

Staff Report

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

PLANNING DIVISION

- To: Salt Lake City Planning Commission
- From: Eric Daems, Senior Planner, eric.daems@slcgov.com, 801-535-7236
- **Date:** December 14, 2022
- Re: Nielsen Estates -PLNSUB2018-00879 (Preliminary Plat) PLNPCM2018-00878 (Planned Development)

Preliminary Plat & Planned Development

PROPERTY ADDRESS: 834 W. 200 North and 833 W. Hoyt Place PARCEL ID: 08-35-406-018-0000 and 08-35-406-019-0000 MASTER PLAN: Northwest, North Temple Boulevard ZONING DISTRICT: SR-3 Special Development Pattern Residential District

REQUEST:

Jeff Mogharrab, of Ward Engineering, representing the property owner, is requesting Preliminary Plat and Planned Development approval for a 9-lot subdivision and housing development at 834 West 200 North and 833 West Hoyt Place. The proposal is to adjust the lot for an existing singlefamily home along 200 North and to create 8 additional lots to accommodate a twin home and 6 single-family attached units. The property is in the SR-3 (Special Development Pattern Residential) zoning district. The project requires Planned Development approval for the following:

- 7 lots without street frontage
- Reduced front yard setback, 5' where 10' would be required
- Reduced rear yard setback, 5' where 15' would be required
- Steps and landings to be located closer than 4' to property line (in rear yard area)

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve both the Preliminary Subdivision and Planned Development requests with the following recommendation:

1. Add or relocate an entry to the north side of unit 8 (lot 9) to create additional pedestrian interaction along Hoyt Place

ATTACHMENTS:

- A. ATTACHMENT A: Vicinity Map
- B. ATTACHMENT B: Plan Set & Applicant Materials

- C. ATTACHMENT C: Property and Vicinity Photos
- D. ATTACHMENT D: SR-3 Zoning Standards
- **E.** <u>ATTACHMENT E:</u> <u>Subdivision Standards</u>
- F. <u>ATTACHMENT F:</u> <u>Planned Development Standards</u>
- G. ATTACHMENT G: Public Process & Comments
- H. ATTACHMENT H: Department Review Comments

PROJECT DESCRIPTION

This proposal is for a 9-lot subdivision to accommodate an existing single-family home and for the construction of a twin home and 6 single-family attached homes. The property is .52 acres and is zoned SR-3. The lot for the single-family home will be 7,823 sf and the lots for the new development will be between 1,667 sf - 2,108 sf each. All the new homes will be 2-bedroom with a 1-car garage, a balcony, and private yard area.



Rendering looking northeast toward Hoyt Place

The development will be accessed by a private driveway from 200 North. The driveway is 11.5' wide to accommodate 1-way traffic and has been reviewed by both the Fire and Transportation departments. Although the driveway will connect to Hoyt Place, daily access will be blocked via a fire department crash gate. Hoyt Place is a private street and at this point, access for this development has not been granted. The lots and buildings will be oriented towards the driveway pending Subdivision and Planned Development approvals.



In September of 2021, a rezone of the property was approved from R-1-5000 and R-1-7000 to SR-3. One of the conditions of the rezone was that the single-family use and architecture of the existing home on the property be preserved. To that end, a Development Agreement has been recorded. The intent is to better preserve the character of the neighborhood and the existing housing stock. Besides the existing home, the property is vacant. While the properties along 200 North all have single-family homes, most neighboring properties along Hoyt Place are undeveloped. It is anticipated they will have similar scale and orientation of development in the future as some have submitted subdivision plats, Planned Developments, or other applications for consideration.



Site Plan (larger version in Attachment B)

The proposed lot and building orientation seek to maximize density of the site while meeting the lot size requirements of the SR-3 zone. The development would have a 5' setback from Hoyt Place, which would function as a "side yard" under this proposal. The development would include a minimum 8' yard setback area from properties to the east, 4' yard area to the single-family property to the south, and a 23' separation from properties to the west. The development is intended to create medium density housing along the interior portion of the block and to increase the walkability of the neighborhood by providing a sidewalk connecting Hoyt Place to 200 North. The site is less than two blocks from the 800 West TRAX stop and is within a block of commercial amenities.

Quick Facts

Height: 24' 10" (2-story)

Number of Units: 9 dwelling units

Building Types: 6 single-family attached units, 2 units as a twin-home, 1 singlefamily dwelling (existing)

Exterior Materials: brick, Hardie board

Parking: 1 stall per unit

Review Process & Standards: Preliminary Subdivision, Planned Development Review, SR-3 zoning standards, and general zoning standards.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section 21A.55.020.A of the Zoning Ordinance, the Planning Commission may approve modifications to the subdivision or zoning standards of a proposed development as part of a Planned Development. This includes the requested modifications on page 1 of this staff report. The Commission must find that the proposal meets the objectives and standards for a Planned Development as outlined in 21A.55.050 of the Zoning Ordinance.

The Planning Commission may deny an application for a Planned Development if it finds that the proposal does not meet the intent of the base zoning district (SR-3) or is not consistent with the standards and objectives as outlined in the Planned Development chapter.

The Planning Commission may approve preliminary subdivision plats or report its actions and recommendations to the mayor, who ultimately approves or denies final subdivision plats.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

- 1. Compliance with citywide and community master plans
- **2.** Lack of street frontage for seven lots
- **3.** Appropriateness of site design with reduced setbacks

Consideration 1: Compliance with citywide and community master plans

Plan Salt Lake:

Neighborhoods:

• Maintain neighborhood stability and character

Commentary: The proposed single-family attached and twin homes are generally compatible with the scale of surrounding development. They are appropriate for the inner portion of the block. The SR-3 zone was specifically created to address development within the inner portions of City blocks.

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 site is in an area that already has established infrastructure. It is also close in proximity to the Green TRAX line on North Temple. The proposed single-family attached and twin home units make better use of the land and help accommodate the City's growing population.

Housing:

- Increase the number of medium density housing types and options
- Enable moderate density increases within existing neighborhoods where appropriate

Commentary: The development will add a slightly denser housing type than is currently available within the area. Both the North Temple Boulevard and Northwest Master Plans specifically identify Hoyt Place as an opportunity for medium-density infill housing.

Transportation and Mobility:

• Reduce automobile dependency and single occupancy vehicle trips

Commentary: The project is convenient to TRAX and multiple bus lines, providing opportunities to reduce single occupancy vehicle trips.

Air Quality:

• Reduce greenhouse gas emissions

Commentary: The site is within 2 blocks of the 800 West TRAX station. The property is within 1 block of commercial businesses and shopping opportunities. Residents will be able to reduce greenhouse gas emissions with these options.

North Temple Boulevard Master Plan:

800 West Stable Area

- Allow infill development such as twin homes and attached single-family dwelling, primarily in mid-block areas that are currently underdeveloped or under-utilized
- Increase the residential density around the 800 West Station

Commentary: This proposal will provide 6 single-family attached home and a twin home in a midblock area that is not currently developed. By using the Planned Development to modify lot street frontage requirements, 7 additional units can be built on the site while still maintaining the density of the SR-3 zone.

Northwest Master Plan:

Housing:

Commentary: The Northwest master plan specifically identifies Hoyt Place as an opportunity to encourage private housing development along vacant interior parcels. This development will provide additional housing choice in the area.

Consideration 2: Lack of street frontage for seven lots

Commentary: The minimum lot width in the SR-3 zone is 22'. The subject lot is 68' wide, which would allow for 3 lots facing Hoyt Place. However, the undeveloped portion of the lot is over 180' deep. Any development oriented entirely to Hoyt Place would require awkward narrow and deep lots. The requested Planned Development proposes to orient 8 residential lots perpendicular to Hoyt Place with a private driveway from 200 North. This arrangement creates 7 lots without street frontage but allows for lots that are between 24.5' and 30' wide and 68' deep. The resulting lots meet the lot size requirements of the SR-3 zone and better accomplish the stated purposes to accommodate medium density housing in the interior portion of city blocks.

The driveway from 200 North will be 11.5' wide and 17.5' wide accounting for the rolled curb. Vehicles using the driveway will be able to utilize individual driveways to turn around so that vehicles can always enter from and exit to 200 North facing forwards.

Staff feels this arrangement gives sufficient access to the proposed lots while making better use of the land and accomplishes the objectives of the SR-3 zone and the community and City master plans.

Consideration 3: Appropriateness of site design with reduced setbacks

Commentary: The proposed orientation of the lots and units is intended to maximize the site and to better fulfill the purposes of the SR-3 zone. The layout faces the homes toward the private driveway. In so doing, it creates yard areas that are appropriate for the homes, but that do not meet the setbacks relating to Hoyt Place. The planning department has received applications or had several predevelopment meetings regarding neighboring properties that all are proposing similar layouts for future development along Hoyt Place. Staff feels that the yard areas are appropriate for the scale of the development and will not have negative impacts on neighboring properties. The yards will provide privacy and opportunities for landscaping. The one condition that Staff is recommending is that a door be installed along the unit abutting Hoyt Place to give a more welcoming presence along the street.

STAFF DISCUSSION

In general, Staff is of the opinion that the Planned Development proposal meets the intent of the SR-3 zoning district, the Planned Development objectives and standards of review, and is compatible with the various master plans of the city. The proposal complies with the subdivision standards, except for the modifications being requested as part of the Planned Development. Staff recommends approval of the proposed project.

NEXT STEPS

Approval of the Request

If the petitions are approved by the Planning Commission, the applicant will need to comply with the conditions of approval, including any conditions required by other City departments and the Planning

Commission. A final plat application will need to be submitted and approved by City staff and recorded with Salt Lake County.

