



**Murray City Planning Commission Meeting
Notice of Meeting and Agenda**

**Thursday, November 21st, 2024, 6:30 p.m.
Murray City Hall, 10 East 4800 South, Council Chambers**

The public may view the Murray Planning Commission meeting via live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at planningcommission@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

Supporting materials are available at <https://www.murray.utah.gov/779/Agendas-Attachment>.

CALL MEETING TO ORDER

BUSINESS ITEMS:

1. Approval of Minutes
 - a. October 3rd, 2024
2. Conflict of Interest
3. Approval of Findings of Fact
 - a. Revision Scar Therapy – Conditional Use Permit

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

- | | |
|---|------------------|
| 4. Crockett Auto Sales
5226 South Commerce Drive #3
Conditional Use Permit for Auto Sales | Project # 24-120 |
| 5. Murray Fields Townhomes
770 & 780 West 5300 South
Planned Unit Development | Project # 24-121 |

SUBDIVISION(S) – ADMINISTRATIVE ACTION

- | | |
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| 6. Murray Fields Townhomes
770 & 780 West 5300 South
Preliminary Subdivision | Project # 24-122 |
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ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, December 5, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to planningcommission@murray.utah.gov. Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, October 3rd, 2024, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at planningcommission@murray.utah.gov.

Present: Maren Patterson, Chair
Lisa Milkavich
Jake Pehrson
Michael Henrie
Michael Richards
Pete Hristou
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Ruth Ruach, Planner I
Mark Richardson, Deputy Attorney
Mark Morris, VODA
Members of the Public (per sign-in sheet)

Excused: Ned Hacker, Vice Chair

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

CALL MEETING TO ORDER

Chair Patterson called the meeting to order at 6:32 p.m.

BUSINESS ITEMS

APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for September 5th, 2024, and September 19th, 2024. Seconded by Commissioner Richards. A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

Commissioner Pehrson made a motion to approve the findings of fact for Ereksen State Farm Conditional Use Permit and for Kombustion Motorsports Conditional Use Permit. Seconded by Commissioner Milkavich.

A voice vote was taken with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Vara Salon Suites - Project # 24-101 - 4770 South 900 East - Conditional Use Permit for Tattoo Use in the C-D Zone

Ian Schwarting of Loris Ventures LLC was present to represent this request. Ruth Ruach presented the application requesting Conditional Use Permit approval to allow a body art studio within the C-D Zone on the property located at 4770 South 900 East. Ms. Ruach discussed the size of the building and lot. She said that body art studios are not specifically listed as a permitted use within the zone, which is why a conditional use permit is needed. She showed the site plan and floor plan for the business. She discussed the access points, which will be shared with other businesses. She said that the applicant has more than the required number of parking stalls. Notices were sent to eleven (11) adjacent property owners. No comments have been received. Staff recommends that the Planning Commission approve the application.

Commissioner Henrie asked if the existing building meets the requirements for ADA access. Mr. Ruach said that it does.

Mr. Schwarting approached the podium. Chair Patterson asked if he had read and could comply with the conditions. He said yes.

Commissioner Henrie and Mr. Schwarting discussed the ADA access for the building. Mr. Schwarting indicated that the building does have ADA access, per building code requirements.

Commissioner Henrie asked if there's a barrier between parking lots. Mr. Schwarting said there's an island.

Chair Patterson opened the public comment period for this agenda item. Seeing none, the public comment period was closed.

Commissioner Henrie asked if they will occupy the whole building or just the suite for the body art studio. Mr. Schwarting said they have the whole building, divided into suites, which they have fully remodeled. Commissioner Henrie asked if the other suites will be sublet to individual businesses. Mr. Schwarting said, yes, all with separate business licenses. Chair Patterson commented that the applicant is here for approval because body art studios require a conditional use permit in this zone.

Commissioner Henrie said that he thought it was the responsibility of each individual business to apply for a conditional use permit. Mr. Smallwood said the conditional use permit is tied to the land itself. Commissioner Pehrson asked if the conditional use permit still applies if the ownership of the

land changes. Mr. Smallwood said that it often still does apply. The new owner would be subject to the same conditions.

Chair Patterson asked if body art studios are an allowed use in any zones. Mr. Smallwood said they are a permitted use in the mixed-use zone.

Chair Patterson asked if the Planning Commission could revise what zones that body art studios are conditional in. She felt that former codes were discriminatory against body art studios. She felt that having an allowed use in some zones would be a good start. Mr. Smallwood said they could look at a text amendment for the C-D zone. Commissioner Pehrson asked Mr. Smallwood to add a discussion item regarding this topic for the next meeting and then prepare a text amendment based on that discussion.

Commissioner Henrie made a motion that the Planning Commission approve a Conditional Use Permit to allow a body art studio at the property addressed 4770 South 900 East, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Hristou. Roll call vote:

A Patterson
A Milkavich
A Pehrson
A Richards
A Henrie
A Hristou

Motion passes: 6-0

SUBDIVISION REVIEW – ADMINISTRATIVE ACTION

93 Woodrow Flag Lot Subdivision - Project # 24-099 - 93 West Woodrow Street - Preliminary and Final Subdivision Review for a Flag Lot Subdivision

Kyle Zack, from 10 Pointe Properties, was present to represent this request. Zachary Smallwood presented the application for Preliminary and Final Flag Lot Subdivision approval for property in the R-1-8 Zone located at 93 West Woodrow Street. Mr. Smallwood showed a picture of the plat. He said there are already two existing homes on the property. He indicated that lot one has a 15-foot rear-yard setback, which is allowed for houses that were built prior to April 7, 1987. He also said that lot two shows a 15-foot rear-yard setback, but they have more than that. He said that it has been confirmed that if the existing homes were demolished, they could meet the current 25-foot rear-yard setback, as well as the 25-foot front-yard setback. Notices of the public meeting were sent to 74 affected entities within 300 feet of the subject property. No comments have been

received. Staff recommends that the Planning Commission grant preliminary and final subdivision approval.

Kyle Zach and Brian Anderson approached the podium. Chair Patterson asked if they've read and can comply with the conditions. They said yes and they do not expect to request any variances.

Chair Patterson said that these properties are currently non-conforming. She asked if they have any plans to bring them into current conforming setbacks. She said that if they have additional plans to accomplish that, they will need to have that approved by the Planning Commission.

Chair Patterson opened the agenda item for public comment. Seeing none, the public comment period was closed.

Commissioner Richards made a motion that the Planning Commission GRANT preliminary and final subdivision approval for a Flag Lot Subdivision for the proposed 93 Woodrow Subdivision located at 93 West Woodrow Street, subject to the following conditions:

1. The applicant shall meet all requirements of the City Engineer, including the following:
 - A. Meet City subdivision requirements and standards – City Code Title 16.
 - B. Address all engineering and survey review comments prior to printing the plat to mylar.
 - C. Provide grading, drainage, and utility plan – City Code Chapter 16.08.
 - D. Meet City storm drainage requirements, on-site retention is required – City Code Chapter 13.52.050
 - E. Provide standard front rear and side yard PUE's on lots – City Code Chapter 16.16.100.
 - F. Provide separate utilities to proposed lots.
 - G. Provide Woodrow Street right-of-way dedication to accommodate future street improvements (asphalt, curb, and gutter & sidewalk) – City Code Chapter 17.76.120.
 - H. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - I. Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
2. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
3. The applicant shall meet all requirements of the Murray City Water Department.
4. The applicant shall meet all requirements of the Murray City Wastewater Department.
5. The applicant shall meet all requirements of the Murray City Fire Department.
6. The applicant shall obtain building permits for any new construction on the property.
7. The Final Plat shall adhere to the requirements for Flag Lot Subdivisions contained in Section 17.76.140 of the Murray City Land Use Ordinance and as outlined in the Staff Report.
8. The applicant shall meet all applicable Building and Fire Codes.
9. The applicant shall provide complete plans, structural calculations and soils reports stamped and signed by the appropriate design professionals at the time of submittal for building permits.
10. The subdivision plat shall be recorded within one year of the final approval or the final plat shall be null and void.

Seconded by Commissioner Henrie. Roll call vote:

A Patterson

A Milkavich
A Pehrson
A Richards
A Henrie
A Hristou

Motion passes: 6-0

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Chapter 17.170.120 of the Murray City Center District - Project # 24-109 - Amending height allowances for properties east of State Street and south of Vine Street

David Rodgers presented the proposed amendments to Chapter 17.170.120 (F) Murray City Center District M CCD Height Regulations. The request allows an additional 15' of height and a change of one additional story to a portion of the zone in the M CCD Zone East of State Street and South of Vine Street. Mr. Rodgers read the text of the original code. He showed the map of the parcels located in the M CCD zone, as well as map of the heights in the lot addressed in the subject properties. He discussed the reason for the text amendment, as the RDA has entered into an agreement with a developer for the old city hall site. He said that there was a measurement issue when heights were being measured from different roads around the property. He said notices were sent to adjacent property owners, with no comments received. He said the proposed changes are in harmony with the multiple aspects of the General Plan. Notices were sent to affected entities for this amendment. As of the date of this report, one sign company inquired about the changes. Staff recommends the Planning Commission forward a recommendation of approval to the City Council.

Commissioner Henrie expressed his concern about the number of stories that was previously approved now being different. Mr. Smallwood said it's acceptable for that to have occurred because the project has not had Land Use approvals yet. He said it will be final once the Redevelopment Agency has entered into an agreement with the developer.

The commissioners had a discussion as to why the height requirements were different for this zone. Commissioner Henrie felt concerned as to why there was a difference with surrounding areas. Commissioner Pehrson said he agreed and that heights should be consistent for the zone. Commissioner Henrie felt that certain sections of the amendment should be removed. Commissioner Pehrson said that the amendment should be approved as it's written.

Commissioner Milkavich expressed concern that maybe the height was changed for the benefit of the developer, but also said that she doesn't want to do something to lose a developer. Mr. Smallwood said one reason for the height reduction is due to costs related to parking structures. Commissioner Henrie feels less like they're giving into a developer if they omit the height requirement. Commissioner Pehrson said that what the Planning Commission is doing is reviewing what the RDA envisioned and for them to approve if it can be accomplished. He said the Planning Commission should make the recommended changes that will allow the process to move forward.

Chair Patterson expressed concern that the affected entities were properly notified. Mr. Rodgers assured her that they followed correct procedures in contacting property owners within the required radius. Mr. Smallwood added that they are also required to post electronic notices to the

city's and state's website. He also said that any resident can subscribe to notices on the city's website.

Chair Patterson expressed her frustration that this proposal to reduce the height from ten to seven stories went through originally. She said she doesn't understand why it extends as far south as it does. She thought they zoned a very small part of the MCCD for the potential redevelopment of the old city hall. She doesn't understand why they limited all the properties around it. She feels that her opinion doesn't matter because this is going back to the City Council, who asked for the change to begin with.

Chair Patterson opened the agenda item for public comment. Seeing none, the public comment period was closed.

The commissioners discussed the properties that would be affected by the height change. They discussed the option of striking section (F), which limits the height of buildings in the zone to seven stories. Mr. Smallwood said that some members of the City Council are not in favor of increased heights in many of the zones. They requested that staff work to reduce heights.

Mr. Richardson, the commissioners, and staff discussed the proper parliamentary procedures for making a motion to omit Section (F) and how that affects forwarding a recommendation on to the City Council. Mr. Richardson said that the motion would need to be reworded because if it doesn't pass, then they don't have anything to forward to the City Council. They discussed the implications of making two motions and that it would result in forwarding a negative recommendation.

Commissioner Henrie made a motion that the Planning Commission amend the proposed amendments to Section 17.170.120 (F) within the MCCD zone to strike, Section (F) from Chapter 17.170.120.

The motion failed for a second.

Chair Patterson called for another motion.

Commissioner Hristou made a motion to forward a recommendation of approval to the City Council for the proposed amendments to Section 17.170.120 (F) within the MCCD zone, as reviewed in the staff report.

Commissioner Pehrson seconded. Roll call vote:

<u>A</u>	Patterson
<u>A</u>	Milkavich
<u>A</u>	Pehrson
<u>A</u>	Richards
<u>N</u>	Henrie
<u>A</u>	Hristou

Motion passes: 5-1

DISCUSSION ITEMS & TRAINING

Form Based Code Updates - Review of work conducted on the Form Based Code for the City Center Area

Mark Morris from VODA provided an update on the drafting of the form-based code. He said he wanted to provide an opportunity for the Planning Commission to ask questions. He said he wants to make sure that the Planning Commission has the information they need and the opportunity to ask questions ahead of the decision-making process for the form-based code. He said there's one set of requirements for the entire MCCD district that drives decisions. His goal is to change that, so that the context is what drives the decisions for the zone. He presented a map of the MCCD zone, divided into form districts or subdistricts. Each form district determines the requirements. He discussed each form district in more detail, showing a table with each one. He said that the requirements are flexible and open to proposal from a property owner. He said that height of stories, as well as the floor height, are important attributes in the requirements for each form district. He described the proposed height and density for the districts. He discussed the role of the City Hall Plaza in the zone. Physically, it's a catalytic feature, but it's not being used. He said they need to provide reason for the public to be there. He said that the Boulevard Corridor on State Street was previously thought of as the city center, but it has changed, due to the economics of the area. This will need to be a topic of focus. He mentioned using varying heights and setbacks in a form district to blend with existing building.

Chair Patterson asked Mr. Morris about the heights that would be allowed between residential and commercial. He said there is something that's intended to mitigate the height difference. He said that they will generally allow three stories on State Street. Finding ways for projects to get the density they need will need to be addressed.

Chair Patterson and Mr. Morris discussed the parking for the MCCD zone. He said that public feedback indicated that buried parking was desired, but it's not realistic to have all buried parking because it's very expensive. Chair Patterson said that what the public wants seems in conflict because they don't want height in parking structures but want accessible parking that isn't behind State Street. Mr. Morris said it will take finding the right balance of height and placement of parking structures. They discussed how having the form-based code will help to create opportunities for better parking in the zone. Mr. Morris said the construction costs will be a large factor.

Commissioner Henrie asked what the reasoning is behind having such a drastic change in height in the MCCD district. Chair Patterson and Commissioner Milkavich explained that there has been a conflict with what the City Council wants and what the public wants. They discussed that there are a couple of buildings that have already been built that don't conform to the desired height for the area, but they need to move forward with reducing height restrictions for future development. Mr. Morris said the zone will have setbacks to transition the heights of historic buildings on State Street with buildings behind it to help blend buildings together better.

Mr. Morris discussed one of the potential districts of the zone that does allow for a minimum of four stories and a maximum of eight stories. This district, located near Intermountain Medical Center, is designed to be a job center and residential center that will be buffered with another district that will allow for two to three stories of residential. That district will be something like townhomes or row housing.

Chair Patterson asked how access to the interior districts will be developed. Mr. Morris said that a developer will need assemble three or four parcels to create road access.

Mr. Morris said that he had a discussion with the City Council regarding the west side of Center Street, which is currently in the MCCD zone. They are considering moving the district line so that the existing neighborhood isn't in the zone. Per the General Plan, that neighborhood needs to be preserved. Mr. Smallwood said they may rezone that area to R-1-8.

Mr. Morris said there are a total of five proposed districts, as outlined on the slides presented. He described the height requirements and other parameters for each one. He said the floor height for each district is separately regulated. Mr. Morris said the office concentration is designed to be near public transit. He said Mr. Smallwood will send this presentation to the commissioners. He said that the public seems generally supportive of the proposed districts and overall zone changes. He said they also talked with business owners in the area to obtain feedback and suggestions. He said the overarching goals are to adhere to the goals of the General Plan and to create a vibrant and walkable city center.

Commissioner Pehrson asked how the concept of flexible usage works in the zone. Mr. Morris said that once the code is established, the use is often regulated by ground floor and upper floor. There's a reference table for each form district to show approved usage parameters.

A discussion was had regarding conditional uses in the MCCD zone. Mr. Smallwood said that they will be moving away from conditional uses to permitted or not permitted. Mr. Morris said the table of uses is more broad than traditional zoning. Mr. Smallwood said that the city is moving away from using a standard land use code, as most cities don't use that any longer. Commissioner Pehrson asked how specific uses will be approved. Mr. Morris said that form-based code recognizes that specific uses come and go. That's why there will be flexible uses, with certain uses still being highly regulated or forbidden. The focus is on other factors related to the structure and the surroundings.

Chair Patterson asked what the proposed parking regulations for the MCCD zone are. Mr. Morris said that, in form-based code, it involves getting rid of minimums and setting maximums. He said that it's still based on having a certain number of parking stalls per retail square footage. He said that with form-based code the onus is on the property owner or the developer to determine how much parking they need. Form-based code also strongly encourages shared parking based on the hours of the day. He said the shared parking can be a complicated calculation. He said that they will need to continue the conversation about parking another time.

Commissioner Henrie asked if there are downsides to the form-based code. Mr. Morris said that developers who aren't used to using form-based code can be unsure of it. He did point out that more cities are using form-based code, which provides opportunities to learn from and see best practices to implement into the city's code.

Mr. Morris said more developers who are familiar with the new code are seeking out cities who have adopted it. Developers appreciate that the form-based code is more user-friendly than having to interpret municipal code.

Open and Public Meetings Act Training - Yearly training on the Utah State Open and Public Meetings Act

Mark Richardson presented training regarding the Open and Public Meetings Act. He said that this is required annual training for planning commissioners. He said there are no changes in the code for this year. He said the purpose of the code is that the state's business or the political subdivision business be done open and publicly so that the public has a chance to see it and to be involved in the process. He said that "open" means that every portion of a meeting needs to be open to public observation, but that doesn't necessarily mean they have the right to participate in every meeting. He said a "meeting" is defined as a convening of a public body with a quorum present for the express purpose of essentially doing something that the body has authority to act on. He said that if a quorum of a body meets at a social gathering, it is not considered a meeting unless they discuss an agenda item or an item that could come before them. He said a quorum is defined as a simple majority. He said the code requires that they make public notice of a meeting. There must be at least 24 hours' notice given before each meeting with an agenda. He said that in emergency situations, they can do away with that requirement. He said that, at the chair's discretion, a non-agenda item that's brought up can be discussed if needed, but no action can be taken on something that's not on the agenda. He said that agenda items may be moved around at their discretion, if needed. Additional notice is not required to move items around. He said that there are provisions in the code for holding closed meetings. He couldn't think of a reason that the Planning Commission would need to hold a closed meeting. He said that if electronic meetings are held, there must be an anchor location where some commissioners meet in person. Fully remote meetings can occur in situations where the chair determines that it would place a substantial risk to the health and safety members met in person. The commissioners discussed that it could be acceptable to allow a member to attend virtually to ensure that there is a quorum.

A discussion was had regarding receiving public comments remotely during a live meeting. Mr. Richardson said it isn't a requirement to accept those comments. That was a practice initiated for COVID protocols. Mr. Smallwood said they will move away from it. Staff will work on updating the policy.

Mr. Richardson spoke about willful disruption of public meetings. He said that any action taken in violation of the open public meetings act can be voided by a court. He also said that any member of the public body who knowingly or intentionally violates the open public meeting could be charged with a Class B misdemeanor. An officer can be invited to attend potentially contentious meetings.

A discussion was had regarding outside conversations about agenda items. Mr. Richardson said that any ex parte communications is not acceptable unless everybody hears it. If approached by others, commissioners can invite them to come to the meeting to discuss the item openly. If a conversation is had outside the meeting, it's important for a commissioner to disclose that during the meeting so that everyone has the same information. It is acceptable to talk about the agenda item with planning staff, since the information is already provided in the staff report. They discussed that commissioners should go through planning staff if they have questions. If a commissioner does end up having a conversation outside of a meeting, they should declare a conflict of interest at the meeting.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, October 17th, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Hristou made a motion to adjourn the meeting at 8:45 p.m.



Philip J. Markham, Director
Community & Economic Development Department

DRAFT

MURRAY CITY PLANNING COMMISSION

FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Revision Theory Scar Labs

PROJECT NUMBER: 24-114

APPLICANT: Chandler Mesarch

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow a body art studio within the C-D Zone on the property located at 5784 South 900 East, #1.

II. MUNICIPAL CODE AUTHORITY:

Section 17.160.030 of the Murray City Land Use Ordinance allows body art studios (LU #6295) within the C-D zoning district subject to Conditional Use Permit approval.

III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on November 7, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. The proposed use for a tattoo parlor (LU #6295), is allowed in the C-D Commercial Development Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.

3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a paramedical tattoo business/body art studio on the property. The vote was 4-0 with Commissioners Milkavich, Hacker, Henrie, Hristou and Patterson in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

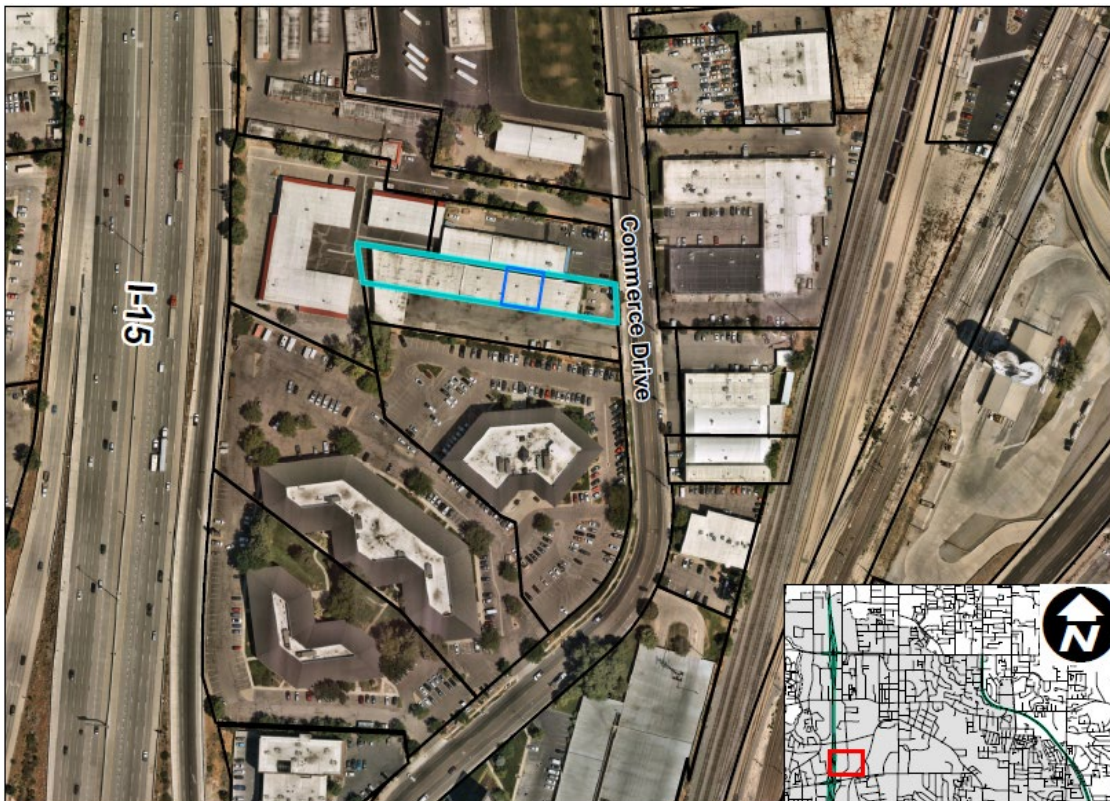
FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 21st DAY OF November, 2024.

Maren Patterson, Chair
Murray City Planning Commission



AGENDA ITEM #4 - Crockett Auto Sales

ITEM TYPE:	Conditional Use Permit to allow an auto sales business.		
ADDRESS:	5226 South Commerce Drive #3	MEETING DATE:	November 21 st , 2024
APPLICANT:	James Crockett	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	21-01-401-024	PROJECT NUMBER:	PZ-24-120
ZONE:	M-G, Manufacturing General		
SIZE:	.61-acre site 2,035 sq ft unit		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow an auto sales business on the subject property.		



I. LAND USE ORDINANCE

Section 17.152.030. of the Murray City Land Use Ordinance allows auto sales businesses (LU #5511) within the M-G zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property located in a multi-tenant building located off Commerce drive, north of 5300 South. The land use for this and the surrounding properties is listed as office, but there are several different zones adjacent to this parcel including General Manufacturing (M-G), Commercial (C-D), and Mixed Use (MCMU).

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Light Industrial	M-G
South	Office	C-D
East	Light Industrial	MCMU
West	Light Industrial	M-G

Project Description

The applicant is requesting a Conditional Use Permit to allow for an auto sales dealership that will be used for displaying and selling used cars. The applicant expects that volume will be low, and traffic will be limited. The cars will be housed and displayed inside the dealership, but may be brought out for display, test drives, and so on.

Access

The property is accessed off Commerce Drive, with a road running through as a shared access with other businesses on the property. The access is approximately thirty feet (30') wide and provides adequate access for this and the other businesses located in the shared building.

