PLANNING COMMISSION

City of Holladay
February 7, 2023
City Council Chambers – 4580 S. 2300 E. Holladay

City of Holladay

This public meeting will be held in-person and also transmitted via live video stream on the City of Holladay webpage.
Participation in a *public hearing* portion of this meeting can be accomplished in either of the following ways:

- During the meeting: address the Commission when the item is called by the Commission Chair
- Email: comments must be received by 5:00 pm on **07/10//2023** to the Community and Economic Development Department; cmarsh@cityofholladay.com. Emailed comments will be read by the Commission Chair.

MEETING AGENDA

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

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

PUBLIC HEARING

1. **"Lemon and Lavender Learning" – Conditional Land Use Permit: Home Occupation – 3027 E Delsa Dr (R-1-8 Zone)**
   Review and consideration of a request by Applicant **Stephanie Allred** as Owner, for a Conditional Use Permit for Home Occupation. Item reviewed as an administrative application as per provisions stated in Holladay Ordinance §13.08.040
   File #23-2-07

ACTION ITEMS

2. **"Millwood Estates" Subdivision – Preliminary and Final Site Plan - 4600 S Holladay Blvd (Holladay Village Zone)**
   Preliminary and Final level review and consideration of development details by Marlyn Miller and Shawn Lockwood, property owner. Review of this .73 acre development is conducted according to Concept approval granted on January 10, 2023 according to zone compliance and residential subdivision development standards according to Holladay Ordinance §13.10. *File #22-1-16*

3. **"6121 S Highland Mixed-Use Redevelopment" - Preliminary and Final Site Plan - 6121 S Highland Dr (Holladay Crossroads Zone)**
   Preliminary and Final level review and consideration of development details by Chris Ensign, Applicant. Review of this .96 acre mixed-use development is conducted according to Concept approval granted according to zone compliance on October 5, 2021. Review of compliance with Site Development Master Plan standards according to Holladay Ordinance §13.66 for the Holladay Crossroads Zone and Holladay Ordinance §13.08 for Commercial Site Plans.
   File #21-9-01

ADJOURN

CERTIFICATE OF POSTING

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

DATE POSTED: [DAY, MONTH DATE, 2022 @ TIME AM/PM]

Stephanie N. Carlson MMC, City Recorder
City of Holladay

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

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 23-2-07 LEMON AND LAVENDER LEARNING CUP

ADDRESS:

3027 E Delsa Dr.

LEGAL DESCRIPTION: *16-35-379-018*

LOT 123 MORNING SIDE HEIGHTS 5844-2837 6305-2125, 2126 6305-2127 6368-1505 7070-2204 7089-1758 9905-2499 9907-9721

APPLICANT/REPRESENTATIVE:

Stephanie Allred

PROPERTY OWNER:

Audra Hinkley

ZONING:

R-1-8

GENERAL PLAN DISTRICT:

Low Density Residential-Stable (LDR-S)

CITY COUNCIL DISTRICT:

District #4

PUBLIC NOTICE DETAILS:

Mailed June 30, 2023

REQUEST:

Conditional Use Permit

APPLICABLE REGULATIONS:

13.76.730 Home Occupation
13.08.040 Conditional Uses

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

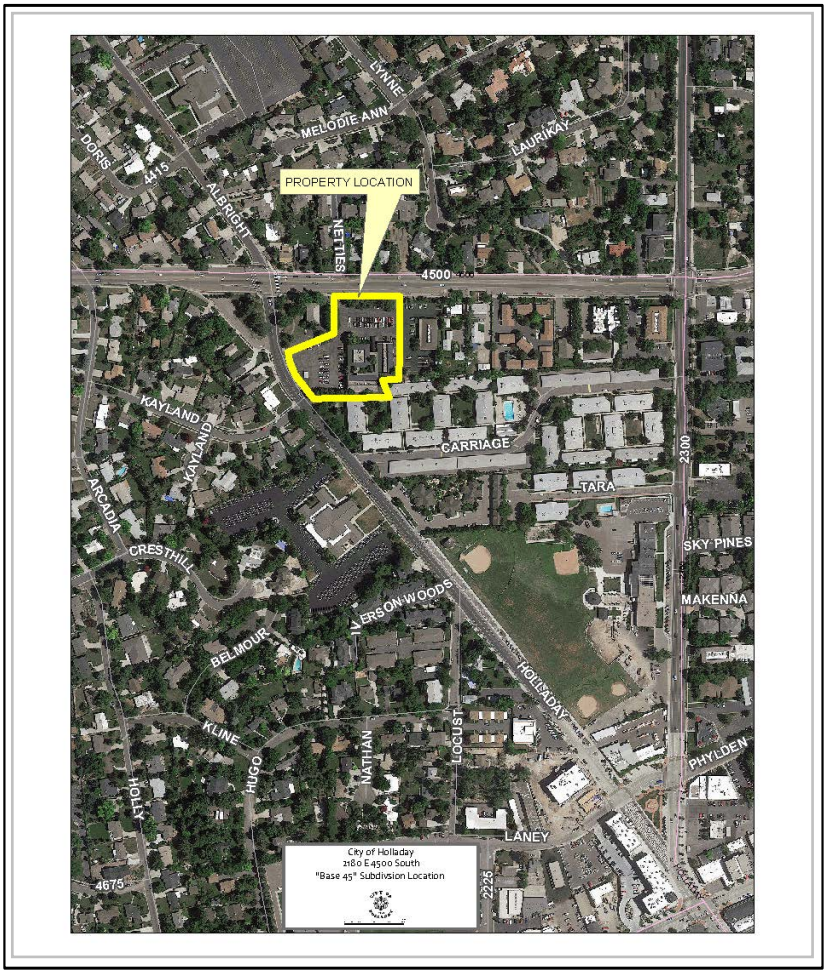
Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:

CITY of HOLLADAY

NOTICE OF A PUBLIC HEARING

CONDITIONAL USE PERMIT – Home Occupation

Date: **Tuesday, July 11, 2023**
Time: **As close to 6:00 pm as possible**
Location: **City Hall – City Council Chambers**
Hearing Body: **Planning Commission**

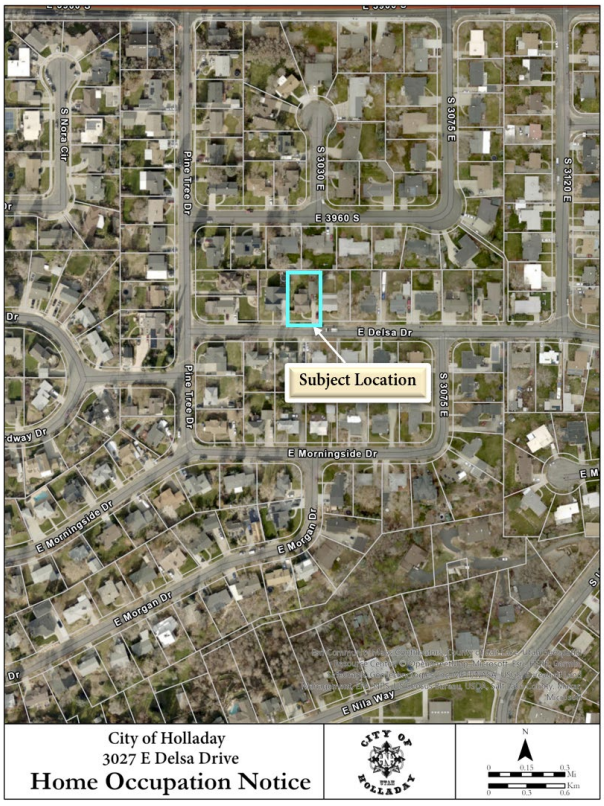
Notice is hereby given that the City of Holladay Planning Commission will review and consider a proposal by Stephanie Allred for a Conditional Use Permit allowing a home occupation at her property located at **3027 E Delsa Dr.** in the R-1-8 zone. Proposal is in accordance with provisions in Holladay City Code Section 13.76.730.

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

Please submit comments via email by 5:00 pm 07/10/2023 to Carrie Marsh, cmarsh@cityofholladay.com; City Planner. Emailed comments received by the designated times will be forwarded to the Commission prior to the meeting.

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

ATTENTION: This notice was mailed on 04/21/2023 by order of the Community and Economic Development Director, Jonathan Teerlink, to all residents within 500 feet from the subject property. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



CITY of HOLLADAY

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CONDITIONAL USE PERMIT – Home Occupation

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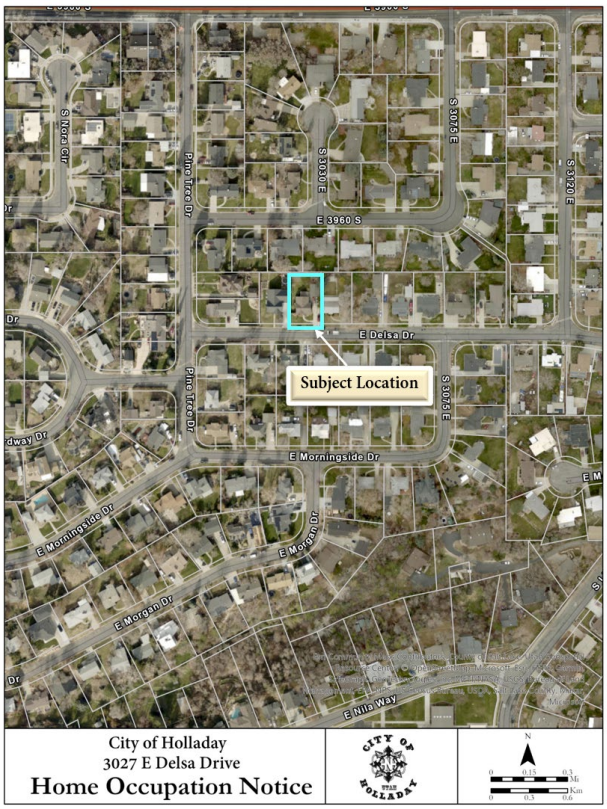
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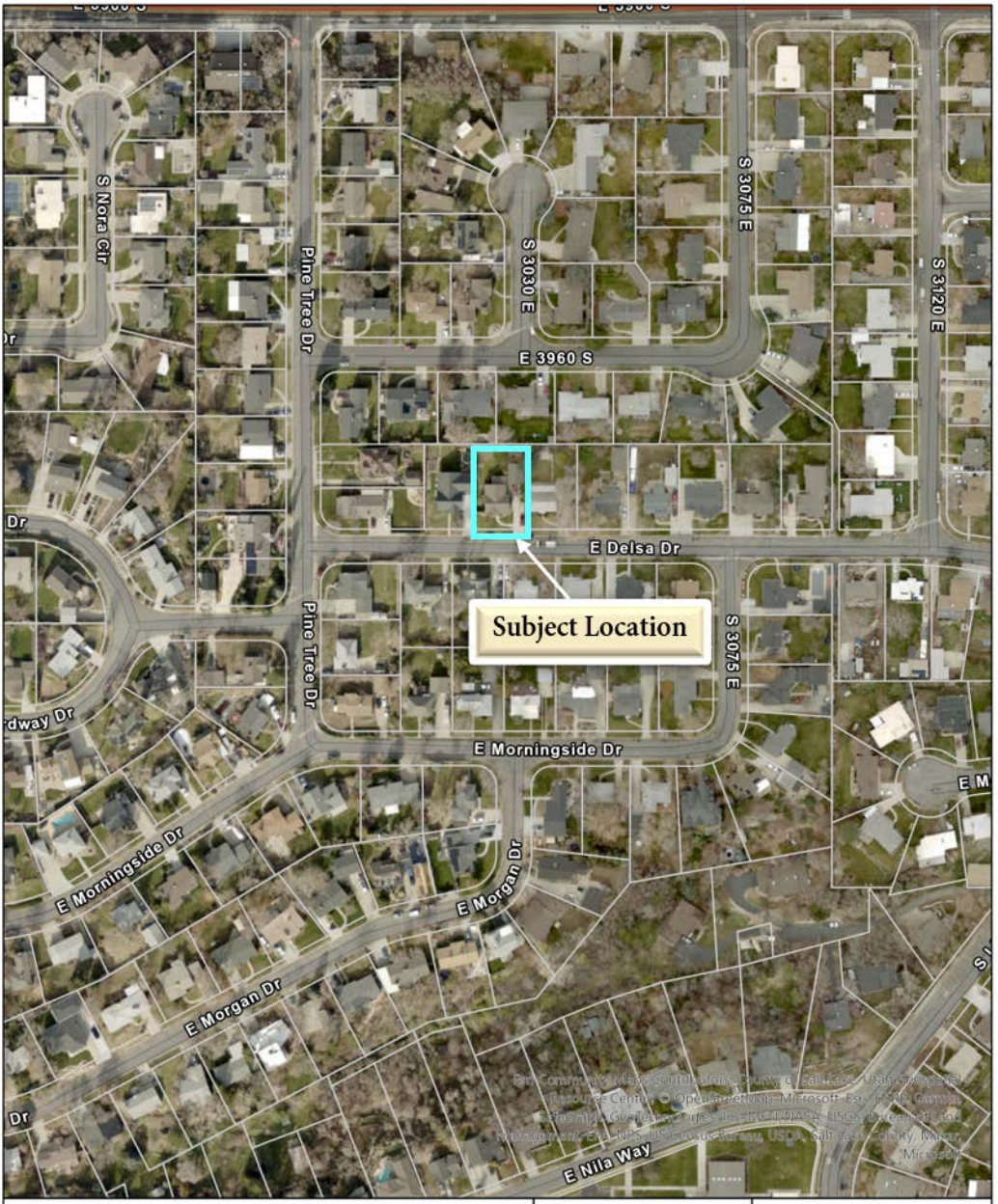
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City of Holladay
3027 E Delsa Drive

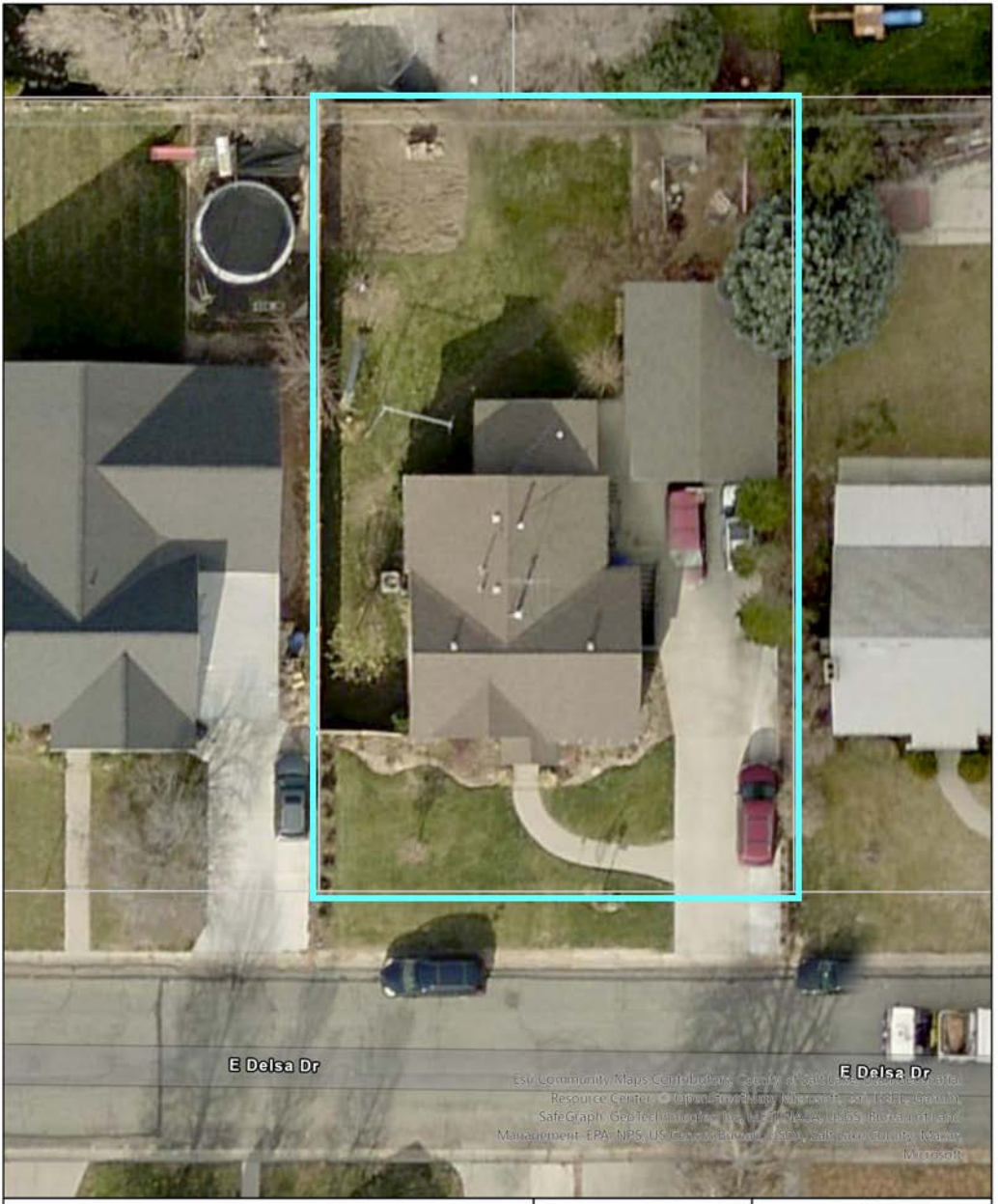
Home Occupation Notice

CITY OF HOLLADAY UTAH

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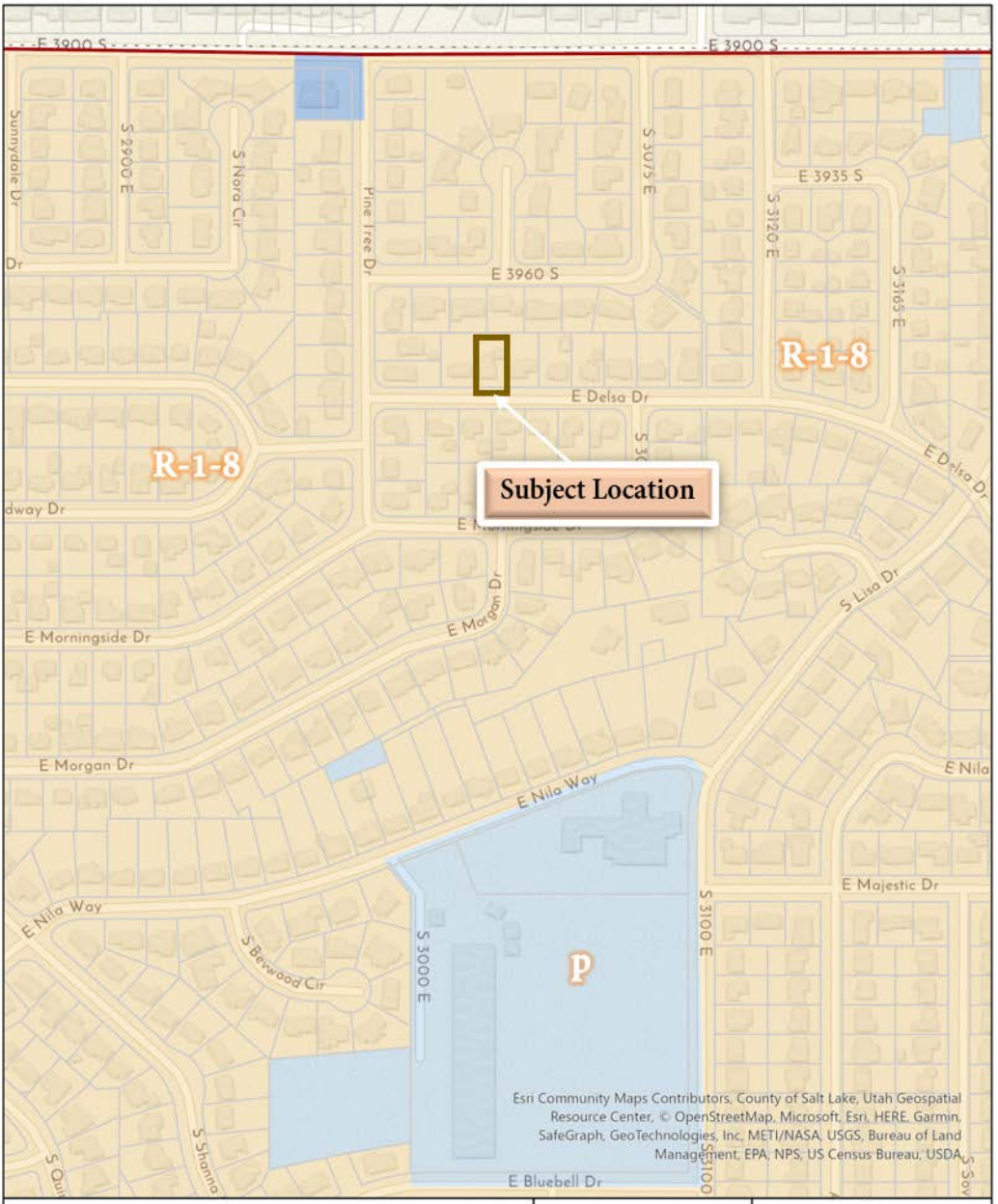
0 0.3 0.6 Km



City of Holladay
3027 E Delsa Drive
Home Occupation Notice

CITY OF HOLLADAY

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City of Holladay

3027 E Delsa Drive

Home Occupation Notice

CITY OF HOLLADAY
Planning Commission
July 11, 2023
Item 2

Request:	**CONDITIONAL USE – HOME OCCUPATION**
Project:	Lemon and Lavender Learning
Applicant:	Stephanie Allred
Address:	3027 E Delsa Dr. Holladay, UT 84124
Zone:	R-1-8
File No:	23-2-07
Planner*:*	Carrie Marsh, Georgia Bales

GOVERNING POLICIES/ORDINANCES:	13.76.730	Home Occupation (Regulations)
	13.100	Land Use Table (allowed as conditional)
	13.08.040	Conditional Uses
	05.54.010	Home Occupation (business license)

PLANNING COMMISION ACTION TYPE

Administrative:
Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable approval standards and requirements. Holladay Ord. 13.08.040

EXCECUTIVE SUMMARY

The City of Holladay conditionally allows the use of an individual's dwelling for business purposes when the business use is incidental and secondary to the use of the dwelling for dwelling purposes. Home occupation ordinances allow for professional services be provided within the main building, not an accessory building or yard space. Ms. Allred is seeking a Conditional Use Permit to conduct private tutoring and the selling of online resources. Please see the applicant's written narrative for a brief description of her business operation and qualifications.

APPLICANT / PROPERTY SUMMARY

Audra Hinckley owns property at 3027 E Delsa Dr, in a single-family residential zone (R-1-8). She has authorized Applicant Stephanie Allred to represent her regarding the application. Ms. Allred intends on tutoring children from Kindergarten to Fifth Grade, with operating hours of 9am to 5pm by appointment only, Monday through Friday. Only one client will be present at a time. The business is located in a basement with a separate entrance with one parking space provided on the driveway.

TECHNICAL REVIEW COMMITTEE ANALYSIS

The TRC has reviewed both applications in accordance with regulating section 13.08.040 (Conditional Review/Approval Standards), 13.76.720 (Home Daycare/Preschool) of the ordinance and found that the application has met the required provisions.

TECHNICAL REVIEW COMMITTEE RECOMMENDATION

The Technical Review Committee (TRC) finds that the application for a conditional use permit allowing a home-based to be complete. The TRC recommends the PC to hold the required public hearing (as required 13.08.040). Public comments made should be considered as they relate to the set approval standards and mentioned above. Additional considerations or conditions, if any, should be applied carefully and reasonably as per 13.08.040.F. The Holladay TRC has provided their suggesting findings and conditions to consider.

Suggested Findings:

1. A Home Occupation with customers is a conditionally allowed for this location.
2. Business operations are low-impact and all procedures occur within the home.
3. Property owner intends to provide off street parking.
4. It is not anticipated that traffic will be a problem due to the small-scale nature of the use.
5. There are no outside employees proposed or allowed with the use which will reduce the need for parking.

6. The use provides a desirable service to the community.

Suggested Conditions of Approval:

1. Off street parking areas shall be maintained as available during business hours – no street parking allowed.
2. Operational permits and licensure are subject to review and revocation upon finding of non-compliance.
3. Hours of operation limited to Monday through Friday, 9am to 5pm.
4. Obtain a Holladay business license.

SUGGESTED MOTION FORMAT:

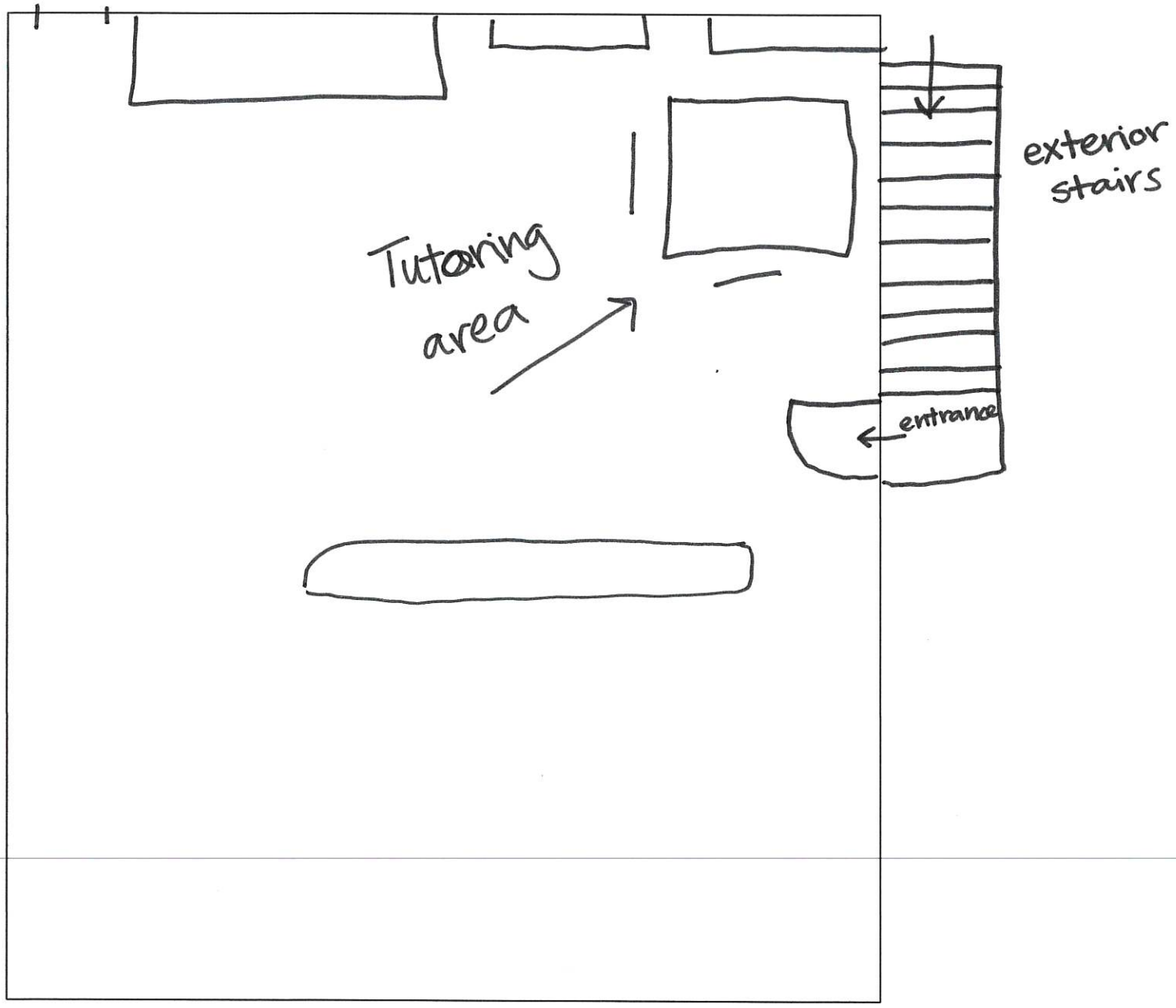
*"I motion the Holladay Planning Commission move to _____ (APPROVE, DENY, CONTINUE) the application for a Home Occupation for "**Lemon and Lavender Learning**", located at **3027 E Delsa Dr.,** based upon the findings that the application _____ (see above for staff suggested findings). This motion is subject to the following conditions _____ (see above for staff suggested conditions)."*

1"The Contribution of Home-Based Business Income to Rural and Urban Economies", Barbara R. Rowe, George W. Haynes, Kathryn Stafford Purdue University February 1, 1999 https://journals.sagepub.com/doi/10.1177/089124249901300109

Narrative For Tutoring Company

The business is a tutoring business that will provide reading and math tutoring for children from Kindergarten to Fifth Grade. Since this is a tutoring business the timing for the sessions can vary so I will technically have my hours M-F from 9 a.m. -5 p.m. Tutoring clients will not be there on all those days during all the hours. They will come at varying times in that time frame. There are no traffic impacts. Clients will have access to our driveway and they can also park on the side of the road in front of our house so as to not disrupt neighborhood parking. It will be done in the basement of the home. Clients will be able to enter the home on the east side of the house using stairs that lead directly to the basement. This business will not impact the neighborhood in any negative way. Nothing outdoors will be affected and the privacy of our neighbors will not be negatively impacted by this business. This business fits well within the zoning of this residential area because it doesn't affect those in the neighborhood negatively.

Building Floor Plans



I will be tutoring in the basement of the house. Clients will access the basement through stairs on the east side of the house that come down directly into the basement.

Onsite Parking Plan Accommodating Traffic



Parents will drop their child off in one of the two designated areas. There is not much traffic on our road, so traffic will not be a problem. Only one client comes at a time.

