capacity Plan

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

- (●) **Yes**
- ( ) No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

60% clay pipe in fair condition. 40% Plastic or lined pipe in good condition , 3 wastewater pump stations fair/good condition

What sewerage system capital improvements[3] does the utility need to

implement in the next 10 years?

several line capacity up sizing and a new pump station to handle increased flows from new development.

What sewerage system problems, other than plugging, have you had over the last year?

Grease build up around industrial areas

Is your utility currently preparing or updating its capital facilities plan[2]?

- (●) **Yes**
- ( ) No

Does the municipality/district pay for the continuing education expenses of operators?

- (●) **100% Covered**
- ( ) Partially cover
- ( ) Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

- (●) **Yes**
- ( ) No

Any additional comments?

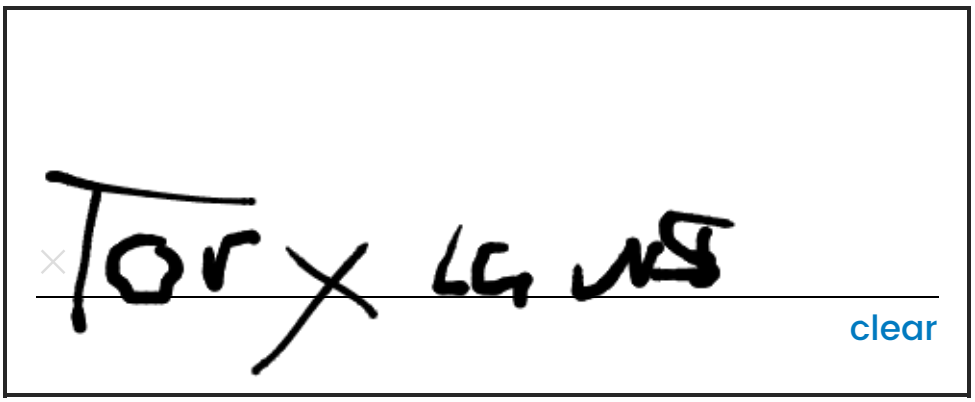
In the process of upsizing multiple lines and pump station to accommodate future growth.

This is the end of the Collections System questions

To the best of my knowledge, the Collections System section is completed and accurate.

- [x] **Yes**

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.



Has this been adopted by the council? If no, what date will it be presented to the council?

- ○ Yes
- ◉ **No**

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

06/07/2023

Please log in.

Email

PIN

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. Completion of the collection section meets the annual reporting requirement for the USMP. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

Powered by Qualtrics

RESOLUTION NO. R2023-_____

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL AUTHORIZING THE CITY TO ENTER INTO AND EXECUTE A DEVELOPMENT AGREEMENT WITH CW THE MONROE, LLC FOR THE DEVELOPMENT OF A TOWNHOME PROJECT LOCATED AT 547-617 EAST 3900 SOUTH.

WHEREAS, the City Council is authorized by Utah Code Ann. §§ 10-9a-102 and 10-9a-532 to enact ordinances, resolutions, and rules and enter into other forms of land use controls and development agreements as necessary and appropriate for the use and development of land within the City; and

WHEREAS, an application for a zoning map amendment has been submitted to the City for review and consideration to amend the South Salt Lake City Zoning Map to include the Townhome Overlay (TO) District to the properties located at 547-617 East 3900 South; and

WHEREAS, South Salt Lake City Municipal Code 17.03.270 requires, as a condition precedent to a rezone to the Townhome Overlay District, that a development agreement be executed by the applicant, property owner, developer and the City; and

WHEREAS, the City Council finds that the Development Agreement, attached herein as Exhibit A, adequately addresses CW THE MONROE, LLC's commitments to the City including project design, community management and development;

NOW THEREFORE, Be It Resolved, by the City Council of the City of South Salt Lake, pursuant to Utah Code Ann. §§ 10-9-a-102 and 10-9a-532, it approves the Development Agreement in the attached Exhibit A and authorizes the Mayor to sign on behalf of the City.

The effective date of the Agreement shall be the date as indicated in the Agreement.

(signatures appear on separate page)

DATED this___day of _____ 2023.

BY THE CITY:

_____
Sharla Bynum, Council Chair

City Council Vote as Recorded:

Bynum	_____
Huff	_____
Mila	_____
Pinkney	_____
Siwik	_____
Thomas	_____
Williams	_____

ATTEST:

_____
Ariel Andrus, City Recorder

Exhibit A

Development Agreement

(appears on separate page)

WHEN RECORDED RETURN TO:
South Salt Lake City
Attn: Ariel Andrus, City Recorder
220 East Morris Avenue
South Salt Lake, UT 84115

DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT (the "Agreement") is entered into this _____ day of _____, 2023, by and among the undersigned entities involved in the development and construction of the subject project (collectively, the "Developer") and SOUTH SALT LAKE CITY, a municipality and political subdivision of the State of Utah (the "City"). Developer and the City are hereinafter sometimes referred to individually as a "Party" or collectively as the "Parties".

RECITALS

A. Developer is the owner, developer, and/or builder of real property located at approximately 547-617 East 3900 South, located within the boundaries of the City as more particularly described in "Exhibit A" (the "Property").

B. A subdivision plat has been approved by the City to divide the Property into 61 lots with cross-access easements as more fully described in the subdivision plat attached hereto as "Exhibit B."

C. Developer desires to proceed with a project that will consist of 3 live/work buildings, 6 residential-only townhome buildings (containing a total of 56 townhome units), and related improvements as depicted on the site plan attached hereto as "Exhibit C" (the "Project").

D. The City desires to ensure realization of a product substantially the same in architectural style and configuration as was proposed in application materials (shown in the images below):



1 Building B Front/Left — Proposed 5-plex with Live/Work Units



3 Building B Rear/Left

Proposed 5-plex with Live/Work Units



Building G Front/Right

Proposed 7-plex



Building G Rear/Right

Proposed 7-plex

E. The City Council desires to ensure that the Project does not generate offsite parking impacts—as other developments have caused—by requiring two-car garages for every Townhome Unit and additional Commercial and guest parking within the project.

F. In order to accomplish their respective goals and objectives, the Parties hereby agree as follows:

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Incorporation of Recitals. The Recitals and Exhibits are hereby incorporated by reference as part of this Agreement.

2. Project Aesthetics. Developer agrees to construct a Project substantially the same in architectural style, color palette, and configuration as depicted in Recital D, above. The City acknowledges that: the proposed live/work buildings to be constructed on Lots 1-8, 16-21, 28-32, and will be 3 stories (on and above grade), comprising 19 residential dwelling units and 19 ground floor live/work units; and 6, 3-story residential-only townhome buildings, comprising 37 townhome units on individual lots. The Parties acknowledge that all applicable requirements of the South Salt Lake City Municipal Code apply to the Project.

3. Residential Parking. Developer agrees to require—in a form reasonably satisfactory to the City Attorney— that each of the residential tenants of the Project as use of the attached two-car garage as part of their residential lease, in order to discourage tenants from parking offsite in the areas surrounding the Project.

4. Recordation of Plat. In exchange for Developer's promised adherence to the proposed Project aesthetics as set forth in Section 2 above and the residential parking restrictions set forth in Section 3 above, the City shall record the final approved subdivision plat for the Project**.**

5. Successors and Assigns.

5.1. Binding Effect. This Agreement shall be binding upon all successors and assigns of Developer in the ownership or development of any Lot or other portion of the Project or Property, as applicable.

5.2. Assignment. Except as provided herein, none of the provisions, terms, conditions, benefits, or burdens contained in this Agreement may be severed from this Agreement and any assignment to any other party, individual, or entity may not be made without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

Notwithstanding the foregoing, nothing herein shall preclude: (a) a collateral assignment of this Agreement to first priority mortgage lenders providing construction and development financing for the Project, or portion thereof, or (b) the sale or transfer of one or more Lots to affiliates of the Developer or others; provided, that the obligations contained in this Agreement and applicable to such Lot or Lots sold or transferred shall be binding upon the successor owners thereof. Any such request for assignment may be made by letter addressed to the City as provided herein and the prior written consent of the City may also be evidenced by letter from the City to Developer or its successors or assigns. The assignment of the Project shall require the assignee to sign a form of acknowledgement and consent agreeing to be bound by the terms of this Agreement.

6. Default.

6.1. Notice. If Developer or the City fail to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a default has occurred shall provide notice to the other party as provided herein. If the City believes that the default has been committed by Developer, then the City shall also provide a courtesy copy of the notice to Developer.

6.2. Contents of the Notice of Default. The Notice of Default shall:

6.2.1. Claim of Default. Specify the claimed event of default;

6.2.2. Identification of Provisions. Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this Agreement that is claimed to be in default;

6.2.3. Specify Materiality. Identify why the default is claimed to be material; and

6.2.4. Optional Proposed Cure. If the City chooses, in its discretion, it may propose a method and time for curing the default, which shall be of no less than sixty (60) days duration.

6.3. Meet and Confer. Upon the issuance of a Notice of Default, the Parties shall meet within ten (10) business days and confer in an attempt to resolve the issues that are the subject matter of the Notice of Default.

6.4. Remedies. If, after meeting and conferring, the Parties are not able to resolve the default, then the Parties may have the following remedies:

6.4.1. Legal Remedies. The rights and remedies available at law and in equity, including, but not limited to injunctive relief, specific performance and termination, but not including damages or attorney's fees.

6.4.2. Enforcement of Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular default.

6.4.3. Withholding Further Development Approvals and Suspending Business License. The right to withhold all further reviews, approvals, licenses, building permits, and/or other permits for future development on the Property.

6.5. Extended Cure Period. If any default cannot be reasonably cured within sixty (60) days then such cure period may be extended as needed, by agreement of the Parties for good cause shown, so long as the defaulting party is pursuing a cure with reasonable diligence.

6.6. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

6.7. Force Majeure. All time period imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) period of any and all moratoria imposed by the City or other governmental authorities in any respect that materially affects the development of the Project; or (b) by events reasonably beyond the control of Developer including, without limitation, inclement weather, war, strikes, unavailability of materials at commercially reasonable prices, and acts of God, but which does not include financial condition of the Developer or its successors.

7. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended or if mailed be by certified mail, return receipt requested, postage prepaid to such Party at its address shown below:

To:

With a copy to:
C.W. Urban
Attn: Walker Wood
610 N 800 W
Centerville, UT 84014

To City:

South Salt Lake City
Attn:
City Attorney
220 East Morris Avenue, Suite 200
South Salt Lake, Utah 84115

Any Party may change its address or notice by giving written notice to the other Parties in accordance with the provisions of this Section.

8. General Terms and Conditions.

8.1. Agreement to Run with the Land. This Agreement shall be recorded in the Office of the Salt Lake County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on all successors in the ownership and development of any portion of the Property.

8.2. Entire Agreement. This Agreement, together with the Exhibits hereto, integrates and constitutes all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties hereto.

8.3. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

8.4. Non-Liability of City Officials or Employees. No officer, representative, agent, or employee of the City shall be personally liable to Developer, or any successor-in-interest or assignee of Developer, in the event of any default or breach by the City or for any amount, which may become due to Developer, or its successors or assignees, for any obligation arising out of the terms of this Agreement.

8.5. No Third-Party Rights. The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the City, Developer, and the Developer's authorized successors, together with one or more first priority mortgage lenders of the Project, or portions thereof who shall be deemed third-party beneficiaries of this Agreement. The City, Developer, successors to the Developer, and the third-party mortgage lender identified above, alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit.

8.6. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

8.7. **Waiver**. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.

8.8. **Survival**. All agreements, covenants, representations, and warranties contained herein shall survive the execution of this Agreement and shall continue in full force and effect throughout the term of this Agreement.

8.9. **Public Information**. The Parties understand and agree that all documents related to this agreement will be public documents, as provided in UTAH CODE ANN. § 63G-2-101, *et seq*.

8.10. **Satisfaction of Obligations.** At such time as the obligations of the Developer contained in the Agreement have been satisfied, including the implementation of provisions required by this Agreement into other agreements, declarations and/or covenants approved by the City Attorney, upon the request of the Declarant and/or its authorized successors, the City shall acknowledge in a form approved by the City Attorney suitable for recordation, that Declarant has satisfied its obligations as set forth in this Agreement.

8.11. **Governing Law**. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

8.12. **Counterparts**. This Agreement may be executed in multiple counter-parts, which shall constitute one and the same document.

IN WITNESS WHEREOF, this Agreement has been executed by South Salt Lake City, acting by and through the South Salt Lake City Council, Salt Lake County, State of Utah, pursuant to Resolution No. _____, authorizing such execution, and by a duly authorized representative of Developer as of the above-stated date.

SOUTH SALT LAKE CITY, a Utah municipality and political subdivision of the State of Utah.

By: _____

Chair, City Council

ATTEST:

_____
Ariel Andrus, South Salt Lake City Recorder

APPROVED AS TO FORM

_____
Josh Collins, City Attorney

DEVELOPER:

CW THE MONROE, LLC, a Utah limited liability company

By: _____
Name: _____
Title: _____

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 2023, personally appeared before me _____, who being duly sworn, did say that he is the _____ of **CW The Monroe, LLC**, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said entity and said person duly acknowledged to me that he executed the same for the purposes therein stated.

_____
NOTARY PUBLIC

SOUTH SALT LAKE

CITY COUNCIL STAFF REPORT

MEETING DATE:	June 7, 2023
REQUEST(S):	A petition to the City Council to amend the zoning for properties located at 547-617 East 3900 South, to include the Townhome Overlay (TO).
ADDRESS:	547-617 East 3900 South
PARCEL NUMBER:	16-31-429-006; 007; 008; 009; 010; 011; 019; 024
PROPERTY OWNER:	CW The Monroe, LLC
APPLICANT:	C.W. Urban, Ian Cahoon, Representative
TYPE OF ITEM:	Legislative – Land Use Map Amendment

PLANNING COMMISSION RECOMMENDATION:

On April 20, 2023, the Planning Commission held a public hearing for this application. There were no public comments for this specific agenda item. The Planning Commission did have some safety concerns about the adjacent parking lot to the northwest. The Planning Commission unanimously forwarded a recommendation of approval to the City Council for the proposed zone change.

STAFF RECOMMENDATION:

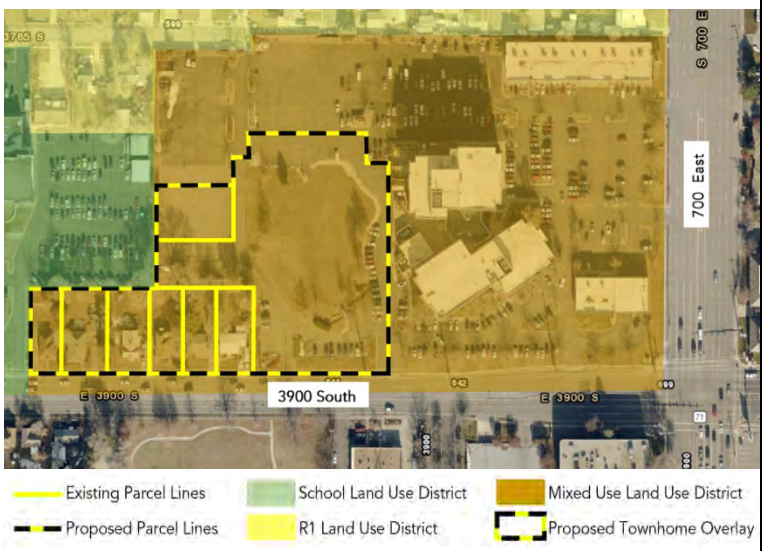
Staff recommends that the City Council approve the application to amend the land use map to include the Townhome Overlay at this address. Staff's recommendation is based upon its analysis and findings included in this staff report.

SYNOPSIS:

Amendments to the Land Use (Zoning) Map are legislative, and at the complete discretion of the City Council. The Planning Commission makes recommendations to the City Council on such applications. C.W. Urban is proposing redevelopment of eight existing parcels located at 547-617 East 3900 South. In order to redevelop, the applicant is making two requests:

1. A petition to the Planning Commission for preliminary plat approval, and then final plat approval for a 61-lot townhome subdivision located at 547-617 East 3900 South. The 61 lots include the 56 dwelling units and the 5 common space lots.

2. A petition to the Planning Commission for a recommendation of approval to the City Council to amend the zoning to include the Townhome Overlay.



The subject property currently has no existing buildings or structures. The applicant intends to construct nine townhome buildings containing 56 dwelling units and common amenity space for the property owners. They are also proposing to have 19 of the 56 units be live/work units, which will provide a ground floor commercial space that can be used by the tenant. Some of the uses that would be permitted in the Mixed Use land use district are retail, art studio, art gallery, and hair salons.

The Planning Commission is the advisory body to make recommendations to the City Council on all zoning map amendments.

EXISTING ZONING	EXISTING USE	PROPOSED USES	PROPERTY ACCESS
Mixed Use	Vacant Land	Residential Townhomes	3900 South

SOUTH SALT LAKE
CITY COUNCIL STAFF REPORT

GENERAL INFORMATION:

Location: 547 East 3900 South
561 East 3900 South
567 East 3900 South
571 East 3900 South
585 East 3900 South
595 East 3900 South
617 East 3900 South

Proposed Project Size: Approx.: 3.98 acres

Surrounding Land Use Districts:
North: Mixed Use
South: Medium Density Residential Zone (Millcreek City)
East: Mixed Use
West: School (Granite Peaks Adult Education serves adult learners via teaching English classes, GED preparation, adult high school diploma courses, etc.)

Figure 1: Existing Zoning and Proposed Townhome Overlay District

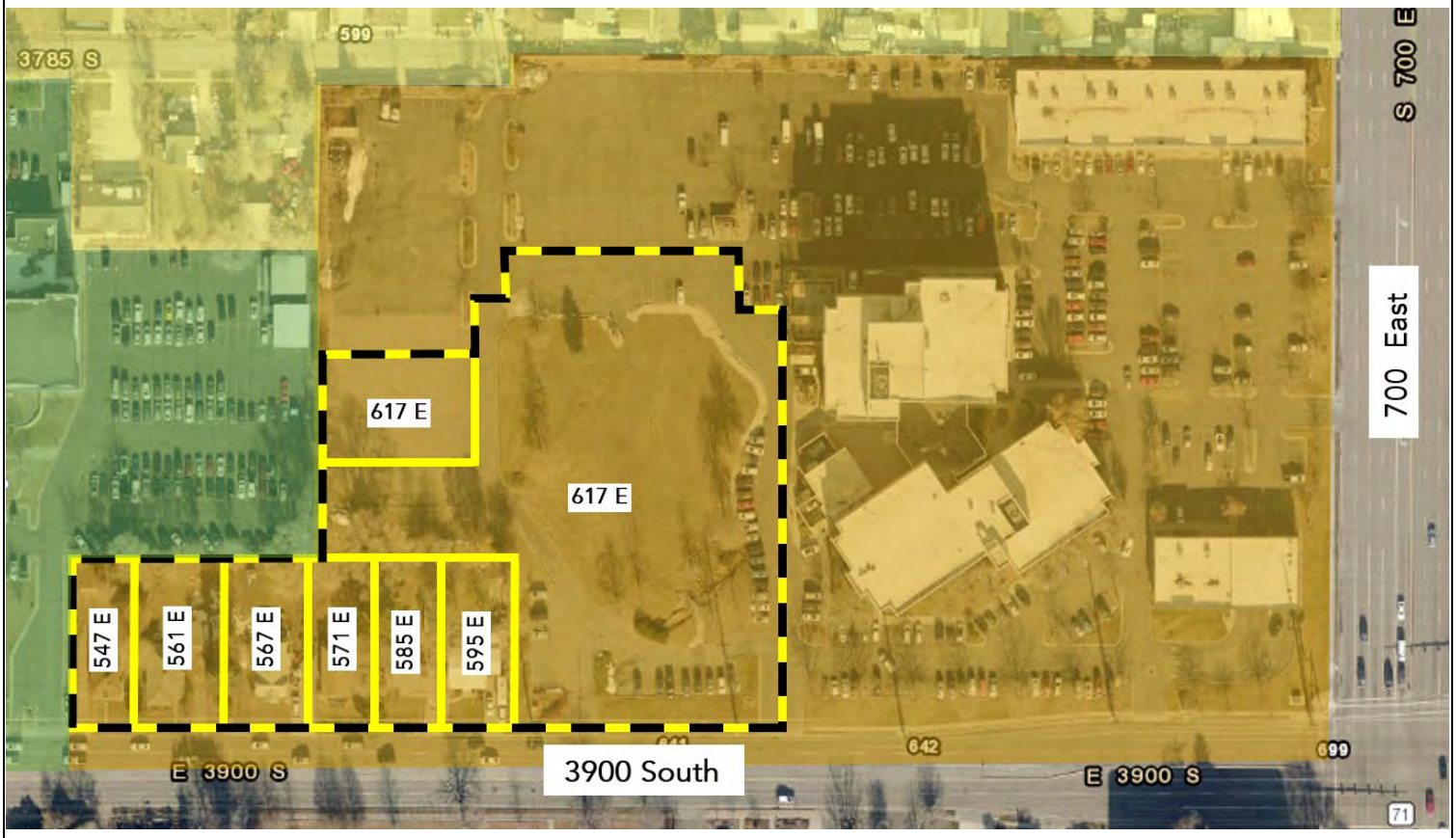


Figure 2: Existing Site Conditions



547 E 3900 S – looking east



571 E 3900 S – looking north



617 E 3900 S – looking northwest

Figure 3: Proposed Renderings



Proposed Live/Work Building



3 **Building B Rear/Left**

Proposed 5-plex with Live/Work Units



Building G Front/Right

Proposed 7-plex



Building G Rear/Right

Proposed 7-plex



Figure 4: Applicant's Conceptual Site Plan ***Final Plat in attachments****

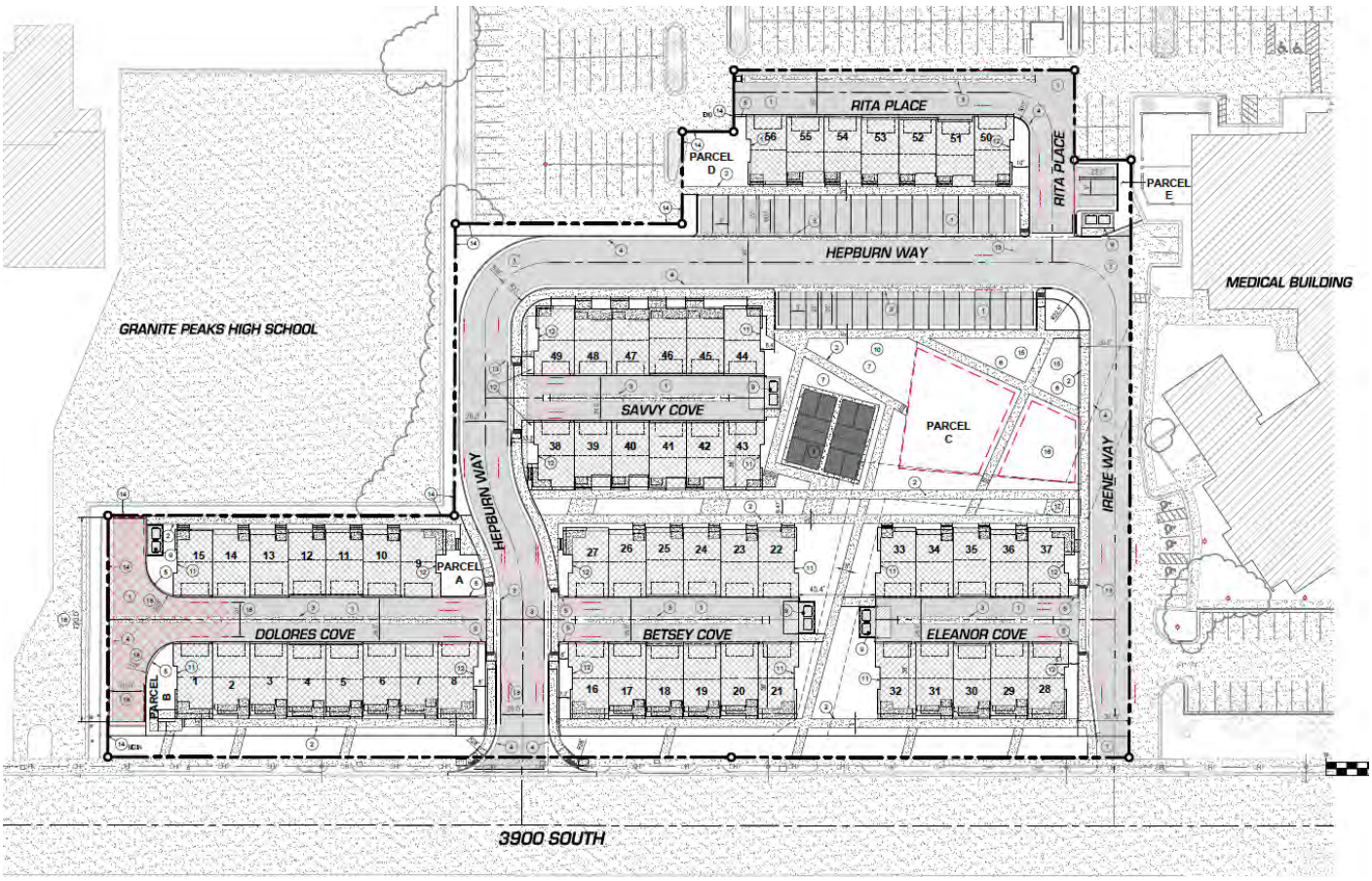
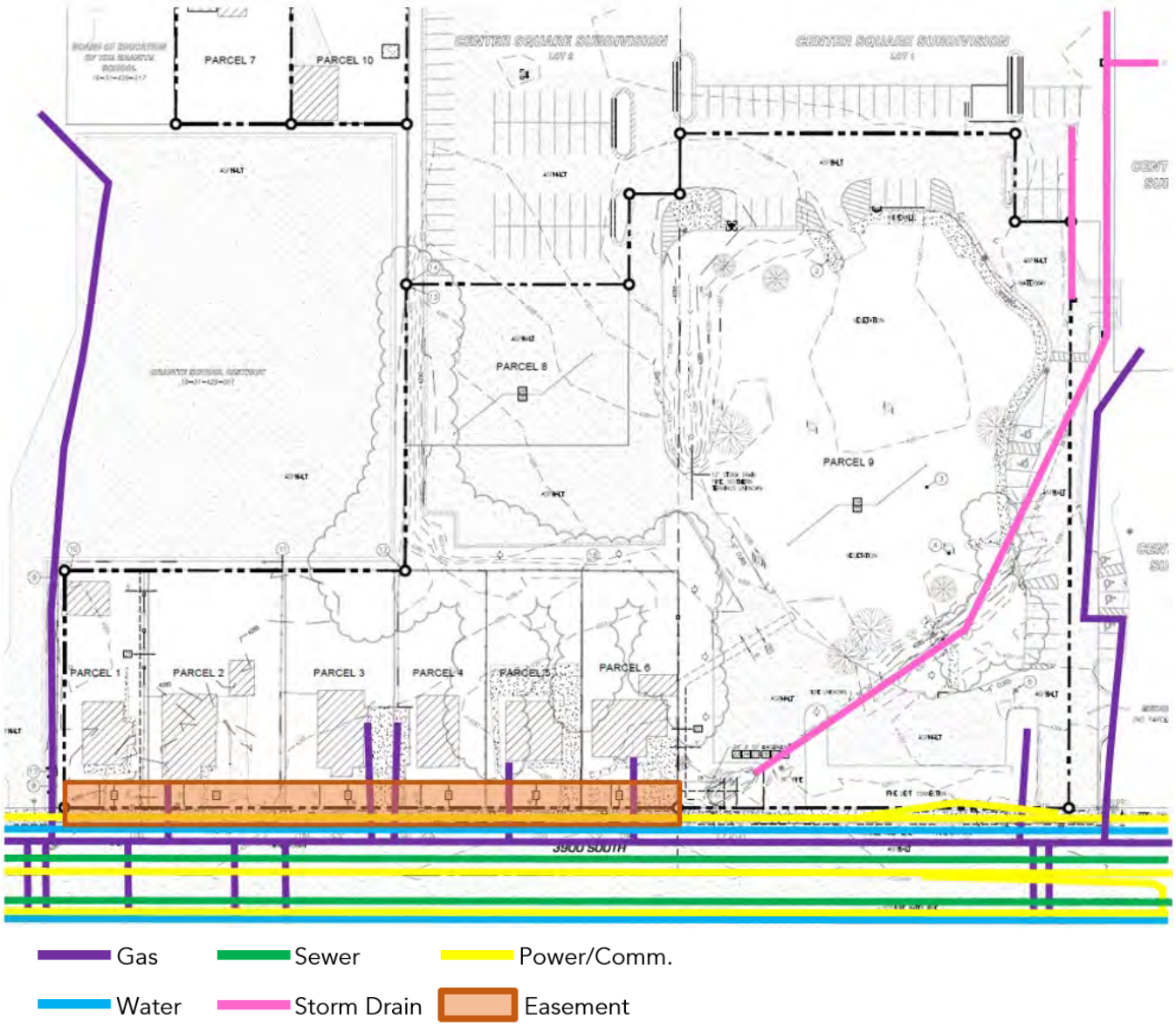


Figure 5: ALTA Survey



GENERAL PLAN CONSIDERATIONS:

Community Values Goal 1. Ensure that existing and new development has equitable access to all service and amenities in South Salt Lake.

> **Analysis:** The proposed development meets all of the required unit, general, recreational, and energy efficiency amenities.

Community Values Goal 2. Support neighborhood livability by creating pedestrian, bike, and play environments appropriate to the surrounding housing types.

> **Analysis:** The proposed development will add to the livability of the area by adding new sidewalks, streets, and play environments within the development. This project will also improve the sidewalk and walkability along 3900 South.

Community Values Goal 3. Take advantage of opportunities relating to the city's location at the center of the regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.

Analysis: The proposed development is located nearby multiple bus stops, I-15, 700 East, and State Street. It is also a little over a mile to the new Granite Library.

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

Analysis: The proposed development will create 56 new housing units, which will bring new residents to South Salt Lake.

Housing Goals Strategy 3. Encourage the development of housing that ranges in size and scale to accommodate the needs of all residents.

Analysis: The proposed development will include 19 live/work units. The project will also have 2-bedroom and 3-bedroom units. The live/work units and the traditional units with the different number of bedrooms will help accommodate the different needs of residents in the city. The live/work units will also allow residents to have a commercial space that they can use for their own business. Some of the uses that would be permitted in the Mixed Use land use district are retail, art studio, art gallery, and hair salons.

Housing Goals Strategy 5. Ensure that all residents have access to retail, services, and neighborhood amenities that are easily and safely accessible by foot, bike, or transit.

Analysis: The proposed development will include 19 live work units. The live/work units will allow the owners to have a commercial space on the ground floor of their unit. Some of the uses that would be permitted in the Mixed Use land use district are retail, art studio, art gallery, and hair salons. There is also multiple restaurants, retail shops, and that are accessible by foot, bike, and transit.

Economic Development Strategy 3. Encourage development and preservation of neighborhood-based shops and services in strategic locations.

Analysis: The proposed development will have 19 live/work units in three of the buildings. Some of the uses that would be permitted in the Mixed Use land use district are retail, art studio, art gallery, and hair salons. The 19 units will help encourage and bring in neighborhood-based retail that will benefit all the residents in the area.

ORDINANCE ANALYSIS:

Ordinance	Complies	Notes / Insufficiency
Title 17 – Land Use		
17.03.260 – Townhome Overlay (TO) District		
A. The minimum area for Townhome Project Development is one (1) contiguous acre.	The proposed townhome development area is 3.98 continuous acres.	
B. The minimum width of any Lot or Parcel for a Townhome Project Development is 128 feet at all points along the length of the property.	The proposed townhome project has the following dimensions: • North side – approx. 260 feet • South side – approx. 600 feet • East side – approx. 407 feet • West side – approx. 142 feet	
C. The maximum Building Height for any Structure is based on the Traditional 2 Story, Traditional 3 Story, Live/Work Townhome, and Urban Style Townhome, as detailed in Chapter 17.07. (40')	The proposed building height for all of the buildings is approximately 32 feet, which complies with the 40-foot maximum.	

D. Required Setback/Build-To Standards: • Front Yard: 10' • Corner Side: 10' • Perimeter: 10' to SF; 8' to non-SF • Building Separation: 20' between buildings; 45' on street radius	The proposed site plan has the following setbacks: • Frontage: The front setback varies, but the minimum smallest setback is 19 feet. • Perimeter: The perimeter setbacks vary, but the smallest setback is 8.5 feet. There are no adjacent single-family houses.	
E. The minimum width of each Dwelling Unit and each commercial storefront is 22 feet.	All proposed units are at least 22' wide.	
F. Each Townhome Development shall be subdivided into individual lots for each Dwelling Unit or into individual condominium units for each Dwelling Unit, Commercial Unit, Common Area, and Limited Common Area.	The proposed subdivision plat includes individual subdivided lots for each unit and common area.	
G. Each rezone to the Townhome Overlay District shall be preceded by an executed Development Agreement among the Applicant, Property Owner, Developer, and the City detailing the specific Applicant, Property Owner, and Developer commitments to the City.	As part of the rezone petition, the City Council will review a Development Agreement (DA) for the subject property. The DA will establish the proposed site plan and elevations and will have a sunset clause on entitlement, if construction and execution of the project does not commence.	As part of the rezone petition, the City Council will review a Development Agreement (DA) for the subject property. The DA will establish the proposed site plan and elevations and will have a sunset clause of 180 days from approval on entitlement, if construction and execution of the project does not commence.
17.06.120 – General Provisions		
A. Adequate provision for ingress and egress shall be provided at the time of new site development.	Access to the site will come from two drive approaches on 3900 South. The City Engineer has reviewed and approved both the locations.	
17.06.150 – Access Management		
A. Vehicular access for Townhome Units shall be rear loaded, either from an Internal Primary Access Road, from a Secondary Internal Access Road, or on significant, platted Open Space.	All units will have rear-loaded garages from Secondary Internal Roads.	
17.06.160 – Parking Stall Requirements		
A. 2 stalls per Dwelling Unit; 0.5 stalls guest parking per Dwelling Unit; 3 spaces per 1000 square feet of ground floor commercial space/workspace for Live/Work configuration	The project is required to have 112 stalls for the 56 dwelling units; 28 guest stalls; 9 stalls for the ground floor commercial/live/workspace. The project proposes 112 garage stalls for the 56 units; 41 surface stalls, which meets the required 28 guest stalls and the 9 stalls needed for the live/work units.	To prevent overflow parking on adjacent properties, the applicant will provide signage showing the designated stalls for the project.

B. 90 degree parking stalls measure 9' x 20'.	All proposed stalls are 9' by 20'.	
17.06.300 – Landscaping		
A. Yards, Setbacks, Park Strips, required Buffers, required Common Open Space, Usable Open Space, and Parking Areas shall be landscaped as required in this Chapter. Landscaping shall be used to screen ground level utility equipment from view of Streets, sidewalks, or walkways to the greatest extent possible.	The proposed landscape plan complies with all required landscape standards. The proposed landscaping screens ground level utility equipment.	
B. All required Landscaped Areas shall be landscaped with suitable trees, shrubs, groundcovers, perennials, or other Landscaping materials. Plants, not including tree canopies, shall cover at least 75% of required Landscaped Areas.	The proposed landscape plan complies with all required landscape standards.	
C. Trees are required every 20 feet in all Setback and Buffer areas, both sides of the Local Access street, in addition to requirements for Yards, Open Space, and Parking Areas described in this Chapter.	There will be 99 trees planted that will be located in the setback, buffer, and other areas within the development. This complies with the required landscaping.	
17.07.050 – General Design Review Considerations		
A. Waste Container Enclosures in Townhome Developments shall be located within 150 feet of each Townhome building and shall be hidden from public view. All enclosures shall comply with Title 17 design standards.	The applicant is proposing five waste container enclosures. They are all located at the end of the townhome secondary road or near the secondary road.	
17.07.080 – Townhome Building Forms/Development		
A. Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following order: a. public street; b. primary internal street; and c. park or other common open space.	All units in the development comply with this Primary Façade orientation order.	
B. Live/Work Townhome Buildings shall be oriented so the commercial units and the upper floors of Dwelling Units face toward the following order: a. public street; b. primary internal street; and c. park or other common open space.	The live/work units are all located adjacent to 3900 South and are facing 3900 South.	
C. Windows are required on at least 40% of each Façade of all Buildings.	All building facades comply with the 40% window requirement.	
D. Each Façade of every Building shall display the same level of architectural detail and transparency as the Primary Façade.	All building facades have the same level of architectural detail as the primary facades.	

