



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

Thursday, May 1st, 2025

Pre-Meeting: 6:00 p.m. (Poplar Room #151, Public Welcome)

The premeeting is to briefly review the agenda items and ask any questions to staff.

Meeting Time: 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 pc@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. None
2. Conflict(s) of Interest
3. Approval of Findings of Fact
 - a. Panera Bread – Site Plan Review
 - b. Murray Hillcrest Pharmacy – Site Plan Review
 - c. Abbingtion Subdivision Amended and Extended – Subdivision Review

MAJOR HOME OCCUPATION(S) – ADMINISTRATIVE ACTION

- | | |
|---|------------------|
| 4. Sound Beginnings
521 East Vine Street
Major Home Occupation for preschool music classes in the R-1-8, Single Family Zone | Project # 25-037 |
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CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

- | | |
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| 5. Sound Beginnings
521 East Vine Street
Group Instruction with up to 12 participants in the R-1-8, Single Family Zone | Project # 25-038 |
| 6. The Violet Events Venue
5524 South Van Winkle Expressway
Small events center in the C-D, Commercial Development Zone | Project # 25-039 |

- | | |
|---|------------------|
| 7. Parris RV
71 East Edison Avenue
Amendment to expand RV sales and storage in the C-D, Commercial Development Zone | Project # 25-041 |
| 8. Cottonwood Creek Townhomes
787 & 825-865 East 4800 South
Planned Unit Development to allow sixty-four townhomes in the R-M-25, Multi-family Zone | Project # 25-029 |

SUBDIVISION REVIEW(S) – ADMINISTRATIVE ACTION

- | | |
|--|------------------|
| 9. Cottonwood Creek Townhomes
787 & 825-865 East 4800 South
Preliminary subdivision review for sixty-four townhomes in the R-M-25, Multi-family Zone | Project # 25-029 |
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ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, May 15th, 2025, 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 pc@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>.

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Panera Bread

PROJECT NUMBER: 25-019

APPLICANT: Panera Bread Murray

APPLICATION TYPE: Site Plan Review

I. REQUEST:

The applicant is requesting Site Plan Approval for the construction of a new building for a fast-casual restaurant located at 5959 South State Street located in the C-D Zone.

II. MUNICIPAL CODE AUTHORITY:

Sections 17.54.020 and 17.160.070 of the Murray City Land Use Ordinance require new construction and significant modifications of existing buildings and sites in the C-D Zone to be reviewed and approved by the Planning Commission.

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 April 17, 2025 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 is consistent with the goals and objectives of the Murray City General Plan.
2. With condition, the proposed plans meet the requirements of the Murray

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for site plan approval on the property. The vote was 6-0 with Commissioners Richards, Rogers, Pehrson, Hildreth, Hacker, and Klinge in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet Murray City Engineering requirements including the following:
 - a. Meet City storm drain requirements, on-site detention/retention and water quality treatment is required - City Code 13.52.050.
 - b. Replace any damaged sidewalk along the State Street and Winchester Street frontages - City Code Chapter 12.12.050.
 - c. Replace any damaged curb and gutter along the Winchester Street frontage - City Code Chapter 12.12.050.
 - d. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site work - City Code Chapter 15.52.030.
 - e. Obtain a UDOT Encroachment Permit for work within City rights-of-way – City Code Chapter 12.16.020.
 - f. Address the property as 5965 South State Street
2. The applicant shall meet all Fire Department requirements.
3. The applicant shall meet all Water Division requirements.
4. The applicant shall meet all Wastewater Division requirements.
5. The applicant shall meet all Power Department requirements.
6. The applicant shall obtain a Murray City Business License prior to conducting business at this location.
7. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance including the additional street frontage landscaping prior to Planning approval of a building permit.
8. Meet all parking requirements of Chapter 17.72, including ADA stall regulations.
9. The applicant shall meet all sign requirements of Chapter 17.48 and obtain separate building permits for all signage.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 1st DAY OF May, 2025.**

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Murray Hillcrest Pharmacy

PROJECT NUMBER: 25-022

APPLICANT: Ryan Kimball - Kimball Investments

APPLICATION TYPE: Site Plan Review

I. REQUEST:

The applicant is requesting Site Plan Approval for a new pharmacy building in the C-D Zone on the property located at 5317 South State Street.

II. MUNICIPAL CODE AUTHORITY:

Sections 17.54.020 and 17.160.070 of the Murray City Land Use Ordinance require new construction and significant modifications of existing buildings and sites in the C-D Zone to be reviewed and approved by the Planning Commission.

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 April 17, 2025 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 is consistent with the goals and objectives of the Murray City General Plan.
2. With condition, the proposed plans meet the requirements of the Murray City Land Use Ordinance.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for site plan approval on the property. The vote was 7-0 with Commissioners Richards, Rogers, Pehrson, Hildreth, Hacker, and Klinge in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet all Engineer requirements, including:
 - a. Meet City storm drain requirements, on-site detention/retention and water quality treatment is required. Implement LID practices where practical.
 - b. Avoid placing additional fill, drainage, and surcharge loads that could influence the existing CMU wall along the north property line. Wall condition is marginal at best, and design parameters are unknown. Recommend adding a retaining wall between the drive-thru and property line to mitigate the 6' grade change. Curb retaining approach seems insufficient.
 - c. 2 to 1 landscape slopes are steep and not easy to maintain, recommend adding additional retaining or drop the building FFE.
 - d. Replace any damaged sidewalk along property frontage to State Street.
 - e. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site work.
 - f. Obtain UDOT Encroachment Permit for any work in the State Street right-of-way.
2. The applicant shall adhere to all requirements in the Land Use Ordinance, Title 17.
3. The applicant shall meet all Fire Department Requirements.
4. The applicant shall meet all Power Department Requirements.
5. The applicant shall meet all Public Works Department Requirements.
6. The applicant shall obtain a building permit prior to any work on the site.
7. The applicant shall maintain a business license at the location.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 1st DAY OF May, 2025.

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Abbington Subdivision Amendment and Extension

PROJECT NUMBER: 25-017

APPLICANT: Ryan Kimball - Kimball Investments

APPLICATION TYPE: Subdivision Amendment

I. REQUEST:

The applicant is requesting to amend and extend the Abbington Subdivision located at 5317 to 5361 South State Street. The applicant would like to extend Lot 3 and reconfigure Lots 1, 2, 4, and 5.

II. MUNICIPAL CODE AUTHORITY:

Section 16.04.30(F) of the Murray City Subdivision Ordinance requires applications for modifications to existing subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance, 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.

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 April 17, 2025 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 subdivision of land is allowed by Utah State Code Section 10-9a-608(2)(a)(iii), and with conditions this proposed subdivision amendment will meet the requirements therein.
2. The proposed subdivision amendment will continue to comply with all applicable regulations in the C-D, (Commercial Development) zoning district.
3. The proposed subdivision amendment complies with the regulations of Title 16, Subdivision Ordinance.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a subdivision amendment on the property. The vote was 6-0 with Commissioners Richards, Hacker, Pehrson, Rogers, Hildreth, Klinge in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet all requirements of the City Engineer including:
 - 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. Obtain UDOT approval and record required documents to vacate the existing access easement across lot 3.
 - d. Provide any required public utility easements (PUE's) and easements for utility services. Add a 10' PUE along Lot 5 frontage to State Street.
2. The applicant shall meet all relevant Power, Water, Sewer, and Fire Department requirements.
3. The properties shall meet all requirements of Chapter 17.100 of the Murray Land Use Ordinance for the C-D Zone.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 1st DAY OF May, 2025.**

Michael Richards, Chair
Murray City Planning Commission



AGENDA ITEM #4 & 5 Sound Beginnings

ITEM TYPE:	Conditonal Use Permit/Major Home Occupation		
ADDRESS:	521 East Vine Street	MEETING DATE:	May 1 st , 2025
APPLICANT:	Heidi Marie Anderson	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	22-17-351-005	PROJECT NUMBER:	25-037 & 038
ZONE:	R-1-8, Single Family Residential		
SIZE:	0.21 acres		
REQUEST:	The applicant is requesting approval to have a preschool with music classes for up to twelve (12) participants at their place of residence as a major home occupation business.		



I. LAND USE ORDINANCE

Chapter 17.24 of the Murray City Land Use Ordinance allows some business activities to be conducted from homes in residential zones. These in-home businesses are referred to in the ordinance as “home occupations”. Section 17.24.050 of the Murray City Land Use Ordinance identifies and provides regulations for in-home businesses labeled as “Major Home Occupations”. Major Home Occupations include those businesses that either require a client to come to the residential location, or that have other potential impacts that could affect the nature of residential neighborhoods if not properly managed. Major Home Occupations must meet the standards of Chapter 17.24 to mitigate potential adverse impacts of the proposed business use on the surrounding residential neighborhood.

Chapter 17.100.030 of the Murray City Land Use Ordinance allows Group Education Home (LU #6815) within the R-1-8 zoning district subject to Conditional Use Permit approval for a class with more than seven or up to 12 participants.

II. BACKGROUND

Project Location

The subject property is a single-family dwelling located along Vine Street, east of Murray Park.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-1-8
South	Residential	R-1-8
East	Residential	R-1-8
West	Residential	R-1-8

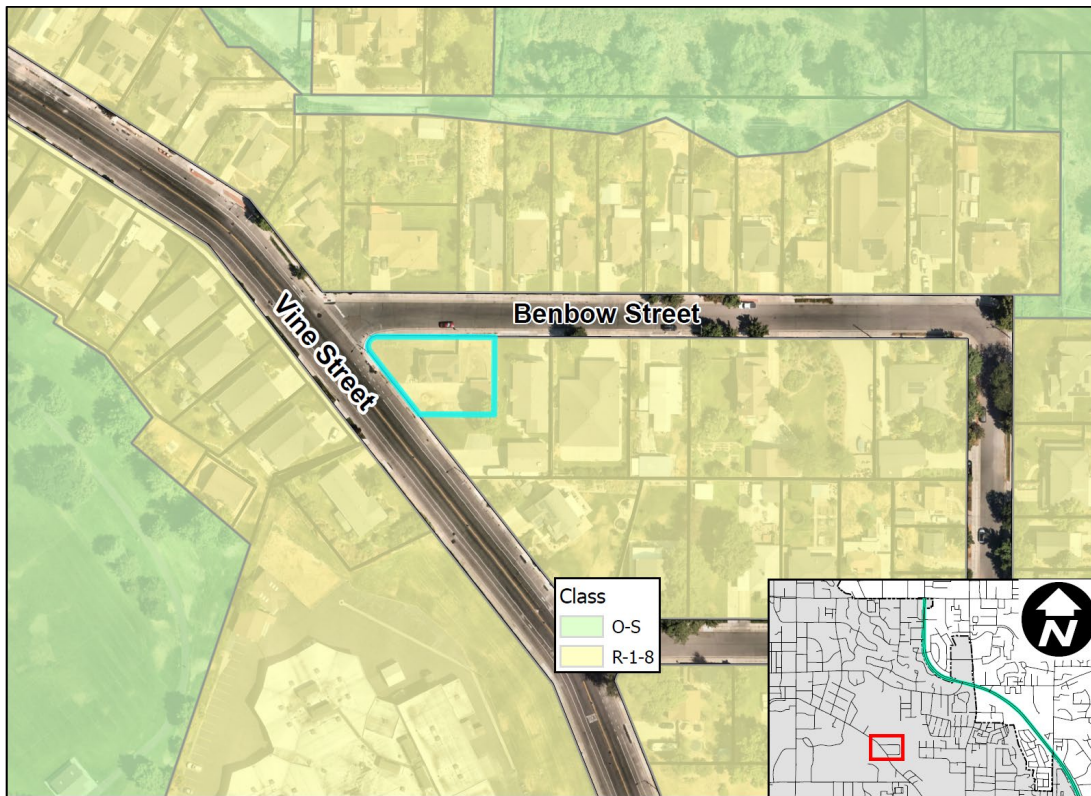


Exhibit 1: Zoning Map

Project Description

The applicant is requesting a Conditional Use Permit to allow for a preschool with music classes for up to twelve (12) participants at their place of residence as a major home occupation business.

Access

The property is located off of Vine Street and to the south of Benbow Street. The driveway is accessed via Vine Street, and the applicant anticipates that all of the attendees will park their cars on the driveway.

Parking

Code Section 17.72.060 states the amount of parking required for a Daycare center, which is 1 space for each staff member and 1 space for each 5 students. The applicant has provided a parking plan that indicates that there are 6 off-street stalls located on the property. With the number of participants indicated, the site exceeds the parking requirements.

Landscaping

Single Family residential zones are not subject to the same landscaping requirements as Commercial zones in regards to Conditional Use Permits. The applicant shall work with staff to ensure that residential landscaping requirements are met.

Major Home Occupation Process

The definition of a Major Home Occupation is "A home occupation business where the combined off-site impact of the home occupation business and the primary residential use materially exceeds the off-site impact of the primary residential use alone."

Major Home Occupations must be approved by the Planning Commission. The Land Use Ordinance allows a shortened process wherein the applicant may be approved for Major Home Occupations administratively if they can obtain signatures from all adjacent property owners. The applicant opted to appear before the Planning Commission for approval.

Applicants' Request

The applicant would like to operate a preschool that teaches music classes for up to twelve participants from their home.

Home Occupation Standards Generally

Requirements for Home Occupations that would generally apply to this application are summarized and reviewed in the following sections:

Bona Fide Resident

Home occupation businesses can only be conducted by residents of the dwelling. The applicant lives in the subject property as a primary residence.

Accessory Use on the Property

Home occupation businesses shall not use any accessory building or yard space for storage, sale, rental or display of supplies or inventory used in the home occupation. The applicant has indicated that all classes will occur within the primary dwelling.

Limit on Floor Area

No more than twenty-five percent (25%) of the total main floor area may be used to conduct a home occupation. The applicant shall work with staff to ensure that no more than 25% of the main dwelling is used.

On-Site Employees

Home occupation businesses are limited to one (1) person not residing in the residence working for the business at the dwelling. The applicant states there will be no offsite employees.

Vehicles

The Code restricts storage or parking of vehicles having a gross vehicle weight rating of more than twelve thousand (12,000) pounds and which are used in connection with the home occupation on the premises of a home occupation or any street adjacent to those premises.

Staff has reviewed the requirements with the applicant and they have stated that they will be able to comply with this regulation. The applicant does not propose to use any vehicles related to the home occupation and they stated that they anticipate using their driveway to provide off-street parking for the participants of each class.

Traffic Impacts

Traffic generated by the home occupation cannot exceed that which would normally be expected in a residential neighborhood, and any need for parking must be met off-street.

Staff does not anticipate the additional trips as a result of the business to significantly impact the residential neighborhood. The applicant plans on having 12 participants in each class, which should not largely impact the traffic on Vine Street.