City of Holladay
COMMUNITY DEVELOPMENT DEPARTMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890

GENERAL LAND USE DEVELOPMENT APPLICATION

Name of Proposed Project: Lemon and Lavender Learning

Address of Project: 3027 E. Delsa Dr. Holladay, UT 84124

TYPE OF REQUEST: (mark all that apply)

	ADMINISTRATIVE PROCEEDURES APPLY (ORD. 13.08)		LEGISLATIVE PROCEEDURES APPLY (ORD. 13.07)
	SITE PLAN (__) PERMITTED of (__) CONDITIONAL		REZONE of PROPERTY
	SUBDIVISION PLAT		GENERAL PLAN AMENDMENT
	CONDOMINIUM PLAT		CODE AMENDMENT
✓	CONDITIONAL USE PERMIT		PUBLIC STREET: NAME CHANGE, VACATION /CLOSURE or DESIGNATION
	SPECIAL EXCEPTION		HISTORIC SITE DESIGNATION
	NON-CONFORMING USE DECLARATION		DEVELOPMENT AGREEMENT AMENDMENT
	OTHER:		ANNEXATION

Applicant Name: (Please Print) Stephanie Allred

Property Owners Name: (Please Print) ***ATTACH SIGNED "OWNER AFFIDAVIT"*** Audra Hinckley

Applicant's Mailing Address: 3027 E. Delsa Dr. **City:** Holladay **State:** UT **Zip:** 84124

Applicant Phone: (801) 509-2236

Applicant's Email Address: stephanie.m.allred@gmail.com

Main Contact Person (Please Print): Name: Stephanie Allred **Phone:** 801-509-2236 **email:** stephanie.m.allred@gmail.com

Brief summary of proposal / request: Private tutoring and selling online resources

FILING FEES: (ORD 3.35)

SITE PLAN REVIEW	$600.00	REZONE of PROPERTY	$900.00 + $85.00/acre
SITE PLAN AMENDMENT	$250.00	CODE AMENDMENT	$600.00
SUBDIVISION: *Final = 6% of the cost of improvements)*	$2,000.00 + $100.00/lot	GENERAL PLAN AMENDMENT	$300.00 + $50.00/acre
CONDOMINIUM	$1,000.00 + $100.00/unit	HISTORIC SITE DESIGNATION	$600.00
CONDITIONAL USE PERMIT - *COMMERCIAL*	$1,000.00 + $35.00/acre	PUBLIC STREET:	$300.00 – vacation $500.00 – dedication $250.00 – namechange
CONDITIONAL USE PERMIT - *RESIDENTIAL*	$900.00 + $50.00/unit	ANNEXATION	
CONDITIONAL USE PERMIT – *HOME BUSINESS*	$100.00	DEVELOPMENT AGREEMENT AMENDMENT	
CONVERSION TO CONDOMINIUM	$50.00/unit	LOT LINE ADJUSTMENT / COMBINATION:	$75.00
SPECIAL EXCEPTION	$600.00	OTHER:	
SUBDIVISION AMENDMENT	$500.00	**FINAL TOTAL DUE:**	100

OFFICE USE ONLY

FILE NUMBER: 23-2-07 19061

PARCEL NUMBER: ~~22~~ 16-35-379-014

GENERAL PLAN: _____

ZONE: R-1-8 ACREAGE: _____

PC ACTION: _____ DATE: _____

CC ACTION: _____ DATE: _____

FILE DATE: _____

RECEIPT DATE 6/2/23 No. 191166

RECEIVED FROM Skyler Allred $ 100.00

one hundred dollars and no/100 DOLLARS

○ FOR RENT
○ FOR conditional use Home Occupation

ACCOUNT		☒ CASH	
PAYMENT	100.00	○ CHECK	FROM _____ TO _____
BAL. DUE		○ MONEY ORDER	
		○ CREDIT CARD	BY Carrie Marsh

)/submittals or it will not be accepted.

ions and/or meetings dates at that time
Thursday of each month
representative of the applicant.

RECEIVED
JUN 2 2023

City of Holladay
AFFIDAVIT OF PROPERTY OWNERSHIP
for property located at

Address: 3027 E. Delsa Dr. Holladay UT 84124

Subdivision: Morning Side Heights Plat: _____ Lot: 123

PROPERTY OWNER

I (we), Audra Hinckley being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statement herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Audra R. Hinckley
Property Owner

_____
Property Owner

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Salt Lake)

The foregoing affidavit was acknowledged before me this 26th day of May, 2023, who duly acknowledged to me that he did execute the same.

My commission expires: 04/19/2023

Notary Public

ALISON ALLEN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 724256
COMM. EXP. 04/19/2026

AGENT AUTHORIZATION

I (We), Audra Hinckley, the owner(s) of the real property described above, do authorize as my agent(s) Stephanie Allred to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Holladay considering this application and to act in all respects as our agent in matters pertaining to the attached application.

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Salt Lake)

The foregoing affidavit was acknowledged before me this 26th day of May, 2023, who duly acknowledged to me that he did execute the same.

My commission expires: 04/19/2026

Notary Public

Audra R. Hinckley
Stephanie Allred

ALISON ALLEN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 724256
COMM. EXP. 04/19/2026

City of Holladay

Community Development Department

Zoning Application • Home Business with Customers • Fee included in Application

CONDITIONS OF ZONING APPROVAL FOR HOME BUSINESSES WITH CUSTOMERS

Home occupations with customers are a legal use permitted with a requirement to obtain a conditional use permit, a business license, and the following requirements:

1. **There are no employees coming to the home.**
2. **No vehicles**, except the resident's personal transportation, equipment, or merchandise stock on the property.
   Personal transportation means automobile or truck (one ton or smaller)
   Equipment limited to a desk, drafting table, typewriter, home computer, answering service device, fax machine, and printer.
3. **Only persons residing in the home can be involved in the business at this location.**
4. **No accessory buildings can be involved** (e.g. detached garage).
5. **No signs are approved with this application.**
   Separate zoning approval is required before posting any signs; signs must meet zoning requirements.

NOTICE: FAILURE TO COMPLY WITH ANY OF THE ABOVE CONDITIONS MAY RESULT IN LEGAL ACTION AND/OR REVOCATION OF YOUR BUSINESS LICENSE

I agree to conduct my business in compliance with the above conditions: Stephanie Allred
Applicant's Signature

APPROVAL OF PROPERTY OWNER:

I, Audra Hinckley, am the owner/manager of the property listed below, and authorize the applicant, Stephanie Allred, to conduct business identified on this application at the specified property.

Audra R. Hinckley
Property Owner/Manager's Signature

6/2/23
Date Signed

City of Holladay

Home Occupation Self-Inspection Fire Safety Report

This form is to be completed by the **applicant**.
Please read the **areas of inspection** carefully and check the boxes to confirm the statement's accuracy. If the statement is **not** accurate, please leave the box **unchecked**. Please refer to the explanation if needed.

Business Name: Lemon and Lavender Learning
Business Address: 3027 E. Delsa Dr. Holladay, UT 84124
Business Phone: 801-509-2236 Contact Name: Stephanie Allred

AREAS OF INSPECTION	COMPLIANCE	EXPLANATION
Fire Protection Systems •Smoke detectors	☑ – Yes	-At least one smoke detector on every level.
Exit Doors/Hallways •Hallways/Doors are clear of obstructions	☑ – Yes	-All exit doors and hallways are to remain clear and free of obstructions: boxes, storage, deliveries, etc.
Extinguishers •Home extinguisher •Proper access •Automobile extinguisher	☑ – Yes ☑ – Yes ☐ – Yes ☑ – N/A	-At least one 2A10BC extinguisher. Service every 5 years. -Display or mount extinguisher leaving free from obstruction. -If occupation requires work out of vehicle, (welding, painting, mechanic, etc.) extinguisher must be present in vehicle.
Storage •No storage in furnace room	☑ – Yes	-Storage of combustibles inside of the furnace room, or around the furnace is not permitted (paints, oils, wood, gasoline, etc)
Electrical Equipment •No permanent use of extension cords •Circuit breaker panel box clearance •No circuit breakers taped open •Electrical outlet covers	☑ – Yes ☑ – Yes ☑ – Yes ☑ – Yes	-~~Extension cords shall not be used as permanent~~ wiring for more than 3 days. Light strips and surge protectors are allowed. -Must maintain a 36" clearance around circuit breaker box. - Never tape circuit breakers open. -All electrical outlets and junction boxes shall have covers.
Miscellaneous •Home address must be posted •Portable space heater clearance	☑ – Yes ☐ – Yes ☑ – N/A	-Visible/legible address on house from the road on the front of the property. -If in use, keep combustible materials away from heaters.

I hereby certify that the information above is true and correct to the best of my knowledge.

Name of Manager/Owner: Stephanie Allred Title: owner
Signature: Stephanie Allred Date: 06/2/2023

☐ **Please check this box only if you desire a fire inspector to come conduct a fire inspection at your property.**

City of Holladay
COMMUNITY DEVELOPMENT DEPARTMENT
4580 S 2300 E, Holladay, Utah 84117
Phone: 801-527-3890

CONDITIONAL USE: HOME BUSINESS REQUIRED SUBMITTALS

July 17th planning commission

***for businesses requesting customers coming to the home as defined (5.54.010 & 13.76.730) ***

Information Required For a Complete Submittal

1. The following information shall be submitted to the Community Development Department:

   - ☑ *Completed General Development Application* Form (Including ownership affidavit)
   - ☐ *Applicable fees as per 03.35*
   - ☑ *Proof of Ownership – Signed Ownership Affidavit, Applicant must reside at the residence*
   - ☑ *Narrative detailing the request;* to the Planning Commission and reasons or justifications for the granting of such use. This letter should explain the nature of the business, business hours, traffic impacts (if any), etc. to assist staff and the Planning Commission better understand the request. The letter should address why the Conditional Use will not be in contrast to the public interest and whether or not the proposed use will be in keeping with the character of the existing zoning of the area. Refer to the Home Occupation Ordinance and describe all sections that apply to your request. Review Holladay Ord. 13.08.040 for approval/denial standards.
   - ☑ *Onsite Parking plan accommodating traffic*
   - ☑ *Building floor plans showing operations, if required by the Community Development Department*

2. The application should be filed no later than **3 weeks prior** to the desired public hearing date before the Planning Commission. The Planning Commission generally meets on the 1st and 3rd Tuesday of the month

Application Procedure Tracking as per 13.08.040

1. The Community Development Director will notify you of the Planning Commission meeting date
2. The Community Development Department will publish a notice in required media and mail notice to all property owners within 500'meeting and will post notice on your property (do not remove this notice)
3. The agenda on which this item will be considered will be available/posted 24hours prior to the meeting
4. To mitigate the potential detrimental effects, the Planning Commission will consider all elements of 13.08.040F while reviewing your application, please review sections entitled;
   a. A conditional use shall..
   b. A conditional use shall not…
5. If the anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use permit shall be denied.
6. The Planning Commission will make a decision after the required public hearing.
7. If approved a conditional use permit shall not relieve an applicant from obtaining any other authorization, permit, or license required under this title or other title of this code.
8. A C.U.P. shall run with the land, unless otherwise specified and is subject to revocation, or expiration

Neighborhood Meeting for Conditional Use Permit - Home Business

Meeting Minutes/Summary

6:30 Meeting Start
No one showed up I waited 20 minutes

6:50 End of Meeting

Summary: No one attended the neighborhood meeting.

Neighborhood Meeting
Conditional Use Permit - Home Business

Name	Address	Phone Number

Timothy and Cheryl McGinnis
3037 E. Delsa Dr.
Holladay, UT 84124

Current Resident
3004 E. 3960 S.
Holladay, UT 84124

Current Resident
3955 S. 3030 E.
Holladay, UT 84124

Yekaterina Epshteyn
3047 E. Delsa Dr.
Holladay, UT 84124

Current Resident
3016 E. 3960 S.
Holladay, UT 84124

John and Amy Clark
3939 S. 3030 E.
Holladay, UT 84124

Sylvia Bentley
3059 E. Delsa Dr.
Holladay, UT 84124

David and Mary Sampson
3042 E. 3960 S.
Holladay, UT 84124

Current Resident
3927 S. 3030 E.
Holladay, UT 84124

Jed and Emily Stallings
3069 E. Delsa Dr.
Holladay, UT 84124

Jeffrey Brown
3054 E. 3960 S.
Holladay, UT 84124

Current Resident
3930 S. 3030 E.
Holladay, UT 84124

Current Resident
3081 E. Delsa Dr.
Holladay, UT 84124

Current Resident
3068 E. 3960 S.
Holladay, UT 84124

Current Resident
3938 S. 3030 E.
Holladay, UT 84124

Current Resident
3091 E. Delsa Dr.
Holladay, UT 84124

Kathleen Carlson
3078 E. 3960 S.
Holladay, UT 84124

Current Resident
3950 S. 3030 E.
Holladay, UT 84124

Bryce and Mindy Mildon
3015 E. Delsa Dr.
Holladay, UT 84124

Lee and Wendy Stone
3957 S. 3075 E.
Holladay, UT 84124

Bryce and Judy Buck
3007 E. 3960 S.
Holladay, UT 84124

Jeff Clayton
2995 E. Delsa Dr.
Holladay, UT 84124

Current Resident
3942 S. 3075 E.
Holladay, UT 84124

David and Kathryn Delaney
2991 E. 3960 S.
Holladay, UT 84124

Ron Wheat
3971 S. Pine Tree Dr.
Holladay, UT 84124

Jacob and Catherine Nelson
3061 E. 3960 S.
Holladay, UT 84124

Current Resident
3939 S. Pine Tree Dr.
Holladay, UT 84124

Jennifer and Shon Colarusso
3961 S. Pine Tree Dr.
Holladay, UT 84124

Earl Cottrel
3051 E. 3960 S.
Holladay, UT 84124

Current Resident
3929 S. Pine Tree Dr.
Holladay, UT 84124

Dee West
3032 E. Delsa Dr.
Holladay, UT 84124

Current Resident
3044 E. Delsa Dr.
Holladay, UT 84124

Current Resident
3030 E. 3960 S.
Holladay, UT 84124

Current Resident
4030 S. 3075 E.
Holladay, UT 84124

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 18-9-02-1 MILLWOOD ESTATES TOWNHOMES

ADDRESS:

4600 South Holladay Blvd

LEGAL DESCRIPTION: *22-03-377-001*

COM 56.6 RD N & 28 RD W FR SE COR OF SW 1/4 SEC 3 T 2S R 1E SL MER W 18 RD N 2° E 20 RD TO CENTER OF ROAD S 39° E TO BEG 0.73 AC.

APPLICANT/REPRESENTATIVE:

Shawn Lockwood, Nolen Mendenhall

PROPERTY OWNER:

Marlyn Miller

ZONING:

HV

GENERAL PLAN DISTRICT:

Holladay Village Master Plan

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

Mailed 12/30/2022

REQUEST:

Site Plan Review- CONCEPT/PRELIMINARY

APPLICABLE REGULATIONS:

13.71
13.08

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Applicant supporting doc.

STAFF:

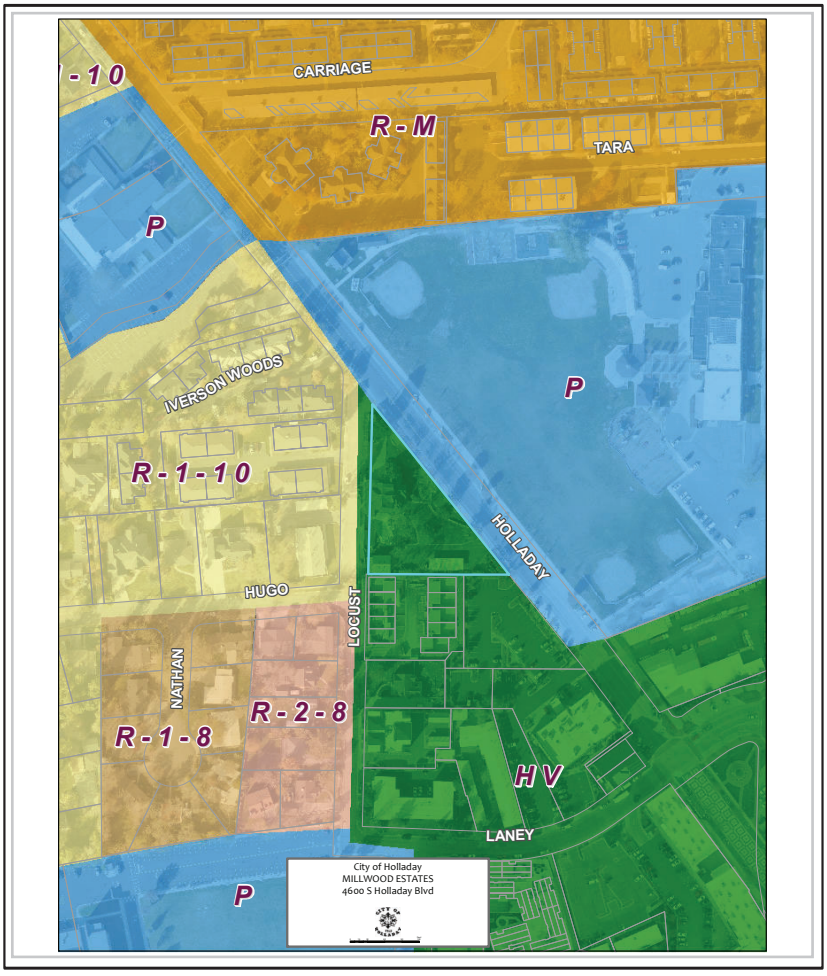
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
July 11th 2023
Item #2

Request: **RESIDENITAL SUBDIVSION PRELIMINARY SITE PLAN and FINAL PLAT**
Project: "*Millwood Estates*" – Residential Townhomes
Address: 4600 South Holladay Boulevard
Zone: Holladay Village (HV)
Applicant: Marlyn Miller, Owner Nolen Mendenhall, Architect
File No: 18-9-02-1
Planner*:* Jonathan Teerlink

GOVERNING ORDINANCES:	13.06.050B	DEVELOPEMNT REVIEW & DECISION PROCEEDURES
	13.08.010D	ADMINISTRATIVE APPROVAL PROCEEDURES
	13.08.080E	SITE PLAN APPROVAL STANDARDS
	13.08.080	PRELIMINARY SITE PLAN APPROVAL STANDARDS
	13.10	SUBDIVISONS – PRELIMINARY / FINAL PLATS
	13.71	HOLLADAY VILLAGE ZONE DEVELOPMENTS

REQUIRED PLANNING COMMISSION ACTIONS (ADMINISTRATIVE):
Required public hearing was opened and closed on FEBRUARY 21st 2023. PC shall make a motion of either, approve or to continue discussion on this permitted, by-right application. All motions require findings which support the decision. Decisions of approval must be during a public meeting(s) in accordance with Holladay Ord. 13.06.050.B2 and 13.08. The planning commission **shall** approve a site plan only upon finding conformance with the requirements of this title as applicable to the zone (HV)

Creation of a residential plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary and Final plat**. Decisions must be made during public meeting.

Proposal components applicable to this application:

1) **Building Design:** *(Administrative) Approved on JANUARY 10th 2023*
2) **Conceptual Site Plan**: *(Administrative); Approved FEBRUARY 21st 2023*
3) **Preliminary Development Plan:** *pending*
4 **Final Plat:** *pending*

BACKGROUND
According to standards set forth in the HV zone lot creation (density) regulations, Mrs. Miller proposes **6 new duplex townhomes and one new single family home** on her .73 acre lot (31,978 sq ft). The new residential units will be in addition to the 3 units within the existing primary home **(total 16 of dwellings)**.

During the Planning Commission's regular meeting held on February 21st a motion to approve the concept site was found. Since this meeting applicant has worked with the TRC to addressed safety concerns related to new carport on Locust Lane. And clarify how the parking arrangements are to be handled.

PROJECT SUMMARY
- Development compliance details;
  - **16** Total dwellings. (HV zone allows a maximum of 24unites/acre, yielding **17 units** possible for a 31,978 sqft property) §13.71.1
  - **20** Parking stalls required: **21 provided** as per Holladay Ord §13.80.040(B)
- **35'maximum building height**, proposed two-story homes comply with height maximums (Holladay Ord. Figure13.71.3)
- Site plan will be divided into private, common and limited common ownership.
- **36.4%** of the site is landscaping. Proposed landscaping and protection of existing tree canopy is considered compliant with HV Zone requirements of subsection §13.71.080J
- On site Storm water retention plans are provided including Long Term Maintenance agreement to be recorded

TECHNICAL REVIEW COMMITTEE ANALYSIS

As a permitted, residential development in the HV zone, this project, as proposed, is generally considered by the TRC as in step with the goals and standards of the Holladay Village Master Plan. It represents the vision of the plan to providing housing in a harmonious style, supporting and complimenting existing development occurring in the Village. The detached duplex townhomes provde a unique housing option for this area in a desirable style, complimenting the existing primary home. Overall, review by the TRC took place in two parts; **Building Design** and **Site Development/Land Use**.

::

Public Works, City Engineer:

- No parking will be required to be posted and curb painted along the east of Locust Lane
- Dedication shown at extreme corner of Locust and Holladay Blvd.

Building Code, City Building Official

- No comments

STAFF RECOMMENDATIONS

This application is allowed as proposed. The PC may engage the applicant to discuss/modify site conditions generally in order to comply with regulations. Reductions, eliminations or any other proposals to reduce allowances granted by right of the zone is considered an unconstitutional, illegal taking of development rights. The PC shall verify compliance and allow the public comments provide insight on the project. Ample time should be allowed to the applicant to respond to issues.

PRELIMINARY/FINAL LEVEL ANALYSIS:

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

Zoning, City Planner:

- Preliminary and final submittals comply with approved concept site plan elements
- Architectural submittals do not deviate from approved design
- Property is entirely under control of the applicant.
- Residential land use complies with HV zone allowed uses §13.100
- Proposed Density of 16 dwellings complies with HV zone dwelling unit ratio of 24 units per acre.
- *Still need utility service connection letters; water, gas, sewer and power. – at the time this report was written*

UFA, Area Fire Marshal:

- Dead end of Locust Lane shall have “No Parking” posted along east side of the Locust Lane – preferable both sides.
- Clarify issue with PUE along south Property line – structures may not encroach into a Public Utility Easement
- On-site 20-foot wide emergency access driveway is properly sized for Fire and emergency access from Holladay Blvd
- Each dwelling sized under maximum limits for fire sprinklers – no interior sprinkler systems required

Engineering, City Engineer:

- Underground Storm Water retentions systems are provided and accepted as designed

Public Works, City Engineer:

- Fencing for proposed parking stall accessed from Locust must be reduced to meet Holladay Clear View Ordinance
- No parking will be required to be posted and curb painted along the east side of Locust Lane
- Dedication shown at extreme corner of Locust and Holladay Blvd.

Building Code, City Building Official

- Review of building code compliance will take place upon building permit application.

RECOMMENDATION

The PC should allow the applicant to provide input on outstanding details

- Fencing height at carports accessed at Locust Lane
- Encroachments into PUE area
- Remaining utility letters; water, gas & sewer

The CED Director has found that many required preliminary and final subdivision plan elements of a mixed-use redevelopment proposal in the Holladay Village zone have been reviewed and have been conditionally accepted by the TRC. CED Director has also found that most of the required elements have been submitted, reviewed and accepted or otherwise noted as modified by the TRC as per the City's submission requirements.

The TRC can therefore make the following recommendation the commission to conditionally approve the **PRELIMINARY PLAN** and, if the commission is amenable, in accordance with 13.08.010.D5, a motion to delegate the **FINAL PLAT** approval to staff is requested in order to work through the final missing elements noted in this staff report.

SUGGESTED MOTION

"I ____ *Motion to (approve / continue for further discussion) the* ***PRELIMINARY PLAN*** *application by* ***Marlyn Miller*** *for* ***Millwood Family Estates, a residential subdivision,*** *located at* ***4600 South Holladay Boulevard in the HV zone****,*

"*Also, and in accordance with 13.08.010.D5, a motion to defer administrative review and approval of the* ***FINAL PLAT*** *by the Community & Economic Development Director upon a positive, written recommendation from TRC.*"

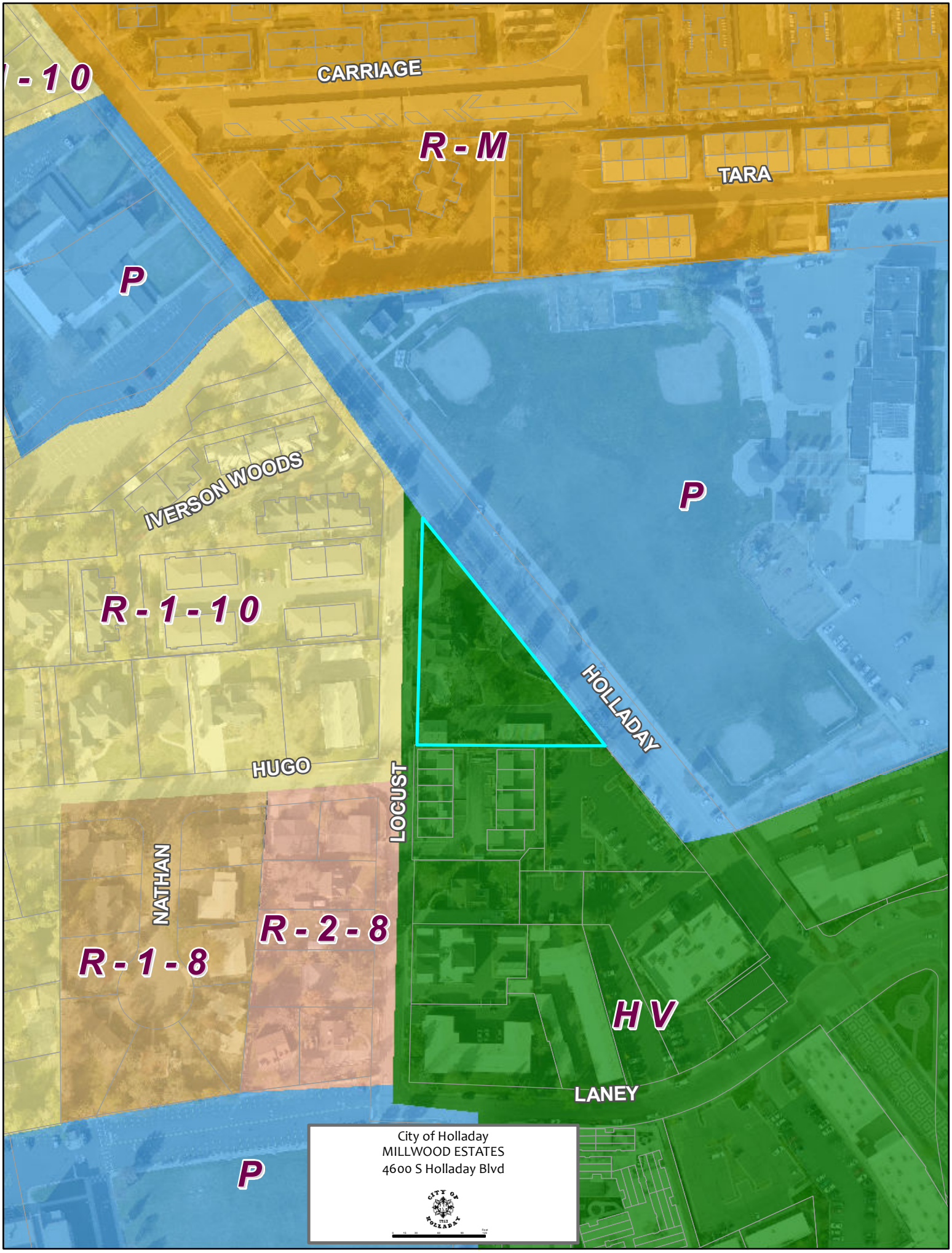
"based upon the following findings… "

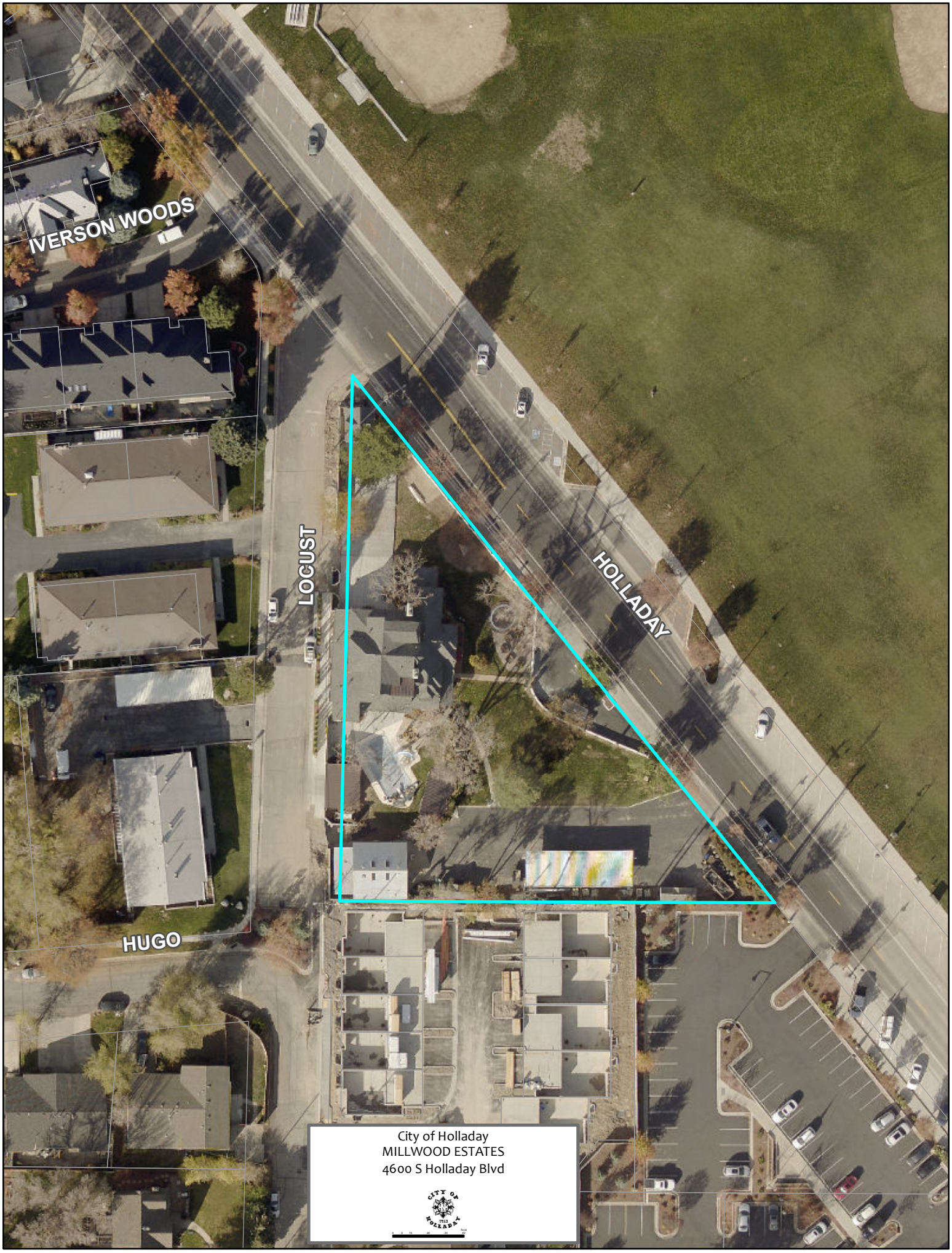
RECOMMENDED FINDINGS:

1. *Construction details for the development comply with the Concept plan approved on 02/21/2023*
2. *Development details required for a Preliminary and Final site plan are substantially complete and reviewed by the TRC,*
3. *Land use and site features comply with the HV zone standards,*
4. *The development complies with goals of the General Plan, Holladay Village Small Area Masterplan*
5. *Storm water detention areas and public improvements have been reviewed by the city engineer*
6. *Fire access has been approved by the UFA.*

RECOMMENDED REQUIREMENTS

A. *Submission of remaining utility service letters*
B. *Resolution of clear view issue with abutting fencing at Locust Lane – 3 or more stall will require fence modification*
C. *Post development Bonding requirements as determined by the City engineer.*
D. *Provide CC&Rs, detailing maintenance of private lane, and parking designation*


CARRIAGE
R - M
TARA
P
P
IVERSON WOODS
R - 1 - 10
HOLLADAY
HUGO
LOCUST
NATHAN
R - 2 - 8
R - 1 - 8
HV
LANEY
P
City of Holladay
MILLWOOD ESTATES
4600 S Holladay Blvd


IVERSON WOODS
LOCUST
HOLLADAY
HUGO
City of Holladay
MILLWOOD ESTATES
4600 S Holladay Blvd

CITY of HOLLADAY COMMUNITY DEVELOPMENT DEPARTMENT

2/28/2023

Marlyn Miller
Attn: Nolen Mendenhall

RE: **"Millwood Estates" Residential Townhomes**
Planning Commission Motion - Concept Site Plan
4600 South Holladay Blvd.
File #18-9-02-1

Marlyn Miller:

THIS LETTER AND THE ATTACHED DOCUMENT(S) CONSTITUTE A DECISION BY THE CITY OF HOLLADAY PLANNING COMMISSION FOR "MILLWOOD ESTATES" A RESIDENTIAL TOWNHOME REDEVELOPEMENT PROJECT WITIN THE HOLLADAY VILLAGE (HV) ZONE.

