Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Grant Amann, Principal Planner, grant.amann@slcgov.com or 801-535-6171

Date: June 12, 2024

Re: PLNPCM2024-00312 – Planned Development
PLNPCM2024-00252 – Design Review
PLNPCM2024-00253 – TSA Review

Planned Development // Design Review// Preliminary Plat

PROPERTY ADDRESS: 1012 W 200 S
PARCEL ID: 15-02-178-025-0000
MASTER PLAN: North Temple Boulevard Plan
ZONING DISTRICT: TSA-UN-T (Transit Station Area – Urban Neighborhood – Transition)

REQUEST:

NeighborWorks Salt Lake, represented by Pascal Meyer of Carpenter Stringham Architects, is requesting Planned Development and Design Review approval to develop the property at approximately 1012 W 200 S, in the TSA-UN-T (Urban Neighborhood Transition) zoning district. The proposal is to construct a 13 unit 3-story townhome development consisting of a mix of two- and three-bedroom units on an undeveloped 0.54-acre lot.

Planned Development: The applicant is seeking the following modifications through the Planned Development:

- Increase in the amount of permitted open space from the 2,500 SF maximum in transition areas to 3,010 SF.
- Reduction of the required 10-foot landscape buffer due to paved vehicle access along the northern property line.

Design Review: The project was awarded 90 TSA development review score points. Any project awarded less than 125 points must go through a Design Review process. Additionally, the applicant is also seeking a reduction in the ground floor glass and a reduction in the required side yard setback.

- Reduction in Ground Floor Glass required, from 45% to 39% on Building 1 and 40% on Building 2.
- Reduction in the side yard setback adjacent to an RMF-35 zone from 32’ (25’+7’ additional feet due to height) to 12’, resulting in a 20’ encroachment into the required 32’ setback.

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 the request.

ATTACHMENTS

- **A.** Vicinity Map
- **B.** Plan Set
- **C.** Property and Vicinity Photos
- **D.** TSA Zoning Standards
- **E.** TSA Checklist and Score
- **F.** Planned Development Standards
- **G.** Design Review Standards
- **H.** Public Process & Comments
- **I.** Department Review Comments

PROJECT DESCRIPTION

The subject property is currently vacant and is approximately .54 acres (23,311 square feet) in size. The property is located in the TSA-UN-T (Transit Station Area-Urban Neighborhood-Transition) zoning district. The proposed development consists of 13 two- to three-bedroom townhomes in 2 separate buildings. NeighborWorks Salt Lake, the applicant, intends to sell at least 20%, or 3 of the proposed dwelling units to those whose income is 80% or less of the median household income of the city.

Background/History

Two earlier versions of the project have already been granted approval by the SLC Planning Commission at meetings in 2017 and 2022. However, due to expiration, changes to the zoning ordinance, and financing necessities, the project required the applicant to modify the original proposals to what is shown today. Previously approved were 16 units across 4 buildings with similar exceptions. The project approved during the May 25, 2022, Planning Commission Meeting can be found under the following petition ID numbers: PLNSUB2021-00866 – Preliminary Plat, PLNPCM2021-00870 – Planned Development, and PLNPCM2022-00176 – Design Review.

Building Details

The project is a proposed 13 unit 3-story townhome style development consisting of both two- and three- bedroom units. The two buildings front along 1000 West (Building 1) and 200 South (Building 2) and are approximately 32'-10" in height. The maximum building height in the TSA-UN-T zone is 50 feet. Each townhome unit has a private rooftop deck, a stooped entrance and a covered front porch. The two-bedroom units are 1,520 square feet each and the three-bedroom units are 2,004 square feet each. The proposed structures are to be constructed of wood-framing

(Type V-B non-combustible). The building exteriors include metal panels and fiber cement siding combined with brick and concrete along with shed roofs and a colonnade.

Parking and Access

The only vehicle access to the proposed project is via 1000 West. The project's parking lot is accessed via a 16-foot-wide existing alleyway off 1000 West. 1000 West is a two-lane road with a turning lane. The road also features north and south bound bike lanes. If accessed by vehicle, the project includes a parking lot with 21 stalls, the maximum permitted number of stalls-- one stall per two-bedroom unit and two stalls per three-bedroom unit. There is a usable open space encompassing 3,010 square feet, which can be accessed from the rear of each building or from 200 South. The buildings are also accessible by bike and on foot and includes a location for secure bike storage outdoors. If accessed by foot, the project includes updated sidewalks and street facing entrances.

Summary of Requested Zoning Modifications

Quick Facts

Height: 32' 10" (66% of allowed)

Number of Residential Units: 13 (approx. 24.07 units per acre)

Uses: Residential/parking

Exterior Materials: Brick, fiber cement siding, metal siding, concrete

Parking: 21 stalls (1.62 per unit)

Open Space: 13% of project area

APPROVAL PROCESS AND COMMISSION AUTHORITY

Per section 21A.55.030 of the Zoning Ordinance, the Planning Commission may approve a Planned Development as proposed or may impose conditions necessary or appropriate for the Planned Development to comply with the standards. 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 (TSA-UN-T), does not meet the purpose of a Planned Development, or is not consistent with the standards and factors as set forth in section 21A.55.

Design Reviews may be approved administratively or when required, by the Planning Commission. This project must be approved by the Planning Commission because it did not receive a TSA development score of over 125 points. Staff awarded the project a total of 90 points. Per section 21A.59.030 of the Zoning Ordinance, the Planning Commission shall approve a project if it finds that the proposal complies with the purpose of the zoning district and applicable Overlay District(s), the purpose of the individual design standards that are applicable to the project, and the project is compliant with the applicable design review objectives. The Commission may also add conditions or modifications if it determines the modifications are necessary to comply with applicable standards.

KEY CONSIDERATIONS

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

1. Compliance with City Goals & Policies Identified in Adopted Plans
2. Requested Zoning Modifications

Consideration 1: Compliance with City Goals & Policies Identified in Adopted Plans

Plan Salt Lake (2015)

The City has an adopted citywide plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City. Applicable initiatives from the plan are below.

Growth:

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

Housing:

- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.*
- *Increase the number of medium density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

Staff Discussion: The proposed development will provide infill housing that is compatible with the character and scale of the existing Euclid neighborhood. The historic housing stock is single-family, but recent development patterns consist of townhomes and higher density housing, much of which was approved via the TSA process. Almost half of the housing in Salt Lake City is single-family detached. While preserving this type of housing stock is important, it is also a priority to provide new housing options with a range of densities, as increased density supports walkable, transit-oriented neighborhoods.

North Temple Boulevard Plan

The subject property is located within the 800 West Transitional Area of the North Temple Boulevard Plan. The Euclid neighborhood is located south of North Temple and is unique in that it has a mix of uses and small streets that bisect larger blocks. The 1000 West block of Euclid Avenue has well maintained single-family homes and 1000 West is the main bicycle lane in the area.

The neighborhood is anticipated to grow significantly in housing units and jobs by 2030. New housing types range from 3-4 story multi-family developments to single-family homes. Some parts of the Euclid neighborhood lack adequate infrastructure, so the city must plan for necessary infrastructure improvements and services that support the growth.

Staff Discussion: According to the plan, the desired density within a Transition Area is 30 units per acre. The Maltair Townhomes proposal achieves a density of 24 dwelling units per acre. While the neighborhood is stable, the subject property is located at the southern edge of the Transitional Area, which is expected to see some changes and has been designated as an area appropriate for mixed use

and less intensive transit-oriented zoning. Increasing connectivity is one of the goals outlined in the North Temple Boulevard Plan. While not adjacent to public transit, this area is used as a buffer between the core along North Temple and the stable neighborhoods. The project accomplishes the desired neighborhood characteristics described in the plan, such as locating buildings at or near the sidewalk and locating parking to the side or behind buildings. The project will activate the existing alleyway by utilizing the alley for access to the development and by adding landscaping features along the alley and sidewalk.

Consideration 2: Requested Zoning Modifications

The applicant is requesting five zoning modifications through two planning processes. The Design Review is requested due to the proposed development achieving less than 125 development review score points, and a reduction in a required side yard setback. The Planned Development is requested to increase the allowable open space percentage, to reduce the landscape buffer and a reduction in the required ground floor glass.

1. Buildings with a TSA score of less than 125 are subject to Design Review.

The development is required to go through the Design Review process because the proposal did not obtain enough TSA points to allow for an administrative approval. Projects must receive at least 125 points to be administratively approved. The Maltair Townhomes proposal received 90 points. These points were primarily granted based on building materials, 360-degree architecture, and open space. Please see Attachment D for the full analysis and the list of points awarded.

2. Reduction of the 25' side yard setback requirement (Table 21A.26.070.E3b)

The minimum interior side yard setback in the TSA-UN-T zone is zero, unless the building is adjacent to specific zones, such as the RMF-35, then the minimum setback is 25' and the minimum 25' setback shall increase 1 foot for every 1 foot of building height above 25'. Because the buildings are 32', this would mean that the required setback is 32'. The subject property abuts RMF-35 to the North.

An interior side yard setback modification is requested for Building 1, with frontage along 1000 West. The proposed side yard setback is approximately 12 feet, resulting in a 20' encroachment into the required setback. The abutting alley to the north is 16 feet wide, which creates a 33' separation between Building 1 and the residential properties to the north.

4. Modification of maximum allowable open space (21A.26.078.E5)

The TSA zone requires one square foot of open space for every 10 feet of land area, up to 2,500 SF for transition areas. The applicant is requesting approval for more than 2,500 square feet of open space. Open space areas include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens.

The proposed total usable open space area is 3,010 square feet, which is 13% of the land area. The open area will have 8 trees and a variety of grasses. Each of the units has direct access to the sitting area, which is intended to serve as a gathering space. The additional open space lessens the impact of the development and is appropriately scaled for the site.

Landscaping plan

5. Reduction in the required landscape buffer (Section 21A.48.080.C12)

TSA zoned properties adjacent to an RMF-35 zone are required to have a 10-foot landscape buffer. City code defines a landscape buffer as, "An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building, structure, paving or portion of such land use, for the purposes of screening and softening the effects of the land use."

The northern property line of the subject property is adjacent to the RMF-35 zoning district; thus the 10-foot buffer is required. The proposal includes a 5-foot sidewalk and parking lot. Any remaining yard area is landscaped. The buildings are setback from the northern property line by 25' and when the alley is included, they are setback from the adjacent RMF-35 zone by approximately 28 feet.

Required 10-foot landscape buffer shown in yellow.

6. Reduction in the ground floor glass requirement (Section 21A.37.050.C1)

The proposed project seeks a modification to the design standard that requires residential uses in the TSA zone to have 45% glass between 3-8 feet above grade. The requirement is intended to promote pedestrian interest and transparency at eye level.

The front elevation (east) of Building 1 along 1000 West has 39.8% ground floor glass and the side (south) of the building that faces 200 South has approximately 7% glass. The front elevation (south) of Building 2, which faces 200 South, has 41% ground floor glass, Building's 3 and 4, which face the alley (north) have 21.5% ground floor glass.

While placed higher than the stipulated 3-8 feet, the applicant has added a large window in the center of each side façade and placed smaller clerestory windows across the remaining façade area. There is no upper floor glass requirement in the TSA zone.

200 South and 1000 West (south façade) elevations showing the ground floor glass between 3-8 feet.

6. Other Considerations

The TSA zone requires a minimum lot area of 2,500 square feet and a minimum lot width of 40 feet. The subject property is approximately .43 acres (23,311 square feet) with a lot width of 137 feet along 1000 West and a lot width of 170 feet along 200 South. Lots subdivided for single-family attached dwellings are exempt from minimum lot area provided that:

1. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;
2. Driveway access shall connect to the public street in a maximum of 2 locations; and
3. No garages shall face the primary street and front yard parking shall be strictly prohibited.

The proposed parking meets the three requirements above as it is accessed from a shared drive and only has one connection to the public street. So, while the units will be subdivided onto their own lots that do not meet the zones minimum lot size the overall design is compliant with the TSA standards.

The proposal is also exempt from lot width requirements according to Section 21A.26.078.E.4.C which states "Lots subdivided for single-family detached, single-family attached, and two- family residential dwellings are exempt from minimum lot width requirements."

Staff Discussion:

While the applicant is asking for zoning modifications, the proposal meets the purpose of the Urban Neighborhood within the Transit Station Area District, which is to provide a flexible development pattern that consists of multi-level buildings that are lower in scale than what would be found in the

urban center. Redevelopment and infill development should occur on underutilized parcels and should include uses that allow them to function as a part of a walkable mixed-use neighborhood. The properties to the north are zoned RMF-35 and the property to the west is zoned TSA-UN-T. The maximum building height in the RMF-35 zone is 35 feet and the maximum building height in the TSA-UN-T zone is 50 feet. The proposal has a maximum height of approximately 32 feet measured from grade, which creates compatibility with the development potential of the surrounding properties.

Allowing modified setbacks creates more efficient use of the land and results in a more enhanced product that meets the purpose of the TSA zone and the development goals within the North Temple Boulevard Plan. While the modification of the ground floor glass requirement is often supported, the reduction is sought to make the project more affordable and the impact will be mitigated by the proposed landscaping and ground floor access. Due to the site's circulation a 10-foot landscape buffer has not been provided. The portion of the lot that requires the buffer is not along a public street and is not expected to have adverse impacts on surrounding properties due to the alleyway being between the subject property and the single-family dwellings to the north. Finally, allowing additional open space will create a more welcoming environment for the residents and reduce the overall impact of the development.

STAFF RECOMMENDATION

Staff is recommending approval of the Planned Development and Design Review petitions. The proposal meets the purpose of the TSA zoning district, and the requested modifications result in a more enhanced product than would be achievable through strict application of the land use regulations. The proposal also reflects the housing and development goals in both the North Temple Boulevard Plan and Plan Salt Lake. Citywide plans support infill development that is in scale with the existing and desired development pattern and provides different housing types that support the desire for a walkable, more transit-oriented neighborhood.

NEXT STEPS

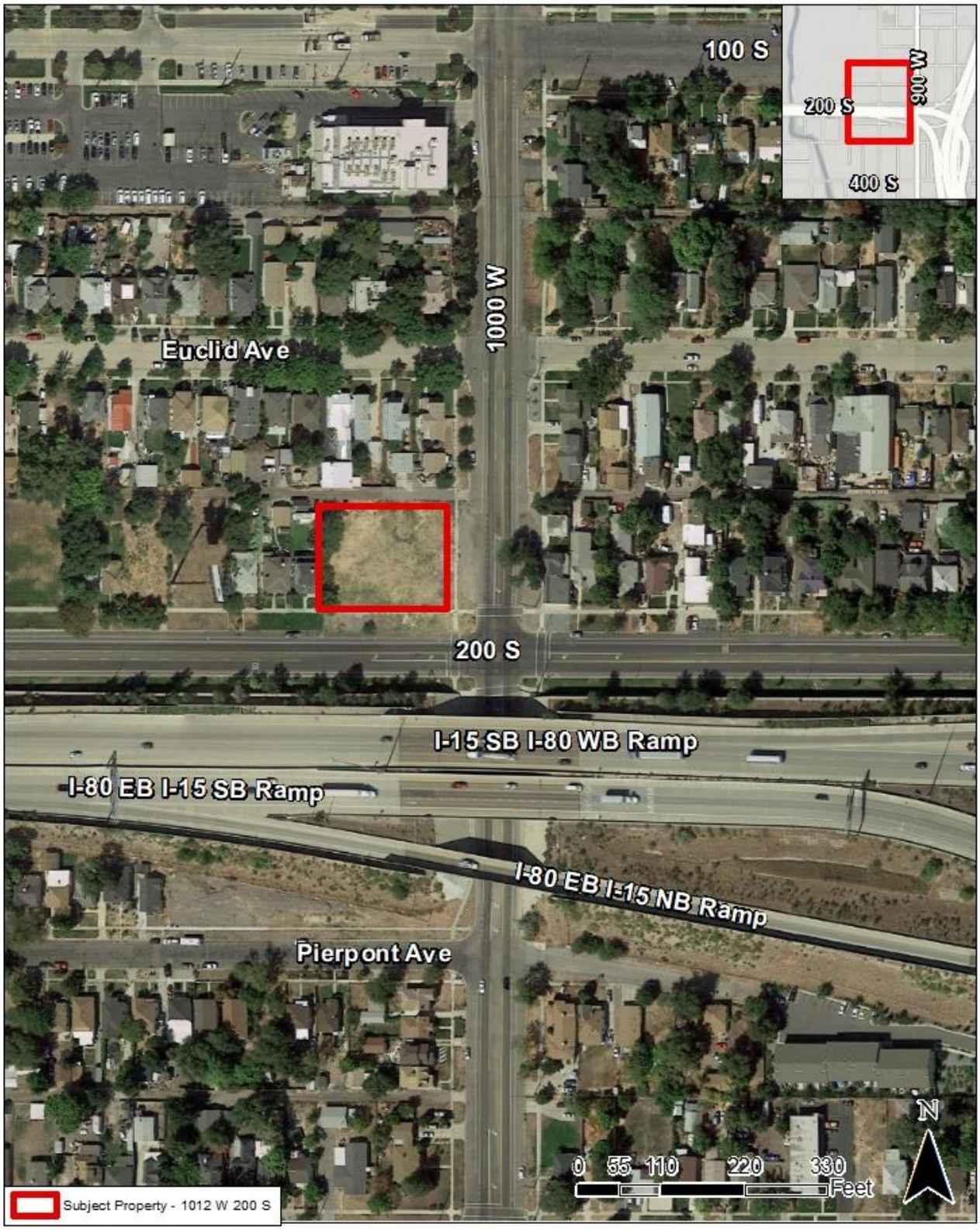
Approval of the Requests

If the petitions are approved by the Planning Commission, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. A final plat application will need to be submitted and recorded with Salt Lake County. The applicant will need to adhere to requirements from all Salt Lake City departments prior to recordation of the final plat. Unless specified in the zoning ordinance as a minor modification, any modification to the development plan must be reviewed and approved by the Planning Commission.

Denial of the Requests

If the petitions are denied, the applicant would not be able to construct the buildings with the reduced glass and setback requirements. The open space proposal and building elevations would need to be modified to meet code. If denied, the applicant can submit a new TSA application that obtains at least 125 points and meets the requirements of the TSA-UN-T zoning district, then proceed to building permits with an administrative approval.

ATTACHMENT A: Vicinity Map



Salt Lake City Planning Division 3/2/2022

ATTACHMENT B: Plan Set

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Date: March 01, 2024

To: Salt Lake City Planning Department

Re: Maltair Lanes Townhomes - Design Review Application

RECOMMENDED

1. **Project Description:**
   a. The purpose of this application is to seek a reduction to the required 25' side yard setback (adjacent to a RMF zone) on the north side of the site. This is according to pre-submittal meeting notes received on 12/21/2023. Our request seeks an 13' reduction to the 25' side yard setback (becoming a 12' setback). Additionally, the proposed development received a Transit Station Area (TSA) Development score less than 125 points.
   b. The proposed structure is constructed of **wood-framing (Type V-B non-combustible)** with various exterior finishes. The design includes a combination of architectural styles with a modern approach to the overall design and massing of the buildings while incorporating traditional architectural elements and forms including shed roofs, trellis features, a colonnade, railings and covered patio areas. Modern materials such as **metal panels and fiber cement siding** are combined with traditional materials of **brick and concrete.** The townhome units are arranged such that each unit has an orientation, presence and relationship to the city street. Each unit provides the occupant with public, private and semi-private opportunities for interaction.
   c. The project is a proposed 13 unit 3-story townhome development consisting of a mix of two- and three-bedroom units on a vacant and undeveloped 0.54-acre lot **(a density of 24.07 units per acre)**. The two-bedroom units are 1,520 square feet each and the three-bedroom units are 2,044 square feet each. The project site consists of walkway paths, seating areas and landscaping, with a 21-stall on-grade parking lot (1.62 stalls per unit) which includes ADA and EV parking. 5 bicycle parking stalls are also included.
   d. In addition to the use of design and architectural features previously noted, the front of each unit fronts a public street or way with a covered porch area connecting the residents to the public or city activity. Each unit also consists of a private exterior roof top patio area that fronts the public street or way with visual access to the city street.

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2. **Detailed Elevation Drawings, Identifying Building Materials:**
   a. See attached elevation drawings.

3. **Floor Plans Drawn to Scale:**
   a. See attached floor plan drawings.

4. **Sections and Details Drawn to Scale:**
   a. See attached section and detail drawings.

5. **Renderings of Proposed Development:**
   a. See attached renderings.

REQUIREMENTS (21A.59.030.B)

6. **Narrative and Images that Demonstrate How the Proposal Complies with Applicable Design Review Objectives Found in Section 21A.59.050**

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).

2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.

3. Parking shall be located within, behind, or to the side of buildings.

(Complies – All primary entrances are oriented to the public sidewalk; buildings are located as close to the public sideward as the zoning ordinance allows and parking is located behind the buildings - see attached site plan and exterior elevations)

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. Locate active ground floor uses at or near the public sidewalk.

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2. Maximize transparency of ground floor facades.

3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.

4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

(Complies – All primary entrances to townhomes include porches facing and near the public sidewalk and street, entrances are designed and articulated appropriate to residential use and ground floor glass complies with ground level glass area requirements, see attached exterior elevations including ground level glass calculations)

D. Large building masses shall be divided into heights and sizes that relate to human scale.

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.

2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.

3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.

4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.

(Complies – The project is a residential townhome development, which through the use of vertical, horizontal and material articulation, residential sized windows and doors, balconies and porches naturally relate to human scale and existing residential nature of the neighborhood – See attached exterior elevations and building sections)

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade);
2. Material changes; and
3. Massing changes.

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(Not applicable – No building façade exceeds 200' but the project does include vertical, horizontal and material changes in the facades)

F. If provided, privately-owned public spaces shall include at least three (3) of the following elements:

1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");

2. A mixture of areas that provide seasonal shade;

3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two-inch (2") caliper when planted;

4. Water features or public art;

5. Outdoor dining areas; and other amenities not listed above that provide a public benefit.

(Complies – The project contains a sitting space, a mixture of areas that provide seasonal shade, and at a proportion greater than 1 tree per 800 square feet -- See attached site plan and landscape plan)

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human scale:
   a. Utilize step backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.

   b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.

2. Negative impacts:
   a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.

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b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.

c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.

3. Cornices and rooflines:
   a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.

   b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.

   c. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

(Complies – The project is a residential townhome development, which, through the use of vertical, horizontal and material articulation, residential sized windows and doors, balconies and porches relate to human scale and contribute to the existing residential nature of the neighborhood. The buildings step back at the 3rd level and any shadows from the buildings would be projected on the alley to the north of the site or to 1000 west street when sun sets in the west, the sloped shed roofs relate to the residential roof forms in the neighborhood and all townhomes have a 3rd level roof deck – See attached site and floor plans, exterior elevations and building sections.

H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)

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J. Signage shall emphasize the pedestrian/mass transit orientation.

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.

2. Coordinate signage locations with appropriate lighting, awnings, and other projections.

3. Coordinate sign location with landscaping to avoid conflicts.

(Complies – Parking for the development is accessed through an alley in the back of the site, there is no vehicular access to the pedestrian walkways, trash containers are located in a gated enclosure on the north side, outdoor mechanical equipment is located on the 3rd story balconies, there is no signage other than unit address, – See attached site plan and exterior elevations and building sections)

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.

2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.

3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

(Complies –See attached site lighting plans including site photometric plan)

L. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for

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public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:

a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.

b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.

c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).

d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.

e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.

f. Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019)

(Complies – The landscape plan shows the addition of street trees as there are no existing street trees, public streets are paved with asphalt, walkways are concrete paved (no asphalt used other than the public streets), the use of concrete walkways (durable material) and landscaping differentiate the outdoor sitting area and also provide for access through the site with seating areas, the extensive landscaping limits contribution to the heat island effect, the use of brick, siding and EIFS relate to the residential character of the neighborhood– See attached site plan, landscape plan, exterior elevations and building sections)

7. **Narrative and Images that Demonstrate How the Proposal Complies with the Purpose of the Zoning District:**
   a. The project is located in a TSA-UN-T (Urban Neighborhood Transit Station) district. According to the "zoning district descriptions" provided online, the purpose of the district is *"An evolving and flexible development pattern defines an urban neighborhood station area. Development generally happens as infill on vacant parcels or redevelopment or underutilized parcels. These stations evolve in established residential areas where initial changes may add density and*

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intensity in compact building forms that blend in with the residential character of the area."

b. The proposed project integrates well with this flexible development pattern as this is a project that is utilizing a vacant parcel by contributing density through a 13-townhome community. These townhomes are designed with materials and forms that blend with the residential character of the community.

8. **Narrative and Images that Demonstrate How the Proposal Complies with the Purpose of the Applicable Design Standards of the Zoning District:**
    a. As mentioned previously, the project is located in the TSA-UN-T (Urban Neighborhood Transit Station) district. Since this application is regarding a required setback on the site, the applicable design standard is Table 21A.26.078.E.3.b: Setback Standards in section 21A.26.078: Transit Station Area District.
    b. The northern property line of the site is adjacent to an existing 16'-wide alley to the north. In addition, a 25' setback is required from that same property line. This puts the nearest structure (a detached garage) roughly 67' from any proposed townhome on the north side. If spacing is of primary concern, the alley only adds to it—leaving room for marginal changes such as our proposal to lessen the setback by 13'.

9. **Site Plan**
    a. See attached site plan.

10. **Photos Showing the Characteristics of the Site and its Surroundings**
    a. See attached sheet A212 for photos showing the characteristics of the site and its surroundings.

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SANDY UT 84070
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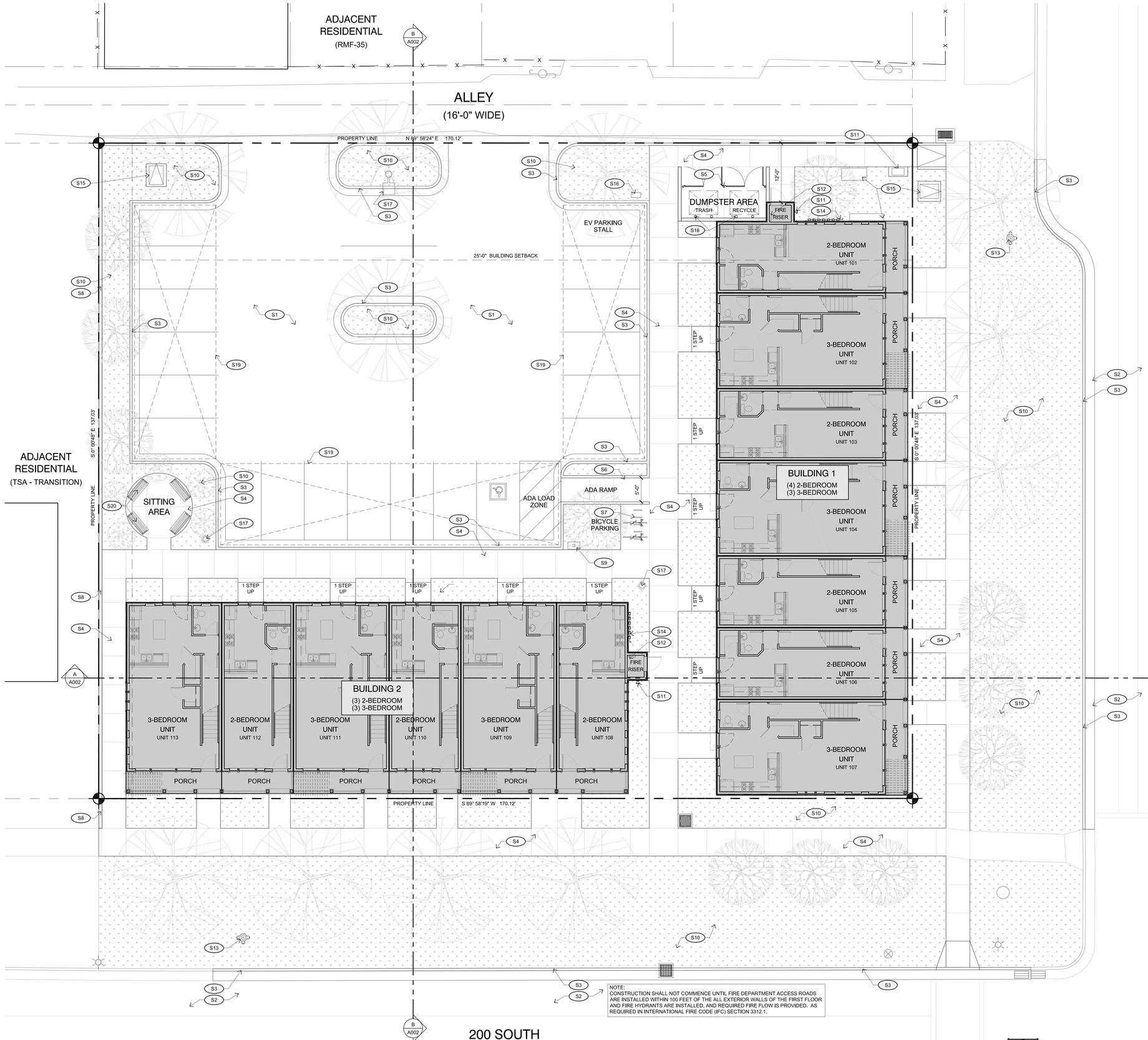
ARCHITECTURE
PLANNING
INTERIORS



A OVERALL SITE PLAN

SCALE: 1/8" = 1'-0"

SITE INFORMATION

JURISDICTION	SALT LAKE CITY, UTAH
ZONING CODE	TSA-UN (URBAN NEIGHBORHOOD TRANSIT STATION)
LOT SIZE	23,311 SQ. FT. (.54 ACRES)
CONSTRUCTION	V-B
EXTERIOR VENEER	BRICK, METAL, FIBER CEMENT SIDING
BUILDING FOOTPRINT	9,000 SQ. FT.
BUILDING 1 4,800 SQ. FT.	LOT COVERAGE 38.61 %
BUILDING 2 4,200 SQ. FT.	
BUILDING UNITS	
BUILDING 1	(4) 2-BEDROOM, (3) 3-BEDROOM
BUILDING 2	(3) 2-BEDROOM, (3) 3-BEDROOM
TOTAL UNITS (13 TOTAL)	(7) 2-BEDROOM, (6) 3-BEDROOM
LOT DENSITY	24.07 UNITS PER ACRE
REQUIRED OFF STREET PARKING	
3-BEDROOM UNIT (1 PER UNIT MIN.)	6 STALLS
(3 PER UNIT MAX.)	18 STALLS
2-BEDROOM UNIT (1 PER UNIT MIN.)	7 STALLS
(3 PER UNIT MAX.)	21 STALLS
TOTAL STALL REQUIRED (MIN.)	13 STALLS
TOTAL STALL REQUIRED (MAX.)	39 STALLS
PROVIDED PARKING	21 STALLS
MISCELLANEOUS PARKING REQUIREMENTS	
BIKE PARKING (1 SPACE PER 3 UNITS)	5 STALLS REQUIRED
	5 STALLS PROVIDED
E.V. PARKING (1 PER 25 SPACES MIN.)	1 STALLS REQUIRED
	1 STALLS PROVIDED
ADA PARKING (1 PER 25 SPACES MIN.)	1 STALLS REQUIRED
	1 STALLS PROVIDED
STREET PARKING	0 STALLS
2-BEDOOR UNITS	1,732 SQ. FT.
LIVING SPACE	1,474 SQ. FT.
EXTERIOR PATIO/TERRACE SPACE	258 SQ. FT.
3-BEDOOR UNITS	3,235 SQ. FT.
LIVING SPACE	1,940 SQ. FT.
EXTERIOR PATIO/TERRACE SPACE	295 SQ. FT.

DEVELOPMENT SCORE:

INTENSITY/DENSITY: MORE THAT 15 DWELLING UNITS PER ACRE	5
SUSTAINABLE SITE & OPEN SPACE DESIGN:	5
360° ARCHITECTURE:	20
BUILDING MATERIALS:	20
ROOFTOP DESIGN & USE:	5
EYES ON THE STREET:	15
LIGHTING:	6
STREETSCAPE AMENITIES:	3
CONNECTIONS & WALKWAYS (PARKING AREAS):	4
CONNECTIONS & WALKWAYS (SIDEWALKS):	4
BICYCLE AMENITIES:	3
ALTERNATIVE VEHICLE PARKING:	3
TOTAL DEVELOPMENT SCORE:	93

GENERAL NOTES:

A SLOPE ALL GRADES AWAY FROM THE BUILDING AT 5% FOR FIRST 10'-0 FROM BUILDING

B WALKWAY SLOPE AT EXTERIOR DOORWAYS SHALL BE 2 PERCENT IN THE DIRECTION OF TRAVEL (RUNNING SLOPE) FOR NOT LESS THAN 44".

C PROVIDE A SIGN ON FIRE RISER DOOR(S) THAT STATES "FIRE RISER ROOM". SIGN SHALL HAVE MIN. 4" H. x 1/4" STROKE, ARABIC LETTERS w/ CONTRASTING COLOR OF BACKGROUND.

SHEET NOTES:

S1 PAVED ASPHALT PARKING AREA - SEE CIVIL DRAWINGS
S2 NEW ROAD PAVEMENT FOR NEW CURB / ROAD - SEE CIVIL DRAWINGS
S3 NEW CURB AND GUTTER - SEE CIVIL DRAWINGS
S4 NEW OR EXISTING SIDEWALK - SEE CIVIL DRAWINGS
S5 TRASH ENCLOSURE AND CONCRETE APRON
S6 CONCRETE A.D.A. RAMP - SEE CIVIL DRAWINGS
S7 GALVANIZED METAL BIKE RACK - PROVIDE (5) BIKE STALLS
S8 6'-0" HIGH CONCRETE WALL - SEE CIVIL DRAWINGS
S9 FREE STANDING CLUSTER MAIL BOXES MOUNTED ON CONCRETE PAD - COORDINATE LOCATION WITH POST OFFICE
S10 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
S11 FIRE DEPARTMENT CONNECTION - SEE FIRE SPRINKLER & CIVIL DRAWINGS
S12 FIRE ALARM PANEL - SEE ELECTRICAL DRAWINGS.
S13 FIRE HYDRANT - SEE CIVIL DRAWINGS.
S14 PROPOSED LOCATION OF GAS METERS - SEE CIVIL & PLUMBING DRAWINGS
S15 PROPOSED ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS
S16 E.V. CHARGING STATION (LEVEL 2) - SEE ELECTRICAL DRAWINGS
S17 POLE MOUNTED LIGHT - SEE ELECTRICAL DRAWINGS
S18 NEW 6" DIA. x 36" HIGH CONCRETE FILLED BOLLARDS (PAINTED - TRAFFIC YELLOW) SPACE BOLLARDS 3'-0" O.C. 4'-6" FROM MOUNTING WALL
S19 COVERED PARKING STALLS - SEE DETAIL 3/A002
S20 VINYL-COATED METAL SITTING BENCHES

ARCHITECTURE PLANNING INTERIORS
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PROJECT
A NEW TOWNHOME DEVELOPMENT FOR:
MALTAIR LANES
1012 W. - 1020 W. 200 S. & 172 S. - 192 S. 1000 W.
SALT LAKE CITY, UTAH 84104

STATE OF UTAH
PASCAL P. MEYER
5766265-0301
3/1/24
LICENSED ARCHITECT

SHEET TITLE
Overall Site Plan

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: JPM
CHECKED: PPM

SHEET
A001

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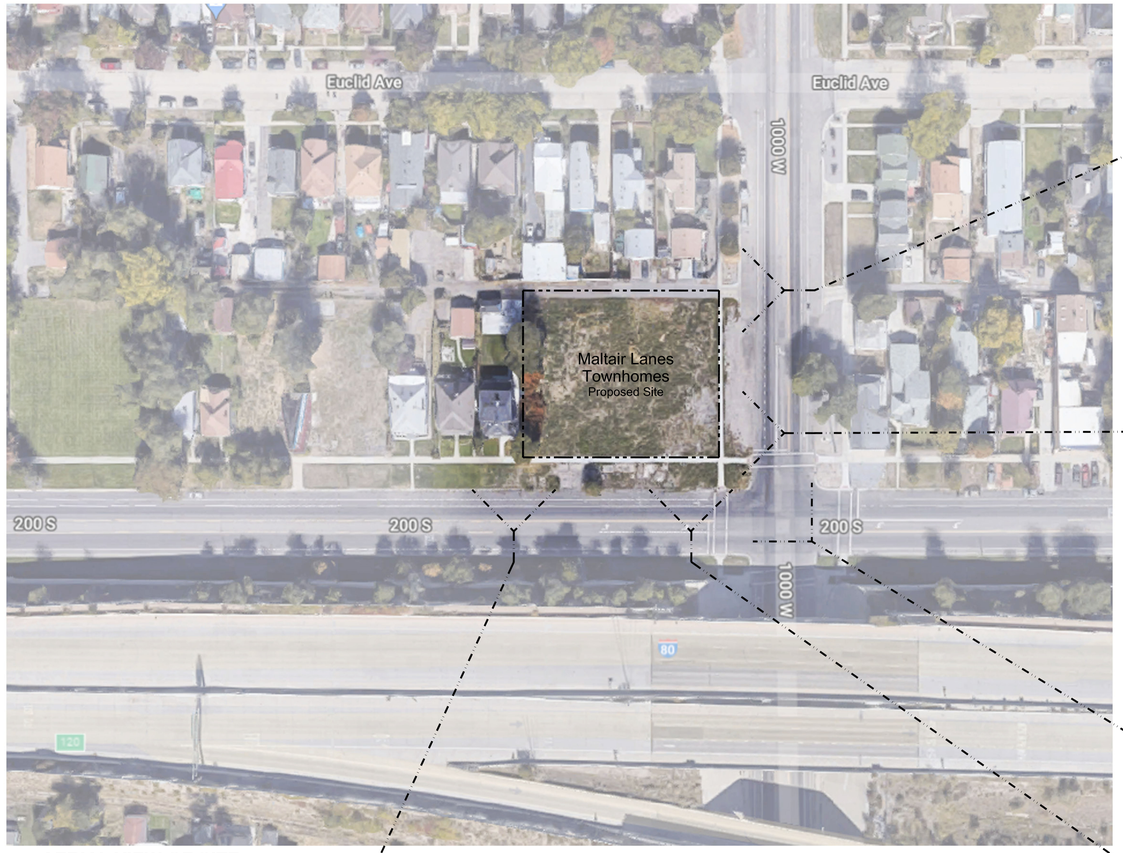
VIEW ACROSS 1000 WEST
SCALE: 3/16" = 1'-0"

VIEW ACROSS 200 SOUTH
SCALE: 3/16" = 1'-0"



AERIAL VIEW OF SITE
SCALE: 3/16" = 1'-0"

1000 WEST
SCALE: 3/16" = 1'-0"

200 SOUTH 1000 WEST INTERSECTION
SCALE: 3/16" = 1'-0"

200 SOUTH
SCALE: 3/16" = 1'-0"

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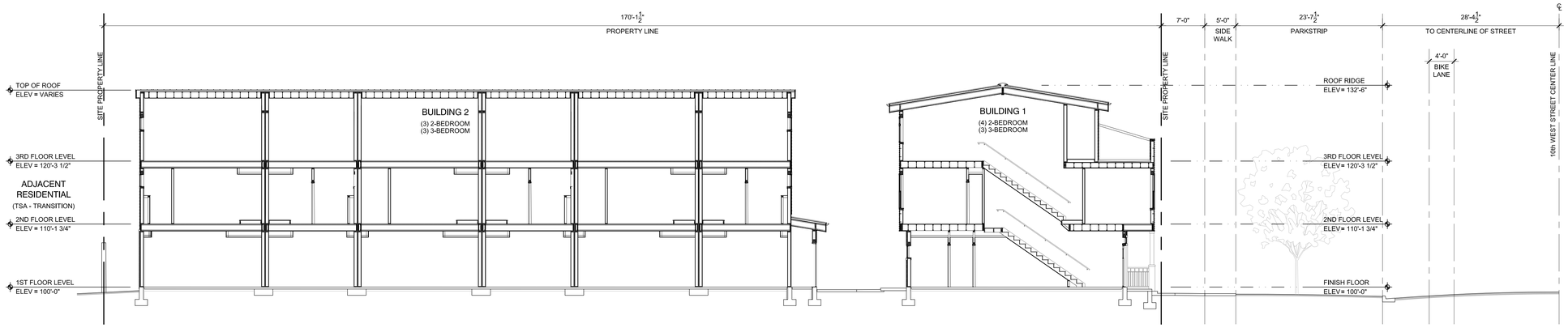
SHEET TITLE
Site Context

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

SHEET
A002



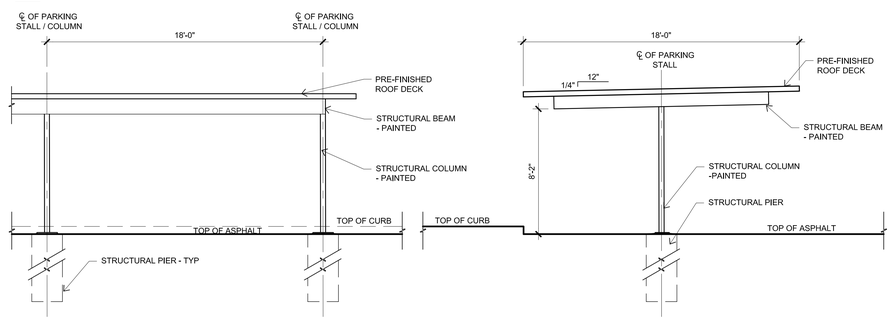
A SITE SECTION - EAST TO WEST

SCALE: 1/8" = 1'-0"

B SITE SECTION - NORTH TO SOUTH

SCALE: 1/8" = 1'-0"

NOTE: SEE SHOP DRAWINGS FOR ADDITIONAL INFORMATION



REAR ELEVATION (FRONT SIMILAR)

SIDE ELEVATION

C TYPICAL CARPORT CANOPY DETAIL

SCALE: 1/4" = 1'-0"

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PROJECT

A NEW TOWNHOME DEVELOPMENT FOR: MALTAIR LANES

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SHEET TITLE
Site Sections

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
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SHEET
A003

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A BUILDING 1 - OVERALL MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

B BUILDING 2 - OVERALL MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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A NEW TOWNHOME DEVELOPMENT FOR:

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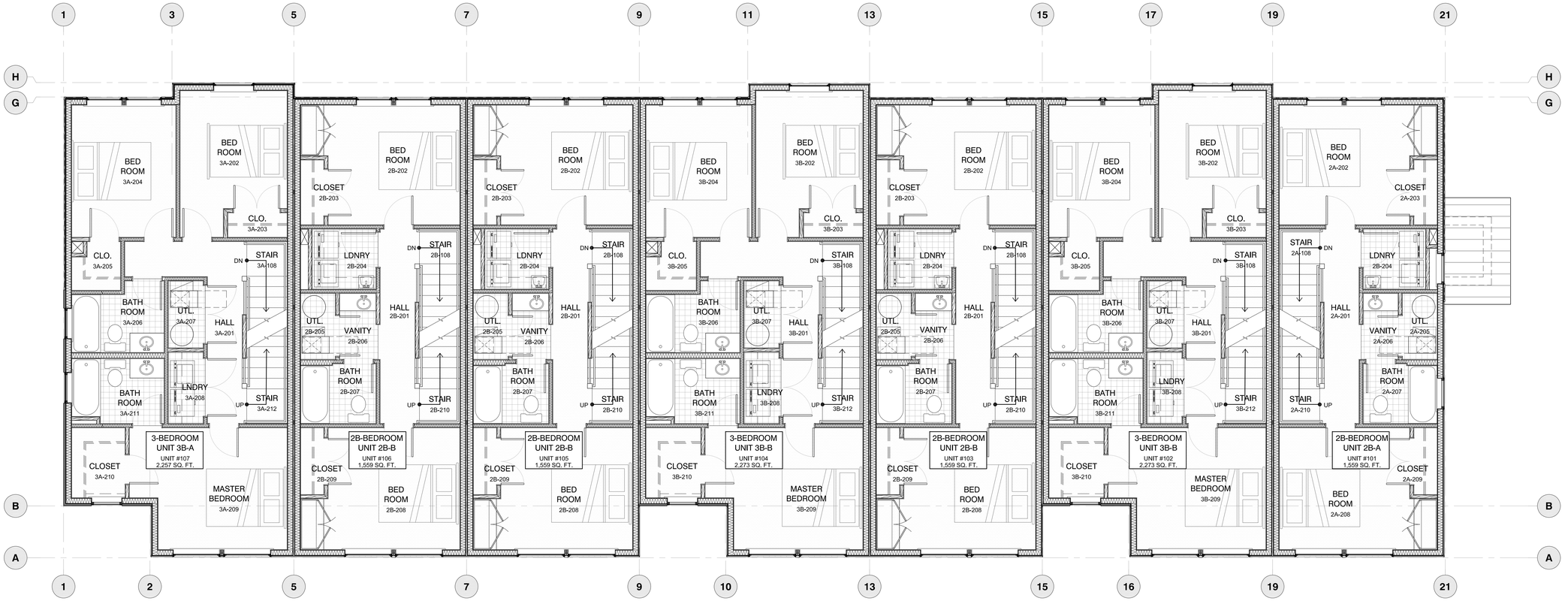
SHEET TITLE
Main Level Floor Plans