Considerations for Major Home Occupations

17.24.050(B) lists additional conditions for consideration when reviewing Major Home Occupations, including but not limited to:

- *Limits on Hours of Operation* - The applicant states that they would like to have classes occur between 9:00 a.m. and 12:00 p.m. No classes are expected to occur outside of these hours.
- *Limits on Numbers of Clients per Day/Hour* – There will be a limit of twelve (12) participants per class, and each class is staggered by fifteen (15) minutes to ensure adequate time between classes to allow parking to clear up.
- *Provision of Adequate Off-Street Parking* – Based on the applicant's site plan, there is adequate parking for the residents and participants of each class based on the expected amount.
- *Other Conditions to Mitigate Adverse Impacts* – The applicant will be required to apply for a Murray City Business License and be in compliance with the Home Occupation regulations.

III. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on April 15th, 2025, where the proposed Conditional Use Permit/Major Home Occupation application was reviewed by Murray City Department Staff.

The following comments were provided:

Building Department:

- Building Department will need to do a walk through of the home with the Fire Marshals prior to allowing a business license.

Fire Department:

- Please provide a fire extinguisher 2A10BC rating, visible, and services within the last year. NFPA 10 as reference.

IV. PUBLIC INPUT

Thirty-one (31) notices were sent to property owners surrounding the property in all directions from the applicant's residence. As of the writing of this report, staff has received one call indicating their concerns with the application.

V. FINDINGS

Based on the analysis of the application for a Major Home Occupation to allow an at-home preschool for music classes on the subject property and a survey of the surrounding area, staff concludes the following:

1. The proposed use for a Group educational home (preschool) is allowed as a Conditional Use and Home Occupation business in the R-1-8 Zone.
2. With conditions as outlined in the staff report and the applicants narrative, the proposed music classes will not significantly impact the surrounding neighbors.
3. With conditions, the proposed use as a Major Home Occupation will not be contrary to the goals and objectives of the Murray City General Plan in this area.

VI. 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 request for a Conditional Use Permit and Major Home Occupation to allow an at-home preschool with music classes from the residential property addressed 521 East Vine Street,** as reviewed in the staff report and subject to the following conditions:

1. Classes shall occur between 9:00 a.m. and 12:00 p.m.
2. No more than twelve participants may be permitted per class.
3. All parking for the classes must occur off-street.
4. The applicant shall work with Planning Staff to ensure that the area for the home

occupation is less than 25% of the main dwelling area.

5. The applicant shall comply with all requirements of Fire and Building Codes, and all State and County Health Department requirements.
6. The business shall, at all times, be conducted in accordance with all applicable requirements of Chapter 17.24, Major Home Occupations.
7. The applicant shall obtain the necessary home occupation business license.



Application for a Major Home Occupation License

Overview:

The term “Major Home Occupation License” refers to a home occupation which either requires a client to come to the home or which may result in neighborhood impacts if not properly managed. Major Home Occupations may be authorized as an accessory use in a residential zone if the use complies with special conditions provided by the Community and Economic Development Director or Planning Commission. Specified conditions and development plans associated with a Major Home Occupation License may only be amended by the Director or Planning Commission. The Major Home Occupation License is revocable by the City if any of the conditions are violated.

Major Home Occupation License applications are reviewed by staff and/or the Planning Commission to determine compliance with the City code.

Application Submittal:

There are two options for obtaining approval for a Major Home Occupation.

Option 1: Notice to Neighboring Property Owners: Signatures of approval of all abutting and adjacent property owners on a form provided by the Community and Economic Development Division. If all the required signatures are obtained, the director or designee will approve, approve with conditions, or refer the application to the planning commission to be considered as a major home occupation.

Option 2: If all the required signatures cannot be obtained, the applicant may request the application be referred to the planning commission to be considered as a major home occupation.

Applications for option 2 may be submitted to the Murray City Community & Economic Development Department, located at 10 East 4800 South Suite 260. Planning staff will review the application and determine if the application is complete. Planning staff has up to fifteen (15) business days to make their determination. Applicants will be notified in writing of an incomplete application with information required to correct any deficiencies. This may delay processing of the application and, if required, subsequent scheduling of public hearings.

Application Fee (non-refundable):

- Applicable Business License Application Fee

Application Process:

Step 1. Contact the Planning Division: Meet informally with a member of the planning staff to discuss your proposal and review the issues, procedures and fees associated with the application.

Step 2. Submit Application: For all applications a site plan is required. Please submit the following information, ensuring each item is either checked off or marked ‘NA’ if not applicable. For each ‘plan’ submitted, include at least one (1) 11x17 copy (or larger if requested by staff) and a digital PDF.

Required for all applications:

- ____ 1. Completed Major Home Occupation application form.
- ____ 2. Property Owner’s Affidavit (i.e. a written statement made before a notary).

- ___ 3. If the property owner is to be represented by an "agent" during meetings with the City, please complete and submit the Agent Authorization form.
- ✓ 4. A complete written narrative description of the type of business proposed. Please include information including:
- ✓ a. Location of any storage.
 - ✓ b. Where the business will be operating within the dwelling.
 - ✓ c. Expected hours of operation.
 - ✓ d. Expected number of clients per hour/day.
 - ✓ e. The number of employees, volunteers, or anyone engaged in the business that will be coming to the dwelling.
- ✓ 5. Site Plan. The site plan should include the following information:
- ✓ a. Include the project name and exact street address.
 - ✓ b. Accurate dimensions of the subject property, drawn to scale (i.e. 1"=10', 1"=30', etc.), with north arrow and date of drawing.
 - ✓ c. Property lines, adjoining streets, right-of ways, waterways, easements, etc. with dimensions.
 - ✓ d. Location and dimension of existing and proposed buildings, entries and exits, driveways, parking areas, landscape areas, sidewalks, retaining walls, fences, exterior lighting, dumpster enclosures, etc.
 - ✓ e. Location of off-street parking for employees and/or clients.

Additional Information:

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.

All plans submitted with the application will not be returned to the applicant and are the property of Murray City.

Step 3. Murray City Department Review: The application is routed to various departments and divisions within Murray City who provide insight or information to the Planning Commission and/or staff to help make an informed decision. If there are unique circumstances that require additional information, a meeting may be requested by the City to be held in person on Tuesday's at 9 am. The applicant will be notified ahead of time if attendance is required.

Step 4. Attend Planning Commission Meeting: The applicant will be sent a copy of the planning commission agenda and staff recommendation in advance of the meeting date. The agenda will give the date, time, and location of the meeting. The applicant or an authorized representative must be in attendance at the meeting. If the applicant or the representative is not present, the Planning Commission may move on to the next agenda item. It is the applicant's responsibility to reschedule another hearing date. The applicant should be prepared to present the proposal in detail and answer questions from the Planning Commission members and other interested parties. The Planning Commission will then make a motion to approve or deny the request.

Appeal of Decision:

The City, an applicant, or an adversely affected party may appeal a final written decision made by the Planning Commission or staff to the Hearing Officer. Appeals must be in writing and received by the Planning Division within ten (10) calendar days of the Commission's written decision. Appeals must contain all pertinent documents and state the reason(s) for the appeal. Payment of a fee is required at the time of filing.

MAJOR HOME OCCUPATION APPLICATION

Application Information

Business Name: Sound Beginnings
Business Address: 521 East Vine St. Murray, UT 84107
Parcel Identification (Sidwell) Number: 22-07-427-017
Parcel Area(acres): 0.21 Current Use: home Proposed: Preschool music class
Floor Area(square feet): 2,234 Zoning District: Residential (R-1-8) Land Use Code: 1111

Applicant Information

Name: Heidi Marie T. Anderson
Mailing Address: 521 East Vine St. City: Murray State: UT ZIP: 84107
Phone #: 801-440-3288 Fax #: N/A Email Address: heidimarieanderson@letsplaymusic.site.com

Property Owner's Information (If different)

Name: _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____
Phone #: _____ Fax #: _____ Email Address: _____

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

Wanting to obtain business license for in-home Preschool music classes
(curricula called Sound Beginnings). The number of people that may
be expected in each class is 7-12, which needs conditional use
approval. I am unable to obtain all signatures for neighboring property owners.

Authorized Signature: Heidi M. T. Anderson Date: 4/2/25

For Office Use Only

Project Number: PZ-25-037 & 038 Date Accepted: 4/9/25
Planner Assigned: David Rodgers

Property Owners Affidavit

I (we) Heidi Marie T. Anderson, 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.

Heidi Marie T. Anderson
Owner's Signature

Heidi Marie T. Anderson
Owner's Signature (co-owner if any)

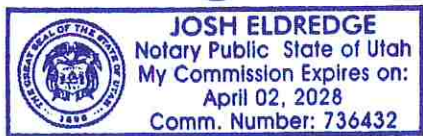
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 4 day of April, 2025.

[Signature]
Notary Public



Residing in Salt Lake City, UT

My commission expires: 04/02/2028

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____ in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ 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 _____ day of _____, 20____, personally appeared before me _____ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____

Personal Business License Proposal
Sound Beginnings (Music Preschool)
HeidiMarie T. Anderson
521 East Vine St.
Murray, UT 84107

I am proposing to open a Preschool music business in my home. The program is called Sound Beginnings, which is part of the Let's Play Music curricula. It is for children ages 0-4 with their caregivers. It teaches basic musical and preschool concepts and skills while focusing on bonding with their grownup caregiver. Families are encouraged to sign up.

- a. Storage of materials will be in various containers that I keep on bookshelves in the living room where I will teach. If I need more space, I will use the upper shelves in the two upstairs bedrooms' closets.
- b. The business will be operating on the first floor of my home, in my L-shaped living room area. The upstairs bathroom will be available for clients to use, which means they will need to briefly step through the kitchen and walk through the vanity/foyer area to reach the bathroom.
- c. Classes are subject to change as far as what days and times they are held which depends on interest, enrollment numbers, client families' needs, and my own family's needs. The general window will be Monday through Friday from 9am to 12pm. More specifically, I prefer to hold classes mostly on Tuesdays, Wednesdays, and Thursdays, aiming for just two of those days but leaving the option open for a third day. Currently as I am starting up this business, Mondays and Fridays are not good days for me to hold classes. However, I acknowledge this may easily change as my children get older and their school/activity schedules change. I also want to leave the ability to schedule more classes throughout various mornings should I need to increase my income. Occasionally I may offer a Saturday class if that accommodates families' schedules better.

Classes are half an hour long. The earliest class times would be 9am to avoid any traffic from work commuters or the nearby Parkside Elementary School. I would most likely have classes begin at 9am and 9:45am, with a possible 10:30am and 11:15am if I had enough interest for more than two classes on a day. Some semesters I may only have one class on a day, and I may adjust the start time to 9:30am or 10am. Number of classes and which days will vary by semester depending on my schedule as well as the clients' needs and preferences. But I can guarantee that there will be no business hours on Sundays, that the business would never hold classes earlier than 9am, and that classes will not go later than 12pm.

Classes are run on a semester schedule, with 15 classes in the fall (August through December) and 15 classes in the winter (January through April or May). I hope after the business is a little more established to teach some off-track semesters that are eight classes long and can be held weekly or semi-weekly. I typically will hold those some time between May and July, again on weekdays and no earlier than 9am and no later than 12pm.

- d. The number of clients expected would depend on the enrollment numbers I get for each class, and how many classes I hold a day. Enrollment spots are for children; grownups are required to attend. Ideally, to ensure a workable child-grownup ratio (which goes with the curricula goal of child-caregiver bonding), a caregiver does not have more than two children to care for, but

exceptions can be made for a third child. More than three children requires a second grownup to be present. So family size may affect the child-grownup ratio and class size.

Because of my parking options, I plan to open up six enrollment spots for each half hour class. If individual (not family) children sign up for those spots, then a class would see six children and six grownups. Class sizes will be smaller if a family of two or more children enrolled with one or two grownup caregivers. My Sound Beginnings licensing requires that I not have less than five students enrolled per class. So if a family of three children with one caregiver and a family of two children with one caregiver enrolled, that would produce my smallest possible class size of seven. Thus, one half hour class may have 7-12 clients. So if three classes were scheduled, there could be 21-36 clients in a day, but never more than 12 at a time.

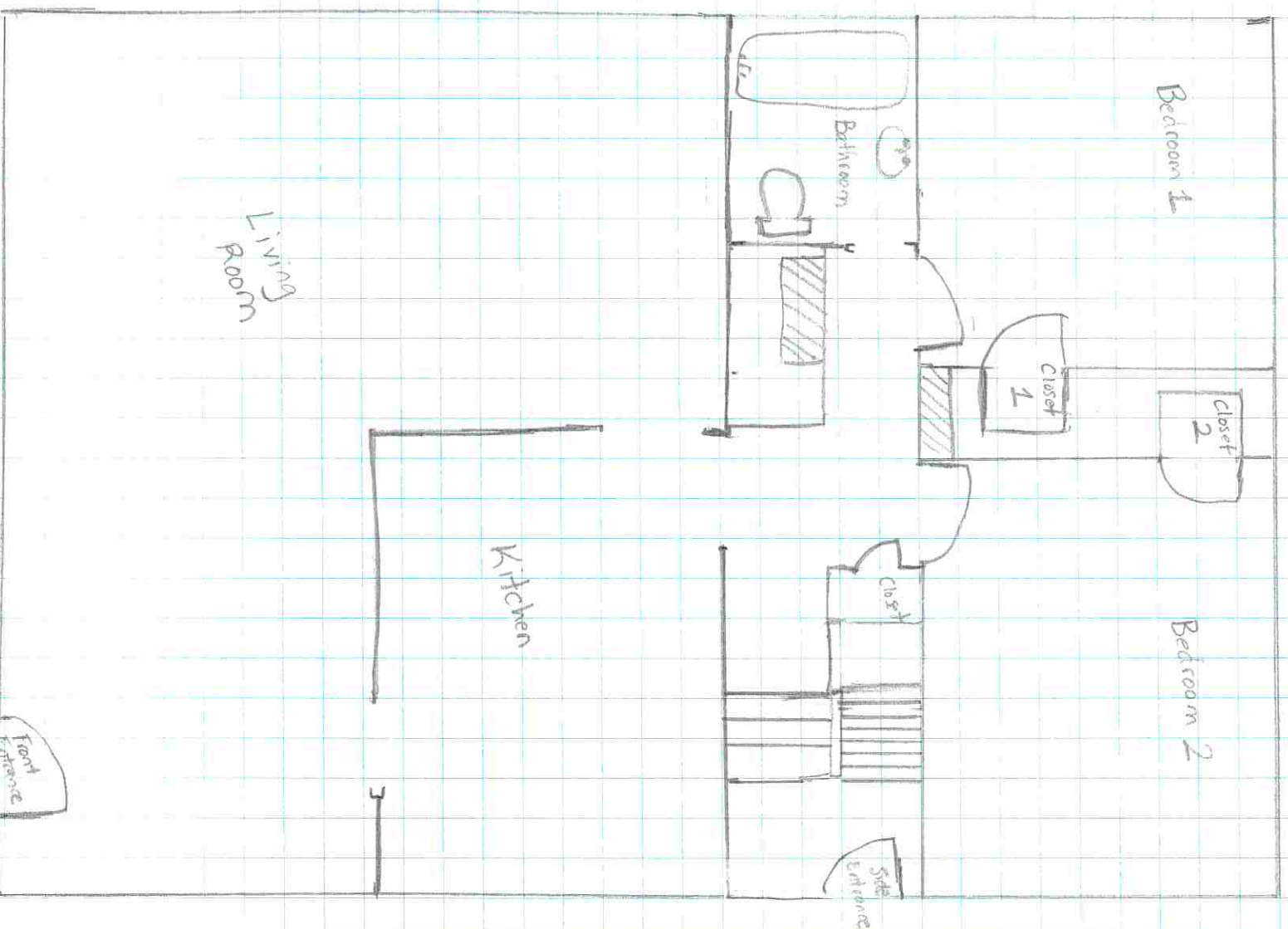
e. There will be no employees coming to the dwelling for the business. There is a possibility that one volunteer will come once every two or three years to video record one class for re-certification purposes.