On February 21st 2023, the City of Holladay Planning Commission unanimously moved to approve the conceptual level site land use drawings for the above mention project. The 5-1 motion was based upon the following findings

1) *Building location and architecture has been approved as compliant with HV design standards.*
2) *The residential land use and density is permitted and allowed as a by-right use of the property.*
3) *Residential layout, landscaping and onsite parking details are compliant with zone standards.*
4) *Concept approval is subject to the project being serviced by all life safety utilities.*

Please work with your designer and the Holladay TRC to prepare Preliminary Construction level development drawings as directed in your application packet; civil site, utility, lighting and landscaping etc. If you should have any questions, please contact this department at 527-3890 with questions or assistance.

Sincerely,

Jonathan Teerlink
CED, Director
Enclosure

Cc: file

MILLWOOD FAMILY SUBDIVISION

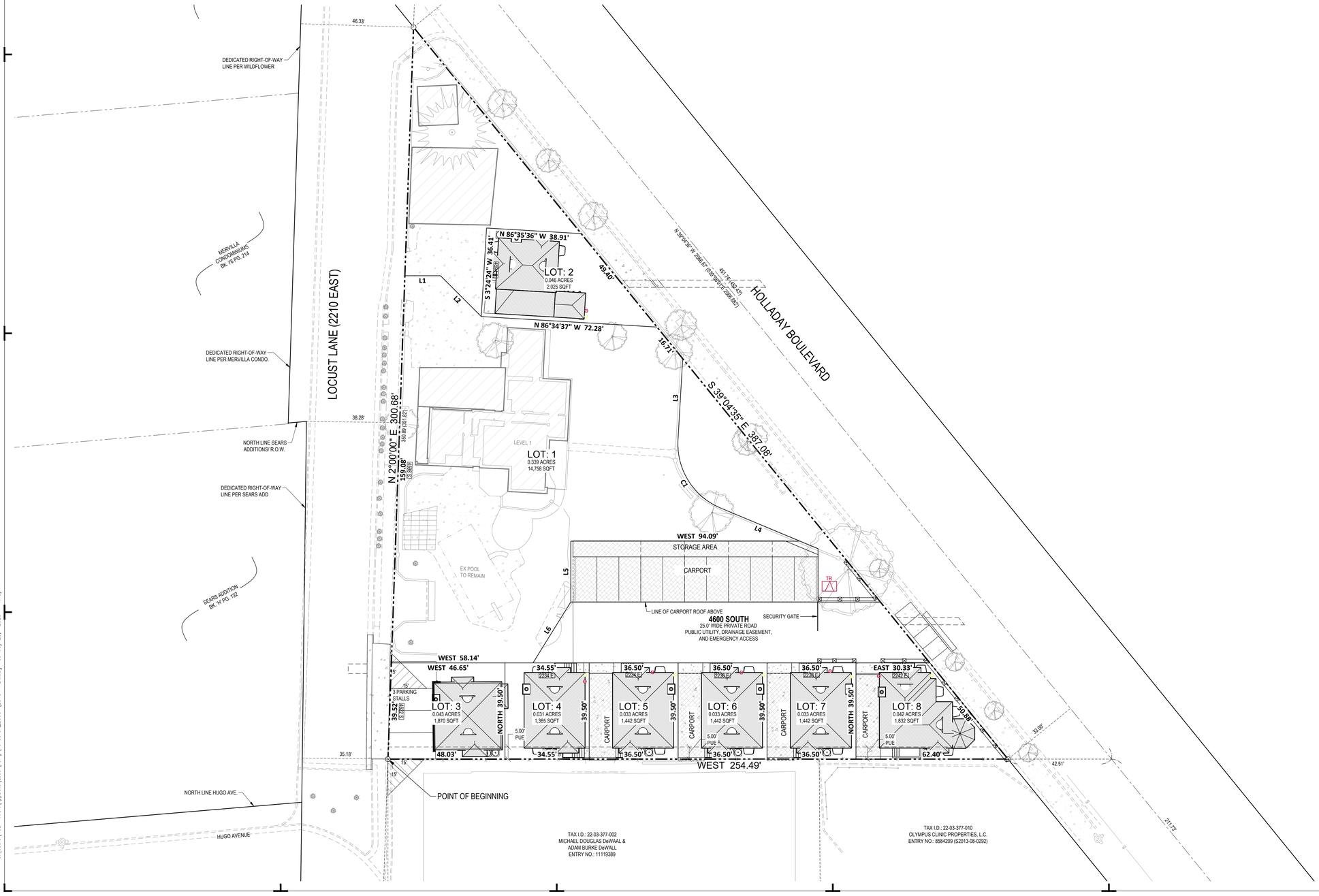
CONSTRUCTION PLANS

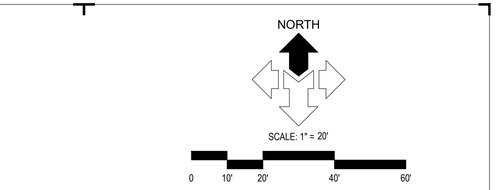
4600 S HOLLADAY BLVD.

HOLLADAY, UT

PROJECT SECTION

PROJECT TOWNSHIP, RANGE, BASE





VICINITY MAP

N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	MISCELLANEOUS SITE DETAILS
C5.02	STORM DRAIN DETAILS
C5.03	SEWER DETAILS
C5.04	EROSION CONTROL NOTES
C5.05	WATER DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO HOLLADAY WATER COMPANY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO MT. OLYMPUS IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

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

DEVELOPER & OWNER

SHAWN LOCKWOOD
4613 LOCUST LANE
HOLLADAY, UT 84117
801-300-9479
shawnlockwood@hotmail.com

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

C:\Users\ROB~1.MCN\AppData\Local\Temp\AcPublish_2696\A13154 PLN.dwg Rob May 25, 2023 - 4:48pm

GENERAL NOTES

1.1 COMPLIANCE

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

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

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

1.4 SAFETY AND PROTECTION

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

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH. WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL '01' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

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

GENERAL NOTES: CONTINUED

1.7 UTILITIES

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

1.8 SURVEY CONTROL

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

1.9 AMERICAN DISABILITIES ACT

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

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	x	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	*44.00 EX TOC*	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

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

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PROFESSIONAL ENGINEER
REG. NO. 375473-2202
ROBERT J. POIRIER
05-25-23
STATE OF UTAH

MILLWOOD FAMILY SUBDIVISION

4600 S HOLLADAY BLVD
HOLLADAY, UT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 2 SOUTH, RNAGE 1 EAST, S.L.B.&M.

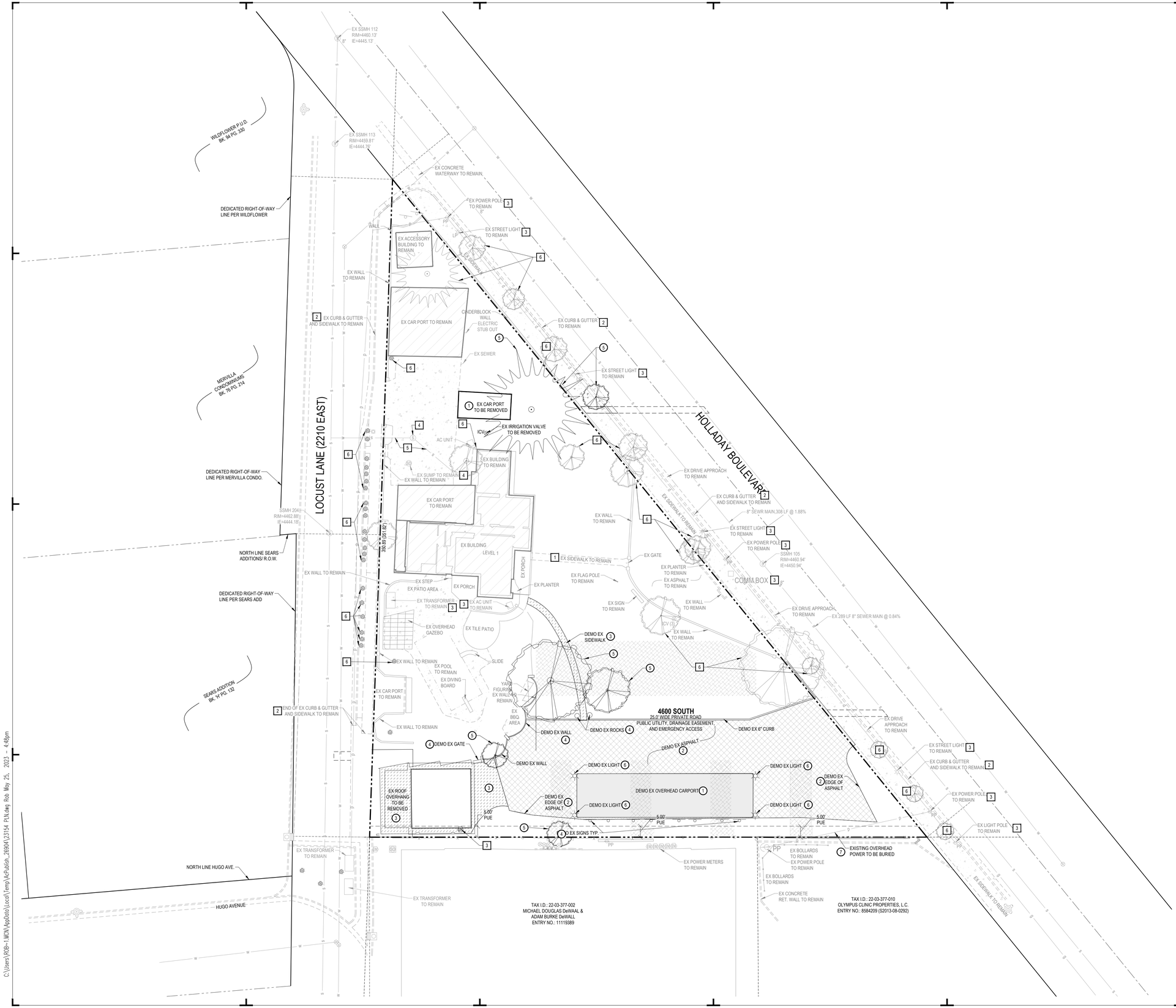
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	23154
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	05-25-23

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

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

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	WATER
STORM	STORM
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	SANITARY SEWER
NATURAL GAS	DOMINION ENERGY
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING BUILDING/STRUCTURE/BASEMENT (INCLUDING WALLS, FOOTINGS, CONCRETE SLABS, LIFTS, OVERHANGS, AWNINGS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
2. EXISTING ASPHALT PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
3. EXISTING CONCRETE PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
4. EXISTING SITE FEATURES (FENCES, GATES, BOLLARDS, GRAVEL DRIVEWAYS, IRRIGATION GATES, CONCRETE DITCHES, WHEEL STOPS, LANDSCAPING, GROUND LIGHTING, IRRIGATION, MOWSTRIPS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
5. EXISTING TREE(S) TO BE REMOVED AND PROPERLY DISPOSED OF.
6. EXISTING LIGHT POLE AND ASSOCIATED EQUIPMENT/HARDWARE TO BE REMOVED. CONTRACTOR AND OWNER TO COORDINATE ON LOCATION TO STORE FOR POSSIBLE RE-USE.
7. EXISTING OVERHEAD POWER TO BE BURIED. CONTRACTOR TO COORDINATE WORK WITH ROCKY MOUNTAIN POWER.

1. PRESERVE AND PROTECT EXISTING CONCRETE FLATWORK. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE FLATWORK FROM DAMAGE DURING CONSTRUCTION.
2. PRESERVE AND PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL FROM DAMAGE DURING CONSTRUCTION.
3. PRESERVE AND PROTECT EXISTING ABOVE-GROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
4. PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
5. PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY LINE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
6. PRESERVE AND PROTECT EXISTING TREE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING TREE FROM DAMAGE DURING CONSTRUCTION.

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NO. 375473-2202
ROBERT J. POIRIER
05-25-23
STATE OF UTAH

MILLWOOD FAMIILY SUBDIVISION

4600 S HOLLADAY BLVD
HOLLADAY, UT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 2 SOUTH, RNAGE 1 EAST, S.L.B.&M.

REVISIONS

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PROJECT NO:	23154
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CHECKED BY:	RJP
DATE:	05-25-23

DEMOLITION PLAN

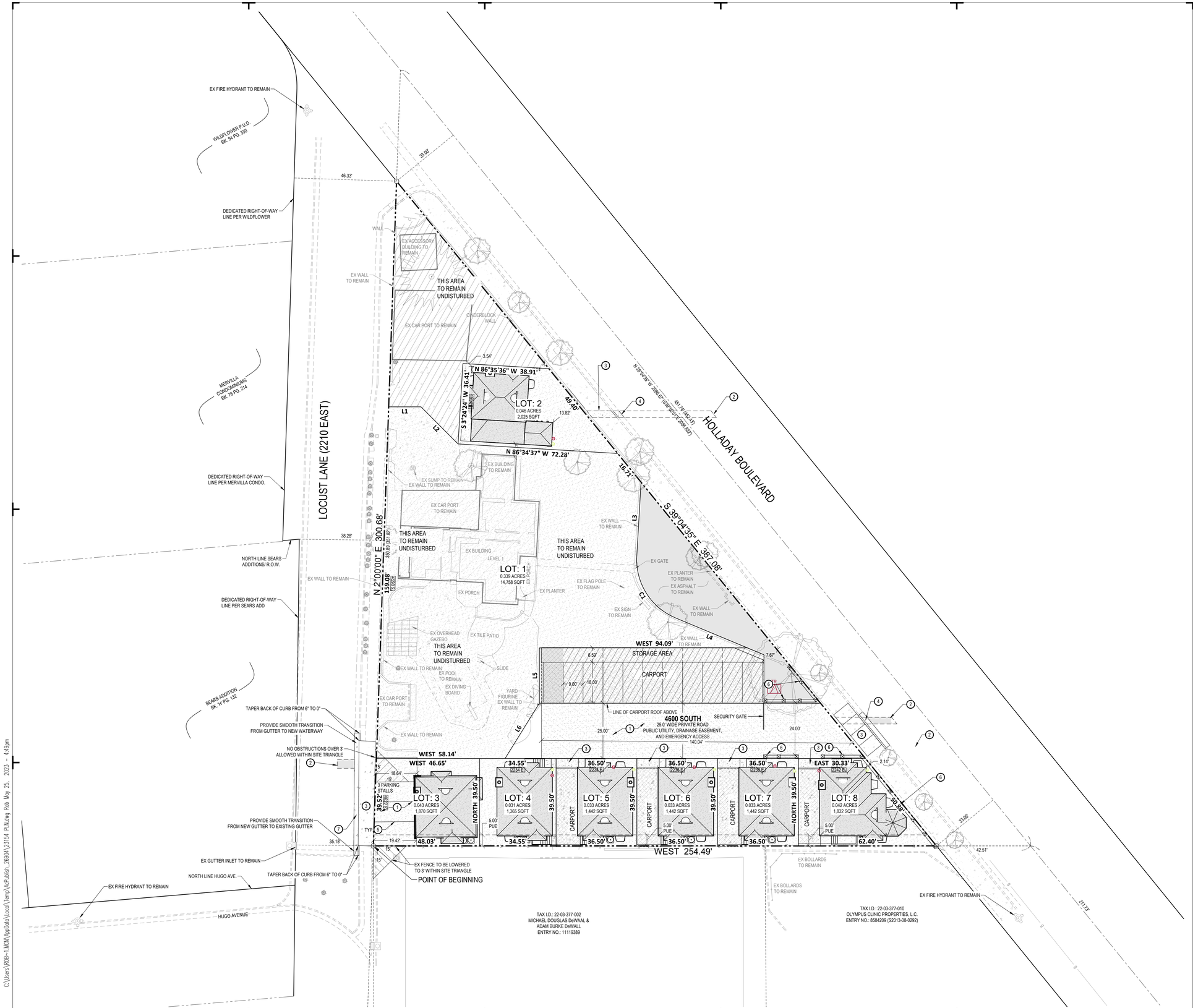
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Blue Stakes of UTAH811 Bluestakes.org

NOTICE!

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

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

RECORD DESCRIPTION (ENT.: 11901034)

COMMENCING 46 RODS WEST AND 56.6 RODS NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 2° EAST TO A POINT IN THE CENTER OF A COUNTY ROAD; THENCE SOUTH 39 EAST ALONG THE CENTER OF SAID ROAD TO A POINT EAST OF BEGINNING; THENCE WEST 18 RODS TO THE PLACE OF BEGINNING.

CONTAINS: 38,236 SQUARE FEET, OR 0.878 ACRES

GENERAL NOTES:

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

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

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

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
3. CONCRETE SIDEWALK, PER HOLLADAY CITY DETAIL ST-1.
4. 30" CONCRETE CURB AND GUTTER PER APWA STD PLAN 205.1 TYPE A.
5. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
6. NEW 3' DECORATIVE WALL WITH WROUGHT IRON FENCING ON TOP TO MATCH EXISTING.
7. NEW 2' CONCRETE WATER ACROSS DRIVEWAY OPENING, MATCH FLOWLINES OF CURB AND GUTTER ON BOTH ENDS.

OWNERSHIP LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP

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CIVIL SITE PLAN

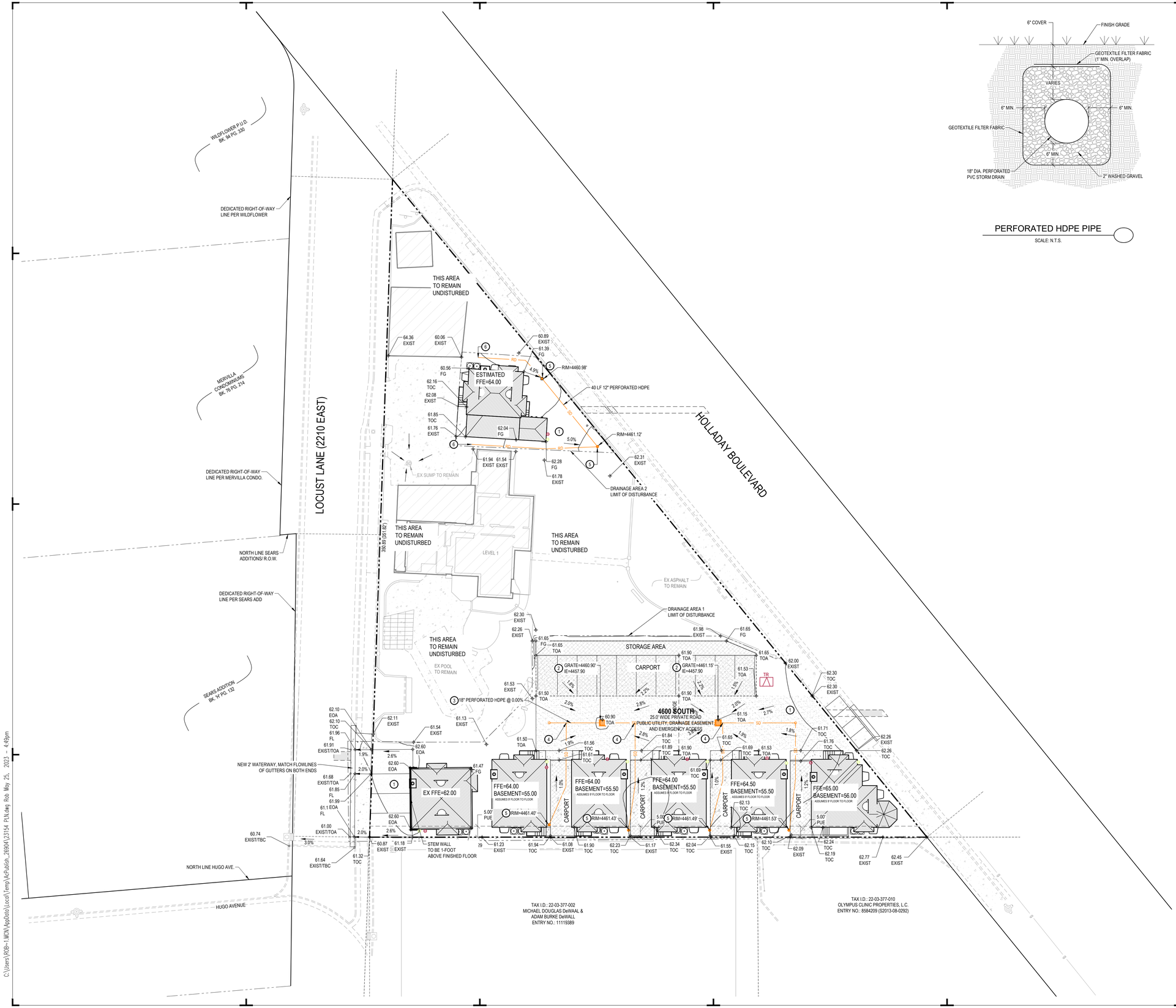
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NOTICE!

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PERFORATED HDPE PIPE

SCALE: N.T.S.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

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

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

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

KEYED NOTES:

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

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. PER HOLLADAY CITY DETAIL SD-1 & SD-5.
3. 18" DIAMETER PERFORATED HDPE STORM DRAIN LINE SURROUNDED BY CLEAN WASHED GRAVEL. SEE DETAIL THIS SHEET.
4. 6" DIAMETER HDPE STORM DRAIN LINE @ 1% MIN. CONNECT TO 18" HDPE PIPE WITH AN INSERTA TEE. SEE HOLLADAY CITY DETAIL SD-1 FOR TRENCHING DETAIL.
5. 12" AREA DRAIN. GROOM SURROUNDING ARE TO PROMOTE RUNOFF TOWARDS INLETS.
6. 6" DIAMETER HDPE ROOF DRAIN LINE. SEE HOLLADAY CITY DETAIL SD-1 FOR TRENCHING DETAIL.

*NOTE: SEE SHEET C5.01 FOR STORM DRAIN CALCULATIONS.

DRAINAGE AREA 1

DESCRIPTION	AREA	%
HARDSCAPE	3,942 SQFT	24%
LANDSCAPE	5,527 SQFT	33%
BUILDINGS	7,145 SQFT	43%
TOTAL	16,614 SQFT	100%

DRAINAGE AREA 2

DESCRIPTION	AREA	%
HARDSCAPE	86 SQFT	4%
LANDSCAPE	1,145 SQFT	52%
BUILDINGS	988 SQFT	45%
TOTAL	2,219 SQFT	100%

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

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

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

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

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PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
05-25-23
STATE OF UTAH

MILLWOOD FAMIILY SUBDIVISION

4600 S HOLLADAY BLVD
HOLLADAY, UT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 2 SOUTH, RNAGE 1 EAST, S.L.B.&M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23154
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 05-25-23

GRADING AND DRAINAGE PLAN

C2.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

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

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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

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

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

MAINTENANCE:

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

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

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

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

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

KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.04.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.04.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

Blue Stakes of UTAH811 Bluestakes.org

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LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 2 SOUTH, RANGE 1 EAST, S.L.B.&M.

REVISIONS

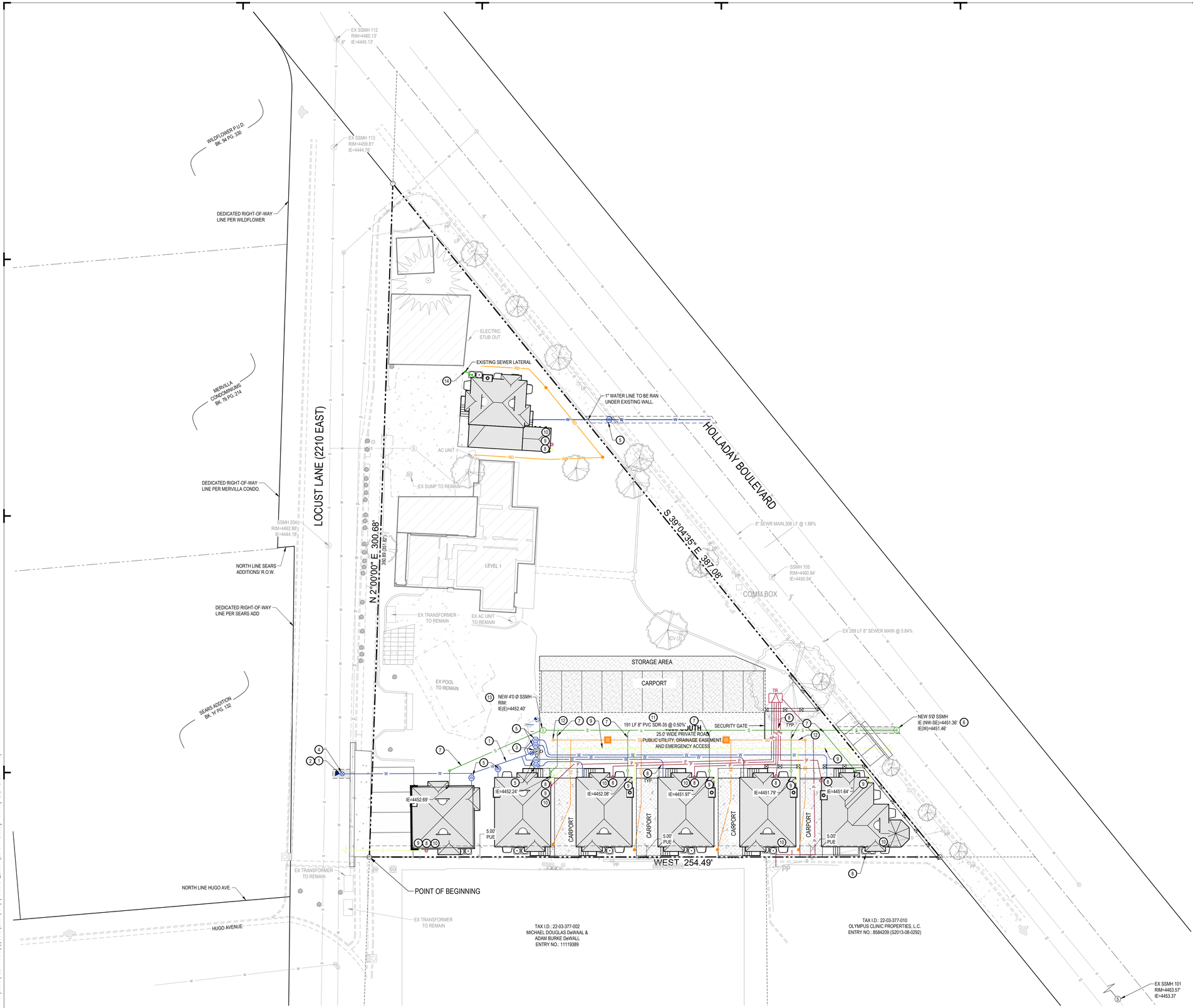
REV	DATE	DESCRIPTION

PROJECT NO:	23154
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	05-25-23

EROSION CONTROL PLAN

C2.10

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH HOLLADAY PUBLIC UTILITIES STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH MT. OLYMPUS SEWER DISTRICT STANDARDS & SPECIFICATIONS.

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

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

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

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

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

UTILITY PROVIDERS:
- WATER: HOLLADAY PUBLIC UTILITIES
- SEWER: MT. OLYMPUS SEWER DISTRICT
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

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

1. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE HOLLADAY DETAIL 'ST-11A,B,C', FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
2. CONNECT NEW 8" PVC C-900 DR-18 WATER LINE TO EXISTING 8" WATER MAIN WITH MECHANICAL TEE CONNECTION PER HOLLADAY WATER STANDARDS AND SPECIFICATIONS INCLUDING THRUST BLOCKING.
3. FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511.
4. 8" GATE VALVE WITH VALVE BOX. SEE DETAIL 'C1', SHEET C5.01.
5. 1" WATER METER AND TYPE K COPPER SERVICE LATERAL, PER APWA PLANS NO. 521. AND 541.
6. 5' DIAMETER CAST IN PLACE SANITARY SEWER MANHOLE, PER MT OLYMPUS SEWER DISTRICT DETAIL 'SHEET 1' STANDARDS AND SPECIFICATIONS.
7. 4" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS AND SANITARY SEWER CLEANOUT AS SHOWN, PER MT. OLYMPUS DETAIL ' SHEET 5 & 6'. TRENCHING PER MT OLYMPUS SEWER DISTRICT STANDARDS AND SPECIFICATIONS. SEE DETAIL 'SHEET 5 & 6' .
8. APPROXIMATE LOCATION OF NEW METER AND UNDERGROUND 3" PVC SCHEDULE 40 CONDUIT FOR POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY ROCKY MOUNTAIN POWER WITH OTHER CONSTRUCTION. LOCATIONS SHOWN ARE SUGGESTIVE ONLY.
9. APPROXIMATE LOCATION OF NEW NATURAL METER AND GAS LATERAL. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION. GAS MAIN TO MAINTAIN 3' CLEARANCE MIN. TO OTHER UTILITIES AND 10' FROM BUILDINGS.
10. APPROXIMATE LOCATION OF NEW UNDERGROUND COMMUNICATION LINE. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION BY PROVIDER WITH OTHER CONSTRUCTION.
11. 8" PVC SDR-35 @ SEWER MAIN @ 0.50% PER MT OLYMPUS SEWER DISTRICT STANDARDS AND SPECIFICATIONS. SEE MT OLYMPUS 'SHEET 8' FOR TRENCHING DETAIL ON SHEET C5.03.
12. STORM DRAIN CLEANOUTS WITH 6" THICK CONCRETE COLLAR AROUND CLEANOUT.
13. 4' DIAMETER PRECAST SANITARY SEWER MANHOLE, PER MT OLYMPUS SEWER DISTRICT STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C5.03.
14. PROPOSED NEW HOME TO CONNECT TO EXISTING SEWER LATERAL STUB WITH 4" PVC SDR-35 @ 2% MIN. PER MT OLYMPUS SEWER DISTRICT STANDARDS AND SPECIFICATIONS. INSTALL A NEW CLEANOUT AT THE POINT OF CONNECTION.

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REVISIONS

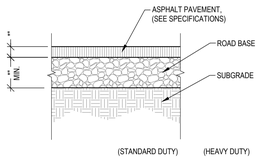
REV	DATE	DESCRIPTION

PROJECT NO:	23154
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	05-25-23

SITE UTILITY PLAN

C4.01

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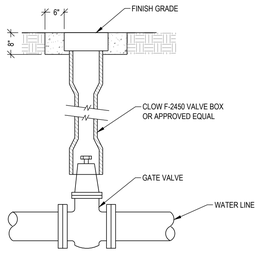
(STANDARD DUTY) (HEAVY DUTY)

	PARKING AREAS	ROADWAY AREAS
ASPHALT	3"	4"
BASE COURSE	8"	8"

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION (D1)

SCALE: N.T.S.