The applicant will be able to submit plans for building permits once all conditions of approval are met. Modifications beyond those identified as minor modifications in the ordinance would require additional review and approval from the Planning Commission.

Denial of the Requests

If either petition is denied, the applicant will still be able to develop the property by-right, but at a smaller scale. Specifically, each lot would need to have frontage on a street and all setbacks of the SR-3 zone would need to be observed. The applicant would be able to submit plans for building permits subject to meeting all applicable zoning requirements and requirements of other divisions.

Nielsen Estates



Salt Lake City Planning Division 11/17/2022

ATTACHMENT B: Plan Set & Applicant Materials



Nielsen Estates Subdivision

834 W 200 North Salt Lake City, UT, 84103

Sheet List Table			
Sheet Number	Sheet Title		
CV-01	COVER SHEET		
S-01	SURVEY		
S-02	PLAT		
NT-01	PROJECT NOTES		
NT-02	PROJECT ABBREVIATIONS & LEGEND		
NT-03	SLC PUBLIC UTILITY NOTES		
EC-01	EROSION CONTROL PLAN		
EC-02	EROSION CONTROL DETAILS		
DP-01	DEMOLITION PLAN		
SP-01	SITE PLAN		
SP-02	FIRE PLAN		
TS-01	TYPICAL ROAD SECTIONS		
UT-01	UTLILITY PLAN		
UT-02	PLAN & PROFILE		
GP-01	GRADING PLAN		
DR-01	DRAINAGE PLAN		
DT-01	UTILITY DETAILS		
DT-02	STORM TECH DETAILS		
A002	NOTES & ABBREVIATIONS		
A003	CODE REVIEW		
A101	1ST FLOOR PLAN		
A102	2ND FLOOR PLAN		
A103	1ST FLOOR- TYPICAL UNIT PLANS		
A104	2ND FLOOR- TYPICAL UNIT PLANS		
A200	BUILDING ELEVATIONS		
A800	RENDERINGS		
A801	RENDERINGS		
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LA-100	LANDSCAPE PLAN		
LA-200	LANDSCAPE DETAILS		
IR-100	IRRIGATION PLAN		
IR-200	ROOT ZONE PLAN		
IR-300	IRRIGATION DETAILS		
IR-310	ROOT ZONE DETAILS		



PROJECT SITE

Final Engineering



TOWNSHIP A NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH JULY 2022





	SURVEYOR'S CERTIFICATE					
9 1 1 1 1 1 1 1 1 1 1 1 1 1	I, SATTAR N. TABRIZ, LAND SURVEYOR WITH WARD ENGINEERING GROUP DO HEREBY CERTIFY THAT I HOLD CERTIFICATE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, I HAVE VERIFIED ALL MEASUREMENTS AND CERTIFY THAT THIS PLAT IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT TO BE HEREAFTER KNOWN AS:					
PROJECT	NIELSEN ESTATES SUBDIVISION					
	SATTAR N. TABRIZ LICENSE NO. 155100					
	LEGAL DESCRIPTION					
	A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, IN TOWNSHIP A NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:					
VICINITY MAP NOT TO SCALE	BEGINNING AT A POINT ON THE NORTH LINE OF 200 NORTH STREET RIGHT OF WAY LINE, SAID POINT BEING 286.99 FEET SOUTH 89°58'09" WEST FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 70, PLAT "C", SALT LAKE CITY SURVEY; AND RUNNING THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89°58'09" WEST 70.70 FEET TO A FENCE LINE THENCE NORTH 0°35'35" EAST 165.04 FEET ALONG SAID FENCE LINE, AND THE PROJECTION THEREOF; THENCE SOUTH 89°58'09" WEST 8.93 FEET; THENCE NORTH 0°01'42" WEST 165.03 FEET TO A POINT ON THE SOUTH LINE OF HOYT PLACE RIGHT OF WAY; THENCE NORTH 89°58'09" EAST 68.05 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 0°01'42" EAST 157.03 FEET; THENCE SOUTH 89°58'09" WEST 8.93 FEET TO A FENCE LINE; THENCE SOUTH 0°18'37" EAST 173.03 FEET ALONG SAID FENCE LINE, AND PROJECTION THEREOF TO THE POINT OF BEGINNING.					
	CONTAINS: 22,754 SQUARE FEET OR 0.52 ACRES					
	IAND S PRODERTY DEVELOPMENT IL O THE OWNER OF THE DESCRIPTION AND TO BE					
	HEREAFTER KNOWN AS <u>NIELSEN ESTATES SUBDIVISION</u> , DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER PROPERTY AS SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. OWNER(S) HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN.					
	IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS DAY OF					
	J AND S PROPERTY DEVELOPMENT, LLC A UTAH LIMITED LIABILITY CORPORATION					
	BY: JEFF MOGHARRAB, OWNER'S DEDICATION AND CONSENT TO RECORD					
	STATE OF \$ s.s. COUNTY OF \$ s.s.					
N89°58'09"E 792.31' (M)	ON THIS DAY OF, 20, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JEFF MOGHARRAB, THE PRESIDENT PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE <u>NIELSEN ESTATES</u> <u>SUBDIVISION</u> AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID J AND S PROPERTY DEVELOPMENT, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME. COMMISSION NUMBER					
	MY COMMISSION EXPIRES					
	PRINT NAME:					
	A NOTARY PUBLIC COMMISSIONED IN GENERAL NOTES					
	 THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°58'09" WEST 621.84 FEET MEASURED ALONG THE MONUMENT LINE OF 200 NORTH STREET, FROM THE FOUND BRASS CAP MARKING THE INTERSECTION OF 1000 WEST STREET AND 200 NORTH, TO THE FOUND BRASS CAP MARKING THE INTERSECTION OF 800 WEST STREET AND 200 NORTH STREET. (AS SHOWN HEREON) 					
es al construction of the second seco	 COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN BRACKETS INDICATING A RECORD COURSE OR DISTANCE, RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION. PER SALT LAKE CITY SURVEY DEPARTMENT. THE SURVEY MEETS THE MINIMUM LINEAR CLOSURE OF 1:15,000. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" REBAR AND NYLON CAP STAMPED (WADD EC 455100", OR MAIL AND WASHED READING THE SAME INSIGNMAND 					
F BEARIN	NIELSEN ESTATES					
<u>1.82' (M)</u> N89°58'05 BASIS C	SUBDIVISION					
	PRELIMINARY PLAT					
OPER OPMENT, LLC D JT 84121 1 OF	LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH					
APPROVAL T LAKE CITY THIS 20 PPROVED	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT NUMBER THE REQUEST OF					
	DATE:TIME:BOOK:PAGE:					
	FEE SALT LAKE COUNTY RECORDER					

CONTRACTOR SHALL PERFORM ALL WORK TO THE STANDARD PLANS, SPECIFICATIONS, AND REQUIREMENTS OF: WATER: SALT LAKE CITY PUBLIC UTILITIES SEWER: SALT LAKE CITY PUBLIC UTILITIES STORM WATER: SALT LAKE CITY PUBLIC UTILITIES POWER: ROCKY MOUNTAIN POWER GAS: DOMINION ENERGY CITY: SALT LAKE CITY **REDWOOD ROAD: UDOT** GAS LINE: MARATHON PIPE LINE **COMMUNICATIONS: COMCAST & CENTURY LINK**

