

Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Eric Daems, Senior Planner 801-535-7236 or eric.daems@slcgov.com

Date: February 23, 2022

Re: PLNPCM2021-00378 – Glendale Townhomes Planned Development

PLANNED DEVELOPMENT

PROPERTY ADDRESS: 1179 South Navajo Street **PARCEL ID**: 15-11-351-001-0000 **MASTER PLAN**: West Salt Lake **ZONING DISTRICT**: CB (Community Business)

REQUEST:

Axis Architects, represented by Pierre Langue, has submitted a Planned Development petition to redevelop the property occupied by Tejeda's Market at 1179 South Navajo Street. The proposed "Glendale Townhomes" would consist of 8 separate buildings containing a total of 57 residential units. The property is located in the CB (Community Business) zoning district.

The development is required to receive Planned Development approval as four of the buildings (33 units) would not have frontage on a public street. The Planned Development process includes standards related to whether any modifications will result in a better final product, whether it aligns with City policies and goals, and is compatible with the area or the City's master plan development goals for the area. The applicant has stated the proposal meets the Housing, Mobility, and Master Plan Implementation objectives for a Planned Development, which will be discussed in more detail in Attachment F.

RECOMMENDATION:

Based on the findings listed in the staff report, Planning Staff recommends that the Planning Commission approve the Planned Development request at 1179 South Navajo Street with the following conditions:

1. The final approval for site and building lighting for the development be delegated to staff to review in accordance with adopted standards and ordinances.

ATTACHMENTS:

- A. Vicinity Map
- B. Applicant Submittal and Plan Set
- C. Property & Vicinity Photographs
- **D.** <u>Master Plan Policies</u>
- E. Analysis of Zoning Standards
- F. Analysis of Planned Development Standards
- G. Public Process & Comments
- H. Salt Lake City Resident Food Equity Advisor Report
- I. Department Review Comments

PROJECT DESCRIPTION:

The applicant is proposing to redevelop the subject property located at 1179 Navajo Street. The property is located within the CB- Community Business zoning district and will include 57 dwelling units. Each of the 24 units facing either Navajo Street or Glendale Drive will be configured for a live/work option. Four different unit styles will be offered, but all will be 2-bedroom. The units will be for rent at market rate. The buildings will be 28 feet tall (3 stories) with garages for each unit. The building facades will use brick, wood siding, glass and stucco. The development is proposed with community garden space, pickleball courts, and barbecue areas.

Quick Facts

Property Size: 2.37 acres Height: 28' (3 stories) Proposed Use: Residential Townhomes Number of Residential Units: 57 Exterior Materials: Brick, wood siding, glass, and stucco Parking: 123 stalls (105 in garages, 18 surface) Review Process & Standards: Planned Development Review, CB, and general zoning standards



The lot is approximately 2.37 acres and includes frontage along Navajo Street and Glendale Drive. Due to the depth of the lot (229') and the desire to more efficiently utilize the land, the

developer is proposing internal vehicular and pedestrian circulation to access four buildings which would not have frontage on a public street.



APPLICABLE REVIEW PROCESSES AND STANDARDS:

Review Processes: Planned Development **Applicable Standards:**

- Community Business (CB) zoning standards
- General zoning standards (landscaping, parking, etc.)

Planned Development: The Planned Development process allows applicants to seek modifications to zoning standards. An applicant must first meet one of several objectives related to City plan policies and goals. The Planned Development process includes standards related to whether any modifications will result in a better final product, whether it aligns with City policies and goals, and is compatible with the area or the City's master plan development goals for the area. Those standards and the objectives are discussed in <u>Attachment F.</u>

KEY CONSIDERATIONS: The considerations below were identified through the analysis of the project and department review comments:

- 1. Lack of street frontages for multiple buildings
- 2. Loss of neighborhood grocery store

Consideration 1: Lack of street frontages for multiple buildings

As discussed above, the proposed development is requesting approval to modify the requirement that each principal structure has public street frontage. The development includes four buildings which are located interior to the property and do not front a public street. This zoning requirement is often modified through the Planned Development process. The intent of this zoning standard is to ensure that each building within a development has ample street frontage, utility access, pedestrian access and proper circulation. The proposed development is in line with the applicable Planned Development standards and does not conflict with the intent of this specific zoning provision. The site includes private driveways and sidewalks that, although are on private land, will be open to the public. The four buildings that do not face a public street will face an inner landscaped courtyard that includes sidewalks throughout. That area will connect to other areas of the project with crosswalks and eventually back into the public sidewalk. If the development were not to receive relief from this standard, it would likely result in underutilized land at the rear of the property due to the depth of the property (229'), or larger structures which would not be compatible with the building pattern in the adjacent neighborhood.

Consideration 2: Loss of neighborhood grocery store

The subject property is private property and includes development rights found within the CB zone. Although its current use is a grocery store, the property owner has the right to change the use to any use permitted in the CB zone. The proposed multi-family development is permitted by-right in the CB zone and is not conditional upon Planned Development approval.

Notwithstanding those rights, the potential loss of the grocery store on the property has been the primary concern raised by community members. The loss of the grocery store would exacerbate the food desert on the westside. Limited access to healthy food is discussed throughout Plan Salt Lake and the Westside Master Plan. Both plans identify urban agriculture and local food systems as the primary tool to provide access to healthy foods. This project includes a community garden area that will be available for residents.

The Westside Master Plan includes substantial narrative about the need for additional grocery stores in the westside, why they have failed in the past, and offers commentary on how the issue may be resolved. The full excerpt from the plan can be found in <u>Attachment D</u>. In it, three goals are specifically identified:

- Add residential density
- Create viable mixed-use nodes
- Encourage redevelopment within neighborhoods through compatible higher-density residential development

Although the proposal will result in a loss of a commercial use within the neighborhood, it does accomplish the goals listed above. The development will add 57 residential units which will contribute to the customer base of local businesses. The additional residents will add to the viability and redevelopment potential of adjacent CB zoned properties. The 24 live/work units will add mixed-use business opportunities that were not previously available in the area and in a format that can be more responsive to market needs. The project adds additional residential density while still being compatible in design with the surrounding neighborhood.

DISCUSSION:

In general, Staff is of the opinion that the proposal meets the intent of the CB zoning district, the objectives and standards for a Planned Development, and is compatible with the various master plans of the city as discussed in <u>Attachment D.</u> The proposed layout better utilizes the land and is at a scale which is compatible with the surrounding neighborhood. Although the development will result in the loss of a neighborhood grocery store, it does contribute to the viability of surrounding businesses, introduces new commercial opportunities, and provides residents with access to space for community gardens.

NEXT STEPS:

Planned Development Approval

If the proposal is approved, the applicant will be able to build their proposal as proposed. The final plans submitted for building permits will be reviewed to ensure that they substantially comply with the approved plans and all conditions of approval. The buildings will need to comply with all other zoning and code requirements. If the applicant intends to sell individual units, an updated subdivision plat will also need to be recorded.

Planned Development Denial

If the Planned Development is denied, the applicant would need to modify their proposal in a way that each of the buildings had frontage on a public street. The proposed use, density, and building forms could be built, by-right, without Planned Development approval in the CB zone.

1179 S Navajo St



Salt Lake City Planning Division 1/31/2022

ATTACHMENT B: APPLICANT SUBMITTAL AND PLAN SET

Glendale Townhomes Plan Development Justification Updated May 28, 2021

In accordance with the provisions of Salt Lake City Code of Ordinances, Chapter 21A.55, Langue Inc. proposes The Glendale Townhomes as a Planned Development including site improvements and 58 townhomes.

Langue Inc. is pursuing this development in accordance with city code requirements with one exception: Although 24 of the proposed single-family attached homes, or townhomes enfront a public street, 34 do not.

The key reason the project is unable to meet this requirement is that the 2.37 acre project area (463'-6" x 229'-0") has public streets (Navajo Street and Glendale Drive) on only two sides of its perimeter and no interior public streets. The developer has lined up as many units as possible facing Navajo and Glendale; however, if those were the only units permissible, the bulk of the site would be left vacant. It does not appear this condition would be consistent with the intent of zone CB, the zoning district in which the project is located.

This Planned Development application requests an alternative approach to implementing the provision on street frontage by providing internal circulation and emergency vehicle access drives, as well as community green space for pedestrian use and access between rows of units. This proposed project complies with all other requirements of zone CB and is designed to meet several of the objectives of the planned development process, as outlined below and shown in more detail in the complete planned development application:

C.2. Housing:

The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

The residences meet all of these conditions. These single-family attached units are not commonly found in the existing neighborhood. They are similar, though generally a little smaller, in square footage to those in the surrounding area. The smaller yards and footprints of these townhomes mean that the new development will make community pathways, greenspaces, and amenities available to the larger community. These new and more efficiently designed dwelling units will also be highly energy-efficient, helping to keep overall housing costs under control.

D.1. Mobility:

Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.

Site design includes a mid-block walkway from Glendale (the city street along its long perimeter), entirely through the project to the amenity area near the rear property line, and

from there northwesterly to the public sidewalk at the Navajo Street entrance to the project. This walkway will be open to the public. It will connect to and expand the network of walking paths in the neighborhood.

F.1. Master Plan Implementation:

A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.

This project is tailored directly to fulfil the intent of the Westside Master Plan. The project site and dwelling units are designed to respond to and comply with the following specific guidance found on pages 40 and 41 of the Salt Lake City Westside Master Plan. It is in this location that the Master Plan includes a narrative about the very intersection (Navajo Street and Glendale Drive) and parcel where this project is located.

Master plan guidance for this site includes the following statements:

The intersection of Glendale Drive and Navajo Street (generally called Glendale Plaza) is another example of a node that is missing a couple of elements but has potential. It is also an example of how lack of connectivity and visibility can impact the viability of a commercial center. It has the size and bank of developable space to be a thriving community node, but the access and visibility of a neighborhood node. It is most likely something in between the two, and **if it can utilize the underdeveloped land at the intersection for residential development**, and complement the existing land uses, then there is potential for a thriving neighborhood node around Glendale Plaza (emphasis added).

The grocery store and the charter school sit on either side of Navajo Street on the north side of Glendale Drive, occupying 4.5 acres. Inclusion of the Rite Aid building northwest of the school results in 6.5 acres of land. Three of those acres are dedicated to parking. This is developable space that presents an opportunity to meet many of the goals of the community and the Westside Master Plan. The three direct goals are adding residential density, creating viable mixed use nodes and encouraging redevelopment within neighborhoods through compatible higher-density residential development (emphasis in original).

... If anything, the history of Glendale Plaza should be a lesson in the importance of both a dense residential base to draw from...

... The Glendale Plaza node is most suited for mixed use development that has a strong residential component. . . Adding density, and designing it to be compatible is the *first step*. . . *The additional density may increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development.*

This updated justification now includes the concluding words found in the portion of the Salt Lake City Westside Master Plan that deals with the corner where the Glendale Townhomes project is proposed. We have used bold italics to format the final comments about the intersection of Glendale Drive and Navajo Street because they summarize not only what plans the community has for this important node, but because they also share a market-based understanding of the steps that are needed first, in order to make a viable mixed-use neighborhood possible at this important intersection.

In addition, words from Master Plan's concluding comments about this node—included in the balance of this justification for the proposed development—are also rendered in bold italics.

This concluding sentence summarizes the preceding page of planning verities specific to Glendale Plaza. To paraphrase the final statement from the relevant part of the master plan quoted above, a dense residential base *may* draw commercial activity. It may also foster "*local business development*." That last sentence concludes, correctly, that dense residential development is the *sine qua non* for all the uses that may one day be "*attracted*" or "*encouraged*" to combine in a lively mixed-use node.

In addition to providing the density that is needed to "*encourage local business development*," the proposed development provides the setting along both Navajo and Glendale where "*local businesses*" may take root. Live-work spaces in each townhome on these streets are laid out to include small commercial studios, offices, light commercial shops, or other workspaces on the ground floor that may be accessed directly from the street without going through the residence.

So in addition to bringing more purchasers within walking distance of commercial activity planned for this important crossing, the townhomes to be developed here will also function as the armature where small "*businesses*" may be "*attracted*" and "*local business development*" will be "*encouraged*" and take hold: the multiple-use studio spaces in each townhome on the public streets embody the low-impact and inexpensive launching pad local businesses must have, if they are to develop and then thrive.

In summary, the Glendale Townhomes will lead both to the density and to the commercial infrastructure that that will spark and sustain the commercial success that now is fading. This project is thus extraordinarily consistent with the relevant portion of the applicable master plan, cited and reviewed extensively above, which calls for greater residential density as the foundation to "*attract*" and "*encourage commercial development*."

As noted above, the concluding words of the master plan for this node are these: the "*first* step" of the plan is "additional density [to] increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development."



GLENDALE TOWNHOMES - 1179 E NAVAJO STREET

The site of this development is located at the north-east corner of Glendale Avenue and Navajo Street. 1179 S Navajo Street is currently Tejeda's Neighborhood Market with Glendale Senior Housing to the south-east, Dual Immersion Academy Public Charter School to the north-west and The Church of Jesus Christ of Latter-Day Saints meeting house to the west. The neighborhood is further completed with single-family residential homes. The existing architecture provides opportunity for a contemporary style multi-family townhomes to be developed and to encourage greater density and diversity in the area.

The base zoning district for this site is CB Community Business District. The purpose of this district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

179/Navajo St

EXISTING SITE - 1179 E NAVAJO STREET - SALT LAKE CITY











Front of Existing Building



Glendale Senior Housing Corp. 1239 s Glendale Dr



Dual Immersion Academy 1158 S Navajo St



Back of Existing Building



Glendale Senior Housing Corp. 1239 s Glendale Dr



Glendale Senior Housing Corp. 1239 s Glendale Dr











1213 S Navajo St

1212 S Glendale Dr

1216 S Glendale Dr



1161-1163 S Navajo St



1188 S 1300 W



1194 S 1300 W



1222 S Glendale Dr



1236 S Glendale Dr





GLENDALE TOWNHOMES - PROPOSED SITE

ZONING INFO

RCEL # NING DISTRICT:	15113510020000 CB
T AREA: BUILDABLE AREA: AMENITIES AREA:	103,608 SF (2.37 ACRES) 35,099 SF (0.80 ACRES) 6.977 SF (0.16 ACRES)
TBACKS: FRONT CORNER SIDE REAR	0' 0' 0' 10'
NDSCAPE BUFFER:	7' REQUIRED 7'-40' PROVIDED
F-STREET PARKING: RESIDENTIAL REQUIRED:	MIN. 1 STALLS PER UNIT MAX. 2 STALLS PER UNIT + 25% 57 STALLS MIN.
PROVIDED: GARAGES: <u>VISITOR:</u> TOTAL ADA	(114 + 29) = 143 STALLS MAX. 114 19 133 02
BICYCLE PARKING REQUIRED PROVIDED	6 12
RBAGE:	INDIVIDUAL GARBAGE CANS

PROJECT STATISTICS

TYPES SIZE		SQ. FT.	QT
UNIT A 20' X 31'	3-STORY, 2 BDRM	1,461 SF	13
UNIT B 20' X 31'	3-STORY, 2 BDRM	1,461 SF	35 9
OP 1 20' X 26'	3-STORY 2 BDRM	1 150 SE	
OP2 20' X 26'	3-STORY, 2 BDRM	1,294 SF	
TOTAL			57
BUILDING 1			
FOOTPRINT	4,340 SF		
USABLE	10,227 SF		
GROSS	13,020 SF		
BUILDING 2			
FOOTPRINT	4,960 SF		
USABLE	11,688 SF		
GROSS	14,880 SF		
BUILDING 3	1 240 85		
	1,240 3F		
CROSS	2,922 3F		
GR035	3,720 SF		
BUILDING 4			
FOOTPRINT	4,960 SF		
USABLE	11,688 SF		
GROSS	14,880 SF		
BUILDING 5			
FOOTPRINT	4,960 SF		
USABLE	11,688 SF		
GROSS	14,880 SF		
BUILDING 6			
FOOTPRINT	4,960 SF		
USABLE	11,688 SF		
GROSS	14,880 SF		
BUILDING 7			
FOOTPRINT	4,960 SF		
USABLE	11,688 SF		
GROSS	14,880 SF		
BUILDING 8	1 000 05		
FOUTPRINT:	4,080 51		
USABLE	11,040 SF		
GRUSS	14,040 SF		





Building Placement and Orientation:

The units along Navajo St and Glendale Ave. are oriented towards the street, while the units behind are oriented towards an interior courtyard. This is to maximize the site while also providing amenities at the back of the site.

Height:

The proposed multi-family building is 3 stories, as well as, Glendale Senior Housing. The parapet will be at 30' above grade.

GLENDALE TOWNHOMES - SITE PLAN



21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

A. Purpose Statement: The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

B. Uses: Uses in the CB Community Business District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section <u>21A.26.010</u> of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of chapter 21A.55 of this title.

D. Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the design review process (chapter 21A.59 of this title).

E. Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process (chapter 21A.59 of this title). An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the design review standards in chapter 21A.59 of this title, the Planning Commission shall also consider the following standards:

1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.

2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.

3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.

4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.