TYPICAL GATE VALVE DETAIL (C1)

SCALE: N.T.S.

Area 1

STORM DRAIN CALCULATIONS

Percolation rate (min/inch)		**18.00** min/inch	Assume S.F.=2
Discharge Rate from infiltration	0.079 cfs		
Offsite allowabe disharge	0 cfs/ac=	0.00	
Total discharge from site	0.079		
Design Storm	100 year		
Rainfall Data from NOAA			

Storm water from the site will be collected by roof drains, and area inlets and conveyed into a system of perforated pipes surrounded by clean washed gravel. Stormwater will be retained on site and infiltrate into the ground by means of the system of perforated pipes and gravel. The only discharge that was used in these calculations was the discharge from the infiltration.

Storage Requirement using Rational Formula:

Q = CIA where	
C_roof =	0.85
C_paved =	0.90
C_landscaped =	0.15
I = Rainfall Intensity	
A = Tributary Area	
Roof Area =	7,145
Paved Area =	3,942
Landscape Area =	5,527
Total Tributary Area =	16,614
Weighted Coefficence (C) =	0.63
C * A =	10,450

100 yr Design Storm

Time (min)	Rate (in/hr)	Rainfall (Inches)	Accum. Flow (cu.ft.)	Discharge (cu.ft)	Req'd Storage (cu.ft.)
5	6.84	0.570	496	24	473
10	5.21	0.87	756	47	709
15	4.32	1.08	941	71	870
30	2.90	1.45	1,263	142	1,121
60	1.79	1.79	1,559	283	1,275
120	0.98	1.95	1,698	567	1,131
180	0.66	1.98	1,724	850	874
360	0.44	2.61	2,273	1,700	573
1,440	0.12	2.84	2,473	6,800	0

Pipe Infiltration Calculations

	gravel above the pipe	gravel beneath pipe	gravel on each side of pipe
	0.500	1	2.50 Feet

Pipe Diameter (ft)	Length	Storage Volume in Pipe	Storage Volume in Gravel	Area of Infiltr	Infiltr Rate
0.67	0	0	0	0.00	0.000
1.5	109	193	1198	1020.00	0.08
2	0	0	0	0.00	0.00
3	0	0	0	0.00	0.00
4	0	0	0	0.00	0.00
5	0	0	0	0.00	0.00
Total	109	192.5	1198.3		

Pipe Infiltration discharge (cfs)=	0.079
Off site Allowable discharge into city storm drain (cfs)=	0.00
Total discharge from Site (cfs)=	0.08
Total underground storage in pipes and gravel	1391
Total storage in parking area and storm drain boxes	0
Total Storage	1391 **okay**
Total storage required	1,275
	0

Area 2

STORM DRAIN CALCULATIONS

Percolation rate (min/inch)		**18.00** min/inch	Assume S.F.=2
Discharge Rate from infiltration	0.024 cfs		
Offsite allowabe disharge	0 cfs/ac=	0.00	
Total discharge from site	0.024		
Design Storm	100 year		
Rainfall Data from NOAA			

Storm water from the site will be collected by roof drains, and area inlets and conveyed into a system of perforated pipes surrounded by clean washed gravel. Stormwater will be retained on site and infiltrate into the ground by means of the system of perforated pipes and gravel. The only discharge that was used in these calculations was the discharge from the infiltration.

Storage Requirement using Rational Formula:

Q = CIA where	
C_roof =	0.85
C_paved =	0.90
C_landscaped =	0.15
I = Rainfall Intensity	
A = Tributary Area	
Roof Area =	988
Paved Area =	86
Landscape Area =	1,145
Total Tributary Area =	2,219
Weighted Coefficence (C) =	0.49
C * A =	1,089

100 yr Design Storm

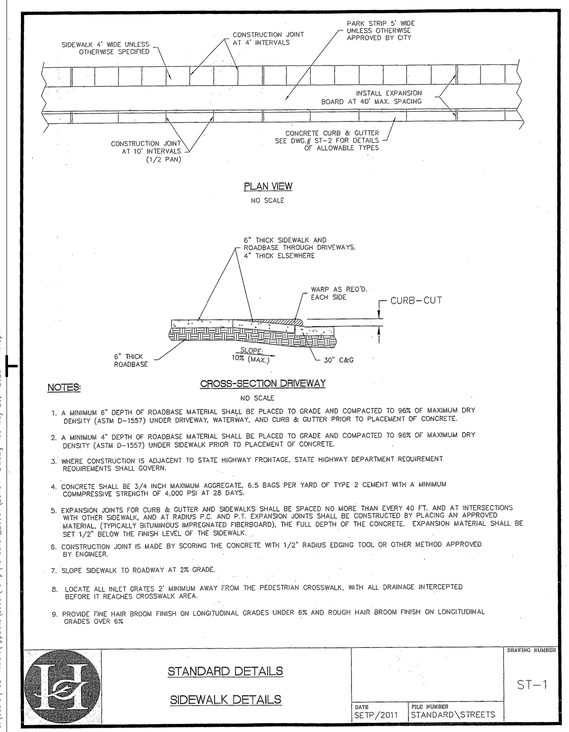
Time (min)	Rate (in/hr)	Rainfall (Inches)	Accum. Flow (cu.ft.)	Discharge (cu.ft)	Req'd Storage (cu.ft.)
5	6.84	0.570	52	7	44
10	5.21	0.87	79	15	64
15	4.32	1.08	98	22	76
30	2.90	1.45	132	44	88
60	1.79	1.79	162	88	75
120	0.98	1.95	177	175	2
180	0.66	1.98	180	263	0
360	0.44	2.61	237	525	0
1,440	0.12	2.84	258	2,100	0

Pipe Infiltration Calculations

	gravel above the pipe	gravel beneath pipe	gravel on each side of pipe
	0.500	1	1.00 Feet

Pipe Diameter (ft)	Length	Storage Volume in Pipe	Storage Volume in Gravel	Area of Infiltr	Infiltr Rate
1	40	31	107	315.00	0.024
1.5	0	0	0	0.00	0.00
2	0	0	0	0.00	0.00
3	0	0	0	0.00	0.00
4	0	0	0	0.00	0.00
5	0	0	0	0.00	0.00
Total	40	31.4	107.4		

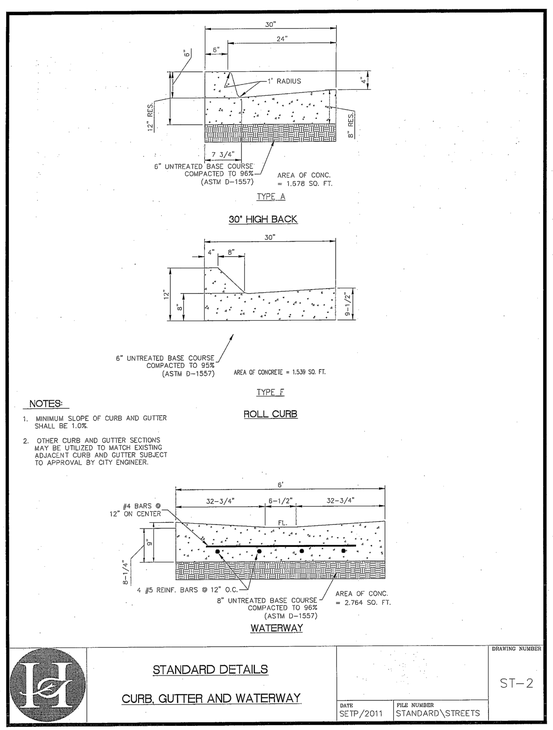
Pipe Infiltration discharge (cfs)=	0.024
Off site Allowable discharge into city storm drain (cfs)=	0.00
Total discharge from Site (cfs)=	0.02
Total underground storage in pipes and gravel	139
Total storage in parking area and storm drain boxes	0
Total Storage	139 **okay**
Total storage required	88
	40



NOTES:

1. A MINIMUM 6" DEPTH OF ROADBASE MATERIAL SHALL BE PLACED TO GRADE AND COMPACTED TO 96% OF MAXIMUM DRY DENSITY (ASTM D-1557) UNDER DRIVEWAY, WATERWAY, AND CURB & GUTTER PRIOR TO PLACEMENT OF CONCRETE.
2. A MINIMUM 4" DEPTH OF ROADBASE MATERIAL SHALL BE PLACED TO GRADE AND COMPACTED TO 96% OF MAXIMUM DRY DENSITY (ASTM D-1557) UNDER SIDEWALK PRIOR TO PLACEMENT OF CONCRETE.
3. WHERE CONSTRUCTION IS ADJACENT TO STATE HIGHWAY FRONTAGE, STATE HIGHWAY DEPARTMENT REQUIREMENT REQUIREMENTS SHALL GOVERN.
4. CONCRETE SHALL BE 3/4 INCH MAXIMUM AGGREGATE, 6.5 BAGS PER YARD OF TYPE 2 CEMENT WITH A MINIMUM COMMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
5. EXPANSION JOINTS FOR CURB & GUTTER AND SIDEWALKS SHALL BE SPACED NO MORE THAN EVERY 40 FT. AND AT INTERSECTIONS WITH OTHER SIDEWALK, AND AT RADIUS P.C. AND P.T. EXPANSION JOINTS SHALL BE CONSTRUCTED BY PLACING AN APPROVED MATERIAL, (TYPICALLY BITUMINOUS IMPREGNATED FIBERBOARD), THE FULL DEPTH OF THE CONCRETE. EXPANSION MATERIAL SHALL BE SET 1/2" BELOW THE FINISH LEVEL OF THE SIDEWALK.
6. CONSTRUCTION JOINT IS MADE BY SCORING THE CONCRETE WITH 1/2" RADIUS EDGING TOOL OR OTHER METHOD APPROVED BY ENGINEER.
7. SLOPE SIDEWALK TO ROADWAY AT 2% GRADE.
8. LOCATE ALL INLET GRATES 2' MINIMUM AWAY FROM THE PEDESTRIAN CROSSWALK, WITH ALL DRAINAGE INTERCEPTED BEFORE IT REACHES CROSSWALK AREA.
9. PROVIDE FINE HAIR BROOM FINISH ON LONGITUDINAL GRADES UNDER 6% AND ROUGH HAIR BROOM FINISH ON LONGITUDINAL GRADES OVER 6%

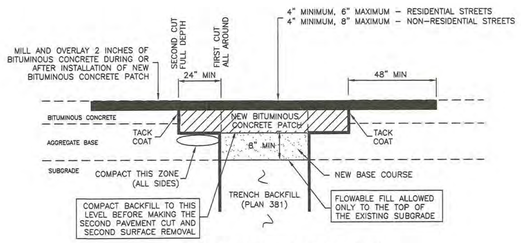
STANDARD DETAILS
SIDEWALK DETAILS
DRAWING NUMBER ST-1
DATE SETP/2011 FILE NUMBER STANDARD\STREETS

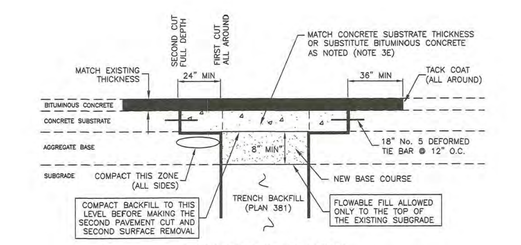


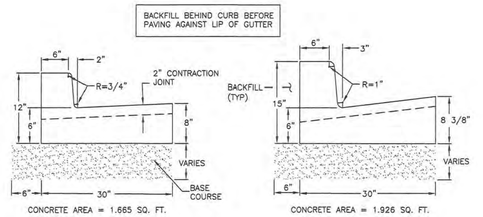
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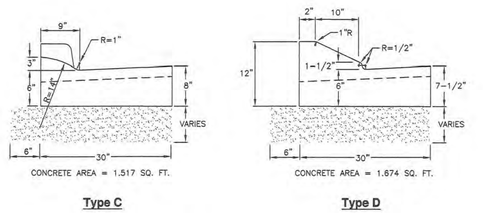
1. MINIMUM SLOPE OF CURB AND GUTTER SHALL BE 1.0%
2. OTHER CURB AND GUTTER SECTIONS MAY BE UTILIZED TO MATCH EXISTING ADJACENT CURB AND GUTTER SUBJECT TO APPROVAL BY CITY ENGINEER.

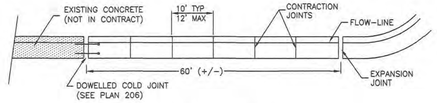
STANDARD DETAILS
CURB, GUTTER AND WATERWAY
DRAWING NUMBER ST-2
DATE SETP/2011 FILE NUMBER STANDARD\STREETS











JOINT DETAIL

ADWA Utah Chapter — *Bituminous pavement T-patch* — Plan 255 November 2015

ADWA Utah Chapter — *Curb and gutter* — Plan 205.1 December 2008

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REVISIONS

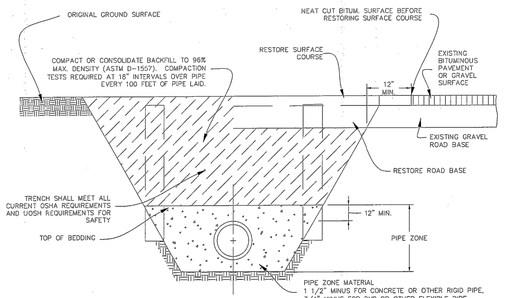
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CIVIL DETAILS

C5.01

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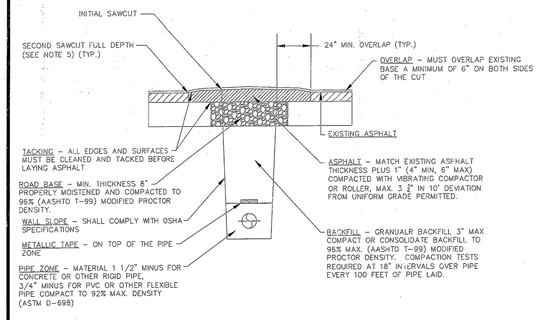


CROSS-SECTION TYPICAL TRENCH

NOTES:

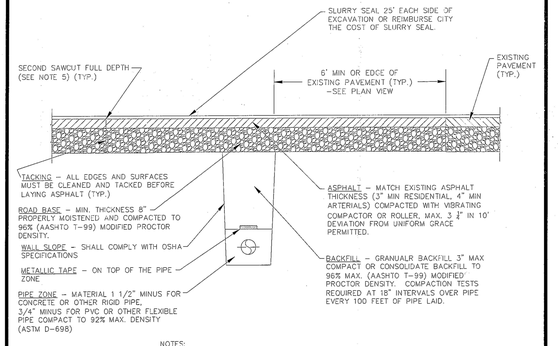
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS. ALL PROJECT SITES SHALL BE "BLUE STAKED" PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE PROJECT ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.
3. TESTING: ALL NEW STORM DRAINS TO BE "VIDEOED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. A MANDRAL OR BALL CAN BE USED TO VERIFY DEFORMATION OF A PIPE AS DETERMINED FROM THE VIDEO.

STANDARD DETAILS STORM DRAIN TRENCH DETAIL			DRAWING NUMBER SD-1
	DATE SEP/2011	FILE NUMBER STANDARD\STORM DRAIN	



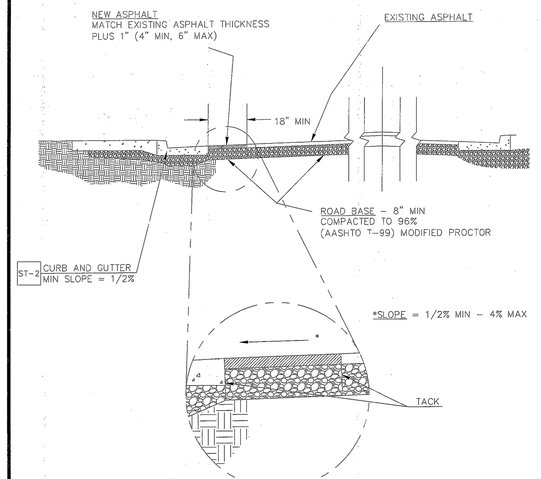
NOTES:
1. REQUIRED ROADBASE AND BACKFILL MUST BE AT JOB SITE BEFORE EXCAVATION BEGINS.
2. APPLICANT MUST PROVIDE PROTORS AND DENSITY TESTING RESULTS GENERATED BY AN INDEPENDENT TESTING COMPANY AS PROOF OF COMPLIANCE.
3. NO CUTS WILL BE ALLOWED IN STREETS PAVED, OVERLAYED, WITHIN THE PREVIOUS THREE YEARS EXCEPT AS APPROVED BY THE CITY FOR EMERGENCY REPAIRS, IN WHICH CASE PAVEMENT REPAIR DETAIL "B" MUST BE USED.
4. ADDITIONAL PAVEMENT REMOVAL: REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, A LIP OF GUTTER, A CURB, AN EXISTING PAVEMENT PATCH, OR AN EDGE OF THE PAVEMENT IF SUCH A FEATURE IS WITHIN 2-FEET OF THE SECOND SAW-CUT. IF MORE THAN 50', OF THE PERMANENT SURFACING OF A TRAVELED LANE IS IMPACTED BY THE EXCAVATION, THE ENTIRE LANE WIDTH SHALL BE SAWCUT, REMOVED, AND REPLACED. JAGGED, SAW TOOTH EDGES ARE NOT ALLOWED.
5. JOINT REPAIR – IF A CRACK OCCURS AT THE "T" PATCH CONNECTION TO EXISTING PAVEMENT, CRACK MUST BE CRACK SEALED.

STANDARD DETAILS PAVEMENT REPAIR DETAIL 'A' *(FOR CUTS IN STREETS PAVED, OVERLAYED, OR SLURRIED MORE THAN THREE YEARS PRIOR TO CUT.)*			DRAWING NUMBER ST-11A
	DATE SEP/2011	FILE NUMBER STANDARD\STREETS	

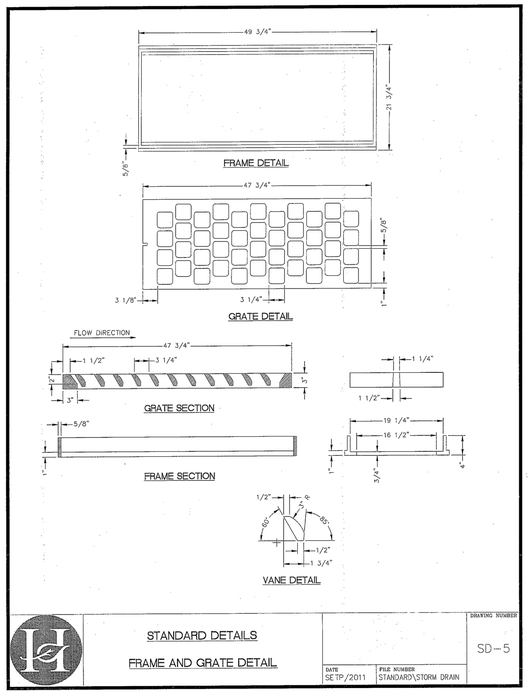


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5. JOINT REPAIR – IF A CRACK OCCURS AT THE "T" PATCH CONNECTION TO EXISTING PAVEMENT, CRACK MUST BE CRACK SEALED.

STANDARD DETAILS PAVEMENT REPAIR DETAIL 'B' *(FOR APPROVED EMERGENCY CUTS IN STREETS PAVED, SLURRIED OR OVERLAYED WITHIN THE PREVIOUS THREE YEARS)*			DRAWING NUMBER ST-11B
	DATE SEP/2011	FILE NUMBER STANDARD\STREETS	



STANDARD DETAILS PAVEMENT REPAIR DETAIL 'C' *(CURB AND GUTTER CONSTRUCTION)*			DRAWING NUMBER ST-11C
	DATE SEP/2011	FILE NUMBER STANDARD\STREETS	



STANDARD DETAILS FRAME AND GRATE DETAIL			DRAWING NUMBER SD-5
	DATE SEP/2011	FILE NUMBER STANDARD\STORM DRAIN	

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ROBERT J. POIRIER
05-25-23
STATE OF UTAH

MILLWOOD FAMIILY SUBDIVISION

4600 S HOLLADAY BLVD
HOLLADAY, UT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 2 SOUTH, RNAGE 1 EAST, S.L.B.&M.

REVISIONS

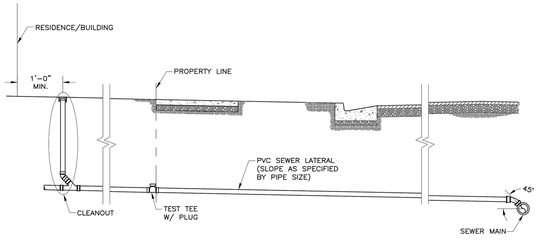
REV	DATE	DESCRIPTION

PROJECT NO:	23154
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	05-25-23

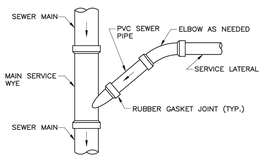
STORM DRAIN DETAILS

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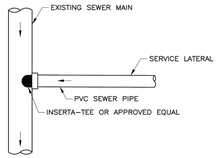
Typical Sewer Lateral & Cleanout



TYPICAL SEWER LATERAL



SERVICE CONNECTION TO NEW MAIN

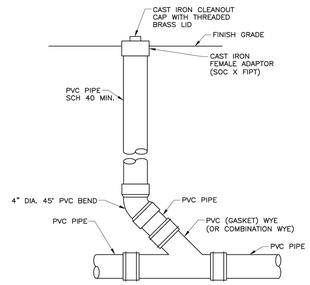


SERVICE CONNECTION TO EXISTING MAIN

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.

Typical Sewer Lateral & Cleanout (Cont.)

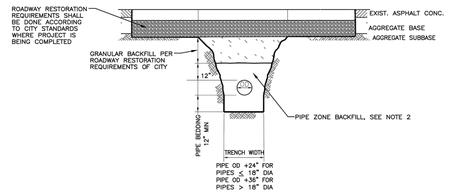


CLEANOUT

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.

Typical Trench Detail

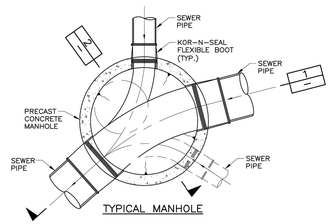


TYPICAL TRENCH SECTION

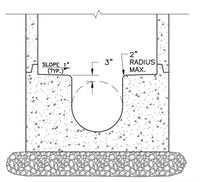
NOTES:

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.

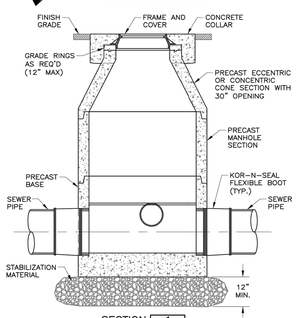
Typical Sanitary Sewer Manhole



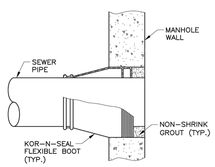
TYPICAL MANHOLE



SEWER MANHOLE CHANNEL SECTION (TYP.) 2



SECTION 1

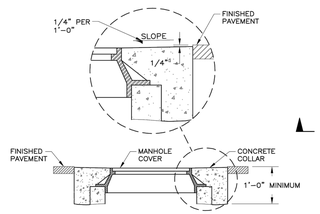


RUBBER BOOT DETAIL

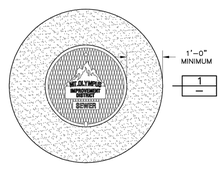
NOTES:

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.

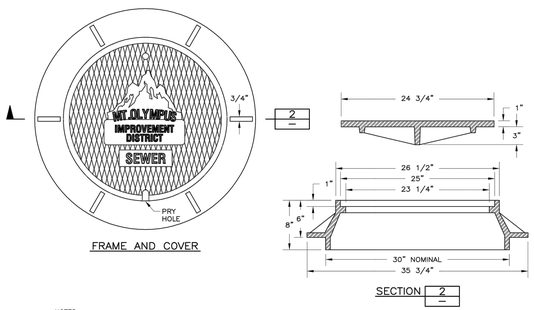
Manhole Collar



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.

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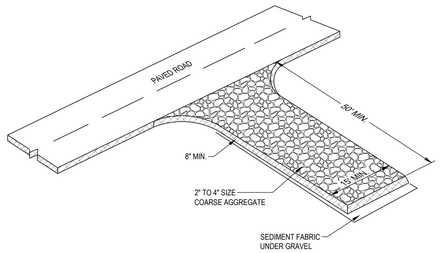
REV	DATE	DESCRIPTION

PROJECT NO:	23154
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	05-25-23

SEWER DETAILS

C5.03

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

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

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

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

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

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

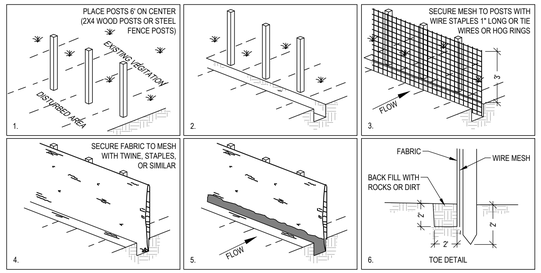
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

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

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

■ HIGH ※ MEDIUM □ LOW

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



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

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

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

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

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

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

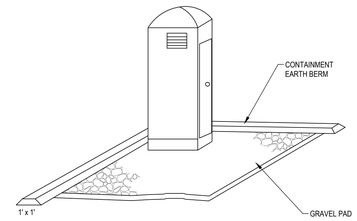
TARGETED POLLUTANTS
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- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

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

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

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.



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

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

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

LIMITATIONS:
- NO LIMITATIONS

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

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
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- □ LOW OR UNKNOWN IMPACT

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

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS C5
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

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

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

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

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

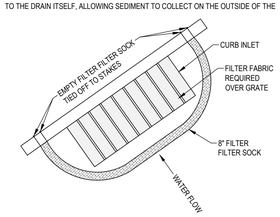
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS "FILTREXX FILTERSOCK PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

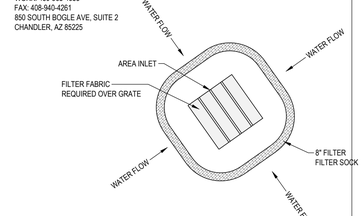
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.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

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

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

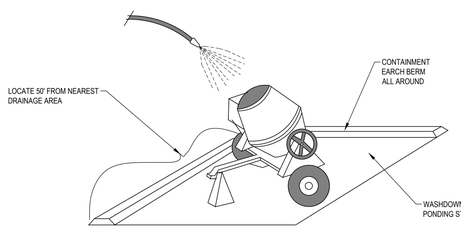
WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S.

© REPLENISH



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

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

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

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

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

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

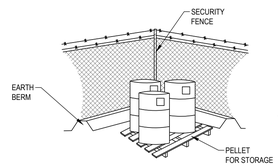
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

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

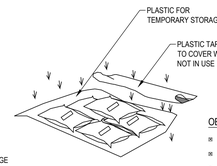
IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A3
SCALE: N.T.S.



- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE



DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

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

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

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

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

■ HIGH ※ MEDIUM □ LOW

MATERIALS STORAGE A5
SCALE: N.T.S.

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PROFESSIONAL ENGINEER
REG. NO. 375473-2202
ROBERT J. POIRIER
05-25-23
STATE OF UTAH

MILLWOOD FAMIILY SUBDIVISION

4600 S HOLLADAY BLVD
HOLLADAY, UT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 2 SOUTH, RNAGE 1 EAST, S.L.B.&M.

REVISIONS

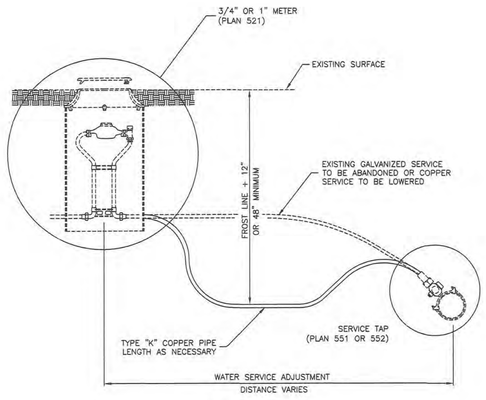
REV	DATE	DESCRIPTION

PROJECT NO:	23154
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	05-25-23

EROSION DETAILS

C5.04

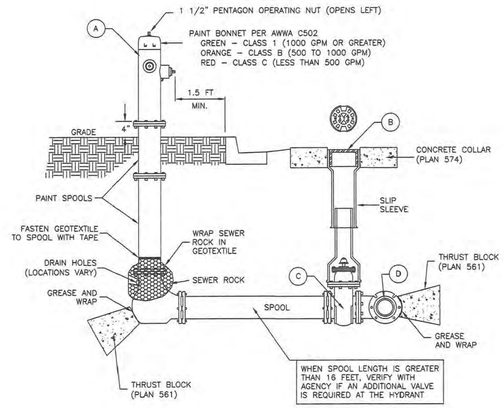
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ADWA Utah Chapter

Water service line

Plan
541
August 2001



LEGEND			
No.	*	ITEM	DESCRIPTION
A		FIRE HYDRANT	AWWA C502
B		VALVE BOX WITH LID	2–PIECE CAST IRON
C		GATE VALVE WITH 2" X 2" NUT	AWWA C509
D		TEE WITH 125 # FLANGE	AWWA C110

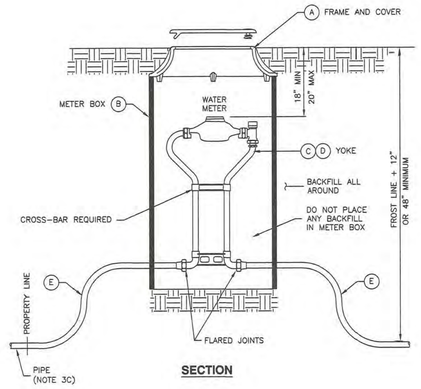
* FURNISHED BY UTILITY AGENCY

SECTION

ADWA Utah Chapter

Fire hydrant with valve

Plan
511
February 2011



LEGEND			
No.	*	ITEM	DESCRIPTION
A		FRAME AND COVER	CAST IRON COVER
B		METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
C		3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
D		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
E		COPPER PIPE	TYPE K (SOFT)

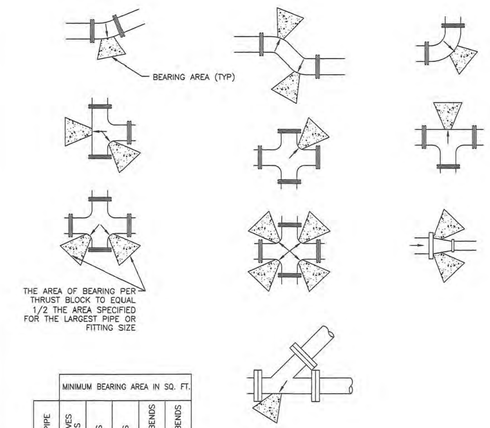
* FURNISHED BY UTILITY AGENCY

SECTION

ADWA Utah Chapter

3/4" and 1" meter

Plan
521
August 2001



SIZE OF PIPE	MINIMUM BEARING AREA IN SQ. FT.				
	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	8.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

ADWA Utah Chapter

Direct bearing thrust block

Plan
561
August 2010

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PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
05-25-23
STATE OF UTAH

MILLWOOD FAMIILY SUBDIVISION

4600 S HOLLADAY BLVD
HOLLADAY, UT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 2 SOUTH, RNAGE 1 EAST, S.L.B.&M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	23154
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	05-25-23

WATER DETAILS

C5.05

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EXISTING TREE SCHEDULE

SYMBOL	QTY.	DESCRIPTION	TYPE	SIZE
DECIDUOUS TREES				
×	21	EXISTING DECIDUOUS TREE TO REMAIN	SEE PLAN FOR SPECIFIC TREE VARIETY	SEE PLAN FOR SPECIFIC TREE SIZE
×	3	EXISTING DECIDUOUS TREE TO BE REMOVED	SEE PLAN FOR SPECIFIC TREE VARIETY	SEE PLAN FOR SPECIFIC TREE SIZE
EVERGREEN TREES				
×	25	EXISTING EVERGREEN TREE TO REMAIN	SEE PLAN FOR SPECIFIC TREE VARIETY	SEE PLAN FOR SPECIFIC TREE SIZE
×	1	EXISTING EVERGREEN TREE TO BE REMOVED	SEE PLAN FOR SPECIFIC TREE VARIETY	SEE PLAN FOR SPECIFIC TREE SIZE

TREE REPLACEMENT NOTES

1. 50% OF THE REPLACEMENT TREES MUST BE REPLACED ON THE SAME PROPERTY WHERE THEY WERE REMOVED. THE OTHER 50% MAY BE REPLACED OFF-SITE. A DECIDUOUS TREE THAT IS REMOVED SHALL BE REPLACED BY A TREE WITH A MINIMUM TREE SIZE OF ONE AND A HALF INCH (1-1/2") CALIPER OF A VARIETY THAT HAS THE POTENTIAL TO REACH A MATURE CANOPY COVERAGE OF THAT OF THE REMOVED TREE. A CONIFEROUS TREE THAT IS REMOVED SHALL BE REPLACED BY AT LEAST ONE CONIFEROUS TREE WITH A MINIMUM HEIGHT OF EIGHT FEET (8') OR REPLACED BY A DECIDUOUS EQUIVALENT.
2. DECIDUOUS TREES - TOTAL OF 70' OF TREE CANOPY DIAMETER TOTAL TO BE REMOVED & REPLACED BY A TOTAL OF 75' OF TREE CANOPY DIAMETER - REFER TO THE PLANTING PLAN AND SCHEDULE ON SHEET L2.01.
3. EVERGREEN TREES - TOTAL OF 25' OF TREE CANOPY DIAMETER TOTAL TO BE REMOVED & REPLACED BY A TOTAL OF 40' OF TREE CANOPY DIAMETER - REFER TO THE PLANTING PLAN AND SCHEDULE ON SHEET L2.01.