Parking

Required parking for warehouses and open shops is calculated at a rate of four (4) spaces for every 1,000 square feet of office and one (1) space for every 750 square feet of warehouse space. Based on the floor plan provided by the applicant and the breakdown of office compartmented to warehouse, the proposed use requires four (4) parking spaces. The parking that is indicated on the site plan shows five (5) exterior parking spaces in front of the unit. Parking code regulations do not allow for parking in front of overhead doors to be considered as a space. Staff has determined that the five (5) spaces are adequate for any customer there may be, but request that the applicant or property owner work with the city to restripe the parking lot before beginning operation. The sales vehicles will be inside the unit.

Landscaping

Chapter 17.68 requires “landscaping in the front setback area for commercial properties”. The property owner will be required to update the landscaping that is located adjacent to Commerce Drive. There is approximately ninety-five-feet (95’) of frontage that needs to meet the following requirements before operation of the conditional use permit may begin: Landscaping shall consist of three (3) trees, and five (5) 5-gallon and ten (10) 1-gallon shrubs per one hundred (100) linear feet of frontage. The trees and shrubs shall either be clustered or spread out at regular intervals.

Commerce Drive (95’)	Need	Have
Trees	2	2
5-Gallon Shrubs	3	0
1-Gallon Shrubs	6	0

III. LAND USE ORDINANCE STANDARDS REVIEW

Murray City Code Section 17.56.060 outlines the following standards of review for conditional uses.

- A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well- being of the community and the neighborhood.**

With compliance to city regulations, the proposed use will provide a service that will contribute to the operations of a successful industrial complex and will benefit the larger area by ensuring that business’ continued success.

- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.**

The proposed use will not be detrimental to the health, safety, or general welfare of persons working in the vicinity.

- C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking, and traffic circulation, use of appropriate gradation of building height away from single family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities, and streets.**

With conditions, the proposed use will integrate well into the area. Staff does not anticipate a significant impact on the surrounding area and businesses.

- D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil**

and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.

The applicant has submitted sufficient information for the review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission.

IV. CITY DEPARTMENT REVIEW

The application materials for the proposed conditional use permit were made available to Murray City department staff for review and comment on November 5th, 2024. Reviewing personnel included the Engineering and Building Divisions, Water, Wastewater, Power, Police, and Fire Departments. All reviewing departments recommended approval without conditions or concerns, though the Building Department did emphasize that a Tenant Improvement Permit (TI) would be needed prior to operating.

V. PUBLIC INPUT

Twelve (12) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow an auto sales business, staff concludes the following:

1. The proposed use for an auto sales business (LU #5511), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow an auto sales business at the property addressed 5226 South Commerce Drive #3,** subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The property owner shall restripe the parking area for this property.

3. The property owner shall install additional landscape elements to meet the requirements of Section 17.68 of the Murray City Land Use Ordinance as outlined in the Staff Report.
4. The project shall comply with all applicable building and fire code standards and obtain any required permits.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
6. The applicant shall maintain clear, appropriate vehicular access to the overhead doors on the building at all times.
7. The applicant shall maintain a Utah Motor Vehicle Dealer's License.

CONDITIONAL USE PERMIT APPLICATION

Type of Application(check one): ☐ New Construction ☒ Remodel ☐ Amendment to existing CUP
☐ Land Use Change ☐ Addition

Application Information

Project Name: Crockett Auto Sales

Project Address: 5226 Commerce Drive, Murray, Utah

Parcel Identification (Sidwell) Number: 401-024

Parcel Area(acres): 0.61 Current Use: Vacant Proposed: Used Car Dealership

Floor Area(square feet): 2,035 Zoning District: M-G Land Use Code:

Applicant Information

Name: James Crockett

Mailing Address: 7 Circle Oaks City: Sandy State: UT ZIP: 84092

Phone #: 214-202-2170 Fax #: Email Address: jpcrockett@gmail.com

Property Owner's Information (If different)

Name: Jayson Peterson, BRIM Properties LinCon, LLC

Mailing Address: 2200 East 4500 South #230 City: Holladay State: UT ZIP: 84117

Phone #: 801-903-3256 Fax #: Email Address: Jayson@brimutah.com

Describe the request in detail (use additional pages, or attach narrative if necessary):

The property will be used as a very small dealership for displaying and selling used cars. Volume will be low and traffic will be limited. The cars will be housed and displayed inside the dealership, but may be brought out for display, test drives, and so on.

Authorized Signature: _____ Date: Oct 25, 2024

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

I (we) Lincoln LC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

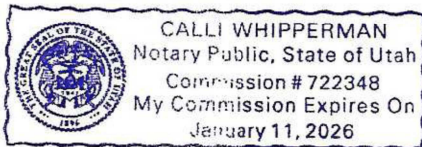
County of Salt Lake

Subscribed and sworn to before me this 22 day of October, 2024.

Calli Whipperman
Notary Public

Residing in Salt Lake Utah

My commission expires: 1/11/26



Agent Authorization

I (we), Lincoln LC, the owner(s) of the real property located at 5226 Commerce Dr. in Murray City, Utah, do hereby appoint BRM Properties, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Jayson Peterson to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

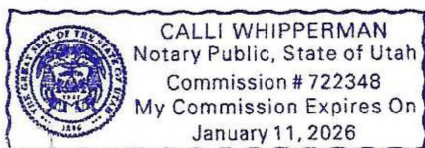
County of Salt Lake

On the 22 day of October, 2024, personally appeared before me Jayson Peterson the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Calli Whipperman
Notary public

Residing in: Salt Lake UT

My commission expires: 1/11/26





NOTICE OF PUBLIC HEARING

November 21st, 2024, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, November 21st, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **James Crockett** for the property located at **5226 South Commerce Drive**.

The applicant is requesting Conditional Use Permit approval to allow for the operation of an auto sales business.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.

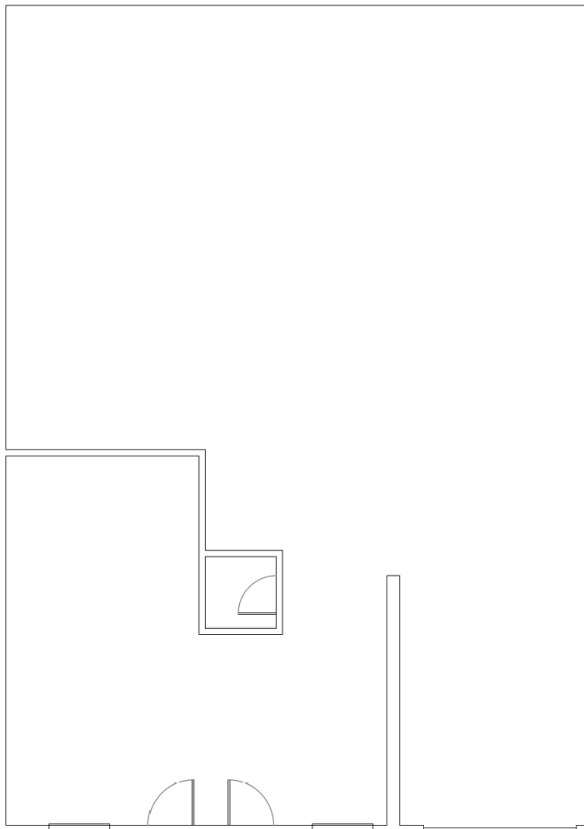


This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

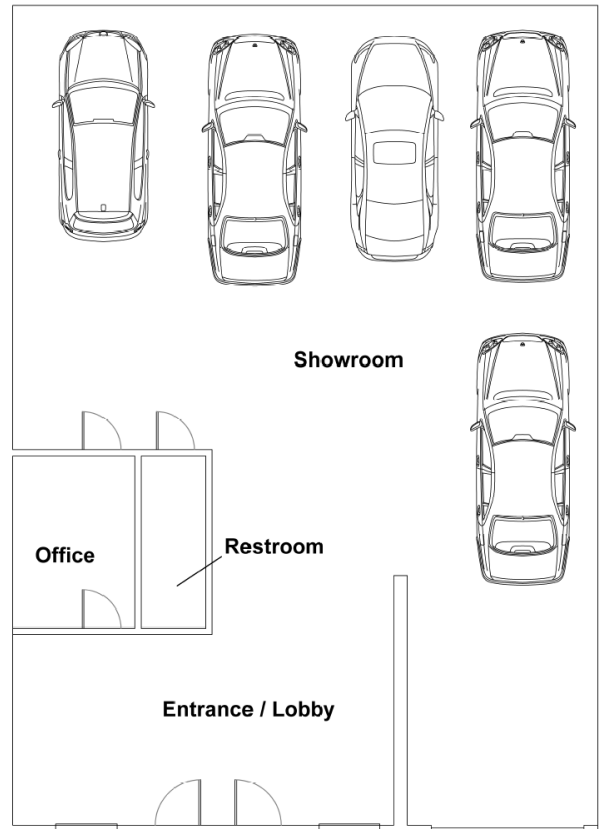
Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | September 05, 2024

Murray City Hall | 10 East 4800 South | Murray | Utah | 84107

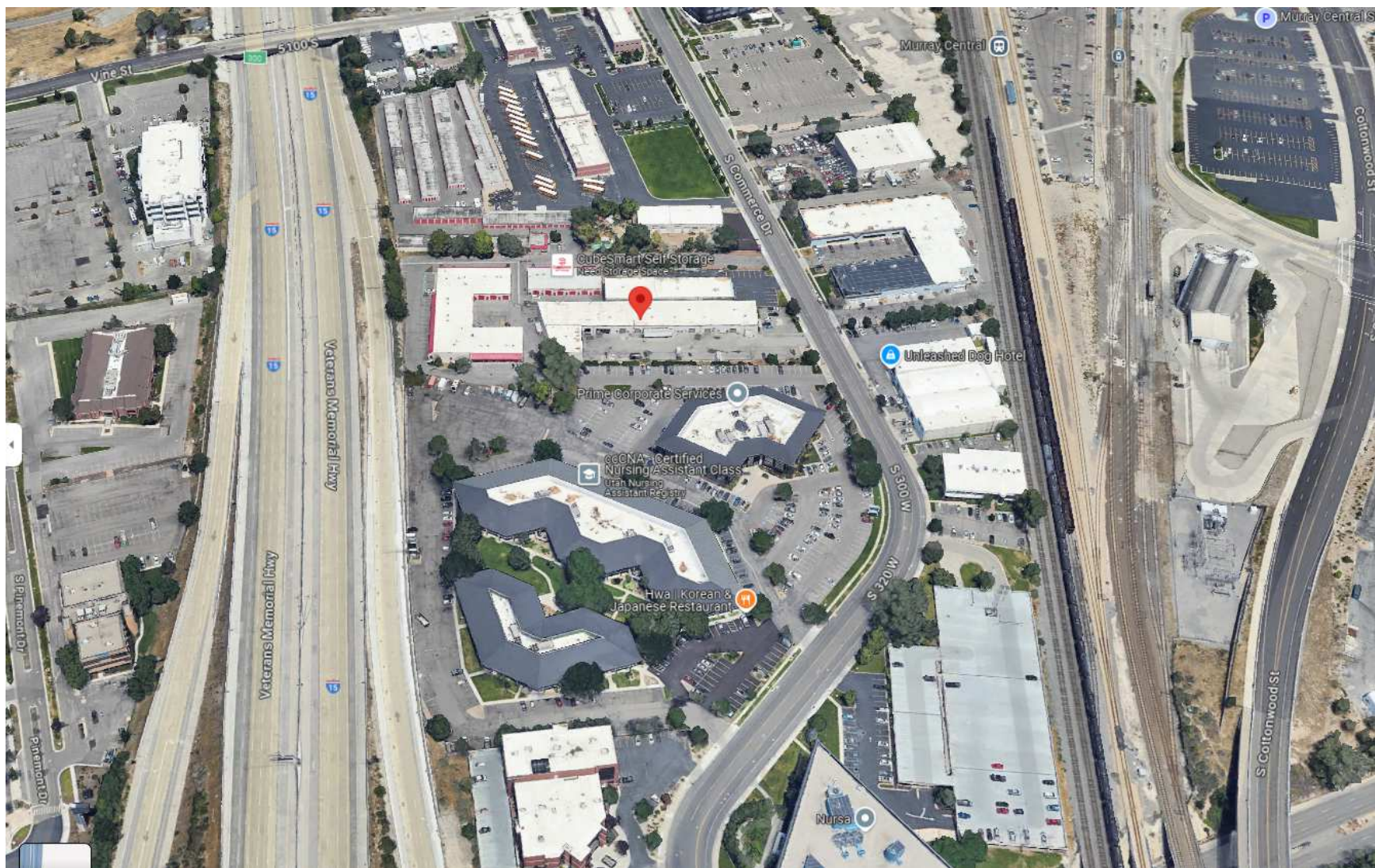


1 EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

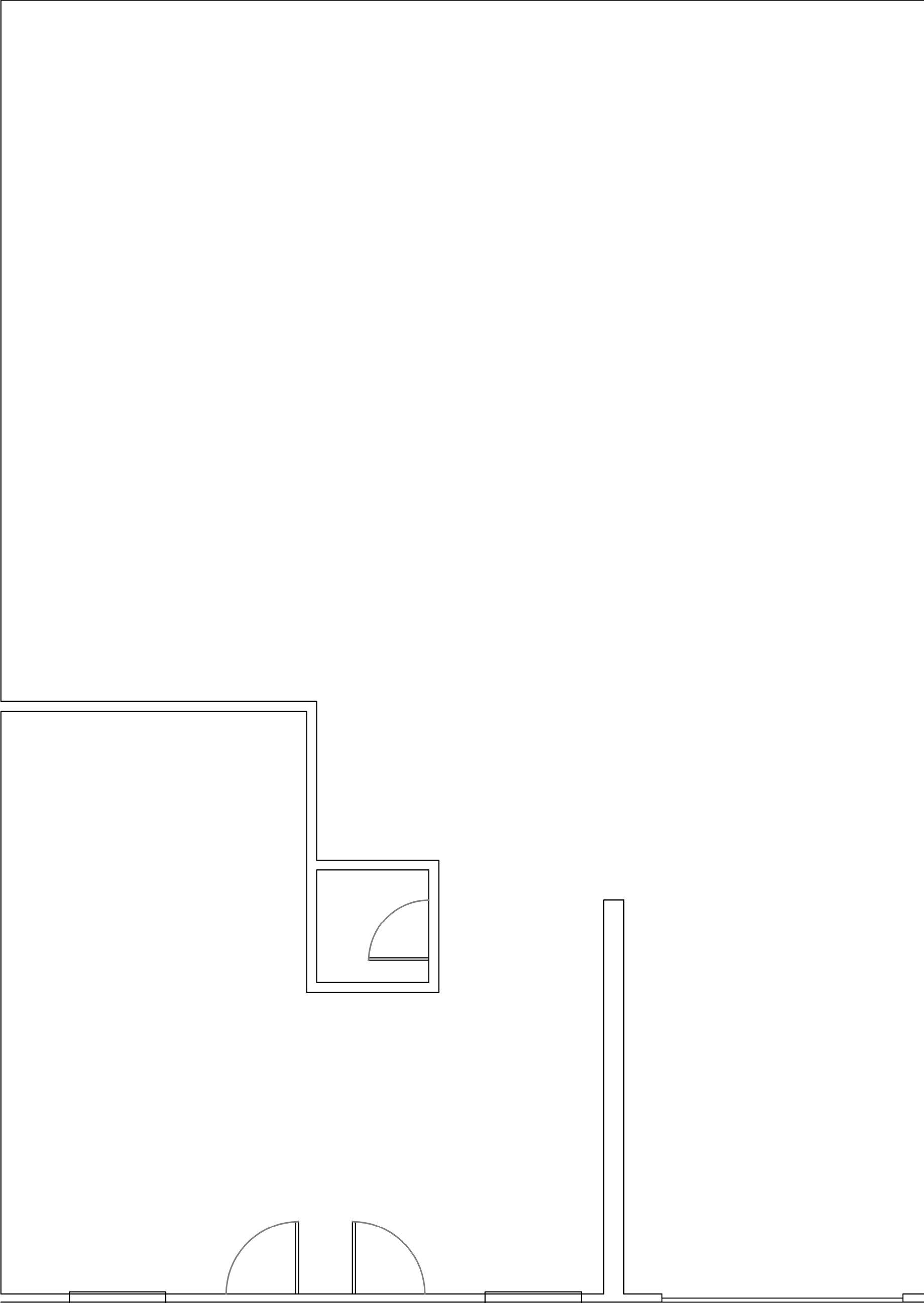


1 PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

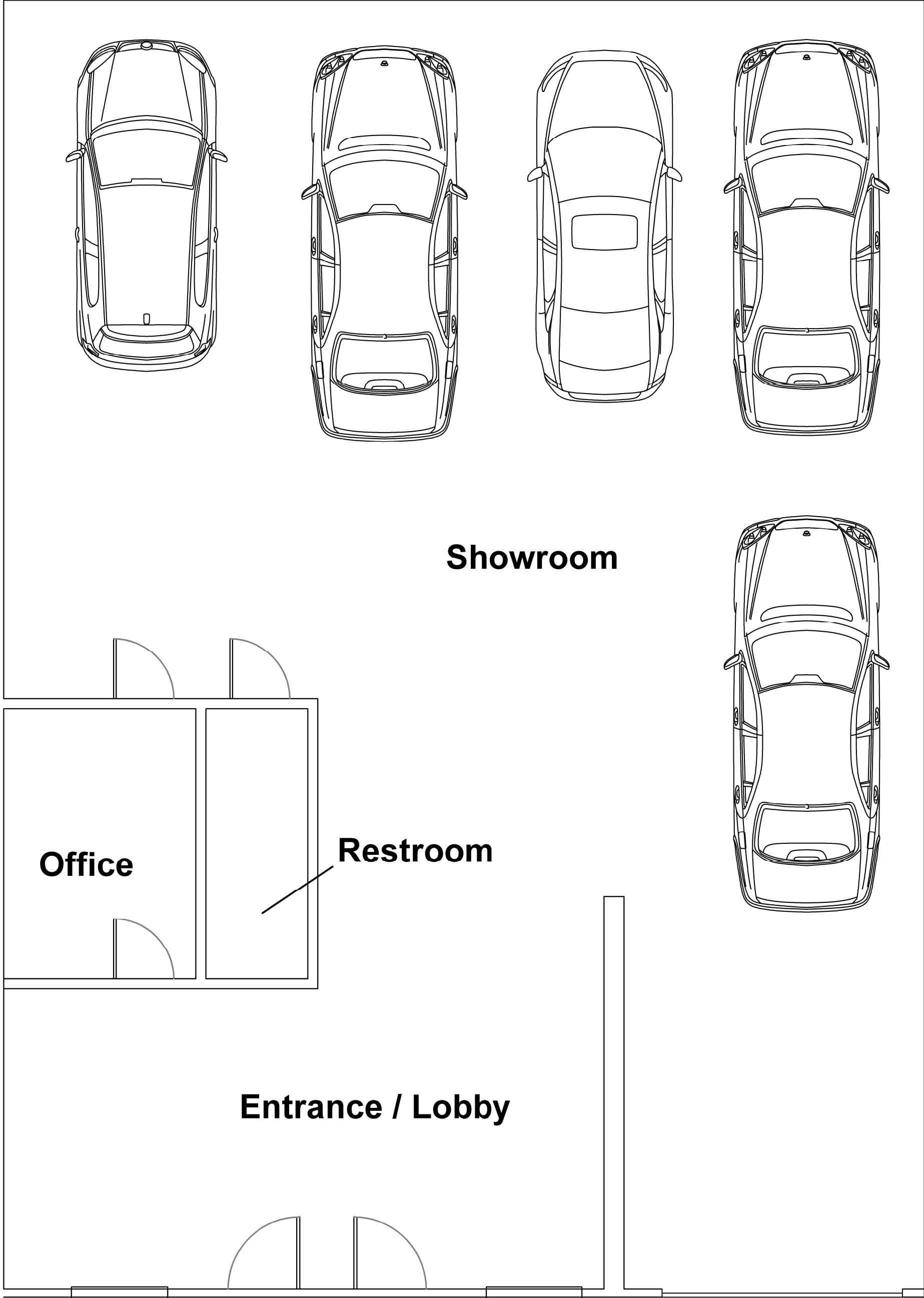
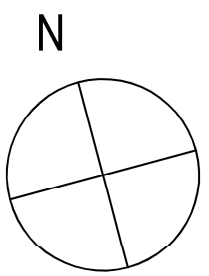








1 EXISTING FLOOR PLAN
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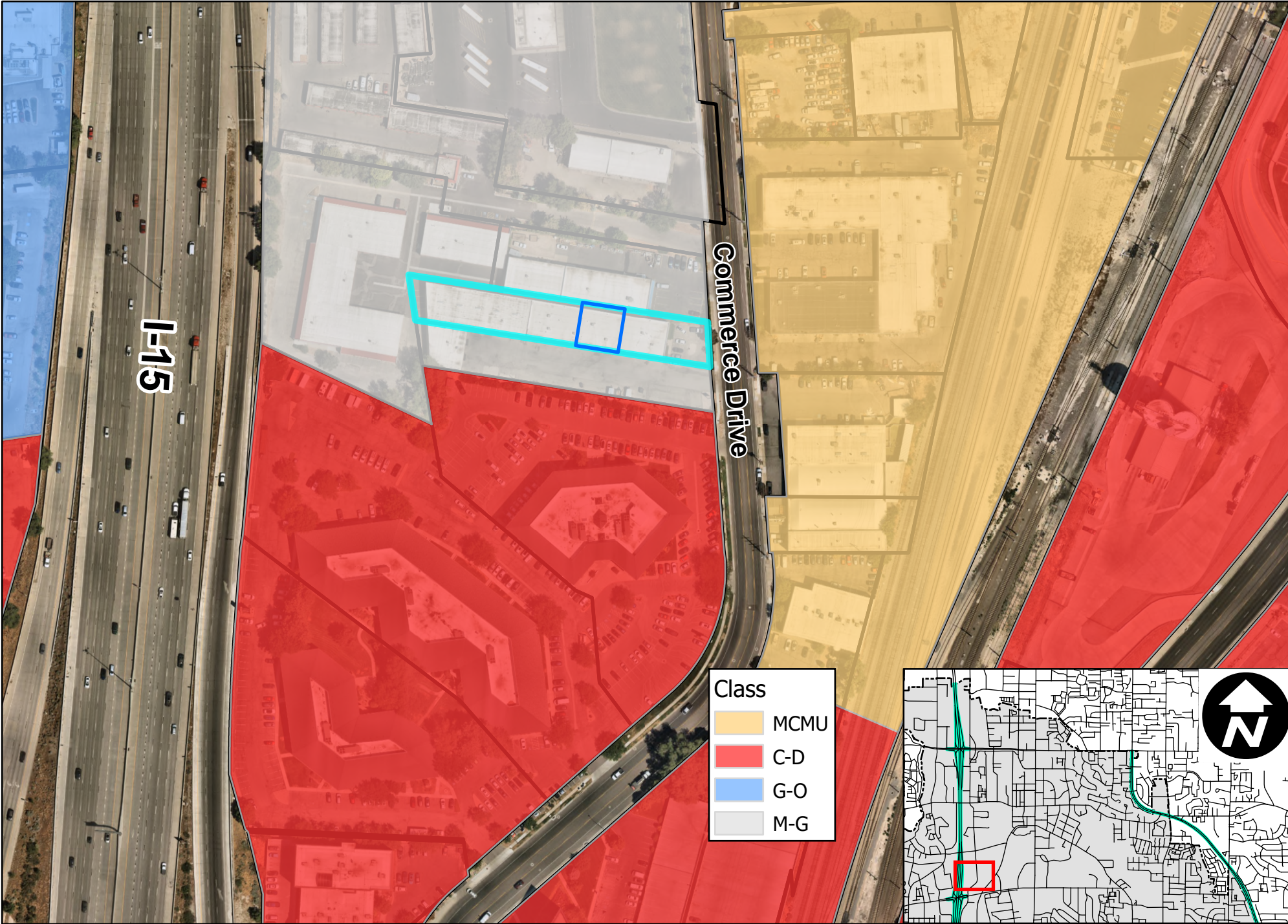


1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

5226 South Commerce Drive



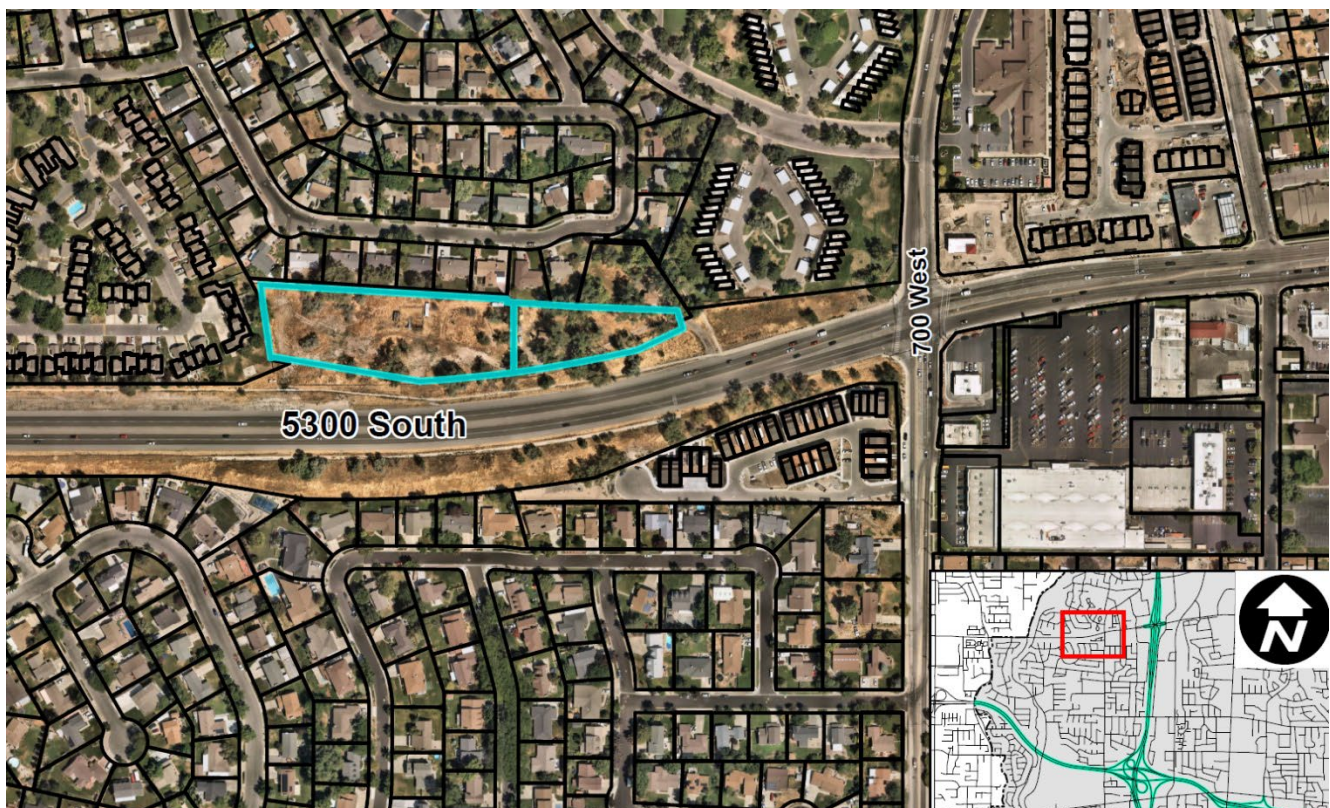
5226 South Commerce Drive





AGENDA ITEMS #5 & #6 Murray Fields Townhomes

ITEM TYPE:	Preliminary Subdivision Approval and Planned Unit Development approval		
ADDRESS:	770 & 780 West 5300 South	MEETING DATE:	November 21 st 2024
APPLICANT:	Justin Lang	STAFF:	Zachary Smallwood, Planning Division Manager
PARCEL ID:	21-11-481-010, 011, 012	PROJECT NUMBER:	24-121 & 24-122
ZONE:	R-M-15, Medium Density Multiple Family		
SIZE:	2.98 – acre site 36 townhomes		
REQUEST:	The applicant is requesting approval to develop the subject property into thirty-six (36) townhomes.		