REVISIONS

PROJECT:	23-014.01
DATE:	March 1, 2024
SCALE:	As Shown
DRAWN BY:	sj
CHECKED:	ppm

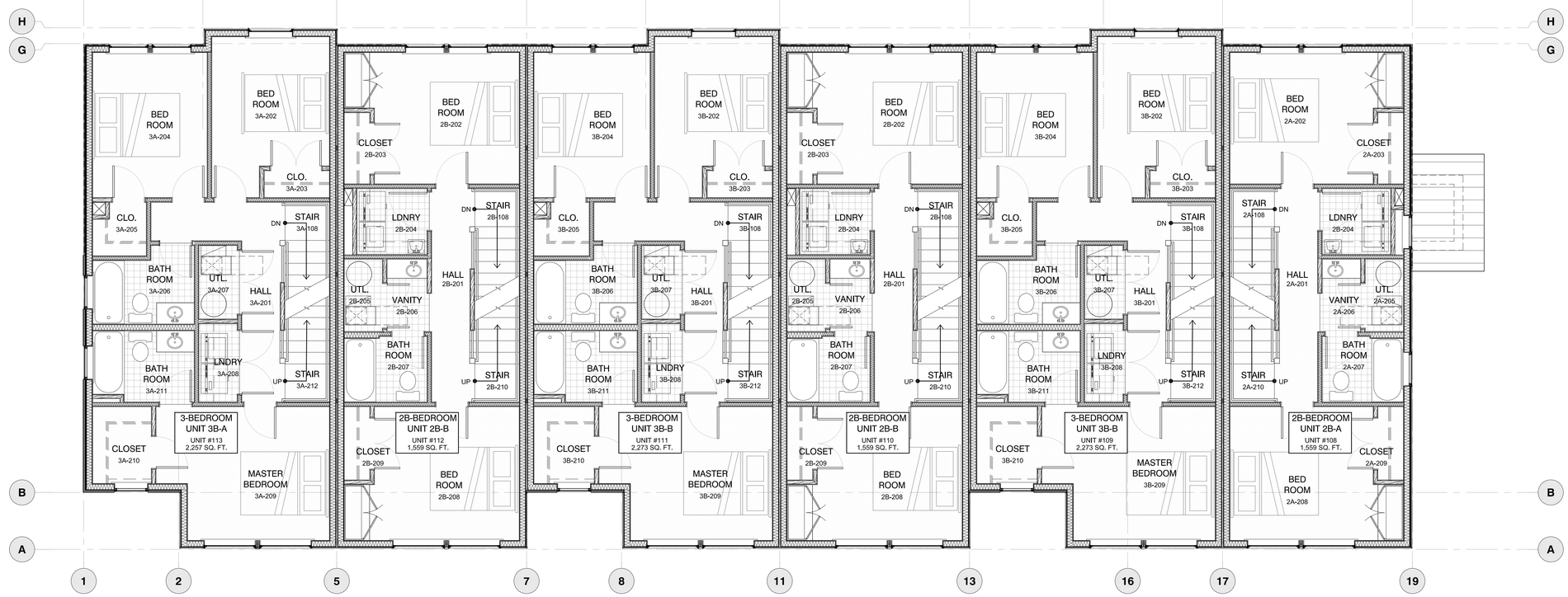
SHEET
A101



A BUILDING 1 - OVERALL 2nd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



B BUILDING 2 - OVERALL 2nd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

ARCHITECTURE PLANNING INTERIORS

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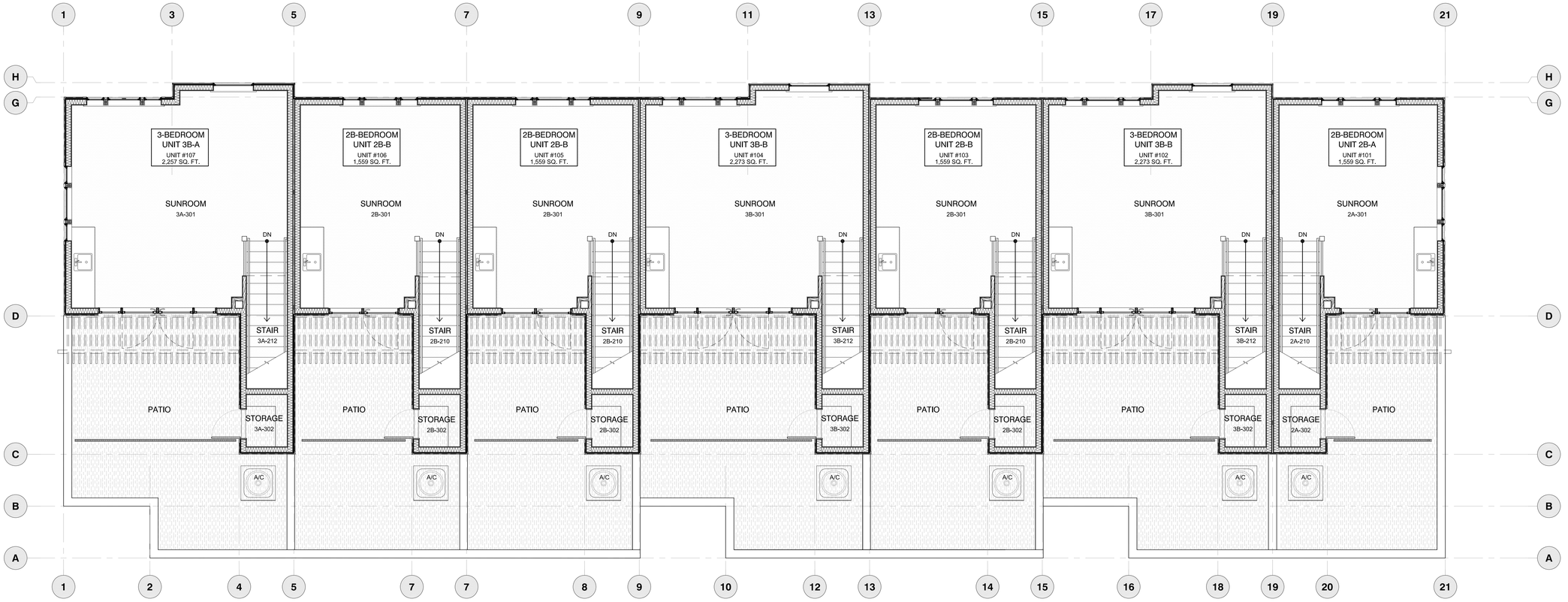
SHEET TITLE
2nd Level Floor Plans

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

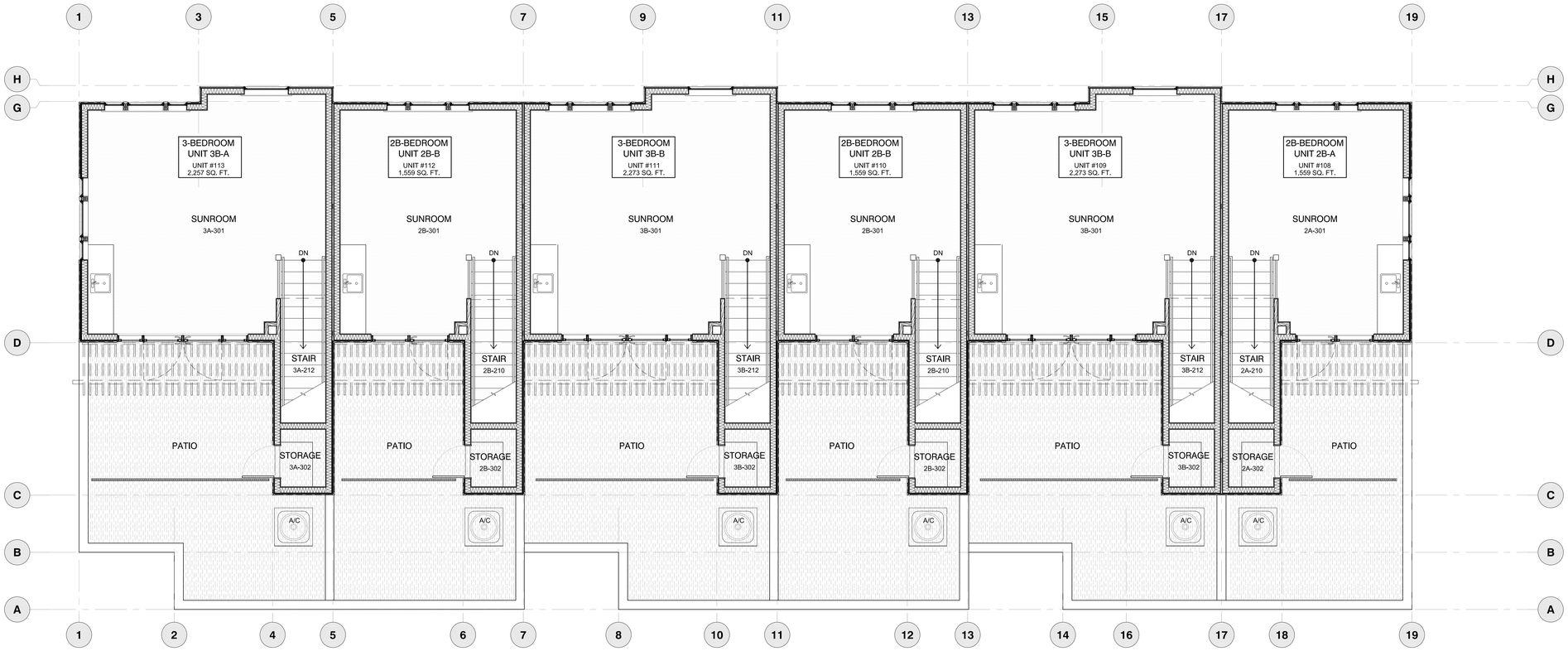
SHEET
A102



A BUILDING 1 - OVERALL 3rd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



B BUILDING 2 - OVERALL 3rd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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PROJECT
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SALT LAKE CITY, UTAH 84104

STATE OF UTAH
PASCAL P. MEYER
5786265-0301
3/1/24
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SHEET TITLE
3nd Level Floor Plans

REVISIONS

PROJECT:	23-014.01
DATE:	March 1, 2024
SCALE:	As Shown
DRAWN BY:	sj
CHECKED:	ppm

SHEET
A103

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A 1000 WEST ELEVATION (BUILDING 1 - EAST ELEVATION)

SCALE: 3/16" = 1'-0"

B 1000 WEST BUILDING (BUILDING 1 - WEST ELEVATION)

SCALE: 3/16" = 1'-0"

C ALLEY ELEVATION (BUILDING 1 (LEFT) & BUILDING 2 (RIGHT) NORTH ELEVATIONS)

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH KEY

1	**BRICK VENEER** THIN BRICK VENEER • INTERSTATE BRICK • THIN MODULAR, MATTE TEXTURE • COLOR: MONTEREY	11	**METAL ROOFING** STANDING SEAM METAL ROOF • PAC-CLAD 'SNAP-CLAD' METAL ROOFING PANELS • COLOR: MIDNIGHT BRONZE
2	**METAL PANEL SIDING** PAC-CLAD METAL WALL PANEL: 'HWP' 16" NOMINAL PANEL (OR EQUAL) SET HORIZONTALLY • COLOR: CHARCOAL	12	**METAL FACIA / SOFFIT** PRE-FINISHED METAL SOFFIT • PRE-FINISHED METAL FACIA / SOFFIT (VENTED) • COLOR: MIDNIGHT BRONZE
3	**METAL PANEL SIDING** PAC-CLAD METAL WALL PANEL: 'HWP' 16" NOMINAL PANEL (OR EQUAL) SET HORIZONTALLY • COLOR: HUNTER GREEN	13	**METAL PARAPET CAP** 4" PRE-FINISHED METAL CAP FLASHING • PAC-CLAD (OR EQUAL) • COLOR: BONE WHITE
4	**METAL PANEL SIDING** PAC-CLAD METAL WALL PANEL: 'HWP' 16" NOMINAL PANEL (OR EQUAL) SET HORIZONTALLY • COLOR: PACIFIC BLUE	14	**TRELLIS / COLUMNS** WOOD w/ PAINTED FINISH • SHERWIN WILLIAMS EPOXY PAINT FINISH • COLOR: SNOWBOUND (SW 7004)
5	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: BACK BAY BLUE	15	**GUARDRAIL / HANDRAIL** STEEL HAND RAIL/ GUARD RAIL - PAINTED • COLOR: WHITE
6	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: NAVAJO BEIGE	16	**EXPOSED CONCRETE** EXPOSED ARCHITECTURAL FINISH GRADE CONCRETE • COLOR: NATURAL GRAY
7	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: BAKED CLAY	17	**STEEL ENTRY DOOR** INSULATED STEEL DOOR w/ UPPER LIGHT • PAINTED • COLOR: TBD
8	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: URBAN GRAY	18	**EXTERIOR STEEL DOOR** INSULATED STEEL DOOR / FRAME • PAINTED • COLOR: WHITE
9	**FIBER CEMENT TRIM** HARDIE TRIM BOARD • 4/4 RUSTIC • 5.5" @ WINDOWS & 3.5" @ CORNERS • COLOR: ARCTIC WHITE	19	**VINYL FRENCH DOOR** DOUBLE PANE EXTERIOR VINYL FRENCH DOOR • WHITE FRAME w/ CLEAR LOW 'E' GLASS
10	**SILL / TRIM** PRE-CAST CONCRETE TRIM • COLOR: NATURAL GREY	20	**VINYL FRAME WINDOW** DOUBLE PANE EXTERIOR VINYL WINDOW - SEE WINDOW ELEVATIONS • WHITE FRAME w/ CLEAR LOW 'E' GLASS

ARCHITECTURE PLANNING INTERIORS
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PROJECT
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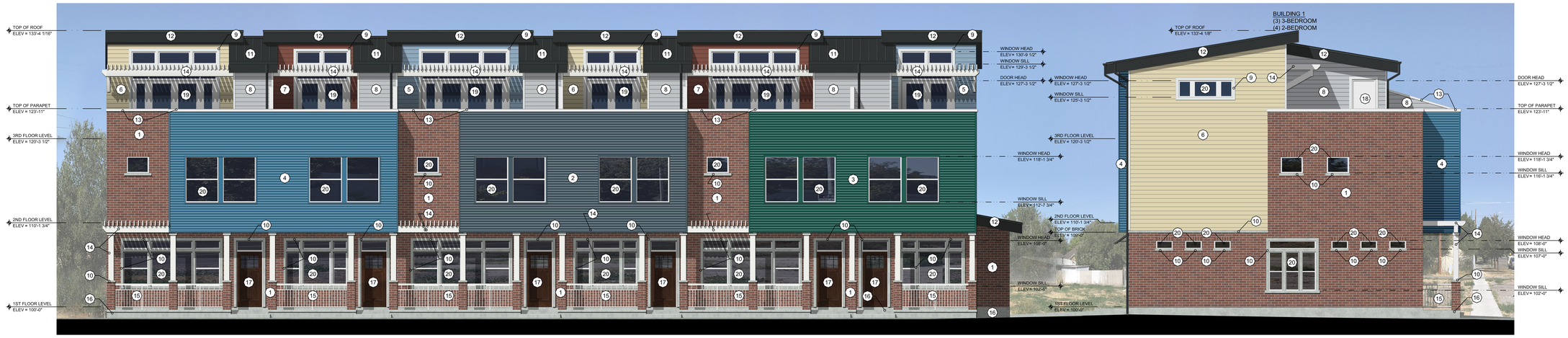
SHEET TITLE
Exterior Finish Elevations

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

SHEET
A210

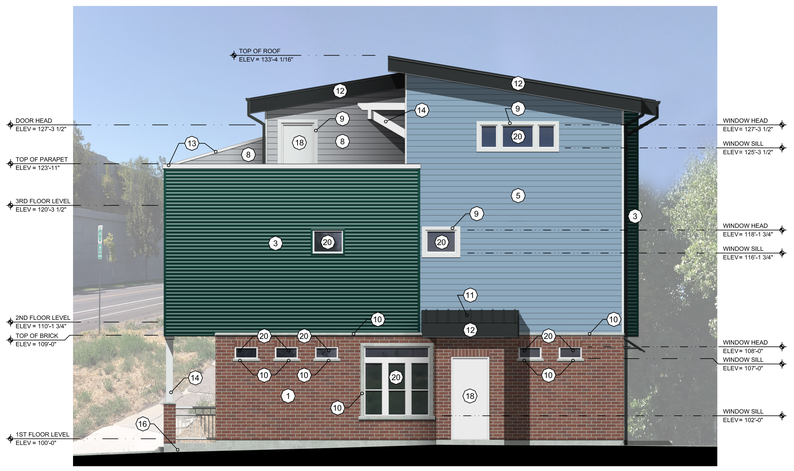


A 200 SOUTH ELEVATION (SOUTH ELEVATION)

SCALE: 3/16" = 1'-0"

B 200 SOUTH BUILDING (WEST ELEVATION)

SCALE: 3/16" = 1'-0"



C 200 SOUTH BUILDING (EAST ELEVATION)

SCALE: 3/16" = 1'-0"

200 SOUTH FACADE

GROUND LEVEL MATERIALS

NOTE: MEASUREMENTS TAKEN FROM GRADE TO MAIN FLOOR CEILING HEIGHT

SOUTH ELEVATION (200 SOUTH)

TOTAL AREA	1,411 SQ. FT.		
GLASS & TRANSPARENCY	359 SQ. FT. (25.4%)		
NET AREA	1,052 SQ. FT.		
DURABLE MATERIAL	1,283 SQ. FT. (99.7%)		
BRICK	647 SQ. FT. (61.5%)	CONCRETE	144 SQ. FT. (13.7%)
FIBER CEMENT SIDING	150 SQ. FT. (14.3%)	METAL DOOR	108 SQ. FT. (10.3%)
ACCENT MATERIALS	3 SQ. FT. (0.3%)		

GROUND LEVEL GLASS

NOTE: MEASUREMENTS TAKEN FROM 3'-0" ABOVE GRADE TO 8'-0" ABOVE GRADE

SOUTH ELEVATION (200 SOUTH)

TOTAL AREA (BUILDING #1)	185 SQ. FT.
GLASS & TRANSPARENCY	118 SQ. FT. (9.7%)
OTHER EXTERIOR FINISHES	167 SQ. FT. (90.3%)
TOTAL AREA (BUILDING #2)	525 SQ. FT.
GLASS & TRANSPARENCY	206 SQ. FT. (39.2%)
OTHER EXTERIOR FINISHES	319 SQ. FT. (60.8%)

UPPER LEVEL MATERIALS

NOTE: MEASUREMENTS TAKEN FROM ABOVE MAIN FLOOR CEILING TO ROOF SOFFIT

SOUTH ELEVATION (200 SOUTH)

TOTAL AREA	3,037 SQ. FT.		
GLASS & TRANSPARENCY	306 SQ. FT. (19.9%)		
NET AREA	2,434 SQ. FT.		
DURABLE MATERIAL	2,304 SQ. FT. (94.7%)		
BRICK	545 SQ. FT. (22.4%)	METAL SIDING	1,015SQ. FT. (41.7%)
FIBER CEMENT SIDING	766 SQ. FT. (30.1%)	CONCRETE	11 SQ. FT. (0.5%)
ACCENT MATERIALS	130 SQ. FT. (5.3%)		

1000 WEST FACADE

GROUND LEVEL MATERIALS

NOTE: MEASUREMENTS TAKEN FROM GRADE TO MAIN FLOOR CEILING HEIGHT

EAST ELEVATION (1000 WEST)

TOTAL AREA	1,200 SQ. FT.		
GLASS & TRANSPARENCY	360 SQ. FT. (30.0%)		
NET AREA	840 SQ. FT.		
DURABLE MATERIAL	840 SQ. FT. (100.0%)		
BRICK	437 SQ. FT. (52.0%)	CONCRETE	120 SQ. FT. (14.3%)
FIBER CEMENT SIDING	158 SQ. FT. (18.8%)	METAL DOORS	125 SQ. FT. (14.9%)
ACCENT MATERIALS	0 SQ. FT. (0.0%)		

GROUND LEVEL GLASS

NOTE: MEASUREMENTS TAKEN FROM 3'-0" ABOVE GRADE TO 8'-0" ABOVE GRADE

EAST ELEVATION (1000 WEST)

TOTAL AREA (BUILDING #1)	600 SQ. FT.
GLASS & TRANSPARENCY	343 SQ. FT. (39.0%)
OTHER EXTERIOR FINISHES	366 SQ. FT. (61.0%)

UPPER LEVEL MATERIALS

NOTE: MEASUREMENTS TAKEN FROM ABOVE MAIN FLOOR CEILING TO ROOF SOFFIT

EAST ELEVATION (1000 WEST)

TOTAL AREA	2,548 SQ. FT.		
GLASS & TRANSPARENCY	661 SQ. FT. (25.9%)		
NET AREA	1,887 SQ. FT.		
DURABLE MATERIAL	1,784 SQ. FT. (94.5%)		
BRICK	385 SQ. FT. (15.1%)	METAL SIDING	1,087 SQ. FT. (57.6%)
FIBER CEMENT SIDING	409 SQ. FT. (21.7%)	CONCRETE	3 SQ. FT. (0.2%)
ACCENT MATERIALS	103 SQ. FT. (5.5%)		

EXTERIOR FINISH KEY

1	**BRICK VENEER** THIN BRICK VENEER • INTERSTATE BRICK • THIN MODULAR, MATTE TEXTURE • COLOR: MONTEREY	11	**METAL ROOFING** STANDING SEAM METAL ROOF • PAC-CLAD 'SNAP-CLAD' METAL ROOFING PANELS • COLOR: MIDNIGHT BRONZE
2	**METAL PANEL SIDING** PAC-CLAD METAL WALL PANEL: 'HWP' 16" NOMINAL PANEL (OR EQUAL) SET HORIZONTALLY • COLOR: CHARCOAL	12	**METAL FACIA / SOFFIT** PRE-FINISHED METAL SOFFIT • PRE-FINISHED METAL FACIA / SOFFIT (VENTED) • COLOR: MIDNIGHT BRONZE
3	**METAL PANEL SIDING** PAC-CLAD METAL WALL PANEL: 'HWP' 16" NOMINAL PANEL (OR EQUAL) SET HORIZONTALLY • COLOR: HUNTER GREEN	13	**METAL PARAPET CAP** 4" PRE-FINISHED METAL CAP FLASHING • PAC-CLAD (OR EQUAL) • COLOR: BONE WHITE
4	**METAL PANEL SIDING** PAC-CLAD METAL WALL PANEL: 'HWP' 16" NOMINAL PANEL (OR EQUAL) SET HORIZONTALLY • COLOR: PACIFIC BLUE	14	**TRELLIS / COLUMNS** WOOD w/ PAINTED FINISH • SHERWIN WILLIAMS EPOXY PAINT FINISH • COLOR: SNOWBOUND (SW 7004)
5	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: BACK BAY BLUE	15	**GUARDRAIL / HANDRAIL** STEEL HAND RAIL/ GUARD RAIL - PAINTED • COLOR: WHITE
6	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: NAVAJO BEIGE	16	**EXPOSED CONCRETE** EXPOSED ARCHITECTURAL FINISH GRADE CONCRETE • COLOR: NATURAL GRAY
7	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: BAKED CLAY	17	**STEEL ENTRY DOOR** INSULATED STEEL DOOR w/ UPPER LIGHT • PAINTED • COLOR: TBD
8	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: URBAN GRAY	18	**EXTERIOR STEEL DOOR** INSULATED STEEL DOOR / FRAME • PAINTED • COLOR: WHITE
9	**FIBER CEMENT TRIM** HARDIE TRIM BOARD • 4/4 RUSTIC • 5.5" @ WINDOWS & 3.5" @ CORNERS • COLOR: ARCTIC WHITE	19	**VINYL FRENCH DOOR** DOUBLE PANE EXTERIOR VINYL FRENCH DOOR • WHITE FRAME w/ CLEAR LOW 'E' GLASS
10	**SILL / TRIM** PRE-CAST CONCRETE TRIM • COLOR: NATURAL GREY	20	**VINYL FRAME WINDOW** DOUBLE PANE EXTERIOR VINYL WINDOW - SEE WINDOW ELEVATIONS • WHITE FRAME w/ CLEAR LOW 'E' GLASS

ARCHITECTURE
PLANNING
INTERIORS
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ARCHITECTS LLC
9133 S MONROE PLAZA WAY SUITE D
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www.carpenterstringham.com

PROJECT
A NEW TOWNHOME DEVELOPMENT FOR:

MALTAIR LANES

1012 W. - 1020 W. 200 S. & 172 S. - 192 S. 1000 W.
SALT LAKE CITY, UTAH 84104

STATE OF UTAH
PASCAL P. MEYER
5786265-0301
3/1/24
LICENSED ARCHITECT

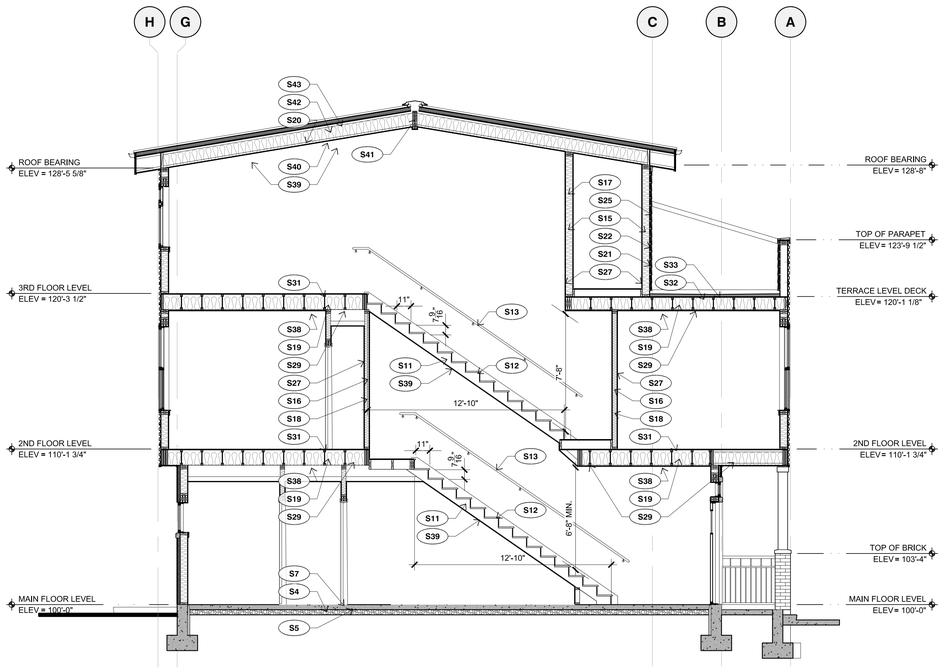
SHEET TITLE
Exterior Finish Elevations

REVISIONS

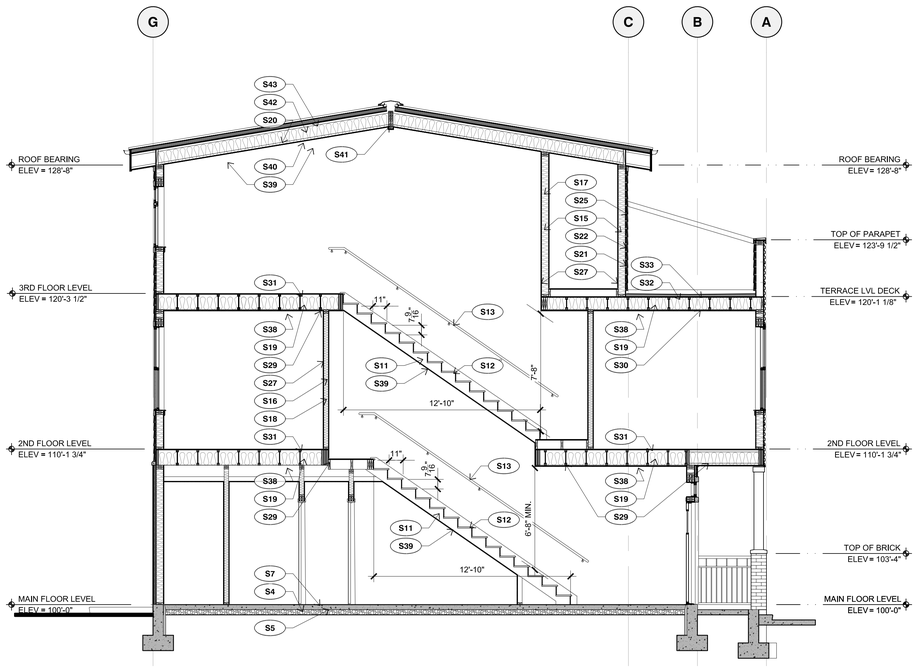
PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

SHEET
A211

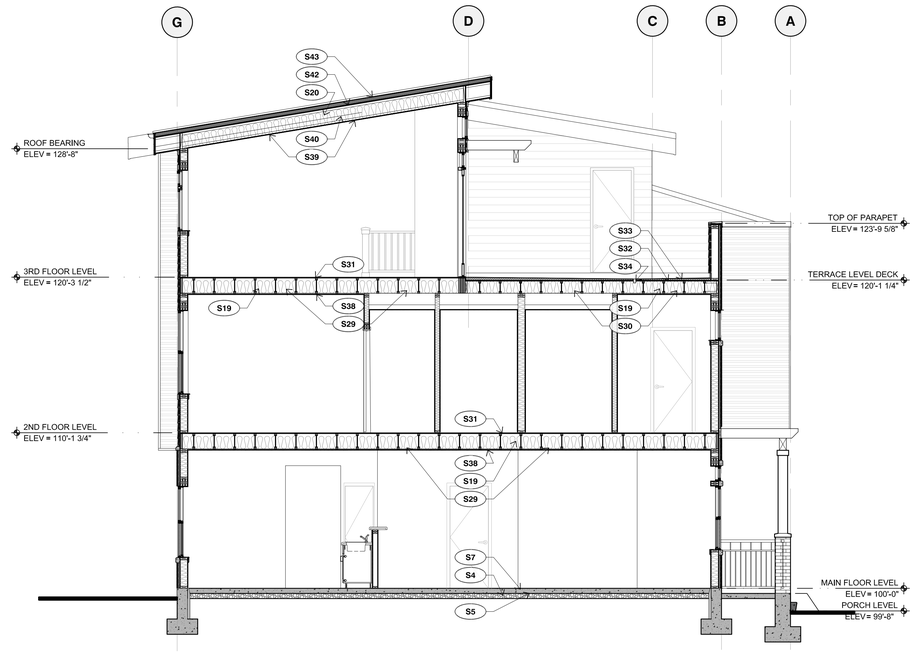
Z:\Projects\23-008.01 Maltair Lanes Townhomes - SLC\CDs\A210-12.dwg March 01, 2024 - 12:28 PM



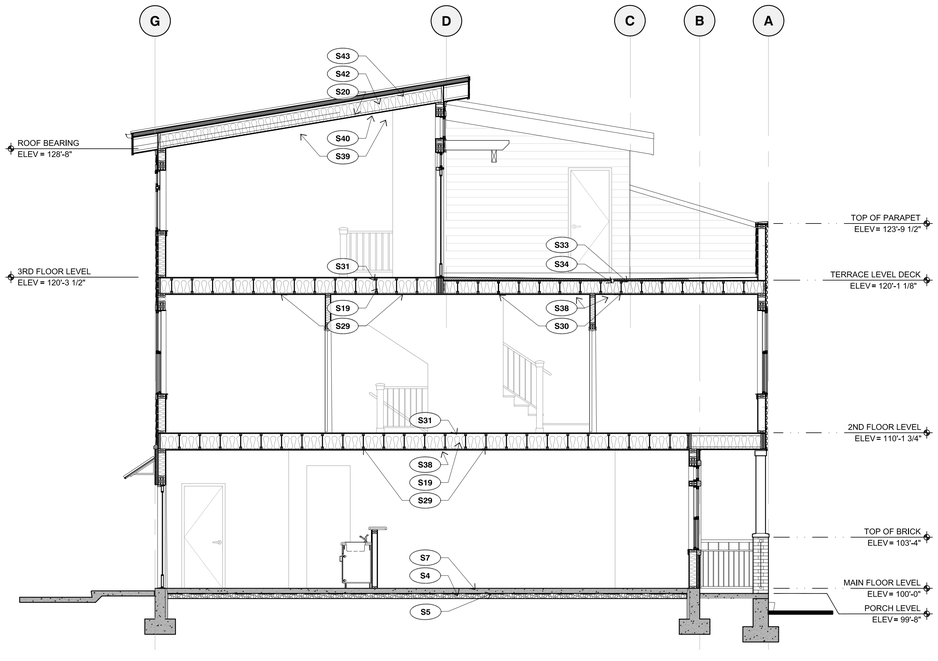
A BUILDING SECTION - BUILDING 1 & 2 - 3-BEDROOM @ STAIR
SCALE: 1/4" = 1'-0"



B BUILDING SECTION - BUILDING 1 & 2 - 2-BEDROOM @ STAIR
SCALE: 1/4" = 1'-0"



C BUILDING SECTION - BUILDING 1 & 2
SCALE: 1/4" = 1'-0"



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GENERAL NOTES:

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- B SEE INTERIOR AND EXTERIOR FINISH SCHEDULE FOR ALL COLOR, PAINT, AND FINISH INFORMATION
- C SEE WALL TYPES ON SHEET A110 FOR WALL SIZES, RATINGS, FINISHES, AND INSULATION INFORMATION NOT SHOWN
- D SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS

SHEET NOTES:

- S1 BASE / SUBGRADE - SEE CIVIL & STRUCTURAL DRAWINGS
- S2 CONCRETE FOOTING AND FOUNDATION SYSTEM - SEE STRUCTURAL DRAWINGS
- S3 R-10 MINIMUM RIDGED FOUNDATION INSULATION
- S4 4" STRUCTURAL FILL
- S5 10 MIL. VAPOR BARRIER
- S6 FINISH GRADE - SEE CIVIL DRAWINGS
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- S33 ROOF TERRACE WATER PROOFING SYSTEM (SLOPE TO DRAINS @ 1/8":12" min.) - SEE 9 & 23-24/A701 AND SPECIFICATIONS
- S34 ROOF TERRACE ROOF DRAIN - SEE PLUMBING DRAWINGS
- S35 6X6 WOOD COLUMN w/ PRE-FINISHED METAL COLUMN WRAP
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STATE OF UTAH
PASCAL P. MEYER
5762265-0301
3/1/24
LICENSED ARCHITECT

SHEET TITLE
Building Sections

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

SHEET
A301

Z:\Projects\23-008.01 Maltair Lanes Townhomes - SLC\Cds\A301-5.dwg, March 01, 2024 - 12:20 PM

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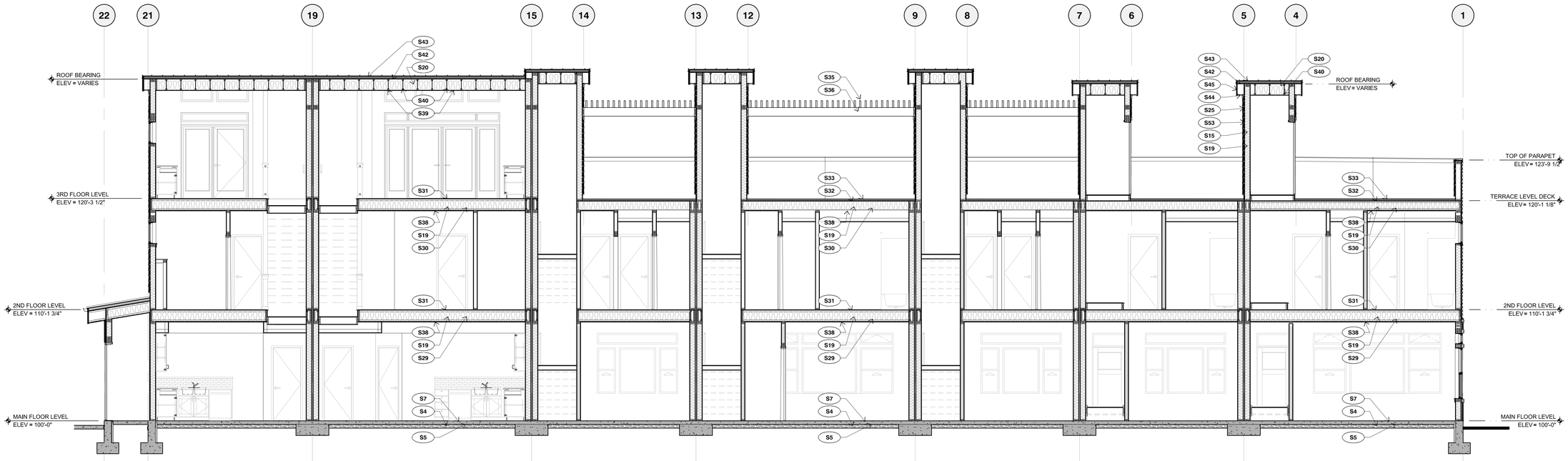
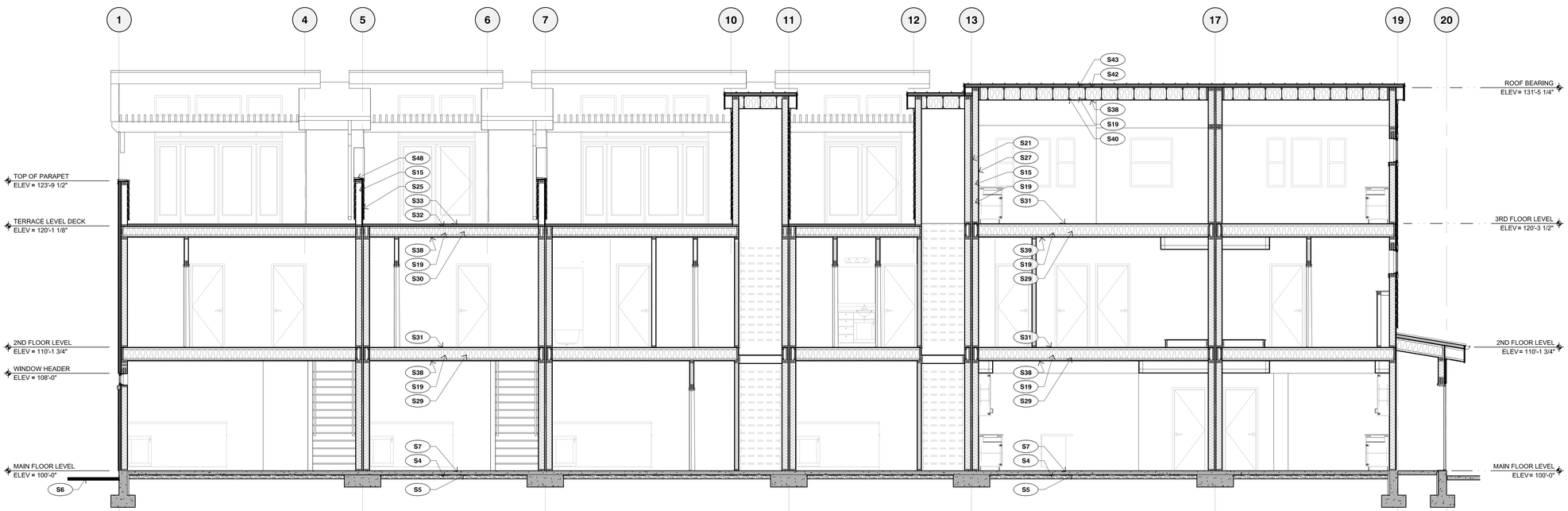


A BUILDING SECTION - BUILDING 1

SCALE: 1/4" = 1'-0"



B BUILDING SECTION - BUILDING 2

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ARCHITECTURE PLANNING INTERIORS

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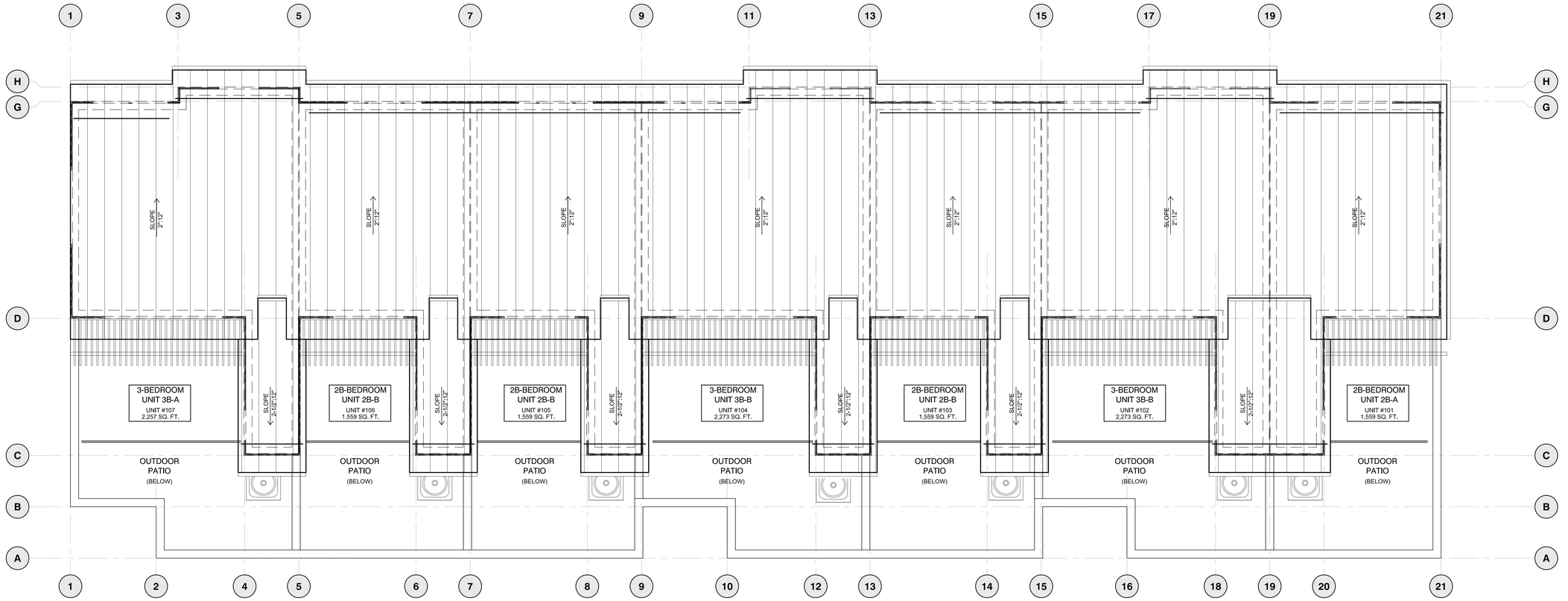
STATE OF UTAH
PASCAL P. MEYER
5766265-0301
3/1/24
LICENSED ARCHITECT

SHEET TITLE
Building Sections

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

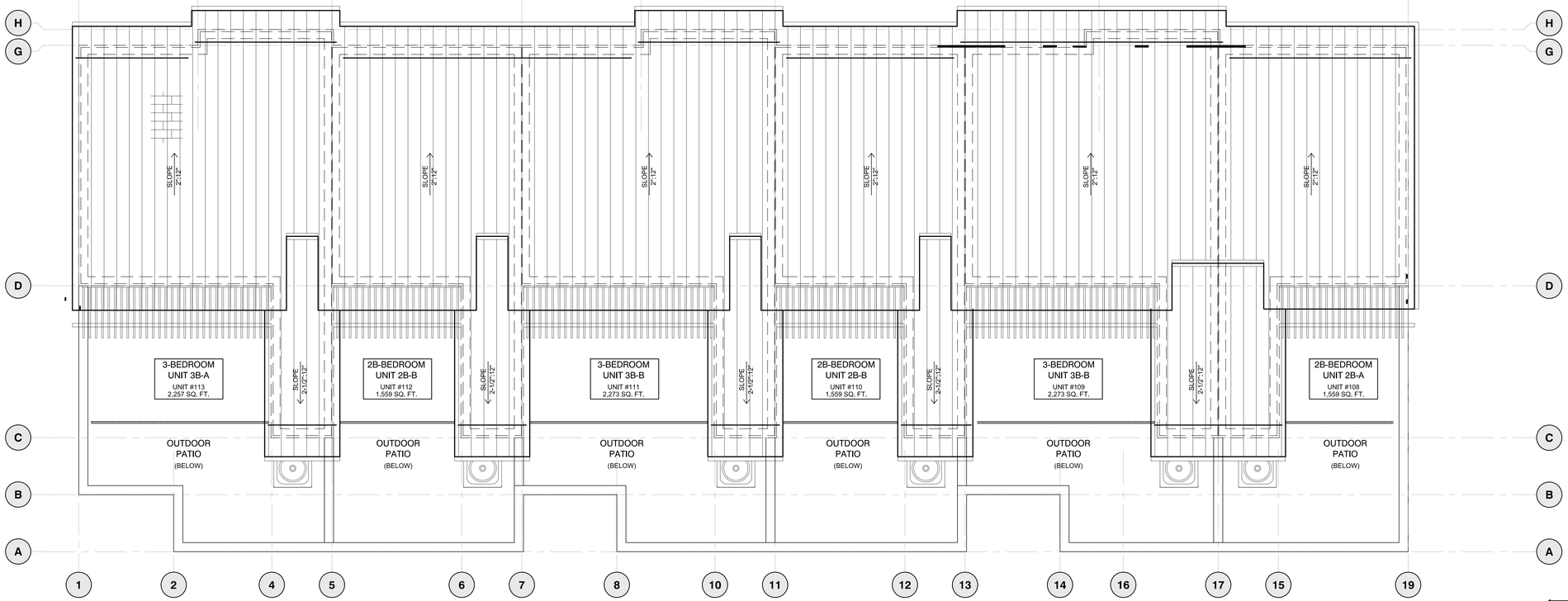
SHEET
A302



A BUILDING 1 - OVERALL ROOF PLAN

SCALE: 1/4" = 1'-0"

NORTH



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Roof Plans

REVISIONS

PROJECT:	23-014.01
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DRAWN BY:	sj
CHECKED:	ppm

SHEET

A401

Salt Lake City Public Utilities General Notes

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

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

PUBLIC UTILITIES:
BACKFLOW PREVENTION - 483-6795
DEVELOPMENT REVIEW ENGINEERING - 483-6781
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
PRETREATMENT - 799-4002
STORM WATER - 483-6751

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

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

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

4. **PERMITS, FEES AND AGREEMENTS**
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.

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

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

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

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

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

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

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

LEGEND

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

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

CIVIL ENGINEERING GENERAL NOTES

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

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

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

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

1.5 MATERIALS
1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-0N-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

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

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

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

1.9 AMERICAN DISABILITIES ACT
1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
*ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
*ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
*RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

ABBREVIATIONS

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

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LICENSED PROFESSIONAL ENGINEER
02/29/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

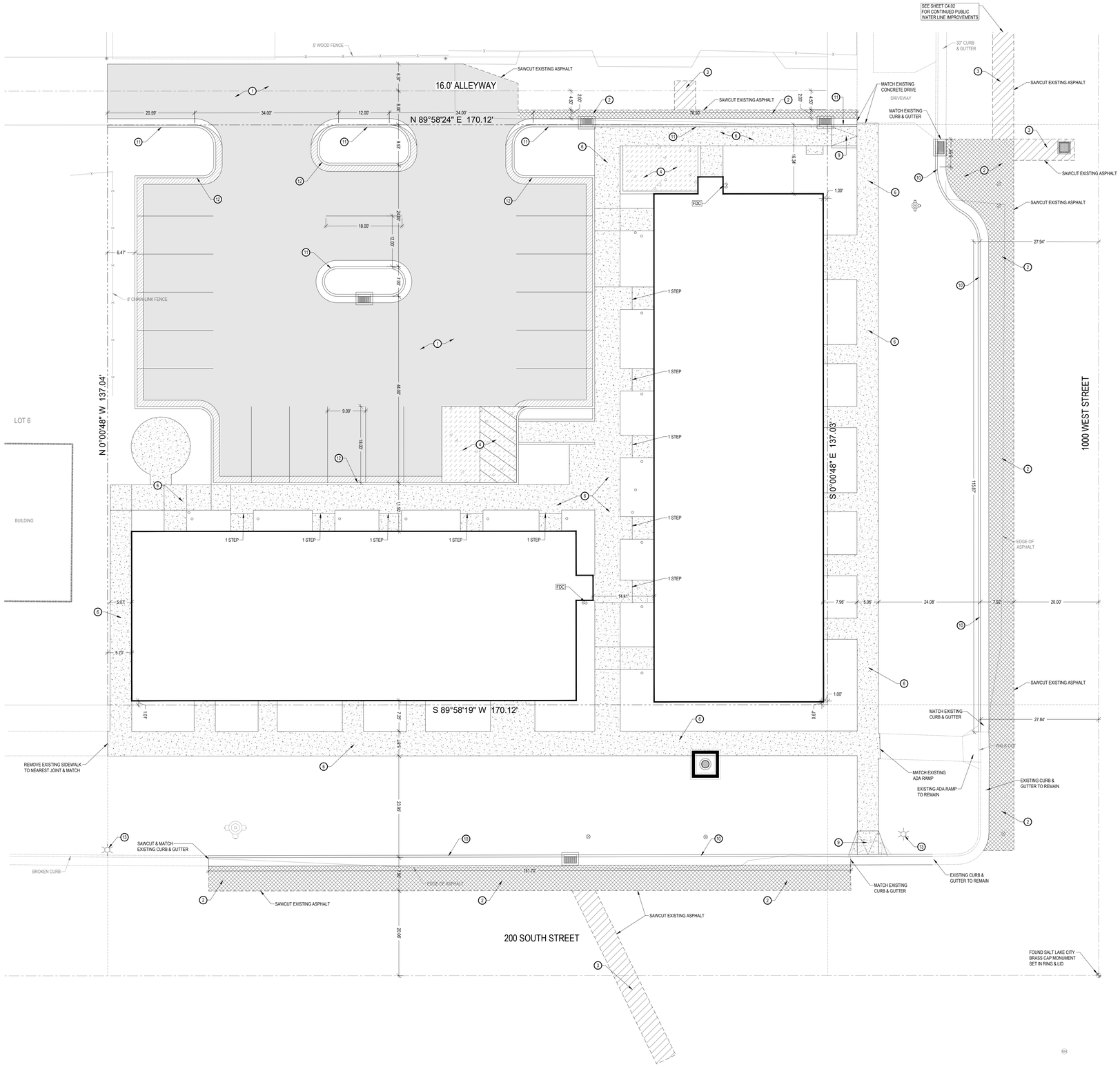
MALTAIR LANES
1012 W. - 1020 W. 200 S. & 172 S. 1000 W.
SALT LAKE CITY, UTAH 84104
LOCATED IN THE NW 1/4 OF SEC.02, T1S, R1W, S.L.B.&M.