REFERENCE NOTES

L-1. REFER TO THE LANDSCAPE SCHEDULE ON SHEET L2.01 FOR PROPOSED NEW TREE TYPE, SIZE, ETC.

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

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

0 20 40 60 FT

NORTH

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STATE OF UTAH
SCOTT A. SCHOONOVER
349757
07/05/2023
LICENSED LANDSCAPE ARCHITECT

MILLWOOD ESTATES
4600 SOUTH HOLLADAY BOULEVARD
HOLLADAY, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23154
DRAWN BY: TG
CHECKED BY: SS
DATE: JULY 2023
PROPERTY NO:

TREE SUSTAINABILITY PLAN

L2.00



LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SPREAD
MATURE SPREAD					
	1	MANCHURIAN ASH	FRAXINUS MANDSHURICA	1-1/2" CAL.	25'-30'
	4	KINDRED SPIRIT COLUMNAR OAK	QUERCUS X WAREI 'NADLER'	1-1/2" CAL.	5'-8'
	1	ZELKOVA VARIETY TO MATCH EXISTING	ZELKOVA SERRATA	1-1/2" CAL	30'-35'
	21	EXISTING DECIDUOUS TREE TO REMAIN			
EVERGREEN TREES					
	3	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	8' HT.	3'-4'
	3	BRISTLECONE PINE	PINUS ARISTATA	8' HT.	10'-15'
	25	EXISTING EVERGREEN TREE TO REMAIN			
SHRUBS					
	13	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	3 GAL.	
	16	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL	
	17	SILVER TOTEM BUFFALOBERRY	SHEPHERDIA ARGENTEA 'TOTEM'	5 GAL.	

SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE
BOULDERS					
	37	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4'	ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374 OR APPROVED EQUAL
CRUSHED ROCK					
	2,398 S.F.	"COPPER CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374 OR APPROVED EQUAL

ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL

REFERENCE NOTES

L-1. REPLACE DAYLILLIES AND RESTORE IRRIGATION AS NEEDED

GENERAL NOTE

1. REFER TO COMMON EARTHWORK AND PLANTING NOTES ON SHEET L0.01
2. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM, INCLUDING A RAIN SHUT-OFF DEVICE.

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

NOTICE!
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0 20 40 60 FT

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REVISIONS

REV	DATE	DESCRIPTION

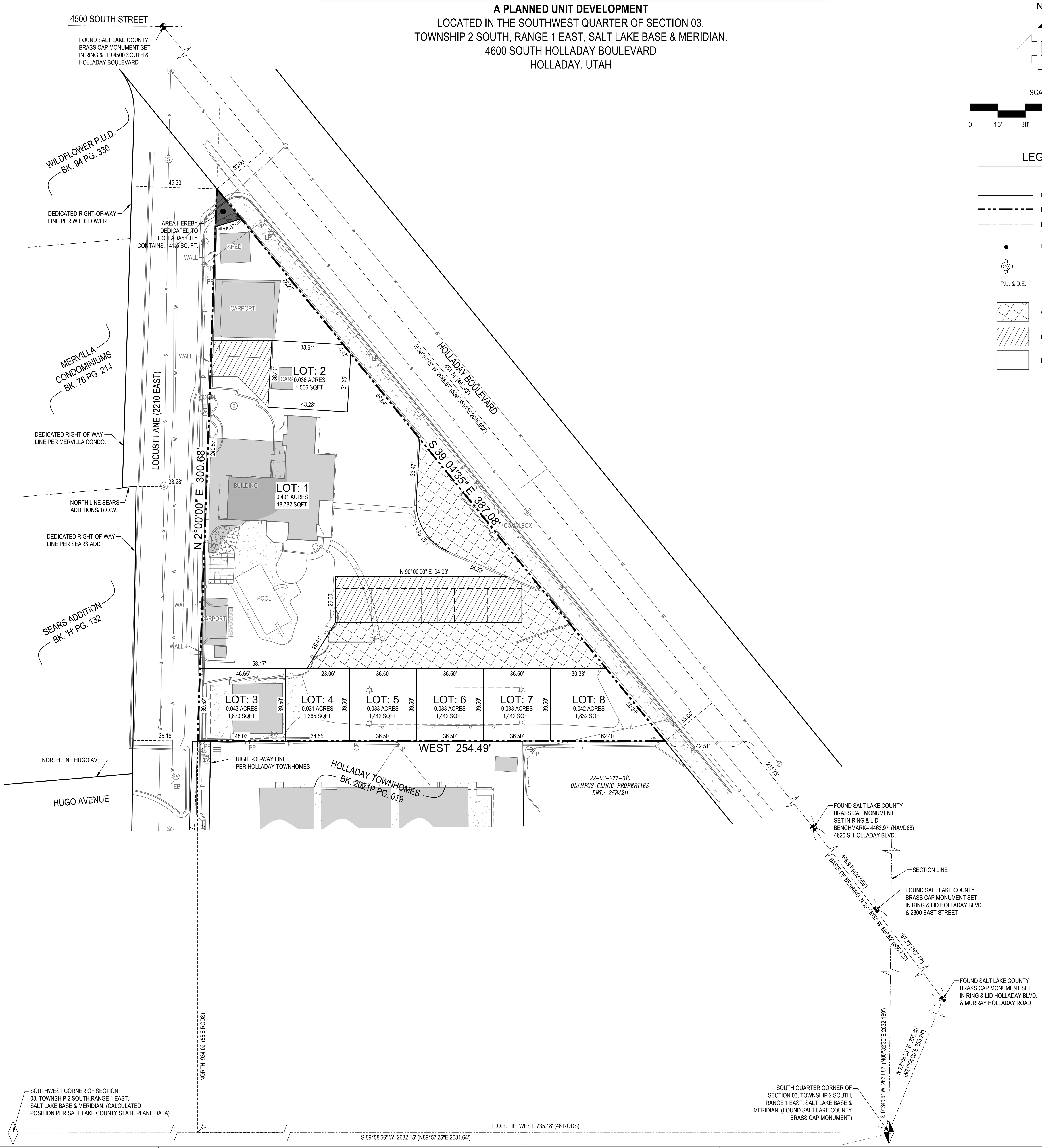
PROJECT NO: 23154
DRAWN BY: TG
CHECKED BY: SS
DATE: JULY 2023
PROPERTY NO:

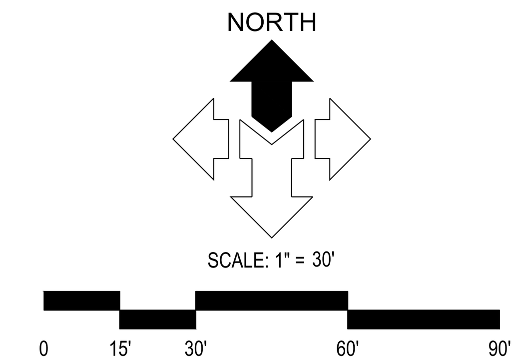
LANDSCAPE PLANTING PLAN

L2.01

MILLWOOD ESTATES P.U.D.

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 03,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
4600 SOUTH HOLLADAY BOULEVARD
HOLLADAY, UTAH





LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- PROPERTY CORNER
- EXISTING/PROPOSED FIRE HYDRANT
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP

SURVEYOR'S CERTIFICATE

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

MILLWOOD ESTATES P.U.D.
A PLANNED UNIT DEVELOPMENT

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN HOLLADAY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED BY ENTRY NO.: 11901034 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIPBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID CERTAIN TRACT, SAID SOUTHWEST CORNER ALSO BEING A POINT IN THE EAST RIGHT-OF-WAY LINE OF LOCUST LANE (2210 EAST), SAID POINT OF BEGINNING BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SALT LAKE COUNTY MONUMENT IN HOLLADAY BOULEVARD AT APPROXIMATE ADDRESS OF 4620 SOUTH; AND RUNNING THENCE SOUTH 36°58'00" WEST, ALONG THE HOLLADAY BOULEVARD MONUMENT LINE, A DISTANCE OF 666.62 FEET, TO THE MONUMENT IN THE INTERSECTION OF MURRAY HOLLADAY ROAD; THENCE SOUTH 22°04'53" WEST, A DISTANCE OF 255.80 FEET, TO THE SALT LAKE COUNTY BRASS MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 03, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST, A DISTANCE OF 735.18 FEET (46 RODS PER RECORD); THENCE NORTH, A DISTANCE OF 934.02 FEET (56.6 RODS PER RECORD), TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION; AND RUNNING THENCE NORTH 2°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LOCUST LANE (2210 EAST), A DISTANCE OF 300.68 FEET, TO A POINT OF INTERSECTIONS WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOLLADY BOULEVARD; THENCE SOUTH 39°04'35" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOLLADAY BOULEVARD, A DISTANCE OF 387.08 FEET; THENCE WEST, A DISTANCE OF 254.49 FEET, TO THE POINT OF BEGINNING.

CONTAINS 0.878 OF AN ACRE.

DENNIS K. WITHERS,
L.S. LICENSE NO. 6135190

OWNER'S DEDICATION

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

MILLWOOD ESTATES P.U.D.
A PLANNED UNIT DEVELOPMENT

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

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

WHITE WOLF HOLDING TRUST	WHITE WOLF HOLDING TRUST
BY: SHAWN LOCKWOOD	BY: M. DON FORBUSH
ITS: CO TRUSTEE	ITS: CO TRUSTEE

TRUST ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS ________ DAY OF ____________, 20____, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, **SHAWN LOCKWOOD**, WHO, BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE **CO TRUSTEE** OF **WHITE WOLF HOLDING TRUST, DATED MARCH 10 1999**, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID TRUST, FOR THE PURPOSE THEREIN MENTIONED, AND HE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME

MY COMMISSION EXPIRES: ______________________________

NOTARY PUBLIC ______________________________ RESIDING IN SALT LAKE CO., UTAH ______________ (DATE)

TRUST ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS ________ DAY OF ____________, 20____, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, **SHAWN LOCKWOOD**, WHO, BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE **CO TRUSTEE** OF **WHITE WOLF HOLDING TRUST, DATED MARCH 10 1999**, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID TRUST, FOR THE PURPOSE THEREIN MENTIONED, AND HE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME

MY COMMISSION EXPIRES: ______________________________

NOTARY PUBLIC ______________________________ RESIDING IN SALT LAKE CO., UTAH ______________ (DATE)

OWNER/ DEVELOPER

SHAWN LOCKWOOD
4613 LOCUST LANE, HOLLADAY, UTAH 84117
PH: 801.300.9479
SHAWNLOCKWOOD@HOTMAIL.COM

MILLWOOD ESTATES P.U.D.
A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 03,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
4600 SOUTH HOLLADAY BOULEVARD
HOLLADAY, UTAH

McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneil-group.com

CITY ENGINEER
APPROVED THIS _______________DAY OF ________A.D., 20___
CITY ENGINEER

PLANNING COMMISSION
APPROVED THIS _______________DAY OF ________A.D., 20___BY THE CITY OF HOLLADAY
PLANNING COMMISSION CHAIR

HEALTH DEPARTMENT
APPROVED THIS _______________DAY OF ________A.D., 20___.
SALT LAKE COUNTY HEALTH DEPT.

COMMUNITY DEVELOPMENT
APPROVED THIS _______________DAY OF ________A.D., 20___.
DATE COMMUNITY DEVELPMENT DIRECTOR

CITY ATTORNEY
APPROVED AS TO FORM THIS ____________ DAY OF ____________________ A.D., 20_______
CITY OF HOLLADAY ATTORNEY

CITY OF HOLLADAY
PRESENTED TO THE CITY OF HOLLADAY THIS ________ DAY OF ____________________ A.D. 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
RECORDER CITY MANAGER

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE__________TIME__________BOOK________PAGE________
FEE $ SALT LAKE COUNTY RECORDER

S:\2023Files\23154\Survey\Prod Dwg\23154 PL.dwg May 15, 2023 - 4:54pm

WE CAN NOW FINANCE UP TO 12 MONTHS! 0% INTEREST!! CLICK HERE TO LEARN MORE. →





EVERGREEN PENDANT

$770.00

Shipping calculated at checkout.

4 interest-free installments of $192.50 with shop Pay View sample plans

Size

Extra Small

Finish *

-- Please Select --

Overlay *

-- Please Select --

Glass *

-- Please Select --

Quantity

− 1 +

Add to cart

All Arroyo Craftsman fixtures are custom made to order. To your order. Please verify the dimensions of the fixture you need and check current lead time under the Shipping and Returns tab. Keep in mind that each dimension includes the width or the base plate, which may include rod or hardware and the body of the fixture may be smaller.

Shown in Bronze finish with Cream glass.

MATERIALS & CONSTRUCTION

DIMENSIONS

BUILD AND DELIVERY TIME FRAMES

SHIPPING AND RETURNS

IN THIS STYLE

WE CAN NOW FINANCE UP TO 12 MONTHS! 0% INTEREST!! CLICK HERE TO LEARN MORE. →

MODERN BUNGALOW





EVERGREEN WALL MOUNT

$450.00

View sample plans

Size

Small

Finish *

-- Please Select --

Overlay *

-- Please Select --

Glass *

-- Please Select --

Quantity

− 1 +

Add to cart

All Arroyo Craftsman fixtures are custom made to order. To your order. Please verify the dimensions of the fixture you need and check current lead time under the Shipping and Returns tab. Keep in mind that each dimension includes the width or length, which may include rod or hardware and the body of the fixture may be smaller.

Shown in Verdigris Patina Finish with Gold Wire Iridescent Glass. Bronze Finish with Clear Seedy Glass. Verdigris Patina Finish with Clear Seedy Glass and Mission Brown Finish with Gold Wire Iridescent Glass.

MATERIALS & CONSTRUCTION

DIMENSIONS

BUILD AND DELIVERY TIME FRAMES

SHIPPING AND RETURNS

IN THIS STYLE

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 21-9-01 "6121 Highland" Prelim/Final Site Plan

ADDRESS:

6121 South Highland Drive

LEGAL DESCRIPTION: *41,817 sq ft*

PARCEL ID# 222-15-352-043
BEG 3.26 CHNS W & 463.8 FT N FR SE COR OF SEC 16, T 2S, R 1E, S L M; S 88°30' E 274.68 FT; N 01°12' E 151.98 FT; N 88° 30' W 277.86 FT M OR L TO E LINE OF STREET; S'LY ALG SD STREET 150 FT M OR L TO BEG. 0.96 AC. 5404-2837 6125-0567 6156-1307 6152-2716 9201-6567

APPLICANT/REPRESENTATIVE:

Chris Ensign

PROPERTY OWNER:

DANDA LLC

ZONING:

HCR - Holladay Crossroads Zone

GENERAL PLAN DISTRICT:

Holladay Crossroads SAMP

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Hearing notice mailed 09/24/2021

REQUEST:

Site Plan Review- CONCEPT/PRELIMINARY

APPLICABLE REGULATIONS:

13.08.080: Review and approval procedures
13.66.080: Project Approval Procedures
13.66.090: Design Standards

EXHIBITS:

Staff Report
Applicant Narrative
DRB recommendation:
Architectural Designs
Site Plan

STAFF:

Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative:

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

SITE VICINITY MAP



Notes:

Planning Commission Approved Concept on 10/05/2023

CITY OF HOLLADAY
Planning Commission
July 11th 2023
Item #3

Request:	**MIXED USE REDEVELOPMENT – PRELIMINARY and FINAL SITE PLAN**
Project:	"6121" Mixed use residential retail development
Address:	6121 South Highland Drive
Zone:	HCR
Applicant:	Chris Ensign, Solstice Development
File No:	21-9-01
Notice:	N/A
Planner:	Jonathan Teerlink

GOVERNING ORDINANCES:	13.06	DEVELOPMENT REVIEW & APPROVAL PROCEDURES - *ADMINISTRATIVE*
	13.08	ADMINISTRATIVE DEVELOPMENT REVIEW STANDARDS
	13.08.010	SITE PLAN – THREE STEP REVIEW STANDARDS – *PRELIMINARY / FINAL*
	13.66	HOLLADAY CROSSROADS ZONE (HCR)

REQUIRED PLANNING COMMISSION ACTION: *ADMINISTRATIVE*
Commercial and residential redevelopment plans require an Administrative review process and subsequent approval by the Land Use Authority (Planning Commission) via a three-step process; Concept, Preliminary and Final. Decisions of approval must be during a public meeting(s) in accordance with Holladay Ord. 13.06.050.B2 and 13.08. The planning commission **shall** approve a site plan only upon finding conformance with the requirements of this title as applicable to the zone (HCR)

SUMMARY
Approved in February 2021, the Holladay Crossroads (HCR) zone was established to replace the existing C-1 zone. This long-range planning action was the final step in applying the City's General Plan vision of this prominent gate way area to the city. Applicant and property owner, Chris Ensign, being instrumental in the creation of this zone, is in the final redevelopment steps, taking advantage of this revised commercial zone. Mr. Ensign's finalized project implements the HCR zones mixed-use allowance to propose a retail/residential redevelopment project. **The conceptual site plan and chosen architecture, were approved by the PC in October of 2021**. Due to delays related to COVID and market circumstances, the project is now in the final stage, prepared for PC review.

TECHNICAL REVIEW COMMITTE ANAYSIS
No condominium plan is proposed; therefore, a subdivision plan or plat is not presented for review. TRC review was completed in two parts as required of the HCR zone. Part 1) Architectural theme and design quality Part 2) site development and land use.

CONCEPT PLAN SUMMARY: approved by the PC on 10/2023

LAND USES:
- Primarily residential for lease product is proposed – 83 units
- Ground floor retail is required at this location and is proposed as two separate retail pads located at the sidewalk. The specific uses are yet to be determined – if the use proposed is a condition type use, the applicant will need to return to the commission for CUP approval

SITE DIMENSIONS:
- Emergency access: UFA has determined the site access point are adequate, however are concerned that the access area proposed to the north and south may not always be available due to redevelopment pressure. Emergency access easements may be necessary.
- Front setback is set at the minimum required 15 feet
- At this location no setbacks are required from side and rear property lines
- No right of way encroachments is/are proposed
- No maximum coverage limits are proposed to be violated – see landscaping requirements

BUILDING MASSING:

- At this location north of 6200 south and 150 feet from the residential properties accessed from 6060 South, the project is proposed at the maximum height of *58 feet* to the roof deck – four floors over the retail and parking deck. *Parapet is shown to extend above this max line – ordinance seems to intend to include this element (includes screen mechanical equipment) *TRC requests a PC interpretation.*

PARKING / AMENITIES

- 98 parking stalls provide the required residential ratio:1.0 stalls/per 1 bedroom & 1.5 stalls/per 2 bedroom, a total
- 11 parking stalls provide the required retail ratio: 2.5 stalls per 1000sqft of retail/office.
- Public amenities proposed include bike racks and public art installation opportunities
- Lighting plans proposed fixtures that feature "full cut off" hood design in 400k LED light sources – elements which provide Compliance with "Dark Sky" standards.
- Trash receptacles are proposed to be within the parking structure.
- Widened sidewalk with new tree plantings address a desire to beautify the streetscape at this location

LANDSCAPING:

- Surface parking landscaping standards are not applicable, all parking is provided underground
- As the project does not abut a residential use, landscape buffering is not required
- While considering the above, the HCR zone provides latitude to the PC to determine appropriate landscaping standards. See revised, Preliminary level landscaping elements

PRELIMINARY/FINAL LEVEL ANALYSIS:

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

Zoning, City Planner:

- Preliminary and final submittals comply with approved concept site plan elements
- Architectural submittals do not deviate from approved design

UFA, Area Fire Marshal:

- UFA has determined the site access points are adequate, however are concerned that the access area proposed to the north and south may not always be available due to redevelopment pressure. Emergency access easements may be necessary. PC should review this element with the applicant

Engineering, City Engineer:

- Geotechnical studies have been performed at this site by the applicant's professional geotechnical engineer. Studies include, soils testing, water table levels and hazardous conditions. All findings are summarized in attached reports with recommended foundation designs for providing acceptable conditions for multi-level, multi-family use serviced by an underground parking structure.
- Underground Storm Water retentions systems are provided and accepted as designed

Public Works, City Engineer:

- Sidewalk widening and street tree plantings are accepted
- Widened driveway approach (entrance from the one-way lane of Highland Drive) improves the conditions of this traffic movement.

Building Code, City Building Official

- Review of building code compliance will take place upon building permit application.

RECOMMENDATION

The PC should allow the applicant to provide input and project details. The PC

- Interpretation of the parapet heights serving as "mechanical screening" above the 58-foot maximum height line
- Preservation of any tree canopy and proposed landscaping plan
- Emergency access preservation
- Utility access – easements if any
- Remaining utility letters; water, gas & sewer

The CED Director has found that all required preliminary and final site plan elements of a mixed-use redevelopment proposal in the Holladay Crossroads zone have been reviewed and accepted by the TRC and have been determined to be complete as per the City's submission requirements. CED Director has also found that all required final level elements have been submitted, reviewed and accepted or otherwise noted as modified by the TRC as per the City's submission requirements. As no subdivision is proposed, a condominium plat submittal have been waived as unnecessary.

The TRC can therefore recommend the commission approve the **PRELIMINARY PLAN and FINAL PLAN.**

SUGGESTED MOTION

"I ____ *Motion to (approve / continue for further discussion) the* ***PRELIMINARY*** *and* ***FINAL PLAN*** *application by* ***Chris Ensign, representing Solstice Development*** *for a* ***83 unit residential, mixed-use redevelopment project, located at 6121 South Highland Drive in the HCR zone****, based upon the following findings… [subject to the following requirements] … ".*

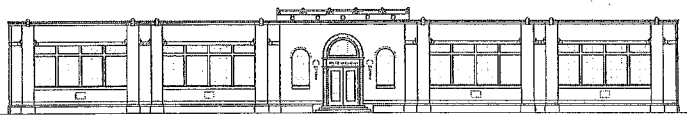
RECOMMENDED FINDINGS:

1. *Construction details for the development comply with the Concept plan approved on 10/05/2021,*
2. *Development details required for a Preliminary and Final site plan have been submitted and reviewed by the TRC,*
3. *Land use and site features comply with the HCR zone standards,*
4. *The development complies with goals of the General Plan, Holladay Crossroads Small Area Master Plan,*
5. *Preliminary level drawings were not subject to conditional approval (Concept Plan was approved, unconditionally)*
6. *Storm water detention areas and public improvements have been reviewed by the city engineer*
7. *Fire access has been approved by the UFA. – subject to "requirement a"*
8. *Improved vehicular access is provided, and*
9. *Utility easements have been established*

RECOMMENDED REQUIREMENTS

- *Fire access has been approved by the UFA. – subject to easement agreements with abutting property owners*
- *Post development Bonding requirements as determined by the City engineer.*
- *Provide CC&R, specifically detailing maintenance of private garage, commercial public access points, drive lane and storm water retention areas.*


INNSBRUCK
CALGARY
OSLO BAY
VINE
6060
6110
VANWINKLE
VANWINKLE
HIGHLAND
VINE
6200
City of Holladay
Subject Lcoation



CITY of HOLLADAY COMMUNITY DEVELOPMENT DEPARTMENT

10/06/2021

RE: "6121" Mixed Use Retail/Residential
Planning Commission Approvals; Concept Site Plan, Building Design
6121 South Highland Drive
File #21-9-01

Mr. Chris Ensign,

THIS LETTER AND THE ATTACHED DOCUMENTS CONSTITUTE CONCEPTUAL SITE PLAN AND BUILDING DESIGN APPROVALS BY THE CITY OF HOLLADAY PLANNING COMMISSION FOR "6121" A MIXED-USE COMMERCIAL/RESIDENITAL REDEVELOPEMENT PROJECT IN THE HOLLADAY VILLAGE (HV) ZONE.

On October 5h 2021 the City of Holladay Planning Commission (PC) unanimously moved 6-0 to approve the attached drawings, depicting architectural elements, uses, site layout and development improvements for your proposed retail / residential development, within the Holladay Crossroads zone, based upon the following findings:

Building Design (6-0 motion):

1) *Has received a favorable recommendation from the DRB*
2) *Complies with the vision and design guidelines of the Holladay Crossroads Zone*

Concept Site Plan Development (6-0 motion):

1) *Building location and architecture has been approved*
2) *Site development details are compatible with the vision and development standards of the Holladay Crossroads Zone*
3) *Subject to the project being serviced by all life safety utilities and further examination and discussion on proposed parking plan*
4) *Safe, predictable traffic patterns are proposed*
5) *Height of 58 feet determined to **not** include the 3' parapet as proposed*

WITH THE FOLLOWING CONDITIONS:

a. *Tree plantings required along south property line - wide spread canopy varieties no columnar*
b. *Tree plantings required along north property line between murals*
c. *Window design choice left up to the applicant, to be be approved by staff.*
d. *Work with the TRC on alignment of entrance at "J-Hook" one-way road location*

Please submit a Preliminary site plan with all elements which addresses the conditions above and which meets the standard requirements outlined in the attached Preliminary Site Plan check list. Staff will review your submission and schedule it for the Commission's next available agenda.

If you should have any questions, please contact this department at 527-3890, for assistance

Sincerely,

Jonathan Teerlink
City Planner

Enclosures
"6121" Site Plan – CONCEPTUAL APPROVAL 10/05/2021

4580 SOUTH 2300 EAST | HOLLADAY UT 84117 | PHONE 527-3890 | FAX 527-3891 | www.cityofholladay.com

MIXED USE DEVELOPMENT

6121 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH

DATE: 2022-07-21



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Sandy,Utah 84070
(801) 255-0529 tel.
www.ensigneng.com

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Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com

TAFT ENGINEERING
8610 South Sandy Parkway
Suite #200
Sandy, Utah 84070
801-566-8012

McNEIL ENGINEERING
8610 Sandy Parkway, Suite 200
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PVE
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
1040 N. 2200 W., Suite 100
Salt Lake, Utah 84070
(801) 359-3158 tel.
www.pve-ut.com

canyons STRUCTURAL
940 East Elm Ave.
Salt Lake City, Utah 84106
(801) 486-6848 tel.

EDGEiD
4838 South Highland Drive
Holladay, Utah 8117
(801) 642-4100 tel.
www.edgeid.com

Water Design Inc.
6740 South 1300 East, Suite 110
Salt Lake, Utah 84121
(801) 261-4009 tel. (801) 261-4069 fax.
www.waterdesigninc.com

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF P H ARCHITECTS L.L.C.AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF P H ARCHITECTS L.L.C.

WORK SHALL CONFORM TO APPLICABLE CODES AND REQUIREMENTS OF UTILITIES AND AUTHORITIES HAVING JURISDICTION.

DO NOT SCALE THE DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES.

MIXED USE DEVELOPMENT

6121 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH 84121

Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

P|H
ARCHITECTS
38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com

Site Plan



Project Team:

Civil Engineer:
McNEIL ENGINEERING
8610 Sandy Parkway, Suite 200
Sandy, Utah 84070
(801) 255-7700 tel.

Structural Engineer:
canyons STRUCTURAL
940 East Elm Ave.
Salt Lake City, Utah 84106
(801) 486-6848 tel.