E. Windows on the Primary Façade shall have a minimum transparency of 70%.	All windows on the primary façade have a transparency of at least 70%	
F. All windows on each Façade of every Building shall incorporate at least two of the following features: a. mullions and/or transoms; b. trim or molding at least four inches in width; c. canopies, shutters, or awnings proportional to window size; or d. recessed insets from the Primary Façade of at least two inches.	All windows have the following features: • Trim or molding at least four inches in width, and • Recessed insets from the Primary Façade of at least two inches.	
G. Primary materials (60% minimum) allowed: Brick, Wood, Board/Batter, Stone, and Hardie Board. Secondary materials (20% maximum) allowed: Stucco, Metal, and Split Faced Masonry Block.	The proposed primary materials that comprise more than 60% of each façade are: • Hardie Board, and • Brick The proposed secondary material that comprises less than 20% of each façade is: Stucco	
H. Developments that abut single-family developments shall have a six-foot CMU wall for the length of the Townhome Development perimeter that abuts a single-family development.	Not Applicable	
I. Each townhome dwelling unit shall incorporate a horizontal and vertical wall offset every 22 feet with a minimum width of 6 feet; and at least two of the following: a. a change in roofline; b. an offset in the primary façade of the dwelling unit of at least 2 feet; c. variation in the location and proportion of front Porches.	All buildings have a vertical and horizontal offset every 22 feet. There is also a roofline change and a variation in the location and proportion of front porches.	
J. The Building Height for each Townhome Building form is measured from Grade to the peak of the roof or, for flat-roofed Buildings, from Grade to the top of the roof parapet. The maximum Building Height for a Live/Work Townhome sub-form is 40 feet.	The proposed building height for all of the buildings is about 32 feet, which complies with the 3-story 40-foot maximum.	
K. Roofs and overhangs shall comply with the following standards: a. Pitched roofs covering the main body with a minimum 6:12 pitch. b. Shed roofs shall maintain a minimum pitch of 2:12 and all other roofs covering shall have a minimum pitch of 6:12. c. Overhanging eaves may expose rafters. Flush eaves shall be	All roofs and overhangs comply with the standards listed.	

finished with profiled molding or gutters. d. Flat Roofs.		
L. Each Unit shall have a covered, weather-protected Porch that is the prominent Architectural Element, and is least six feet deep.	Each unit has a covered, weather-protected porch that is the prominent architectural element. All the porches are 6 feet deep.	
M. No Garage entrance shall be located on the Primary Façade of the Building. All garage doors must accommodate two cars, parked side by side in the garage. All garages must contain at least three of the following design features: a. garage doors that include windows and are painted to match the dwelling; b. ornamental light fixtures flanking the doors; c. arbor or trellis; d. dormers; e. eaves with exposed rafters with a minimum six-inch projection; o f. roof line changes.	No proposed garages are located on the primary façade of the building. All garages can fit two cars. The three design features that have been chosen are: 1. garage doors that include windows and are painted to match the dwelling; 2. ornamental light fixtures flanking the doors; and 3. roof line changes via a change in material or; 4. metal arbors above the garages	
N. All buildings adjacent to primary internal townhome roads must be separated from another by at least 45 feet. No secondary internal access road may exceed 150 feet in length.	All buildings adjacent to primary internal townhome roads are separated by at least 45 feet. No secondary roads exceed 150 feet in length.	
O. 90% of all Dwelling Units shall be designed to provide vehicular access from a Secondary Internal Access Road.	All of the units have primary vehicular access from a secondary road.	
P. All Buildings shall include Usable Open Space equal to at least 20% of the Development site and shall include a programmed and landscaped area. The Usable Open Space must be centrally located within the Project.	Over 20% of the development is programmed and landscaped with usable open space. This includes, but is not limited to a playground, pickleball court, a dog park, and a community garden.	
Q. Wall-mounted and ground-based meters, HVAC, and utility equipment serving any Building shall: a. be fully screened from view or located to the sides or rear of the Building they serve; b. be placed in close proximity to one another; and c. shall not be located on any Façade on which a Unit's primary entrance is located.	All utilities will be fully screened or they are located on the sides and rear of the building.	
R. Each Townhome Development shall include concrete sidewalks; at least five feet in width that connects each Dwelling Unit to each Townhome Internal Street, right-of-way, commonly owned amenity, and waste container. Each Internal Primary	All sidewalks in the development are 5-feet wide. They connect to the right-of-way, amenity areas, and waste containers. The internal primary access road will connect to 3900 South.	

Access Road shall connect one Public Street to another.		
17.07.100 – Required Amenities for Townhome Building Forms		
A. At a minimum, all buildings shall include the following amenities: a. Full size washer and dryer; b. Nine-foot ceilings; c. Enhanced soundproofing; d. Upgraded countertops in kitchen and bathrooms (granite, marble, quartz, or equivalent); e. Stainless steel appliances.	All units will include the required amenities.	
B. Unit Features – Each development shall include six unit features amenities.	The six unit features that will be included are: 1. Upgraded floor coverings 2. Dishwasher 3. Balcony on each unit (minimum 6 feet in depth, 70 square feet in area) 4. 220 Volt garage power for EV Charging 5. Smart Building Capabilities (Smart Home Capabilities entails motion-censored light switches and Nest Thermostats) 6. High-Speed Internet Access: Google Fiber (2 Gigabyte/Second)	
C. Common Amenities – Each development shall include eight general amenities.	The applicant is proposing the following eight common amenity features that will be included: 1. Community Garden 2. Sports court / field 3. Outdoor dog park that is at least 1000 square feet 4. Secure package room / package lockers 5. Grilling station and outdoor pavilions 6. Fire Pit 7. Zen / Yoga Area 8. Bike Storage and Repair	
D. Energy Efficiency Enhancements – Each development shall include six energy efficiency enhancements.	The six energy efficiency enhancement features that will be included are: 1. Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer 2. Upgraded electrical in the garages for electric vehicle charging 3. Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least	

	20 percent of the project's estimated electricity demand. 4. Electric Vehicle Charging Stations 5. Participation in a recycling program as part of a rental agreement or HOA 6. Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria	

PLANNING COMMISSION RECOMMENDATION:

On April 20, 2023, the Planning Commission held a public hearing for this application. There were no public comments for this specific agenda item. The Planning Commission did have some safety concerns about the adjacent parking lot to the northwest. The Planning Commission unanimously forwarded a recommendation of approval to the City Council for the proposed zone change.

STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, staff recommends that the City Council approve, with conditions, to amend the South Salt Lake Zoning Map to include the Townhome Overlay and proposes the following findings of fact and conclusions of law and conditions of approval:

Findings of Fact:

1. The subject properties, located at 547-617 East 3900 South, consist of eight separate parcels.
2. All eight parcels are located in the Mixed Use land use district.
3. The subject properties are currently vacant cleared land.
4. The proposed zoning map amendment is to add the Townhome Overlay (TO) to the existing zoning.
5. The proposed subdivision will subdivide eight parcels located at 547-617 East 3900 South.
6. The proposed subdivision will create 61-lots that will be 3.98 acres in size.
7. The property owner is applying for the subdivision and zoning amendment to construct a townhome development.
8. The proposed development will be located in the Mixed Use and Townhome Overlay land use districts.
9. The proposed building falls into the Dwelling, Townhome land use category.
10. The Dwelling, Townhome use is a permitted land use in the Townhome Overlay.
11. The proposed lot will be served by new vehicular and pedestrian access points on 3900 South.

Conclusions of Law:

1. Amending the zoning map to include the Townhome Overlay (TO), is consistent with the South Salt Lake City General Plan.
2. The proposed development is compatible in use, scale, and design with the allowed uses in Mixed Use land use district and Townhome Overlay.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

5. Staff has reviewed this zoning map amendment for compliance with SSL Municipal Code Sections 17.03.270, 17.06 and 17.07, and found that this zoning map amendment complies with those sections, as outlined above.

Conditions of Approval:

1. If approved, the petition for the zoning map amendment will not take effect until such time that the South Salt Lake Planning Commission grants the final plat approval of The Monroe subdivision plat and Center Square Subdivision plat, and said plats are recorded with the office of the Salt Lake County Recorder, with all appropriate cross access easements.
2. If approved and the applicant fails to record the final The Monroe subdivision plat and Center Square Subdivision plat within 180 days of final subdivision plat approval, the zoning map amendment petition approval is void.
3. If approved, the petition for the zoning map amendment will not take effect until such time that the Development Agreement is executed.
4. The Development Agreement shall have a sunset clause of 180 days from approval on entitlement, if construction and execution of the project does not commence.
5. To prevent overflow parking on adjacent properties, the applicant shall provide signage showing the designated stalls for the project.
6. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve of the application by C.W. Urban, to amend the South Salt Lake Zoning Map for the subject properties located at 547-617 East 3900 South to include the Townhome Overlay (TO), with the conditions enumerated in the staff report and stated on the record.

Option 2: Denial

Move to deny the application by C.W. Urban, to amend the South Salt Lake Zoning Map for the subject properties located at 547-617 East 3900 South to include the Townhome Overlay (TO), with the conditions enumerated in the staff report and stated on the record.

Option 3: Continuance

Move to table the decision on the application by C.W. Urban, to amend the South Salt Lake Zoning Map for the subject properties located at 547-617 East 3900 South to include the Townhome Overlay (TO) to a date certain to allow the Applicant and Staff time to respond to specific inquires or concerns raised by the City Council, or to allow the City Council more time to consider the proposal.

Attachments:

1. Proposed Preliminary Plat
2. Civils Engineering Drawings
3. Proposed Elevations

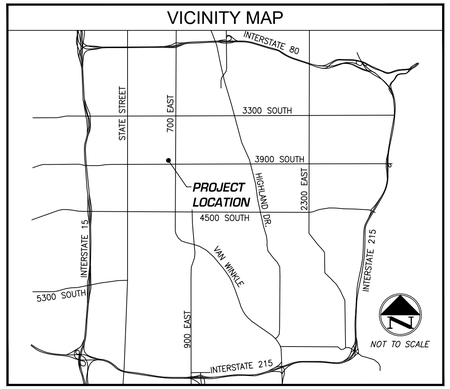
THE MONROE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

ADDRESS TABLE

LOT/ UNIT	ADDRESS	LOT/ UNIT	ADDRESS	LOT/ UNIT	ADDRESS
1	561 E. DOLORES COVE	20	599 E. BETSEY COVE	39	589 E. SAVVY COVE
2	563 E. DOLORES COVE	21	603 E. BETSEY COVE	40	593 E. SAVVY COVE
3	567 E. DOLORES COVE	22	602 E. BETSEY COVE	41	597 E. SAVVY COVE
4	569 E. DOLORES COVE	23	598 E. BETSEY COVE	42	599 E. SAVVY COVE
5	571 E. DOLORES COVE	24	596 E. BETSEY COVE	43	601 E. SAVVY COVE
6	573 E. DOLORES COVE	25	594 E. BETSEY COVE	44	602 E. SAVVY COVE
7	577 E. DOLORES COVE	26	592 E. BETSEY COVE	45	598 E. SAVVY COVE
8	579 E. DOLORES COVE	27	588 E. BETSEY COVE	46	596 E. SAVVY COVE
9	578 E. DOLORES COVE	28	623 E. ELEANOR COVE	47	592 E. SAVVY COVE
10	576 E. DOLORES COVE	29	619 E. ELEANOR COVE	48	588 E. SAVVY COVE
11	572 E. DOLORES COVE	30	617 E. ELEANOR COVE	49	586 E. SAVVY COVE
12	568 E. DOLORES COVE	31	613 E. ELEANOR COVE	50	619 E. RITA PLACE
13	566 E. DOLORES COVE	32	611 E. ELEANOR COVE	51	617 E. RITA PLACE
14	564 E. DOLORES COVE	33	612 E. ELEANOR COVE	52	613 E. RITA PLACE
15	562 E. DOLORES COVE	34	614 E. ELEANOR COVE	53	611 E. RITA PLACE
16	589 E. BETSEY COVE	35	618 E. ELEANOR COVE	54	609 E. RITA PLACE
17	591 E. BETSEY COVE	36	622 E. ELEANOR COVE	55	603 E. RITA PLACE
18	593 E. BETSEY COVE	37	624 E. ELEANOR COVE	56	601 E. RITA PLACE
19	597 E. BETSEY COVE	38	587 E. SAVVY COVE		

VICINITY MAP



ROCKY MOUNTAIN POWER NOTES:

1. *PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.*
2. *PURSUANT TO UTAH CODE ANN. § 17-28A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:*
   - *2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY*
   - *2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS*
   - *2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR*
   - *2.4. ANY OTHER PROVISION OF LAW.*

LUMEN

APPROVED THIS _____DAY OF _____, 20___.

_____
LUMEN

RECORD OF SURVEY

RECORD OF SURVEY NO. _____

_____
COUNTY SURVEYOR RECORDER DATE

DOMINION ENERGY UTAH

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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER 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.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____.
BY:_____
TITLE:_____

ROCKY MOUNTAIN POWER

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

_____
ROCKY MOUNTAIN POWER

JORDAN VALLEY WATER CONSERVANCY DISTRICT

APPROVED THIS _____DAY OF _____, 20____.

_____
JORDAN VALLEY WATER CONSERVANCY DISTRICT

PLANNING COMMISSION

APPROVED AS TO FORM THIS _____DAY OF_____, A.D. 20___.

_____
PLANNING COMMISSION APPROVAL

MOUNT OLYMPUS IMPROVEMENT DISTRICT

APPROVED THIS _____DAY OF _____, 20____.

_____
MT. OLYMPUS IMPROVEMENT DISTRICT

SALT LAKE COUNTY HEALTH DEPT

APPROVED THIS _____DAY OF _____, 20___.

_____
SALT LAKE COUNTY HEALTH DEPT.

SOUTH SALT LAKE COMMUNITY DEVELOPMENT

APPROVED AS TO FORM THIS _____DAY OF_____, A.D. 20___.

_____
COMMUNITY DEVELOPMENT DIRECTOR

SOUTH SALT LAKE FIRE MARSHAL

APPROVED AS TO FORM THIS _____DAY OF_____, A.D. 20___.

_____
SOUTH SALT LAKE FIRE MARSHAL

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____DAY OF_____, A.D. 20___.

_____
SOUTH SALT LAKE CITY ATTORNEY

SOUTH SALT LAKE CITY ENGINEER

APPROVED THIS _____DAY OF_____, 20____.

_____
SOUTH SALT LAKE CITY ENGINEER

SOUTH SALT LAKE CITY APPROVAL

APPROVED AS TO FORM THIS _____DAY OF_____, A.D., 20____.

_____
MAYOR

_____
ATTEST: RECORDER

JT Engineering, PC
7886 South 2325 East
South Weber, Utah
Mobile 801.866.7702

LAYTON SURVEYS LLC
1857 N. 1000 W. SUITE 1
CLINTON, UT 84015
(801)-663-1641
willis.long@laytonsurveys.com

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) CW THE MONROE, LLC, A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

THE MONROE TOWNHOMES

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER(S) HAS/HAVE HEREUNTO SET OUT HANDS THIS ____ DAY OF _____, 20____.

_____
NAME: DARLENE CARTER, ITS MANAGER

NOTARY ACKNOWLEDGEMENT:

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS ____ DAY OF_____ A.D., 2022, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED DARLENE CARTER THE MANAGER OF CW THE MONROE, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE MONROE TOWNHOMES AND WAS SIGNED BY HER ON BEHALF OF SAID CW THE MONROE, LLC, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES: _____

PRINT NAME: _____
NOTARY PUBLIC COMMISSIONED IN _____

LIEN HOLDER CONSENT:

ON THE ____ DAY OF _____, 2022, _____ A UTAH _____ COMPANY ENTERED INTO A CONSTRUCTION DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING ("DEED OF TRUST") WITH McKINLEY REALTY PARTNERS, LLC, A _____ LIMITED LIABILITY COMPANY, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON _____ ___, 202___, ENTRY No. _____ IN BOOK _____ AT PAGE _____, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE.

McKINLEY REALTY PARTNERS, LLC, A _____ LIMITED LIABILITY COMPANY, IS FULLY AWARE THAT CW THE MONROE, LLC, A UTAH LIMITED LIABILITY COMPANY, IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS THE MONROE TOWNHOMES, AND McKINLEY REALTY PARTNERS, LLC, A _____ LIMITED LIABILITY COMPANY, HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS _____ DAY OF _____ 2022.

McKINLEY REALTY PARTNERS, LLC
A _____ LIMITED LIABILITY COMPANY

BY:_____

PRINT NAME:_____

ITS: _____

NOTARY ACKNOWLEDGEMENT:

STATE OF UTAH }
COUNTY OF } S.S.

ON THIS _____ DAY OF _____ A.D., 2022, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE AUTHORIZED AGENT OF McKINLEY REALTY PARTNERS, LLC, A _____ LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT REGARDING THE MONROE TOWNHOMES AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID McKINLEY REALTY PARTNERS, LLC, A _____ LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES: _____

PRINT NAME: _____
NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, OF LAYTON SURVEYS LLC, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE No. 10708886 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE MONROE TOWNHOMES AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

FEBRUARY 1, 2023
DATE:

LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
WILLIS D LONG
0708886
FOR REVIEW ONLY

WILLIS D. LONG
LICENSE NO. 10708886

BOUNDARY DESCRIPTION:

(AS SURVEYED, OVERALL BOUNDARY FOR PARCELS 1, 2, 3, 4, 5, 6, 8 & 9)

ALL OF THAT CERTAIN PROPERTY COMPRISED OF EIGHT (8) INDIVIDUAL PARCELS HEREAFTER TO BE KNOWN AS PARCELS 1, 2, 3, 4, 5, 6, 8, & 9 AND REFERENCED BY THE VESTING DOCUMENTS LISTED AT THE END OF THIS DESCRIPTION.

PARCELS 1 THROUGH 6, AND PARCEL 8 ARE LOCATED WITHIN LOT 2 OF BLOCK 19, TEN ACRE PLAT "A" BIG FIELD SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. PARCEL 9 IS LOCATED WITHIN LOTS 1 AND 2 OF SAID BLOCK 19. THE EXTERIOR BOUNDARY FOR SAID PARCELS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT LOCATED AT THE INTERSECTION OF 500 EAST AND 3900 SOUTH STREETS AND RUNNING THENCE, SOUTH 89°58'25" EAST, A DISTANCE OF 794.47 FEET; THENCE, NORTH 00°12'23" EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 19; THENCE, NORTH 00°12'23" EAST A DISTANCE OF 7.00 FEET TO THE POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 3900 SOUTH STREET AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, NORTH 89°58'25" WEST, ALONG THE NORTHERLY SIDELINE OF SAID 3900 SOUTH STREET AND THE SOUTHERLY LINE OF PARCELS 1 THROUGH 6, A DISTANCE OF 365.70 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE, NORTH 00°01'33" EAST, ALONG THE WEST LINE OF PARCEL 1, A DISTANCE OF 141.50 FEET TO THE NORTHWEST CORNER OF PARCEL 1; THENCE, SOUTH 89°58'25" EAST, ALONG THE NORTHERLY LINE OF PARCELS 1, 2, 3, & 4, A DISTANCE OF 203.19 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 4; THENCE, NORTH 00°12'23" EAST, ALONG THE WEST LINE OF PARCELS 9 & 8, A DISTANCE OF 170.97 FEET TO THE NORTHWEST CORNER OF PARCEL 8 AND THE SOUTHWEST CORNER OF LOT 2 OF THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P AT PAGE 216, OF OFFICIAL RECORDS; THENCE, CONTINUING ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2, THE SOUTHERLY AND THE WESTERLY LINES OF LOT 1 OF SAID CENTER SQUARE SUBDIVISION, THE FOLLOWING 7 COURSES: (1) SOUTH 89°58'48" EAST, A DISTANCE OF 132.93 FEET; (2) NORTH 00°12'24" EAST, A DISTANCE OF 54.00 FEET; (3), SOUTH 89°59'03" EAST, A DISTANCE OF 30.06 FEET; (4) NORTH 00°12'23" EAST, A DISTANCE OF 36.05 FEET; (5) SOUTH 89°59'08" EAST, A DISTANCE OF 199.88 FEET; (6) SOUTH 00°12'11" WEST, A DISTANCE OF 52.54 FEET; (7) SOUTH 89°59'06" EAST, A DISTANCE OF 33.35 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED A QUIT CLAIM DEED RECORDED AS ENTRY No. 10639758, IN BOOK 9694, AT PAGE 3031, OF OFFICIAL RECORDS; THENCE, SOUTH 00°11'40" WEST, ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF PARCEL 9, A DISTANCE OF 350.05 FEET TO THE NORTHERLY SIDELINE OF 3900 SOUTH STREET; THENCE NORTH 89°58'25" WEST, A DISTANCE OF 233.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 19, AND THE POINT OF BEGINNING.

CONTAINS 3.981 ACRES, MORE OR LESS

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND TRAFFIC AND VEHICULAR PARKING AS DISCLOSED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED AUGUST 2, 2002 AS ENTRY NO. 831054 7 IN BOOK 8628 AT PAGE 2329 OF OFFICIAL RECORDS.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ALL UTILITIES AND DRAINAGE SYSTEMS AS DISCLOSED AGREEMENT RECORDED MAY 12, 2005 AS ENTRY NO. 9375372 IN BOOK 9130 AT PAGE 2898 OF OFFICIAL RECORDS.

THE PARCELS INCLUDED IN THE DESCRIPTION ABOVE ARE DESCRIBED IN THE VESTING DOCUMENTS LISTED BELOW, PROVIDED BY OLD REPUBLIC TITLE, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 1: WARRANTY DEED RECORDED ON JANUARY 30, 2015 AS ENTRY No. 11985338, IN BOOK 1029, AT PAGE 7392. PARCEL 2: WARRANTY DEED RECORDED ON APRIL 1, 2005 AS ENTRY No. 9338477, IN BOOK 9113, AT PAGE 2666. PARCEL 3: WARRANTY DEED RECORDED ON MARCH 13, 1997 AS ENTRY No. 6593283, IN BOOK 7618, AT PAGE 1111. PARCEL 4: WARRANTY DEED RECORDED ON FEBRUARY 13, 1979 AS ENTRY No. 3236156, IN BOOK 4813, AT PAGE 268. PARCEL 5: WARRANTY DEED RECORDED ON OCTOBER 23, 2006 AS ENTRY No. 9884995, IN BOOK 9369, AT PAGE 5094. PARCEL 6: WARRANTY DEED RECORDED ON APRIL 1, 2005 AS ENTRY No. 9338451, IN BOOK 9113, AT PAGE 2503.

PARCEL 8: WARRANTY DEED RECORDED ON JANUARY 27, 1994 AS ENTRY No. 5724647, IN BOOK 6860, AT PAGE 1786.

LESS AND EXCEPTING THAT PORTION LYING WITH THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P, AT PAGE 216.

PARCEL 9: WARRANTY DEED RECORDED ON JANUARY 27, 1994 AS ENTRY No. 5724646, IN BOOK 6860, AT PAGE 1783.

LESS AND EXCEPTING THAT PORTION LYING WITH THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P, AT PAGE 216.

ALSO LESS AND EXCEPTING THAT PORTION LYING WITHIN THE PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED ON MARCH 5, 2009 AS ENTRY No. 10639758, IN BOOK 9694, AT PAGE 3031.

(NOTE, PARCEL 7 WAS NOT USED IN THIS DESCRIPTION OR PURPOSE. THESE PARCEL NUMBERS ARE CONSISTENT WITH THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY JTE ENGINEERING, PC AND LAYTON SURVEYS IN MARCH 2021)

THE MONROE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____.

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

_____

DATE _____ TIME _____ BOOK _____ PAGE _____.

_____ FEE $

_____
SALT LAKE COUNTY RECORDER

THE MONROE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	26.94	20.00	77°11'12"	15.96	24.95	S38°37'12"W
C2	26.94	20.00	77°11'14"	15.96	24.95	S38°34'02"E
C3	4.47	20.00	12°48'46"	2.25	4.46	S83°34'02"E
C4	4.47	20.00	12°48'47"	2.25	4.46	S83°37'12"W
C5	7.14	22.00	18°35'43"	3.60	7.11	N9°19'29"E
C6	7.10	22.00	18°29'24"	3.58	7.07	S9°13'07"E
C7	35.04	78.50	25°34'33"	17.82	34.75	N14°13'17"W
C8	47.19	100.00	27°02'08"	24.04	46.75	N13°29'29"W
C9	41.95	121.50	19°47'00"	21.19	41.74	N10°48'30"W
C10	15.61	121.50	7°21'35"	7.81	15.60	S23°19'46"E
C11	13.38	121.50	6°18'33"	6.70	13.37	N23°51'17"W
C12	10.60	78.50	7°44'21"	5.31	10.60	S23°08'23"E
C13	47.19	100.00	27°02'08"	24.04	46.75	S13°29'29"E
C14	37.04	78.50	27°02'08"	18.87	36.70	S13°29'29"E
C15	24.36	78.50	17°46'51"	12.28	24.26	S8°51'50"E
C16	2.08	78.50	1°30'57"	1.04	2.08	S18°30'44"E
C17	25.92	16.50	90°00'00"	16.50	23.33	S45°01'35"W
C18	59.69	38.00	90°00'00"	38.00	53.74	S45°01'35"W
C19	25.97	16.50	90°10'05"	16.55	23.37	N44°53'22"W
C20	44.06	28.00	90°10'05"	28.08	39.66	N44°53'22"W
C21	14.51	10.00	83°07'24"	8.87	13.27	N41°32'07"W
C22	39.27	25.00	90°00'00"	25.00	35.36	S44°58'25"E

LINE TABLE

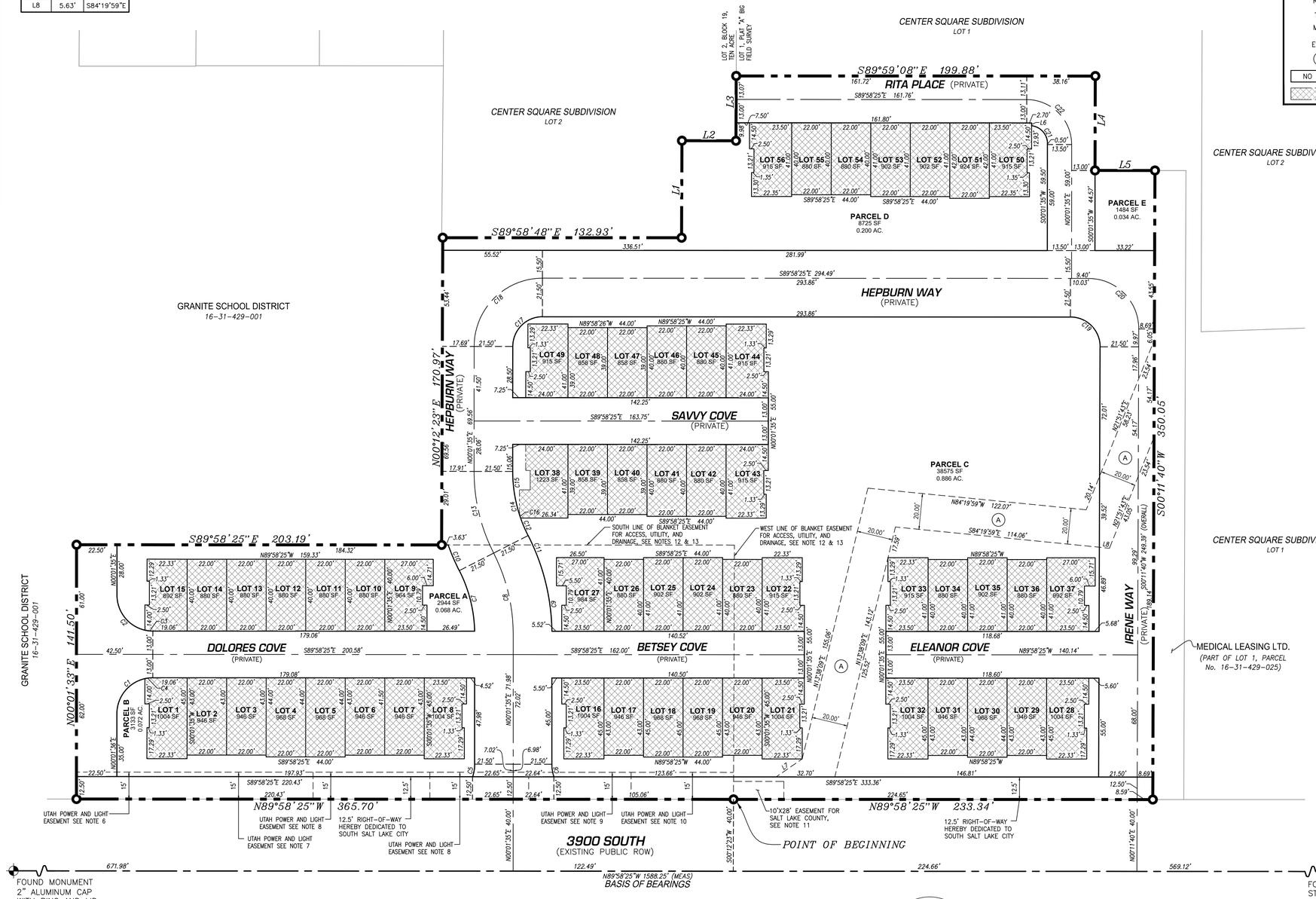
LINE	LENGTH	DIRECTION
L1	54.00'	N00°12'24"E
L2	30.06'	S89°59'03"E
L3	36.05'	N00°12'23"E
L4	52.54'	S00°12'11"W
L5	33.35'	S89°59'06"E
L6	1.57'	S00°01'35"W
L7	17.65'	N55°30'25"E
L8	5.63'	S84°19'59"E

LEGEND & ABBREVIATIONS:

- SECTION MONUMENT
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- UNIT LOT LINE
- EXISTING PARCEL LINE
- EASEMENT LINE
- BOUNDARY SEGMENT MARKER
- ROW — RIGHT-OF-WAY
- TYP — TYPICAL
- MON — MONUMENT
- ESMT — EASEMENT
- (A) — 20' WIDE EASEMENT DEDICATED TO THE BIG DITCH IRRIGATION COMPANY
- NO HATCH — COMMON AREA, U.N.O.
- PRIVATE AREA

NOTES:

1. ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATIONS AS SET FORTH IN THE CC&R'S FOR THIS PROJECT. SAID CC&R'S WERE RECORDED _____ ___, 20__ AS ENTRY No. _____ IN BOOK ____ AT PAGE ____, OF OFFICIAL RECORDS.
2. ALL COMMON AREAS, PARCEL A, B, C, D, E, AND PRIVATE ROADWAYS TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS AND TO BE OWNED AND MAINTAINED BY THE _____ HOME OWNER'S ASSOCIATION.
3. HOA SHALL MAINTAIN ALL UTILITIES INSTALLED AND MAINTAINED FOR THE BENEFIT OF THE OWNERS COLLECTIVELY, INCLUDING UTILITY LINES SERVICING MORE THAN A SINGLE LIVING UNIT. INDIVIDUAL OWNERS SHALL MAINTAIN ALL UTILITY LINES THAT SERVICE ONLY THEIR SINGLE LIVING UNIT.
4. OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN PARCEL A, B, C, COMMON AREAS, AND PRIVATE ROADWAYS FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.
5. BOUNDARY CORNERS WILL BE SET WITH A REBAR AND CAP. WHERE THE BOUNDARY CORNER LIES IN CONCRETE OR ASPHALT, A NAIL WILL BE SET.
6. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON OCTOBER 25, 2002 AS ENTRY No. 8397668 IN BOOK 8671, AT PAGE 6674, OF OFFICIAL RECORDS.
7. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON OCTOBER 25, 2002 AS ENTRY No. 8397663 IN BOOK 8671, AT PAGE 6659, OF OFFICIAL RECORDS.
8. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON AUGUST 26, 2003 AS ENTRY No. 8789729 IN BOOK 8869, AT PAGE 8498, OF OFFICIAL RECORDS.
9. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON APRIL 2, 2003 AS ENTRY No. 8594842 IN BOOK 8770, AT PAGE 1093, OF OFFICIAL RECORDS.
10. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON DECEMBER 19, 2002 AS ENTRY No. 8466578 IN BOOK 8706, AT PAGE 4229, OF OFFICIAL RECORDS.
11. THERE IS AN EXISTING 28' X 10' EASEMENT, AS SHOWN HEREON, FOR THE PURPOSE OF A BOX CULVERT IN FAVOR OF SALT LAKE COUNTY. FIVE (6) DOCUMENTS WERE RECORDED FOR THIS EASEMENT AS FOLLOWS:
    - ENTRY No. 2821379, BOOK 4223, PAGE 8, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821381, BOOK 4223, PAGE 10, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821384, BOOK 4223, PAGE 13, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821387, BOOK 4223, PAGE 16, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821389, BOOK 4223, PAGE 18, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821393, BOOK 4223, PAGE 22, RECORDED ON JUNE 7, 1976.
12. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AS DESCRIBED IN THAT CERTAIN UTILITY AND DRAINAGE EASEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH SALT LAKE SURGICAL CENTER, AND CENTER SQUARE MEDICAL RECORDED ON MAY 12, 2005 AS ENTRY No. 9375372 IN BOOK 9130 AT PAGE 2898, OF OFFICIAL RECORDS. THIS IS A BLANKET EASEMENT THAT ENCUMBERS APPROXIMATELY THE NORTH HALF AND EAST HALF OF THE PROJECT AS SHOWN HEREON.
13. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AS DESCRIBED IN THAT CERTAIN PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND TRAFFIC AND VEHICULAR PARKING EASEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH SALT LAKE SURGICAL CENTER, AND MEDWOOD, LC RECORDED ON AUGUST 2, 2002 AS ENTRY No. 8310547 IN BOOK 8628 AT PAGE 2329, OF OFFICIAL RECORDS. THIS IS A BLANKET EASEMENT THAT ENCUMBERS APPROXIMATELY THE NORTH HALF AND EAST HALF OF THE PROJECT AS SHOWN HEREON.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

JT Engineering, PC
7886 South 2325 East
South Weber, Utah
Mobile 801.866.7702

RECORDER # _____.

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

_____

DATE _____ TIME _____ BOOK _____ PAGE _____.

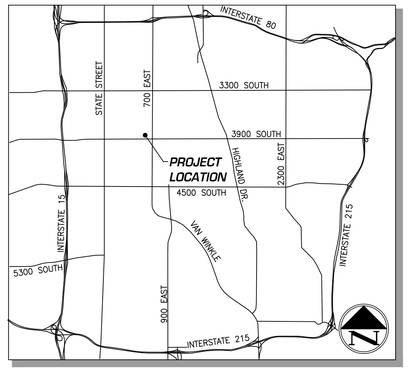
_____ FEE $

_____ SALT LAKE COUNTY RECORDER

PATH: 03_Plat (FINAL).dwg PLOTTED: February 1, 2023 4:35PM

THE MONROE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP

NOT TO SCALE

INDEX OF DRAWINGS

#	SHEET	SHEET TITLE
1	CV1	COVERSHEET
2	GN1	GENERAL NOTES
3	1 OF 3	ALTA/NSPS LAND TITLE SURVEY
4	2 OF 3	ALTA/NSPS LAND TITLE SURVEY
5	3 OF 3	ALTA/NSPS LAND TITLE SURVEY
6	1 OF 2	PRELIMINARY PLAT
7	2 OF 2	PRELIMINARY PLAT
8	2 OF 2	PRELIMINARY PLAT WITH SITE OVERLAY
9	DP1	DEMOLITION PLAN
10	SP1	SITE PLAN
11	UT1	UTILITY PLAN
12	GP-KEY	GRADING PLAN KEY SHEET
13	GP1	GRADING PLAN
14	GP2	GRADING PLAN LOTS 1 TO 15
15	GP3	GRADING PLAN LOTS 16 TO 27
16	GP4	GRADING PLAN LOTS 28 TO 37
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18	GP6	GRADING PLAN LOTS 50 TO 56
19	GP7	GRADING PLAN
20	CS1	CROSS SECTIONS
21	CS2	CROSS SECTION I
22	PP-KEY	PLAN AND PROFILE KEY SHEET
23	PP1	HEPBURN WAY STA 10+00 TO 14+00
24	PP2	HEPBURN WAY STA 14+00 TO 16+90
25	PP-3	IRENE WAY EDGE OF ASPHALT STA 9+80 TO 13+00
26	PP4	DOLORES AND BETSEY COVE STA 9+80 TO 13+50
27	PP5	BETSEY AND ELEANOR COVE STA 13+00 TO 16+00
28	PP6	SAVVY COVE STA 9+80 TO 12+50
29	PP7	RITA PLACE STA 9+80 TO 12+10
30	PP8	36" STORM DRAIN STA 9+80 TO 13+25
31	PP9	36" STORM DRAIN STA 12+50 TO 16+10
32	PP10	PARCEL C DETENTION BASIN
33	EC1	EROSION CONTROL PLAN
34	EC2	EROSION CONTROL PLAN
35	DT1	PROJECT DETAILS
36	DT2	JVWCD WATER DETAILS
37	DT3	MOID SEWER DETAILS
38	DT4	STORMTECH DETAILS
39	DT5	STORMTECH DETAILS
40	DT6	STORMTECH DETAILS
41	DT7	STORMTECH DETAILS

DEVELOPER

CW URBAN, LLC
CONTACT: WALKER WOOD
IAN CAHOON
(866) 744-2489

CIVIL ENGINEER

JT ENGINEERING, PC
7886 SOUTH 2325 EAST
SOUTH WEBER, UTAH 84405

CONTACT: JASON THOMPSON
(801) 866-7702

PROJECT DATA

ACREAGE SUMMARY	
LOTS:	1.193
PARCELS:	1.260
PRIVATE ROAD	1.357
PUBLIC R.O.W.	0.172
TOTAL AREA:	3.982
TOTAL UNITS:	56

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

PRELIMINARY
FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
1/10/2023
STATE OF UTAH

#	DATE	BY	REVISIONS DESCRIPTION
1	01/10/23	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES
COVERSHEET
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 30'
V. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
CV1
1 of 41

PATH: 01_CV1_Coversheet.dwg PLOTTED: January 10, 2023 2:35 P

A. GENERAL NOTES

1. ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN SOUTH SALT LAKE INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE SOUTH SALT LAKE CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY CODE, THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, AND ANY STATE OR FEDERAL REGULATIONS AND PERMIT REQUIREMENTS OF VARIOUS GOVERNING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT ITS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, SURVEY MONUMENTS, AND STREET IMPROVEMENTS THAT ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

5. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

6. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS SHALL BE REMOVED AND REPLACED.

7. 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 AND EXISTING SURFACES. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.

8. ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER SOUTH SALT LAKE CITY REQUIREMENTS.

9. ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

10. ALL CONSTRUCTION MATERIALS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.

11. REQUEST FOR INSPECTION BY SOUTH SALT LAKE CITY ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES MAY BE ANTICIPATED.

12. WORK IN PUBLIC WAY, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM ALL CONTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO: STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.

14. POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED BY CONTRACTOR AT NO EXPENSE TO SOUTH SALT LAKE CITY. POWER LINES AND ALL OTHER AERIAL UTILITIES ARE TO BE BURIED AND POLES REMOVED.

15. CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR A GRADE PRIOR TO CONSTRUCTION AND SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION, WITH TEST RESULTS SUBMITTED TO THE CITY ENGINEER.

16. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

17. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW, AS WELL AS PROVIDING A CITY APPROVED STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.

18. DEVELOPER IS RESPONSIBLE FOR LOCATING AND REPAIRING ALL UNDERGROUND STREETLIGHT WIRES, WATER LINES, STORM DRAIN LINES.

19. ALL PUBLICLY MAINTAINED UTILITIES INCLUDING; WATERLINES, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS FOR THE BENEFIT OF THE PUBLIC TO THE SATISFACTION OF THE CITY ATTORNEY.

20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AS-BUILT DRAWINGS THAT DEPICT ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATERLINES, IRRIGATION, STREET LIGHTING, AND POWER.

21. ASPHALT PAVING BETWEEN OCTOBER 15 AND APRIL 15 IS NOT ALLOWED.

22. ALL SANITARY SEWER INSTALLATION MUST CONFORM TO MOUNT OLYMPUS IMPROVEMENT DISTRICT STANDARDS.

B. TRAFFIC NOTES

1. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING PROMPTLY SHALL BE RESTORED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.

2. THE CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO ORDERING STREET SIGNS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL MEET CITY STANDARDS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

4. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR PER APPROVED CONSTRUCTION DRAWINGS.

5. BEFORE ANY WORK IS STARTED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING PUBLIC STREETS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PER THE CURRENT EDITION ADOPTED BY UDOT AND BE APPROVED BY SOUTH SALT LAKE CITY ENGINEER BEFORE CONSTRUCTION BEGINS.

