



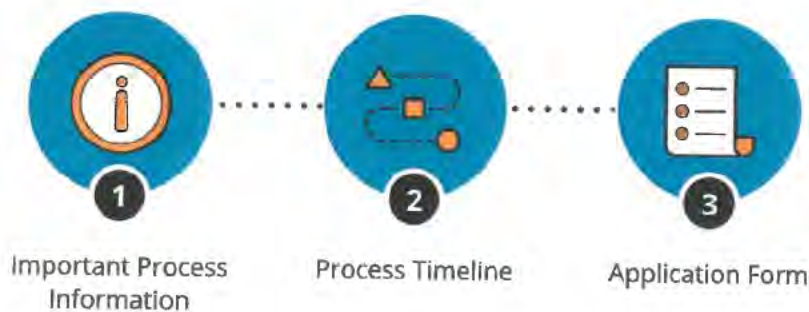
# PLANNING PROCESS //

## GENERAL PLAN AMENDMENT

### ABOUT THE APPLICATION

Thank you for your interest in submitting a General Plan Amendment application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

**We highly encourage you to work with our Planning staff prior to submitting an application.** For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at [zoning@slcgov.com](mailto:zoning@slcgov.com) or give us a call at 801.535.7757.



PLANNING DIVISION  
451 SOUTH STATE STREET ROOM 406  
PO BOX 145480  
SALT LAKE CITY, UT 84114-5480

[SLC.GOV/PLANNING](https://slc.gov/planning)  
[ZONING@SLCGOV.COM](mailto:ZONING@SLCGOV.COM)  
TEL 801-535-7757

### PURPOSE & INTENT OF THE PROCESS

The general plan of the city includes any citywide plan, community plan, small area plan, corridor plan, or other plan that fits the requirements and definitions of a general plan under Utah Code 10-9a.

**Utah State Law requires every municipality to prepare and adopt a comprehensive, long-range general plan for:**

- a. present and future needs of the municipality; and
- b. growth and development of all or any part of the land within the municipality.

### EFFECT OF ADOPTED GENERAL PLANS (19.02.060)

All general plans recommended by the Planning Commission and adopted by the City Council for the City, or for an area of the City, shall serve as an advisory guide for land use decisions. Amendments to the zoning text or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City.

### CONSIDERATION FACTORS FOR GENERAL PLAN AMENDMENTS

In reviewing a proposal to modify the general plan, the planning commission and city council should consider, but are not limited to, the following factors:

1. Whether the proposal is consistent with citywide policies.
2. Whether the proposal is consistent with the goals, policies, or implementation actions of the general plan, including applicable element plans.
3. Whether significant change has occurred that warrants the creation of a new plan or an update to an adopted plan.
4. Whether the goals, policies, or implementation actions of the plan to be amended have been achieved, are no longer relevant to or capable of addressing the current issues or needs of the neighborhood or the city, or are no longer aligned with policies in citywide plans.
5. For petitions submitted by a property owner, the extent, effectiveness, and proportionality of the public benefit proposed by the petitioner to the increase in development potential if the proposal were to be adopted by the city council.
6. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
7. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
8. The potential impacts to properties in the immediate vicinity of the proposal.
9. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property based on the additional development potential of future development.
10. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.
11. The potential impacts to any other city service, infrastructure, or resource that may be impacted by the increase in development potential that may result from the proposed amendment.



#### COMMUNITY BENEFIT (19.06.070.C)

Every general plan amendment application must include a proposed community benefit and should demonstrate that the benefit would not otherwise be available without the proposed amendment. The proposed community benefit should be proportional to the increase in development potential should the amendment be adopted. The following are community benefits that could be proposed:



- **Housing:** Provision of affordable or family-sized housing.
- **Dedication of Publicly Accessible Open Space:** Dedication of open spaces accessible to the public.
- **Preservation of Critical Lands:** Conservation or restoration of critical lands such as wetlands, river corridors, or wildlife habitats.
- **Historic Building Preservation:** Safeguarding historic structures not already protected against demolition.
- **Support for Local Businesses:** Inclusion of space for small businesses or charitable organizations within a development.
- **Expansion of Public Infrastructure:** Enhancement of public infrastructure beyond what's necessary for future development.

**Any community benefit that is required as a condition of approval of the amendment(s) would be secured through a Development Agreement.**

#### TENANT DISPLACEMENT OBLIGATIONS (19.06.070.D)

If a proposal is expected to involve the demolition of any residential unit, the City Council may require the petitioner to provide relocation assistance to the current tenant(s). It is the responsibility of the applicant or property owner to ensure compliance with this requirement and provide proof that the obligation has been satisfied. The applicant can submit the evidence along with their application, or it may be required as a condition for approval determined by the City Council.



**All payments should be received by the tenant 24 hours in advance of leaving the unit to be demolished. Relocation assistance includes the following:**

- Moving expenses based on a reasonable estimate provided by the tenant, up to a maximum of \$1,500.
- Application fees for the replacement housing.
- The deposit that the displaced tenant would have to pay to secure replacement housing.
- Rental assistance payment based on the difference, if any, between the cost of the monthly rent of the demolished housing and a comparable unit. The rental payment total amount paid shall not be more than \$7,200.

**DISCLAIMER:** IF A HOUSING UNIT IS DEMOLISHED OR NEGLECTED TO THE POINT OF BEING UNINHABITABLE AT ANY TIME DURING THE FIVE YEARS PRIOR TO A PETITION FOR A ZONING AMENDMENT BEING SUBMITTED OR IS PLACED ON THE CITY'S BOARDED BUILDING INVENTORY, THE CITY COUNCIL MAY REQUIRE THIS SECTION TO APPLY TO TENANTS THAT WERE DISPLACED BY THE DEMOLITION OR REQUIRE THE TENANT RELOCATION AMOUNT TO BE PAID TO THE CITY FOR THE PURPOSE OF OTHER TENANT RELOCATION ASSISTANCE.

### DEMOLISHED UNIT REPLACEMENT (19.06.070.F)

The future development may be required to replace the demolished housing unit within the new development. The replacement housing unit should have the same number of bedrooms as the demolished unit. In addition, the applicant shall propose one of the options listed below:

- a. The replacement unit shall be rented at the same amount as the demolished unit with no more than a 3% annual increase on the rental rate for a period of 20 years.
- b. The applicant may propose a payment to the city in lieu of the rental restriction on the new unit to go toward the city's housing fund to offset the loss of affordable housing. The payment shall be equal to the monthly rent of the unit prior to demolition multiplied by the number of months between the time the unit is vacated prior to demolition until a Certificate of Occupancy for the replacement dwelling is issued.

### CONSULTATION

If you have questions regarding the General Plan Amendment regulations or process, please contact the Salt Lake City Planning Counter staff at [zoning@slcgov.com](mailto:zoning@slcgov.com) or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

**Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.**



# PROCESS TIMELINE

## TIME FRAME

🕒 6 - 12 MONTHS

● APPLICANT  
● STAFF



### APPLICATION RECEIVED

*Application submitted and pre-screened to ensure submittal requirements are met and fees are paid.*



### PLANNER ASSIGNED

*Application reviewed by Planner to ensure complete documentation (if incomplete, the applicant will be provided a list of missing info to submit).*

🕒 14 days



### APPLICATION MODIFICATIONS

*Modifications based on public input & City Department review comments (if needed, applicant must submit updates). Minor issues will be conditions of approval. **Note:** Significant issues may cause additional delays.*

🕒 45 days



### PUBLIC NOTICE

*Public notices sent to nearby neighbors, property owners and Community Councils (when required by ordinance). Application routed to City Departments for review.*



### PUBLIC ENGAGEMENT

*Open House and/or Community Council presentation held. **Note:** The Planning Director has the discretion to extend the public engagement period, including additional public hearings on complex proposals.*



### PLANNING COMMISSION

*Public hearing scheduled, notices sent, staff report produced, and commission recommendation made.*

🕒 21 days



### CITY COUNCIL PROCESS

*City Council holds a briefing with staff during work session. Public hearing and action follows. Timeline determined by City Council office.*  
[www.slc.gov/council](http://www.slc.gov/council)

🕒 21 days



### TRANSMITTAL TO COMMUNITY AND NEIGHBORHOODS (CAN)

*Commission minutes approval and public record are assembled by staff. After review, the package is transmitted to City Council.*

**DISCLAIMER:** APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

# GENERAL PLAN AMENDMENT

## IMPORTANT INFORMATION



### CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at [zoning@slcgov.com](mailto:zoning@slcgov.com).



### SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



### REQUIRED FEES

- **\$1,183** filing fee, plus **\$121** per acre (in excess of 1 acre).
- Additional required notice fees will be assessed after submission.

## APPLICANT INFORMATION

#### PROJECT NAME (OPTIONAL)

Sugar House Hotel

#### ADDRESS OF SUBJECT PROPERTY

2111 South 1300 East, Salt Lake City, UT 84106

#### REQUEST

Amend General Plan from Mixed Use Low Intensity to Business District Mixed Use - Town Center Scale

#### NAME OF APPLICANT

John Potter

#### PHONE

801-550-0849

#### MAILING ADDRESS

4700 Wouth Highland Drive, Suite B, Millcreek, UT 84117

#### EMAIL

[john@magnushm.com](mailto:john@magnushm.com)

#### APPLICANT'S INTEREST IN PROPERTY (\*owner's consent required)

☐ Owner ☐ Architect\* ☐ Contractor\* ☒ Other\*

#### IF OTHER, PLEASE LIST

Ground lease tenant of the subject property

#### NAME OF PROPERTY OWNER (if different from applicant)

Romney Farr Properties, Inc. - Paula Farr

#### PHONE

[REDACTED]

#### MAILING ADDRESS

[REDACTED]

#### EMAIL

[REDACTED]

## OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

TYPE OF AMENDMENT ☐ General Plan Text ☒ Land Use Map

**DISCLAIMER:** PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.



## ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

### NAME OF APPLICANT

John Potter

### EMAIL

john@magnushm.com

### MAILING ADDRESS

4700 Wouth Highland Drive, Suite B, Millcreek, UT 84117


### PHONE

801-550-0849

### APPLICATION TYPE

Amend General Plan to Business District Mixed Use-Town Ctr.

### SIGNATURE



### DATE

6/9/25

## LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

**Affirmation of sufficient interest:** I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

### LEGAL DESCRIPTION OF SUBJECT PROPERTY

See Attached

### NAME OF OWNER

Romney Farr Properties, Inc. - Paula Farr

### EMAIL



### MAILING ADDRESS



### SIGNATURE



### DATE

6-16-25

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

**DISCLAIMER:** BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.



# SUBMITTAL REQUIREMENTS

1

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK	STAFF	REQUIREMENTS
<input checked="" type="checkbox"/>		A statement declaring the purpose and justification for the proposed amendment.
<input checked="" type="checkbox"/>		A written description of the proposed modification to the general plan, including any changes to the future land use map, future land use designation, or description of scale and density/ intensity of the proposed change. Any proposed amendment to the text of the plan shall include the exact proposed text & changes that are proposed in a strike and underline format.
<input checked="" type="checkbox"/>		If the request is specific to a property, please list the parcel numbers and a map that shows the current use of the subject property and adjacent properties.
<input checked="" type="checkbox"/>		A written general description of any future development that is planned for the property including the anticipated use, density, scale of development, timing of development, the anticipated impact to existing land uses and occupants of the land subject to the proposal, and any additional land use petitions that may be anticipated to develop the site. Visual renderings and basic site plans may be provided by the applicant.
		COMMUNITY BENEFIT ( <a href="#">19.06.070.C</a> )
<input checked="" type="checkbox"/>		A written description regarding the proposed community benefit(s) associated with the amendment. The description shall adequately describe the necessary details to demonstrate that the proposed community benefit is roughly proportionate to the potential increase in development right if the proposed amendment were to be adopted. See <a href="#">19.06.070.C</a> for a list of community benefits that can be proposed.
		DATA COLLECTION ( <a href="#">19.06.040</a> )
		<b>DISCLAIMER:</b> FILL OUT THE REQUIRED DATA COLLECTION INFORMATION BELOW BY USING THIS <a href="#">LINK</a> . DO NOT UPLOAD THIS INFORMATION TO THE CITIZENS ACCESS PORTAL. <a href="https://bit.ly/slcplanning-datacollection">https://bit.ly/slcplanning-datacollection</a>
<input checked="" type="checkbox"/>		<b>For residential properties, the following information must be provided:</b> <ul style="list-style-type: none"> <li>• The current or prior number of dwellings;</li> <li>• Square footage and number of bedrooms for each dwelling unit;</li> <li>• The current cost of rent and the cost of rent for the previous 36 months;</li> <li>• The total number of people residing on the property.</li> </ul>
<input checked="" type="checkbox"/>		<b>For nonresidential properties, the following information must be provided:</b> <ul style="list-style-type: none"> <li>• Details on the nature of the existing and prior use;</li> <li>• Square footage of the leasable area;</li> <li>• Detailed list of current or prior occupants;</li> <li>• The current cost to lease and the cost to lease for the previous 36 months.</li> </ul>

## INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS **DISCLAIMER:** I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.



# Sugar House Hotel General Plan Amendment Request

Per SLC code: 21A.50.050

The Sugar House Hotel project located at 2111 South 1300 East, Salt Lake City (A.P.N.: 16-20-230-001 & 16-20-230-003) requests a General Plan Amendment change to the General Plan for the subject property from Mixed Use – Low Intensity (MULI) to Business District Mixed Use – Town Center Scale (BDMU-TC). Our proposed project which we plan to develop pursuant to BDMU-TC is consistent with and Master Plan across the street on the west side of 1300 East and is the only private, developable parcel on the east side of 1300 East between 2100 South and I-80 to the south.

The developers of the Sugar House Hotel understand that there is pending zoning changes which, if adopted, will affect available zoning for the subject property. The proposed development is intended to be compatible with the goals of the contemplated MU11 zoning, conforming to the requirements for height, setback, sidewalk, landscaping, parking, etc. Sugar House Hotel responses and comments for each point are listed in [Blue](#) following each item.

## A. CONSIDERATION FACTORS FOR GENERAL PLAN AMENDMENTS

In reviewing a proposal to modify the general plan, the planning commission and city council should consider, but are not limited to, the following factors:

1. Whether the proposal is consistent with citywide policies.

[Yes, we believe the project is consistent with citywide policies as Items 2 - 11 address.](#)

2. Whether the proposal is consistent with the goals, policies, or implementation actions of the general plan, including applicable element plans.

[Sugar House Hotel is a "pedestrian first", "vibrant character", "mixed-use" \(Sugar House Master Plan \[hereinafter "SHMP"\], pg. 1 scope and goals\) project is complimentary to the Business District – Mixed Use designation on the west side of 1300 East. The project will include streetside amenities to a walkable community from the front door of the park to the surrounding uses.](#)

3. Whether significant change has occurred that warrants the creation of a new plan or an update to an adopted plan.

[Our project changes the use of the subject property brings increased and various amenities in close proximity to the Sugar House Park by changing the prior use of a sit-down restaurant to an upscale hotel with a restaurant, event venue and retail space which are not only desirable for the Sugar House community, but is perfectly aligned with both the Master Plan designation of BDMU-TC applied on the west side of 1300 East and the pending MU-11 zoning which will be replace the SHBD1 zoning currently existing on the west side of 1300 East.](#)

4. Whether the goals, policies, or implementation actions of the plan to be amended have been achieved, are no longer relevant to or capable of addressing the current issues or needs of the neighborhood or the city, or are no longer aligned with policies in citywide plans.

The proposed amendment will implement and extend the updated BDMU-TC designation to the east side of 1300 East and be complimentary to the same master plan designation on the west side of 1300 East providing an attractive bridge from the BDMU-TC to the Sugar House Park.

5. For petitions submitted by a property owner, the extent, effectiveness, and proportionality of the public benefit proposed by the petitioner to the increase in development potential if the proposal were to be adopted by the city council.

The mixed-use hotel and retail building will "promote a walkable community with a transit oriented, mixed-use town center that can support a twenty-four (24) hour population" (SHMP, pg 4). Our hotel use is the 24-hour east anchor of the walkable community and a tie to the park. Additionally, our retail components are walkable and accessible to park users and the city's population.

6. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

Not Applicable – Subject site is vacant with no structures.

7. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

Not Applicable – Subject site is vacant with no structures.

8. The potential impacts to properties in the immediate vicinity of the proposal.

The proposed project is designed to provide services for park visitors and will construct sidewalks providing easier access and landscaping which will be complimentary and tie together the park and the Sugar House Hotel amenities.

9. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property based on the additional development potential of future development.

Initial DRT review indicates that city infrastructure can handle the loads. Water supply is located in 2100 South and appears to have enough pressure to handle all site needs. Storm water and sewer are located in 1300 East and can connect from the southeast corner of the site. Other utilities including power and data needs also appear to be sufficient.

10. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.



The project improves public safety with eyes on the park. The prominent position of the hotel relative to the park will provide increased monitoring by hotel employees of the west end of the park 24 hours a day, 7 days a week, 365 days a year. Employees will be present at all times. Security cameras will also be present.

11. The potential impacts to any other city service, infrastructure, or resource that may be impacted by the increase in development potential that may result from the proposed amendment.

Aside from the impacts discussed above, we are not aware of any adverse impacts.

## **B. COMMUNITY BENEFITS**

Every general plan amendment application must include a proposed community benefit and should demonstrate that the benefit would not otherwise be available without the proposed amendment. The proposed community benefit should be proportional to the increase in development potential should the amendment be adopted. The following are community benefits that could be proposed:

1. Plan: Develop the Sugar House Community to be a sustainable, attractive, harmonious, and pedestrian-oriented community. Project: Hotel works as a connection between Park and business district with a mixed use first floor including food, bike rental, and activities equipment rental.
2. Plan: Maintain, protect, and upgrade Sugar House as a residential community with a vital supporting commercial core. Project: Proposed project provides walkable retail spaces for residents and a hotel, whose guests will utilize the local community as they visit the neighborhood overnight.
3. Plan: Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to preserve the character of the area. Project: The Hotel will match the feel of the MU11, but our location will allow us to be a gateway to the park from other MU11 areas.
4. Plan: Provide the needed infrastructure improvements through public, as well as public/private partnerships. Project: The hotel will work with existing infrastructure. Working with Sugar House Park, we hope to improve the open space surround our project as part of our park/city gateway and integration goals.
5. Plan: Encourage new development that substantially strengthens and unifies the Sugar House Business District focused at the Sugar House Plaza Monument at 2100

South and 1100 East. Project: The Hotel is a boutique project focused on a local experience, including enhancing use of the nearby Plaza Monument.

6. Plan: Improve all modes of mobility including street and trail networks, transit, pedestrian and bicycle movement opportunities, and off-street cooperative parking facilities. Project: All Hotel parking is underground, with a focus on walkability and bike trail connectivity.
7. Plan: Provide pedestrian-scale activities in the Sugar House Business District by providing open space corridors and useful streetscape amenities. Project: The Hotel Streetscape will connect to the park through upgraded hotel plaza and landscape connection
8. Plan: Direct a mixed-land use development pattern within the Sugar House Business District to include medium and high-density housing and necessary neighborhood amenities and facilities. These developments will be compatibly arranged, taking full advantage of future transit stations, Sugar House Park, Fairmont Park, and the proximity to the retail core. Project: The Hotel is focused on a local experience with a strong symbiotic relationship to the Sugar House Park and the neighborhood. Our hotel use satisfies short term housing needs and frees up other housing for long term residents.
9. Plan: Encourage increased intensity, greater diversity of land use, and locally owned businesses in the Sugar House Business District. Project: The Hotel retail, especially the lobby experience and café will have a local focus and product focus. The design of the hotel will feature local relevant custom designs and will be operated locally. The area is underserved by hotels so the additional rooms will add to diversity of land use.
10. Plan: Support small locally owned neighborhood businesses to operate harmoniously within residential areas. Project: The Hotel is all about a local experience in its design, operations, and services to and within the community.



**UNANIMOUS WRITTEN CONSENT OF THE  
SOLE SHAREHOLDER AND SOLE DIRECTOR  
OF ROMNEY FARR PROPERTIES, INC.**

June 16, 2025

Pursuant to and in accordance with the provisions of Sections 16-10a-704 and 16-10a-821 of the Utah Revised Business Corporation Act, as amended and supplemented (the "Act"), the undersigned, constituting the sole and all of the shareholders (the "Shareholder") and constituting the sole and all of the directors (the "Director") of ROMNEY FARR PROPERTIES, INC., a Utah corporation (the "Corporation"), waiving any and all notice to which she may be entitled, does hereby take the following actions and adopt the following resolution:

The Shareholder and Director hereby adopts the following resolution:

Regarding the General Plan Amendment of John Potter, dated June 9, 2025:

RESOLVED, that ROMNEY FARR PROPERTIES, INC., agrees to and consents to the General Plan Amendment Application being filed by John Potter, to amend the current General Plan on the property located at 2111 So. 1300 East, Salt Lake City, Utah 84106, from Mixed Use Low Density to Business District Mixed Use – Town Center Scale, as part of the Sugar House Hotel development by Sugar House Hotel, LLC.


The undersigned expressly understand that this Unanimous Written Consent is in lieu of a special meeting of the Shareholders of the Corporation and has the same legal effect as the unanimous vote of the Shareholders of the Corporation at a duly called, convened, and held meeting of the same.

The undersigned expressly understand that this Unanimous Written Consent is in lieu of a special meeting of the Directors of the Corporation and has the same legal effect as the unanimous vote of the Directors of the Corporation at a duly called, convened, and held meeting of the same.