I. LAND USE AND SUBDIVISION ORDINANCE

Section 17.60.020 of the Murray City Land Use Ordinance states that “Planned Unit Developments may be allowed as conditional uses in all zoning districts by the Planning Commission if the planned unit development fully meets the underlying zoning district use limitations in which it is to be located. Section 17.120.030 of the Murray City Land Use Ordinance requires that single-family attached (#1112) and multi-Family dwelling (#1131) receive Conditional Use approval by the Planning Commission.

Title 16, Subdivision Ordinance, Section 16.04.050(F) requires that applications for subdivision of property be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. The proposed subdivision has been designed to meet use and density requirements of the R-M-15, Medium Density Multiple Family zone in the Murray City Land Use Ordinance, Chapter 17.120.

Section 17.56.100 specifies that Conditional Use Permit approval for the PUD is valid for a two-year time period and unless there is substantial action under a conditional use permit within the two (2) years of its issuance, the approval shall be null and void. The planning commission may grant a yearly extension, when deemed in the public interest.

II. BACKGROUND

Project Location

The subject property is made up of two parcels located on the north side of 5300 South Street and west of 700 West. The property has largely been vacant with a single-family dwelling until a couple years ago when it was demolished. The City Council approved a zone change from R-1-8 to R-M-15 in October of 2023.

Process

The application before the Planning Commission is for a Conditional Use Permit for Planned Unit Development and Preliminary Subdivision approval. If the Planning Commission approves the preliminary subdivision, the applicant will work with the city staff to prepare a Final Plat to be reviewed and approved by Murray City. After Final Subdivision approval is granted, the applicant will prepare a Final Subdivision plat. When the Final Subdivision plat has been approved and accepted by the City Engineer, it will be circulated for signatures of approval which will allow the recordation of the plat at the Salt Lake County Recorder’s Office.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential, Single Family Detached	R-1-8
South	Residential, Single Family Attached and Detached	R-1-8
East	Residential, Single Family Attached	R-M-15
West	Residential, Single Family Attached	R-1-8

Project Description

The proposal is a planned unit development townhome subdivision with a total of thirty-six (36) new units along 5300 South Street. The applicant is requesting a Conditional Use Permit to allow for a Planned Unit Development and for Preliminary Subdivision approval. The

applicants are requesting the Planned Unit Development approval to allow a variation of setbacks. (See chart below).

Project Density

The R-M-15 zone allows for a base density of up to twelve (12) units per acre. Based on the 2.98 acres of the subject property the project is allowed up to thirty-six (36) units. This meets the requirements of the zone and for granting the PUD approval.

R-M-15 Zone Standards

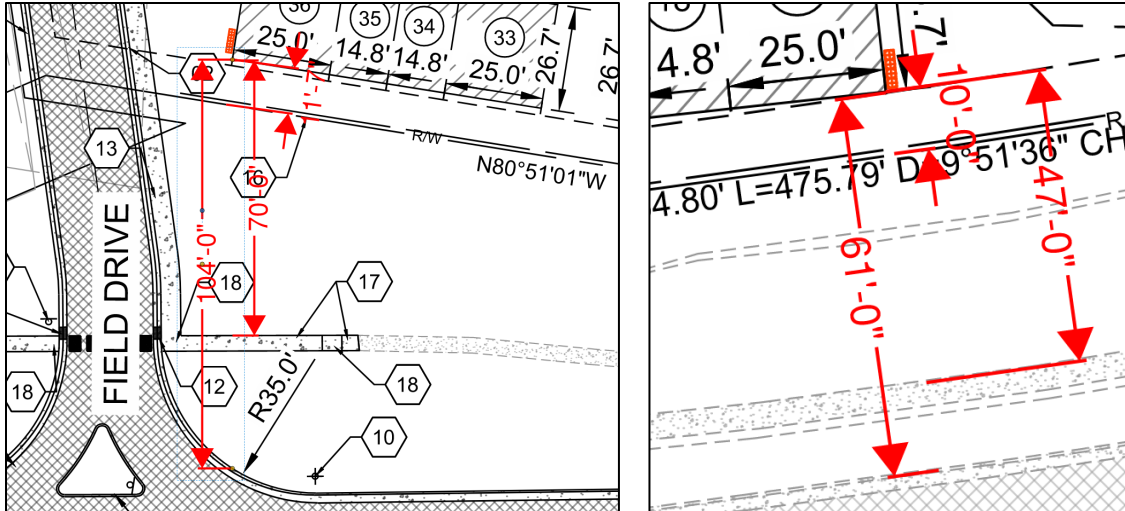
Murray Land Use Section 17.120.080 states “Building height will be determined by the planning commission for conditional uses, except no building shall be erected to a height greater than forty feet (40’), and no dwelling shall be erected to a height less than one story. The proposed subdivision/PUD has been designed to meet the requirements of Chapter 17.120 (R-M-15) with proposed variations that are allowed by Chapter 17.60 (Planned Unit Development) within the Murray City Land Use Ordinance.

R-M-15 Zone	Code Requirement	Proposed	Units 153-164
Front Yard	Twenty-Five Feet (25’)	Ten Feet (10’)	
Rear Yard	Twenty-Five Feet (25’)	Ten Feet (10’)	
Interior Side Yard	Eight Feet (8’)	Eight Feet (8’)	
Corner Side Yard	Twenty Feet (20’)	N/A	
Height	Up to Forty Feet (40’)	Between 30’-34’6”	

The structures consist of three (3) to four (4) attached townhomes. The table above shows the requirements of the zone and the requested changes allowed by the PUD application. In the table below, the front and rear setbacks have been proposed at ten feet (10’). Planning and Engineering Staff would not normally recommend approving these setbacks. This property has two unique circumstances that allow Staff to feel confident in the setbacks.

First, in the front yard, the current 5300 South Right of Way extends much further into vacant land than the street appears when driving it. At the projects narrowest point, the building would be at forty-seven feet (47’) from the existing sidewalk and sixty-one feet (61’) from the curb of 5300 South. At its furthest, the building is approximately seventy feet (70’) from the sidewalk and 104’ from 5300 South.

The rear yard area abuts a small piece of property that is owned by Murray City. The applicant has attempted to acquire the property from the City and continues to have negotiations pursuing that. The city acquired the property when there was an old stormwater line that ran through it. It is no longer active and the City is not using the property. This provides additional setback between the single-family dwellings to the north. The applicant has also proposed that the dwellings that are closest to the existing single-family detached units be two stories in height additionally reducing the impact to the neighbors.



Left: Furthest point Right: Closest point

Parking

Parking for Multi-Family developments are required at 2.5 spaces per unit, two of the spaces are required for the individual unit and the half space is required for visitor parking. The developer is proposing thirty-six units which results in a total parking need of ninety (90) spaces. Each townhome has a two-car garage and room for two vehicles to park in front of the garage. The applicant has provided a total of 124 spaces, this exceeds the minimum required by the Murray City Land Use Ordinance Section 17.120.110. No additional parking is required at this time.

Access

5300 South is an approximately 252' public right-of-way with ninety-one feet (91') of hard surface which more than meets city and UDOT standards. The development will have a single access at 5300 South that terminates in a cul-de-sac emergency access turnaround. Vehicular access will be provided to all units via a twenty-two foot (22') hard surface drive and thirty-one foot (31') total right-of-way. The Fire Department has reviewed this proposal and have given their approval.

Pedestrian access is provided by way of a five foot wide (5') sidewalk incorporated throughout the project. Planning Division Staff believes that the proposed sidewalks are adequate for this project as it connects to 5300 South to line up with the Jordan River Parkway to the West and 700 West to the East. Per Section 17.60.030.(I) "the Planning Commission has authority that the sidewalks and park strips may be omitted if the proposed development has an internal pedestrian system, and if the planning commission finds that the public safety is not substantially jeopardized."

The Utah Department of Transportation is requiring a review of the access onto 5300 South. This is currently under review and the city will require an access permit provided before the recording of the plat. This is addressed in the engineer's comments.

Landscaping

Section 17.60.030(G) requires that open space must be provided, and that it be accessible and usable by all persons occupying dwelling units in the planned unit development. The applicants have provided a landscaping plan that is attached to this staff report for the Planning Commission's review. The landscape plan shows a large ½ acre open space with a walking path to be used by the residents. Although there is no particular structure such as a pavilion, the project has substantial open space and landscaping, and each individual unit has some landscaping. The landscaping will be maintained by the Homeowner's Association. Staff recommends that the applicant install a dog waste receptacle along the path to be maintained by the HOA.

Fencing

The applicants have proposed to maintain the existing fencing along the north boundary line adjacent to the existing single-family detached homes. The applicant proposes a split rail fencing material along the entire frontage of 5300 South Street. This is similar material that was used at the Murray Heights Ivory Development across 5300 South.

Building Materials and Colors

The developer has proposed a number of different floorplans available with this project. The proposed elevations and materials are included as attachments to this report for the Planning Commission to review and comment on. Broadly, the buildings consist of fiber cement siding with stone/masonry veneer. The colors are variations of earth tones including grays, cream, and green siding. Below is an illustration of a proposed six-plex which is typical of all the units.

Utilities

Utility plans are included as an attachment to this staff report. Public utilities are available within 5300 South to serve the proposed subdivision. Comments and requirements from City Staff regarding utilities are included in the recommended conditions of the Preliminary approval.

Purpose & General Plan Considerations

The purpose of Planned Unit Developments is to allow the clustering of dwellings in such a way that allows for the consolidation of open space, to provide a meaningful and usable open space and to make more efficient use of utilities. The proposed development has carefully considered the neighborhood to the north and impacts from 5300 South Street and through many iterations provided a site plan that separates the potential development from the surrounding uses while maintaining the allowed density. The project also serves as a "buffer" between the single-family residential neighborhood to the north from the busy traffic areas on 5300 South.

The 2017 General Plan includes five key initiatives intended to guide implementation. The third of these initiatives, Livable + Vibrant Neighborhoods, states support for creating neighborhood nodes designed for people and scaled to complement the surrounding area, providing life-cycle housing to allow residents to age in place, and increasing access to parks and open space.

One of the goals to accomplish this is to encourage a variety of housing options. Providing a

for-sale townhome product helps to create a more vibrant neighborhood. This location is also preferable as it provides opportunities to access local retail such as the Smith's to the south.

III. PLANNED UNIT DEVELOPMENT REQUIRED CONDITIONS

- A. *No planned unit development shall have an area of less than two (2) acres.*

The project contains approximately 2.98 acres.

- B. *A planned unit development which will contain uses not permitted in the zoning district in which it is to be located will require a change of zoning district and shall be accompanied by an application for a zoning amendment; provided further, that in single-family residential zones, only single-family dwellings may be allowed in the planned unit development. Hotels, motels, lodges, mobile home parks, etc., shall not be considered residential uses for the purpose of this chapter.*

Land Use #1112 Single-Family attached and #1131, Multi-family dwellings are allowed in the R-M-15 Zone. No other uses are proposed for this project.

- C. *The development shall be in single, partnership, or corporate ownership, or under option to purchase by an individual or a corporate entity at the time of application or the application shall be filed jointly by all owners of the property.*

The proposed townhouse project will be governed by a homeowner's association and is being developed by Justin Lang. Each unit will be individually held after the developer has built the unit.

- D. *The planning commission shall require such arrangement of structures and open spaces within the site development plan, as necessary, to assure that adjacent properties will not be adversely affected. Lot area, lot width, yard and coverage regulations shall be determined by approval of the site plan.*

The applicant has proposed reducing the front yard (5300 South) setback to allow for greater distance from the existing single-family detached dwellings to the north. The applicant has diligently been working to design a layout that will have the least impact on the property owners to the north by providing a two story dwelling product on the north side and a three story dwelling product on the south side abutting 5300 South.

- E. *Preservation, maintenance, and ownership of required open space within the development shall be accomplished by:*
- Dedication of the land as a public park or parkway system in accordance with Utah Code Annotated section 10-9a-607; or*
 - Complying with the provisions of the condominium ownership act of 1963, title 57, chapter 8, Utah Code Annotated, 1953, as amended, which provides for the payment of common expenses for the upkeep of the common areas and facilities; or*
 - Creation of a separate corporation for homeowners by which common areas shall be owned and maintained.*

The developer has created a homeowners' association that will maintain the project's open spaces and private access ways.

- F. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be planned and presented to the planning commission for approval, together with other required plans for the development.*

The applicants have provided a landscaping plan that outlines the full scope of landscaped areas for the project and provided a unique open space element.

- G. Open space must be provided in every planned unit development. Open space is the part of a planned unit development which is accessible and usable by all persons occupying dwelling units in the planned unit development. It is any parcel or area of land or water that is improved or unimproved, and serves the purposes of preservation of natural resources, outdoor recreation, or public health and safety. Open space is land permanently set aside for conservation or recreation purposes. It may include woodlands, play areas, walking and riding trails, wetlands, and lands in the floodplain as well as land use for passive or active recreation. By way of illustration only, open space shall not be provided from any required front or side yard, parking area, driveway, or street.*

The applicant has provided an area for stormwater detention as well as a walking path on the northeast side of the project to utilize for the residents of this development.

- H. All lots or parcels in a planned unit development shall abut a public street which is improved to standards established according to title 16, chapter 16.16 of this code.*

The proposal provides for the sale of individually owned townhomes along 5300 South, a public road.

- I. The planning commission may recommend that sidewalks and park strips be omitted if the proposed development has an internal pedestrian system, and if the planning commission finds that the public safety is not substantially jeopardized.*

The proposed development has a series of pedestrian paths that provides pedestrian circulation throughout the development.

IV. STATE AND MUNICIPAL CODE REVIEW STANDARDS

Murray City Code Title 16, Subdivision Ordinance of the Murray City Code outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the Land Use Authority of the City. The Planning Commission's role as the Land Use Authority is to ensure that a proposed subdivision is consistent with established ordinances, policies, and planning practices of the City. The Planning Commission makes investigations, reports, and recommendations on proposed subdivisions as to their conformance to the General Plan, Title 17 of City Code, and other pertinent documents as it deems necessary. After completing its review of the preliminary plat, the Planning Commission shall review and approve or disapprove the final plat in accordance with Section 16.12.070 of City Code.

Utah State Code Section 10.9a.507(2)(a) states: "A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable

standards.

Murray Land Use Code Section 17.120.130 requires Planning Commission approval for single-family and multi-family dwellings within the R-M-15 Zone. The Planning Commission's role as the Land Use Authority is to ensure that a proposed project is consistent with established ordinances, policies and planning practices of the City. The Planning Commission makes investigations, reports, and recommendations on proposed projects and "after the public hearing, the city may establish conditional zones within existing zoning districts where it is shown that it is in the best interests and general welfare of the community."

V. LAND USE ORDINANCE STANDARDS REVIEW - CONDITIONAL USE PERMIT

Murray City Code Section 17.56.060 outlines the following standards of review for conditional uses.

- A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood.**

With compliance to city regulations, the proposed subdivision will add to the surrounding neighborhood, and will be a benefit to the larger area by providing much needed housing in the valley.

- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.**

With conditions, the subdivision use will not be detrimental to the health, safety, or general welfare of people in the vicinity.

- C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking and traffic circulation, use of appropriate gradation of building height away from single family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities, and streets.**

The proposed subdivision will contribute to the overall quality of the development by enhancing what currently is a vacant lot with weeds. The new townhouses will ensure maintenance of the site. The proposed use for townhouse style residential is in harmony with the allowed uses in the zoning district.

- D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.**

The applicant has submitted sufficient information for the review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission.

VI. PUBLIC COMMENTS

Notice of the public hearing were sent to 203 property owners for parcels located within 450 feet of the subject property and affected entities. As of the date of this report, Staff has received one emailed public comment that is provided as part of the packet.

VII. CITY DEPARTMENT REVIEW

Planning Division Staff circulated the proposed plans to multiple Murray City Departments for review on November 5, 2024. The following comments have been provided by the departments:

- The Murray City Engineer recommends approval subject to the following conditions:
 - Meet City subdivision and requirements and standards – City Code Title 16. The current plat does not meet City or County standards for recording.
 - Address all engineering review comments prior to printing the plat to mylar.
 - Provide a copy of the HOA CC&R's and declaration.
 - Provide grading, drainage and utility plan and profile drawings – City Code Chapter 16.08
 - Meet City storm drainage requirements, on-site detention, and retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices – Subdivision Application & City Code 13.52.050.
 - Provide PUE's on all common areas – City Code Chapter 16.16.100.
 - Obtain official UDOT approval and all required permits for street connection to 5400 South. The subdivision plat will not be recorded until access has been fully permitted by UDOT.
 - Provide a site geotechnical study and follow recommendations. The geotechnical study should provide LID recommendations and infiltration rates for the 80th percentile retention – Subdivision Application.
 - Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - Remove any abandoned irrigation pipe and structures – City Code Chapter 16.16.300.
 - Provide subdivision street lighting - City Code 16.16.310.
 - Provide an improvement bond prior to recording the subdivision plat (5400 South improvements) – City Code Chapter 16.16.220
 - Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work – City Code Chapter 15.52.030.
 - Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
 - Obtain UDOT Encroachment Permit for grading and construction work within the 5400 South right-of-way – State Code.
- The Murray City Fire Department recommends approval and states:
 - Please contact Murray City Fire Marshal's office for hydrant placement, no parking sign placement, and red curb painting.
- The Murray City Water Division recommends approval and states:
 - All water meter lids to be made of Polymer or Composite material. As we are in the process of transitioning to an AMI system. Our specifications and requirements are being rewritten to reflect this.

- Add 8" Gate valves to all sides of the Cut in tee when connecting to the city water main. So, we can always keep this community in service if we must perform maintenance on the city water main.
- Very well thought out water main design. I appreciate the developer and his engineers' efforts.
- All water utility work must follow Murray City Water Specification and Requirements
- <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>
- The Murray City Wastewater Division recommends approval subject to the following:
 - Plat must have signature block for Murray City Sewer not Cottonwood Improvement District.
 - Plat should show and label sewer easement that will go through the property.
 - On utility sheet C400 SSMH #5 needs to be a 5 FT manhole not 4 FT as labeled. SSMH #6 can be a 4 FT manhole not 5 FT as labeled.
 - Overall, the 18" and 24" sewer main for the project is not ideal and maintenance will be a potential issue for the HOA with the sewer main. With 36 units in the development there will be minimal flow in order to properly scour and keep the flow of the sewer main adequately moving. While the pipe grade does meet the minimum requirements, please advise that this will be a maintenance issue for the HOA.
 - Approve of this going to planning commission but the few changes need to be made in order for final approval from the Wastewater Division.
- The Murray City Power Department recommends approval and states:
 - Metering shall be located on the front ten feet of each building (on one side) closest to the power supply.
 - Please contact John Galanis 801-264-2723 for meter placement on the building.
 - There are existing underground powerlines running through the property that will need to be protected in place or re-located.
 - When the time comes to build the new building(s), we will want to have an on-site meet to plan the new electrical service(s).
 - Please note we are seeing long lead times for some equipment (up to 52 weeks or more).
 - The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.

The preceding comments are addressed as conditions of approval in the final section of this report.

VIII. FINDINGS

Based on the analysis of the Conditional Use Permit for a Planned Unit Development, review of The Ridges at Murray Preliminary Subdivision plans, and a survey of the surrounding area, staff finds the following:

1. With conditions, the proposed subdivision complies with the standards of the Murray City Subdivision Ordinance.

2. The proposed lots comply with the development standards for properties found in Chapters 17.120 and 17.60 of the Murray City Land Use Ordinance.
3. The proposed subdivision is in harmony with the purposes of the R-M-15 Zone, representing appropriate residential development.
4. The proposed subdivision is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for appropriate residential development in the area.

IX. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted, and a site review, Staff recommends that the **Planning Commission APPROVE the Planned Unit Development and GRANT Preliminary Subdivision approval for Murray Fields on the properties addressed 770 & 780 West 5300 South** subject to the following conditions:

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
 - a. Meet City subdivision and requirements and standards – City Code Title 16. The current plat does not meet City or County standards for recording.
 - b. Address all engineering review comments prior to printing the plat to mylar.
 - c. Provide a copy of the HOA CC&R's and declaration.
 - d. Provide grading, drainage and utility plan and profile drawings – City Code Chapter 16.08
 - e. Meet City storm drainage requirements, on-site detention, and retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices – Subdivision Application & City Code 13.52.050.
 - f. Provide PUE's on all common areas – City Code Chapter 16.16.100.
 - g. Obtain official UDOT approval and all required permits for street connection to 5400 South. The subdivision plat will not be recorded until access has been fully permitted by UDOT.
 - h. Provide a site geotechnical study and follow recommendations. The geotechnical study should provide LID recommendations and infiltration rates for the 80th percentile retention – Subdivision Application.
 - i. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - j. Remove any abandoned irrigation pipe and structures – City Code Chapter 16.16.300.
 - k. Provide subdivision street lighting - City Code 16.16.310.
 - l. Provide an improvement bond prior to recording the subdivision plat (5400 South improvements) – City Code Chapter 16.16.220
 - m. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work – City Code Chapter 15.52.030.
 - n. Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
 - o. Obtain UDOT Encroachment Permit for grading and construction work within the 5400 South right-of-way – State Code.
2. The subdivision shall meet the requirements of the Murray City Fire Department including the width of the access drives and emergency gate access requirements.