GENERAL NOTES

- 1. ALL MATERIALS AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL AND CURRENT APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OSHA REQUIREMENTS, STANDARDS AND SPECIFICATIONS WHETHER OR NOT ANY SPECIFIC REFERENCE IS MADE TO SUCH IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF UTAH TO PERFORM ALL OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. SUCH LICENSING SHALL REMAIN IN EFFECT CONTINUOUSLY THROUGHOUT THE ENTIRETY OF THIS PROJECT INCLUDING FROM TIME OF BID SUBMISSION THROUGH PROJECT COMPLETION AND WARRANTY PERIOD. THE CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE, PERFORMANCE AND PAYMENT BONDS AS REQUIRED.
- ALL WORK SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN THE EVENT THAT ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING. AND THE ENGINEER. AT HIS SOLE DISCRETION, SHALL DETERMINE WHICH REQUIREMENTS GOVERN. THE CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE PLANS AND DOCUMENTS, PERFORM A SITE VISIT TO SATISFY HIMSELF AS TO THE SITE CONDITIONS, ATTEND ALL PRECONSTRUCTION AND CONSTRUCTION MEETINGS, AND THOROUGHLY SATISFY HIMSELF AS TO THE TRUE MEANING AND INTENTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED TO PERFORM ALL WORK REQUIRED. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER
- 4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSES IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THERE FROM; AND IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SAID INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS
- THE CONTRACTOR WARRANTS AND GUARANTEES TO THE OWNER AND ENGINEER THAT ALL MATERIAL AND EQUIPMENT USED IN THE PERFORMANCE OF THIS WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK SHALL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT, ALL MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPLICABLE MANUFACTURER, FABRICATOR OR PROCESSOR, EXCEPT AS OTHERWISE PROVIDED IN THE PLANS AND DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THE WORK AND SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PERMITS AND LICENSES. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SIGNAGE, BARRICADING AND TRAFFIC CONTROL IN CONFORMANCE TO THE MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, TRANSPORTATION, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, APPLIANCES, FUEL, POWER, LIGHT, HEAT, TELEPHONE, WATER, SANITARY FACILITIES, AND ALL OTHER FACILITIES AND INCIDENTALS NECESSARY FOR THE EXECUTION, TESTING, INITIAL OPERATION AND COMPLETION OF THE WORK.
- 7. THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR PROVIDING DUST, MUD, AND EROSION CONTROL, AND PROPER DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY HANDLE AND DISPOSE OF ALL CONSTRUCTION WATER. THE CONTRACTOR SHALL LIMIT TRAVEL ON THE PROJECT SITE TO ROADWAYS ONLY, EXCEPT WHERE CONSTRUCTION SPECIFICALLY REQUIRES TRAVEL ELSEWHERE. ANY DAMAGE CAUSED BY SUCH UNAUTHORIZED TRAVEL SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL, RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK. EQUIPMENT AND CONSTRUCTION MATERIALS, ETC., SHALL BE STORED ONSITE ONLY AT THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL WHEREON THEY ARE STORED. AT THE COMPLETION OF THE WORK, ALL WASTE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PREMISES AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE PLANS AND DOCUMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING ALL REQUIRED TESTING AND INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE. NEITHER OBSERVATIONS BY THE ENGINEER NOR INSPECTIONS, TESTS OR APPROVALS BY PERSONS OTHER THAN THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM HIS OBLIGATIONS TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND DOCUMENTS
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS THROUGHOUT THE PROJECT, INCLUDING SUBSURFACE CONDITIONS AND UTILITY LOCATION. WARD ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. ANY EXISTING UTILITIES OR OTHER IMPROVEMENTS SHOWN ON THE PLANS HAVE BEEN DERIVED FROM FIELD INVESTIGATIONS AND/OR AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES PRIOR TO CONSTRUCTING ANY NEW UTILITY. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN IN THESE PLANS. ALL IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION. NO EXCAVATION OF ANY NATURE SHALL BE PERFORMED WITHOUT FIRST CONTACTING "BLUE STAKES" AT LEAST 48 HOURS PRIOR TO SUCH EXCAVATION.
- 10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE SOUND EXCAVATION AND GRADING PRACTICES. FOR ALL EXCAVATIONS EXCEEDING A DEPTH OF 4 FEET, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING, BRACING, SLOPING OR OTHER APPROPRIATE PROVISIONS AS SPECIFIED BY OSHA THAT ARE NECESSARY TO PROTECT THE SAFETY OF THOSE AT THE SITE. ALL OPEN TRENCHES MUST BE PROPERLY COVERED AT THE END OF WORK EACH DAY. HARD HATS SHALL BE WORN BY ALL PERSONS AT THE SITE. ALL SPECIFICATIONS, DRAWINGS AND COPIES THEREOF FURNISHED BY THE ENGINEER SHALL REMAIN HIS PROPERTY. THEY SHALL NOT BE USED ON ANOTHER PROJECT AND, WITH EXCEPTION OF THOSE SETS WHICH HAVE BEEN SIGNED IN CONNECTION WITH THE EXECUTION OF THE AGREEMENT, SHALL BE RETURNED TO THE ENGINEER UPON REQUEST AT COMPLETION OF THE PROJECT.
- 11. CONTRACTOR SHALL UTILIZE "BEST MANAGEMENT" PRACTICES FOR STORM WATER POLLUTION PREVENTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT AND COMPLIANCE TO AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

ALL BEFORE YOU DIG S THE LAW -800-662-411 208-2100

CIVIL PROJECT NOTES

CONSTRUCTION NOTES

- CONTRACTOR SHALL STERILIZE THE SUBGRADE BENEATH PROPOSED NEW PAVING AND WALKWAYS. CONTRACTOR SHALL SUBMIT MEANS AND METHODS FOR APPROVAL PRIOR TO IMPLEMENTATION.
- 2. ALL UTILITY PIPING SHALL HAVE WARNING TAPE INSTALLED 12" MIN. ABOVE AND ALONG THE ENTIRE LENGTH, INCLUDING SERVICE LATERAL. TAPE SHALL BE LABELED ACCORDING TO UTILITY.
- 3. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.
- 4. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FIELD USING A 2" X 4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2" X 4" POST SHALL BE PAINTED USING GREEN PAINT FOR SEWER, BLUE PAINT FOR WATER, RED FOR POWER, YELLOW FOR GAS, AND ORANGE FOR COMMUNICATIONS. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CAUTION & CARE SHOULD BE TAKEN DURING ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN CLOSE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE ONLY BY HAND. CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.

CLEARING AND GRUBBI

- 1. REMOVE AND DISPOSE OF TREES, STUMPS, LOGS, LIMBS, STICKS, VEGETATION, DEBRIS, AND OTHER MATERIAL ON THE NATURAL GROUND SURFACE.
- DISPOSE OF ALL MATERIAL OFF THE PROPERTY TO A FACILITY LICENSED TO ACCEPT THE MATERIAL TYPE 3. CONTRACTOR SHALL REMOVE ALL TOP SOIL WITHIN THE AREA OF CONSTRUCTION. STOCKPILE OR REMOVE FROM SITE PER OWNER INSTRUCTIONS.
- 4. CONFORM TO PROJECT GEOTECHNICAL REPORT.

WATER IMPROVEMENT REQUIREMENTS

- ALL WATER MAINS AND APPURTENANCES, SHALL BE DESIGNED, CONSTRUCTED, DISINFECTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH THIS PLAN, ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF DRINKING WATER, AND THE LOCAL GOVERNING ENTITY. 2. ALL MATERIALS WHICH MAY CONTACT THE DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS, AND O-RINGS SHALL BE ANSI CERTIFIED AS MEETING NSF STANDARD 61, DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS. TO PERMIT FIELD
- VERIFICATION OF THIS CERTIFICATION, ALL SUCH COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO. 3. ALL PIPES, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE SECTIONS OF ANSI/AWWA STANDARDS C104-A21.4-03 THROUGH C550-05 AND C900-07 THROUGH C950-07
- 4. WATER MAINS SHALL BE PVC PIPE AND SHALL MEET ALL THE REQUIREMENTS FOR AWWA C900, PRESSURE CLASS 235, DR-18 PIPE, UNLESS CALLED OUT OTHERWISE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C605. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
- 5. ALL BURIED DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL BE POLY-WRAPPED AND THE NUTS GREASED IN ACCORDANCE WITH AWWA C105. 6. ALL WATER DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL HAVE PORTLAND CEMENT MORTAR LINING, OR ENGINEER
- APPROVED EQUAL 7. WATER LATERALS SHALL BE COPPER-TYPE K UP TO THE METER VAULTS UNLESS OTHERWISE INDICATED ON THE PLANS OR LOCAL AGENCY REQUIRES SOMETHING ELSE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA M55.
- DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651. 8. WATER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS; TO INCLUDE, PRESSURE TESTING AND DISINFECTION; AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE
- LOCAL GOVERNMENT ENTITY, OSHA, AND THE UTAH DIVISION OF DRINKING WATER. 9. CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT ENTITY 48 HOURS IN ADVANCE OF MAKING ANY CONNECTIONS TO WATER LINES.
- 10. IF POOR SOILS WITH A BEARING CAPACITY OF LESS THAN 1,500 PSF ARE ENCOUNTERED WHERE A THRUST BLOCK IS REQUIRED, THEN THE THRUST BLOCK SHALL BE REDESIGNED BY THE ENGINEER. THE REDESIGNED THRUST BLOCK SHALL NOT BE PLACED UNTIL THE ENGINEER HAS APPROVED OF THE REDESIGN. 11. ANY PROPOSED CONNECTION TO EXISTING PIPELINES, OR ANY NON-FLANGED FITTING OR VALVE IS REQUIRED TO BE RESTRAINED
- OR THRUST BLOCKED. 12. ALL WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 48" MIN GROUND COVER. ALL SECONDARY WATER LINES
- SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 30" IN GROUND COVER. 13. PIPE BEDDING INSTALLATION AND BACKFILL SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. ALL BURIED WATER PIPELINES SHALL HAVE TRACER WIRE (12 GAUGE) DIRECTLY ABOVE PIPE WHICH SHALL BE TIED TO ALL VALVES REFER TO TRENCH DETAIL FOR COMPACTION DENSITY REQUIREMENTS.

SEWER IMPROVEMENT REQUIREMENTS

- 1. ALL SEWER MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND THE LOCAL GOVERNING ENTITY. 2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH REQUIREMENTS ESTABLISHED BY THE LOCAL
- GOVERNMENT ENTITY.
- 3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
- 4. GRAVITY SEWER MAINS AND LATERALS SHALL BE PVC, SDR 35 PIPE WITH INTEGRAL BELL AND SPIGOT, AND GASKETED JOINTS. SEWER FORCE MAINS SHALL BE PE (POLYETHYLENE) PIPE AND SHALL MEET THE REQUIREMENTS FOR AWWA C906/ PE3408, MINIMUM PRESSURE CLASS 150 (DR-11 MINIMUM). INSTALLATION SHALL BE PER ASTM D 2321 AND ASTM F 1668.
- 6. GRAVITY SEWER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
- 7. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FILED USING A 2"X4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2"X4" POST SHALL BE PAINTED USING GREEN PAINT. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE. NO LATERALS SHALL BE DIRECTLY CONNECTED TO MANHOLES.
- 8. FOLLOWING PLACEMENT OF ASPHALT, ALL SEWER LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.

STORM DRAINAGE IMPROVEMENTS

- 1. ALL STORM DRAIN MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND SL COUNTY FLOOD CONTROL. 2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH LOCAL GOVERNMENT ENTITY.
- ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.