IN WITNESS WHEREOF, the Shareholder of the Corporation has signed this Unanimous Written Consent as of the \_\_ day of June, 2025.

IN WITNESS WHEREOF, the undersigned Director of the Corporation has executed this Unanimous Written Consent as of the day and year first above written.

**SHAREHOLDER:**

  
Paula Romney Farr

**DIRECTOR:**

  
Paula Romney Farr



# PLANNING PROCESS //

## ZONING AMENDMENT

### ABOUT THE APPLICATION

Thank you for your interest in submitting a Zoning Amendment application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

**We highly encourage you to work with our Planning staff prior to submitting an application.** For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at [zoning@slcgov.com](mailto:zoning@slcgov.com) or give us a call at 801.535.7757.



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TEL 801-535-7757





### PURPOSE & INTENT OF THE PROCESS

An amendment may be initiated to modify the text of the Zoning Ordinance or to change the designations or boundaries of the Zoning Map. The amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

### WHO CAN INITIATE AN AMENDMENT?

Applications for amendments may be initiated by the Mayor, the City Council, the Planning Commission, the Owner of the property included in the application, or the Property Owner's Authorized Agent.

### CONSIDERATION FACTORS FOR AMENDMENTS (21A.50.050)

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard.

#### A. In making its decision concerning a proposed text amendment, the City Council should consider the following factors:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.
5. The impact that the proposed text amendment may have on city resources necessary to carry out the provisions and processes required by this title.
6. The impact that the proposed text amendment may have on other properties that would be subject to the proposal and properties adjacent to subject properties.
7. The community benefits that would result from the proposed text amendment, 21A.50.050.C.

#### B. In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The potential impacts on the City to provide safe drinking water, storm water, and sewer to the property and other properties based on the additional development potential of future development including any impact that may result in exceeding existing or planned capacities that may be located further away from the subject property.





6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements.
7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle.
8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.
9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
11. The community benefits that would result from the proposed map amendment, as identified in 21A.50.050.C.

### COMMUNITY BENEFIT (21A.50.050.C)

Every zoning text and zoning map amendment application must include a proposed community benefit and should demonstrate that the benefit would not otherwise be available without the proposed amendment. The proposed community benefit should be proportional to the increase in development potential should the amendment be adopted. The following are community benefits that could be proposed:



- **Housing:** Provision of affordable or family-sized housing.
- **Dedication of Publicly Accessible Open Space:** Dedication of open spaces accessible to the public.
- **Preservation of Critical Lands:** Conservation or restoration of critical lands such as wetlands, river corridors, or wildlife habitats.
- **Historic Building Preservation:** Safeguarding historic structures not already protected against demolition.
- **Support for Local Businesses:** Inclusion of space for small businesses or charitable organizations within a development.
- **Expansion of Public Infrastructure:** Enhancement of public infrastructure beyond what's necessary for future development.

**Any community benefit that is required as a condition of approval of the amendment(s) would be secured through a Development Agreement.**



### TENANT DISPLACEMENT OBLIGATIONS (21A.50.050.D.4)

If a proposal is expected to involve the demolition of any residential unit, the City Council may require the petitioner to provide relocation assistance to the current tenant(s). It is the responsibility of the applicant or property owner to ensure compliance with this requirement and provide proof that the obligation has been satisfied. The applicant can submit the evidence along with their application, or it may be required as a condition for approval determined by the City Council. All payments should be received by the tenant 24 hours in advance of leaving the unit to be demolished.

#### Relocation assistance includes the following:

- Moving expenses based on a reasonable estimate provided by the tenant, up to a maximum of \$1,500.
- Application fees for the replacement housing.
- The deposit that the displaced tenant would have to pay to secure replacement housing.
- Rental assistance payment based on the difference, if any, between the cost of the monthly rent of the demolished housing and a comparable unit. The rental payment total amount paid shall not be more than \$7,200.

**DISCLAIMER:** IF A HOUSING UNIT IS DEMOLISHED OR NEGLECTED TO THE POINT OF BEING UNINHABITABLE AT ANY TIME DURING THE FIVE YEARS PRIOR TO A PETITION FOR A ZONING AMENDMENT BEING SUBMITTED OR IS PLACED ON THE CITY'S BOARDED BUILDING INVENTORY, THE CITY COUNCIL MAY REQUIRE THIS SECTION TO APPLY TO TENANTS THAT WERE DISPLACED BY THE DEMOLITION OR REQUIRE THE TENANT RELOCATION AMOUNT TO BE PAID TO THE CITY FOR THE PURPOSE OF OTHER TENANT RELOCATION ASSISTANCE.

### DEMOLISHED UNIT REPLACEMENT (21A.50.050.E)

The future development may be required to replace the demolished housing unit within the new development. The replacement housing unit should have the same number of bedrooms as the demolished unit. In addition, the applicant shall propose one of the options listed below:

- a. The replacement unit shall be rented at the same amount as the demolished unit with no more than a 3% annual increase on the rental rate for a period of 20 years.
- b. The applicant may propose a payment to the city in lieu of the rental restriction on the new unit to go toward the city's housing fund to offset the loss of affordable housing. The payment shall be equal to the monthly rent of the unit prior to demolition multiplied by the number of months between the time the unit is vacated prior to demolition until a Certificate of Occupancy for the replacement dwelling is issued.

### CONSULTATION

If you have questions regarding the Zoning Amendment regulations or process, please contact the Salt Lake City Planning Counter staff at [zoning@slcgov.com](mailto:zoning@slcgov.com) or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

**Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.**

# PROCESS TIMELINE

## TIME FRAME

🕒 6 - 12 MONTHS

- APPLICANT
- STAFF



1

### APPLICATION RECEIVED

*Application submitted and pre-screened to ensure submittal requirements are met and fees are paid.*



2

### PLANNER ASSIGNED

*Application reviewed by Planner to ensure complete documentation (if incomplete, the applicant will be provided a list of missing info to submit).*

🕒 14 days



4

### APPLICATION MODIFICATIONS

*Modifications based on public input & City Department review comments (if needed, applicant must submit updates). Minor issues will be conditions of approval. **Note:** Significant issues may cause additional delays.*

🕒 45 days



3

### PUBLIC NOTICE

*Public notices sent to nearby neighbors, property owners and Community Councils (when required by ordinance). Application routed to City Departments for review.*



5

### PUBLIC ENGAGEMENT

*Open House and/or Community Council presentation held. **Note:** The Planning Director has the discretion to extend the public engagement period, including additional public hearings on complex proposals.*



6

### PLANNING COMMISSION

*Public hearing scheduled, notices sent, staff report produced, and commission recommendation made.*

🕒 21 days



8

### CITY COUNCIL PROCESS

*City Council holds a briefing with staff during work session. Public hearing and action follows. Timeline determined by City Council office. [www.slc.gov/council](http://www.slc.gov/council)*

🕒 21 days



7

### TRANSMITTAL OF COMMUNITY AND NEIGHBORHOODS (CAN)

*Commission minute approval and public record are assembled by staff. After review, the package is transmitted to City Council.*

**DISCLAIMER:** APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.



# ZONING AMENDMENT

## IMPORTANT INFORMATION



### CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at [zoning@slcgov.com](mailto:zoning@slcgov.com).



### SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



### REQUIRED FEES

- **Map Amd:** \$1,262 filing fee, plus \$121 per acre (in excess of 1 ac).
- **Text Amd:** \$1,262 filing fee.
- Additional required notice fees assessed after submission.

## APPLICANT INFORMATION

### PROJECT NAME (OPTIONAL)

Sugar House Hotel

### ADDRESS OF SUBJECT PROPERTY

2111 South 1300 East, Salt Lake City, UT 84106

### REQUEST

Zone Change to Mixed Use 11 (MU11)

### NAME OF APPLICANT

John Potter

### MAILING ADDRESS

4700 South Highland Drive Suite B, Millcreek, UT 84117

### APPLICANT'S INTEREST IN PROPERTY (\*owner's consent required)

Owner Architect\* Contractor\* ☒ Other\*

### NAME OF PROPERTY OWNER (if different from applicant)

Romney Farr Properties, Inc. - Paula Romney Farr

### MAILING ADDRESS

### PHONE

801-550-0849

### EMAIL

[john@magnushm.com](mailto:john@magnushm.com)

### IF OTHER, PLEASE LIST

Ground lease tenant of the subject property

### PHONE

[REDACTED]

### EMAIL

[REDACTED]

## OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

**DISCLAIMER:** PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

## ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

### NAME OF APPLICANT

John Potter

### EMAIL

john@magnushm.com

### MAILING ADDRESS

4700 South Highland Drive Suite B, Millcreek, UT 84117

### PHONE

801-550-0849

### APPLICATION TYPE

Zoning Amendment to MU11

### SIGNATURE

*John Potter*

### DATE

6/9/25

## LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

**Affirmation of sufficient interest:** I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

### LEGAL DESCRIPTION OF SUBJECT PROPERTY

### NAME OF OWNER

Romney Farr Properties, Inc. - Paula Romney Farr

### EMAIL

[REDACTED]

### MAILING ADDRESS

[REDACTED]

### SIGNATURE

[REDACTED]

### DATE

6-16-25

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

**DISCLAIMER:** BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.



# SUBMITTAL REQUIREMENTS

1

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK

STAFF

## REQUIREMENTS (21A.50)



A statement declaring the purpose and justification for the proposed amendment.



A written general description of any future development that is planned for the property including the anticipated use, density, scale of development, timing of development, the anticipated impact to existing land uses and occupants of the land subject to the proposal, and any additional land use petitions that may be anticipated to develop the site. Visual renderings and basic site plans may be provided by the applicant.



Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed and a map that shows the current use of the subject property and adjacent properties.



Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed. Text that is proposed to be added shall be underlined and text that is proposed to be deleted shall be shown with a strikethrough line.

## COMMUNITY BENEFIT (21A.50.050.C)



A written description regarding the proposed community benefit(s) associated with the amendment. The description shall adequately describe the necessary details to demonstrate that the proposed community benefit is roughly proportionate to the potential increase in development right if the proposed amendment were to be adopted. See 21A.50.050.C for a list of community benefits that can be proposed.

## DATA COLLECTION (21A.50.040.A)

**DISCLAIMER:** FILL OUT THE REQUIRED DATA COLLECTION INFORMATION BELOW BY USING THIS [LINK](https://bit.ly/slcplanning-datacollection). DO NOT UPLOAD THIS INFORMATION TO THE CITIZENS ACCESS PORTAL. <https://bit.ly/slcplanning-datacollection>



**For residential properties, the following information must be provided:**

- The current or prior number of dwellings;
- Square footage and number of bedrooms for each dwelling unit;
- The current cost of rent and the cost of rent for the previous 36 months;
- The total number of people residing on the property.



**For nonresidential properties, the following information must be provided:**

- Details on the nature of the existing and prior use;
- Square footage of the leasable area;
- Detailed list of current or prior occupants;
- The current cost to lease and the cost to lease for the previous 36 months.

## INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

**DISCLAIMER:** I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.

## **Sugar House Hotel Zoning Amendment Request**

Per SLC code: 21A.50.050

The Sugar House Hotel project located at 2111 South 1300 East Salt Lake City (A.P.N.: 16-20-230-001 & 16-20-230-003) requests a Zoning change to Mixed Use 11(MU11), given the adoption of MU11 seems imminent. Our proposed project which we plan to develop pursuant to MU11 is consistent with and complimentary to the MU11 zoning across the street on the west side of 1300 East. Furthermore, we plan to utilize the Design Review process working with the planning department and planning commission. We are hopeful that the combination of our requested zoning and the Design Review process will approve a non-high-rise 7 story above ground building only up to a height of 95 feet. The zero setback, sidewalk sizes, and tree landscaping requirements for MU11 will be met. However, we hereby request a waiver of the step back requirements up to the 95' height. Additionally, given our unique location, our project will serve as the unofficial entrance to the Sugar House neighborhood, with its proximity to 1300 East and I-80 and as a bridge between the city and the park. As such, we also request that through the Design Review process our project be granted a variance to standard city/zoning signage that recognizes that entrance and gateway element of our project.

Our development of the Sugar House Hotel anticipates the pending MU11 zoning changes will be adopted. Accordingly, we are requesting the MU11 zoning apply to this property. The terms of the proposed Design Review standards are planned to bring compatibility with the goals of the contemplated MU11 zoning, should they occur similar to the drafted version, to closely match those future zoning requirements for height and setback and. See the standard for general amendments listed below. Sugar House Hotel responses and comments for each point are listed in [Blue](#) following each item.

21A.50.050: STANDARDS FOR GENERAL AMENDMENTS:

**A. Decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.**

[Items 1 through 7 for planning commission consideration are noted.](#)

**B. In making a decision to amend the zoning map, the city council should consider the following:**

1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;



Sugar House Hotel is a "pedestrian first", "vibrant character", "mixed-use" (Sugar House Master Plan [hereinafter "SHMP"], pg .1 scope and goals) project and is complimentary to the CSHBD1 zone on the west side of 1300 East. It will meet the MU11 requirements for setback, sidewalk, and landscape requirements. The project will include the 10' sidewalks, trees on the street, and mixed-use streetside amenities to a walkable community from the front door of the park to the surrounding uses.

2. Whether a proposed map amendment furthers the applicable purpose statements of the zoning ordinance;

The mixed-use hotel and retail building will "promote a walkable community with a transit oriented, mixed-use town center that can support a twenty-four (24) hour population" (SHMP, pg 4). Our hotel use is the 24-hour east anchor of the walkable community and a tie to the park. Additionally, our retail components are walkable and accessible to park users and the city's population.

3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property;

The change in zoning allows this project to form a symbiotic relationship with Sugar House Park. It brings retail and restaurant amenities that park patrons are encouraged to use, as well as hotel patrons enjoying the park. Our project, at 7 stories above ground, is of similar height to buildings west of the site. The project includes improvement in access to the park with new sidewalks and plantings. The Sugar House Hotel project is working with the Park Authority to make these improvements.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and

The proposed amendment will implement MU11 on the east side of 1300 East and be complimentary to the MU11 zoning on the west side of 1300 East. There are no overlay districts for this property.

5. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property and other properties based on the additional development potential of future development including any impact that may result in exceeding existing or planned capacities that may be located further away from the subject property.

Initial DRT review indicates that city infrastructure can handle the loads. Water supply is located in 2100 South and appears to have enough pressure to handle all site needs. Storm

water and sewer are located in 1300 East and can connect from the southeast corner of the site. Other utilities including power and data needs also appear to be sufficient.

6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements.

"The community envisions an experience where a pedestrian can walk from Sugar House Park to Fairmont Park, utilizing paths and sidewalks to shop, recreate, or just relax" (SHMP, pg 4). The Sugar House Hotel is the anchor to this vision. It provides its own parking directly adjacent to the park with amenities and improvements consistent with the MU11 requirements, especially walkable streetscapes. Our traffic study shows that our proposed project has a minimum impact on existing traffic through the adjacent intersection. The project will reduce the number of curb cuts from 3 to 2, and the remaining curb cuts are placed as far as possible from the traffic signal, further than the existing curb cuts.

Additionally, through our bike rental program area from our lobby, we can actively encourage bike from the hotel to the park or nearby destinations, farther reducing use of cars and street infrastructure from our guests and park users.

7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle.

The project is symbiotic with Sugar House Park. It is anticipated that hotel patrons will use the park facilities and park patrons will use the hotel facilities. This includes use of the restaurant, rented banquet hall, lobby café, outdoor activities rental equipment, bicycle rental, and third-party retail shops/dining. All of these different uses are very walkable from each other and our project.

8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.

The project improves public safety with eyes on the park. The prominent position of the hotel relative to the park will provide increased monitoring by hotel employees of the west end of the park 24 hours a day, 7 days a week, 365 days a year. Employees will be present at all times. Security cameras will also be present.

9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

Site is currently empty.



10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

Site is currently empty.

11. The community benefits that would result from the proposed map amendment, as identified in Section 21A.50.050.C.

See C.1, C.2, and C.3 below

**C. Community Benefit.** Each petition for a zoning amendment that is initiated by a private property owner shall identify a community benefit(s) provided by the proposal that would not otherwise be provided without the amendment as provided for in this section.

**1. The proposed community benefit(s) shall be within any of the following categories:**

- a. Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase;

This hotel project supplies the transient need for short-term housing in this 24 hour mixed-use zone. It competes with and outperforms the short-term housing rental that can overpower nearby neighborhoods when homes are used for short term rentals instead.

- b. Providing commercial space for local businesses or charitable organizations;

- The proposed development provides commercial/retail space for local businesses on the ground floor, facing both the street/sidewalk and Sugar House Park.

- The active commercial/retail space occupies approximately 30% of the space on the ground floor while the remainder is for hotel functions. The hotel-operated Cafe space will be local-product focused as we expect guests staying at the hotel to be looking for a local experience.

- c. Providing a dedication of public open space;

- While no new open space is provided on the site of the parcel, the proposed development is working with the Sugar House Park Authority to enhance the relationship between the site and the park. Landscaping improvements and access between the site and the park are integrated into the project design. We also hope

to be able to feature local artists in key part of our site, including the circle near the drop off between the hotel and the park.

- d. Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands;
  - The project team is aware of the adjacent earthen dam and the important role it plays in flood control. The necessary easements for accessing the earthen dam are provided on the south side of the site.
  - The design mitigates impact between the hotel and the adjacent properties and uses with a concrete wall that will be constructed below grade for the underground parking.
- e. Preserving historic structures not otherwise protected;  
No historical features on site.
- f. Expanding public infrastructure that expands capacity for future development.
  - As part of the building and site design, updates and improvements will be made to the sidewalk and streetscape, with 10-foot-wide sidewalks and appropriately spaced street trees. The wider sidewalks will support better pedestrian flow.
  - No upgrades to utilities are anticipated or required as part of the project.

**2. The proposed community benefit may be evaluated based on the following, if applicable:**

- a. For proposals that are intended to increase the housing supply, the level of affordability of the additional density that may be allowed if the proposal were to be adopted;  
Hotel provides transient housing needs allowing for greater restriction on short-term rental housing.
- b. The percentage of space allocated to commercial use compared to the total ground floor area that could be developed on the site;  
Ground floor is 30% commercial uses with support space for both hotel and retail needs. Public use lobby space is an additional 10%. While the ground floor contains drop off area and loading spaces, 100% of parking is below ground.



- c. The size of the public open space compared to the total developable area of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;

As noted above no dedicated public open space is included in the project. Our property will contain an entry plaza, just under 20% of the site, including works by local artists. The vehicle entry plaza is the connection between hotel amenities and the park. The project does not intend to have a fence or barrier between the park and hotel.

- d. The relative size and environmental value of any land that is to be dedicated;

As stated previously no dedication is planned. The project will include access and landscaping improvements to the park within its scope of work.

- e. The historic significance of the structures proposed to be preserved;

No historical features on site.

- f. The amount of development that could be accommodated due to the increase in public infrastructure capacity compared to the general need for the area;

No increase in public infrastructure capacity is anticipated or required.

- g. The input received related to the community benefit during the 45-day engagement period;

Pending

- h. Policies in the general plan that support the proposed community benefit.

Key points and policies in the Sugar House Master Plan that support the proposed community benefit include the following Community Development Objectives:

- Plan: Develop the Sugar House Community to be a sustainable, attractive, harmonious, and pedestrian-oriented community. Project: Hotel works as a connection between Park and business district with a mixed use first floor including food, bike rental, and activities equipment rental.

- Plan: Maintain, protect, and upgrade Sugar House as a residential community with a vital supporting commercial core. Project: Proposed project provides walkable retail spaces for residents and a hotel, whose guests will utilize the local community as they visit the neighborhood overnight.

- Plan: Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to preserve the character of the area. Project: The Hotel will match the feel of the surrounding MU11 but our location will allow us to be a gateway to the park from other MU11 areas.
- Plan: Provide the needed infrastructure improvements through public, as well as public/private partnerships. Project: The hotel will work with existing infrastructure. Working with Sugar House Park, we hope to improve the open space surround our project as part of our park/city gateway and integration goals.
- Plan: Encourage new development that substantially strengthens and unifies the Sugar House Business District focused at the Sugar House Plaza Monument at 2100 South and 1100 East. Project: The Hotel is a boutique project focused on a local experience, including enhancing use of the nearby Plaza Monument.
- Plan: Improve all modes of mobility including street and trail networks, transit, pedestrian and bicycle movement opportunities, and off-street cooperative parking facilities. Project: All Hotel parking is underground, with a focus on walkability and bike trail connectivity.
- Plan: Provide pedestrian-scale activities in the Sugar House Business District by providing open space corridors and useful streetscape amenities. Project: The Hotel Streetscape will connect to the park through upgraded hotel plaza and landscape connection
- Plan: Direct a mixed-land use development pattern within the Sugar House Business District to include medium and high-density housing and necessary neighborhood amenities and facilities. These developments will be compatibly arranged, taking full advantage of future transit stations, Sugar House Park, Fairmont Park, and the proximity to the retail core. Project: The Hotel is focused on a local experience with a strong symbiotic relationship to the Sugar House Park and the neighborhood. Our hotel use satisfies short term housing needs and frees up other housing for long term residents.
- Plan: Encourage increased intensity, greater diversity of land use, and locally owned businesses in the Sugar House Business District. Project: The Hotel retail, especially the lobby experience and café will have a local focus and product focus. The design of the hotel will feature local relevant custom designs and will be



operated locally. The area is underserved by hotels so the additional rooms will add to diversity of land use.

- Plan: Support small locally owned neighborhood businesses to operate harmoniously within residential areas. Project: The Hotel is all about a local experience in its design, operations, and services to and within the community.