3. The developer shall meet all Murray City Water Division requirements.
4. The developer shall meet all Murray City Wastewater Division requirements.
5. The developer shall meet all Murray City Power Department requirements and meet to discuss planning the new power service.
6. The applicant shall provide a copy of the recorded CC&Rs to the Planning Division.
7. All units within the subdivision shall comply with the requirements of the R-M-15 Zone as outlined in Chapter 17.120, Chapter 17.62, Condominiums, and Planned Unit Development as outlined in Chapter 17.60 of the Murray City Land Use Ordinance.
8. Application for a Final Subdivision Review must be made within a one-year time period from Preliminary Subdivision, or the preliminary approval will be null and void. The subdivision plat shall be recorded within one year of the final approval by Murray City or the subdivision plat approval shall be null and void.

PRELIMINARY SUBDIVISION APPLICATION

Name of Proposed Subdivision: Murray Fields

Project Address: 770 & 780 W 5300 S

Parcel Identification (Sidwell) Number: 21-11-481-010, 21-11-481-011, 21-11-481-012

Parcel Area(acres): 3 Zoning District: R-M-15 Total # of Lots: 36

Applicant Information

Name: Justin Lang

Mailing Address: 811 W lover Meadow Dr City: Murray State: UT ZIP: 84123

Phone #: 801-891-8062 Fax #: _____ Email Address: Justin_lang@hotmail.com

Property Owner's Information (If different)

Name: Phillip Baum

Mailing Address: 821 Clover Meadow Dr City: Murray State: UT ZIP: 841234

Phone #: _____ Fax #: _____ Email Address: _____

Licensed Engineer Information

Name: Isaac Riches

Mailing Address: 1246 E Driggs Ave City: SLC State: UT ZIP: 84106

Phone #: 801-860-2191 Fax #: _____ Email Address: isaac@irecivil.com

Authorized Signature:  Date: 9/3/24

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

PLANNED UNIT DEVELOPMENT APPLICATION

Type of Application(check one): ☐ Residential ☐ Commercial ☒ Condominium

Name of Proposed Subdivision: Murray Fields

Project Address: 770 & 780 W 5300 S Murray UT 84123

Parcel Identification (Sidwell) Number: 21-11-481-010, 21-11-481-011, 21-11-481-012

Parcel Area(acres): 3 Zoning District: R-M-15 Total # of Lots: 36

Applicant Information

Name: Justin Lang

Mailing Address: 811 Clover Meadow Dr City: Murray State: UT ZIP: 84123

Phone #: 801-891-8062 Fax #: _____ Email Address: justin_lang@hotmail.com

Property Owner's Information (If different)

Name: Phil Baum

Mailing Address: 821 Clover Meadow Dr City: Murray State: UT ZIP: 84123

Phone #: _____ Fax #: _____ Email Address: _____

Licensed Engineer Information

Name: Isaac Riches

Mailing Address: 1246 E Driggs Ave City: SLC State: UT ZIP: 84106

Phone #: 801-860-2191 Fax #: _____ Email Address: isaac@irecivil.com

Authorized Signature:  Date: 9/3/24

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

I (we) Michael Hatch, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

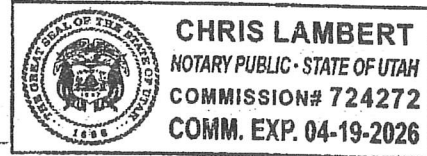
[Signature]
Owner's Signature

Co- Owner's Signature (if any)

State of Utah

§

County of Salt Lake



Subscribed and sworn to before me this 16th day of June, 2023.

[Signature]
Notary Public

Residing in SLC, UT

My commission expires: 4/19/26

Agent Authorization

I (we), Michael Hatch, the owner(s) of the real property located at
770W 5300 S, in Murray City, Utah, do hereby appoint

JUSTIN LANG, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

JUSTIN LANG to appear on my (our) behalf before any City board or commission considering this application.

[Signature]
Owner's Signature

Co-Owner's Signature (if any)

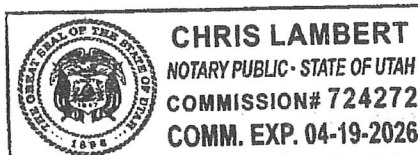
State of Utah

§

County of Salt Lake

On the 16 day of June, 2023, personally appeared before me

Michael Hatch the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.



[Signature]
Notary Public

Residing in SLC, UT

My commission expires: 4/19/26

Property Owners Affidavit

I (we) Phillip Baum, being first duly sworn, depose and say that I (we) am/are the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

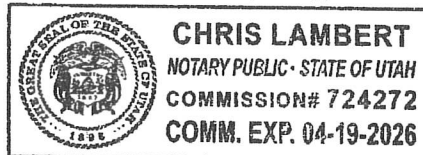
Phillip Baum
Owner's Signature

Co- Owner's Signature (if any)

State of Utah

§

County of Salt Lake



Subscribed and sworn to before me this 20 day of June, 2023.

[Signature]
Notary Public

Residing in SLC, UT

My commission expires: 4/19/2026

Agent Authorization

I (we), Phillip Baum, the owner(s) of the real property located at 780w 5300 s, in Murray City, Utah, do hereby appoint

JUSTIN LANG, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

JUSTIN LANG to appear on my (our) behalf before any City board or commission considering this application.

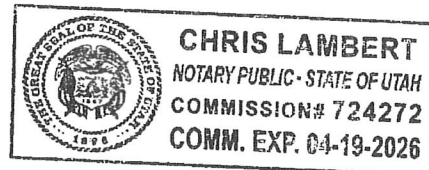
Phillip Baum
Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake



On the 20 day of June, 2023, personally appeared before me

Phillip Baum the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]
Notary Public

Residing in SLC, UT

My commission expires: 4/19/26



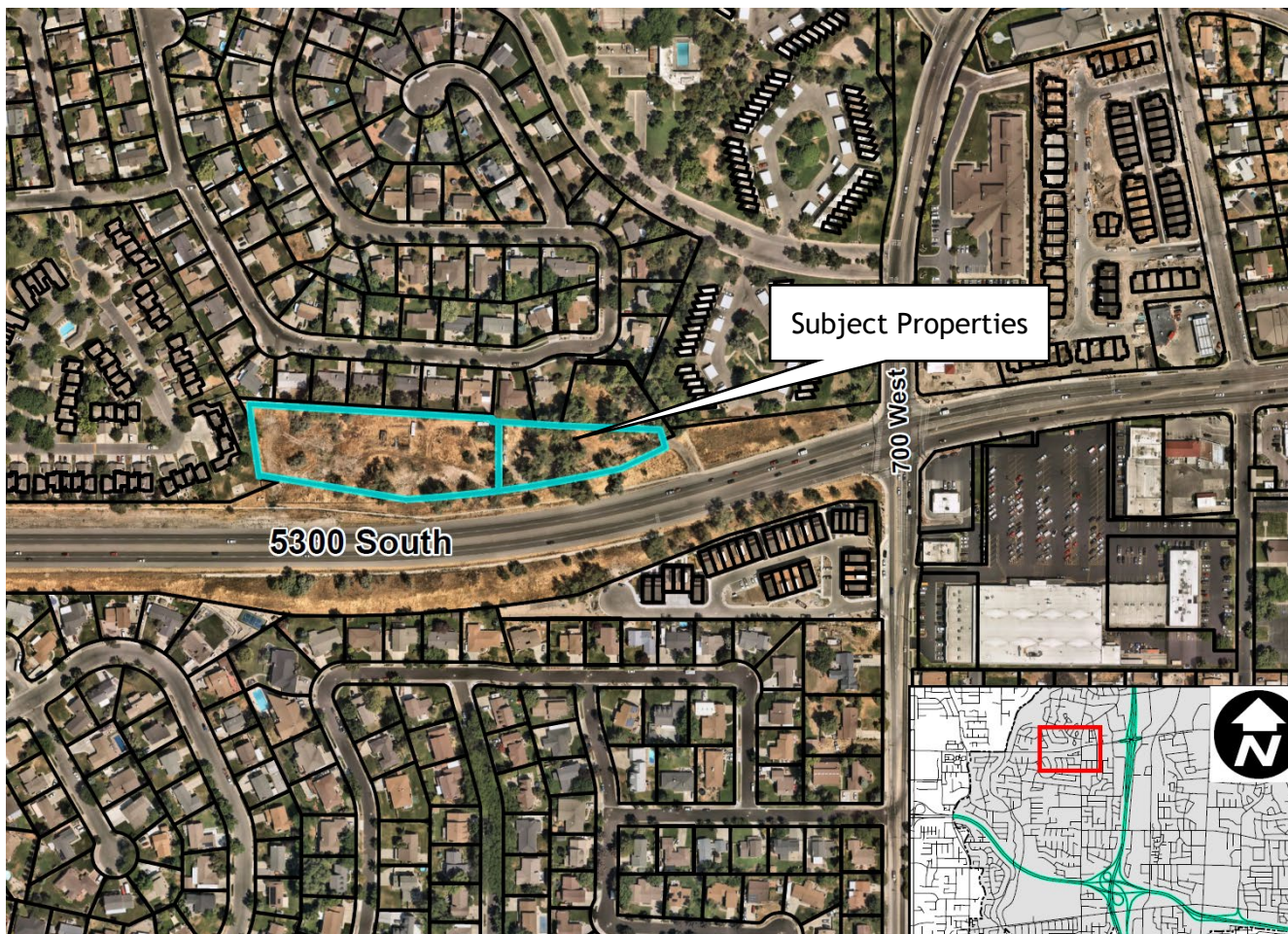
NOTICE OF PUBLIC HEARING November 21, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, November 21, 2024, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on the following applications made by **Justin Lang** on the property generally addressed **770 & 780 West 5300 South** (see attached plan):

- **Preliminary Subdivision approval for Murray Fields and,**
- **Conditional Use Permit for a Planned Unit Development of 36 townhomes, on 2.98-acres. See attached plan.**

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



This notice is being sent to you because you own property within 450 feet of the subject property. If you have questions or comments concerning this proposal, please contact the planning division at planning@murray.utah.gov or call 801-270-2430.



PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024



VICINITY MAP
NOT TO SCALE

BENCHMARK:
FOUND BRASS CAP MONUMENT
AT THE SOUTHEAST CORNER OF
SECTION 11, T2S, R1W, SLB&M

ELEV. = 4300.609'

PROPERTY OWNERS

AS TO PARCEL 21-11-481-012
COMPANY PROPERTY DEVELOPMENT
770 WEST 5300 SOUTH
MURRAY, UTAH 84123

AS TO PARCEL 21-11-481-011
PHILLIP J BAUM & DONNA C BAUM REV TRUST
780 WEST 5300 SOUTH
MURRAY, UTAH 84123

UTILITY NOTE:

PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND, AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

SHEET INDEX

SHEET 1 – SIGNATURE PAGE AND SUBDIVISION NOTES
SHEET 2 – CURRENT SITE CONDITIONS
SHEET 3 – PROPOSED ROADWAY LAYOUT AND ZONING SPECIFICATIONS
SHEETS 4 & 5 – PROPOSED LOT LAYOUT
SHEET 6 – PROPOSED EASEMENTS TO BE RECORDED WITH PLAT

RECORD OF SURVEY

R.O.S. NO.: _____

COUNTY SURVEYOR REVIEWER _____ DATE _____

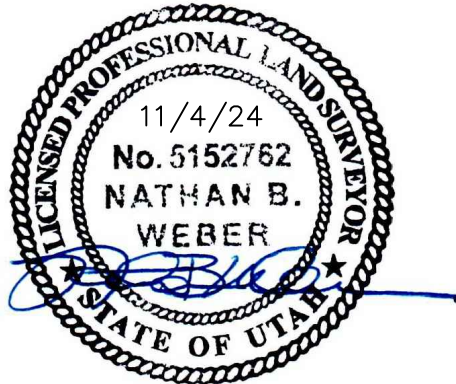


SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 20____. BY: _____	SALT LAKE COUNTY PUBLIC UTILITIES APPROVED THIS _____ DAY OF _____ A.D., 20____. BY: _____	MURRAY GIS APPROVED THIS _____ DAY OF _____ A.D., 20____. BY: _____	MURRAY CITY FIRE DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 20____. BY: _____	Comcast Century Link Utopia
COTTONWOOD IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____ A.D., 20____. BY: _____	MURRAY CITY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE MURRAY CITY PLANNING COMMISSION. CHAIR, MURRAY PLANNING COMMISSION	MURRAY CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ MURRAY CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____. MURRAY CITY ATTORNEY	MURRAY CITY MAYOR PRESENTED TO MURRAY CITY THIS _____ DAY OF _____ A.D., 20____, AT WHICH POINT THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST: _____ MAYOR

SHEET 1 OF 6

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603(6)(B) OF THE UTAH CODE, I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5152762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT ON BEHALF OF DIAMOND LAND SURVEYING, LLC, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; AND RUNNING THENCE SOUTH 89°48'57" WEST 508.31 FEET ALONG THE SECTION LINE BEING THE BASIS OF BEARING BETWEEN THE SOUTHEAST CORNER AND THE SOUTHWEST CORNERS OF SAID SECTION 11; AND NORTH 0°11'03" WEST 182.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5300 SOUTH STREET AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- (1) SOUTH 64°18'11" WEST 108.16 FEET TO A POINT ON A NON-TANGENT CURVE;
- (2) SOUTHWESTERLY 475.79 FEET ALONG THE ARC OF A 2764.80 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 95°1'36" AND A LONG CHORD BEARING SOUTH 81°30'55" WEST 475.20 FEET TO A POINT OF NON-TANGENCY;
- (3) NORTH 80°51'01" WEST 320.68 FEET; AND
- (4) SOUTH 66°49'06" WEST 6.36 FEET TO A POINT ON THE EASTERLY LINE OF THE COMMON AREA PARCEL OF CHESTNUT PLACE CONDOMINIUMS PHASE 2 (ENTRY NO. 4285724, SALT LAKE COUNTY RECORDER'S OFFICE);

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TO (2) COURSES:

- (1) NORTH 8°30'00" WEST 117.45 FEET; AND
 - (2) NORTH 6°54'54" WEST 41.89 FEET;
- THENCE SOUTH 86°57'08" EAST 532.12 FEET TO A POINT ON THE WESTERLY LINE OF LOT 509, MAJESTIC VILLAGE PLAT "E" (ENTRY NO. 3059129, SALT LAKE COUNTY RECORDER'S OFFICE);
- THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID MAJESTIC VILLAGE PLAT "E" THE FOLLOWING TWO (2) COURSES:

- (1) SOUTH 3°21'44" WEST 6.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 509; AND
 - (2) SOUTH 86°38'16" EAST 150.79 FEET TO THE SOUTHEAST CORNER OF LOT 508 OF SAID MAJESTIC VILLAGE PLAT "E";
- THENCE SOUTH 88°05'29" EAST 218.19 FEET;
- THENCE SOUTH 18°11'57" EAST 40.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 5300 SOUTH STREET AND THE POINT OF BEGINNING.
- CONTAINS 130,180 SQ. FT. OR 2.988 ACRES

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREFTER KNOWN AS THE

MURRAY FIELD TOWNHOMES PUD

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D., 20____.

COMPANY PROPERTY DEVELOPMENT, A UTAH CORPORATION PHILLIP J. BAUM AND DONNA C. BAUM REVOCABLE TRUST

BY: _____ BY: _____
ITS: _____ ITS: _____

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

ON THIS _____ DAY OF _____, IN THE YEAR 20____, APPEARED BEFORE ME, _____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS A _____ OF _____ COMPANY PROPERTY DEVELOPMENT, A UTAH CORPORATION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE _____

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

ON THIS _____ DAY OF _____, IN THE YEAR 20____, APPEARED BEFORE ME, _____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS A _____ OF _____ COMPANY PROPERTY DEVELOPMENT, A UTAH CORPORATION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE _____

PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD

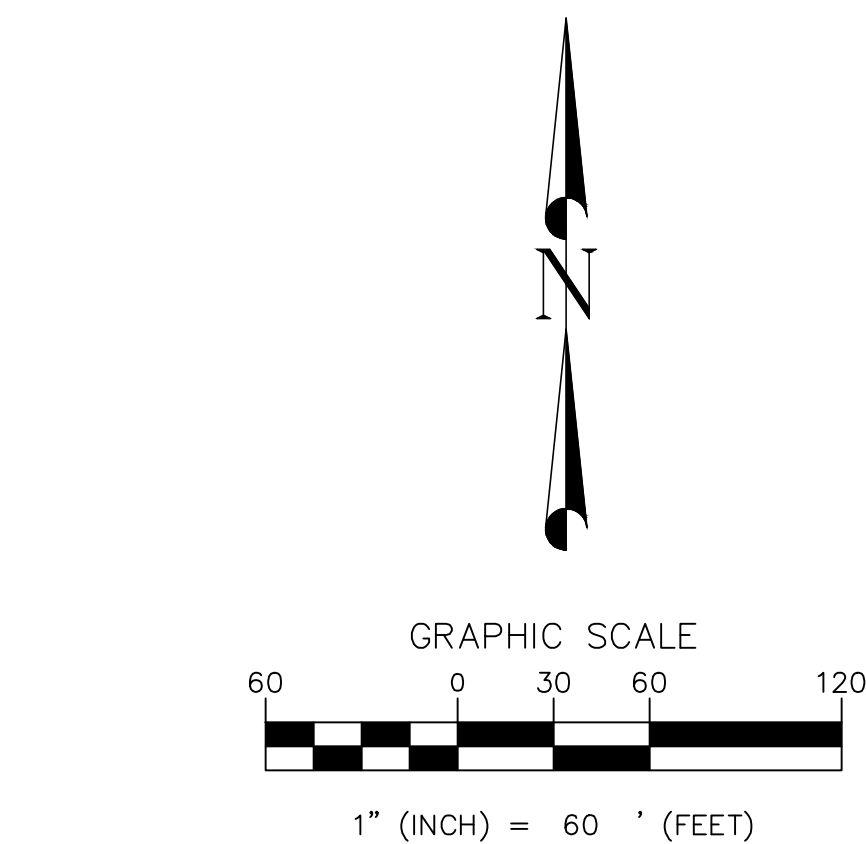
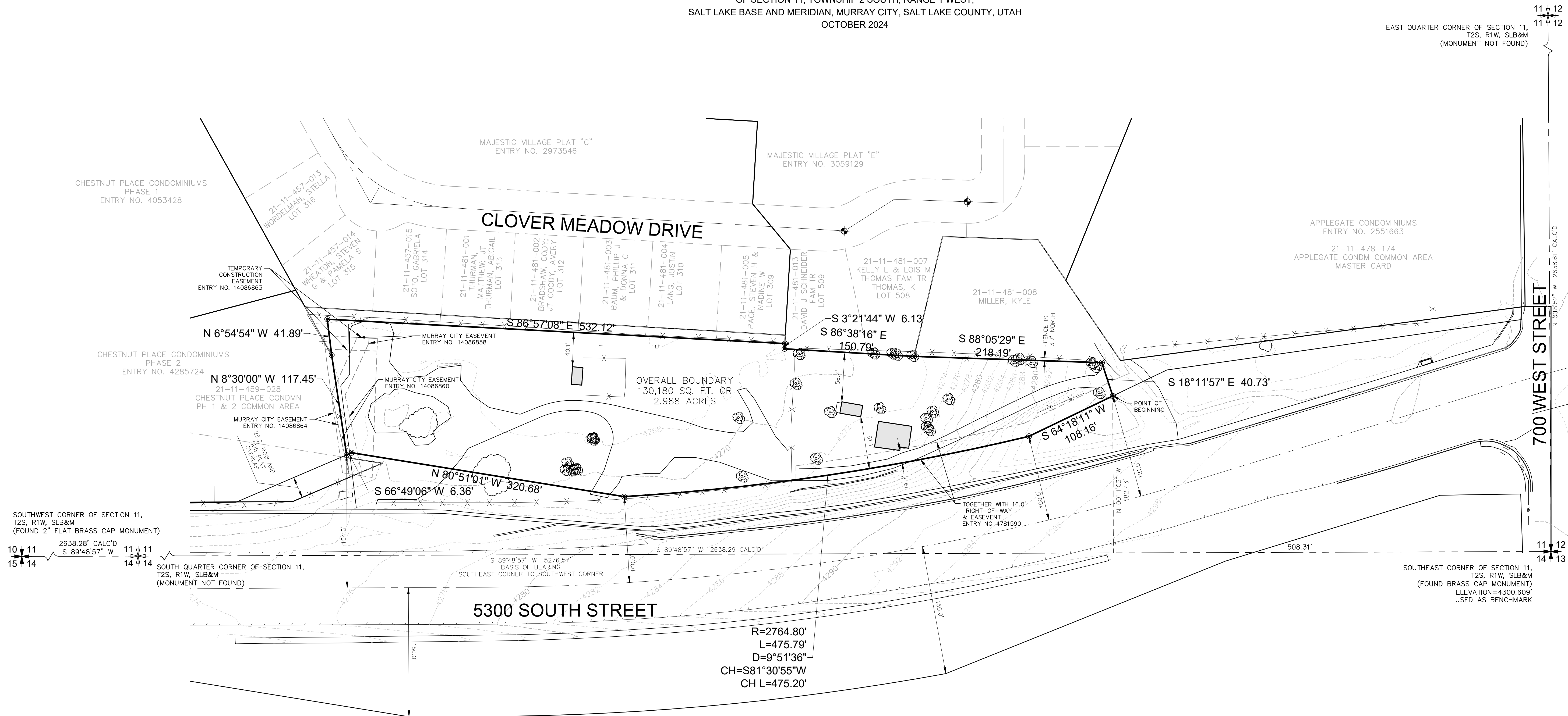
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

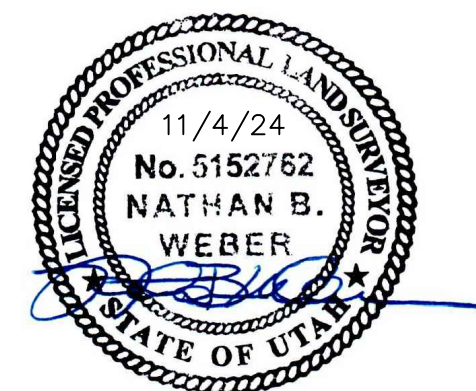
NO FEE
FEE \$ _____ SALT LAKE COUNTY DEPUTY RECORDER

PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024



LEGEND	
	Boundary Line
	Right-of-Way Line
	Easement Line
	Tie Line
	Subdivision Line
	Center Line
	Adjacent Property
	Section Line
	Fence Line
	Edge Of Asphalt
	Dirt Road
	Concrete
	Sidewalk
	Curb and Gutter
	Building To Be Removed
	Street Sign
	Tree
	Pine Tree
	Property Corner
	Found Monument
	Found Section Corner Monument
	Calculated Section Corner Monument

BENCHMARK:
FOUND BRASS CAP MONUMENT
AT THE SOUTHEAST CORNER OF
SECTION 11, T2S, R1W, SLB&M
ELEV. = 4300.609'