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 16517
DESIGNED BY: GBL
CHECKED BY: TJD
DATE: 2/29/24

GENERAL NOTES LEGEND AND ABBREVIATIONS

C0.01



NORTH

SCALE: 1" = 10'

0 5' 10' 20' 30'

GENERAL NOTES:

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

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

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

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, IS REQUIRED TO OBTAIN A PUBLIC RIGHT OF WAY PERMIT FROM THE SALT LAKE CITY ENGINEERING OFFICE (801.535.6396) FOR WORK ON CURB, GUTTER, PARK STRIP, ROADWAY, OR ANYWHERE IN PUBLIC WAY. OBSTRUCTION OF SIDEWALKS AND ROADWAYS ALSO REQUIRE A PERMIT. THIS IS A SEPARATE PERMIT FROM THOSE ISSUED BY OTHER MUNICIPAL ENTITIES SUCH AS BUILDING SERVICES, PUBLIC UTILITIES, ETC.

KEYED NOTES:

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

1. ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL '81', SHEET C5.01.
2. ASPHALT PAVEMENT TIE-IN. PER APWA PLAN NO. 251.
3. ASPHALT T-PATCH, PER APWA PLAN NO. 255
4. HEAVY DUTY CONCRETE PAVEMENT WITH GRANULAR BASE, PER DETAIL 'D1', SHEET C5.01.
5. NOT USED
6. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
7. NOT USED
8. NOT USED
9. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
10. 30" CONCRETE CURB AND GUTTER, PER APWA PLAN NO. 205 'TYPE A'.
11. 24" CONCRETE CURB AND GUTTER, SEE DETAIL D2, SHEET C5.01
12. 24" RELEASE CONCRETE CURB AND GUTTER, SEE DETAIL D3, SHEET C5.01
13. STREET LIGHTS. SEE ELECTRICAL PLANS FOR DETAILS.

BOUNDARY DESCRIPTION

LOT 2 THRU 5, BLOCK 1 KELSEY AND GILLESPIE SUBDIVISION OF BLOCK 44, PLAT 'C' ACCORDING TO THE OFFICIAL PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 02, SAID CORNER BEING NORTH 0°00'48" WEST, ALONG THE 1000 WEST STREET MONUMENT LINE, A DISTANCE OF 63.95 FEET AND SOUTH 89°59'12" WEST, PERPENDICULAR TO SAID MONUMENT LINE, A DISTANCE OF 64.00 FEET, FROM THE SALT LAKE CITY MONUMENT MARKING THE INTERSECTION OF 200 SOUTH AND 1000 WEST STREET (BASIS OF BEARING BEING SOUTH 89°58'19" WEST, ALONG THE 200 SOUTH STREET MONUMENT LINE, BETWEEN MONUMENT FOUND AT 1000 WEST AND 1100 WEST) AND RUNNING THENCE SOUTH 89°58'19" WEST, ALONG THE NORTH LINE OF SAID 200 SOUTH STREET, A DISTANCE OF 170.12 FEET, TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 0°00'48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 137.04 FEET, TO THE NORTHWESTERLY CORNER THEREOF AND THE SOUTH LINE OF 16.0' WIDE ALLEYWAY; THENCE NORTH 89°58'24" EAST, ALONG THE SOUTH LINE OF SAID ALLEYWAY AND THE NORTHERLY LINES OF LOTS 2 TRHU 5, A DISTANCE OF 170.12 FEET, TO THE WESTERLY LINE OF AFORESAID 1000 WEST STREET; THENCE SOUTH 0°00'48" EAST, ALONG SAID WESTERLY LINE, BEING THE EAST LINE OF SAID LOT 2, A DISTANCE OF 137.03 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 23,311 SQUARE FEET, OR 0.535 ACRES.

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LICENSED PROFESSIONAL ENGINEER
02/29/2024
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STATE OF UTAH

MALTAIR LANES

1012 W. - 1020 W. 200 S. & 172 S. 1000 W.
SALT LAKE CITY, UTAH 84104
LOCATED IN THE NW 1/4 OF SEC.02, T1S, R1W, S.L.B.&M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 16517
DESIGNED BY: GBL
CHECKED BY: TJD
DATE: 2/29/24

CIVIL SITE PLAN

C1.01

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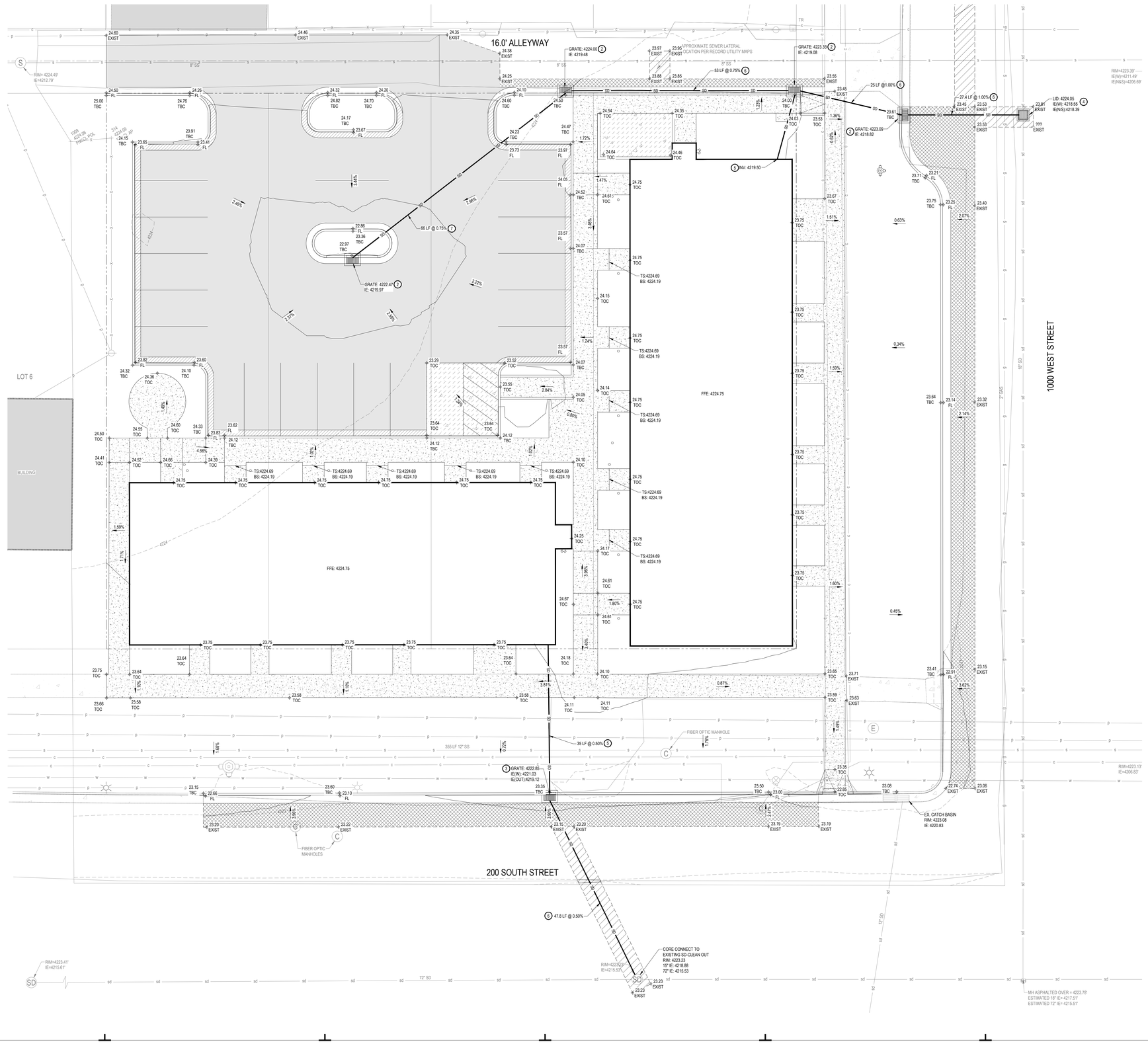

GENERAL NOTES:

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

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

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

A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, IS REQUIRED TO OBTAIN A PUBLIC RIGHT OF WAY PERMIT FROM THE SALT LAKE CITY ENGINEERING OFFICE (801.535.6396) FOR WORK ON CURB, GUTTER, PARK STRIP, ROADWAY, OR ANYWHERE IN PUBLIC WAY. OBSTRUCTION OF SIDEWALKS AND ROADWAYS ALSO REQUIRE A PERMIT. THIS IS A SEPARATE PERMIT FROM THOSE ISSUED BY OTHER MUNICIPAL ENTITIES SUCH AS BUILDING SERVICES, PUBLIC UTILITIES, ETC.

ANY ASPHALT REPAIRS REQUIRED AS A RESULT OF UTILITY EXCAVATIONS WITHIN 200 SOUTH AND 1000 WEST STREETS TO CONFORM WITH APWA PLAN NO. 255, UNLESS OTHERWISE NOTED.

ANY CURB & GUTTER REPAIRS REQUIRED AS A RESULT OF UTILITY EXCAVATIONS WITHIN 200 SOUTH AND 1000 WEST STREETS TO CONFORM WITH APWA PLAN NO. 205, UNLESS OTHERWISE NOTED.

ANY SIDEWALK REPAIRS REQUIRED AS A RESULT OF UTILITY EXCAVATIONS WITHIN 200 SOUTH AND 1000 WEST STREETS TO CONFORM WITH APWA PLAN NO. 231, UNLESS OTHERWISE NOTED.

KEYED NOTES:

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

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE, PER APWA PLAN NO. 315.
3. 24" X 24" STORM DRAIN AREA INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE, PER APWA PLAN NO. 332.
4. STORM DRAIN CLEANOUT BOX WITH HEAVY DUTY LID, PER APWA PLAN NO. 331.
5. 8" DIAMETER HDPE STORM DRAIN LINE.
6. 15" RCP STORM DRAIN LINE.
7. 12" HDPE STORM DRAIN LINE

CIVIL FFE = 4224.75'
ARCHITECTURAL FEE = 100.00'

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GRADING AND DRAINAGE PLAN

C2.01

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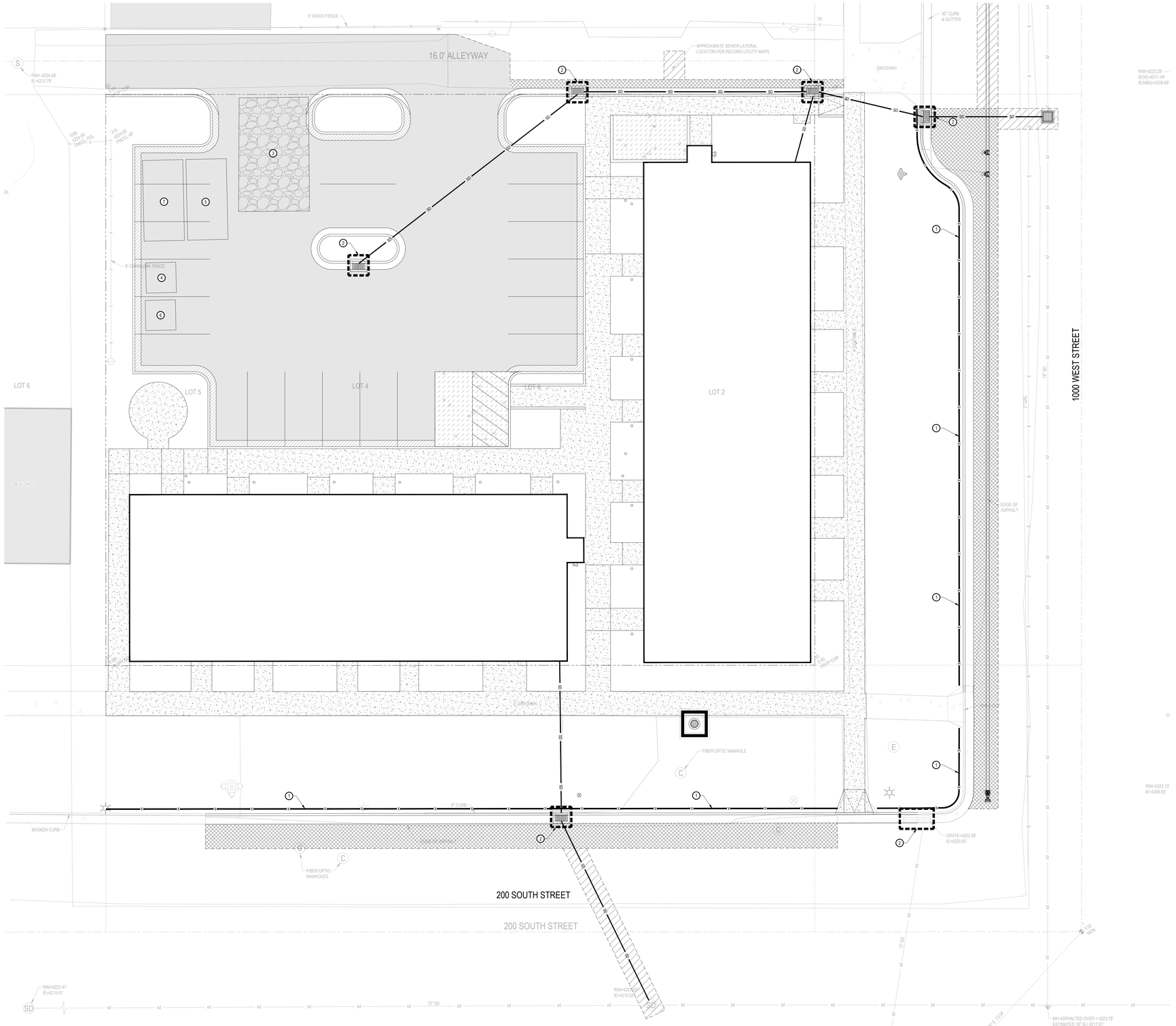

NORTH

SCALE: 1" = 10'

0 5' 10' 20' 30'

GENERAL NOTES:

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

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

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

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

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

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

MAINTENANCE:

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

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

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

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

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

KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.02.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.02.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6' BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C3', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

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NOTICE!
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Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
02/29/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

MALTAIR LANES

1012 W. - 1020 W. 200 S. & 172 S. 1000 W.
SALT LAKE CITY, UTAH 84104
LOCATED IN THE NW 1/4 OF SEC.02, T1S, R1W, S.L.B.&M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	16517
DESIGNED BY:	GBL
CHECKED BY:	TJD
DATE:	2/29/24

EROSION CONTROL PLAN

C2.02

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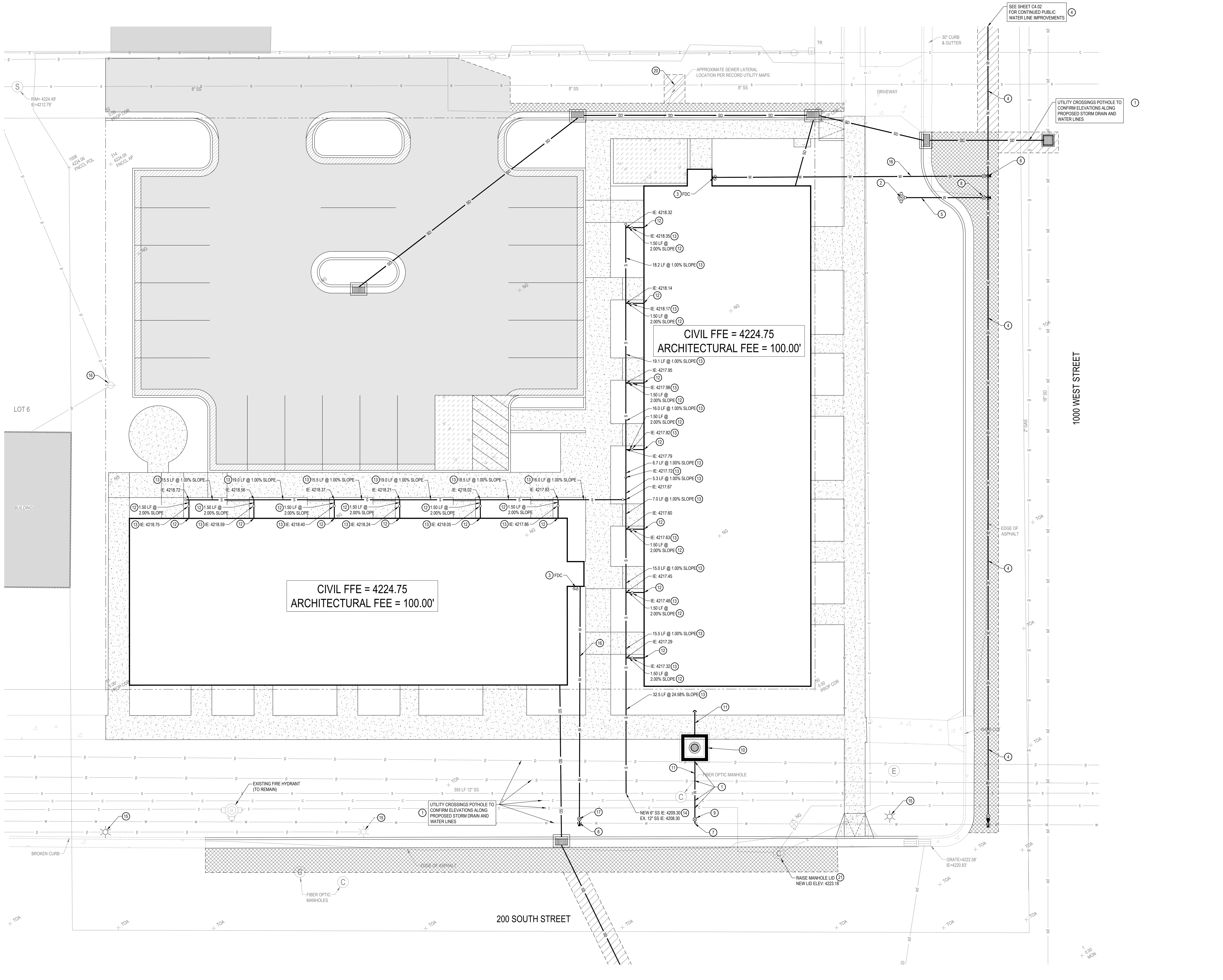

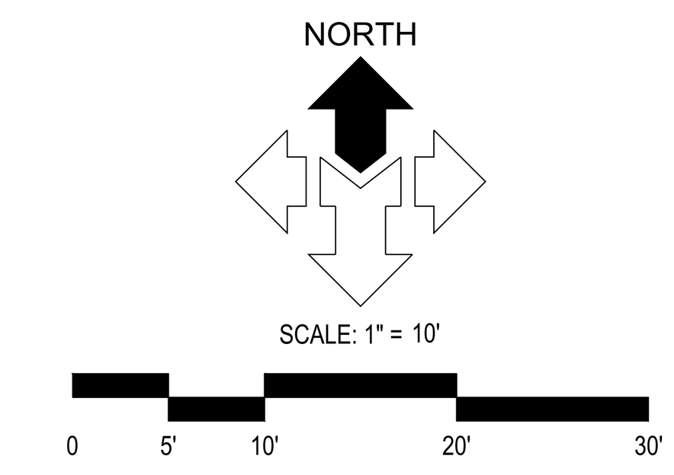

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

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

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

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

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

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

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY, COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

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

A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, IS REQUIRED TO OBTAIN A PUBLIC RIGHT OF WAY PERMIT FROM THE SALT LAKE CITY ENGINEERING OFFICE (801.535.6396) FOR WORK ON CURB, GUTTER, PARK STRIP, ROADWAY, OR ANYWHERE IN PUBLIC WAY. OBSTRUCTION OF SIDEWALKS AND ROADWAYS ALSO REQUIRE A PERMIT. THIS IS A SEPARATE PERMIT FROM THOSE ISSUED BY OTHER MUNICIPAL ENTITIES SUCH AS BUILDING SERVICES, PUBLIC UTILITIES, ETC.

ANY ASPHALT REPAIRS REQUIRED AS A RESULT OF UTILITY EXCAVATIONS WITHIN 200 SOUTH AND 1000 WEST STREETS TO CONFORM WITH APWA PLAN NO. 255, UNLESS OTHERWISE NOTED.

ANY CURB & GUTTER REPAIRS REQUIRED AS A RESULT OF UTILITY EXCAVATIONS WITHIN 200 SOUTH AND 1000 WEST STREETS TO CONFORM WITH APWA PLAN NO. 205, UNLESS OTHERWISE NOTED.

ANY SIDEWALK REPAIRS REQUIRED AS A RESULT OF UTILITY EXCAVATIONS WITHIN 200 SOUTH AND 1000 WEST STREETS TO CONFORM WITH APWA PLAN NO. 231, UNLESS OTHERWISE NOTED.

UTILITY PROVIDERS:

WATER:	SALT LAKE CITY PUBLIC UTILITIES
SANITARY SEWER:	SALT LAKE CITY PUBLIC UTILITIES
STORM DRAIN:	SALT LAKE CITY PUBLIC UTILITIES
STREET LIGHTS:	SALT LAKE CITY PUBLIC UTILITIES
NATURAL GAS:	DOMINION ENERGY
ELECTRICAL POWER:	ROCKY MOUNTAIN POWER
TELEPHONE:	CENTURY LINK

KEYED NOTES:

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

1. CONTRACTOR TO POTHOLE EXISTING UTILITY AND FIELD VERIFY LOCATION AND ELEVATION, AND REPORT TO ENGINEER PRIOR TO CONSTRUCTION OR INSTALLATION OF PURPOSED WATER LINE AND UTILITIES.
2. FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511 (SEE SALT LAKE CITY PUBLIC UTILITY - "STANDARD PRACTICE #5" FOR MODIFICATIONS).
3. FREESTANDING FIRE DEPARTMENT CONNECTION. SEE DETAIL 'A', THIS SHEET.
4. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE SALT LAKE CITY PUBLIC UTILITY - "STANDARD PRACTICE #1" FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING. SEE SHEET C4.02 FOR PLAN AND PROFILE INFORMATION.
5. 6" BLUE PVC C-900 DR-18 FIRE LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE SALT LAKE CITY PUBLIC UTILITY - "STANDARD PRACTICE #1" FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
6. CONNECT NEW 4" PVC C-900 WATER LINE TO EXISTING WATER LINE, PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
7. CONNECT NEW 2" WATER SERVICE LINE TO EXISTING WATER LINE, PER APWA PLAN NO. 552.
8. 6" GATE VALVE WITH VALVE BOX. SEE DETAIL 'C2', SHEET C5.01.
9. 2" GATE VALVE WITH VALVE BOX. SEE DETAIL 'C2', SHEET C5.01.
10. 2" WATER SERVICE METER SET PER APWA PLAN NO. 522 &.
11. 2" TYPE 'K' COPPER WATER SERVICE LINE.
12. 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING NEW CLEANOUTS AT 50-FOOT MAXIMUM SPACING, PER APWA PLAN NO. 431. SEE PLUMBING PLANS FOR CONNECTION TO BUILDING
13. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING NEW CLEANOUTS AT 100-FOOT MAXIMUM SPACING, PER APWA PLAN NO. 431.
14. CONNECT NEW 6" SEWER LATERAL TO EXISTING SEWER MAIN, PER APWA PLAN NO. 431.
15. RELOCATE EXISTING LIGHT POLE, SEE ELECTRICAL PLANS FOR EXACT LOCATION AND DETAILS.
16. 4" BLUE PVC C-900 DR-18 FIRE LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE SALT LAKE CITY PUBLIC UTILITY - "STANDARD PRACTICE #1" FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
17. 4" GATE VALVE WITH VALVE BOX. SEE DETAIL 'C2', SHEET C5.01.
18. ~~TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED.~~
19. ~~UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND ROCKY MOUNTAIN POWER.~~
20. KILL EXISTING SANITARY SEWER LATERAL AT MAIN, PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
21. RAISE EXISTING COMMUNICATIONS MANHOLE LID

UTILITY NOTE:

POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT. UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.

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LICENSED PROFESSIONAL ENGINEER
02/29/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

MALTAIR LANES

1012 W. - 1020 W. 200 S. & 172 S. 1000 W.
SALT LAKE CITY, UTAH 84104
LOCATED IN THE NW 1/4 OF SEC.02, T1S, R1W, S.L.B.&M.

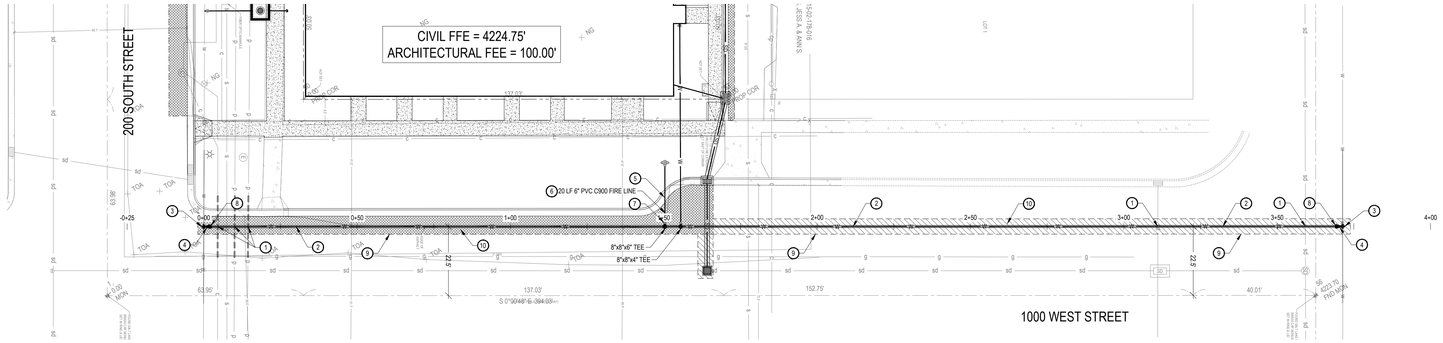
REVISIONS

REV	DATE	DESCRIPTION

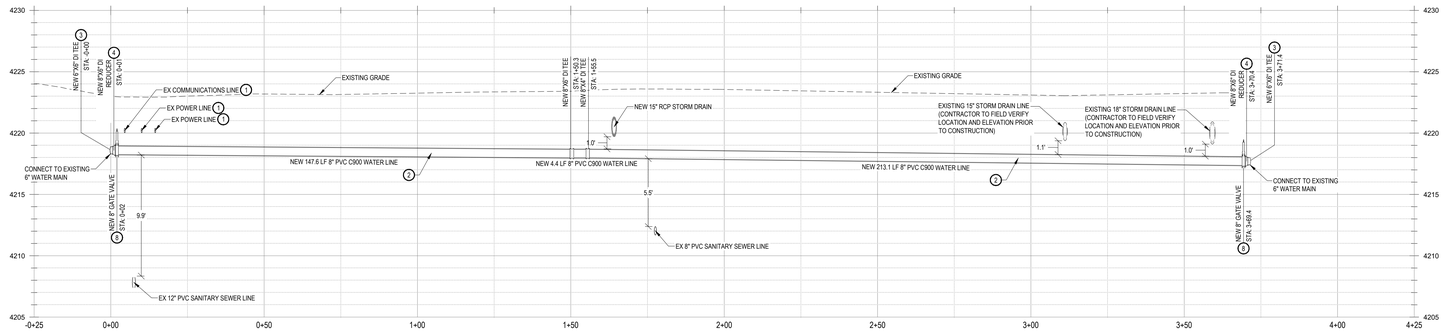
PROJECT NO:	16517
DESIGNED BY:	GBL
CHECKED BY:	TJD
DATE:	2/29/24

SITE UTILITY PLAN

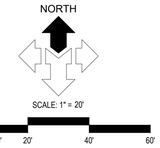
C4.01



PLAN VIEW



PROFILE VIEW
HORZ: 1" = 20'
VERT: 1" = 5'



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STORM DRAIN:	SALT LAKE CITY PUBLIC UTILITIES
STREET LIGHTS:	SALT LAKE CITY PUBLIC UTILITIES
NATURAL GAS:	DOMINION ENERGY
ELECTRICAL POWER:	ROCKY MOUNTAIN POWER
TELEPHONE:	CENTURY LINK

KEYED NOTES:

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

1. CONTRACTOR TO POTHOLE EXISTING UTILITY AND FIELD VERIFY LOCATION AND ELEVATION, AND REPORT TO ENGINEER PRIOR TO CONSTRUCTION OR INSTALLATION OF PURPOSED WATER LINE AND UTILITIES.
2. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE SALT LAKE CITY PUBLIC UTILITY - "STANDARD PRACTICE #1" FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
3. 6"x6"x6" TEE. CONNECT TO EXISTING 6" WATER MAIN PER SALT LAKE CITY PUBLIC UTILITY STANDARDS AND SPECIFICATIONS.
4. 8"x6" REDUCER, PER SALT LAKE CITY PUBLIC UTILITY STANDARDS AND SPECIFICATIONS.
5. FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511 (SEE SALT LAKE CITY PUBLIC UTILITY - "STANDARD PRACTICE #5" FOR MODIFICATIONS).
6. 6" BLUE PVC C-900 DR-18 FIRE LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE SALT LAKE CITY PUBLIC UTILITY - "STANDARD PRACTICE #1" FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
7. 6" GATE VALVE WITH VALVE BOX, SEE DETAIL 'C2', SHEET C5.01.
8. 8" GATE VALVE WITH VALVE BOX. SEE DETAIL 'C2', SHEET C5.01.
9. SAWCUT AND REMOVE EXISTING ASPHALT.
10. ASPHALT T-PATCH, PER APWA PLAN NO. 255 (2012 EDITION).

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LOCATED IN THE NW 1/4 OF SEC.02, T1S, R1W, S.L.B.&M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	16517
DESIGNED BY:	GBL
CHECKED BY:	TJD
DATE:	2/29/24

WATER MAIN PLAN & PROFILE

C4.02

200 SOUTH AND 1000 WEST

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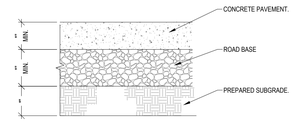
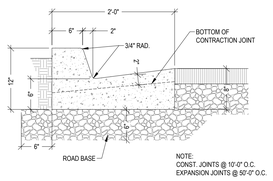


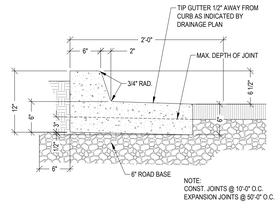
	STANDARD	DUMPSTER AREA
CONCRETE	6"	8"
ROAD BASE	4"	6"

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

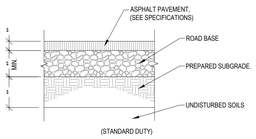
CONCRETE PAVEMENT SECTION D1
SCALE: N.T.S.



24" CURB & GUTTER D2
SCALE: N.T.S.



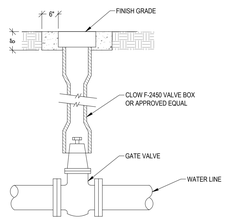
24" RELEASE CURB & GUTTER D3
SCALE: N.T.S.



	PARKING AREAS
ASPHALT	3"
BASE COURSE	6"
PREPARED SUBGRADE	*

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

ASPHALTIC PAVEMENT SECTION C1
SCALE: N.T.S.



TYPICAL GATE VALVE DETAIL C2
SCALE: N.T.S.

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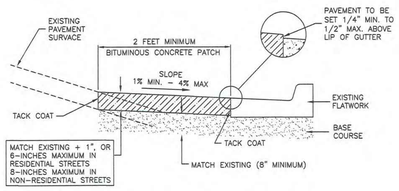
REVISIONS		
REV	DATE	DESCRIPTION

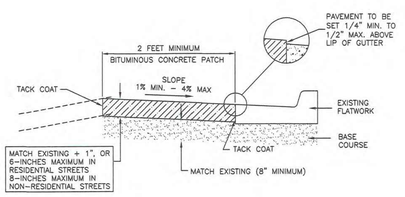
PROJECT NO: 16517
DESIGNED BY: GBL
CHECKED BY: TJD
DATE: 2/29/24

CIVIL DETAILS

C5.01



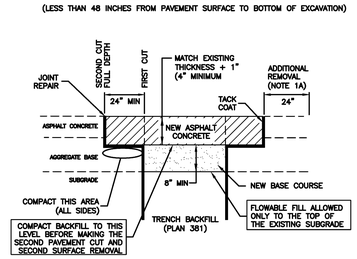
CASE 1 - POSITIVE STREET SLOPE TIE-IN



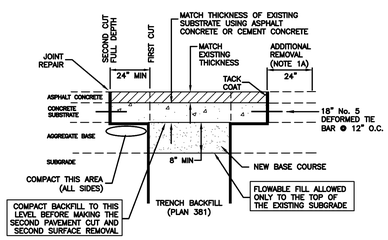
CASE 2 - NEGATIVE STREET SLOPE TIE-IN

SHALLOW EXCAVATION

(LESS THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



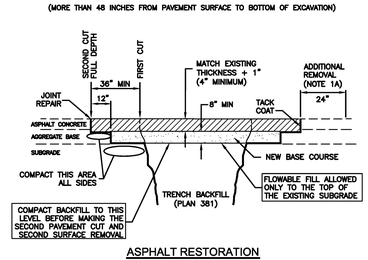
ASPHALT RESTORATION



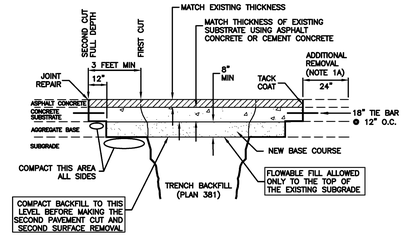
COMPOSITE RESTORATION

DEEP EXCAVATION

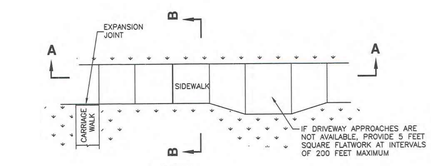
(MORE THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



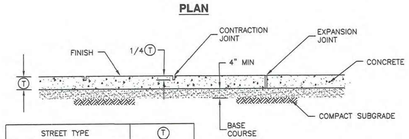
ASPHALT RESTORATION



COMPOSITE RESTORATION



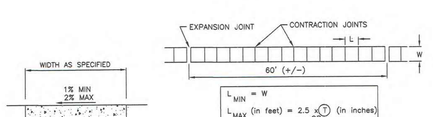
PLAN



STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

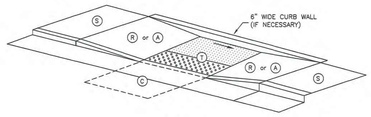
SECTION A-A



SECTION B-B

SIDEWALK JOINT DETAIL

TURNING SPACE AT STREET LEVEL



EXAMPLE 5

ELEMENT		DIMENSION
R	A	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

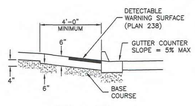
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK.

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2
CLEAR SPACE	C	5	STREET GRADE
SIDEWALK	S	STREET GRADE	2
APPROACH	A	8.33	2

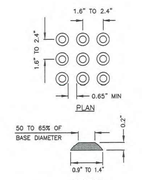
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

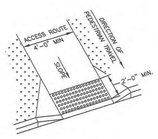


MATERIALS

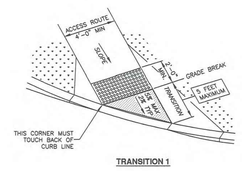
APWA Utah Chapter — *Mid-block curb cut assembly* — Plan 236.3 — September 2011



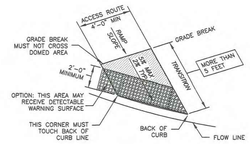
TRUNCATED DOME DETAIL



PERPENDICULAR ASSEMBLY

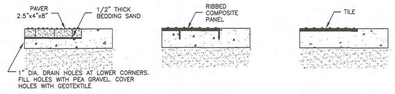


TRANSITION 1

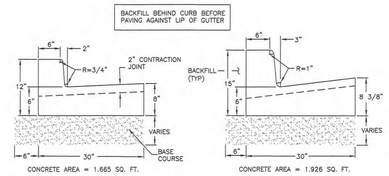


TRANSITION 2

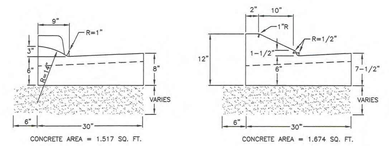
NON-PERPENDICULAR ASSEMBLY



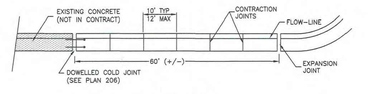
APWA Utah Chapter — *Detectable warning surface* — Plan 238 — July 2011



Type A — Type B



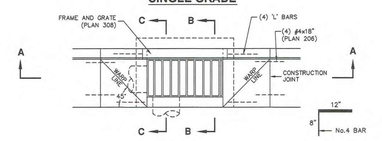
Type C — Type D



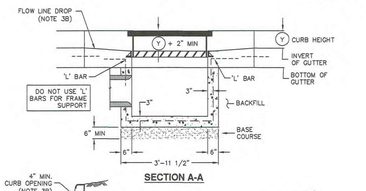
JOINT DETAIL

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

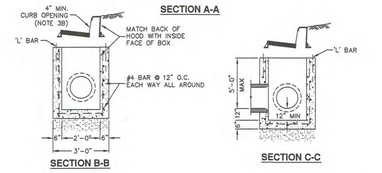
SINGLE GRADE



PLAN — "L" BAR DETAIL

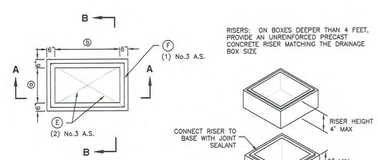


SECTION A-A



SECTION B-B — SECTION C-C

APWA Utah Chapter — *Catch basin* — Plan 315.1 — September 2010



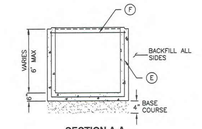
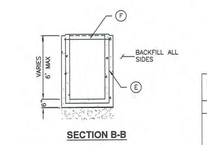


TABLE OF DIMENSIONS		
BOX SIZE	a	b
1.5 x 4	18"	48"
2 x 2	24"	24"
2 x 3	24"	36"
2.5 x 4	30"	48"
3 x 3	36"	36"
3 x 3.5	36"	42"
4 x 4	48"	48"

NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT a AND b DIMENSIONS ARE ACCEPTABLE



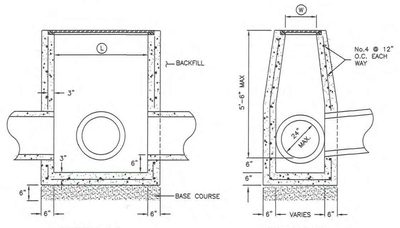
REINFORCING STEEL LAYOUT
PROVIDE 2" MIN. COVER ON ALL BARS
BAR (E) — BAR (F)

APWA Utah Chapter — *Precast box* — Plan 332 — June 2010

TYPE A

STANDARD PLAN REFERENCE No.	L	W
304	44 1/2"	16 1/2"
305	47 1/2"	21 3/4"
309	47 3/4"	16"
310	44 1/2"	16 1/2"

PLAN



APWA Utah Chapter — *Cleanout box* — Plan 331.1 — April 2010

SIZE OF PIPE	MINIMUM BEARING AREA IN SQ. FT.				
	TEES, VALVES, DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

APWA Utah Chapter — *Direct bearing thrust block* — Plan 561 — August 2010

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

* FURNISHED BY UTILITY AGENCY

SECTION

APWA Utah Chapter — *Fire hydrant with valve* — Plan 511 — February 2011

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LICENSED PROFESSIONAL ENGINEER — No. 280090 — THEODORE J. DIDAS — 02/29/2024 — STATE OF UTAH

MALTAIR LANES

1012 W. -1020 W. 200 S. & 172 S. 1000 W.
SALT LAKE CITY, UTAH 84104
LOCATED IN THE NW 1/4 OF SEC.02, T1S, R1W, S.L.B.&M.

REVISIONS

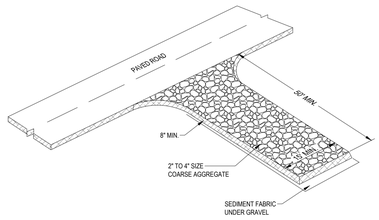
REV	DATE	DESCRIPTION

PROJECT NO: 16517
DESIGNED BY: GBL
CHECKED BY: TJD
DATE: 2/29/24

CIVIL DETAILS

C5.02

S:\2016Files\16517\16517.01\Civil\Prod Dwg\16517 PLN.dwg Eugene Feb 29, 2024 - 11:06am



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

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

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

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

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

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

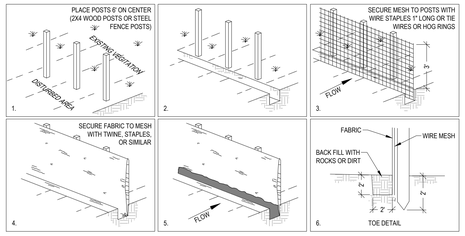
TARGETED POLLUTANTS
- ■ SEDIMENT
- ☐ NUTRIENTS
- ☐ TOXIC MATERIALS
- ☐ OIL & GREASE
- ☐ FLOATABLE MATERIALS
- ☐ OTHER WASTE

- ■ HIGH IMPACT
- ☒ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ☒ O & M COSTS
- ☒ MAINTENANCE
- ☐ TRAINING

■ HIGH ☒ MEDIUM ☐ LOW

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



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

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

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

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

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

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

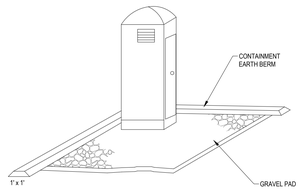
TARGETED POLLUTANTS
- ■ SEDIMENT
- ☐ NUTRIENTS
- ☐ TOXIC MATERIALS
- ☐ OIL & GREASE
- ☐ FLOATABLE MATERIALS
- ☐ OTHER WASTE

- ■ HIGH IMPACT
- ☒ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ☒ CAPITAL COSTS
- ☒ O & M COSTS
- ☒ MAINTENANCE
- ☐ TRAINING

■ HIGH ☒ MEDIUM ☐ LOW

SILT FENCE C3
SCALE: N.T.S.



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

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

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

LIMITATIONS:
- NO LIMITATIONS

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

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

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

- ■ HIGH IMPACT
- ☒ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ☒ CAPITAL COSTS
- ☒ O & M COSTS
- ☒ MAINTENANCE
- ☐ TRAINING

■ HIGH ☒ MEDIUM ☐ LOW

PORTABLE TOILETS C5
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

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

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

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

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

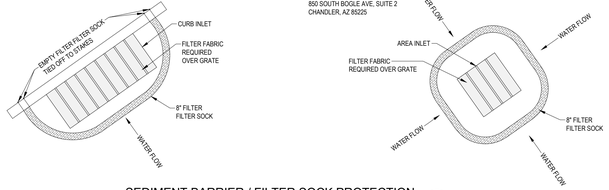
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

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

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

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

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



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

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

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

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

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

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

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

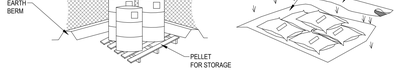
TARGETED POLLUTANTS
- ☐ SEDIMENT
- ☐ NUTRIENTS
- ☐ TOXIC MATERIALS
- ☐ OIL & GREASE
- ☐ FLOATABLE MATERIALS
- ☒ OTHER WASTE

- ■ HIGH IMPACT
- ☒ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ☐ CAPITAL COSTS
- ☐ O & M COSTS
- ☒ MAINTENANCE
- ☒ TRAINING

■ HIGH ☒ MEDIUM ☐ LOW

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



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

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

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

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

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

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

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

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

- ■ HIGH IMPACT
- ☒ MEDIUM IMPACT
- ☐ LOW OR UNKNOWN IMPACT

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

■ HIGH ☒ MEDIUM ☐ LOW

MATERIALS STORAGE A5
SCALE: N.T.S.

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

LICENSED PROFESSIONAL ENGINEER
02/29/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

MALTAIR LANES

1012 W. -1020 W. 200 S. & 172 S. 1000 W.
SALT LAKE CITY, UTAH 84104
LOCATED IN THE NW 1/4 OF SEC.02, T1S, R1W, S.L.B.&M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 16517
DESIGNED BY: GBL
CHECKED BY: TJD
DATE: 2/29/24

CIVIL DETAILS

C5.01

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COMMON EARTHWORK NOTES

1. VERIFICATION OF CONDITIONS:
   A. FORTY-EIGHT (48) HOURS MINIMUM BEFORE PERFORMING ANY WORK ON SITE, CONTACT THE APPROPRIATE UNDERGROUND UTILITY SERVICE AGENCY TO ARRANGE FOR UTILITY LOCATION SERVICES.
   B. PERFORM MINOR, INVESTIGATIVE EXCAVATIONS TO VERIFY LOCATION OF VARIOUS EXISTING UNDERGROUND FACILITIES AT SUFFICIENT LOCATIONS TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND SUFFICIENT CLEARANCE IS AVAILABLE TO AVOID DAMAGE TO EXISTING FACILITIES.
   C. PERFORM INVESTIGATIVE EXCAVATING TEN (10) DAYS MINIMUM IN ADVANCE OF PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
   D. UPON DISCOVERY OF CONFLICTS OR PROBLEMS WITH EXISTING FACILITIES, NOTIFY ARCHITECT BY PHONE OR FAX WITHIN TWENTY-FOUR (24) HOURS. FOLLOW TELEPHONE OR FAX NOTIFICATION WITH LETTER AND DIAGRAMS INDICATING CONFLICT OR PROBLEM AND SUFFICIENT MEASUREMENTS AND DETAILS TO EVALUATE PROBLEM.

2. PROTECTION:
   A. SPILLAGE:
      1. AVOID SPILLAGE BY COVERING AND SECURING LOADS WHEN HAULING ON OR ADJACENT TO PUBLIC STREETS OR HIGHWAYS.
      2. REMOVE SPILLAGE AND SWEEP, WASH, OR OTHERWISE CLEAN PROJECT, STREETS, AND HIGHWAYS.
   B. DUST CONTROL:
      1. TAKE PRECAUTIONS NECESSARY TO PREVENT DUST NUISANCE, BOTH ON-SITE AND ADJACENT TO PUBLIC AND PRIVATE PROPERTIES.
      2. CORRECT OR REPAIR DAMAGE CAUSED BY DUST.
   C. EXISTING PLANTS AND FEATURES:
      1. DO NOT DAMAGE TOPS, TRUNKS, AND ROOTS OF EXISTING TREES AND SHRUBS ON SITE THAT ARE INTENDED TO REMAIN.
      2. DO NOT USE HEAVY EQUIPMENT WITHIN BRANCH SPREAD.
      3. INTERFERING BRANCHES MAY BE REMOVED ONLY WITH PERMISSION OF ARCHITECT.
      4. DO NOT DAMAGE OTHER PLANTS AND FEATURES THAT ARE TO REMAIN.
      5. PROTECT UTILITIES AND SITE ELEMENTS FROM DAMAGE.
      6. LIMIT USE OF HEAVY EQUIPMENT TO AREAS NO CLOSER THAN 6 FEET (1.80 METER) FROM BUILDING OR OTHER PERMANENT STRUCTURES.

3. REPAIR / RESTORATION:
   A. ADJUST EXISTING COVERS, BOXES, AND VAULTS TO GRADE.
   B. REPLACE BROKEN OR DAMAGED COVERS, BOXES, AND VAULTS.
   C. INDEPENDENTLY CONFIRM SIZE, LOCATION, AND NUMBER OF COVERS, BOXES, AND VAULTS THAT REQUIRE ADJUSTMENT.