C. STREET LIGHT NOTES

1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SOUTH SALT LAKE CITY STANDARDS AND N.E.C. (NATIONAL ELECTRIC CODE). A STREET LIGHT PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SOUTH SALT LAKE CITY FOR COMMENT AND APPROVAL. NO CONSTRUCTION MAY COMMENCE WITHOUT PRIOR SOUTH SALT LAKE CITY APPROVAL. NO DEVIATION OF STREET LIGHT, PULL BOXES, CONDUITS, ETC., OR LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY ENGINEER OR HIS/HER REPRESENTATIVE.

2. LOCATION OF THE STREET LIGHT POLE.
   A. SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.
   B. SHALL BE A MINIMUM OF 5 FEET FROM ANY TREE LIMBS AT FULL GROWTH.
   C. TREE TRUNKS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY.

3. ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.

4. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.

5. ANY STRUCTURE SUCH AS BLOCK WALLS, FENCES, RETAINING WALLS, ETC. SHALL LEAVE A MINIMUM OF EIGHTEEN (18) INCHES TO THE FACE OF THE STREET LIGHT POLE ON ALL SIDES.

6. ALL SERVICE POINT(S) SHALL BE COORDINATED WITH ROCKY MOUNTAIN POWER AND WHENEVER POSSIBLE BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINT(S) SHALL BE SHOWN ON THE PLANS WITH A SCHEMATIC FROM ROCKY MOUNTAIN POWER. POLE LOCATIONS AS SHOWN ON THE APPROVED PLANS MAY BE ADJUSTED IN THE FIELD BY THE CITY ENGINEERING PRIOR TO INSTALLATION AT NO COST TO THE CITY.

7. IN THE ABSENCE OF AN EXISTING WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUITS SUBJECT TO APPROVAL BY ROCKY MOUNTAIN POWER AND THE CITY ENGINEER.

8. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF THE STREET LIGHT CIRCUITS AND/OR STREETLIGHT POLES, THOSE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER, THE CITY, AND ROCKY MOUNTAIN POWER BEFORE THE STREET LIGHT BASES ARE CONSTRUCTED. THE RESOLUTION MUST BE APPROVED IN WRITING BY SOUTH SALT LAKE CITY ENGINEER AND ROCKY MOUNTAIN POWER.

9. THE CONTRACTOR SHALL FURNISH A COMPLETE SERVICE TO THE TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS AND/OR IS DEEMED NECESSARY BY ROCKY MOUNTAIN POWER OR THE SOUTH SALT LAKE CITY ENGINEER.

10. A STREET LIGHT PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SOUTH SALT LAKE CITY FOR COMMENT AND APPROVAL PRIOR TO CONSTRUCTION.

11. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A 10 DAY BURN TEST OF THE STREET LIGHTS AFTER THEY ARE CONNECTED AND ENERGIZED BY ROCKY MOUNTAIN POWER. THIS TEST SHALL BE COORDINATED AND WITNESSED BY THE CITY ENGINEER.

D. GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR AND SUBMITTED FOR REVIEW BY AND APPROVAL OF THE CITY ENGINEER TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL CUT AND FILL SLOPES SHALL BE PROTECTED FROM EXPOSURE TO THE ELEMENTS UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER.

6. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE PUBLIC WORKS DEPARTMENT AND JORDAN VALLEY WATER CONSERVANCY DISTRICT.

7. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHTS-OF WAY IN A CLEAN, SAFE, AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK, OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IN A CLEAN, SAFE, AND USABLE CONDITION.

8. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEMS ARE REQUIRED THAT ARE NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT ITS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS, AND BARRICADES, ETC.

9. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

E. FIRE DEPARTMENT NOTES

1. ON ANY NEW BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY FOR FIRE FLOW.

2. CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT, MOUNT OLYMPUS IMPROVEMENT DISTRACT, AND THE CITY ENGINEERING INSPECTOR FOR UNDERGROUND INSPECTION, PRESSURE, AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING THE LINES.

3. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE PRECEDED BY WRITTEN APPROVAL OF THE CITY ENGINEER BEFORE BEING CONSTRUCTED.

4. A FLOW TEST MUST BE WITNESSED AND APPROVED BY THE SOUTH SALT LAKE CITY FIRE DEPARTMENT PRIOR TO CONSTRUCTION AND OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY AND FIRE FLOW.

5. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED, A.W.W.A. APPROVED, AND MEET CITY STANDARDS.

6. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN FORTY-FIVE FEET (45') OUTSIDE RADIUS AND TWENTY-TWO FEET (22') INSIDE RADIUS AND SHALL BE PAVED.

7. ROADS AND ACCESSES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS. SURFACE SHALL BE PAVED BEFORE THE INTRODUCTION OF COMBUSTIBLE MATERIAL TO THE PROPERTY.

F. WATER NOTES

1. THE FOLLOWING WATER NOTES ARE INTENDED FOR GENERAL WATER STANDARDS ONLY AND ARE NOT ALL INCLUSIVE. JORDAN VALLEY WATER CONSERVANCY DISTRICT (JVWCD) STANDARDS AND SPECIFICATIONS ARE TO BE REVIEWED CAREFULLY BY THE CONTRACTOR AND MUST BE COMPLYED WITH AT ALL TIMES.

2. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT AND JORDAN VALLEY WATER CONSERVANCY DISTRICT FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING INSPECTOR.

3. CITY WORK WITHIN SOUTH SALT LAKE CITY SHALL CONFORM TO SOUTH SALT LAKE AND JVWCD STANDARDS AND SPECIFICATIONS, NSF/ANSI 61, AWWA, APWA, AND THE UTAH DIVISION OF DRINKING WATER STANDARDS.

4. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED (PER AWWA C651-05), FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE JVWCD CULINARY WATER DISTRIBUTION SYSTEM. (PER AWWA STANDARDS)

5. JVWCD MUST APPROVE WATER SHUT DOWN WHICH MAY REQUIRE EVENING AND WEEKEND SHUT DOWN AS DEEMED NECESSARY, REQUIRING THE CONTRACTOR TO BE BILLED FOR OVERTIME. AT A MINIMUM, A 48 HOUR NOTICE IS REQUIRED.

6. ALL LINES TO BE PRESSURE TESTED ACCORDING TO JVWCD AND AWWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.

7. NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED IN WRITING BY THE JVWCD ENGINEER, AND THAT WRITTEN APPROVAL HAS BEEN FILED WITH THE CITY AND WITH BLUESTAKES.ORG.

8. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE JVWCD ENGINEER AND THE CITY ENGINEER.

9. ALL WATER VAULTS WILL BE CONSTRUCTED PER JVWCD STANDARD DRAWINGS AND SPECIFICATIONS. NO VAULTS ARE ALLOWED IN TRAFFIC AREAS WITHOUT PRIOR WRITTEN APPROVAL OF THE JVWCD ENGINEER AND THE CITY ENGINEER.

10. LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.

11. ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND JVWCD WATER IS FLOWING THROUGH THE PIPE, ONLY JVWCD PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.

12. ALL FITTINGS TO BE INSTALLED PER JVWCD STANDARDS AND SPECIFICATIONS.

13. MAIN WATER LINES SHALL CROSS ABOVE SANITARY SEWER MAIN LINES AND SHALL BE SEPARATED BY A MINIMUM OF 18" VERTICALLY.

14. MAIN WATER LINES SHALL BE SEPARATED HORIZONTALLY FROM SANITARY SEWER LINES A MINIMUM OF 10 FEET.

15. MAIN WATER LINES SHALL BE BURIED A MINIMUM OF 5' BELOW FINISHED GRADE.

16. ALL PIPES AND FITTINGS MUST BE LEAD FREE.

17. MANUFACTURER'S INSTALLATION PROCEDURES ARE TO BE FOLLOWED FOR THE FOLLOWING PIPE TYPES, WHERE USED:
   - DUCTILE IRON PIPE: AWWA C600-10
   - PVC PIPE: ASTM D2774 AND AWWA M23
   - HDPE PIPE: ASTM D2774 AND AWWA M55
   - STEEL PIPE: AWWA C604-11

18. NO PIPE MAY BE DROPPED INTO A TRENCH.

19. THRUST BLOCKING, ANCHORING, TIE RODS, OR RESTRAINTS ARE REQUIRED FOR ALL TEES, BENDS, PLUGS, AND HYDRANTS PER APWA AND AWWA STANDARDS AND SPECIFICATIONS.

20. WATER SYSTEM TO BE PRESSURE AND LEAK TESTED PER AWWA C600-10.

21. OPEN ENDS OF PIPE TO BE SEALED AT END OF DAY'S CONSTRUCTION PER APWA AND AWWA STANDARDS AND SPECIFICATIONS.

22. CONTRACTOR TO PROTECT EXISTING WATER AND SEWER LINES IN PLACE.

23. CONSTRUCTION WATER TO BE DISPOSED WITH IN ACCORDANCE WITH UAC R309-500.

G. SANITARY SEWER NOTES

1. ALL WORK SHALL REQUIRE A PERMIT AND BE PERFORMED ACCORDING TO THE MT. OLYMPUS IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. THEY MAY BE CONTACTED AT (801) 262-2906.

LEGEND

	BOUNDARY
	RIGHT OF WAY
	LOT LINE
	CENTERLINE
	PUE&D
	SIDEWALK
	CURB AND GUTTER
	ASPHALT ROADWAY
4590	PROPOSED MAJOR CONTOUR
4586	PROPOSED MINOR CONTOUR
4592	EXISTING MAJOR CONTOUR
4590	EXISTING MINOR CONTOUR
	DAYLIGHT - FILL
	DAYLIGHT - CUT
SW	EX. SECONDARY WATER (SIZE AS NOTED)
SS	EX. SANITARY SEWER (SIZE AS NOTED)
W	EX. CULINARY WATER (SIZE AS NOTED)
SD	EX. STORM DRAIN (SIZE AS NOTED)
8"PI	SECONDARY WATER - PVC C900 (SIZE AS NOTED)
8" SD	STORM DRAIN - RCP CLASS III (SIZE AS NOTED)
8"W	CULINARY WATER - PVC C900 (SIZE AS NOTED)
8" SS	SANITARY SEWER - PVC SDR35 (SIZE AS NOTED)
	SEWER MANHOLE (EX. & PROP.)
	STREET LIGHT (EX. & PROP.)
	WATER VALVE (EX. & PROP.)
	PIPE FITTINGS
	BLOW OFF
	FIRE HYDRANT (EX. & PROP.)
	STORM DRAIN INLET (EX. & PROP.)
SL	SEWER SERVICE LATERAL
	WATER METER AND SERVICE LATERAL
	SECONDARY WATER SERVICE LATERAL
4.8%	SLOPE OF PROP./EX. GRADE ARROW POINTS DOWN GRADIENT

ABBREVIATIONS

AC	ASPHALT CONCRETE PAVEMENT
BV	BUTTERFLY VALVE
BLDG.	BUILDING
CI	CAST IRON
℄	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
COM	COMPRESSION FITTING
CONC	CONCRETE
CONST	CONSTRUCT
CTS	COPPER TUBE STEEL
C.Y.	CUBIC YARD
d	DEPTH OF FLOW
D	DIAMETER OF PIPE
DWG	DRAWING
DIA	DIAMETER
DIM.	DIMENSION
DIP	DUCTILE IRON PIPE
E	EAST
EA	EACH
EL, ELEV	ELEVATION
ESMT	EASEMENT
EW	EACH WAY
EXIST OR EX	EXISTING
FIT	FEMALE IRON PIPE FITTING
FM	FORCE MAIN
FRP	FIBERGLASS REINFORCED PLASTIC
FL	FLOW LINE
FLG	FLANGE FITTING
FE	FLANGE END
FT	FOOT
FPS	FEET PER SECOND
GV	GATE VALVE
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
", IN	INCH(ES)
INV	INVERT
LT	LEFT
MAX	MAXIMUM
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MJ	MECHANICAL JOINT FITTING
N	NORTH, FRICTION FACTOR
N/A	NOT APPLICABLE
#, NO	NUMBER
NTS	NOT TO SCALE
PERM	PERMANENT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
ℙ	PROPERTY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PWD	PUBLIC WORKS DEPARTMENT
Q	RATE OF FLOW
REINF	REINFORCEMENT, REINFORCING
REQD	REQUIRED
RES	RESERVOIR
REV	REVISION
RT	RIGHT
R/W	RIGHT OF WAY
S	COUTH, SLOPE
ST STL	STAINLESS STEEL
STD	STANDARD
STA	STATION
TEMP	TEMPORARY
TYP	TYPICAL
UBC	UNTREATED BASE COURSE
UNO	UNLESS NOTED OTHERWISE
V	VELOCITY
VERT	VERTICAL
W	WEST

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JT ENGINEERING
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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DATE	BY	DESCRIPTION
			REVISIONS

THE MONROE TOWNHOMES
GENERAL NOTES
600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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SHEET NO.
GN1
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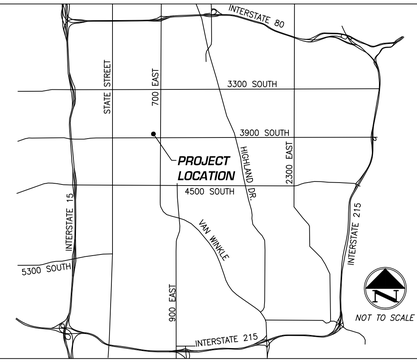
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LEGEND, SYMBOLS, AND ABBREVIATIONS

	SECTION CORNER AS NOTED	12"SS	SANITARY SEWER PIPE (SIZE AS NOTED)
	1/4 CORNER AS NOTED	24"W	CULINARY WATER PIPE (SIZE AS NOTED)
	BOUNDARY CORNER, SET 5/8" RBC MARKED LS#10708886 WHERE INDICATED	8"IRR	SECONDARY WATER PIPE (SIZE AS NOTED)
	BOUNDARY LINE	18"SD	STORM DRAIN PIPE (SIZE AS NOTED)
	SECTION LINE	GAS	GAS PIPE (SIZE AS NOTED)
	PARCEL LINE (INTERIOR)	BE	BURIED ELECTRICAL (SIZE AS NOTED)
	PARCEL LINE (EXTERIOR)	OHP	OVERHEAD POWER
4750	EX. MAJOR CONTOUR LINE	COMM	COMMUNICATION LINES
	EX. MINOR CONTOUR LINE	FIRE HYDRANT	S.D. MANHOLE
	PRECAST FENCE	WATER METER	S.D. CURB INLET BOX
	WOOD FENCE	IRRIGATION SERVICE	S.D. INLET BOX
	VINYL FENCE	WATER VALVE	S.D. COMBINATION BOX
	CHAIN LINK FENCE	IRRIGATION VALVE	S.S. MANHOLE
	DITCH FLOWLINE	STREET LIGHT	S.S. LATERAL
	ASPHALT PAVEMENT	STREET MONUMENT	POWER POLE WITH STREET LIGHT
	CURB AND GUTTER	TREES/SHRUBS	APPROXIMATE EXTENT OF TREE COVER
	BUILDING		

TYP	TYPICAL
ROW	RIGHT OF WAY
EX	EXISTING
(R1)	SEE SURVEYS REFERENCED IN GENERAL NOTE 4A
(R2)	SEE PLAT REFERENCED IN GENERAL NOTE 4B
(MEAS)	MEASURED
MON	MONUMENT
RBC	REBAR AND CAP
S.S.	SANITARY SEWER
S.D.	STORM DRAIN
#	EXCEPTION # FROM TITLE REPORT (SEE GENERAL NOTE 3)

VICINITY MAP



SURVEYORS NARRATIVE:

AT THE REQUEST OF CW URBAN, LLC, A SURVEY WAS PERFORMED IN CONFORMANCE WITH THE MINIMUM STANDARDS FOR AN ALTA/NSPS LAND TITLE SURVEY AND SATISFIES THE FOLLOWING TABLE "A" ALTA ITEMS (2, 4, 5, AND 13) AS DEFINED BY THE CLIENT AND AS INDICATED IN THE SURVEYOR'S CERTIFICATE, AND THE FINAL BOUNDARY DETERMINATION IS SUPPORTED BY THE FOLLOWING: A TITLE REPORT FURNISHED BY THE CLIENT (SEE GENERAL NOTE 1), ADJACENT SUBDIVISION AND SURVEYS FOR THE SUBJECT PROPERTY AND ADJACENT PROPERTIES (SEE GENERAL NOTE 4) WHICH BOUNDS THE SUBJECT PARCEL ON THE NORTH AND EAST SIDES OF THE SURVEY. EVIDENCE OF OCCUPATION, FOUND MONUMENTS, SUPPORTING LEGAL DOCUMENTS AND PREVIOUS SURVEYS WERE ALL TAKEN INTO CONSIDERATION WHEN FINALIZING THE OVERALL BOUNDARY OF THE SURVEY SHOWN HEREON.

BASIS OF BEARINGS:

THE BEARING NORTH 89°58'25" WEST ALONG THE MONUMENT LINE BETWEEN THE MONUMENT AT THE INTERSECTION OF 500 EAST AND 3900 SOUTH AND THE MONUMENT AT THE INTERSECTION OF 700 EAST AND 3900 SOUTH, AS MEASURED AND SHOWN HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE:

1) CW URBAN, LLC
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2021.

DATE OF MAP: APRIL 20, 2022

WILLIS D. LONG
LICENSE NO. 10708886

LICENSED PROFESSIONAL SURVEYOR
4-20-22
WILLIS D LONG
10708886
STATE OF UTAH

PROPERTY DESCRIPTION:

(AS SURVEYED, OVERALL BOUNDARY FOR PARCELS 1, 2, 3, 4, 5, 6, 8 & 9)

ALL OF THAT CERTAIN PROPERTY COMPRISED OF EIGHT (8) INDIVIDUAL PARCELS HEREAFTER TO BE KNOWN AS PARCELS 1, 2, 3, 4, 5, 6, 8, & 9 AND REFERENCED BY THE VESTING DOCUMENTS LISTED AT THE END OF THIS DESCRIPTION.

PARCELS 1 THROUGH 6, AND PARCEL 8 ARE LOCATED WITHIN LOT 2 OF BLOCK 19, TEN ACRE PLAT "A" BIG FIELD SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. PARCEL 9 IS LOCATED WITHIN LOTS 1 AND 2 OF SAID BLOCK 19. THE EXTERIOR BOUNDARY FOR SAID PARCELS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT LOCATED AT THE INTERSECTION OF 500 EAST AND 3900 SOUTH STREETS AND RUNNING THENCE, SOUTH 89°58'25" EAST, A DISTANCE OF 794.47 FEET; THENCE, NORTH 00°12'23" EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 19; THENCE, NORTH 00°12'23" EAST A DISTANCE OF 7.00 FEET TO THE POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 3900 SOUTH STREET AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, NORTH 89°58'25" WEST, ALONG THE NORTHERLY SIDELINE OF SAID 3900 SOUTH STREET AND THE SOUTHERLY LINE OF PARCELS 1 THROUGH 6, A DISTANCE OF 365.70 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE, NORTH 00°01'33" EAST, ALONG THE WEST LINE OF PARCEL 1, A DISTANCE OF 141.50 FEET TO THE NORTHWEST CORNER OF PARCEL 1; THENCE, SOUTH 89°58'25" EAST, ALONG THE NORTHERLY LINE OF PARCELS 1, 2, 3, & 4, A DISTANCE OF 203.19 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 4; THENCE, NORTH 00°12'23" EAST, ALONG THE WEST LINE OF PARCELS 9 & 8, A DISTANCE OF 170.97 FEET TO THE NORTHWEST CORNER OF PARCEL 8 AND THE SOUTHWEST CORNER OF LOT 2 OF THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P AT PAGE 216, OF OFFICIAL RECORDS; THENCE, CONTINUING ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2, THE SOUTHERLY AND THE WESTERLY LINES OF LOT 1 OF SAID CENTER SQUARE SUBDIVISION, THE FOLLOWING 7 COURSES: (1) SOUTH 89°58'48" EAST, A DISTANCE OF 132.93 FEET; (2) NORTH 00°12'24" EAST, A DISTANCE OF 54.00 FEET; (3), SOUTH 89°59'03" EAST, A DISTANCE OF 30.06 FEET; (4) NORTH 00°12'23" EAST, A DISTANCE OF 36.05 FEET; (5) SOUTH 89°59'08" EAST, A DISTANCE OF 199.88 FEET; (6) SOUTH 00°12'11" WEST, A DISTANCE OF 52.54 FEET; (7) SOUTH 89°59'06" EAST, A DISTANCE OF 33.35 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED A QUIT CLAIM DEED RECORDED AS ENTRY No. 10639758, IN BOOK 9694, AT PAGE 3031, OF OFFICIAL RECORDS; THENCE, SOUTH 00°11'40" WEST, ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF PARCEL 9, A DISTANCE OF 350.05 FEET TO THE NORTHERLY SIDELINE OF 3900 SOUTH STREET; THENCE NORTH 89°58'25" WEST, A DISTANCE OF 233.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 19, AND THE POINT OF BEGINNING.

CONTAINS 3.981 ACRES, MORE OR LESS

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND TRAFFIC AND VEHICULAR PARKING AS DISCLOSED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED AUGUST 2, 2002 AS ENTRY NO. 831054 7 IN BOOK 8628 AT PAGE 2329 OF OFFICIAL RECORDS.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ALL UTILITIES AND DRAINAGE SYSTEMS AS DISCLOSED AGREEMENT RECORDED MAY 12, 2005 AS ENTRY NO. 9375372 IN BOOK 9130 AT PAGE 2898 OF OFFICIAL RECORDS.

THE PARCELS INCLUDED IN THE DESCRIPTION ABOVE ARE DESCRIBED IN THE VESTING DOCUMENTS LISTED BELOW, PROVIDED BY OLD REPUBLIC TITLE, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 1: WARRANTY DEED RECORDED ON JANUARY 30, 2015 AS ENTRY No. 11985338, IN BOOK 1029, AT PAGE 7392. PARCEL 2: WARRANTY DEED RECORDED ON APRIL 1, 2005 AS ENTRY No. 9338477, IN BOOK 9113, AT PAGE 2666. PARCEL 3: WARRANTY DEED RECORDED ON MARCH 13, 1997 AS ENTRY No. 6593283, IN BOOK 7618, AT PAGE 1111. PARCEL 4: WARRANTY DEED RECORDED ON FEBRUARY 13, 1979 AS ENTRY No. 3236156, IN BOOK 4813, AT PAGE 268. PARCEL 5: WARRANTY DEED RECORDED ON OCTOBER 23, 2006 AS ENTRY No. 9884995, IN BOOK 9369, AT PAGE 5094. PARCEL 6: WARRANTY DEED RECORDED ON APRIL 1, 2005 AS ENTRY No. 9338451, IN BOOK 9113, AT PAGE 2503.

PARCEL 8: WARRANTY DEED RECORDED ON JANUARY 27, 1994 AS ENTRY No. 5724647, IN BOOK 6860, AT PAGE 1786.

LESS AND EXCEPTING THAT PORTION LYING WITH THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P, AT PAGE 216.

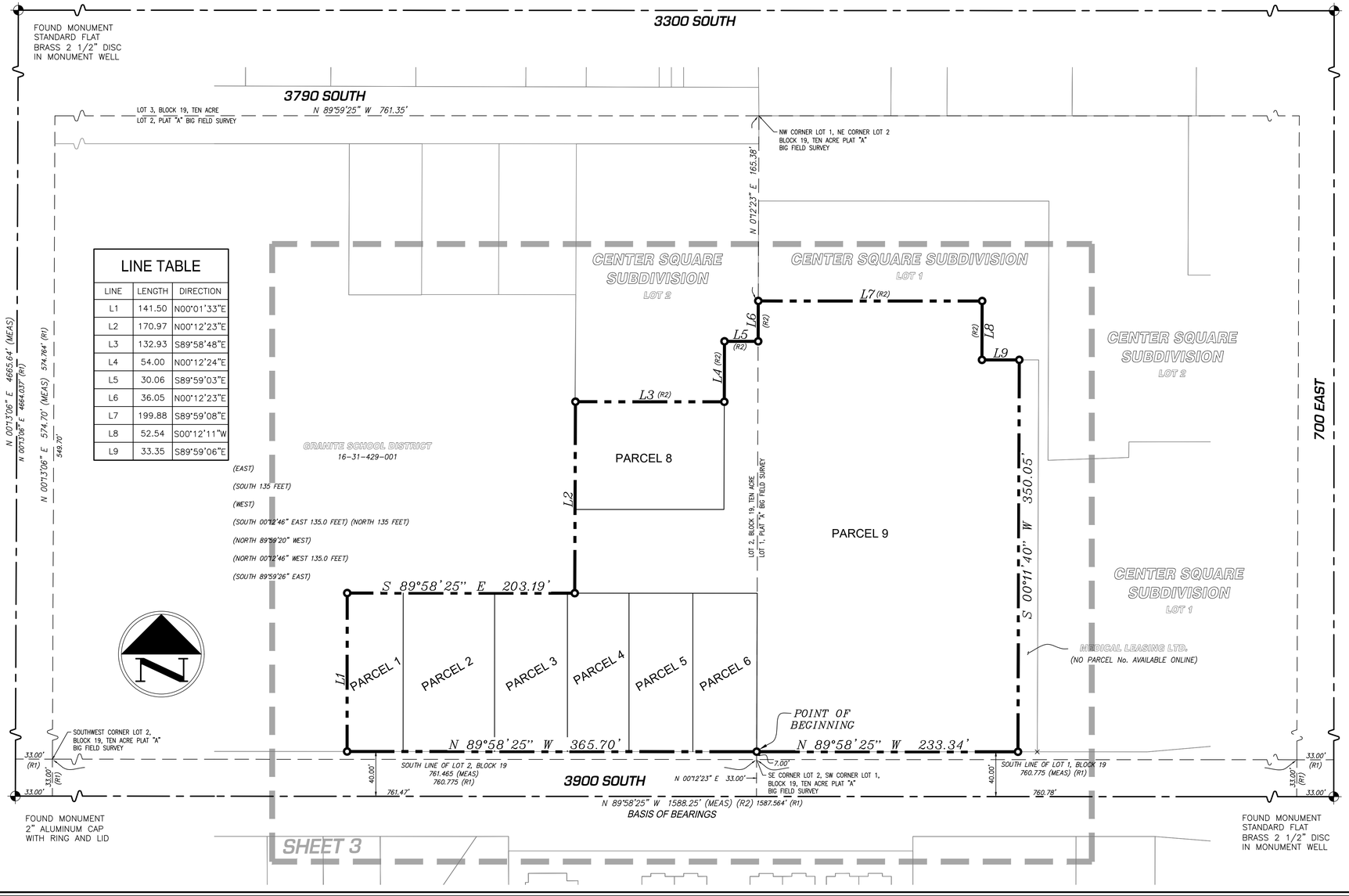
PARCEL 9: WARRANTY DEED RECORDED ON JANUARY 27, 1994 AS ENTRY No. 5724646, IN BOOK 6860, AT PAGE 1783.

LESS AND EXCEPTING THAT PORTION LYING WITH THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P, AT PAGE 216.

ALSO LESS AND EXCEPTING THAT PORTION LYING WITHIN THE PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED ON MARCH 5, 2009 AS ENTRY No. 10639758, IN BOOK 9694, AT PAGE 3031.

(NOTE, PARCEL 7 WAS NOT USED IN THIS DESCRIPTION ON PURPOSE. THESE PARCEL NUMBERS ARE CONSISTENT WITH THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY JTE ENGINEERING, PC AND LAYTON SURVEYS IN MARCH 2021)

BASIS OF BEARINGS / SECTION DETAIL & KEY MAP



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	141.50	N00°01'33"E
L2	170.97	N00°12'23"E
L3	132.93	S89°58'48"E
L4	54.00	N00°12'24"E
L5	30.06	S89°59'03"E
L6	36.05	N00°12'23"E
L7	199.88	S89°59'08"E
L8	52.54	S00°12'11"W
L9	33.35	S89°59'06"E

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702
jason@tengpc.com

REVISIONS

#	DATE	DESCRIPTION
1	3/11/21	RELEASED TO CLIENT
2	7/22/21	ADD EXISTING GAS LINES
3	4/20/22	SEE GENERAL NOTE 7 ON SHEET 2

MEDICAL LEASING LTD. PROPERTY

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
SCALE: 1" = 50'
DRAWN BY: JHT
CHECKED BY: WDL
PROJECT No: 210205

SHEET NO.
1 OF 3

PATH: 3900 South ALTA - DELTA 2.dwg PLOTTED: April 20, 2022 1:50PM

LICENSED PROFESSIONAL SURVEYOR
4-20-22
WILLIS D LONG
10708886
UTAH

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON THE FILE NO. 2153677CM, DATED JANUARY 19, 2021 PREPARED AND ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

2) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.

3) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE OF REFERENCED COMMITMENTS FOR TITLE INSURANCE, SCHEDULE B, PART II:

ITEMS 1–4 NOT ADDRESSED BY THIS SURVEY

ITEM 5 IT IS THE INTENT OF THIS SURVEY TO REPRESENT A CORRECT SURVEY

ITEMS 6–20 NOT ADDRESSED BY THIS SURVEY

ITEM [21] IN FAVOR OF: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: A RIGHT OF WAY AND EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS UNDERGROUND TELEPHONE AND TELEGRAPH CABLES.
RECORDED: AUGUST 26, 1963; ENTRY No. 1942036 (ALSO HANDWRITTEN AS 1924036); IN BOOK 2091, AT PAGE 175
SURVEYOR'S NOTE: APPEARS TO AFFECTS PARCEL 1, AS SHOWN HEREON

ITEM [22] IN FAVOR OF: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: A RIGHT OF WAY AND EASEMENT AND RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES AS MAY BE REQUIRED.
RECORDED: FEBRUARY 11, 1976; ENTRY No. 2784776; IN BOOK 4102, AT PAGE 63.
SURVEYOR'S NOTE: APPEARS TO AFFECTS PARCEL 9, AS SHOWN HEREON.

ITEM [23] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821379; IN BOOK 4223, AT PAGE 8.
SURVEYOR'S NOTE: APPEARS TO AFFECTS PARCEL 9, AS SHOWN HEREON.

ITEM [24] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821381; IN BOOK 4223, AT PAGE 10.
SURVEYOR'S NOTE: APPEARS TO BE THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 23 AND APPEARS TO AFFECT PARCEL 9, AS SHOWN HEREON.

ITEM [25] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821384; IN BOOK 4223, AT PAGE 13.
SURVEYOR'S NOTE: APPEARS TO BE THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 23 AND APPEARS TO AFFECT PARCEL 9, AS SHOWN HEREON.

ITEM [26] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821387; IN BOOK 4223, AT PAGE 16.
SURVEYOR'S NOTE: APPEARS TO BE THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 23 AND APPEARS TO AFFECT PARCEL 9, AS SHOWN HEREON.

ITEM [27] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821389; IN BOOK 4223, AT PAGE 18.
SURVEYOR'S NOTE: APPEARS TO BE THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 23 AND APPEARS TO AFFECT PARCEL 9, AS SHOWN HEREON.

ITEM [28] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821393; IN BOOK 4223, AT PAGE 22.
SURVEYOR'S NOTE: APPEARS TO BE THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 23 AND APPEARS TO AFFECT PARCEL 9, AS SHOWN HEREON.

ITEM [29] BETWEEN: MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH SALT LAKE SURGICAL CENTER, AND MEDWOOD, L.C.
PURPOSE: A NON–EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND TRAFFIC AND VEHICULAR PARKING.
RECORDED: AUGUST 2, 2002; ENTRY No. 8310547; IN BOOK 8628, AT PAGE 2329.
SURVEYOR'S NOTE: BLANKET EASEMENT, APPEARS TO AFFECT PARCELS 8 & 9

ITEM [30] IN FAVOR OF: UTAH POWER AND LIGHT COMPANY
PURPOSE: AN OVERHANG EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRICAL POWER LINES, TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES.
RECORDED: OCTOBER 25, 2002; ENTRY No. 8397663; IN BOOK 8671, AT PAGE 6659.
SURVEYOR'S NOTE: APPEARS TO AFFECT THE SOUTH 15 FEET OF PARCEL 2, AS SHOWN HEREON.

ITEM [31] IN FAVOR OF: UTAH POWER AND LIGHT COMPANY
PURPOSE: AN OVERHANG EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRICAL POWER LINES, TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES.
RECORDED: OCTOBER 25, 2002; ENTRY No. 8397668; IN BOOK 8671, AT PAGE 6674
SURVEYOR'S NOTE: APPEARS TO AFFECT THE SOUTH 15 FEET OF PARCEL 1, AS SHOWN HEREON.

ITEM [32] IN FAVOR OF: UTAH POWER AND LIGHT COMPANY
PURPOSE: AN OVERHANG EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRICAL POWER LINES, TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES.
RECORDED: DECEMBER 19, 2002; ENTRY No. 8466578; IN BOOK 8706, AT PAGE 4229
SURVEYOR'S NOTE: APPEARS TO AFFECT THE SOUTH 15 FEET OF PARCEL 6, AS SHOWN HEREON.

ITEM [33] IN FAVOR OF: UTAH POWER AND LIGHT COMPANY
PURPOSE: AN OVERHANG EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRICAL POWER LINES, TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES.
RECORDED: APRIL 2, 2003; ENTRY No. 8594842; IN BOOK 8770, AT PAGE 1093
SURVEYOR'S NOTE: APPEARS TO AFFECT THE SOUTH 15 FEET OF PARCEL 5, AS SHOWN HEREON.

ITEM [34] IN FAVOR OF: UTAH POWER AND LIGHT COMPANY
PURPOSE: AN OVERHANG EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRICAL POWER LINES, TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES.
RECORDED: AUGUST 26, 2003; ENTRY No. 8789729; IN BOOK 8869, AT PAGE 8498
SURVEYOR'S NOTE: APPEARS TO AFFECT THE SOUTH 15 FEET OF PARCELS 3 & 4, AS SHOWN HEREON.

ITEM [35] BETWEEN: MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH SALT LAKE SURGICAL CENTER, AND CENTER SQUARE MEDICAL, LTD.
PURPOSE: A NON–EXCLUSIVE EASEMENT FOR EXISTING AND FUTURE UTILITIES AND DRAINAGE SYSTEMS.
RECORDED: MAY 12, 2005; ENTRY No. 9375372; IN BOOK 9130, AT PAGE 2898
SURVEYOR'S NOTE: BLANKET EASEMENT, AFFECTS PARCELS 8 & 9

ITEM 36 NOT WITHSTANDING THOSE ITEMS DESCRIBED HEREIN ABOVE, THE LAND IS ALSO SUBJECT TO AND ADDITIONAL DISCREPANCIES OR CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN A.L.T.A. SURVEY (MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS"), MAY DISCLOSE.

ITEMS 37–38 NOT ADDRESSED BY THIS SURVEY

4) DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY, NOT LISTED ABOVE OR IN THE AS–SURVEYED DESCRIPTIONS, ARE AS FOLLOWS:

A. BLOCKS 19, 20, 10 – ACRE PLAT "A", AREA REFERENCE PLAT, PREPARED BY THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR, DATE CONVERTED: 11/12/92, REVISION 13, 8–8–08.
B. CENTER SQUARE SUBDIVISION RECORDED AUGUST 29, 2008, AS ENTRY No. 10510247 IN BOOK 2008P, AT PAGE 216, OF OFFICIAL RECORDS.
C. RECORD OF SURVEY DATED SEPTEMBER 30, 2008, SIGNED AND CERTIFIED BY RICHARD W. MILLER, MILLER ASSOCIATES, INC, FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS FILE NUMBER S2009–01–0059.
D. RECORD OF SURVEY DATED SEPTEMBER 20, 2012, SIGNED AND CERTIFIED BY ROBERT R. HERMANSON OF BUSH & GUDGELL, INC., FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS FILE NUMBER S2013–06–0227.
E. RECORD OF SURVEY DATED JUNE 27, 2001, SIGNED AND CERTIFIED BY MICHAEL D. HOFFMAN, MONEI ENGINEERING AND LAND SURVEYING, LC, FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS FILE NUMBER S01–08–0552.

5) SUBJECT PROPERTY IS LOCATED AT 547 EAST 3900 SOUTH, SOUTH SALT LAKE, UTAH 84107 AS PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE

6) EXISTING GAS LINES SHOWN ARE BASED ON MAPS PROVIDED BY DOMINION ENERGY.

7) AT THE REQUEST OF THE CLIENT, CW URBAN, LLC, PARCELS 7 AND 10 WERE REMOVED FROM THIS SURVEY AS PART OF DELTA REVISION No. 2. THESE PARCELS HAVE BEEN SOLD AND ARE NO LONGER OWNED BY CLIENT AND ARE NOT A PART OF THEIR PROPOSED DEVELOPMENT.

PROPERTY DESCRIPTION:

(AS DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE)

PARCEL 1:

BEGINNING 315.7 FEET WEST AND 7 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE WEST 50 FEET; THENCE NORTH 141.5 FEET; THENCE EAST 50 FEET; THENCE SOUTH 141.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING 234 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE WEST 81.7 FEET; THENCE NORTH 148.5 FEET; THENCE EAST 81.7 FEET; THENCE SOUTH 148.5 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 3, 1976 AS ENTRY NO. 2791143 IN BOOK 4124 AT PAGE 29, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR HIGHWAY PURPOSES KNOWN AS PROJECT NO. CR–220(2) BEING PART OF AN ENTIRE TRACT OF PROPERTY IN LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 234 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE WEST 81.7 FEET; THENCE NORTH 7.0 FEET; THENCE EAST 81.7 FEET; THENCE SOUTH 7.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING 525 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE NORTH 148.5 FEET; THENCE EAST 15 FEET; THENCE SOUTH 148.5 FEET; THENCE WEST 15 FEET TO BEGINNING.

ALSO:
COMMENCING 540 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE NORTH 148.5 FEET; THENCE EAST 50 FEET; THENCE SOUTH 148.5 FEET; THENCE WEST 50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 26, 1975 AS ENTRY NO. 2746132 IN BOOK 3981 AT PAGE 266 AND BY THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 26, 1975 AS ENTRY NO. 2746133 IN BOOK 3981 AT PAGE 267, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR HIGHWAY PURPOSES KNOWN AS PROJECT NO. CR–220(2) BEING PART OF AN ENTIRE TRACT OF PROPERTY IN LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 525 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE EAST 65 FEET; THENCE NORTH 7.0 FEET; THENCE WEST 65 FEET; THENCE SOUTH 7.0 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT ON THE NORTH LINE OF 3900 SOUTH STREET 590 FEET EAST AND 7 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 19 TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE NORTH 141.5 FEET; THENCE EAST 55 FEET; THENCE SOUTH 141.5 FEET; THENCE WEST 55 FEET TO BEGINNING.