**3. The community benefit shall be subject to public input as part of the required 45-day public input period.**

- Community benefits discussed at these meetings include:
  - o the provision of the retail/commercial space for local businesses;
  - o the restaurant and dining options available as part of the project; and
  - o the ability to rent meeting rooms for community needs;
- The project will provide local jobs as well.
- Community organizations have expressed interest in the potential of leasing the upper floor banquet space for high school events, such as a school dance, or weddings, etc.
- Friends and Family of local residents have space for hotel use.

**4. The planning commission may make a recommendation to the city council regarding accepting the proposed public benefit.**

**5. The city council has final authority regarding requiring a public benefit. The city council may accept the proposed public benefit, modify the benefit, require a different public benefit, or waive the public benefit based on the merits of the proposal.**

**6. Any future development where a public benefit is required shall be subject to a development agreement to ensure that the agreed upon public benefit is provided prior to a certificate of occupancy being issued for any building within the future development.**

Through the Design Review process, the SHH project will confirm the requirements of the planning department, planning commission, and city council, including, but not limited to, height and step back requirements allowed and signage relative to our neighborhood entrance and gateway location.

**7. A violation of the development agreement that includes not providing the agreed to public benefit shall require the property owner to pay a fine that is equal to the fair market value of the public benefit in the development agreement plus the fines identified in Section 21A.20.040.**

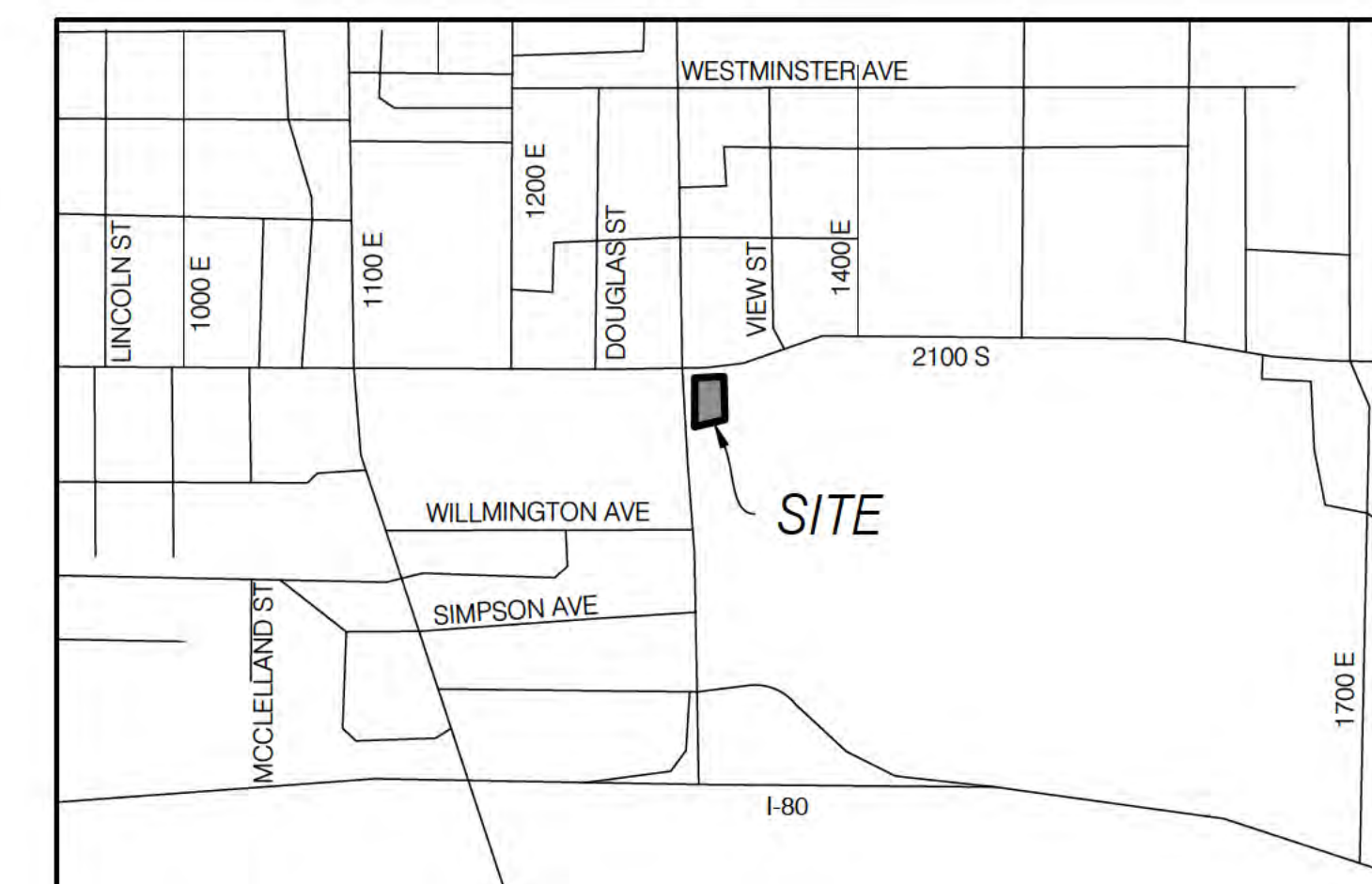
**D,E,F Housing demolition and replacement requirements.**

Site is currently empty.



SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

2111 S 1300 E, SALT LAKE CITY, UT 84106



### VICINITY MAP

N.T.S

OWNER/DEVELOPER:

OWNER/DEVELOPER  
RON WITZEL

SUGAR HOUSE HOTEL, LLC

4700 S HIGHLAND DRIVE, SUITE B MILLCREEK, UT 84117

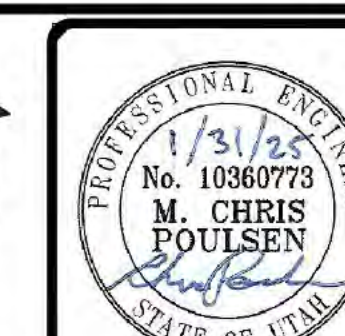
801.860.9644

ron@rdwitzerconstruction.com

## DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.02	SALT LAKE PUBLIC UTILITIES GENERAL NOTES
CDP.01	DEMOLITION PLAN
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES

PRELIMINARY CIVIL PLANS  
NOT FOR CONSTRUCTION



**BENCHMARK  
ENGINEERING &  
LAND SURVEYING**  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
[www.benchmarkcivil.com](http://www.benchmarkcivil.com)

[illegible]

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE



LINETYPES:	
NEW	EXISTING

**CONSTRUCTION NOTES**

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS  
CITY OR COUNTY: SALT LAKE CITY  
WATER UTILITY COMPANY: SALT LAKE CITY PUBLIC UTILITIES  
SEWER: SALT LAKE CITY PUBLIC UTILITIES  
STORM DRAIN/GROUNDWATER: SALT LAKE CITY PUBLIC UTILITIES  
ELECTRICAL: ROCKY MOUNTAIN POWER  
TELEPHONE: CENTURY LINK  
NATURAL GAS: ENBRIDGE GAS UTAH

APPLICABLE STANDARDS: APWA 2017 STANDARDS



**NOTE:**

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS, NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

**CAUTION NOTICE TO CONTRACTORS**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR EXTENSION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

## SYMBOLS:

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT (FOUND)
		STREET MONUMENT (NOT FOUND)
		BRASS CAP MONUMENT
		POWER POLE & OVERHEAD POWER
		LIGHT POLE
		GUY WIRE
		TELEPHONE MANHOLE
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN
		DIRECTION OF DRAINAGE
		WATER MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		IRRIGATION VALVE
		GAS MANHOLE
		TREE
		TRAFFIC VAULT / PULL BOX
		TRAFFIC CABINET
		FIBER OPTIC PULL BOX
		FIBER OPTIC MANHOLE
		FIBER OPTIC CABINET
		FIBER OPTIC RISER
		TRAFFIC SIGNAL

## ABBREVIATIONS

BC	BAR & CAP	PUE	PUBLIC UTILITY EASEMENT
BOW	BOTTOM OF VISIBLE WALL	R	RADIUS OF CURVE
COR	SECTION CORNER	RR	RAILROAD
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CF	CUBIC FEET	RW	RIGHT-OF-WAY
D	DELTA ANGLE	SCD	SEWER CLEANOUT
EG	EXISTING GROUND	SMH	SEWER MANHOLE
EOA	EDGE OF ASPHALT	SD	STORM DRAIN
EOD	EDGE OF CONCRETE	SF	SQUARE FEET
EX	EXISTING	TBC	TOP BACK OF CURB
FFE	FINISH GRADE ELEVATION	TMH	TELEPHONE MANHOLE
FG	FINISHED GRADE	TOA	TOP OF ASPHALT
FH	FIRE HYDRANT	TOC	TOP OF CONCRETE
FL	FLOW LINE	TOF	TOP OF FOOTING
GB	GRADE BREAK	TOE	TOE OF SLOPE
GW	GUY WIRE	TOG	TOP OF GRATE
HW	HEAD WALL	TOP	TOP OF SLOPE
LE	INVERT ELEVATION	TOW	TOP OF WALL
UP	LENGTH OF CURVE	TR	TELEPHONE RISER
L	UP OF CURB	UGP	UNDERGROUND POWER
LF	LINEAR FEET	VPC	VERTICAL POINT OF CURVATURE
LP	LOW POINT	VPI	VERTICAL POINT OF INTERSECTION
MM	MONUMENT TO MONUMENT	VPT	VERTICAL POINT OF TANGENCY
MH	MANHOLE	WM	WATER METER
MON	SURVEY MONUMENT	WV	WATER VALVE
OHP	OVERHEAD POWER		
PVC	POINT OF CURVATURE		
PVI	POINT OF INTERSECTION		
PP	POWER POLE		
PVT	POINT OF TANGENCY		

## GENERAL

- ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.
- CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTRACTS (48 HOURS IN ADVANCE OF S&D MEETING).
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BEGINNING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.
- CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.
- SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.
- THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
- ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION AND STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.
- THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
- THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR REGULAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH REGULAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR COUNTY. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY S&D PERMITS.
- CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONSTRUCTION JOINTS SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.
- IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
- ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED.
- ALL STAIRS AND RAILINGS ARE DESIGNED BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN. S&D STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES, THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT, PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, TULLBORES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
- PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REJULINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

## UTILITIES

- CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.
- ALL UTILITIES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.
- COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.
- ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD.
- ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HOPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
- ALL GAS LINES TO BE HOPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
- ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.
- ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
- NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
- PRIOR TO OPENING AN EXCAVATION EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING, AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
- ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE, INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES FOR THE INSTALLATION OF ALL NEW AND THE REMOVAL, RELOCATION, AND/OR BURIAL OF ALL EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS AND COMMUNICATION LINES. IF THERE IS A CONFLICT WITH AN EXISTING DRY UTILITY THE CONTRACTOR SHALL COORDINATE THE REMOVAL OR RELOCATION OF THE EXISTING UTILITY WITH THE RESPONSIBLE DISTRICT OR AGENCY. ALL WORK FOR DRY UTILITIES SHALL BE COORDINATED WITH AND COMPLETED TO THE STANDARDS AND REQUIREMENTS OF THE RESPONSIBLE DISTRICT OR AGENCY.

## SEWER

- ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.
- ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.
- SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.
- SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 L.F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.
- A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS.
- ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.
- DURING CONSTRUCTION OF THE SIDEWALK, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)
- IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICT OR AGENCY'S LIMITS. STANDARD, NOTED ENGINEER, THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.
- WATER
- WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10" HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE.
- ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
- WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE, CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
- ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL WAVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPEO AROUND GRASSY LINES OR HOPE PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.
- CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PSI RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.
- BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 8" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

## EXISTING UTILITIES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF S&D UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION OR PAKIFICATION, IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENT AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO: SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.
- PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IF WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

## CLEARING AND GRADING

- CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.
- SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILLED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY GSH GEOTECHNICAL, INC.
- SOIL INVESTIGATIONS WERE CONDUCTED BY GSH GEOTECHNICAL, INC FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF SUCH INFORMATION OR EXTRAPOLATION FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK. SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.
- ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE. THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.
- IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
- UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.
- NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.
- THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY GALLOWAY & COMPANY ON 8/16/2024 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.
- FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. REFERENCE GSH GEOTECHNICAL REPORT.
- COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.
- CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.
- GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN, CURBS AND PAVEMENT AREAS WHICH ARE NOT INSTALLED PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

- WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY. PRIOR TO PLACEMENT OF ANY CONCRETE, THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE ELEVATION AND LOCATION OF THE EXISTING HARDSCAPE TIE-INS AS WELL AS THE CROSS SLOPE TO THE CURB AND GUTTER FORMS. PRIOR TO PLACEMENT OF ANY CONCRETE, THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPE OF THE GRADES AND THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PUNCHES WITHOUT THE APPROVAL OF THE ENGINEER.

- SITE WORK SHALL MEET OR EXCEED OWNERS SITE SPECIFICATIONS.
- ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
- ALL DESIGN SLOPES AND TIE-IN SLOPES SHALL CONFORM TO THE FOLLOWING LIMITATIONS. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER FOR REDESIGN IF ANY AREAS EXCEED THE FOLLOWING SLOPES PRIOR TO FORMING, POURING OR PAVING ANY HARDSCAPE.
  - LANDSCAPING SHALL SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 30% IN ANY DIRECTION
  - ASPHALT SHALL SLOPE AT A MINIMUM OF 1% AND MAXIMUM OF 8% IN ANY DIRECTION. SEE 68.6
  - CONCRETE FLOWLINE SHALL SLOPE AT A MINIMUM OF 1% AND MAXIMUM OF 8% IN ANY DIRECTION. SEE 68.6
  - CURBS AND GUTTER SHALL SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM OF 8% IN THE LONGITUDINAL DIRECTION
  - ROADWAY CROSS SLOPES SHALL BE BETWEEN 2% AND 4% OR WITHIN 1% OF THE RESPONSIBLE DISTRICT OR AGENCY'S LIMITS
  - FINISHED GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS FOR A MINIMUM OF 10 FEET WITH THE FOLLOWING SLOPES: LANDSCAPING AT A MINIMUM OF 2%, IMPERVIOUS SURFACES AT A MINIMUM OF 2%
  - ALL ADA COMPLIANCE SHALL MEET CURRENT ADA AND APWA SLOPE REQUIREMENTS.

## DEWATERING

- THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL EXPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENHANCEMENT OF ADJOINING PROPERTIES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN AN UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE HAND PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATE GROUNDWATER LEVEL.
- THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.
- SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.
- THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS OR FORMATION OF "QUICK" CONDITIONS OR "BOILS" DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATO LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS. PREVENT DISTURBANCE OF COMPACTED BACKFILL AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

## SITE SAFETY AND MAINTENANCE

- ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC SWITCH OVER TO THE EMERGENCY GENERATOR WHEN NORMAL POWER FAILS. DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.
- THE CONTRACTOR AGREES THAT:
  - THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
  - THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
  - THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
  - THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
  - THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.
  - UNLESS OTHERWISE NOTED, ALL EXCESS SOILS AND MATERIALS SHALL BE



# 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 - 483-6781  
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727  
PRETREATMENT - 799-4002  
STORM WATER - 483-6721

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 PROVIDE 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 MEET NG 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. DEPENDING ON THE LOCATION OF THE PROJECT, CONTACT THE COUNTY SURVEYOR FOR SECTION CORNER MONUMENTS (801-468-2028) AND/OR THE SALT LAKE CITY SURVEYOR (801-583-7973) FOR SALT LAKE CITY MONUMENTS 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 CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

## 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 UTILITIES 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 SHUTDOWNS

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 UTILITIES (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 UTILITIES (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 TEST 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 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 NG 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 WATERLINE INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C801, 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 BOXES 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 THE SEWER MAIN 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, WIRE 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 STREETLIGHTING 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.

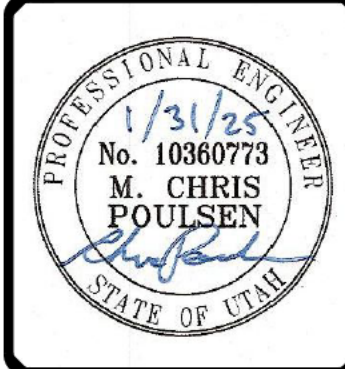
STREETLIGHTS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY

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

PROJECT NO.	2409146
DATE	01/31/2025
CHECKED BY	MCP
DESIGNED BY	GALLOWAY
DRAWN BY	2409146 SITE
SCALE	AS SHOWN
SCALE MEASURES	HIGH ON FULL SIZE SHEETS
ADJUST	ACCOUNTS FOR REDUCED SIZE SHEETS



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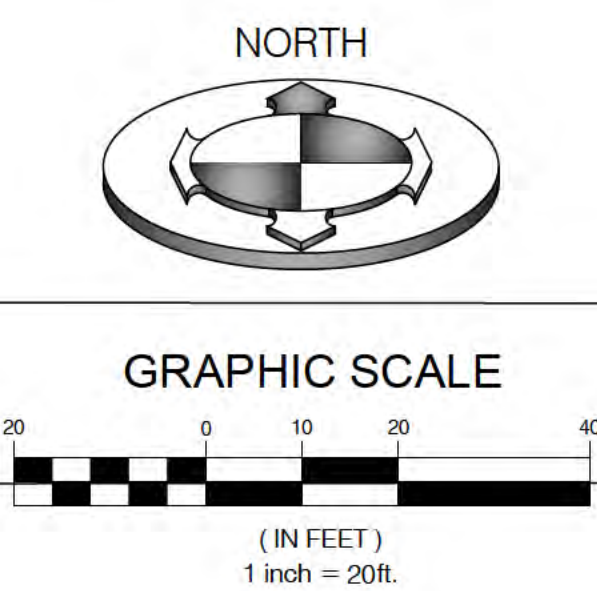
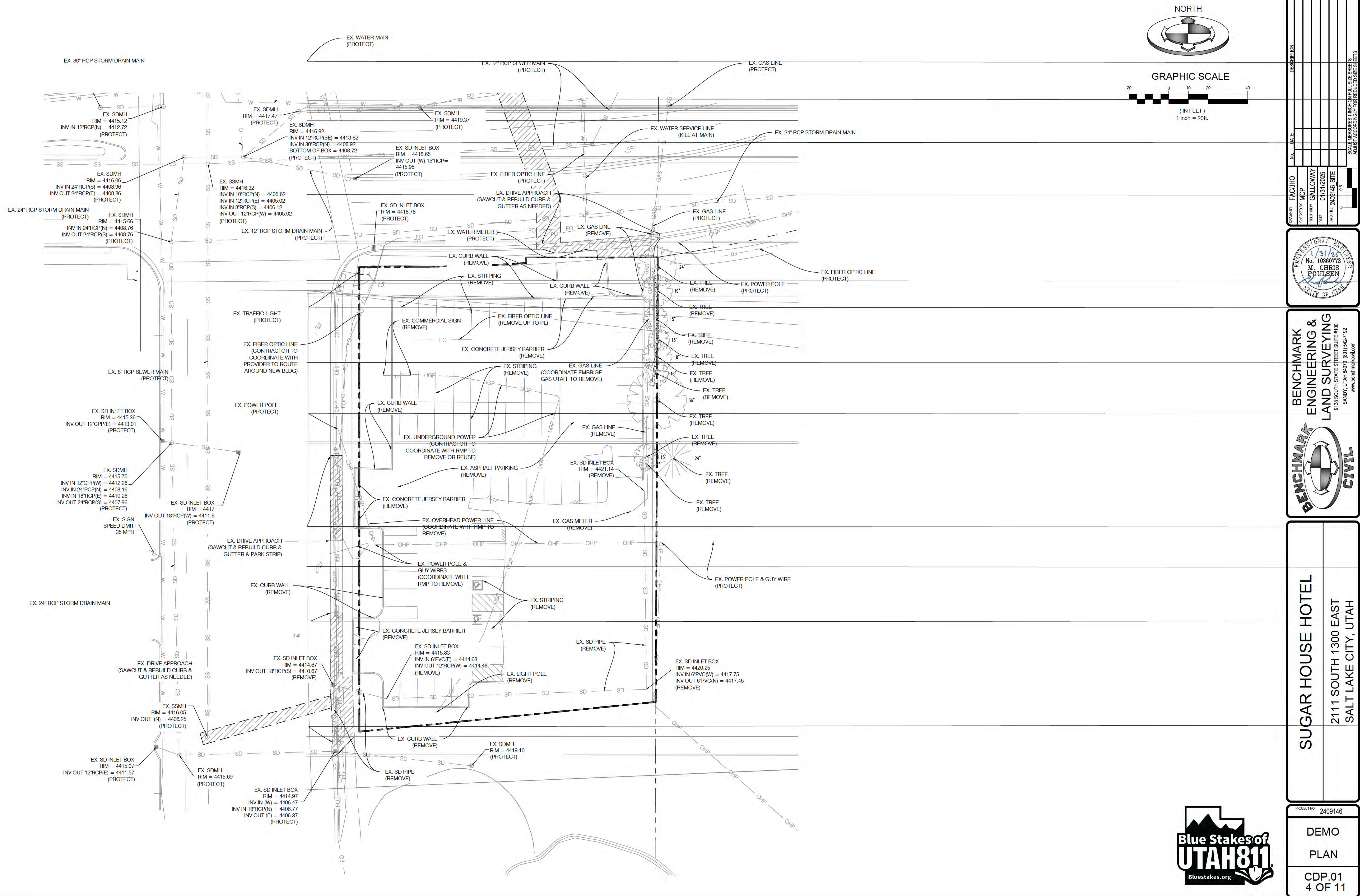
2111 SOUTH 1300 EAST  
SALT LAKE CITY, UTAH