THESE FACILITIES IN SERVICE AS WILL ALLOW THE OWNER TO SCHEDULE SUCH FILLING

- 4. GRAVITY STORM DRAIN LINES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RE-INFORCED CONCRETE PIPE (RCP) WITH INTEGRAL BELL AND SPIGOT, AND GASKETS JOINTS. ALL TEMPORARY CULVERT ARE TO BE ADS-N12 HDPE PIPE.
- 5. GRAVITY STORM DRAIN LINES SHALL BE TESTED ACCORDING TO THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
- 6. FOLLOWING PLACEMENT OF ASPHALT, ALL STORM LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN. 7. THE OWNER RESERVES THE RIGHT TO TELEVISE, AT THEIR EXPENSE, ANY OR ALL PORTIONS OF THIS WORK PRIOR TO PLACING SUCH FACILITIES IN SERVICE, AND THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT ADVANCE NOTICE OF THEIR INTENT TO PLACE

- ALL FILL EXCEPT THAT UNDERNEATH PAVED SURFACES, WITHIN ROAD RIGHT OF WAY OR UNDERNEATH BUILDING SLABS, SIDEWALKS & FOOTINGS, SHALL BE COMPACTED TO A MINIMUM OF EIGHTY-FIVE (85%) PERCENT MAXIMUM DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 AND CERTIFIED BY TESTS AND REPORTS FROM SOILS ENGINEER.
- 2. ALL FILL UNDERNEATH PATHWAYS AND CONCRETE SHALL BE CLASSIFICATION A/1-A THROUGH A/4 AS DEFINED BY ASHTO M 145 AND COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) PERCENT MAXIMUM DRY DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS
- SPECIFIED BY ASTM D 1557. FOR ALL FILL UNDERNEATH BUILDING SLABS AND FOOTINGS, REFER TO STRUCTURAL PLANS AND GEOTECHNICAL REPORT. 3. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS AND COMPACTED AT
- OPTIMUM MOISTURE CONTENT TO THE REQUIRED MAXIMUM DRY DENSITY
- 4. ALL FILL AREAS TO BE CLEARED OF ALL VEGETATION AND OTHER UNSUITABLE MATERIALS AND THE AREA SCARIFIED TO A DEPTH OF SIX (6) INCHES, OR TO A DEPTH TO REMOVE TOP SOIL, REFER TO GEOTECHNICAL REPORT.

- SPECIFICATIONS.
- SPECIFICATIONS (03 30 10)
- CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.

Rate of Placement (cy/day)	
0-8	
0-50	
Each additional 50 cy or fraction thereof	

Temperature

1

CONCRETE REINFORCEMENT NOTES

- THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60.
- SHALL TERMINATE WITH A 90° TURN OR A SEPARATE CORNER BAR. SURFACES (UNLESS SHOWN OTHERWISE) AS FOLLOWS:

AND ACI STANDARD 318.

ASPHALT NOTES

- THE TRUE PROFILE AND CROSS-SECTION.
- STANDARDS AND SPECIFICATIONS.
- **REQUIREMENTS OF AASHTO M-226.**

- STANDARD SPECIFICATIONS.

APPLICABLE CODES AS ADOPTED BY THE LOCAL GOVERNEMT ENTITY

- IBC (INTERNATIONAL BUILDING CODE) IRC (INTERNATIONAL RESIDENTIAL CODE) AWWA (AMERICAN WATER WORKS ASSOCIATION
- ANSI (AMERICAN NATIONAL STANDARDS INTITUTE) APWA (AMERICAN PUBLIC WORKS ASSOCIATION)



IWUIC (INTERNATIONAL WILDLAND-URBAN INTERFACE CODE)

NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)

MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)

ADA STANDARDS FOR ACCESSIBLE DESIGN

ADAAG (A GUIDE TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES)

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NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW (TOLLFREE) 1-800-662-4111 208-2100 (SALT LAKE METRO) 148 EAST 13200 SOUTH

CIVIL PROJECT NOTES

EXISTING SYMBOLS



EXISTING MONUMENT FOUND - NOTED

EXISTING MONUMENT FOUND - NOTED

> \bigcirc EXISTING POWER POLE

_____ EXISTING SIGN

EXISTING STREET LIGHT

> $\forall \checkmark$ 4

EXISTING FIRE HYDRANT ASSEMBLY

WV

EXISTING WATER VALVE

WM EXISTING WATER METER

 \bigotimes EXISTING WATER VALVE-BUTTERFLY

EXISTING MANHOLES BY TYPE

EXISTING CATCH BASIN

EXISTING COMBINATION BOX

EXISTING TREE/VEGATION

TRAFFIC EXISTING TRAFFIC SIGNAL BOX

EXISTING BOLLARD

_ EXISTING GAS METER

EXISTING TELE

J-BOX

TRFMR EXISTING ELECTRIC TRANSFORMER

WV WATER VALVE

(WM) WATER METER

WATER VALVE BUTTERFLY

> \bowtie AIR VAC

 (\mathbf{W}) WATER SERVICE LATERAL



SEWER FLOW ARROW

PROPOSED SYMBOLS

SECTION MONUMENT

FOUND

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MONUMENT

NOTED

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PROPERTY CORNERS

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UTILITY POLE

SIGN

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STREET LIGHT

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FIRE HYDRANT

ASSEMBLY

 $\langle 7 \rangle$ SEWER MANHOLE NUMBER

> (\mathbf{S}) SEWER SERVICE LATERAL

CATCH BASIN

0 COMBINATION BOX

 $\langle 7 \rangle$ STORM DRAIN MANHOLE NUMBER

ROAD DRAINAGE ARROW

IRRIGATION SERVICE LATERAL

AUX. AVG. BCR BOW BRG. CATV CI CLR. CMP COL CONC CONN CONST CONT. COR. CP C.F. DI DIA./Ø DIP DIM. DR DWG ΕA ECR EG EL./ELEV ELEC ΕO EST. EXIST F.F. F.G. FL/FL FT. FLG. GA. G GALV. GMH GV HA HDPE HGL HMA HORIZ ΗP HWY I.D. INCL INT INV IRRIG LIN. FT. LOC LOC. LΡ LT M.J. MISC. MPa

MAX.

MG

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

ABUT.

AGG.

A.S.

APPROX

ABBREVIATIONS

= ABUTMENT = AGGREGATE = APPROXIMATE = AS SHOWN = AUXILIARY = AVERAGE = BEGIN OF CURB RETURN = BACK OF WALK = BEARING = CONTROL LINE/CENTER LINE = CABLE TELEVISION = CAST IRON = CLEAR/CLEARANCE = CORRUGATED METAL PIPE = COLUMN = CONCRETE = CONNECTION = CONSTRUCTION = CONTINUOUS = CORNER = CONTROL POINT = CUBIC FEET = DUCTILE IRON = DIAMETER = DUCTILE IRON PIPE = DIMENSION = DIMENSION RATIO = DRAWING = EAST = EACH = END OF CURB RETURN = EXISTING GRADE = ELEVATION = ELECTRIC = EDGE OF OIL = ESTIMATED = EXISTING = FINISHED FLOOR = FINISHED GRADE = FLOW LINE = FEET = FLANGE = GAUGE = GALLON = GALVANIZED = GAS MANHOLE = GAS VALVE = HECTARE = HIGH DENSITY POLYETHYLENE = HYDRAULIC GRADE LINE = HOT MIX ASPHALT = HORIZONTAL = HIGH PRESSURE/HIGH POINT = HIGHWAY = INSIDE DIAMETER = INCLUDES = INTERSECTION = INVERT = IRRIGATION = LENGTH = LINEAR FEET = LIP OF CURB = LOCATION = LIGHT POLE/LOW POINT = LEFT = MECHANICAL JOINT FITTING = MISCELLANEOUS = MEGAPASCAL = MAXIMUM = MEGAGRAM

N/NO. = NORTH NO./# = NUMBER N.T.S. = NOT TO SCALE O.C. = ON CENTER O.D. = OUTER DIAMETER OHP PC PED = PEDESTRIAN PI/P.I PIP = PROPERTY LINE ΡL POC = POINT ON CURVE PP = POWER POLE ΡT = POINT ΡT PVC PVC PVT PVI **PVMNT** = PAVEMENT PVRC R/RAD. = RADIUS R/C = REBAR AND CAP = ROAD Rd. RCP R/W = RIGHT OF WAY REINF = REINFORCING REQ'D = REQUIRED RET. = RETAINING R.P. = REFERENCE POST RT = RIGHT = SLOPE S S/SO. = SOUTH SCH = SCHEDULE SD = STORM DRAIN SDMH SDR SDWLK = SIDEWALK SECT./SEC = SECTION SHLD = SHOULDER SHT = SHEET SPA. = SPACING/SPACES = SQUARE SQ. STA. = STATION STD. = STANDARD STD. STR. = STRUCTURE = SANITARY SEWER SS SSMH Т T.B. = THRUST BLOCK TBC TBW TEL = TELEPHONE TEMP = TEMPORARY ТМН TOW = TOP OF WALL TYP. = TYPICAL UG = UNDERGROUND UTIL. = UTILITY VC = VERTICAL CURVE VERT. = VERTICAL = WEST W W/ = WITH WC = WITNESS CORNER = WATER MANHOLE WMH

MH

MIN.