PARCEL 5:

BEGINNING AT A POINT WHICH IS WEST 57.0 FEET FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY; RUNNING THENCE WEST 57.0 FEET; THENCE NORTH 148.5 FEET; THENCE EAST 57.0 FEET; THENCE SOUTH 148.5 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 21, 1975 AS ENTRY NO. 2762459 IN BOOK 4033 AT PAGE 168, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 57 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE WEST 57 FEET; THENCE NORTH 7.0 FEET; THENCE EAST 57 FEET; THENCE SOUTH 7.0 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE WEST 57 FEET; THENCE NORTH 148.5 FEET; THENCE EAST 57 FEET; THENCE SOUTH 148.5 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF SAID PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED MAY 25, 1976 AS ENTRY NO. 2817796 IN BOOK 4210 AT PAGE 404 THAT CERTAIN WARRANTY DEED RECORDED MAY 25, 1976 AS ENTRY NO. 2817797 IN BOOK 4210 AT PAGE 405, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE WEST 57 FEET; THENCE NORTH 7.0 FEET; THENCE EAST 57 FEET; THENCE SOUTH 7.0 FEET TO THE POINT OF BEGINNING.

PARCEL 7: (SURVEYOR'S NOTE: NOT ADDRESSED BY THIS SURVEY, SEE GENERAL NOTE 7)

BEGINNING AT A POINT 231.96 FEET NORTH 89°59'26" WEST AND 24.75 FEET SOUTH 0°12'38" WEST FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE NORTH 89°59'26" WEST 68.74 FEET; THENCE SOUTH 0°12'46" EAST 135.0 FEET; THENCE SOUTH 89°59'20" EAST 68.74 FEET; THENCE NORTH 0°12'38" EAST 135.0 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

BEGINNING NORTH 0°12'23" EAST 148.69 FEET AND NORTH 89°58'40" WEST 163.33 FEET AND NORTH 0°12'30" EAST 74.61 FEET FROM THE SOUTHWEST CORNER OF LOT L, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE SOUTH 89°58'48" EAST 133.26 FEET; THENCE NORTH 0°12'24" EAST 96.21 FEET; THENCE NORTH 89°58'48" WEST 132.93 FEET; THENCE SOUTH 0°12'30" WEST 96.25 FEET TO THE POINT OF BEGINNING.

PARCEL 9:

BEGINNING NORTH 0°12'23" EAST 7 FEET FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE NORTH 0°12123 11 EAST 141.69 FEET; THENCE NORTH 89°58'40" WEST 163.33 FEET; THENCE NORTH 0°12'30" EAST 74.61 FEET; THENCE SOUTH 89°58'4811 EAST 133.26 FEET; THENCE NORTH 0°12'2411 EAST 150.21 FEET; THENCE SOUTH 89°59103 11 EAST 30.06 FEET; THENCE NORTH 0°12'2311 EAST 36.05 FEET; THENCE SOUTH 89°59'0811 EAST 199.88 FEET; THENCE SOUTH 0°12'1L11 WEST 52.54 FEET; THENCE SOUTH 89°59'06" EAST 33.35 FEET MORE OR LESS; THENCE SOUTH 0011 14011 WEST 350.05 FEET; THENCE NORTH 89°58125 11 WEST 233.34 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 10: (SURVEYOR'S NOTE: NOT ADDRESSED BY THIS SURVEY, SEE GENERAL NOTE 7)

COMMENCING 162.96 FEET WEST AND 1.5 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT 11A11, BIG FIELD SURVEY, THENCE WEST 69 FEET; THENCE SOUTH 135 FEET; THENCE EAST 69 FEET; THENCE NORTH 135 FEET TO BEGINNING.

PARCEL 11:

TOGETHER WITH A NON–EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND TRAFFIC AND VEHICULAR PARKING AS DISCLOSED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED AUGUST 2, 2002 AS ENTRY NO. 831054 7 IN BOOK 8628 AT PAGE 2329 OF OFFICIAL RECORDS.

SURVEYOR'S NOTE: PARCEL 11 IS AN EASEMENT AGREEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUND SALT LAKE SURGICAL CENTER, AND MEDWOOD L.C. THE EASEMENT APPEARS TO AFFECT PARCEL 9 (SHOWN HEREON), THE CENTER SQUARE SUBDIVISION, AND ASSESSOR'S PARCEL No. 16–32–301–006 (PARCEL IS ALSO DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON NOVEMBER 3, 2020 AS ENTRY NO. 13449246 IN BOOK 11053 AT PAGE 3231 OF OFFICIAL RECORDS).

PARCEL 12:

TOGETHER WITH A NON–EXCLUSIVE EASEMENT FOR ALL UTILITIES AND DRAINAGE SYSTEMS AS DISCLOSED AGREEMENT RECORDED MAY 12, 2005 AS ENTRY NO. 9375372 IN BOOK 9130 AT PAGE 2898 OF OFFICIAL RECORDS.

SURVEYOR'S NOTE: PARCEL 12 IS AN EASEMENT AGREEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUND SALT LAKE SURGICAL CENTER, AND CENTER SQUARE MEDICAL. THE EASEMENT APPEARS TO AFFECT PARCEL 9 (SHOWN HEREON), THE CENTER SQUARE SUBDIVISION, AND ASSESSOR'S PARCEL No. 16–32–301–006 (PARCEL IS ALSO DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON NOVEMBER 3, 2020 AS ENTRY NO. 13449246 IN BOOK 11053 AT PAGE 3231 OF OFFICIAL RECORDS).

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REVISIONS

#	DATE	DESCRIPTION
1	3/17/21	RELEASED TO CLIENT
2	7/22/21	ADD EXISTING GAS LINES
3	4/20/22	SEE GENERAL NOTE 7 ON SHEET 2

MEDICAL LEASING LTD. PROPERTY

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
SCALE: 1" = 20'
DRAWN BY: JHT
CHECKED BY: WDL
PROJECT No: 210205

SHEET NO.
2 OF 3

PATH: 3900 South ALTA – DELTA 2.dwg PLOTTED: April 25, 2022 10:11AM

KEY NOTES

1. APPARENT OLD CONCRETE DUMPSTER PAD
2. ELECTRICAL TRANSFORMER
3. 3-INCH VERTICAL PVC PIPE STUB
4. 4-INCH VERTICAL PVC PIPE STUB
5. PEDESTRIAN BRIDGE
6. STORM DRAIN INLET, FULL OF SILT AND DEBRIS
7. CULVERT CONCRETE HEADWALL
8. CHAIN LINK FENCE, WITH CONCRETE MOW STRIP 4.0 FEET OUTSIDE PROPERTY
9. CHAIN LINK FENCE, WITH CONCRETE MOW STRIP 4.7 FEET OUTSIDE PROPERTY
10. CHAIN LINK FENCE 0.2 FEET OUTSIDE PROPERTY
11. CHAIN LINK FENCE 1.0 FEET OUTSIDE PROPERTY
12. CHAIN LINK CORNER, 0.3 FEET NORTH AND 1.3 FEET WEST OF PROPERTY CORNER
13. CHAIN LINK FENCE 0.6 FEET INSIDE PROPERTY
14. CMU FENCE BEGINS 2.5 FT NORTH OF PROPERTY
15. MAILBOX
16. VAULT WITH METAL LID
17. MULTIPLE ABOVE GROUND UTILITY BOXES
18. FOUND NAIL AND WASHER MARKED BUSH & GUDGELL IN WOOD POST

NOTES:

1. PAVEMENT MARKINGS WERE NOT SHOWN WITHIN THE BOUNDARY OF THIS PROJECT WHERE IT IS ANTICIPATED THAT DEMOLITION WILL OCCUR WITH PROPOSED DEVELOPMENT.
2. DRY UTILITIES SUCH AS FIBEROPTIC, COMMUNICATIONS, GAS, AND ETC, SHOWN HEREON ARE BASED ON BLUESTAKES PAINT MARKINGS AND MUST BE VERIFIED BY OWNER. OTHER UTILITIES SUCH AS MANHOLES, FIRE HYDRANTS, AND OTHER STRUCTURES/OBJECTS VISIBLE ON THE SURFACE, WERE LOCATED WITH SURVEY GRADE GPS EQUIPMENT.
3. DUE TO SWPPP MEASURES PLACED ON INLET BOXES AND SILT IN OTHERS, NOT ALL PIPE FLOWLINES WERE ABLE TO BE MEASURED AND THEREFORE THE PRESENCE OF PIPES INTERCONNECTING INLETS IS INCOMPLETE.
4. EXISTING GAS LINES SHOWN ARE BASED ON MAPS PROVIDED BY DOMINION ENERGY. IT IS NOT THE INTENT OF THIS INFORMATION TO REPRESENT THE EXACT LOCATION OF THE GAS LINES.

GRAPHIC SCALE

60 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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REVISIONS

#	DATE	DESCRIPTION
1	3/17/21	RELEASED TO CLIENT
2	7/22/21	ADD EXISTING GAS LINES
3	4/20/22	SEE GENERAL NOTE 7 ON SHEET 2

4-20-22
WILLIS D LONG
10708886
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

MEDICAL LEASING LTD. PROPERTY

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE:	ARCH D
SCALE:	1" = 30'
DRAWN BY:	JHT
CHECKED BY:	WDL
PROJECT No:	210205

SHEET NO.
3 OF 3

PATH: 3900 South ALTA – DELTA 2.dwg PLOTTED: April 20, 2022 1:51PM



1 **Building A Front/Left**



3 **Building A Rear/Left**



2 **Building A Front/Right**



4 **Building A Rear/Right**

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C.W. URBAN

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PROJECT theMONROE

3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building A - 3D Views

SHEET:
A000.1

ISSUE DATE :



1 **Building B Front/Left**



2 **Building B Front/Right**



3 **Building B Rear/Left**



4 **Building B Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building B - 3D Views

SHEET:
B000.1

ISSUE DATE :



1 **Building C Front/Left**



2 **Building C Front/Right**



3 **Building C Rear/Left**



4 **Building C Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building C - 3D Views

SHEET:
C000.1

ISSUE DATE :



1 **Building D Front/Left**



2 **Building D Front/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building D - Front
3D Views

SHEET:
D000.1

ISSUE DATE :



1 **Building D Rear/Left**



2 **Building D Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
3D Views - Rear Building D

SHEET:
D000.2

ISSUE DATE :



1 **Building E Front/Left**



2 **Building E Front/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building E - Front
3D Views

SHEET:
E000.1

ISSUE DATE :



1 **Building E Rear/Left**



2 **Building E Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building E - Rear 3D Views

SHEET:
E000.2

ISSUE DATE :



1 **Building F Front/Left**



2 **Building F Front/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building F - Front 3D Views

SHEET:
F000.1

ISSUE DATE :



1 **Building F Rear/Left**



2 **Building F Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building F - Rear 3D Views

SHEET:
F000.2

ISSUE DATE :



1 **Building G Front/Left**



2 **Building G Front/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building G - Front
3D Views

SHEET:
G000.1

ISSUE DATE :



1 **Building G Rear/Left**



2 **Building G Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building G - Rear 3D Views

SHEET:
G000.2

ISSUE DATE :



1 **Building H Front/Left**



2 **Building H Front/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building H - Front
3D Views

SHEET:
H000.1

ISSUE DATE :



1 **Building H Rear/Left**



2 **Building H Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building H - Rear 3D Views

SHEET:
H000.2

ISSUE DATE :



1 **Building J Front/Left**



2 **Building J Front/Right**

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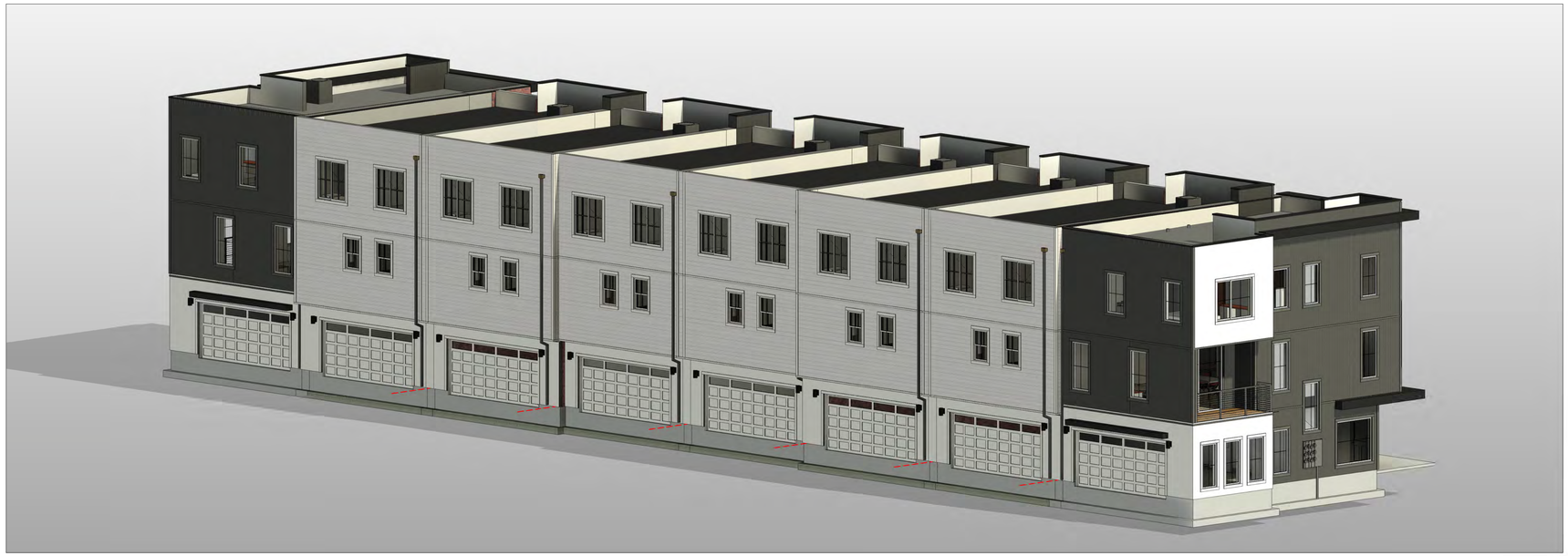
PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building J - Front 3D Views

SHEET:
J000.1

ISSUE DATE :



1 **Building J Rear/Left**



2 **Building J Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building J - Rear 3D Views

SHEET:
J000.2

ISSUE DATE :

THE MONROE TOWNHOMES

WITH SITE OVERLAY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CURVE DATA

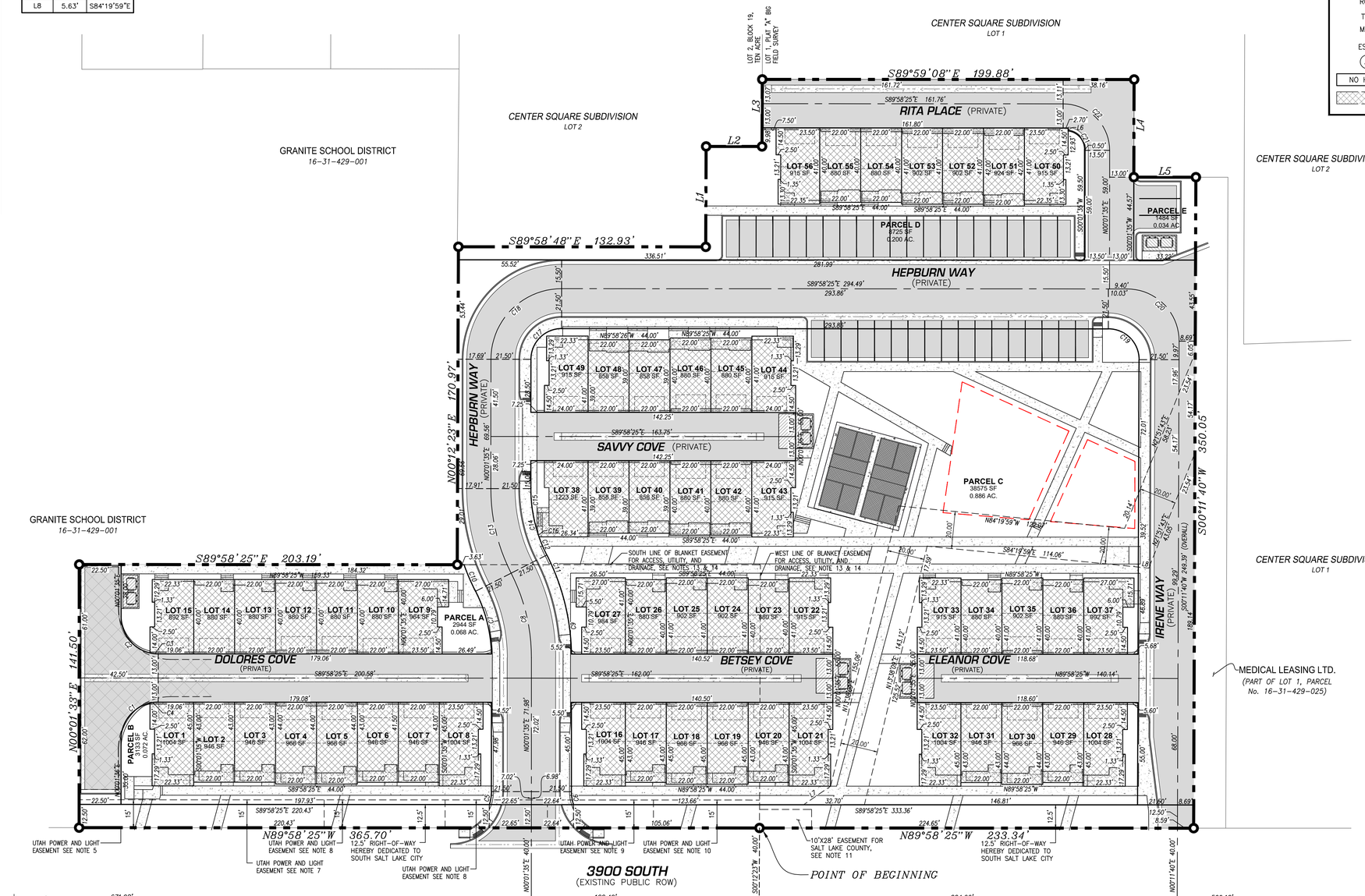
SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	26.94	20.00	77°11'12"	15.96	24.95	S38°37'12"W
C2	26.94	20.00	77°11'14"	15.96	24.95	S38°34'02"E
C3	4.47	20.00	12°48'46"	2.25	4.46	S83°34'02"E
C4	4.47	20.00	12°48'47"	2.25	4.46	S83°37'12"W
C5	7.14	22.00	18°35'43"	3.60	7.11	N9°19'29"E
C6	7.10	22.00	18°29'24"	3.58	7.07	S9°13'07"E
C7	35.04	78.50	25°34'33"	17.82	34.75	N14°13'17"W
C8	47.19	100.00	27°02'08"	24.04	46.75	N13°29'29"W
C9	41.95	121.50	19°47'00"	21.19	41.74	N10°48'30"W
C10	15.61	121.50	7°21'35"	7.81	15.60	S23°19'46"E
C11	13.38	121.50	6°18'33"	6.70	13.37	N23°51'17"W
C12	10.60	78.50	7°44'21"	5.31	10.60	S23°08'23"E
C13	47.19	100.00	27°02'08"	24.04	46.75	S13°29'29"E
C14	37.04	78.50	27°02'08"	18.87	36.70	S13°29'29"E
C15	24.36	78.50	17°46'51"	12.28	24.26	S8°51'50"E
C16	2.08	78.50	1°30'57"	1.04	2.08	S18°30'44"E
C17	25.92	16.50	90°00'00"	16.50	23.33	S45°01'35"W
C18	59.69	38.00	90°00'00"	38.00	53.74	S45°01'35"W
C19	25.97	16.50	90°10'05"	16.55	23.37	N44°53'22"W
C20	44.06	28.00	90°10'05"	28.08	39.66	N44°53'22"W
C21	14.51	10.00	83°07'24"	8.87	13.27	N41°32'07"W
C22	39.27	25.00	90°00'00"	25.00	35.36	S44°58'25"E

LINE TABLE

LINE	LENGTH	DIRECTION
L1	54.00'	N00°12'24"E
L2	30.06'	S89°59'03"E
L3	36.05'	N00°12'23"E
L4	52.54'	S00°12'11"W
L5	33.35'	S89°59'06"E
L6	1.57'	S00°01'35"W
L7	17.65'	N55°30'25"E
L8	5.63'	S84°19'59"E

LEGEND & ABBREVIATIONS:

- SECTION MONUMENT
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- UNIT LOT LINE
- EXISTING PARCEL LINE
- EASEMENT LINE
- BOUNDARY SEGMENT MARKER
- ROW — RIGHT-OF-WAY
- TYP — TYPICAL
- MON — MONUMENT
- ESMT — EASEMENT
- (A) — 20' WIDE EASEMENT DEDICATED TO THE BIG DITCH IRRIGATION COMPANY
- NO HATCH — COMMON AREA, U.N.O.
- PRIVATE AREA



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah
Mobile 801.866.7702

RECORDER # _____.

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

_____

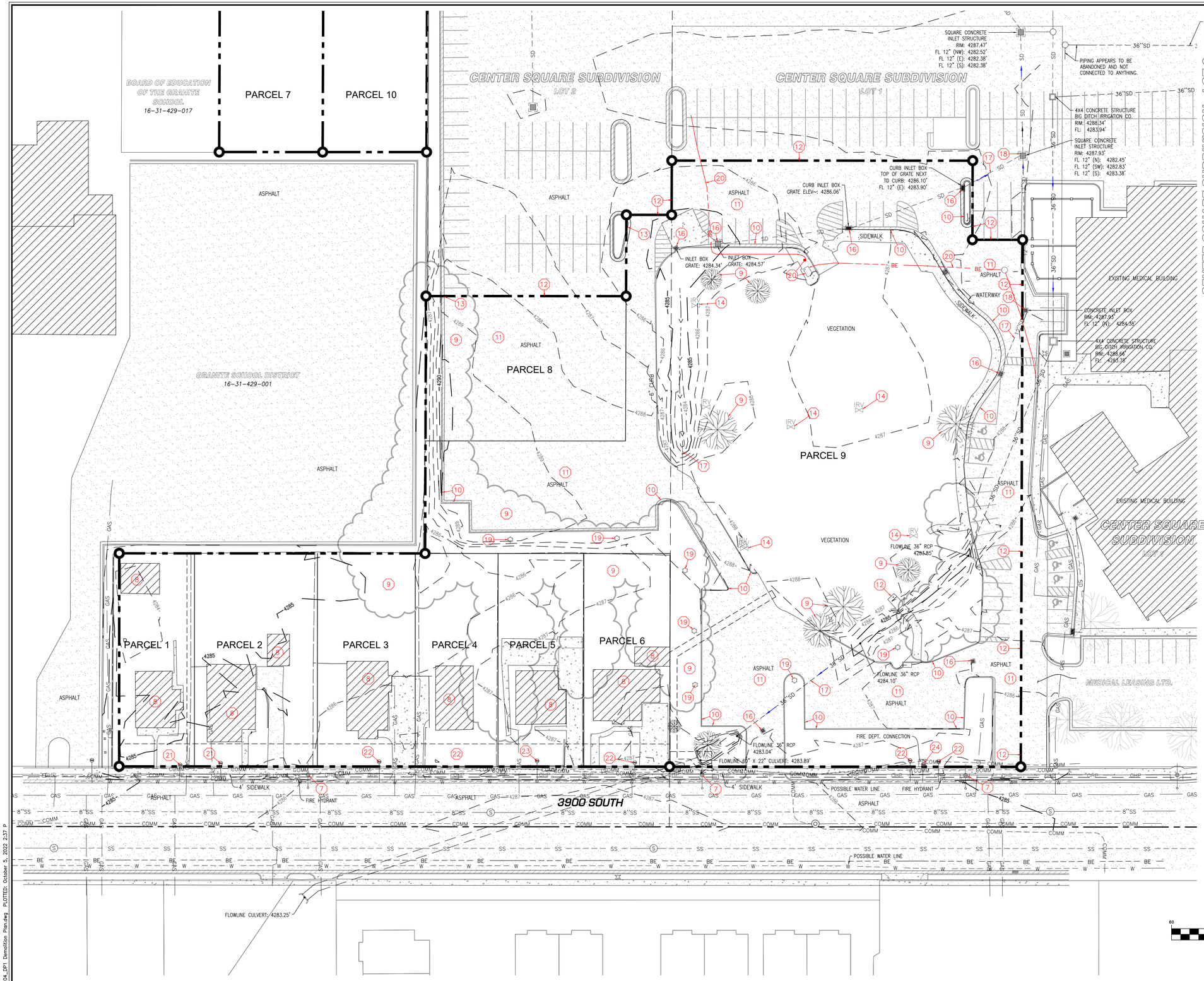
DATE _____ TIME _____ BOOK _____ PAGE _____.

_____ FEE $

_____ SALT LAKE COUNTY RECORDER

2 of 2

PATH: 03_Plat (FINAL).dwg PLOTTED: February 1, 2023 4:38PM



KEY NOTES

1. APPARENT OLD CONCRETE DUMPSTER PAD
2. ELECTRICAL TRANSFORMER
3. PEDESTRIAN BRIDGE
4. CULVERT CONCRETE HEADWALL
5. VAULT WITH METAL LID
6. MULTIPLE ABOVE GROUND UTILITY BOXES
7. EXISTING POWER LINE WITH METAL TOWERS TO BE PROTECTED IN PLACE
8. ALL BUILDINGS TO BE REMOVED
9. ALL TREES TO BE REMOVED
10. ALL CURB AND GUTTER AND WATERWAYS TO BE REMOVED
11. REMOVE ALL ASPHALT WITHIN THE PROJECT BOUNDARY
12. SAW CUT ASPHALT ALONG PROPERTY LINE
13. SAWCUT CURB AND REMOVE PORTION WITHIN PROJECT BOUNDARY
14. REMOVE IRRIGATION VALVES, HEADS, PIPING, ETC.
15. REMOVE CONCRETE PATH AND BRIDGE STRUCTURE
16. REMOVE INLET BOX
17. REMOVE EXISTING STORM DRAIN PIPING
18. GROUT PIPE IN BOX AFTER PIPE REMOVAL
19. REMOVE LIGHT POLE AND CONCRETE BASE. TERMINATE POWER AND ABANDON UNDERGROUND WIRING
20. ELECTRICAL WIRING, TRANSFORMERS, METERS, ETC TO BE MODIFIED OR REMOVED AND RE-ROUTED AS DIRECTED BY ROCKY MOUNTAIN POWER.
21. REPLACE METER AND LATERAL WITH 2" METER AND LATERAL PER JVWCD SPECIFICATIONS
22. REMOVE METER AND LATERAL AT MAIN PER JVWCD SPECIFICATIONS
23. REPLACE METER AND LATERAL WITH 1-1/2" METER AND LATERAL PER JVWCD SPECIFICATIONS
24. REMOVE FDC AND EXTEND 4" LINE INTO PROJECT AS SHOWN ON THE UTILITY PLAN

NOTES:

1. DRY UTILITIES SUCH AS FIBEROPTIC, COMMUNICATIONS, GAS, AND ETC, SHOWN HEREON ARE BASED ON BLUESTAKES PAINT MARKINGS AND MUST BE VERIFIED BY OWNER/CONTRACTOR. OTHER UTILITIES SUCH AS MANHOLES, FIRE HYDRANTS, AND OTHER STRUCTURES/OBJECTS VISIBLE ON THE SURFACE, WERE LOCATED WITH SURVEY GRADE GPS EQUIPMENT.
2. DUE TO SWPPP MEASURES PLACED ON INLET BOXES AND SILT IN OTHERS, NOT ALL PIPE FLOWLINES WERE ABLE TO BE MEASURED AND THEREFORE THE PRESENCE OF PIPES INTERCONNECTING INLETS IS INCOMPLETE.
3. EXISTING GAS LINES SHOWN ARE BASED ON MAPS PROVIDED BY DOMINION ENERGY. IT IS NOT THE INTENT OF THIS INFORMATION TO REPRESENT THE EXACT LOCATION OF THE GAS LINES.
4. OWNER/CONTRACTOR TO COORDINATE WITH DRY UTILITY COMPANIES FOR REMOVAL, TERMINATION, AND RELOCATION OF ALL UTILITIES WITH THE SITE. THERE ARE OVERHEAD POWER LINES AND EVEN SOME POLE SERVICING THE EXISTING RESIDENTIAL HOMES THAT ARE NOT SHOWN ON THIS MAP.
5. ANY WORK REQUIRING A SHUTDOWN TO THE 10" WATERMAIN ALONG 3900 SOUTH SHOULD BE SCHEDULED FOR A TIME THAT IS ACCEPTABLE TO THE GRANITE CONNECTION SCHOOL AND ALSO TO THE MEDICAL FACILITIES LOCATED 3802 S 700 E AND AT 3830 S 700 E.
6. DEVELOPER IS RESPONSIBLE FOR PROPER DISPOSAL FOR ANY ASBESTOS CEMENT PIPE THAT IS REMOVED WITH THIS PROJECT.

GRAPHIC SCALE

60 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DATE	BY	DESCRIPTION

THE MONROE TOWNHOMES

DEMOLITION PLAN

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 30'
V. SCALE: N/A
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SHEET NO.
DP1
9 of 41

PATH: 04_DP1 Demolition Plan.dwg PLOTTED: October 5, 2022 2:37 P

TWO RESIDENTIAL PROPERTIES

GRANITE PEAKS HIGH SCHOOL

MEDICAL BUILDING

RITA PLACE

HEPBURN WAY

SAVVY COVE

DOLORES COVE

BETSEY COVE

ELEANOR COVE

IRENE WAY

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

3900 SOUTH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

KEY NOTES

1. ASPHALT (PAVEMENT STRUCTURE TO BE PROVIDED BY OTHERS.
2. SIDEWALK, WIDTH AS SHOWN.
3. 4' WATERWAY
4. 30" CURB AND GUTTER
5. 12" EDGE CURB
6. COMMUNITY GARDENS, SEE LANDSCAPE PLAN FOR DETAILS.
7. BBQ/PICNIC AREA, SEE LANDSCAPE PLAN FOR DETAILS.
8. PICKLEBALL COURTS
9. DUMPSTER ENCLOSURE (5 TOTAL), SEE LANDSCAPE DESIGN PLANS FOR DETAIL.
10. COMMUNITY MAILBOX LOCATION, SEE LANDSCAPE PLAN FOR DETAILS.
11. ELECTRICAL POWER METERS, COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
12. NATURAL GAS METERS, COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
13. 20 FT WIDE TRAVEL PATH WITH 28' INSIDE CURVE RADIUS
14. INSTALL 6' TALL IRON FENCE ALONG WEST PROPERTY LINE AS SHOWN. SEE LANDSCAPE PLANS FOR COLOR, MATERIAL, AND STYLE.
15. YOGA GARDEN, SEE LANDSCAPE PLAN FOR DETAILS.
16. TOT LOT PLAYGROUND, SEE LANDSCAPE PLAN FOR DETAILS.
17. BIKE LOCKERS AND BIKE REPAIR STATION, SEE LANDSCAPE PLAN FOR DETAILS.
18. DASHED LINE REPRESENTS A HAMMERHEAD CONFIGURATION BASED ON THE 2021 INTERNATIONAL FIRE CODE APPENDIX D, SECTION D103 "120' HAMMERHEAD".

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THE MONROE TOWNHOMES

SITE PLAN

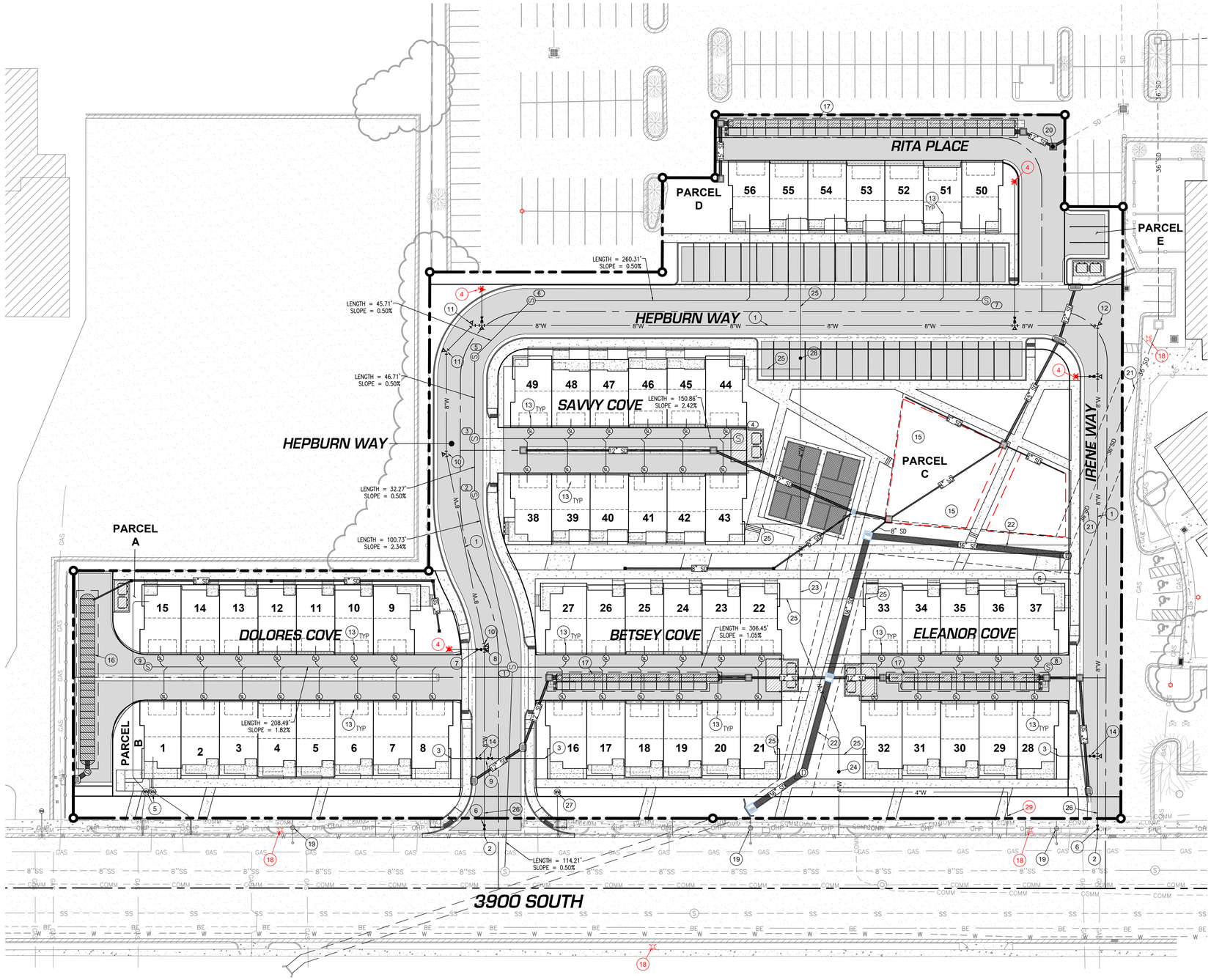
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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SP1
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KEY NOTES

1. 8" PVC-C900 (DR18) CULINARY WATERLINE
2. HOT TAP EXISTING 10" ASBESTOS CEMENT WATERLINE
3. 2" POLY FIRE LINE TO BUILDING
4. FIRE HYDRANT WITH 6" LATERAL
5. 2" WATER SERVICE LATERAL WITH METER BOX PER JVWCD STANDARDS
6. 8" GATE VALVE
7. 6" GATE VALVE
8. 8"X6" TEE
9. 8"X6" CROSS
10. 11.25 DEGREE BEND
11. 45 DEGREE BEND
12. 90 DEGREE BEND
13. 4" PVC SDR-35 SANITARY SEWER LATERAL
14. 2" BUTTERFLY VALVE
15. DETENTION AREA, SEE GRADING PLAN FOR ADDITIONAL INFORMATION
16. UNDERGROUND RETENTION AREA, SEE GRADING PLAN FOR ADDITIONAL INFORMATION
17. UNDERGROUND DETENTION AREA, SEE GRADING PLAN FOR ADDITIONAL INFORMATION
18. EXISTING FIRE HYDRANT
19. EXISTING SINGLE-CIRCUIT 138 kV STEEL POLE
20. CONNECT TO EXISTING INLET BOX. ADJUST INLET BOX TO GRADE AND INSTALL SOLID RING AND LID.
21. EXISTING 36-INCH RCP PIPE FOR BIG DITCH IRRIGATION COMPANY
22. NEW 36-INCH RCP PIPE TO RE-ROUTE THE BIG DITCH IRRIGATION COMPANY PIPING AND OPEN DITCH.
23. 4" PVC-C900 (DR18) CULINARY WATERLINE
24. INSTALL 4" METER WITH VAULT PER JVWCD STANDARDS
25. 2" WATER SERVICE LATERAL
26. INSTALL FIRE BOX PER JVWCD STANDARDS
27. 1-1/2" WATER SERVICE LATERAL WITH METER BOX PER JVWCD STANDARDS
28. TRANSITION FROM 4" MAIN TO 2" LATERAL
29. CONNECT TO EXISTING 4" FIRE LINE AND INSTALL 4" GATE VALVE

SEE SITE PLAN FOR UTILITY METER LOCATIONS.