PROJECT NO. 2409146

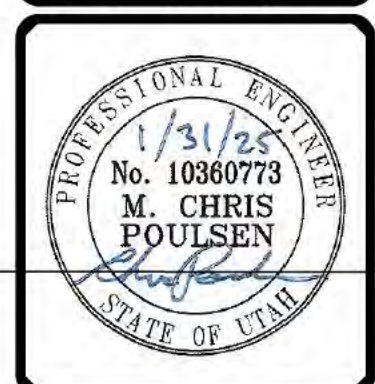
**SALT LAKE CITY GENERAL NOTES**

CGN.02  
3 OF 11





NO.	DESCRIPTION
1	PROJECT NO. 2409146
2	PROJECT NAME
3	PROJECT LOCATION
4	PROJECT DATE
5	PROJECT SCALE
6	PROJECT SHEET NO.
7	PROJECT SHEET TOTAL
8	PROJECT SHEET DESCRIPTION
9	PROJECT SHEET DATE
10	PROJECT SHEET SCALE
11	PROJECT SHEET SHEET NO.
12	PROJECT SHEET SHEET TOTAL
13	PROJECT SHEET SHEET DESCRIPTION
14	PROJECT SHEET SHEET DATE
15	PROJECT SHEET SHEET SCALE
16	PROJECT SHEET SHEET SHEET NO.
17	PROJECT SHEET SHEET SHEET TOTAL
18	PROJECT SHEET SHEET SHEET DESCRIPTION
19	PROJECT SHEET SHEET SHEET DATE
20	PROJECT SHEET SHEET SHEET SCALE



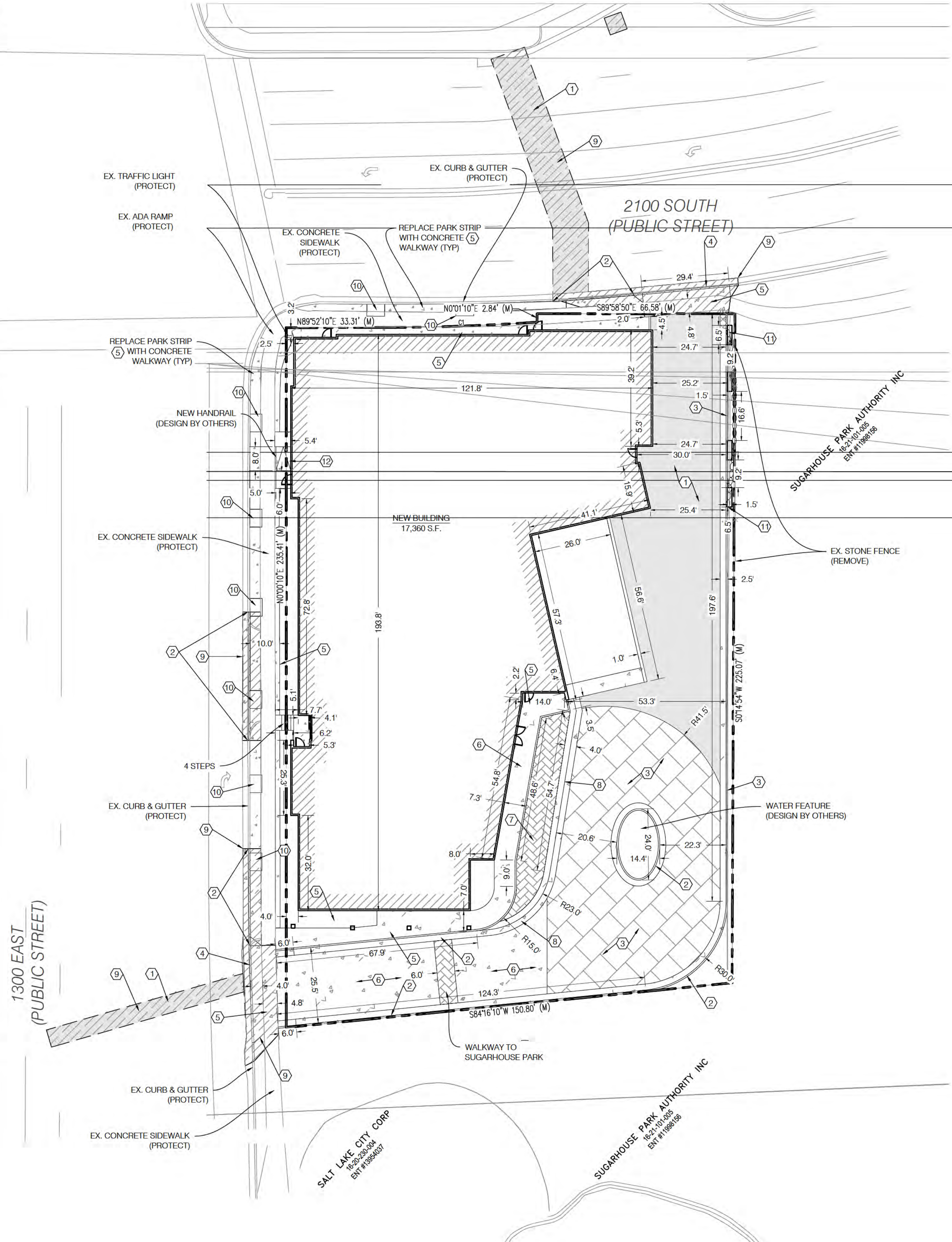
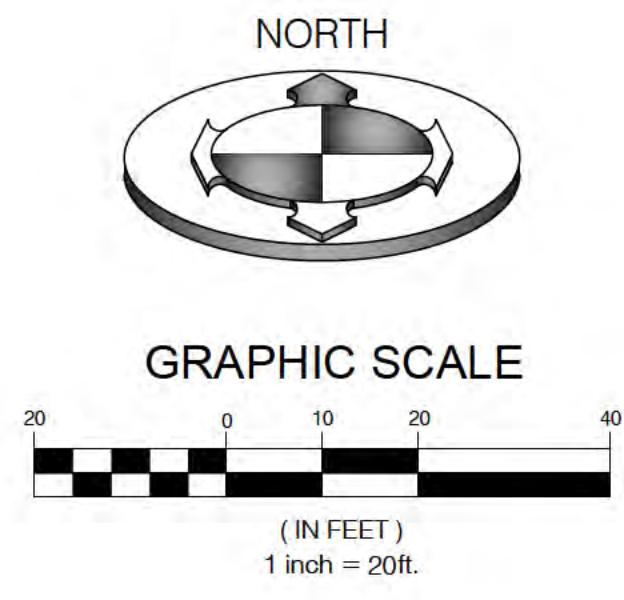
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PROJECT NO. 2409146
DEMO
PLAN
CDP.01 4 OF 11







CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1A/GDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
3	STAMPED CONCRETE PAVEMENT WITH GRANULAR BASE (PER ARCH.)	1B/CDT.01
4	DRIVE APPROACH PER APWA #222	
5	SIDEWALK PER APWA #231	
6	CONCRETE PAVEMENT WITH GRANULAR BASE	1B/CDT.01
7	BRICK PAVERS PER ARCHITECT	
8	4' WATERWAY PER APWA #211	
9	SAWCUT PER SLC STDS*	
10	TREE PLANTER W/ GRATE PER SLC URBAN FORESTRY	
11	ROCK OR BLOCK RETAINING WALL (DESIGN BY OTHERS)	
12	ADA ACCESSIBLE RAMP	1/CDT.02

\*SAWCUT AND REPLACE ASPHALT 1' OFF LIP OF GUTTER WHERE REMOVING CURB & GUTTER

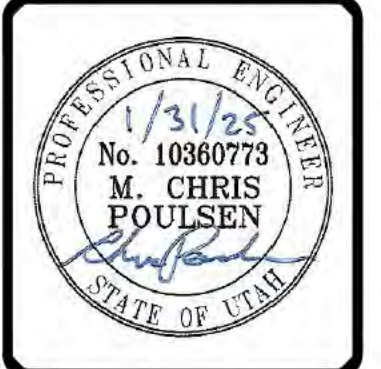
AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	17,360	50.1
HARDSCAPE	15,340	44.3
LANDSCAPE	1,942	5.6
TOTAL	34,642	100.0

NOTE:  
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:  
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH SLC STANDARDS AND SPECIFICATIONS

DESCRIPTION	
NO.	DATE
PROJECT NO.	2409146
DESIGNED BY	ACPC
CHECKED BY	GALLOWAY
DATE	01/31/2025
TITLE	2409146 SITE



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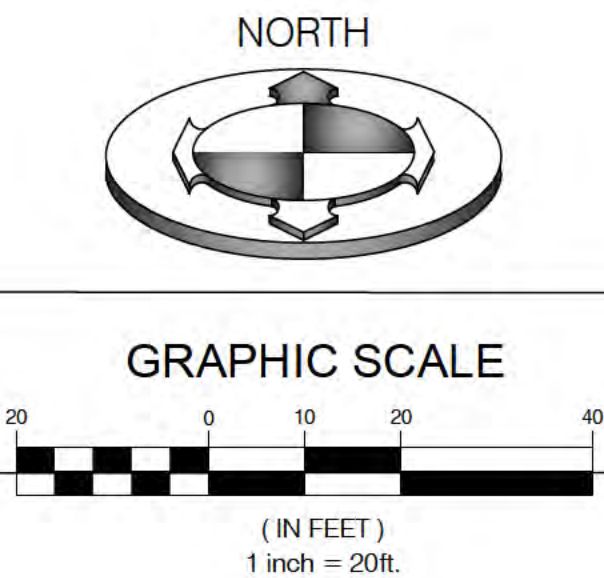
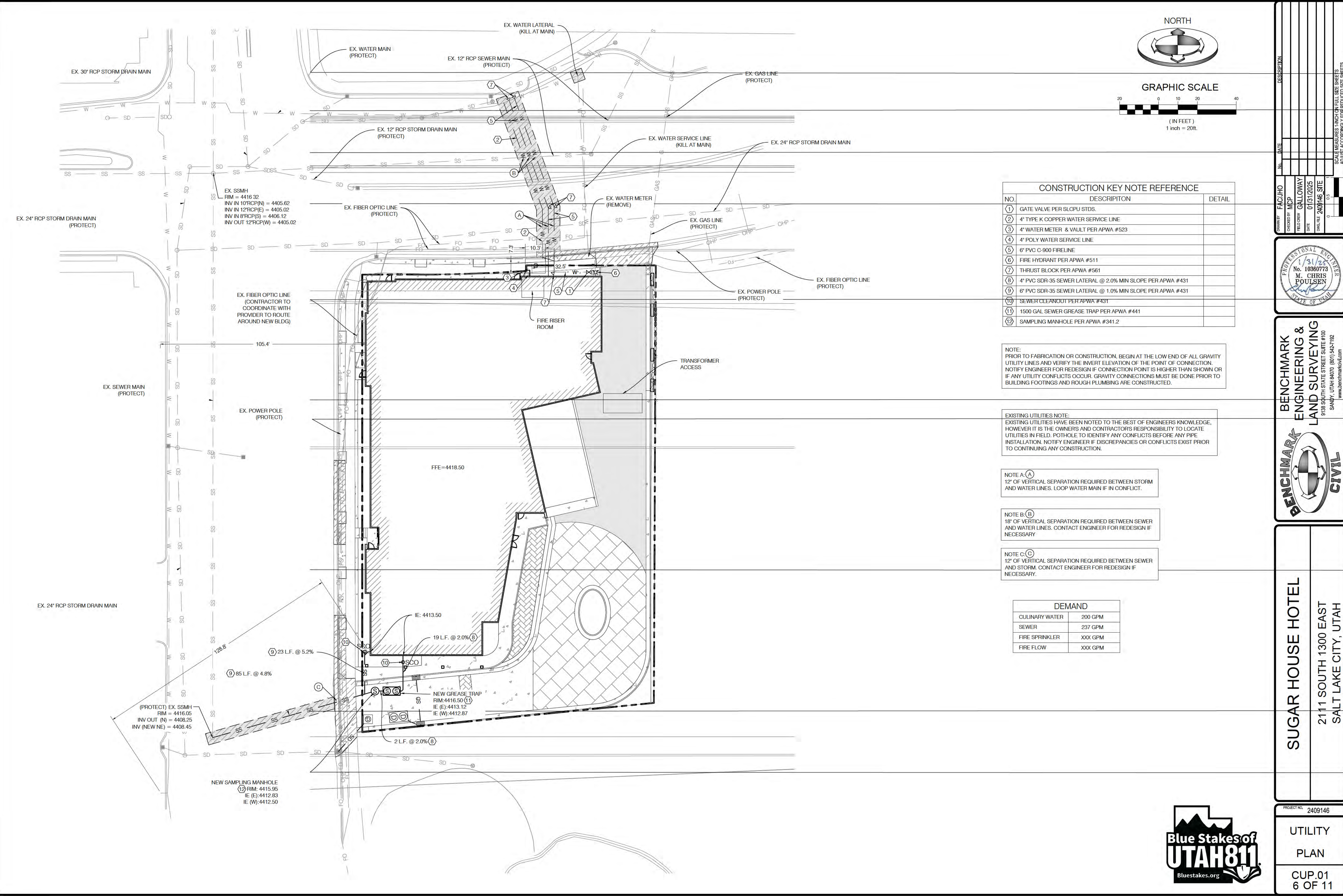
PROJECT NO. 2409146

SITE  
PLAN

CSP.01  
5 OF 11







CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	GATE VALVE PER SLCPU STDS.	
2	4" TYPE K COPPER WATER SERVICE LINE	
3	4" WATER METER & VAULT PER APWA #523	
4	4" POLY WATER SERVICE LINE	
5	6" PVC C-900 FIRELINE	
6	FIRE HYDRANT PER APWA #511	
7	THRUST BLOCK PER APWA #561	
8	4" PVC SDR-35 SEWER LATERAL @ 2.0% MIN SLOPE PER APWA #431	
9	6" PVC SDR-35 SEWER LATERAL @ 1.0% MIN SLOPE PER APWA #431	
10	SEWER CLEANOUT PER APWA #431	
11	1500 GAL SEWER GREASE TRAP PER APWA #441	
12	SAMPLING MANHOLE PER APWA #341.2	

NOTE:  
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

EXISTING UTILITIES NOTE:  
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNERS AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

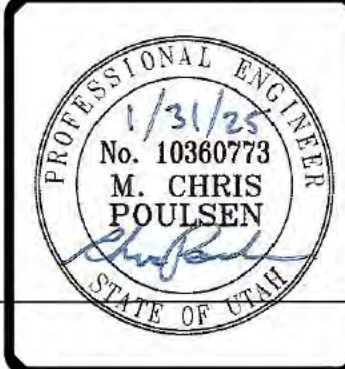
NOTE A: (A)  
12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B: (B)  
18" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

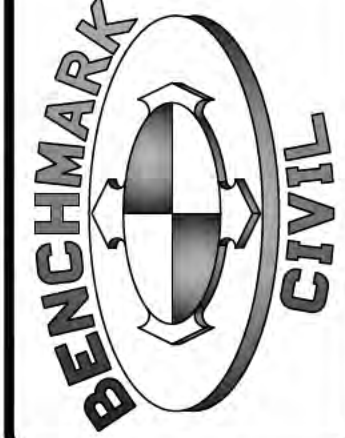
NOTE C: (C)  
12" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY.

DEMAND	
CULINARY WATER	200 GPM
SEWER	237 GPM
FIRE SPRINKLER	XXX GPM
FIRE FLOW	XXX GPM

PROJECT NO.		2409146
UTILITY PLAN		
CUP.01		6 OF 11



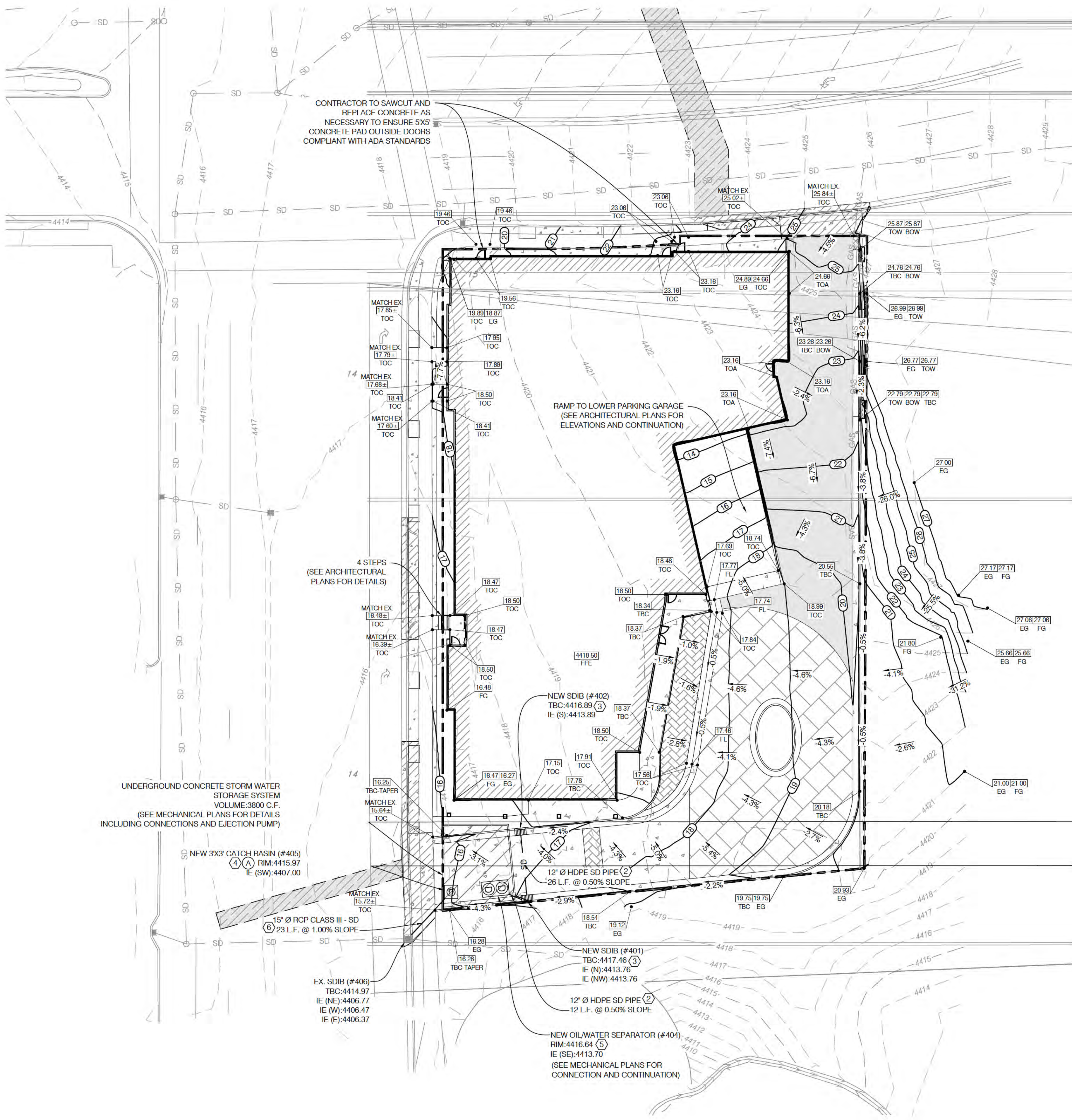
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GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	STORM DRAIN INLET BOX	3/CDT.01
4	3'x3' CATCH BASIN	2/CDT.01
5	OIL-WATER SEPARATOR (OLDCASTLE OR EQUAL)	
6	15" DIAMETER RCP-CLASS III STORM DRAIN LINE	

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

EXISTING UTILITIES NOTE:  
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

NOTE:  
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

SURVEY CONTROL NOTE:  
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE: (A)  
STORM WATER TO ENTER CATCH BASIN FROM UNDERGROUND STORAGE SYSTEM VIA EJECTOR PUMP, SEE MECHANICAL PLANS FOR DETAILS.

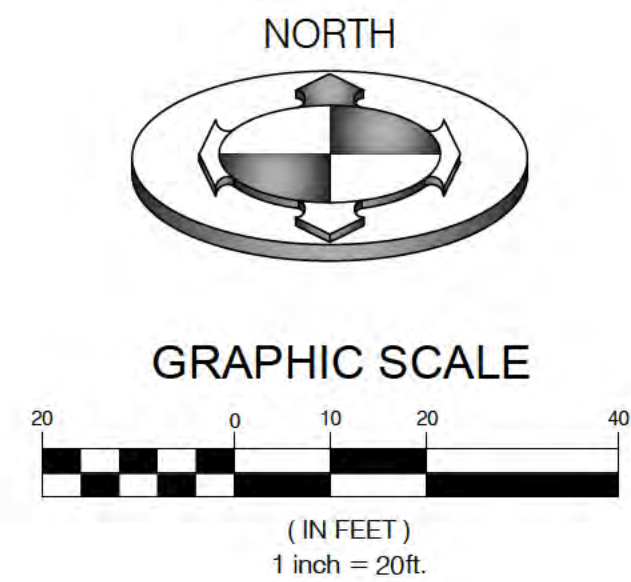
### STORM DRAINAGE CALCULATIONS

#### Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
Roof = 17,360	0.9	15624 S.F.
Pavement = 15,340	0.9	13806 S.F.
Landscaping = 1,942	0.2	388.4 S.F.
Sum: 34642 S.F.		Sum: 29818 S.F.