SHEET 2 OF 6

PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD

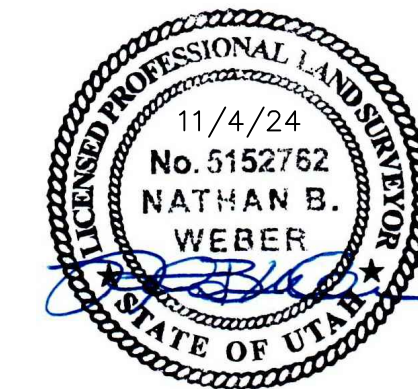
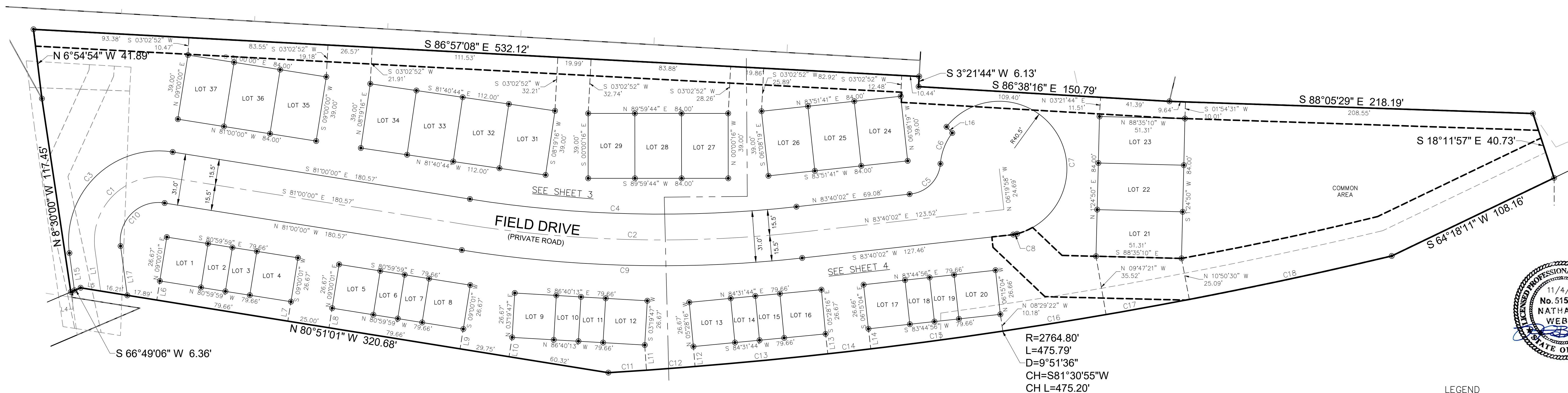
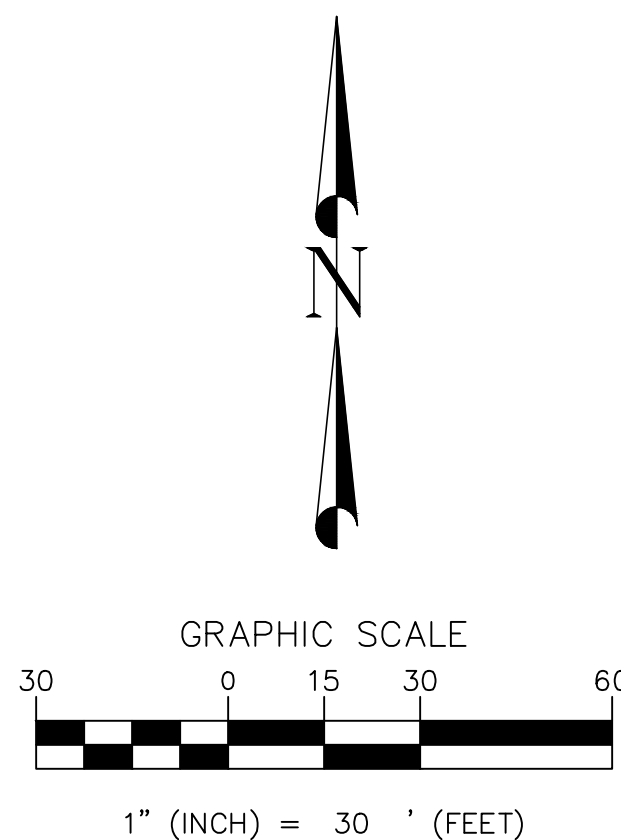
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024

SALT LAKE COUNTY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE
REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

NO FEE
FEE \$
SALT LAKE COUNTY DEPUTY RECORDER

PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024



LEGEND

- Boundary Line
- Right-of-Way Line
- Existing Easement Line
- Proposed Easement Line
- Tie Line
- Subdivision Line
- Center Line
- Adjacent Property
- Lot Line
- Sheet Match Line
- Property Corner To Be Set

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C1	71.78'	38.50'	106°49'47"	N 45°35'07" E	61.83'
C2	200.70'	750.00'	015°19'58"	S 88°39'59" E	200.11'
C3	100.68'	54.00'	106°49'47"	N 45°35'07" E	86.72'
C4	196.56'	734.50'	015°19'58"	S 88°39'59" E	195.97'
C5	27.50'	20.00'	078°46'21"	N 44°16'52" E	25.38'
C6	20.05'	35.50'	032°21'55"	N 21°04'39" E	19.79'
C7	152.87'	40.50'	216°16'20"	S 33°21'17" E	76.98'
C8	2.33'	15.00'	008°53'10"	S 79°13'28" W	2.32'
C9	204.85'	765.50'	015°19'58"	N 88°39'59" W	204.24'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C10	39.88'	23.00'	099°20'06"	S 41°50'16" W	35.07'
C11	22.96'	2764.80'	000°28'33"	N 86°12'27" E	22.96'
C12	29.23'	2764.80'	000°36'21"	N 85°40'00" E	29.23'
C13	80.01'	2764.80'	001°39'29"	N 84°32'05" E	80.01'
C14	25.96'	2764.80'	000°32'17"	N 83°26'12" E	25.96'
C15	79.96'	2764.80'	001°39'25"	N 82°20'21" E	79.96'
C16	62.71'	2764.80'	001°17'59"	N 80°51'39" E	62.71'
C17	50.80'	2764.80'	001°03'10"	N 79°41'04" E	50.80'
C18	124.15'	2764.80'	002°34'22"	N 77°52'18" E	124.14'

Line Table		
Line #	Length	Direction
L1	25.14'	N 07°49'47" W
L4	2.39'	N 66°49'06" E
L5	12.20'	S 80°51'01" E
L6	11.62'	N 09°08'59" E
L7	11.83'	N 09°08'59" E
L8	11.90'	N 09°08'59" E
L9	12.11'	N 09°08'59" E

Line Table		
Line #	Length	Direction
L10	11.78'	N 09°08'59" E
L11	15.11'	N 04°01'50" W
L12	12.02'	N 04°38'11" W
L13	12.03'	N 06°17'40" W
L14	12.14'	S 06°49'57" E
L15	22.63'	N 07°49'47" W
L16	5.07'	N 42°42'25" W

SHEET 3 OF 6

PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024

SALT LAKE COUNTY RECORDER

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE
REQUEST OF:

DATE: TIME: BOOK: PAGE:

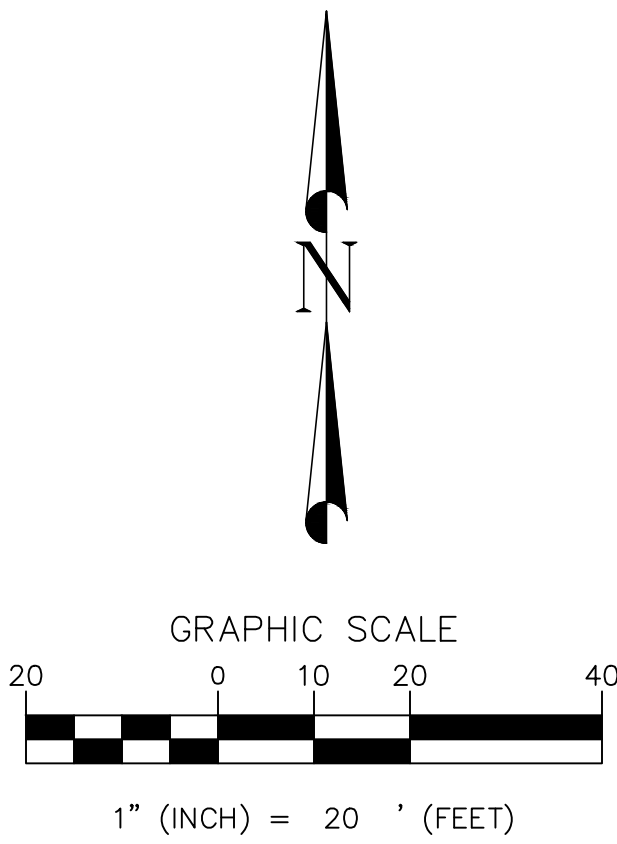
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SALT LAKE COUNTY DEPUTY RECORDER

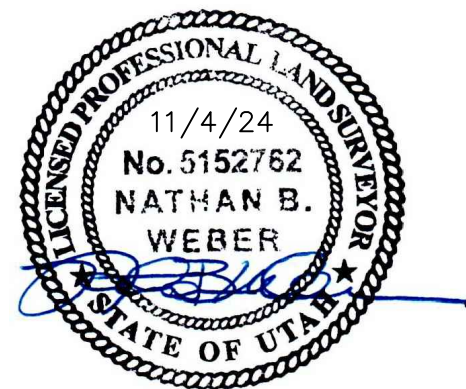
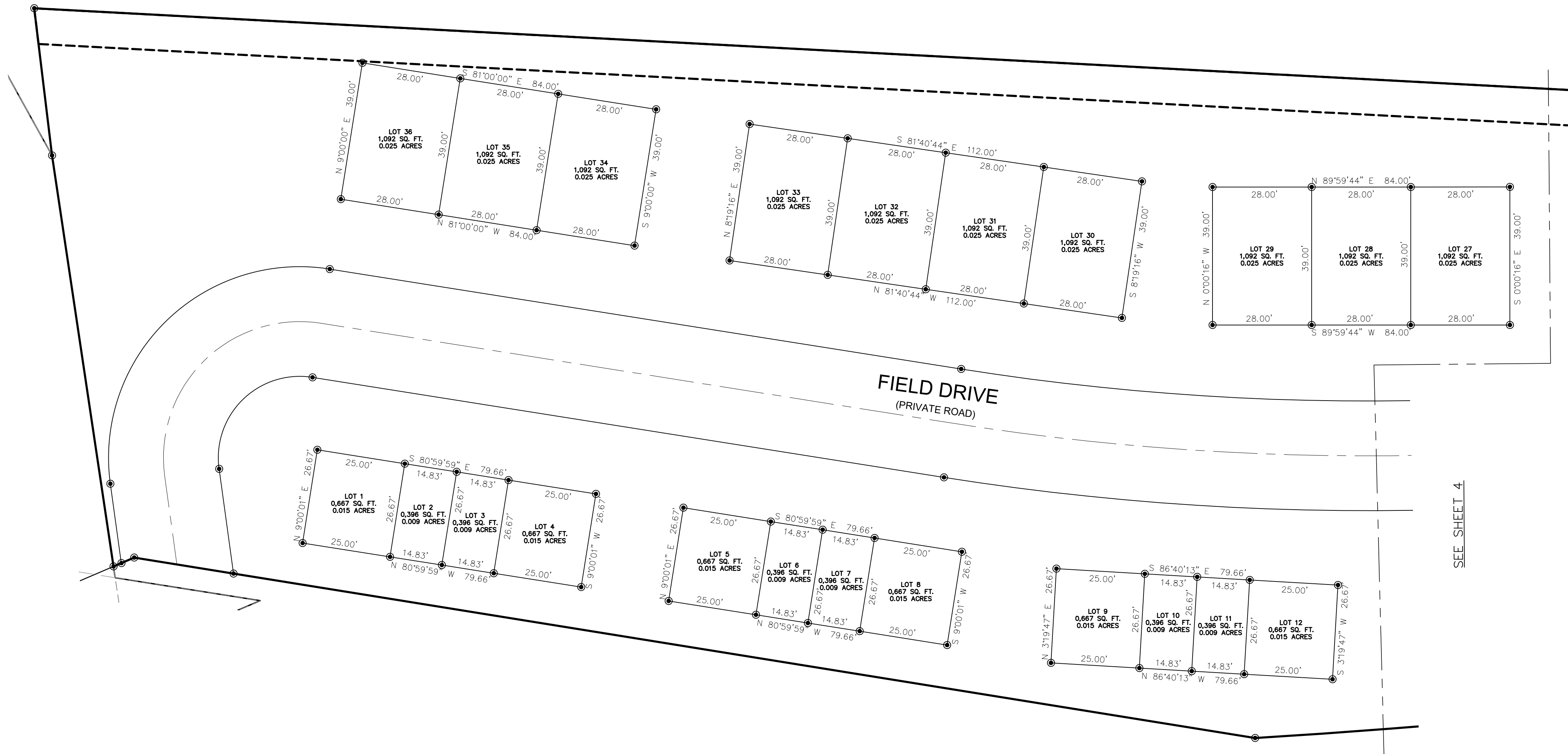


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office@diamondlandsurveying.com
www.diamondlandsurveying.com

PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024



LEGEND	
	Boundary Line
	Right-of-Way Line
	Existing Easement Line
	Proposed Easement Line
	Subdivision Line
	Center Line
	Adjacent Property
	Lot Line
	Sheet Match Line
	Property Corner To Be Set



SHEET 4 OF 6

PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024

SALT LAKE COUNTY RECORDER

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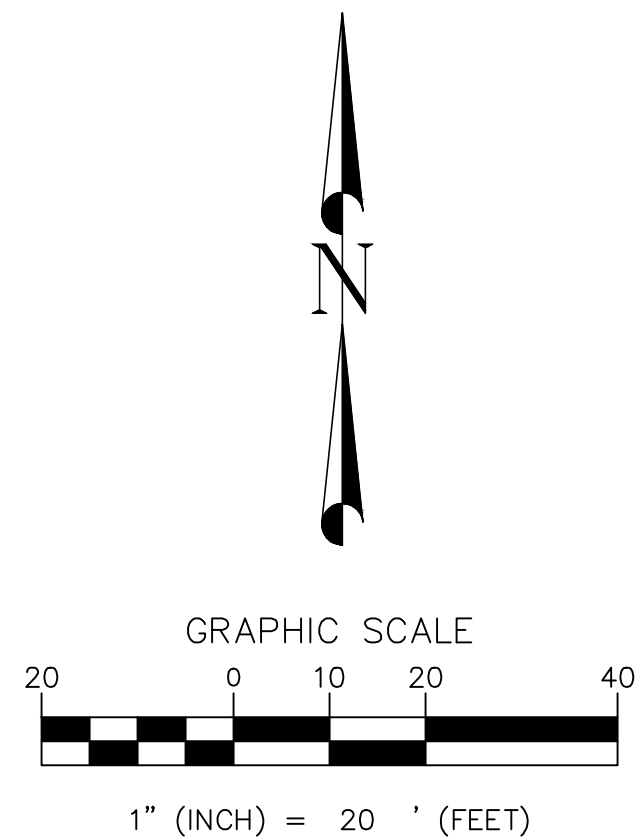
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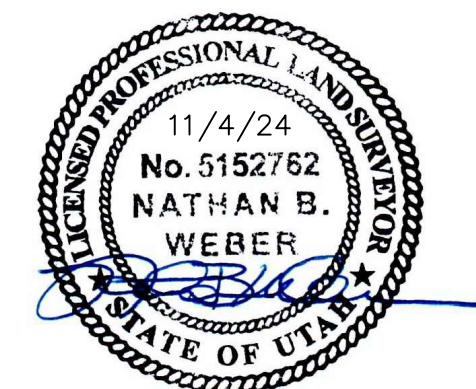
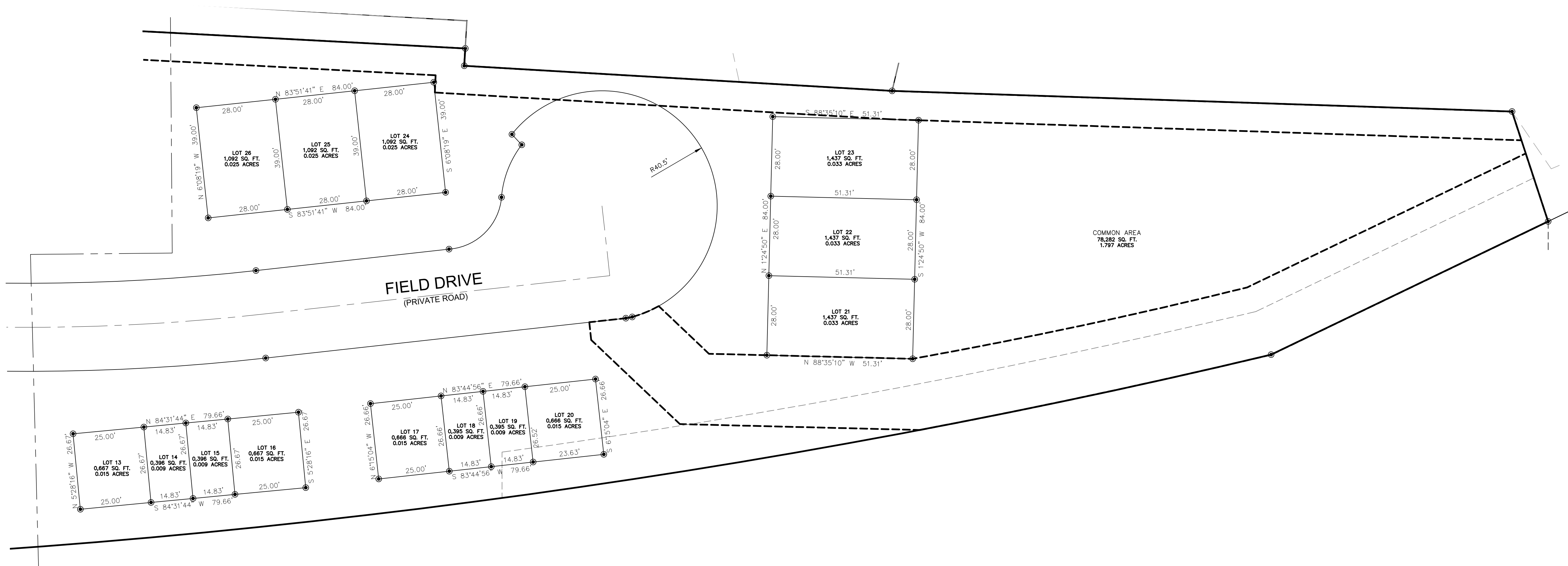
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SALT LAKE COUNTY DEPUTY RECORDER

PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024



SEE SHEET 3



LEGEND

- Boundary Line
- Right-of-Way Line
- Existing Easement Line
- Proposed Easement Line
- Subdivision Line
- Center Line
- Adjacent Property
- Lot Line
- Sheet Match Line
- Property Corner To Be Set

SHEET 5 OF 6

PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024

SALT LAKE COUNTY RECORDER

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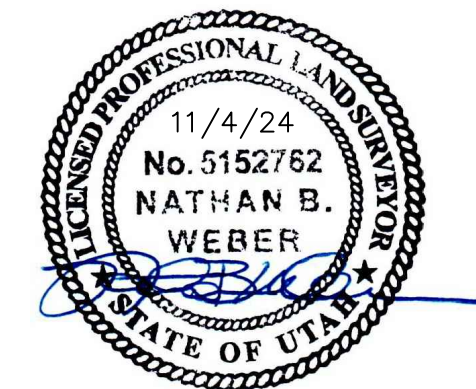
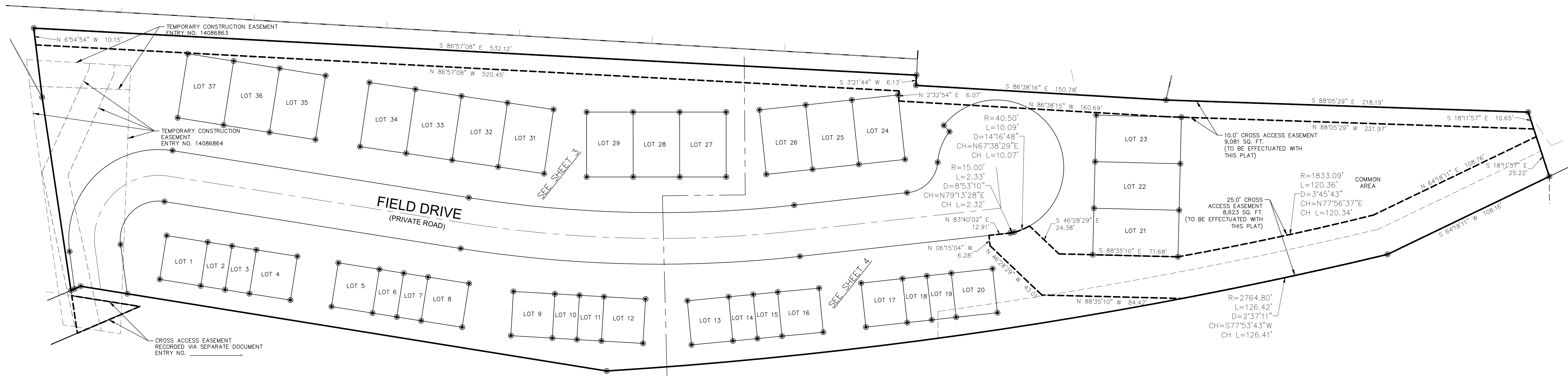
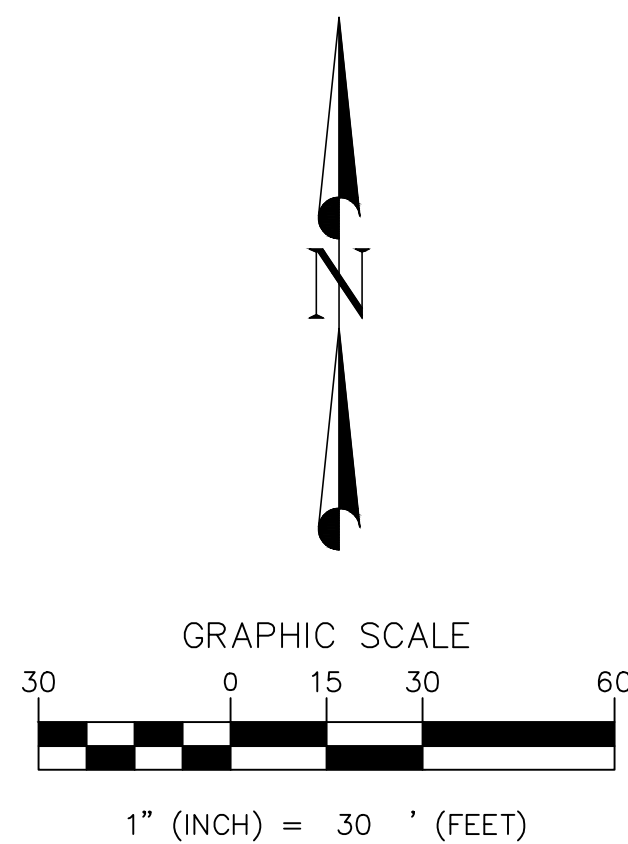
NO. FEE
FEE \$

SALT LAKE COUNTY DEPUTY RECORDER



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www.diamondlandsurveying.com

PRELIMINARY PLAT
FOR
MURRAY FIELD TOWNHOMES PUD
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2024



LEGEND	
	Boundary Line
	Right-of-Way Line
	Existing Easement Line
	Proposed Easement Line
	Subdivision Line
	Center Line
	Adjacent Property
	Lot Line
	Sheet Match Line

SHEET 6 OF 6

<p>PRELIMINARY PLAT FOR MURRAY FIELD TOWNHOMES PUD LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, Property Corner To Salt Lake Base And Meridian, MURRAY CITY, SALT LAKE COUNTY, UTAH OCTOBER 2024</p>
<p>SALT LAKE COUNTY RECORDER</p>
<p>RECORDED # _____ STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ NO. FEE _____ FEE \$ _____</p>
<p>SALT LAKE COUNTY DEPUTY RECORDER</p>



MURRAY FIELD TOWNHOMES PUD
770 & 780 WEST 5300 SOUTH
MURRAY CITY, UTAH 84123

LAND USE TABULATION	
CITY ZONE:	RM-15
TOTAL ACREAGE:	3.02 ACRES
TOTAL OPEN SPACE:	66,772.70 SQ FT (50.8% OF SITE)
TOTAL # OF UNITS:	36 UNITS
PROJECT DENSITY:	11.92 UNITS/ACRE

CLIENT/DEVELOPER CONTACT	
NAME:	JUSTIN LANG
ADDRESS:	811 WEST CLOVER MEADOW DRIVE MURRAY, UTAH 84123
PHONE:	801-891-8062
EMAIL:	JUSTIN.LANG@HOTMAIL.COM