= MANHOLE

= MINIMUM

SUBDIVISION LACE, SLC, UT DRTH, SLC, UT _____ o ⊳∥ = OVER HEAD POWER S = POINT OF CURVATURE Ш , SF , WE, , WE, = POINT OF INTERSECTION = PLASTIC IRRIGATION PIPE NIELS 833 V 834 = POINT OF TANGENCY = POLYVINYL CHLORIDE PLASTIC = POINT OF VERTICAL CURVATURE = POINT OF VERTICAL TANGENCY = POINT OF VERTICAL INTERSECTION = POINT OF VERTICAL REVERSE CURVE = REINFORCED CONCRETE PIPE = STORM DRAIN MANHOLE = STANDARD DIMENSION RATIO = STANDARD DRAWING = SANITARY SEWER MANHOLE = TANGENT DISTANCE DES DES = TOP BACK OF CURB = TOP BACK OF WALK = TELEPHONE MANHOLE = WATER VALVE = SQUARE YARD

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= CUBIC YARD

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NT-02

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:

INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727 ENGINEERING - 483-6781

DEVELOPMENT REVIEW - 483-6733 BACKFLOW PREVENTION - 799-4045

SLC DEPARTMENTS:

PERMITS AND LICENSING (BLDG SERVICES) - 535-7645

- ENGINEERING SUBDIVISIONS 535-6159 ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-7995 TRANSPORTATION - 535-6630
- PLANNING AND ZONING 535-7757 FIRE DEPARTMENT - 799-4162
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS - UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
- UTAH STATE ENGINEER 538-7240
- BLUESTAKES LOCATING SERVICES 532-5000
- COUNTY PUBLIC WAY PERMITS 468-2245
- COUNTY HEALTH DEPARTMENT 313-6600
- COUNTY FIRE DEPARTMENT 743-7231
- HOLLADAY CITY 272-9450
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE 595-3405
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE 262-5626 - SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES

3. SCHEDULE

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

CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-7995) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.

5. ASPHALT AND SOIL TESTING

THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 02320 - 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.

SURVEY CONTROL

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

8. ASPHALT GUARANTEE

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

9. TEMPORARY ASPHALT

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

10. SAFETY

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

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

11. DUST CONTROL

- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.
- 12. DEWATERING ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL



13. PROJECT LIMITS

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

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

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

B. DAMAGE TO EXISTING UTILITIES -

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

C. UTILITY LOCATIONS -

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

D. UTILITY RELOCATIONS -

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

E. FIELD CHANGES -

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

F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY-

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

G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -

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

H. WATER AND SEWER SEPARATION -

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

I. SALVAGE -

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

J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -

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

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

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

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

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

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

ON-SITE PUBLIC UTILITIES INSPECTOR.

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

DETAIL."



L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS

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

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









CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW (TOLFREE) 1-800-662-4111 208-2100 (SATLAKE METRO) 142 EAST 13201 SOUTH 142 EAST 13201 SOUTH



GENERAL NOTES:

- 1. THERE ARE TREES ON THE SITE. ALL EXISTING TREES TO BE REMOVED.
- 2. CONTRACTOR SHALL VERIFY SIZE, DEPTH, AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.





SE	
(SF)	
	52.54%
	8.22%
	39.24%
	100%





GENERAL NOTES:

- 1. ALL WORK SHOWN TO BE PER APWA 2017 STANDARDS.
- 2. PAVEMENT SECTION SHOWN HERE MAY BE MODIFIED IF THE GEOTECHNICAL/ INVESTIGATION REPORT INDICATING A LARGER PAVEMENT SECTION

— 6 " PORTLAND CEMENT CONCRETE PAVEMENT SEE SHEET NT-01 CONCRETE NOTES

└── 6 " PORTLAND CEMENT CONCRETE PAVEMENT SEE SHEET NT-01 CONCRETE NOTES

		833 WEST HOYT PLACE, SLC, UT	834 WEST 200 NORTH, SLC, UT	TYPICAL ROAD SECTIONS	
		Mard Engineering Group	Planning Engineering Surveying		PH: 801.487.8040 FX: 801.487.8668
	CLIENT: J&S PROPERTY DEVELOPMENT LLC	DWG:	JOB No: 3891-MOG014-22	DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22-in x 34-in - DIMENSIONS AND NOTES TAKE PRECEDENCE	
	DRAWN BY: RS	DESIGN BY: AJS	CHECKED BY: CDR	DATE: 11/08/2022	
	SH	EET	-0'	1	



ow (gpm)		Peak Instantaneous Flow (GPM)		
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m)	Peak	Instantaneous		
		6.58		
		6.58		
			-	
d (gpm)				













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3 SLC Sta

): ROM: ATE: JBJECT:	All contractors doing work for SLCPU Charles H. Call, Jr., P.E., Chief Engineer January 14, 2010 Trench Backfill Requirements (APWA Section 33 05 20)
Trench Zone	Trench Zone Material 2-inch minus – Granular Backfill Borrow (APWA 31 05 13) Notes: Material must be free of slag or recycled asphalt. Material can be 2-inch minus pit run material.
Pipe Zone Pipe 1 Sprir	Pipe Zone Material (12" above to 6" below the pipe) Dry conditions - Grade ¾ UTBC (APWA 32 11 23) ² Wet conditions - 2" minus sewer rock (APWA 31 05 13) ³ Note: Material must be free of slag or recycled asphalt.
Stabilization Table 1 –	2" minus sewer rock (APWA 31 05 13) Note: Material must be free of slag or recycled asphalt Pipe zone material and minimum pipe zone width.
Pipe Material PVC HDPE-N12 DI Concrete	Pipe Zone MaterialMin. Pipe Zone Top Width (Tw) $3/4"$ minus well graded 2 $T_w = OD 4 + 24" \ge 36"$ $3/4"$ minus well graded 5 $T_w = OD + 24" \ge 36"$ $3/4"$ minus well graded 2 $T_w = OD + 24" \ge 36"$ $3/4"$ minus well graded 2 $T_w = OD + 24" \ge 36"$ $3/4"$ minus well graded 2 $T_w = OD + 24" \ge 36"$
 Center pipe i Variations m 2" minus sev advance by 0 Outside diam 2" minus ma 	n trench. ust be approved in advance by Chief Engineer. ver rock can be used in areas below water table when approved in Chief Engineer. veter of the pipe. terial not permitted with PVC or HDPE pipe.
CPU Standard Pra	ctice 1 1/5/2009





PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL

COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS.

DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.

PLATE COMPACT OR ROLL TO ACHIEVE A 95%

PLACE MINIMUM 12.5' OF AASHTO M288 CLASS 1 WOVEN GEOTEXTILE OVER_ BEDDING STONE FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS







SC-740

51"

30"

18" min.

96" max.

NIELSEN ESTATES SUBDIVISION



PLANS PREPARED BY:

WARD ENGINEERING GROUP 231 WEST 800 SOUTH, SUITE A SALT LAKE CITY, UTAH 84101 (801) 487-8040 PHONE (801) 487-8668 FAX

833 WEST HOYT PLACE



PROJECT LIMITS

Sheet List				
Sheet Number Sheet Name				
A001	COVER SHEET			
A002	NOTES & ABBREVIATIONS			
A003	A003 CODE REVIEW			
A101	1ST FLOOR PLAN			
A102	2ND FLOOR PLAN			
A103	1ST FLOOR- TYPICAL UNIT PLANS			
A104	2ND FLOOR- TYPICAL UNIT PLANS			
A200	BUILDING ELEVATIONS			
A800	RENDERINGS			
A801	RENDERINGS			



GENERAL NOTES:

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVA PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF PERFORMED.

2. CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWING AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.

3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS .

4. SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION OR ERECTION FOR ANY PREFABRICATED OR MANUFACTURED OR DESIGNED COMPONENTS AND SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THIS STRUCTURE RESIDES.

5. SIZES, LOCATIONS, LOADS, AND ANCHORAGE OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.

6. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETE.

7. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.

8. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE, LATEST ACCEPTED BUILDING CODE ADAPTED BY THE LOCAL BUILDING OFFICIAL.

9. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE LATEST ACCEPTED BUILDING CODE ADAPTED BY THE LOCAL BUILDING OFFICIAL ARE THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

11. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACES OF CONCRETE FOUNDATION WALLS AND EXTERIOR STUD WALLS, AND INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OR SHOWN OTHERWISE.

12. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE (IRC) LATEST EDITION.

13. MECHANICAL AND ELECTRICAL INSTALLATIONS SHALL CONFORM TO THE INTERNATIONAL MECHANICAL AND NATIONAL ELECTRICAL CODES, LATEST EDITIONS.

14. FINISH GRADE SHALL SLOPE AWAY FROM BUILDING 2% MINIMUM. ALL DRAINAGE FROM THE LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.

15. ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVES, ETC, SHALL BE FULLY COMPACTED TO 95% MAXIMUM DENSITY.

16. ALL WINDOWS AND DOORS SHALL BE FULLY FLASHED & CAULKED WATERTIGHT

17. CONTRACTOR TO COORDINATE ALL FRAMING MEMBERS WITH ELECTRICAL, PLUMBING AND MECHANICAL LAYOUT PLAN. NO EXCEPTION

18. DOOR OPENINGS ARE TO BE EITHER PLANS INFORMATION OR 6" OFF ADJACENT WALL

19. CONTRACTOR COORDINATE ALL FINISHES WITH OWNER.

20. ACCESS DOORS ARE TO BE WEATHER STRIPPED AND INSULATED TO THE EQUIVALENT ADJACENT SURFACES PER IRC, LATEST EDITION.

21. THE RACKING/SHELVING WILL BE PROVIDED BY THE OWNER AT A LATER DATE. A SEPERATE BUILDING PERMIT WILL BE REQUIRED FOR RACKING/SHELVING PRIOR TO INSTALLATION.