4. NON-CONFORMING WORK:
   A. IF SPECIFIED PROTECTION PRECAUTIONS ARE NOT TAKEN OR CORRECTIONS AND REPAIRS NOT MADE PROMPTLY, OWNER MAY TAKE SUCH STEPS AS MAY BE DEEMED NECESSARY AND DEDUCT COSTS OF SUCH FROM MONIES DUE TO CONTRACTOR. SUCH ACTION OR LACK OF ACTION ON OWNER'S PART DOES NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR PROPER PROTECTION OF THE WORK.

TOPSOIL & GRADING NOTES

1. IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILL ALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN LANDSCAPED AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA:
   1) CHEMICAL CHARACTERISTICS:
      a) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
      b) PH 5.5 TO 8.0.
      c) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
      d) ORGANIC MATTER: GREATER THAN ONE PERCENT.
   2) PHYSICAL CHARACTERISTICS:
      a) GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
         (1) SAND: 15 TO 60 PERCENT.
         (2) SILT: 10 TO 60 PERCENT.
         (3) CLAY: 5 TO 30 PERCENT.
      b) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1-1/2 INCH (38 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
      c) SOIL:
         (1) SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE.
         (2) SOIL SHALL BE TOPSOIL IN NATURE.
         (3) SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE.

2. INSTALL A MINIMUM DEPTH OF 5 INCHES TOPSOIL IN LAWN AND GROUND COVER PLANTING AREAS. NO TOPSOIL REQUIRED IN TREE AND SHRUB PLANTING AREAS OR NATIVE GRASS, SHRUB, OR TREE AREAS AS LONG AS WHAT IS IN PLACE IS NOT EXCESSIVELY ROCKY OR OTHERWISE UNFAVORABLE TO HEALTHY PLANT GROWTH. IF IT IS UNFAVORABLE, INSTALL A MINIMUM DEPTH OF 12 INCHES. PROVIDE NO LESS THAN QUANTITY REQUIRED TO ACHIEVE TOLERANCES OUTLINED IN PLANTING NOTE 5. INSTALLER OF THIS SECTION IS RESPONSIBLE FOR PROVIDING SUFFICIENT TOPSOIL MATERIAL.

3. FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL ADDITIVES SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
   a) GROUND COVER AREAS: 2 INCHES BELOW.
   b) SEEDED AREAS: ONE INCH BELOW.
   c) SODDED AREAS: 2 INCHES BELOW.
   d) TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES): 4 INCHES BELOW.

4. RAKE THE FINISH GRADE OF THE TOPSOIL WITHIN THE PLANTING AREAS TO REMOVE CLODS, ROCKS, WEEDS, ROOTS, DEBRIS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION. GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANES FREE FROM IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR DRAINAGE.

IRRIGATION NOTES

1. FURNISH AND INSTALL LANDSCAPE IRRIGATION SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS COMPLETE WITH ACCESSORIES NECESSARY FOR PROPER FUNCTION.

2. FIELD TESTS AND INSPECTIONS:
   A. IRRIGATION SYSTEM:
      1. SYSTEM PRESSURE TEST:
         a) NOTIFY LANDSCAPE ARCHITECT TWO (2) WORKING DAYS MINIMUM BEFORE CONDUCTING TEST.
         b) IN PRESENCE OF LANDSCAPE ARCHITECT, PRESSURE TEST MAIN LINE WITH ALL VALVES INSTALLED.
         c) TEST PRESSURE AT 100 PSI (690 KPA) MINIMUM FOR TWO (2) HOURS MINIMUM.
         d) VERIFY THERE ARE NO LEAKS.
         e) RECEIVE LANDSCAPE ARCHITECT APPROVAL TO PROCEED PRIOR TO BACKFILLING.
      2. TEST REPORT:
         a) FOLLOWING PRESSURE TEST, CREATE PRESSURE TEST REPORT. DOCUMENT PRESSURE TEST RESULTS THROUGH PROVIDING PHOTOS, LISTING PROCESSES USED, ISSUES ENCOUNTERED, AND MEASURES TAKEN TO CORRECT PROBLEMS.
   B. SUBSTANTIAL COMPLETION WALKTHROUGH:
      1. LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) WILL INSPECT SITE AND CREATE LIST OF NON-CONFORMING ITEMS TO BE RESOLVED PRIOR TO LANDSCAPE FINAL ACCEPTANCE. DATE ON THIS LIST WILL ACT AS DATE OF LANDSCAPE SUBSTANTIAL COMPLETION.
      2. INSTALLATIONS COMPLETED AFTER WATER SOURCE HAS BEEN TURNED OFF FOR SEASON, AS DETERMINED BY LANDSCAPE ARCHITECT, WILL BE INSPECTED FOLLOWING SPRING AFTER SYSTEM CAN BE CHECKED FOR PROPER OPERATION.
   C. IRRIGATION APPROVAL:
      1. IRRIGATION WILL BE APPROVED WHEN ALL NON-CONFORMING WORK IS BROUGHT INTO CONFORMANCE.
      2. CORRECT ANY WORK FOUND DEFECTIVE OR NOT COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS AT NO ADDITIONAL COST TO OWNER.

3. WINTERIZATION AND SPRING START-UP:
   DURING FIRST YEAR OF OPERATION, INSTALLER SHALL SHUT-DOWN IRRIGATION SYSTEM PRIOR TO FREEZING

   TEMPERATURES AND RE-START IRRIGATION SYSTEM AT

   BEGINNING OF GROWING SEASON:
   A. WINTER SHUT-DOWN IS INTENDED TO REMOVE ALL POTENTIALLY DAMAGING WATER FROM IRRIGATION SYSTEM. PERFORM FOLLOWING AS WELL AS ANY OTHER EFFORTS NECESSARY TO PROPERLY WINTERIZE SYSTEM:
      1) TURN OFF WATER SOURCE AT POINT OF CONNECTION.
      2) BLOW OUT SYSTEM WITH PRESSURIZED AIR, TURNING ON EACH VALVE UNTIL WATER IS CLEARED OUT OF SYSTEM. RUN THROUGH SYSTEM TWICE. ONLY BLOW OUT COMPONENTS SUITABLE TO RECEIVE PRESSURIZED AIR. HYDROMETERS, FOR INSTANCE, SHOULD NOT BE BLOWN OUT. DO NOT USE EXCESSIVE AIR PRESSURE THAT WILL DAMAGE PIPES AND PARTS.
      3) TURN CONTROLLER OFF OR IF AVAILABLE TURN TO PERTINENT WINTERIZATION.
      4) OPEN ALL MANUAL DRAIN VALVES.
      5) DRAIN, WRAP, PROTECT, OR REMOVE ANY BACKFLOW DEVICE EXPOSED TO FREEZING TEMPERATURES USING MANUFACTURER'S RECOMMENDATIONS AND BEST PRACTICES. COORDINATE METHOD WITH OWNER'S REPRESENTATIVE.
      6) DRAIN AND REMOVE PUMPS FOR OWNER'S REPRESENTATIVE STORAGE.
      7) DRAIN FILTERS USING MANUFACTURER'S RECOMMENDATIONS.
      8) CHECK SPRINKLER HEADS TO MAKE SURE THEY ARE BELOW SIDEWALK AND CURB LEVELS AND NOT VULNERABLE TO SNOWPLOW DAMAGE. LOWER HEADS TO PROPER ELEVATION.
      9) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN TURNED OFF.
   B. SPRING START-UP SHALL INCLUDE FOLLOWING:
      1) CLOSE ALL MANUAL VALVES.
      2) CLEAN PUMP FILTERS AND REPLACE IF NECESSARY.
      3) REMOVE FREEZE PROTECTION AS REQUIRED.
      4) TURN ON WATER SOURCE AT POINT OF CONNECTION.
      5) VERIFY THAT CONTROLLER(S) AND RAIN SENSOR ARE PROPERLY OPERATING. CHANGE BATTERY IN CONTROLLER(S) AND SENSOR(S) AS REQUIRED.
      6) FLUSH ENTIRE SYSTEM. RUN EACH VALVE FOR TWO (2) MINUTES TO CHECK FOR DAMAGE, LEAKS, AND COVERAGE.
      7) REPAIR AND ADJUST SYSTEM AS NEEDED. FINE TUNE HEADS FOR EFFICIENT COVERAGE.
      8) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN CHARGED AND IS IN FULL REPAIR.

4. SUBMIT MANUFACTURER'S CUT SHEETS FOR EACH ELEMENT OF SYSTEM TO THE LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) FOR REVIEW AND APPROVAL PRIOR TO BEGINNING INSTALLATION.

5. CLOSEOUT SUBMITTALS:
   A. SUBMITTAL FORMAT: DIGITAL FORMAT ONLY.
   B. OPERATIONS AND MAINTENANCE DATA:
      1) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS.
      2) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS FROM MANUFACTURERS.
      3) PROVIDE IRRIGATION SYSTEM WINTERIZATION INSTRUCTIONS.
      4) PROVIDE PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
      5) PROVIDE POST PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
   C. IRRIGATION SYSTEM WARRANTY DOCUMENTATION.
   D. RECORD DOCUMENTATION:
      1) PROVIDE MANUFACTURER'S PRINTED LITERATURE AND CUT SHEETS FOR EACH ELEMENT OF SYSTEM.
      2) TESTING AND INSPECTION REPORTS
      3) IRRIGATION RECORD DRAWINGS. AS INSTALLATION OCCURS, PREPARE ACCURATE RECORD DRAWING TO BE SUBMITTED BEFORE FINAL INSPECTION, INCLUDING:
         A) DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION. RECORD AT TIME OF INSTALLATION.
         B) SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.
         C) FIELD DIMENSIONED LOCATIONS OF VALVE BOXES, MANUAL DRAINS, QUICK-COUPLER VALVES, CONTROL WIRE RUNS NOT IN MAINLINE DITCH AND BOTH ENDS OF SLEEVES.
         D) TAKE DIMENSIONS FROM PERMANENT CONSTRUCTED SURFACES OR EDGES LOCATED AT OR ABOVE FINISH GRADE.
         E) TAKE AND RECORD DIMENSIONS AT TIME OF INSTALLATION.
      4) PROVIDE PHOTOGRAPHS PRIOR TO BURIAL OF KEY ELEMENTS.
   E. FINAL PAYMENT FOR SYSTEM WILL NOT BE AUTHORIZED UNTIL CLOSEOUT SUBMITTALS ARE RECEIVED AND ACCEPTED BY ARCHITECT AND LANDSCAPE ARCHITECT..

6. REGULATORY REQUIREMENTS:
   A. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS.
   B. NOTHING IN CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

7. QUALIFICATIONS:
   A. IRRIGATION SUBCONTRACTOR:
      1. COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION.
      2. MINIMUM FIVE (5) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS.
      3. MINIMUM FIVE (5) SATISFACTORILY COMPLETED IRRIGATION SPRINKLER INSTALLATIONS IN PAST THREE (3) YEARS OF PROJECTS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY REQUIRED FOR THIS PROJECT BEFORE BIDDING.
      4. USE TRAINED PERSONNEL FAMILIAR WITH REQUIRED IRRIGATION SPRINKLER PROCEDURES AND WITH CONTRACT DOCUMENTS.
      5. FOREMAN OR SUPERVISOR REQUIRED TO ATTEND SITE MEETINGS.
   F. UPON REQUEST, SUBMIT DOCUMENTATION.
   B. IRRIGATION INSTALLER:
      1. PERFORM INSTALLATION UNDER DIRECTION OF FOREMAN OR SUPERVISOR.
      2. MINIMUM THREE (3) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY.

8. WARRANTY:
   WARRANTY IRRIGATION SYSTEM FOR PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AS PART OF WARRANTY, INSTALLER SHALL PERFORM FOLLOWING:
      1) FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLANTINGS DUE TO SETTLEMENT OF IRRIGATION SYSTEM TRENCHES.
      2) REPAIRING FAULTY EQUIPMENT, WIRING AND PIPE INSTALLATIONS.
      3) REPAIRING EQUIPMENT AND PIPE NOT PROPERLY WINTERIZED.

9. VERIFICATION OF CONDITIONS:
   A. PERFORM SOURCE PRESSURE TEST AT STUB-OUT ON MAIN WATER LINE PROVIDED FOR IRRIGATION SYSTEM, OR AT NEAR-BY FIRE HYDRANT.
   B. NOTIFY ARCHITECT IF PRESSURES OVER 70 PSI (480 KPA) OR UNDER 55 PSI (379 KPA) ARE FOUND TO DETERMINE IF SOME RE-DESIGN OF SYSTEM IS NECESSARY BEFORE BEGINNING WORK ON SYSTEM.

10. PROTECTION:
   A. REPAIR OR REPLACE WORK DAMAGED DURING COURSE OF WORK AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, INSTALLER OF ORIGINAL WORK SHALL PERFORM REPAIR OR REPLACEMENT.
   B. DO NOT CUT EXISTING TREE ROOTS MEASURING OVER 2 INCHES (50 MM) IN DIAMETER IN ORDER TO INSTALL IRRIGATION LINES.

11. LAYOUT OF IRRIGATION SYSTEM:
   A. LOCATION OF IRRIGATION EQUIPMENT SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
   B. DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
   C. MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
   D. MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.

12. TRENCHING AND BACKFILLING:
   A. PULLING OF PIPE IS NOT PERMITTED.
   B. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
   C. COVER PIPE BOTH TOP AND SIDES WITH 2 INCHES (50 MM) OF ROCK-FREE SOIL OR SAND. REMAINDER OF BACKFILL TO TOPSOIL DEPTH USING NATIVE MATERIAL.
   D. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

13. SLEEVING:
   A. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES (150 MM) MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
   B. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.
   C. INSTALL SLEEVES AND CONDUIT BEFORE INSTALLATION OF CAST-IN-PLACE CONCRETE SITE ELEMENTS AND PAVING. COORDINATE WITH APPROPRIATE SUB-CONTRACTOR AS NEEDED FOR TIMELY INSTALLATION.

14. GRADES AND DRAINING:
   IN LOCALITIES WHERE WINTERIZATION IS REQUIRED, GRADE PIPING SO SYSTEM CAN BE COMPLETELY DRAINED OR BLOWN OUT WITH COMPRESSED AIR. IF SYSTEM IS NOT DESIGNED TO BE BLOWN OUT WITH COMPRESSED AIR:
      1. SLOPE PIPE TO DRAIN TO CONTROL VALVE BOX WHERE POSSIBLE.
      2. WHERE THIS IS NOT POSSIBLE, SLOPE PIPE TO MINIMUM NUMBER OF LOW POINTS. AT THESE LOW POINTS, INSTALL:
         a) 3/4 INCH (19 MM) BRASS BALL VALVE FOR MANUAL DRAIN. DO NOT USE AUTOMATIC DRAIN VALVES.
         b) INSTALL 2 INCH (50 MM) CLASS 200 PVC PIPE OVER TOP OF DRAIN AND CUT AT FINISH GRADE.
         c) PROVIDE RUBBER VALVE CAP MARKER.
         d) PROVIDE ONE CU FT (0.03 CU M) PEA GRAVEL SUMP AT OUTLET OF EACH DRAIN.
      3. SLOPE PIPES UNDER PARKING AREAS OR DRIVEWAYS TO DRAIN OUTSIDE THESE AREAS.
      4. PROVIDE AND INSTALL QUICK-COUPLING VALVE OR VALVES IN LOCATION FOR EASY BLOWOUT OF ENTIRE SYSTEM. INSTALL QUICK COUPLER VALVES WITH 2 LINEAL FEET (0.60 M) MINIMUM OF GALVANIZED PIPE BETWEEN VALVE AND MAIN LINE.

15. INSTALLATION OF PIPE:
   A. INSTALL PIPE IN MANNER TO PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY MANUFACTURER.
   B. UNLESS OTHERWISE INDICATED ON CONTRACT DRAWINGS, INSTALL MAIN LINES WITH MINIMUM COVER OF 18 INCHES (450 MM) BASED ON FINISHED GRADE. INSTALL LATERAL LINES, INCLUDING THOSE CONNECTING DRIP TUBING, WITH MINIMUM OF 12 INCHES (300 MM) OF COVER BASED ON FINISH GRADE.
   C. INSTALL PIPE AND WIRES UNDER DRIVEWAYS OR PARKING AREAS IN SPECIFIED SLEEVES 18 INCHES (450 MM) BELOW FINISH GRADE OR AS SHOWN ON CONTRACT DRAWINGS.
   D. LOCATE PIPE SO NO SPRINKLER HEAD WILL BE CLOSER THAN 12 INCHES (300 MM) FROM BUILDING FOUNDATION.
   E. CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT ENDS BEFORE INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.
   F. MAKE SOLVENT WELD JOINTS AS FOLLOWS:
      1. DO NOT MAKE SOLVENT WELD JOINTS IF AMBIENT TEMPERATURE IS BELOW 35 DEG F (2 DEG C).
      2. CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY ONE (1) COAT OF PRIMER TO EACH SURFACE.
      3. APPLY UNIFORM COAT OF SOLVENT CEMENT TO OUTSIDE OF PIPE.
      4. APPLY SOLVENT CEMENT TO FITTING IN SIMILAR MANNER.
      5. INSERT PIPE COMPLETELY INTO FITTING.
      6. GIVE PIPE OR FITTING QUARTER TURN TO INSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE PIPE IS INSERTED TO FULL DEPTH OF FITTING SOCKET.
      7. ALLOW JOINTS TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.
   G. TAPE THREADED CONNECTIONS WITH TEFLON TAPE.
   H. IF PIPE IS LARGER THAN 3 INCHES (75 MM), INSTALL JOINT RESTRAINTS WHEREVER CHANGE OF DIRECTION OCCURS ON PVC MAIN LINES.

16. CONTROL VALVES AND CONTROL VALVE WIRING:
   A. INSTALL VALVES IN PLASTIC BOXES WITH REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOXES WITHIN 12 INCHES (300 MM) TO 24 INCHES (600 MM) OF SIDEWALKS AND SHRUB BED EDGES WITH TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN ONE (1) VALVE IN SINGLE BOX.
   B. INSTALL EQUIPMENT FOR EASE OF REMOVAL.
   C. PLACE 3 INCHES (75 MM) MINIMUM OF PEA GRAVEL BELOW BRICKS SUPPORTING VALVE BOXES TO DRAIN BOX. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX CAVITY SHALL BE REASONABLY FREE FROM DIRT AND DEBRIS.
   D. WIRING:
      1. USE WATERPROOF WIRE CONNECTORS CONSISTING OF PROPERLY-SIZED WIRE NUT AND GREASE CAP AT SPLICES AND LOCATE ALL SPLICES WITHIN VALVE BOXES.
         a) WIRE LENGTH FROM ANY DECODER TO THE CONTROLLER SHALL BE NO MORE THAN 8,500 FT (2 590 M).
         b) DO NOT LOOP WIRING.
         c) INSTALL LIGHTNING ARRESTOR(S) AS PER MANUFACTURER'S RECOMMENDATIONS.
         d) FOLLOW ALL OTHER MANUFACTURER RECOMMENDATIONS WHEN INSTALLING WIRE.
      2. TRADITIONAL WIRING:
         a) TAPE CONTROL WIRE TO SIDE OF MAIN LINE EVERY 10 FEET (3.050 M). WHERE CONTROL WIRE LEAVES MAIN OR LATERAL LINE, ENCLOSE IT IN GRAY CONDUIT.
         b) USE WHITE OR GRAY COLOR FOR COMMON WIRE AND OTHER COLORS FOR ALL OTHER WIRE. EACH COMMON WIRE MAY SERVE ONLY ONE (1) CONTROLLER.
         c) RUN ONE (1) SPARE CONTROL WIRE FROM PANEL CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM SIMILAR TO COMMON WIRE FOR USE AS REPLACEMENT IF WIRE FAILS:
            1) RUN SPARE WIRE TO EACH BRANCH OF SYSTEM.
            2) SPARE WIRE SHALL BE DIFFERENT COLOR THAN OTHER WIRES. USE OF GREEN WIRE IS NOT ACCEPTABLE.
            3) MARK SPARE CONTROL WIRE VISIBLY WITHIN VALVE BOX AS AN 'UN-CONNECTED WIRE'. EXTEND SPARE CONTROL WIRES 24 INCHES (600 MM) AND LEAVE COILED IN EACH VALVE BOX. MARK SPARE WIRE VISIBLY WITHIN CONTROLLER AS 'UN-CONNECTED WIRE'.
   E. ARRANGE VALVE STATIONS TO OPERATE IN AN EASY-TO-VIEW PROGRESSIVE SEQUENCE AROUND BUILDING. TAG VALVES WITH WATERPROOF LABELS SHOWING FINAL SEQUENCE STATION ASSIGNMENTS.

17. SPRINKLER HEADS AND ROTOR POP-UPS:
   A. SET SPRINKLER HEADS AND QUICK-COUPLING VALVES PERPENDICULAR TO FINISH GRADE.
   B. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
   C. HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE

PLANTING NOTES:

1. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

2. PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.

3. LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS:
   A. STAKE LOCATIONS AND OUTLINE AREAS.
   B. SECURE LANDSCAPE ARCHITECT'S APPROVAL BEFORE PLANTING.
   C. MAKE MINOR ADJUSTMENTS AS MAY BE REQUESTED.

4. MAINTENANCE:
   A. GENERAL:
      1. BEFORE BEGINNING MAINTENANCE PERIOD, PLANTS SHALL BE IN AT LEAST AS SOUND, HEALTHY, VIGOROUS, AND IN APPROVED CONDITION AS WHEN DELIVERED TO SITE, UNLESS ACCEPTED BY ARCHITECT IN WRITING AT FINAL LANDSCAPE INSPECTION.
      2. MAINTAIN LANDSCAPING FOR THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF MAINTENANCE PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN MAINTENANCE PERIOD AFTER START OF GROWING SEASON AS AGREED WITH ARCHITECT, AND CONTINUE ONE (1) CONTINUOUS MONTH THEREFROM.
      3. REPLACE LANDSCAPING THAT IS DEAD OR APPEARS UNHEALTHY OR NON-VIGOROUS AS DIRECTED BY ARCHITECT BEFORE END OF MAINTENANCE PERIOD. MAKE REPLACEMENTS WITHIN TEN (10) DAYS OF NOTIFICATION. LAWN BEING REPLACED SHALL BE GUARANTEED AND MAINTAINED AN ADDITIONAL THIRTY (30) DAYS FROM DATE OF REPLACEMENT.
   B. SEEDED LAWN:
      1. SEEDED LAWN AREAS WILL NOT BE ACCEPTED AS COMPLETE AND THIRTY (30) DAY MAINTENANCE PERIOD WILL NOT BEGIN UNTIL UNIFORM STAND OF GRASS AT LEAST 3 INCHES (75 MM) TALL HAS BEEN OBTAINED.
      2. AFTER GRASS IS ESTABLISHED AND 3 INCHES (75 MM) TALL, MOW LAWN AREAS AT LEAST WEEKLY TO A HEIGHT OF 2 INCHES (50 MM). DURING THIS PERIOD, PERFORM WORK NECESSARY TO MAINTAIN A FULL, EVEN STAND OF GRASS.
      3. AT END OF THIRTY (30) DAYS OF MAINTENANCE PERIOD, FERTILIZE LAWNS.
      4. APPLY HERBICIDES AS NECESSARY IN ORDER TO OBTAIN WEED FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
   C. SODDED LAWN:
      1. MAINTAIN SODDED LAWN AREAS UNTIL LAWN COMPLIES WITH SPECIFIED REQUIREMENTS AND THROUGHOUT MAINTENANCE PERIOD.
      2. WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN SUB-SOIL IMMEDIATELY UNDER SOD CONTINUOUSLY MOIST 3 TO 4 INCHES (75 TO 100 MM) DEEP.
      3. CUT GRASS FIRST TIME WHEN IT REACHES 3 INCHES (75 MM) HIGH. CONTINUE TO MOW AT LEAST ONCE EACH WEEK THROUGHOUT MAINTENANCE PERIOD. REMOVE CLIPPINGS.
      4. APPLY HERBICIDE AS NECESSARY TO MAINTAIN WEED-FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
      5. AT END OF THIRTY (30) DAY MAINTENANCE PERIOD, FERTILIZE LAWNS.
   D. TREES, SHRUBS, AND PLANTS:
      1. MAINTAIN BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH.
      2. RESTORE PLANTING BASINS.
      3. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED.
      4. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
      5. PROVIDE SUPPLEMENTAL WATER BY HAND AS NEEDED IN ADDITION TO WATER FROM SPRINKLING SYSTEM.

5. PROTECTION:
   A. PROTECT PLANTED AREAS AGAINST TRAFFIC OR OTHER USE IMMEDIATELY AFTER PLANTING IS COMPLETED BY PLACING ADEQUATE WARNING SIGNS AND BARRICADES.
   B. PROVIDE ADEQUATE PROTECTION OF PLANTED AREAS AGAINST TRESPASSING, EROSION, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER ARCHITECT HAS ACCEPTED PLANTED AREAS.
   C. TAKE CARE IN PERFORMING LANDSCAPING WORK TO AVOID CONDITIONS THAT WILL CREATE HAZARDS. POST SIGNS OR BARRIERS AS REQUIRED.
   D. PROVIDE ADEQUATE MEANS FOR PROTECTION FROM DAMAGE THROUGH EXCESSIVE EROSION, FLOODING, HEAVY RAINS, ETC. REPAIR OR REPLACE DAMAGED AREAS.
   E. KEEP SITE WELL DRAINED AND LANDSCAPE EXCAVATIONS DRY.

6. WARRANTY:
   1. PROVIDE WRITTEN WARRANTIES AS FOLLOWS:
      A. WARRANTY WILL EXTEND THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF A CONTINUOUS FIRST THIRTY (30) DAYS OF THE WARRANTY PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN WARRANTY PERIOD AFTER START OF GROWING SEASON AS AGREED ON WITH ARCHITECT. THEREAFTER, CONTINUE WARRANTY PER THE PERIOD DESCRIBED HEREIN.
      B. WARRANTY SHRUBS, GROUND COVERS, AND VINES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 90 DAYS MINIMUM FROM DATE OF SUBSTANTIAL COMPLETION.
      C. WARRANTY TREES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
      D. WHEN TREES ARE COMPLETELY ACCEPTED AT END OF WARRANTY PERIOD, REMOVE STAKING.

7. DELIVERY, STORAGE, AND HANDLING:
   A. DELIVERY AND ACCEPTANCE REQUIREMENTS:
      1. DELIVER TREES, SHRUBS, GROUND COVERS, AND PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY.
      2. DO NOT PRUNE BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
      3. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE.
      4. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE.
      5. PROVIDE PROTECTIVE COVERING DURING DELIVERY.
   B. STORAGE AND HANDLING REQUIREMENTS;
      1. HANDLE BALLED STOCK BY ROOT BALL OR CONTAINER. DO NOT DROP TREES AND SHRUBS DURING DELIVERY.
      2. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE AND PROTECT FROM WEATHER AND MECHANICAL DAMAGE.
      3. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, SAW DUST, OR OTHER ACCEPTABLE MATERIAL APPROVED BY LANDSCAPE ARCHITECT.
      4. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
      5. DO NOT STORE PLANT MATERIAL ON PAVEMENT.
      6. WATER ROOT SYSTEMS OF TREES AND SHRUBS STORED ON SITE WITH FINE SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN MOIST CONDITION. DO NOT ALLOW PLANT FOLIAGE TO DRY OUT.

8. PLANT MATERIAL:
   A. CONFORM TO REQUIREMENTS OF PLANT LIST AND KEY ON CONTRACT DOCUMENTS AND TO ANLA / ANSI Z60.1.
   B. PLANT NAMES USED IN PLANT LIST CONFORM TO 'STANDARDIZED PLANT NAMES' BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE EXCEPT IN CASES NOT COVERED. IN THESE INSTANCES, FOLLOW CUSTOM OF NURSERY TRADE. PLANTS SHALL BEAR TAG SHOWING GENUS, SPECIES, AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
   C. QUALITY:
      1. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, NOXIOUS WEEDS, AND HAVE HEALTHY, NORMAL ROOT SYSTEMS. CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS.
      2. DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO DELIVERY.
      3. PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER.
      4. BARE ROOT TREES ARE NOT ACCEPTABLE.
      5. PROVIDE PLANT MATERIALS FROM LICENSED NURSERY OR GROWER.
   D. MEASUREMENTS:
      1. MEASURE HEIGHT AND SPREAD OF SPECIMEN PLANT MATERIALS WITH BRANCHES IN THEIR NORMAL POSITION AS INDICATED ON CONTRACT DOCUMENTS OR PLANT LIST.
      2. MEASUREMENT SHOULD BE AVERAGE OF PLANT, NOT GREATEST DIAMETER. FOR EXAMPLE, PLANT MEASURING 15 INCHES (375 MM) IN WIDEST DIRECTION AND 9 INCHES (225 MM) IN NARROWEST WOULD BE CLASSIFIED AS 12 INCH (300 MM) STOCK.
      3. PLANTS PROPERLY TRIMMED AND TRANSPLANTED SHOULD MEASURE SAME IN EVERY DIRECTION.
      4. MEASURE CALIPER OF TREES 6 INCHES (150 MM) ABOVE SURFACE OF GROUND.
      5. WHERE CALIPER OR OTHER DIMENSIONS OF PLANT MATERIALS ARE OMITTED FROM PLANT LIST, PLANT MATERIALS SHALL BE NORMAL STOCK FOR TYPE LISTED.
      6. PLANT MATERIALS LARGER THAN THOSE SPECIFIED MAY BE SUPPLIED, WITH PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT, AND:
         a) IF COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS IN ALL OTHER RESPECTS.
         b) IF AT NO ADDITIONAL COST TO OWNER.
         c) IF SIZES OF ROOTS OR BALLS ARE INCREASED PROPORTIONATELY.
   E. SHAPE AND FORM:
      1. PLANT MATERIALS SHALL BE SYMMETRICAL OR TYPICAL FOR VARIETY AND SPECIES AND CONFORM TO MEASUREMENTS SPECIFIED IN PLANT LIST.
      2. WELL GROWN MATERIAL WILL GENERALLY HAVE HEIGHT EQUAL TO OR GREATER THAN SPREAD. HOWEVER, SPREAD SHALL NOT BE LESS THAN 2/3'S OF HEIGHT.

9. EXCAVATION:
   A. IF UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF PLANTING HOLES, LANDSCAPE ARCHITECT WILL SELECT ALTERNATE LOCATIONS.
   B. PLANT EXCAVATION SIZE:
      1. DIAMETER: TWICE DIAMETER OF ROOT BALL OR CONTAINER MINIMUM.
      2. DEPTH: EQUAL TO CONTAINER OR ROOTBALL DEPTH.
   C. UNLESS EXCAVATED MATERIAL MEETS TOPSOIL REQUIREMENTS AS SPECIFIED IN "TOPSOIL & GRADING NOTES", REMOVE FROM LANDSCAPE AREAS AND DO NOT USE FOR LANDSCAPING PURPOSES.
   D. ROUGHEN SIDES AND BOTTOMS OF EXCAVATIONS.
   E. WITH APPROVAL OF LANDSCAPE ARCHITECT, SELECT FIVE (5) TYPICAL PLANTING EXCAVATIONS THROUGHOUT SITE FOR DRAINAGE TESTING.
      1. THAT WATER DRAINS AWAY AT RATE OF 3 INCHES (75 MM) PER HOUR MINIMUM. INFORM LANDSCAPE ARCHITECT IN WRITING OF EXCAVATIONS WHERE WATER DOES NOT DRAIN PROPERLY.
      2. SELECT THREE (3) EXCAVATIONS APPROXIMATELY 5 FEET (1 500 MM) AWAY FROM EACH NON-DRAINING EXCAVATION AND REPEAT TESTS. CONTINUE TESTING PROCESS UNTIL NON-DRAINING AREAS HAVE BEEN IDENTIFIED.
      3. IN EXCAVATIONS LOCATED IN IDENTIFIED NON-DRAINING AREAS, AUGER 6 INCH (150 MM) DIAMETER HOLE 4 FEET (1 200 MM) DEEP IN LOW POINT OF EACH EXCAVATION AND FILL WITH TAMPED PLANTING MIX.
      4. DO NOT PLANT TREES OR SHRUBS IN HOLES THAT DO NOT PROPERLY DRAIN.

10. PLANTING:
   1. REMOVING BINDERS AND CONTAINERS:
      A. REMOVE TOP ONE / THIRD OF WIRE BASKET AND BURLAP BINDERS.
      B. REMOVE PLASTIC AND TWINE BINDERS FROM AROUND ROOT BALL AND TREE TRUNK.
      C. REMOVE PLASTIC CONTAINERS.
      D. REMOVE WOOD BOXES FROM AROUND ROOT BALL. REMOVE BOX BOTTOMS BEFORE POSITIONING PLANT IN HOLE. AFTER PLANT IS PARTIALLY PLANTED, REMOVE REMAINDER OF BOX WITHOUT INJURING ROOT BALL.
   2. PLANT IMMEDIATELY AFTER REMOVING BINDING MATERIAL AND CONTAINERS:
      A. PLACE TREE AND SHRUB ROOT BALLS ON UNDISTURBED SOIL.
      B. AFTER WATERING AND SETTLING, TOP OF TREE ROOT BALLS SHALL BE APPROXIMATELY TWO INCHES (50 MM) HIGHER THAN FINISHED GRADE AND TRUNK FLARE IS VISIBLE.
      C. SHRUB ROOT BALLS SHALL BE APPROXIMATELY ONE INCH (25 MM) HIGHER THAN FINISHED GRADE.
   3. PROPERLY CUT OFF BROKEN OR FRAYED ROOTS.
   4. CENTER PLANT IN HOLE, REMOVE REMAINING WIRE BASKET AND BURLAP TAKING CARE NOT DO DAMAGE ROOT BALL:
      A. REPLACE DAMAGED MATERIAL.
      B. BACKFILL WITH SPECIFIED PLANTING MIX.
      C. EXCEPT IN HEAVY CLAY SOILS, MAKE RING OF MOUNDED SOIL AROUND HOLE PERIMETER TO FORM WATERING BASIN.
   5. ADD FERTILIZER IN PLANT PIT AS PER 'TOPSOIL TESTING REPORT' AND DURING PROPER SEASON.
   6. FILL LANDSCAPE EXCAVATIONS WITH TAMPED PLANTING MIX AND RECOMMENDED FERTILIZER:
      A. COMPACT IN 6 INCH (150 MM) LIFTS.
      B. SETTLE BY WATERING TO ENSURE TOP OF ROOT BALL IS 2 INCHES (50 MM) HIGHER FOR TREES AND ONE INCH (25 MM) HIGHER FOR SHRUBS THAN SURROUNDING SOIL FOLLOWING COMPACTION AND SETTLING.
   7. DO NOT USE MUDDY SOIL FOR BACKFILLING.
   8. MAKE ADJUSTMENTS IN POSITIONS OF PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.
   9. THOROUGHLY WATER TREES AND SHRUBS IMMEDIATELY AFTER PLANTING.
   10. AT BASE OF EACH TREE, LEAVE 36 INCH (900 MM) DIAMETER CIRCLE FREE OF ANY GRASS.

DRAWING INDEX

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STATE OF UTAH
02/28/2024
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

MALTAIR LANES TOWN HOMES
1012-1020 WEST 200 SOUTH & 172 SOUTH 1000 WEST
SALT LAKE CITY, UTAH

REVISIONS

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PROJECT NO:16517.D
DRAWN BY: TG
CHECKED BY: SS
DATE: MONTH 2024
PROPERTY NO:

LANDSCAPE NOTES & SPECIFICATIONS

L0.01

LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HYDROZONE	DETAIL
DECIDUOUS TREES						
	8	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2" CAL.	Td3	D/L5.01
	3	BUTTERFLY JAPANESE MAPLE	ACER PALMATUM 'BUTTERFLY'	10 GAL.		D/L5.01
	4	FRONTIER ELM	ULMUS 'FRONTIER'	2" CAL.	Td3	D/L5.01
	10	MUSASHINO COLUMNAR ZELKOVA	ZELKOVA SERRATA 'MUSASHINO'	2" CAL.	Td4	D/L5.01
SHRUBS						
	7	STANDING OVATION SERVICEBERRY	AMELANCHIER ALNIFOLIA 'OBELISK'	5 GAL.	Sd2	B/L5.01
	55	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS	5 GAL.	Se1	B/L5.01
	45	LOW SCAPE SNOWFIRE	ARONIA MELANOCARPA 'LOW SCAPE SNOWFIRE'	5 GAL.	Sd3	B/L5.01
	14	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	10 GAL.	Se1	B/L5.01
	51	CREEPING OREGON GRAPE	MAHONIA REPENS	3 GAL.	GV1	B/L5.01
	21	TIGER EYES SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL.	Sd2	B/L5.01
ORNAMENTAL GRASSES						
	291	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	1 GAL.	Tw1	A/L5.01
	60	GUACAMOLE CORAL BELLS	HEUCHERA 'GUACAMOLE'	1 GAL.	P3	A/L5.01

SYMBOL	AREA	COMMON NAME	BOTANICAL NAME	SPACING	HYDROZONE	DETAIL
GROUNDCOVERS						

SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
LAWN						
	7,334 S.F.	"IMPERIAL BLUE" LAWN SOD	INSTALL OVER MINIMUM 5" TOPSOIL LAYER.		CHANSHARE FARMS (866) SOD-EASY OR APPROVED EQUAL	F/L5.01
BOULDERS						
	52	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4'	ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374 OR APPROVED EQUAL	H/L5.01
CRUSHED ROCK						
	5,249 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374 OR APPROVED EQUAL	G/L5.01

SALT LAKE CITY DATA

ZONED AS	TSA-UN-T	
TOTAL SITE AREA	23,288 S.F. = 0.53 AC.	
ON-SITE LANDSCAPE AREA	3,010 S.F. = 13%	
	REQUIRED	PROVIDED
GENERAL:		
TOTAL TURF AREA ON-SITE	10% MAX.	0 S.F. = 0%
TOTAL USABLE OPEN SPACE AREA ON-SITE	10% MIN.	3,010 S.F. = 13%
DROUGHT TOLERANT PLANT SPECIES	80% MIN.	83%
PARKSTRIP:		
REQUIRED TREES - 1 PER 30'		
200 SOUTH STREET:	206' L.F. / 30 = 6.9	7
1000 WEST STREET:	172' L.F. / 30 = 5.7	6
ALLEYWAY:	189' L.F. / 30 = 6.3	3*

*ONLY THREE TREES HAVE BEEN PROVIDED ALONG ALLEYWAY DUE TO CONFLICTS WITH UTILITIES, HARDSCAPE, AND LARGE STREET TREE ON 1000 WEST.

GENERAL NOTE

1. REFER TO COMMON EARTHWORK AND PLANTING NOTES ON SHEET L0.01

REFERENCE NOTES

L-1. 30' X 30' CLEAR VIEW SIGHT TRIANGLE

L-2. 10' X 10' CLEAR VIEW SIGHT TRIANGLE

L-3. CONCRETE PAD FOR BACKFLOW PREVENTER - SEE SHEET L3.01 FOR IRRIGATION PLAN

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

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

0 10 20 30 FT

NORTH

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Structural Engineering • Land Surveying & HDS

SCOTT A. SCHOONOVER 02/28/2024
LICENSED LANDSCAPE ARCHITECT 349757

MALTAIR LANES TOWN HOMES

1012-1020 WEST 200 SOUTH & 172 SOUTH 1000 WEST
SALT LAKE CITY, UTAH

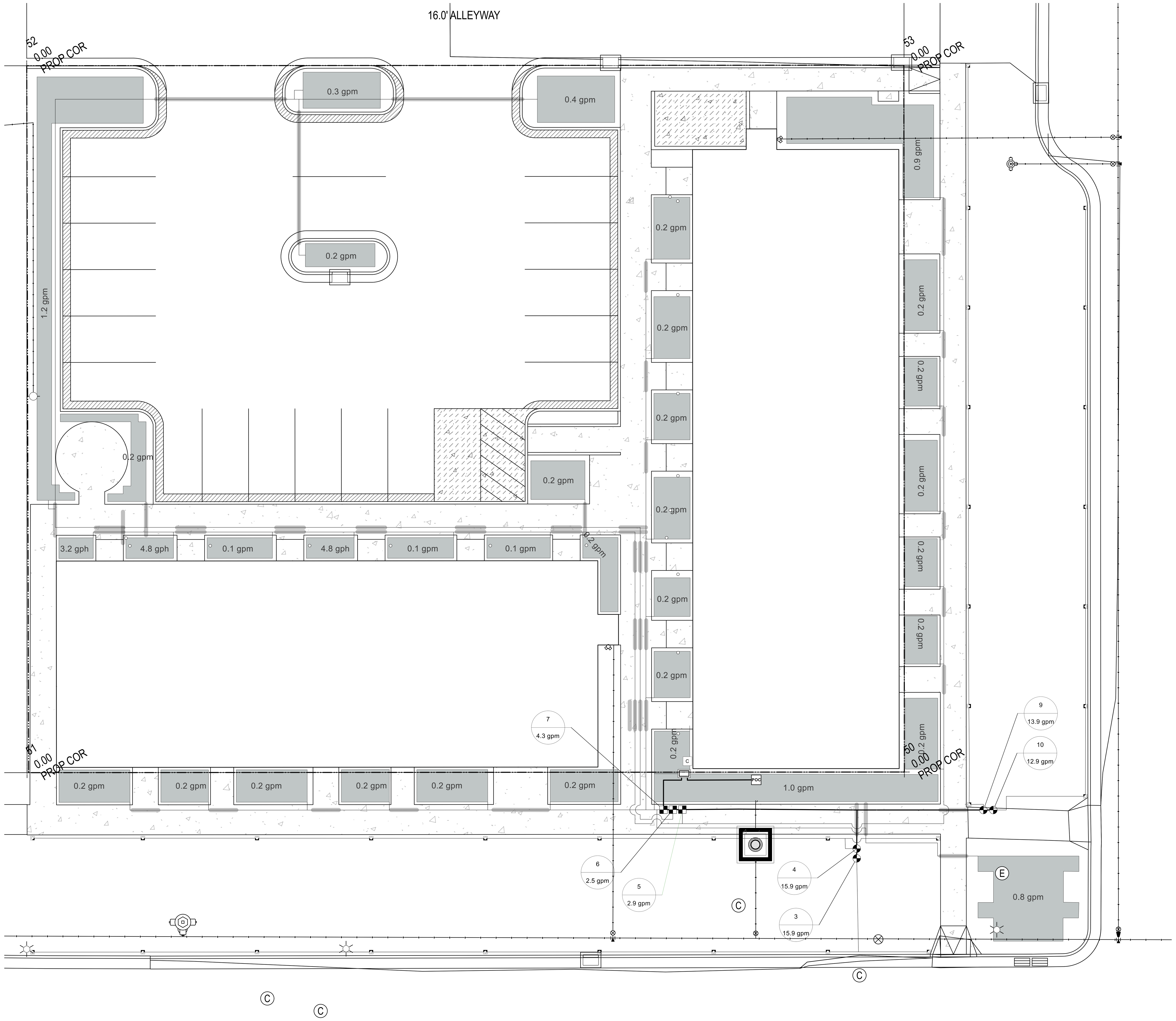
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:16517.D
DRAWN BY: TG
CHECKED BY: SS
DATE: MONTH 2024
PROPERTY NO:

LANDSCAPE PLANTING PLAN

L2.01



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	NOZZLE	DETAIL
OUTLETS					
◙	4" POP-UP ROTOR IN LAWN	RAIN BIRD	5004PCSAM-MPR	25Q	A/L5.02
◙	4" POP-UP ROTOR IN LAWN	RAIN BIRD	5004PCSAM-MPR	25H	A/L5.02
DRIP					
(grey area)	DRIPPER LINE SPACED @ 18" O.C.	Netafim	TLCV4-18		G/L5.02
VALVES					
◐	LAWN CIRCUIT CONTROL VALVE	RAIN BIRD	100-PEB		E/L5.02
▚	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV		F/L5.02
OTHER EQUIPMENT					
C	IRRIGATION CONTROLLER WITH RAIN SHUTOFF DEVICE	RAIN BIRD	ESP8LXME		G/L5.03
POC	1" POINT OF CONNECTION				A/L5.03

SYMBOL	TYPE	MATERIAL	DETAIL
PIPE			
———	1-1/4" MAIN LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	C/L5.02
———	3/4" - 1-1/4" LATERAL LINE	SCHEDULE 40 PVC PIPE & FITTINGS	C/L5.02
▬▬	PIPE SLEEVE UNDER NEW PAVING	SCHEDULE 40 PVC	C/L5.02

GENERAL NOTE

1. REFER TO IRRIGATION NOTES ON SHEET L0.01

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BEFORE YOU
Dig
1-800-662-4111

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0 10 20 30 FT

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STATE OF UTAH
02/28/2024
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349757
LICENSED LANDSCAPE ARCHITECT

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1012-1020 WEST 200 SOUTH & 172 SOUTH 1000 WEST
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REVISIONS

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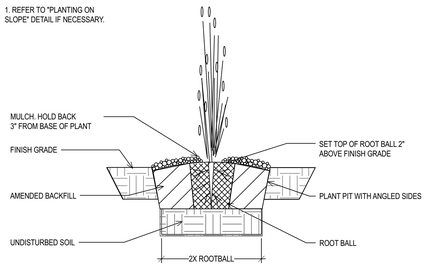
PROPERTY NO:

LANDSCAPE IRRIGATION PLAN

L3.01

NOTE:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.

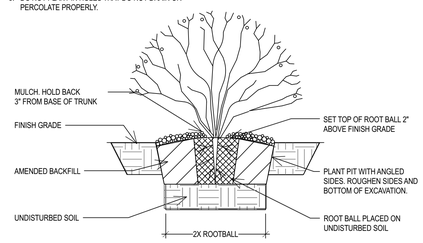


A GRASSES AND PERENNIALS

NO SCALE

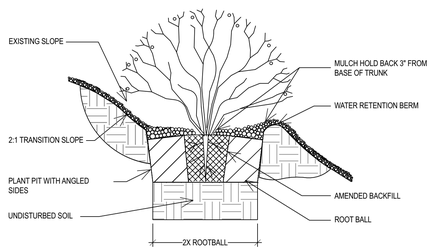
NOTES:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



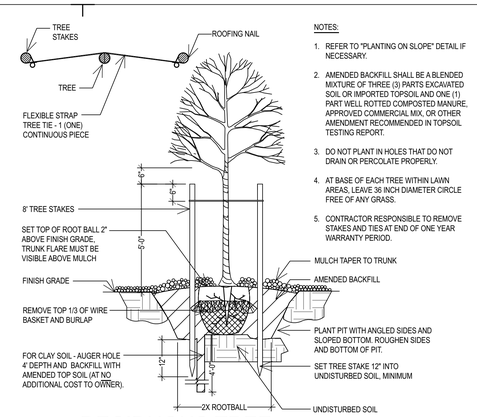
B SHRUB PLANTING

NO SCALE



C PLANTING ON SLOPE

NO SCALE



NOTES:

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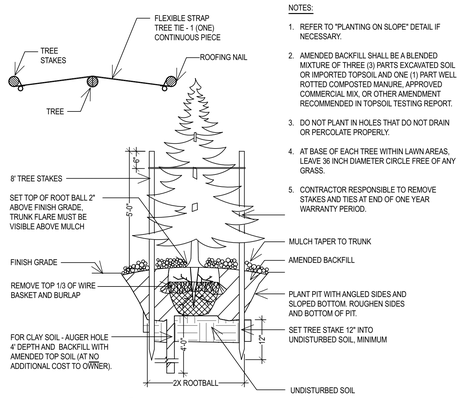
2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

D DECIDUOUS TREE

NO SCALE



NOTES:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

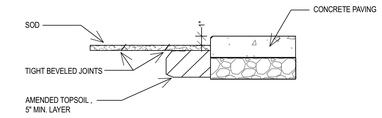
E EVERGREEN TREE

NO SCALE

NOTES:

A. LAYING OF SOD:
   1. LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
   2. LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
   3. LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
   4. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED SURFACES.
   5. DO NOT SOD SLOPES STEEPER THAN 3:1. CONSULT WITH ARCHITECT FOR ALTERNATE TREATMENT.