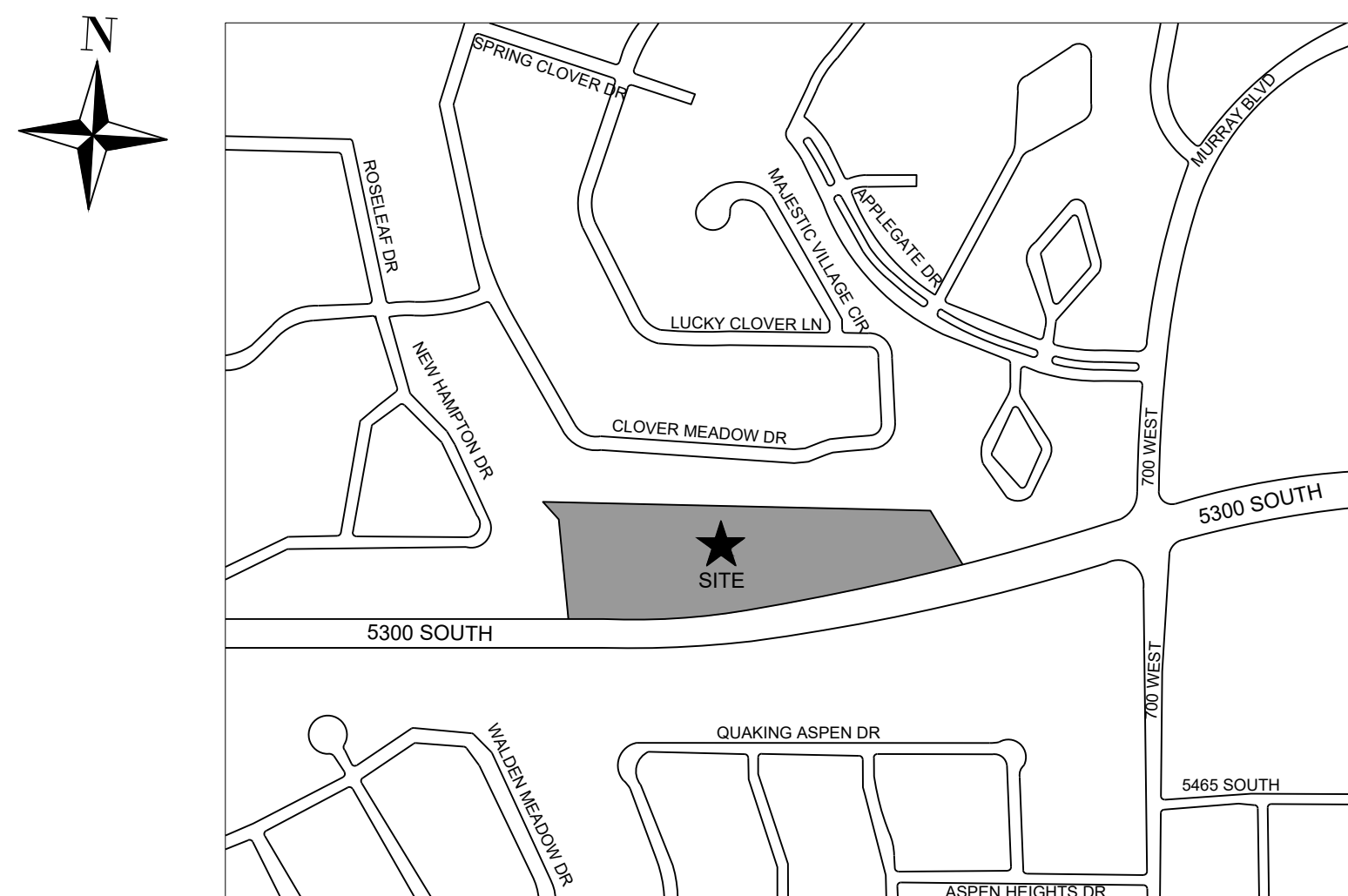
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SHEET NO.
C000
COVER PAGE

MURRAY FIELD TOWNHOMES

780 WEST 5300 SOUTH
MURRAY, UTAH 84123

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP

- ALL WORK SHALL CONFORM TO UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND MURRAY CITY STANDARDS & SPECIFICATIONS
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

GENERAL NOTES

SHEET INDEX

PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2 - 5		PRELIMINARY PLAT
6	C100	GENERAL NOTES
7	C200	EXISTING/DEMO/CONTROL PLAN
8	C300	SITE PLAN
9	C301	UDOT SITE PLAN
10	C400	UTILITY PLAN
11	C500	GRADING PLAN
12	C600	UDOT DETAILS

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2017 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
 - CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THE PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
 - CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
 - THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED, RUBBED OR BROOMED FINISH. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
 - ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST 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 THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAVE NOT BEEN GIVEN.
 - NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
 - CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
 - ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED WILL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
 - CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
 - AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
 - CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTIONS AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR THE CONTRACTOR.
 - IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
 - WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
 - CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZED RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
 - WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- UTILITY NOTES
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
 - CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE AND POWER.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2017 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 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.
- ALL WATER AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2017 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLES, CATCH BASINS, OR CLEAOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHOULD BE BRACED SUCH THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CANNOT BE MAINTAINED, THE SEWER LINE AND WATERLINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GETOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

UTAH DEPARTMENT OF TRANSPORTATION NOTES

- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 AM AND 3:30-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
- REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
- ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
- NO ROAD CUTS ALLOWED ON THIS JOB
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
- FOR EXCAVATIONS OUTSIDE THE ROADWAY, BACKFILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
- OWNER, DEVELOPER, AND /OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPEMINT ACTIVITY.
- TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENITOEER PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND DRAWINGS.
- DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT. REFERENCES 1. UTAH ADMINISTRATIVE CODE R930-6 (ACCESS MANAGEMENT FOR A COMPLETE VERSION OF THE DEPARTMENTS STANDARDS AND GUIDELINES REGARDING ACCESS PERMITS PLEASE REFER TO UTAH ADMINISTRATIVE CODE R930-6. WWW.UDOT.GOV/GO/ACCESSMANAGEMENT 2. AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS ("GREEN BOOK"), BOOKSTORE.TRANSPORTATION.ORG 3. AASHTO, ROADSIDE DESIGN GUIDE, BOOKSTORE.TRANSPORTATION.ORG 4. UTAH, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UMUTCD), WWW.UDOT.UTAH.GOV
- ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

LEGEND	
PROPOSED	EXISTING
WATER METER	
WATER MANHOLE	
WATER BOX	
WATER VALVE	
FIRE HYDRANT	
SECONDARY WATER VALVE	
IRRIGATION BOX	
IRRIGATION VALVE	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
STORM DRAIN INLET BOX	
STORM DRAIN CATCH BASIN	

LEGEND	
PROPOSED	EXISTING
STORM DRAIN MANHOLE	
ROOF DRAIN	
UTILITY POLE	
STREET LIGHT	
SIGN	
SPOT ELEVATION	
SILT FENCE	EG: ???
STRIPING	
FENCE	
RIDGELINE	
STORM DRAIN LINE	
ROOF DRAIN LINE	
HIGH WATER LINE	

LEGEND	
PROPOSED	EXISTING
SANITARY SEWER LINE	
LAND DRAIN LINE	
CULINARY WATER LINE	
SECONDARY WATER LINE	
IRRIGATION WATER LINE	
OVERHEAD POWER LINE	
GAS LINE	
TELEPHONE LINE	
SAW CUT LINE	

NOTE: THIS LEGEND MAY INCLUDE SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



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MURRAY FIELD TOWNHOMES PUD
770 & 780 WEST 5300 SOUTH
MURRAY CITY, UTAH 84123

LAND USE TABULATION

CITY ZONE:	RM-15
TOTAL ACREAGE:	3.02 ACRES
TOTAL OPEN SPACE:	66,772.70 SQ FT (50.8% OF SITE)
TOTAL # OF UNITS:	36 UNITS
PROJECT DENSITY:	11.92 UNITS/ACRE

CLIENT/DEVELOPER CONTACT

NAME: JUSTIN LANG
ADDRESS: 811 WEST CLOVER MEADOW DRIVE
MURRAY, UTAH 84123
PHONE: 801-891-8062
EMAIL: JUSTIN.LANG@HOTMAIL.COM

REV	COMMENT

SHEET NO.

C100

GENERAL NOTES



LAND USE TABULATION	
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[illegible]

C200
EXISTING/DEMO
CONTROL PLAN

CLOVER MEADOW DR

**131,439.07 SQ FT
3.02 ACRES
RM-15 ZONE**

5300 SOUTH

SURVEY DATA:

- EX SSMH: RIM: 4266.39', IE (S): 4259.94', IE (E): 4259.51', IE (NW): 4259.38'
- EX SDMH: RIM: 4265.56', IE: 4262.49'
- EX SDCB: RIM: 4265.35', IE (S): 4263.26', IE (S): 4257.24'
- SLCO PARCEL ID# 21-11-481-001 WHEATON STEVEN G & PAMELA S
- SLCO PARCEL ID# 21-11-481-002 SOTO, GABRIELA
- SLCO PARCEL ID# 21-11-481-001 THURMAN MATTHEW JT THURMAN ABIGAIL
- SLCO PARCEL ID# 21-11-481-002 BRADSHAW CODY JT COODY AVERY
- SLCO PARCEL ID# 21-11-481-003 BALM PHILIP J & DONNA C
- SLCO PARCEL ID# 21-11-481-004 LANG JUSTIN
- SLCO PARCEL ID# 21-11-481-005 PAGE STEVEN H & NADINE W
- SLCO PARCEL ID# 21-11-481-013 DAVID J SCHNEIDER FAM TR
- SLCO PARCEL ID# 21-11-481-007 THOMAS LOIS M THOMAS KELLY L
- SLCO PARCEL ID# 21-11-481-008 MILLER KYLE
- EX SSMH: RIM: 4272.81', IE(N): 4262.85', IE (E): 4263.23', IE (W): 4262.55'
- EX SDMH: RIM: 4267.52', IE (N): 4262.43', IE (N): 4256.83', IE (S): 4262.10' (PROTECT IN PLACE)
- EX SDMH: RIM: 4266.02', IE (NE): 4260.20', IE (S): 4260.40' (PROTECT IN PLACE)
- EXISTING 6" VINYL FENCE (PROTECT IN PLACE)
- EXISTING STORM MAIN (PROTECT IN PLACE)
- EXISTING SHED (TO BE REMOVED)
- EXISTING SHED (TO BE REMOVED)
- EXISTING DRIVEWAY (TO BE REMOVED)
- EXISTING OVERHEAD POWER (TO BE REMOVED)
- EXISTING HOUSE (TO BE REMOVED)
- EXISTING 3' WOODEN RAIL FENCE (REMOVE)
- EXISTING UNDERGROUND POWER (PROTECT IN PLACE)
- EXISTING UNDERGROUND POWER (PROTECT IN PLACE)
- EXISTING CURB & GUTTER (PROTECT IN PLACE)
- EXISTING SIDEWALK (PROTECT IN PLACE)
- EXISTING SIDEWALK (PROTECT IN PLACE)
- EXISTING COMMUNICATIONS MAIN (PROTECT IN PLACE)
- EXISTING COMMUNICATIONS MAIN (PROTECT IN PLACE)
- EXISTING GAS MAIN (PROTECT IN PLACE)
- EXISTING DRIVE APPROACH (PROTECT IN PLACE)
- EXISTING ELECTRIC BOX (PROTECT IN PLACE)
- EXISTING 3' WOODEN RAIL FENCE (REMOVE)
- EXISTING UNDERGROUND POWER (PROTECT IN PLACE)
- EXISTING SIDEWALK (PROTECT IN PLACE)
- EXISTING CURB & GUTTER (PROTECT IN PLACE)
- EXISTING SIDEWALK (PROTECT IN PLACE)
- EXISTING COMMUNICATIONS MAIN (PROTECT IN PLACE)
- EXISTING COMMUNICATIONS MAIN (PROTECT IN PLACE)
- EXISTING GAS MAIN (PROTECT IN PLACE)

BOUNDARY AND CORNER DATA:

- EAST QUARTER CORNER OF SECTION 11, T2S, R1W, SLB&M (MONUMENT NOT FOUND)
- N00°18'52"W 2638.61' CALCD
- SOUTHWEST CORNER OF SECTION 11, T2S, R1W, SLB&M (FOUND 2" FLAT BRASS CAP MONUMENT)
- S89°48'57"W 2638.28 CALCD
- SOUTH QUARTER CORNER OF SECTION 11, T2S, R1W, SLB&M (MONUMENT NOT FOUND)
- SOUTHWEST CORNER OF SECTION 11, T2S, R1W, SLB&M (FOUND BRASS CAP MONUMENT) ELEVATION: 4300.609' USED AS BENCHMARK

MEASUREMENTS AND BEARINGS:

- S86°38'16"E 531.12'
- S3°21'44"W 6.13'
- S86°38'16"E 150.79'
- S88°05'29"E 218.19'
- S64°18'11"W 108.16'
- R=2764.80' L=475.79' D=9°51'36" CH=S81°30'55"W CHL=475.20'
- N8°30'00"W 117.45'
- N8°51'01"W 320.68'
- S89°48'57"W 5276.57' BASIS OF BEARING SOUTHWEST CORNER TO SOUTHEAST CORNER

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

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

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

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* BOTTOM OF SIGN TO BE INSTALLED ON POST AT 60" ABOVE GROUND

1 'NO PARKING' SIGN DETAIL SCALE: NONE

NOTE:

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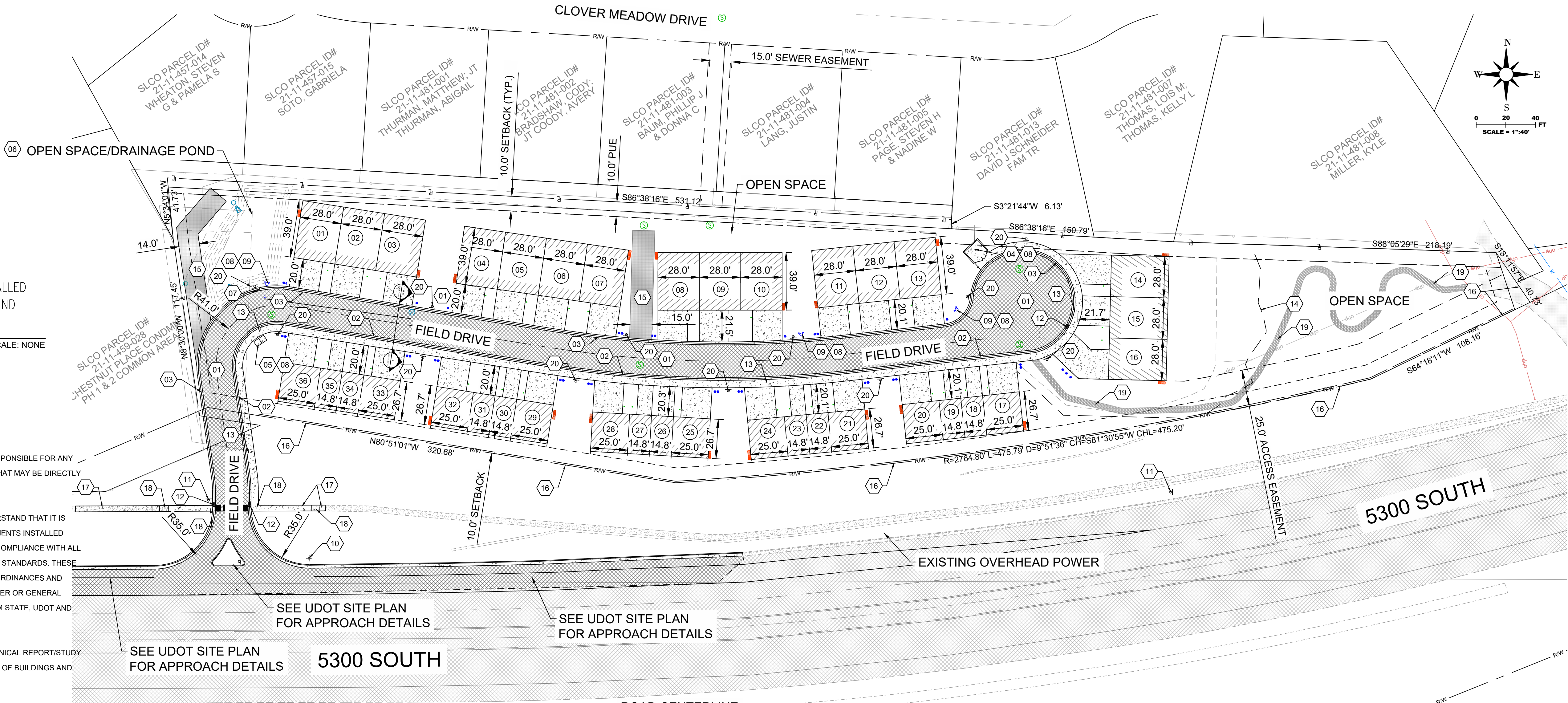
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- VALVES
- BLOWOFFS INCLUDING SIZE, TYPE & PROTECTION
- MANHOLES, BOXES & RELATED DETAILS
- WATER & SEWER SERVICE DETAILS
- FIRE HYDRANTS
- LOT LINE UTILITY EASEMENTS
- STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
- POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
- LOT ADDRESSES
- CBR VALUES & ROAD SUB-BASE
- SUBDIVISION MONUMENTATION & LOT CORNER MARKERS



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SEE UDOT SITE PLAN FOR APPROACH DETAILS

SEE UDOT SITE PLAN FOR APPROACH DETAILS

SEE UDOT SITE PLAN FOR APPROACH DETAILS

5300 SOUTH

2.0' CATCH CURB & GUTTER PER APWA #205.2 'TYPE H'

3" ASPHALT 6" ROAD BASE PER GETOECH REPORT

ROAD CENTERLINE

EXISTING OVERHEAD POWER

25.0' ACCESS EASEMENT

5300 SOUTH

1 26' PRIVATE ROAD ROW

KEYNOTES:

01 3" ASPHALT PER DETAIL 1 ON SHEET C800

02 2.5' RELEASE CURB AND GUTTER PER DETAIL 7 ON SHEET C800

03 2.5' CURB AND GUTTER PER DETAIL 8 ON SHEET C800 (APWA #205.2 TYPE H)

04 DUMPSTER ENCLOSURE PER DETAIL 6 ON SHEET C800

05 MAILBOX PAD PER DETAIL 5 ON SHEET C800

06 DETENTION POND

07 CURB CUT

08 4" CONCRETE PER DETAIL 5 ON SHEET C800

09 FIRE HYDRANT & 4'x4' CONCRETE PAD PER MURRAY CITY WATER SPECIFICATIONS & REQUIREMENTS PAGE #9-10

10 STREET SIGN PER MURRAY CITY STD

11 'RIGHT TURN ONLY' PER M.U.T.C.D. STD

12 CURB TRANSITION

13 5' SIDEWALK PER DETAIL 11 ON SHEET C800

14 DISTURBANCE AREA

15 PERVIOUS PAVERS

16 NEW 3-RAIL FENCE

17 ADA RAMP

18 5' ADA LANDING

19 4' PEDESTRIAN WALKING PATH

20 'NO PARKING' SIGN PER DETAIL ON THIS SHEET

LAND USE TABLE		
MURRAY CITY ZONING: RM-15		
GROSS SQUARE FOOTAGE (ACRES)	131,439.07 SQ. FT. (3.02 ACRES)	100%
PROVIDED NUMBERS OF UNITS	36 UNITS	
POSSIBLE NUMBER OF UNITS	36 UNITS	
GROSS BUILDING FOOTPRINT	25,488.00 SQ. FT.	19.40%
HARDSCAPE	39,178.35 SQ. FT.	29.80%
LANDSCAPE	66,772.70 SQ. FT.	50.80%
REQ'D PARKING (2.5 STALLS/UNIT)	90 STALLS	
GARAGE STALLS	62 STALLS	
DRIVEWAY PARKING STALLS	62 STALLS	
TOTAL PARKING	124 STALLS	



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LAND USE TABULATION

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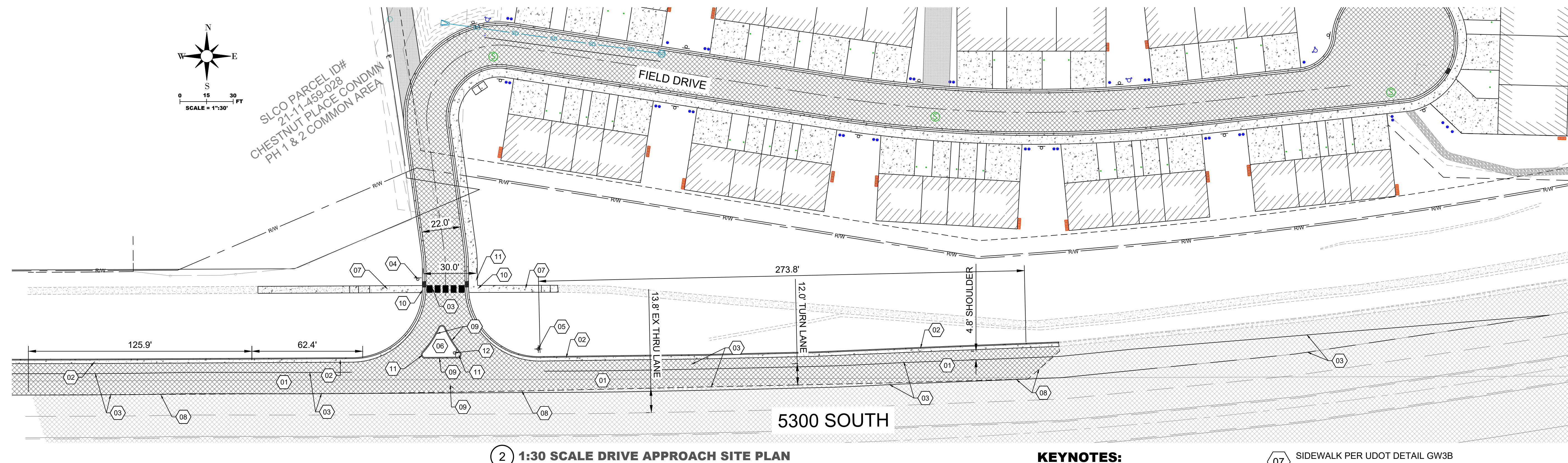
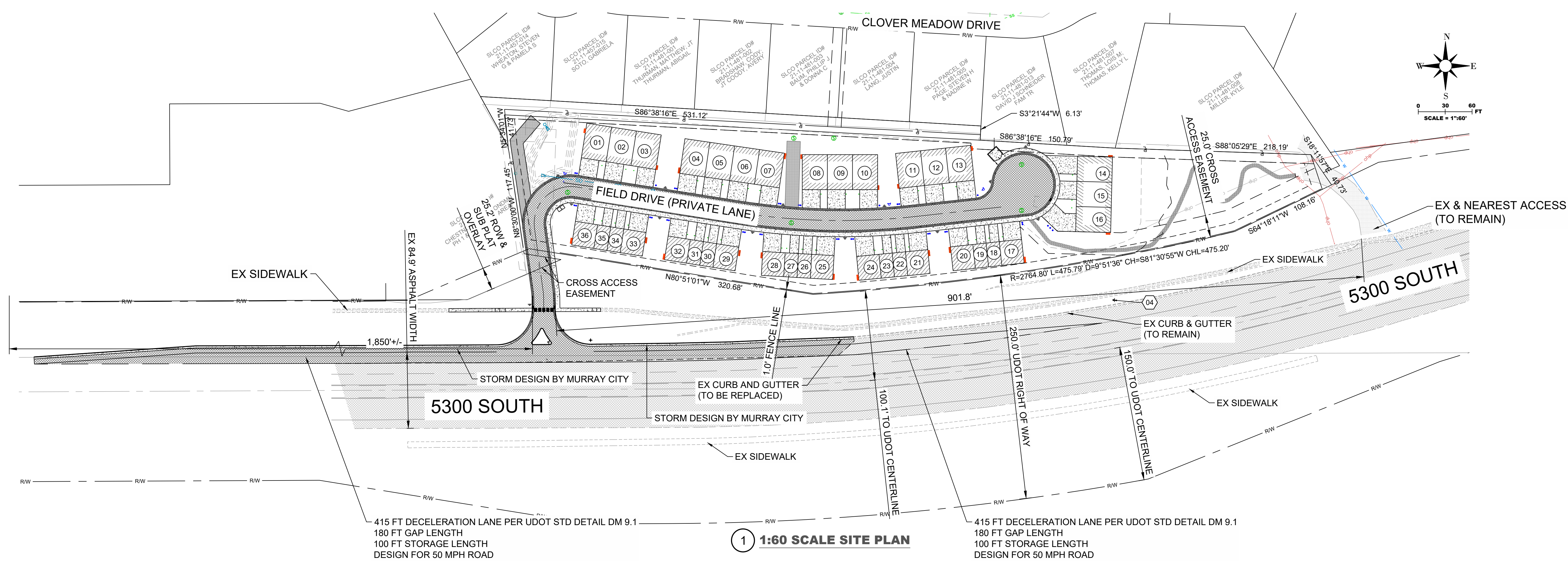
REV	COMMENT

SHEET NO.