Buffers: When located next to low density residential uses, the Planning Commission may require larger setbacks, landscape buffers and/or fencing than what are required 5. by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.

6. Step Backs: When abutting single-story development and/or a public street, the Planning Commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

F. Minimum Yard Requirements:

1. Front Or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.

2. Interior Side Yard: None required.

3. Rear Yard: Ten feet (10').

4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48 of this title.

5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.

b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the Planning Commission.

7. Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The Planning Director may modify or waive this requirement if the Planning Director finds the following:

a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.

b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.

c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.

d. The landscaped setback is consistent with the surrounding neighborhood character.

e. The overall project is consistent with section 21A.59.050 of this title.

Appeal of administrative decision is to the Planning Commission.

G. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.

H. Maximum Height: Thirty feet (30'). (Ord. 14-19, 2019: Ord. 12-17, 2017)





GLENDALE TOWNHOMES - STREET VIEW - GLENDALE STREET





GLENDALE STREET TOWNHOMES - STREET VIEW - NAVAJO STREET





GLENDALE STREET TOWNHOMES





GLENDALE STREET TOWNHOMES





GLENDALE TOWNHOMES - RENDERING





GLENDALE STREET TOWNHOMES





GLENDALE STREET TOWNHOMES - BBQ AREA



GLENDALE STREET TOWNHOMES - COMMUNITY GARDEN





GLENDALE STREET TOWNHOMES - PLAYGROUND





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TYPES	SIZE		SQ. FT.	QTY.
UNIT A	20' X 31'	3-STORY, 2 BDRM	1,461 SF	13
UNIT B	20' X 31'	3-STORY, 2 BDRM	1,461 SF	35
UNIT C				9
OP 1	20' X 26'	3-STORY, 2 BDRM	1,150 SF	
OP2	20' X 26'	3-STORY, 2 BDRM	1.294 SF	







GLENDALE TOWNHOMES - UNIT A FLOOR PLAN



Axis Architects

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PRC	DJEC	T STATIST	ICS	
TYPES	SIZE		SQ. FT.	QTY.
UNIT A	20' X 31'	3-STORY, 2 BDRM	1,461 SF	13
UNIT B	20' X 31'	3-STORY, 2 BDRM	1,461 SF	35
UNIT C				9
OP 1	20' X 26'	3-STORY, 2 BDRM	1,150 SF	
OP2	20' X 26'	3-STORY, 2 BDRM	1,294 SF	
				67

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A1 UNIT A - THIRD FLOOR PLAN SCALE: 1/4"= 1'-0"





GLENDALE TOWNHOMES - UNIT A "LIVE/WORK" FLOOR PLAN





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GLENDALE TOWNHOMES - "LIVE/WORK"





PR	OJECT	STATIST	1
TYPES	SIZE		S
UNIT A	20' X 31'	3-STORY, 2 BDRM	1
UNIT B	20' X 31'	3-STORY, 2 BDRM	1
	1 20' X 26'	3-STORY 2 BORM	1
OP2	20' X 26'	3-STORY, 2 BDRM	1
ΤΟΤΔΙ			_











GLENDALE TOWHOMES - UNIT B FLOOR PLAN

т			
	SQ. FT.	QTY.	
М	1,461 SF	13	
М	1,461 SF	35 9	
М	1,150 SF		
М	1,294 SF		
		57	

A1 UNIT B - SECOND FLOOR PLAN SCALE: 1/4"= 1'-0"















GLENDALE TOWNHOMES - UNIT C FLOOR PLAN

PROJECT STATISTICS					
TYPES	SIZE		SQ. FT.	QTY.	
UNIT A	20' X 31'	3-STORY, 2 BDRM	1,461 SF	13	
UNIT B	20' X 31'	3-STORY, 2 BDRM	1,461 SF	35	
UNIT C				9	
OP 1	20' X 26'	3-STORY, 2 BDRM	1,150 SF		
OP2	20' X 26'	3-STORY, 2 BDRM	1,294 SF		
TOTAL				57	







NAVAJO ST - BUILDING 1

GLENDALE DR - BUILDING 1



GLENDALE DR - BUILDING 2, 3, 4





BIKE RACK DETAIL







GLENDALE TOWHOMES - UNIT A & B ELEVATIONS (BUILDING 1)

The materials proposed for this project are consistent with the new construction guidelines, have proven durability, and will promote a sense of human scale. The front street elevation will consist of brick, wood, glass, and smooth gray and white stucco. Brick is proposed for the ground level. The white stucco will cover the exterior of the porch on the front of the buildings. Wood siding is used on the interior of the porch volume to provide warmth to the occupied outdoor spaces.

	GLAZING CALCULATIONS AT GROUND LEVEL FACING PUBLIC STREET		
DF_=_28'-0''	UNIT A	FRONT: SIDE:	64 SF REQUIRED 64 SF PROVIDED 109 SF REQUIRED 109 SF PROVIDED
F.F. <u>= 19'-0"</u>	UNIT B:	FRONT:	64 SF REQUIRED 64 SF PROVIDED
<u>P_F.F.= 9′-0″</u>			
<u>.</u> F <u>.</u> F. <u>=</u> 0′-0″			
DF_=_28'-0″			






GLENDALE TOWHOMES - UNIT A & B ELEVATIONS (BUILDING 2 & 4)

<u>T.O. ROOF = 28'-0"</u>

LEVEL 3_F.F.=_19'-0"

_LEVEL 2 F.F.= 9'-0"

 $\underline{T.O. FENCE} = 3'-0''$ _<u>MAIN_LEVEL</u> F.F.<u>=</u> 0'-0"







NORTH ELEVATION

SOUTH ELEVATION

<u>T.O. ROOF_= 28'-0"</u>
<u>LEVEL 3 F.F.=_19'-0"</u>
LEVEL <u>2</u> F.F.= 9'-0"
<u>MAIN LEVEL</u> F.F. <u>=</u> 0′-0″

 	_	_	<u>T.O. ROOF = 28'-0"</u>
 _	_		<u>LEVEL 3_F.F.=_19'-0"</u>

- _ _ _LEVEL 2 F.F.= 9'-0"
- _ _ <u>MAIN LEVEL</u> F.F.<u></u>= 0′-0″







SOUTH ELEVATION



GLENDALE TOWHOMES - UNIT B ELEVATIONS (BUILDING 5, 6, & 7)



_ _ <u>MAIN LEVEL</u> F.F.= 0'-0"

- _____LEVEL <u>2</u> F.F.<u>=</u> 9′-0″
- _____<u>T.O. ROOF_=_28'-0"</u>

<u>LEVEL 3 F.F.= 19'-0"</u>

- _ _ <u>MAIN LEVEL F.F.= 0'-0"</u>
- _____<u>LEVEL 2 F.F.= 9'-0"</u>
- ____LEVEL_3_F.F.=_19'-0"

<u>T.O. ROOF = 28'-0"</u>















BLACK BRICK



CLEAR WOOD SIDING OR WOOD GRAIN METAL SIDING - VERTICAL ORIENTATION

WHITE



CEMENTITUOUS PLASTER DARK GRAY



BRAKE METAL - MATCH WINDOWS FINISH DARK GRAY





CEMENTITUOUS PLASTER

WHITE BRICK OR WHITE PAINTED BRICK



LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

- 1.1 SUMMARY
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
- 1. Site Conditions
- 2. Guarantees
- 3. Maintenance
- 4. Soil Amendments
- 5. Fine Grading
- 6. Landscape Edging
- 7. Furnish and Installing Plant
- 8. Turf Planting
- 9. Weed Barrier
- 1.2 SITE CONDITIONS
- A.Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner. C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is
- completely operational.
- 1.3 PERMITS
- A.Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A.A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 1.7 MAINTENANCE
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE
- A.Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall INSTALLATION not be part of the guarantee
- PART II PRODUCTS
- 2.1 LANDSCAPE MATERIALS
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers. D.Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement. F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. PH: 5.5-7.5
- b. EC (electrical conductivity): < 2.0 mmhos per centimeter
- c. SAR (sodium absorption ration): < 3.0
- d. % OM (percent organic matter): >1%
- e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G.Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H.Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
- b. Portland Cement (see concrete spec. below for type)
- c. Reinforced fiber Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- d. Only potable water for mixing.
- I.Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.
- PART III EXECUTION
- 3.1 GRADING
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.
- 3.2 TURF GRADING
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions. 3.3 PLANTING OPERATIONS
- A.Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D.The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

UT21108

G.Plant immediately after removal of container for container plants

10/29/2021

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- H.Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon. J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be
- a courser mix as required to establish finish grade as indicated on the drawings. K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be
- used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material. L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.
- 4. TURF SOD LAYING
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C.Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D.Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry. F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.
- G.Apply water directly after laying sod. Rainfall is not acceptable.
- H.Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.
- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site. 3.5 WEED BARRIER
- A.For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to the edge of the plant rootball.
- C. Overlap rows of fabric min. 6"
- D.Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

- 1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO
- UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- 2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- 5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A TCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- 6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING
- 7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING
- 8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
- 9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
- 10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
- 11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE
- INSTALLER RESPONSIBILITIES AND LIABILITIES 1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS. OR TIME EXECUTION.
- 2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

SLOPES, BERMS, AND SWALES.

SWALES, BERMS, OR GRADE

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC

GRAPHIC SCALE: 1" = 60'

1-800-662-4111

www.bluestakes.org

- FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- 2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES

BACKFILL: WHICHEVER DISTANCE IS GREATER

3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS

4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY

5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL

6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL

EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF

ROJECT INFORMATIOI

GLENDALE TOWNHOMES SALT LAKE CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIEN1





BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192

AXIS ARCHITECTS

SHEET INDEX

LP-101

LP-102

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10'







ENCHMARA

PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
\odot	Ax'u	12	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal
\bigcirc	M'ss	18	Malus x `Spring Snow` Spring Snow Crab Apple	B & B	2"Cal
<	Qr'a	32	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal
\odot	Sr'b	16	Syringa reticulata `Bailnce` Snowdance Tree Lilac	B & B	2"Cal
(· · · · · · · · · · · · · · · · · · ·	Zs'g	9	Zelkova serrata `Green Vase` Green Vase Zelkova	В&В	2"Cal
\bigcirc	Zs'm	41	Zelkova serrata `Musashino` Musashino Zelkova	В & В	2"Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
(Cs'c)	Cs'c	71	Cornus sericea `Cardinal` Cardinal Red-twig Dogwood	5 gal	
(Pb'p)	Pb'p	122	Prunus besseyi `P011S` TM Pawnee Buttes Sand Cherry	5 gal	
\odot	Rc	56	Rhamnus frangula `Columnaris` Alder Buckthorn	5 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
O	Ca'k	500	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal	
$\langle \overline{\cdot} \rangle$	Fm'a	253	Festuca mairei Atlas Fescue	1 gal	
O	M'ml	91	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass	2 gal	
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
\odot	R'dk	147	Rosa x `Radtko` Double Knock Out Rose	5 gal	

SITE MATERIALS LEGEND

	SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	14,394 sf
	1-03	STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	22,032 sf
2022220 2022220	1-05	4"-6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	4,028 sf
0 2 1 7 7 1 0 7 1 0 1	1-12	STONE MULCH. COLOR: DARK GRAY. SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	8,061 sf









DEVELOPER / PROPERTY OWNER / CLIENT

AXIS ARCHITECTS ATT: MELISSA BIGGER 801-355-3003 MBIGGER@AXISARCHITECTS.COM



BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 WWW.BENCHMARKCIVIL.COM

GLENDALE TOWNHOMES SALT LAKE CITY, UTAH







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PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
\bigcirc	Ax'u	12	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal
$\left(\cdot \right)$	M'ss	18	Malus x `Spring Snow` Spring Snow Crab Apple	В&В	2"Cal
	Qr'a	32	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal
\mathbf{C}	Sr'b	16	Syringa reticulata `Bailnce` Snowdance Tree Lilac	B & B	2"Cal
le sol	Zs'g	9	Zelkova serrata `Green Vase` Green Vase Zelkova	B & B	2"Cal
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\odot	Rc	56	Rhamnus frangula `Columnaris` Alder Buckthorn	5 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
O	Ca'k	500	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal	
\bigcirc	Fm'a	253	Festuca mairei Atlas Fescue	1 gal	
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ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
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ISSUE	DATE	PROJECT N	IUMBER	PLAN INI	FORMA	TION			PROJECT INFORMA
1(0/29/2021	UT211	08						
NO.	REVISION		DATE	Q	11	BLUE STA	KES OF UTAH		
1	XXXX		XX-XX-XX	Q		UTILITY NOTIFI 1-800-66	CATION CENTER, INC		
2						www.bluesta	kes.org		
3									
4									
5				0'	10'	20'	40'	80'	
6									
7						GRAPH	IC SCALE: 1" = 20'		

PICKLEBALL COURT BBQ AREA RAISED GARDEN PLANTERS

DEVELOPER / PROPERTY OWNER / CLIENT



GLENDALE TOWNHOMES SALT LAKE CITY, UTAH

PLANT LEGEND

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SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	14,394 sf
 1-03	STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	22,032 sf
1-05	4"-6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	4,028 sf
1-12	STONE MULCH. COLOR: DARK GRAY. SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	8,061 sf





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IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

- 1.2 SYSTEM DESCRIPTION
- A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other 1.8 SEQUENCING components may be altered due to site conditions not accounted for in the design process
- B.Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.
- C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.
- 1.3 DEFINITIONS
- A.Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.
- B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.
- C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.
- D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

- A.The following standards will apply to the work of this Section:
- a. ASTM-American Society for Testing and Materials
- b. IA The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.
- 1.5 SUBMITTALS

A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

- B.Operation and Maintenance Manual:
- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to 2.2 POINT OF CONNECTION OAR, containing
- i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
- ii. Parts list for each operating element of the system
- iii.Manufacturer printed literature on operation and maintenance of operating elements of the system.
- iv.Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
- i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
- ii. Completed Project As-Built Drawings
- 1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
- 2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
- 3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
- 4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished
- 5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.
- 1.6 QUALITY ASSURANCE
- A.Acceptance: Do not install work in this section prior to acceptance by OAR. B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether
- they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.
- D. Workmanship and Materials:

NO.

REVISION

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- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall
- be of the highest quality available and meeting the requirements specified.
- b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E.Contractor Qualifications:
- a. Contractor shall provide document or resume including at least the following items:
- i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years. ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

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- iii.Contractor is bondable for the work to be performed.
- iv.References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- v. Listing of suppliers where materials will be obtained for use on this Project.
- vi.Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience

- This person shall be a current Certified Irrigation Contractor in good standing Association. This person shall be on Project site at least 75% of each working vii. Evidence that Contractor currently employs workers in sufficient quantitie that are established by the Contract.
- viii. All General laborers or workers on the Project shall be previously trained a and have a minimum of one-year experience. Those workers performing tasks certificates designated below.
- DELIVERY-STORAGE-HANDLING

A.During delivery, installation and storage of materials for Project, all materials shall l damage, vandalism, and prolonged exposure to sunlight. All material stored at Proje compact arrangement and storage shall not disrupt Project Owner or other trades of installed shall be handled by Contractor with care to avoid breakage or damage. Da Contractor shall be replaced with new at Contractor's expense.

A.Perform site survey, research utility records, contact utility location services. The C all hazards and utilities prior to work commencement. Install sleeving prior to insta permanent site elements. Irrigation system Point of Connection components, back regulation devices shall be installed and operational prior to all downstream compo thoroughly flushed of all debris prior to installation of any sprinkler heads.

WARRANTY

- A.Contractor shall provide one year Warranty. Warranty shall cover all materials, wor include filling and or repairing depressions or replacing turf or other plantings due irrigation system elements. Valve boxes, sprinklers or other components settled fro restored to proper grade. Irrigation system shall have been adjusted to provide prop areas.
- 1.10 OWNER'S INSTRUCTION
- A.After system is installed, inspected, and approved, instruct Owner's Representative maintenance procedures. Coordinate instruction with references to previously subm Manual.