B. AFTER LAYING OF SOD IS COMPLETE:
   1. ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER.
   2. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT I RREGULARITIES IN GRADE WILL NOT BE PERMITTED.
   3. WATER SODDED AREAS IMMEDIATELY AFTER LAYING SOD TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 6 NCHES OF TOPSOIL.

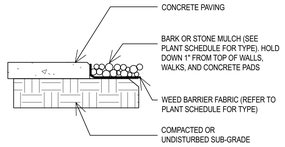


F SOD INSTALLATION

NO SCALE

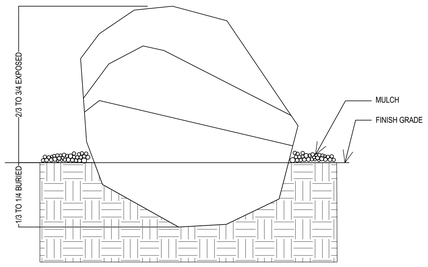
NOTES:

1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



G MULCH

NO SCALE



H BOULDER

NO SCALE

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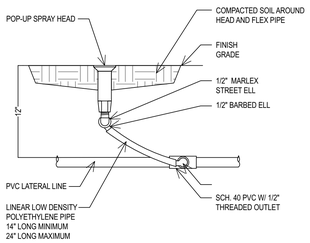
PROPERTY NO:

LANDSCAPE DETAILS

L5.01

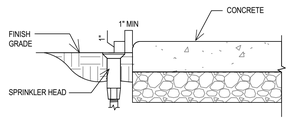
NOTES:

A. LOCATION OF HEADS AND PIPING SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
B. DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
C. MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
D. MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.
E. LOCATE PIPE SO NO SPRINKLER HEAD WILL BE CLOSER THAN 12 INCHES (300 MM) FROM BUILDING FOUNDATION.
F. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
G. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
H. HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE ONE INCH BELOW TOP OF MOW STRIP, WALK, OR CURB AND HAVE ONE INCH TO 3 INCH CLEARANCE BETWEEN HEAD AND MOW STRIP, WALK, OR CURB.



A SPRAY HEAD ASSEMBLY

NO SCALE

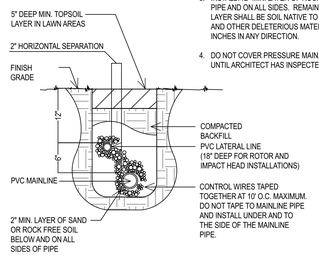


B SPRINKLER HEAD NEXT TO PAVING

NO SCALE

NOTES:

1. PULLING OF PIPE IS NOT PERMITTED.
2. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
3. INSTALL A 2" MIN. LAYER OF ROCK-FREE SOIL OR SAND UNDER THE PIPE AND ON ALL SIDES. REMAINDER OF BACKFILL TO THE TOPSOIL LAYER SHALL BE SOIL NATIVE TO THE PROJECT SITE FREE OF WOOD AND OTHER DELETERIOUS MATERIALS AND ROCKS OVER 1-1/2 INCHES IN ANY DIRECTION.
4. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

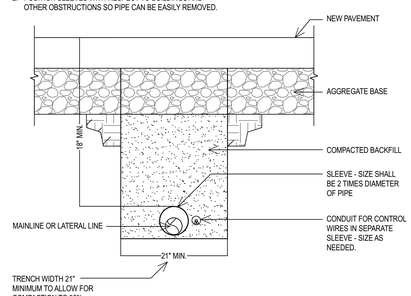


C TRENCH

NO SCALE

NOTES:

1. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
2. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.

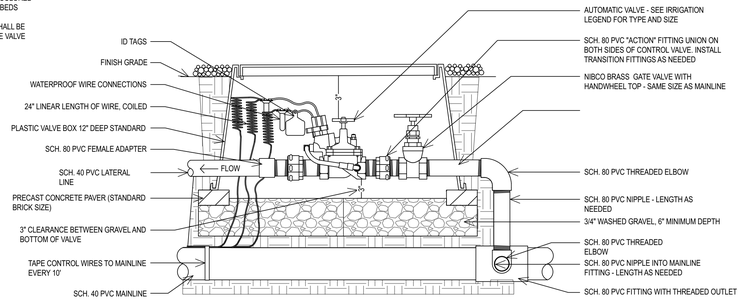


D TRENCH UNDER NEW PAVEMENT

NO SCALE

NOTES:

1. LIMIT (2) 1" VALVES PER VALVE BOX AND (1) 1-1/2" OR 2" VALVE PER BOX
2. INSTALL GREEN COLORED VALVE BOXES AND LIDS IN THE LAWN AREAS AND TAN COLORED BOXES AND LIDS IN THE PLANTING BEDS
3. ALL FITTINGS WITHIN VALVE BOX SHALL BE SCH. 80 PVC AND SAME SIZE AS THE VALVE

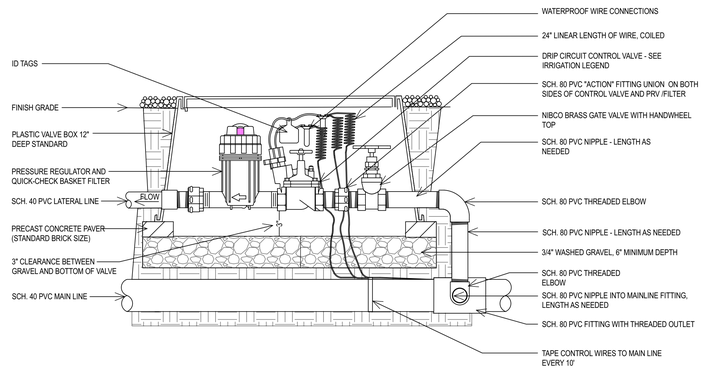


E CONTROL VALVE - LAWN CIRCUIT

NO SCALE

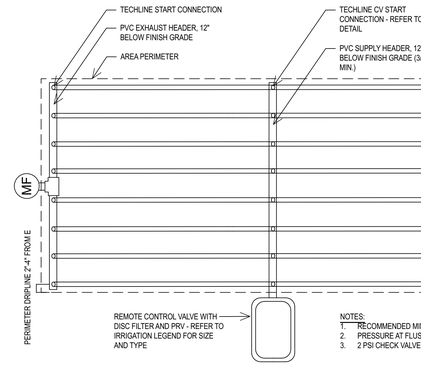
NOTES:

1. LIMIT (1) DRIP VALVE ASSEMBLY PER BOX
2. INSTALL GREEN COLORED VALVE BOXES AND LIDS IN THE LAWN AREAS AND TAN COLORED BOXES AND LIDS IN THE PLANTING BEDS
3. ALL FITTINGS WITHIN VALVE BOX SHALL BE SCH. 80 PVC AND SAME SIZE AS THE VALVE
4. CONTRACTOR TO REPLACE EXISTING 200 MESH (WHITE) SCREEN WITH A NEW 100 MESH (RED) SCREEN



F CONTROL VALVE - DRIP CIRCUIT

NO SCALE

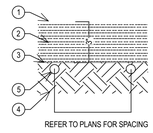


PLAN VIEW

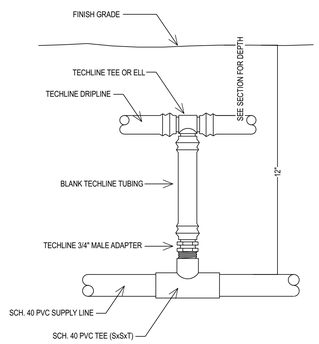
NOTES:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE S HALL BE MIN. 14.5 PSI
3. 2 PSI CHECK VALVE (MAX 4.6' OF WATER (ELEVATION CHANGE)

LEGEND:

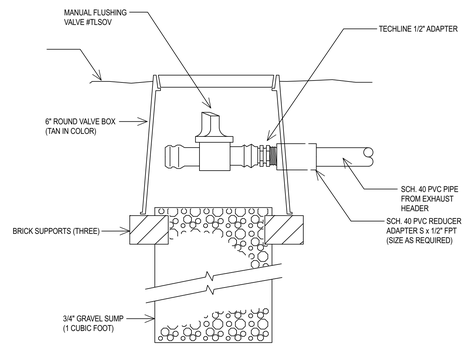
1. FINISH GRADE
2. MULCH LAYER
3. GEO-TEXTILE FABRIC
4. SOIL WITHIN PLANTING BED
5. NETAFIM TECHLINE CV DRIPLINE TUBING INSTALLED ON TOP OF GRADE BELOW FABRIC - STAPLE AS NEEDED TO PROPERLY SECURE.



SECTION



START CONNECTION



FLUSH VALVE

G TYPICAL DRIPLINE LAYOUT IN PLANTING BED AREAS

SCALE: NO SCALE

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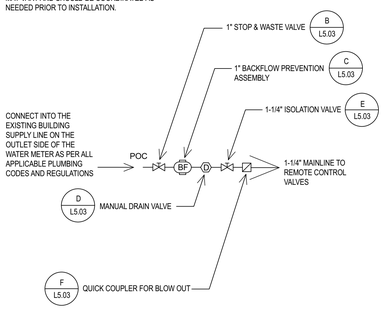
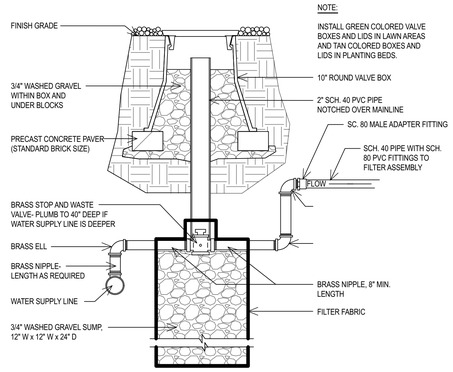
LANDSCAPE IRRIGATION DETAILS

L5.02

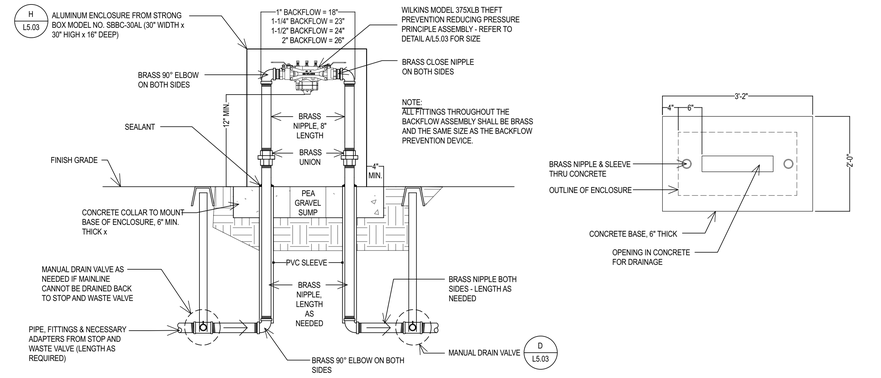
NOTE:
THE POINT OF CONNECTION DETAIL IS SCHEMATIC ONLY AND MEANT TO CONVEY THE ORDER OF THE COMPONENTS. ACTUAL LAYOUT MAY VARY AND SHOULD BE COORDINATED AS NEEDED PRIOR TO INSTALLATION.



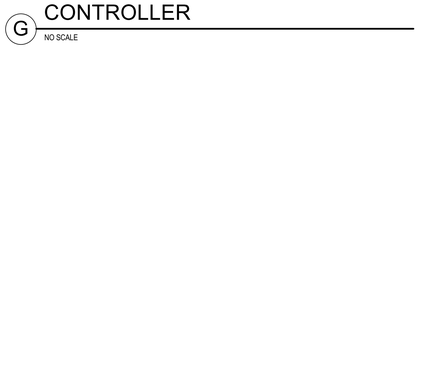
A POC SCHEMATIC LAYOUT
NO SCALE



B STOP & WASTE VALVE
NO SCALE



C BACKFLOW PREVENTER
NO SCALE



SECTION VIEW

TOP VIEW

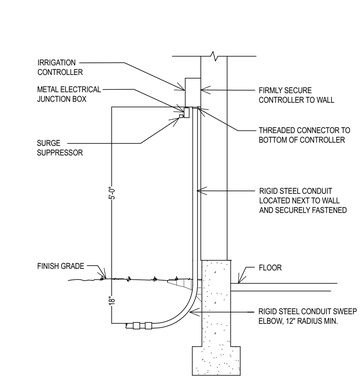
D MAINLINE DRAIN VALVE
NO SCALE

NOTES:
1. ALL PVC FITTINGS AND PIPE SHALL BE SCH. 80 PVC AND THE SAME SIZE AS THE MAINLINE.
2. INSTALL 2" CLASS 200 PVC SLEEVE OVER BRASS ISOLATION VALVE WHEN BRASS VALVE IS AT A DEPTH OF 18" OR DEEPER.

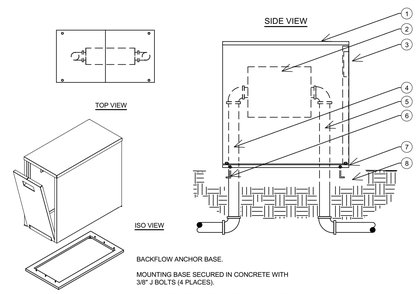
E ISOLATION VALVE - THREADED
NO SCALE

NOTE:
INSTALL GREEN COLORED VALVE BOXES AND LIDS IN LAWN AREAS AND TAN COLORED BOXES AND LIDS IN PLANTING BEDS.

F QUICK COUPLER VALVE
NO SCALE



G CONTROLLER
NO SCALE



BACKFLOW ANCHOR BASE.

MOUNTING BASE SECURED IN CONCRETE WITH 3/8" J BOLTS (4 PLACES).

EXISTING CONCRETE CORNERS WILL NEED TO 3/8"x 3" REDHEAD ANCHORS.

LEGEND

1. ALUMINUM BACKFLOW ENCLOSURE.
2. BACKFLOW PREVENTER.
3. HINGED DROP DOWN DOOR,PADLOCK AT TOP.
4. WATER SERVICE INLET PIPING.
5. WATER SERVICE OUTLET PIPING.
6. 3/8" "L" STYLE ANCHOR BOLTS.
7. ANCHOR PLATE MOUNTING.
8. POURED CONCRETE BASE - 6" MIN. THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.

H BACKFLOW ENCLOSURE
NO SCALE

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STATE OF UTAH
02/28/2024
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

MALTAIR LANES TOWN HOMES

1012-1020 WEST 200 SOUTH & 172 SOUTH 1000 WEST
SALT LAKE CITY, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:16517.D
DRAWN BY: TG
CHECKED BY: SS
DATE: MONTH 2024
PROPERTY NO:

LANDSCAPE IRRIGATION DETAILS

L5.03

ABBREVIATIONS INDEX

#	NUMBER	(E)	EXISTING	NFS	NON FUSED SWITCH
ø	PHASE	(F)	FUTURE	NIC	NOT IN CONTRACT
1ø	SINGLE PHASE	FA	FIRE ALARM	NL	NIGHT LIGHT
2P	TWO-POLE	FACP	FIRE ALARM CONTROL PANEL	NO	NORMALLY OPEN
3ø	THREE PHASE	FC	FOOT CANDLE	NTS	NOT TO SCALE
4P	FOUR-POLE	FLA	FULL LOAD AMPS	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
AC	ALTERNATING CURRENT	FT	FOOT	OFOI	OWNER FURNISHED OWNER INSTALLED
AFF	ABOVE FINISHED FLOOR	FRZ	FREEZER	OS&Y	OUTSIDE SCREW AND YOKE
AFG	ABOVE FINISHED GRADE	FS	FUSED SWITCH	PB	PUSH BUTTON
AFP	ARC FAULT PROTECTOR	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	PF	POWER FACTOR
AHJ	AUTHORITY HAVING JURISDICTION	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PFR	PHASE FAILURE RELAY
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	GFEP	GROUND-FAULT EQUIPMENT PROTECTION	PNL	PANEL
AL	ALUMINUM	GFP	GROUND FAULT PROTECTOR	PT	POTENTIAL TRANSFORMER
AM	AMPS METER	GRC	GALVANIZED RIGID CONDUIT	PV	PHOTOVOLTAIC
AMP	AMPERE	GRD	GROUND	PVC	POLYVINYL CHLORIDE
ANN	ANNUNCIATOR	HP	HORSE POWER	(R)	RELOCATE
ATS	AUTOMATIC TRANSFER SWITCH	HZ	HERTZ	RECP	RECEPTACLE
AUX	AUXILIARY	IG	ISOLATED GROUND	REF	REFRIGERATOR
AWG	AMERICAN WIRE GAUGE	IMC	INTERMEDIATE METALLIC CONDUIT	REQ	REQUIRED
BC	BARE COPPER	IN	INCH	RLA	RATED LOAD AMPS
BFG	BELOW FINISH GRADE	J-BOX	JUNCTION BOX	RMS	ROOT MEAN SQUARE
C	CONDUIT	KV	KILOVOLT	SE	SERVICE ENTRANCE
CAB	CABINET	KVA	KILOVOLT AMPERES	SPD	SURGE PROTECTION DEVICE
CATB	COMMUNITY ANTENNA TELEVISION	KVAR	KILOVARS	SPEC	SPECIFICATION
CATV	CABLE TELEVISION	KW	KILOWATT	SPK	SPEAKER
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	LRA	LOCKED ROTOR AMPS	SS	SELECTOR SWITCH
CKT	CIRCUIT	LTG	LIGHTING	SW	SWITCH
CLG	CEILING	MATV	MASTER ANTENNA TELEVISION	SWBD	SWITCHBOARD
CNTR	CONTRACTOR	MAX	MAXIMUM	SWGR	SWITCHGEAR
CO	CONVENIENCE OUTLET	MB	MAIN BUS	TTB	TELEPHONE TERMINAL BOARD
CRT	COMPUTER TERMINAL	MCB	MAIN CIRCUIT BREAKER	TBC	TELEPHONE TERMINAL CABINET
CT	CURRENT TRANSFORMER	MCC	MOTOR CONTROL CENTER	TV	TELEVISION
CU	COPPER	MCM	1000 CIRCULAR MILLS	TYP	TYPICAL
C/W	CONDUIT WITH	MH	MANHOLE	UG	UNDERGROUND
(D)	DEMOLISH/DELETE	MIC	MICROPHONE	UNO	UNLESS NOTED OTHERWISE
DB	DECIBEL	MIN	MINIMUM	UPS	UNINTERRUPTIBLE POWER SUPPLY
DC	DIRECT CURRENT	MLO	MAIN LUGS ONLY	V	VOLT (KV-KILOVOLT)
DISP	DISPOSAL	MNF	MANUFACTURER	VA/R	VOLT-AMPS/REACTIVE
DRY	DRYER	MTG	MOUNTING	VM	VOLT METER
DW	DISHWASHER	MTR	MOTOR	W	WATTS
DWG	DRAWING	MW	MICROWAVE	W/	WITH
EC	EMPTY CONDUIT	(N)	NEW	WASH	WASHER
EM	EMERGENCY	N/A	NOT APPLICABLE	WH	WATTHOUR
EMG	EMERGENCY GENERATOR	NC	NORMALLY CLOSED	W/O	WITHOUT
EMT	ELECTRICAL METALLIC TUBING	NEC	NATIONAL ELECTRICAL CODE	WP	WEATHER PROOF
EPO	EMERGENCY POWER OFF	NEMA	NATIONAL MANUFACTURING ASSOCIATION	XFMR	TRANSFORMER
EWC	ELECTRIC WATER COOLER	NFC	NATIONAL FIRE CODE	XFMR-SW	TRANSFORMER SWITCH
EWH	ELECTRIC WALL HEATER	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	XP	EXPLOSION PROOF

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

ELECTRICAL SYMBOLS

SYMBOL	EXPLANATION
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL
- - - -	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR
A–1,3	BRANCH CIRCUIT HOMERUNS TO PANEL
135	ROOM NUMBER
CH 1	MECHANICAL EQUIPMENT SYMBOL
1	KEYED NOTE REFERENCE
42x	FEEDER TAG (SEE FEEDER SCHEDULE)
	LIGHTING AND POWER PANELBOARD
NON-FUSED / FUSED	DISCONNECT SWITCH
NON-FUSED / FUSED	DISCONNECT SWITCH WITH MOTOR STARTER
	MOTOR STARTER
VFD	VARIABLE FREQUENCY DRIVE
C	CONDUIT STUB
J	JUNCTION BOX
	ELECTRIC VEHICLE CHARGING STATION
MP / A-3 / REF	MP — MOUNTED PANEL SPACE ASSIGNMENT A-3 — EQUIPMENT DESIGNATION
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER
+44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.
REF	REFRIGERATOR
DW	DISHWASHER
DISP	DISPOSAL
WASH	WASHING MACHINE
EWC	ELECTRIC WATER COOLER
USB	HUBBELL USB15AC5W OR EQUAL DUPLEX PLUS USB CHARGER
TR	TAMPER RESISTANT
	DUPLEX RECEPTACLE OUTLET
	QUAD RECEPTACLE OUTLET
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET
	220V RECEPTACLE OUTLET
	ISOLATED GROUND RECEPTACLE
	RECEPTACLE FLOOR DEVICE
	CEILING MOUNTED DEVICE
	SPECIAL RECEPTACLE
	MOTOR OUTLET
	EXHAUST FAN
	THERMOSTAT OUTLET
S	REMOTE SENSOR OUTLET
	TELEPHONE OUTLET
(#)	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES
	NETWORK AND VOICE OUTLET
	WIRELESS ACCESS POINT CEILING MOUNTED
TV	TELEVISION OUTLET

SYMBOL	EXPLANATION
F1	FIXTURE TYPE SYMBOL
	LINIER FIXTURE (TYPICAL)
	EMERGENCY LIGHTING UNIT
	SURFACE OR PENDANT MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	WALL PACK
	STRIP FIXTURE
	TRACK LIGHTING
BUG/EYE / EGRESS	EMERGENCY LIGHTING UNIT
	WALL MOUNTED EXIT LIGHT (SINGLE FACE)
	WALL MOUNTED EXIT LIGHT (DOUBLE FACE)
	CEILING MOUNTED EXIT LIGHT
	CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)
	EXIT LIGHT WITH PROTECTIVE COVER
$	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)
2	TWO POLE SWITCH
3	3-WAY SWITCH
4	4-WAY SWITCH
D	DIMMER SWITCH
K	KEYED SWITCH
T	TIMER SWITCH
M	MANUAL STARTER WITH THERMAL OVERLOAD
F	PADDLE FAN SPEED CONTROL. (CANARM "CN" SERIES)
OC	OCCUPANCY SENSOR SWITCH
LV	LOW VOLTAGE CONTROL SWITCH
LV/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER
OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER
OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH
	DOUBLE GANG SWITCH
a,b,c	LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)
a,b	CONTROLLING SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)
S	OCCUPANCY SENSOR (CEILING MOUNTED)
DT / PIR	DUAL TECHNOLOGY OCCUPANCY SENSOR (CEILING MOUNTED) PASSIVE INFRARED OCCUPANCY SENSOR (CEILING MOUNTED)
RC	ROOM CONTROLLER
LS	DAYLIGHT SENSOR
P	PHOTOCELL
V	VOLUME CONTROL
	WALL SPEAKER
	CEILING SPEAKER
	SURVEILLANCE CAMERA
DVR	SURVEILLANCE DIGITAL VIDEO RECORDER
NURSE	NURSE CALL ANNUNCIATOR PANEL
N	NURSE CALL EMERGENCY CALL DEVICE
N	NURSE CALL EMERGENCY CALL LIGHT

SYMBOL	EXPLANATION
	TAMPER AND FLOW
FACP	FIRE ALARM CONTROL PANEL
RFAA	REMOTE FIRE ALARM ANNUNCIATOR PANEL
NAC	FIRE ALARM NAC PANEL
VOICE	FIRE ALARM VOICE PANEL
D/H	DOOR HOLDER
F/S	FIRE/SMOKE DAMPER
F	FIRE ALARM PULL STATION
	FIRE ALARM STROBE
	FIRE ALARM HORN/STROBE
LF	FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
	FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
	FIRE ALARM SPEAKER/STROBE
LF	FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	FIRE ALARM SPEAKER
LF	FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
	FIRE ALARM HORN
LF	FIRE ALARM HORN (LF = LOW FREQUENCY)
	FIRE ALARM STROBE CEILING MOUNTED
	FIRE ALARM HORN/STROBE CEILING MOUNTED
LF	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
	FIRE ALARM HORN CEILING MOUNTED
LF	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
(#)	SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
B	SMOKE ALARM BATTERY-BACKED
C	SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
D	DUCT SMOKE DETECTOR
R	SMOKE DETECTOR WITH ADDRESSABLE RELAY
S	SMOKE DETECTOR WITH SOUNDER BASE
(#)	HEAT DETECTOR
	GAS DETECTOR
CO / CO/NO2	CARBON MONOXIDE DETECTOR CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
	ADA TWO-WAY COMMUNICATIONS SYSTEM
KP	ACCESS CONTROL KEY PAD
CR	ACCESS CONTROL CARD READER
Sos	ACCESS CONTROL DOOR STRIKE
ML	ACCESS CONTROL MAG LOCK
DS	ACCESS CONTROL DOOR SENSOR
	ACCESS CONTROL REQUEST TO EXIT
	PUSHBUTTON
B	BELL

NOTE: ALL SYMBOLS MAY NOT BE USED.

ELECTRICAL DESIGN CONTACTS	
ELECTRICAL ENGINEER	RYAN BEAGLES
ELECTRICAL PROJECT MANAGER	DEXTON GRAVES
ELECTRICAL DESIGNER	JONATHAN BENCH

ELECTRICAL SHEET LIST	
SHEET NUMBER	SHEET TITLE
E001	ELECTRICAL LEGEND & SCHEDULES
E002	COURTYARD ELECTRICAL PLAN
E003	PHOTOMETRIC SITE PLAN

ELECTRICAL GENERAL NOTES:

1. ROCKY MOUNTAIN POWER CONTACT: MATT MASON (801)220-7210 WORK ORDER #6309906

CARPENTER STRINGHAM ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
9133 S MONROE PLAZA WAY SUITE D
SANDY UT 84070
TEL: 801.890.1092
www.carpenterstringham.com

PROJECT
A NEW TOWNHOME DEVELOPMENT FOR:
EUCLID CORNERS
NEIGHBOR WORKS
1012 W. - 1020 W. 200 S. & 172 S. - 192 S. 1000 W.
SALT LAKE CITY, UTAH 84104

PRELIMINARY PLANS

PRELIMINARY DRAWING SUBJECT TO CHANGE. DRAWING INCOMPLETE AND NOT INTENDED FOR PERMITTING, PRICING, OR CONSTRUCTION.

SHEET TITLE
ELECTRICAL COVER SHEET

REVISIONS

PROJECT: 16-033.01
DATE: November 2022
SCALE: As Shown
DRAWN BY:
CHECKED:

SHEET
E001

ROYAL ENGINEERING
ELECTRICAL
1637 S. EAST BAY BLVD.
PHONE: 801.375.2228
MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676

SITE ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL KEYED NOTES:

1. EXISTING ROCKY MOUNTAIN POWER POWER POLE, COORDINATE WITH ROCKY MOUNTAIN POWER FOR CONNECTION OF NEW ELECTRICAL SERVICES, PAD MOUNTED TRANSFORMERS. PROVIDE TRENCHING ACROSS ROAD & RISER ON POLE.
2. UTILITY TRANSFORMER WITH PAD.
3. BUILDING #1 METER BANKS & PULL SECTION. PROVIDE WITH 7 METERS AND 400A MAIN DISCONNECT. PROVIDE ELECTRICAL GUTTER AS REQUIRED TO ROUTE SERVICE CABLE FROM METERING INTO BUILDING STRUCTURE.
4. BUILDING #2 METER BANKS AND PULL SECTION. PROVIDE WITH 6 METERS AND 400A MAIN DISCONNECT. PROVIDE ELECTRICAL GUTTER AS REQUIRED TO ROUTE SERVICE CABLE FROM METERING INTO BUILDING STRUCTURE.
5. PROVIDE CONNECTION FROM TRANSFORMER TO METER BANK.
6. COMMUNICATIONS CONDUIT.
7. COMMUNICATIONS VAULT.
8. UTILITY TRANSFORMER.
9. COMMUNICATIONS DEMARCATION.

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PROJECT
A NEW TOWNHOME DEVELOPMENT FOR:
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NEIGHBOR WORKS
1012 W. - 1020 W. 200 S. & 172 S. - 192 S. 1000 W.
SALT LAKE CITY, UTAH 84104

PRELIMINARY PLANS
PRELIMINARY DRAWING SUBJECT TO CHANGE. DRAWING INCOMPLETE AND NOT INTENDED FOR PERMITTING, PRICING, OR CONSTRUCTION.

SHEET TITLE
SITE ELECTRICAL PLAN

REVISIONS

PROJECT: 16-033.01
DATE: November 2022
SCALE: As Shown
DRAWN BY:
CHECKED:

SHEET
E002

ROYAL ENGINEERING
ELECTRICAL
1837 S. EAST BAY BLVD.
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MECHANICAL
PROVO, UTAH 84606
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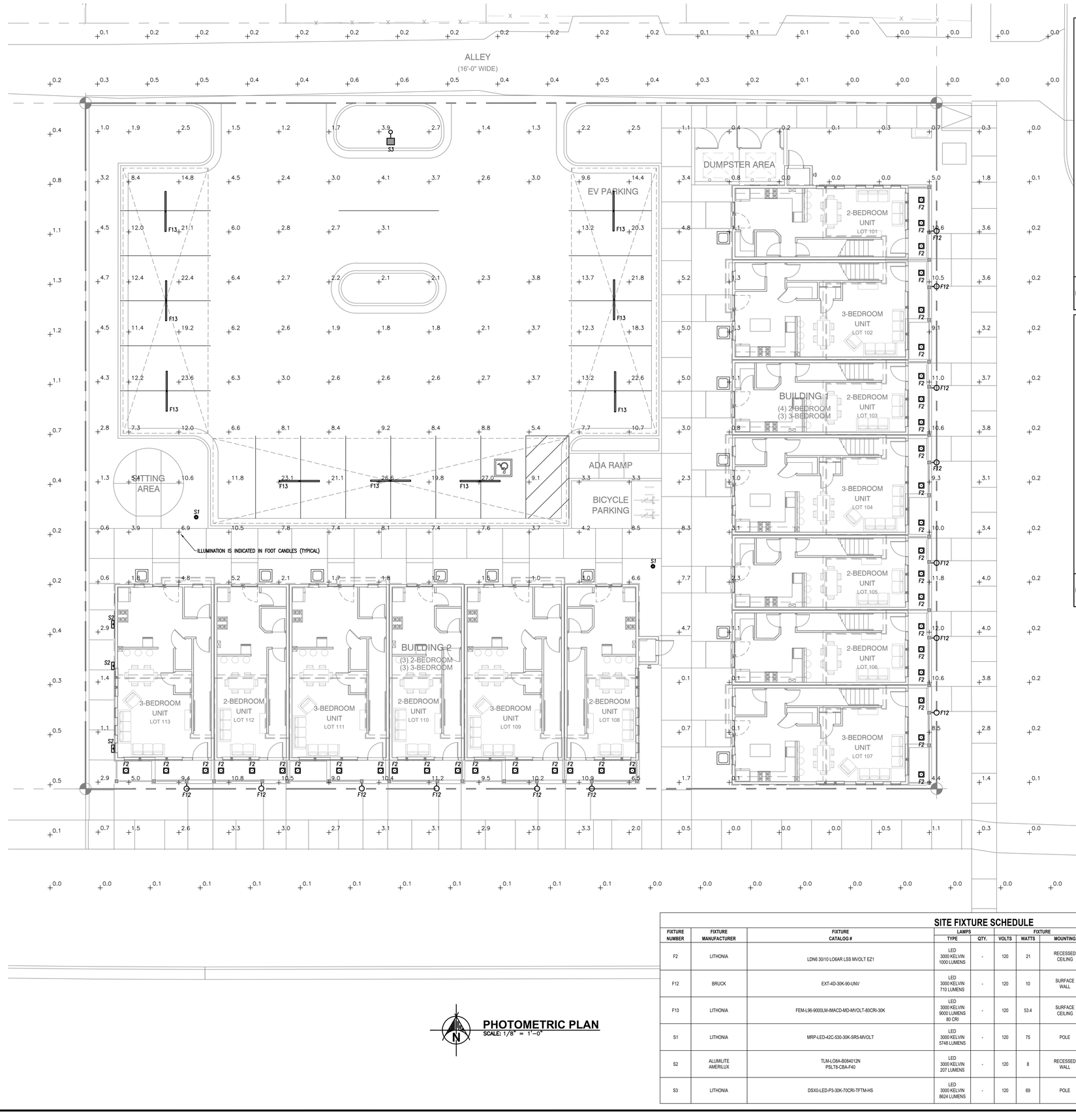
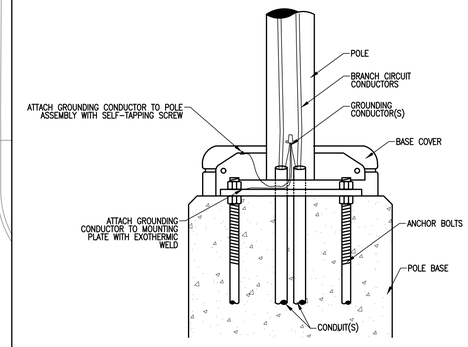


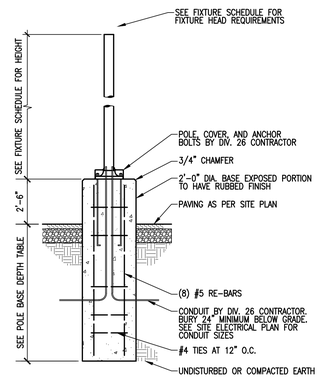
PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL GENERAL NOTES:

1. ANALYSIS DOES NOT INCLUDE CITY PROVIDED STREET LIGHTING AROUND THE PERIMETER OF THE PROJECT.



1 POLE LIGHT GROUNDING DETAIL
SCALE: NTS



POLE BASE DEPTH TABLE

POLE HEIGHT	FOOTING DEPTH
8'-0"	2'-6"
12'-0"	3'-0"
15'-0"	4'-0"
18'-0"	4'-6"
20'-0"	4'-6"
25'-0"	5'-0"
30'-0"	5'-0"
40'-0"	6'-0"

2 POLE BASE DETAIL
SCALE: NTS

SITE FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS TYPE	LAMPS QTY.	FIXTURE VOLTS	FIXTURE WATTS	FIXTURE MOUNTING	DESCRIPTION	REMARKS
F2	LITHONIA	LDN6 30/10 L06AR LSS MVOLT EZ1	LED 3000 KELVIN 1000 LUMENS	-	120	21	RECESSED CEILING	LED DOWNLIGHT WITH ALZAK TRIM	WET RATED
F12	BRUCK	EXT-4D-30K-90-UNV	LED 3000 KELVIN 710 LUMENS	-	120	10	SURFACE WALL	EXTERIOR 4" CYLINDER WALL SCONCE	WET RATED
F13	LITHONIA	FEM-L96-9000LM-IMACD-MD-MVOLT-80CRI-30K	LED 3000 KELVIN 9000 LUMENS 80 CRI	-	120	53.4	SURFACE CEILING	UNDERCANOPY PARKING LED	WET RATED
S1	LITHONIA	MRP-LED-42C-530-30K-SRS-MVOLT	LED 3000 KELVIN 5748 LUMENS	-	120	75	POLE	POLE TOP DECORATIVE AREA LIGHT W/POLE	PROVIDE WITH 6' SSS LITHONIA POLE
S2	ALUMILITE AMERILUX	TLM-L08A-B084012N PSLT8-CBA-F40	LED 3000 KELVIN 207 LUMENS	-	120	8	RECESSED WALL	STAIR LIGHT	
S3	LITHONIA	DSX0-LED-P3-30K-70CRI-TFTM-HS	LED 3000 KELVIN 8624 LUMENS	-	120	69	POLE	PARKING LOT POLE LIGHT	PROVIDE WITH 15' SSS LITHONIA POLE

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PRELIMINARY PLANS
PRELIMINARY DRAWING SUBJECT TO CHANGE. DRAWING INCOMPLETE AND NOT INTENDED FOR PERMITTING, PRICING, OR CONSTRUCTION.

SHEET TITLE
PHOTOMETRIC PLAN

REVISIONS

PROJECT: 16-033.01
DATE: November 2022
SCALE: As Shown
DRAWN BY:
CHECKED:

SHEET
E003

CARPENTER
STRINGHAM
ARCHITECTS LLC

Date: March 19, 2024

To: Salt Lake City Planning Division

Re: Maltair Lanes Townhomes Planned Development Proposal

REQUIREMENTS (21A.55.040.A)

The project requests consideration of exceptions from the following zoning standards:

1. Increase in the amount of permitted open space.
   a. 21A.26.078.E.5: One square foot of open space for every 10 feet of land area, up to 2,500 SF for transition areas. The applicant is requesting approval for more than 2,500 square feet of open space.
   b. Open Space Area: Open space areas shall be provided at a rate of one square foot for every ten (10) square feet of land area included in the development, up to five thousand (5,000) square feet for core areas, and up to two thousand five hundred (2,500) square feet for transition areas. Open space areas include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space area amenities. All required open space areas shall be accessible to the users of the building(s).
2. Reduction of the required 10-foot landscape buffer
   a. 21A.48.080.C.12: Landscape Buffers: TSA District: Lots in the TSA District which abut a lot in an OS, R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 District shall provide a ten foot (10') landscape buffer.

21A.55.010 PURPOSE STATEMENT:

The project is a **proposed 13 unit 3-story townhome development consisting of two buildings, each with a mix of two- and three-bedroom units on a vacant and undeveloped 0.54-acre lot** (a density of 24.07 units per acre). The two-bedroom units are 1,520 square feet each and the three-bedroom units are 2,044 square feet each. The project site consists of walkway paths, seating areas and landscaping, with a convenient 21-stall parking lot (1.62 stalls per unit) which includes ADA and EV parking. 5 bike parking stalls are also included.

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C. Housing: The Maltair Lanes Townhomes development will provide an affordable housing option and type for the city in line with the owner, NeighborWorks' mission, vision and values.

1. At least 20% of the units will be for those with incomes that are below 80% of the area median income.

2. The proposed development will provide a 2- & 3-bedroom townhome housing type in an area that is primarily single-family homes.

21A.55.050 STANDARDS FOR PLANNED DEVELOPMENTS:

A. Planned Development Objectives: The planned development encourages the efficient use of land and resources by maximizing the number of housing units on a vacant piece of land and utilizing utility services to a site by serving multiple housing units with single utility stubs to the property. The planned development also includes shared drives, sidewalks and maintenance / trash areas and a common area for multiple residents.

B. Master Plan Compatibility: This development will provide affordable and alternate housing options and is consistent with area master plan for Poplar Grove.

C. Design & Compatibility:

1. The scale of the proposed project and massing of two of the buildings are greater than the average single-family lot and home and the intensity or lot density (13 units on .54 acres) is greater than the average lot density in the area but compatible with area master plan in that the project will provide an affordable and alternate housing option.
2. The orientation of each of the proposed townhome buildings is compatible with the neighborhood as each unit is oriented to the public street and maintains that physical and visual connection to the neighborhood. The proposed exterior building materials are comprised of fiber cement siding, metal panel siding, brick veneer, concrete and glazing all of which are used in residential structures in this neighborhood. These materials are used in manner that creates contrast, visual interest and quantities that reflect a residential scale.
3. Building setbacks along the perimeter of the development:
   a. Maintain the visual character of the neighborhood by having a good street presence and setbacks in line with some of the structures and homes in the neighborhood.

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b. The orientation and location along the street frontage provide sufficient space for private amenities including front porches, private balconies, rear townhome access and semi-private common area in the interior of the development.
c. 3 sides of the proposed development face a public street or private alley. The remaining side is adjacent to the side yard of an existing single-family lot.
d. The front of all proposed townhome units is oriented to a public sidewalk and street or alley. In addition, the entrance to the parking lot is off the alley.
e. A dedicated enclosure is provided for the trash and recycling dumpsters.

4. The street and alley facing building facades have been design with ground floor transparency in accordance with the TSA zoning requirements and as indicated on the exterior building elevations. Porches, roof top balconies, a colonnade, mixed building materials and façade lines provide visual interest and facilitate pedestrian interaction.
5. A combination of porch sconce lighting, soffit down lighting, and general site lighting been designed into the project for safety, visibility and visual interest.
6. A dedicated enclosure constructed of concrete masonry units (CMU) and painted steel gates is provided for the trash and recycling dumpsters.

D. Landscaping:

1. There are no existing mature native trees on the property to be preserved and maintained.
2. There is existing landscaping along the west property line belonging to and abutting the adjacent residential lots that will be preserved but will need to be pruned or trimmed to accommodate the new construction.
3. The proposed landscaping will include new trees along the park strip, lawn, shrubs, plants and flowers against the new buildings which will not only buffer the development from adjacent streets but enhance the overall property.
4. A proposed landscaping plan has been developed that thoughtfully locates trees, plants and shrubs throughout the development that addresses the scale and open space of the project. The proposed landscaping provides a greater variety of landscaping and greater number of street trees than the adjacent properties.

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E. Mobility:

1. The drive access for the development is located on the alley to the north alley minimizing disruption to 1000 West or 200 South.
2. Site design and safe circulation.
   a. Pedestrian walkways, stairs and ramps have been designed and provided to accommodate pedestrian circulation through and around the development and convenient access to and from public sidewalks.
   b. Secure bicycle parking and storage has been provided adjacent to the parking lot.
   c. Interior pedestrian walkways do not accommodate bicycle or automobile traffic.
3. The site and building design promote convenient access to the public sidewalks. Adjacent uses are public streets and private residences and no access other than public sidewalks is provided from the proposed development.
4. 'No Parking – Fire Lanes' have been provided along 1000 West and 200 South per fire department and fire code requirements.
5. A dedicated enclosure for trash and recycling dumpsters has been provided on the north side of the property with service vehicle access from the alley.

F. Existing Site Features: The existing property is an undeveloped site and contains no natural or built features that contribute to the character of the neighborhood. There is existing landscaping along the west property that encroaches onto this property and development and will require pruning and trimming to allow for the proposed construction.

G. Utilities: Existing utilities that will serve this development are located in 200 South, 1000 West and the existing Alley and are sized adequately to serve the development per the project's engineers.

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21A.55.110 DISCLOSURE OF PRIVATE INFRASTRUCTURE COSTS FOR PLANNED DEVELOPMENTS:

A. See attached Level 1 Reserve Study created by Complex Solutions LTD.

B. NeighborWorks Salt Lake agrees that this 60-year initial estimate disclosure will be incorporated into the planned Maltair Lanes Townhomes Project, located at 1002 West, 200 South, Salt Lake City, Utah 84116. This will ensure that owners and future owners will receive adequate disclosure of potential infrastructure maintenance and replacement costs.

1. NeighborWorks Salt Lake agrees that the initial Level 1 60-year Reserve Study will be both referenced and recorded on the plat for this planned development. This study was prepared and does reflect within its language for six (6) increments of ten years each.

2. NeighborWorks Salt Lake agrees that the recorded plat shall contain a statement entitled “notice to purchasers” disclosing the infrastructure is privately owned and that the maintenance, repair, replacement, and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the city.

3. NeighborWorks Salt Lake agrees that the attached 60-year initial Reserve Study estimate disclosure shall be specifically and separately disclosed to the purchaser of any property in the planned development, upon initial purchase and also upon all future purchases for the duration of the sixty (60) year period.

C. Yearly Maintenance Statements: NeighborWorks agrees that we will request that the entity responsible for the operation and maintenance of the infrastructure shall, at least once each calendar year, notify all property owners in the planned development of the estimated yearly expenditures for maintenance, repair, operation, or replacement of infrastructure, and a t least once each calendar year shall notify all property owners of the actual expenditures incurred, and shall specify the reasons(s) for any variance between the estimated expenditures and the actual expenditures.

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NeighborWorks Salt Lake

Level 1 Reserve Study

Report Period – 01/01/2023 – 12/31/2023

Client Reference Number	**18881**
Property Type	**Townhouse**
Number of Units	**16**
Fiscal Year End	**12/31**

Type of Study	**Full, Preliminary**
Date of Property Inspection	**N/A**
Prepared By	**Dale Gifford**
Analysis Method	**Cash Flow**
Funding Goal	**Full Funding**

Report prepared on – Wednesday, July 28, 2021

COMPLEX SOLUTIONS, LTD.

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Glossary of Commonly used Words and Phrases

Executive Summary – NeighborWorks Salt Lake - ID # 18881

Information to complete this Reserve Study was gathered by performing an on-site inspection of the common area elements. In addition, we also obtained information by contacting any vendors and/or contractors that have worked on the property recently, as well as communicating with the property representative (BOD Member and/or Community Manager). To the best of our knowledge, the conclusions and recommendations of this report are considered reliable and accurate insofar as the information obtained from these sources.

Projected Starting Balance as of 01/01/2023	**$0**
Ideal Reserve Balance as of 01/01/203	**$0**
Percent Funded as of 01/01/2023	**100%**
Recommended Reserve Contribution (per month)	**$2,300**
Minimum Reserve Contribution (per month)	**$1,950**
Recommended Special Assessment	**$0**

NeighborWorks Salt Lake is a 16-unit Condominium community. Construction on the community will be completed in 2023.

Currently Programmed Projects
There are no projects programmed to occur this fiscal year (FY2023). (See page 16)

Significant Reserve Projects
The association's significant reserve projects are patio decks resurface (Comp# 604), metal roofs replace (Comp# 108), trellises replace (Comp# 2307), and metal railing repaint (Comp# 212). The fiscal significance of these components is approximately 27%, 12%, 10%, and 10% respectively (see page 9). A component's significance is calculated by dividing its replacement cost by its useful life. In this way, not only is a component's replacement cost considered but also the frequency of occurrence. These components most significantly contribute to the total monthly reserve contribution. As these components have a high level of fiscal significance the association should properly maintain them to ensure they reach their full useful lives.

Reserve Funding
In comparing the projected starting reserve balance of $0 versus the ideal reserve balance of $0 we find the association's reserve fund to be approximately 100% funded. This indicates a fair reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of $2,300 ($143.75/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

Introduction

Reserve Study Purpose
The purpose of this Reserve Study is to provide the Association with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. The detailed schedules will serve as an advance warning that major projects will need to be addressed in the future. This will allow the Association to have ample time to obtain competitive bids for each project. It will also help to ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

Preparer's Credentials
Mr. Gifford has been working in the community association industry for the last 16 years. Prior to taking a position, as the Regional Project Manager covering the Utah region, at Complex Solutions, he worked in community association management in Utah. While in community association management his positions included, Maintenance Supervisor, Senior Portfolio Manager and Vice President of Community Management. His work in community association management gave him extensive experience with; budget creation, reserves and reserve budgeting, community inspections and analyzing common area components.

- Professional Reserve Analyst (PRA) designation from Association of Professional Reserve Analysts (APRA), PRA #2320
- Reserve Specialist (RS) designation from Community Associations Institute (CAI), RS# 231
- Personally has prepared over 1,400 reserve studies in Salt Lake City Utah and surrounding areas
- Bachelor of Science in Chemistry from Emporia State University
- Certified Manager of Community Associations® (CMCA®) designation from the National Board of Certification for Community Association Managers (NBC-CAM)
- Association Management Specialist® (AMS®) designation from Community Associations Institute (CAI)
- Professional Community Association Manager® (PCAM®) designation from Community Associations Institute (CAI), PCAM# 1740,
- Active member and former Board member and chapter President of the Utah Chapter of Community Associations Institute (UCCAI)
- Recipient of Community Associations Institute's (CAI) annual award of Excellence in Chapter Leadership for service an achievement in 2010

Budget Breakdown
Every association conducts their business within a budget. There are typically two main parts to this budget, the Operating budget and the Reserve budget. The operating budget includes all expenses that occur on an annual basis as well as general maintenance and repairs. Typical operating budget line items include management fees, maintenance expenses, utilities, etc. The reserve budget is primarily made up of replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis.