NOTES:

1. ANY WORK REQUIRING A SHUTDOWN TO THE 10" WATERMAIN ALONG 3900 SOUTH SHOULD BE SCHEDULED FOR A TIME THAT IS ACCEPTABLE TO THE GRANITE CONNECTION SCHOOL AND ALSO TO THE MEDICAL FACILITIES LOCATED AT 3802 S 700 E AND AT 3830 S 700 E.
2. VERIFY OUTSIDE DIAMETER ON THE EXISTING 10" ASBESTOS CEMENT WATERLINE PRIOR TO START OF WORK TO CONFIRM THE SERVICE SADDLES AND HOT TAP SADDLES HAVE THE CORRECT O.D. RANGE.
3. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) 50-100 PSI COMPRESSIVE STRENGTH WILL BE REQUIRED FOR THE PIPE ZONE BACKFILL MATERIAL ON THE 10" ASBESTOS CEMENT WATERLINE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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1/10/2023
STATE OF UTAH

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THE MONROE TOWNHOMES

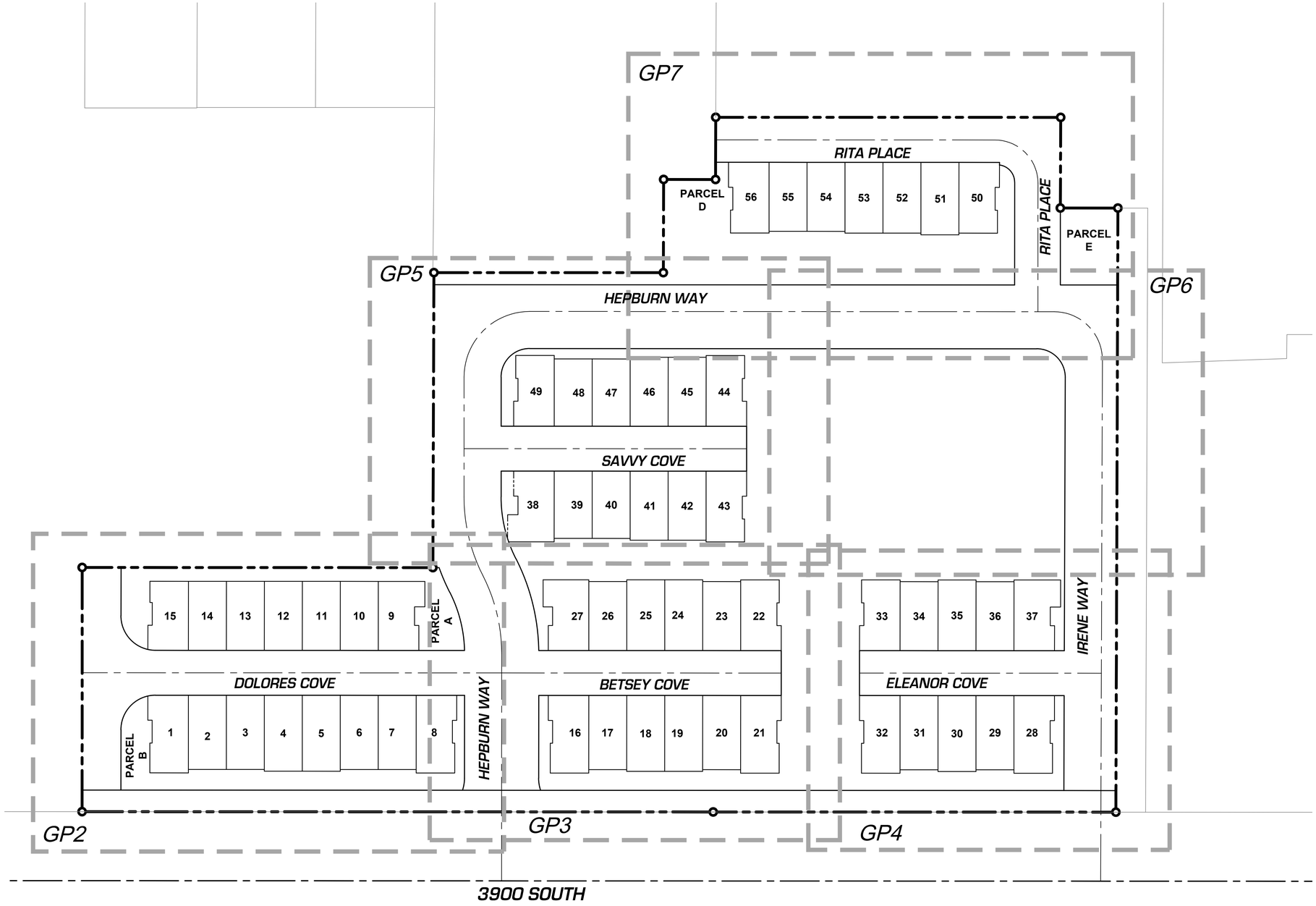
UTILITY PLAN

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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UT1
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THE MONROE TOWNHOMES
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

GRADING PLAN KEY SHEET

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GP-KEY
12 of 41

PATH: 07_GP-KEY Grading Plan Key Sheet.dwg PLOTTED: October 5, 2022 2:43 P



STORM DRAIN STRUCTURE IDENTIFICATION SYMBOL AND NUMBER SEE GP2-GP7 AND THE PP SHEETS FOR STRUCTURE DESIGN INFORMATION SUCH AS RIM AND FLOWLINE ELEVATIONS.

NOTES:

1. EROSION CONTROL PLAN AND SWPPP WILL BE PREPARED BY A 3RD PARTY WITH THE FINAL DESIGN AND APPROVALS. SAID PLAN WILL INCLUDE BMP'S SUCH AS SILT FENCE, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, TOILET AREA, ETC.
2. CMT ENGINEERING LABORATORES ENCOUNTERED GROUNDWATER AT DEPTHS OF 14 TO 15.5 FEET DURING THEIR FIELD EXPLORATION.
3. THE BOTTOM OF THE GRAVEL BELOW THE STORMTECH MC-7200 CHAMBERS WILL BE APPROXIMATELY 8 FEET BELOW THE TOP OF ASPHALT.
4. THE BOTTOM OF THE GRAVEL BELOW THE STORMTECH SC-740 CHAMBERS WILL BE APPROXIMATELY 5 FEET BELOW THE TOP OF ASPHALT.

GRAPHIC SCALE

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(IN FEET)
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THE MONROE TOWNHOMES

GRADING PLAN

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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GRANITE PEAKS HIGH SCHOOL

GRANITE PEAKS HIGH SCHOOL

HEPBURN WAY

DOLORES COVE

3900 SOUTH

FFE:4287.87'

FFE:4288.05'

LOT	ADDRESS
LOT 15	562 E
LOT 14	564 E
LOT 13	566 E
LOT 12	568 E
LOT 11	572 E
LOT 10	576 E
LOT 9	578 E
LOT 1	561 E
LOT 2	563 E
LOT 3	567 E
LOT 4	569 E
LOT 5	571 E
LOT 6	573 E
LOT 7	577 E
LOT 8	579 E

PARCEL A

PARCEL B

GRAPHIC SCALE

10 0 5 10 20 40

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THE MONROE TOWNHOMES

GRADING PLAN

LOTS 1 TO 15

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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GP2
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GRAPHIC SCALE

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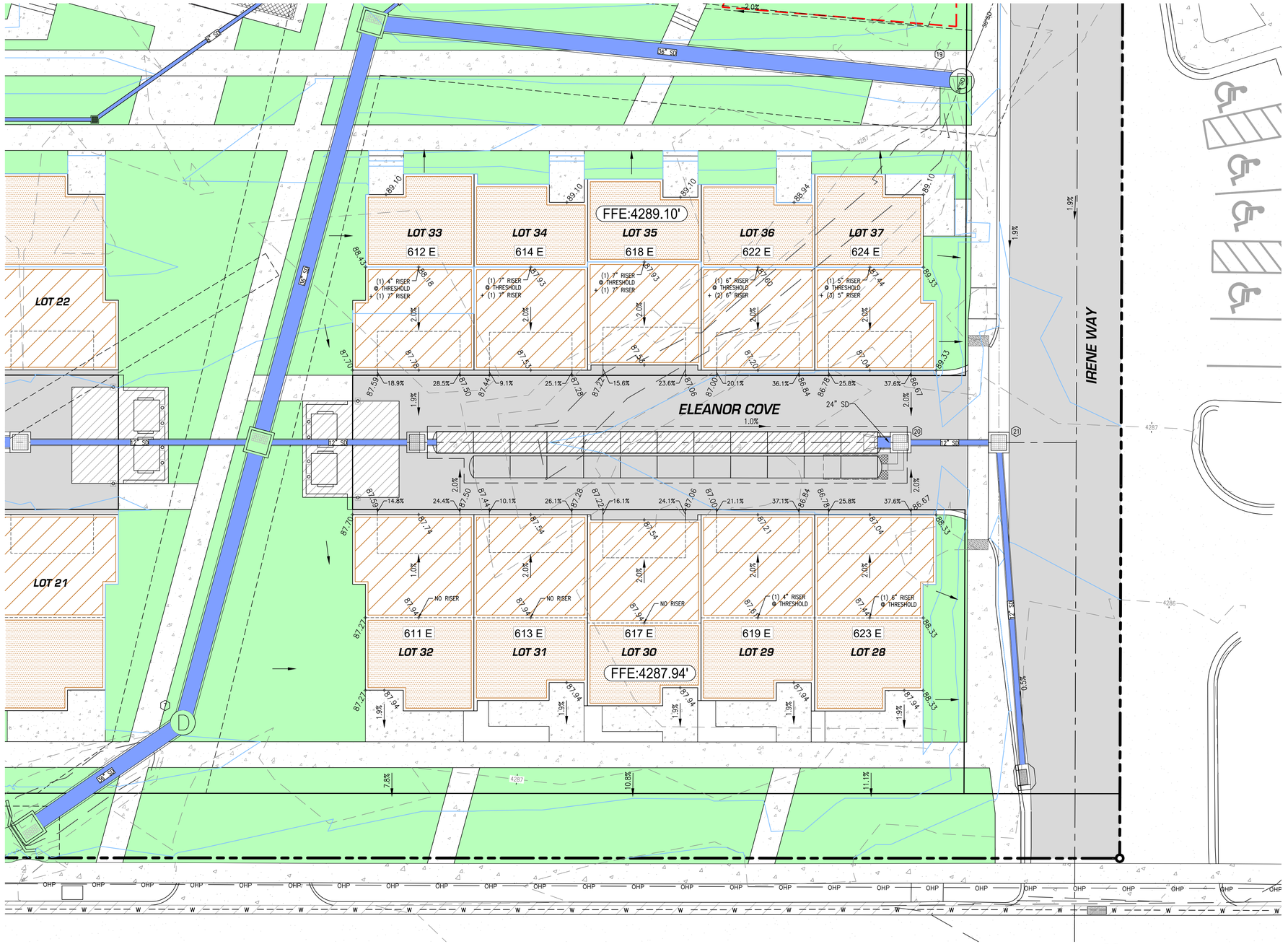
REVISIONS

THE MONROE TOWNHOMES
GRADING PLAN
LOTS 16 TO 27
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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GP3
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GRAPHIC SCALE

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THE MONROE TOWNHOMES

GRADING PLAN

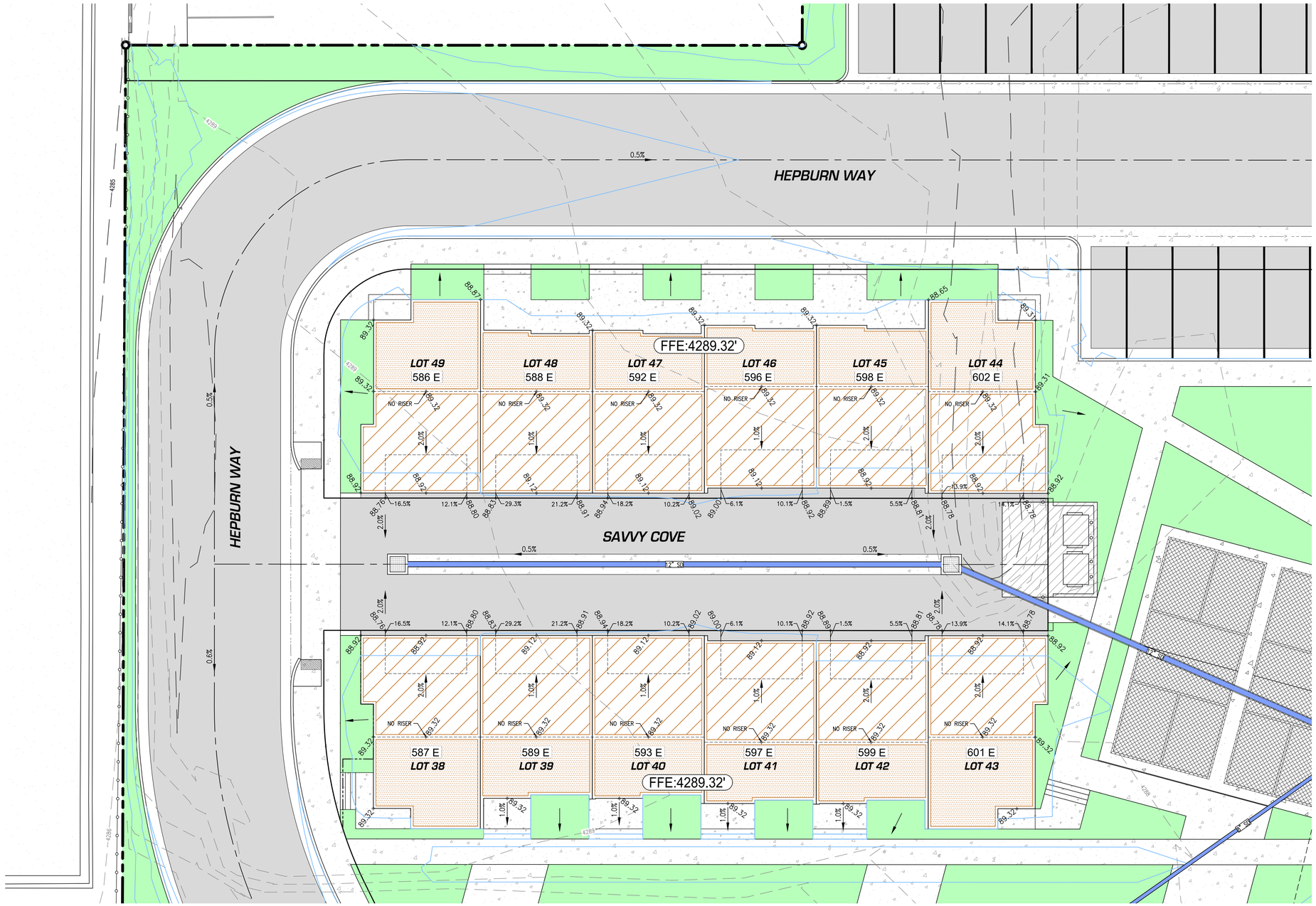
LOTS 28 - 37

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GP4
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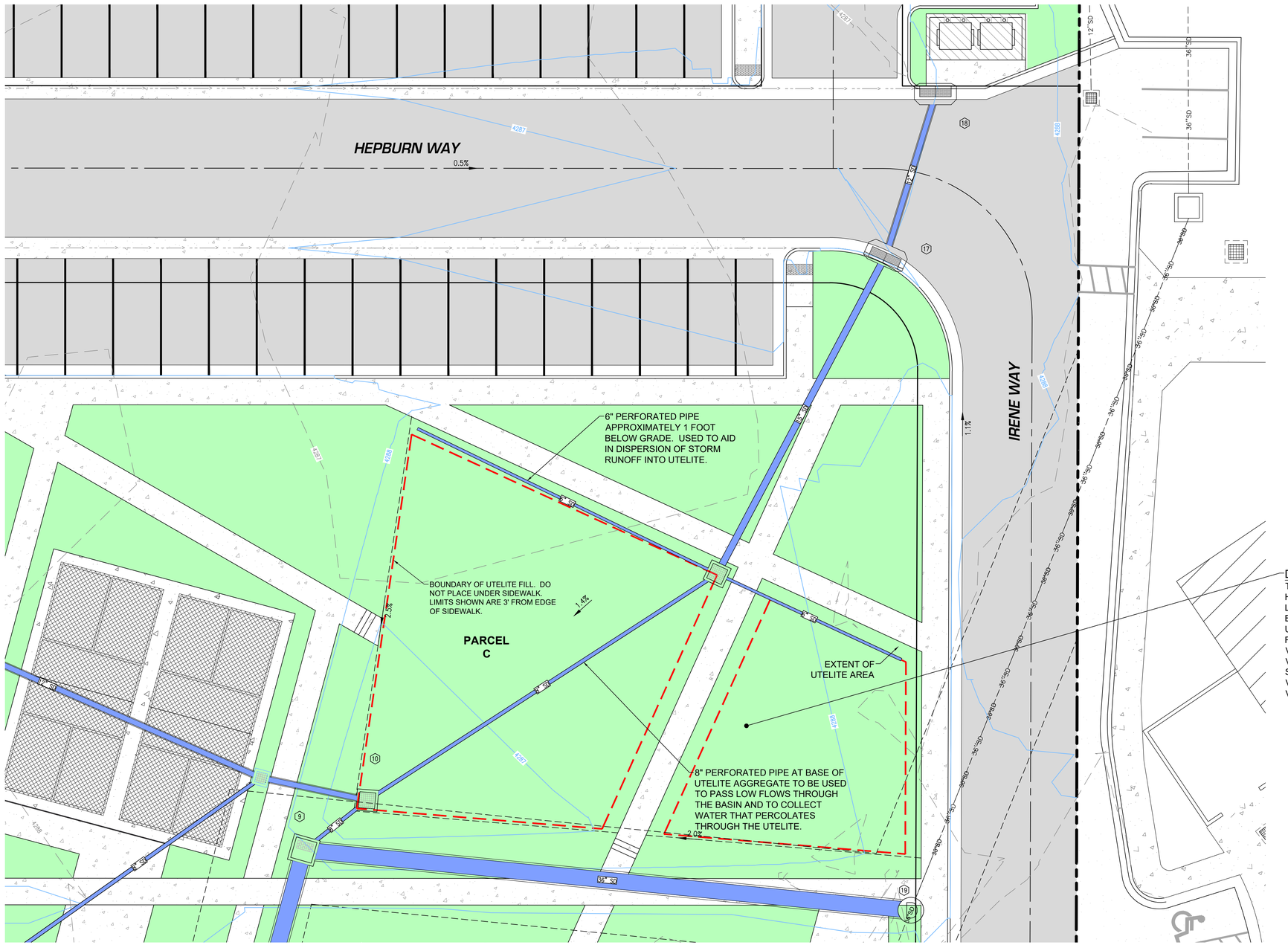
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THE MONROE TOWNHOMES
GRADING PLAN
LOTS 38 - 49
600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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GP5
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BOUNDARY OF UTELITE FILL. DO NOT PLACE UNDER SIDEWALK. LIMITS SHOWN ARE 3' FROM EDGE OF SIDEWALK.

DETENTION BASIN

TOP OF BASIN: 4288.1'
HIGH WATER LEVEL: 4287.1'
LOWEST GRADE: 4286.1'
BELOW GRADE, UTELITE (45% VOID RATIO) WILL BE UTILIZED TO SUPPLEMENT ABOVE GRADE STORAGE.
FLOOR OF UTELITE: 4284.25'
VOLUME PROVIDED ABOVE GRADE: 450 CU. FT.
VOLUME PROVIDED BELOW GRADE IN UTELITE VOID SPACE: 5,720 CU. FT.
VOLUME REQUIRED: 5,643 CU. FT.
VOLUME PROVIDED: 6,170 CU. FT.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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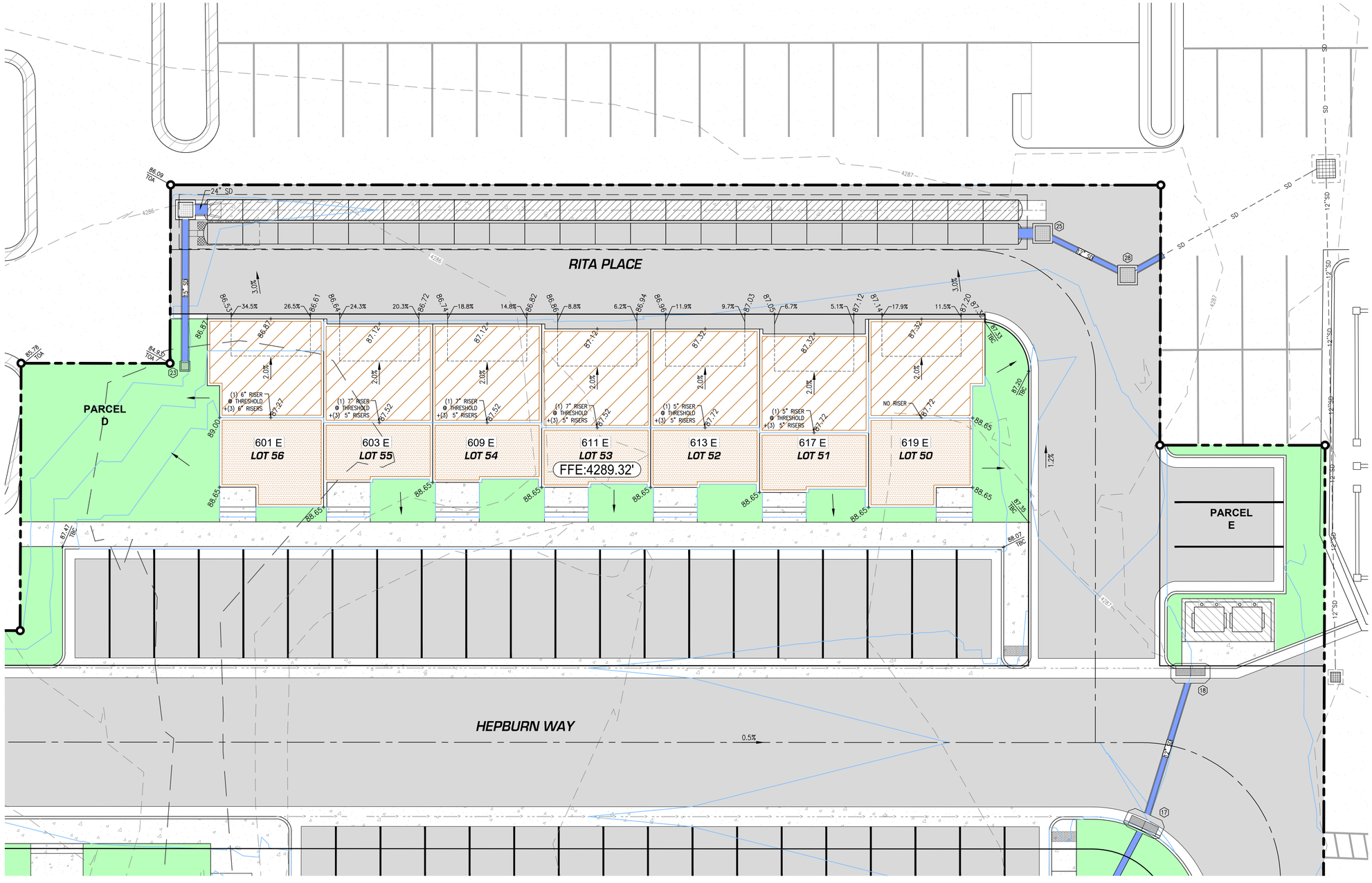
GRADING PLAN

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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GP6
18 of 41

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THE MONROE TOWNHOMES

GRADING PLAN

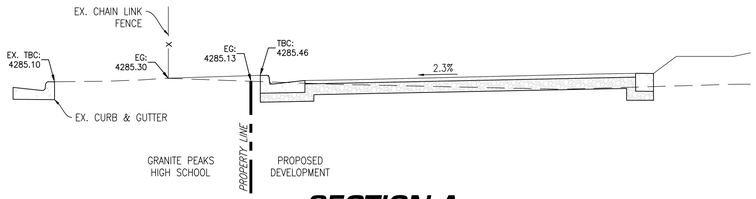
LOTS 50 - 56

600 EAST 3900 SOUTH
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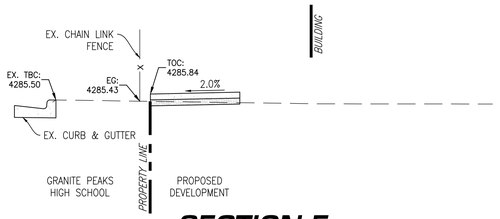
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GP7
19 of 41

PATH: 14_GP7 Grading Plan.dwg PLOTTED: October 5, 2022 3:14 P



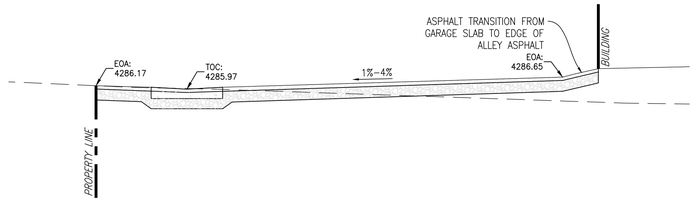
SECTION A

SCALE: 1" = 4'



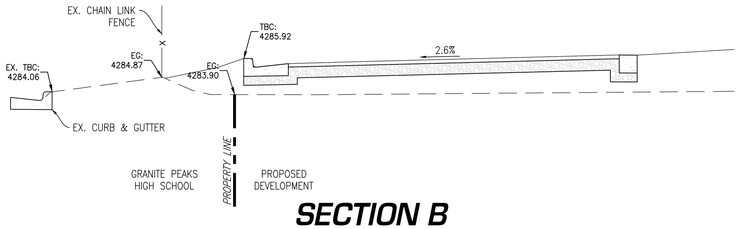
SECTION E

SCALE: 1" = 4'



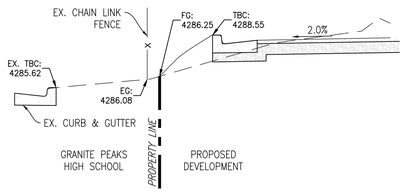
SECTION J

SCALE: 1" = 4'



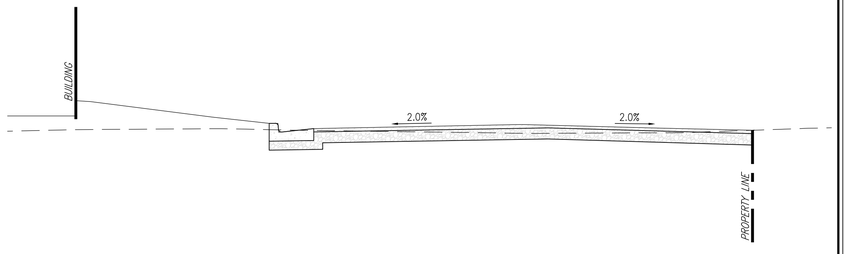
SECTION B

SCALE: 1" = 4'



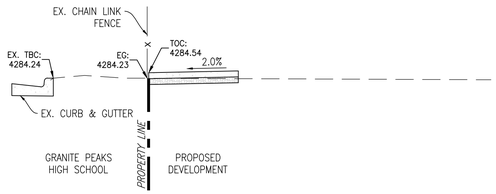
SECTION F

SCALE: 1" = 4'



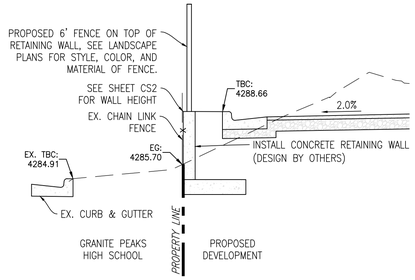
SECTION K

SCALE: 1" = 4'



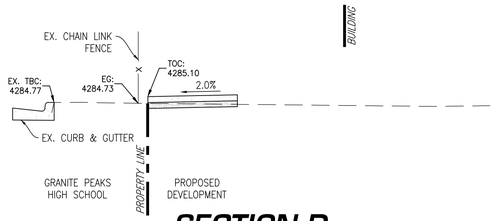
SECTION C

SCALE: 1" = 4'



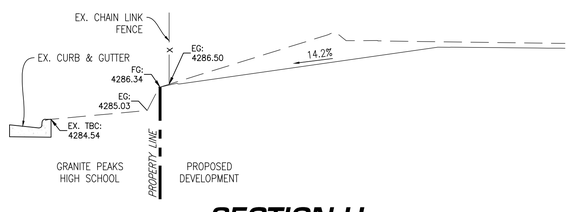
SECTION G

SCALE: 1" = 4'



SECTION D

SCALE: 1" = 4'



SECTION H

SCALE: 1" = 4'

NOTE: FENCING WILL BE INSTALLED ALONG THE WESTERLY BOUNDARY OF THE PROJECT. SEE THE SITE PLAN FOR THE EXACT EXTENTS OF THE FENCING. THE FENCING IS NOT SHOWN ON THESE CROSS-SECTIONS FOR CLARITY PURPOSES.

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	DATE	BY

REVISIONS

THE MONROE TOWNHOMES

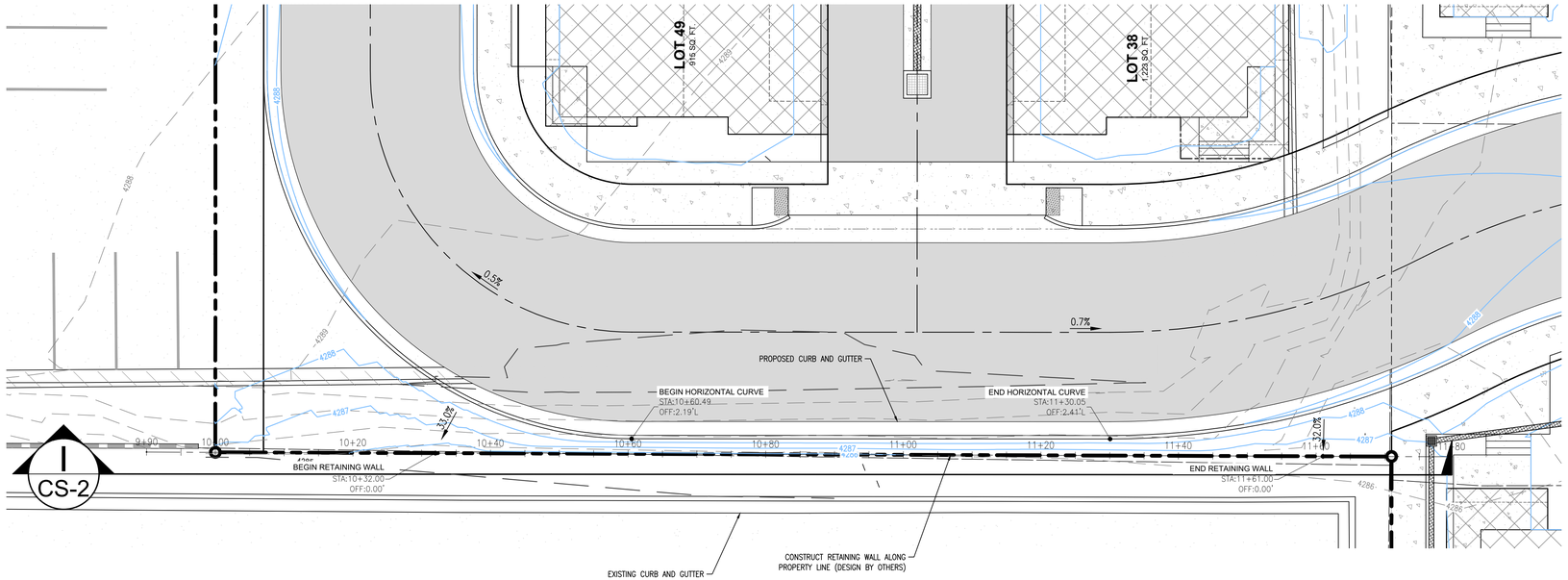
CROSS SECTIONS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
V. SCALE: 1" = 4'
DATE: SEPT. 30, 2022
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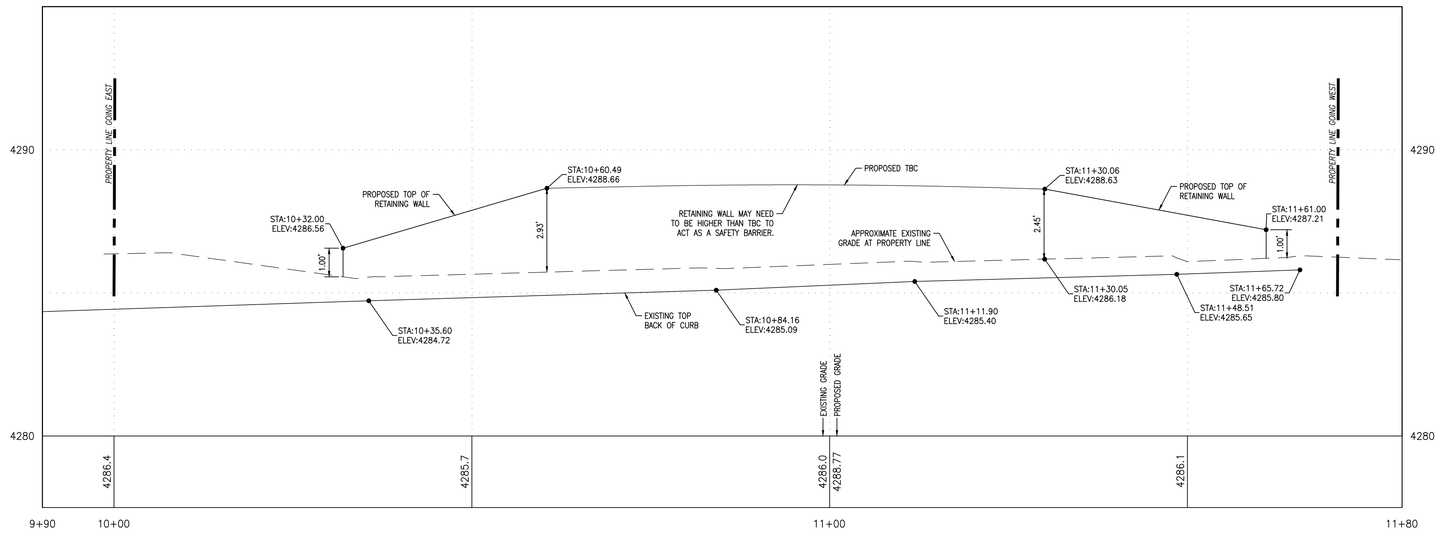
SHEET NO.
CS1
20 of 41

PATH: 15_CS1 Cross Sections.dwg PLOTTED: October 5, 2022 3:38 P



CROSS SECTION I

STA. 9+90.00 TO 11+80.00



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
H-Scale 1 inch = 10 ft.
V-Scale 1 inch = 2.5 ft.