2-vehicle
Garage

Heidi M.T. Anderson
Sound Beginnings
(Music Preschool)
521 East Vine St.
Murray, UT 84107



1st Floor Interior



Scale: 1 inch = 5 feet

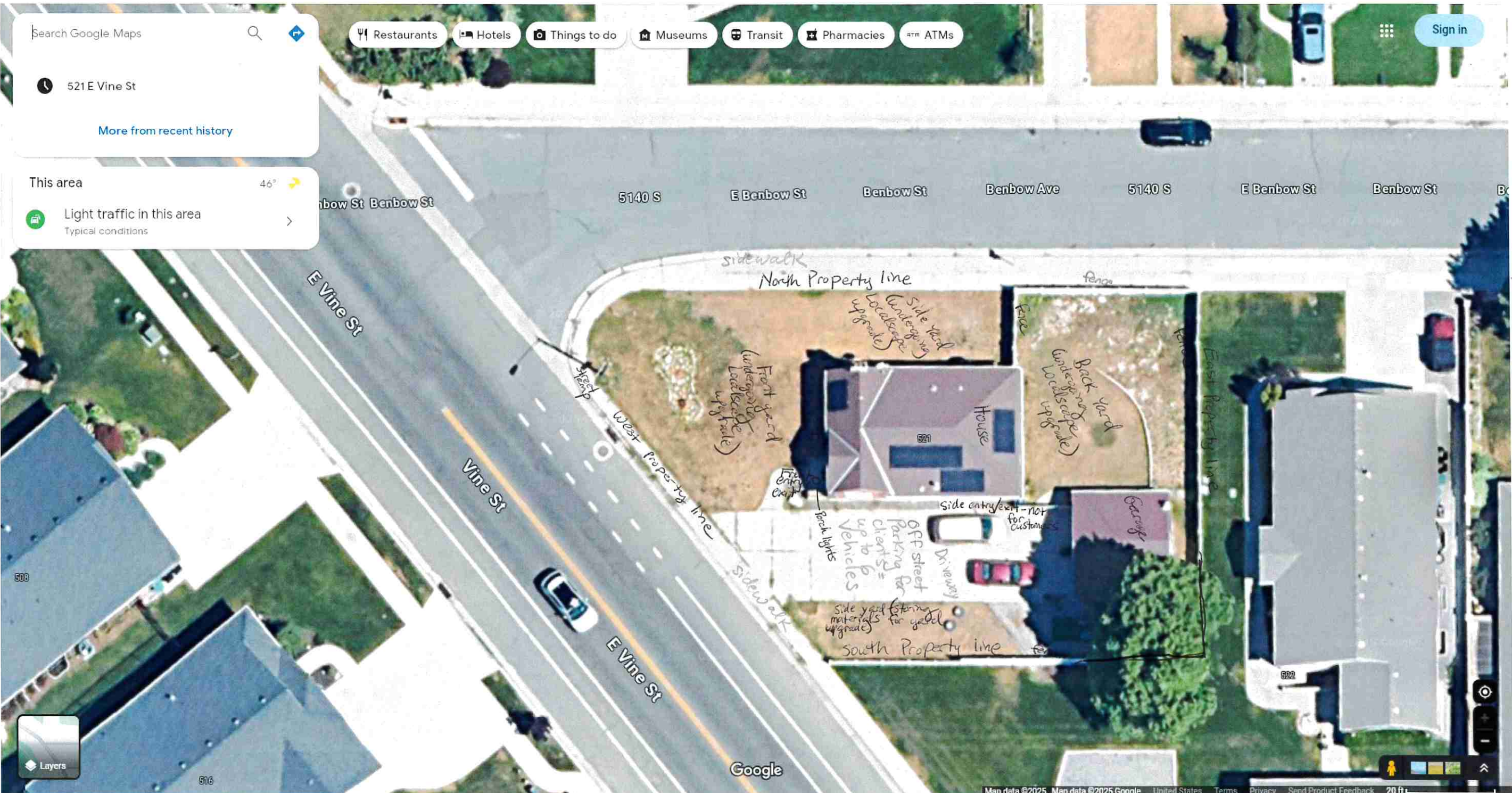
- Stairs
- Door
- Pocket Door
- Built-in cupboards and ranges

Personal Business License Proposal
Sound Beginnings Music Preschool
4/4/25

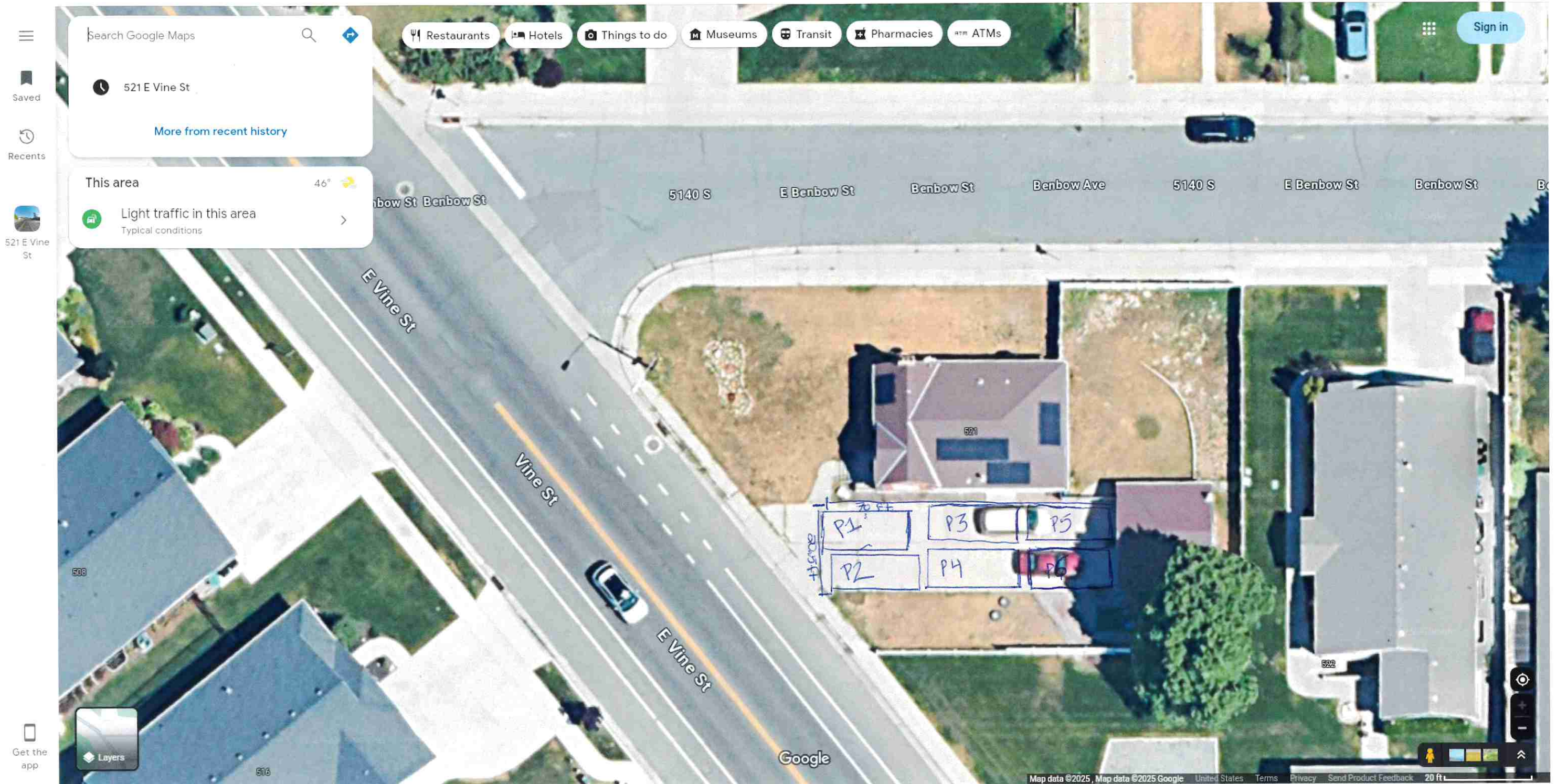
Heidi M.T. Anderson
521 East Vine St.
Murray, UT 84107

Localscape Yard
Upgrade is a
2-3 years DIY
that is not part of
Sound Beginnings
business. Eventually
yard will have
hardscape areas and
planting beds with
drip line to save
water. Clients will
only access existing
drive way/walkway,
and front patch.

House
North and South sides =
40 feet
East and West sides =
25 feet
Square footage by floor =
117 sq. feet
Total square footage =
234 sq. feet
Property
0.21 acres



Search Google Maps
521 E Vine St
More from recent history
This area
Light traffic in this area
Typical conditions
521 E Vine St
Layers
Get the app



↑
N

Heidi Marie
Anderson
Sound Beginnings
Music Preschool
521 E. Vine St.
Murray, UT 84107

Scale = D. 4 in = 10 ft.
6 parking spots
at 9' x 18'



NOTICE OF PUBLIC HEARING

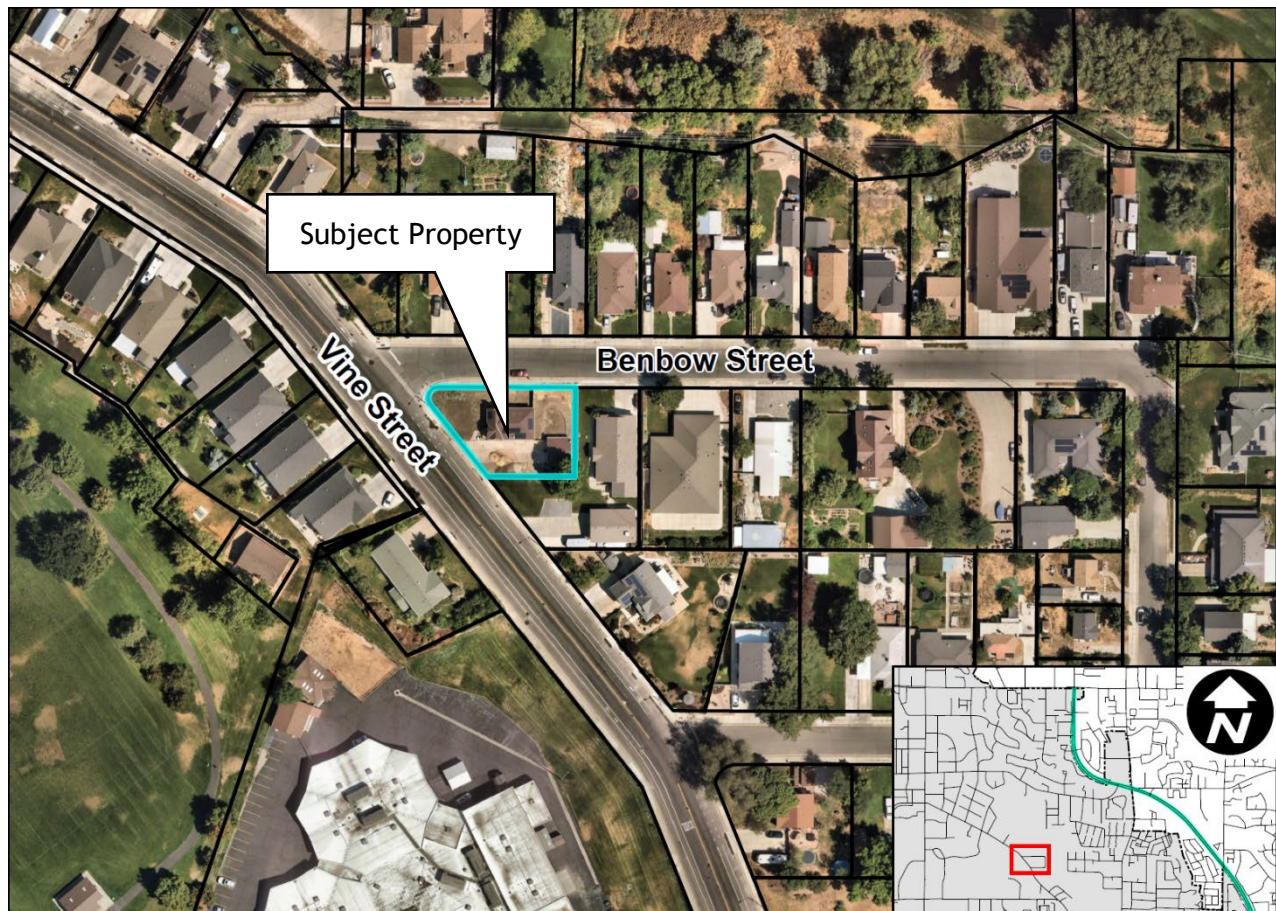
May 1st, 2025, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on an application for a major home occupation and conditional use permit submitted by **Sound Beginnings** to allow a home-based preschool for music classes, at the property located at **521 East Vine Street**.

To make comments regarding this application, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 300 feet of the subject property.