Report Sections
Reserve Analysis: this section contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).
Component Evaluation: this section contains information regarding the physical status and replacement cost of reserve components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will most likely vary from year to year.

General Information and Frequently Asked Questions

Is it the law to have a Reserve Study conducted?
The Government requires a reserve study in approximately 20 states. Also, the Association's governing documents may require a reserve fund be established. This does not mean a Reserve Study is required, but how are you going to know if you have enough money in the reserve fund if you do not have the proper information?

Why is it important to perform a Reserve Study?
This report provides the essential information that is needed to guide the Association in establishing the reserve portion of the total monthly assessment. The reserve fund is critical to the future of the association because it helps ensure that reserve projects can be completed on time. When projects are completed on time, deferred maintenance and the lower property values that typically accompany it can be avoided. It is suggested that a third party professionally prepare the Reserve Analysis Study since there is no vested interest in the property.

After we have a Reserve Study, what do we do with it?
Please take the time to review the report carefully and make sure the component information is complete and accurate. If there are any inaccuracies, or changes such as a component that the association feels should be added, removed, or altered, please inform us immediately so we may revise the report. Use the report to help establish your budget for the upcoming fiscal year.

How often do we review and update our Reserve Study?
There is a misconception that a Reserve Study is good for an extended period of time since the report has projections for a thirty year period. The assumptions, interest rates, inflation rates and other information used to create this report change each year. Scheduled events may not happen, unpredictable circumstances could occur, deterioration rates can be unpredictable and repair/replacement costs will vary from causes that are unforeseen. These variations alter the results of the Reserve Study. The Reserve Study should be professionally reviewed each year by having a Level III "no site visit" update reserve study performed. The Reserve Study should be professionally updated every three years by having a Level II "site visit" update reserve study performed.

What is a "Reserve Component" versus an "Operating Component"?
A "Reserve" component is an item that is the responsibility of the association to maintain, has a limited useful life, predictable remaining useful life, typically occurs on a cyclical basis that exceeds one year, and costs above a minimum threshold amount. An "Operating" component is typically a fixed expense that occurs on an annual basis.

What are the GREY areas of "maintenance" items that are often seen in a Reserve Study?
One of the most popular questions revolves around major "maintenance" items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a "capital" item, it cannot be considered a reserve component. However, it is the opinion of several major Reserve Study providers, including Complex Solutions, that these components meet the criteria of a reserve component.

Information and Data Gathered:
The information contained in this report is based on estimates and assumptions gathered from various sources. Estimated life expectancies are based upon conditions that were readily visible and accessible at the time of the site visit. While every effort has been made to ensure accurate results, this report reflects the judgment of Complex Solutions, Ltd. and should not be construed as a guarantee or assurance of predicting future events.

What happens during the Site Visit?
During the site visit we identify the common area components that we have determined require reserve funding. These components are quantified and a physical condition is observed. The site visit is conducted on the common areas as reported by client.

What is the Financial Analysis?
We project the starting balance by taking the most recent reserve fund balance as stated by the client and add expected reserve contributions to the end of the fiscal year. We then subtract the expenses of any pending projects. We compare this number to the Fully Funded Balance and arrive at the Percent Funded level. Based on that level of funding we then recommend a Funding Plan to help ensure the adequacy of funding in the future.

Measures of reserve fund financial strength are as follows:

0% - 30% Funded is considered a "weak" financial position. Associations that fall into this category are more likely to have special assessments and deferred maintenance. Action should be taken to improve the financial strength of the reserve fund.

31% - 69% Funded is considered a "fair" financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a weak financial position. Action should be taken to improve the financial strength of the reserve fund.

70% - 99% Funded is considered a "strong" financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a fair financial position. Action should be taken to improve the financial strength of the reserve fund.

100% Funded is considered an "ideal" financial position. Action should be taken to maintain the financial strength of the reserve fund.

Disclosures:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client's actual vendors. There is no implied warrantee or guarantee regarding our life and cost estimates/predictions. There is no implied warrantee or guarantee in any of our work product. Our results and findings will vary from another preparer's results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

The projected life expectancy of the reserve components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each component. Failure to perform such maintenance can negatively impact the remaining useful life of the component and dramatically increase the funding needs of the reserves of the association.

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach the full and expected useful lives.

Site Visits: Should a site visit have been performed during the preparation of this reserve study no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling. Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We have assumed any and all components have been properly built and will reach normal, typical life expectancies. A reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), have been excluded from this report.

Update Reserve Studies:

Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

Level III Studies: In addition to the above we have not visited the property when completing a Level III "No Site Visit" study. Therefore we have not verified the current condition of the components.

Insurance: We carry general and professional liability insurance as well as workers' compensation insurance.

Actual or Perceived Conflicts of Interest: There are no potential actual or perceived conflicts of interest that we are aware of.

Inflation and Interest Rates: The after tax interest rate used in the financial analysis may or may not be based on the clients reported after tax interest rate. If it is, we have not verified or audited the reported rate. The inflation rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.

Funding Summary

Beginning Assumptions

# of units	16
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	$0
Projected Starting Reserve Balance	$0
Ideal Starting Reserve Balance	$0

Economic Assumptions

Projected Inflation Rate	3.00%
Reported After-Tax Interest Rate	0.10%

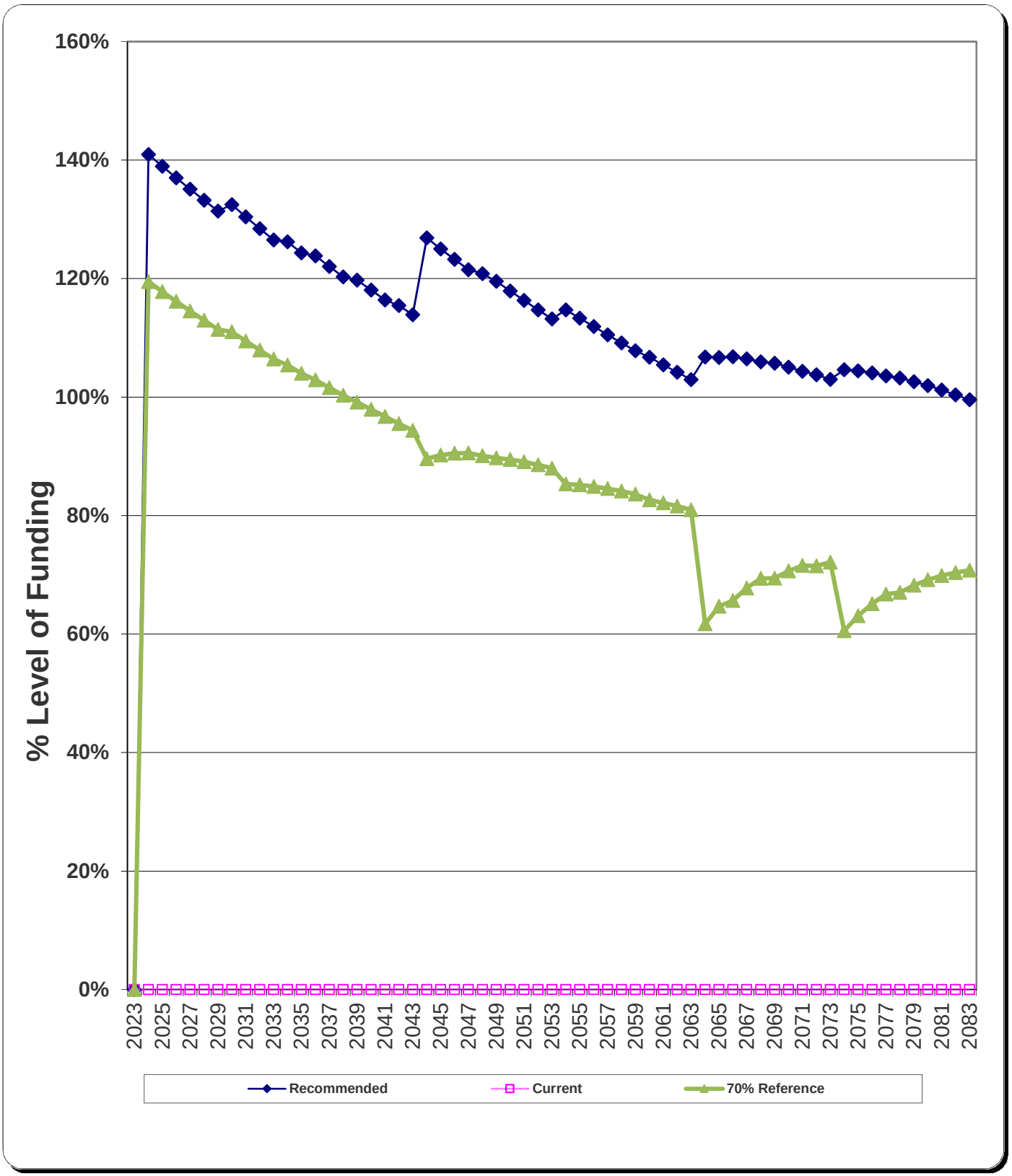
Current Reserve Status

Current Balance as a % of Ideal Balance	0%

Recommendations

Recommended Monthly Reserve Allocation	$2,300
Per Unit	$143.75
Future Annual Increases	3.00%
For number of years:	60
Increases thereafter:	0.00%
70% Funded Monthly Reserve Allocation Reference	$1,950
Per Unit	$121.88
Future Annual Increases	3.00%
For number of years:	60
Increases thereafter:	0.00%

Percent Funded - Graph



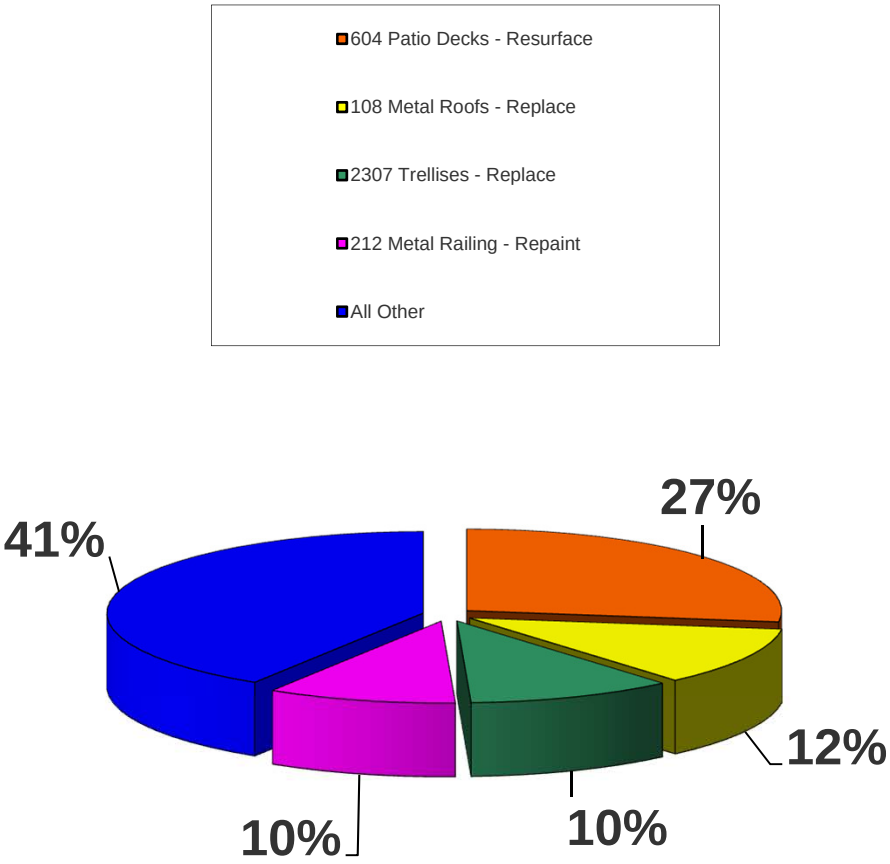
Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	108	Metal Roofs - Replace	60	60	$113,000	$151,000
Painted Surfaces	201	Stucco Surfaces - Repair/Repaint	15	15	$13,000	$15,000
	204	Doors - Repaint	10	10	$5,000	$6,000
	212	Metal Railing - Repaint	6	6	$10,000	$12,000
Siding Materials	304	Metal Siding - Replace	50	50	$49,000	$69,000
	390	Brick Siding - Replace	N/A		$0	$0
Drive Materials	401	Asphalt - Major Rehab	30	30	$8,000	$10,000
	402	Asphalt - Seal Coat	N/A		$0	$0
	403	Concrete - Partial Repair/Replace	10	10	$4,000	$6,000
Property Access	502	Garage Doors - Replace	20	20	$9,000	$15,000
Decking	604	Patio Decks - Resurface	20	20	$92,000	$115,000
	690	Metal Railing - Replace	50	50	$45,000	$55,000
Life / Safety	901	Fire Protection System - Renovate	20	20	$10,000	$15,000
Fencing	1010	Dumpster Enclosure Gates - Replace	30	30	$4,000	$6,000
	1090	Dumpster Enclosure - Replace	N/A		$0	$0
Recreation Equip.	1307	Benches - Replace	N/A		$0	$0
Light Fixtures	1602	Exterior Light Fixtures - Replace	20	20	$10,000	$13,000
	1604	Pole Lights - Replace	20	20	$5,000	$6,000
	1609	Street Light Fixtures - Replace	20	20	$1,000	$1,500
	1690	Parking Garage Light Fixtures - Replace	25	25	$4,000	$5,000
Landscaping	1812	Landscaping & Irrigation System - Renov	20	20	$8,000	$12,000
Utility Systems	2001	Sewer System - Repairs	30	30	$5,000	$6,000
	2002	Culinary Water System - Repairs	30	30	$5,000	$6,000
Buildings / Structu	2307	Trellises - Replace	40	40	$70,000	$90,000

Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
108	Metal Roofs - Replace	60	60	$132,000	$2,200	11.5653%
201	Stucco Surfaces - Repair/Repaint	15	15	$14,000	$933	4.9065%
204	Doors - Repaint	10	10	$5,500	$550	2.8913%
212	Metal Railing - Repaint	6	6	$11,000	$1,833	9.6377%
304	Metal Siding - Replace	50	50	$59,000	$1,180	6.2032%
401	Asphalt - Major Rehab	30	30	$9,000	$300	1.5771%
403	Concrete - Partial Repair/Replace	10	10	$5,000	$500	2.6285%
502	Garage Doors - Replace	20	20	$12,000	$600	3.1542%
604	Patio Decks - Resurface	20	20	$103,500	$5,175	27.2046%
690	Metal Railing - Replace	50	50	$50,000	$1,000	5.2569%
901	Fire Protection System - Renovate	20	20	$12,500	$625	3.2856%
1010	Dumpster Enclosure Gates - Replace	30	30	$5,000	$167	0.8762%
1602	Exterior Light Fixtures - Replace	20	20	$11,500	$575	3.0227%
1604	Pole Lights - Replace	20	20	$5,500	$275	1.4457%
1609	Street Light Fixtures - Replace	20	20	$1,250	$63	0.3286%
1690	Parking Garage Light Fixtures - Replace	25	25	$4,500	$180	0.9462%
1812	Landscaping & Irrigation System - Renc	20	20	$10,000	$500	2.6285%
2001	Sewer System - Repairs	30	30	$5,500	$183	0.9638%
2002	Culinary Water System - Repairs	30	30	$5,500	$183	0.9638%
2307	Trellises - Replace	40	40	$80,000	$2,000	10.5139%

Significant Components - Graph



ID #	Component Name	Useful Life	Remaining Useful Life	Average Current	Significance: As $	Significance: As %
604	Patio Decks - Resurface	20	20	$103,500	$5,175	27%
108	Metal Roofs - Replace	60	60	$132,000	$2,200	12%
2307	Trellises - Replace	40	40	$80,000	$2,000	10%
212	Metal Railing - Repaint	6	6	$11,000	$1,833	10%
All Other	See Expanded Table For Breakdown				$7,814	41%

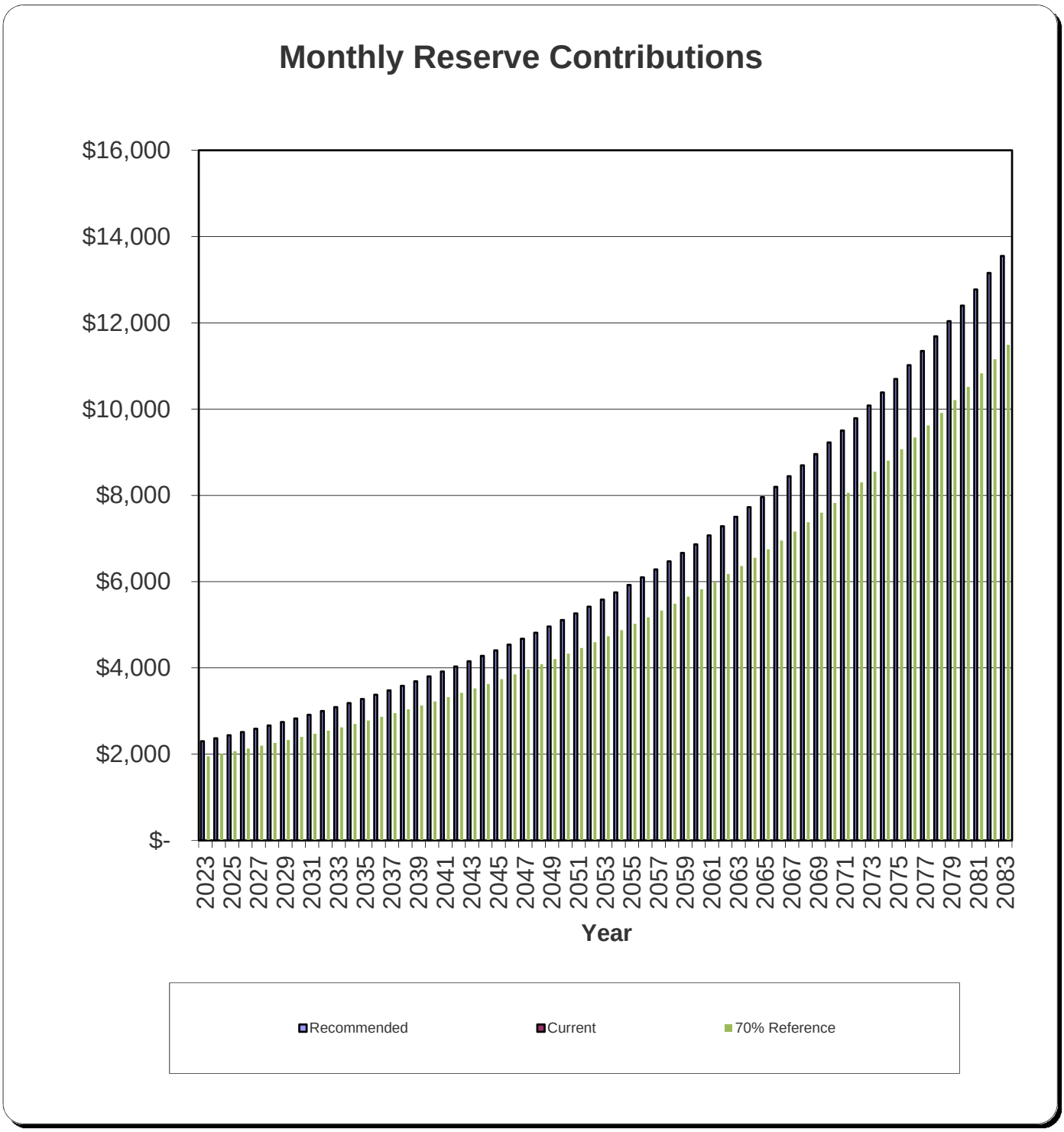
Yearly Summary - 2023-2053

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2023	$0	$0	0%	$27,600	$14	$0	$27,614
2024	$19,593	$27,614	141%	$28,428	$42	$0	$56,084
2025	$40,362	$56,084	139%	$29,281	$71	$0	$85,435
2026	$62,359	$85,435	137%	$30,159	$101	$0	$115,695
2027	$85,640	$115,695	135%	$31,064	$131	$0	$146,890
2028	$110,261	$146,890	133%	$31,996	$163	$0	$179,049
2029	$136,283	$179,049	131%	$32,956	$189	$13,135	$199,060
2030	$150,238	$199,060	132%	$33,945	$216	$0	$233,220
2031	$178,843	$233,220	130%	$34,963	$251	$0	$268,434
2032	$209,028	$268,434	128%	$36,012	$287	$0	$304,732
2033	$240,863	$304,732	127%	$37,092	$316	$14,111	$328,030
2034	$259,886	$328,030	126%	$38,205	$347	$0	$366,582
2035	$294,805	$366,582	124%	$39,351	$379	$15,683	$390,628
2036	$315,430	$390,628	124%	$40,532	$411	$0	$431,571
2037	$353,666	$431,571	122%	$41,747	$453	$0	$473,771
2038	$393,913	$473,771	120%	$43,000	$485	$21,812	$495,444
2039	$413,790	$495,444	120%	$44,290	$518	$0	$540,251
2040	$457,645	$540,251	118%	$45,619	$563	$0	$586,433
2041	$503,758	$586,433	116%	$46,987	$601	$18,727	$615,295
2042	$532,939	$615,295	115%	$48,397	$640	$0	$664,331
2043	$583,284	$664,331	114%	$49,849	$539	$301,169	$413,550
2044	$325,965	$413,550	127%	$51,344	$439	$0	$465,333
2045	$372,194	$465,333	125%	$52,884	$492	$0	$518,710
2046	$420,902	$518,710	123%	$54,471	$546	$0	$573,727
2047	$472,198	$573,727	122%	$56,105	$591	$22,361	$608,062
2048	$503,161	$608,062	121%	$57,788	$633	$9,422	$657,061
2049	$549,575	$657,061	120%	$59,522	$687	$0	$717,270
2050	$608,317	$717,270	118%	$61,308	$748	$0	$779,326
2051	$670,088	$779,326	116%	$63,147	$811	$0	$843,284
2052	$735,019	$843,284	115%	$65,041	$876	$0	$909,201

Yearly Summary - 2053-2083

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2053	$803,242	$909,201	113%	$66,992	$870	$146,849	$830,214
2054	$723,642	$830,214	115%	$69,002	$865	$0	$900,081
2055	$794,336	$900,081	113%	$71,072	$936	$0	$972,090
2056	$868,620	$972,090	112%	$73,204	$1,009	$0	$1,046,303
2057	$946,646	$1,046,303	111%	$75,401	$1,085	$0	$1,122,788
2058	$1,028,572	$1,122,788	109%	$77,663	$1,162	$0	$1,201,613
2059	$1,114,562	$1,201,613	108%	$79,992	$1,226	$31,881	$1,250,951
2060	$1,171,948	$1,250,951	107%	$82,392	$1,293	$0	$1,334,636
2061	$1,265,596	$1,334,636	105%	$84,864	$1,378	$0	$1,420,877
2062	$1,363,809	$1,420,877	104%	$87,410	$1,465	$0	$1,509,753
2063	$1,466,775	$1,509,753	103%	$90,032	$1,153	$804,908	$796,030
2064	$745,637	$796,030	107%	$92,733	$843	$0	$889,606
2065	$833,837	$889,606	107%	$95,515	$919	$38,068	$947,972
2066	$887,449	$947,972	107%	$98,381	$998	$0	$1,047,351
2067	$983,912	$1,047,351	106%	$101,332	$1,099	$0	$1,149,781
2068	$1,085,365	$1,149,781	106%	$104,372	$1,176	$52,942	$1,202,387
2069	$1,137,489	$1,202,387	106%	$107,503	$1,257	$0	$1,311,147
2070	$1,247,930	$1,311,147	105%	$110,728	$1,367	$0	$1,423,242
2071	$1,363,974	$1,423,242	104%	$114,050	$1,458	$45,455	$1,493,296
2072	$1,439,038	$1,493,296	104%	$117,472	$1,553	$0	$1,612,320
2073	$1,565,602	$1,612,320	103%	$120,996	$1,402	$543,604	$1,191,113
2074	$1,138,553	$1,191,113	105%	$124,626	$1,254	$0	$1,316,993
2075	$1,261,181	$1,316,993	104%	$128,364	$1,382	$0	$1,446,739
2076	$1,390,142	$1,446,739	104%	$132,215	$1,514	$0	$1,580,468
2077	$1,525,705	$1,580,468	104%	$136,182	$1,622	$54,275	$1,663,997
2078	$1,612,248	$1,663,997	103%	$140,267	$1,735	$0	$1,805,999
2079	$1,760,191	$1,805,999	103%	$144,475	$1,879	$0	$1,952,353
2080	$1,915,559	$1,952,353	102%	$148,810	$2,028	$0	$2,103,191
2081	$2,078,666	$2,103,191	101%	$153,274	$2,181	$0	$2,258,645
2082	$2,249,834	$2,258,645	100%	$157,872	$2,339	$0	$2,418,856

Reserve Contributions - Graph



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
108	Metal Roofs - Replace	60	60	Approx 7,510 Sq.ft.	$132,000	$0	$0	$266.00
201	Stucco Surfaces - Repair/Repaint	15	15	Approx 8,330 Sq.ft.	$14,000	$0	$0	$112.85
204	Doors - Repaint	10	10	(48) Doors	$5,500	$0	$0	$66.50
212	Metal Railing - Repaint	6	6	Approx 1,000 Linear ft.	$11,000	$0	$0	$221.67
304	Metal Siding - Replace	50	50	Approx 4,880 Sq.ft.	$59,000	$0	$0	$142.67
401	Asphalt - Major Rehab	30	30	Approx 3,795 Sq.ft.	$9,000	$0	$0	$36.27
403	Concrete - Partial Repair/Replace	10	10	Minimal Sq.ft.	$5,000	$0	$0	$60.45
502	Garage Doors - Replace	20	20	(3) Doors	$12,000	$0	$0	$72.55
604	Patio Decks - Resurface	20	20	Approx 5,750 Sq.ft.	$103,500	$0	$0	$625.71
690	Metal Railing - Replace	50	50	Approx 1,000 Linear ft.	$50,000	$0	$0	$120.91
901	Fire Protection System - Renovate	20	20	(1) System	$12,500	$0	$0	$75.57
1010	Dumpster Enclosure Gates - Replace	30	30	Approx 20 Linear ft.	$5,000	$0	$0	$20.15
1602	Exterior Light Fixtures - Replace	20	20	(64) Fixtures	$11,500	$0	$0	$69.52
1604	Pole Lights - Replace	20	20	(8) Pole Lights	$5,500	$0	$0	$33.25
1609	Street Light Fixtures - Replace	20	20	(1) Fixture	$1,250	$0	$0	$7.56
1690	Parking Garage Light Fixtures - Replace	25	25	(16) Fixtures	$4,500	$0	$0	$21.76
1812	Landscaping & Irrigation System - Renovate	20	20	Minimal Sq.ft.	$10,000	$0	$0	$60.45
2001	Sewer System - Repairs	30	30	(1) System	$5,500	$0	$0	$22.17
2002	Culinary Water System - Repairs	30	30	(1) System	$5,500	$0	$0	$22.17
2307	Trellises - Replace	40	40	Approx 1,065 Sq.ft.	$80,000	$0	$0	$241.82
					$542,250	$0	$0	$2,300

Current Fund Balance as a percentage of Ideal Balance: 0%

Yearly Cash Flow

Year	2023	2024	2025	2026	2027
Starting Balance	$0	$27,614	$56,084	$85,435	$115,695
Reserve Income	$27,600	$28,428	$29,281	$30,159	$31,064
Interest Earnings	$14	$42	$71	$101	$131
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$27,614	$56,084	$85,435	$115,695	$146,890
Reserve Expenditures	$0	$0	$0	$0	$0
Ending Balance	$27,614	$56,084	$85,435	$115,695	$146,890

Year	2028	2029	2030	2031	2032
Starting Balance	$146,890	$179,049	$199,060	$233,220	$268,434
Reserve Income	$31,996	$32,956	$33,945	$34,963	$36,012
Interest Earnings	$163	$189	$216	$251	$287
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$179,049	$212,194	$233,220	$268,434	$304,732
Reserve Expenditures	$0	$13,135	$0	$0	$0
Ending Balance	$179,049	$199,060	$233,220	$268,434	$304,732

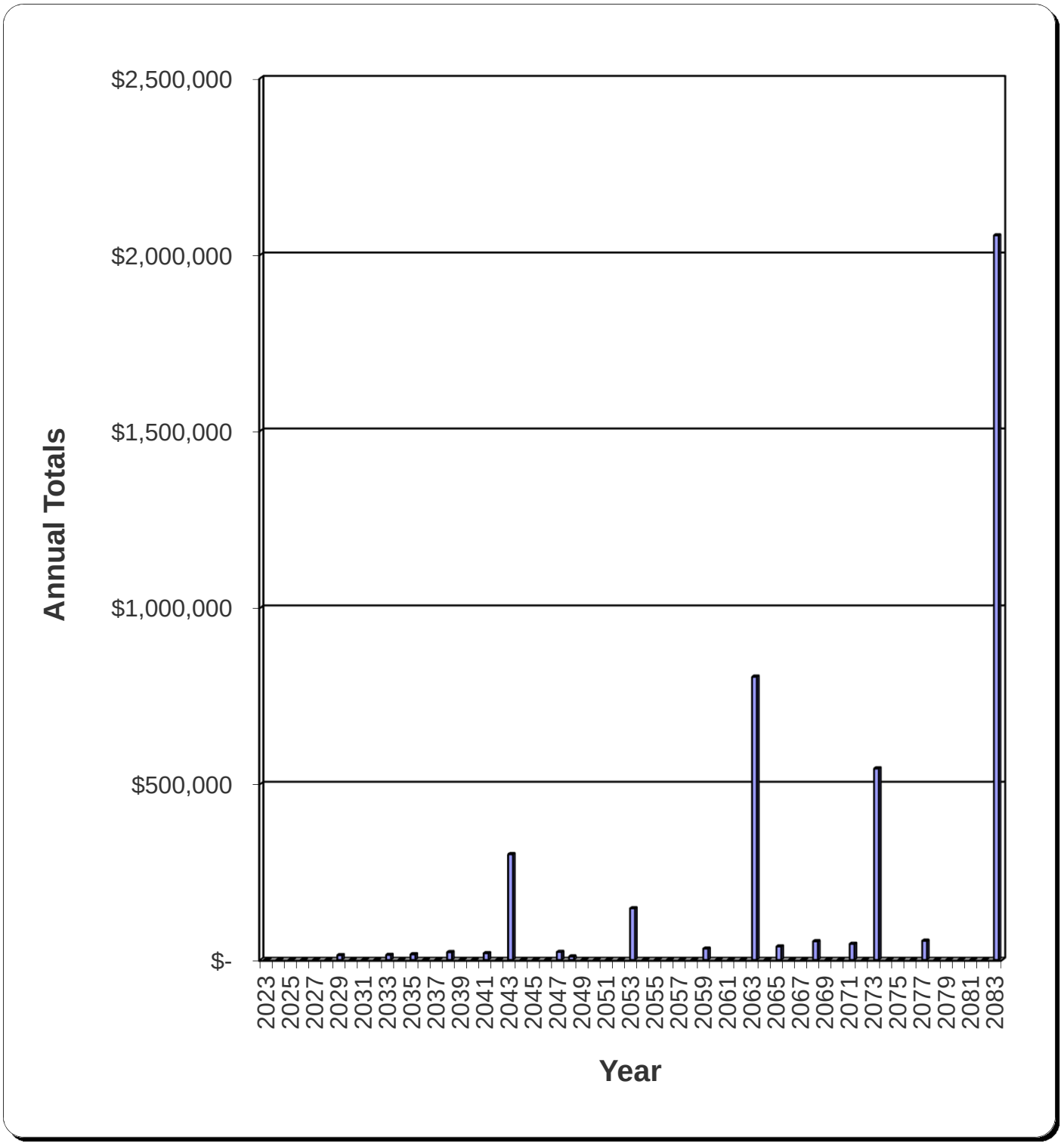
Year	2033	2034	2035	2036	2037
Starting Balance	$304,732	$328,030	$366,582	$390,628	$431,571
Reserve Income	$37,092	$38,205	$39,351	$40,532	$41,747
Interest Earnings	$316	$347	$379	$411	$453
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$342,141	$366,582	$406,311	$431,571	$473,771
Reserve Expenditures	$14,111	$0	$15,683	$0	$0
Ending Balance	$328,030	$366,582	$390,628	$431,571	$473,771

Year	2038	2039	2040	2041	2042
Starting Balance	$473,771	$495,444	$540,251	$586,433	$615,295
Reserve Income	$43,000	$44,290	$45,619	$46,987	$48,397
Interest Earnings	$485	$518	$563	$601	$640
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$517,255	$540,251	$586,433	$634,021	$664,331
Reserve Expenditures	$21,812	$0	$0	$18,727	$0
Ending Balance	$495,444	$540,251	$586,433	$615,295	$664,331

Year	2043	2044	2045	2046	2047
Starting Balance	$664,331	$413,550	$465,333	$518,710	$573,727
Reserve Income	$49,849	$51,344	$52,884	$54,471	$56,105
Interest Earnings	$539	$439	$492	$546	$591
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$714,719	$465,333	$518,710	$573,727	$630,423
Reserve Expenditures	$301,169	$0	$0	$0	$22,361
Ending Balance	$413,550	$465,333	$518,710	$573,727	$608,062

Year	2048	2049	2050	2051	2052
Starting Balance	$608,062	$657,061	$717,270	$779,326	$843,284
Reserve Income	$57,788	$59,522	$61,308	$63,147	$65,041
Interest Earnings	$633	$687	$748	$811	$876
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$666,483	$717,270	$779,326	$843,284	$909,201
Reserve Expenditures	$9,422	$0	$0	$0	$0
Ending Balance	$657,061	$717,270	$779,326	$843,284	$909,201

Yearly Reserve Expenditures - Graph



Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2023		No Expenditures Projected		$0
2024		No Expenditures Projected		$0
2025		No Expenditures Projected		$0
2026		No Expenditures Projected		$0
2027		No Expenditures Projected		$0
2028		No Expenditures Projected		$0
2029	212	Metal Railing - Repaint	$13,135	$13,135
2030		No Expenditures Projected		$0
2031		No Expenditures Projected		$0
2032		No Expenditures Projected		$0
2033	204	Doors - Repaint	$7,392	
	403	Concrete - Partial Repair/Replace	$6,720	$14,111
2034		No Expenditures Projected		$0
2035	212	Metal Railing - Repaint	$15,683	$15,683
2036		No Expenditures Projected		$0
2037		No Expenditures Projected		$0
2038	201	Stucco Surfaces - Repair/Repaint	$21,812	$21,812
2039		No Expenditures Projected		$0
2040		No Expenditures Projected		$0
2041	212	Metal Railing - Repaint	$18,727	$18,727
2042		No Expenditures Projected		$0
2043	204	Doors - Repaint	$9,934	
	403	Concrete - Partial Repair/Replace	$9,031	
	502	Garage Doors - Replace	$21,673	
	604	Patio Decks - Resurface	$186,933	
	901	Fire Protection System - Renovate	$22,576	
	1602	Exterior Light Fixtures - Replace	$20,770	
	1604	Pole Lights - Replace	$9,934	
	1609	Street Light Fixtures - Replace	$2,258	
	1812	Landscaping & Irrigation System - Renova	$18,061	$301,169
2044		No Expenditures Projected		$0
2045		No Expenditures Projected		$0
2046		No Expenditures Projected		$0
2047	212	Metal Railing - Repaint	$22,361	$22,361
2048	1690	Parking Garage Light Fixtures - Replace	$9,422	$9,422
2049		No Expenditures Projected		$0
2050		No Expenditures Projected		$0
2051		No Expenditures Projected		$0
2052		No Expenditures Projected		$0
2053	201	Stucco Surfaces - Repair/Repaint	$33,982	
	204	Doors - Repaint	$13,350	
	212	Metal Railing - Repaint	$26,700	
	401	Asphalt - Major Rehab	$21,845	
	403	Concrete - Partial Repair/Replace	$12,136	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1010	Dumpster Enclosure Gates - Replace	$12,136	
	2001	Sewer System - Repairs	$13,350	
	2002	Culinary Water System - Repairs	$13,350	$146,849
2054		No Expenditures Projected		$0
2055		No Expenditures Projected		$0
2056		No Expenditures Projected		$0
2057		No Expenditures Projected		$0
2058		No Expenditures Projected		$0
2059	212	Metal Railing - Repaint	$31,881	$31,881
2060		No Expenditures Projected		$0
2061		No Expenditures Projected		$0
2062		No Expenditures Projected		$0
2063	204	Doors - Repaint	$17,941	
	403	Concrete - Partial Repair/Replace	$16,310	
	502	Garage Doors - Replace	$39,144	
	604	Patio Decks - Resurface	$337,621	
	901	Fire Protection System - Renovate	$40,775	
	1602	Exterior Light Fixtures - Replace	$37,513	
	1604	Pole Lights - Replace	$17,941	
	1609	Street Light Fixtures - Replace	$4,078	
	1812	Landscaping & Irrigation System - Renova	$32,620	
	2307	Trellises - Replace	$260,963	$804,908
2064		No Expenditures Projected		$0
2065	212	Metal Railing - Repaint	$38,068	$38,068
2066		No Expenditures Projected		$0
2067		No Expenditures Projected		$0
2068	201	Stucco Surfaces - Repair/Repaint	$47,974	$47,974
2069		No Expenditures Projected		$0
2070		No Expenditures Projected		$0
2071	212	Metal Railing - Repaint	$36,776	$36,776
2072		No Expenditures Projected		$0
2073	204	Doors - Repaint	$21,068	
	304	Metal Siding - Replace	$246,095	
	403	Concrete - Partial Repair/Replace	$19,153	
	690	Metal Railing - Replace	$208,555	
	1690	Parking Garage Light Fixtures - Replace	$18,387	$513,258
2074		No Expenditures Projected		$0
2075		No Expenditures Projected		$0
2076		No Expenditures Projected		$0
2077	212	Metal Railing - Repaint	$43,912	$43,912
2078		No Expenditures Projected		$0
2079		No Expenditures Projected		$0
2080		No Expenditures Projected		$0
2081		No Expenditures Projected		$0
2082		No Expenditures Projected		$0

Glossary of Commonly Used Words And Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

Cash Flow Method – A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component – Also referred to as an "Asset." Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Component Full Funding – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

Component Inventory – The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Deficit – An actual (or projected reserve balance), which is less than the fully funded balance.

Effective Age – The difference between useful life and remaining useful life (UL - RUL).

Financial Analysis – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

Fully Funded Balance – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total.

FFB = Current Cost * Effective Age / Useful Life

Fund Status – The status of the reserve fund as compared to an established benchmark, such as percent funded.

Funding Goals – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- *Baseline Funding*: Establishing a reserve-funding goal of keeping the reserve balance above zero.
- *Component Full Funding*: Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- *Threshold Funding*: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

Funding Plan – An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

Funding Principles –

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

GSF - Gross Square Feet

Life and Valuation Estimates – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

LF - Linear Feet

Percent Funded – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a "0" remaining useful life.

Replacement Cost – The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

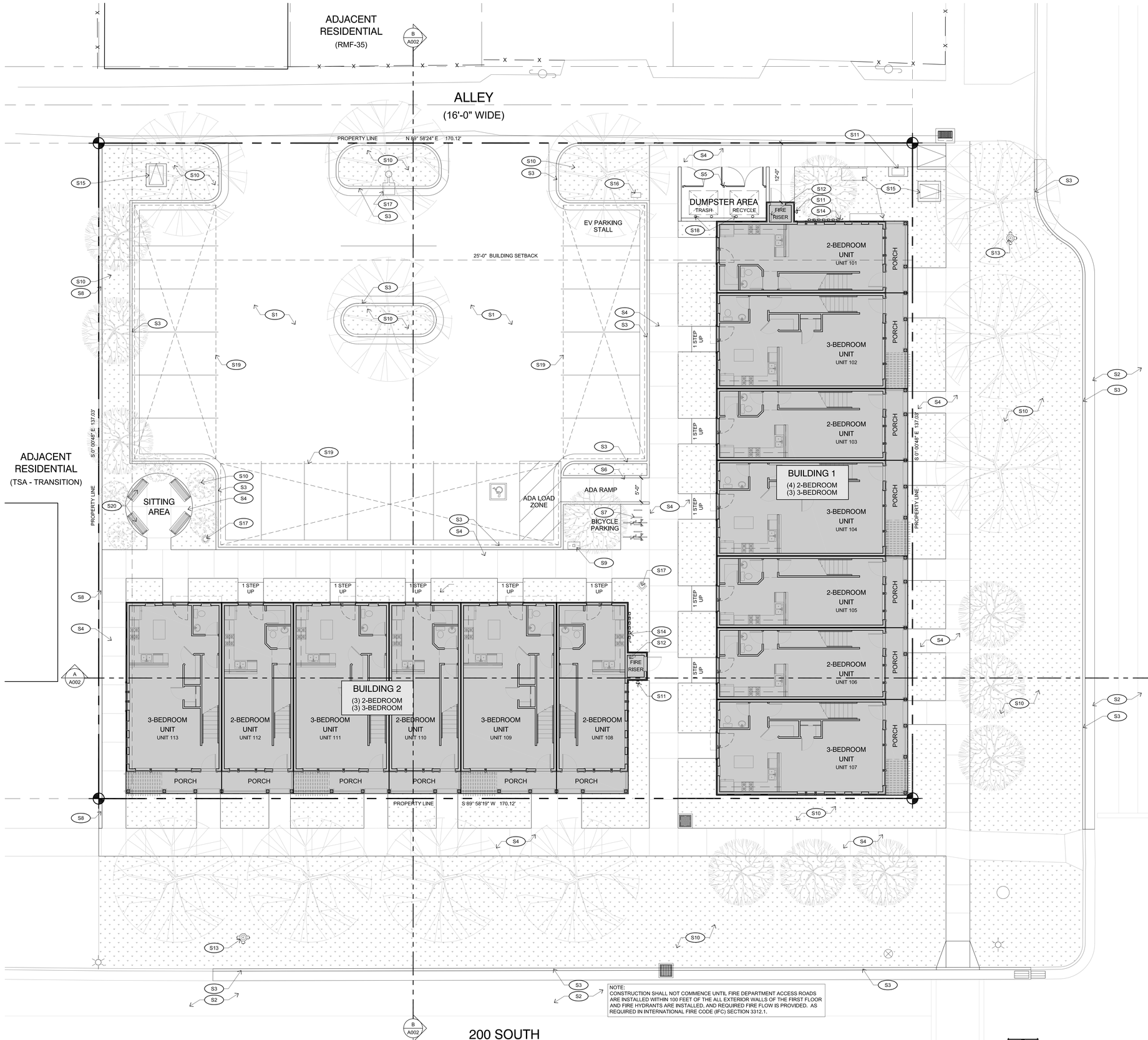
Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as "reserves," "reserve accounts," or "cash reserves." In this report the reserve balance is based upon information provided and is not audited.

Reserve Study – A budget-planning tool, which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Assessment – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

Surplus – An actual (or projected) reserve balance that is greater than the fully funded balance.

Useful Life (UL) – Also known as "life expectancy." The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.



A OVERALL SITE PLAN

SCALE: 1/8" = 1'-0"

SITE INFORMATION

JURISDICTION	SALT LAKE CITY, UTAH
ZONING CODE	TSA-UN (URBAN NEIGHBORHOOD TRANSIT STATION)
LOT SIZE	23,311 SQ. FT. (.54 ACRES)
CONSTRUCTION	V-B
EXTERIOR VENEER	BRICK, METAL, FIBER CEMENT SIDING
BUILDING FOOTPRINT	9,000 SQ. FT.
BUILDING 1 4,800 SQ. FT.	LOT COVERAGE 38.61 %
BUILDING 2 4,200 SQ. FT.	
BUILDING UNITS	
BUILDING 1	(4) 2-BEDROOM, (3) 3-BEDROOM
BUILDING 2	(3) 2-BEDROOM, (3) 3-BEDROOM
TOTAL UNITS (13 TOTAL)	(7) 2-BEDROOM, (6) 3-BEDROOM
LOT DENSITY	24.07 UNITS PER ACRE
REQUIRED OFF STREET PARKING	
3-BEDROOM UNIT (1 PER UNIT MIN.)	6 STALLS
(3 PER UNIT MAX.)	18 STALLS
2-BEDROOM UNIT (1 PER UNIT MIN.)	7 STALLS
(3 PER UNIT MAX.)	21 STALLS
TOTAL STALL REQUIRED (MIN.)	13 STALLS
TOTAL STALL REQUIRED (MAX.)	39 STALLS
PROVIDED PARKING	21 STALLS
MISCELLANEOUS PARKING REQUIREMENTS	
BIKE PARKING (1 SPACE PER 3 UNITS)	5 STALLS REQUIRED
	5 STALLS PROVIDED
E.V. PARKING (1 PER 25 SPACES MIN.)	1 STALLS REQUIRED
	1 STALLS PROVIDED
ADA PARKING (1 PER 25 SPACES MIN.)	1 STALLS REQUIRED
	1 STALLS PROVIDED
STREET PARKING	0 STALLS
2-BEDOOR UNITS	1,732 SQ. FT.
LIVING SPACE	1,474 SQ. FT.
EXTERIOR PATIO/TERRACE SPACE	258 SQ. FT.
3-BEDOOR UNITS	3,235 SQ. FT.
LIVING SPACE	1,940 SQ. FT.
EXTERIOR PATIO/TERRACE SPACE	295 SQ. FT.

DEVELOPMENT SCORE:

INTENSITY/DENSITY: MORE THAT 15 DWELLING UNITS PER ACRE	5
SUSTAINABLE SITE & OPEN SPACE DESIGN:	5
360° ARCHITECTURE:	20
BUILDING MATERIALS:	20
ROOFTOP DESIGN & USE:	5
EYES ON THE STREET:	15
LIGHTING:	6
STREETSCAPE AMENITIES:	3
CONNECTIONS & WALKWAYS (PARKING AREAS):	4
CONNECTIONS & WALKWAYS (SIDEWALKS):	4
BICYCLE AMENITIES:	3
ALTERNATIVE VEHICLE PARKING:	3
TOTAL DEVELOPMENT SCORE:	93

GENERAL NOTES:

A SLOPE ALL GRADES AWAY FROM THE BUILDING AT 5% FOR FIRST 10'-0 FROM BUILDING

B WALKWAY SLOPE AT EXTERIOR DOORWAYS SHALL BE 2 PERCENT IN THE DIRECTION OF TRAVEL (RUNNING SLOPE) FOR NOT LESS THAN 44".

C PROVIDE A SIGN ON FIRE RISER DOOR(S) THAT STATES "FIRE RISER ROOM". SIGN SHALL HAVE MIN. 4" H. x 1/4" STROKE, ARABIC LETTERS w/ CONTRASTING COLOR OF BACKGROUND.