1.11 MAINTENANCE

- A.Furnish the following items to Owner's Representative:
- a. Two quick coupler keys with hose swivels.
- b. One of each type or size of quick coupler valve and remote control valve. Five each sprinkler and sprinkler nozzle.
- B. Provide the following services:
- a. Winterize entire irrigation system installed under this contract. Winterize by 't Compressor shall be capable of minimum of 175 CFM. This operation shall o after need for plant irrigation but prior to freezing. Compressor shall be capab pressure regulation devices. Compressor shall be regulated to not more than (spring after danger of freezing has passed. Contractor shall train Owner's Repr winterization procedure

PART 2 - PRODUCTS

- GENERAL NOTES
- A.Contractor shall provide materials to be used on this Project. Contractor shall not r Project from the Project Site, nor mix Project materials with other Contractor own purchase and provide project material.
- A.The Contractor shall connect onto existing irrigation or water main line as needed in shall install new main line as indicated.
- 2.3 CONNECTION ASSEMBLY
- A.Secondary water shall be used on this Project. Install filter and RPZ as needed.
- A.Power supply to the irrigation controller shall be provided for by this Contract.
- B.Controller shall be as specified in the drawings. Controller shall be surge protected. a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contra
- Power configuration for wall-mount/ground pedestal timer controllers shall b b. Locate Controller(s) in general location shown on Construction drawings. Co allocation with electrical contractor. Contractor shall be responsible for all pow whether they are wall mount or pedestal mount. Contractor shall coordinate w needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single co shall incorporate a solid copper conductor and polyethylene (PE) insulation with a The wires shall be UL listed for direct burial in irrigation systems and be rated at a

- Co., LP specification number P7079D. a. A minimum of 24" of additional wire shall be left at each valve, each splice bo b. Common wire shall be white in color, 12 gauge. Control wire shall be red in co
- shall be looped within each valve box of the grouping it is to service. D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing bet
- avoided if at all possible. Any wire splices shall be contained within a valve box. Spl no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid. SLEEVING
- A.Contractor shall be responsible to protect existing underground utilities and compo 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve
- minimum beyond walk or edge of pavement. Wire or cable shall not be installed in installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be ins line pipe or lateral pipe. 2.6 MAIN LINE PIPE
- A.All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line Schedule 40 PVC solvent weld bell end.

a. Maximu	am flows allowed through main line pipe shall be:
3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM

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- 180 GPM
- - b. Main line pipe shall be buried with 24" cover
 - 2.7 MAIN LINE FITTINGS

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g as set forth by the Irrigation g day.	A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.	D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to consleeving needs for conduit or sweeps elbows from exterior to interior of building.
es to complete Project within time limits	2.8 ISOLATION VALVES	E. Pedestal controllers shall be placed upon V11-strong Box Quick Pad as per manufacturer's recommendations. C shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field sy
and familiar with sprinkler installation is related to PVC pipe shall have	A.Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.	 tests efficiently. F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire t placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electr supply and installation as well as book-up to controller shall be by this Contractor.
be protected from contamination, ject site shall be neatly organized in a on Project site. All material to be pamaged materials attributed to	 B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position. 2.9 MANIFOLDS A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be 	 3.7 VALVES A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details. B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
Contractor shall familiarize himself with allation of concrete, paving or other	removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective	 C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a 1419124 box. Place a minimum of 4" of ³/₄" washed gravel beneath valve box for drainage. Bottom of remote convalve shall be a minimum of 2" above gravel.
kflow prevention and pressure onents. All main lines shall be	manifold. 2.10 REMOTE CONTROL VALVES	A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.
	A.Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and	B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.
	individually in separate control boxes.	C.Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers
rkmanship and labor. Warranty shall	2.11 MANUAL CONTROL VALVES A.Ouick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with	D. Spray heads shall be installed and flushed again prior to installation of nozzles.
e to settlement of irrigation trenches or om original finish grade shall be oper, adequate coverage of irrigated	snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ³ / ₄ " gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental	 3.9 FIELD QUALITY CONTROL A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi. B.Main line pressure test shall include all pipe and components from the point of connection to the upstream side of the system has been tested for the upstream side of the system has been tested for the upstream side of th
· · · · · ·	irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated. 2.12 LATERAL LINE PIPE	remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested sections that can be isolated.
es in complete operation and omitted Operation and Maintenance	A.All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ³ / ₄ ", 1", 1 ¹ / ₄ ", 1 ¹ / ₂ " or 2" in size as indicated on Construction Drawings.	C.Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is le 100 psi.
	2.13 LATERAL LINE FITTINGS	D. Schedule testing with OAR 48 hours in advance for approval.
	2.14 Spray Sprinklers	F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.
ve percent of total quantities used of	A.Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.	3.10 ADJUSTMENT
	2.15 VALVE BOXES	A.Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height installation shall be considered a part of the original contract and at Contractor's expense
blow-out' method using compressed air. occur at the end of first growing season ble of evacuating system of all water	A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to	B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
60 PSI. Start up system the following presentative in proper start-up and	bring valve box pit to proper grade.	 D. Adjust run times of station to meet needs of plant material the station services. 3.11 CLEANING
	A.All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions.	A.Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.
remove any material purchased for this ned materials. Owner retains right to	Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor. 2.17 OTHER PRODUCTS	D. OAR shall perform periodic as well as a final cleanliness inspection.
	A.Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.	E.Contractor shall leave Project in at least a 'broom clean' condition.
for Point(s) of Connection. Contractor	a. The Contractor shall provide materials to make the system complete and operational.	END OF SECTION Iso
	PART 3 - EXECUTION	
	 A.Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain 	
l. ractor shall be responsible for this task.	in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more	
be 120 VAC unless otherwise noted.	than 24 hours at a time. 3.2 TRENCHING AND BACKELLING	
wer connections to Controllers, with electrical or other Project trades as	A.Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean rock free fill.	
conductors, type PE. Wire construction a minimum thickness of 0.045 inches. a minimum of 30 VAC. Paige Electric	Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.	
0	A.Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from	
ox and at each controller. color, 14 gauge. Spare/extra wire (3 ft.)	piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.3.4 GRADES AND DRAINAGE	(A) COORDINAT CONTROLLE
etween controller and valves shall be	A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air.	R WITH OWNER
plices within a valve box that contains	Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.3.5 PVC PIPE	PEDESTAL I TO COORDI
oonents. Sleeving minimum size shall be	A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.	CONNECTIO
ve. Sleeves shall be extended 6"	B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.	ELECIRICAL
n the same sleeve as piping, but shall be bed with integral corresponding sized	C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.	
istalled at appropriate depths for main	D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.	
pipe 3" in size and smaller shall be	E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.	
	F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon	
	tape or paste unless directed by product manufacturer or sealing by o-ring.	
	 A.All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs. 	
	B.Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.	
	C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers	

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pipe shall not be used.

shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC

2" MAINLINE ROUTING , CONTROLLER AND P.O.C. LOCATION OVERVIEW

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ntractor shall be responsible to

anufacturer's recommendations. Controllers access easily and perform field system

five feet of slack field control wire to be ded for Electrical Contractor. Electrical

led according to manufacturer

ed for service.

control valve may be installed in a Carson for drainage. Bottom of remote control

from hardscape. nts prior to installation of sprinklers

es during landscape construction.

sted for 2 hours at 100 psi. connection to the upstream side of ant pressure. Piping may be tested in

where existing static pressure is less than

ense and retested until able to pass testing. ceed 5 OHMs.

rade or adjustment of head height after

all landscaped areas that are to be irrigated.

Seasonal Differential								
	April	May	June	July	August	Sept.	Octobe	
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min	
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min	

Mon

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Shrubs 45 min

90 Day Establishment Period Irrigation Schedule (April, May, June)

15 min 15 min

Sun Mon Tues Wed Thurs Fri

Shrubs 25 min 0 25 min 0 25 min 0 25 min

Regular Irrigation Schedule (see Seasonal Differential Chart)

Tues

45 min

Sat

15 min

Operating Pressur

IR-101

COORDINATE IRRIGATION CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION. ATTACH TO PEDESTAL LXMMPED. CONTRACTØR TO COORDINATE ELECTRICAL CONNECTION WITH OWNER OF ELECTRICAL CONTRACTOR

IR-102

ANDSCAPE ARCHITECT / PLA JTA ACP ainsworti 128/21-5301 HECKED: 10/29/2021 ĴMA OT DATI 10/28/2021 **DESIGN GROUP RIGATION PLAN COVER** BENCHMARK ENGINEERING Landscape Architecture / Planning & Visualization PRELIMINARY PLANS NOT & LAND SURVEYING 3450 N. TRIUMPH BLVD. SUITE 102 FOR CONSTRUCTION 9130 SOUTH STATE STREET SUITE #100 LEHI, UTAH 84043 (801) 960-2698 **IR-100** SANDY, UTAH 84070 (801) 542-7192 www.pkjdesigngroup.com WWW.BENCHMARKCIVIL.COM





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FOR CONSTRUCTION

IR-101

10/29/2021

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10/28/2021



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2					www.bluesta	akes.org		
3								
4								
5				0'	10' 20'	40'	80'	
6								
7					GRAPH	IIC SCALE: 1" = 20'		

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RIGATION PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-102

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ISSUE	DATE	PROJECT	NUMBER P	LAN INFORMATION	PROJECT INFORMAT
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1. 6" POP UPS SHALL BE USED IN TURF AREAS.

2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION. 3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.

4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.



NESIGN GROUP







(1) MULCH FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP EASY FIT COUPLING: RAIN BIRD MDCFCOUP 4 SUBTERRANEAN EMITTER BOX: RAIN PURD OF T RAIN BIRD SEB 7XB 5 ¹/₂" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING (6) FINISH GRADE (7) PVC EXHAUST HEADER 8 PVC SCH 40 TEE OR EL BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL) 10 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE

3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NESIGN GROUP

(12) BRICK (1 OF 2)



NOTE:

1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

1) RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW

DEMAND) (2) PVC DRIP MANIFOLD PIPE

(TYPICAL)

- 3
 PVC SCH 40 TEE OR EL (TYPICAL)
- (4)½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING
- 5 BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)

SHRUB (TYPICAL)

- 6 PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- (7) ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- (8) ROOT BALL (TYPICAL)

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- 9 BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPI RAIN BIRD XFD-CROSS (TYPICAL)
- 10 DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL "XECV DRIDI INE ELLISH DOINT DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")

(1) SPACING PER SPECIFICATION

12 TIE DOWN STAKE: RAIN BIRD TDS-050 RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

DEVELOPER / PROPERTY OWNER / CLIENT

ATT: MELISSA BIGGER 801-355-3003 MBIGGER@AXISARCHITECTS.COM



GLENDALE TOWNHOMES SALT LAKE CITY, UTAH





GLENDALE TOWNHOMES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN 1179 S NAVAJO STREET SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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KI 330 M

MAN RUDUL









VICINITY MAP

OWNER/DEVELOPER: AXIS ARCHITECTS MELISSA BIGGER 927 SOUTH STATE STREET SALT LAKE CITY, UT 84111 (801) 355-3003 MBIGGER@AXISARCHITECTS.COM

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.01	SALT LAKE PUBLIC UTILITIES GENERAL NOTES
CDP.01	DEMO 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
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES

PRELIMINARY PLANS NOT FOR CONSTRUCTION



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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, AN 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.

CAUTION NOTICE TO CONTRACTORS

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.

BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER 1-800-662-4111 www.bluestakes.org

CALL BEFORE YOU DIG

「'S FREE & IT'S THE LAW

APPLICABLE STANDARDS: APWA 2017 STANDARDS

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- DOMINION ENERGY

ESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS

CONSTRUCTION NOTES

ITY OR COUNTY- SALT LAKE CITY

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NEW

LINETYPES:

EXISTING

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_____ FO ____

_ _ _ _ _ _ _ _ _ _ _ _ _

ADJACENT PL or LOT LINES **RIGHT-OF-WAY LINE**

SECTION LINE

PROPERTY LINE

CENTERLINE of ROAD

EASEMENT LINE

CURB & GUTTER

EDGE OF ASPHALT

FENCE, BLOCK

FENCE, BRICK

FENCE, CHAIN

FENCE, IRON

FENCE, VINYL

FENCE, WIRE

FENCE, WOOD

INDEX CONTOUR LINE

SPOT ELEVATION

STORM DRAIN LINE

WATER LINE

GAS LIN

IRRIGATION LINE

TELEPHONE LINE

TREE LINE EDGE

FIBER OPTIC LINE

PROPOSED ASPHALT

PROPOSED CONCRETE

CABLE TELEVISION LINE

DRAINAGE / DITCH CENTERLINE

OVERHEAD POWER LINE

UNDERGROUND POWER LINE

SANITARY SEWER LINE

INTERMEDIATE CONTOUR LINE

FENCE / WALL, STONE

SYMBOLS:

EXISTING

 \implies

BC BAR & CAP

CB

CF

EG

ΕX

FFE

FG

FH

GB

HW

I.E.

LIP

COR. SECTION CORNER

CATCH BASIN

DELTA ANGLE

EXISTING GROUNE

FINISH FLOOR ELEVATION

CUBIC FEE

EOA EDGE OF ASPHALT

EXISTING

EOC EDGE OF CONCRETE

FINISHED GRADE

FIRE HYDRAN

FLOW LINE

GW GUY WIRE

GRADE BREAK

HEAD WALL

LIP OF CURB

LINEAR FEET

MON. SURVEY MONUMENT

OHP OVERHEAD POWER

PP POWER POLE

PVC POINT OF CURVATURE

PVI POINT OF INTERSECTION

PVT POINT OF TANGENCY

LP LOW POINT

MH MANHOLE

INVERT ELEVATION

LENGTH OF CURVE

M-M MONUMENT TO MONUMENT

BOW BOTTOM OF VISIBLE WALL

SECTION CORNER (FOUND)

SECTION CORNER (NOT FOUND)

STREET MONUMENT (FOUND)

BRASS CAP MONUMENT

TELEPHONE MANHOLE

SANITARY SEWER MANHOLE

STORM DRAIN MANHOLE

DIRECTION OF DRAINAGE

CATCH BASIN

WATER MANHOLE

WATER VALVE

WATER METER

FIRE HYDRANT

GAS MANHOLE

TREE

ABBREVIATIONS

IRRIGATION VALVE

RR

R/W

SD

TMH

SF

PUE PUBLIC UTILITY EASEMENT

RADIUS OF CURVE

RAILROAD

SSMH SEWER MANHOLE

RIGHT-OF-WAY

STORM DRAIN

SQUARE FEET

TELEPHONE MANHOLE

TBC TOP BACK OF CURB

TOA TOP OF ASPHALT

TOC TOP OF CONCRETE

TOF TOP OF FOOTING

TOE TOE OF SLOPE

TOG TOP OF GRATE

TOP TOP OF SLOPE

TOW TOP OF WALL

TR TELEPHONE RISER

UGP UNDERGROUND POWEF

CURVATURE

NTERSECTION

VPT VERTICAL POINT OF TANGENCY

VPC VERTICAL POINT OF

VPI VERTICAL POINT OF

WM WATER METER

WV WATER VALVE

ROW RIGHT-OF-WAY

LIGHT POLE

GUY WIRE

STREET MONUMENT (NOT FOUND)

POWER POLE & OVERHEAD POWER

NEW

SUBMITTING THEIR BID.

JURISDICTION.

CONSTRUCTED UNDER THIS CONTRACT.

GENERAL ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH

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 CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING. 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE

CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO

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

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE

THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE

CONTRACT THEY HAVE BELIED AND ARE BELYING 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

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A

INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR

NDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDAR

SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL

CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE

WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE_CONDITIONS

AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS

COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

AGENCY

AND INDIVIDUAL UTILITY CODES

DISCREPANCIES ARE ENCOUNTERED.

SPECIFICATIONS

OTHERWISE NOTED.

APPROVED LOCATIONS

SEWER

WITH ANY LOCAL CODES OR ORDINANCES.

48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR

DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION

ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF

THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK

EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE

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 INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES

HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR

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

FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF

8. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONTRACTION JOINTS

DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEEF

RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED

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

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE

SHOLILD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE

11. ALL STAIRS AND BAILINGS ARE DESIGNED BY OTHERS AND MUST. COMPLY WITH THE ADA STANDARDS FOR

ACCESSIBLE DESIGN. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT

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

13. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF

MPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING

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 THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED,

N, OR CLIT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIE

EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE

SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. AFTER PROPER BACKFILLING AND/OR CONSTRUCTION. WITH

/ATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHEL

PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY

14. 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

STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO

ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL

15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER. ONE SET OF NEATLY

SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND

DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE,

17. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURA

CHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT

NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO

INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG

PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH

SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. 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

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING

DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

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

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

KED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRA

CONDUITS: STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE

SERVICES, PULLBOXES, AND WIRE SIZES, AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL

SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND

ROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE

INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD

RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS.

THE NECESSABY 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

RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY

CONTRACT DOCUMENTS SHALL INCLUDE 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

SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT

OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

WATER

OTHERWISE NOTED.

INSPECTOR

EXISTING UTILITIES

TO CONSTRUCTION.

33. 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 CONTRACTOF

ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

32. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE

STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT

INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

ADEQUATELY BRACED DURING CONSTRUCTION.

INCLUDED IN THE LUMP SUM CLEARING COST.

COMPACTED FILL OR DRAINAGE STRUCTURES.

PERCENT OF THE ABOVE CRITERIA. REFERENCE THE GEOTECHNCIAL REPORT.

PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

PERFORMED.

HOURS AFTER TEST.

SHOWN ON PLANS.

PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

REPORT OF THESE INVESTIGATIONS, CREATED BY A LICENSED GEOTECHNICAL ENGINEER.

UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

CLEARING AND GRADING

UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.

DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER

BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

38. 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

FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR

45. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY

37. DURING CONSTRUCTION OF THE SEWERLINE, 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

36. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

35. 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

31. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN

34. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 ...F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE

39. 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

40. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS

41. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND

42. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE 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 LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY

43. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION

44. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY

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 OF COMPLETENESS OF SAID 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, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS 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 AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP 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

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. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO AGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW

46. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE FO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE

47. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE

48. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND TANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY

49. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE: ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE

50. SUBSOIL INVESTIGATIONS MUST BE CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL

51. SOIL INVESTIGATIONS MUST BE CONDUCTED BY A LICENSED GEOTECHNICAL ENGINEER 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 DATA, SUCH PROJECTION 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

52. 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

53. 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.