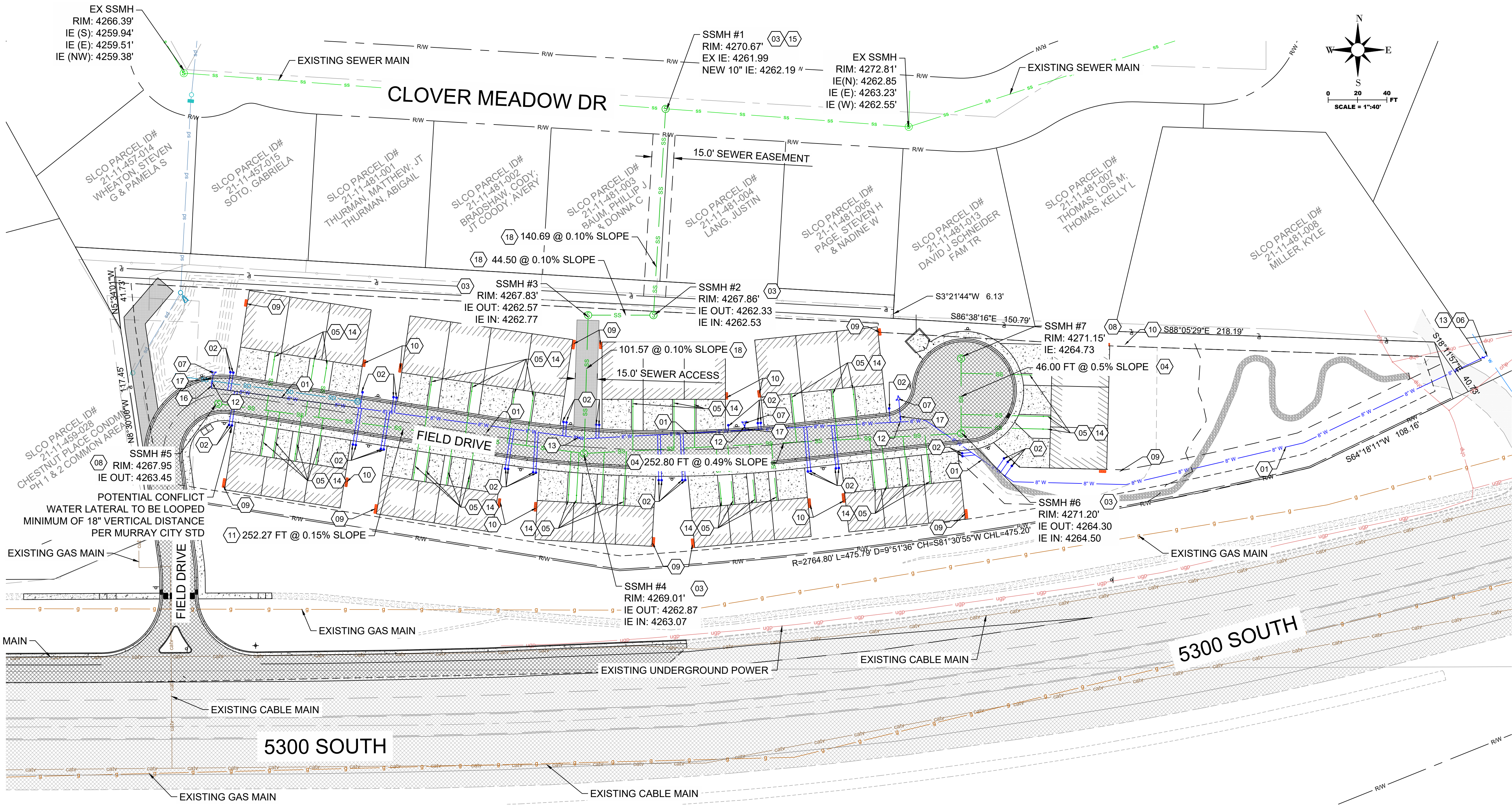
C300

SITE PLAN

PREPARED DATE: 10/30/2024



PREPARED DATE: 10/30/2024



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- LOT ADDRESSES
- CBR VALUES & ROAD SUB-BASE
SUBDIVISION MONUMENTATION & LOT CORNER MARKERS



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KEYNOTES:

- 01 8" DIA 'CLASS 52' DUCTILE IRON WITH POLYURETHANE ENCASEMENT WATER MAIN
- 02 1" COPPER WATER LATERAL & METER PER MURRAY CITY WATER SPECIFICATION 7 REQUIREMENTS PAGE# 16 POLY MATERIAL TO BE RUN AFTER METER
- 03 5' DIA SANITARY SEWER MANHOLE & COLLAR PER MURRAY CITY WASTEWATER SPECIFICATIONS & REQUIREMENTS PAGE #7 & 9
- 04 8" DIA SDR35 SEWER MAIN
- 05 4" SDR35 SEWER LATERAL @ 2.0% SLOPE PER MURRAY CITY WASTEWATER SPECIFICATIONS & REQUIREMENTS PAGE #11
- 06 CONNECT TO EXISTING WATER MAIN (CUT IN TEE)
- 07 FIRE HYDRANT & 4'x4' CONCRETE PAD PER MURRAY CITY WATER SPECIFICATIONS & REQUIREMENTS PAGE #9-10
- 08 4' DIA SANITARY SEWER MANHOLE & COLLAR PER MURRAY CITY WASTEWATER SPECIFICATIONS & REQUIREMENTS PAGE #7 & 9
- 09 GAS METER BANKS

- 10 POWER METER BANKS
- 11 18" DIA SDR35 SEWER MAIN
- 12 6" DIA GATE VALVE PER MURRAY CITY WATER SPECIFICATIONS & REQUIREMENTS PAGE #12
- 13 8" DIA GATE VALVE PER MURRAY CITY WATER SPECIFICATIONS
- 14 4" SEWER CLEANOUT COVERED WITH LANDSCAPE BOX PER MURRAY CITY WASTEWATER SPECIFICATIONS & REQUIREMENTS PAGE #11
- 15 TRENCHING PER MURRAY CITY WASTEWATER SPECIFICATIONS & REQUIREMENTS PAGE #14
- 16 8" TO 6" REDUCER
- 17 6" DIA C900 DR18 WATER LINE
- 18 24" DIA SDR35 SEWER MAIN



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MURRAY FIELD TOWNHOMES PUD
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MURRAY CITY, UTAH 84123

LAND USE TABULATION	
CITY ZONE:	RM-15
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TOTAL OPEN SPACE:	66,772.70 SQ FT (50.8% OF SITE)
TOTAL # OF UNITS:	36 UNITS
PROJECT DENSITY:	11.92 UNITS/ACRE

CLIENT/DEVELOPER CONTACT	
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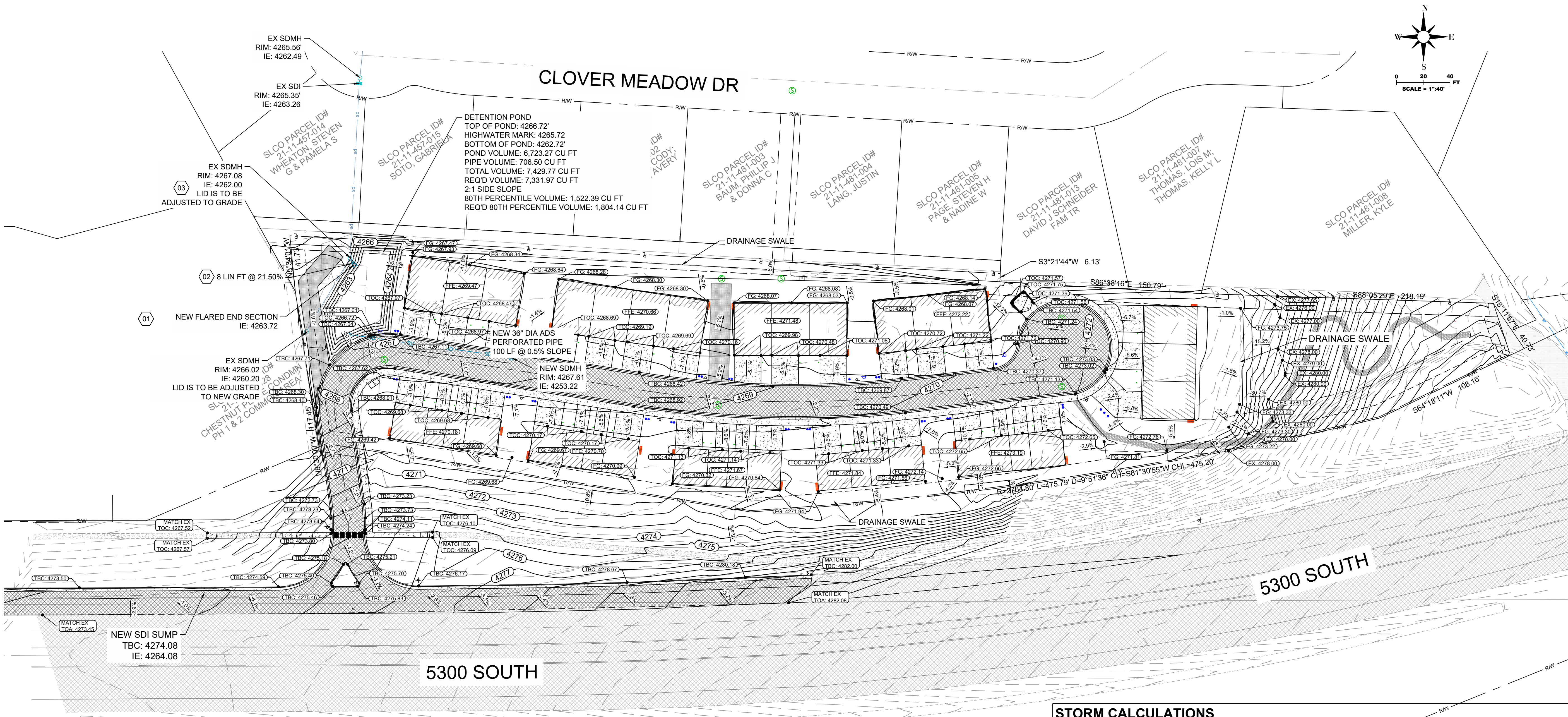
REV	COMMENT

SHEET NO.

C400

UTILITY PLAN

PREPARED DATE: 10/30/2024



NOTE:

OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE MURRAY CITY & UDOT RIGHT-OF-WAYS THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE, UTOT AND MURRAY CITY CODE, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE, UDOT AND MURRAY CITY CODES, ORDINANCES AND STANDARDS.

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE.

CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES. THE FOLLOWING IS ITEMS SHALL BE REVIEWED AT THE TIME OF FINAL REVIEW:

- PLAN & PROFILES/CONSTRUCTION DRAWING OF PUBLIC IMPROVEMENTS
- ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC)
- VALVES
- BLOWOFFS INCLUDING SIZE, TYPE & PROTECTION
- MANHOLES, BOXES & RELATED DETAILS
- WATER & SEWER SERVICE DETAILS
- FIRE HYDRANTS
- LOT LINE UTILITY EASEMENTS
- STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
- POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
- LOT ADDRESSES
- CBR VALUES & ROAD SUB-BASE
- SUBDIVISION MONUMENTATION & LOT CORNER MARKERS

KEYNOTES:

- 01 12" FLARED END SECTION WITH GRATE
- 02 12" DIA ADS PIPE
- 03 3.11" ORIFICE PLATE



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CUT/FILL ANALYSIS

FILL: 26387.05 CU FT (977 CU YD) - FILL
- FOUNDATION EARTHWORK NOT INCLUDED

STORM CALCULATIONS

	AREA	RATIONAL RUNOFF COEFFICIENT 'C'		WEIGHTED C
Building Area	28092.00 ft²	Cb	0.9	0.22
Pavement Area	35933.32 ft²	Cp	0.9	0.28
Landscape Area	53001.68 ft²	Cl	0.2	0.09
Total Area 'A'	117027.00 ft²	WEIGHTED C		0.58
CA	2.69 Acres			
CA	1.57			

DESIGN FREQUENCY	Murray City SD Guidance Manuel 2-2	Release Rate 'R'	0.30 ft³/sec/Acre	
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Rain fall data from MURRAY CITY SD GUIDANCE MANUAL MARCH 2024

T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
5 min	6.85 in/hr	68223.12 ft²	3245.34 ft³	241.79 ft³	3003.54 ft³
10 min	5.21 in/hr	68223.12 ft²	4936.70 ft³	483.58 ft³	4453.12 ft³
15 min	4.31 in/hr	68223.12 ft²	6125.87 ft³	725.37 ft³	5400.49 ft³
30 min	2.90 in/hr	68223.12 ft²	8243.63 ft³	1450.75 ft³	6792.88 ft³
60 min	1.80 in/hr	68223.12 ft²	10233.47 ft³	2901.50 ft³	7331.97 ft³
180 min	0.65 in/hr	68223.12 ft²	11086.26 ft³	8704.49 ft³	2381.77 ft³
360 min	0.36 in/hr	68223.12 ft²	12280.16 ft³	17408.98 ft³	-5128.81 ft³
720 min	0.22 in/hr	68223.12 ft²	15009.09 ft³	34817.95 ft³	-19808.86 ft³
1440 min	0.12 in/hr	68223.12 ft²	16373.55 ft³	69635.90 ft³	-53262.35 ft³
EQUATION		CA = C*A	F = d/12*CA	D=R*A*60*T	Storage = F-D

SUMMARY

REQUIRED DETENTION STORAGE	7331.97 ft³				
ALLOWABLE RELEASE RATE	0.81 ft³/sec				
MAX DETENTION TIME =	3 hr				
ORIFICE HEAD 'H'	4.00 ft				
ORIFICE COEFFICIENT 'C'	0.6			EQUATION	
ORIFICE AREA 'A'	0.084 ft²			A=Q/(C*(2GH)0.5)	
				D	
ORIFICE DIAMETER	3.92 in			=2*(A/3.14)0.5*12	

** BACK YARD RETENTION

* 80TH PERCENTILE STORM = RvdA = (0.49)x(0.46in/12in)x(81,093.68 sq ft) = 1,522.39 CU FT



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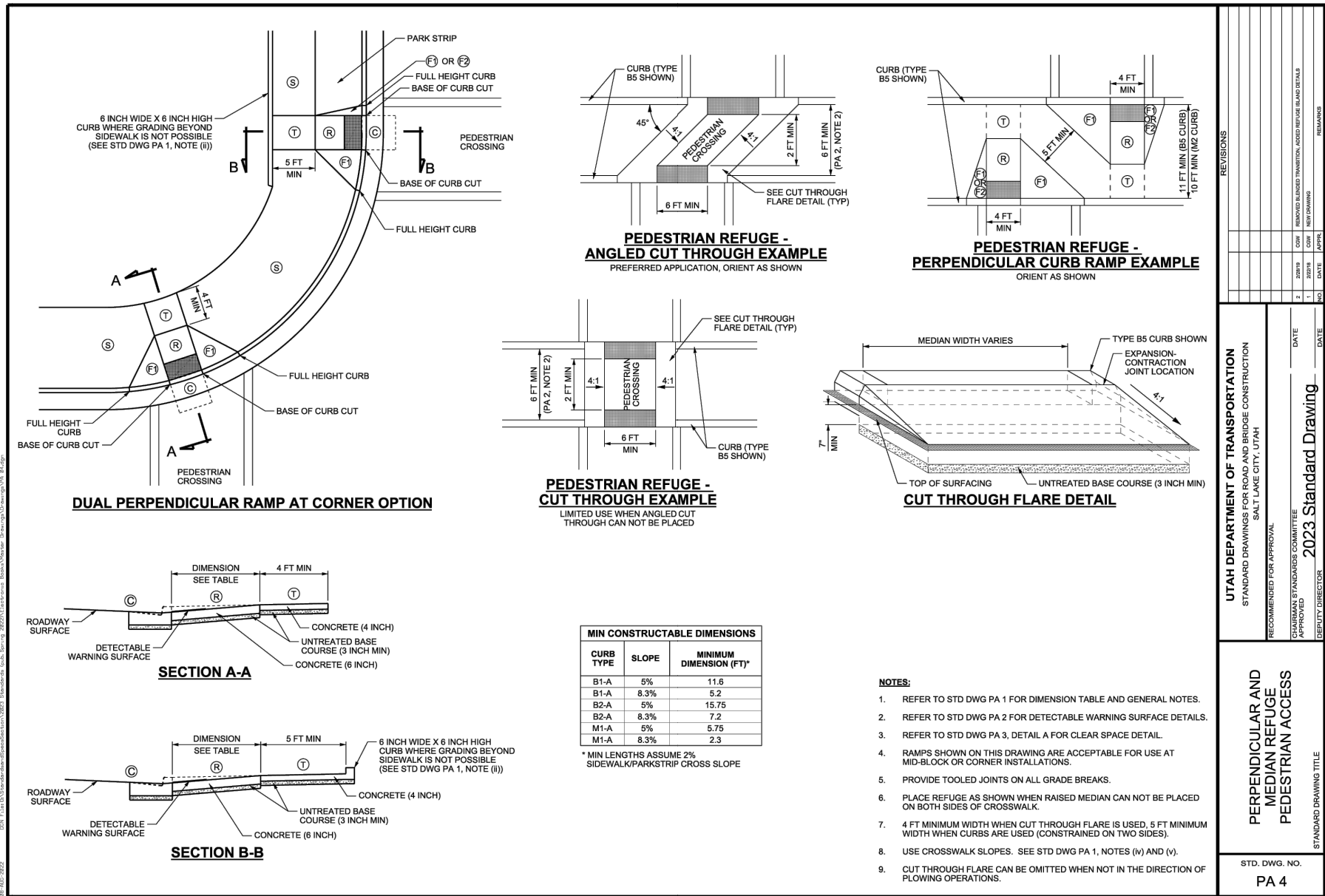
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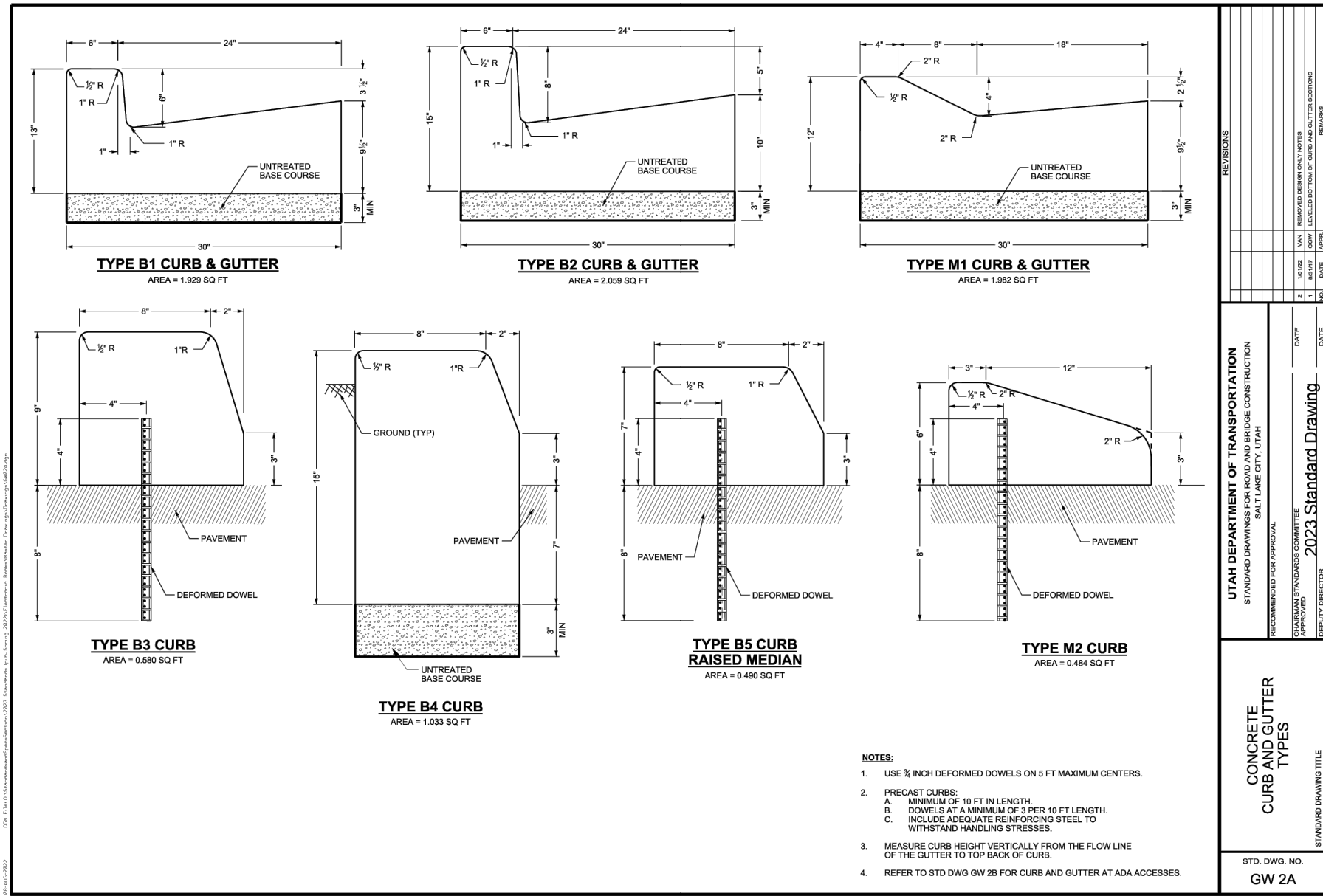
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GRADING/DRAINAGE

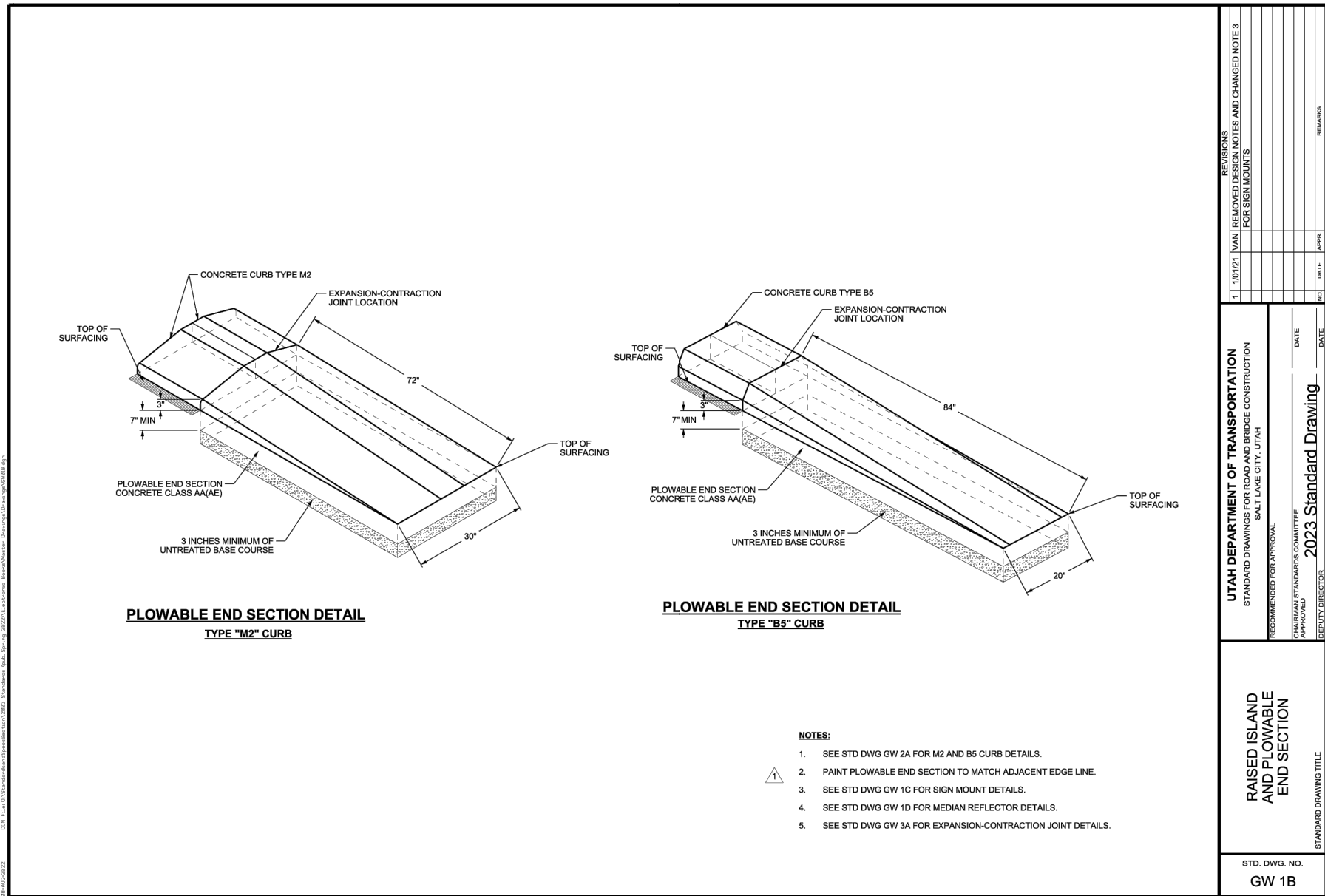
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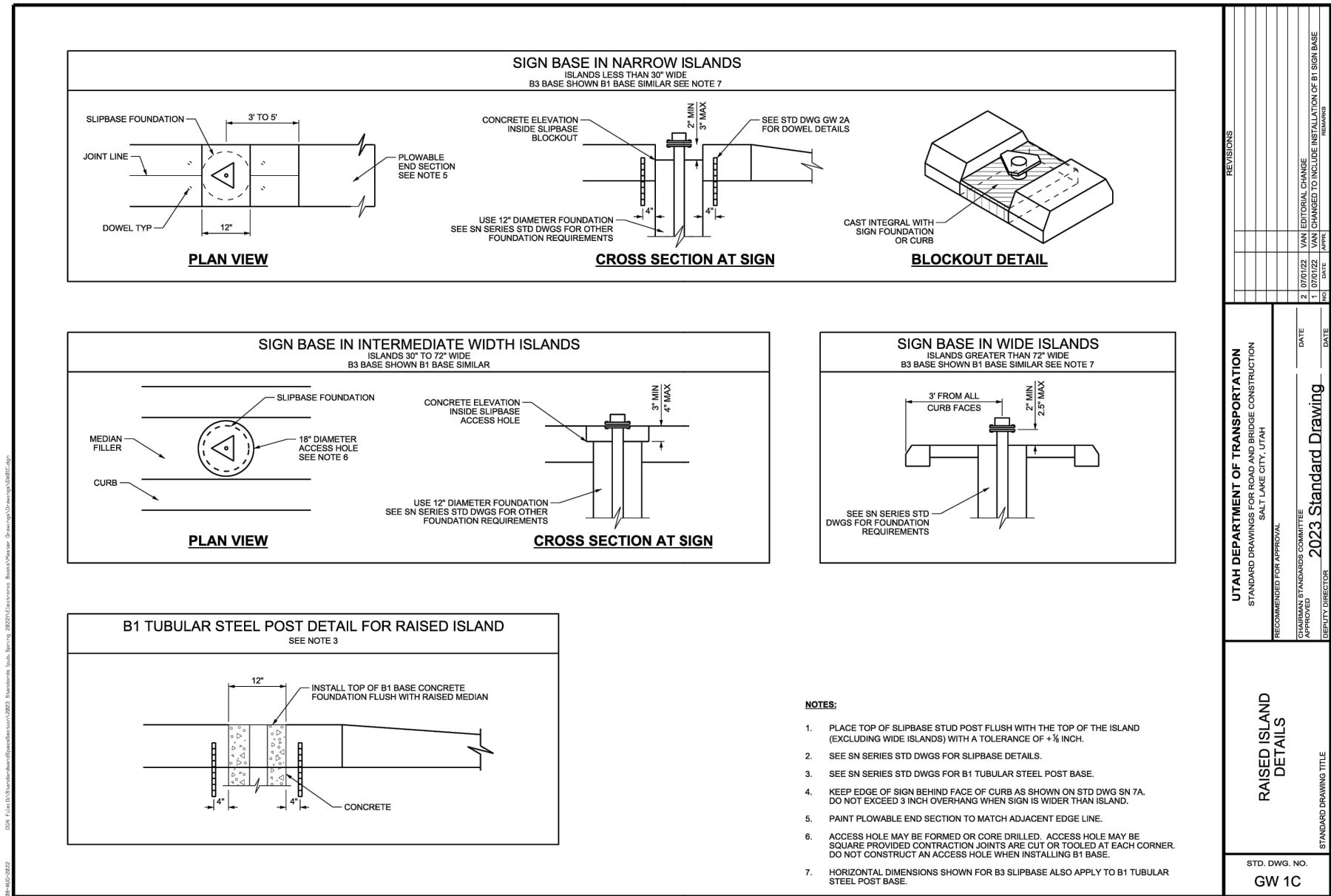
1 UDOT STD PA4 - PEDESTRIAN ACCESS
SCALE: NONE