SHEET NOTES:

S1 PAVED ASPHALT PARKING AREA - SEE CIVIL DRAWINGS
S2 NEW ROAD PAVEMENT FOR NEW CURB / ROAD - SEE CIVIL DRAWINGS
S3 NEW CURB AND GUTTER - SEE CIVIL DRAWINGS
S4 NEW OR EXISTING SIDEWALK - SEE CIVIL DRAWINGS
S5 TRASH ENCLOSURE AND CONCRETE APRON
S6 CONCRETE A.D.A. RAMP - SEE CIVIL DRAWINGS
S7 GALVANIZED METAL BIKE RACK - PROVIDE (5) BIKE STALLS
S8 6'-0" HIGH CONCRETE WALL - SEE CIVIL DRAWINGS
S9 FREE STANDING CLUSTER MAIL BOXES MOUNTED ON CONCRETE PAD - COORDINATE LOCATION WITH POST OFFICE
S10 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
S11 FIRE DEPARTMENT CONNECTION - SEE FIRE SPRINKLER & CIVIL DRAWINGS
S12 FIRE ALARM PANEL - SEE ELECTRICAL DRAWINGS.
S13 FIRE HYDRANT - SEE CIVIL DRAWINGS.
S14 PROPOSED LOCATION OF GAS METERS - SEE CIVIL & PLUMBING DRAWINGS
S15 PROPOSED ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS
S16 E.V. CHARGING STATION (LEVEL 2) - SEE ELECTRICAL DRAWINGS
S17 POLE MOUNTED LIGHT - SEE ELECTRICAL DRAWINGS
S18 NEW 6" DIA. x 36" HIGH CONCRETE FILLED BOLLARDS (PAINTED - TRAFFIC YELLOW) SPACE BOLLARDS 3'-0" O.C. 4'-6" FROM MOUNTING WALL
S19 COVERED PARKING STALLS - SEE DETAIL 3/A002
S20 VINYL-COATED METAL SITTING BENCHES

ARCHITECTURE PLANNING INTERIORS
CARPENTER STRINGHAM ARCHITECTS LLC
9133 S MONROE PLAZA WAY SUITE D
SANDY UT 84070
TEL: 801.890.1092
www.carpenterstringham.com

PROJECT
A NEW TOWNHOME DEVELOPMENT FOR:
MALTAIR LANES
1012 W. - 1020 W. 200 S. & 172 S. - 192 S. 1000 W.
SALT LAKE CITY, UTAH 84104

STATE OF UTAH
PASCAL P. MEYER
5766265-0301
3/1/24
LICENSED ARCHITECT

SHEET TITLE
Overall Site Plan

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: JPM
CHECKED: PPM

SHEET
A001

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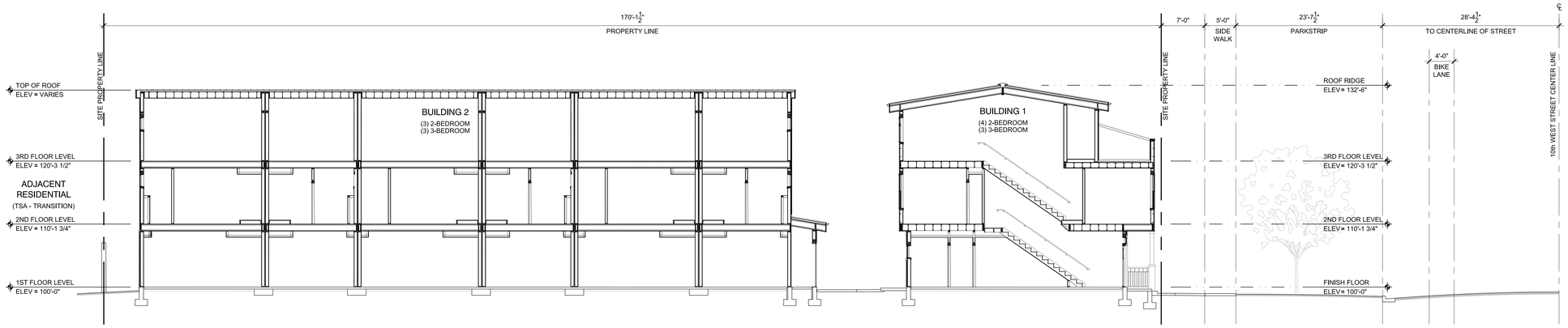


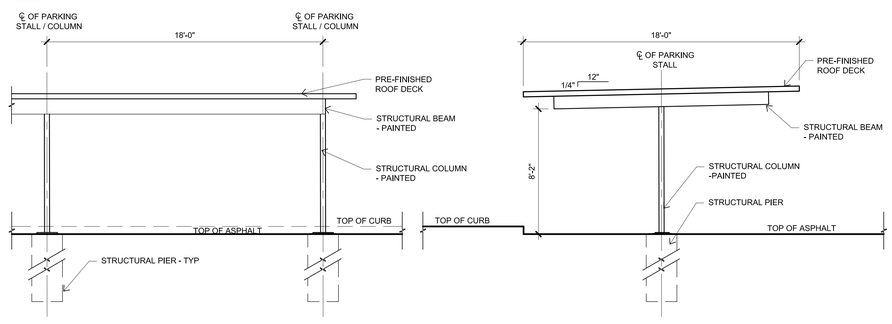
A SITE SECTION - EAST TO WEST

SCALE: 1/8" = 1'-0"

B SITE SECTION - NORTH TO SOUTH

SCALE: 1/8" = 1'-0"

NOTE: SEE SHOP DRAWINGS FOR ADDITIONAL INFORMATION



REAR ELEVATION (FRONT SIMILAR)

SIDE ELEVATION

C TYPICAL CARPORT CANOPY DETAIL

SCALE: 1/4" = 1'-0"

ARCHITECTURE
PLANNING
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PROJECT

A NEW TOWNHOME DEVELOPMENT FOR: MALTAIR LANES

1012 W. - 1020 W. 200 S. & 172 S. - 192 S. 1000 W.
SALT LAKE CITY, UTAH 84104

STATE OF UTAH
PASCAL P. MEYER
5766265-0301
3/1/24
LICENSED ARCHITECT

SHEET TITLE
Site Sections

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

SHEET
A003

Z:\Projects\23-008.01 Maltair Lanes Townhomes - SLC\CDs\A001.dwg March 01, 2024 - 1:42 PM

A BUILDING 1 - OVERALL MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

B BUILDING 2 - OVERALL MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

ARCHITECTURE
PLANNING
INTERIORS

CARPENTER STRINGHAM
ARCHITECTS LLC

9133 S MONROE PLAZA WAY SUITE D
SANDY UT 84070

TEL: 801.890.1092
www.carpenterstringham.com

PROJECT
A NEW TOWNHOME DEVELOPMENT FOR:

MALTAIR LANES

1012 W. - 1020 W. 200 S. & 172 S. - 192 S. 1000 W.
SALT LAKE CITY, UTAH 84104

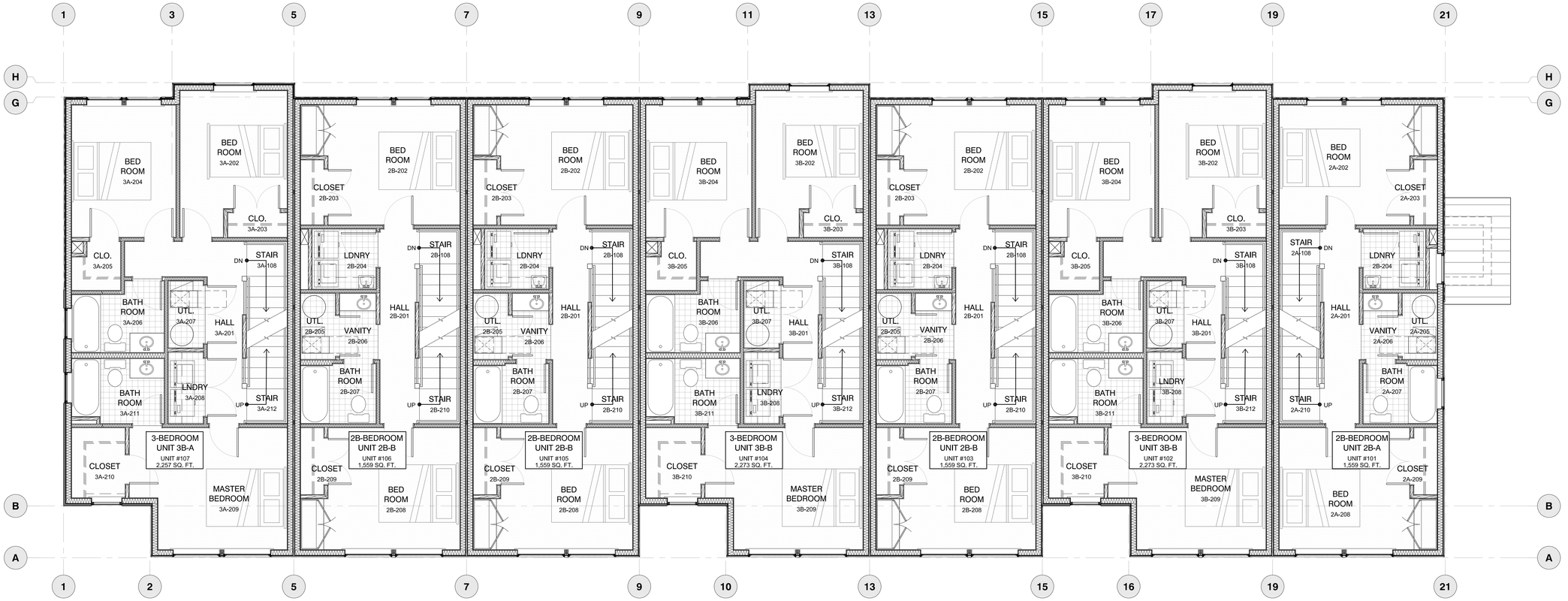
STATE OF UTAH
PASCAL P. MEYER
5766265-0301
3/1/24
LICENSED ARCHITECT

SHEET TITLE
Main Level Floor Plans

REVISIONS

PROJECT:	23-014.01
DATE:	March 1, 2024
SCALE:	As Shown
DRAWN BY:	sj
CHECKED:	ppm

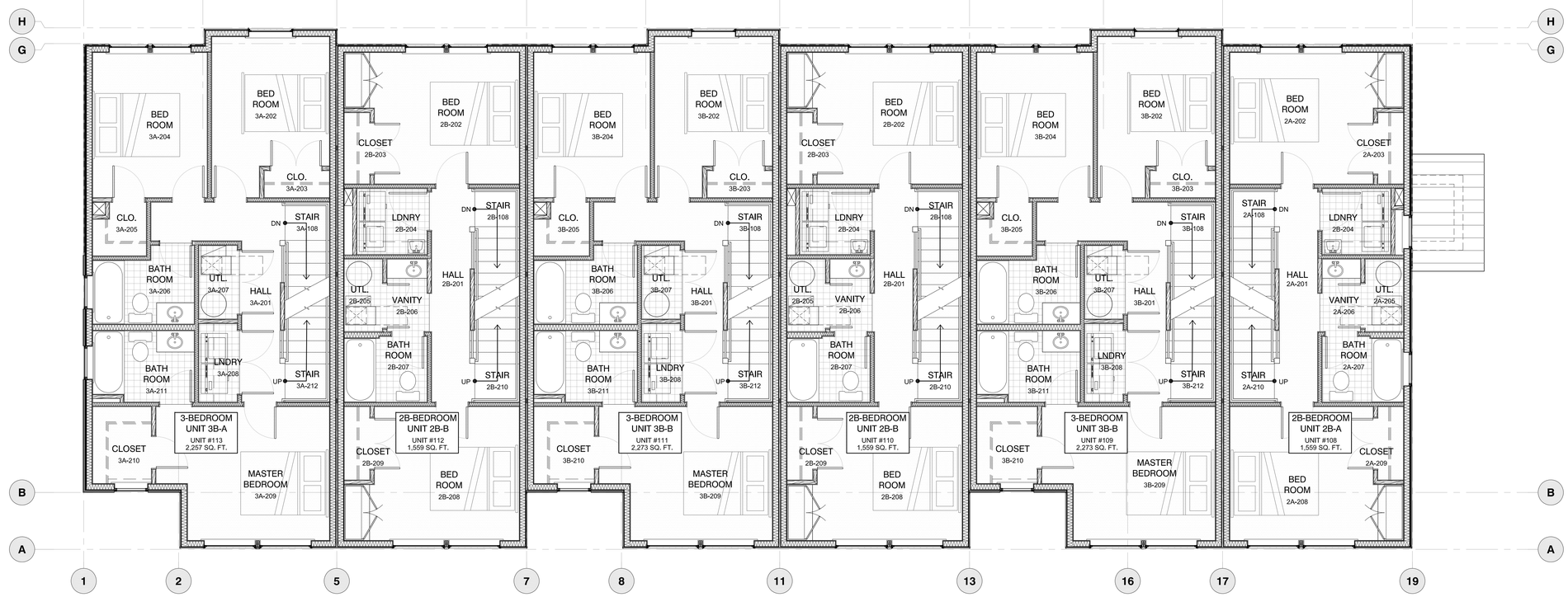
SHEET
A101



A BUILDING 1 - OVERALL 2nd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



B BUILDING 2 - OVERALL 2nd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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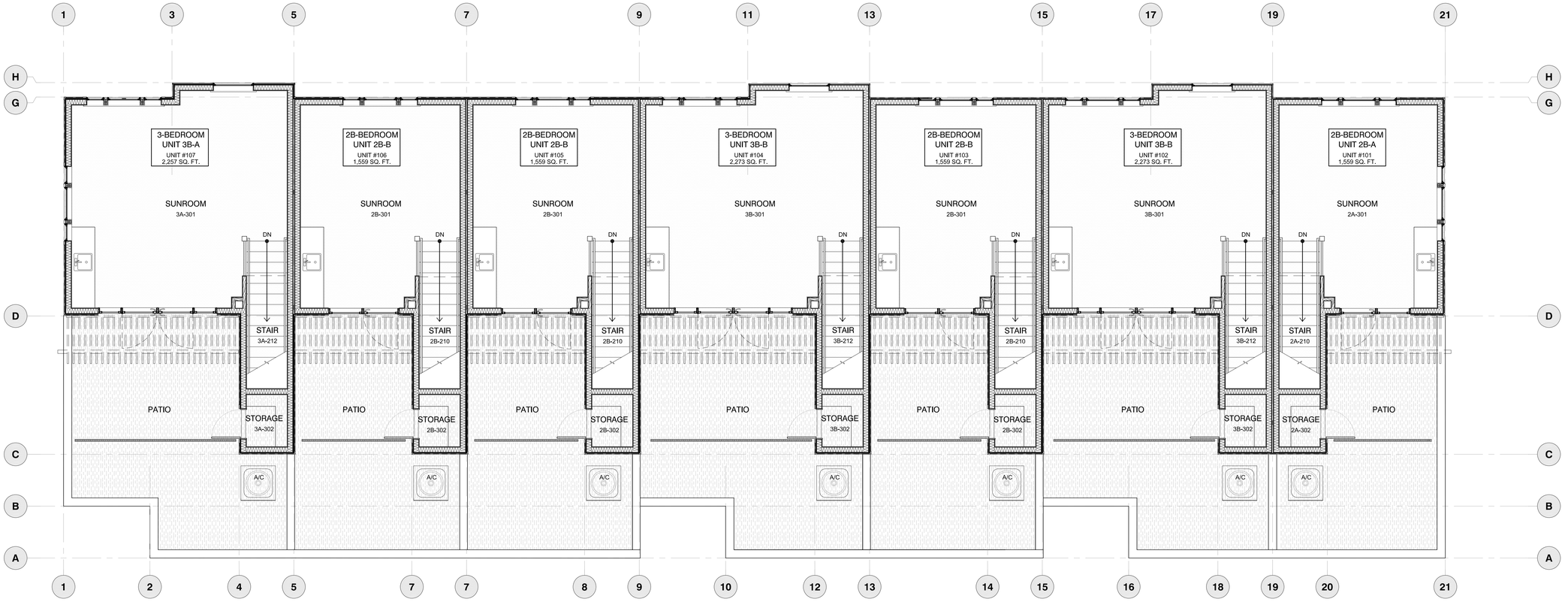
SHEET TITLE
2nd Level Floor Plans

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

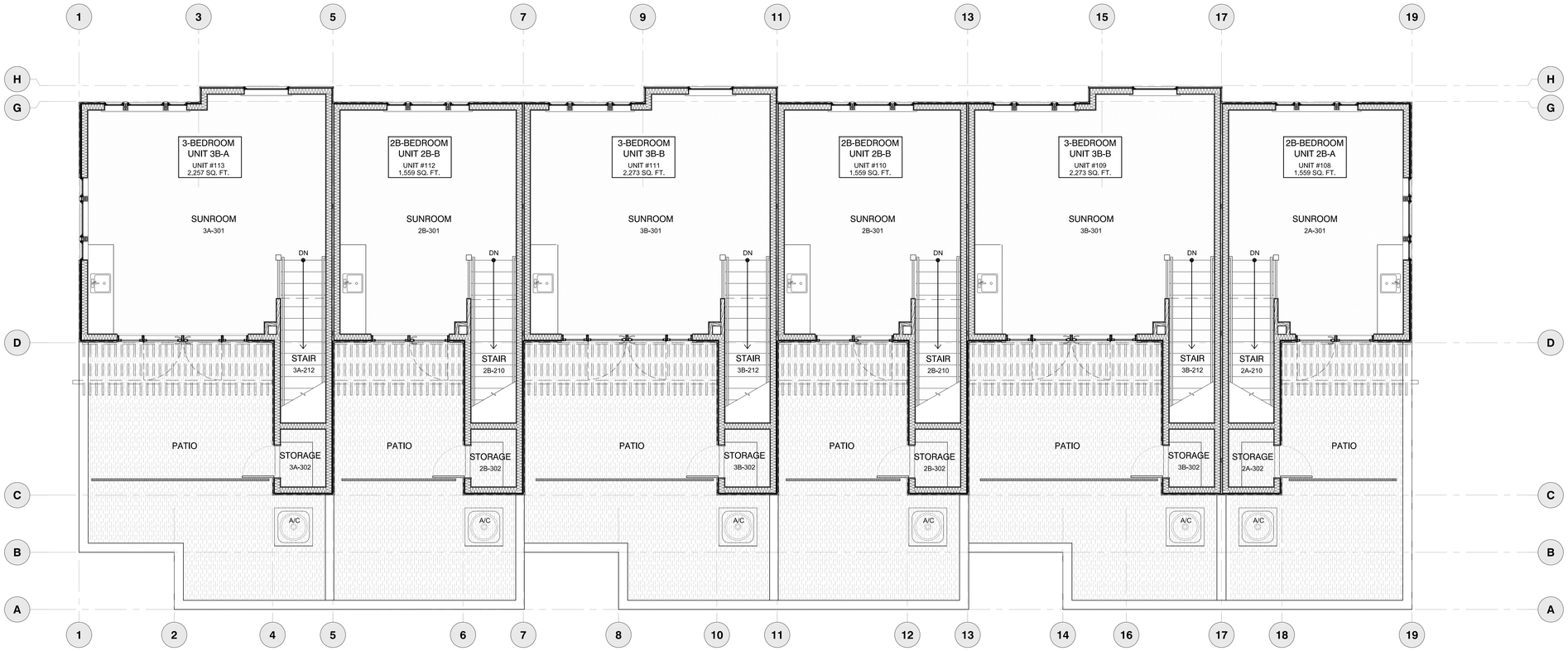
SHEET
A102



A BUILDING 1 - OVERALL 3rd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



B BUILDING 2 - OVERALL 3rd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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SHEET TITLE
3nd Level Floor Plans

REVISIONS

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SCALE:	As Shown
DRAWN BY:	sj
CHECKED:	ppm

SHEET
A103

Z:\Projects\23-008.01 Maltair Lanes Townhomes - SLC\CD\vA103.1-3.dwg March 01, 2024 - 12:09 PM

A 1000 WEST ELEVATION (BUILDING 1 - EAST ELEVATION)

SCALE: 3/16" = 1'-0"

B 1000 WEST BUILDING (BUILDING 1 - WEST ELEVATION)

SCALE: 3/16" = 1'-0"

C ALLEY ELEVATION (BUILDING 1 (LEFT) & BUILDING 2 (RIGHT) NORTH ELEVATIONS)

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH KEY

1	**BRICK VENEER** THIN BRICK VENEER • INTERSTATE BRICK • THIN MODULAR, MATTE TEXTURE • COLOR: MONTEREY	11	**METAL ROOFING** STANDING SEAM METAL ROOF • PAC-CLAD 'SNAP-CLAD' METAL ROOFING PANELS • COLOR: MIDNIGHT BRONZE
2	**METAL PANEL SIDING** PAC-CLAD METAL WALL PANEL: 'HWP' 16" NOMINAL PANEL (OR EQUAL) SET HORIZONTALLY • COLOR: CHARCOAL	12	**METAL FACIA / SOFFIT** PRE-FINISHED METAL SOFFIT • PRE-FINISHED METAL FACIA / SOFFIT (VENTED) • COLOR: MIDNIGHT BRONZE
3	**METAL PANEL SIDING** PAC-CLAD METAL WALL PANEL: 'HWP' 16" NOMINAL PANEL (OR EQUAL) SET HORIZONTALLY • COLOR: HUNTER GREEN	13	**METAL PARAPET CAP** 4" PRE-FINISHED METAL CAP FLASHING • PAC-CLAD (OR EQUAL) • COLOR: BONE WHITE
4	**METAL PANEL SIDING** PAC-CLAD METAL WALL PANEL: 'HWP' 16" NOMINAL PANEL (OR EQUAL) SET HORIZONTALLY • COLOR: PACIFIC BLUE	14	**TRELLIS / COLUMNS** WOOD w/ PAINTED FINISH • SHERWIN WILLIAMS EPOXY PAINT FINISH • COLOR: SNOWBOUND (SW 7004)
5	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: BACK BAY BLUE	15	**GUARDRAIL / HANDRAIL** STEEL HAND RAIL/ GUARD RAIL - PAINTED • COLOR: WHITE
6	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: NAVAJO BEIGE	16	**EXPOSED CONCRETE** EXPOSED ARCHITECTURAL FINISH GRADE CONCRETE • COLOR: NATURAL GRAY
7	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: BAKED CLAY	17	**STEEL ENTRY DOOR** INSULATED STEEL DOOR w/ UPPER LIGHT • PAINTED • COLOR: TBD
8	**FIBER CEMENT SIDING** HARDIE PLANK LAP SIDING • SELECT CEDARMILL • COLOR: URBAN GRAY	18	**EXTERIOR STEEL DOOR** INSULATED STEEL DOOR / FRAME • PAINTED • COLOR: WHITE
9	**FIBER CEMENT TRIM** HARDIE TRIM BOARD • 4/4 RUSTIC • 5.5" @ WINDOWS & 3.5" @ CORNERS • COLOR: ARCTIC WHITE	19	**VINYL FRENCH DOOR** DOUBLE PANE EXTERIOR VINYL FRENCH DOOR • WHITE FRAME w/ CLEAR LOW 'E' GLASS
10	**SILL / TRIM** PRE-CAST CONCRETE TRIM • COLOR: NATURAL GREY	20	**VINYL FRAME WINDOW** DOUBLE PANE EXTERIOR VINYL WINDOW - SEE WINDOW ELEVATIONS • WHITE FRAME w/ CLEAR LOW 'E' GLASS

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SHEET TITLE
Exterior Finish Elevations

REVISIONS

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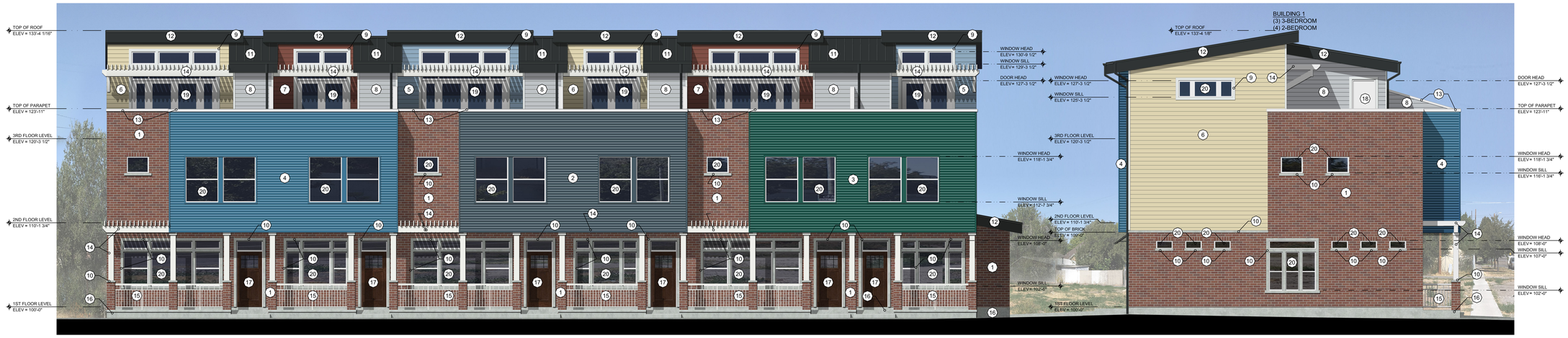
SHEET
A210

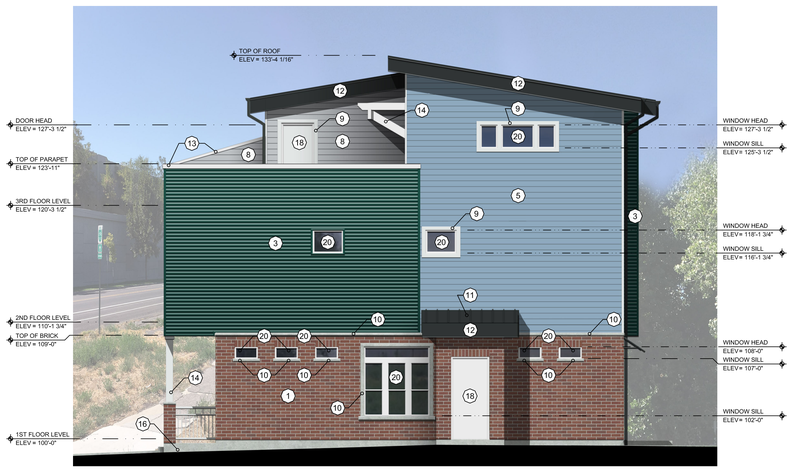


A 200 SOUTH ELEVATION (SOUTH ELEVATION)

SCALE: 3/16" = 1'-0"

B 200 SOUTH BUILDING (WEST ELEVATION)

SCALE: 3/16" = 1'-0"



C 200 SOUTH BUILDING (EAST ELEVATION)

SCALE: 3/16" = 1'-0"

200 SOUTH FACADE

GROUND LEVEL MATERIALS

NOTE: MEASUREMENTS TAKEN FROM GRADE TO MAIN FLOOR CEILING HEIGHT

SOUTH ELEVATION (200 SOUTH)

TOTAL AREA	1,411 SQ. FT.		
GLASS & TRANSPARENCY	359 SQ. FT. (25.4%)		
NET AREA	1,052 SQ. FT.		
DURABLE MATERIAL	1,283 SQ. FT. (99.7%)		
BRICK	647 SQ. FT. (61.5%)	CONCRETE	144 SQ. FT. (13.7%)
FIBER CEMENT SIDING	150 SQ. FT. (14.3%)	METAL DOOR	108 SQ. FT. (10.3%)
ACCENT MATERIALS	3 SQ. FT. (0.3%)		

GROUND LEVEL GLASS

NOTE: MEASUREMENTS TAKEN FROM 3'-0" ABOVE GRADE TO 8'-0" ABOVE GRADE

SOUTH ELEVATION (200 SOUTH)

TOTAL AREA (BUILDING #1)	185 SQ. FT.
GLASS & TRANSPARENCY	118 SQ. FT. (9.7%)
OTHER EXTERIOR FINISHES	167 SQ. FT. (90.3%)
TOTAL AREA (BUILDING #2)	525 SQ. FT.
GLASS & TRANSPARENCY	206 SQ. FT. (39.2%)
OTHER EXTERIOR FINISHES	319 SQ. FT. (60.8%)

UPPER LEVEL MATERIALS

NOTE: MEASUREMENTS TAKEN FROM ABOVE MAIN FLOOR CEILING TO ROOF SOFFIT

SOUTH ELEVATION (200 SOUTH)

TOTAL AREA	3,037 SQ. FT.		
GLASS & TRANSPARENCY	306 SQ. FT. (19.9%)		
NET AREA	2,434 SQ. FT.		
DURABLE MATERIAL	2,304 SQ. FT. (94.7%)		
BRICK	545 SQ. FT. (22.4%)	METAL SIDING	1,015SQ. FT. (41.7%)
FIBER CEMENT SIDING	766 SQ. FT. (30.1%)	CONCRETE	11 SQ. FT. (0.5%)
ACCENT MATERIALS	130 SQ. FT. (5.3%)		

1000 WEST FACADE

GROUND LEVEL MATERIALS

NOTE: MEASUREMENTS TAKEN FROM GRADE TO MAIN FLOOR CEILING HEIGHT

EAST ELEVATION (1000 WEST)

TOTAL AREA	1,200 SQ. FT.		
GLASS & TRANSPARENCY	360 SQ. FT. (30.0%)		
NET AREA	840 SQ. FT.		
DURABLE MATERIAL	840 SQ. FT. (100.0%)		
BRICK	437 SQ. FT. (52.0%)	CONCRETE	120 SQ. FT. (14.3%)
FIBER CEMENT SIDING	158 SQ. FT. (18.8%)	METAL DOORS	125 SQ. FT. (14.9%)
ACCENT MATERIALS	0 SQ. FT. (0.0%)		

GROUND LEVEL GLASS

NOTE: MEASUREMENTS TAKEN FROM 3'-0" ABOVE GRADE TO 8'-0" ABOVE GRADE

EAST ELEVATION (1000 WEST)

TOTAL AREA (BUILDING #1)	600 SQ. FT.
GLASS & TRANSPARENCY	343 SQ. FT. (39.0%)
OTHER EXTERIOR FINISHES	366 SQ. FT. (61.0%)

UPPER LEVEL MATERIALS

NOTE: MEASUREMENTS TAKEN FROM ABOVE MAIN FLOOR CEILING TO ROOF SOFFIT

EAST ELEVATION (1000 WEST)

TOTAL AREA	2,548 SQ. FT.		
GLASS & TRANSPARENCY	661 SQ. FT. (25.9%)		
NET AREA	1,887 SQ. FT.		
DURABLE MATERIAL	1,784 SQ. FT. (94.5%)		
BRICK	385 SQ. FT. (15.1%)	METAL SIDING	1,087 SQ. FT. (57.6%)
FIBER CEMENT SIDING	409 SQ. FT. (21.7%)	CONCRETE	3 SQ. FT. (0.2%)
ACCENT MATERIALS	103 SQ. FT. (5.5%)		

EXTERIOR FINISH KEY

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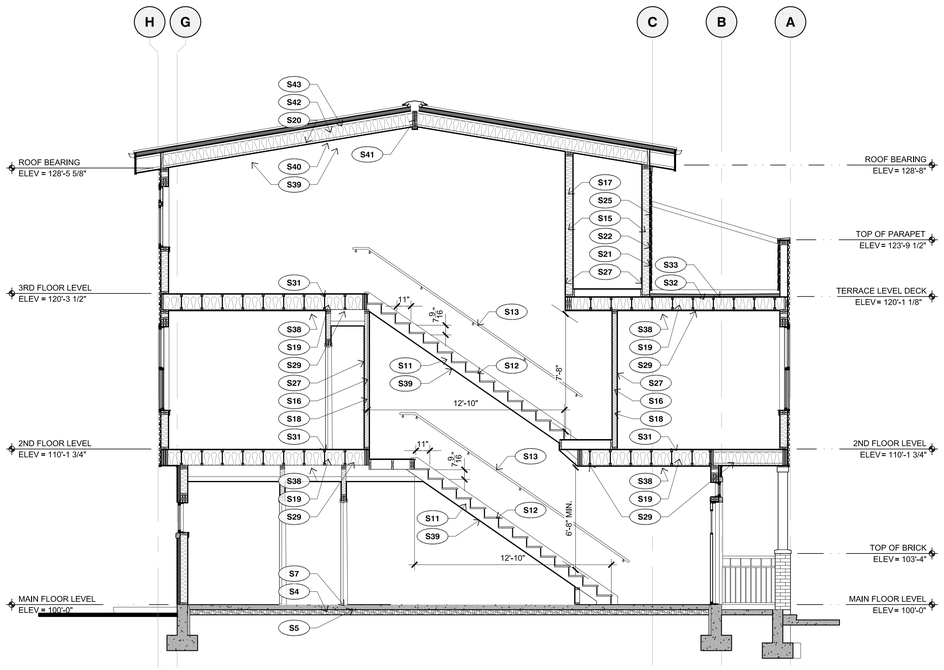
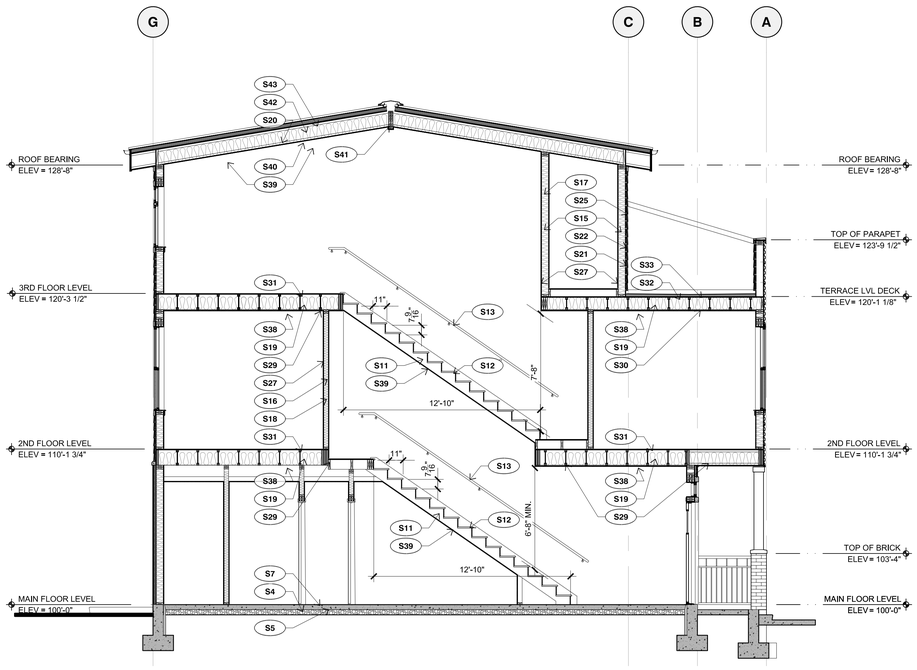
SHEET
A211

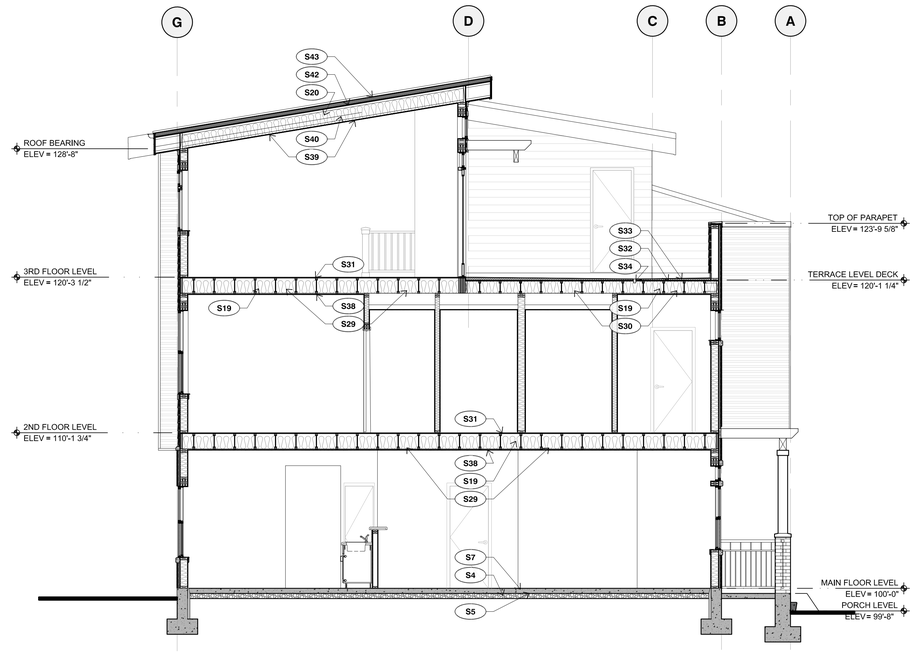
Z:\Projects\23-008.01 Maltair Lanes Townhomes - SLC\CDs\A210-12.dwg March 01, 2024 - 12:28 PM



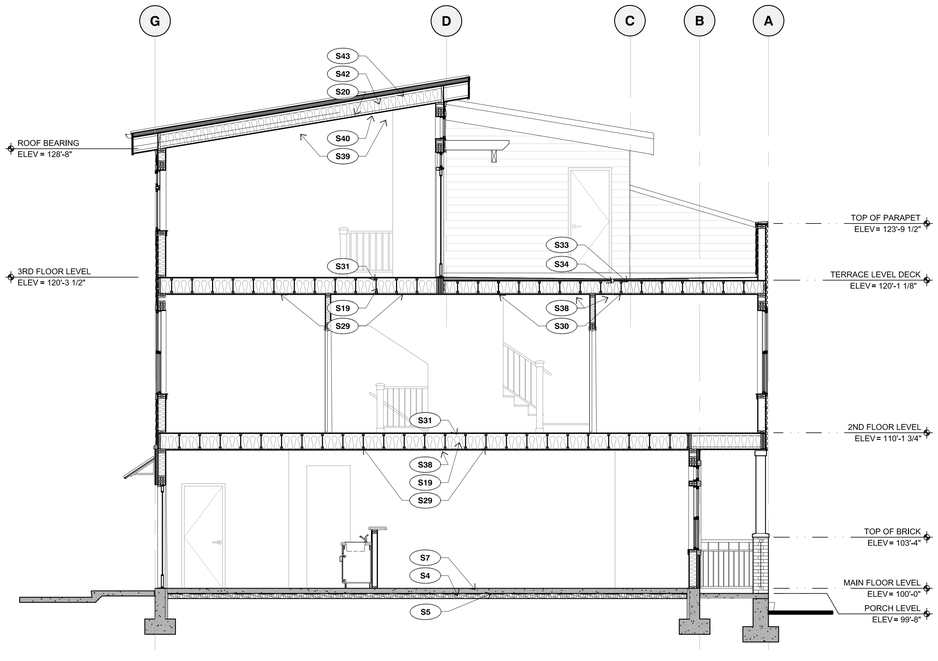
A BUILDING SECTION - BUILDING 1 & 2 - 3-BEDROOM @ STAIR
SCALE: 1/4" = 1'-0"



B BUILDING SECTION - BUILDING 1 & 2 - 2-BEDROOM @ STAIR
SCALE: 1/4" = 1'-0"



C BUILDING SECTION - BUILDING 1 & 2
SCALE: 1/4" = 1'-0"



D BUILDING SECTION - BUILDING 1 & 2
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- A ANY WOOD IN CONTACT WITH CONCRETE SHALL BE DECAY-RESISTANT
- B SEE INTERIOR AND EXTERIOR FINISH SCHEDULE FOR ALL COLOR, PAINT, AND FINISH INFORMATION
- C SEE WALL TYPES ON SHEET A110 FOR WALL SIZES, RATINGS, FINISHES, AND INSULATION INFORMATION NOT SHOWN
- D SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS

SHEET NOTES:

- S1 BASE / SUBGRADE - SEE CIVIL & STRUCTURAL DRAWINGS
- S2 CONCRETE FOOTING AND FOUNDATION SYSTEM - SEE STRUCTURAL DRAWINGS
- S3 R-10 MINIMUM RIDGED FOUNDATION INSULATION
- S4 4" STRUCTURAL FILL
- S5 10 MIL. VAPOR BARRIER
- S6 FINISH GRADE - SEE CIVIL DRAWINGS
- S7 CONCRETE SLAB ON GRADE - SEE STRUCTURAL DRAWINGS
- S8 CONCRETE SIDE WALK - SEE CIVIL DRAWINGS
- S9 CONCRETE EXPANSION JOINT
- S10 CONCRETE STAIR - SEE DETAILS 19 & 20/A701 AND STRUCTURAL DRAWINGS
- S11 2X12 STAIR STRINGER - SEE DETAILS 19-20 & 23/A702
- S12 WOOD STAIR TREAD @ BULL-NOSED NOSING - SEE DETAILS 19-20 & 23/A702
- S13 HANDRAIL & SUPPORTS (PAINTED) - SEE 21 & 22/A702
- S14 METAL RAILING - SEE DETAIL 24-26/A702
- S15 2X6 WOOD STUDS @ 16" O.C. - PROVIDE P.T.D.F. SILL PLATE @ ALL AREAS WHERE WOOD MEETS CONCRETE
- S16 2X4 WOOD STUDS @ 16" O.C. - PROVIDE P.T.D.F. SILL PLATE @ ALL AREAS WHERE WOOD MEETS CONCRETE
- S17 R-19 FOIL FACED BATT INSULATION
- S18 R-13 BATT INSULATION
- S19 R-30 BATT INSULATION w/ 1" MIN. BAFFLES FOR VENTILATION
- S20 R-38 BATT INSULATION w/ 1" MIN. BAFFLES FOR VENTILATION
- S21 1/2" PLYWOOD WALL SHEATHING - SEE STRUCTURAL DRAWINGS
- S22 EXTERIOR WEATHER BARRIER SYSTEM - SEE SPECIFICATIONS AND DETAILS
- S23 THIN BRICK VENEER INSTALLED w/ "TABS II WALL SYSTEM" & "TABS II" ECONOMY 3mm RAIN SCREEN OVER 1" RIGID E.P.S. INSULATION
- S24 PRE-FINISHED CORRUGATED METAL PANELS OVER "TABS II" ECONOMY 3mm RAIN SCREEN
- S25 FIBER CEMENT SIDING OVER "TABS II" ECONOMY 3mm RAIN SCREEN
- S26 PRE-CAST CONCRETE OR FIBER CEMENT TRIM - SEE DETAILS ON A701-702
- S27 5/8" GYPSUM BOARD (PAINTED - SEE FINISH SCHEDULE)
- S28 6 mil. VAPOR BARRIER
- S29 11-7/8" TJI JOIST @ 16" O.C. - SEE STRUCTURAL DRAWINGS
- S30 9-1/2" TJI JOIST - SEE STRUCTURAL DRAWINGS
- S31 3/4" T & G PLYWOOD FLOOR SHEATHING
- S32 3/4" MARINE GRADE PLYWOOD SHEATHING @ ROOF TERRACE
- S33 ROOF TERRACE WATER PROOFING SYSTEM (SLOPE TO DRAINS @ 1/8":12" min.) - SEE 9 & 23-24/A701 AND SPECIFICATIONS
- S34 ROOF TERRACE ROOF DRAIN - SEE PLUMBING DRAWINGS
- S35 6X6 WOOD COLUMN w/ PRE-FINISHED METAL COLUMN WRAP
- S36 6X10 TREX TRELLIS BEAM
- S37 2X8 TREX TRELLIS BEAM w/ CHAMFERED END @ 8" O.C.
- S38 5/8" GYPSUM BOARD CEILING (PAINTED - SEE FINISH SCHEDULE) ON RESILIENT CHANCELS @ 24" O.C. PERPENDICULAR TO JOISTS
- S39 5/8" GYPSUM BOARD CEILING (PAINTED - SEE FINISH SCHEDULE)
- S40 11-7/8" TJI ROOF JOIST @ 19.2" O.C. - SEE STRUCTURAL DRAWINGS
- S41 RIDGE BEAM - SEE STRUCTURAL DRAWINGS
- S42 3/4" PLYWOOD ROOF SHEATHING
- S43 STANDING SEAM METAL ROOFING SYSTEM OVER 1" RIGID INSULATION & CONTINUOUS ICE & WATER SHIELD - INSTALL PER MANUFACTURER RECOMMENDED INSTRUCTIONS
- S44 PRE-FINISHED METAL SOFFIT
- S45 PRE-FINISHED METAL FASCIA (RIBBED) OVER (2) LAYERS 3/4" CDX PLYWOOD
- S46 PRE-FINISHED METAL GUTTER & DOWNSPOUT
- S47 PRE-FINISHED METAL FLASHING & COUNTER FLASHING
- S48 PRE-FINISHED METAL PARAPET CAP - SEE DETAILS 6-8/A701
- S49 VINYL WINDOW ASSEMBLY - SEE WINDOW SCHEDULE ON SHEET A111
- S50 DOOR ASSEMBLY - SEE DOOR SCHEDULE ON SHEET A110
- S51 WOOD WINDOW SILL & APRON (PAINTED) - SEE DETAIL 8 & 10-11/A702
- S52 1" ALUMINUM FRAME CANOPY w/ PRE-FINISHED STANDING SEAM ROOFING
- S53 5/8" TYPE 'X' EXTERIOR GRADE GYPSUM BOARD SHEATHING

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SHEET TITLE
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SHEET
A301

Z:\Projects\23-008.01 Maltair Lanes Townhomes - SLC\Cds\A301-5.dwg, March 01, 2024 - 12:20 PM

GENERAL NOTES:

A ANY WOOD IN CONTACT WITH CONCRETE SHALL BE DECAY-RESISTANT

B SEE INTERIOR AND EXTERIOR FINISH SCHEDULE FOR ALL COLOR, PAINT, AND FINISH INFORMATION

C SEE WALL TYPES ON SHEET A110 FOR WALL SIZES, RATINGS, FINISHES, AND INSULATION INFORMATION NOT SHOWN

D SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS

SHEET NOTES:

S1 BASE / SUBGRADE - SEE CIVIL & STRUCTURAL DRAWINGS

S2 CONCRETE FOOTING AND FOUNDATION SYSTEM - SEE STRUCTURAL DRAWINGS

S3 R-10 MINIMUM RIDGED FOUNDATION INSULATION

S4 4" STRUCTURAL FILL

S5 10 MIL. VAPOR BARRIER

S6 FINISH GRADE - SEE CIVIL DRAWINGS

S7 CONCRETE SLAB ON GRADE - SEE STRUCTURAL DRAWINGS

S8 CONCRETE SIDE WALK - SEE CIVIL DRAWINGS

S9 CONCRETE EXPANSION JOINT

S10 CONCRETE STAIR - SEE DETAILS 19 & 20/A701 AND STRUCTURAL DRAWINGS

S11 2X12 STAIR STRINGER - SEE DETAILS 19-20 & 23/A702

S12 WOOD STAIR TREAD @ BULL-NOSED NOSING - SEE DETAILS 19-20 & 23/A702

S13 HANDRAIL & SUPPORTS (PAINTED) - SEE 21 & 22/A702

S14 METAL RAILING - SEE DETAIL 24-26/A702

S15 2X6 WOOD STUDS @ 16" O.C. - PROVIDE P.T.D.F. SILL PLATE @ ALL AREAS WHERE WOOD MEETS CONCRETE

S16 2X4 WOOD STUDS @ 16" O.C. - PROVIDE P.T.D.F. SILL PLATE @ ALL AREAS WHERE WOOD MEETS CONCRETE

S17 R-19 FOIL FACED BATT INSULATION

S18 R-13 BATT INSULATION

S19 R-30 BATT INSULATION w/ 1" MIN. BAFFLES FOR VENTILATION

S20 R-38 BATT INSULATION w/ 1" MIN. BAFFLES FOR VENTILATION

S21 1/2" PLYWOOD WALL SHEATHING - SEE STRUCTURAL DRAWINGS

S22 EXTERIOR WEATHER BARRIER SYSTEM - SEE SPECIFICATIONS AND DETAILS

S23 THIN BRICK VENEER INSTALLED w/ "TABS II WALL SYSTEM" & "TABS II" ECONOMY 3mm RAIN SCREEN OVER 1" RIGID E.P.S. INSULATION

S24 PRE-FINISHED CORRUGATED METAL PANELS OVER "TABS II" ECONOMY 3mm RAIN SCREEN

S25 FIBER CEMENT SIDING OVER "TABS II" ECONOMY 3mm RAIN SCREEN

S26 PRE-CAST CONCRETE OR FIBER CEMENT TRIM - SEE DETAILS ON A701-702

S27 5/8" GYPSUM BOARD (PAINTED - SEE FINISH SCHEDULE)

S28 6 mil. VAPOR BARRIER

S29 11-7/8" TJI JOIST @ 16" O.C. - SEE STRUCTURAL DRAWINGS

S30 9-1/2" TJI JOIST - SEE STRUCTURAL DRAWINGS

S31 3/4" T & G PLYWOOD FLOOR SHEATHING

S32 3/4" MARINE GRADE PLYWOOD SHEATHING @ ROOF TERRACE

S33 ROOF TERRACE WATER PROOFING SYSTEM (SLOPE TO DRAINS @ 1/8":12" min.) - SEE 9 & 23-24/A701 AND SPECIFICATIONS

S34 ROOF TERRACE ROOF DRAIN - SEE PLUMBING DRAWINGS

S35 6X6 WOOD COLUMN w/ PRE-FINISHED METAL COLUMN WRAP

S36 6X10 TREX TRELLIS BEAM

S37 2X8 TREX TRELLIS BEAM w/ CHAMFERED END @ 8" O.C.