Electrical Engineer:
TAFT ENGINEERING
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 566-8012 tel.
www.taftenp.com

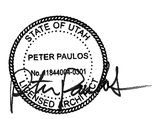
Mechanical Engineer:
PVE
1040 N 2200 W., Suite 100
Salt Lake, Utah 84116
(801) 359-3158 tel.
www.pve-ut.com

Interior Designer:
EDGEiD
4838 South Highland Drive
Holladay, Utah 84117
(801) 642-4100 tel.
www.edgeid.com

Pool Designer:
Water Design Inc.
6740 South 1300 East, Suite 110
Salt Lake, Utah 84121
(801) 261-4009 tel.
(801) 261-4069 fax.
www.waterdesigninc.com

CONSTRUCTION

Seal



Revisions

No.	Date	Issue
4.	2022/07/21	CONSTRUCTION

COVER SHEET

Date: 2021/02/15
Project No.:
Scale: N.T.S.
CAD File Name:
Design: pep
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Sheet No.:

C1.0

© P H ARCHITECTS, LLC

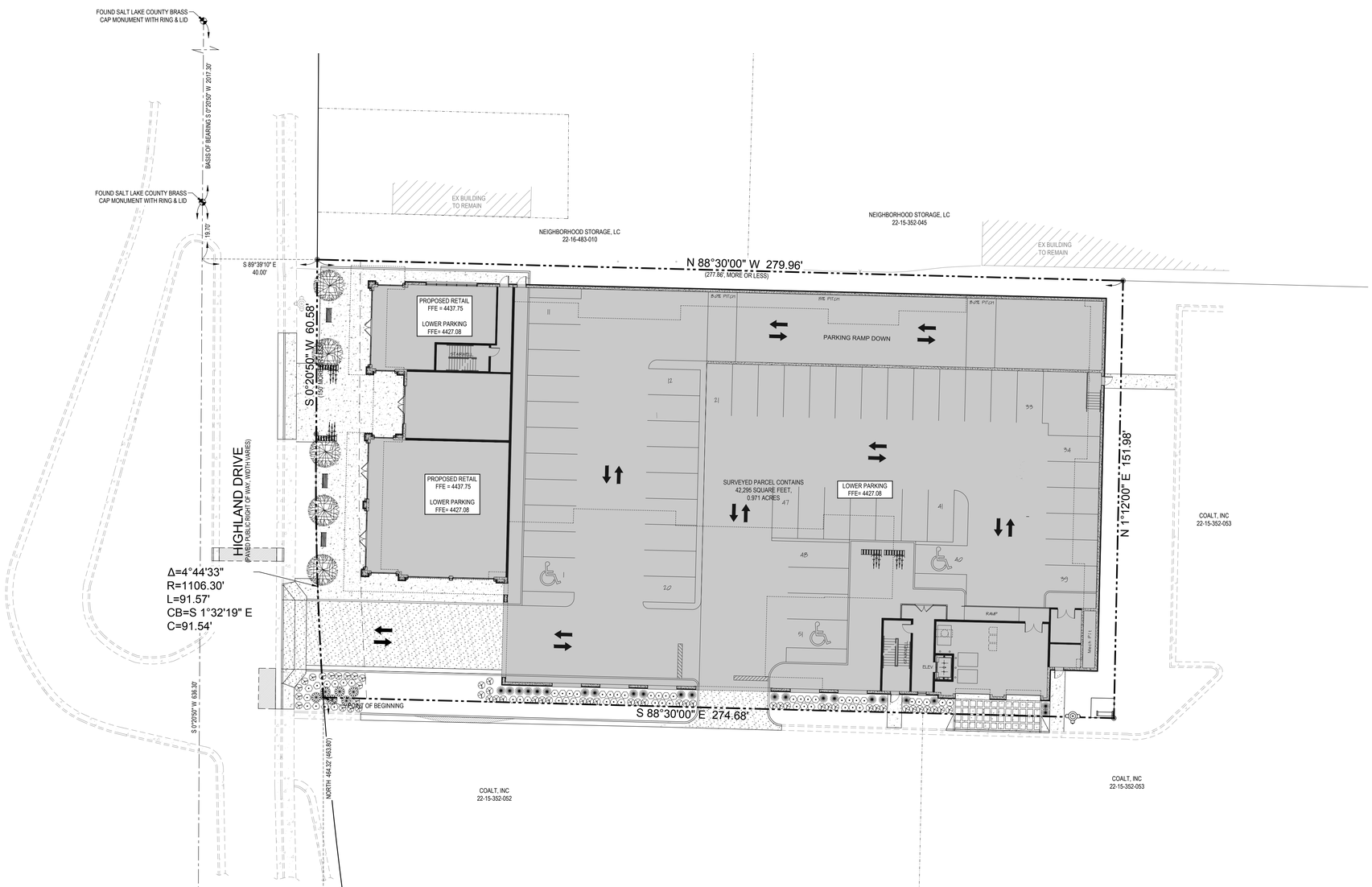
HOLLADAY MIXED USE

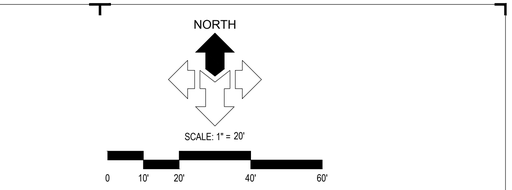
CONSTRUCTION PLANS

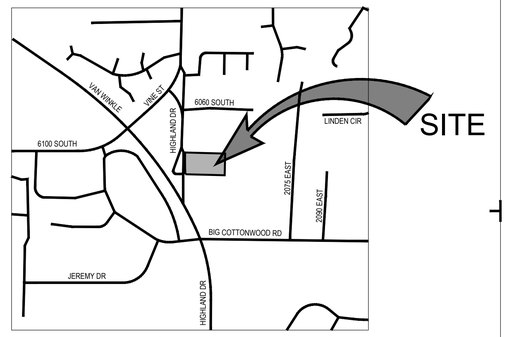
6121 SOUTH HIGHLAND DRIVE

HOLLADAY, UTAH

LOCATED IN THE SE 1/4 OF SECT. 16, & THE SW 1/4 OF SECT. 15,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, S.L.B. & M.







VICINITY MAP

SCALE: N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.02	DEWATERING PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO SALT LAKE CITY PUBLIC UTILTIES STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO MOUNT OLYMPUS IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

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

PROFESSIONAL ENGINEER
No. 375473-2202
ROBERT J. POIRIER
03-29-22
STATE OF UTAH

DEVELOPER & OWNER

MR. MASON DUTTON
SOLSTICE HOMES
4685 HIGHLAND DRIVE #224
MILLCREEK, UT 84117
MASON@SOLSTICEDEV.COM
713-373-1172

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
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Structural Engineering • Land Surveying & HDS

S:\2021\Files\21719\Civil\Prod Dwg\21719 - PLN.dwg, CodyW, Mar 29, 2022 - 2:10pm

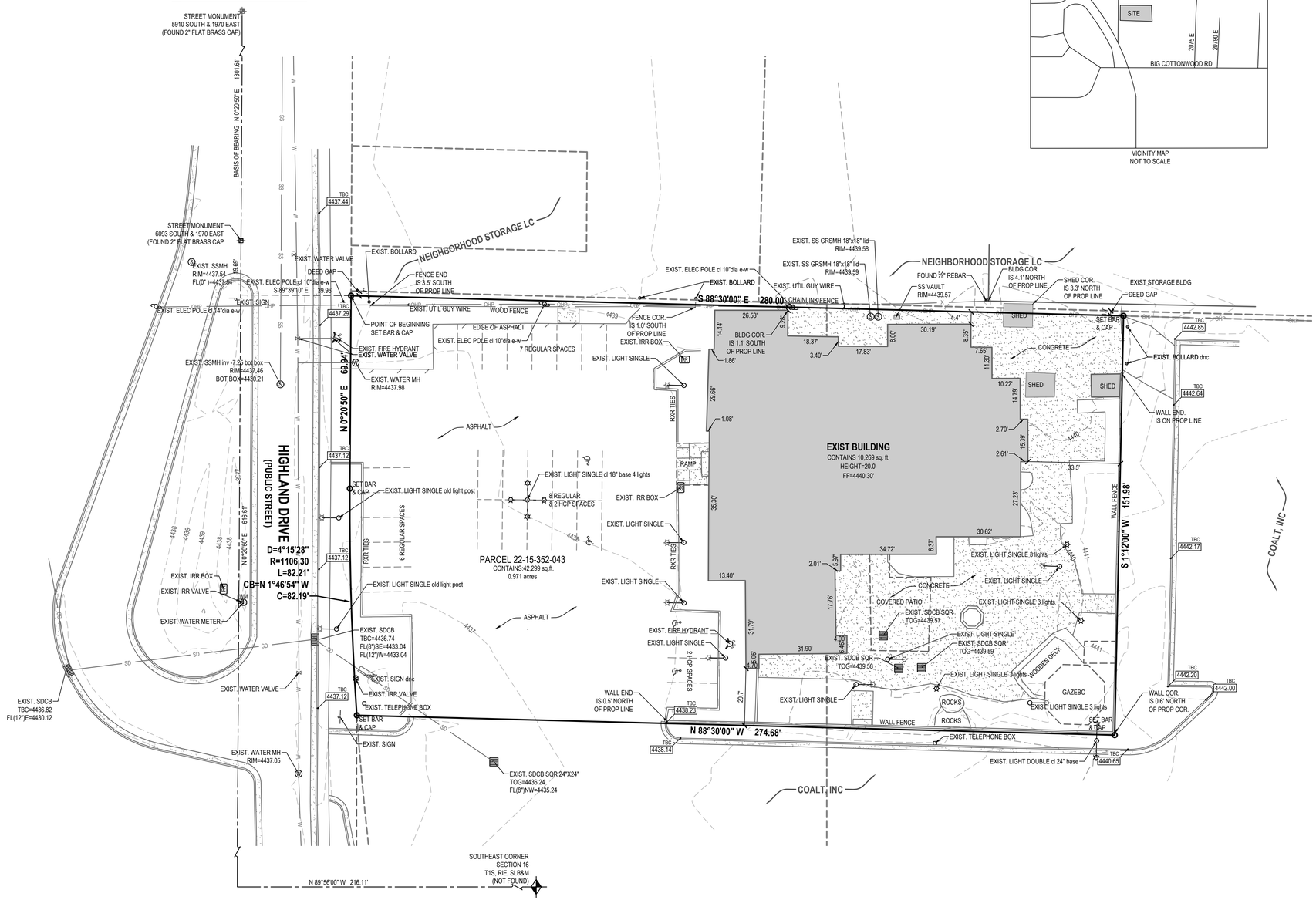
811 Know what's below. Call before you dig.

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

BENCHMARK

STREET MONUMENT
6093 SOUTH &
1970 EAST

ELEV = 4437.40'



VICINITY MAP
NOT TO SCALE

LEGEND

SECTION CORNER	STORM DRAIN CATCH BASIN	MINOR CONTOURS 1' INCREMENT	DEED LINE	SW SECONDARY WATERLINE
MONUMENT	STORM DRAIN COMBO BOX	MAJOR CONTOURS 5' INCREMENT	TANGENT LINE	IRR IRRIGATION LINE
EXIST REBAR AND CAP	STORM DRAIN CULVERT	CONCRETE	EXIST DITCH FLOW LINE	CENTERLINE
SET ENSIGN REBAR AND CAP	SIGN	BUILDING PRIMARY	FENCE	PROPERTY LINE
SET RIVET	UTILITY MANHOLE	BUILDING SECONDARY	EDGE OF ASPHALT	ADJACENT PROPERTY LINE
WATER METER	UTILITY POLE	BUILDABLE AREA WITHIN SETBACKS	SANITARY SEWER	E ELECTRIC POWERLINE
WATER MANHOLE	GAS METER	PUBLIC DRAINAGE EASEMENT	STORM DRAIN LINE	T TELEPHONE LINE
WV WATER VALVE	TREE	ADJACENT RIGHT OF WAY	GAS LINE	IRRIGATION VALVE
FIRE HYDRANT	OHP OVERHEAD POWER LINE	RIGHT OF WAY	W WATER LINE	SANITARY SEWER MANHOLE
ELECTRIC METER				STORM DRAIN CLEAN OUT
SCHEDULE B-2 EXCEPTIONS	NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.			

Note to the client, insurer and lender- With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requesters from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between is a Street Monument at 6093 South and 1970 East and a Street Monument at 5910 South and 1970 East measuring North 0°20'50" East 1301.61 feet.

COMMITMENT DESCRIPTIONS

The land referred to in this Commitment is described as follows:

Beginning at a point 3.26 chains West and 463.8 feet North from the Southeast corner of Section 16, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 88°30' East 274.68 feet; thence North 01°12' East 151.98 feet; thence North 88°30' West 277.86 feet more or less to the East line of the Street; thence Southerly along said street 150 feet more or less to the point of beginning.

Less and excepting any portion lying with the dedicated Highland Drive.

Parcel Identification No. 22-15-352-043.

AS SURVEYED DESCRIPTION

Beginning at a point on the east right-of-way line for Highland Drive, said point being South 00°20'50" West 19.69 feet along the center line of said Highland Drive and South 89°39'10" East 39.96 feet from a Street Monument at 6093 South and 1970 East, said Street Monument also being North 89°56'00" West 216.11 feet and North 00°20'50" East 616.61 feet from Southeast Corner, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running:

thence South 88°30'00" East 280.00 feet;
thence South 01°12'00" West 151.98 feet;
thence North 88°30'00" West 274.68 feet to a point on said east right-of-way line for said Highland Drive.;
thence Northwesterly 82.21 feet along the arc of a 1,106.30 feet radius curve to the right (center bears North 86°05'22" East and the chord bears North 01°46'54" West 82.19 feet with a central angle of 04°15'28") along said east right-of-way line;
thence North 00°20'50" East 69.94 feet along said east right-of-way line to the point of beginning.

Contains 42,299 square feet or 0.971 acres.

To: DANDA LLC, a Utah limited liability company, First American Title Insurance Company and Integrated Tile Insurance Services, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, and 19 of Table A hereof.

The field work was completed on February 10, 2021.

Date of Plat or Map: February 22, 2021.

02/23/21
Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Integrated Tile Insurance Services, LLC, of Midvale, Utah under Commitment No. 85596, dated effective February 10, 2021.

Schedule B-2 Exceptions:

10. Taxes for the year 2020, are now a lien, not yet due and payable. Tax Serial No. 22-15-352-043. (non survey related)

11. Delinquent taxes due to Salt Lake County for the year 2019 in the amount of $15,778.37 plus interest, penalty and costs. Tax Serial No. 22-15-352-043. (non survey related)

12. Said property is included within the boundaries of Holladay City, and is subject to the charges and assessments thereof. (non survey related)

13. Said property is included within the boundaries of Mt. Olympus Improvement District, and is subject to the charges and assessments thereof. (non survey related)

14. Said property is included within the boundaries of the Wasatch Front Waste & Recycling District, and is subject to the charges and assessments thereof. (non survey related)

15. Any matters that might be disclosed by an accurate survey of said premises.

16. There are no recorded means of ingress or egress to a public road from the South of said property and it is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.

17. DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT Trustor: DANDA, LLC, a Utah limited liability company
Trustee: TITLE WEST TITLE COMPANY
Beneficiary: D.S.H. Properties, Inc., a Utah corporation Amount: $700,000.00, plus interest
Dated: October 11, 2005
Recorded: October 12, 2005
as Entry No. 9519684, in Book 9201, at Page 6569

Affidavit to correct the legal description contained in the above Deed of Trust, recorded October 25, 2005, as Entry No. 9532493, in Book 9207 at Page 5095, of Official Records. (non survey related)

18. TRUST DEED

Trustor: DIMITRI GOLESIS, a Utah limited liability Trustee: KEYSTONE TITLE INSURANCE AGENCY
Beneficiary: MARIA KEFALOPOULOS Amount: $575,000.00, plus interest Dated: May 20, 2011
Recorded: June 2, 2011
as Entry No. 11192377, in Book 9928, at Page 4647

Deed of Reconveyance recorded by Keystone Title Insurance Agency, LLC, was executed by the Beneficiary of the Deed of Trust. recorded June 21, 2016, as Entry No. 12304731, in Book 10444 at Page 2171, of Official Records. (non survey related)

19. The rights of any tenants, lessees, their creditors, and other parties claiming by, through or under said tenants, pursuant to any leases, rental agreements, occupancy agreements, and/or assignments thereof. (non survey related)

CHAIN OF TITLE
According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:
DOCUMENT NAME: NONE
GRANTOR:
GRANTEE:
RECORDING DATE:
ENTRY NO:
BOOK/PAGE

TABLE A

1) All monuments used and set are shown on survey.
2) Address is 6121 South Highland Drive, Holladay City, Utah.
3) Subject parcels are located in Flood Zone X, per FEMA FIRM map 49035C0314G, effective September 24, 2009.
4) Parcel contains: 42,299 sq.ft. or 0.971 acres.
5) Vertical information is shown on survey.
7(a) Exterior dimensions of Building are shown on survey.
7(b)(1) Square footage of building are shown on survey.
7(c) Height of building is shown on survey.
8) Substantial features are shown on survey.
9) Subject parcel contains 21 regular and 4 handicap parking stalls, shown on survey.
11) Existing utilities are shown on survey.
13) Adjoining owners are shown on survey.
16) No evidence of recent construction.
17) No known changes to street right-of-ways.
19) All plottable easements are shown on survey.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ. 1 inch = 20 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN HOLLADAY CIT, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SLOSTICE HOMES
4685 SIUTH HIGHLAND DRIVE, STE. 224
HOLLADAY CITY, UTAH, 84117
CONTACT:
CHRIS ENSIGN
PHONE: 713-373-1172

SOLSTICE HIGHLAND DRIVE
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
6121 SOUTH HIGHLAND DRIVE
HOLLADAY CITY, UTAH

PROFESSIONAL LAND SURVEYOR 02/23/21 No. 286882 PATRICK M. HARRIS STATE OF UTAH

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

PROJECT NUMBER 10515
PRINT DATE 02/16/21
DRAWN BY B. Greenleaf
CHECKED BY P. Harris
PROJECT MANAGER P. Harris

1 OF 1

SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

1. COMPLIANCE
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.

2. COORDINATION
THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

PUBLIC UTILITIES:
BACKFLOW PREVENTION - 483-6795
DEVELOPMENT REVIEW ENGINEERING - 483-6727
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
PRETREATMENT - 799-4002
STORM WATER - 483-6751

SLC DEPARTMENTS:
ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248
ENGINEERING - SUBDIVISIONS - 535-6159
FIRE DEPARTMENT - 535-6636
PERMITS AND LICENSING (BLDG SERVICES) - 535-7752
PLANNING AND ZONING - 535-7700
TRANSPORTATION - 535-6630

- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
  - BLUESTAKES LOCATING SERVICES - 532-5000
- COUNTY FIRE DEPARTMENT - 743-7231
- COUNTY FLOOD CONTROL - 468-2779
- COUNTY HEALTH DEPARTMENT - 385-468-3913
  - COUNTY PUBLIC WAY PERMITS - 468-2241
- HOLLADAY CITY - 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-3405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
  - UTAH STATE ENGINEER - 538-7240

3. SCHEDULE
PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.

4. PERMITS, FEES AND AGREEMENTS
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS. CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.

5. ASPHALT AND SOIL TESTING
THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 330520 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE. THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.

6. TRAFFIC CONTROL AND HAUL ROUTES
TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.

7. SURVEY CONTROL
CONTRACTOR MUST PROVDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE COUNTY SURVEYOR (468-2028) FOR MONUMENT LOCATIONS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.

8. ASPHALT GUARANTEE
THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.

9. TEMPORARY ASPHALT
IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.

10. SAFETY
THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.

11. DUST CONTROL
THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.

12. DEWATERING
ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.

13. PROJECT LIMITS
THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

14. WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES

A. *INSPECTIONS -*
IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.

B. *DAMAGE TO EXISTING UTILITIES -*
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

C. *UTILITY LOCATIONS -*
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILTIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300-FEET AHEAD OF SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

D. *UTILITY RELOCATIONS -*
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

E. *FIELD CHANGES -*
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.

F. *PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY-*
FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

G. *PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -*
THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

H. *WATER AND SEWER SEPARATION -*
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

I. *SALVAGE -*
ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILTIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

J. *SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -*
SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILTIES (483-6762) AND CONNECTED AT A MANHOLE. INSIDE DROPS IN MANHOLES ARE NOT ALLOWED. A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNI-BELL UN-B-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE I ON PAGE 12 OF UNI-B-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

K. *WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -*
SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/ SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1; DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXS WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

L. *GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -*
ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT PROPERTY LINE PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, "UTILITY INSTALLATION DETAIL."

M. *STREETLIGHTS-*
ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SALT LAKE CITY STANDARDS AND N.E.C. (NATIONAL ELECTRICAL CODE). A STREET LIGHTING PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SALT LAKE CITY AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, AND ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STREET LIGHTING PROGRAM MANAGER OR HIS/HER REPRESENTATIVE.

STREETLIGHT POLES 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.

STREETLIGHTS AND STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE STREET LIGHTING PROGRAM MANAGER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THE INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.

STREETLIGHTS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY.

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

ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE STREET LIGHTING PROGRAM MANAGER.

IF APPROVED PLANS REQUIRE REMOVAL OF STREETLIGHT POLES DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POLES WHILE THEY ARE DOWN. THE POLES SHALL BE STORED IN A SECURE LOCATION AND RAISED OFF THE GROUND. PICTURES SHALL BE TAKEN BEFORE THE POLES ARE REMOVED TO DOCUMENT THE CONDITION OF THE POLES BEFORE THEY WERE REMOVED. PICTURES SHALL BE SENT TO THE CITY. CONTRACTOR SHALL ENSURE THE POLES ARE IN SIMILAR CONDITION WHEN RESTORED TO THEIR ORIGINAL LOCATIONS.

IF APPROVED PLANS REQUIRE PERMANENT REMOVAL OF STREETLIGHT POLES THE CONTRACTOR SHALL COORDINATE SALVAGE AND/OR DISPOSAL OF POLES, FIXTURES, AND LIGHTS WITH THE STREET LIGHTING PROGRAM MANAGER.

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

GENERAL NOTES

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

1.2 PERMITTING AND INSPECTIONS
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

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

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

1.5 MATERIALS
1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

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

GENERAL NOTES: CONTINUED

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

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

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

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	x	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	44.00 EX TOC	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

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

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Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 375473-2202
ROBERT J. POIRIER
03-29-22
STATE OF UTAH

HOLLADAY MIXED USE
6121 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH
LOCATED IN THE SE 1/4 OF S. 16, & THE SW 1/4 OF S. 15, T. 2 S, R. 1 E, S.L.B. & M.

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 21719
DRAWN BY: CCW
CHECKED BY: RJP
DATE: MARCH 29, 2022

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

S:\2021Files\21719\Civil\Prod Dwg\21719 - PLN.dwg CodyW Mar 29, 2022 - 2:10pm

SUMMARY

BUILDING	GROSS SQUARE FOOTAGE PER AREA	GROSS SQUARE FOOTAGE (FLR PLATE)	UNITS/ BEDROOM COUNT	REMARKS
SUB-PARKING	2,406 SQ. FT./RAMP 27,196 SQ. FT./PARKING 1,941 SQ. FT./STORAGE/MECHANICAL AREA 235 SQ. FT./LOBBY	31,697 SQ. FT. (RAMP INCLUDED, STAIRS/ELEVATOR EXCLUDED)	N/A	
MAIN LEVEL	23,785 SQ. FT./PARKING 4,120 SQ. FT./RETAIL 269 SQ. FT./LOBBY 777 SQ. FT./CIRCULATION 1,189 SQ. FT./COMMON/REFUSE/MECH	30,140 SQ. FT. (RAMP NOT INCLUDED, STAIRWELLS/ELEVATOR INCLUDED)	N/A	
SECOND LEVEL	17,222 SQ. FT./LIVING 2,655 SQ. FT./CORRIDOR-COMMON AREA 5,606 SQ. FT./POOL TERRACE 3,677 SQ. FT./AMENITIES	23,554 SQ. FT. (STAIRS/ELEVATOR EXCLUDED)	(12)- 1 BEDROOM UNITS (8)- 2 BEDROOM UNITS	
THIRD LEVEL	19,516 SQ. FT./LIVING 2,248 SQ. FT./CORRIDOR-COMMON AREA 369 SQ. FT./COM. ROOF TERRACE	21,764 SQ. FT. (STAIRS/ELEVATOR EXCLUDED)	(13)- 1 BEDROOM UNITS (8)- 2 BEDROOM UNITS	
FOURTH LEVEL	19,516 SQ. FT./LIVING 2,248 SQ. FT./CORRIDOR-COMMON AREA	21,764 SQ. FT. (STAIRS/ELEVATOR EXCLUDED)	(13)- 1 BEDROOM UNITS (8)- 2 BEDROOM UNITS	
FIFTH LEVEL	16,412 SQ. FT./LIVING 2,229 SQ. FT./CORRIDOR-COMMON AREA	18,641 SQ. FT. (STAIRS/ELEVATOR EXCLUDED)	(16)- 1 BEDROOM UNITS (5)- 2 BEDROOM UNITS	
	50,981 SQ. FT./PARKING 4,120 SQ. FT./RETAIL 504 SQ. FT./LOBBY 72,666 SQ. FT./LIVING 3,677 SQ. FT./AMENITIES 9,380 SQ. FT./CORRIDOR-COMMON AREA	TOTAL 147,560 SQ. FT.	(54)- 1 BEDROOM UNITS (29)- 2 BEDROOM UNITS (83) UNITS TOTAL	

PARKING COUNT

(83) RESIDENTIAL UNITS			REQUIRED	
1 BEDROOM UNITS	(54)- 1 BEDROOM UNITS	1.0 PARKING/UNIT	54 PARKING	
2 BEDROOM UNITS	(29)- 2 BEDROOM UNITS	1.5 PARKING/UNIT	43.5 PARKING	
			98 TOTAL (LIVING) PARKING REQUIRED	
RETAIL/OFFICE	4,120 SQ. FT. NET RETAIL	2.5 PARKING/ 1000 NET SQ. FT.	10.3 PARKING	
			11 TOTAL (RETAIL) PARKING REQUIRED	
		TOTAL PARKING REQUIRED	109 PARKING SPACES	
			PROVIDED	
UNDERGROUND PARKING			58 PARKING	58 PARKING DEDICATED FOR LIVING, 2 OF WHICH ARE HANDICAP
ON-GRADE PARKING (UNDER BLDG.)			51 PARKING	11 PARKING DEDICATED FOR RETAIL; 1 OF WHICH IS HANDICAP, 40 PARKING DEDICATED TO LIVING, 2 OF WHICH ARE HANDICAP
ON STREET PARKING			N/A	
		TOTAL PARKING PROVIDED	109 PARKING SPACES	

LAND USE/ COVERAGE

PARCEL	ACRES (SQ. FT.)	DWELLING
PARCEL	.971 ACRES (42,299 SQ. FT.)	83 APARTMENTS PROVIDED

LAND USE SUMMARY	ACRES (SQ. FT.)	SITE COVERAGE %
PROPOSED BLDG FOOTPRINT	0.768 ACRES (33,433 SQ. FT.)	79.04%
DRIVE	0.038 ACRES (1,666 SQ. FT.)	3.94%
PLAZA/TERRACE	0.048 ACRES (2,088 SQ. FT.)	4.94%
O.S. SIDEWALK/RAMPS	0.015 ACRES (1,073 SQ. FT.)	2.54%
TOTAL IMPERVIOUS	0.879 ACRES (38,260 SQ. FT.)	90.46%
O.S. LANDSCAPE	0.092 ACRES (4,039 SQ. FT.)	9.54%
TOTAL LANDSCAPE	0.092 ACRES (4,039 SQ. FT.)	9.54%

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DO NOT SCALE THE DRAWINGS.

VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES.

MIXED USE DEVELOPMENT

6121 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH 84121

Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

P|H
ARCHITECTS
38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com

Site Plan



Project Team:

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Civil Engineer:
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Phone: 801.255.0529

PROGRESS
Not for Construction

Seal

Revisions

No.	Date	Issue

SUMMARY

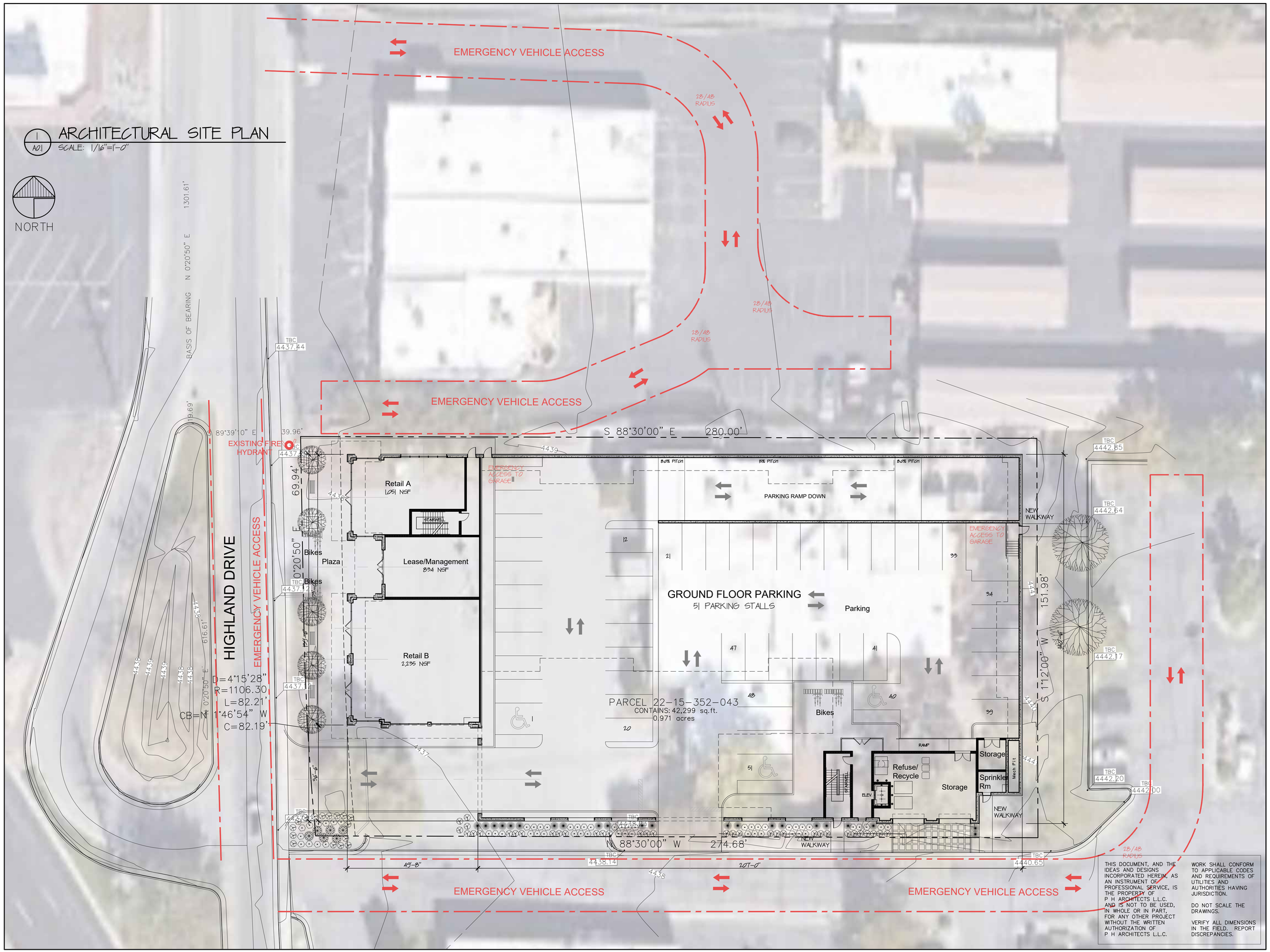
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Design: pep
Project No.:
CAD File Name: Base-Master
Checked:
Sheet No.: A0.2

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ARCHITECTURAL SITE PLAN

1 / A0.1

SCALE: 1/16"=1'-0"



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MIXED USE DEVELOPMENT

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HOLLADAY, UTAH 84121

Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

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Site Plan

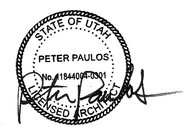


Project Team:

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Seal



Revisions

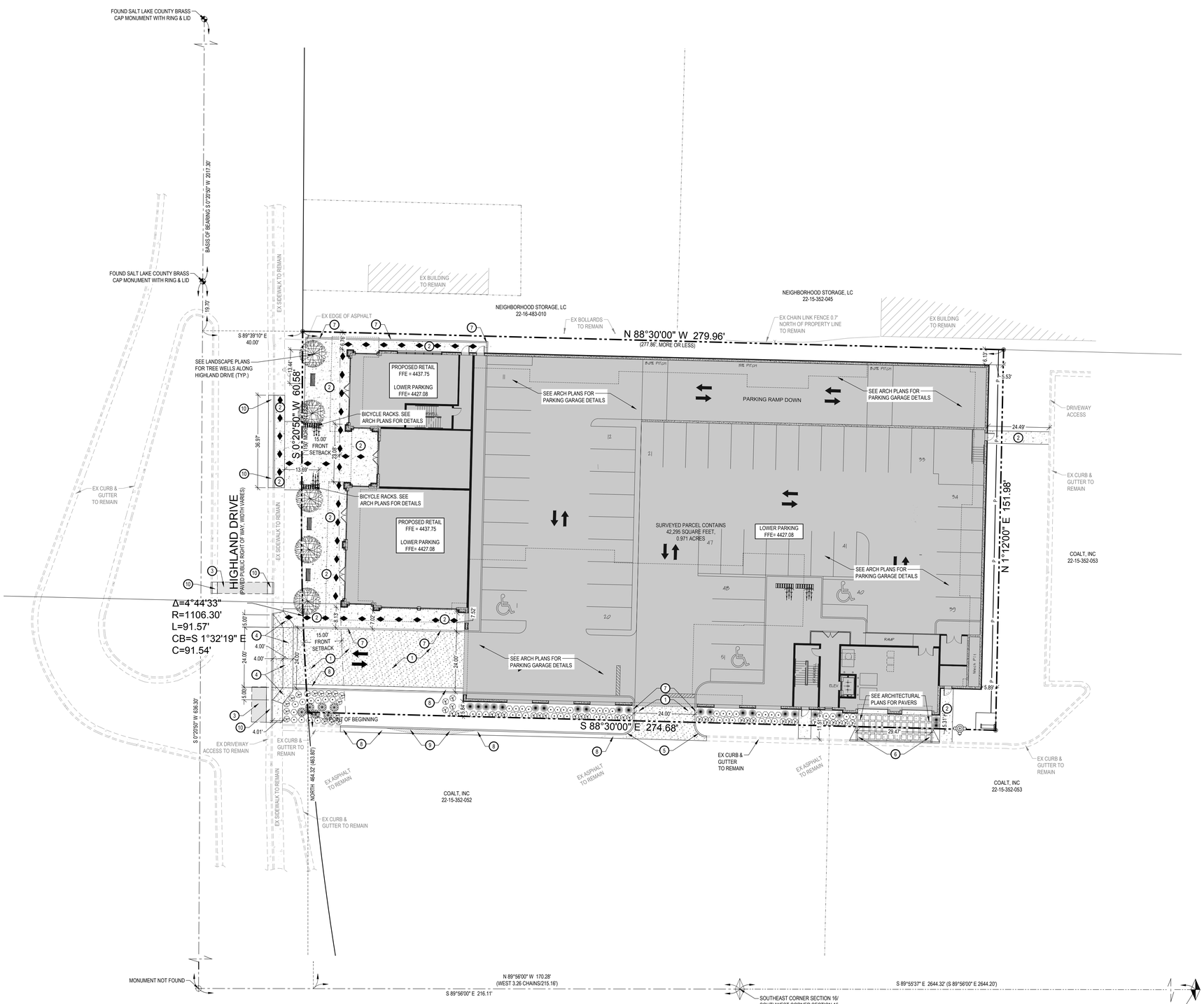
No.	Date	Issue
1.	2021/09/20	DESIGN REVIEW BOARD SUBMISSION

ARCHITECTURAL SITE PLAN & EMERGENCY ACCESS PLAN

Date: 2021/09/16
Scale: 1/16"=1'-0"
Design: pep
Sheet No.:
Project No.:
CAD File Name: Base-Master
Checked:

A0.1

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	4,671 SQFT	11%
LANDSCAPE	4,200 SQFT	10%
BUILDINGS	33,424 SQFT	79%
TOTAL	42,295 SQFT	100%

GENERAL NOTES:

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

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

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

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'A1', SHEET C5.01.
2. CONCRETE SIDEWALK, PER APWA PLAN NO. 231, DETAIL ON SHEET C5.01.
3. ASPHALT T-PATCH, PER APWA PLAN NO. 255, DETAIL ON SHEET C5.02.
4. CONCRETE FLARE DRIVE APPROACH, PER APWA PLAN NO. 221.2, DETAIL ON C5.01
5. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225, DETAIL ON C5.01.
6. CONCRETE SAWCUT DRIVE APPROACH, PER APWA PLAN NO. 222, DETAIL ON C5.01.
7. CONCRETE CURB WALL. SEE DETAIL 'B1', ON SHEET C5.01.
8. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'B2', SHEET C5.01.
9. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'B3', SHEET C5.01.
10. 30" CONCRETE CURB AND GUTTER, PER APWA PLAN NO. 205.1 'TYPE A', DETAIL ON SHEET C5.01.

◆ ◆ ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

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Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
03-29-22
STATE OF UTAH

HOLLADAY MIXED USE

6121 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH
LOCATED IN THE SE 1/4 OF S. 16, & THE SW 1/4 OF S. 15, T. 2 S, R. 1 E, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	21719
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MARCH 29, 2022

CIVIL SITE PLAN

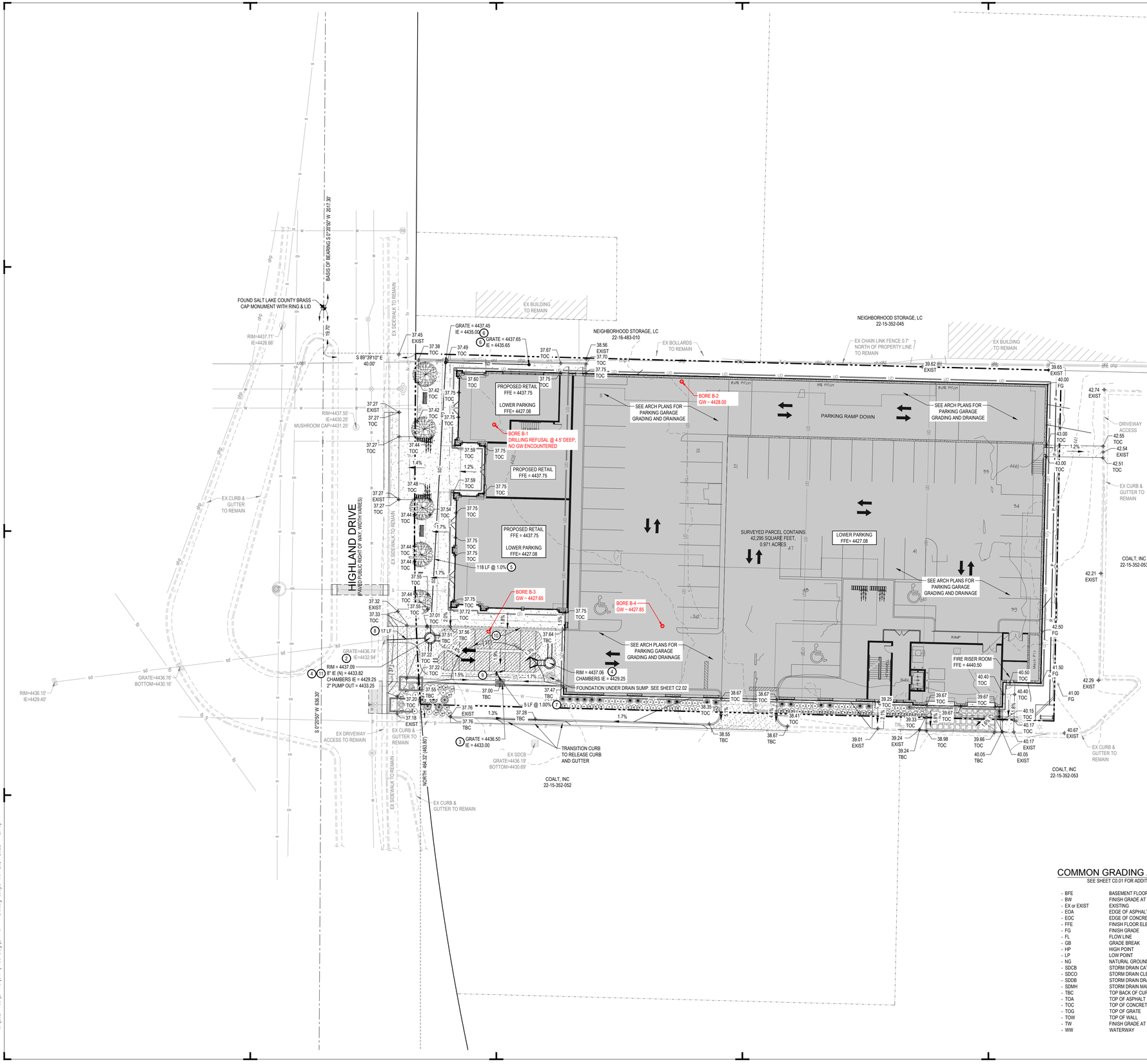
C1.01

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

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

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COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

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

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

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

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

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

KEYED NOTES:

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

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
3. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE PER APWA PLAN 315.1. SEE DETAIL ON SHEET C5.02.
4. STORM DRAIN CLEANOUT BOX PER APWA PLAN 332, DETAIL ON SHEET C5.02.
5. 8" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
6. 12" HDPE INLINE DRAIN BASIN WITH HEAVY DUTY, PEDESTRIAN SAFE GRATE. SEE DETAIL 'A3', SHEET C5.01.
7. 10" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
8. 2" SCHEDULE 80 PVC PIPE FROM SUMP PUMP DISCHARGE.
9. CONNECT 10" HDPE PIPE INTO SIDE OF STORMTECH CHAMBERS WITH INSERTA-TEE PER STORMTECH STANDARDS AND SPECIFICATIONS.
10. STORMTECH MC-7200 CHAMBERS INCLUDING ALL MANUFACTURER RECOMMENDED ITEMS. CONTRACTOR TO BID OFF STORMTECH SHOP DRAWINGS BY ADS. CHAMBERS ARE SIZED TO CAPTURE THE 100-YEAR, 24-HOUR STORM AND RELEASE TO THE HOLLADAY PUBLIC STORM WATER SYSTEM AT A RATE OF 0.2 CFS/ACRE. CHAMBERS ARE TO BE CLOSED BOTTOM WITH IMPERMEABLE PLASTIC LINER.
    - REQUIRED VOLUME = 4,503 CF
    - PROVIDED VOLUME = 4,518 CF
    - TOP OF CHAMBERS = 4434.25'
    - BOTTOM OF CHAMBERS = 4429.25'
    - SUMP PUMP DISCHARGE = 4433.25'
11. INSTALL 1/2 HP SUMP PUMP IN STORM DRAIN OUTLET BOX TO PUMP STORM WATER FROM STORMTECH CHAMBERS AT A RATE NO GREATER THAN .85 GPM (MAX. 0.20 CFS/ACRE). TOTAL HEAD PUMPED = 4.0'.

McNeil Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No. 21719

Title: Holladay Mixed Use
Scope: Site Drainage Design
Detention Facilities

Engineer:	CCW	Check	RJP
Authority	Holladay	Rev. No	0

Design Philosophy:
The storm water runoff from the project site will be detained on-site in Stormtech chambers designed to detain the 100-year storm. Stormwater will be pumped at a rate no greater than 0.2 cfs/ac or .85 GPM.

Area Identification	(A)		Runoff Coefficient (C)		(CA)
Paved	4,671 sf	(0.11 ac)	0.85	=	3,970 sf
Roof Area	33,424 sf	(0.77 ac)	0.90	=	30,082 sf
Landscaped	4,200 sf	(0.10 ac)	0.15	=	630 sf
Total	42,295 sf	(0.97 ac)	0.83 (ave)		34,682 sf

Allowable Discharge Rate = 0.20 cfs/ac
Allowable Peak Discharge = 0.19 cfs

100-Year, 24-Hour Storm:

Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Addit'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	6.85	0.571	5.50	0.00	5.50	0.19	1,582
10	5.21	0.869	4.19	0.00	4.19	0.19	2,395
15	4.32	1.08	3.47	0.00	3.47	0.19	2,947
30	2.90	1.45	2.33	0.00	2.33	0.19	3,841
60	1.80	1.80	1.45	0.00	1.45	0.19	**4,503**
120	0.97	1.93	0.77	0.00	0.77	0.19	4,180
180	0.65	1.95	0.52	0.00	0.52	0.19	3,567
360	0.36	2.15	0.29	0.00	0.29	0.19	2,019
720	0.22	2.59	0.17	0.00	0.17	0.17	0
1440	0.12	2.79	0.09	0.00	0.09	0.09	0

Storm Structure Detention Provided:

	Storage
Stormtech MC7200 Chambers	4,518 cf
Total Structure Storage	**4,518 cf**

Total Detention Provided : **4,518 cf**
Total Detention Required : **4,503 cf**

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

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PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
03-29-22
STATE OF UTAH

HOLLADAY MIXED USE

6121 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH
LOCATED IN THE SE 1/4 OF S. 16, & THE SW 1/4 OF S. 15, T. 2 S, R. 1 E, S.L.B. & M.

REVISIONS

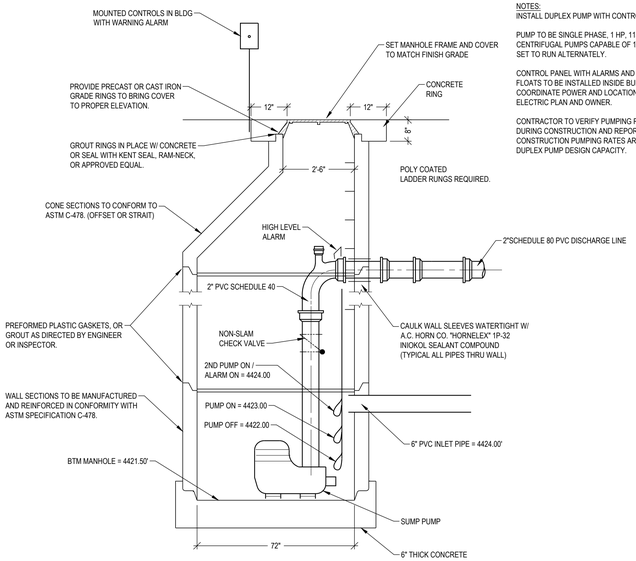
REV	DATE	DESCRIPTION

PROJECT NO: 21719
DRAWN BY: CCW
CHECKED BY: RJP
DATE: MARCH 29, 2022

GRADING AND DRAINAGE PLAN

C2.01

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SUMP PUMP DETAIL (A)

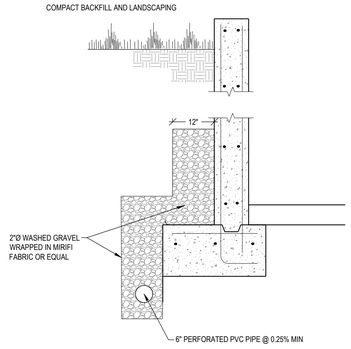
SCALE: N.T.S.

NOTES:
INSTALL DUPLEX PUMP WITH CONTROLS, SWITCHES, ETC.

PUMP TO BE SINGLE PHASE, 1 HP, 115 VOLT, SELF-PRIMING, CENTRIFUGAL PUMPS CAPABLE OF 100 GPM EACH AT 9.5 FEET HEAD, SET TO RUN ALTERNATELY.

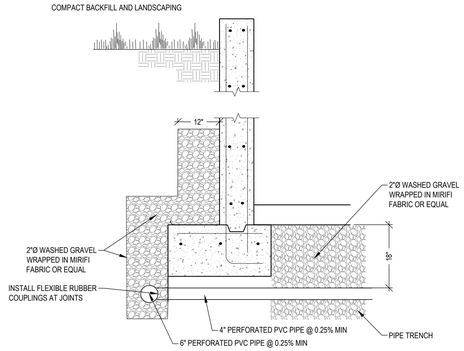
CONTROL PANEL WITH ALARMS AND AUTO ON/OFF SWITCH SET TO FLOATS TO BE INSTALLED INSIDE BUILDING. CONTRACTOR TO COORDINATE POWER AND LOCATION IN BUILDING WITH ARCHITECT, ELECTRIC PLAN AND OWNER.

CONTRACTOR TO VERIFY PUMPING RATES BASED ON DEWATERING DURING CONSTRUCTION AND REPORT TO ENGINEER OF RECORD IF CONSTRUCTION PUMPING RATES ARE AT CAPACITY OR EXCEED DUPLEX PUMP DESIGN CAPACITY.



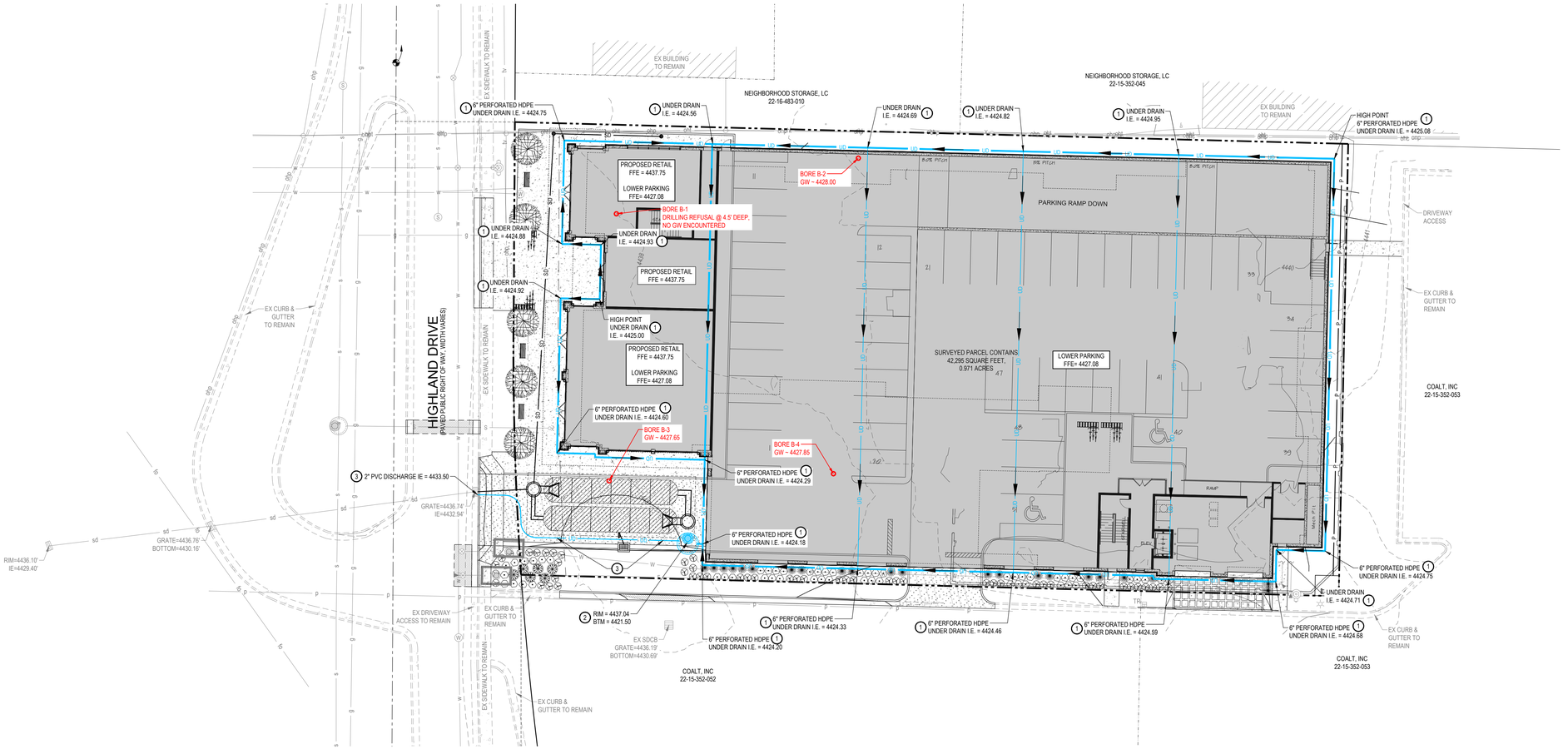
UNDER DRAIN DETAIL NO PIPE (B)

SCALE: N.T.S.



UNDER DRAIN DETAIL @ 4" PIPE (C)

SCALE: N.T.S.



GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

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

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

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

KEYED NOTES:

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

1. UNDER DRAIN SYSTEM WITH 6" DIAMETER PERFORATED HDPE STORM DRAIN LINE AROUND THE PERIMETER OF THE BUILDING AND 4" DIAMETER PERFORATED HDPE STORM LINE UNDER THE SLAB. SEE DETAILS 'B' AND 'C' THIS SHEET.
2. 6' DIAMETER PRECAST PUMP MANHOLE WITH SOLID TRAFFIC RATED RIM WITH 1HP DUPLEX SUMP PUMP SYSTEM WITH FLOAT AND ALARM PER DETAIL 'A' THIS SHEET. CONTRACTOR TO COORDINATE WITH ELECTRICAL TO PROVIDE POWER TO NEW PUMP. PUMP DESIGN AND BOX SIZE TO BE DONE BY PUMP DESIGNER HOUSE OF PUMPS OR EQUIVALENT. CONTRACTOR TO VERIFY PUMPING RATES BASED ON DEWATERING DURING CONSTRUCTION AND REPORT TO ENGINEER OF RECORD IF CONSTRUCTION PUMPING RATES ARE AT CAPACITY OR EXCEED DUPLEX PUMP DESIGN CAPACITY.
3. 2" SCHEDULE 80 PVC DISCHARGE PIPE TO ATTACH TO SUMP PUMP AND DISCHARGE TO CITY STORM DRAIN BOX. CORE CONNECT 2" PVC PIPE INTO BACK OF STORM BOX PER HOLLIDAY CITY STANDARDS.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

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

Blue Stakes of UTAH811 Bluestakes.org

NOTICE!

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REVISIONS

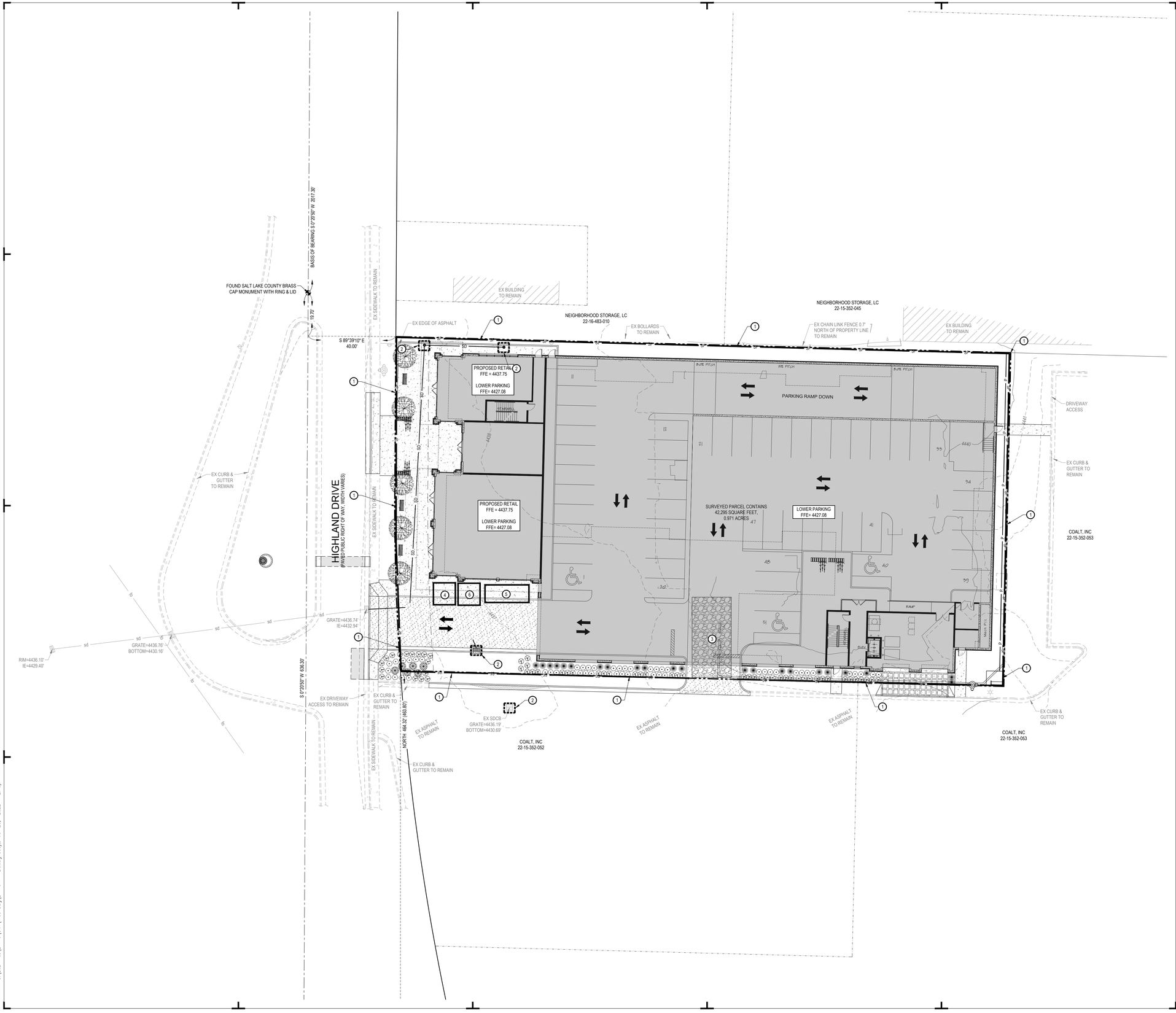
REV	DATE	DESCRIPTION

PROJECT NO:	21719
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MARCH 29, 2022

DEWATERING PLAN

C2.02

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

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

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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

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

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

MAINTENANCE:

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

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

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

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

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

KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.04.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.04.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

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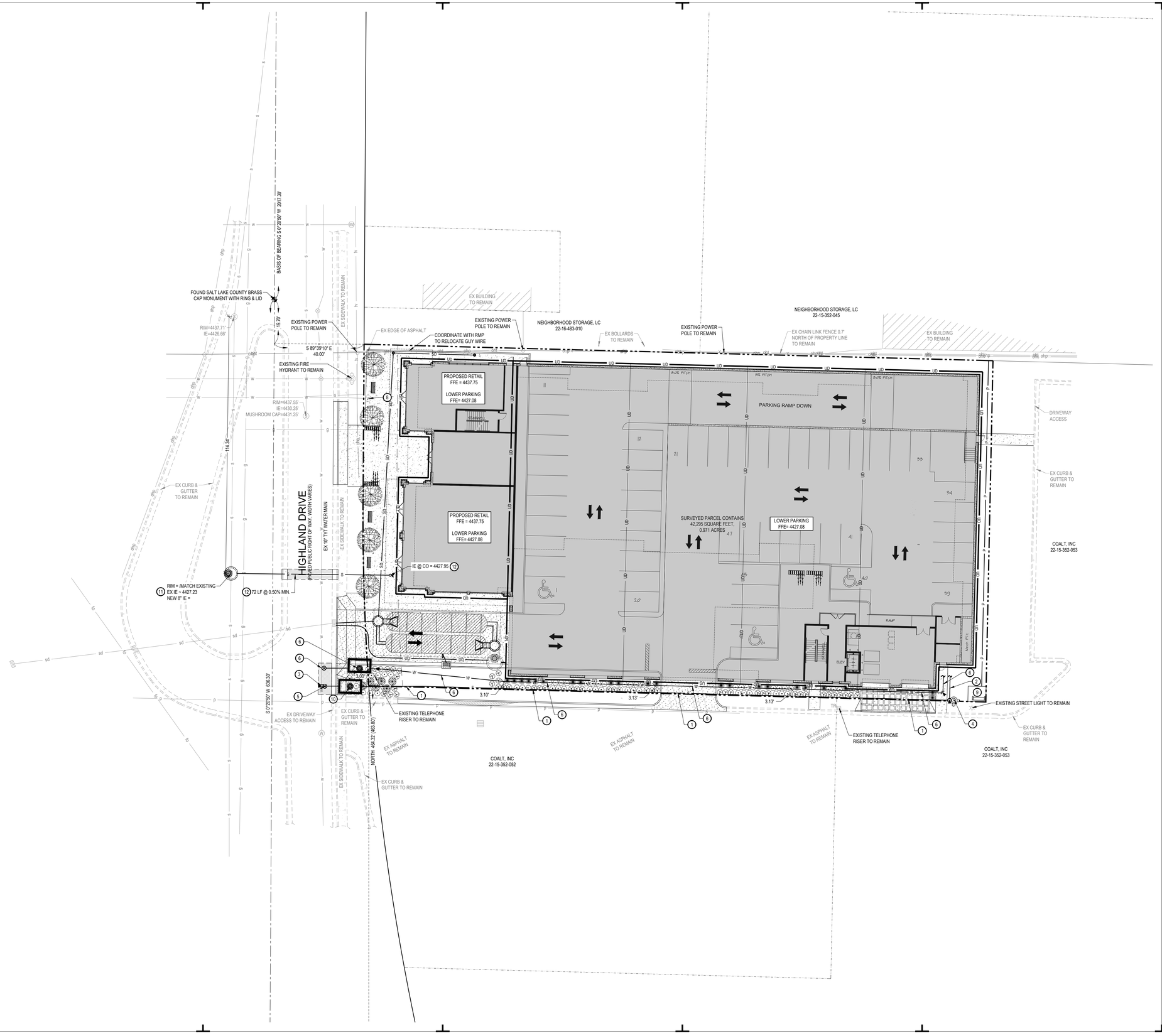
REV	DATE	DESCRIPTION

PROJECT NO: 21719
DRAWN BY: CCW
CHECKED BY: RJP
DATE: MARCH 29, 2022

EROSION CONTROL PLAN

C2.10

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

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

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

CULINARY WATER SERVICE LINE MUST MAINTAIN A MINIMUM OF 4-FEET OF COVER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

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

UTILITY PROVIDERS:
- WATER: SALT LAKE CITY PUBLIC UTILITIES
- SEWER: MOUNT OLYMPUS IMPROVEMENT DISTRICT
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK/ COMCAST

KEYED NOTES:

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

1. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE SLCPU STANDARD PRACTICE #1 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING, DETAILS BOTH ON SHEET C5.03.
2. 8" BLUE PVC C-900 DR-18 FIRE LINE TO BUILDING, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE SLCPU STANDARD PRACTICE #1 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING, DETAILS BOTH ON SHEET C5.03.
3. CONNECT NEW 8" PVC C-900 DR-18 WATER LINE TO EXISTING 10" WATER MAIN, PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
4. FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511, DETAIL ON SHEET C5.03.
5. 8" GATE VALVE WITH VALVE BOX PER APWA PLAN 574, DETAIL ON SHEET C5.03.
6. 3" WATER SERVICE METER SET, PER APWA PLANS NO. 523 & 505 ON SHEET C5.03. UPSIZE 3" SERVICE 3.0' PAST THE METER TO 4" PVC C900. THRUST BLOCKS ON 4" PVC C900 PER APWA PLAN 561 ON SHEET C5.03. SEE MECHANICAL PLANS FOR CONNECTION TO THE BUILDING.
7. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. TRENCHING, CONNECTION TO THE MAIN, AND CLEANOUTS PER MT. OLYMPUS IMPROVEMENT DISTRICT STANDARDS. CONTRACTOR TO FIELD VERIFY EXISTING SEWER MAIN CONNECTION INVERT ELEVATION AND SIZE PRIOR TO CONSTRUCTION AND REPORT TO ENGINEER OF RECORD TO ENSURE SEWER DESIGN WILL PROPERLY DRAIN TO THE MAIN.
8. EXISTING 3/4" WATER METER SERVICE TO REMAIN AS LANDSCAPE METER. SEE LANDSCAPE PLANS FOR CONTINUATION AND BACK FLOW PREVENTION DEVICE.
9. PROPOSED TRANSFORMER LOCATION. CONTRACTOR TO COORDINATE WITH ELECTRICAL PLANS.
10. 8" DETECTOR CHECK VALVE PER APWA PLAN 572 AND VAULT PER APWA PLAN 505. INSTALL PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
11. NEW 5' DIAMETER POUR-IN-PLACE MANHOLE PER MT. OLYMPUS IMPROVEMENT DISTRICT STANDARDS.
12. 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. TRENCHING PER MT. OLYMPUS IMPROVEMENT DISTRICT STANDARDS.