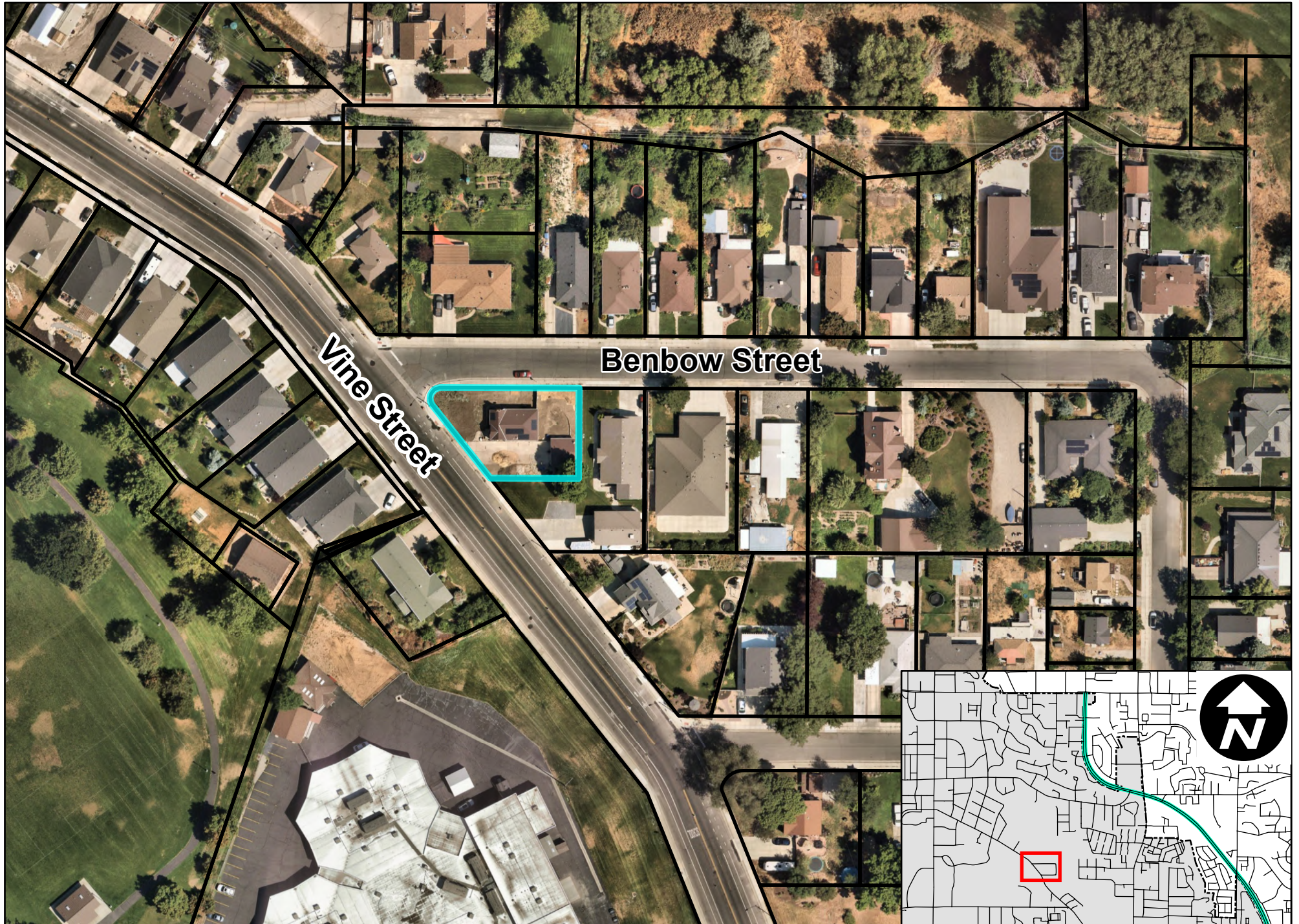
The meeting will be streamed online at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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

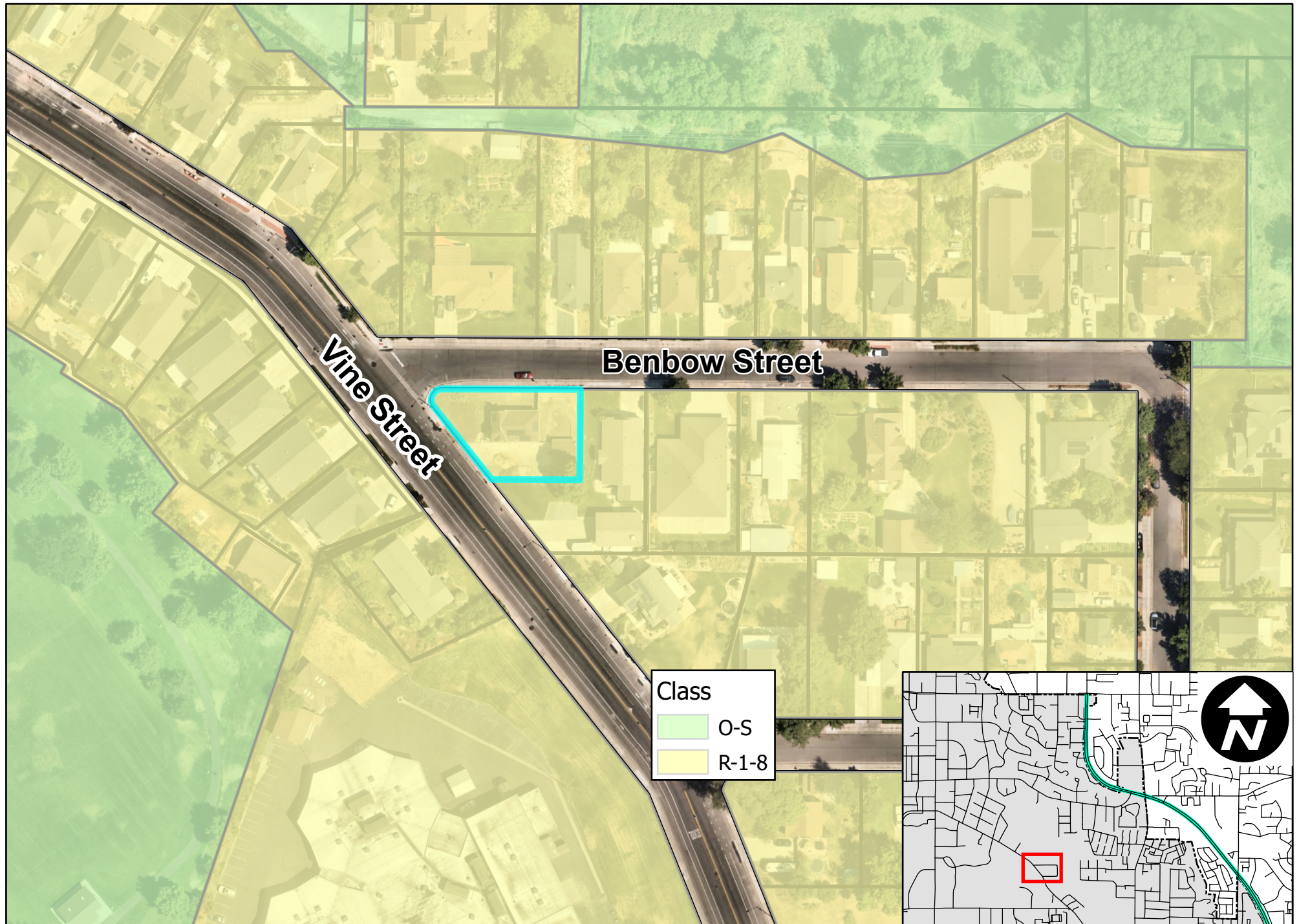


Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

521 East Vine Street



521 East Vine Street





AGENDA ITEM #6 - The Violet Event Center

ITEM TYPE:	Conditional Use Permit to allow an event center.		
ADDRESS:	5524 South Van Winkle Exp.	MEETING DATE:	May 1 st , 2025
APPLICANT:	Valeria Martinez	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	22-16-102-050	PROJECT NUMBER:	PZ-25-039
ZONE:	C-Commercial Development		
SIZE:	11.75-acre site Approximately 3,545 sq. ft. unit		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow an event/reception center on the subject property.		



I. LAND USE ORDINANCE

Section 17.160.030. of the Murray City Land Use Ordinance allows Public Assembly, including meeting halls for rent (LU #7230), within the C-D zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is in a multi-tenant building located off the Van Winkle Expressway, north of 5600 South. This building is home to several other commercial uses, including a Vasa Fitness. The unit that the event center wishes to occupy has recently been vacant. The event center would like to use this space for birthdays, baby showers, and small wedding gatherings.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-1-8
South	Residential/Office	R-1-10/G-O
East	Commercial	C-D
West	Residential	R-M-10



Exhibit 1: Zoning Map

Project Description

The applicant is requesting a Conditional Use Permit to allow for an event/reception center to allow gatherings for birthdays, baby showers, and small weddings. The applicant expects that hours of operation will be from 12:00 p.m. to 11:00 p.m. primarily on weekends with occasional weekdays. This applicant has indicated that these hours would include set up and take down, with the actual events anticipated to last around five (5) hours.

Access

The property is located to the west of the Van Winkle Expressway and north of 5600 South with accesses on both roads. The site itself has plenty of space for vehicular circulation.

Parking

Required parking for a public assembly use in the C-D zone is calculated at three (3) stalls for each one hundred (100) square feet of net usable area without fixed seats. The applicant has indicated on their site plans that there is approximately three thousand five hundred and forty-five (3,545) square feet for this use. Staff performed an analysis and determined that there is three thousand and forty-five (3,045) square feet of net usable space, and as such they are required to have ninety-one (91) parking stalls. The site plan they provided indicates that they will be using the shared parking outside of the commercial building, which has a parking lot with over four hundred (400) stalls. Based on an analysis of the other uses on the property, the site has adequate parking to support the use.

Landscaping

Section 17.160.100 Landscaping Regulations requires “Ten feet (10’) of landscaping shall be required along all frontage areas not occupied by driver accesses”. Section 17.68.040 states that landscaping in the front setback “shall consist of three (3) trees, five (5) 5-gallon and ten (10) 1-gallon shrubs per one hundred (100) linear feet of frontage.” Staff measured four hundred and ten (410) feet of frontage along Van Winkle, which staff considers to be the front set setback. See below for required landscaping.

Frontage	Trees	5-gallon Shrubs	1-gallon Shrubs
Van Winkle Exp., 410 Feet	12	20	40

An analysis by staff indicated that while there is landscaping along the Van Winkle Frontage, it is not sufficient to meet city requirements for landscaping in this zone. The applicant will need to work with the property owner and staff to ensure that an adequate landscaping plan is provided prior to approval for the required Change Of Occupancy Building Permit. The property owner is ultimately responsible for providing the landscaping plan.

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 applicable city regulations, the proposed use will provide a service that will contribute to the operations of a successful commercial building and will benefit the larger area by ensuring that property's 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 April 15th, 2025. Reviewing personnel included the Engineering and Building Divisions, Water, Wastewater, Power, Police, and Fire Departments. While most reviewing departments recommended approval without conditions or concerns, the following comments were provided by various departments:

Building:

- Obtain a building permit if any construction takes place including framing, electrical,

mechanical, or plumbing.

Fire:

- Please maintain fire sprinkler and alarm systems, if sprinkler heads or alarm system devices added, moved, or replaced plans submitted to Murray Fire Marshals Office. Fire Extinguishers required per NFPA 10. *Please use IFC 2021 and applicable NFPA as reference.

Wastewater:

- Approve of the CUP for event center.
- Please note sewer service for this area is Cottonwood Improvement District.
- No other comments.

V. PUBLIC INPUT

One hundred and three (103) notices of the public meeting were sent to all property owners for parcels located within 400 feet of the subject property. As of the date of this report, staff has received one comment which is attached to this packet.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow an event/reception center, staff concludes the following:

1. The proposed use for a Public Assembly including meeting halls for rent (LU #7230), 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.

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 Event/Reception Center at the property addressed 5524 South Van Winkle**, 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 and obtain any required permits.

3. A landscaping plan that meets the requirements outlined in this report must be submitted as part of the building permit application. Required landscaping must be installed prior to business license approval.
4. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: THE VIOLET EVENT VENUE
Project Address: 5524 Van WinHe Expressway SLC 84117
Parcel Identification (Sidwell) Number: 22-14-102-050
Parcel Area(acres): 11.75 ac Current Use: VACANT Proposed: RECEPTION VENUE
Floor Area(square feet): 3,545 (SF) Zoning District: C-D Land Use Code: _____

Applicant Information

Name: Valeria Martinez
Mailing Address: 2295 E BOXWOOD LN City: Eagle Mountain State: UT ZIP: 84005
Phone #: 461-200-8145 Fax #: _____ Email Address: agcreatestfor you@gmail.com

Property Owner's Information (If different)

Name: _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____
Phone #: _____ Fax #: _____ Email Address: _____

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

see attached letter.

Authorized Signature: [Signature] Date: 4/2/2025

For Office Use Only

Project Number: PZ-25-039 Date Accepted: 4/10/25
Planner Assigned: David Rodgers

Property Owners Affidavit

I (we) Kenneth Stiles for CCA-Boise Plaza, LLC, 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] for CCA-Boise Plaza, LLC
Owner's Signature

[Signature]
Owner's Signature (co-owner if any)

~~State of Utah~~ Missouri
~~County of Salt Lake~~ Boone

Subscribed and sworn to before me this 15 day of April, 20 25.

[Signature]
Notary Public

Residing in Boone County

My commission expires: 9/15/2026

MARCUS MIGUEL FISHER
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires Sept 15, 2026
ID #22254377

Agent Authorization

I (we), Kenneth Stiles for CCA-Boise Plaza, LLC, the owner(s) of the real property located at Van Winkle Shopping Center in Murray City, Utah, do hereby appoint Valeria Martinez, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Valeria Martinez to appear on my (our) behalf before any City board or commission considering this application.