54. 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

55. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY

THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON JULY 5, 2021 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS

56. 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

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

58. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

59. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE

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.

61. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 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

62. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

63. 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 AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

64. SITE WORK SHALL MEET OR EXCEED OWNER'S SITE SPECIFICATIONS.

65. 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.

66. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT

67. 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 67.1. LANDSCAPING SHALL SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 33% IN ANY DIRECTION

67.2. ASPHALT SHALL SLOPE AT A MINIMUM OF 1.5% AND MAXIMUM OF 5% IN ANY DIRECTION, SEE 68.6 67.3. CONCRETE FLATWORK SHALL SLOPE AT A MINIMUM OF 1% AND MAXIMUM OF 5% IN ANY DIRECTION. SEE 68.6 67.4. CURB AND GUTTER SHALL SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM OF 5% IN THE LONGITUDINAL DIRECTION 67.5. ROADWAY CROSS SLOPES SHALL BE BETWEEN 2% AND 4% OR WITHIN THE RESPONSIBLE DISTRICT OR AGENCY'S

67.6.FINISHED GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS FOR A MINIMUM OF 10 FEET WITH THE FOLLOWING SLOPES: LANDSCAPING AT A MINIMUM OF 5%, AND IMPERVIOUS SURFACES AT A MINIMUM OF 2% 67.7. ALL ADA COMPONENTS SHALL MEET CURRENT ADA AND APWA SLOPE REQUIREMENTS

DEWATERING

68. 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 DISPOSE 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 ENDANGER ADJACENT STRUCTURES 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 THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON 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 STATIC GROUNDWATER LEVEL.

69. 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.

70. 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.

71. 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 STATIC 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.

72. 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.

SITE SAFETY AND MAINTENANCE

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

THE CONTRACTOR AGREES THAT 74

Α.	THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
B. THE	THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT EIR OWN EXPENSE IN A TIMELY MANNER.
C.	THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
D. COI CLE	THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER NTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF AN UP FROM THE FINAL PAYMENT.
E. REII	THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND NSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY, ALL CONSTRUCTION WORK IN LIDOT RIGHT- OF -WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED

SURFACE IMPROVEMENTS:

TO UDOT STANDARDS.

73. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE COMPACTION TO A MINIMUM DEPTH OF 6" FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE

SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

76. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

77. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE GENERAL NOTES, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

78. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

79. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

80. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

81. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17 23.

82. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

83. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET. CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE PUDDLING ON THE SITE.



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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
- 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

TRANSPORTATION - 535-6630

- 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
- SCHEDUL
- 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.

ASPHALT AND SOIL TESTING

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

6. TRAFFIC CONTROL AND HAUL ROUTES

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

7. SURVEY CONTROL

CONTRACTOR MUST PROVDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. 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 (801-535-7973) FOR SALT LAKE CITY MONUMENTS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.

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

C. UTILITY LOCATIONS -

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

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

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

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

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.

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.

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

UTILITY RELOCATIONS

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.

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

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 UTILTIES (483-6762) AND CONNECTED AT A MANHOLE. INSIDE DROPS IN MANHOLES ARE NOT ALLOWED. A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

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

WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -

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

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

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

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

L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT 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 BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. 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 ELCTRICAL CODE. A STREET LIGHTING PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SALT LAKE CITY AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, AND ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STREEGHT LIGHTING PROGRAM MANGER 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 THI 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 LIGHTIN 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





NORTH

(IN FEET)

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GRAPHIC SCALE

(IN FEET)1 inch = 30ft.

PRELIMINARY PLAN

No. 11366633 ALLISON G. ALBERT

NOT FOR CONSTRUCTION

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	CONSTRUCTION KEY NOTE REFERENCE				
NO.	DESCRIPITON	DETAIL			
(1)	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01			
$\langle 2 \rangle$	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'				
$\overline{(s)}$	4' CONCRETE WATERWAY PER APWA #211				
$\langle 4 \rangle$	SIDEWALK PER APWA #231				
5	6" CURB WALL				
6	ADA RAMP	1/CDT.02			
$\langle 7 \rangle$	SAWCUT PER SLCPU STD PRACTICE #1				
8	DRIVE APPROACH PER APWA #225				
(0)	CONCRETE PAVEMENT W/ GRANULAR BASE	1/CDT.01			
(10)	SEVEN LOOP BIKE RACK (ULTRA PLAY SYSTEMS OR EQUAL)	2/CDT.02			
(11)	VAN ADA SIGN	1/CDT.02			
(12)	SINGLE STEP				
(13)	TWO STEPS				

AREA TABLE				
PARTICULARS	S.F.	%		
BUILDING	35,099	33.9		
HARDSCAPE	46,547	44.9		
LANDSCAPE	22,023	21.2		
TOTAL	103,669	100		

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

EASEMENT NOTE: ALL PRIVATE ROADS INCLUDE A UTILITY EASEMENT. SEE PUD PLAT FOR DETAILS.

1-800-662-4111

www.bluestakes.org

GRAPHIC SCALE

	CONSTRUCTION KEY NOTE REFERENCE				
NO.	DESCRIPITON	DETAIL			
$\langle 1 \rangle$	GATE VALVE PER SLCPU STDS.				
2	4" PVC C-900 WATER MAIN				
3	4" MASTER WATER METER & VAULT PER APWA #523 & SLCPU STDS.				
$\langle 4 \rangle$	3/4" POLY WATER SERVICE LINE				
(5)	8" PVC C-900 FIRELINE				
6	FIRE HYDRANT PER APWA #511 & SLCPU STDS.				
$\langle 7 \rangle$	THRUST BLOCK PER APWA #561 & SLCPU STDS.				
8	4" PVC SDR-35 SEWER LATERAL @ 2% MIN. SLOPE				
(9)	SEWER CLEAN OUT (WITHIN 5' OF EDGE OF BUILDING)				
(10)	5' SSMH PER SLCPU STDS.				
$\langle 11 \rangle$	4' SSMH PER SLCPU STDS.				
(12)	8" SDR-35 PVC SEWER MAIN @ 0.40% MIN SLOPE				
(13)	DETECTOR CHECK VALVE PER APWA #572				

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.

NOTE:

POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

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 SEPERATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE C:C

12" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE:

EXISTING STORM DRAIN EASEMENTS TO REMAIN IN PLACE. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR IMPROVEMENTS AND UTILITIES WITHIN THE EXISTING EASEMENTS.

NOTE:

ALL WATER AND SEWER LINES WITHIN THE PROJECT WILL BE CONSIDERED PRIVATE AND AS SUCH WILL BE THE RESPONSIBILITY OF THE GLENDALE TOWNHOMES HOA TO MAINTAIN.

UTILITY

PLAN

CUP.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 CONCRETE WASTE MANAGEMENT 1/CEP.02 INLET PROTECTION WATTLE 2/CEP.02 MATERIALS STORAGE 3/CEP.02 PORTABLE TOILETS 4/CEP.02 SILT FENCE 6/CEP.02 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.

CEP.01

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TABLE OF DIMENSIONS			
DIMENSION			
4 FEET WIDE MINIMUM			

□ ⓒ | 4 FEET SQUARE MINIMUM* * WHERE LANDING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

SLOPE TABLE						
	ITEM	RUNNING SLOPE*	CROSS SLOPE			
Ŀ	LANDING	1.5-2% (1V:48H) (b)	1.5-2% (1V:48H) (b)			
R	RAMP	8.33% (1V:12H) (c)	1.5-2% (1V:48H) (d)			
T	TRANSITION	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)			
©	CLEAR SPACE	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)			
	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

ANTI-SIPHON VENT STACK SIZED STRUCTURE OR GRATE. 3" MIN.

BMP	, INC.	
ARCHER RO)) 504-8008 FA	AD, LYME, C AX: (860)434-	T. 06371 -3195
RIPTION	DATE	SCALE
T SIZING	09/09/05	NONE
тал	DRAWING NUMBER	

SP-SI

		No. DATE DESCRIPT 1 11/01/21 REVISED PER CITY COMMENTS
		^{3Y} EH ^{DBY} AGA KD/TF
		DRAWN E CHECKEI
		5510 55510
	RFACE STORAGE SYSTEM	No. ALL AI
PRO		
Project Name	Glendale Townhomes	
State		
Site Designation	UGDS	
SUBSURFAC	E STORAGE REQUIREMENTS	─
Storage Volume Required		 ₹
Use Stone Storage Volume	YES SELECT FROM LIST	
Stone Void Ratio	40% ENTER VALUE	
Dead Storage Required	NO SELECT FROM LIST	
P. Tapk Soloctod		
Width of R-Tank	15.75 in	
Length of R-Tank	28.15 in	
Height of R-Tank	66.93 in	
Volume of Storage per Module	16.31 cf	
Number of R-Tanks Wide	6	
Number of R-Tanks Long	54	
Number of Rotated End R-Tanks	6 (3 on each end)	
Total Number of R-Tank Modules	330	
R-Tank System Width	7.88 ft	
R-Tank System Length	129.30 ft	
Backfill Perimeter Width (2ft typ)		
Side	s 2.00 ft ENTER VALUE	
Enc	s 2.00 ft ENTER VALUE	
R-Tank System Excavation Width	11.88 ft	
R-Tank System Excavation Length	133.30 ft	
Effective Epotnmint of System (Evenuation)	1 592 04 ca ft	
chective rootonnit of system (excavation)	1,302.34 Sy.II.	
Base Thickness	3 in ENTER VALUE	
Base Thickness Use Base for Storage	3 in ENTER VALUE YES	<u> </u> <u> </u> <u>N</u>
Base Thickness Use Base for Storage Cover Thickness	3 in ENTER VALUE YES 6 in ENTER VALUE YES	Ш N
Base Thickness Use Base for Storage Cover Thickness Use Cover for Storage	3 in ENTER VALUE YES 6 in YES YES	MES
Base Thickness Use Base for Storage Cover Thickness Use Cover for Storage Storage Volume Provided in R-Tank only	3 in ENTER VALUE YES 6 in YES 5,382 cf	DMES
Base Thickness Use Base for Storage Cover Thickness Use Cover for Storage Storage Volume Provided in R-Tank only Storage Volume Provided in Backfill (40% Voids)	3 in YES 6 in YES 5,382 cf 1,740 cf	HOMES

R-TANK CALCULATIONS

ATTACHMENT C: PROPERTY & VICINITY PHOTOS

Birdseye View of Project Area

Front of Existing Building

Glendale Senior Housing Corp. 1239 s Glendale Dr

Dual Immersion Academy 1158 S Navajo St

Back of Existing Building

Glendale Senior Housing Corp. 1239 s Glendale Dr

Glendale Senior Housing Corp. 1239 s Glendale Dr

1213 S Navajo St

1212 S Glendale Dr

1216 S Glendale Dr

1222 S Glendale Dr

1161-1163 S Navajo St

1188 S 1300 W

1194 S 1300 W

1236 S Glendale Dr

ATTACHMENT D: MASTER PLAN POLICIES

Growing SLC- Citywide Housing Plan (2018-2022)

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

- Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.
 - 1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.

Commentary: The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide development that would normally not be allowed through strict application of the zoning code. The proposed development is utilizing this process to allow four buildings to be built without facing the public street. In so doing, additional housing (33 units) can be provided on an otherwise underutilized lot, helping to fulfill overall housing needs within the city. The proposed development also introduces townhome style housing into the neighborhood, which is not commonly found in the area.

Plan Salt Lake (2015) Applicable initiatives from the plan are below:

Neighborhoods:

- Support policies that provide people a choice to stay in their home and neighborhood as they grow older and household demographics change
- Encourage and support local businesses and neighborhood business districts
- Provide opportunities for and promotion of social interaction

Commentary: The proposed development will offer additional housing choice in a neighborhood that currently consists largely of single-family residences. The additional housing will allow more people the option to stay in the neighborhood through the different stages of life. The tenants of the development will help support area businesses. The development will include amenity space such as a pickleball courts, a community garden, and barbecue areas that provide opportunity for social interaction.

Growth:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors
- Encourage a mix of land uses
- Promote infill and redevelopment of underutilized land
- Accommodate and promote an increase in the City's population

Commentary: The proposed development would rely on existing city infrastructure such as streets and sidewalks. The development includes 57 residential units, but 24 of them will include a live/work configuration option. The property has been identified as underutilized in the Westside Master Plan as it consists of a market and a large surface parking lot. The proposed units would help alleviate the city's housing shortage.

Housing:

• Increase the number of medium density housing types and options

- Encouraging housing options that accommodate aging in place
- Enable moderate density increases within existing neighborhoods where appropriate

Commentary: The development would provide additional housing choice in a predominately single-family neighborhood. The diversity in housing provides opportunities for residents to stay in the same neighborhood through different life stages. The project includes amenities amenable to a wide range of ages and family types.

Air Quality:

- Reduce greenhouse gas emissions
- Protect and enhance the existing urban forest, including street trees

Commentary: The project lends itself to use of public transit as it is located along a bus route that travels Glendale Drive and Navajo Street. It also includes 24 live/work units that could contribute to less commuting for residents in the units themselves, but also the neighborhood as a whole.

Beautiful City:

- Support and encourage architecture, development, and infrastructure that:
 - Is people-focused

Commentary: The proposed development has buildings oriented towards Navajo Street and Glendale Drive. They are designed to engage the pedestrian by being located close to the public sidewalk and to include direct connections to the front doors of each unit and to include a large amount of glass.

Economy:

• Support the growth of small businesses, entrepreneurship, and neighborhood business nodes

Commentary: The proposed development will include 24 units that will be configured for a live/work option. That flexible space could be used for small businesses that serve the neighborhood such as hairstylists, accountants, yoga, professional services, etc. The residential units will add additional customer base for other area businesses, increasing their chance for success.

Westside Master Plan (2014) Applicable initiatives from the plan are below:

Goals for Glendale Drive at Navajo Street (Neighborhood Node):

- Add residential density
- Create viable mixed-use nodes
- Encourage redevelopment within neighborhoods through compatible higher-density residential development

Glendale Plaza:

"Salt Lake City's Planning Division should find a suitable way to encourage multi-family infill development at the intersection of Navajo Street and Glendale Drive to encourage additional commercial development that complements the existing commercial, institutional and residential development at the intersection. Keeping in mind the failure of the previous Glendale Plaza commercial development, the focus should be on residential development here. There should be flexibility with regard to height, parking and landscaping due to the nature of the intersection and the development pattern."

Excerpt from pages 40-41:

"The intersection of Glendale Drive and Navajo Street (generally called Glendale Plaza) is another example of a node that is missing a couple of elements but has potential. It is also an example of how lack of connectivity and visibility can impact the viability of a commercial center. It has the size and bank of developable space to be a thriving community node, but the access and visibility of a neighborhood node. It is most likely something in between the two, and if it can utilize the underdeveloped land at the intersection for residential development, and complement the existing land uses, then there is potential for a thriving neighborhood node around Glendale Plaza. The node is currently composed of a variety of uses: a full-service grocery store, a drug store, a charter school, a place of worship and a senior living development."

"The Glendale Plaza development itself was originally constructed in 1950 and expanded in the 1960s. It was home to commercial uses as recently as 2006, but the building had a number of physical problems that, in addition to the location issues, led to the loss of those shops and services. The site was adapted for use as a school and has been in operation since then. The grocery store and the charter school sit on either side of Navajo Street on the north side of Glendale Drive, occupying 4.5 acres. Inclusion of the Rite Aid building northwest of the school results in 6.5 acres of land. Three of those acres are dedicated to parking. This is developable space that presents an opportunity to meet many of the goals of the community and the Westside Master Plan. The three direct goals are adding residential density, creating viable mixed-use nodes and encouraging redevelopment within neighborhoods through compatible higher-density residential development. Indirectly, it also can bring about infrastructure and public transportation improvements. A node of any size needs transportation access and visibility from major thoroughfares to thrive. There is currently only one bus route through the node and it only passes by every 30 minutes. The streets leading to the node from Indiana Avenue and California Avenue are neighborhood roads. The only physical indication that there is a node here is a set of directional signs for the grocery store, [Tejeda's], on those two arterials. Neighborhood nodes, however, rely on the residents within the area, usually within walking distance, to survive. So while there is room for a community node style of development here, it may be unrealistic to expect a one due to those geographic limitations. If anything, the history of Glendale Plaza should be a lesson in the importance of both a dense residential base to draw from and direct access to the node."