S38 5/8" GYPSUM BOARD CEILING (PAINTED - SEE FINISH SCHEDULE) ON RESILIENT CHANCELS @ 24" O.C. PERPENDICULAR TO JOISTS

S39 5/8" GYPSUM BOARD CEILING (PAINTED - SEE FINISH SCHEDULE)

S40 11-7/8" TJI ROOF JOIST @ 19.2" O.C. - SEE STRUCTURAL DRAWINGS

S41 RIDGE BEAM - SEE STRUCTURAL DRAWINGS

S42 3/4" PLYWOOD ROOF SHEATHING

S43 STANDING SEAM METAL ROOFING SYSTEM OVER 1" RIGID INSULATION & CONTINUOUS ICE & WATER SHIELD - INSTALL PER MANUFACTURER RECOMMENDED INSTRUCTIONS

S44 PRE-FINISHED METAL SOFFIT

S44 PRE-FINISHED METAL SOFFIT

S45 PRE-FINISHED METAL FASCIA (RIBBED) OVER (2) LAYERS 3/4" CDX PLYWOOD

S46 PRE-FINISHED METAL GUTTER & DOWNSPOUT

S47 PRE-FINISHED METAL FLASHING & COUNTER FLASHING

S48 PRE-FINISHED METAL PARAPET CAP - SEE DETAILS 6-8/A701

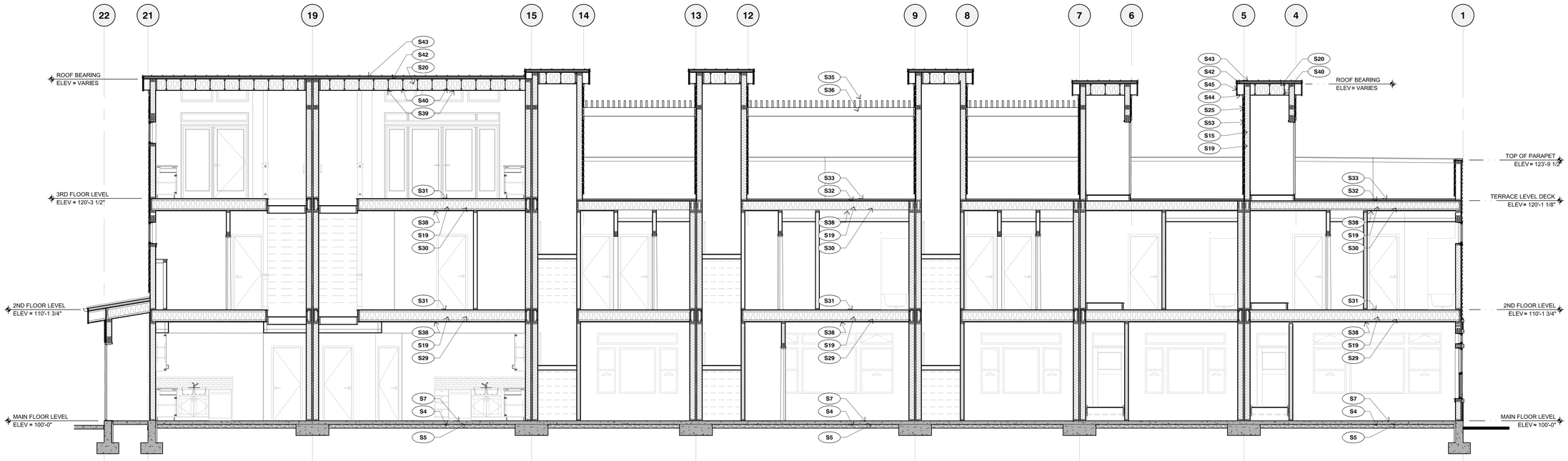
S49 VINYL WINDOW ASSEMBLY - SEE WINDOW SCHEDULE ON SHEET A111

S50 DOOR ASSEMBLY - SEE DOOR SCHEDULE ON SHEET A110

S51 WOOD WINDOW SILL & APRON (PAINTED) - SEE DETAIL 8 & 10-11/A702

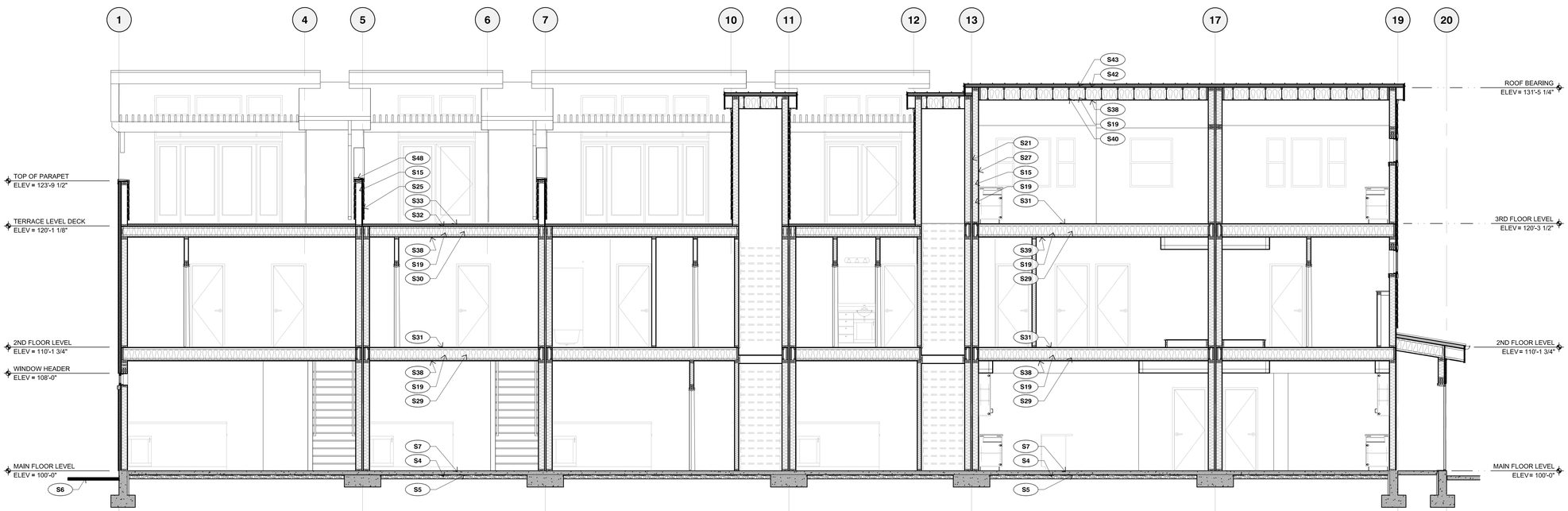
S52 1" ALUMINUM FRAME CANOPY w/ PRE-FINISHED STANDING SEAM ROOFING

S53 5/8" TYPE 'X' EXTERIOR GRADE GYPSUM BOARD SHEATHING



A BUILDING SECTION - BUILDING 1

SCALE: 1/4" = 1'-0"



B BUILDING SECTION - BUILDING 2

SCALE: 1/4" = 1'-0"

ARCHITECTURE PLANNING INTERIORS

CARPENTER STRINGHAM ARCHITECTS LLC

9133 S MONROE PLAZA WAY SUITE D
SANDY UT 84070

TEL: 801.890.1092
www.carpenterstringham.com

PROJECT
A NEW TOWNHOME DEVELOPMENT FOR:

MALTAIR LANES

1012 W. - 1020 W. 200 S. & 172 S. - 192 S. 1000 W.
SALT LAKE CITY, UTAH 84104

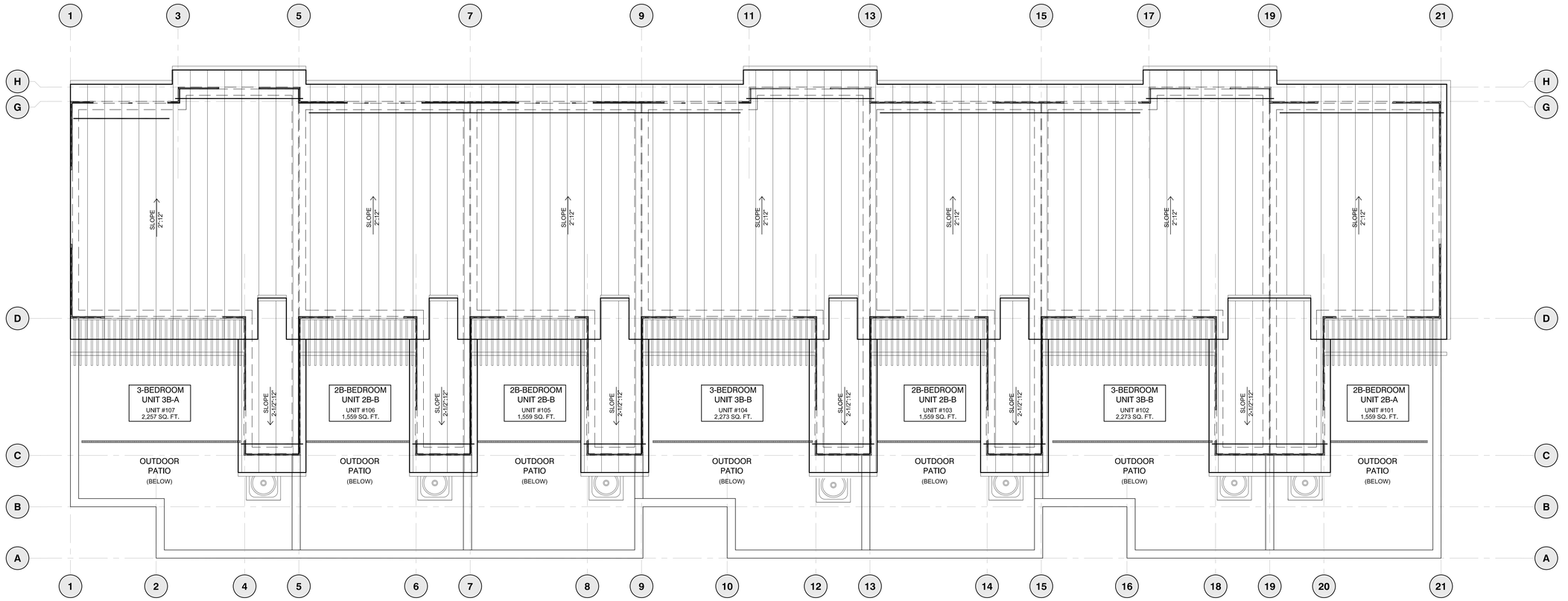
STATE OF UTAH
PASCAL P. MEYER
5766265-0301
3/1/24
LICENSED ARCHITECT

SHEET TITLE
Building Sections

REVISIONS

PROJECT: 23-014.01
DATE: March 1, 2024
SCALE: As Shown
DRAWN BY: sj
CHECKED: ppm

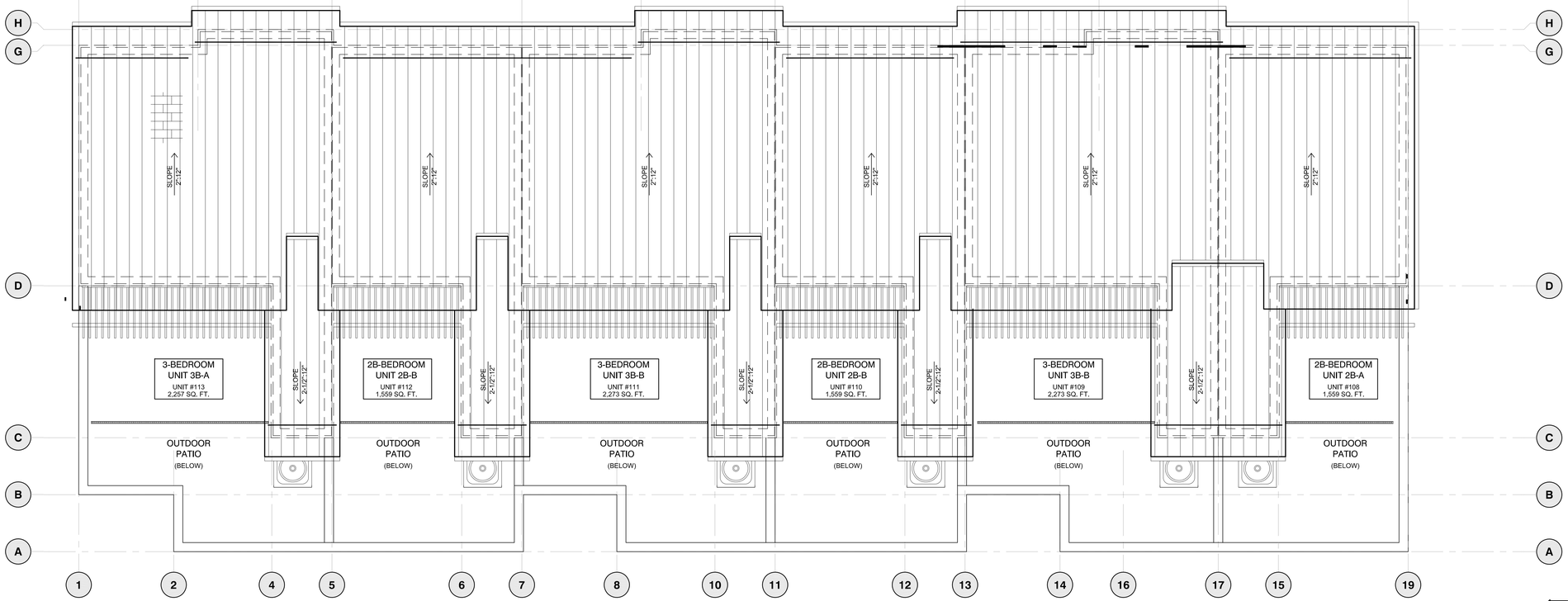
SHEET
A302



A BUILDING 1 - OVERALL ROOF PLAN

SCALE: 1/4" = 1'-0"

NORTH



B BUILDING 1 - OVERALL ROOF PLAN

SCALE: 1/4" = 1'-0"

NORTH

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STATE OF UTAH
PASCAL P. MEYER
5766265-0301
3/1/24
LICENSED ARCHITECT

SHEET TITLE

Roof Plans

REVISIONS

PROJECT:	23-014.01
DATE:	March 1, 2024
SCALE:	As Shown
DRAWN BY:	sj
CHECKED:	ppm

SHEET

A401

ATTACHMENT C: Property and Vicinity Photos

Subject Property – facing northwest

Subject Property

Existing sidewalk along 200 South – facing west

Existing single-family homes along 200 South – facing north

Properties across the street on 1000 West – facing east

Subject Property looking west – alleyway access is to the right

Existing alleyway (16 feet wide)

Existing residential garages along the alley

ATTACHMENT D: TSA Zoning Standards

TSA Transit Station Area District – 21A.26.078

Purpose Statement: The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed-use development around transit stations. Redevelopment, infill development and increased development of underutilized parcels should include uses that allow them to function as part of a walkable, Mixed-Use District. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed-use pedestrian-oriented neighborhood. Each transit station is categorized into a station type. These typologies are used to establish appropriate zoning regulations for similar station areas. Each station area will typically have two (2) subsections: the core area and the transition area. Due to the nature of the area around specific stations, the restrictions of Overlay Zoning Districts, and the neighborhood vision, not all station areas are required to have a core area and a transition area.

Transition Area: The purpose of the transition area is to provide areas for a moderate level of land development intensity that incorporates the principles of sustainable transit-oriented development. The transition area is intended to provide an important support base to the core area and transit ridership as well as buffer surrounding neighborhoods from the intensity of the core area. These areas reinforce the viability of the core area and provide opportunities for a range of housing types at different densities. Transition areas typically serve the surrounding neighborhood and include a broad range of building forms that house a mix of compatible land uses. Commercial uses may include office, retail, restaurant and other commercial land uses that are necessary to create mixed use neighborhoods.

TSA-UN-T Zoning Standards			
Standard	Requirement	Proposed	Finding
Maximum Building Height	No Minimum, Maximum of 50 feet	Proposed building height of 32'-10" feet. This is 66% of the allowable height of 50 feet.	Complies
Front/Corner/ Side/Rear Yard Setbacks	No minimum – At least 50% of the street facing building façade shall be within 5 feet of the front or corner property line	The two buildings have a one foot or less setback from the property line. The property line is already behind the sidewalk and significantly behind the curb, providing a setback from the right of way.	Complies
Lot Size	Minimum: 2,500 square feet Lots subdivided for single-family attached dwellings are exempt	Lot size: Approximately 23,311 square feet 1. An access off of the alley is provided for parking.	Complies

	from minimum lot area provided that: 1. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development; 2. Driveway access shall connect to the public street in a maximum of two (2) locations; and 3. No garages shall face the primary street and front yard parking shall be strictly prohibited.	2. There are no driveways, but the alley access connects to 1000 West. 3. No garage or front yard parking is proposed.	
Interior Side/Rear Yard Setbacks	No minimum, Except a 25-foot setback is required when adjacent to an OS, R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 Zoning District. The minimum shall increase 1 foot for every 1-foot increase in building height above 25 feet and is applied to the portion of the building over 25 feet in height.	The proposal does not comply and a modification is requested. Because the property is adjacent to the RMF-35 zone, there is a 32' setback required. The side yard setback of the building with frontage on 1000 West is 12 feet. The applicant is asking to modify the side yard setback standard by a 20' reduction to the 32' side yard through the Planned Development process.	**Does not comply (Modifications requested)**
Open Space	One square foot for every 10 feet of land area, up to 2,500 SF for transition areas. Open space areas include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space area amenities. All required open space areas shall be	The project has a parking lot and common area that is 3,010 square feet and encompasses 13% of the land area. The applicant is requesting approval for more than 2,500 square feet of open space, including patios, landscaped yards, and common landscaped area.	**Does not comply (Modifications requested)**

	accessible to the users of the building(s).		
Circulation and Connectivity	Development within the station area shall be easily accessible from public spaces and provide safe and efficient options for all modes of travel. Circulation networks, whether public or private, require adequate street, pedestrian and bicycle connections to provide access to development. The internal circulation network shall be easily recognizable, formalized and interconnected.	The development has pedestrian connections to the interior common area. The circulation is interconnected and easily recognizable for residents. There is only one vehicular access point off 1000 West to access the parking lot.	Complies
Off Street Parking & Loading (21A.44.030.H)	TSA Transition Zone Minimum Parking: 50% of the required parking in table 21A.44.030, which equates to 1 stall per single-family attached dwelling unit. TSA Transition Zone Maximum Parking: 1 ½ spaces per dwelling unit.	The applicant is proposing 2 stalls per three-bedroom unit and 1 stall per two-bedroom unit for a total of 21 stalls, which is the maximum number allowed for 13 units.	Complies
Landscaping & Buffering (21A.48)	Lots in the TSA District which abut a lot in an OS, R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 District shall provide a ten-foot (10') landscape buffer. "An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building, structure, paving or portion of such land use, for the purposes of screening and softening the effects of the land use."	The applicant is requesting to reduce the required 10-foot landscaped setback through the Planned Development process. The building with frontage off 1000 W will be setback from the northern property line by approximately 12 feet, roughly 8 of which is landscaped, and setback from the RMF-35 zone by approximately 28 feet.	**Does not comply (Modifications requested)**

ATTACHMENT E: TSA Score Checklist

TSA DEVELOPMENT GUIDELINES CHECKLIST

	GUIDELINES Points may be awarded from only one item in each section, unless otherwise noted.	DESCRIPTION Reference the complete guidelines for detailed requirements.	VALUE	APPLICANT	STAFF
LAND USE	1.A. Intensity & Density of Use Projects in the **TSA Core** area that meet at least one of the following requirements:	Points may be awarded to only one of the following			
		• 50 or more dwelling units per acre; • Buildings with up to 80% of the permitted height; or • Buildings with a floor to lot area ratio of 3 or more.	20		
		• 30 or more dwelling units per acre; • Buildings with up to 70% of the permitted height; or • Buildings with a floor to lot area ratio of 2 or more.	15		NA
		• 20 or more dwelling units per acre; • Buildings with at least 60% of the permitted height; or • Buildings with a floor to lot area ratio of 1 or more.	10		
	1.B. Intensity & Density of Use Projects in the **TSA Transition** area that meet at least one of the following requirements:	Points may be awarded to only one of the following			
		• *25 or more dwelling units per acre;* • *Buildings with up to 80% of the permitted height; or* • *Buildings with a floor to lot area ratio of 2 or more.*	12		
		• *20 or more dwelling units per acre;* • *Buildings with up to 70% of the permitted height; or* • *Buildings with a floor to lot area ratio of 1.5 or more.*	8	5	5
		• *15 or more dwelling units per acre;* • *Buildings with least 60% of the permitted height; or* • *Buildings with a floor to lot area ratio of 1 or more.*	5		
	2. Integrated Mix of Uses: Projects with ground floor street facing space designed for retail, restaurant, or uses other than residential (does not apply to the entire ground floor area).	Points may be awarded to only one of the following			
		100% of the ground floor gross area is dedicated to a different use than the floors above.	20		
		At least 75% of the ground floor gross area is dedicated to a different use than the floors above.	15	0	0
		At least 50% of the ground floor gross area is dedicated to a different use than the floors above.	10		
		Project includes at least two different uses other than the existing uses on adjacent properties.	6		
	3.A. Mixed Income Housing Projects with affordable housing for sale or lease, for residents with 60% or less of the City's median household income.	Points may be awarded to only one of the following			
		33% or more of the total dwelling units.	40		
		20% or more of the total dwelling units.	30	0	0
		10% or more of the total dwelling units.	20		
			Page Subtotal	5	5

LAND USE	**3.B. Mixed Income Housing** Affordable housing projects located in areas identified in the "Opportunity Index" map (as the latest Utah Housing Corp. Allocation Plan, or its successor) as determined by the Planning Director, with a rating of 3 or greater.	Points may be awarded to only one of the following			
		Area rated 5 or greater.	20	0	0
		Area rated 3 or greater.	10		
	4. Accessible Dwelling Units Projects with ADA accessible dwelling units.	Points may be awarded to only one of the following			
		33% or more of the total dwelling units.	8		
		15% or more of the total dwelling units.	5	0	0
		10% or more of the total dwelling units.	3		
	5. Community Serving Uses Projects with community serving uses, such as: day cares, schools, education facilities, community gardens, medical clinics and health and fitness centers.	Points may be awarded to only one of the following			
		Minimum of 1500 square feet.	15		
		Minimum of 1000 square feet.	10	0	0
		Minimum of 500 Square feet.	5		
	6. Redevelopment of Surface Parking Lots. Projects with redevelopment of an existing surface parking lot to an active use or structured parking.	Points may be awarded to only one of the following			
		50% or more of the existing surface parking lot covered by new bldgs.	15		
		35% or more of the existing surface parking lot covered by new bldgs.	10	0	0
		25% or more of the existing surface parking lot covered by new bldgs.	5		
	7. Redevelopment of Nonconforming Use or Noncomplying Building. Projects with redevelopment of a site containing a nonconforming use or noncomplying building.	When project doesn't create negative impacts to the Historic Preservation Overlay District, points may be awarded for the following			
		New buildings that meet standards of the TSA zoning district and replaces a building that does not meet standards.	10	0	0
		Project includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5	0	0
	8. Removal of Billboards Projects with redevelopment of a site containing a billboard.	*An existing billboard legally removed by the developer as part of a redevelopment project.*	10	0	0
	9. Sustainable Site & Open Space Design Projects that incorporate adopted City sustainable policies.	Points may be awarded for the following			
		Project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policies.	10	0	0
		Project utilizes landscape designs & materials that conserve energy, reduce the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policies.	5	5	5
			Page Subtotal	5	5

BUILDING AND SITE DESIGN	**10. Green Building** Projects with **LEED certification.**	Points may be awarded to only one of the following			
		Platinum	50		
		Gold	40	0	0
		Silver	30		
	11. Energy Efficiency Projects that incorporate energy efficiency into the design of the project. **Note:** If the development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source.	Points may be awarded to only one of the following			
		Project certified with 100% of its energy needs served by renewable power either from on or off-site sources.	50		
		Project certified with 50% its energy needs served by renewable power either from on or off-site sources.	25	0	0
		Solar Array: 5 points for every 500 square feet of solar panels. Max. 20 points.	20		
		Geothermal heating and cooling systems.	10		
		Points may also be awarded for the following:			
		Project designed with passive, energy efficient features that include awnings or solar shades over all windows, or other similar passive energy saving features.	5	0	0
	12. 360° Architecture Projects with architecture features, such as windows, projections, belt courses, changes in building material, pattern and other elements on building facades that are not adjacent to a street. View guidelines for requirements.	Points may be awarded to only one of the following			
		Architectural detailing is wrapped around all four sides of the building.	20	20	20
		Architectural detailing is wrapped around both side facades of a building, but not on the rear façade.	15		
	13. Historic Preservation Projects that preserve, rehabilitate, restore, reuse a historic property or new construction that contributes to the character of a historic property or district.	Points may be awarded to only one of the following			
		Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
		National Register: State Historic Preservation Office review and approval of exterior alterations to buildings not locally designated, but on the national register and seeking federal tax credits.	40		
		Project adjacent to a local or national designated property and is compatible through building mass, bulk, setbacks and design features as determined by the Planning Director.	20	0	0
		Local Register: Project received administrative approval in accordance with Zoning Ordinance 21A.34.020.	5		
		Project adds historical significance to the Salt Lake City Register of Cultural Resources (if qualified) as defined in 21A.34.	50		
			Page Subtotal	20	20

BUILDING AND SITE DESIGN	**14. Building Materials** Projects with high quality, durable & low maintenance building materials. View guidelines for requirements.	Points may be awarded to only one of the following				
		At least 80% of the street facing façades above the ground floor are clad in durable, high quality materials, excluding glazing, doors, and trim.	20	20	20	
		At least 70% of the street facing facades above the ground floor are clad in high quality, durable materials excluding glazing, doors, and trim.	15			
	15. Corner Buildings Projects on a corner of intersecting streets, that address both streets through its design.	*Primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.*	10	0	0	
	16. Rooftop Design & Use Projects with a rooftop use.	Points may be awarded to only one of the following				
		Rooftop of the building used as a common space for occupants.	6			
		A roof includes at least one of the following features: • *Two or more sloping planes visible from a public street;* • *An arched or barrel vaulted design;* • *A distinguishable cornice or parapet;* • *Overhangs that are a min. of 1 foot in depth to create a shadow line.*	5	5	5	
	17. Eyes on the Street & Public Spaces Projects designed to have windows, doors, balconies or other similar features facing public streets & open spaces.	*Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space. Balconies need to have a min. depth of 5 feet and include at least 30 sq. ft. of space.*	15	15	15	
	18. Lighting Projects with a lighting plan that meets at least one of the following:	• *Casts light from store fronts onto the sidewalk;* • *Highlights unique architectural features of a building;* • *Highlights artwork or unique landscape features.*	6	6	6	
	19. Signs Projects that include pedestrian oriented signs.	Points may be awarded to only one of the following				
		Sign is mounted perpendicular to the primary building façade and oriented to the pedestrian. (projecting business storefront sign).	2			
		Awning or canopy sign that is integrated into the design of the building.	2	0	0	
		Monument sign that is integrated into the site and compatible with the building architecture.	2			
PUBLIC SPACES	**20. Public Spaces & Plazas** Projects that include active, outdoor spaces, that are accessible to the public and adjacent to a public right of way.	Points may be awarded to only one of the following				
		Project includes a min. of 15% of the total lot area.	15			
		Project includes a min. of 10% of the total lot area.	10			
		Project includes a min. of 5% of the total lot area.	5	0	0	
		Public space, regardless of size, located within 330 ft. of a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable.	3			
			Page Subtotal	46	46	

PUBLIC SPACES	**21. Streetscape Amenities** Projects with street furniture, pedestrian amenities, public art or other similar features intended to improve the streetscape:	Points may be awarded to only one of the following				
		At least 4 street furnishings.	3			
		At least 3 street furnishings.	2	3	0	
		At least 2 street furnishings.	1			
	22. Public Artwork Projects with public art in a location where it is readily visible from a public space.	*2 points per art piece, up to a max. of 6 points*	6	0	0	
CIRCULATION	**23. Connections & Walkways** Projects with connections and walkways from buildings, parking lots and private open space to public spaces.	Points may be awarded for the following:				
		Project includes a min. six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4	4	4	
		Project includes a min. six foot wide ADA accessible sidewalk from private property to public open spaces.	4	4	4	
	24. Bicycle Amenities Projects that include bicycle parking amenities in addition to what is already required in the zoning ordinance.	Points may be awarded for the following:				
		Project includes lockers, changing rooms for cyclists and showers.	6	0	0	
		Project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3	3	3	
		Project incorporates art into the design of the bicycle amenity.	3	0	0	
	25.A. Access to Transit: Projects located within close proximity to a rail station platform or bus stop where 3+ separate bus routes come together.	Points may be awarded to only one of the following				
		Project located within 300 feet, measured along the most direct, legal walking path.	15			
		Project located within 750 feet, measured along the most direct, legal walking path.	10	0	0	
		Project located within 1500 feet, measured along the most direct legal walking path.	5			
	25.B. Access to Transit: Developments that provide transit passes to residents as follows:	*Multi-family residential development that provides transit passes to residents through the City's transit pass program for a min. period of three years from the development's initial occupancy. Passes shall be available for free to residents at request. At least one pass shall be available per unit. Verification from Transportation division of min. 3 year participation is required.*	15	0	0	
	26. Public Walkways Interior to the Block Developments with public walkways, which are not fenced or gated, through the interior of blocks.	Points may be awarded to only one of the following				
		Project includes narrow street or alley through the project that accommodates people walking, biking and driving.	30			
		Project includes a walkway accessible to the public that is a min. of 10 feet wide that connects through the property to a public space, such as park, trail or street or similar area and allows for the walkway to be continued on adjacent properties.	20	0	0	
				Page Subtotal	14	14

PARKING	**27. Parking Structure Design** Parking structures that incorporate the following:	Points may be awarded to only one of the following			
		100% of the parking structure is wrapped with high quality, durable materials or habitable space with a depth of at least 25 ft. on all street facing facades.	25		
		75% of the parking structure is wrapped in high quality, durable materials or habitable space with a depth of at least 25 ft. on all street facing facades.	20	0	0
		For below grade parking structures, there is no visible evidence of the parking garage other than the parking entrance (to qualify ground floor uses must have entrances at grade without the use of ramps).	25		
	28. Alternative Vehicle Parking Projects that include dedicated parking stalls for alternative fuel vehicles, scooters, mopeds or motorcycles:	Points may be awarded for the following:			
		Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	5	0	0
		Project includes dedicated parking stalls/equipment for a car sharing program.	3	0	0
		Projects that include charging stations for electric vehicles may also be awarded to one of the following:			
		Level 1 Station: 2 pts per stall	6		
		Level 2 Station: 3 pts per stall	9	3	3
		Level 3 Station: 4 pts per stall	12		
	29. Parking Ratios Projects that provide parking in the ratios indicated:	Points may be awarded to only one of the following			
		Residential developments with parking ratio less than 1 stall per unit.	25		
		Residential development with parking ratio less than 1.25 stall per unit.	15	0	0
		Non-residential developments with parking ratio less than 2 stalls per 1,000 gross square feet.	20		
ENGAGEMENT	**30. Neighborhood Input**	Points may be awarded to only one of the following			
		Project presented to the associated community council, and has notified residents and property owners within 300 ft via mail about when and where the community council presentation will be held.	10		0
		Project presented at an open house for the proposal on the development site and has notified residents and property owners within 300 ft via mail about when and where the open house will be held.	10		

APPROVAL PROCESS	APPLICANT	STAFF
Planning Commission Review Required // 124 points or less	93	90
Administrative Approval (Staff) // 125 points or more		90

ATTACHMENT F: Planned Development Standards

Planned Development Standards

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

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 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: This project achieves the purpose statement of this chapter. The purpose of the Planned Development according to 21A.55.010 is to encourage the efficient use of land and resources and to provide a more enhanced product. This project achieves this goal by providing multi-family housing and it achieves a more enhanced product by providing a portion of the available units for sale to those who make 80% or less of the area median income. The requests desired by the applicant are all requests within reason of the original requirement that allow the project to have more units on the property. The proposal does not include an elimination of any requirement and is only requesting slight relief from the standards required. The proposed Planned Development achieves the Housing objective by providing different housing choices than what is currently available and by selling at least 20% of the units to those who make 80% or less of the area median income.

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: ☐ Objective Satisfied ☒ Objective Not Satisfied (Not Required)

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 not intending to meet this objective. Only one Planned Development objective must be fulfilled.

Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied (Not Required)

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: At least 20% of the housing units will be sold to those with incomes that are at least 80% of the area median income. The proposal consists of single-family attached units, which are uncommon in the area but compatible with the scale of existing development and the surrounding zoning. While the TSA Transition zone allows a building height of up to 50 feet, the units are proposed to be a maximum of 32'-10" tall. The abutting RMF-35 zone allows up to 35 feet by right.

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 applicant is not intending to meet this objective. Only one Planned Development objective must be fulfilled.
Finding: ☐ Objective Satisfied ☒ Objective Not Satisfied (Not Required)
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: ☐ Objective Satisfied ☒ Objective Not Satisfied (Not Required)
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 and the North Temple Boulevard Plan. The plan implementation 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:
Citywide Plan Compatibility was discussed in Consideration 1 of the staff report. The proposed development is of a scale appropriate to the TSA Transition zone and none of the requested zoning modifications run contrary to the applicable plans for the area.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐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 North Temple Boulevard Plan states that the desired density of Transitional Areas is 30 dwelling units per acre, which the project is slightly below at 24 units per acre. While the scale of the development is larger than the existing development pattern, the surrounding TSA-UN-T and RMF-35 properties could develop similarly. The proposed height of the project is 32'10" (maximum is 50 feet) and the maximum height in the RMF-35 zone is 35 feet.

The proposal complies with the policies within the North Temple Boulevard Plan that states housing should, "Protect the low-density enclave on the 1000 West block of Euclid Avenue with transitional regulations on height and bulk of new development" and is comparable to what could be built with the surrounding zoning.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐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:

Both buildings are oriented towards a public street. The proposed front yard setback along 1000 West and 200 South is one foot, which is smaller than that of the existing single-family homes near the property.

Building materials include brick, metal and fiber cement siding, and concrete. Durable materials (doesn't include glazing) make up 100% of the ground floor and approximately 95% of the upper floors. The materials are appropriate for the area and meet the applicable zoning and design standards.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐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:

Section 21A.48.080 C. 1 requires a 10-foot landscaping buffer for lots in the TSA district which abut a lot in the RMF-35 district. This requirement is requested to be modified under the Planned Development portion of the request. City code defines a landscape buffer as, "An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building, structure, paving or portion of such land use, for the purposes of screening and softening the effects of the land use." The requested reduction is due to the vehicle access along the northern edge of the property, which directly impacts the required landscaped buffer.

The perimeter setback along 1000 West and 200 South maintains the visual character of the neighborhood. Each unit has a front stoop, which creates a more walkable environment.

A dedicated enclosure adjacent to the alley is provided for trash and recycling. Other services are located on each unit.

Condition(s):

Finding: ☐ Complies ☐ Complies with conditions ☒ Does not comply (Modifications requested) ☐Not Applicable

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

Discussion:

Porches placed close to the public sidewalk, a colonnade, and building materials provide visual interest and facilitate pedestrian interaction. Approximately 40% of each front building facade is glass. The applicant is asking for Design Review approval to reduce the glass requirement from 45%.

Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
Discussion: The lighting plan includes porch, soffit, stairway, and parking lot lighting features. The applicant has stated that it is designed for safety, visual interest, and pedestrian interaction. The lighting plan will be reviewed in detail during the building permit phase of the development.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable
6. Whether dumpsters, loading docks and/or service areas are appropriately screened;
Discussion: The dumpster and recycling containers are in a dedicated enclosure constructed of concrete and painted steel gates. The enclosure is off of the alley and not visible from the street. Service vehicle access is from the alley.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable
7. Whether parking areas are appropriately buffered from adjacent uses.
Discussion: The 21 parking stalls are surface level/above grade and is buffered by landscaping.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐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 trees on the property.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
Discussion: There is no existing landscaping, but the neighbors landscaping along the western property line will be preserved.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;
Discussion: The proposed landscaping has been reviewed and approved by Urban Forestry. There will be new trees along the park strips and within the parking lot. Water wise landscaping will also be added in front of the buildings to improve the parking lot and provide visual interest.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable
4. Whether proposed landscaping is appropriate for the scale of the development.
Discussion: Larger scaled trees (Maples) will be within the park strips with some smaller trees (Zelkovas). Shrubs will be at the 1000 West/200 South intersection to allow for visibility. The interior common area and parking also has 13 proposed trees that include Elm, Maple, and Zelkova varieties.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐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:
There is one access point to the development along the existing alleyway to the north. Transportation has reviewed and approved the plans.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐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 perimeter of the development will have a 5-foot-wide sidewalk that accesses each unit and the open space. Bicycle parking is included on the interior and there is only one vehicular access point. The vehicular access point is existing and runs along the rear of the single-family properties to the north. No additional conflicts are expected.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

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

Discussion:

The surrounding uses are residential and can be accessed via the public sidewalk.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

4. Whether the proposed design provides adequate emergency vehicle access;
Discussion: Emergency vehicular access has been approved by Fire. The townhomes with frontage on the alleyway were reduced in height to meet Fire requirements. Building permits will be reviewed for compliance.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐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: The dedicated trash and recycling enclosure is accessed from the alleyway. Negative impacts are not expected.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐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 site is undeveloped and does not have any existing landscaping.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐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 plans. The development will be served by existing utilities. A full review of the utility plans will be conducted when the applicant applies for a building permit.
Condition(s):
Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

ATTACHMENT G: Design Review Standards

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.

Discussion:
The TSA zoning district is intended to support transit and pedestrian oriented commercial, residential, and mixed-use development around transit stations. While the subject property is not directly adjacent to transit, it meets the transition area purpose by providing new building forms at a different density than what is expected in the urban core. Citywide plan policies have been met as discussed in Consideration 1.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).
2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.
3. Parking shall be located within, behind, or to the side of buildings.

Discussion: The primary building entrance to each of the townhomes faces the public sidewalk. The secondary entrance is off the interior. The buildings along 1000 West and 200 South have a small front setback, which adheres to the goals of the transition area as outlined in the North Temple Boulevard Plan (p.52).

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. Locate active ground floor uses at or near the public sidewalk.

2. Maximize transparency of ground floor facades.

3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.

4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

Discussion: The applicant is requesting Design Review approval to decrease the amount of ground floor glass. The design review process is meant to allow for minor modifications to design standards to allow minor flexibility. 21A.37.050.C.1 states that residential uses in the TSA zone should have 45% glass between 3-8 feet above grade. The front elevation (east) of Building 1 along 1000 West has 39% ground floor glass and the side (south) of the building that faces 200 South has approximately 10% glass. The front elevation (south) of Building 2, which faces 200 South, has approximately 40% ground floor glass. Entrances and porches improve use of the ground floor near the sidewalk. Although the proposal includes less than the required amount of ground floor glass, the proposal still strives to maximize transparency of ground floor facades. This proposal provides additional units than the minimum, and by nature of placing additional units on the property, the proposal desires extra flexibility in meeting this requirement. The design of the building includes pedestrian access facing the right of way that activates the ground floor. The proposal includes patios and habitable front yard space to have a direct visual connection to the street.

Condition(s):

Finding: ☐ Complies ☐ Complies with conditions ☒ Does not comply (Modifications Requested) ☐Not Applicable

D. Large building masses shall be divided into heights and sizes that relate to human scale.

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.

2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.

3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.

4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.

Discussion: In order to achieve the goal of dividing large building mases, the proposal is split into two buildings. The two buildings measure a maximum of 32'-10" feet in height. These buildings are at a lower height than what the neighboring RMF-35 zone allows, which helps the buildings relate to the human scale. The third floor of the buildings include a rooftop patio

that is stepped back from the front façade and provides a private amenity space for residents. The buildings offer high ground floor and upper floor transparency. The maximum building height in the TSA-UN-T zone is 50 feet. The zoning adjacent to the subject property allows a height of 35 feet, which is comparable to the project's proposed height. By limiting the proposal to 32', the project is able to be comparable to the surrounding neighborhood and adjacent context. Neighboring properties to the north could redevelop to 35' by right and the size of this development would still fit the context. The overall scale of the building is reduced through increased setbacks and the third floor stepback.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade)
2. Material changes; and
3. Massing changes.

Discussion: There is no building façade over 200 feet in length.

Condition(s):

Finding: ☐ Complies ☐ Complies with conditions ☐ Does not comply ☒Not Applicable

F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
2. A mixture of areas that provide seasonal shade;
3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
4. Water features or public art;
5. Outdoor dining areas; and
6. Other amenities not listed above that provide a public benefit.

Discussion: The common yard/seating area is not intended to be a public space.

Condition(s):

Finding: ☐ Complies ☐ Complies with conditions ☐ Does not comply ☒Not Applicable

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human scale:

   a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.

   b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.

2. Negative impacts:

   a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.

   b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.

   c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.

3. Cornices and rooflines:

   a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.

   b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.

   c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

Discussion: Additional building height is not being requested, but the residential development utilizes stepbacks that reduce the overall perceived height of the project. The roofline is sloped, which complements the pitched rooflines of the surrounding single-family homes. The stepbacks minimize negative impacts by modulating the building and minimizing the shadows on the public and private realm.

Condition(s):

Finding: ☐ Complies ☐ Complies with conditions ☐ Does not comply ☒Not Applicable

H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.

Discussion: Parking is located in a parking lot behind the buildings and the right of way. Sidewalks encircle the property and provide safe pedestrian connections to each dwelling unit. Pedestrian and vehicular conflicts should be reduced by having only one vehicular access point to the surface lot.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)

Discussion: Waste and recycling containers are along the alleyway and screened from public view. Outdoor mechanical equipment is located on the third story balconies and not visible from the public right of way.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

J. Signage shall emphasize the pedestrian/mass transit orientation.

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.
2. Coordinate signage locations with appropriate lighting, awnings, and other projections.
3. Coordinate sign location with landscaping to avoid conflicts.

Discussion: Other than unit addresses, there is no signage proposed.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.
2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.
3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

Discussion: The applicant provided a lighting and photometric plan. All lighting must comply with the citywide Lighting Plan. The applicant stated in their TSA development score application that lighting will be directed toward the building and will highlight pedestrian circulation.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

L. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.

2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:

a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.

b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.

c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar- Reflective Index (SRI).

d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.

e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.

f. Asphalt shall be limited to vehicle drive aisles.

Discussion: There are no existing street trees or vegetation on the property. The proposed street trees comply with the City's guidelines and were approved by the Urban Forester. The hardscape material is concrete and includes the parking lot and private drive to the underground parking structure. The parking area will be paved asphalt. Building materials include brick on the ground and second floor with accents of fiber cement siding on the third floor. The building materials are durable and reflect what has been used throughout the Euclid neighborhood.

Condition(s):

Finding: ☒ Complies ☐ Complies with conditions ☐ Does not comply ☐Not Applicable

ATTACHMENT H: Public Process & Comments

Public Notice, Meetings, 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:

- May 25, 2022 – The Planning Commission approved an earlier proposal for the same project. The approved project featured slightly more units.
- April 11, 2024 – The Poplar Grove Community Council was sent the 45-day required notice for recognized community organizations. The comment period ended on April 18.
- April 11, 2024 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- April - June 2024 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- May 31, 2024
  - Public hearing notice sign posted on the property.
- May 31, 2024
  - Public hearing notice mailed.
  - Public notice posted on City and State websites and Planning Division list serve.
- June 12, 2024 – Scheduled Planning Commission meeting and public hearing.

Public Input:

There was two comments in opposition to the project. The residents in opposition are concerned over the increase in traffic along the alleyway and not having enough trees in the area.

ATTACHMENT I: Department Review Comments

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

Building: Comments provided by Willian Warlick on 4/12/24

No comments.

Engineering: Comments provided by Scott Weiler on 3/12/24

No objections to the Planned Development/Design Review applications. Engineering will be submitting separate comments regarding the preliminary plat.

Engineering has no objections to the conditions for the design review. That said, a detailed review of the proposed public way improvements shown on the civil plans is needed prior to approval of them. PLNSUB2017-00032 is in Accela but has not been formally reviewed by Engineering yet. If a final plat is required for this development, a Subdivision Improvement Construction Agreement will have to be executed prior to recordation of the final plat.

Fire: Comments provided by Douglas Bateman on 3/20/24

*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. Not able to verify if this is compliant or not.
*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and 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. Alley is not an approved fire access road.
*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
*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. It appears one building may be taller than 30-feet and would need to provide aerial access. This may exceed 30-feet due to large park strip
*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

Sustainability:

No comments provided.

Transportation: Comments provided by Kevin Young on 4/7/22

No comments provided

Police: Comments provided by LaMar Ewell on 3/2/24

Police Department has no issues or concerns with this development proposal.

Public Utilities: Comments provided by Kristeen Beitel on 4/15/2024

Applicant should be aware that reducing setbacks may limit space/options for green infrastructure, which is required by Public Utilities. Applicant should also consider providing enough space for all required utilities with required clearances.

Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Please note that a full review was not completed, as this will be done at building permit application.

- 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.
- Public street light requirements are determined during building permit review.
- There is an existing 8” public sewer main in the alley north of the site. This sewer main may be protected by or require an easement that encroaches onto the subject property. Contact

SLCDPU Property at puproperty@slcgov.com for additional information regarding SLCDPU owned property and easements.

- If these units will be sold, then CC&R's must be provided that address utility service ownership and maintenance responsibility from the public main to each individual unit. Plat must also include a note regarding common areas that are designated easements for shared private utilities, including water, sewer, storm drain, and surface drainage.

- Utilities cannot cross property lines without appropriate easements and agreements between property owners.

- 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 demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/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 and may be downstream of the project. It is understood that a new 8" water main is shown in this submission in 1000 West. The needs of this area and specific property will be analyzed during permit review and may require different improvements than shown here. Specifically, a 12" water main size is required in this zone for this multi family use. Please be aware that conditions of the public utility systems are constantly changing with rapid development patterns, and offsite improvement requirements will not be determined until building permit review.

- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

- A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). Any unused sewer laterals must be capped and plugged at the main. Shared laterals and laterals greater than 6" in size require a request for variance.

- 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).

Applicant should be aware that reducing setbacks may limit space/options for green infrastructure, which is required by Public Utilities. Applicant should also consider providing enough space for all required utilities with required clearances. Requested increase in the amount of permitted open space should help to meet these requirements.

Urban Forestry: Comments provided by Rick Nelson 3/9/22

Urban Forestry approves of the number, species, and positions of the trees in this proposal.