[Signature] for CCA-Boise Plaza, LLC
Owner's Signature

[Signature]
Owner's Signature (co-owner if any)

~~State of Utah~~ Missouri
~~County of Salt Lake~~ Boone

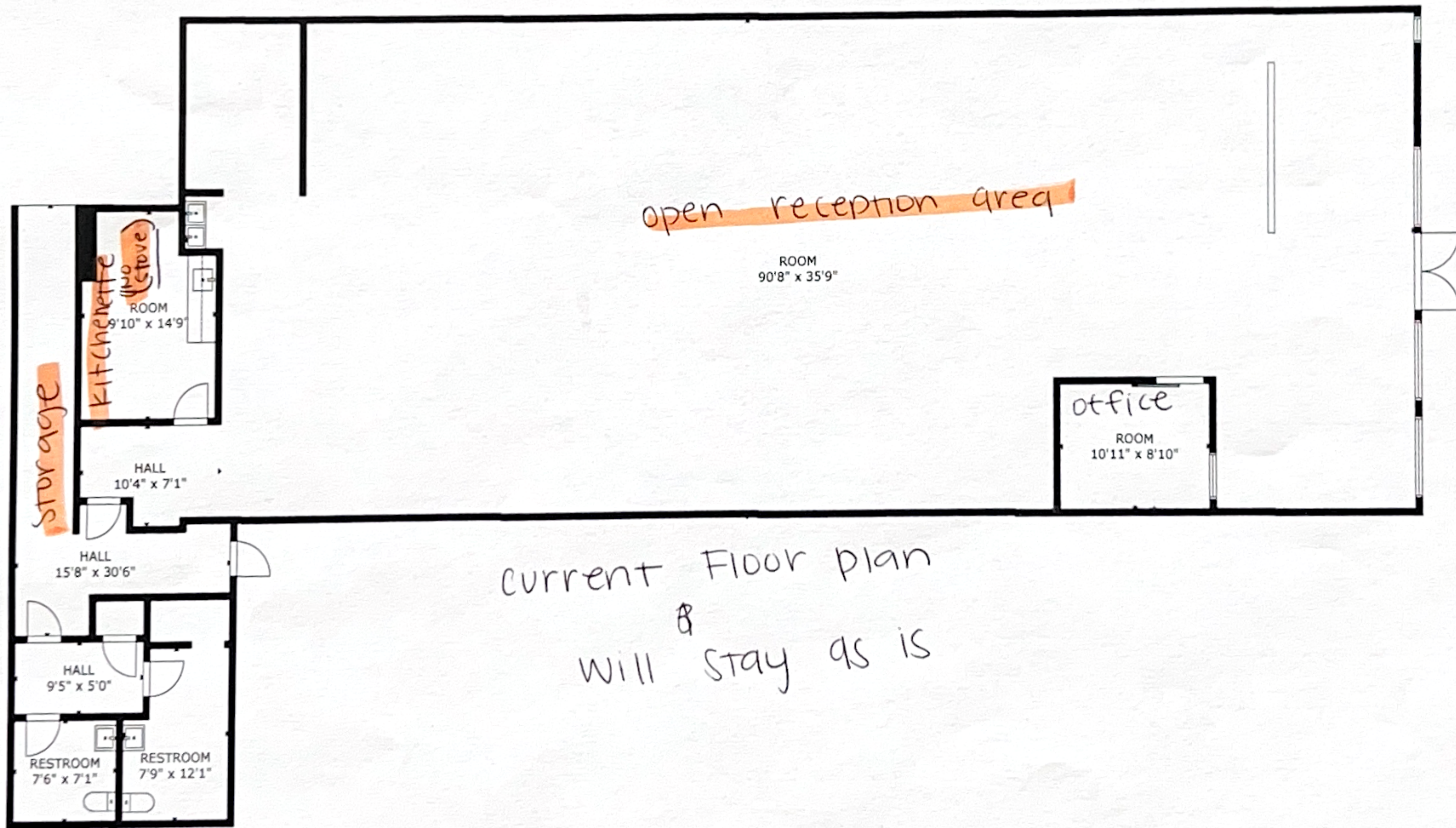
On the 15 day of April, 20 25, personally appeared before me Kenneth Stiles the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]
Notary public

Residing in: Boone County

My commission expires: 9/15/2026

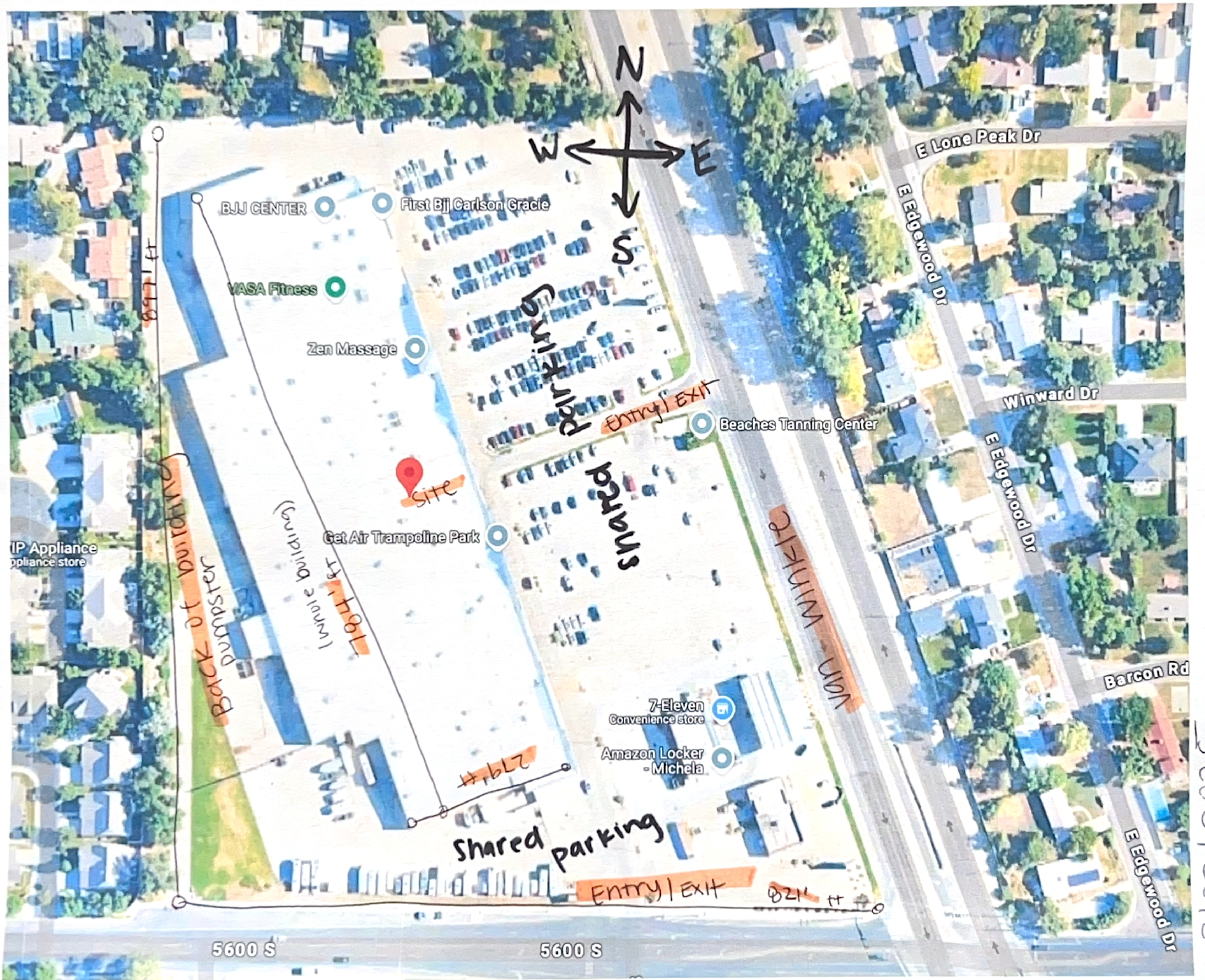
MARCUS MIGUEL FISHER
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Boone County
My Commission Expires Sept 15, 2026
ID #22254377



current Floor plan
&
will stay as is

GROSS INTERNAL AREA
TOTAL: 3,785 sq ft
FLOOR 1: 3,785 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



3/03/2025

March 3, 2025

Valeria Martinez

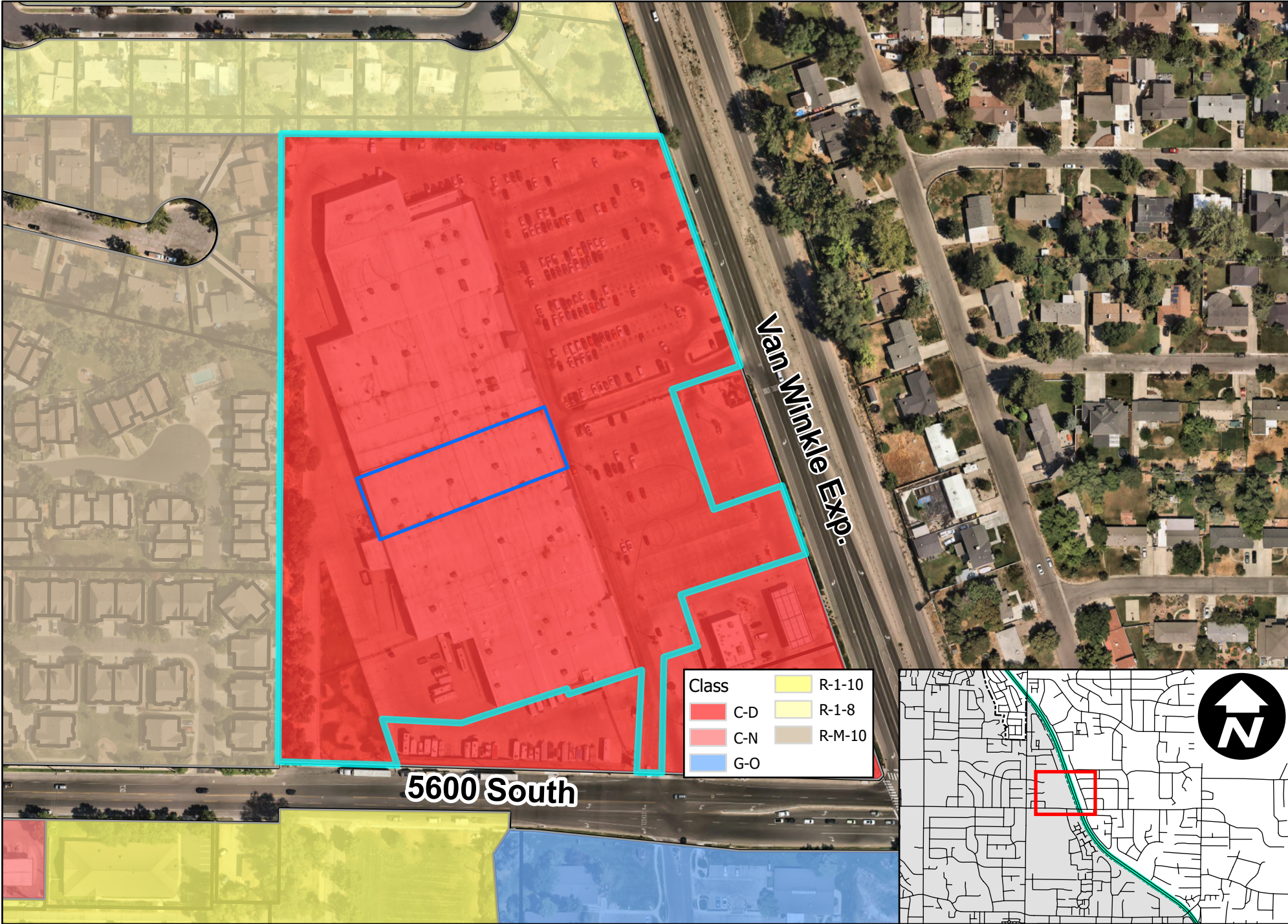
The Violet Event Venue

The intended use for this location will be a small reception venue for birthdays, baby showers and small wedding gatherings. Hours of operation would primarily be weekends with occasional week days, from 12pm-11pm. This time frame includes setup/clean up times for vendors such as decor, catering etc. Actual client event hours would only be about 5 of those hours. With one event per day up to 100 ppl per event with about 20 parking stalls used during actual client event hours.

5524 South Van Winkle Expressway



5524 South Van Winkle Expressway





AGENDA ITEM # 7 Parris RV

ITEM TYPE:	Conditional Use Permit Amendment		
ADDRESS:	4338 South State Street	MEETING DATE:	May 1 st , 2025
APPLICANT:	Parris RV	STAFF:	Ruth Ruach, Planner I
PARCEL ID:	22-06-151-017	PROJECT NUMBER:	PZ-25-041
ZONE:	C-D, Commercial Development		
SIZE:	10-acre site		
REQUEST:	The applicant is requesting an amendment to an approved Conditional Use Permit to allow the expansion of recreational vehicle sales and storage.		



I. LAND USE ORDINANCE

Section 17.152.030 of the Murray City Land Use Ordinance allows the sale and storage of recreational vehicles (LU #4603 & 5593) within the C-D zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is located between Fireclay Avenue and Edison Avenue and fronts State Street. It is surrounded by property to the south and west that sell, repair, and store recreational vehicles (RVs).

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	C-D
South	Residential	C-D
East	Commercial	C-D
West	Residential	C-D

Project Description

Parris RV was first granted a Conditional Use Permit for the sale and storage of RVs in 2012. The business has continued to expand on several parcels along State Street and Edison Avenue. With each expansion, an amendment to the approved Conditional Use Permit has been requested. This request involves the demolition of an existing building. The newly cleared area will provide additional outdoor space to store RVs. Sales or customer facing activities may occur on-site or in other existing buildings on adjacent properties.

Access & Parking

The subject property has one (1) existing point of access on Edison Avenue that will be unchanged.

Staff reviewed the parking standards outlined in Section 17.72.090 and find that parking requirements will be met. While RVs may be parked in any configuration, a twenty (20') foot access must be maintained for safety reasons.

Landscaping

Per Murray City Code sections 17.68.040 and 17.160.100, the subject property is required to be landscaped as shown below:

Frontage	Trees	5-gallon Shrubs	1-gallon Shrubs
Edison Avenue, 124 Feet	4	6	12
State Street, 202 Feet	6	10	20

In order to meet minimum code requirements, the applicant will be required to install additional landscaping along Edison Avenue.

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.**

Parris RV has operated near this location for a number of years and is an established business in the community. This expansion shows the continued growth and success of the business which will benefit the entire area. A larger business generates more sales tax for the city and the proposed landscaping plan will make the storage of RVs less unsightly.

- 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 proposed 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.**

With conditions, the proposed uses for the sale and storage of RVs will be in harmony with the allowed uses in this zoning district and others found in the area. The existing concentration of similar businesses makes this location most suitable for the proposed uses.

- 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 recreational vehicle sales use were made available to Murray City department staff for review and comment on April 15th, 2025. The following comments have been provided by the reviewing departments:

- The Power Department provided the following comments:
 - Only concern is maintaining proper safety clearances to the existing overhead power line and access to our line should some emergency take place. Burying the line should be looked at with this development.
- The Building Division provided the following comments:
 - Please obtain a Demolition permit for the removal of the building and get any necessary permits for parking lots, lights or any structures on the new lot.
- The Engineering Department provided the following comments:
 - Meet City storm drain requirements, on-site detention/retention of the 100 yr. 12 hr. storm is required - City Code 13.52.050.
 - Obtain UDOT approval and encroachment permit for the State Street storm drain connection.
 - Remove the State Street access.
 - Install curb and gutter and sidewalk along Edison Street frontage - City Code Chapter 12.12.050.
 - Replace any damaged sidewalk along the State Street frontage - City Code Chapter 12.12.050.
 - Develop a site Erosion Control plan and implement prior to beginning site work - City Code Chapter 15.52.030.
 - Obtain a City Excavation Permit for work within City rights-of-way – City Code Chapter 12.16.020.
 - Edison Street driveway to be dip type as per APWA Plan 215 or 221.2.
 - Patch Edison curb and gutter tie-in to asphalt as per APWA Plan 251 – 1% min. to 4% max cross slope.
- The Wastewater Department provided the following comments:
 - Utilities at 4338 must be properly abandoned before demolition of the building can take place.
- The Water Division provided the following comments:
 - There is an existing water meter on this parcel that needs to be preserved and protected or abandoned at the water main.
 - Specify the backflow type and location on the landscape plans.
 - All water utility work must follow Murray City Water Specification and Requirements: <https://www.murray.utah.gov/DocumentCenter/View/16538/2024-Water-Specifications-and-Requirements>

Other reviewing departments did not have any concerns or comments to attach to this application.