ABBREVIATIONS

AL OF THE WORK	
F OBSERVING THE WORK	

A.B. ABV. ADJ. A.F.F. ALUM. APPROX. ARCH. A.S.T.M.	NUMBER AT CENTER LINE DIAMETER ANGLE ANCHOR BOLT ABOVE ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM APPROXIMATE ARCHITECTURAL AMERICAN SOCIETY FOR TESTING MATERIALS	EA. E.F. E.J. EL. ELEV. EQ. E.S. E.W. EXIST. EXPAN. EXT. E.W.C.	EACH EACH FACE EXPANSION JOINT ELEVATION EQUAL EACH SIDE EACH WAY EXISTING EXPANSION EXTERIOR ELECTRIC WATER COOLER	I.D. I.F. IN. INFO. INSUL. LAV. LT. LT. WT.
BD. BITUM. BLDG. B.M. B.O. BOT. B.P. BRG. BTWN.	BOARD BITUMINOUS BUILDING BENCHMARK BOTTOM OF BOTTOM BASE PLATE BEARING BETWEEN	F.S.C. F.D. FDN. F.E. F.E.C. F.F. FIN. FLR. FT. FTG. F.R.F.	FAMILY SUPPORT CENTER FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FINISH FLOOR FEET FOOTING FRAGMENT RETENTION FILM	MAINT. MANUF. MAX. MAT. M.C.J. MECH. MFR. MIN. MISC. M.O. MTL.
CER. C.J. CLG. CLR. CMU COL. CONC. CONT. CONST. COORD. C.T.J.	CERAMIC CONSTRUCTION JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUOUS CONSTRUCTION COORDINATE CONTRACTION JOINT	GA. GAL. GALV. G.C. GFCI GFGI GPM GND. GOVT. GWB.	GAGE/GAUGE GALLON GALVANIZED GENERAL CONTRACTOR GOVERNMENT FURNISHED CONTRACTOR INSTALLED GOVERNMENT FURNISHED GOVERNMENT INSTALLED GALLONS PER MINUTE GROUND GOVERNMENT GYPSUM WALL BOARD GYPSUM WALL BOARD	N.I.C. NO. N.T.S. O.C. O.D. O.F. O.H. OHD OPP. PART.
DBL. DEPT DET. DIA. DTL. DWGS. D.B.A.	DOUBLE DEPARTMENT DETAIL DIAMETER DETAIL DRAWINGS DEFORMED BAR ANCHOR	GYP. BD. H.A.F.B. HC. HDW. H.M. HORIZ. HR. H.S.A. HT. HVAC	HILL AIR FORCE BASE HANDICAPPED HARDWARE HOLLOW METAL HORIZONTAL HOUR HEADED STUD ANCHOR HEIGHT HEATING/VENTILATION/ AIR CONDITIONING HYDRANT	P.C.F. PERP. PL. LAM. P.L.F. PNTD. PROT. P.S.F. P.S.I.

HYD

M	ATERIALS/LEGEND	N
	CONCRETE MANSONRY UNIT	
	FACE BRICK	
۵ ^۵ ۲ ۵ ۵ ۲	CONCRETE (POURED IN PLACE)	ф Ф ф ф ф ф ф ф ф ф ф ф ф ф ф ф ф ф ф ф
	GYPSUM BOARD OR SETTING BEDS	
	INSULATION (BATT & BLANKET)	
	INSULATION (RIGID/SEMI-RIGID)	
	PLYWOOD	
	CONTINUOUS ROUGH WOOD	
	BLOCKING, ROUGH WOOD	
	6" STEEL STUD METAL (LARGE SCALE)	
	3 5/8" STEEL STUD METAL (LARGE SCALE)	
	GRAVEL	
	EARTH	
	QUARRY/CERAMIC TILE	

NS	<pre>></pre>			sion s
	INSIDE DIAMETER INSIDE FACE	QTY.	QUANTITY	
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	LAVATORY LIGHT LIGHT WEIGHT	REQ'D RM. R.O.	REQUIRED ROOM ROUGH OPENING	ES (HOY (E CI BRE
	MAINTENANCE MANUFACTURER MAXIMUM MATERIAL MASONRY CONTROL JOINT MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING METAL	SCHED. SHR. SHT. SIM. SQ. SPEC. ST STC STD. STR. SUPER. SUSP.	SCHEDULE SHOWER SHEET SIMILAR SQUARE SPECIFICATION STEEL SOUND TRANSMISSION COEF STANDARD STRUCTURAL SUPERVISER SUSPENDED	NIELSEN ESTAT 833 WEST H SALT LAK NOTES & ABI
	NOT IN CONTRACT NUMBER NOT TO SCALE	THRU T.O. T.O.A. T.O.C. T.O.F. T.O.S. T O W	THROUGH TOP OF TOP OF ASPHALT TOP OF CURB TOP OF FOOTING TOP OF SLAB OR SIDEWALK TOP OF WALL	Jtah 84101 <i>Group</i> Irveying
	OUTSIDE DIAMETER OUTSIDE FACE OVERHEAD OVERHEAD DOOR	TYP. TV	TYPICAL TELEVISION	ake City, I <i>ering</i> Su sring Su 87 . 8040
	OPPOSITE PARTITION POUNDS PER CUBIC FOOT PERPENDICULAR PLASTIC LAMINATE POUNDS PER LINEAL FOOT PAINTED PROTECTION POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH	U.N.O. VCR VCT VERT. VEST. VNR. W/ WD.	UNLESS NOTED OTHERWISE VIDEO CASSETTE RECORDER VINYL COMPOSITION TILE VERTICAL VESTIBULE VENEER WITH WOOD	231 West 800 South Salt I <i>Ward Engine</i> Planning Enginee PH: 801.4
M	ATERIALS/LEGEND			LLC LLC ILLC IES TAKE PRECEDENCE
	CONCRETE MANSONRY UNIT			DPERTY PMENT IPMENT
	FACE BRICK			&S PRC EVELO
4	CONCRETE (POURED IN PLACE)			NT: <u>J8</u> VG: <u>DI</u> No: <u>kt-in-</u>
	GYPSUM BOARD OR SETTING BEDS			CLIEN DM DM 1 JOB 1 THAN 22-ii
X	INSULATION (BATT & BLANKET)			
× Z	INSULATION (RIGID/SEMI-RIGID)			\$/2022
2	PLYWOOD			SK SV SV SV SV SV SV SV SV SV SV SV SV SV
				wn by Ign by Ced by Date:
				DRA DES CHEC
	6 SIEEL SIUD MEIAL (LARGE SCALE)			
	3 5/8" STEEL STUD METAL (LARGE SCALE)			

GRAVEL

EARTH

QUARRY/CERAMIC TILE

A002

SHEET

CODE ANALYSIS:

CURRENT APPLICABLE CODES

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC) MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE (IMC) PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE (IPC) ELECTRICAL CODE: 2020 NATIONAL ELECTRICAL CODE (NEC) ENERGY CODE: 2018 INTERNATIONAL ENERGY CONSERVATION CODE (ASHRAE/IEC 90.1) ACCESSIBILITY CODE: ICC/ANSI A117.1-2018 FIRE CODE: 2018 INTERNATIONAL FIRE CODE FUEL CODE: 2018 INTERNATIONAL FUEL CODE

BUILDING CRITERIA

TOTAL GROSS FLOOR AREA: 6,045 SF

<u>ZONING</u>

ZONING CODE: SR-3 LOT AREA: 0.51 AC

OCCUPANCY CLASSIFICATION – IBC SECTION 302

PROPOSED USE: GROUP R-2 – IBC SECTION 310.3

HEIGHT OF BUILDING

ALLOWED: 28' - 0" PROPOSED: 24' 9 3/8"

NO. OF STORIES – IBC TABLE 504.4

PROPOSED: 2

TYPE OF CONSTRUCTION – IBC TABLE 601

TYPE V-B

<u>**TYPE OF CONSTRUCTION – FIRE RESISTIVE REQUIREMENTS – IBC TABLE 601**</u>

STRUCTURAL FRAME: 0 HOURS BEARING WALLS: EXTERIOR: 0 HOURS INTERIOR: 0 HOURS EXTERIOR NONBEARING WALLS: 0 HOURS ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS: 0 HOURS

FIRE PROTECTION

FIRE SPRINKLER SYSTEM - NOT PROVIDED FIRE ALARM SYSTEM – NOT PROVIDED

NIELSEN ESTATES SUBDIVISION 833 WEST HOYT PLACE SALT LAKE CITY, UT CODE REVIEW
Image: Descent of the second sector of the second second sector of the second second sector of the second second sector of th

1 <u>1/8" = 1'-0"</u>

1) 2ND FLOOR 1/8" = 1'-0"

 \mathbf{i}

NIELSEN ESTATES SUBDIVISION 833 WEST HOYT PLACE SALT LAKE CITY, UT 2ND FLOOR PLAN
Revisions Revisions 231 West 800 South Sat Lake City, Utah 84101 1 DATE CITY COMMENTS Used Exclorents 0 No: DEVELOPMENT LLC Used Exclorents 0 No: Development LLC Used Exclorents 0 No: Job No: Job No: Used Exclorents Date: 07/06/2022 Date: Date: Date: Date: Panning Engineering Engineering Surveying Panning Engineering Surveying Planning Engineering Surveying

2022 4:25:25 PM 0:\Mogharrab, Jeff\833 HOYT PL\architectural\Design\HOYT FLOOR PLAN

1 <u>RENDERING 1</u> 1/2" = 1'-0"

2 RENDERING 2 1/2" = 1'-0"

NIELSEN ESTATES SUBDIVISION 833 WEST HOYT PLACE SALT LAKE CITY, UT RENDERINGS
LLC 231 West 800 South Salt Lake City, Utah 84101 LLC Ward Engineering Group LLS Ward Engineering Surveying LLS Planning Engineering Surveying REBUCED FLESS PH: 801.487.8040
DRAWN BY: SK DESIGN BY: SK DESIGN BY: SK DESIGN BY: SK DWG: DEVELOPMENT DWG: DEVELOPMENT DMG: DOWG: DMG: DOWG: DATE: 07/06/2022 DATE: 07/06/2022
REVISIONS TOTA COMMENTS CITY COMMENTS
SHEET A800

List of Zoning Standards needing Relief J&S Property Development, LLC Nielsen Estates Subdivision Panned Development September 20, 2022

We are seeking relief for the following zoning standards based on the table in the attached site plan through the planned Development process.