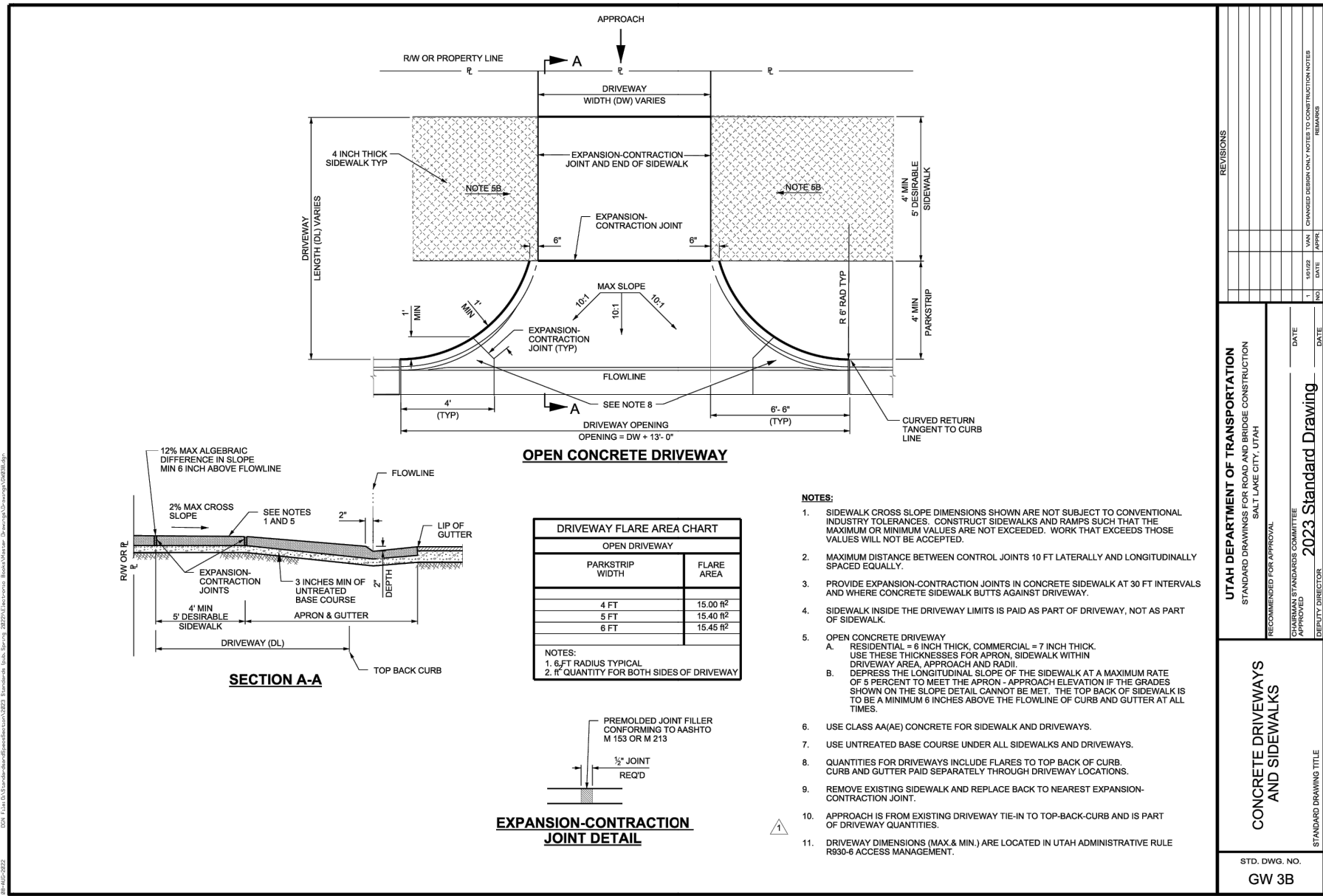
4 UDOT STD GW2A - CURB & GUTTER
SCALE: NONE



2 UDOT STD GW1B - ISLAND TAPER
SCALE: NONE



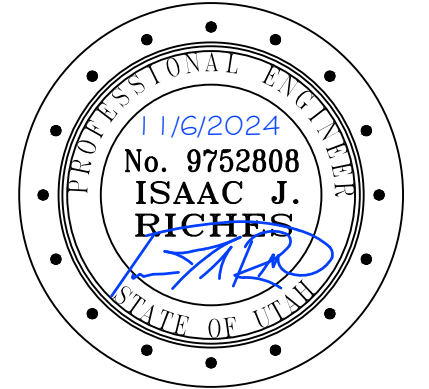
3 UDOT STD GW1C - RAISED ISLAND
SCALE: NONE



1 UDOT STD GW3B - SIDEWALK
SCALE: NONE



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REV	COMMENT

SHEET NO.

C600

UDOT
DETAILS

PREPARED DATE: 10/30/2024

780 West 5300 South
Murray City, Utah








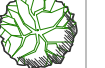





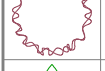
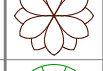



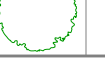
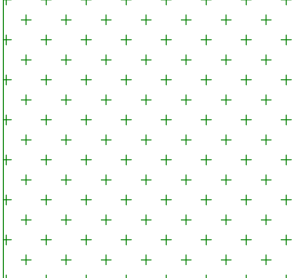
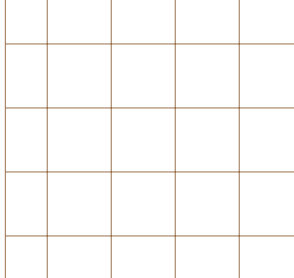
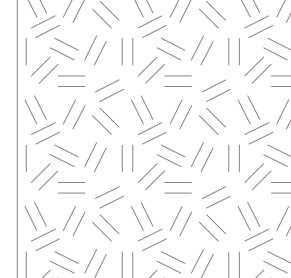


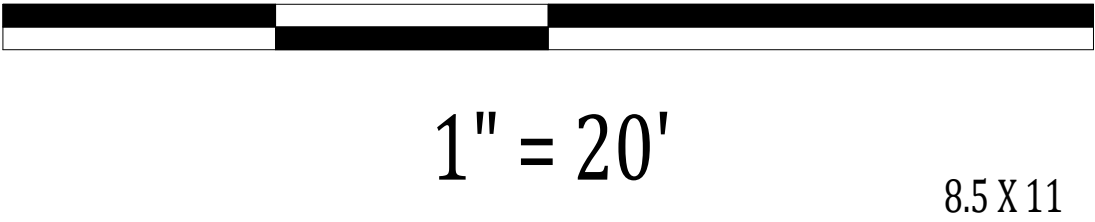
Design Build
Landscape Design
Irrigation Design
Lighting Design
Digital Image Design

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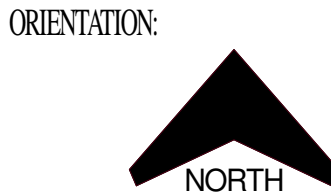


Legend											
	Common Name	Qty	Size		Common Name	Qty	Size		Common Name	Qty	Size
	Flower, Grass				Gaura, Crimson Butterflies	22	1 Gal.		Hydrangea, Limelight	40	5 Gal.
	Grass, Dwarf Maiden	18	1 Gal.		Lavender	25	1 Gal.		Rose, Iceberg White Floribunda	20	5 Gal.
	Grass, Purple Fountain	25	1 Gal.		Salvia, Perennial	33	1 Gal.		Sumac, Gro Low	79	5 Gal.
	Grass, 'Karl Foerster'	36	1 Gal.	Shrub, Deciduous				Shrub, Evergreen Broadleaf			
	Flower, Perennial				Burning Bush	59	5 Gal.		Laurel, Cherry, Otto Luyken	15	5 Gal.
	Coneflower, Purple	12	1 Gal.		Chokeberry, 'Ground Hug'	30	5 Gal.	Tree, Deciduous			
	Daisy, Shasta Snowcap	25	1 Gal.		Dogwood Ivory Halo	59	5 Gal.		Maple, Crimson King	17	2"
	Daylily	43	1 Gal.		Tall Hedge Buckthorn	82	5 Gal.		Oak, English, Columnar	11	2"
	Turf Areas		Brown Bark Mulch		Cobble						



8.5 X 11

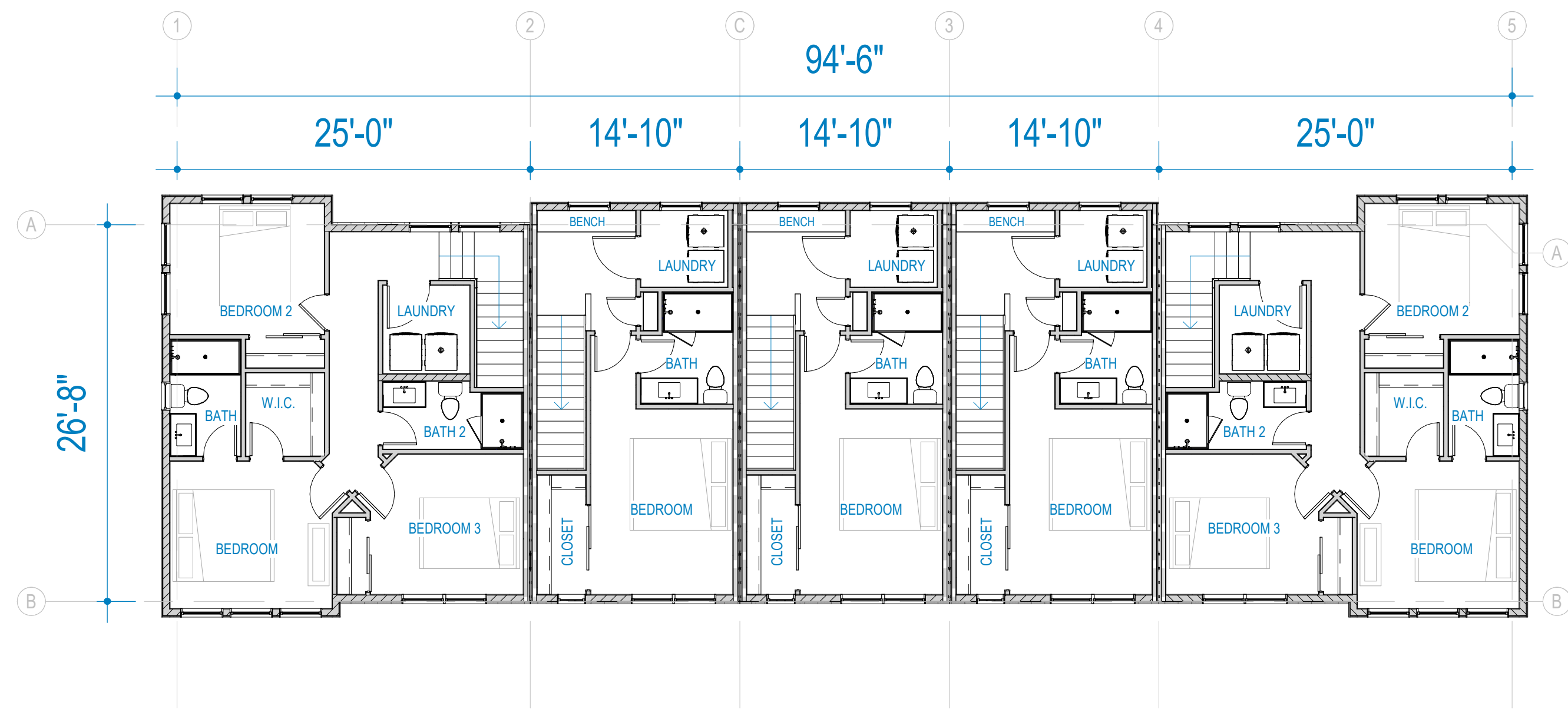
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The Field Townhomes



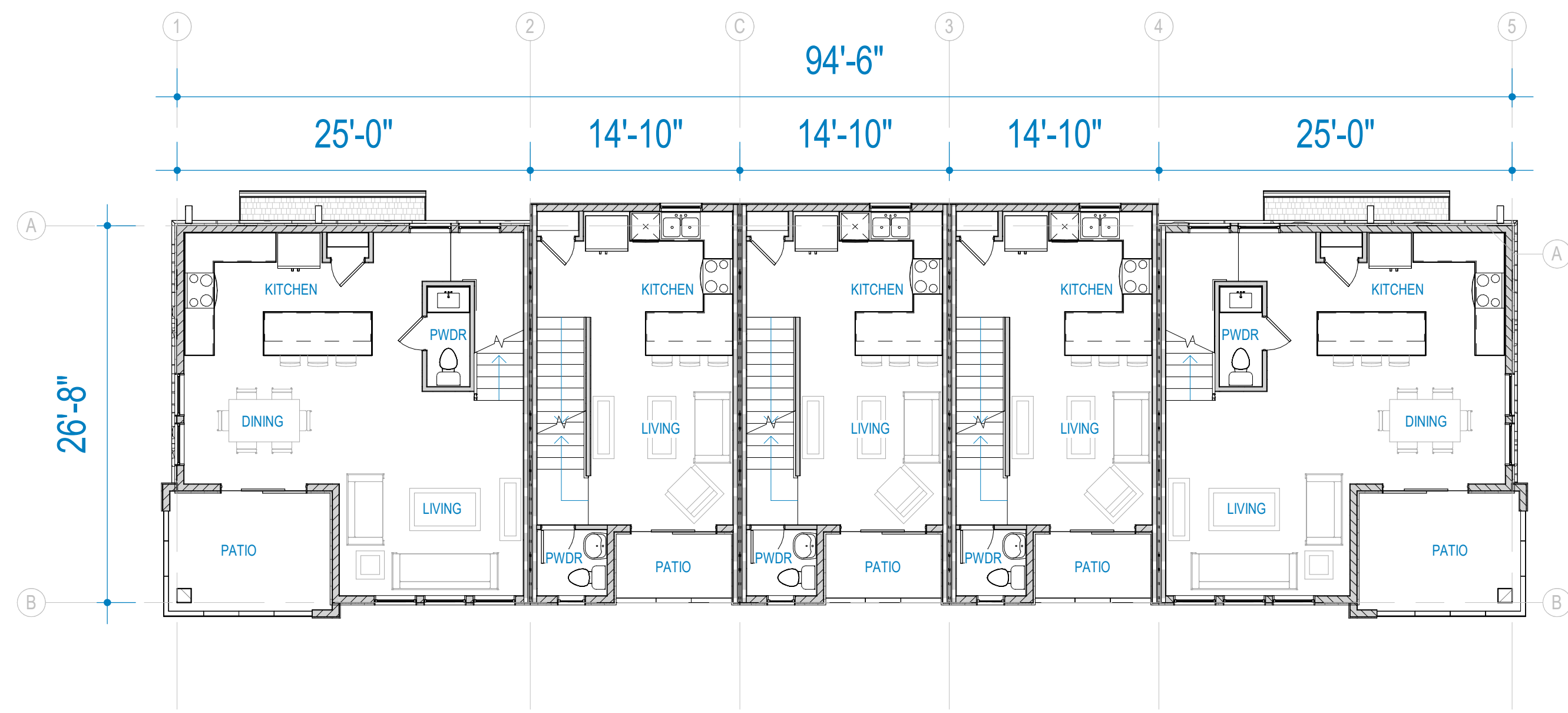
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11/1/2024

SHEET TITLE:
LANDSCAPE
PLAN

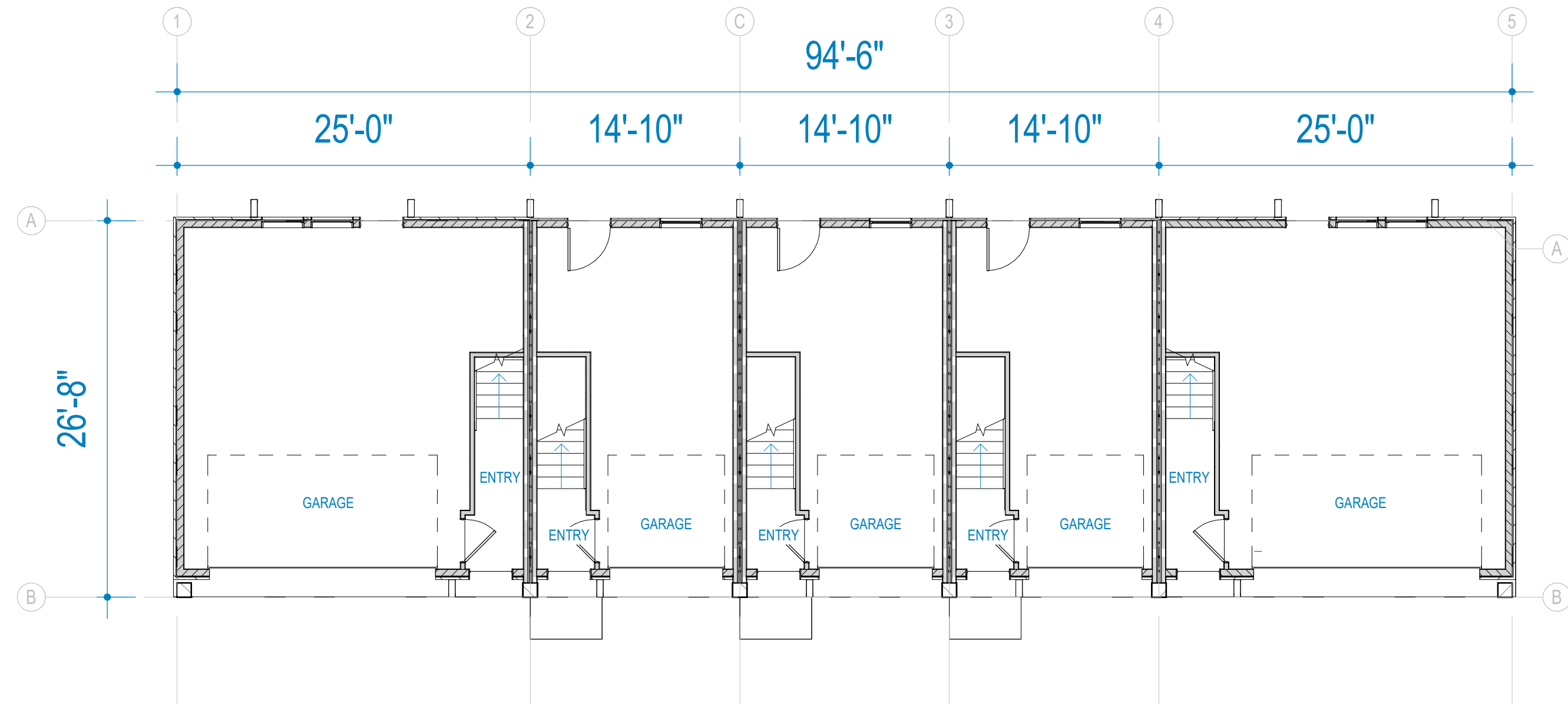
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L-100



3 LEVEL 3
1/8" = 1'-0"



2 LEVEL 2
1/8" = 1'-0"



1 LEVEL 1
1/8" = 1'-0"

UNIT AREA - PLAN 4	
CONDITIONED	
LEVEL 1	63 SF
LEVEL 2	334 SF
LEVEL 3	379 SF
UNCONDITIONED	
LEVEL 1	333 SF
LEVEL 2	45 SF
GRAND TOTAL	1153 SF

UNIT AREA - PLAN 6	
CONDITIONED	
LEVEL 1	63 SF
LEVEL 2	531 SF
LEVEL 3	679 SF
UNCONDITIONED	
LEVEL 1	610 SF
LEVEL 2	158 SF
GRAND TOTAL	2041 SF

BUILDING AREA TOTALS	
CONDITIONED	
LEVEL 1	314 SF
LEVEL 2	2064 SF
LEVEL 3	2495 SF
TOTAL CONDITIONED	4873 SF
UNCONDITIONED	
LEVEL 1	2219 SF
LEVEL 2	451 SF
TOTAL UNCONDITIONED	2669 SF
GRAND TOTAL	7,542 SF

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SEAL:



4 3D VIEW (OVERALL)



5 3D VIEW (FRONT)



6 3D VIEW (BACK)

project:
MURRAY FIELDS - 5-PLEX

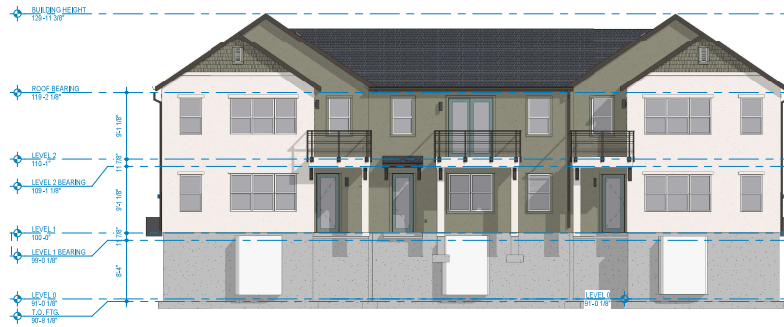
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revisions:

CONCEPT
sheet:
PROPOSED
PLANS

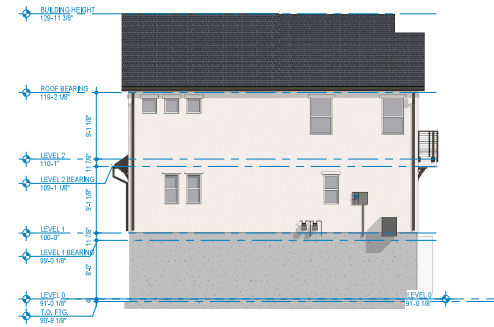
P01



1 FRONT ELEVATION
1/8" = 1'-0"



3 BACK ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"



5 FRONT PERSPECTIVE