FIRE FLOW REQUIREMENT:

TYPE IIIA CONSTRUCTION
BUILDING AREA = 154,538 SQ. FT.
FIRE FLOW REQUIREMENT: 5,750 GALLONS PER MINUTE FOR A DURATION OF 4 HOURS.
75% REDUCTION FOR FIRE SPRINKLING: 1,438 GPM

REQUIRED FIRE FLOW = 1,438 GPM
NUMBER OF FIRE HYDRANTS NEEDED: 1

(PER IFC APPENDIX B - TABLE B105.1(2))(B)

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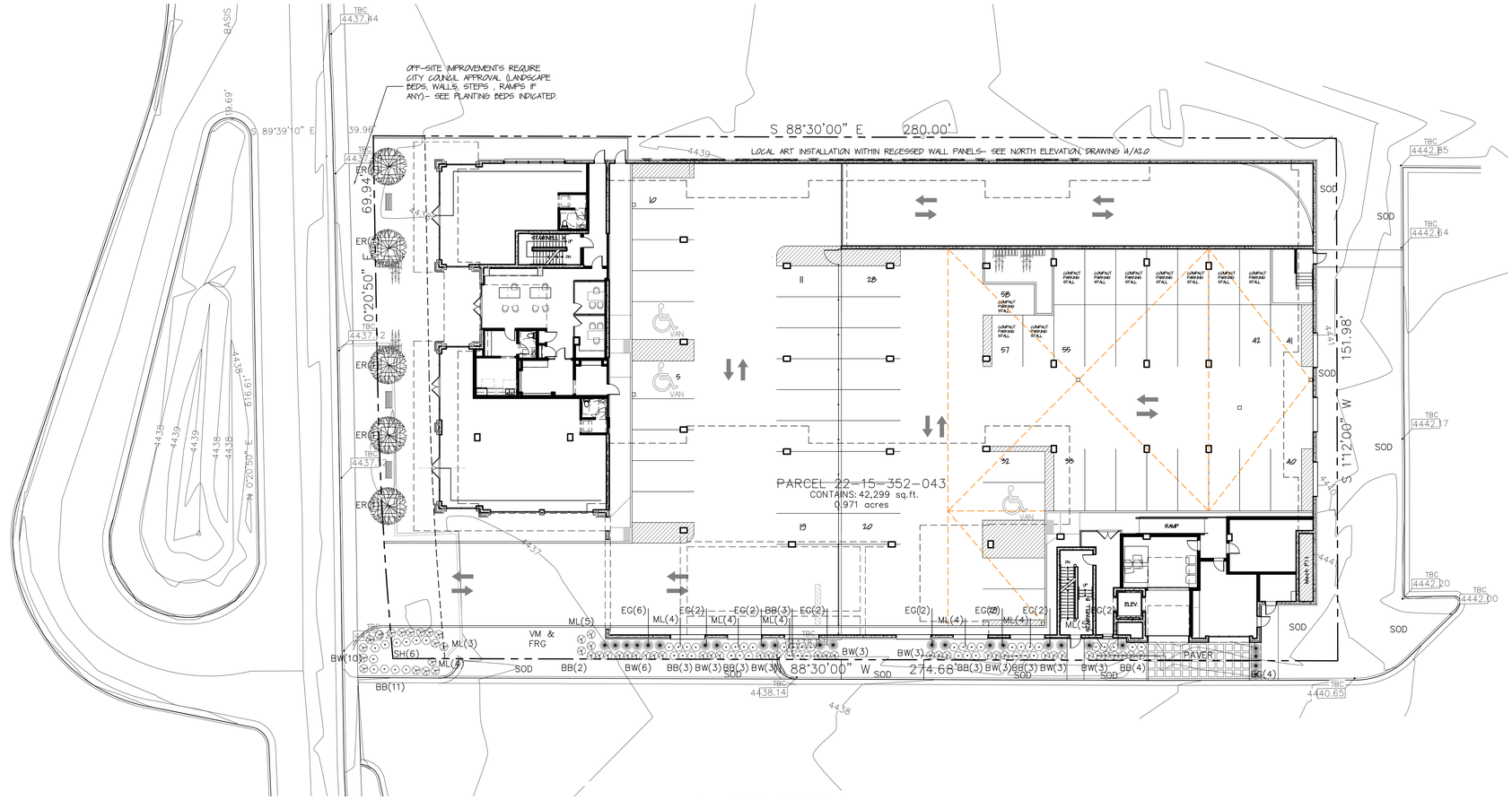
REV	DATE	DESCRIPTION

PROJECT NO:	21719
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MARCH 29, 2022

SITE UTILITY PLAN

C4.01

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PLANTING SCHEDULE

TREES – SHRUBS – GROUNDCOVER – GRASSES

SYM	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE/HT	ROOT	COMMENTS
ER	5	CERCIS CANADENSIS "EASTERN RED BUD"	EASTERN RED BUD	4" MIN.		B&B	FULL, SPECIMEN
RB	2	CERCIS CANADENSIS 'FOREST PANSY'	'FOREST PANSY' RED BUD	2" – 3"		B&B	FULL, SPECIMEN
BW	58	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	'WINTER GEM' BOXWOOD	3 GALLON		B&B	FULL, SPECIMEN
EG	20	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN ARBORVITAE		6' HT.	B&B	FULL, SPECIMEN
BB	41	EUONYMUS ALATUS	BURNING BUSH	5 GALLON		B&B	FULL, SPECIMEN
SH	6	HYDRANGEA PANICULATA RENHY	VANLLA STRAWBERRY HYDRANGEA	5 GALLON		B&B	FULL, SPECIMEN
ML	46	KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GALLON		B&B	FULL, SPECIMEN
VM	TBD	VINCA MINOR	MYRTLE		2 1/4"	POT	INSTALL 12" O.C. 4-5 RUNNERS PER POT EACH RUNNER 6"-8" LONG
FRG	TBD	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS		3 1/2"	POT	INSTALL 24" O.C. STAGGERED
HH	TBD	HEDERA HELIX 'ENGLISH IVY'	ENGLISH IVY, COMMON IVY, EUROPEAN IVY		2 1/4"	POT	INSTALL 12" O.C. 4-5 RUNNERS PER POT EACH RUNNER 6"-8" LONG

1 / L0.1 LANDSCAPE SITE PLAN
SCALE: 1/16"=1'-0"

NORTH

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WORK SHALL CONFORM TO APPLICABLE CODES AND REQUIREMENTS OF UTILITIES AND AUTHORITIES HAVING JURISDICTION.

DO NOT SCALE THE DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES.

MIXED USE DEVELOPMENT

6121 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH 84121

Prepared For: SOLSTICE DEVELOPMENT
4686 HIGHLAND DR. #224
MILLCREEK, UT 84117

P|H ARCHITECTS
38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com

Site Plan



Project Team:

Civil Engineer:
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(801) 255-7700 tel.

Structural Engineer:
canyons STRUCTURAL
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Salt Lake City, Utah 84106
(801) 486-6848 tel.

Electrical Engineer:
TAFT ENGINEERING
8610 South Sandy Parkway, Suite #200
Sandy, Utah 84070
(801) 566-8012 tel.
www.tafteng.com

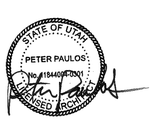
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www.pve-ut.com

Interior Designer:
EDGEiD
4838 South Highland Drive
Holladay, Utah 84117
(801) 642-4100 tel.
www.edgeid.com

Pool Designer:
Water Design Inc.
6740 South 1300 East, Suite 110
Salt Lake, Utah 84121
(801) 261-4009 tel.
(801) 261-4069 fax.
www.waterdesigninc.com

CONSTRUCTION

Seal



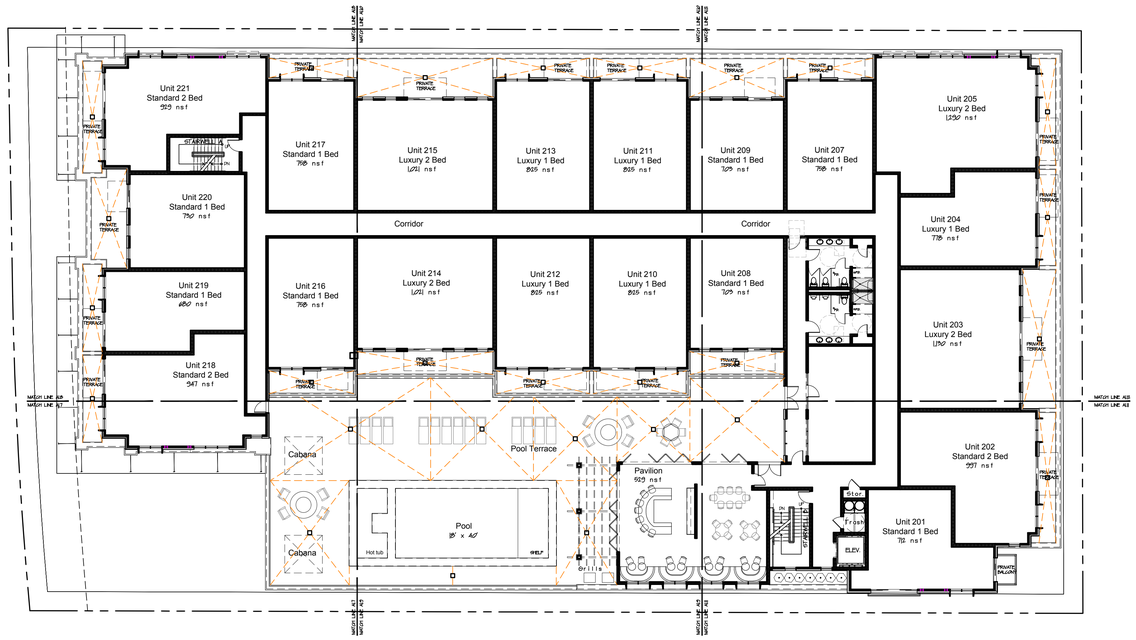
Revisions

No.	Date	Issue
4.	2022/07/21	CONSTRUCTION

LANDSCAPE SITE PLAN- GROUND FLOOR

Date: 2022/05/27
Project No.:
Scale: 1/16"=1'-0"
CAD File Name: Base-Master
Design: pep
Checked:
Sheet No.: L0.1

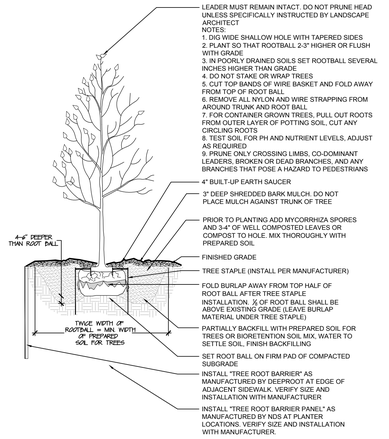
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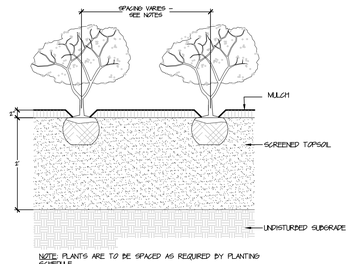


1 L02 LANDSCAPE PLAN– SECOND FLOOR TERRACE

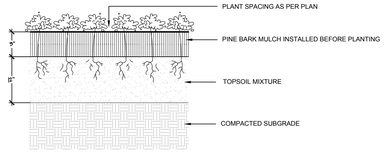
SCALE: 1/16"=1'-0"

NORTH





NOTE: PLANTS ARE TO BE SPACED AS REQUIRED BY PLANTING SCHEDULE



2 L02 PLANTING DETAILS

SCALE: NTS

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HOLLADAY, UTAH 84121

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CONSTRUCTION

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Revisions

No.	Date	Issue
4.	2022/07/21	CONSTRUCTION

LANDSCAPE SITE PLAN– SECOND FLOOR TERRACE

Date: 2022/02/28
Project No.:
Scale: 1/16"=1'-0"
CAD File Name: Base-Master
Design: pep
Checked:
Sheet No.: L0.2

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ELECTRICAL KEY NOTES:

1 .



1 ELECTRICAL MAIN FLOOR POWER PLAN

SCALE: 3/32" = 1'-0"

ELECTRICAL REVISIONS		
	DESCRIPTION	DATE
1	.	.
	.	.
	.	.
	.	.
	.	.

Professional Engineer
Expiration Date: 03-31-2023
Joseph W. Taft
License No.
6563034-2202
Date Stamped:
09-20-2021
State of Utah

TAFT ENGINEERING

Taft Engineering, LLC
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Sandy, Utah 84070
(801) 971-3724

HIGHLAND DRIVE APARTMENTS
6121 SOUTH HIGHLAND DRIVE
HOLLADAY, UT 84121

ELECTRICAL SITE PLAN

Project Number:
01-0067-2021

Status:
SITE REVIEW SET
NOT FOR CONSTRICTION

Date:
09-20-2021

Sheet Number:
E101

ELECTRICAL KEY NOTES:

1 .



1 ELECTRICAL MAIN FLOOR POWER PLAN

SCALE: 3/32" = 1'-0"

ELECTRICAL REVISIONS

	DESCRIPTION	DATE
1	.	.
	.	.
	.	.
	.	.
	.	.

Professional Engineer
Expiration Date: 03-31-2023
Joseph W. Taft
License No.
6563034-2202
Date Stamped:
09-20-2021
State of Utah

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HIGHLAND DRIVE APARTMENTS
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HOLLADAY, UT 84121

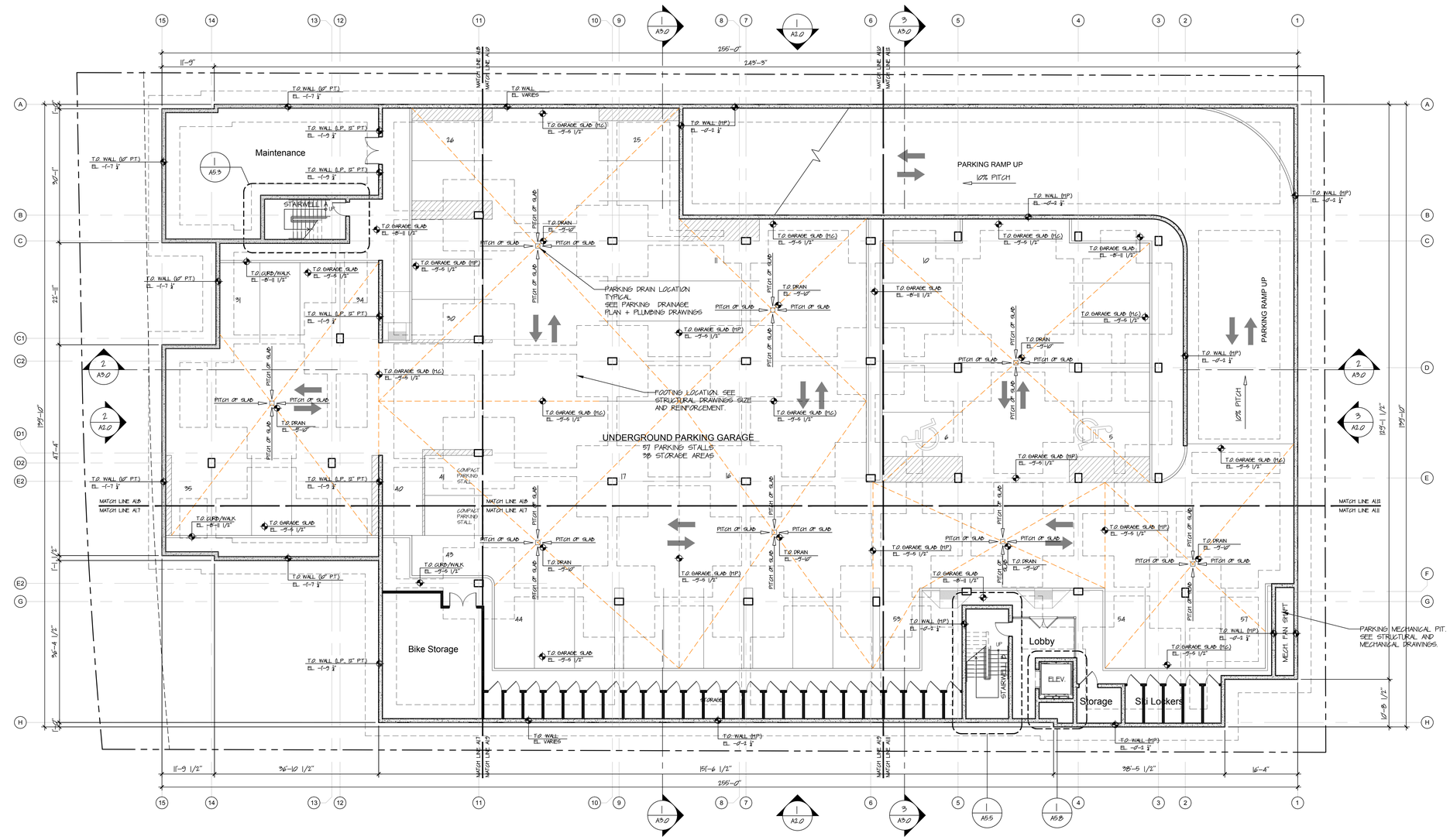
ELECTRICAL SITE PLAN

Project Number:
01-0067-2021

Status:
SITE REVIEW SET
NOT FOR CONSTRICTION

Date:
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Sheet Number:
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NORTH

1 / A1.0 UNDERGROUND PARKING GARAGE AND DRAINAGE FLOOR PLAN

SCALE: 3/32"=1'-0"

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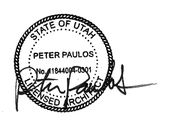
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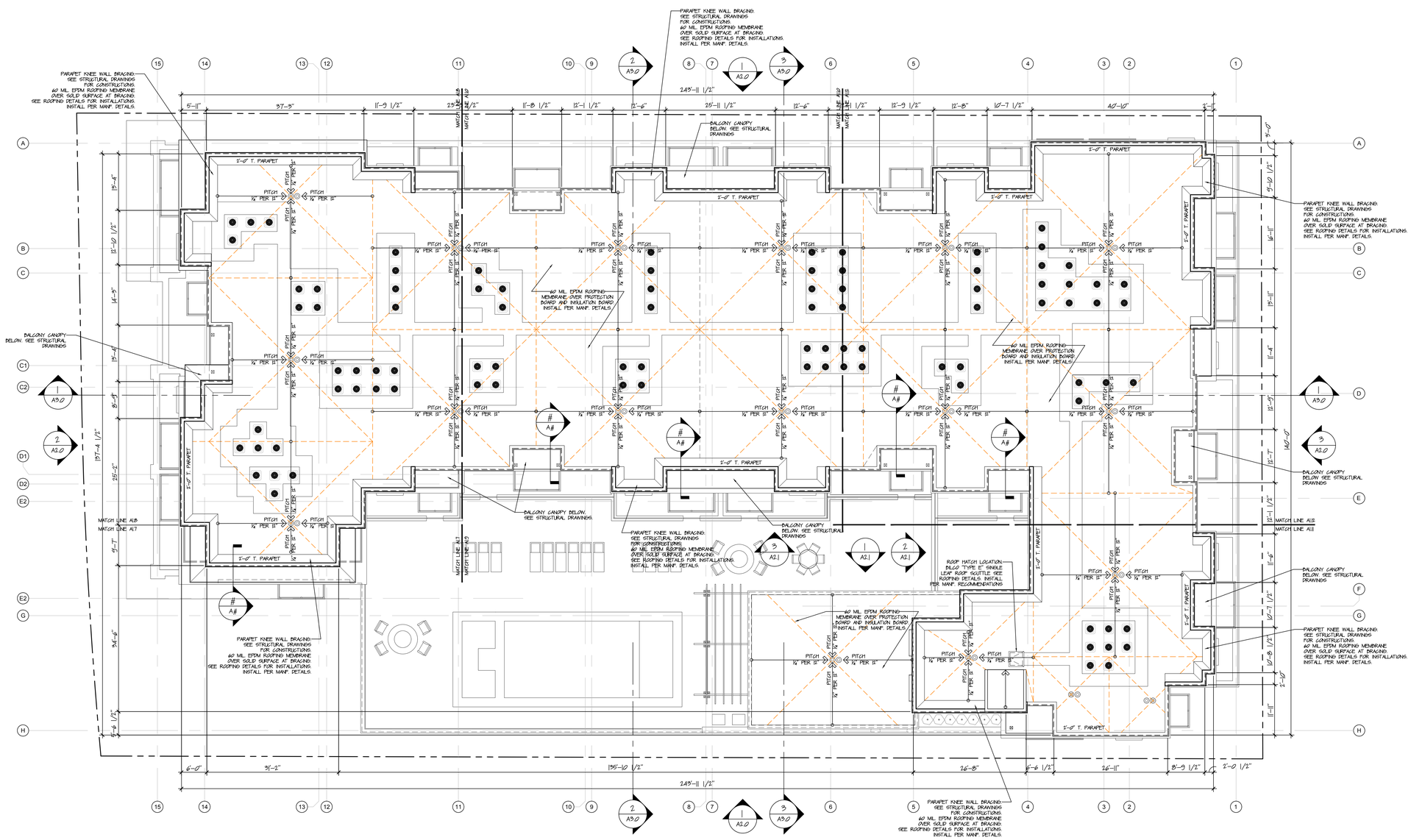
Revisions

No.	Date	Issue
4.	2022/07/21	CONSTRUCTION

UNDERGROUND PARKING GARAGE AND DRAINAGE PLAN

Date: 2022/05/27
Project No.:
Scale: 3/32"=1'-0"
CAD File Name: Base-Master
Design: pep
Checked:
Sheet No.: A1.0

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ROOF PLAN

SCALE: 3/32"=1'-0"

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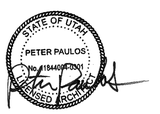
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Revisions

No.	Date	Issue
4.	2022/01/21	CONSTRUCTION

ROOF FLOOR PLAN

Date: 2022/02/28
Scale: 3/32"=1'-0"
Design: pep
Project No.:
CAD File Name: Base-Master
Checked:
Sheet No.: A1.6

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4 A2.0 NORTH ELEVATION
SCALE: 3/32"=1'-0"



2 A2.0 WEST ELEVATION (HIGHLAND DR.)
SCALE: 3/32"=1'-0"



3 A2.0 EAST ELEVATION
SCALE: 3/32"=1'-0"



1 A2.0 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

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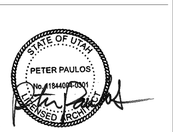
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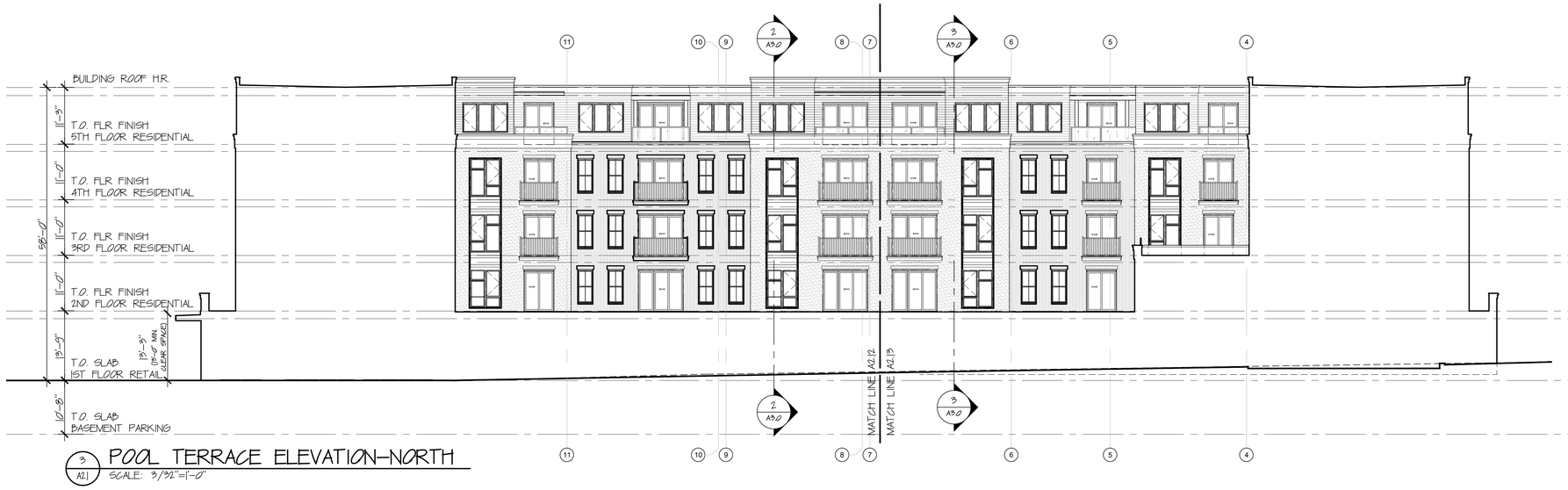
No.	Date	Issue
1.	2022/01/21	CONSTRUCTION
2.	2022/09/07	ELEVATION REVISION

BUILDING ELEVATIONS

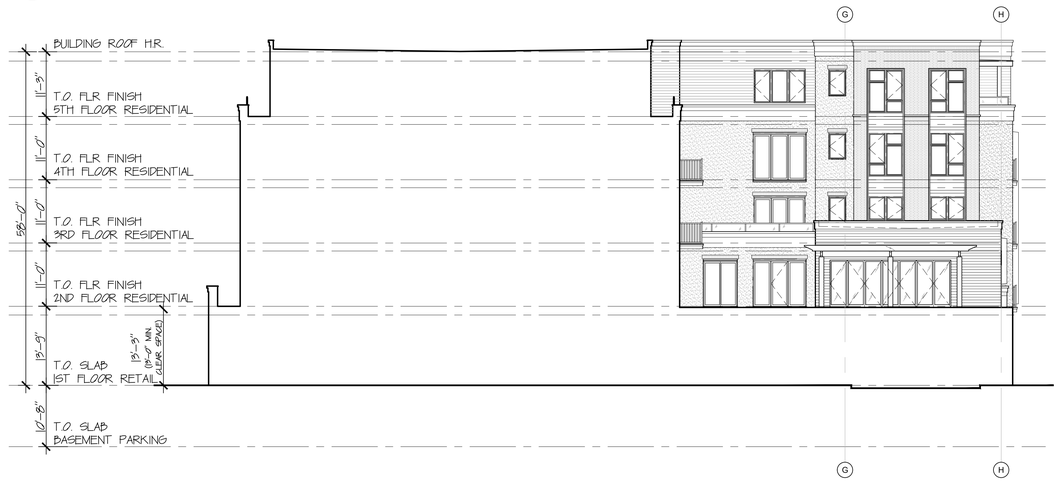
Date: 2022/01/28
Project No.:
Scale: 3/32"=1'-0"
CAD File Name: Base-Master
Design: pep
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Sheet No.:

A2.0

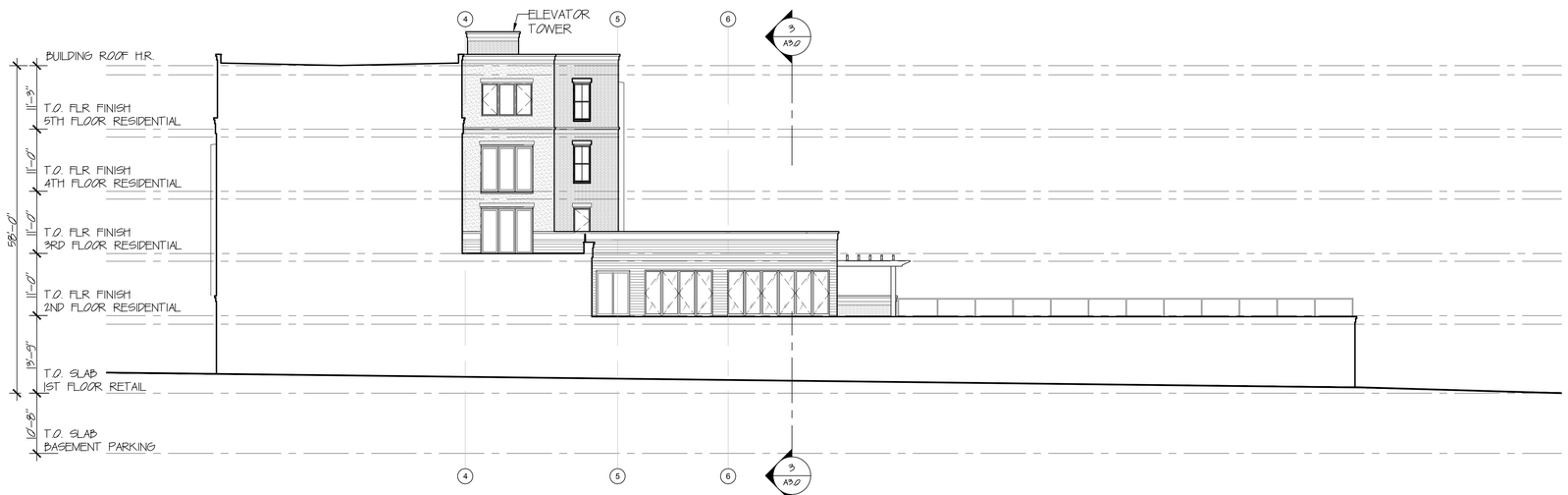
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3 A2.1 POOL TERRACE ELEVATION-NORTH
SCALE: 3/32"=1'-0"



2 A2.1 POOL TERRACE ELEVATION - EAST
SCALE: 3/32"=1'-0"



1 A2.1 POOL TERRACE ELEVATION - SOUTH
SCALE: 3/32"=1'-0"

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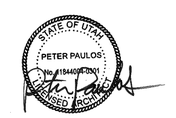
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Revisions

No.	Date	Issue
4.	2022/07/21	CONSTRUCTION

BUILDING ELEVATIONS

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Project No.:
Scale: 3/32"=1'-0"
CAD File Name: Base-Master
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