- A- We request relief for the front yard depth from 10 Ft. to 4 Ft.
- B- We request relief for the corner yard depth from 10 Ft. to 5 Ft.
- C- We request relief for the rear yard depth from 15 Ft. to 8 Ft.

Compliance with Planned Development Objectives J&S Property Development, LLC Nielsen Estates Subdivision Panned Development September 20, 2022

Compliance with objectives of Planned Development 21A.55.010

- Historic Preservation- The building at 834 West, 200 North offers attractive and historical architectural features which is believed can contribute to the general welfare of the residents of the city. As such, the Developer will enter to an agreement with City agreeing to create restriction in the deed for the existing single-family home at 834 West, 200 North, Salt Lake City limiting its use to a single-family use for a period of thirty years. The existing architecture of the subject single family home structure will be preserved for a period of at least thirty years.
- 2. Mobility: Enhances accessibility and Mobility- Nielsen Estates meets the intent of the SR-3 zone providing variety of housing types, in scale with character of development located within the interior of the city block at 200 north to 300 North and 800 West to 900 West. Nielsen Estates is planned in the middle of the block efficiently using the land and the available resources, access and public utilities. It provides efficient interior pedestrian connections to 900 West and 200 North and North Temple UTA Jackson/Euclid TRAX station promoting use of the TRAX.

Planned Development Standards J&S Property Development, LLC Nielsen Estates Subdivision Panned Development September 20, 2022

The project meets the standards for Planned Developments 21A.55.050:

- A- Planned Development Objectives- The project encourages the efficient use of the land and resources and promotes greater efficiency in public and utility services and provides variety of building types including preservation of a historical home. Certain architectural features are incorporated to the project that would be achieved through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby developments.
- B- Master Plan Compatibility- The proposed development once approved, will restore an existing home and add 8 additional attached single-family homes consistent with historic mid-block development patterns in Salt Lake City. The project provides lots and variety of housing types, in scale with character development located within the interior portion of the city block where the proposed development is located. The proposed development is compatible with the existing scale, density and intensity of the neighborhood. The project provides a safe place to live and play promoting sustainable and compatible development patterns and preserves the existing character of the neighborhood.
- C- Design and Compatibility- The 1896 home at 834 West, 200 North is charming and has a pleasant mass and scale. There are visual signs of fatigue and physical deterioration of the structure. There are a few remaining 19th century homes in Salt Lake City. The project's plan to restore and preserve the historic home is supportive of Salt Lake City's goal to preserve historic buildings. The SR-3 zone is patterned after historic development and densification of the original Salt Lake City blocks. The patterns have proven successful in providing small and affordable housing in many historic districts of the city. These houses are typically small and have minimum lot sizes that require less landscaping, fencing, etc. The small size encourages efficient use of space and the proposed design is inherently more affordable than if the project was developed under the existing zoning.
- D- Landscaping- Small and yet adequate landscaping is proposed for development which is consistent on scale and character to other developments adjacent to the proposed project. The preservation of the historic will allows preserving the mature trees along 200 North along frontage of the development.
- E- Mobility- The project supports the city-wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhoods. The project uniquely enhances connecting the interior of the block to 200 North from which TRAX station

(Jackson Euclid) is only a minute or two. The development uses a walkable format with the first mid-block connection from Hoyt Place to 200 North.

- F- Existing Site Features- The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood where the project is located.
- G- Utilities- Existing at Hoyt Place and 200 North coupled with the planned on-site utilities will adequately serve the development and not have a detrimental effect on the surrounding area. The storm water generated from site will remain on-site and will be dispersed locally avoiding unnecessary point discharges to city storm drains.

ATTACHMENT C: Property and Vicinity Photos

Subject Property from 200 North

Subject Property from Hoyt

Subject Property from 200 North

Birdseye View of Area

ATTACHMENT D: SR-3 Zoning Standards

SR-3 (Special Development Pattern Residential District)

Purpose Statement: The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.

Standard	Requirement	Proposed	Finding
Land Use (21A.33.030)	Single-family attached and twin homes	Single-family attached and twin homes	Permitted
Minimum Lot Area	1,500 sf per dwelling	1,667 - 7,823 sf Met	
Minimum Lot Width	22' interior 32' corner	24.5' – 70.7' wide	Met
Maximum Building Height	28'	24' 10"	Met
Minimum Front/Corner/ Side/Rear Yard Setbacks	10' front 10' corner 4' side 15' rear	5' front (Hoyt) n/a 5' side 8' rear	Requires Planned Development Approval
Maximum Building Coverage	70%	37%	Met
Maximum Lot Size	3,000 sf (unless existing)	All lots are under 3,000 sf except Lot 1 which contains an existing single-family home	Met
Stairways & Landings	Not to be located closer than 4' from property line	Landings to be within 1' of yard area	Requires Planned Development Approval
Refuse Control	Refuse containers must be withing enclosed buildings or completely screened	Refuse containers will be provided for each unit	Met
Lighting	Directed and designed to contain glare on to neighboring properties	Lighting will be provided at individual porches. Other lighting will be directed	Met

		downwards and not glare on to neighboring properties.	
Off Street Parking & Loading (21A.44.030.H)	1 space per unit	1 space per unit	Met
Landscaping & Buffering (21A.48)	Required yards landscaped 30' max spacing on street trees	Required yards landscaped 30' spacing on street trees	Met
Signage (21A.46.110)	n/a	n/a	If any- to be submitted with building permit

ATTACHMENT E: Subdivision Standards

Subdivision Standards

20.15.100 All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Standards of Review – Subdivision

A. The subdivision complies with the general design standards and requirements for subdivisions as established in <u>chapter 20.12</u> of this title;

Discussion:

The applicant is requesting to modify subdivision and zoning standards through the Planned Development process. The following subdivision modification is proposed for this development: The applicant is requesting Planned Development approval for 7 lots to not have street frontage. Staff supports the requests.

Condition(s): n/a

Finding: \Box Complies \Box Complies with conditions \boxtimes Does not comply (Modifications Requested) \Box Not Applicable

B. All buildable lots comply with all applicable zoning standards;

Discussion: The applicant is requesting Planned Development approval for 7 lots without street frontage in addition to some modifications to the yard setbacks. All other lot requirements of the SR-3 zone will be met.

Condition(s): n/a

Finding: \Box Complies \Box Complies with conditions \boxtimes Does not comply (Modification Requested) \Box Not Applicable

C. All necessary and required dedications are made;

Discussion: No dedications of property are required for this development.

Condition(s): n/a

Finding: \Box Complies \Box Complies with conditions \Box Does not comply \boxtimes Not Applicable

D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;

Discussion: Public Utilities has given preliminary approval. Additional review and requirements will be needed during the building permit process.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

E. Provisions for the construction of any required public improvements, per section 20.40.010 of this title, are included;

Discussion: Engineering has reviewed and approved the preliminary plat. The applicant must also obtain a new address certificate and apply for a final subdivision plat. No public improvements will be required as the driveway and utilities will be private.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

F. The subdivision otherwise complies with all applicable laws and regulations;

Discussion: The subdivision standard in 20.12.010.E requires that all lots have access to a public street. It also gives authority to the Planning Commission to approve access to the lots via a private street or other means if it would be necessary to accommodate the most logical development of the land. The proposed arrangement of lots is consistent with the development pattern in the SR-3 zone. Without the modifications through the Planned Development, the land would be underutilized for the zoning designation. All other laws and regulations are complied with.

Condition(s): n/a

Finding: \Box Complies \Box Complies with conditions \boxtimes Does not comply (requesting modifications) \Box Not Applicable

G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

Discussion: The proposal does not involve vacating a street, right of way, or easement.

Condition(s): n/a

Finding: \Box Complies \Box Complies with conditions \Box Does not comply \boxtimes Not Applicable

ATTACHMENT F: Planned Development Standards

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 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 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.

Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

Discussion: The proposed application will produce a better development then could be achieved through the strict application of the zoning ordinance. By allowing lots to be built without fronting a street, more units can be built while still adhering to the regulations and development pattern desired through the SR-3 zone. The proposal makes better use of the land and provides more housing options to the community, while still maintaining the character of the area.

Finding: 🖂 Meets Purpose Statement 🛛 Does Not Meet Purpose Statement

A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:

- 1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
- 2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
- 3. Development of connected greenways and/or wildlife corridors.
- 4. Daylighting of creeks/water bodies.

- 5. Inclusion of local food production areas, such as community gardens.
- 6. Clustering of development to preserve open spaces.

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding:
Dispective Satisfied
Dispective Not Satisfied

- **B.** Historic Preservation:
 - 1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.
 - 2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

Discussion: The applicant is preserving the existing home through Development Agreement. The Development Agreement was a condition of the rezone that was approved in September of 2021. The purpose of the agreement was to preserve both the single-family use of the home and its architectural character.

Finding: 🛛 Objective Satisfied

□ Objective Not Satisfied

- C. 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.
 - 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.