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE

REVISIONS

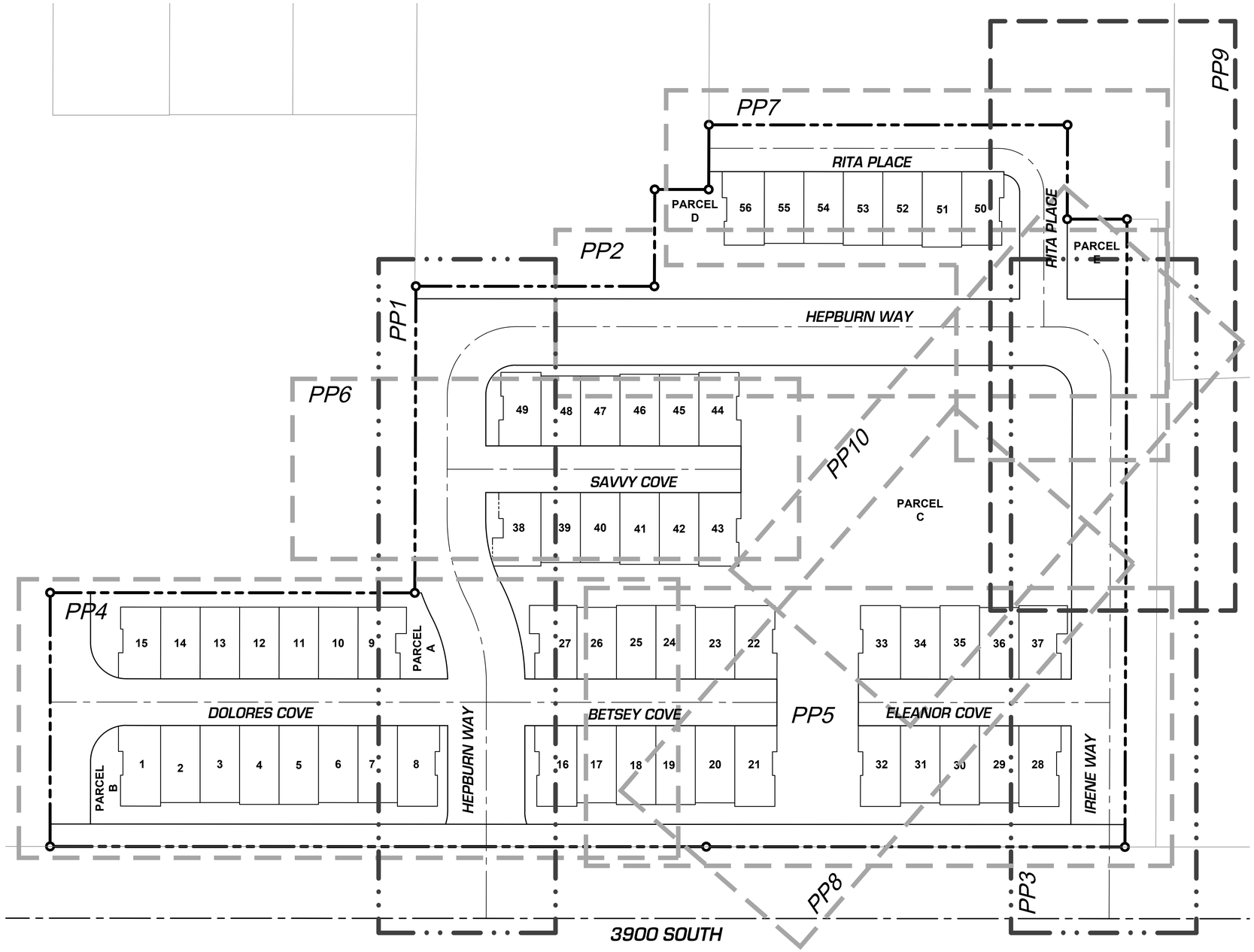
THE MONROE TOWNHOMES
600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CROSS SECTION I

SHEET SIZE: ARCH D
H. SCALE: 1" = 10'
V. SCALE: 1" = 2.5'
DATE: SEPT. 30, 2022
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SHEET NO.
CS2

PATH: 16_CS2 Cross Section I.dwg PLOTTED: October 5, 2022 3:39 P



GRAPHIC SCALE

60 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE
REVISIONS			

THE MONROE TOWNHOMES

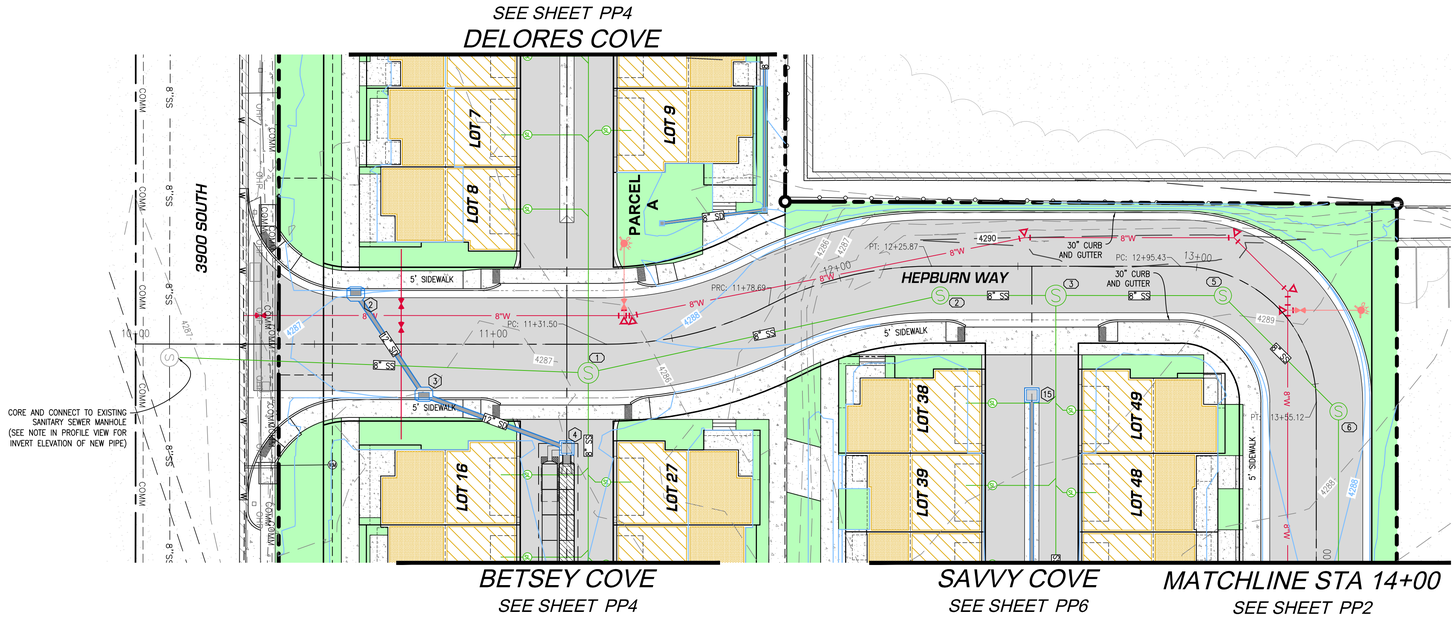
PLAN AND PROFILE KEY SHEET

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

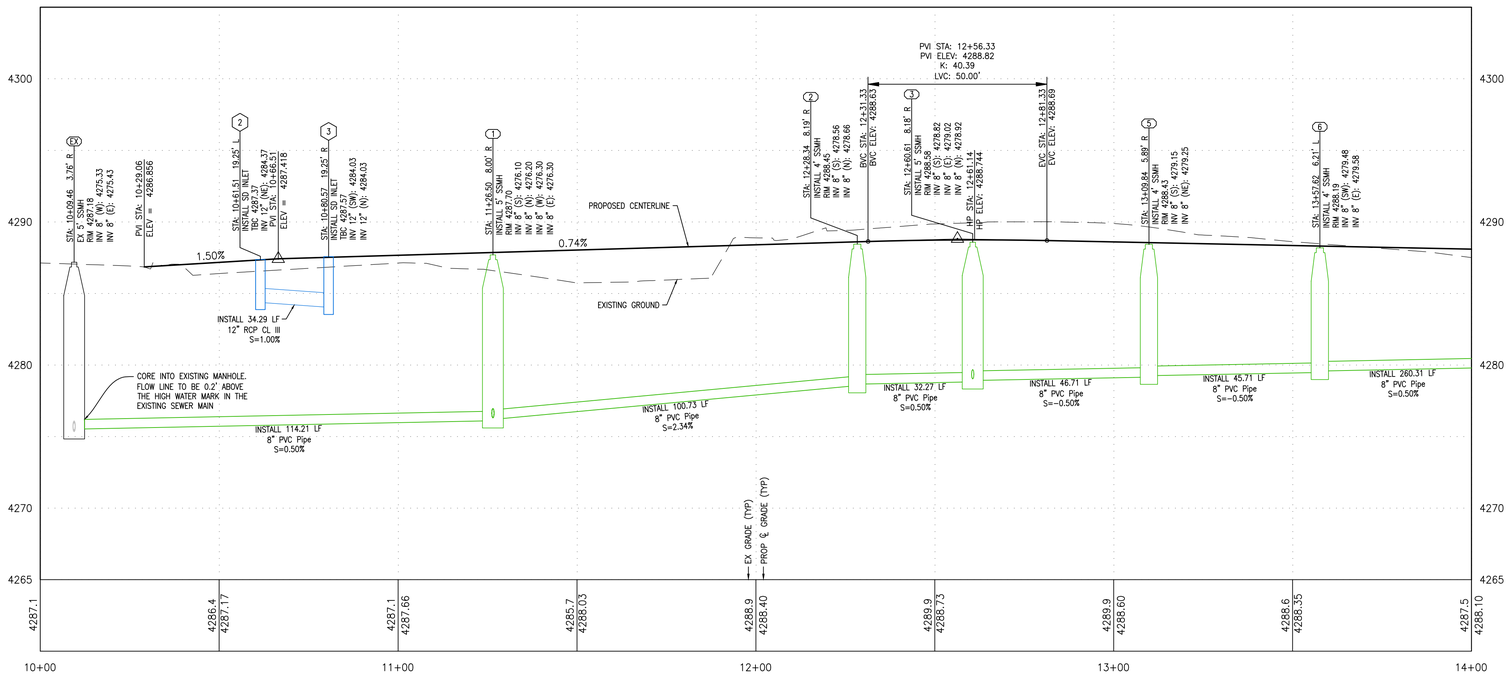
SHEET SIZE: ARCH D
H. SCALE: 1" = 30'
V. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
PP-KEY
22 of 41

PATH: 17_PP-KEY P&P Key Sheet.dwg PLOTTED: October 5, 2022 3:42 P



HEPBURN WAY
STA. 10+00.00 TO 14+00.00







(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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PRELIMINARY FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
1/10/2023
STATE OF UTAH

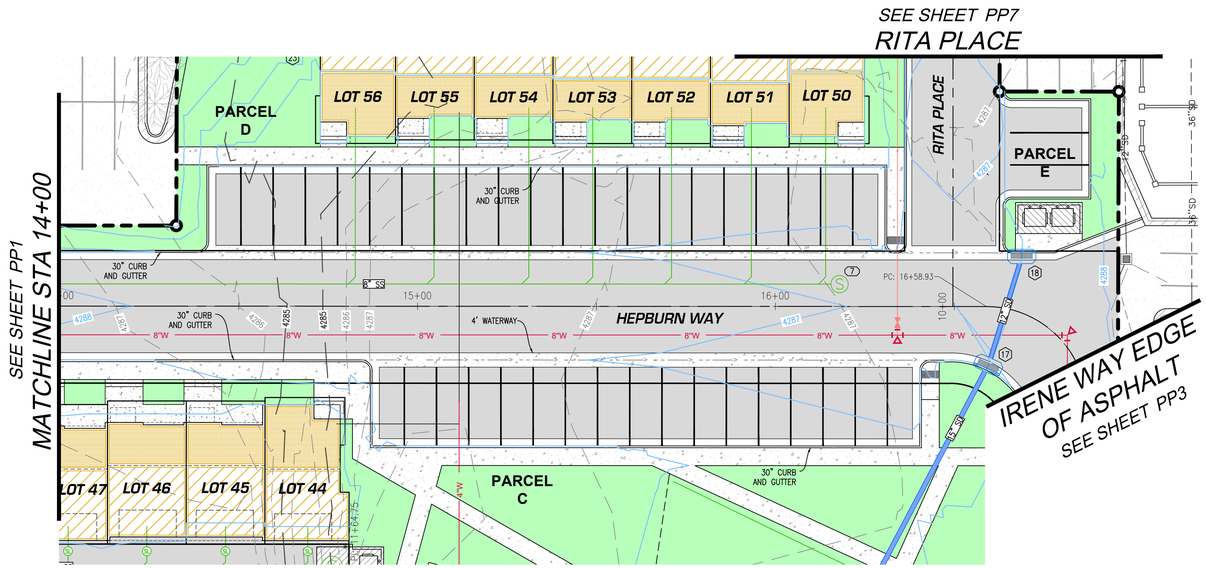
#	DATE	BY	DESCRIPTION
1	01/10/23	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES
HEPBURN WAY
STA 10+00 TO 14+00
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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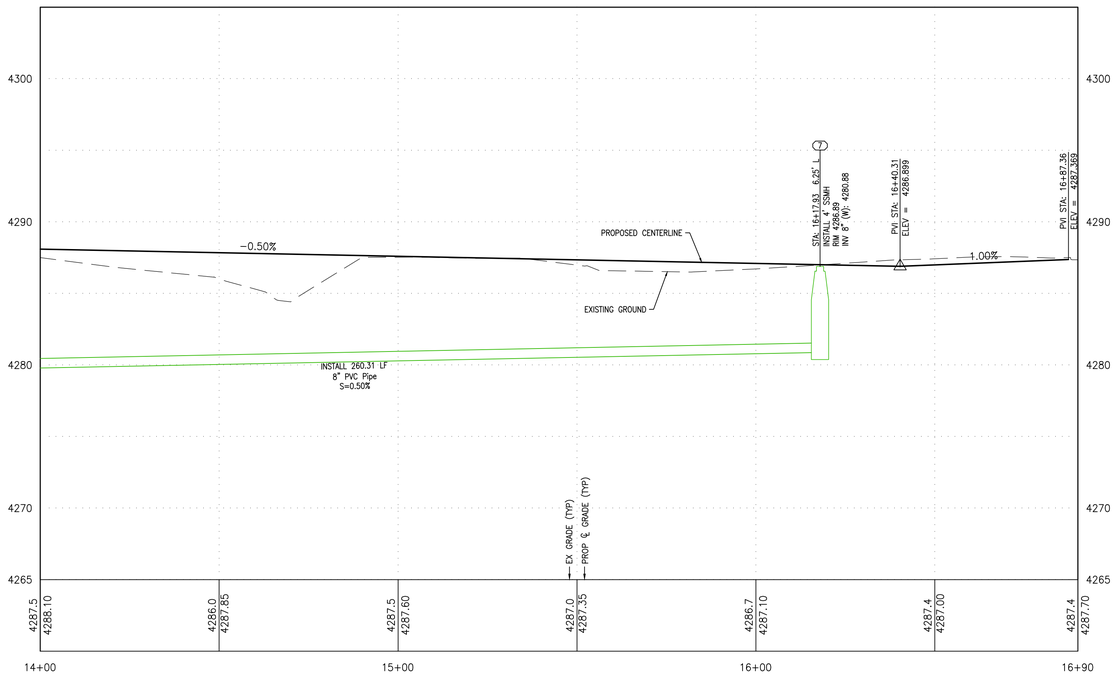
SHEET NO.
PP1
23 of 41

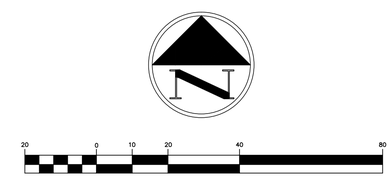
PATH: 18_PP1 Plan & Profile.dwg PLOTTED: January 10, 2023 2:35 P



HEPBURN WAY

STA. 14+00.00 TO 16+90.00





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LICENSED PROFESSIONAL ENGINEER
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STATE OF UTAH

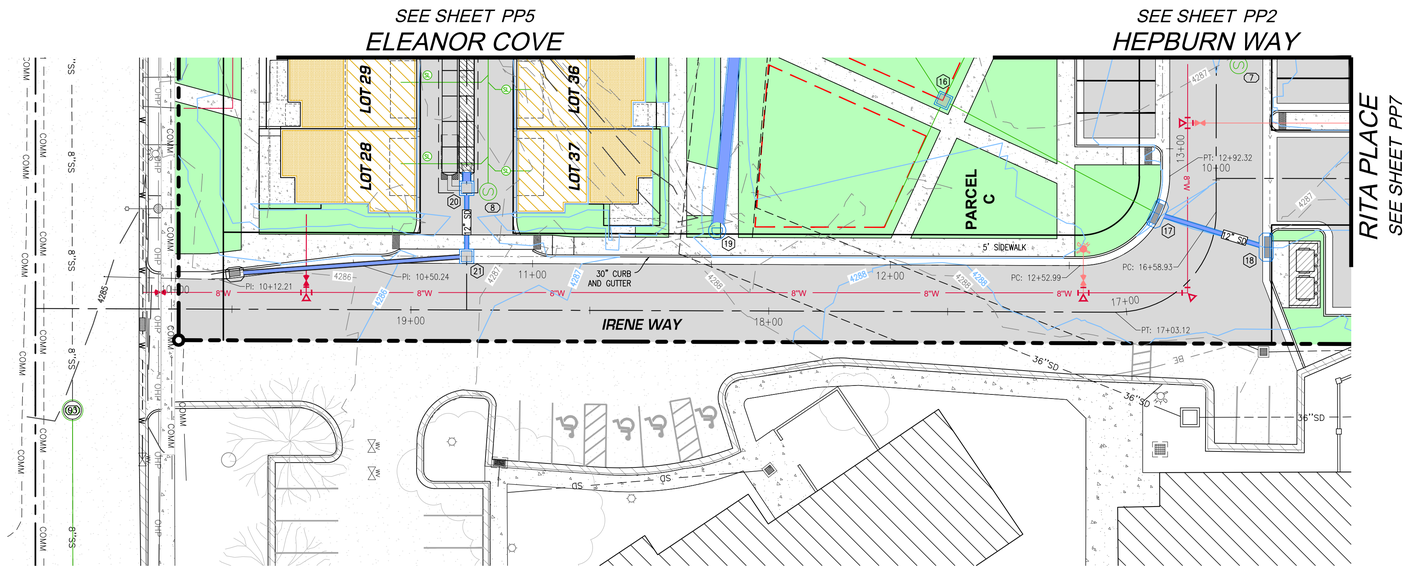
#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES
HEPBURN WAY
STA 14+00 TO 16+90
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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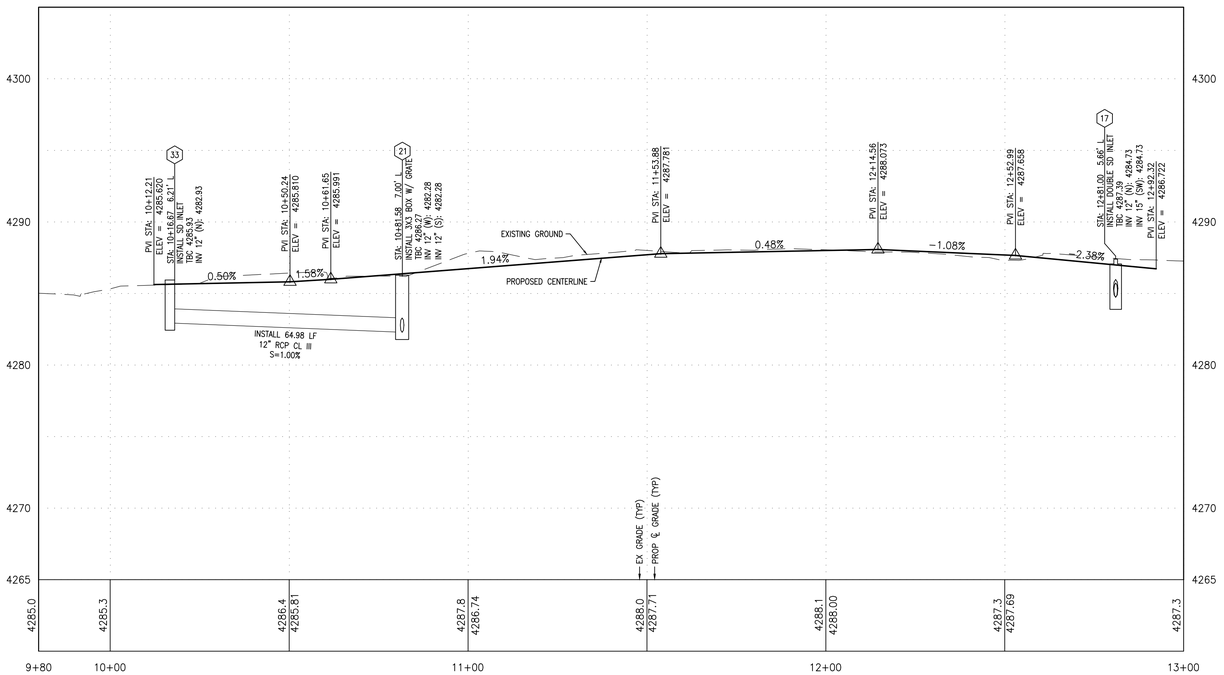
SHEET NO.
PP2
24 of 41

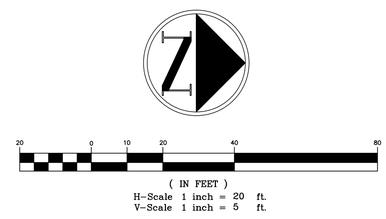
PATH: 19_PP2 Plan & Profile.dwg PLOTTED: December 15, 2022 11:15 A



IRENE WAY EDGE OF ASPHALT

STA. 9+80.00 TO 13+00.00





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#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES

IRENE WAY EDGE OF ASPHALT

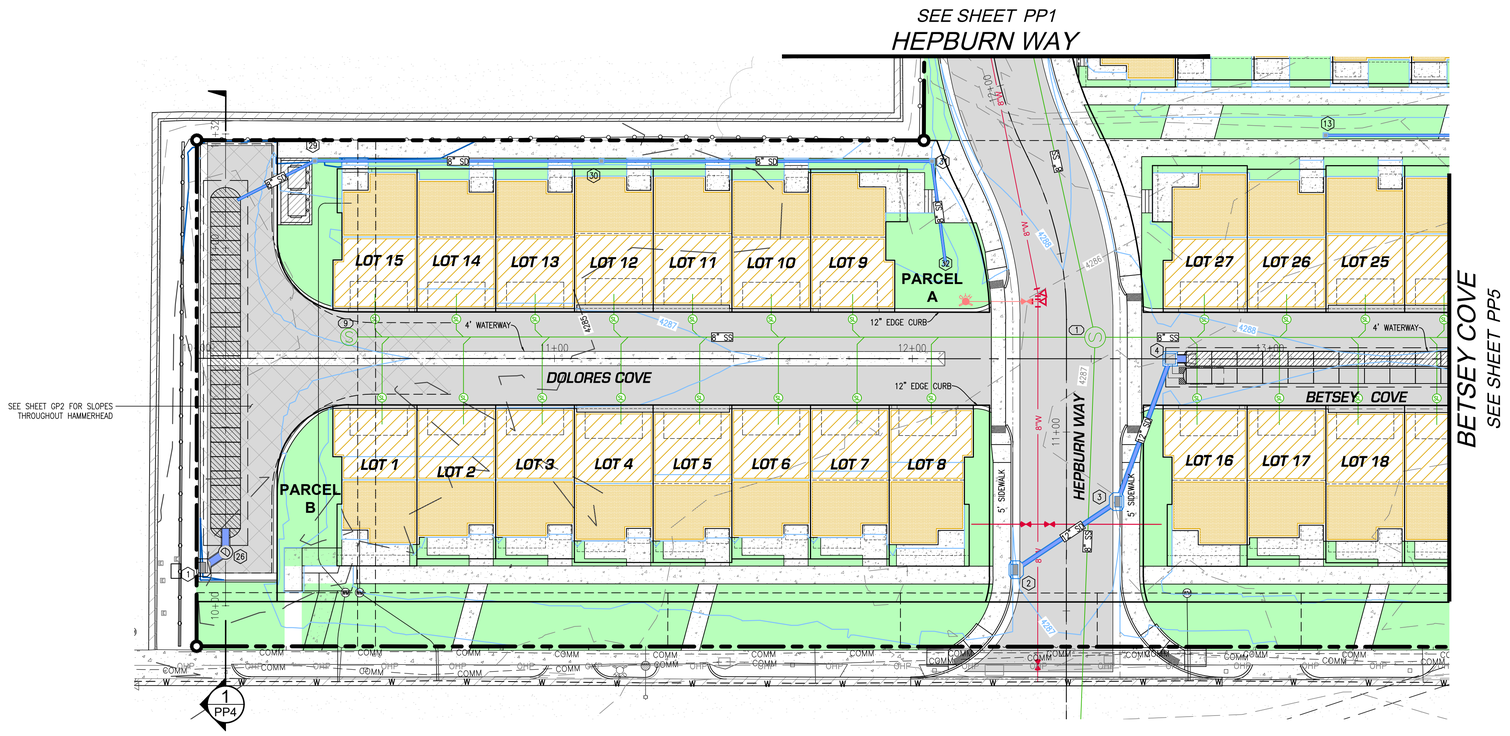
STA 9+80 TO 13+00

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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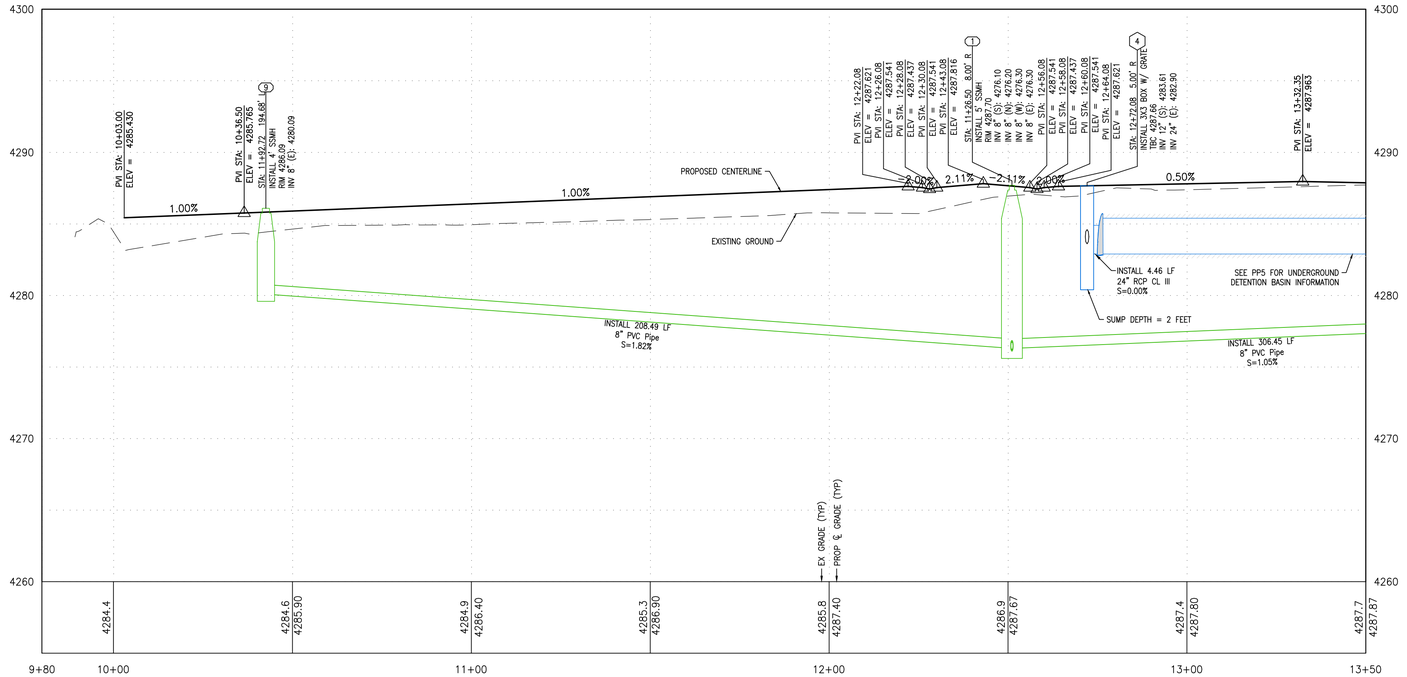
SHEET NO.
PP3
25 of 41

PATH: 20_PP3 Plan & Profile.dwg PLOTTED: December 19, 2022, 5:40 P



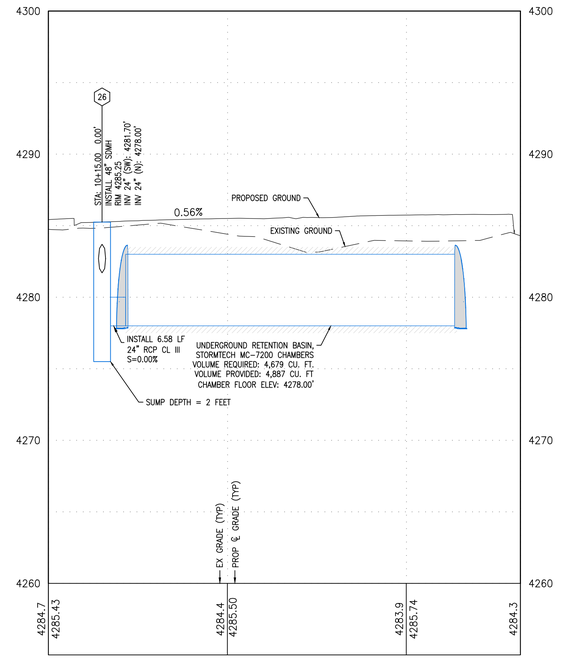
DOLORES AND BETSY COVE

STA. 9+80.00 TO 13+50.00



SECTION 1

STA. 10+00.00 TO 11+31.89





20 0 10 20 40 80

(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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1	12/16/22	JHT	ADDRESS CITY COMMENTS

REVISIONS

THE MONROE TOWNHOMES

DOLORES AND BETSEY COVE

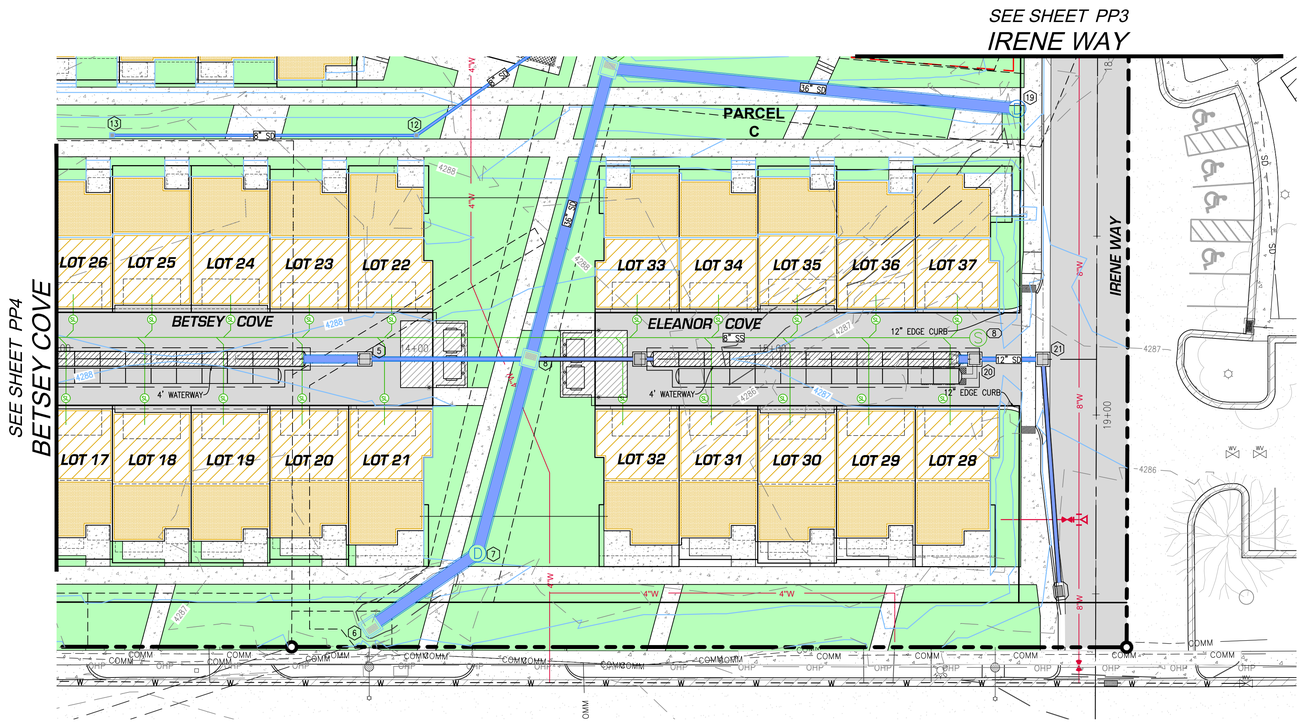
STA 9+80 TO 13+50

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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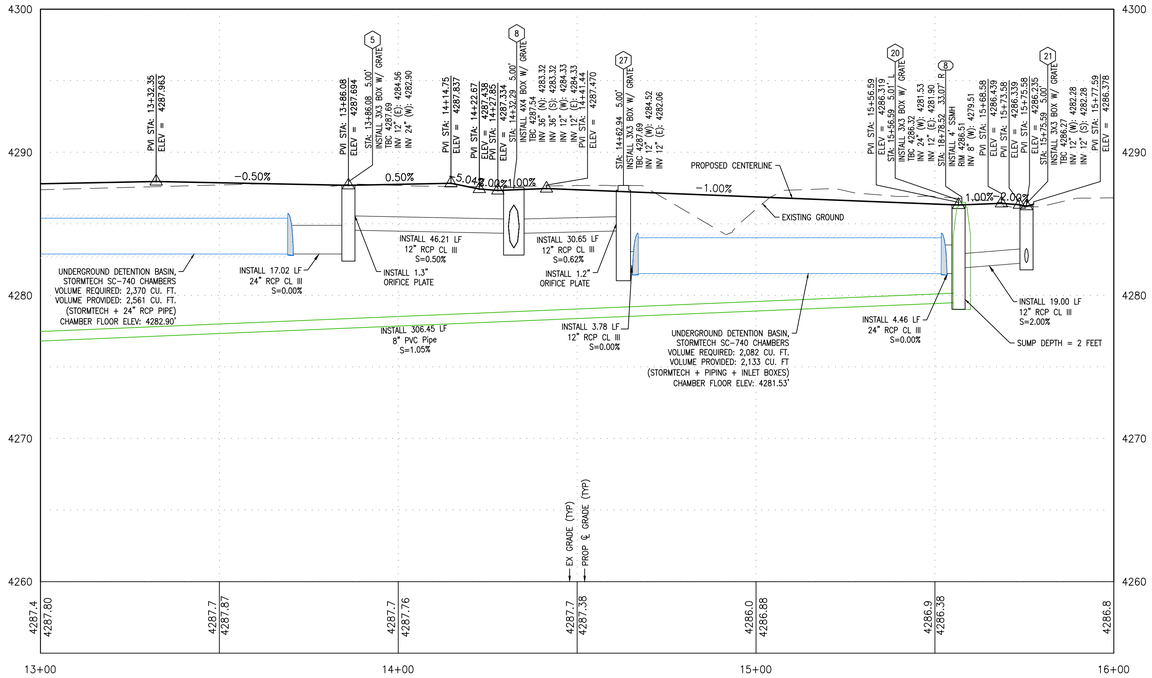
SHEET NO.
PP4
26 of 41

PATH: 21_PP4 Plan & Profile.dwg PLOTTED: December 19, 2022 5:42 P



BETSY AND ELEANOR COVE

STA. 13+00.00 TO 16+00.00



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#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES

BETSEY AND ELEANOR COVE
STA 13+00 TO 16+00

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

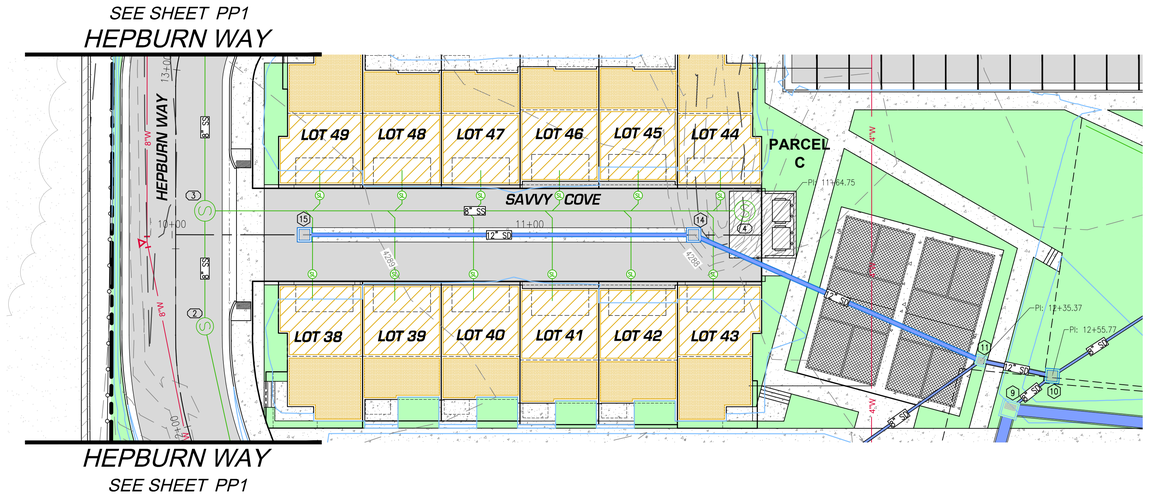
20 0 10 20 40 80
(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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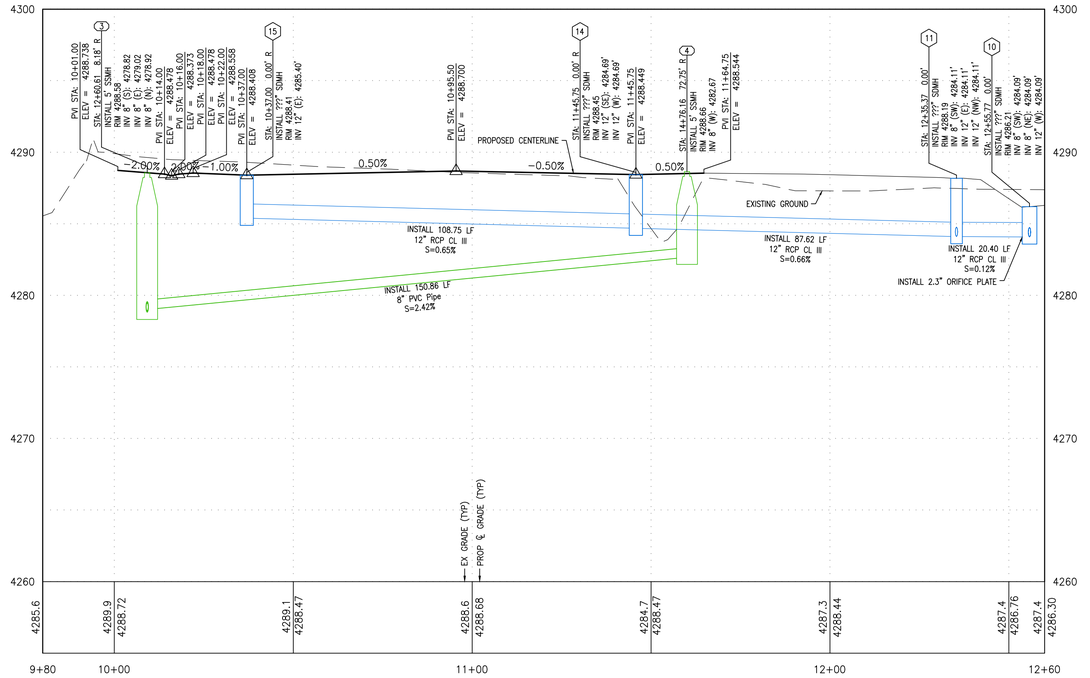
SHEET NO.
PP5
27 of 41

PATH: 22_PP5 Plan & Profile.dwg PLOTTED: December 19, 2022 5:42 P



SAVVY COVE

STA. 9+80.00 TO 12+60.00





(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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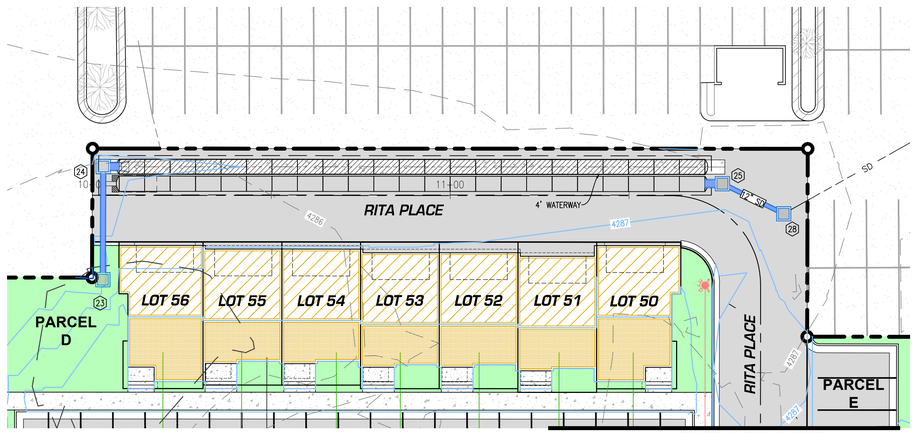
#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES
SAVVY COVE
STA 9+80 TO 12+50
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

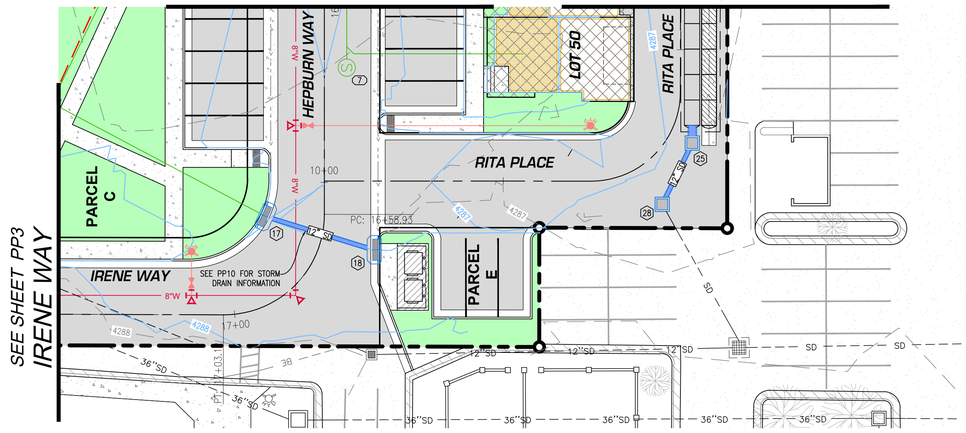
SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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SHEET NO.
PP6
28 of 41