NOAA ATLAS 14 (100 YEAR STORM)			Allowable Discharge = 20cfs/acre		
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu ft)	Allowed Discharge (cfs)	Volume to Detain (cu ft)
15	4.14	1.025	2572	143	2429
30	2.79	1.395	3466	286	3180
60	1.72	1.720	4274	573	3701
120	0.95	1.908	4741	1145	3596
180	0.65	1.944	4831	1718	3113
360	0.35	2.100	5218	3436	1783
720	0.21	2.508	6232	6871	0
1440	0.12	2.760	6858	13742	0

Detention Calculations  
**Underground Concrete Storage System**  
Detention Volume = 3,800 cf (see mechanical plans for details)  
Is there adequate storage? Storage Provided = 3,800 cf  
Req. Storage = 3,701 cf **YES**

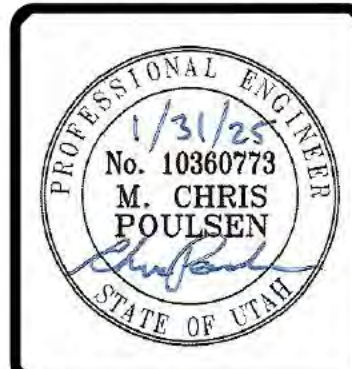


BENCHMARK:  
STREET MONUMENT AT 2100 SOUTH AND DOUGLAS AVENUE. NAVD88 ELEVATION = 4401.32'



DESCRIPTION		DATE
NO.	DATE	
1	1/31/25	
2	01/31/2025	
3	2/03/146	
4	CGD.01	

SCALE MEASURES: 1"=20' ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



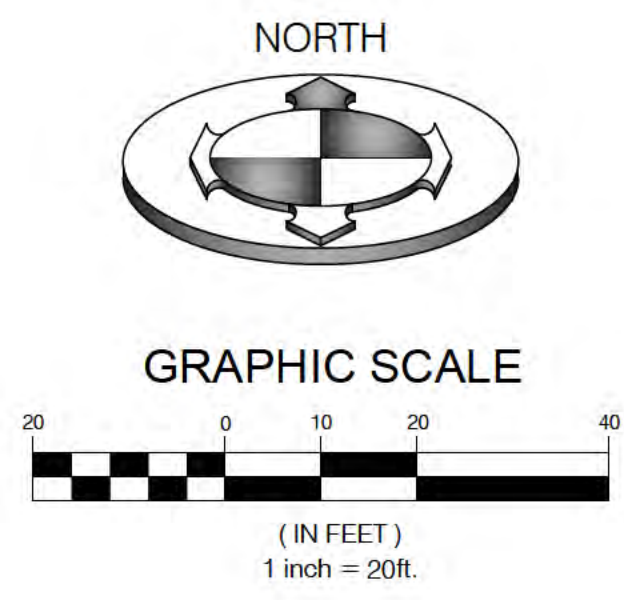
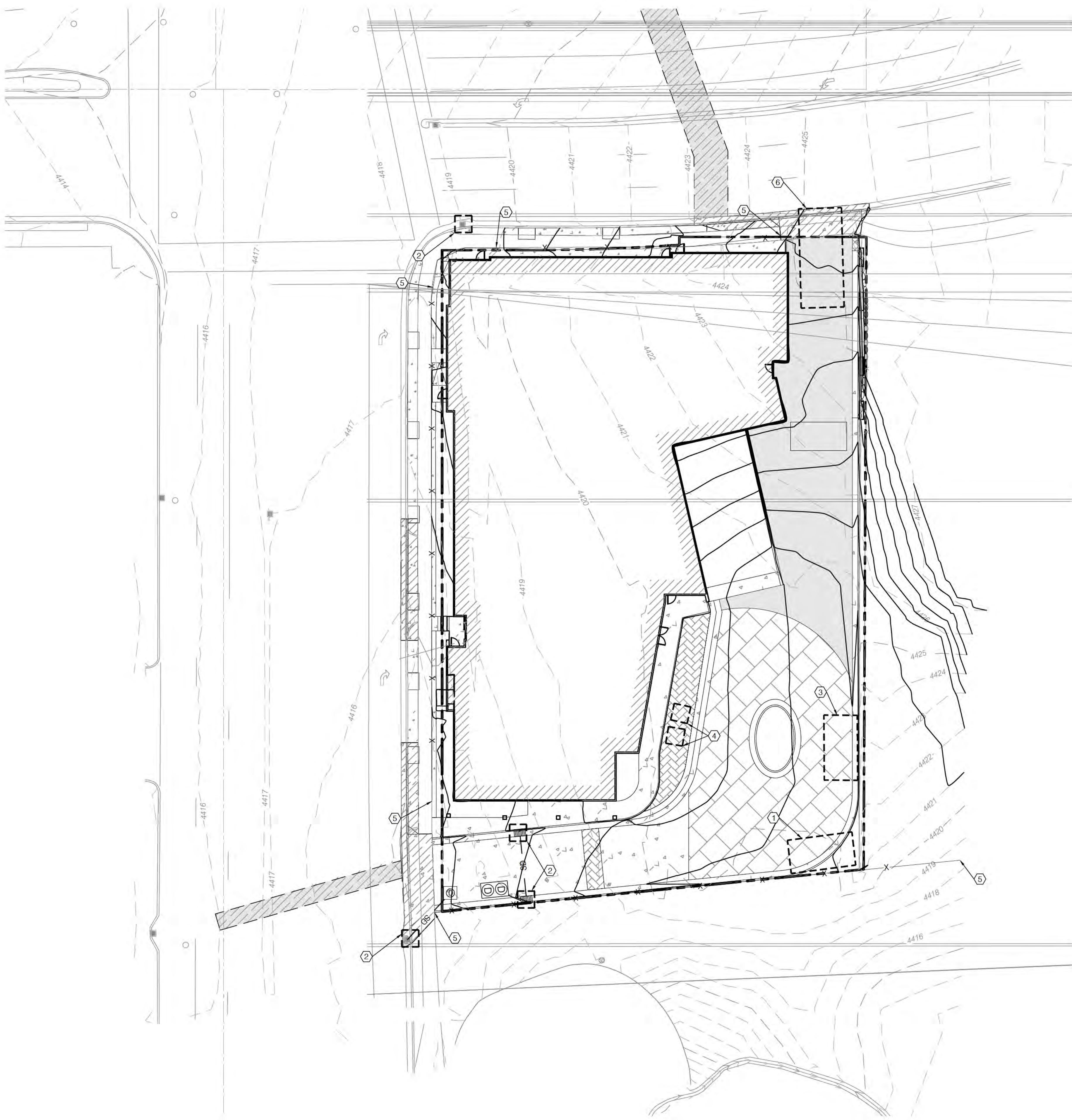
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SALT LAKE CITY, UTAH

PROJECT NO. 2409146  
**GRADING & DRAINAGE PLAN**  
CGD.01  
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SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.		
NO.	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	INLET PROTECTION WATTLE	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SILT FENCE	6/CEP.02
⑥	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE:  
CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.



PROJECT NO. 2409146

EROSION CONTROL PLAN

CEP.01  
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SUGAR HOUSE HOTEL

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PROFESSIONAL ENGINEER  
No. 10360773  
M. CHRIS POULSEN  
STATE OF UTAH

DRAWN BY: FACJHO

CHECKED BY: MCP

DATE: 01/31/2025

DESCRIPTION: GALLOWAY

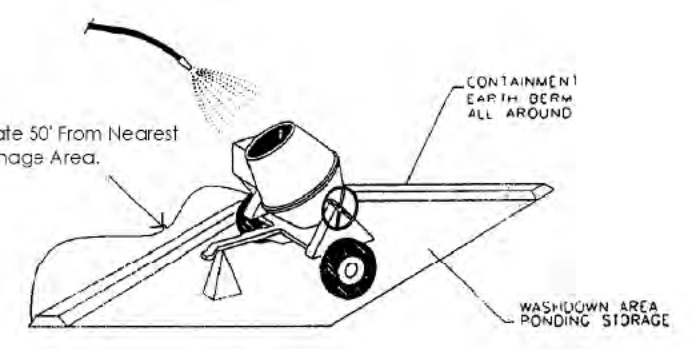
DATE: 01/31/2025

DRAWN BY: 2409146 SITE

SCALE: MEASURES HINGED ON FULL SIZE SHEETS  
ADJUST PROPORTIONALLY FOR REDUCED SIZE SHEETS



BMP: Concrete Waste Management



Locate 50' from Nearest Drainage Area.

CONTAINMENT CAP 1m. 30cm ALL AROUND

RESTRICTED AREA NO OTHER STORAGE

**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.

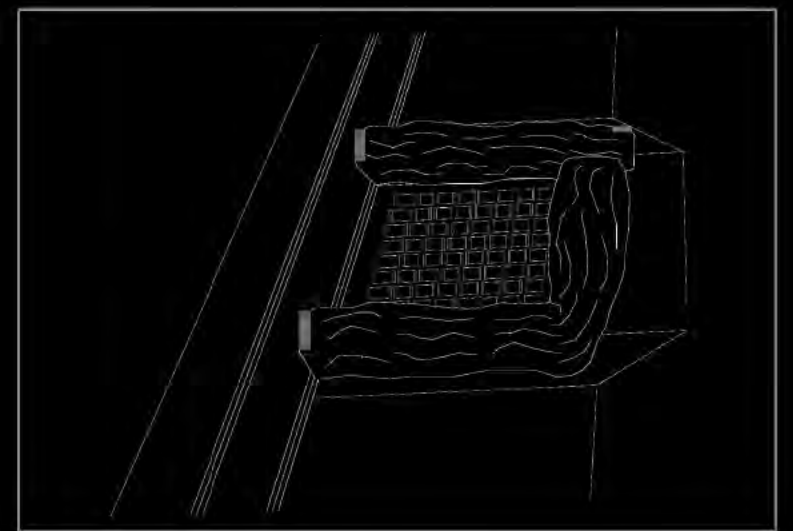
**LIMITATIONS:**

- Off-site washout of concrete wastes may not always be possible.

**MAINTENANCE:**

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Inlet Protection – Wattle



IP-W

CONSTRUCTION

**DESCRIPTION:**  
Inlet protection is a barrier that prevents sediment and other pollutants from entering storm drains.

**APPLICATION:**  
Inlet protection is required for all storm drains that receive runoff from impervious surfaces.

**INSTALLATION/APPLICATION CRITERIA:**

- Construct inlet protection at the entrance to all storm drains.
- Construct inlet protection at the entrance to all storm drains that receive runoff from impervious surfaces.
- Construct inlet protection at the entrance to all storm drains that receive runoff from impervious surfaces.

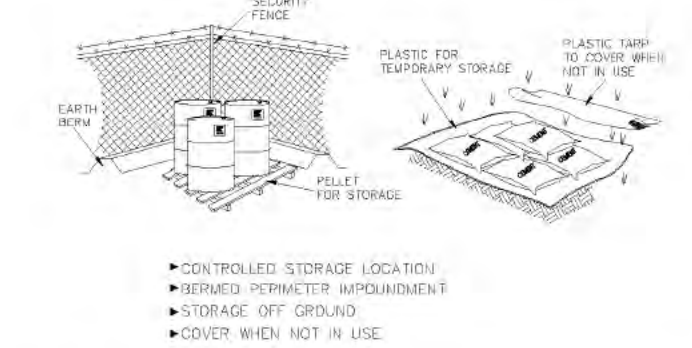
**LIMITATIONS:**

- Inlet protection is not a substitute for proper site management.

**MAINTENANCE:**

- Inspect inlet protection regularly and clean out as needed.

BMP: Materials Storage



SECURITY FENCE

PLASTIC TARP FOR EQUIPMENT STORAGE

PLASTIC TARP FOR EQUIPMENT STORAGE

SPILLWAY

CONTROLLED STORAGE LOCATION

MINIMUM PERIMETER IMPROVEMENTS

STORAGE OFF GROUND

COVER WHEN NOT IN USE

**DESCRIPTION:**  
Controlled storage of on-site materials.

**APPLICATION:**

- 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 materials 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.

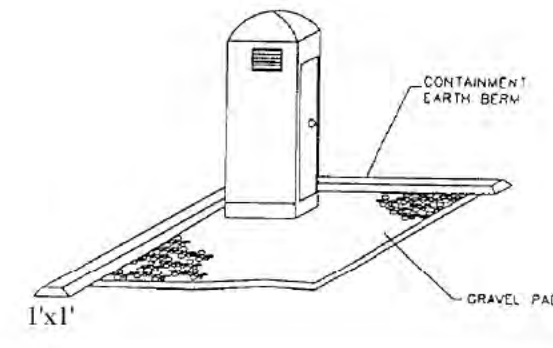
**LIMITATIONS:**

- Do 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, lightly capped) and that no materials are being stored away from the designated location.

BMP: Portable Toilets



CONTAINMENT CAP 1m. 30cm

GRAVEL PAD

**DESCRIPTION:**  
Temporary on-site sanitary facilities for construction personnel.

**APPLICATION:**  
All sites with no permanent sanitary facilities or where permanent facility is too 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.

BMP: Spill Clean-Up



**DESCRIPTION:**  
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

**APPLICATION:**  
All sites

**GENERAL:**

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

**METHODS:**

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils.
- Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

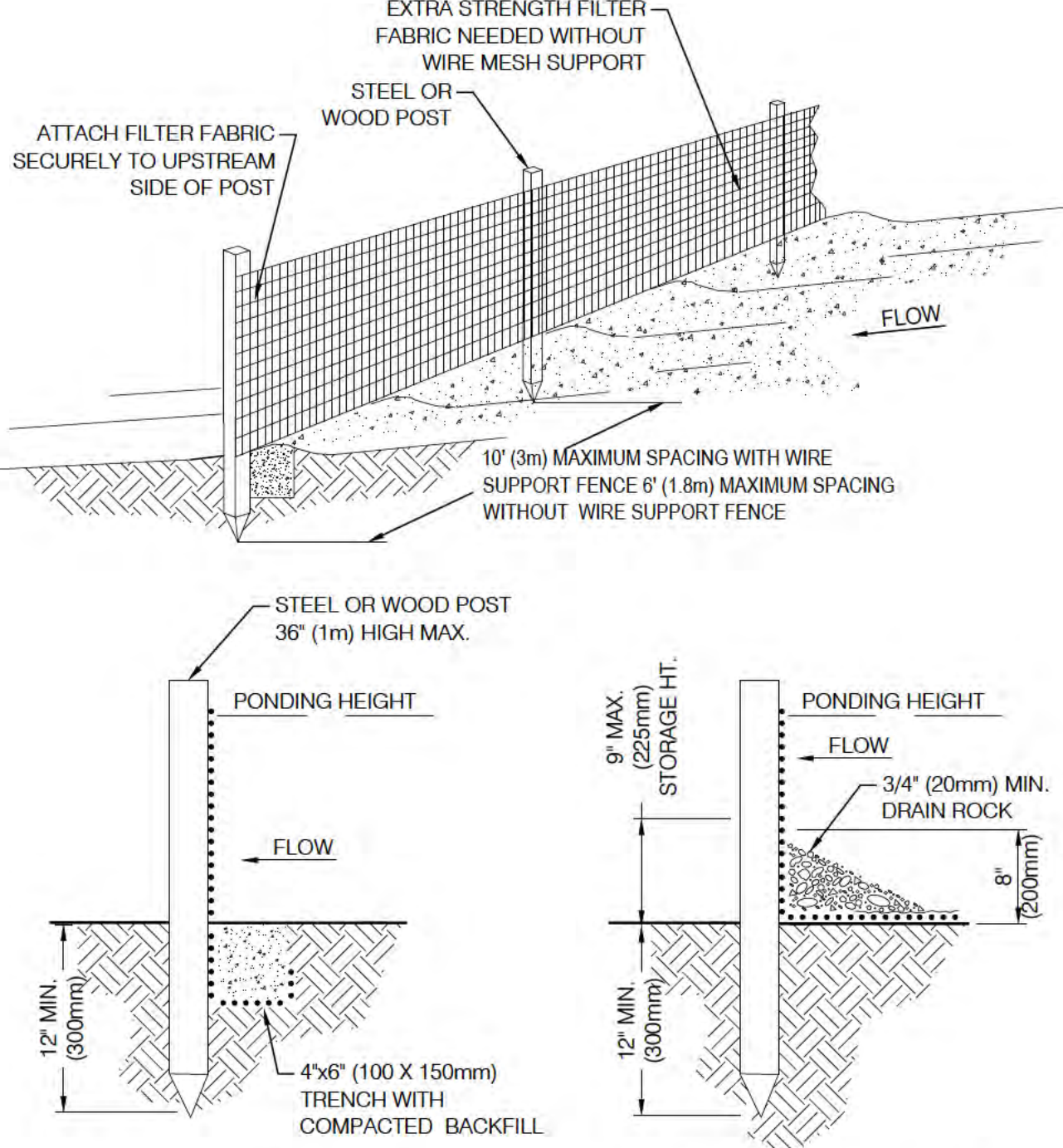
CONCRETE WASTE MANAGEMENT 1  
SCALE: NTS

INLET PROTECTION WATTLE 2  
SCALE: NTS

MATERIALS STORAGE 3  
SCALE: NTS

PORTABLE TOILETS 4  
SCALE: NTS

SPILL CLEAN UP 5  
SCALE: NTS



EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT

STEEL OR WOOD POST

ATTACH FILTER FABRIC SECURELY TO UPSTREAM SIDE OF POST

10' (3m) MAXIMUM SPACING WITH WIRE SUPPORT FENCE 6' (1.8m) MAXIMUM SPACING WITHOUT WIRE SUPPORT FENCE

FLOW

STEEL OR WOOD POST 36" (1m) HIGH MAX.

PONDING HEIGHT

12" MIN. (300mm)

4"x6" (100 X 150mm) TRENCH WITH COMPACTED BACKFILL

9" MAX. (225mm) STORAGE HT.

12" MIN. (300mm)

3/4" (20mm) MIN. DRAIN ROCK

6" (200mm)

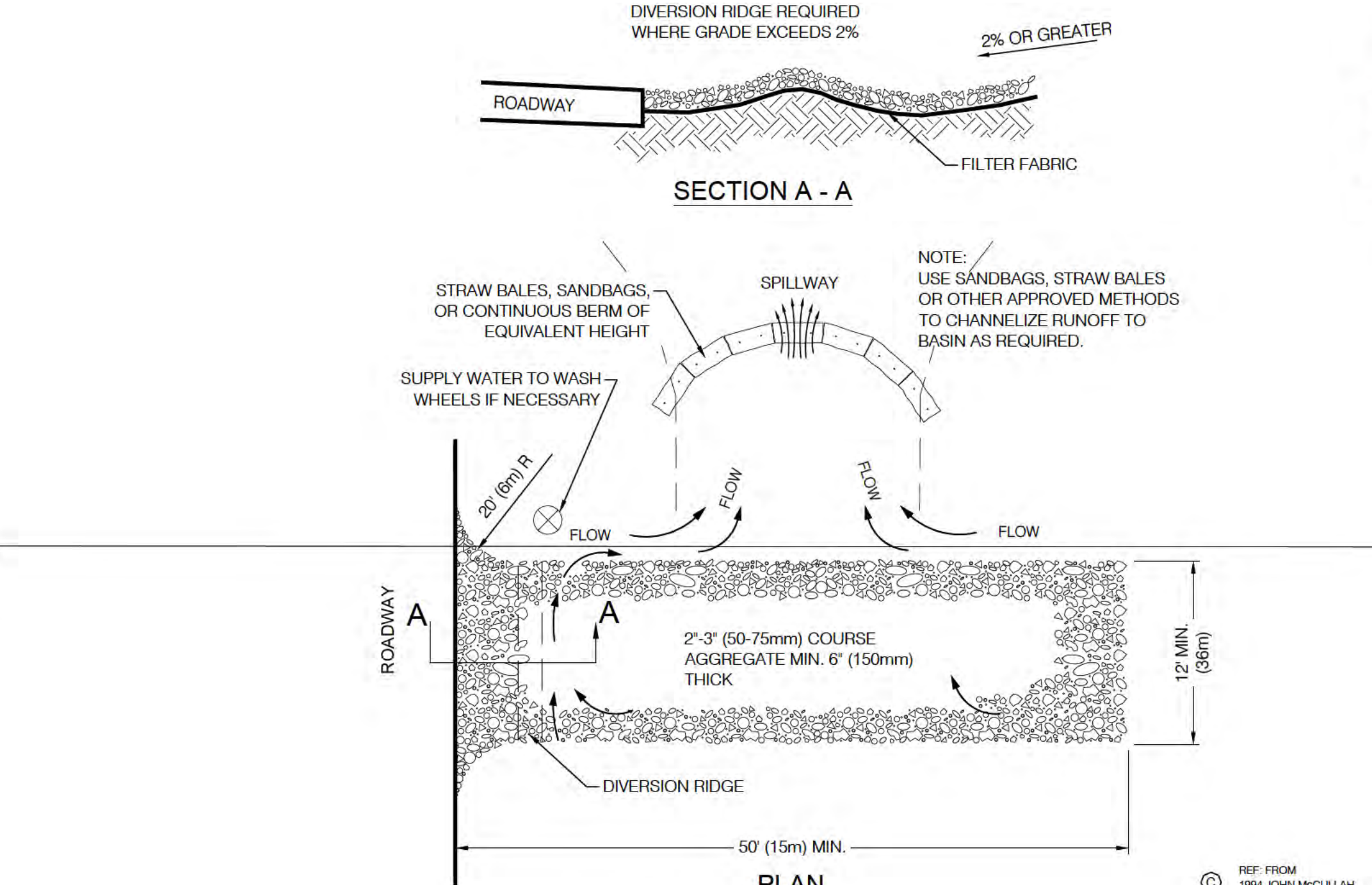
FLOW

**TRENCH DETAIL**

**NOTES:**

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

REF. FROM 1991 JOHN McCULLAH



SECTION A - A

ROADWAY

DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2%

2% OR GREATER

FILTER FABRIC

STRAW BALES, SANDBAGS, OR CONTINUOUS BERM OF EQUIVALENT HEIGHT

SPILLWAY

NOTE: USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

SUPPLY WATER TO WASH WHEELS IF NECESSARY

20' (6m) P

FLOW

2'-3" (50-75mm) COURSE AGGREGATE MIN. 6" (150mm) THICK

DIVERSION RIDGE

50' (15m) MIN.