V. PUBLIC INPUT

Seventeen (17) notices of the public meeting were sent to all property owners for parcels located within 500 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 application for a Conditional Use Permit amendment to expand an RV Sales and Storage lot, staff concludes the following:

1. The proposed use for the sale and storage of RVs (LU #4603 & 5593), is allowed in the C-D Zoning District subject to Conditional Use Permit approval.
2. With conditions, 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 the Conditional Use Permit Amendment to allow the sale and storage of RVs at the property addressed at 4338 South State Street,** subject to the following conditions:

1. The applicant shall meet all Engineering requirements, including:
 - Meet City storm drain requirements; on-site detention/retention of the 100 yr. 12 hr. storm is required per City Code section 13.52.050.
 - Obtain UDOT approval and encroachment permit for the State Street storm drain connection.
 - Remove the State Street access.
 - Install curb and gutter and sidewalk along Edison Street Frontage per City Code Chapter 12.12.050.
 - Replace any damaged sidewalk along the State Street per City Code Chapter 12.12.050.
 - Develop a site Erosion Control plan and implement prior to beginning site work per City Code Chapter 15.52.030.
 - Obtain a City Excavation Permit for work within City rights-of-way per City Code Chapter 12.16.020.
 - Edison Street driveway to be dip type as per APWA Plan 215 or 221.2.

- Patch Edison curb and gutter tie-in to asphalt as per APWA Plan 251 – 1% min. to 4% max cross slope.
- 2. The applicant shall obtain a demolition permit before demolishing the existing building.
- 3. The applicant shall develop and adhere to a 100-year storm drainage plan, prepared in accordance with guidelines set by the Engineering Department.
- 4. The applicant shall meet all relevant Power, Water, Sewer, Engineering and Fire Department requirements.
- 5. The applicant shall install landscaping on the site to meet the standards and requirements of Section 17.68 of the Murray Land Use Ordinance and according to the landscape plan proposed and reviewed in the Staff Report. Landscaping shall be irrigated and maintained in good condition.
- 6. The applicant shall obtain a Murray City Business License prior to beginning operations at this location .

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: Parris RV

Project Address: 71 East Edison Ave. Murray, UT.

Parcel Identification (Sidwell) Number: 22-06-151-032

Parcel Area(acres): 3.39 Current Use: Vacant Proposed: Parking lot

Floor Area(square feet): N/A Zoning District: C-D Land Use Code: _____

Applicant Information

Name: Mike Zaffino

Mailing Address: 2590 West 2590 South City: SLC State: UT ZIP: 84115

Phone #: 801 598-9022 Fax #: _____ Email Address: mike@rogerknight.net

Property Owner's Information (If different)

Name: BD Parris, LLC

Mailing Address: 4360 South State City: Murray State: UT ZIP: 84107

Phone #: 801 268-1110 Fax #: _____ Email Address: dori@parrisrv.com

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

Demo existing building and install new lighting, drainage, and asphalt paving for new parking lot

Authorized Signature: Mike Zaffino Date: 4/7/2025

For Office Use Only

Project Number: 25-041 Date Accepted: 04/15/2025

Planner Assigned: Ruth Ruch

Property Owners Affidavit

I (we) BDParris LLC, 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

Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake



Subscribed and sworn to before me this 8th day of April, 20 25.

Mindie Larsen
Notary Public

Residing in Tooele County

My commission expires: 3-12-2028

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____ in Murray City, Utah, do hereby appoint _____ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ 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 _____ day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____

OWNERS CERTIFICATION FORM
(To Be Complete and Signed by Property Owner)

Property Owner Name: B D Parris LLC Phone: 801-557-9031

Property Address: 4338 S. State St. Murray, UT 84107

Name of Organization/Business: Parris RV

Contact Person: Dori A. Parris Phone: _____

Address: 4360 S. State St. City: Murray UT Zip 84107

Email address: dori@parrisrv.com

Project Description: Remove old Car Hop Building to create parking

Additional information or comments:

Per City Code Section 17.76.180: Multi Warehouse Facilities:

A. Owners Certification: Upon application for planning and zoning commission or community development division approval for each tenant of a multiuse warehouse facility, the owner's affidavit must reflect in addition to other required information:

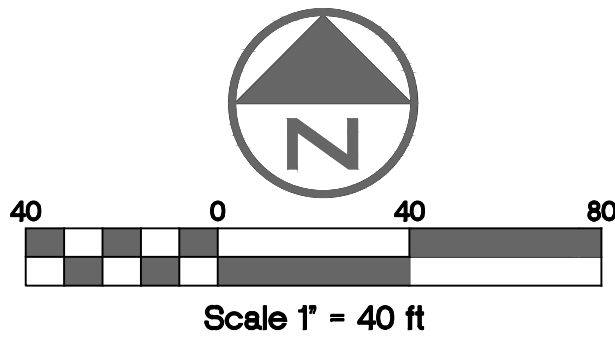
1. Certification that the Owners property complies in all respects to all applicable zoning ordinances; and
2. Where applicable, further certification that the Owner's property will comply with any further conditions imposed as a result of each tenant's application for approval.

B. Parking Stalls: Each tenant shall have designated parking stalls meeting all city, state and federal requirements, including signage clearly assigning the required number of stalls to each tenant's business.

As owner of the property being considered for site plan review/conditional use permit, I will comply with Section 17.76.180 as specified above.

Signature: Dori A. Parris Date: 4/8/25

Murray City Corporation
Community & Economic Development
10 East 4800 South, Suite 260
Murray, UT 84107
(801) 270-2430



WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

CONSOLIDATED LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°07'52" EAST ALONG THE SECTION LINE A DISTANCE OF 754.43 FEET AND EAST 58.72 FEET FROM THE WEST QUARTER OF SAID SECTION 6, AND RUNNING THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF MAIN STREET THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°30'26" EAST 309.88 FEET; 2) NORTH 22°35'16" EAST 3.33 FEET; 3) NORTH 00°30'55" EAST 2.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FIRECLAY AVE; THENCE NORTH 89°58'49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 90.15 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00°19'38" WEST 147.52 FEET; THENCE NORTH 89°57'38" EAST 200.00 FEET; THENCE SOUTH 00°19'38" WEST 20.90 FEET; THENCE NORTH 89°57'38" EAST 105.00 FEET; THENCE NORTH 00°19'38" EAST 167.90 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FIRECLAY AVE; THENCE NORTH 89°57'38" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 53.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00°19'38" WEST 117.90 FEET; THENCE NORTH 89°57'38" EAST 268.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTH 01°19'38" WEST ALONG SAID RIGHT-OF-WAY LINE OF STATE STREET 197.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EDISON AVENUE; THENCE SOUTH 89°57'38" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EDISON AVENUE 718.39 FEET TO THE POINT OF BEGINNING.

CONTAINS 147,480 SQUARE FEET OR 3.39 ACRES, MORE OR LESS.

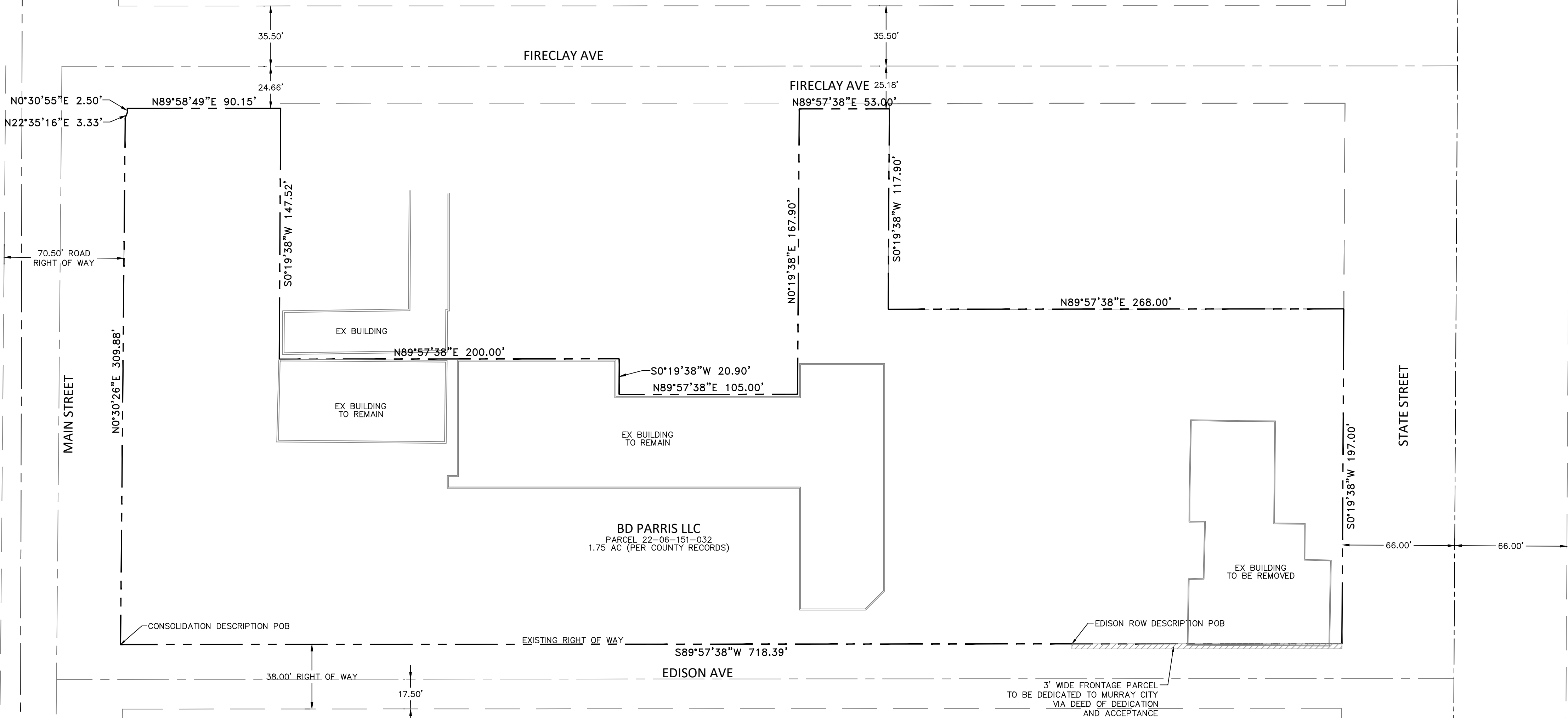
EDISON ADDITIONAL RIGHT OF WAY LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°07'52" EAST ALONG THE SECTION LINE A DISTANCE OF 754.43 FEET AND EAST 58.72 FEET AND NORTH 89°57'38" EAST 559.59 FEET FROM THE WEST QUARTER OF SAID SECTION 6, AND RUNNING THENCE NORTH 89°57'38" EAST 158.80 FEET; THENCE SOUTH 00°19'38" WEST 3.00 FEET; THENCE SOUTH 89°57'38" WEST 158.80 FEET; THENCE NORTH 00°19'38" EAST A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 476 SQUARE FEET, MORE OR LESS.

C:\DATA\13124 Murray Parris RV Property.dwg Parris RV 2025 Service Center Parcel Consolidation.dwg
PLOT DATE: Feb 26, 2025



NO.	REVISION	DATE

PROJECT INFORMATION

BD PARRIS LLC

PARCEL CONSOLIDATION EXHIBIT

71 EAST EDISON AVE

MURRAY, UTAH

DRAWN
MEC

CHECKED

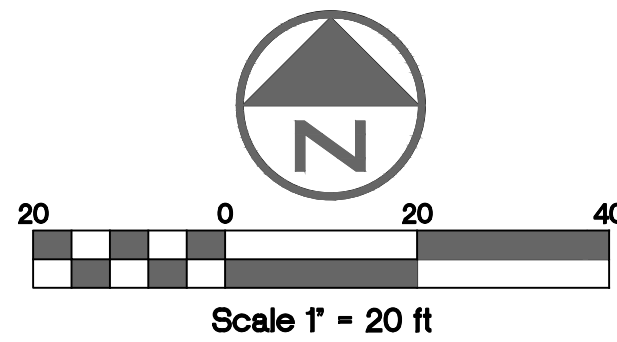
PROJECT #
13124

ENGINEER'S STAMP

DATE
2/26/25

SCALE
1" = 40'

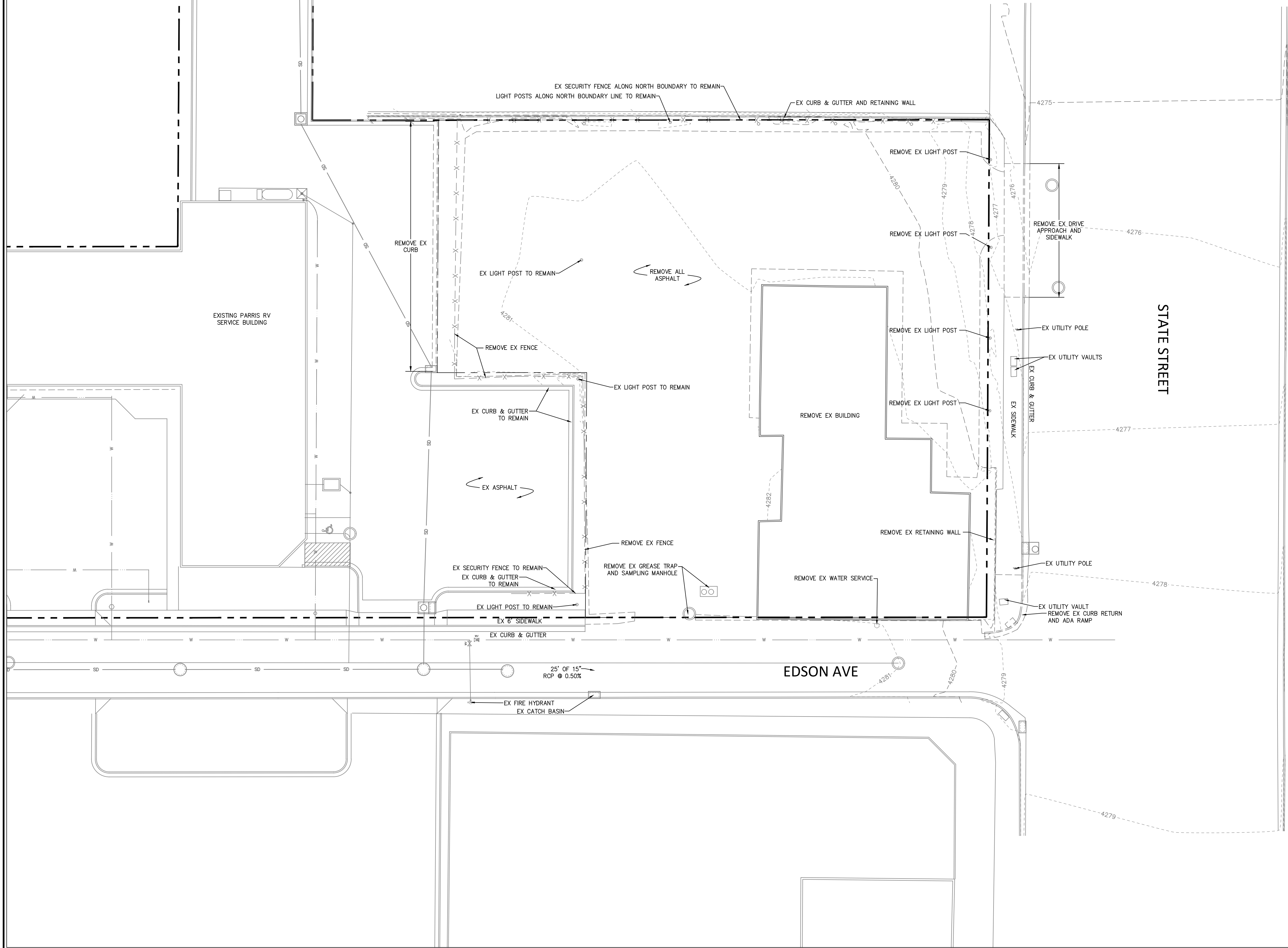
SHEET
C101



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:



G:\DATA\13124 Markey Parris RV Property\dwg\25031 Parris RV Edison State St.dwg
PLOT DATE: Feb 26, 2025

NO.	REVISION	DATE

PROJECT INFORMATION

BD PARRIS

EDISON & STATE SITE
EXISTING CONDITIONS AND DEMO PLAN
71 EAST EDISON AVE
MURRAY CITY, UTAH

DRAWN
MEC

CHECKED

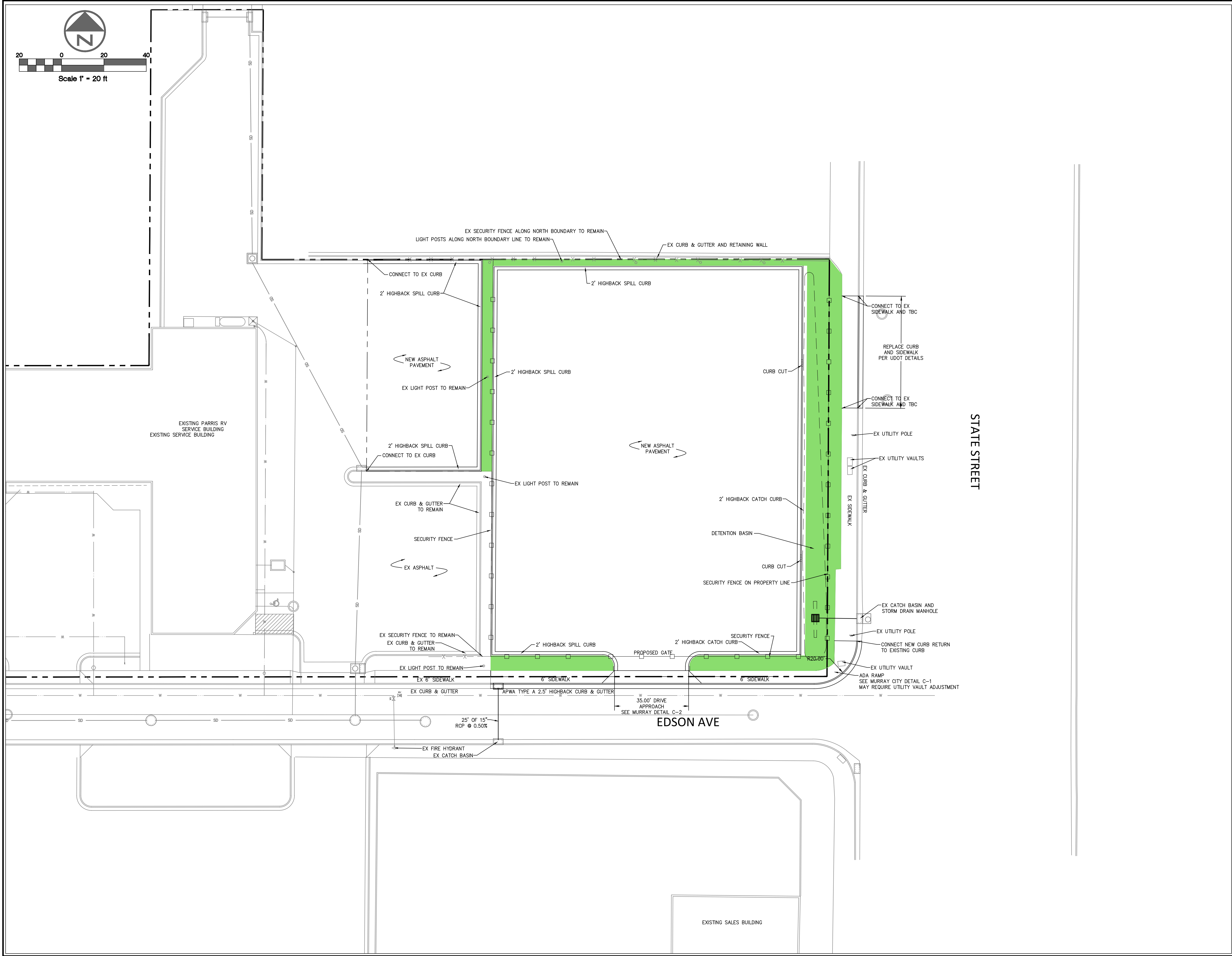
PROJECT #
13124

DATE
2/26/25

SCALE
1" = 20'

SHEET
C102

ENGINEER'S STAMP





WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

LANDSCAPED AREA

AREA CALCULATIONS:
NEW PARCEL: 37,203 SF
10% REQUIREMENT: 3,720 SF
TOTAL SHOWN: 3,739 SF
*INSIDE PROPERTY LINE & SIDEWALKS

NO.	REVISION	DATE

PROJECT INFORMATION

BD PARRIS


EDISON & STATE SITE
SITE PLAN

71 EAST EDISON AVE
MURRAY CITY, UTAH

DRAWN
MEC

CHECKED

PROJECT #
13124



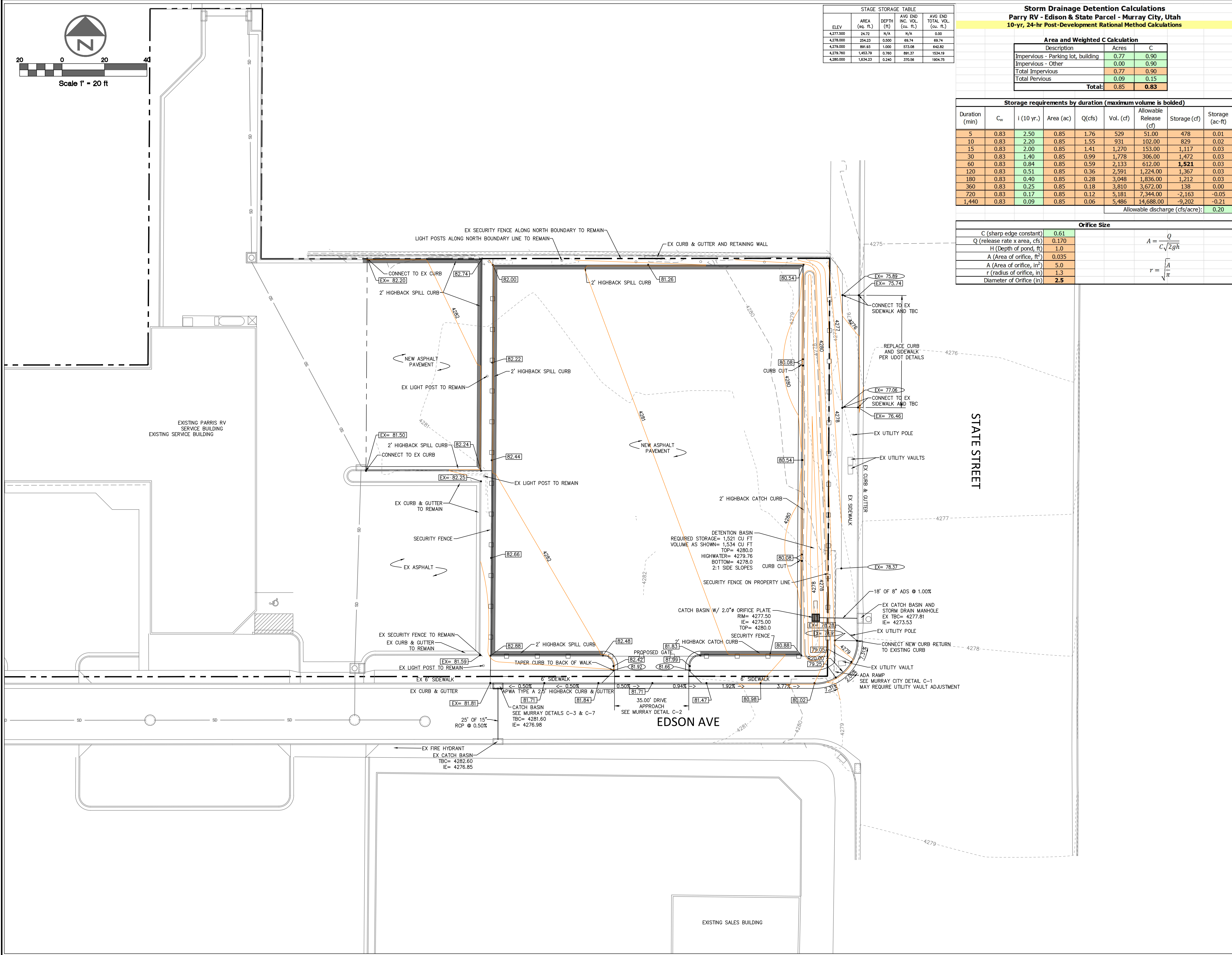
ENGINEER'S STAMP

DATE
2/26/25

SCALE
1" = 20'

SHEET
C103

S:\DATA\13124 Markey Parris RV Property\dwg\25031 Parris RV Edison State Site.dwg
PLOT DATE: Feb 26, 2025



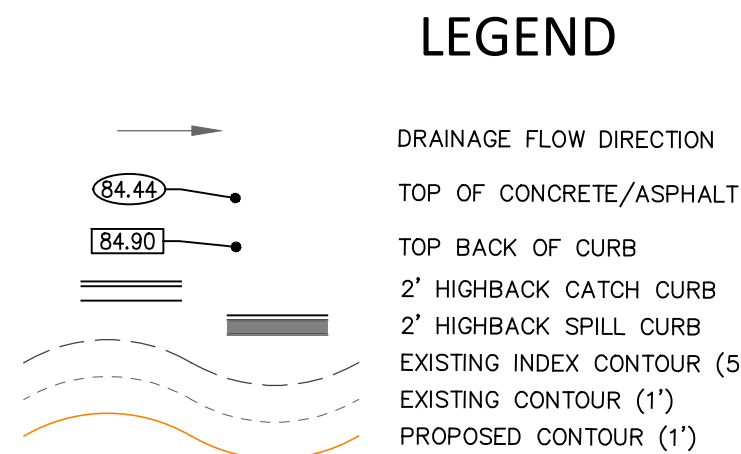
Area and Weighted C Calculation		
Description	Acres	C
Impervious - Parking lot, building	0.77	0.90
Impervious - Other	0.00	0.90
Total Impervious	0.77	0.90
Total Pervious	0.09	0.15
Total:	0.85	0.83

		Orifice Size	
C (sharp edge constant)	0.61	$A = \frac{Q}{C_d \sqrt{2gh}}$	
Q (release rate x area, cfs)	0.170		
H (Depth of pond, ft)	1.0		
A (Area of orifice, ft ²)	0.035		
A (Area of orifice, in ²)	5.0		
r (radius of orifice, in)	1.3		
Diameter of Orifice (in)	2.5	$r = \sqrt{\frac{A}{\pi}}$	



DRAWING NOTES:

- THE EXISTING SLOPES ALONG EDISON AVE ARE RELATIVELY FLAT. AFTER CONSTRUCTION STAKING AND PRIOR TO FORM PLACEMENT, THE ENGINEER SHALL BE CONTACTED TO REVIEW THE ELEVATIONS WITH THE CONTRACTOR TO ENSURE PROPER SLOPES FOR THE NEW CURB. SOME ASPHALT REMOVAL AND REPLACEMENT IN EDISON AVE MAY BE NECESSARY TO ENSURE DRAINAGE FLOWS TO NEW CURB.




NO.	REVISION	DATE

PROJECT INFORMATION

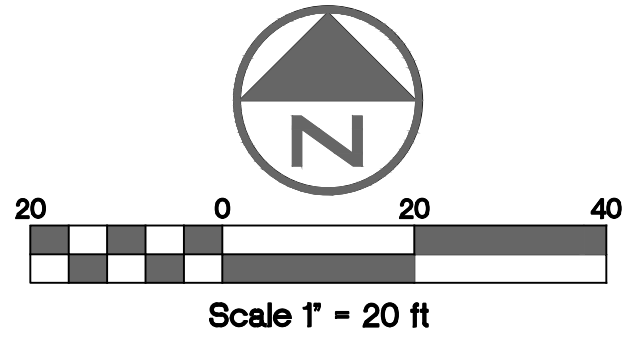
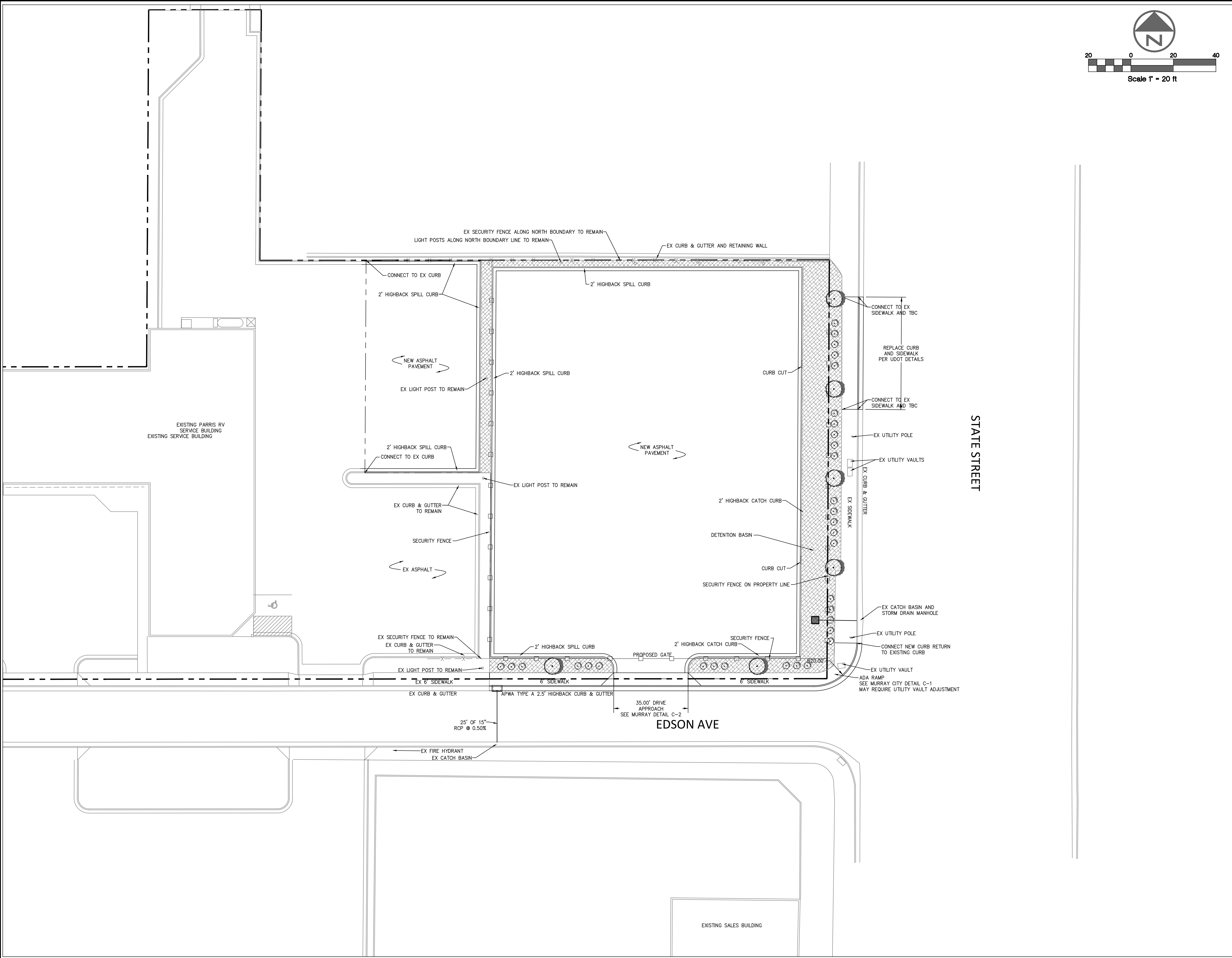
BD PARRIS