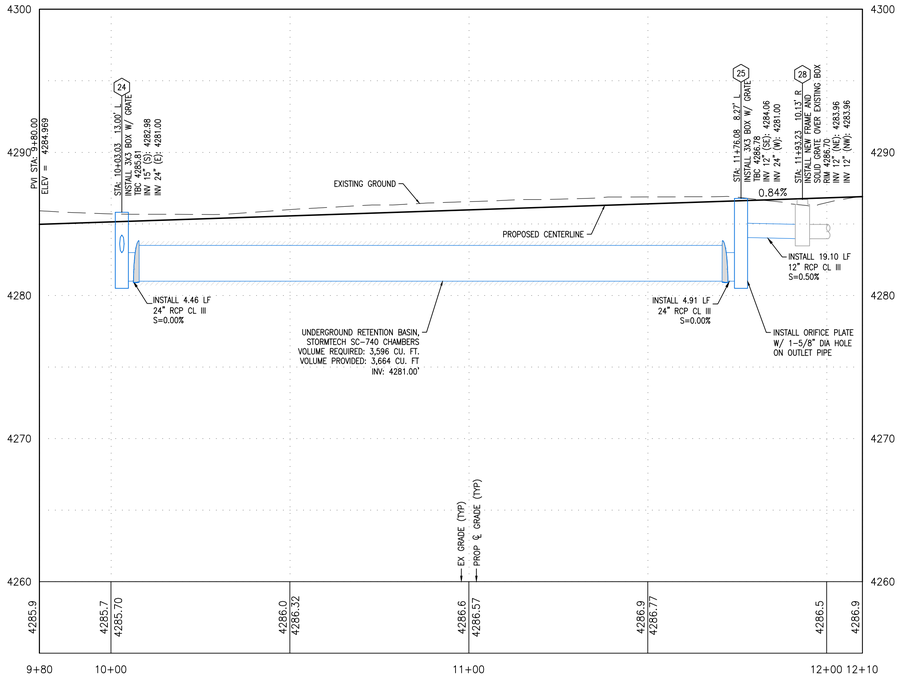
PATH: 23_PP6 Plan & Profile.dwg PLOTTED: December 15, 2022 11:27 A



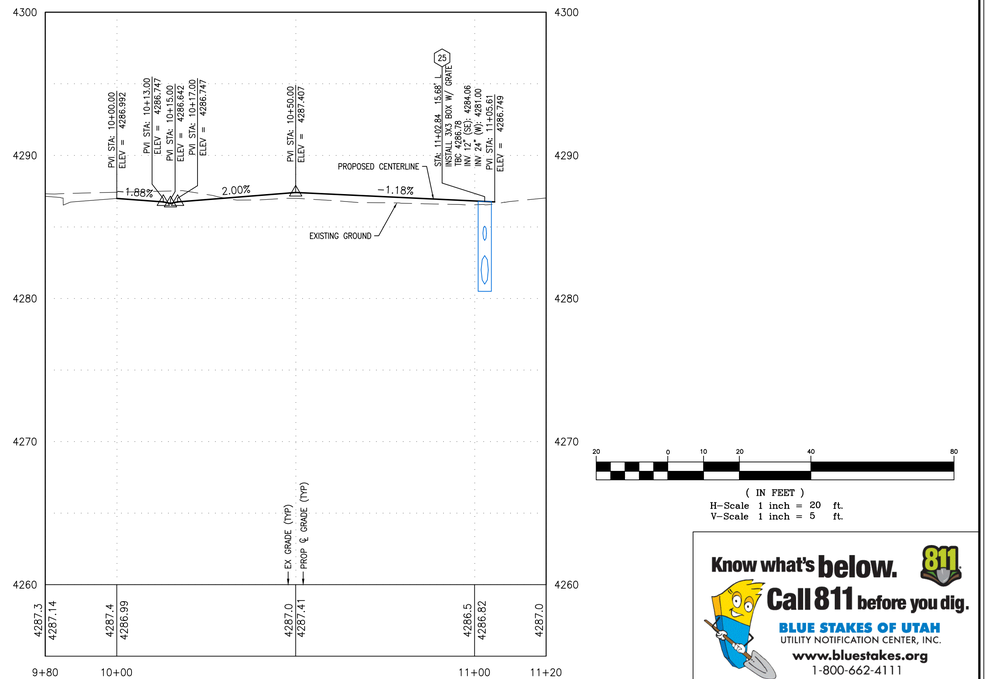
RITA PLACE
SEE THIS SHEET



RITA PLACE
STA. 9+80.00 TO 12+10.00



RITA PLACE
STA. 9+80.00 TO 11+20.00



(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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No. 4940495-2202
JASON H. THOMPSON
12/19/2022
STATE OF UTAH

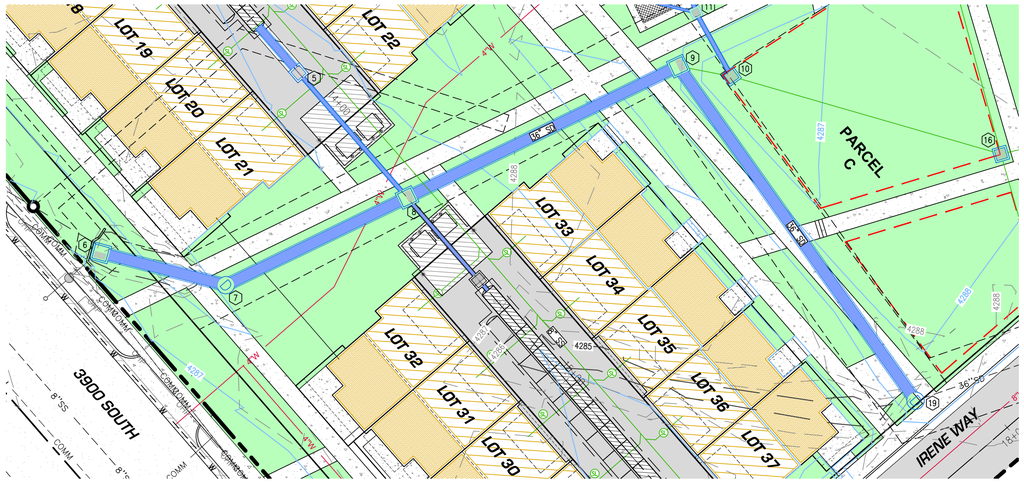
#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES
RITA PLACE
STA 9+80 TO 12+10
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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SHEET NO.
PP7
29 of 41

PATH: 24_PP7 Plan & Profile.dwg PLOTTED: December 19, 2022 5:45 P



36" STORM DRAIN

STA. 9+80.00 TO 13+25.00

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FOR REVIEW

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No. 4940495-2202
JASON H. THOMPSON
12/19/2022
STATE OF UTAH

#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

REVISIONS

THE MONROE TOWNHOMES

36" STORM DRAIN

STA 9+80 TO 13+25

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

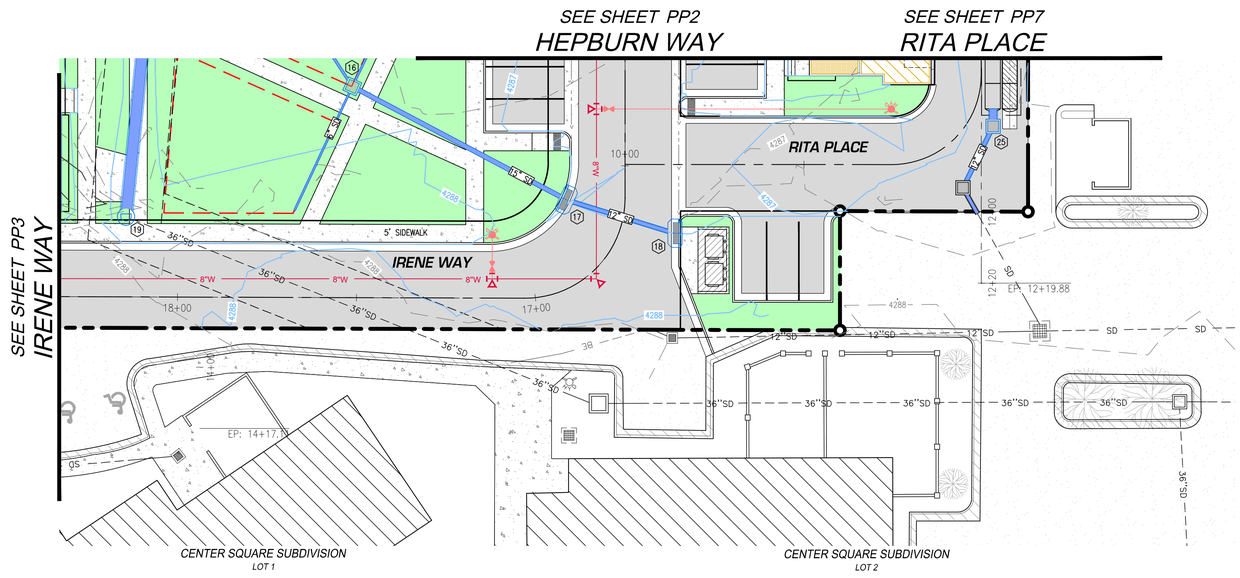
(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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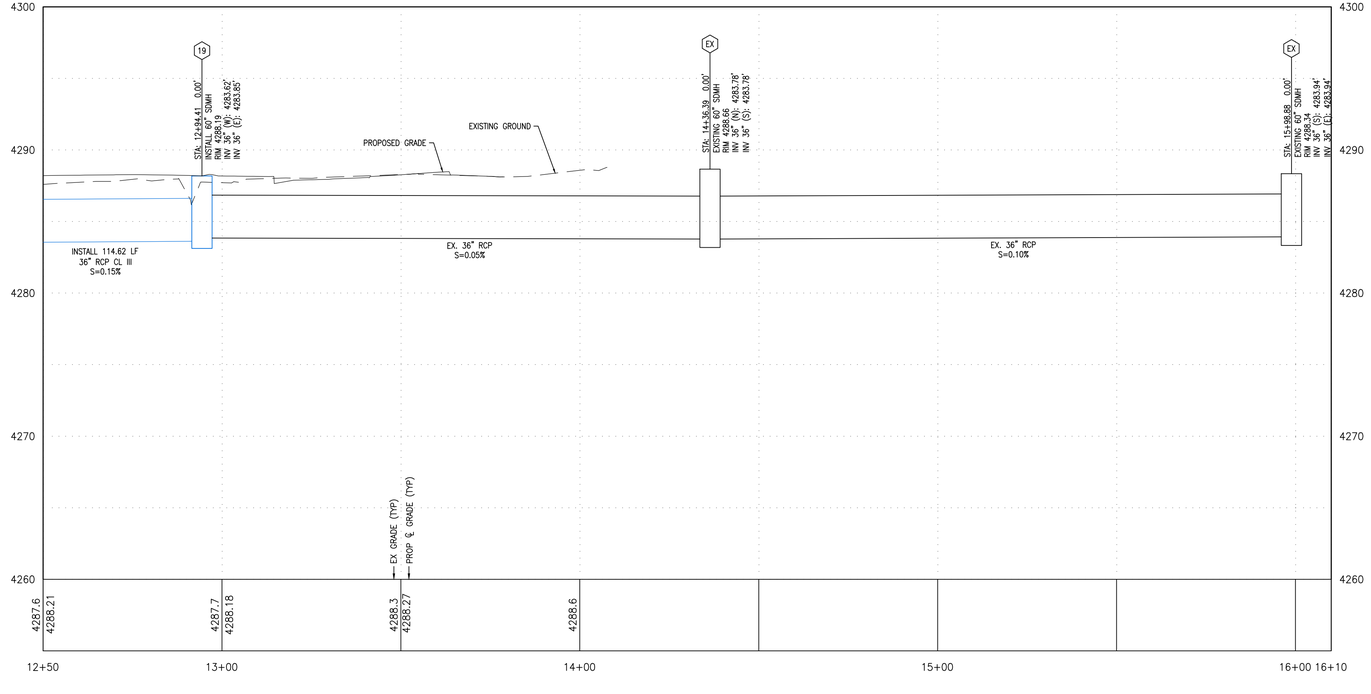
SHEET NO.
PP8
30 of 41

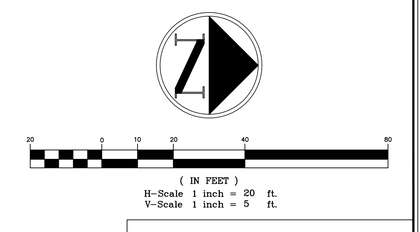
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36" STORM DRAIN

STA. 12+50.00 TO 16+10.00





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PRELIMINARY FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
12/19/2022
STATE OF UTAH

#	DATE	BY	REVISIONS DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES

36" STORM DRAIN

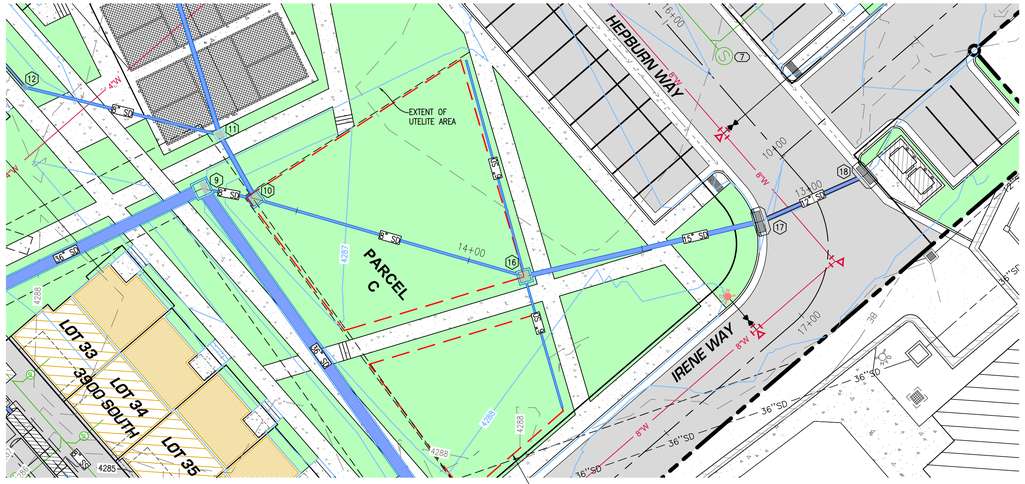
STA 12+50 TO 16+10

600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
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SHEET NO.
PP9
31 of 41

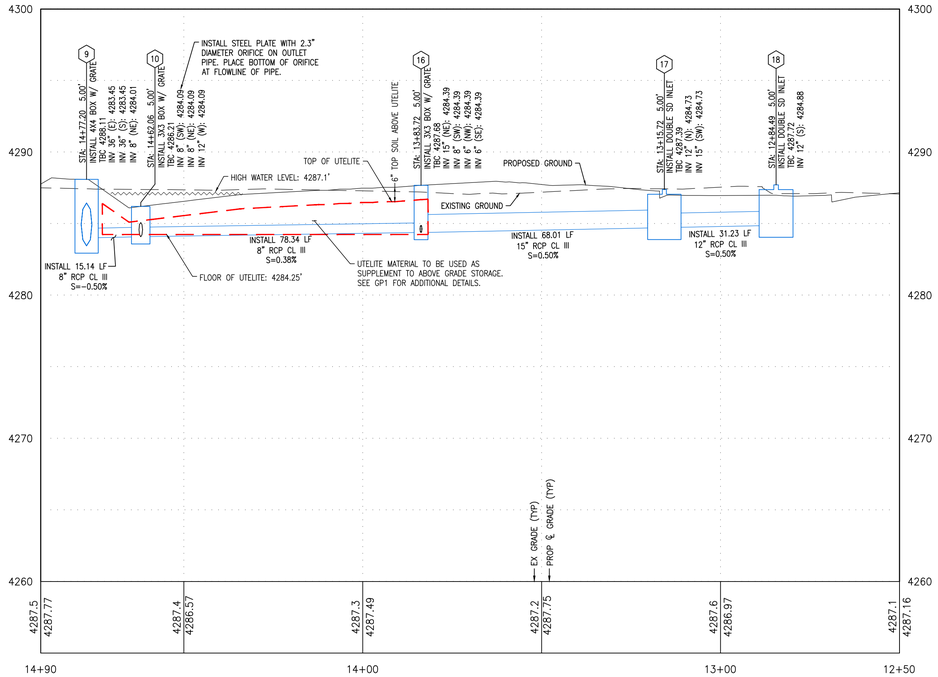
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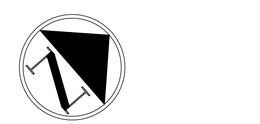


BOUNDARY OF UTELITE FILL. DO NOT PLACE UNDER SIDEWALK. LIMITS SHOWN ARE 3' FROM EDGE OF SIDEWALK.

PARCEL C DETENTION BASIN

STA. 12+50.00 TO 14+90.00







(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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REVISIONS

THE MONROE TOWNHOMES

PARCEL C DETENTION BASIN

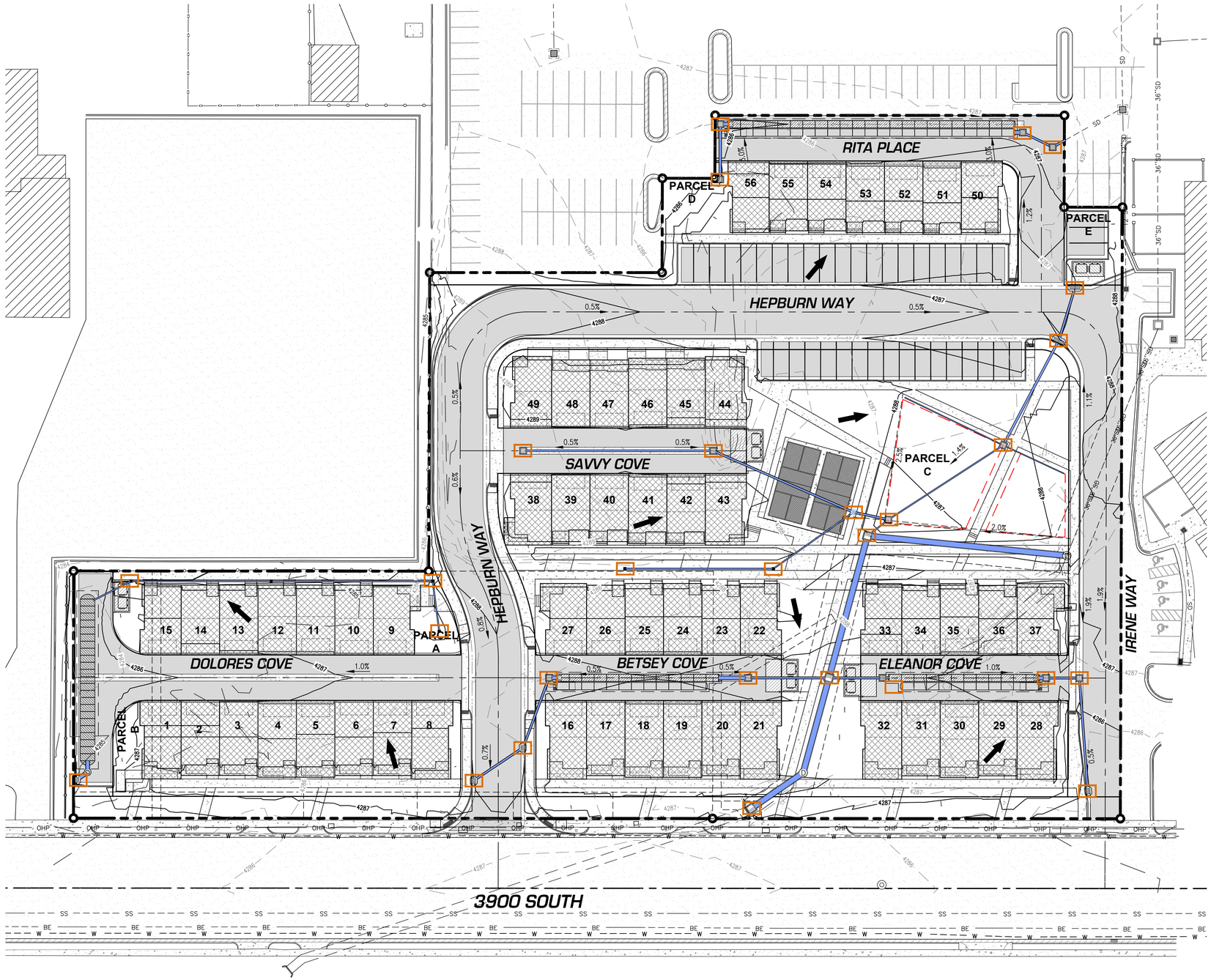
STA 12+50 TO 14+90

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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PP10
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LEGEND

- BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CENTERLINE
- PUE&D
- SIDEWALK
- CURB AND GUTTER
- ASPHALT ROADWAY
- 4590 PROPOSED MAJOR CONTOUR
- 4588 PROPOSED MINOR CONTOUR
- 4592 EXISTING MAJOR CONTOUR
- 4590 EXISTING MINOR CONTOUR
- DAYLIGHT – FILL
- DAYLIGHT – CUT
- SD EX. STORM DRAIN (SIZE AS NOTED)
- 18" SD STORM DRAIN – RCP CLASS III (SIZE AS NOTED)
- STORM DRAIN INLET (EX. & PROP.)
- 4.8% SLOPE OF PROP./EX. GRADE ARROW POINTS DOWN GRADIENT
- DIRECTION OF EXISTING GROUND OVERLAND FLOW
- SILT FENCE
- INLET PROTECTION, KEY NOTE 2

KEY NOTES

1. SILT FENCE
2. INLET PROTECTION
3. CONCRETE WASHOUT AREA
4. STABILIZED CONSTRUCTION ENTRANCE
5. PORTABLE TOILET

NOTE: SEE SHEET EC2 FOR DETAILS PERTAINING TO THE ABOVE BMP'S AND FOR THE EROSION CONTROL NOTES.

GRAPHIC SCALE

60 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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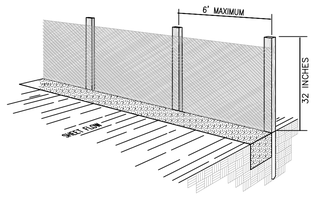
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EROSION CONTROL PLAN

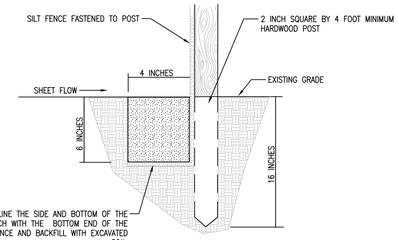
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EC1
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PERSPECTIVE VIEW



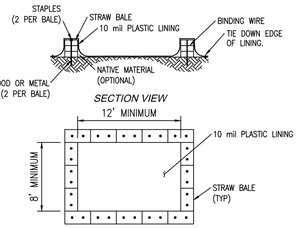
PLAN VIEW

SILT FENCE GENERAL NOTES:

1. *WHERE POSSIBLE, LAYOUT THE SILT FENCE 5 FOOT TO 10 FOOT BEYOND THE TOE OF SLOPE.*
2. *ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.*
3. *WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.*
4. *AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6 INCH OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.*
5. *MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.*
6. *REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.*
7. *WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.*

1 SILT FENCE DETAIL

SCALE: NTS

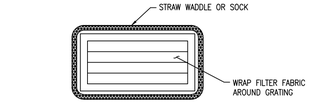


CONCRETE WASHOUT GENERAL NOTES:

1. *TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH A RECOMMENDED MINIMUM LENGTH OF 12 FEET AND WIDTH OF 8 FEET.*
2. *THE WASHOUT WILL BE A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS.*
3. *PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.*
4. *SIGNS SHALL BE POSTED MARKING THE LOCATION OF THE WASHOUT AREA TO ENSURE EQUIPMENT OPERATORS USE THE PROPER FACILITY.*
5. *THE WASHOUT AREA WILL BE CONSTRUCTED BEFORE CONCRETE POURS OCCUR AT THE SITE.*
6. *THE WASHOUT AREAS WILL BE INSPECTED DAILY TO ENSURE THAT ALL CONCRETE WASHING IS BEING DISCHARGED INTO THE WASHOUT AREA, NO LEAKS OR TEARS ARE PRESENT, AND TO IDENTIFY WHEN CONCRETE WASTES NEED TO BE REMOVED. THE WASHOUT AREAS WILL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75 PERCENT OF THE HOLDING CAPACITY. THEN THE CONCRETE WASTES WILL BE ALLOWED TO HARDEN, BE BROKEN UP, AND REMOVED.*

3 CONCRETE WASHOUT AREA

SCALE: N.T.S.

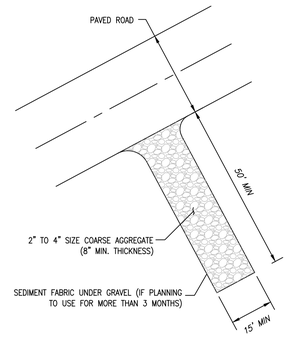


INLET PROTECTION GENERAL NOTES:

1. *PLACE WOOD BOARD OVER TOP OF BOX UNTIL READY TO PLACE TOP SECTION WITH INLET GRATE.*
2. *SURROUND INLET BOX WITH STRAW WADDLE OR SOCK UNTIL PLACEMENT OF CONCRETE COLLAR, WATERWAYS AND ASPHALT.*
3. *PROVIDE MINIMUM 2 FOOT OVERLAP OF ENDS OF WADDLE OR SOCK TO ENSURE NO GAP OCCURS. SECURE SECTIONS TO EACH OTHER AT BOTH ENDS OF THE OVERLAP.*
4. *AFTER COMPLETION OF THE TOP OF BOX, WRAP INLET GRATE WITH FILTER FABRIC AND PLACE ON INLET.*
5. *INSPECT WEEKLY AND AFTER STORM EVENTS. REMOVE ACCUMULATED SILTS ON THE FILTER FABRIC. REPLACE FILTER FABRIC IF RIPPED.*
6. *CLEAN OUT INLET BOX AT END OF CONSTRUCTION.*

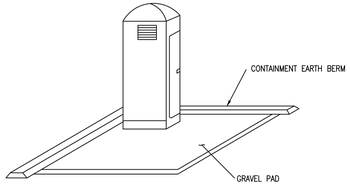
2 INLET PROTECTION

SCALE: N.T.S.



4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.



PORTABLE TOILET GENERAL NOTES:

1. *LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.*
2. *PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.*
3. *CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.*
4. *PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.*
5. *REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.*

5 PORTABLE TOILET

SCALE: N.T.S.

EROSION & SEDIMENTATION CONTROL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%
6. EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES 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.

   (A) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

   (B) 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.

   (C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10 TO 20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF SPANISH FORK CITY MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION. PLEASE NOTE THAT BOTH EXISTING AND PROPOSED CONTOURS ARE SHOWN ON THIS PLAN.
11. THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:

    THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;

    INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART III.D.1. OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND

    A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2. OF THE PERMIT.
12. THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13. THE TOTAL AREA TO BE DISTURBED CONTAINS APPROXIMATELY 1.7 ACRES. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES IS 0.35.
14. THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
16. THIS PROPERTY IS LOCATED IN AN AREA "SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE". SEE LETTER OF MAP REVISION (LOMC) ISSUED APRIL 14, 2015, EFFECTIVE AUGUST 24, 2015 FOR CASE No. 15-08-0603P.
17. THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
18. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES..
19. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
20. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
21. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
22. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
23. ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
24. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP AND THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
25. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
26. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
27. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
29. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLNG OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
30. THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
31. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
32. IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVED ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
33. THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
34. EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION FENCE SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.

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South Weber, Utah 84405
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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DATE	BY	DESCRIPTION
			REVISIONS

THE MONROE TOWNHOMES

SWPPP NOTES

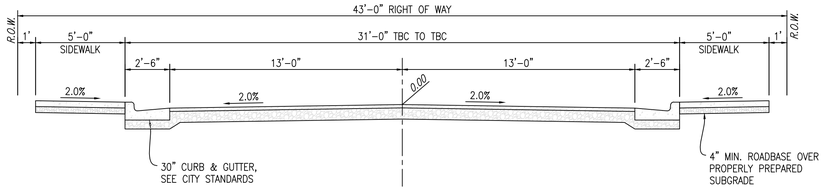
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SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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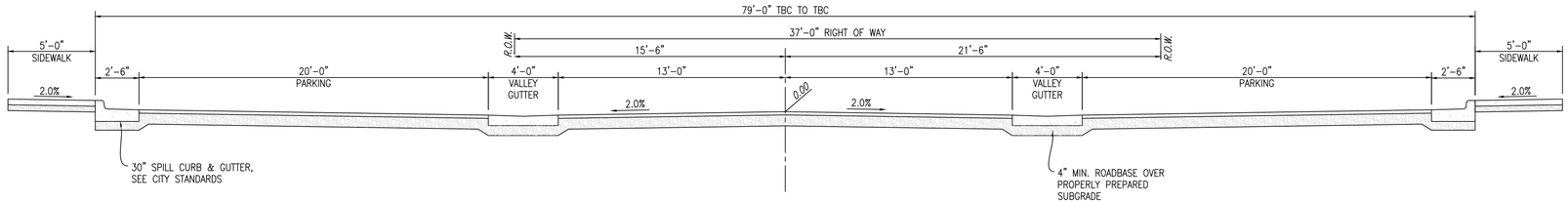
PRIMARY ROAD - CROSS-SECTION

SCALE: 1" = 4'



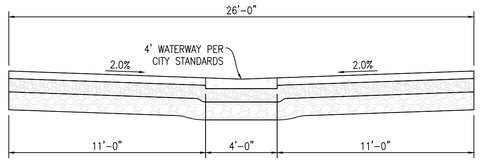
PAVEMENT SECTION FOR ROADWAYS

PAVEMENT SECTION BASED ON THE GEOTECHNICAL ENGINEERING PROVIDED BY CMT ENGINEERING PROJECT NO. 900129, DATED APRIL 8, 2021



PRIMARY ROAD - CROSS-SECTION @ PARKING

SCALE: 1" = 4'



26' ROAD CROSS-SECTION

SCALE: 1" = 4'

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JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE
	REVISIONS		

THE MONROE TOWNHOMES

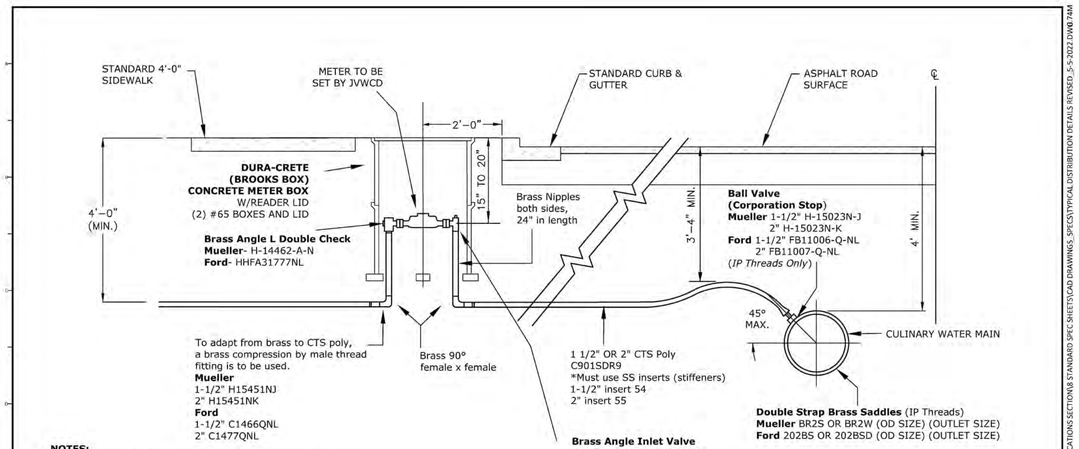
PROJECT DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
DT1
35 of 41

PATH: 30_DT1_Details.dwg PLOTTED: October 5, 2022 4:28 P



NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.
3. ANGLE L DOUBLE CHECK FITTINGS ONLY AVAILABLE WITH 2" OUTLET, MAY NEED TO USE 2 x 1-1/2" BRASS BUSHING FOR 1-1/2" METER APPLICATIONS.

1 1/2" OR 2" WATER SERVICE

N.T.S.

REVISIONS			
REV.	DESCRIPTION	BY	DATE

JORDAN VALLEY WATER CONSERVANCY DISTRICT
8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

LINE IS 1 INCH IF NOT AS SHOWN (IF NOT 1"- SCALE ACCORDINGLY) — SHEET B
SCALE: SCALE
DESIGN: FFC
DRAWING: KDR
PROJ. MGR.: FFC
APPROVAL:

JVWCD DISTRIBUTION DETAILS

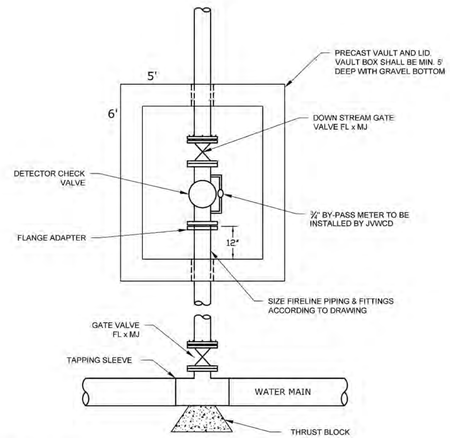
1.5" or 2" WATER SERVICE CONNECTION

DATE 5/5/2022
PROJECT NUMBER
CONSECUTIVE SHEET NUMBER 2
TOTAL SHEETS IN SET 2 OF 5

I:\MAINTENANCE\PIPELINE MAINTENANCE DIVISION\INSPECTIONS-LOCATIONS SECTION\8.STANDARD SPEC SHEETS\CAD DRAWINGS_SPEC\STYPICAL DISTRIBUTION DETAILS REVISED_5-5-2022.DWG 7:44A

NOTES:

1. A DOWN STREAM GATE VALVE, DETECTOR CHECK VALVE, AND FLANGE ADAPTER ARE REQUIRED TO BE INSTALLED INSIDE OF THE FIRELINE BOX BY THE CONTRACTOR.
2. TAPPING VALVE MUST HAVE A SLIP TYPE VALVE BOX AND SHALL BE SET TO FINISH GRADE.
3. ALL KNOCK OUTS FOR PIPE COMING INTO AND GOING OUT OF THE BOX MUST BE CEMENT GROUTED ONCE PIPE IS IN PLACE.
4. ALL BOLTS & NUTS UPSTREAM OF THE BOX MUST BE GREASED AND WRAPPED. ALL BOLTS WILL BE COATED WITH AN ACCEPTABLE THREAD LUBRICANT PRIOR TO INSTALLATION.
5. STANDARD SIZE 24" RING AND LID IS REQUIRED FOR VAULT ENTRANCE.
6. TYPICAL FIRELINE VAULT IS TO BE A MINIMUM OF 5'x6' IN SIZE WITH A GRAVEL BOTTOM, DESIGNED FOR H-20 LOADING. FLOOR SHALL HAVE A MINIMUM OF 12" GRAVEL SPREAD EVENLY THROUGHOUT.
7. A 12-GUAGE UNDERGROUND RATED LOCATING WIRE MUST BE LAID WITH THE PIPE.
8. DETECTOR CHECK VALVE SHALL BE EQUIPPED WITH ¾" BYPASS, ¾" BALL VALVES AND CHECK VALVE. DETECTOR CHECK SHALL BE MUELLER MODEL EDCIV, FEBCO SERIES 800 LF, OR APPROVED EQUAL. SUBMIT DATA CUT SHEET TO JVWCD FOR APPROVAL.
9. CONTRACTOR TO FURNISH AND INSTALL ¾" BYPASS PLUMBING. JVWCD TO FURNISH AND INSTALL ¾" BYPASS METER.
10. TAPPING SLEEVES SHALL BE ROMAC SSTIII, FORD FTSS, OR APPROVED EQUAL.
11. GATE VALVES SHALL BE MUELLER A2361 SERIES, CLOW VALVE MODEL 2638, OR APPROVED EQUAL.



FIRELINE BOX DETAIL

N.T.S.

REVISIONS			
REV.	DESCRIPTION	BY	DATE

JORDAN VALLEY WATER CONSERVANCY DISTRICT
8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

LINE IS 1 INCH IF NOT AS SHOWN (IF NOT 1"- SCALE ACCORDINGLY) — SHEET B
SCALE: SCALE
DESIGN: FFC
DRAWING: KDR
PROJ. MGR.: FFC
APPROVAL:

JVWCD DISTRIBUTION DETAILS

FIRELINE BOX DETAIL

DATE 5/5/2022
PROJECT NUMBER
CONSECUTIVE SHEET NUMBER 5
TOTAL SHEETS IN SET 5 OF 5

I:\MAINTENANCE\PIPELINE MAINTENANCE DIVISION\INSPECTIONS-LOCATIONS SECTION\8.STANDARD SPEC SHEETS\CAD DRAWINGS_SPEC\STYPICAL DISTRIBUTION DETAILS REVISED_5-5-2022.DWG 7:44A

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FOR REVIEW

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JASON H. THOMPSON
10/5/2022
STATE OF UTAH

REVISIONS			
NO.	DESCRIPTION	BY	DATE

THE MONROE TOWNHOMES

JVWCD WATER DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

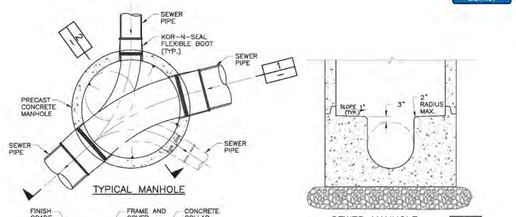
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H. SCALE:	N/A
H. SCALE:	N/A
DATE:	SEPT. 30, 2022
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SHEET NO.
DT2
36 of 41

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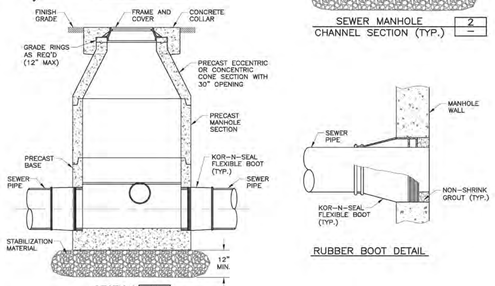
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Typical Sanitary Sewer Manhole



TYPICAL MANHOLE

SEWER MANHOLE CHANNEL SECTION (TYP.) 2 —



SECTION 1 —

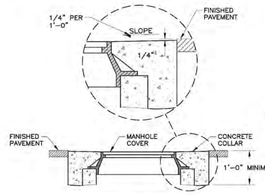
RUBBER BOOT DETAIL

NOTES:

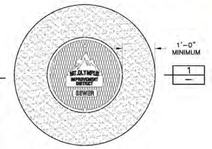
1. MANHOLE SIZE:
   A. DIAMETER IS 4 FEET: FOR SEWERS UNDER 12" DIAMETER.
   B. DIAMETER IS 5 FEET: FOR SEWERS 12" THROUGH 24", OR WHEN 3 OR MORE PIPES INTERSECT THE MANHOLE.
   C. CONSULT WITH MTOID FOR SEWERS LARGER THAN 24".
2. PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM C 478. 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. GROUT SHALL BE NON-SHRINK.
5. MANHOLES SHALL NOT HAVE STEPS.
6. ADDITIONAL WATERPROOFING OF MANHOLES MAY BE REQUIRED WITHIN 400 FEET OF WATERBODIES AT THE DISCRETION OF THE DISTRICT ENGINEER.