PLAN

12' MIN. (36m)


REF. FROM 1991 JOHN McCULLAH

**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT**

**NOTES:**

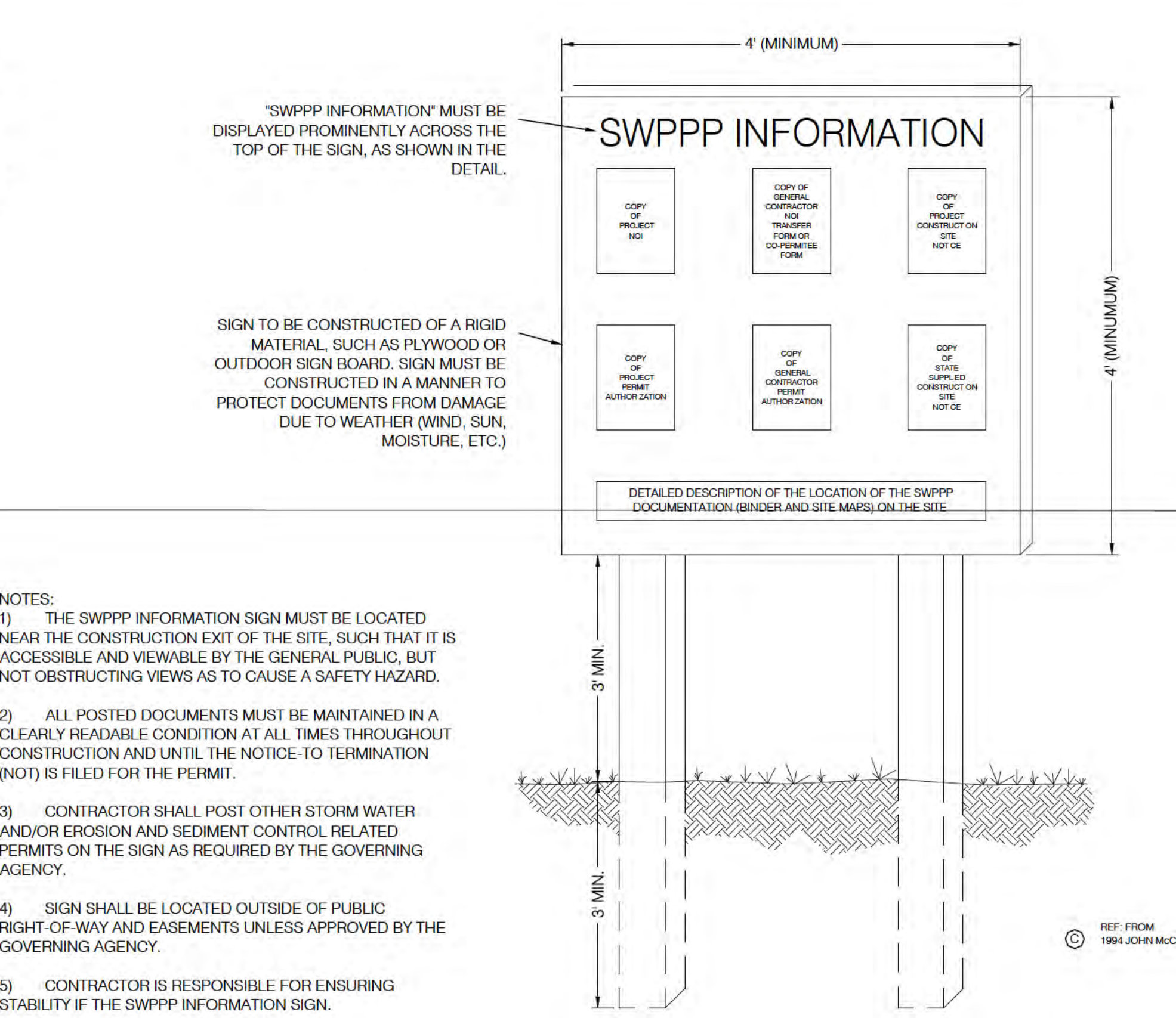
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7  
SCALE: NTS



Blue Stakes of UTAH 811

Bluestakes.org



"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)

SWPPP INFORMATION

COPY OF GENERAL CONTRACTOR NO. 10360779 FORM OR COPIES/REVISED FORM

COPY OF PROJECT CONSTRUCTION SITE NOTICE

COPY OF PROJECT PERMIT AUTHORIZATION

COPY OF STATE SUPPLEMENTAL CONSTRUCTION SITE NOTICE

DETAILED DESCRIPTION OF THE LOCATION OF THE SWPPP DOCUMENTATION (BINDER AND SITE MAPS) ON THE SITE

4' (MINIMUM)

4' (MINIMUM)

3' MIN.

3' MIN.

REF. FROM 1991 JOHN McCULLAH

**SWPPP INFORMATION SIGN**

**NOTES:**

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN 8  
SCALE: NTS

PROFESSIONAL ENGINEER

1/31/25

No. 10360779

M. CHRIS POULSEN

STATE OF UTAH

BENCHMARK ENGINEERING & SURVEYING

LAND SURVEYING

9138 SOUTH STATE STREET SUITE #100

SANDY, UTAH 84070 (801) 542-2192

www.benchmarkcivil.com

SUGAR HOUSE HOTEL

2111 SOUTH 1300 EAST

SALT LAKE CITY, UTAH

PROJECT NO. 2409146

EROSION CONTROL DETAILS

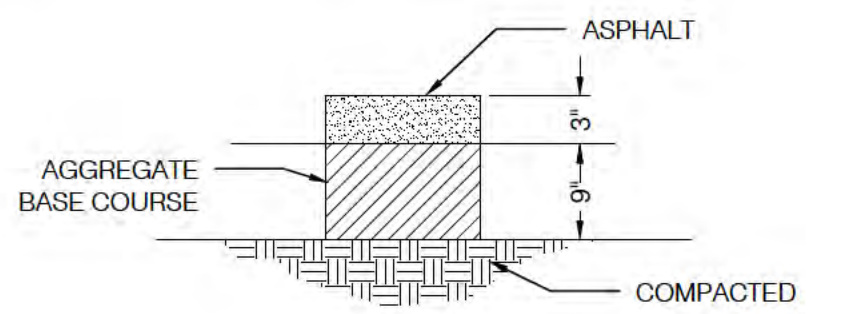
CEP.02

9 OF 11

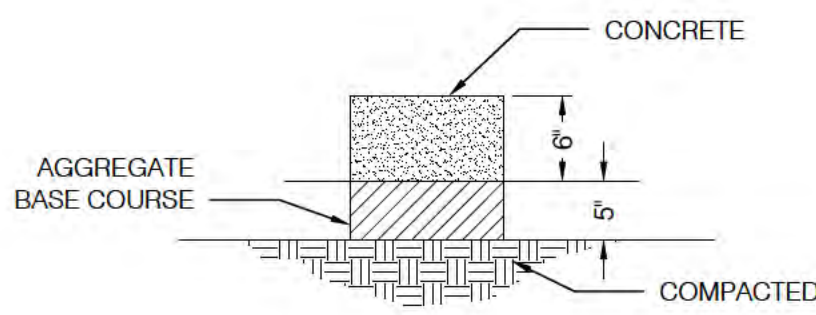
SCALE MEASURES HIGH ON FULL SIZE SHEETS

ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS





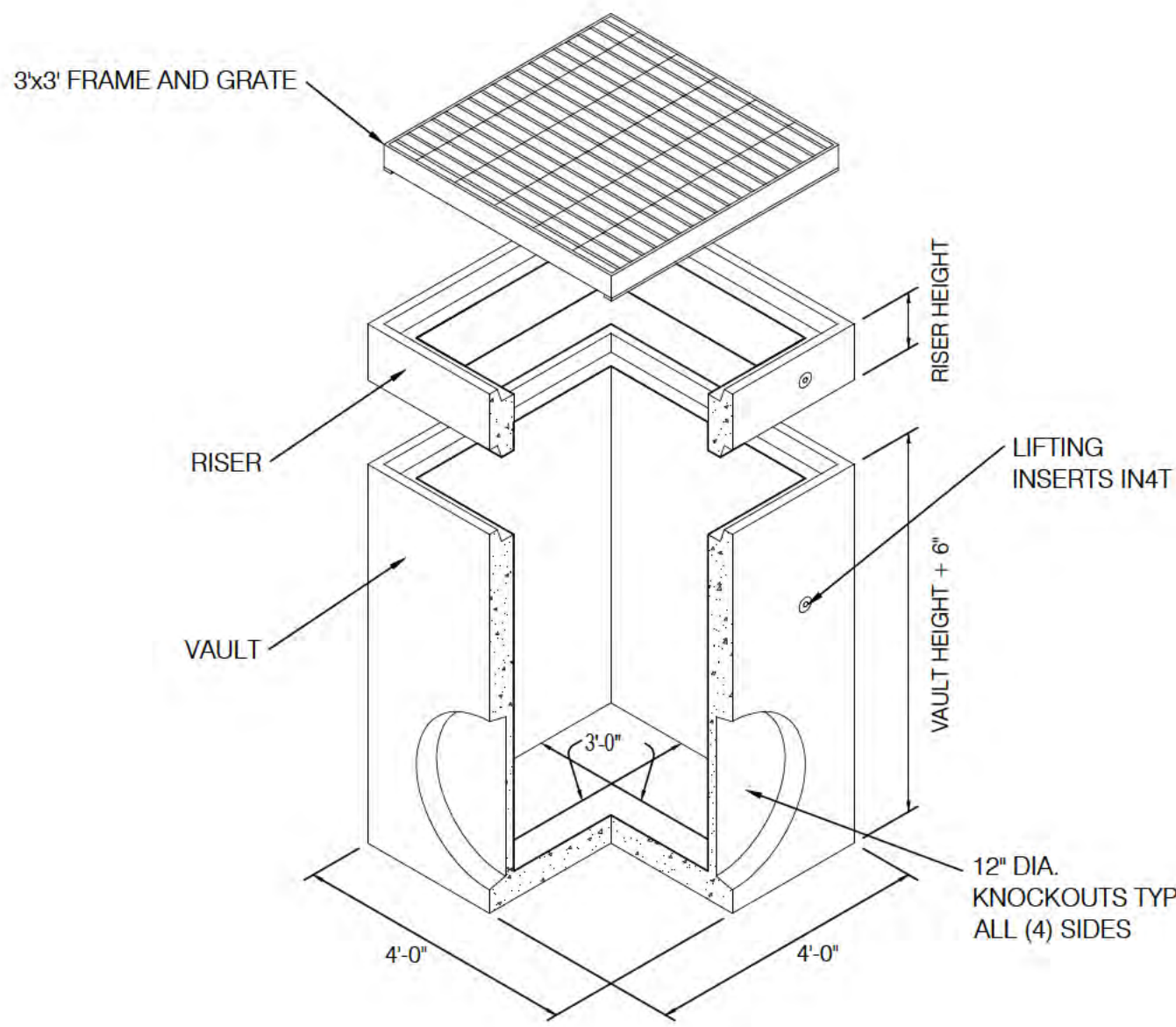
ASPHALT PAVEMENT (A)



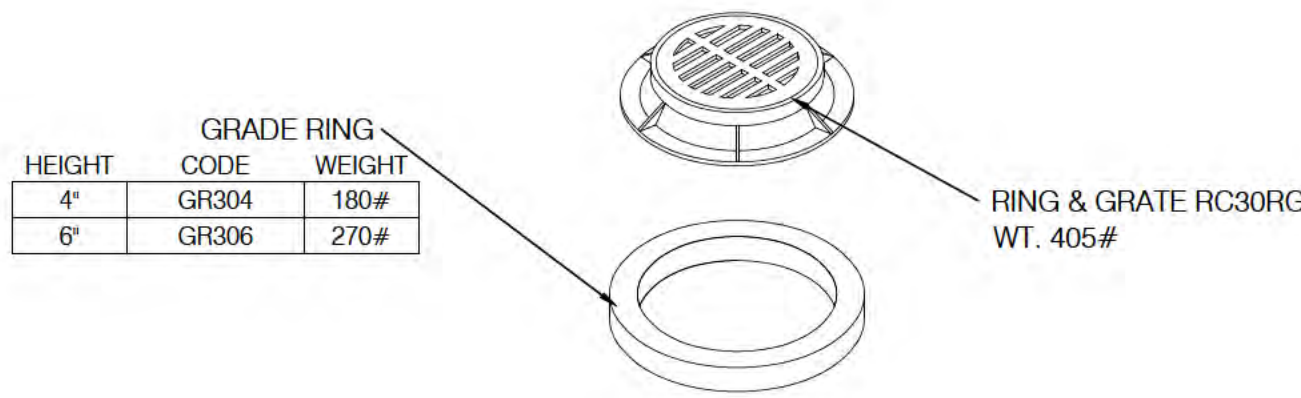
CONCRETE PAVEMENT (B)

NOTE:  
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER  
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

PAVEMENT SECTIONS (1)  
SCALE: NTS



3'x3' CATCH BASIN



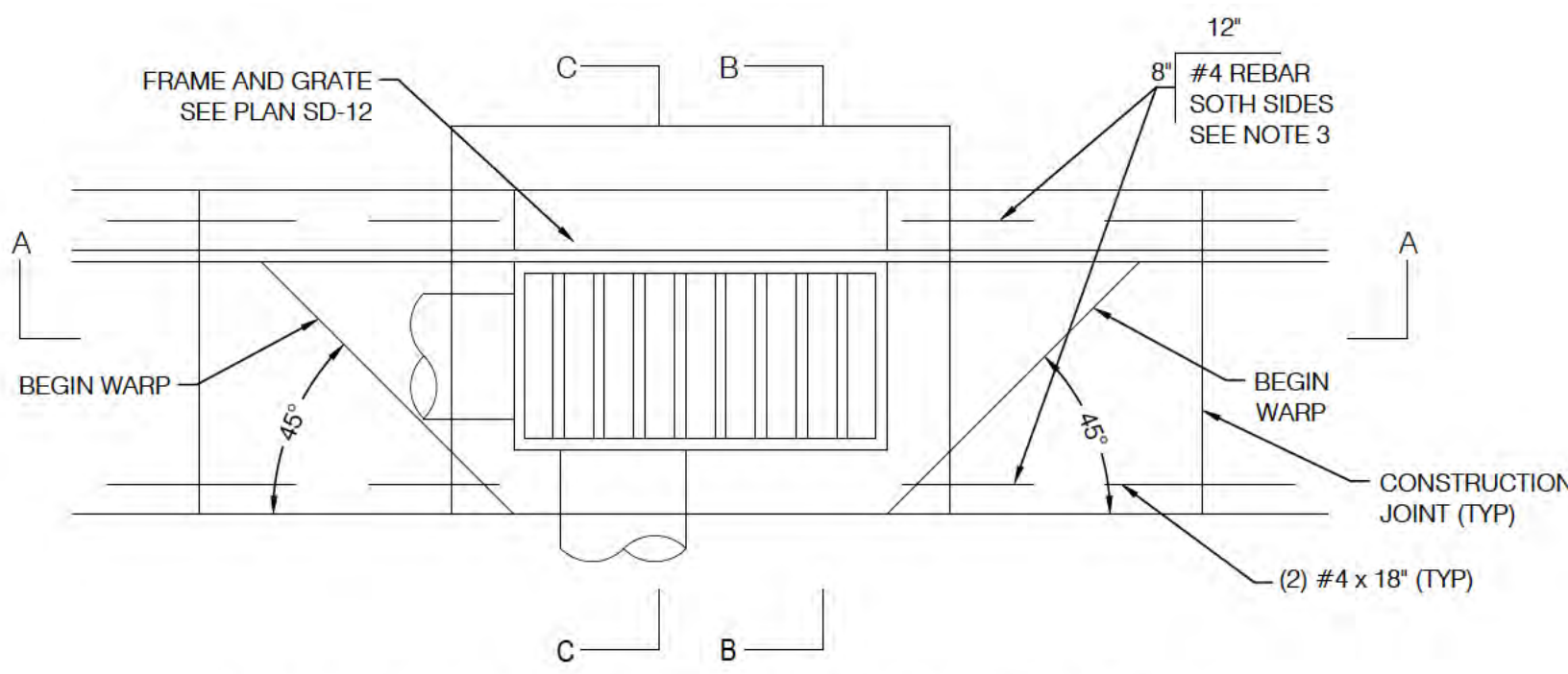
HEIGHT	CODE	WEIGHT
4"	GR304	180#
6"	GR306	270#

RISER		
HEIGHT	CODE	WEIGHT
1'	UV441R	1,350#
2'	UV442R	2,700#
3'	UV443R	4,050#
4'	UV444R	5,400#
5'	UV445R	6,750#
6'	UV446R	8,100#

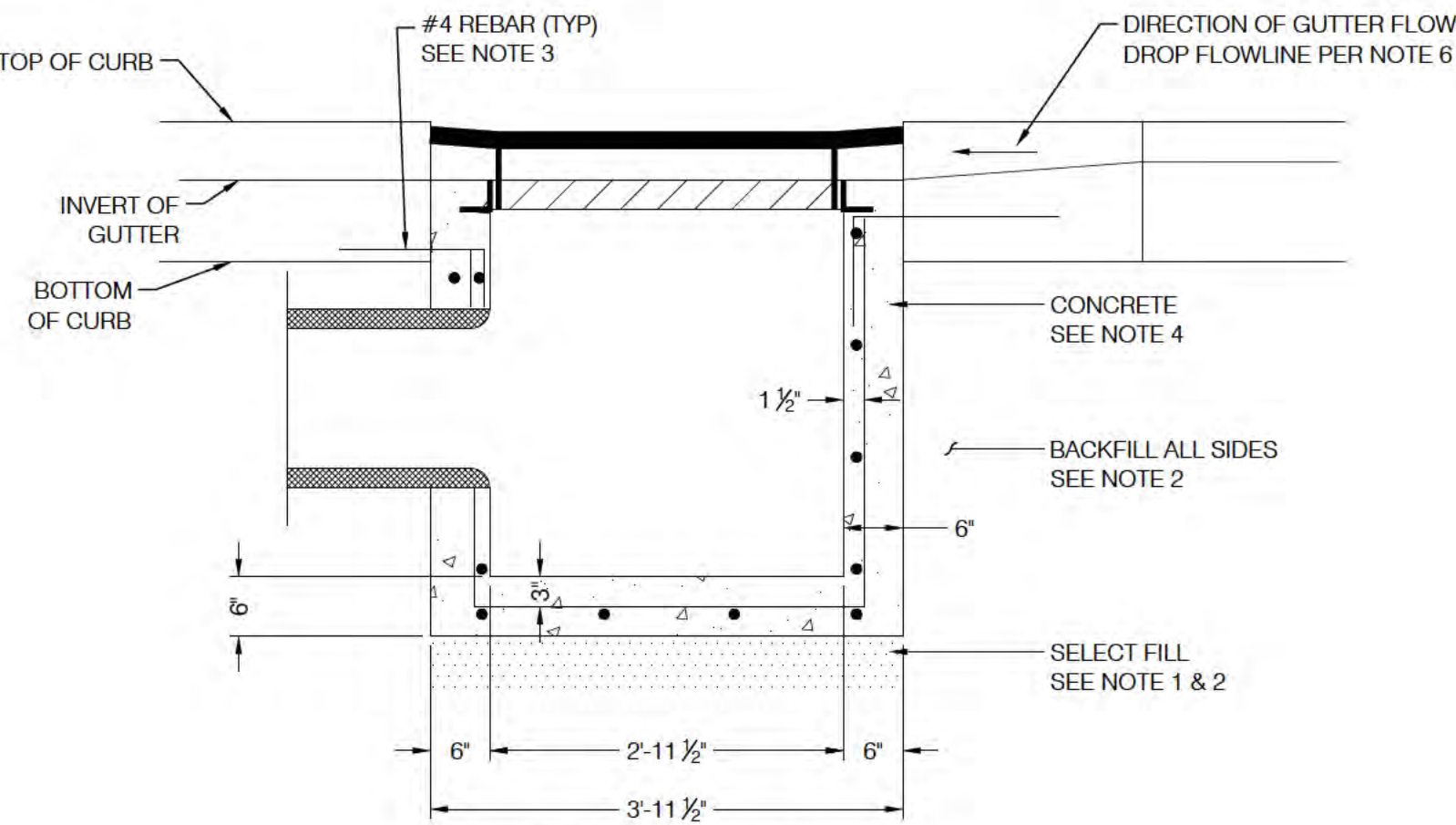
VAULT		
HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

NOTES:  
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.  
2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.  
3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.  
4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.