"A market profile of the area indicates there are commercial demands that are not being met. Within a half-mile radius, there are 6,000 residents and only a handful of market types are being met within a half-mile radius of the node. The highest demands—automotive parts, grocery stores, gas stations, general merchandise stores and all types of restaurants—are all underserved. The unfulfilled grocery store demand is noteworthy because [Tejeda's] is one of only three grocery stores in the community and the only one in Glendale. The estimated grocery store demand in 2012 was four million dollars and 30 percent of that was met within a half-mile radius of the intersection. The Glendale Plaza node is most suited for mixed use development that has a strong residential component. It is surrounded entirely by single-family residential properties, including some of the largest and lowest density blocks in the community (between three and four dwelling units per acre). Adding density and designing it to be compatible is the first step. The amount of potential developable space, in addition to design and buffering considerations, may allow for building heights ordinarily found at community nodes. The additional density may increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development."

Commentary: The proposal adds additional residential density to the area, increasing the customer-base for area businesses. The proposed live/work units provide commercial space that is more flexible to market conditions and demand. By eliminating the need for all units to front along a public street, the development is able to better utilize the space within the lot and add additional density.
ATTACHMENT E: ANALYSIS OF ZONING STANDARDS

CB Standards 21A.26.030	Finding	Rationale
Purpose Statement: The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site. Uses: Uses in the CB Community Business District as specified in section 21A.33.030,	Complies Complies	The proposed development is scaled to transition between single-family uses and commercial development in the area. The project is pedestrian oriented. It will increase the area population to help nearby businesses. It will include the option of 24 live/work units so that a neighborhood scale business component will continue. Both multi-family residential and mixed- use are permitted uses in the CB zone. The
"Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.		development is proposing 24 of the units to include space for a live/work configuration.
Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of chapter 21A.55 of this title.	To be determined by the Planning Commission	The project qualifies for Planned Development review. The Planning Commission must decide whether it has met the requirements for approval.
Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the design review process (chapter 21A.59 of this title).	Complies	The lot is 2.37 acres (103,608 square feet).
Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first-floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process (chapter 21A.59 of this title).	Complies	The building footprints range between 1,240 square feet and 4,960 square feet. The gross square feet of floor areas for the buildings range between 3,720 square feet and 14,880 square feet.
Minimum Yard Requirements: Front Or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.	Complies	The front and corner side yards range from 5'-10'.
Interior Side Yard: None required.	Complies	The interior side yard is 41' from the property line.
Rear yard: Ten feet (10')	Complies	The proposed buildings are set 67' from the rear property line.

Buffer Yards: Any lot abutting a lot in a	Complies	A minimum 7' landscaped buffer has been
Residential District shall conform to the	-	provided for the interior side and rear
buffer yard requirements of chapter 21A.48 of		yards.
this title which are 7' for the CB zone.		
Accessory Buildings And Structures In	Complies	The project includes two free-standing
Yards: Accessory buildings and structures		pergolas that are located outside of the
may be located in a required yard subject to		setbacks.
section 21A.36.020, table 21A.36.020B of this		
title.		
Maximum Setback: A maximum setback is	Complies	No portion of the street facing buildings is
required for at least seventy five percent		setback further than 10'.
(75%) of the building facade. The maximum		
setback is fifteen feet (15').		
Parking Setback: Surface parking is	Complies	No parking is included in the required
prohibited in a front or corner side yard.		setbacks, rather is located behind the
Surface parking lots within an interior side		buildings.
yard shall maintain a twenty foot (20')		
landscape setback from the front property line		
or be located behind the primary structure.		
Parking structures shall maintain a thirty five		
foot (35') minimum setback from a front or		
corner side yard property line or be located		
behind the primary structure. There are no		
minimum or maximum setback restrictions on		
underground parking.		
Landscape Yard Requirements: If a front	Complies	All front and corner side yards are fully
or corner side yard is provided, such yard		landscaped
shall be maintained as a landscape yard. The		
landscape yard can take the form of a patio or		
plaza, subject to site plan review approval.	Constalle	Desibling a surger and a 200' in height
Other Applicable Standards:	Complies	Buildings are proposed as 50 in height
Other Applicable Standards:	Complies	114 stalls have been provided within
rarking keyünements:	complies	arages in the units themselves Ar
		garages in the units themselves. An
		additional 18 surface stalls have been
		The development of prices a minimum of 57
		The development requires a minimum of 57
		stans and allows a maximum of 143 stalls.
Landscaning.	Complies	Park strip landscaping including street
Any applicable standard listed in chapter	compiles	trees at least every 30' have been included
21A 48 "Landscaping And Ruffers" of this		on landscape plans. All other provisions of
title shall be complied with		Landscape and Buffers have been complied
dete shan be complied with.		with.
*		with.

ATTACHMENT F: ANALYSIS OF PLANNED DEVELOPMENT STANDARDS

STANDARDS FOR PLANNED DEVELOPMENTS

21A.55.050: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section <u>21A.55.010</u> of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations. The purpose of a Planned Development is to support efficient use of land and resources and to allow flexibility about the specific zoning regulations that apply to a development, while still ensuring that the development complies with the purposes of the zone. As stated in the PD	Complies	The applicant has stated that their proposal meets objectives for Housing, Mobility, and Master Plan Implementation. Only one objective must be met to go through the Planned Development process. The applicant has provided a narrative for how each objective has been met in <u>Attachment B</u> . Staff's analysis of each objective is found below.
also incorporate characteristics that help achieve City goals.		
 Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies: 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income. 	Complies	The majority of the housing in the area consists of single-family homes on individual lots. The proposed development is for townhome style multi-family units that include access to common space and amenities. This housing may be attractive to those not desiring to upkeep a yard or that are looking for amenities that may otherwise be unfeasible on an individual lot. 24 of the

 2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood. Mobility: Enhances accessibility and mobility: Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network. 	Does not comply	configuration, which is unique for the area. The buildings are 30' tall, which is of a similar scale to what surrounding properties allow. The development will be compatible with surrounding properties while offering additional housing choice. The development includes interior walkways, but those do not improve connectivity for the neighborhood, rather they merely provide a new route to the same place.
2. Improvements that encourage transportation options other than just the automobile.		
Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal: 1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.	Complies	The proposal is compatible with many objectives outlined in the various master plans of the city. The project introduces medium density housing which is specifically identified in the Westside Master Plan and Plan Salt Lake. Without the Planned Development exceptions, the property would be underutilized in attempt to have all buildings front along a public street. The proposed development is generally in scale with surrounding properties. The orientation of all street-facing buildings is consistent with development in the neighborhood. Each unit has a ground floor entrance that faces either a public or private sidewalk, which is in character with surrounding homes. A full analysis of master plan implementation is provided in <u>Attachment D</u> .
B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.	Complies	The proposed development aligns with the multiple objectives of Growing SLC, Plan Salt Lake, and the Westside Master Plan. See <u>Attachment D</u> for more information on compatibility with Master Plans
C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:	Complies	See rationales below
C1 Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	Complies	The proposal is generally compatible with the scale of the surrounding area. The buildings will be 30' in height where many of the surrounding properties allow 28'. Four of the buildings will be located with direct access to the public sidewalks. Due to the depth of the lot, the other four buildings

			will be accessed with internal sidewalks and driveways. If the project was not permitted to have buildings without street frontage, the land would be very underutilized.
C2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	Complies	Four of the buildings have been aligned to maximize frontage along public streets (Navajo and Glendale). The front door to each unit will be accessed from the public sidewalk. This will help the units be compatible with the neighborhood. Four of the buildings will be located interior to the project but will include sidewalks open to the public. The buildings will be constructed with brick, wood siding, and stucco, which is consistent with the material of surrounding buildings.
C3	 Whether building setbacks along the perimeter of the development: a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways, and sidewalks. e. Provide sufficient space for maintenance. 	Complies	The street facing buildings will be setback between 5' and 10' from front and corner yard setbacks. The CB zone does not require any setback, but the area will be landscaped and help the development be more compatible with the neighborhood. Amenities for the development will be at the rear of the property in a large, landscaped setback. The property will include the required 7' landscaping for a buffer yard to adjacent residential development. Each of the landscaped setbacks will provide sufficient buffering between neighboring properties and will help minimize visual or audible impacts of the proposed development. Acceptable site triangles are shown on the plans from the two driveways. All utilities will be within recorded easements.
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	Each unit includes the required 40% ground floor glass on each street facing façade.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies with staff recommend ation	Final details on lighting have not been provided. Staff recommends the Planning Commission defer final approval of site and building lighting plans to Staff.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	Each unit will have its own garbage can to be collected from the private drive aisles.
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	The majority of the parking is provided by garages within the units themselves. 18 surface stalls for guest use will be provided at the rear of the property with large landscaped buffers.

D. 1	Landscaping:	Complies	See rationales below
The	proposed planned development		
pres	serves, maintains or provides native		
dete	rmining the landscaping for the		
pro	posed planned development, the		
Plar	ning Commission should consider:		
D1	Whether mature native trees located along the periphery of the	Complies	The only mature trees on the site are outside of the public right-of-way. The City Urban
	property and along the street are		Forester has given approval for new street
	preserved and maintained;		trees, but may look at the preservation of some of the mature trees in the building
			permit process.
D2	Whether existing landscaping that	Complies	The proposed development adds
	provides additional buffering to the		considerably more landscaping adjacent to
	and preserved:		abutting properties. Currently, the property includes asphalt up to adjoining properties
	and preserved,		includes asphalt up to adjoining properties.
D3	Whether proposed landscaping is	Complies	The proposed landscape plan adds additional
	designed to lessen potential impacts		buffers for properties to the southeast and
	created by the proposed planned		northeast. It also places the community
	development, and		buildings and adjacent properties thus
			lessening potential impacts.
D4	Whether proposed landscaping is	Complies	The development adds considerably more
	appropriate for the scale of the		street trees than exist along Glendale or Navaio. It also adds groon space throughout
	development.		the development, where the current site
			primarily consists of an asphalt parking lot.
			The landscaping is appropriate for the scale
			of the development.
E. N	Aobility:	Complies	See rationales below
The	proposed planned development	•	
sup	ports Citywide transportation goals		
and	promotes safe and efficient		
SULL	ounding neighborhood. In		
dete	ermining mobility, the Planning		
Con	mission should consider:		
F 4		Comple	
EI	whether drive access to local streets will negatively impact the safety	Complies	The proposed project will have one vehicular access from Navaio Street and one from
	purpose, and character of the street:		Glendale Drive. The current development has
	r r ,		two on Glendale Drive. The access will not
			create negative impacts on adjacent streets.
E9	Whather the site design considers	Complies	The site includes private drive sicks for
E۵	safe circulation for a range of	Complies	vehicular circulation. It also includes
	transportation options including:		sidewalks and marked crosswalks for
	a. Safe and accommodating		pedestrian circulation and safety.
	pedestrian environment and		
	pedestrian oriented design; b. Bievele facilities and		
	connections where appropriate		
	and orientation to transit where		
	available; and		

	c. Minimizing conflicts between different transportation modes;		
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	The project includes public sidewalks along the street frontages and interior sidewalks for additional pedestrian circulation options.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	The proposed site plan has been evaluated and found to provide sufficient access for emergency vehicles.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights- of-way.	Complies	Each of the units can be accessed from interior drive aisles which will minimize the impacts to public rights-of-way for loading access.
F. E prop pressign of th envi	Existing Site Features: The posed planned development serves natural and built features that ificantly contribute to the character ne neighborhood and/or ironment.	Complies	The site does not have natural features to preserve. The grocery store has not been sustainable as a business. It is the owner's desire to close the business and sell the property.
G. U utili devo effe	U tilities: Existing and/or planned ities will adequately serve the elopment and not have a detrimental ct on the surrounding area.	Complies	Public utility connections will be fully evaluated during the building permits review phase of the development, but Public Utilities has approved the utilities as proposed at this point. Rocky Mountain Power has given preliminary approval for electrical service to the site. Electrical boxes will be on private property, out of the setbacks, and screened with landscaping.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- June 11, 2021: The Planning Division provided a 45-day comment period notice to the Glendale Community Council
- July 1, 2021: A virtual online open house was held by the Glendale Community Council: <u>https://www.youtube.com/watch?v=IMhmwsTcYUE&t=7s</u>. Six questions were posed by community members:
 - Q- The first question was to understand better about the proposed live/work units.
 - A- The applicant explained they were intended for small businesses such as a photographer, accounting services, or other small-scale business where more flexible space is needed.
 - Q- A follow up question was to know if the live/work units would be required to have a work component?
 - A- The tenant of each live/work unit will be able to choose if the space is fully residential or includes the business component.
 - Q- A resident asked if there is a chance the development becomes 100% residential.
 - A- Yes, that is a possibility, based on the choice of the tenants of the live/work units. The primary intent is to create residential density to a level that businesses can survive.
 - Q- What will the pricing for the units be?
 - A- The exact price is unknown, but they will be market-rate.
 - Q- How will this affect surrounding property values?
 - A- Based on the developer's experience, surrounding property values will increase.
 - Q- A question was posed on the impacts of traffic and parking in the area.
 - A- All units will have required parking in the units and additional guest parking will be provided for the development.
 - The Community Council has chosen not to provide written statement on the proposal, rather its intention is to get information on proposals out to the community and offer the opportunity to ask questions to the developer.
- July 8, 2021: Early notification regarding the project mailed out
 - Notices were mailed to property owners/residents within 300 feet of the proposal

Notice of the public hearing for the proposal included:

- Public hearing sign notice posted on the property on February 8, 2021
- Public hearing notice mailed on February 10, 2021
- Public notice posted on City and State websites and Planning Division list serve on February 10, 2021

PUBLIC INPUT

Multiple public comments were submitted regarding the Planned Development proposal. Most are regarding the loss of the Tejedas Market. Those messages have been included below with the sender's personal information redacted. A letter from the Salt Lake Food Policy Council has also been included below. If any additional comments are received after the publication of the Staff Report, they will be forwarded to the Commission and included in the public record.

Comment #1 (taken by phone):

Neighbor called and stated that she is opposed to the proposed townhome development among her reasons are:

- The neighborhood does not need additional density and traffic through the circle and near the school is already bad
- Concerned they are losing another grocery store and will be a food desert. Smith's is too far away and is packed. Sometimes parking is hard to find.
- Why is this development being allowed when we are dealing an intense drought? What will the water usage be and can it be provided?
- Concerned that these will not be affordable units. They need more low- to moderate income housing. or senior housing, not high-priced units in the neighborhood.

Comment #2:

I'm a resident of Glendale. I'm writing to oppose the proposed housing development on Navajo Street in Glendale. We need a grocery store in Glendale.

We have been hearing about the lack of access to healthy food in Glendale since 2013 when the US Dept. of Agriculture classified Glendale as a food desert. There is a limited access to fresh and healthy affordable food in Glendale for those who have limited transportation.

https://www.buildingsaltlake.com/salt-lake-city-plans-to-bring-healthy-food-to-glendale/

We need a grocery store more than more housing.

Sincerely,

Comment #3:

Dear Salt Lake City,

I am opposed to tearing down Tejada's Market in Glendale to replace it with townhomes. The market is good for a walkable community, and removing it will further dependence on cars in the area, which is bad for health and climate change. Also, the westside needs to have local markets to prevent a food desert. This seems to be a bad project design. Perhaps a multi-story apartment/condo building would be better with a market on the ground floor. Please confirm receipt.

Thanks,

- - - -

Salt Lake City, UT

Comment #4:

I live on Glendale Dr. near Tejeda's market. The destruction of a full-service grocery store in my neighborhood would mean that much of my neighborhood would be living in a food desert, which is defined by the 2019 Medley Food Desert Project as living over a mile from a full-service grocery store if you live in an urban area. Not only would Glendale be losing a full-service grocery store with a completely stocked produce section and access to healthy food options, but Tejeda's caters to a Latinx pantry of food items in a predominantly Latinx community. Many foods available at Tejeda's are not available at a Smith's or a Harmon's even if those stores were closer.

Last week, Huffington Post reported on Mayor Mendenhall's announcement of racism as a public health crisis that Salt Lake City will be taking on in an intentional way with policy implementation. The removal of Tejeda's runs opposite to the mandate from the Mayor; food deserts are a public health threat and Tejeda's serves a predominantly black and brown part of the city. We would be disproportionately reducing healthy food options - thus harming health outcomes - for a racial minority in Salt Lake City. This is unacceptable.

I ask you to take steps to end progress on this destructive project that would reduce healthy food access for a racial minority and only add housing which is out of the financial means of its neighbors.

Thanks so much,

Glendale Resident and concerned SLC citizen

Comment #5:

I am writing as a resident of Glendale to voice my concerns about the proposed development in place of the supermercado on Navajo st.

While i support high density housing, in order to remedy the affordable housing crisis, we must be careful that all the high density housing (not a tiny portion of "micro apartments" that will do nothing to support families in poverty) be subsidized and affordable for the local area.

Replacing a beloved ethnic market with luxury apartments, or even apartments outside of the affordability of current glendale residents, is the very definition of gentrification.

I love glendale, and i love the people that live here. They deserve supportive housing projects, not to be displaced so some developer can profit.

Please, deny this proposal.



Comment <u>#6:</u>

My name is and I am a resident of Navajo street in Glendale. I am reaching out in regards to the city plans to replace our local market with newly built townhomes. What our neighborhood needs is not the gentrifying of our community and disregard for the food security and culture of the community. I ask that you take a step back, and think about the repercussions that will fall onto this area if more housing is built without actually investing in the wellbeing of the community.