Discussion: Nearly all the housing in the surrounding neighborhood consists of single-family homes on medium sized lots. The housing in this proposal would also be single-family, but in a row-house format with much smaller yards. The homes will be at a similar scale to those in the area but will still be a unique offering for the neighborhood. Because the homes would be on their own lots, they could have individual ownership and do not need to be rentals only.

Finding: 🛛 Objective Satisfied 🔤 Objective Not Satisfied

- D. Mobility: Enhances accessibility and mobility:
 - 1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.
 - 2. Improvements that encourage transportation options other than just the automobile.

Discussion: The proposal includes a walkway which helps connect Hoyt Place and interior block development directly to 200 North. The walkway will reduce walking time to nearby businesses, services, and the TRAX station.

Finding: \boxtimes Objective Satisfied \square Objective Not Satisfied

- E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:
 - 1. Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.
 - 2. Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.

Discussion: The applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: \Box Objective Satisfied \boxtimes Objective Not Satisfied

F. 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.

Discussion: The project helps implement the housing goals within Plan Salt Lake, North Temple Boulevard, and the Northwest Community Master Plan and was discussed in Consideration 1 of the staff report.

Finding: 🛛 Objective Satisfied 🔤 Objective Not Satisfied

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.

Discussion:

Master Plan Compatibility was discussed in Consideration 1 of the staff report. The proposed development allows for a slightly denser housing option on the interior portion of the block while maintaining the general character of the neighborhood.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

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:

1. 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;

Discussion: The proposed building height, lot coverage, and density are all within the requirements of the SR-3 zone. The master plans for the area envision medium density infill development, which this proposal helps accomplish.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

2. 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;

Discussion: The building orientation is such to take advantage of the narrow deep lot and to develop it at the density allowances of the SR-3 zone. The orientation will be the same as proposed and future development along Hoyt Place. The building facades will feature brick and Hardie board, which are similar to the materials used for existing homes in the neighborhood.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

- 3. 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.

Discussion: The proposed building setbacks have been discussed in Key Consideration #3 of this report. The character of the area will be maintained, and the setbacks will provide adequate space for private yards, driveways, buffering, and maintenance.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Discussion: The buildings will primarily be oriented to the private driveway to the west that will also include a sidewalk to connect Hoyt Place and 200 North. This will provide opportunity for pedestrian interaction. The architecture includes detailing such as individual porches, windows, and a balcony which will face the sidewalk. The facades are attractive and use brick and Hardie board.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

Discussion: Lighting for the project will be at the individual porches, which is appropriate for the scale of development and will not create negative impacts on surrounding properties.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;

Discussion: n/a

Condition(s): n/a

Finding: \Box Complies \Box Complies with conditions \Box Does not comply \boxtimes Not Applicable

7. Whether parking areas are appropriately buffered from adjacent uses.

Discussion: All parking for the development will be within private garages.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;

Discussion: There are no existing mature trees that will be removed with this project.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

Discussion: There is existing landscaping for the single-family home that will provide appropriate buffering to abutting properties. Since the land uses will be similar, no additional buffering is required. The other portion of the property is undeveloped and does not abut existing development.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

Discussion: There is existing landscaping for the single-family home. Despite lack of street frontage for some of the units, or reduced setbacks, each unit will have a private yard area. The orientation will maximize yard areas in relationship to proposed surrounding development.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

4. Whether proposed landscaping is appropriate for the scale of the development.

Discussion: Each unit will have landscaped areas appropriate to the scale of the development. Additional buffering is not required.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;

Discussion: Drive access to local streets will not impact the safety, purpose or character of the street. Vehicles using the driveway will be able to enter and exit facing forward as they will be able to turn around in the individual driveways. This will help the driveway to function safely. The traffic from 7 housing units is not anticipated to disrupt the character of the street.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

- 2. Whether the site design considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design;
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - c. Minimizing conflicts between different transportation modes;

Discussion: The development will include a sidewalk adjacent to the driveway to accommodate pedestrians and will minimize conflicts between vehicles and pedestrians.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

Discussion: The development includes a sidewalk which will provide pedestrian access from the interior portion of the block (along Hoyt) directly to 200 North. This provides a shorter walking distance to nearby businesses and the 800 West TRAX station.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

4. Whether the proposed design provides adequate emergency vehicle access;

Discussion: The proposed driveway to access the lots has been reviewed by the Fire Department and meets standards for emergency access. In addition, the driveway will include a crash gate at Hoyt Place, that could be used for access by emergency vehicles.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

Discussion: Since this is a low-density zone, the use is typical of the neighborhood and any impacts would be similar/typical to what currently occurs in the neighborhood.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

Discussion: The area for lots 2-9 new proposed lot is undeveloped and does not have any natural or built features that contribute to the character of the neighborhood. There is an existing dwelling that will remain on Lot 1 with its accompanying landscaping.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

Discussion: Public Utilities has reviewed and approved the preliminary plans. Final plat, including utilities, will be required before any building permit can be applied for the new lot.

Condition(s): n/a

Finding: \square Complies \square Complies with conditions \square Does not comply \square Not Applicable

ATTACHMENT G: Public Process & Comments

Public Notices, Timelines, Comments

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

- <u>November 2018</u> Notice of the project was provided to the Fairpark Community Council, other recognized community organizations, as well as property owners and residents within 300 feet of the proposal. The initial petition included a Zoning Amendment, Preliminary Subdivision, and Planned Development.
- <u>July 2019 August 2020</u>- The project was on hold or going through various revisions in attempt to work with neighboring properties for joint access from Hoyt Place.
- <u>September 2020</u>- Updated notifications of the project were provided to the Fairpark Community Council, other recognized organizations, as well as property owners and residents within 300 feet of the proposal.
- <u>March 2021</u>- The Preliminary Subdivision and Planned Development were put on hold pending the outcome of the Zoning Amendment petition.
- <u>March 2021-</u>Notice of public hearing for the Zoning Amendment mailed and posted in required locations.
- <u>March 24, 2021</u>- The Planning Commission forwarded a positive recommendation to the City Council to amend the zoning map.
- **<u>September 21, 2021-</u>** Petition to amend zoning map approved by City Council.
- <u>July October 2022</u>. Revised plans for the Preliminary Subdivision and Planned Development were received by the Planning department for continued review.

Notice of the public hearing for this proposal included:

- <u>December 8, 2022</u>
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve
- <u>December 5, 2022</u>
 - Public hearing notice sign posted on the property

Public Input:

At the time of this Staff report, no comments had been received from the public or community council regarding the Preliminary Subdivision or Planned Development proposal.

ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering: No objections*

*Minor corrections to the preliminary plat were sent to the applicant for correction on the final plat

Planning/Zoning: No corrections

The following items are to be addressed prior to issuance of building permits:

- 1. If signage is sought, permits for signage should be sought separately according to 21A.46
- 2. Provide landscape plans in accordance with 21A.48
- 3. Any lighting needs to be directed downwards and to not glare on to adjacent properties.
- 4. Final plat to be approved and recorded.

Fire: No objections

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Approved route is taking height of building X.3 =4 feet is the distance needed to be provided from face of building to lot lines. If this cannot be provided, the applicant may apply for alternate means and methods to install fire sprinklers in each unit

*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet an less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel.

*Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.

*The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet

*Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds

*Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.

*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between road and building

Building: No objections

Public Utilities: Make Corrections

The plat shows an "access and public utility easement". This easement will be for private utilities to serve only the properties in this subdivision, so this should not be considered a "public utility" easement. Please remove the word "public" to clarify that there will not be actual public utilities in this easement. The water, sewer, and storm drain utilities installed in this easement will be owned by the private property owners and the responsibility of the private property owners, not Salt Lake City. Additionally, CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.

The plat also needs to include a note that specifically states that access and utility easement will be subject to shared private utilities and drainage, including water, sewer, and storm drain.

Additional comments have been provided to assist in the development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

• Provided plans show both 8" water and sewer lines going into the private drive.

o An 8" culinary water line will not be approved in this drive. A single meter for the townhomes will be required. This should be sized to support the demand of all townhomes, but will likely be 3" or smaller. If the subdivision desires to meter each of the townhomes, then the HOA can submeter these units, but there will be one meter from the public water main.

o If a fire hydrant is required, then a separate 8" fire line with detector check will be required.

o If an 8" sewer lateral is necessary for all townhome units, then a variance will be required and calculations must prove that an 8" is necessary to provide capacity beyond what can be provided with a 6" sewer lateral.

o One sewer lateral is required per building, and a shared lateral would also require a variance.

• The existing home (Lot 1) has a water meter that may conflict with the proposed private drive. Water meters must be located a minimum of 3 feet outside of proposed drive approaches, sidewalks, or drivable surfaces. Meters must be located in the public right-of-way. If this clearance is not attainable for the entire vault, the lid must meet these requirements and vault location/orientation will be reviewed for acceptability. The water meter will need to meet these location requirements, but the existing home may maintain its own water service and meter, separate from the townhomes.

• Public Utility permit, connection, survey, and inspection fees will apply.

• All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.

• All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.

• Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered, a water main upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

• Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the water demand is not adequately delivered by the existing main, then a water main upsizing will be required at the property owner's expense. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more sewer lines reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer. A plan and profile of the new main(s) and engineer's cost estimate must be submitted for review. Design drawings and cost estimate must be stamped and signed by a professional engineer. The property owner is required to bond for the amount of the approved cost estimate.

• Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green

Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact **Development:** https://deq.utah.gov/water-quality/low-impactdevelopment?form=MY01SV&OCID=MY01SV and https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV

Staff Commentary: These corrections would not affect the layout of the development, but rather can be corrected with the final plat and subdivision improvement drawings.

Transportation: No objections

Housing Stability: No objections