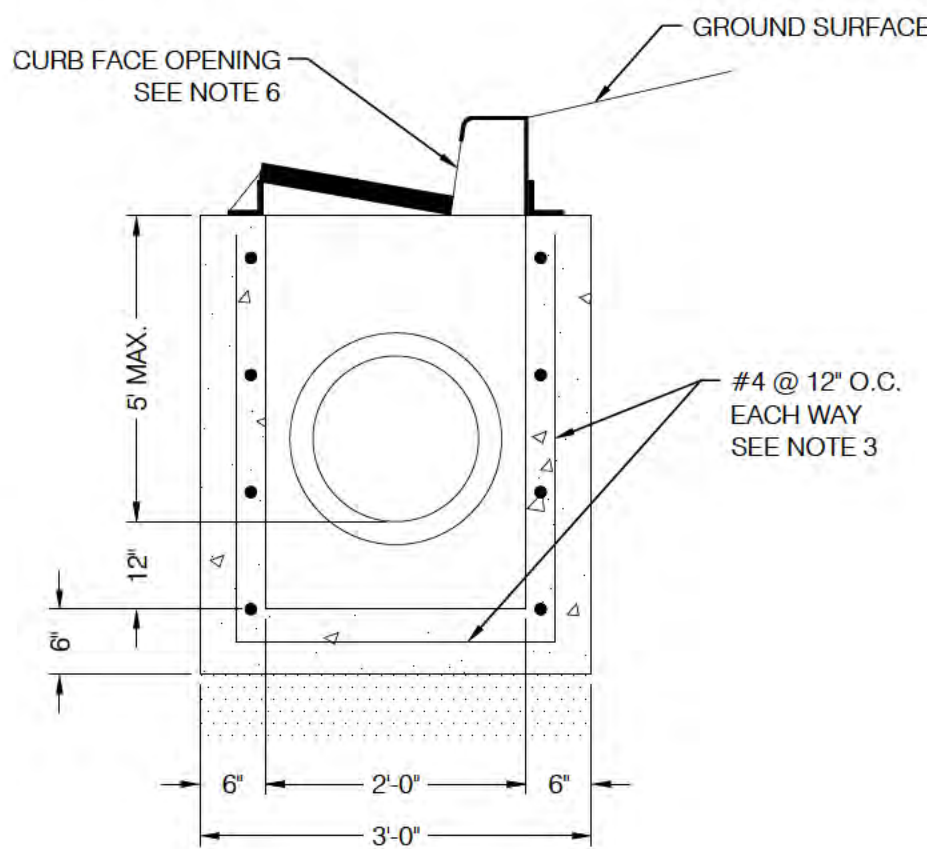
3'x3' CATCH BASIN (2)  
SCALE: NTS



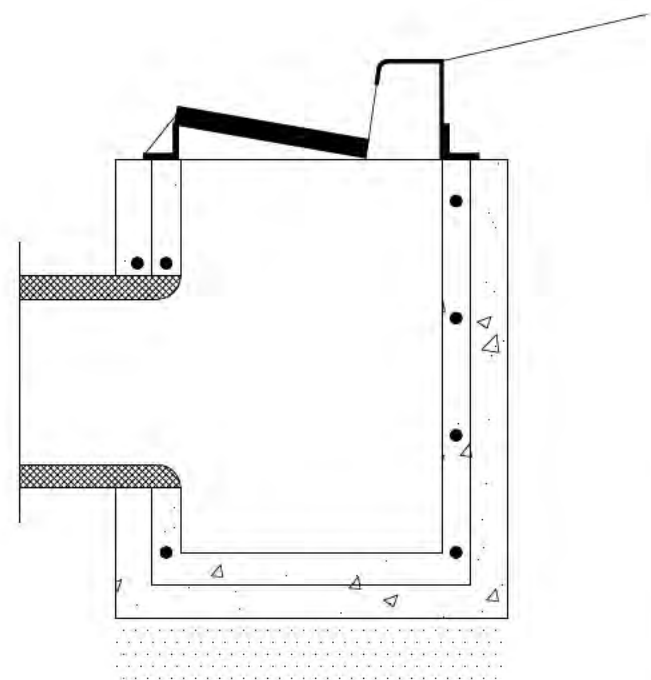
TYPE A - CURB INLET WITH SINGLE GRATE



SECTION A-A



SECTION B-B



SECTION C-C

1. SELECT FILL: USE UNTREATED BASE COARSE GRADE 1 OR GRADE ¾ PER APWA SECTION 02060. USE OF SEWER ROCK OR RECYCLED AGGREGATE REQUIRES ENGINEER'S WRITTEN APPROVAL.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 02321.
3. REINFORCEMENT: USE ASTM A 615, GRADE 60, DEFORMED STEEL REBAR PER APWA SECTION 03200.
4. CONCRETE: CLASS 4,000 PER APWA SECTION 03304. PLACE PER APWA SECTION 03310. APPLY SEALING/CURING COMPOUND PER APWA SECTION 03390.
5. PIPE LATERALS: THE DRAWING SHOWS ALTERNATE CONNECTIONS TO THE INLET BOX. REFER TO CONSTRUCTION DRAWINGS FOR CONNECTION LOCATIONS.
6. CURB FACE OPENING: MAKE OPENING 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE GUTTER FLOWLINE TO THE INVERT OF THE CURB FACE OPENING.

CURB INLET W/ SINGLE GRATE (3)  
SCALE: NTS

PROJECT NO.	2409146
DATE	01/31/2025
DRAWN BY	2409146 SITE
CHECKED BY	MCP
DESIGNED BY	GALLOWAY
SCALE	AS SHOWN
SCALE MEASURES	1"=10'-0" ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

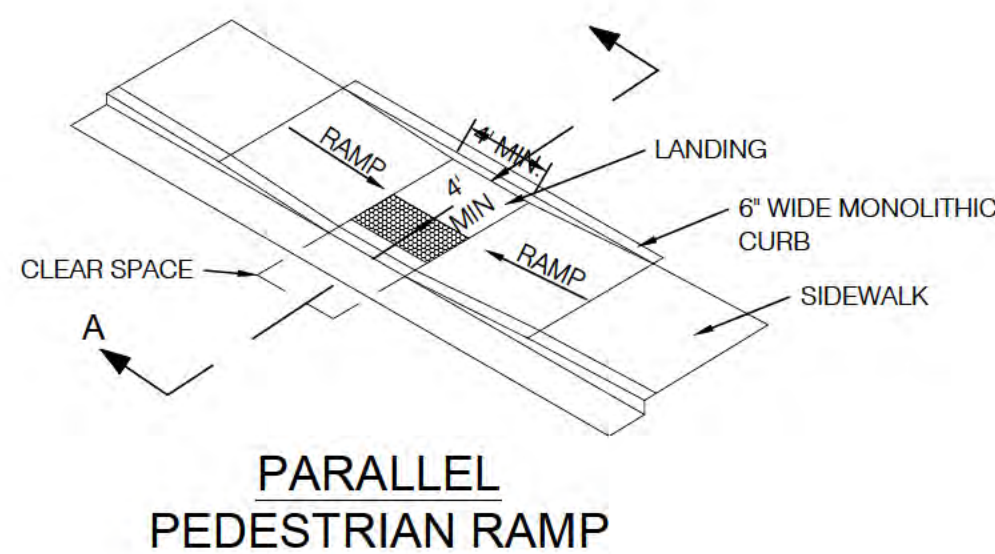
PROFESSIONAL ENGINEER  
No. 10380773  
M. CHRIS POULSEN  
STATE OF UTAH

BENCHMARK CIVIL  
BENCHMARK ENGINEERING & LAND SURVEYING  
9138 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
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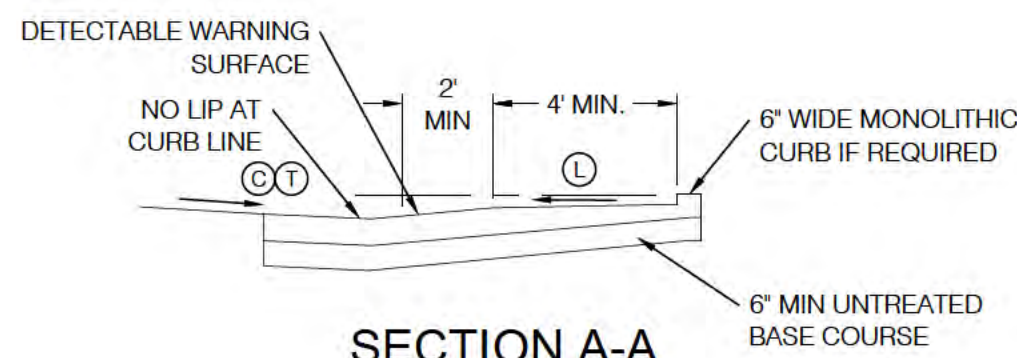
SUGAR HOUSE HOTEL  
2111 SOUTH 1300 EAST  
SALT LAKE CITY, UTAH

DETAIL SHEET  
CDT.01  
10 OF 11

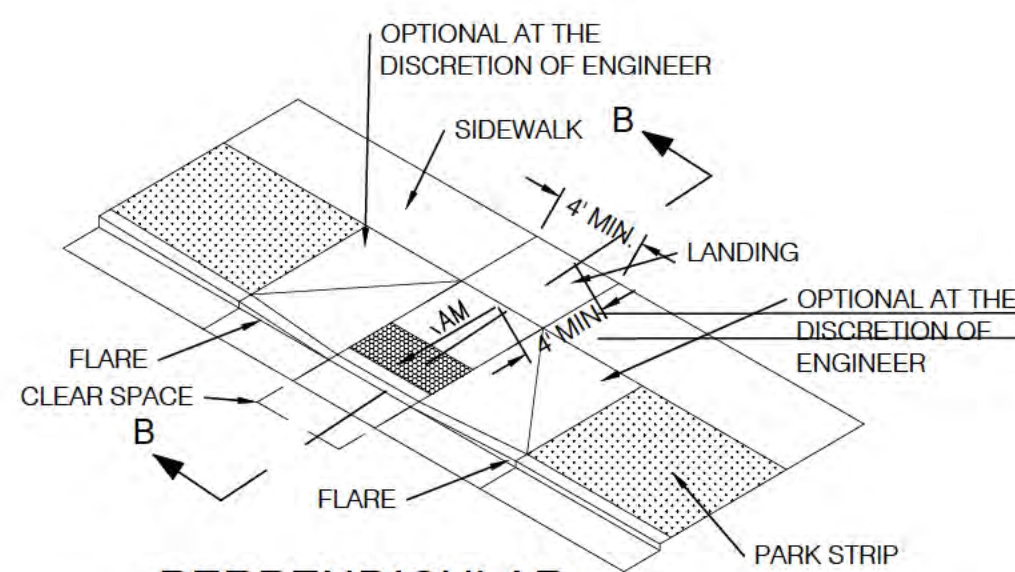




PARALLEL  
PEDESTRIAN RAMP

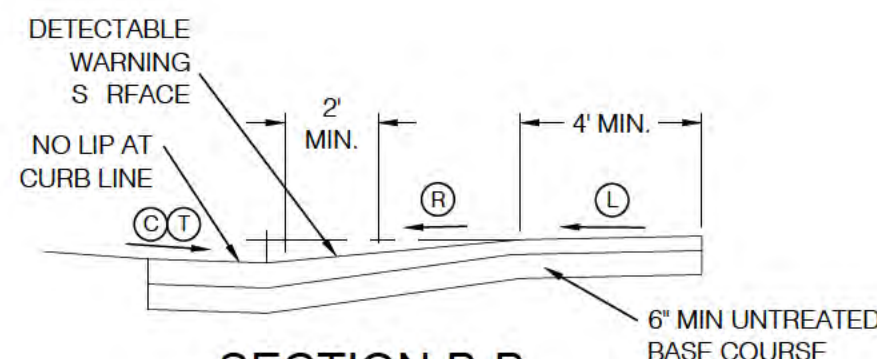


SECTION A-A

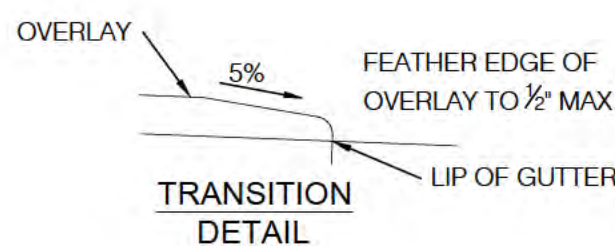


PERPENDICULAR  
PEDESTRIAN RAMP

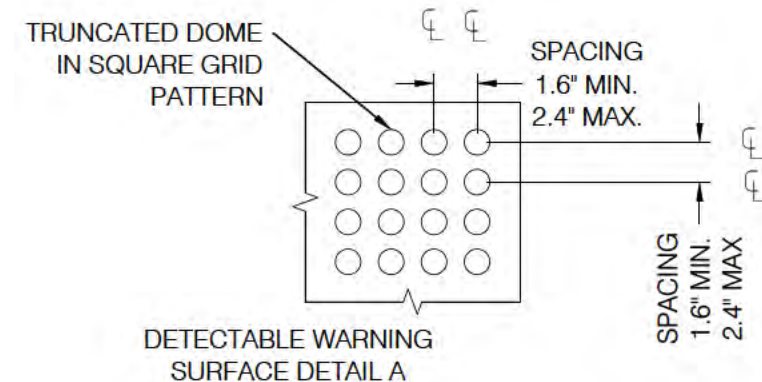
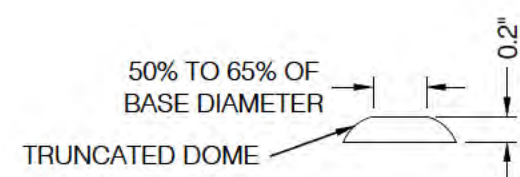
FLARE IS ACCEPTABLE IN LIEU OF FULL HEIGHT CURB SEE LOCAL AGENCY REQUIREMENTS



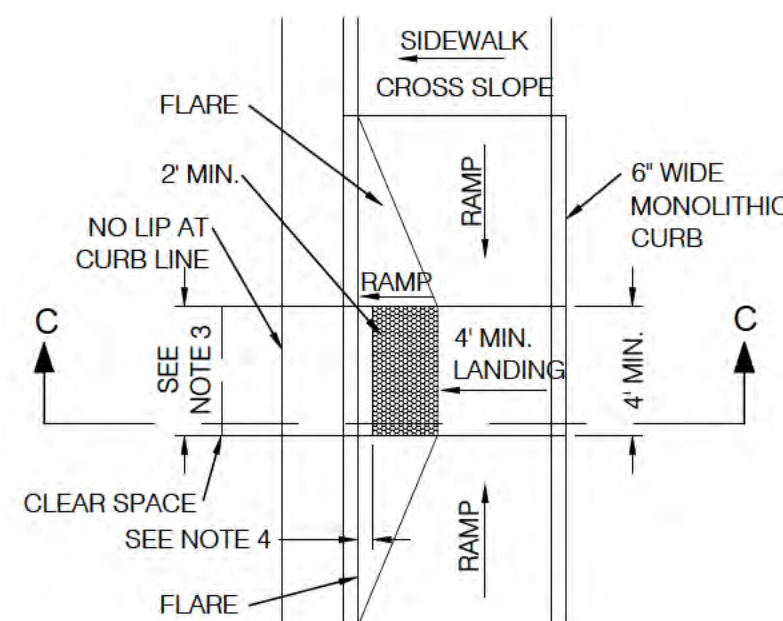
SECTION B-B



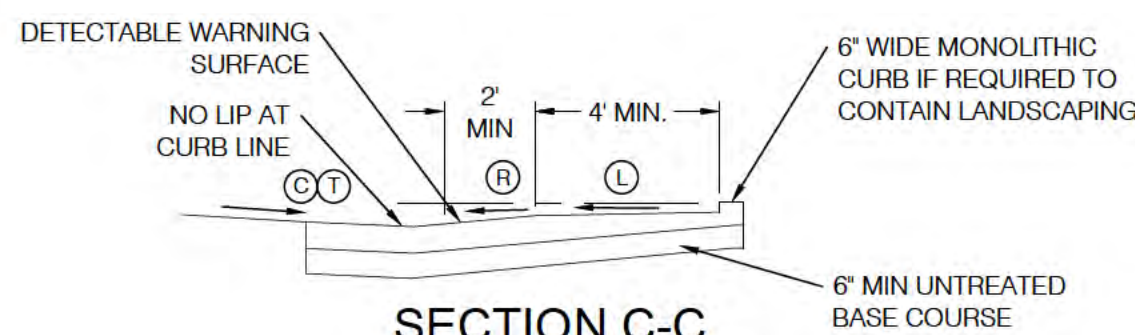
TRANSITION  
DETAIL



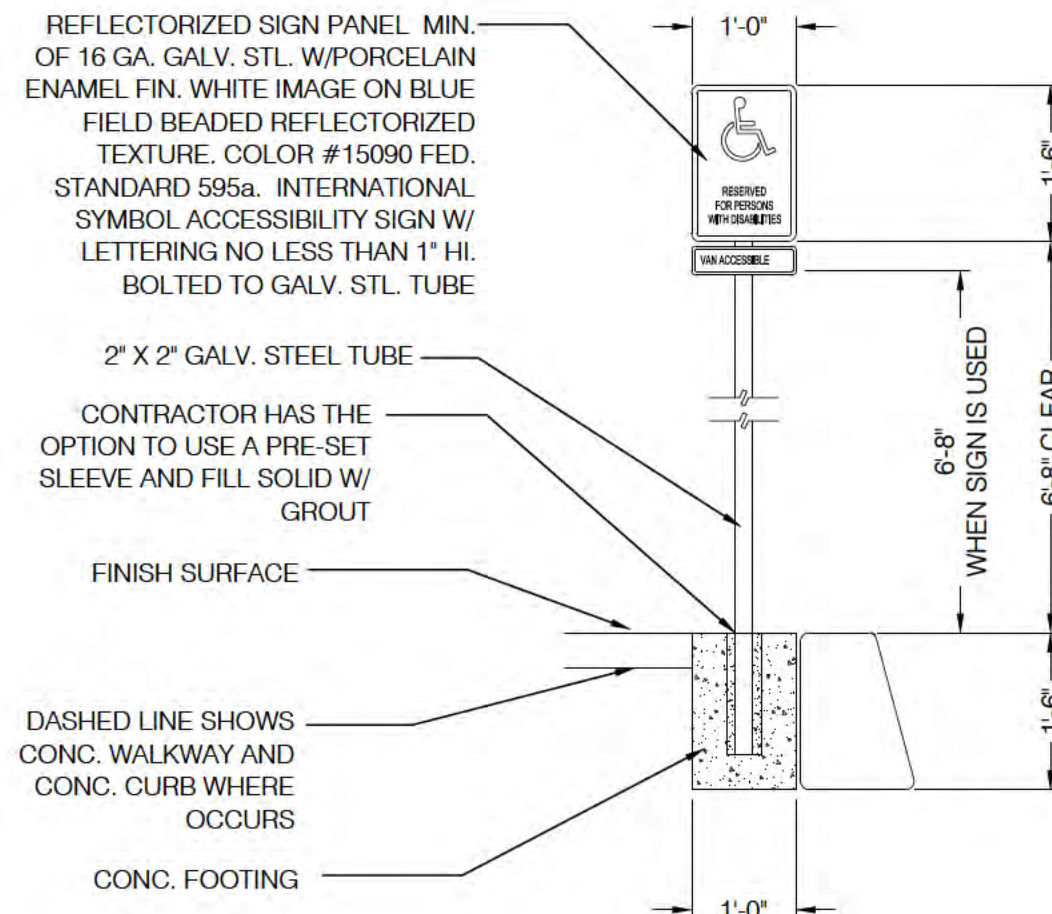
THIS DRAWING PRODUCED BY  
THE U.S. ACCESS BOARD



PEDESTRIAN ACCESS  
RAMP DETAIL



SECTION C-C



ADA SIGN POST DETAIL

TABLE OF DIMENSIONS	
ELEMENT	DIMENSION
(T) (R)	4 FEET WIDE MINIMUM
(L) (C)	4 FEET SQUARE MINIMUM*

\* WHERE LANDING SPACE IS CONSTRAINED  
ON 2 SIDES, PROVIDE 5 FEET IN THE  
DIRECTION OF THE CROSSWALK

SLOPE TABLE		
	ITEM	CROSS SLOPE
(L)	LANDING	1.5-2% (1V:48H) (b)
(R)	RAMP	8.33% (1V:12H) (c)
(T)	TRANSITION	5% (1V:20H) (a)
(C)	CLEAR SPACE	5% (1V:20H) (a)
	SIDEWALK	1.5-2% (1V:48H)
	FLARE	10% (1V:10H)

\* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE  
CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE  
CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE  
AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

EXCEPTION:

(b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS  
CONTACT THE ENGINEER.

(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR  
RAMP MID-BLOCK CROSSING.

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE  
CHANGED BUT MUST MEET PEDESTRIAN RAMP  
DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC  
SITE CONDITIONS WILL VARY. THE USE OF FLARES,  
CURBWALLS, ETC. ARE AT THE DISCRETION OF THE  
ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN  
RAMPS SHOWN ON THIS DRAWING ARE  
ACCEPTABLE FOR USE AT MID BLOCK OR CORNER  
INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR  
FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE  
DETAIL A FOR DETECTABLE WARNING SURFACE  
DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT  
THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES  
FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR  
SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE  
UNDER ALL CONCRETE FLATWORK COMPACTED TO  
96% MAXIMUM DRY DENSITY.