SHEET 1

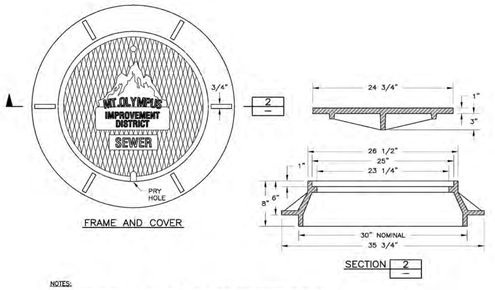
Manhole Collar



SECTION 1 —



MANHOLE COLLAR



FRAME AND COVER

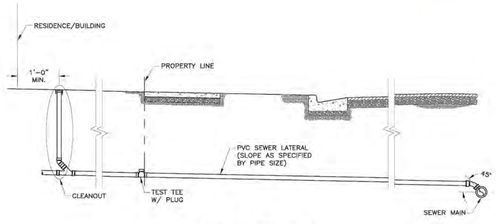
SECTION 2 —

NOTES:

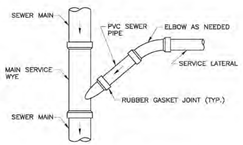
1. CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04. U-CART OR HAND MIXED CONCRETE WILL NOT BE ACCEPTED.
2. BACKFILL WITH GRADE 1 UNTREATED BASE COURSE AS PER APWA 32 11 23 2.1.
3. GRADE RINGS SHALL BE APWA STANDARD PLAN NO. 361. MTOID ALLOWS THE USE OF WHIRLYGIG OR APPROVED EQUIVALENT FOR SETTING GRADE RINGS.
4. CONCRETE COLLAR SHALL BE APWA STANDARD PLAN NO. 362.
5. LID SHALL BE CAST WITH "MTOID" LOGO.

SHEET 3

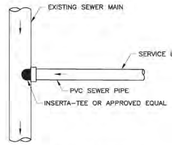
Typical Sewer Lateral & Cleanout



TYPICAL SEWER LATERAL



SERVICE CONNECTION TO NEW MAIN



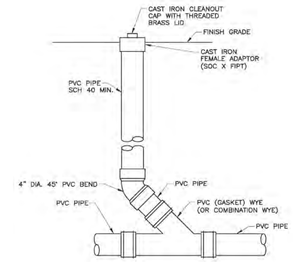
SERVICE CONNECTION TO EXISTING MAIN

NOTES:

1. SERVICE LATERAL SHALL BE 4" OR 6" AS SHOWN ON PLANS OR AS DIRECTED BY MT. OLYMPUS IMPROVEMENT DISTRICT.
2. SEWER LATERALS SHALL CONNECT TO SEWER MAIN AT EITHER A 22.5° OR 45° ANGLE.
3. LATERAL CONNECTIONS SHALL BE A MINIMUM OF 24 INCHES OFF OF BELL SPIGOT OF SEWER MAIN.
4. ONLY ONE (1) NEW LATERAL CONNECTION SHALL BE ALLOWED PER 4 FOOT SEGMENT OF SEWER MAIN PIPE.

SHEET 5

Typical Sewer Lateral & Cleanout (Cont.)



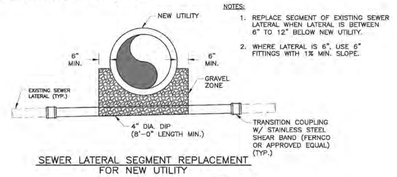
CLEANOUT

NOTES:

1. SIZE OF PIPING AS SHOWN ON DRAWINGS OR AS DETERMINED BY MT. OLYMPUS IMPROVEMENT DISTRICT.
2. PVC JOINTS SHALL BE GASKETED JOINTS. NO GLUE JOINTS ARE ALLOWED.
3. WHEN CONNECTING TO INTERIOR PIPING, SHEAR BAND FERNCO OR APPROVED EQUAL SHALL BE USED.

SHEET 6

Lateral Replacement & Cap-Off



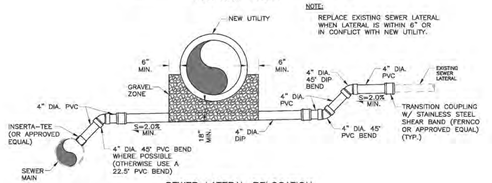
SEWER LATERAL SEGMENT REPLACEMENT FOR NEW UTILITY

NOTES:

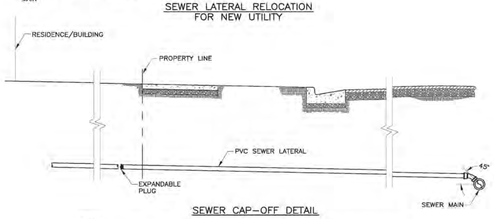
1. REPLACE SEGMENT OF EXISTING SEWER LATERAL WHEN LATERAL IS BETWEEN 6" TO 12" BELOW NEW UTILITY.
2. WHERE LATERAL IS 6", USE 6" FITTINGS WITH 1% MIN. SLOPE.

NOTE:

REPLACE EXISTING SEWER LATERAL WHEN LATERAL IS WITHIN 6" OR IN CONFLICT WITH NEW UTILITY.



SEWER LATERAL RELOCATION FOR NEW UTILITY



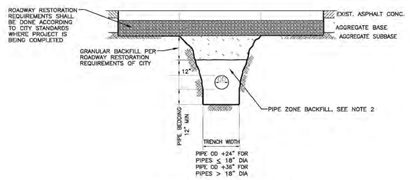
SEWER CAP-OFF DETAIL

NOTES:

1. A BAG OF QUIK-CRETE OR APPROVED EQUAL SHALL BE USED TO MIX AND FILL AROUND EXPANDABLE PLUG.
2. CAP-OFF SHALL BE BEHIND PROPERTY LINE. OLD PROPERTY LINE CLEANOUTS SHALL BE ABANDONED AS PART OF CAP-OFF PROCESS.

SHEET 7

Typical Trench Detail



TYPICAL TRENCH SECTION

NOTES:

1. TRENCH EXCAVATION IN ACCORDANCE WITH APWA 31 23 16, OSHA, AND UOSH SAFETY STANDARDS.
2. PIPE ZONE MATERIAL TO BE A-1-a OR A-1-b ASTM D 3282 3/4" MAXIMUM PARTICLE SIZE. PEA GRAVEL AND "SQUEEGY" 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.
3. RECYCLED ASPHALT SHALL NOT BE USED FOR BACKFILL IN ANY PART OF THE TRENCH.
4. FOR NEW CONNECTIONS TRENCH WIDTH SHALL BE 4 FOOT MINIMUM.

SHEET 8

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South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE

REVISIONS

THE MONROE TOWNHOMES

MOID SEWER DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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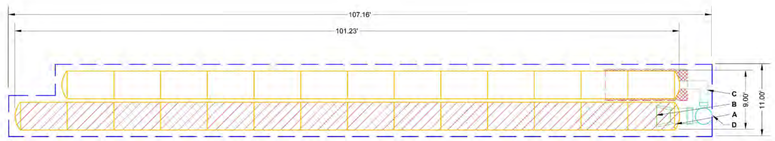
SHEET NO.
DT3
37 of 41

PATH: 32_DT3_Details.dwg PLOTTED: October 6, 2022 9:25 A

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
27	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.00
4	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
2347	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	3.50
		TOP OF SC-740 CHAMBER:	3.00
		12" x 12" TOP MANIFOLD INVERT:	1.54
		24" ISOLATOR ROW PLUS INVERT:	0.51
1145	SYSTEM AREA (SF)	BOTTOM OF SC-740 CHAMBER:	0.50
236.3	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	C	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	D	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

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

MONROE BETSEY
SOUTH SALT LAKE, UT
DRAWN: JT
CHECKED: N/A
DATE:
PROJECT #:

DATE | DRW | CHK | DESCRIPTION

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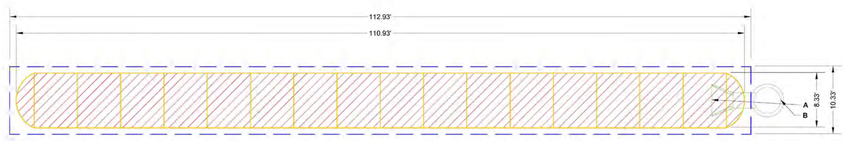
0 10' 20'

SHEET
2 OF 6

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
16	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.75
2	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.25
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	7.75
0	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	7.75
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	7.75
4887	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	6.75
		TOP OF MC-7200 CHAMBER:	5.75
		24" ISOLATOR ROW PLUS INVERT:	0.94
		BOTTOM OF MC-7200 CHAMBER:	0.75
1167	SYSTEM AREA (SF)	BOTTOM OF STONE:	0.00
246.5	SYSTEM PERIMETER (ft)		

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
FLAMP	A	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC7200024RAMP		
CONCRETE STRUCTURE	B	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER, SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
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MONROE-DOLORES
SOUTH SALT LAKE, UT
DRAWN: JT
CHECKED: N/A
DATE:
PROJECT #:

DATE | DRW | CHK | DESCRIPTION

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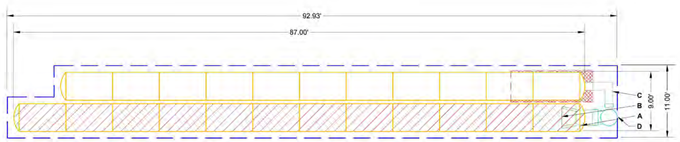
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SHEET
2 OF 5

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
23	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.00
4	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
2018	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	3.50
		TOP OF SC-740 CHAMBER:	3.00
		12" x 12" TOP MANIFOLD INVERT:	1.54
		24" ISOLATOR ROW PLUS INVERT:	0.51
988	SYSTEM AREA (SF)	BOTTOM OF SC-740 CHAMBER:	0.50
207.9	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	C	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	D	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

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

MONROE-ELEANOR
SOUTH SALT LAKE, CITY, UT
DRAWN: JT
CHECKED: N/A
DATE:
PROJECT #:

DATE | DRW | CHK | DESCRIPTION

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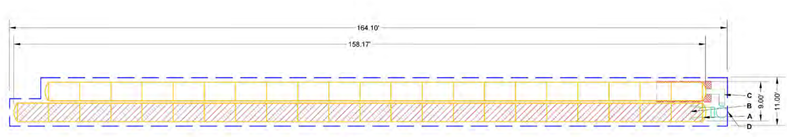
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SHEET
2 OF 6

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
43	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.00
4	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
3665	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	3.50
		TOP OF SC-740 CHAMBER:	3.00
		12" x 12" TOP MANIFOLD INVERT:	1.54
		24" ISOLATOR ROW PLUS INVERT:	0.51
1771	SYSTEM AREA (SF)	BOTTOM OF SC-740 CHAMBER:	0.50
350.2	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	C	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	D	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

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

MONROE-RITA PLACE
SOUTH SALT LAKE, UT
DRAWN: JT
CHECKED: N/A
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DATE | DRW | CHK | DESCRIPTION

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2 OF 6

JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE
	REVISIONS		

THE MONROE TOWNHOMES

STORMTECH DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
DT4
38 of 41

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

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MONROE BETSEY

SOUTH SALT LAKE, UT

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (+1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

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

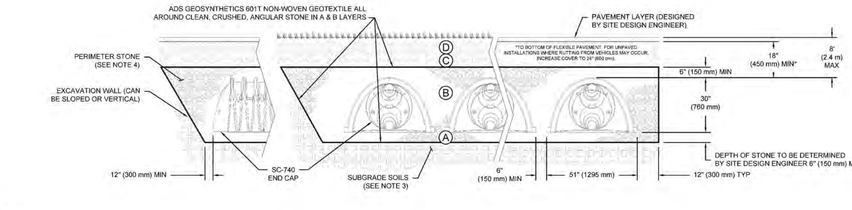
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

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

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



NOTES:

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

MONROE BETSEY
SOUTH SALT LAKE, UT
DRAWN: JT
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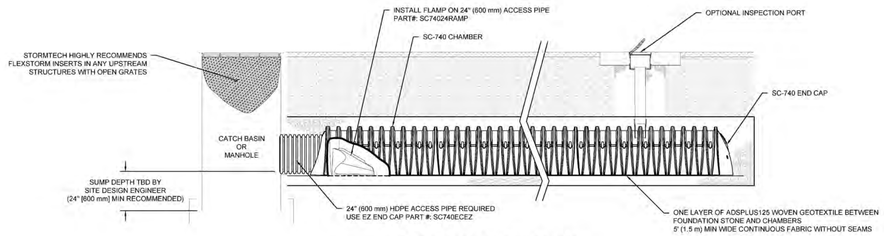
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SHEET
3 OF 6



SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

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

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

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

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

NOTES

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

MONROE BETSEY
SOUTH SALT LAKE, UT
DRAWN: JT
CHECKED: N/A
DATE:
PROJECT #:

DATE	DRW	CHK	DESCRIPTION

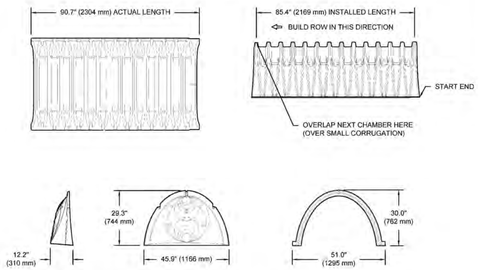
StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

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

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SHEET
4 OF 6

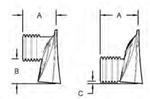
SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS.



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR".
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.5" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

MONROE BETSEY
SOUTH SALT LAKE, UT
DRAWN: JT
CHECKED: N/A
DATE:
PROJECT #:

DATE	DRW	CHK	DESCRIPTION

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888-892-2694 | WWW.STORMTECH.COM

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

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SHEET
5 OF 6

JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

REVISIONS			
#	DATE	BY	DESCRIPTION

THE MONROE TOWNHOMES
600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

STORMTECH DETAILS

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
DT5
39 of 41

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NYLOPLAST DRAIN BASIN

NTS

NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR-35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2608AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

MONROE BETSEY
SOUTH SALT LAKE, UT

DATE:
PROJECT #:
DRAWN: JT
CHECKED: NIA

DATE	DRW	CHK	DESCRIPTION

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO YOU OR WHEN THE DIRECTION OF PIPE OR CURVES HAS BEEN SPECIFIED BY YOU OR YOUR REPRESENTATIVE, WE ASSUME NO RESPONSIBILITY FOR THE EFFICIENCY OR PROPER FUNCTION OF THE SYSTEM SHOWN. THE RESPONSIBILITY FOR THE ADEQUACY AND PROPER FUNCTION OF THE SYSTEM AS DESIGNED IS THAT OF THE ENGINEER OF RECORD FOR THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE INSTALLATION MEETS ALL MANUFACTURER RECOMMENDATIONS AND PROJECT REQUIREMENTS.

Nyloplast®
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
770-452-2443 WWW.NYLOPLAST-US.COM

ADS

SHEET
6 OF 6

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE

REVISIONS

THE MONROE TOWNHOMES

STORMTECH DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
DT6
40 of 41

PATH: 35_DT6_Details.dwg PLOTTED: October 5, 2022 4:32 P

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

ADS SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

MONROE-DOLORES
SOUTH SALT LAKE, UT

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED, UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONE/SHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-7200 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

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

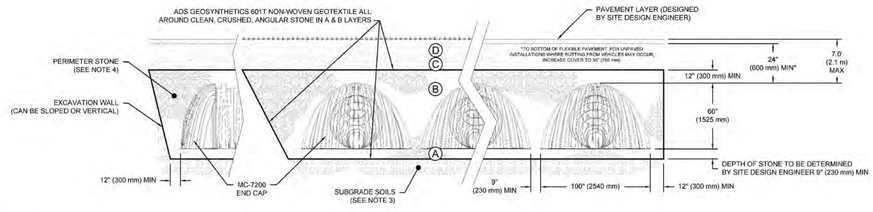
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

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

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



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MONROE-DOLORES
SOUTH SALT LAKE, UT
DATE: DRAWN: JT
PROJECT #: CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

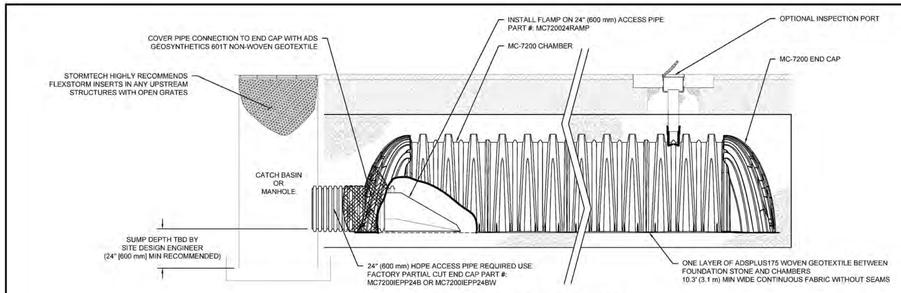
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4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS

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SHEET 3 OF 5



MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

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

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

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

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

NOTES

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

MONROE-DOLORES
SOUTH SALT LAKE, UT
DATE: DRAWN: JT
PROJECT #: CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

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

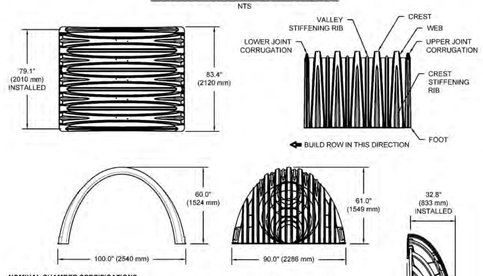
ADS

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SHEET 4 OF 5

MC-7200 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.5 CUBIC FEET	(4.95 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

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

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

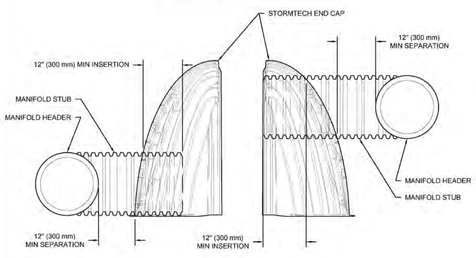
PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B":
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	—
MC7200IEPP06B		—	0.85" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	—
MC7200IEPP08B		—	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	—
MC7200IEPP10B		—	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	—
MC7200IEPP12B		—	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	—
MC7200IEPP15B		—	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	—
MC7200IEPP18TW			
MC7200IEPP18B		—	1.97" (50 mm)
MC7200IEPP18BW			
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	—
MC7200IEPP24TW			
MC7200IEPP24B		—	2.26" (57 mm)
MC7200IEPP24BW			
MC7200IEPP30BW	30" (750 mm)	—	2.95" (75 mm)
MC7200IEPP36BW	36" (900 mm)	—	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	—	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

MC-SERIES END CAP INSERTION DETAIL

NTS



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

CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MONROE-DOLORES
SOUTH SALT LAKE, UT
DATE: DRAWN: JT
PROJECT #: CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

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

ADS

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SHEET 5 OF 5

JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4904495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

REVISIONS			
#	DATE	BY	DESCRIPTION

THE MONROE TOWNHOMES

STORMTECH DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
DT7
41 of 41

PATH: 36_DT7_Details.dwg PLOTTED: October 5, 2022 4:33 P

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL TO AMEND THE SOUTH SALT LAKE ZONING MAP FOR PROPERTY LOCATED AT 547-617 EAST 3900 SOUTH, CURRENTLY A MIXED USE ZONE, TO INCLUDE A TOWNHOME OVERLAY (TO).

WHEREAS, the City Council of the City of South Salt Lake (the "City Council") is authorized by law to enact ordinances establishing zoning districts and other regulations for land use; and

WHEREAS, on May 26, 2021, the City Council adopted a new zoning district, the Townhome Overlay (TO) Zone, to encourage townhome development with narrowly tailored requirements to enhance the housing diversity within the City.

WHEREAS, on May 18, 2023, the South Salt Lake Planning Commission (the "Planning Commission") held a legally noticed public hearing to consider amending the South Salt Lake City Zoning Map for the subject property, to add the Townhome Overlay (TO) Zoning District to the property as shown in Exhibit A; and

WHEREAS, the Planning Commission found that the proposed zoning amendment is consistent with the goals and objectives of the South Salt Lake General Plan, and forwarded a recommendation to the City Council to approve the amendment; and

WHEREAS, as required by South Salt Lake Municipal Code 17.03.270 and in accordance Utah Code §§ 10-9a-102 and 10-9a-532, the City Council approved and authorized the execution of a Development Agreement with CW THE MONROE, LLC for the townhome development located at 547-617 EAST 3900 SOUTH; and

WHEREAS, the City Council finds the zoning amendment for the attached property is consistent with the City's General Plan and will facilitate a new townhome development in this area.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake that:

SECTION I. The South Salt Lake City Zoning Map for the properties located at 547-617 EAST 3900 SOUTH is amended to include a Townhome Overlay (TO) District applied over the existing zone, as specifically shown in Exhibit A.

SECTION II. Effective Date. This ordinance shall become effective upon the Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(signatures appear on next page)

DATED this_____day of _____ 2023.

BY THE CITY COUNCIL:

_____
Sharla Bynum, Council Chair

ATTEST:

_____
Ariel Andrus, City Recorder

City Council Vote as Recorded:

Bynum	_____
Huff	_____
Mila	_____
Pinkney	_____
Siwik	_____
Thomas	_____
Williams	_____

Transmitted to the Mayor's office on this_____day of_____2023.

_____
Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this_____day of_____, 2023.

_____
Cherie Wood, Mayor

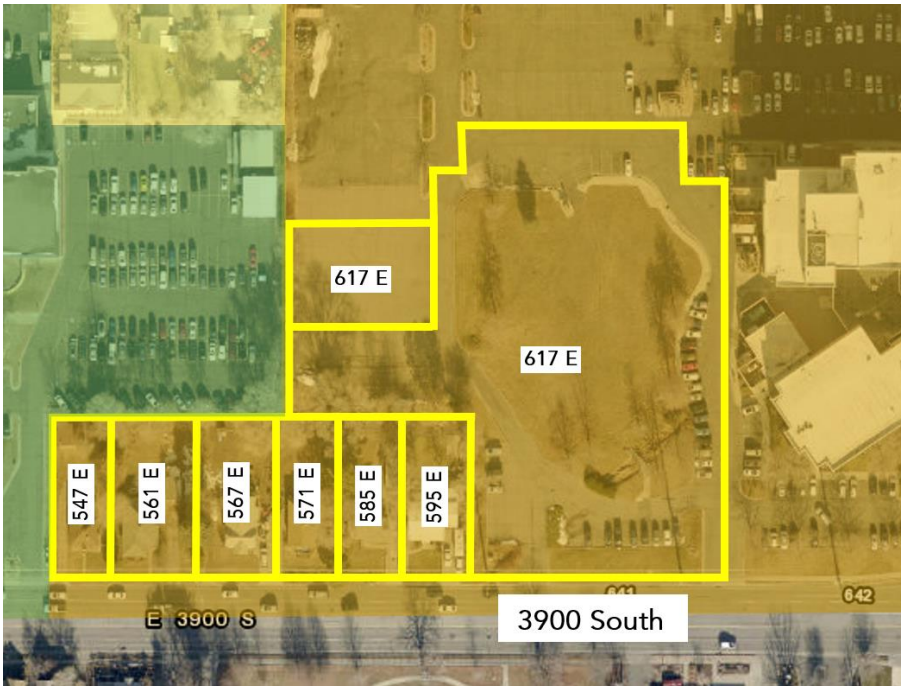
ATTEST:

_____
Ariel Andrus, City Recorder

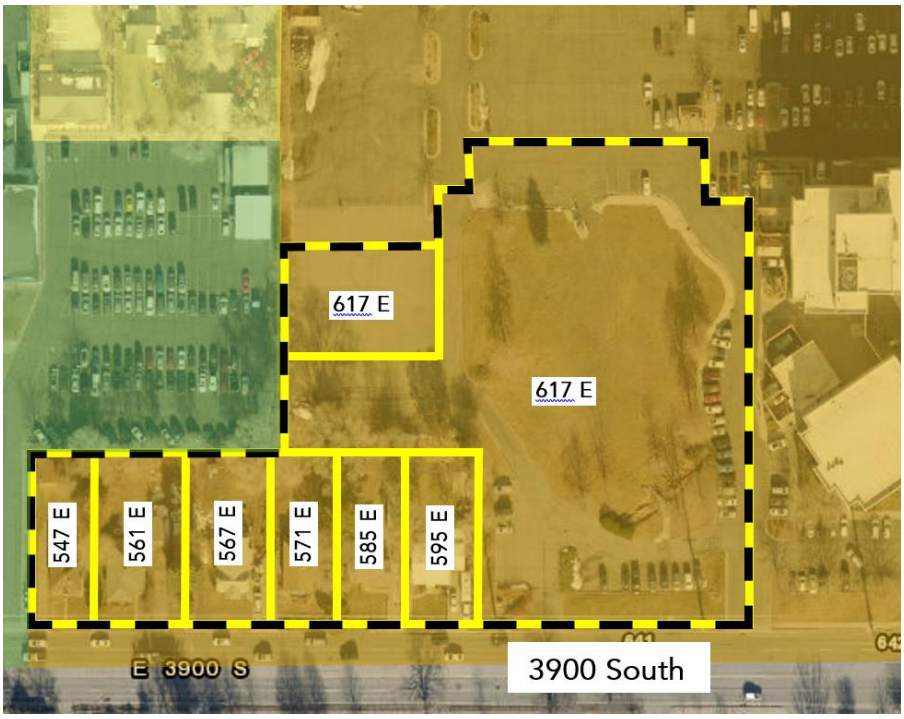
EXHIBIT A

The area outlined in a dotted black line, located at 547-617 EAST 3900 SOUTH, and currently zoned as Mixed Use will be amended to include the Townhome Overlay (TO) on the South Salt Lake Zoning Map as shown below:

Existing Zoning Map:



Amended Zoning Map:



ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.110 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY FEES RELATING TO PARKS AND COMMUNITY CENTERS IN SOUTH SALT LAKE CITY AND TO UPDATE NAMES OF CERTAIN CITY OWNED FACILITIES.

WHEREAS, The South Salt Lake City Council (the "City Council") is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the "City"); and

WHEREAS, the City Council finds that, after a review of the consolidated fee schedule while updating other sections subsequent to a study conducted by Zion's Public Finance, and following a market comparable study conducted by City staff, the City's consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.110, should be updated to reflect the current economic status of the City's services and costs in maintenance and administration of its parks and community centers; and

WHEREAS, due to recent action by the City Council in renaming the Columbus Community Center to the South Salt Lake Community Center, the addition and removal of certain rentable spaces, and due to the expiration and obsolescence of names associated with certain facilities such as pavilions in the City's parks, the consolidated fee schedule needs to be updated to accurately reflect the current names of those facilities; and

WHEREAS, the City Council hereby determines that amending section 3.11.110 of the South Salt Lake Municipal Code to modify parks and community center fees and the names of certain city owned facilities as shown in "Exhibit A," which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION 1. **Enactment**. Section 3.11.110 is hereby amended, as attached hereto and incorporated by reference in "Exhibit A."

SECTION 2. **Severability.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. **Effective Date.** This ordinance shall become effective upon Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(signatures appear on separate page)

DATED this _____ day of _____, 2023.

BY THE CITY COUNCIL:

_____

Sharla Bynum, Council Chair

ATTEST:

_____

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mila	_____
Siwik	_____
Pinkney	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2023.

_____

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2023.

_____

Cherie Wood, Mayor

ATTEST:

_____

Ariel Andrus, City Recorder

Exhibit A:

3.11.110 Parks and Community Centers.

Individuals and Entities renting a City facility, or a portion of a City facility, are subject to the terms, conditions, and fees detailed below and any other terms and conditions stated in City facility rental applications/contracts and all other laws and City policies related to City Parks and Community Centers.

A. Resident Rate. The "resident" rate applies only in cases in which: (1) a person residing in the City of South Salt Lake schedules a facility for a private, personal**,** or family event; **or** (2) a business located in South Salt Lake schedules a facility for an employee social event. A person residing in the City or a business licensed in the City ~~may not schedule~~ **scheduling** a facility for an entity/organization/institute event or function or for a business enterprise ~~at the "resident"~~ **shall pay the "standard"** rate.

B. Non-profit **Rate**. The "non-profit" rate applies only in cases where a non-profit entity schedules a facility for purposes that do not include fundraising or revenue generation for the entity. Any non-profit entity that schedules a facility for purposes that include fundraising shall pay the "~~commercial~~ **standard**" **rate** ~~fee~~. ~~A non-profit entity that collects~~ **Collecting** a participation fee from those attending an event for the purpose of covering the cost of the event shall not be considered fundraising. Proof of non-profit 501(c)(3) status must be provided, such as a certificate issued by the state or the United States. Government agencies may receive the "non-profit" rate, upon request.

C. Deposits. **Deposits must be paid at the time of booking and may be refunded subject to a post-event inspection.** The City may retain all or part of a deposit when the event causes damage to property, additional costs for clean up or ~~room~~ **property** restoration~~, or if the event is cancelled less than fourteen (14) calendar days prior to the scheduled date~~. ~~The City reserves the right to recover its costs if~~ **In cases in which** the deposit does not cover damage**, additional labor,** or other costs resulting from the event **the entity renting the facility shall reimburse the City for all of the City's costs related to the repair and restoration of the damaged facility.** If the event occupies the facility beyond the scheduled time, the deposit will be used to pay for additional time, in one-hour increments.

D. Insurance. All parties are required to demonstrate to the City adequate insurance coverage.

E. Security **Service Fee**. For large or high-risk events, **or for large group rentals during evening hours after 5pm and weekends,** ~~the City may require the requesting entity to provide appropriate security~~ **security shall be required**. **The City shall evaluate event-related risks and require City provided security services at the costs detailed in this Title.** A security plan may be required by the police department and is subject to approval by the police department.

F. After Hours **Fee**. Any person or organization that receives approval to use facilities under this Section after normal hours of operation shall pay an additional, non-refundable fee ~~of two hundred dollars ($200.00) per hour for use of the facility~~ **as outlined in this Title**. An offer by an organization or person to pay this additional fee does not obligate the City to schedule after hours events.

G. ~~Limited Waiver. With the approval of the City Attorney, rental fees under this Section may be waived where the requested and scheduled use of facilities supports a free expression event, and where: (1) the meeting is open to all members of the community; (2) no fee or admission charge is required to attend; and (3) no donation are accepted or expected.~~ **Cancellation Fee: Events that are cancelled less than 14 days prior to rental date are subject to cancellation charge equal to booking deposit paid. Bookings not paid in full 14 days prior to rental date are subject to cancellation and cancellation charge.**

H. ~~City Departments. City departments shall not be charged a rental fee for use of any parks or facilities. However, City departments must comply with facility scheduling and use requirements. City departments shall also be responsible for costs associated with damage or excessive maintenance relating to the department's use.~~ **Late Booking Fee Addition (1): Rentals must be confirmed and paid for a minimum of 14 days in advance. For rentals booked 7 to 13 days in advance, an additional 25%**

of room rental fee will be charged. For rentals booked 3 to 6 days in advance, an additional 50% of room rental fee will be charged. No bookings allowed less than 36 hours in advance.

I. ~~Limited~~ **Multi Booking** Fee Reductions. ~~A forty-percent reduction in rental fees for a community center facility is authorized where the scheduling party pays in advance a non-refundable payment for scheduled time of ten or more hours in any one calendar month.~~ A twenty-percent reduction in rental fees for a community center facility is authorized where the scheduling party ~~pays in advance a non-refundable payment for scheduled time of five to nine~~ **schedules ten** hours **or more** in any one calendar month. **In such cases, the required fee must be paid in advance and will be non-refundable.**

J. ~~Conferences or Large Events~~ **Multi Room/Facility Fee Reduction.** ~~For a conference or large event, where an organization~~ **A twenty percent reduction in cumulative rental fees may be granted for a renter that** intends to use a group of rooms and/or facilities **simultaneously for a large event** ~~at any of the City's community centers and parks, the overall rate for such multi-room/facility use shall be reduced by forty (40) percent of the cumulative rental rate of the several rooms and facilities~~. In such cases, the required fee must be paid in advance and will be non-refundable.

K. Community Parks.

~~**Fitts Park Facilities (per day)**~~	~~Resident~~	~~All others~~
~~Lions Pride Pavilion~~	~~$30.00~~	~~$60.00~~
~~Wandamere Pavilion~~	~~$25.00~~	~~$50.00~~
~~Xango Pavilion~~	~~$20.00~~	~~$40.00~~
~~Swire Pavilion~~	~~$25.00~~	~~$50.00~~

Fitts Park Pavilions (per day)	**Standard**	**Non-Profit**	**Resident**	**Deposit**
Lions Pride Pavilion	**$125.00**	**$100.00**	**$75.00**	**$200.00**
Spring Creek Pavilion *	**$75.00**	**$60.00**	**$50.00**	**$100.00**
Wandamere Pavilion	**$75.00**	**$50.00**	**$40.00**	**$100.00**
Mill Creek Pavilion **	**$75.00**	**$50.00**	**$40.00**	**$100.00**

*** formerly known as Swire Pavilion**

**** formerly known as Xango Pavilion**

L. Community Centers.

~~**Columbus Community Center**~~	~~**Hourly Rate**~~	~~**Deposit**~~
~~Auditorium~~		
~~Commercial~~	~~$140.00~~	~~$200.00~~
~~Non-profit~~	~~$100.00~~	~~$200.00~~
~~Resident~~	~~$80.00~~	~~$200.00~~
~~Kitchen (available for rent with auditorium only)~~	~~$80.00/reservation~~	
~~Patio~~		
~~Commercial~~	~~$90.00~~	~~$200.00~~
~~Non-profit~~	~~$65.00~~	~~$200.00~~
~~Resident~~	~~$25.00~~	~~$200.00~~
~~Gymnasium for sports~~		
~~Commercial~~	~~$100.00~~	~~$200.00~~
~~Non-profit~~	~~$25.00~~	~~$200.00~~
~~Resident~~	~~$25.00~~	~~$200.00~~

- Tables and chairs for events in gym	$40.00/reservation	
Gymnasium for events		
- Commercial rate	$160.00	$200.00
- Non-profit rate	$140.00	$200.00
- Resident	$100.00	$200.00
Meeting rooms 101,104,105		
- Commercial rate	$50.00	$200.00
- Non-profit rate	$35.00	$200.00
- Resident rate	$25.00	$200.00
Meeting rooms 106, 102/103		
- Commercial rate	$75.00	$200.00
- Non-profit rate	$50.00	$200.00
- Resident rate	$40.00	$200.00
Meeting accessories and equipment (per day)		
- TV/VCR/DVD equipment	$25.00	
- Microphone and speaker	$35.00	
- Dry erase board	$15.00	
- Projector	$25.00	
- Piano	$20.00	
- All linen for tables	$10.00/linen	
- Napkins	$0.50 each	
Central Park Community Center (PAL)	**Hourly Rate**	**Deposit**
Gymnasium for Sports		
Commercial	$100.00	$200.00
Non-profit	$25.00	$200.00
Resident	$25.00	$200.00
Gymnasium for events		
Commercial	$160.00	$200.00
Non-profit	$140.00	$200.00
Resident	$100.00	$200.00
Athletic field		
Commercial	$60.00	$200.00
Non-profit	$40.00	$200.00
Resident	$30.00	$200.00
Historic Scott School	**Hourly rate**	**Deposit**
Great Hall		
- Commercial	$50.00	$200.00
- Non-profit	$35.00	$100.00
- Resident	$25.00	$100.00
Cottage		
- Commercial	$50.00	$200.00
- Non-profit	$35.00	$100.00
- Resident	$25.00	$100.00
Board room		
- Commercial	$25.00	$200.00
- Non-profit	$15.00	$100.00

~~- Resident~~	~~$15.00~~	~~$100.00~~
~~Studio~~		
~~- Commercial~~	~~$25.00~~	~~$200.00~~
~~- Non-profit~~	~~$15.00~~	~~$100.00~~
~~- Resident~~	~~$15.00~~	~~$100.00~~
~~Patio and lawn~~		
~~- Commercial~~	~~$75.00~~	~~$200.00~~
~~- Non-profit~~	~~$50.00~~	~~$100.00~~
~~- Resident~~	~~$35.00~~	~~$100.00~~

South Salt Lake Community Center	**Hourly Rate**			**Deposit**	**Setup Fee**
	Standard	**Non-Profit**	**Resident**		
Patio	**$100.00**	**$75.00**	**$50.00**	**$100.00**	**$50.00**
Green Space	**$75.00**	**$50.00**	**$25.00**	**$100.00**	**N/A**
Auditorium	**$150.00**	**$100.00**	**$75.00**	**$500.00**	**$50.00**
Gymnasium	**$100.00**	**$50.00**	**$35.00**	**$500.00**	**$25.00**
Meeting Rooms 101,110	**$50.00**	**$35.00**	**$25.00**	**$200.00**	**$10.00**
Class Rooms 111, 112	**$75.00**	**$35.00**	**$25.00**	**$100.00**	**$10.00**
Conference Rooms 113, 114	**$20.00**	**$15.00**	**$5.00**	**$100.00**	**N/A**
Conference Rooms 115, 116	**$30.00**	**$20.00**	**$10.00**	**$100.00**	**N/A**
Co-Op Community Lounge (non-exclusive use)	**$75.00**	**$50.00**	**$25.00**	**$200.00**	**$25.00**
Co-Op Center (all rooms, exclusive use)	**$500.00**	**$400.00**	**$400.00**	**$500.00**	**$50.00**
Audiovisual equipment	**Daily Rate**			**Deposit**	
Flat Screen TV Monitor (mobile)	**$25.00**			**$200.00**	
Projector	**$25.00**			**$200.00**	
Laptop	**$25.00**			**$200.00**	
Microphone & Speaker	**$25.00**			**$200.00**	
Podcast Equipment	**$50.00**			**$200.00**	
Central Park Community Center	**Hourly Rate**			**Deposit**	**Setup Fee**
	Standard	**Non-Profit**	**Resident**		

Gymnasium	**$100.00**	**$50.00**	**$25.00**	**$200.00**	**$25.00**
Athletic field or court	**$100.00**	**$75.00**	**$50.00**	**$200.00**	**N/A**
Historic Scott School	**Hourly rate**			**Deposit**	
	Standard	**Non-Profit**	**Resident**		
Patio and Lawn	**$50.00**	**$35.00**	**$25.00**	**$200.00**	**N/A**
Glenn Beeley Room	**$50.00**	**$35.00**	**$25.00**	**$200.00**	**$10.00**
Art Studio	**$50.00**	**$35.00**	**$25.00**	**$200.00**	**N/A**
All Buildings: **1. Security Service Fee - $50.00 / hr per staff** **2. After Hours Fee - $200.00 per hour for use of the facility, in addition to rental fee.** **3. Set Up Fee: Includes setup and take down of tables and chairs. Renters may set up own furnishings at no cost.**					