Why not allow the opportunity for someone else to buy the building and perhaps take over, or at least utilize the space in a helpful way? Buildings of the kind you are proposing are not only costly, but not helpful. Why can't this project benefit the people that already live here, rather than just usher in more people?

We need to invest in the enrichment, culture, and diversity of this neighborhood, before building even more unaffordable housing in it. I hope you will consider my feedback to this project.

Thank you for your time,

Comment #7:

I am a resident of Glendale, and I am deeply concerned about the proposal to replace Tejedas Market on Glendale Drive with a luxury townhome complex and upscale businesses like a pilates studio (Petition#: PLNPCM2021-00378). Such developments would have significant negative impacts on our neighborhood—namely, food insecurity and gentrification.

Losing Tejedas would turn parts of Glendale into a food desert, making it difficult or impossible to get to a store without getting into a car and driving for more than a mile. Consider that there is a senior living facility directly next-door to Tejedas. I am certain that many of the residents there shop at Tejedas regularly—it's the only place they can simply walk to.

I speak from personal experience as well. I live on Glendale Drive just a couple of blocks northwest of Tejedas. Due to car issues I've experienced over the past couple of months, I would have been food insecure myself if not for Tejedas. Bringing a load of groceries home from anywhere else would have been difficult, as there are no other stores that are a short distance away. I am grateful that Tejedas, with its substantial produce section and other staples, has been there during this time.

I am also co-owner of my home, not a renter. Though we ostensibly stand to benefit in terms of property values if the luxury townhouses are built, to us, it's not worth the substantial harm to our neighborhood it would cause. We don't want to see the renters in our neighborhood, including families with small children, having to search for a new home due to rising rents caused by the inevitable gentrification that would result from installing upscale townhouses here, and upscale businesses like a pilates studio. Glendale is a very special and beautiful community, filled with ethnically diverse families; as I walk my dog in the evening, I pass by children playing on the sidewalks who know her name and come up to pet her, vibrant family gatherings where traditional styles of music ring out into the air, and people tending their gardens. This neighborhood does not need rising rents that could push many of these residents out. Instead, we need to preserve the special place that Glendale is.

A pilates studio has no business replacing an ethnic grocery store; nor does an upscale housing complex. IF the owner of Tejedas truly wants to sell (which the developer claims, but reporter Ivana Martinez has not yet been able to verify), perhaps we can find another solution. I feel the city should facilitate finding a better way forward that allows the store to remain intact, such as selling it to another owner who wishes to maintain rather than replace it. Let's get creative about how to ensure a positive outcome for the neighborhood of Glendale, looking at the full spectrum of options.

Sincerely,



Comment #8:

Thank you for responding with the added information and context about the project. I appreciate your thoughtfulness. It sounds like the project is far enough along that there is essentially no way of stopping it, correct? Regardless, I would like to add my thoughts for the planning commission to consider.

I reached out because I am worried that with the removal of Tejeda's market, Glendale will lose its only grocery store. This is especially concerning since our neighborhood is considered a food desert and is full of fast food, 7-11s and other unhealthy choices. Access to fresh, healthy and culturally relevant food choices make Tejeda's a staple for many families. Disposing of this key community asset cannot be considered community development. In my mind and the minds of many others, it is quite the opposite-contributing to community decline.

I realize that increased population density is necessary in order to house all our residents. I also know that it is required in order for Glendale to be able to support restaurants, bars, coffee shops, etc. These are all things many in our neighborhood would like. However, removing a grocery store that provides an essential service to many should not be part of the plan. I also wonder if it would be possible to keep Tejeda's AND add housing on the land there. Is this something that has been considered?

I previously served as the Glendale Community Council Chair and am currently a teacher at Glendale Middle School where I have taught for 11 years. As a result of these community contact points, I have heard from several families who share my concerns that this planned development does not seem to have the community's best interests in mind. My family, neighbors and I are able to walk to Tejeda's for groceries and meals at the restaurant and have done so for years. We would like for this to be a possibility well into the future.

Thank you for your attention to this.

Best,

Comment #9: Salt Lake City Food Policy Council Letter

December 10, 2021

FOOD POLICY COUNCIL SALT LAKE CITY

Salt Lake City Planning Commission 451 South State Street; Room 406 P.O. Box 145480 Salt Lake City 84414-5480

Dear Salt Lake City Planning Commission,

I am submitting this comment on behalf of the Salt Lake City Food Policy Council (SLCFPC). The SLCFPC is an advisory body that identifies policy and program opportunities and makes recommendation to the City of Salt Lake on how to create a more equitable, sustainable, and resilient community food system. The group is made up of individuals who represent multiple sectors of the food system.

The SLCFPC is writing today to express concern about the loss of the Tejada's Market in Glendale, located on 1179 South and Navajo Street, as part of a proposed multi-family redevelopment project.

We understand that the store owner has the legal right to sell the property, and the developer has the right to build the proposed townhomes. We also understand that Salt Lake City and the Planning Commission have limited options to influence the design and final plans of the proposed redevelopment. However, we are writing to express concern over the loss of this grocery store in an area where residents already experience limited access to fresh, healthy, and culturally relevant food.

As alluded to in the Westside Master Plan¹, data from the United States Department of Agriculture show that residents living in parts of Glendale and Poplar Grove face higher barriers to accessing healthy food.² Moreover, data from the Utah Department of Health show that adults living in the zip code 84104, including Glendale and Poplar Grove, are significantly more likely to report being worried or stressed about having enough money to buy nutritious meals, compared with those living in other Salt Lake City neighborhoods. Losing another market in the Glendale neighborhood could exacerbate these existing disparities.³

It is the position of the SLCFPC that there are meaningful and innovative solutions to increasing healthy food access in this neighborhood, and we encourage the Planning Commission to use its influence to protect or improve food access through this and other redevelopment projects.

For instance, as a condition of its approval the Commission could encourage or require the developer to include space for (or incentivize) healthy food retail in the new development. National resources are available which could support this kind of healthy food retail development. For example, the Healthy Food Financing Initiative⁴ provides grants, loans, and technical assistance to food retail projects located

¹ Salt Lake City Planning Division, Westside Master Plan (2014)

http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf

² United States Department of Agriculture (USDA). Food Access Research Atlas. Accessed October 26, 2021.

https://www.ers.usda.gov/data-products/food-access-research-atlas/

³ Utah Department of Health, Behavioral Risk Factor Surveillance System (BRFSS).

⁴ America's Healthy Food Financing Initiative, Reinvestment Fund and USDA. https://www.investinginfood.com/

in designated underserved areas. The proposed redevelopment is located in such an area.⁵ The Commission could also encourage the inclusion of additional community gardening or food production space in the design of the development, beyond what is included in the architectural renderings.

In addition, the SLCFPC encourages the Commission to give special consideration to the recommendations of the Salt Lake City Resident Food Equity Advisors⁶ as it evaluates proposed redevelopments. The Advisors' recommendations are outlined in a recent report (attached) that highlights solutions for increasing residents' access to healthy, affordable, and culturally relevant food in historically marginalized areas of Salt Lake City (including Westside neighborhoods).

The SLCFPC appreciates the opportunity to submit public comment on this proposed development. We urge the Commission to leverage the influence it has to mitigate the loss of the Tejada's Market, and to provide the vision and leadership needed to ensure that all residents have access to healthy and relevant food in the neighborhoods where they live.

Thank you for considering our comment.

Sincerely,

Natalie Loots Chair, Salt Lake City Food Policy Council

Eligibility for America's Healthy Food Financing Initiative can be determined here https://www.investinginfood.com/eligibility/
 Salt Lake City Resident Food Equity Advisors 2020-21 Final Report. Downloaded here: https://www.slc.gov/sustainability/rfea-2020-2021/

ATTACHMENT H: SLC RESIDENT FOOD EQUITY ADVISOR REPORT

- Salt Lake City Resident Food
- quity
- Advisors



Mayor Erin Mendenhall







SALT LAKE CITY FOOD EQUITY RECOMMENDATIONS FOR FUTURE SUCCESS

Report prepared by Carbaugh Associates

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2021 Salt Lake City Resident Food Equity Advisors

SALT LAKE CITY FOOD EQUITY RECOMMENDATIONS FOR FUTURE SUCCESS

A summary report of the 2020 – 2021 Salt Lake City Resident Food Equity Advisors Pilot Program process, key ideas, and recommendations.

Summary Report prepared by Carbaugh Associates, Inc. Carbaugh Associates

Preface

The intention of the Salt Lake City Resident Food Equity Advisor summary report is to both represent the Advisors' voices and their recommendations. Thematically, this summary report is organized around an introduction, brief program background and process, Advisor priorities, then key ideas and recommended policy, program and project implementations. Listed below as an outline, and detailed further in the report are the Advisors' results. While the key ideas and recommendations are not prioritized, nor presented in rank order, they are delivered as a full complement of realistic food equity actions that can begin immediately with the support of city officials.

- 1. Advisors' Key Ideas
- 2. Mayor Council Joint Resolution on Food Equity
- 3. Ensure and Expand Equitable Information Outreach and Communications
- 4. Continue the Resident Food Equity Advisor Program
- 5. Fund and Begin a Resident Integrated Food Equity Assessment and Action Plan
- 6. Fund and Develop a Food Voucher Program + Lead and Partner in Food Choice Pantries
- 7. Create a Fresh and Healthy Local Food Retail and Landscape Initiative
- 8. Expand Opportunity, Agency, and Access through Fresh Food Growing Policy and Programming

Suggested citation: 2021, May 27, Salt Lake City Department of Sustainability, Salt Lake City Resident Food Equity Advisors, Final Recommendations, Carbaugh Associates, Inc.

Acknowledgements

This summary report is made possible because of the substantial and dedicated work of the first cohort of the Salt Lake City Resident Food Equity Advisors, as well as the supporting staff of the Salt Lake City Department of Sustainability. At the outset, the Advisors began their June 2020 service during the beginning of the SARS- CoV-2 pandemic outbreak. Despite significant barriers, including low or no technology access, all involved exhibited exceptional resourcefulness and willingness to learn and succeed together within a new online process. Throughout the 10 months of working together to improve Salt Lake City's prospects for greater food equity, this first cohort of thirteen Resident Food Equity Advisors persevered through many challenges, showing nimbleness and tenacity, as well as patience and generosity in their commitment to bringing forth excellent food equity recommendations.

Salt Lake City Mayor Erin Mendenhall

Director, Salt Lake City Department of Sustainability Vicki Bennett

Deputy Director, Salt Lake City Department of Sustainability **Debbie Lyons**

Food and Equity Manager, Salt Lake City Department of Sustainability **Supreet Gill**

Salt Lake City Resident Food Equity Advisors 2020 / 2021

Carol Davis	Lisia Satini
Jennifer Garza	Eugene Simpson
Laura Harper	Jessica Thompson
Zana Jokic	Cristobal Villegas
Jodi Key	Tamara White
Nora Lang	John Wilkes
Ivoni Nash	

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Introduction

First recommended in Salt Lake City's Community Food Assessment (2013), the need for innovative approaches to connect and empower residents in creating a more equitable community food system through collaboration, shared learning and co-decision making was recognized and championed by Salt Lake City's Department of Sustainability and Food Policy Council. In 2019, with a focus on food equity, diversity and inclusion, this recommendation would emerge as a pilot program called the *Salt Lake City Resident Food Equity Advisors (SLC RFEA)*.

Although the Community Food Assessment had helped the city make progress in improving many aspects of the local food system, rising food insecurity; especially among the city's marginalized populations, emphasized the need for a substantially more inclusive approach to addressing local food challenges. Because the ways in which any one person may come up against food hardship can be complex and varied, for the new program, Salt Lake City's Department of Sustainability wanted to confront and figure out food insecurity in a substantially different way. At its core, the essence of this new approach called for creating a new program – the Salt Lake City Resident Food Equity Advisors, whose principle purpose was to understand food hardship and identify solutions by equitably collaborating with residents whose daily lives had been, or were presently being touched by food disparity.

As a new program, the SLC RFEA was created to realistically accelerate enduring food equity pathways. By taking a people first approach, where the belief of building better communities arises from valuing the contributions of individual assets and the lived experience; the program aimed to create a place where residents with deep ways of knowing food inequity could connect, collaborate, learn together and work with the city to advance greater food equity.

The Salt Lake City Resident Food Equity Advisors Are:

Everyday people whose lived experiences are helping inform ways to reduce food barriers and improve opportunities.

Collaborating so marginalized people and neighborhoods can have healthy and relevant fresh foods.

Deeply rooted in and care about their neighborhood and community relationships.

People who can become one of Salt Lake City's most important agents for food equity change.

Working together so every Salt Lake City resident has greater food security, improved personal health and a nourishing ecological environment.

Background

Prior to the 2020 SARS- CoV-2 pandemic outbreak, the plan for the Salt Lake City Resident Food Equity Advisors program was to bring together a group of everyday residents, coming from different backgrounds and neighborhoods, to focus on food hardship. Advisors would be individuals with a deep passion for food, a willingness to share their unique food access stories and an eagerness to collaborate and learn with others. Pre-pandemic, RFEA meetings were planned to be in person, safe gatherings, where discovery, knowledge building, and sharing insights over meals would lead to recommending more equitable solutions for the city's diverse people and neighborhoods. Contributing to a more equitable process, Advisor stipends and childcare would be provided as part of the program.

In the fall of 2019, the Salt Lake City Food & Equity Program Manager launched an outreach and referral campaign to connect with residents who held a strong interest in healthy food and a desire to help improve their community. In consultation with Carbaugh Associates and through service provider referral pathways, the Salt Lake City Food & Equity Program Manager reached out directly to residents, neighborhood organizations, and faith based communities to share information about the project and recruit participants. By using both an in person and online application process the program received over fifty applications. From those fifty applicants, a group of 16 very diverse residents were enlisted to become the first cohort of the Salt Lake City Resident Food Equity Advisors.

Although the different times resulting from the pandemic caused disruption, the Resident Food Equity Advisors program strived to go on. Assuring the program's continuation during the pandemic required 1) determining how the program might be reoriented and moved to an online meeting format, and 2) re-designing the process so it would remain equitable, trustworthy, meaningful and results oriented. With no time to waste, the work of finding a way for all Advisors to participate equitably needed to happen quickly.

During the months of April and May 2020, staying connected with Advisors during the transition from pandemic shutdown to successfully leveraging resources so the program could begin with online meetings was of the highest priority. Despite delay and uncertainty, both the program and Advisors moved forward; adjusting and transitioning so that by June 11,2020 the first RFEA meeting could be held virtually. This was an exciting, if a bit nervous first meeting, where 13 advisors came together to begin their journey of working together to improve equitable healthy food access for Salt Lake City residents and neighborhoods.

From that first meeting and throughout their 10 months of service, the Advisors worked diligently to empower a process that began with building new relationships and always included significant amounts of pre-meeting work. Added to the unfamiliarity of being involved in a pandemic disrupted new program, personal covid and technology related challenges along with other disruptions affected the lives of the Advisors. Despite these challenges, their ongoing high level of commitment always resulted in extraordinarily focused, insightful and productive meetings. By sharing their individual lived experiences and progressively working together in discovery, co-learning, evaluating, assessing and ultimately recommending; unfailingly and despite hardships born out of the pandemic, each Advisor fully engaged and led in ways that would be considered exceptional during typical times. In these different times, to say that their work and resulting recommendations for achieving a more equitable Salt Lake City food system is remarkable would be an understatement.

The balance of this report represents the 2020/2021 Salt Lake City Resident Food Equity Advisors process and foundational beginnings, concerns, thoughts and consensus recommendations. The recommendations are delivered as equitable food system key ideas, then refined as specific policy, program and projects.

FOUNDATIONS: ADVANCING FOOD EQUITY

WHAT IS FOOD EQUITY?

Food Equity Considers Opportunity, Access and Barriers.

It concentrates on finding ways for people to become their very best. FOOD EQUITY efforts focus on getting people what they need by providing opportunities and reducing access barriers to healthy, relevant, fresh food. Equity is influenced by personal living circumstances, communities, policies and systems. Food equity is also about fairness, affordability, inclusion and opportunity.

As the Salt Lake City Resident Food Equity Advisors began their work together in June of 2020, their earliest meetings focused on:

- Building understanding around the meaning of food equity and food environments
- Sharing thoughts and experiences about their personal meaning and value of food
- Offering perspectives and dialogue about the who, where and why of food access
- Framing the future of food equity successes

Starting with this foundational beginning, the Advisors met remotely once or twice a month for 10 consecutive months. During their time together they convened in a guided process which included whole group and small group work, as well as discussions with requested guest panelists and a documentary film.

Each meeting aimed to provide opportunity for colearning, advancing specific interest and direct opinions, while also fostering opportunities for discovery and evaluations.