DIRECTION OF TRAVEL  
OR APPROACH

THIS DRAWING PRODUCED BY  
THE U.S. ACCESS BOARD

INTERNATIONAL SYMBOL  
OF ACCESSIBILITY

THIS DRAWING PRODUCED BY  
THE U.S. ACCESS BOARD

STRIPING SYMBOLS

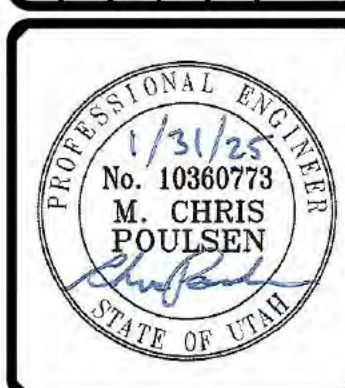
SCALE: N.T.S.

STANDARD ACCESS RAMP

SCALE: NTS

1

NO.	DATE	DESCRIPTION
1	01/31/2025	PROJECT NO. 2409146 SITE
2	01/31/2025	PROJECT NO. 2409146 SITE
3	01/31/2025	PROJECT NO. 2409146 SITE
4	01/31/2025	PROJECT NO. 2409146 SITE
5	01/31/2025	PROJECT NO. 2409146 SITE
6	01/31/2025	PROJECT NO. 2409146 SITE
7	01/31/2025	PROJECT NO. 2409146 SITE
8	01/31/2025	PROJECT NO. 2409146 SITE
9	01/31/2025	PROJECT NO. 2409146 SITE
10	01/31/2025	PROJECT NO. 2409146 SITE



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**SUGAR HOUSE HOTEL**

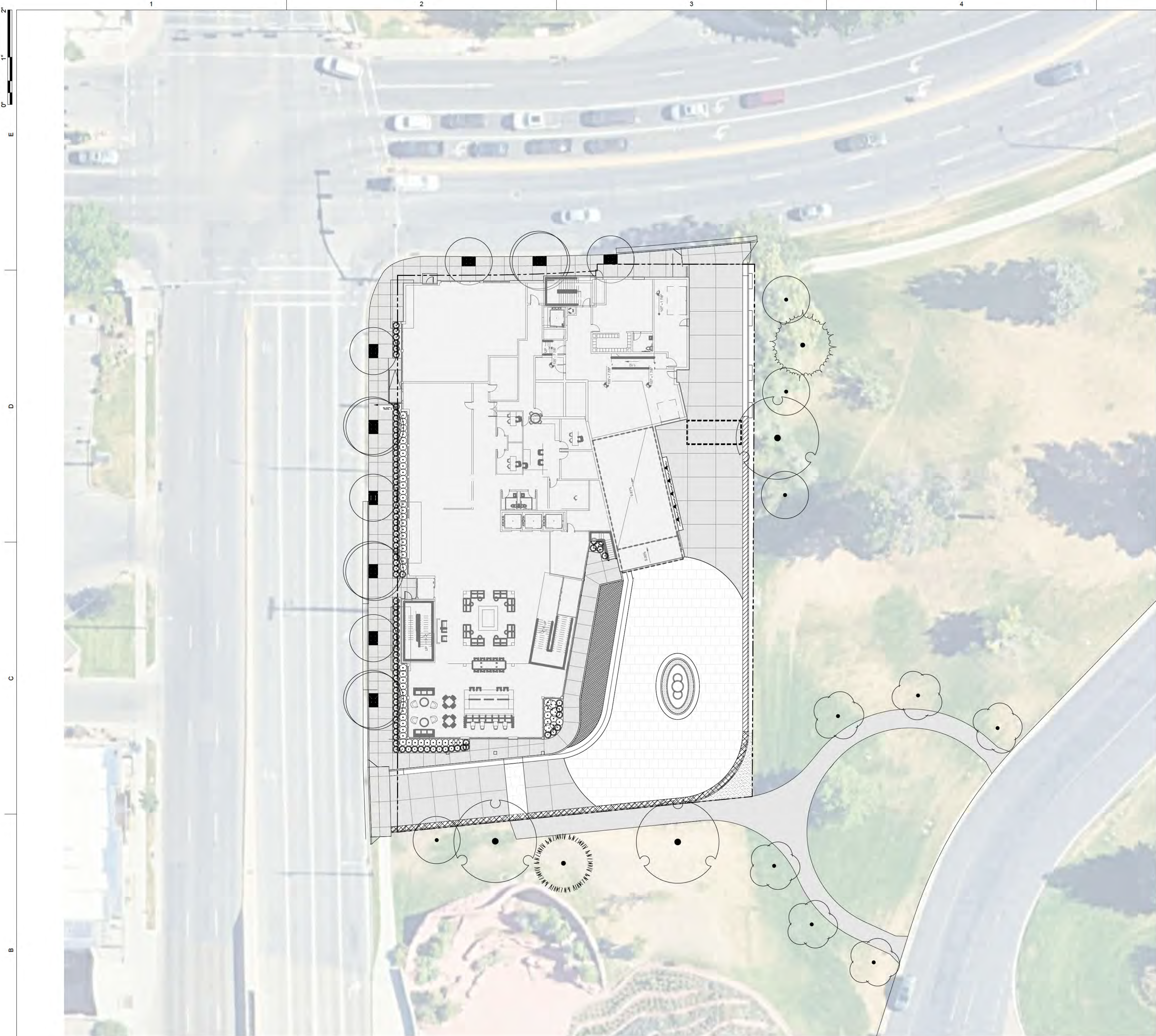
2111 SOUTH 1300 EAST  
SALT LAKE CITY, UTAH

PROJECT NO. 2409146

DETAIL  
SHEET

CDT.02  
11 OF 11





01 SITE LEVEL

PLANT SCHEDULE SITE LEVEL

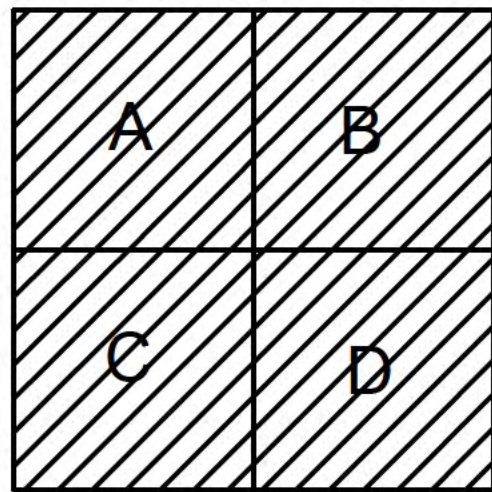
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
TREES			
	Ao	Amelanchier alnifolia 'Obelisk' Standing Ovation™ Serviceberry	4
	Gd	Gleditsia triacanthos inermis 'Draves' Street Keeper® Honey Locust	9
	Gd2	Gymnocladus dioica 'Espresso' Espresso Kentucky Coffeetree	3
	Kp	Koeleruteria paniculata Golden Rain Tree	4
	Mh	Malus x 'Hargozam' Harvest Gold® Crab Apple	6
	Pg	Picea pungens 'Glaucia' Blue Colorado Spruce	1
	Ps2	Pinus sylvestris Scotch Pine	1
SHRUBS			
	Pd	Pennisetum alopecuroides 'Desert Plains' Desert Plains Prairie Winds® Fountain Grass	55
	Ps	Pinus mugo 'Slowmound' Slowmound Mugo Pine	87
VINES			
	Lh	Lonicera japonica 'Halliana' Hall's Honeysuckle Flowering Vine	5
SYMBOL	CODE	BOTANICAL / COMMON NAME	SPACING
GROUND COVERS			
	Ag	Annuals	6" o.c.
		Mix TBD	
	Pp	Poa pratensis Kentucky Bluegrass	

REFERENCE NOTES

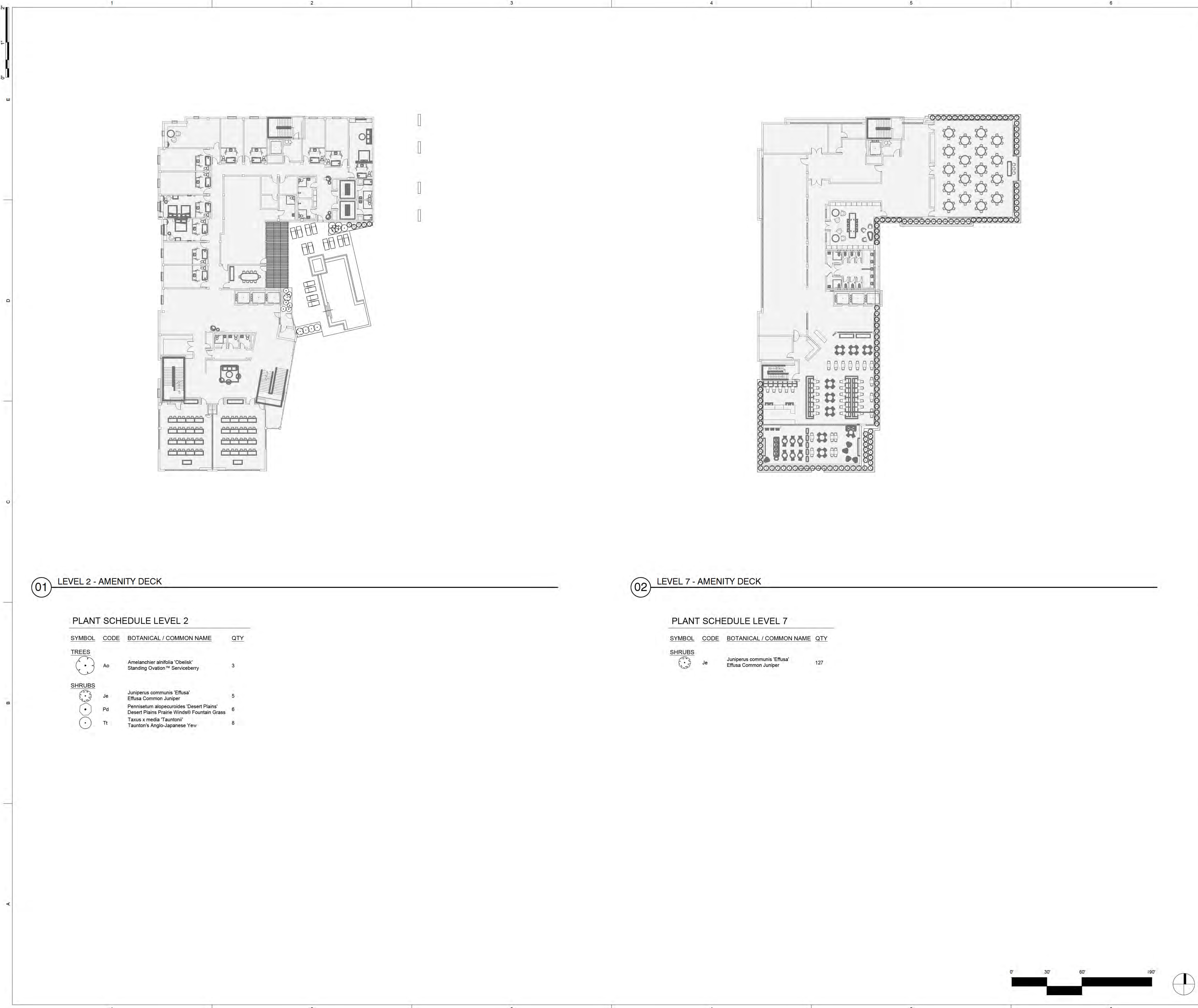
OPEN SPACE SUMMARY

TOTAL ON-SITE OPEN SPACE AREA	7,492.6 SQFT
TOTAL ON-SITE LANDSCAPE AREA	2,365.5 SQFT
TOTAL SITE AREA	34,648 SQFT

KEY PLAN





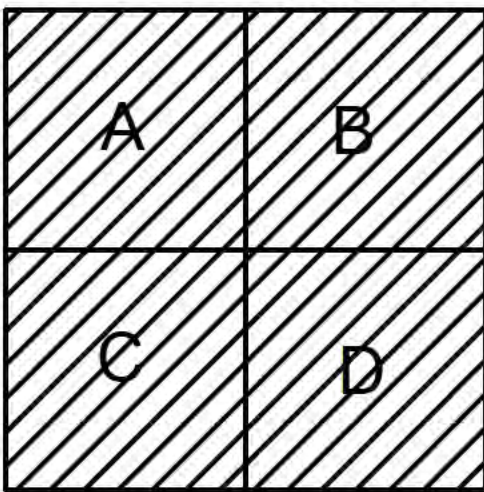


REFERENCE NOTES

OPEN SPACE SUMMARY

TOTAL ON-SITE OPEN SPACE AREA	7,492.6 SQFT
TOTAL ON-SITE LANDSCAPE AREA	2,365.5 SQFT
TOTAL SITE AREA	34,648 SQFT

KEY PLAN







LANDSCAPE PLAN DAM OVERLAY

SUGAR HOUSE HOTEL

1300 E. 2100 S. SALT LAKE CITY, UT 84106  
SUGAR HOUSE HOTEL, LLC  
Zoning Amendment - 2025-04-23

DATE REVISION

PROJECT NUMBER 24096

SITE PLAN

AS001



5/22/2025 9:19:59 AM

REFERENCE NOTES

**FFKR ARCHITECTS**  
730 Pacific Avenue - Salt Lake City, Utah 84104  
O 801.521.6186 - FFKR.COM

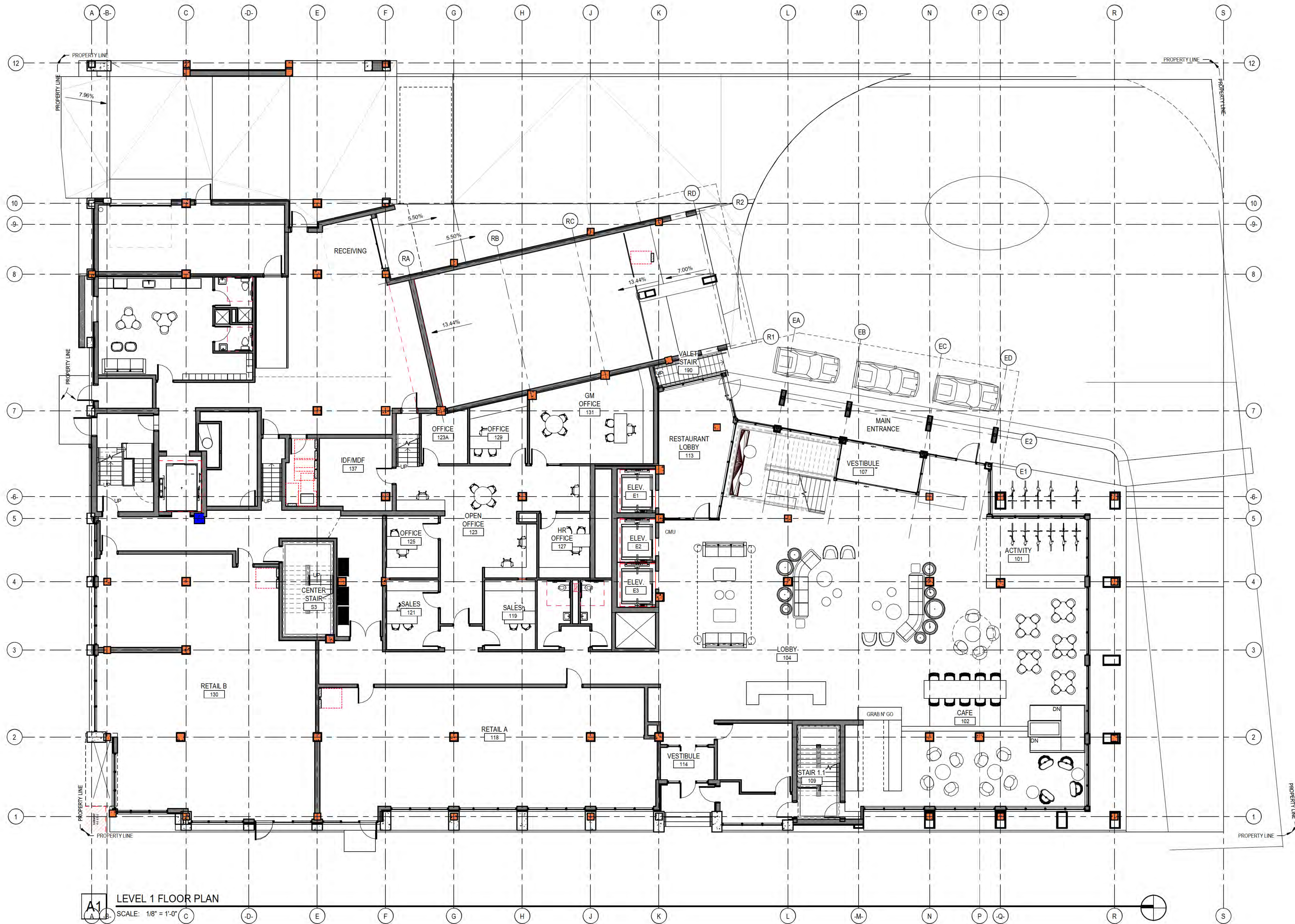
**SUGAR HOUSE HOTEL**  
1300 E. 2100 S. SALT LAKE CITY, UT 84106  
SUGAR HOUSE HOTEL, LLC  
Zoning Amendment - 2025-04-23

DATE REVISION

PROJECT NUMBER 24098

**PRESENTATION**  
FLOOR  
PLAN -  
LEVEL 1

AP101







**A1** PRESENTATION LEVEL 2 FLOOR PLAN  
SCALE: 1/8" = 1'-0"





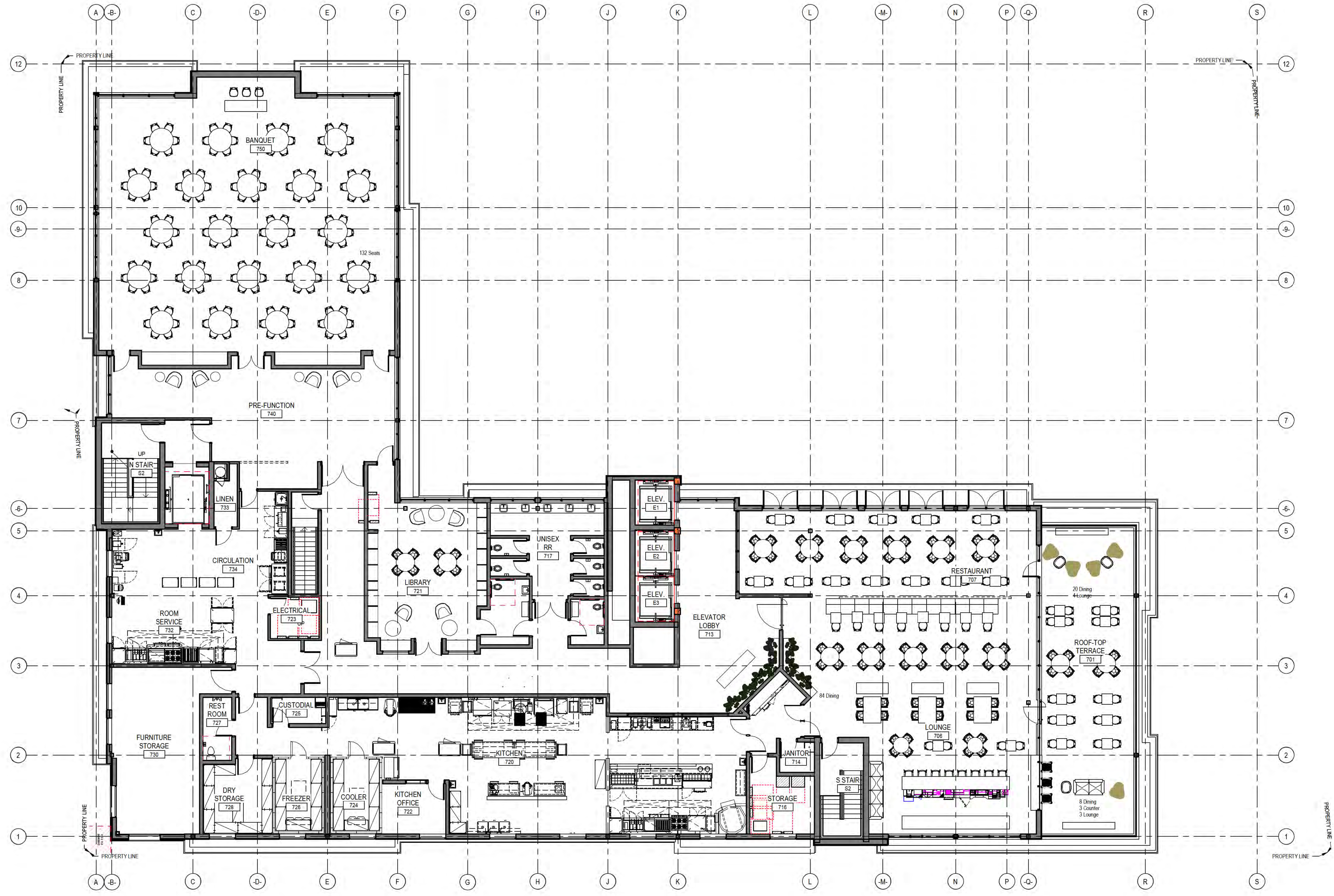
Room Types Legend	
JUNIOR SUITE	(7) / 388-464 SF
KING	(15) / 309-424 SF
KING ADA	
QQ	(8) / 344-371 SF
QQ ADA	
SUITE	(3) / 680-746 SF
VALET STAIRS #2	
VEST.	

**A1** LEVELS 3-6 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

REFERENCE NOTES



5/22/2025 8:44:54 AM



**A1** PRESENTATION LEVEL 7 FLOOR PLAN  
SCALE: 1/8" = 1'-0"