From meeting to meeting, Advisors focused on developing their own food equity discovery questions

and evaluations related to the SLC CFA's food security and consumption chapters. They also learned about and discussed city and community implications and perceptions related to the concepts of food deserts, food swamps and food equity outcomes in their own neighborhoods. Guest panelists who spoke about food purchasing power, food enterprise, supply chain, grocery retail spaces and growing food options within the city created the chance to develop and refine understanding and recommendations. Further investigations led to discussions about the ways in which city leadership, planning and zoning acts as an influencer on healthy food access and personal health within traditionally marginalized neighborhoods. And, by spending time evaluating and assessing their own local food environments in greater detail, each Advisor envisioned their best food equity future and progressively developed recommendations.

One of the greatest assets each Advisor brought to the ten months of work was their personal pre-meeting preparations. From month to month, the in between meeting preparations were a critical time for Advisors to reach deep in discovering, evaluating, assessing and visioning both food equity challenges and ideas for a better future. Along with ideas which arose from meeting discussions, the advance preparations created momentum for empowering and informing successive meetings.

SETTING PRIORITIES + PEOPLE FIRST

From the outset, the Advisors always initiated ideas that focused attention on helping meet the needs of others. Using their unique equity committed approach, they shared personal perspectives and worked together to gain greater insight into who among the city's residents might be facing food hardship and why this is the case. Maintaining a listening and learning direction, with respectful disagreement, enabled Advisors to quickly identify gaps and needs. And, by staying committed to a people first approach they continuously complemented one another in evolving practical ideas aimed at reducing access barriers and improving opportunity.

^{CC} What's really important is for stigma and negativity to be lessened for hungry people. A lot of people get left out because they are embarrassed. We need to have more acceptance and support people when they ask for help. RFEA Quote

I had a period in my life where I had experienced homelessness. I desired a home cooked meal. Getting to where meals were served was a challenge with belongings to carry. My knowledge of where to go was very limited since I had no device or access to internet. RFEA Quote

⁶ I have a friend living with a terminal illness. She has meals for how and what to eat to make her disease easier to live with. However, the SNAP support doesn't always do enough for her to make nutrition needs and meals to help her illness. RFEA Quote

⁶⁶ Success for this group could look like both having a set of tangible priorities to suggest and have a few of them already in progress by the end of the time of our work. RFEA Quote

RESIDENT FOOD EQUTY ADVISORS PRIORITY PEOPLE AND COMMUNITIES INCLUDE:

- Black, Indigenous and People of Color BIPOC
- Traditionally marginalized people and neighborhoods
- People with deep cultural food relationships
- People living in poverty, low or moderate income
- Unsheltered LGBTQI+ youth and Queer BIPOC
- Unsheltered or informally sheltered
- People with mental health needs
- People with medical, health and dietary specific needs
- People with intellectual and developmental disabilities
- People with physical disabilities, impairments or disorders
- Veterans
- Adults 65+
- Adult students
- Toddlers, children and youth
- People of differing legal status
- Immigrants and the newly arrived
- Formerly incarcerated

⁶⁶ To recognize certain populations needs and how to satisfy those needs and have actual policies that support this individual needs. We can help suggest tools and ways to support these needs. Not only for poor people, but for everyone. RFEA Quote

⁶⁶ I wonder if people would love to have a simple way to start growing food -and composting – their favorite little thing to add to their fresh food from their porch or window? Could this become a tiny start to a new kind of self-reliant food security? RFEA Quote

How do we get more diverse options in local grocery stores? How do we get healthier restaurant food options in the local communities? How do we take action and provide better healthier options for our underserved communities? RFEA Quote

Advisors' Key Ideas

To help build a community around equitable and healthy food, where individuals living in Salt Lake City have many opportunities to become or continue to be their very best, the Salt Lake City Resident Food Equity Advisors recommend that Mayor Mendenhall and the Salt Lake City Council resolve to adopt the following principles:

- Support multiple pathways for traditionally marginalized individuals and neighborhoods to consistently access and grow fresh, affordable, healthy and relevant food. Doing this will help ensure all residents have enough healthy food to eat.
- Prioritize voices that have not been heard from in the past. To this end, empower and build agency by expanding inclusive and diverse food equity advising, skill building and advocacy for residents. This includes:
 - Supporting and continuing the Resident Food Equity Advisors.
 - Expanding Advisor food equity co-leadership skills around community involvement and education. New skills will also help Advisors actively support the development of healthy fresh food environments, as well as foster, strengthen and maintain food equity connections between public officials, neighbors, farmers, local food businesses, non-profits and schools.
 - Creating pathways for Salt Lake City officials and Advisors to work together and build understanding about historical and present day systemic food inequities.
- Recognize "Normal Food" is different for different people. Reducing barriers and increasing opportunity will mean committing to and supporting relevant and responsive food access. Specifically, an equitable Salt Lake City food system will create opportunities for residents to affordably and easily acquire food that is relevant to cultural and personal identity, individual health and wellbeing, religious and spiritual life and personal taste.
- Continuously work to improve food resource outreach and communications. Make food information and resources known and easily available in a wide range of places and modes. Make communications clear and accurate, respectful, multilingual and ADA accessible. Because information needs to be thoughtfully tailored for people with differing needs, it will be important to recognize that technology can be both a barrier and an asset for food equity communications and connections.
- Foster and create resilient, diverse and inclusive healthy neighborhood food environments. Focus first on neighborhoods where marginalization continues to impose fresh and healthy food barriers; making sure to include and create equitable food environments for people who are sheltered, informally sheltered or unsheltered.
- Acknowledge and be responsive to food equity challenges by developing neighborhood and city district level climate responsive food planning and design, policy and funding investments. These types of food equity actions will require long term dedication to creating food opportunity areas known as food oases; places where people, ecological food landscapes and the local economy prosper simultaneously.

Advisors' Key Ideas

- Address Salt Lake City's structural role in food inequity and injustice. Food barriers, reduced access and reduced opportunity can be linked to and are intertwined with past and current policy making. A more just Salt Lake City will work to understand and address the many ways the city's land use planning, zoning, housing, environmental policy, transportation, technology access, parks and economic development are linked to food equity. One place to begin evaluating, building understanding and creating systemic change is by updating the SLC Community Food Assessment with an *Integrated Food Equity Assessment and Plan*.
- Self-determination and dignity are essential elements of food equity. Related to this is the importance of learning about and understanding how chronic hunger and food theft may be related to inequity. Coordinated approaches for change may begin with Salt Lake City's Equity in Policing effort, the SLC Police Department itself, businesses, neighborhood organizations who focus on finding ways to assist, rather than penalize or stigmatize, those who have stolen food because of difficult or desperate hunger situations.

✤ HELP RESIDENTS GROW FOOD!

Enhance food opportunities and support agency and self-reliance by giving people what they need to grow and prepare their own food. When people can ecologically grow their own food it enhances and extends personal agency, healthy living, and may improve personal finances. Supporting and putting fresh food growing opportunity in the hands of individuals, households and schools is an asset for personal wellbeing and community building. Individual and city wide food growing which are linked to supporting nature will help build a healthier city environment. Providing financial support, expanding learning opportunities, skill building and connections will support people and communities in getting what they need to grow and prepare their own food.

Advance these opportunities by:

- Committing to a food equity resolution that moves the city towards becoming "*Edible Salt Lake City with Living Food Landscapes*".
- Partnering more closely with city libraries to enhance healthy food growing resources and programming.
- Developing a food equity academy and expanding coordination with existing nonprofits to increase food growing access and opportunity.
- Improving and expanding ways and places for people to grow food, as well as enhancing the exchange of healthy food growing and preparation knowledge for people of all ages and walks of life.
- Making sure income, housing status and other life circumstances are not barriers to growing innovative and beautiful edible gardens. Working with future Advisors to prioritize innovative funding sources, such household gardening microgrants, will assure people of all means have affordable opportunities to design and grow their own beautiful food and pollinator gardens.
- Assuring that all non-profits, companies and individuals working and serving with the city in areas related to food and gardening commit to and demonstrate food equity principles and actions for the people they serve.

Leadership for Salt Lake City Food Equity

Mayor + Council Joint Resolution on Food Equity

RECOMMENDATION:

SALT LAKE CITY JOINT FOOD EQUITY RESOLUTION

To clearly show Salt Lake City residents, visitors and business that they are fully committed to and willing to prioritize, incorporate and support food equity as vital to the city, the Resident Food Equity Advisors recommend that Mayor Mendenhall and the Salt Lake City Council immediately jointly adopt a *Salt Lake City Food Equity Resolution*.

It is recommended that a joint Food Equity Resolution clearly states that food equity includes meeting needs by being inclusive and using innovative integrated practices. Especially important to changing food access and opportunity will be changing the way sustainable infrastructure is defined and articulated. A meaningful food equity resolution will acknowledge the need for future changes in land use planning, zoning, environmental and housing policy, water management, transportation, parks and open space, economic development, as well as community, city and k-12 school interactions.

Other US Cities with Food Resolutions

- 🗸 Anderson, Indiana
- ✓ Austin, Texas
- ✓ Baltimore Maryland
- ✓ Madison Wisconsin
- ✓ Seattle, Washington
- ✓ Washington D.C.
- ✓ Some US Mayors have signed the Milan Food Pact

When things are inequitable, what are some steps you can take to get toward equity?

RFEA Quote

We need laws in place for unhealthy foods in underserved communities. They do that for money services, why not for food? RFEA Quote

We want to influence the long term needs of helping kids now and into the future. RFEA Quote

⁶⁶ Political figures don't care as much and just push unhealthier options in areas that are low income. RFEA Quote

Meet Need Through Food Equity Communications

If I wasn't in this program, how would I be able to find this information?

Communication is really important. I had no idea about a lot of the programs that are going on. I think the lack of communication about the programs makes it harder for individuals.

How can we find out which programs are available in our own areas? There would be more involvement and feedback if it would be in multiple languages. _{RFEA Quote}

RECOMMENDATION:

ENSURE AND EXPAND EQUITABLE INFORMATION OUTREACH AND COMMUNICATONS

To really improve food access opportunities and reduce barriers, the Advisors recommend that **resource information and outreach must be respectfully tailored for people with differing needs and life circumstances**. Since people understand and access information in different ways, direct contact, printed copy, audio, digital and graphic formats are all necessary approaches for reaching people in hunger. Making sure to keep equity, diversity and ecology at the forefront of all fresh and healthy food outreach and communications will increase food access opportunities for people living within the city.

To ensure and expand equitable communication:

Provide information in a way that meets the needs of a wide range of people. Those with literacy skill differences, the unsheltered or informally sheltered, whose first language is other than English, as well as people with disabilities, impairments and disorders, all have specific information processing needs. A targeted food equity outreach and communications strategy that includes first seeing and understanding how and where to communicate with food insecure residents will be barrier reducing and will improve healthy food access.

Make reports like this one, the Salt Lake City Community Food Assessment, future assessment(s) and resource materials are widely known about and easily accessible. To achieve this goal, be sure to make reports and outreach material available in all of the city's first languages and locate material in places like Salt Lake City Libraries, food pantries, schools and houses of worship.

Understand that current and future Resident Food Equity Advisors are an asset and a great information hub; program co-learning and increase skill building around food equity connections and community conversations as part of any future Resident Food Equity Advisors group.

Help expand food information access and build community collaborations by evaluating the development and funding of a *Salt Lake City Active, Healthy and Fresh Foods* mobile app. Information shared through such an app could include features such as, locations of grocers where SNAP is accepted, free or reduced healthy meal sites, food pantry sites, food growing skills and tool sharing, and even a credit bank where residents and businesses might connect, trade and share services.

A Because individuals who do not have digital devices are unable to meet their food access needs through this type of resource, a comprehensive food equity outreach and communications strategy must remain inclusive, diverse, equal and equitable for all city resident's. To this end, examining and addressing inequities related to the connection between food disparity and technology access is needed.

Continue the Resident Food Equity Advisors Program

My community needs to have representation in this very important conversation. RFEA Quote

Local community members need to have open space for dialogue and active participation about food equity. RFEA Quote

How can this project continue robustly into the future after we are done?

^{CC} I grew up in Poplar Grove and still live in the community. I live two blocks from where I was raised. I am really invested in my community and want to see it succeed. RFEA Quote

We need an ongoing Advisors board to work more closely with restaurants, schools and other organizations.

RFEA Quote

Maybe down the line there could be a RFEA on every block and we could be connected into a bigger collaboration.

There is a difference between north and south parts of the city, not just east and west. RFEA Quote

We need a space for all voices to be heard and work towards this shared objective. RFEA Quote

I've lived in this city. For 16 years and I've seen it change so much. I am interested in having a voice in how it changes. RFEA Quote **RECOMMENDATION:**

<u>Continue to Fund and Support the Salt Lake City</u> <u>Resident Food Equity Program:</u>

- Build forward from the visons, successes and lessons of the first cohort of the Salt Lake City Resident Food Equity Advisors
- Continue to enlist and empower food equity knowledge based on lived experiences. This will assure that those most impacted by food inequity can substantially affect change at both the neighborhood and city level
- Elevate the voices of residents affected by food challenges in ways that continuously improves their opportunity for direct involvement, power sharing and decision making around food equity planning, policy and programming
- Enhance each Advisor's ability by developing a Salt Lake City Fresh Food Equity Academy. The Academy will be a place for resident empowerment, learning and co-leading in areas such as knowledge about city budgeting and joining participatory budgeting, food education, food environment planning and development and community outreach.

RECOMMENDATION:

Fund and Begin a Food Equity Assessment and Action Plan

During their 10 months together, the Advisors provided thoughts on the value and effectiveness of the 2013 Salt Lake City Food Assessment (SLC CFA). Initially unaware that such an assessment existed, they found value in the SLC CFA, sharing that it needs to be made more apparent and available. Related to the SLC CFA, the Advisors said that written content must always express dignity and respect.

Additional feedback on the SLC CFA included: 1) the report is out dated and cannot fully support current and future equitable food environment change, 2) not enough recommendations were acted upon, and 3) it needs to be updated in the form of an *Integrated Food Equity Assessment and Action Plan*.

In thinking about the future, the Advisors' recommend that any future food and equity assessment must be approached differently than the previous research and analysis based CFA. Within a new assessment framework, food environment diagnostic terms and thinking like food desert or food swamp - which tend toward limitations, blaming and barrier building in describing neighborhoods, would be discouraged. Instead, the direction of the recommended equitable assessment would aim to identify and create ways to build innovative and accessible community food environments.

Crucial to this recommendation is that the effort must deeply engage and empower community in helping shape innovative food environments which benefit both people and nature To take hold, an Integrated Food Equity Assessment and Action Plan should focus on the goal of creating "Edible Salt Lake City with Living Food Landscapes". And, by putting the needs of marginalized areas first, the assessment will be able to identify "food priority zones" where policies, plans and funding support the development of "food oases" - not simply identify food deserts or food swamps!

To reduce barriers and create broad food access and opportunity, the new assessment and action plan must be committed to:

- Supporting community agency and creating channels for ongoing community food equity dialogue.
- Demonstrating how Salt Lake City is improving food equity.
- Clearly connecting people, ecological foodscapes, air, water and soil resources to citywide resolutions, goals, policies, plans and programs.

If a new assessment and action plan moves forward, the ability of the city to deliver timely, visible and relevant change is very important to the Advisors. If a new assessment and action plan cannot lend itself to demonstrating near term and long lasting equitable food environment change, several Advisors expressed strong reservations about advancing such an effort. ^C The Community Food Assessment is important, but it's out of date. It was done when Mayor Becker was in office. We need to give people new tools and new knowledge. RFEA Quote

Gene thing this term food desert brings up is that if you see a low income area and someone else comes into it, there can be a wall – a detachment- for the outsider, and that limits what the outsider can see about how people live and thrive in an area.

RFEA Quote

Food deserts and swamps – implies that these food inequities are a natural occurrence, what we know is that black and brown bodies are systemically -on purpose put into these positions by people in power, particularly white people. This problem is from a variety of inequities, not naturally occurring.

Support Relevant and Dignified Food Choice

Food Vouchers +

Client Choice Pantry

Generation How can we be looking at this holistically and think about addressing the issues from the source? How can people have input and not from outsiders coming in? How can we put choice in the hands of people? RFEA Quote

RECOMMENDATION:

DEVELOP A FOOD VOUCHER PROGRAM + LEAD AND PARTNER IN CREATING FOOD CHOICE PANTRIES

Improving healthy and relevant food opportunity with integrity and agency was often in the hearts and minds of the Advisors. Because of their personal and professional experiences, the Advisors had an awareness that emergency and school foods were often being discarded. This both raised concern and fueled a desire for change. In thinking about hunger, the health needs of others and unnecessary food waste, they identified two pivotal factors contributing to this situation. First, many times emergency and school foods miss the mark in meeting cultural or dietary needs. Second, the recipient(s) may be uncertain or unable to prepare the provided food. Dedicated to reducing barriers and maximizing opportunity for getting people what they need, the RFEA aimed for solutions.

Time and again, the RFEA's emphasized that getting people the food they need, especially traditionally marginalized people, must include relevant choices. They also explained that the need for food assistance should not come at the expense of being forced to abandon important cultural food traditions, risk personal health, infringe on worship or dietary practices, nor result in consuming personally unpalatable food.

In thinking about the future of food equity, including how dignity and choice improve opportunity, the RFEA's recommend that Salt Lake City develop a food voucher program, as well as lead and partner in developing city based client choice food pantries.

VOUCHERS

- + Have qualifications and limits
- + Are sometimes funded by cities through taxes, like soda or other sugar taxes
- + May be temporarily funded the 2020 US CARES Act or 2021 American Rescue Plan Act

AND THEY:

- + Put relevant food choice in the hands of individuals
- + Respect the dignity and time of hungry people
- + Add to dietary diversity
- + Increase fresh food buying and consumption
- + Foster changes in planning and zoning
- + Reduce waste and spoilage
- + Benefit local markets, restaurants and supermarkets
- + Reduce logistics
- Vouchers do not replace food pantries

WHAT IS A CLIENT CHOICE FOOD PANTRY?

" The client choice model allows clients to participate in choosing for themselves which foods they will take home. Well operated client choice pantries are similar to a grocery store; a full array of available goods is displayed and client are able to browse and "shop for what they need." Second Harvest Food Bank

Fresh and Healthy Corner Markets + Healthy Carts Plan – Zone – Incentivize – Attract

RECOMMENDATION:

CREATE A NEIGHBORHOOD CORNER MARKET AND FOOD CART TRANSFORMATION INITIATIVE:

From unhealthy food choices to unclean conditions, the Advisors shared and described food retailing inequities experienced in and around their neighborhoods. To make healthy changes in their neighborhood food environments, the RFEA recommend that the city begin working with local corner markets, food carts vendors and supermarkets to take steps and deliver a *Salt Lake City Fresh Food Corner Market and Food Cart Initiative*. To do this the RFEA recommend the following:

- Stop unhealthy and predatory food retailing from being predominantly located in traditionally marginalized neighborhoods. Through interdepartmental evaluations, initiate food equity measures that protect the health, safety and welfare of residents.
- Focus on improving neighborhood streetscapes around local markets.
- Create a model Fresh Food Retail Best Practices Toolkit.
- Develop incentive based policies and programs that help motivate and support fresh food retailing. Incentives may include: 1) Permitting priorities, 2) Recognition programs such as free publicity for markets and carts that meet healthy food choice criteria, 3) Financial incentives including providing zero interest funds, design assistance and healthy food vending education for store front improvements, healthy food displays, advertising healthy food choice, buying new equipment, and offsetting operating costs.

Other Healthy Corner Market Programs

- ✓ Denver Healthy Corner Store Initiative
- ✓ Healthy Navajo Stores
- ✓ Camden Healthy Corner Store Network
- ✓ LA Grown Guide to Selling Good Food
- ✓ Philadelphia Healthy Corner Stores
- ✓ Seattle Healthy Foods Here

C Do you have any thoughts on what the city and citizens can do for small businesses to help keep them afloat? RFEA Quote

The Community Food Assessment shows there are not really any grocery stores in Poplar Grove that are in walking distance. I was really surprised to see that not much has changed since the data in 2010. Since the city did this study, why hasn't anything changed? RFEA Quote

I have gone into stores where I live and there is no healthy food. I wondered why people will eat junk food and then I realized maybe they didn't want to but, in other neighborhoods there is more healthy food and the people there build a community around it. How can we create a healthy community of food for areas that are currently not that way? RFEA Quote

C Expedient food isn't healthy food. I have to walk everywhere I go and don't have healthy food near me. Every new housing development should have a healthy market built near it. RFEA Quote

GROW FOOD FOR MULTIPLE BENEFITS INCREASE OPPORTUNITY FOR AGENCY, HEALTH AND FINANCIAL WELLBEING

Make sure we're including those with disabilities and children in our food growing visioning. Make sure it's accessible to those with different needs, and include different traditions and cultures. RFEA Quote

Focus on landscape and regeneration and requiring housing complexes to have gardening for their residents. RFEA Quote

Ecologically " speaking, we have the ability to grow much of our food while enriching the land around us, assuming we understand and follow somewhat seasonal diets. Biologically speaking, this way of eating can contribute great benefits to our body's health. Psychologically speaking, the garden is therapeutic; our minds are put at ease and operate more clearly and peacefully after time spent in the garden. RFEA Quote

Could schools have a small greenhouse to focus on how the food is grown and such? RFEA Quote

> My kitchen would have an herb garden. Outside the yard would have a solarium and place to grow food year round outdoors. Easy to grow produce....Plenty to share with friends and the community.

••• I envision many inner city food forests scattered throughout the valley, planted at schools, parks, open fields and designated areas. This allows not only for people to have access to eat fresh, local produce...but also for them to be active stewards and participants in nourishing and cultivating soils in their local habitats RFEA Quote

RECOMMENDATION:

TO EXPAND OPPORTUNITY AND ACCESS FOR GROWING FRESH FOOD:

- Develop an *Edible City for All* resource toolkit that shows how individuals, neighborhoods and school communities can plan, create and ecologically grow their own beautiful, biodiverse food and pollinator gardens in differing space and living circumstances.
- Evaluate, align and expand food garden learning and growing opportunities throughout the Salt Lake City Public Library system.
- Uplift the recommended Salt Lake Fresh Food Academy by including ways for diverse cohorts to learn about growing food, health and budgeting, as well as sharing knowledge and expanding community food equity through cultural cooking classes and wellness programming.
- Help meet nutritional need and financial security by awarding individual households food growing microgrants and gardening know how classes.
- Fund and develop a *Fresh & Healthy Foods Ambassador* type training and skill building program. This FREE program will focus on outreach and engaging others around food opportunity, autonomy, dignity and ecological gardening, like permaculture.
- Require contracted gardening organizations to demonstrate inclusivity and diversity within their organizational structure and external programming.
- Partner with neighborhoods and others to grow orchards on city park lands, vacant lots, school sites, new housing developments and other locations throughout the city.
- Work closely with school districts to enhance and strengthen food growing and healthy eating at schools and outside of the classroom.

Conclusion

This report highlights the undertakings of the 2020 / 2021 Salt Lake City Resident Food Equity Advisors Pilot Program. Each of the key ideas and specific recommendations developed by the group possesses the ability to appreciably hasten Salt Lake City's trajectory in broadening and accelerating fair food access and opportunity. Together, these recommendations aim to support and greatly expand food security progress for many individuals, including those who are sheltered, informally sheltered or unsheltered, marginalized neighborhoods, the broader community and within the governing structure of the city itself.

Uplifting the process throughout its entirety were the thoughtful and caring contributions of the Advisors. The time in which they spent collaborating and making their way to formulating key ideas and recommendations during an unprecedented global pandemic has come to an end, and so their service for this first phase is complete. After the Advisors have had a chance to talk with Salt Lake City Mayor Mendenhall, a full evaluation of the key ideas and recommendations by the Mayor, the Salt Lake City Department of Sustainability Director, as well the Department of Sustainability Food & Equity Manager is warranted. Further review of the results of the Advisors work will allow these, and other elected officials and city staff time to develop a more complete understanding of the counsel shared by this group.

Each Advisor came into the program with unique ways of knowing and living with food challenges; accordingly, this in and of itself lends significant credibility to their insights, key ideas and recommendations. Because of their ways of knowing food hardship, special consideration should be given to their opinions and the details of their guidance. The gift of their recommending is that it grew out of personal circumstance, experience and knowledge, deep caring for community, and the everyday lives they lead in and around Salt Lake City. In total, the RFEA recommendations provided in this report have the ability to greatly accelerate and expand the city's future food equity policy, programs and projects.
To support and empower the Resident Food Equity Advisor's in areas of expressed interest during the 10 month engagement, the below listed documentary film and best practice case studies were provided as resources for building shared knowledge and advancing discussion around food equity.

- 1. <u>Hearts of Glass</u>, (Jen Ten Films) follows the tumultuous first 15 months of operation of Vertical Harvest (VH), a multi-story, state-of-the-art hydroponic greenhouse that grows crops while providing meaningful, competitively-paid jobs for people with disabilities. The film weaves the story of VH's launch with the personal journeys of several employees with intellectual and developmental disabilities (I/DD). Innovation and inclusion create a fertile environment for people and plants to grow. *Hearts of Glass* is an intimate portrait of social entrepreneurship at the intersection of disability rights and sustainable, local food production. Jackson Hole, Wyoming -
- 2. Healthy Food Resolution. Anderson, Indiana
- 3. Salt Lake City Electrified Transportation Resolution. Salt Lake City, Utah
- 4. Food Access Boston. Boston Massachusetts
- 5. Abundance Boston. Food Access Mobile App. Boston Massachusetts https://www.abundanceboston.com/
- 6. *FoodKeeper* mobile app, a collaboration of the USDA, Cornell University and the Food Marketing Institute
- 7. Minneapolis Food Plan. State of Minneapolis
- 8. Measuring Food Equity Report. Michigan State University, Michigan
- 9. Food Metrics Report. New York City. New York City, New York
- 10. A 10-YEAR FOOD POLICY PLAN FOOD FORWARD NYC, The City of New York Mayor Bill de Blasio. New York City, New York
- 11. D.C. Greens Program, Washington D.C.
- 12. Baltimore Resident Food Equity Advisors, Baltimore Maryland
- 13. The Salt Laker Cards, Salt Lake City, Utah <u>https://www.slc.gov/mayor/tag/salt-laker-cards/</u>
- 14. Food Vouchers Seattle. Seattle partnered with Safeway and QFC to provide vouchers to families in need to cover groceries. The program provides \$100/week for 8 weeks, to help families through crisis. Seattle has contributed \$5 million, providing 8 weeks of groceries for 6,250 families in need. With the United Way of King County, the city is raising an additional \$15 million to support the grocery needs of 25,000 families, Seattle Washington
- 15. Fresh Buck's. Emergency food voucher funded by Seattle soda tax. Seattle Washington

- 16. *Herriman Buck's*. All residents received a \$10.00 voucher to spend at grocery stores, markets, restaurants and other locations, Herriman, Utah
- 17. Complete Eats for EBT Users. Purchase \$10.00 of fruits and veg and receive a \$5.00 coupon for more fruits and vegetables. USDA
- 18. Baltimore Maryland Vouchers. Any resident of Baltimore City may request a voucher, includes clients with no I.D. household size determines the number of vouchers provided. If you need a voucher but don't have transportation to a Family Investment Center, transit tokens can be authorized by the BCDSS department. Baltimore Maryland
- 19. Houston Food Bank Client Choice Handbook. Houston, Texas
- 20. Second Harvest Making the Switch A Guide for Converting to a Client Choice Food Pantry. Ohio Association of Second Harvest Food Banks
- 21. Check Out Healthy Retail. Change Lab Solutions
- 22. Health on the Shelf, Change Lab Solutions
- 23. The Edible City. United Nations
- 24. Urban Ag Ambassador Program. Somerville Massachusetts. https://www.somervillema.gov/urbanag
- 25. Helen's Neighborhood Garden and Orchard, Salt Lake City, Utah
- 26. A Guide for Growing in Nashville, Nashville Tennessee
- 27. School Garden Toolkit, Grow and Share the Harvest, Community Food Initiative. Appalachia, Ohio

ENDNOTES

2020 - 2021 Salt Lake City Resident Food Equity Advisors Meetings

June 11, 2020	Welcome and Introductions: RFEA Program Goals, Food Is?, Favorite + Passed Down Foods, Equality vs Equity, Concerns About Food Equity in Salt Lake City
July 09, 2020	What Is Your Food Equity Environment? RFEA, What Are Causes for the Lack of Food + What Is Success?
August 13, 2020	Food Environment: Understanding, Impressions and Consequences of Food Deserts, Food Swamps, Changes for Food Opportunity & Abundance
September 17, 2020	Salt Lake City Community Food Assessment: Equity /Inequity, the Thrifty Meal Plan, Emergency Resources and Real Life
October 08, 2020	Is Your Neighborhood Food Secure? RFEA Analysis of the Salt Lake City Community Food Assessment and More Equitable Ways for Change
November 12, 2020	Exploring Fresh and Healthy Food for All: Complete the Review and Analysis of the Salt Lake City Community Food Assessment
December 10, 2020	Grocery Store Panel, Abed Abouhassan, Local International Corner Market and Restaurant, and Aubrianna Martindale, Smiths/Kroger
January 14, 2021	Current Community Food Growing Programs: Health, Wellness and Opportunities: Salt Lake Public Library, Mobile Moon Food Co-Op, Rikki Nadkarni-Longino and Wasatch Community Gardens, Ashley Patterson
January 28, 2021	Hearts of Glass Discussion + Meaning and Purpose of Salt Lake City Policy, Programs and Projects Debbie Lyons, Salt Lake City, Deputy Director of Sustainability
February 11, 2021	Culminating Visions for the Future
March 25, 2021	RFEA Key Ideas + Recommendations

The End

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

PLANNING DIVISION COMMENTS

Comments by: Eric Daems

Email: eric.daems@slcgov.com

Phone: 801-535-7236

Status: Make Corrections

Items to be addressed prior to Planning Commission:

- 1. Please provide updates from Rocky Mountain Power once they are received.
- 2. Please clarify glazing provided. Are the figures provided applicable to all buildings according to unit type on each façade?

Planning Response: Updates have now been received from Rocky Mountain Power and the glazing figures have been provided.

PUBLIC UTILITIES DIVISION COMMENTS

Comments by: Jason Draper

Email: Jason.draper@slcgov.com

Phone: 801-483-6751

Status: Make Corrections

- The site and utility plan needs to show the easements for the storm drains.
- No improvements can be shown in the easement areas on the preliminary plat or improvement plans unless the improvements are permitted.
- Public Utilities can't support the planned development with improvements as shown in the easements. This needs to be resolved prior to resolving this.

Planning Response: Updates to site and utility plans have been received by Public Utilities. The plans and easements are acceptable but will require a separate permit through Public Utilities for encroaching utilities.

ENGINEERING DIVISION COMMENTS

Comments by: Scott Weiler

Email: scott.weiler@slcgov.com

Phone: 801-535-6159

Status: No additional comments at this point

TRANSPORTATION DIVISION COMMENTS

Comments by: Michael Barry

Email: Michael.barry@slcgov.com

Phone: 801-535-7147

Status: Minor Correction

The parking calculations shown on Civil Site Plan (CSP.01) and on the sheet labeled, "Proposed Site", of the document titled, "Glendale Townhomes (11.1.2021)" show the minimum parking requirement as 2 spaces per dwelling unit whereas it should be 1 space per dwelling unit because the property is in the CB Zone (I had incorrectly identified this on my last review). In any event, the parking provided as shown on the plans, is satisfactory and the plans should be revised to show the proper quantities. For reference, here are my calculations.

<u>Minimum parking required = 57 parking spaces</u>. Calculations: 57 units @ 1 space per unit equals 57 spaces, per "TABLE OF DISTRICT SPECIFIC MINIMUM OFF STREET PARKING REQUIREMENTS" in 21A.44.030.G.2.

<u>Maximum parking allowance = 143 parking spaces</u>. Calculations: Per 21A.44.030.H.1, the maximum parking allowance is 25% greater than the minimum parking requirement per "TABLE 21A.44.030, SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS"; the minimum parking requirement per "TABLE 21A.44.030...." is equal to: 57 units x 2 parking spaces per unit (assuming all units are 2 bedroom) = 114 parking spaces. Thus, per the formula provided above, the maximum parking allowance is equal to: (Minimum x 25%) + Minimum = (114 x 0.25) + 114 = 142.5 parking spaces (rounded up to 143)

<u>Parking Provided (as shown on plans) = 133 Parking spaces</u>. 114 provided in garages and 19 surface parking spaces = 133 parking spaces total.

Planning Response: Correction made on revised plans.

URBAN FORESTRY COMMENTS

Comments by: Rick Nelson

Email: rick.nelson@@slcgov.com

Phone: 801-972-7839

Status: Comment for building permit

City code requires that a tree be planted every 30' along street frontage. During the building review process we will require a Planting plan showing size and species of the required street trees and we require that they obtain a planting permit from our office for those proposed trees.

Planning Response: Correction made on revised plans.

SUSTAINABILITY COMMENTS

Comments by: Debbie Lyons

Email: Debbie.lyons@slcgov.com

Phone: 801-535-7795

Status: Non-Binding Comments

Food: This development is within an area of the city where residents have lower access to fresh and healthy food. While not required, as we look at increasing density, these developments should also

consider dedicating or incorporating community green space for a communal gardening area. (And as the City permits these types of high density developments, we ought to be thinking about how and where residents are going to get healthy food.)

Electrification: In line with what we are going to be proposing for new multi-family development and preparing for the growing EV market, it would be great if units could be equipped with EV charging capability.

FIRE COMMENTS

Comments by: Ted Itchon

Email: Edward.itchon@@slcgov.com

Phone: 801-535-6636

Status: Comments for building permit only

If the structures are over 30' in height then aerial access will be required to have the street serving the structures 26' wide and no closer than 15' or further than 30'. Fire access roads shall be designed to hold 80,000 lbs. with turning radius of 20' inside and 45' outside. Fire department access roads shall be within 150' of all exterior walls of the first floor. If thy are not then an Alternative Means and Methods application using 0.05PM/1 sq. ft. additional sprinkler density or if the townhomes are constructed under IRC provide a NFPA13D fire sprinkler system.