**EDISON & STATE SITE
GRADING & DRAINAGE PLAN**

**71 EAST EDISON AVE
MURRAY CITY, UTAH**

DRAWN MEC	CHECKED	PROJECT # 13124
 ENGINEER'S STAMP	DATE 2/26/25	
	SCALE 1" = 20'	
	SHEET C104	

G:\DATA\13124 Markay Parris RV Property\dwg\25031 Parris RV Edison State St.dwg
PLOT DATE: Feb 26 2025






WILDING


ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

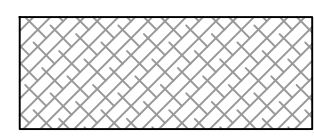
DRAWING NOTES:



FLOWERING ORNAMENTAL TREE
(6 REQUIRED)



MEDIUM SHRUB
(8 5-GALLON REQUIRED)
(24 1-GALLON REQUIRED)



NEW LANDSCAPING ROCK W/ SHRUBS
5,147 SQ FT

LANDSCAPED AREA CALCULATIONS:

NEW PARCEL:	37,203 SF
10% REQUIREMENT:	3,720 SF
TOTAL SHOWN:	3,739 SF
*INSIDE PROPERTY LINE & SIDEWALKS	

NO.	REVISION	DATE

PROJECT INFORMATION

BD PARRIS

EDISON & STATE SITE
LANDSCAPING PLAN
71 EAST EDISON AVE
MURRAY CITY, UTAH


DRAWN

MEC

CHECKED

PROJECT #

13124



ENGINEER'S STAMP

DATE

2/26/25

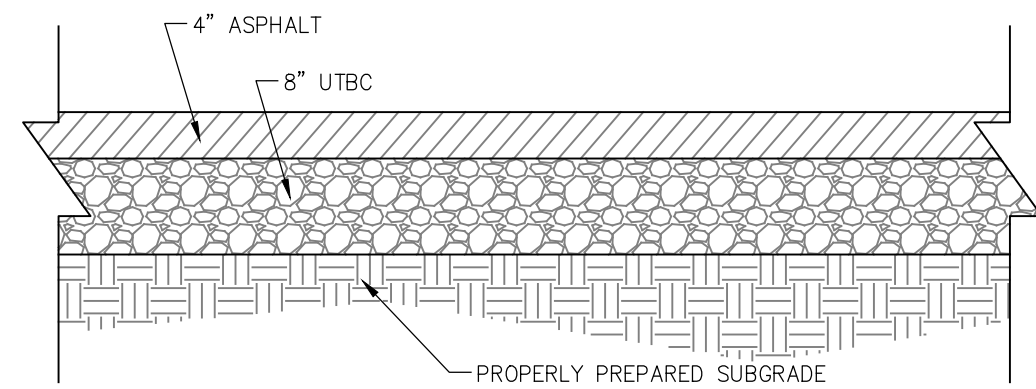
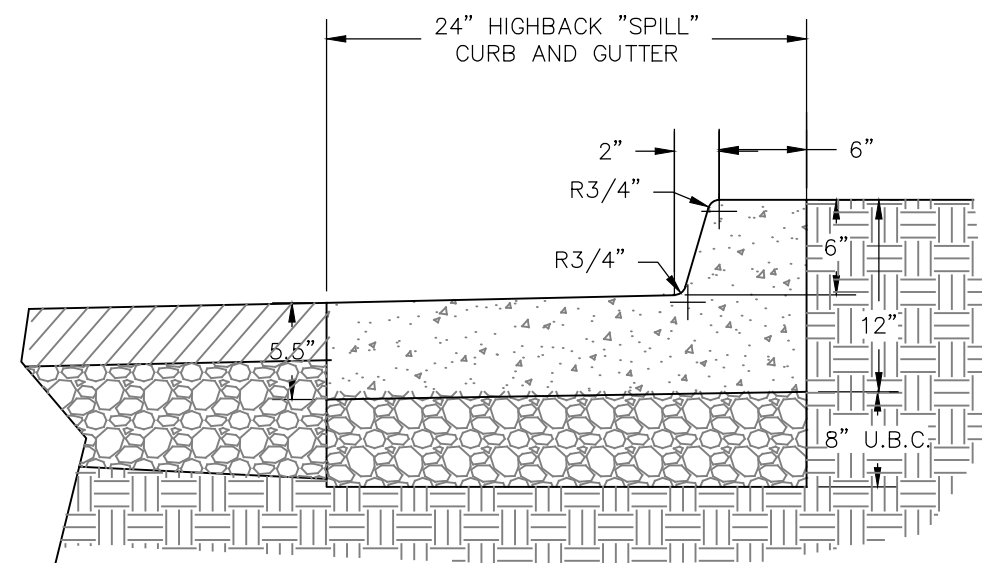
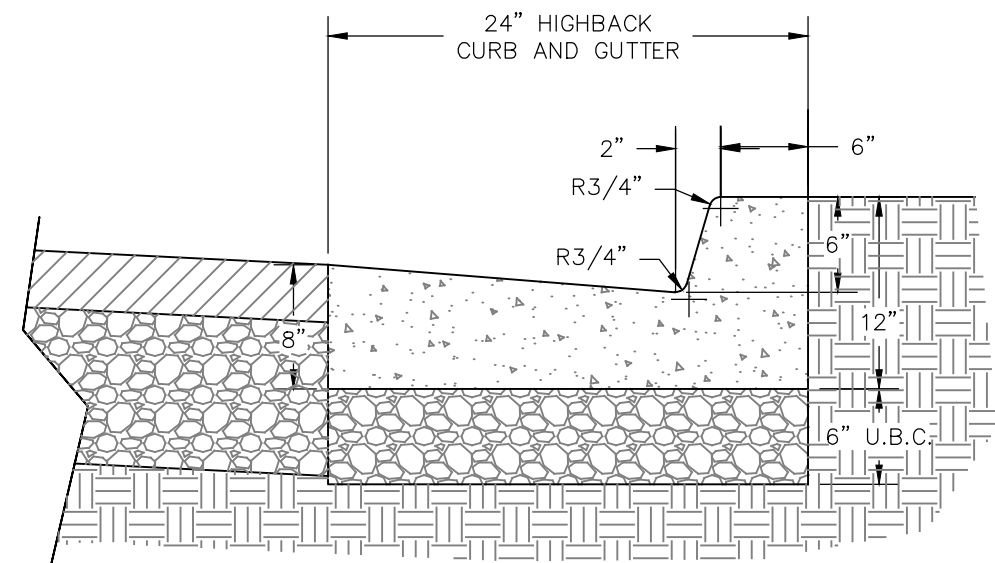
SCALE

1" = 20'

SHEET

C105

S:\DATA\13124 Murray Parris RV Property\dwg\135031 Parris RV Edison State Site.dwg
PLOT DATE: Feb 26, 2025



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1. MURRAY CITY DETAILS CAN BE DOWNLOADED FROM
[HTTPS://WWW.MURRAY.UTAH.GOV/DOCUMENTCENTER/VIEW/1385/MURRAY-STANDARD-DRAWINGS?BIDID=](https://www.murray.utah.gov/documentcenter/view/1385/murray-standard-drawings?bidid=)

CURB AND GUTTER NOTES:

1. UNTREATED BASE COURSE (U.B.C.): COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
2. CONCRETE: USE CLASS 3,000 CONCRETE.
3. EXPANSION JOINTS: PROVIDE TYPE F1 JOINT FILLER, PLACE FULL DEPTH AT 40' INTERVALS, WITH TOP SET FLUSH WITH SURFACE OF GUTTER. NO SEALANT IS REQUIRED.
4. CONTROL JOINTS: PLACE AT 10' INTERVALS.
5. CURING: USE LIQUID MEMBRANE WITH CHLORINATED RUBBER SUBSTANCE TYPE UNLESS SPECIFIED OTHERWISE.

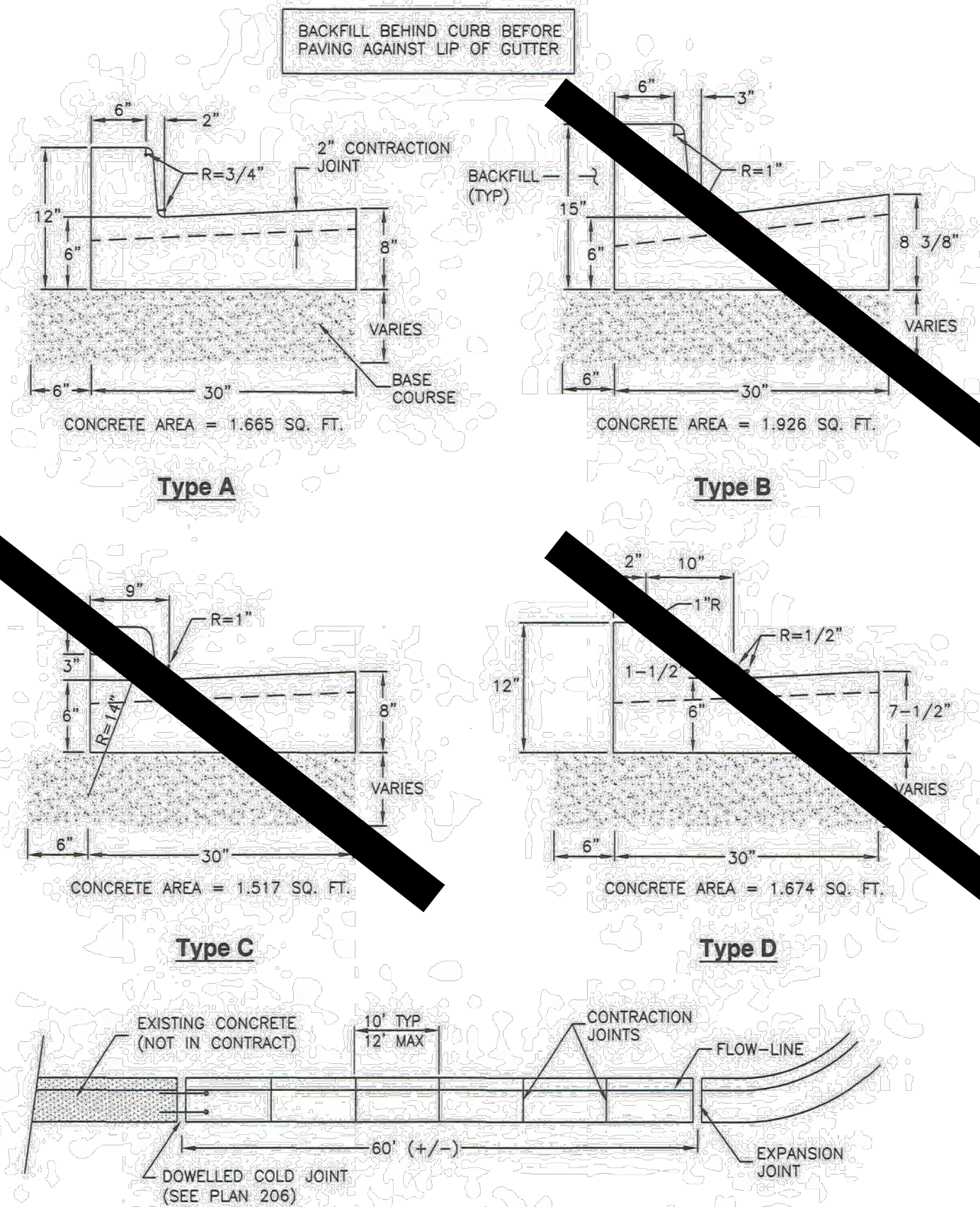
CURB AND GUTTER NOTES:

1. UNTREATED BASE COURSE (U.B.C.): COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
2. CONCRETE: USE CLASS 3,000 CONCRETE.
3. EXPANSION JOINTS: PROVIDE TYPE F1 JOINT FILLER, PLACED FULL DEPTH AT 40' INTERVALS, WITH TOP SET FLUSH WITH SURFACE OF GUTTER. NO SEALANT IS REQUIRED.
4. CONTROL JOINTS: PLACE AT 10' INTERVALS.
5. CURING: USE LIQUID MEMBRANE WITH CHLORINATED RUBBER SUBSTANCE TYPE UNLESS SPECIFIED OTHERWISE.

NOTES:

1. RECOMMENDATIONS FROM PROJECT SOILS REPORT BY WILDING ENGINEERING DATED OCTOBER 5, 2018. SEE REPORT FOR MORE INFORMATION.
2. A CBR VALUE OF 3 WAS USED FOR THIS SITE.
3. ALTERNATIVE SECTIONS ARE 3" ASPHALT OVER 6" UTBC OVER 6" GRANULAR BORROW OR 3.5" ASPHALT OVER 9" UTBC.
4. DUMPSTER AREA (IF ADDED) SHALL BE 5" CONCRETE OVER 8" UTBC.

PARKING LOT ASPHALT SECTION
NOT TO SCALE



JOINT DETAIL

Curb and gutter

Plan
205.1
December 2008



NO.	REVISION	DATE

PROJECT INFORMATION

BD PARRIS

EDISON & STATE SITE DETAILS

71 EAST EDISON AVE
MURRAY CITY, UTAH

DRAWN

MEC

CHECKED

PROJECT #

2/26/25

SCALM

AS NOTED

SHEET

C106



ENGINEER'S STAMP



NOTICE OF PUBLIC HEARING

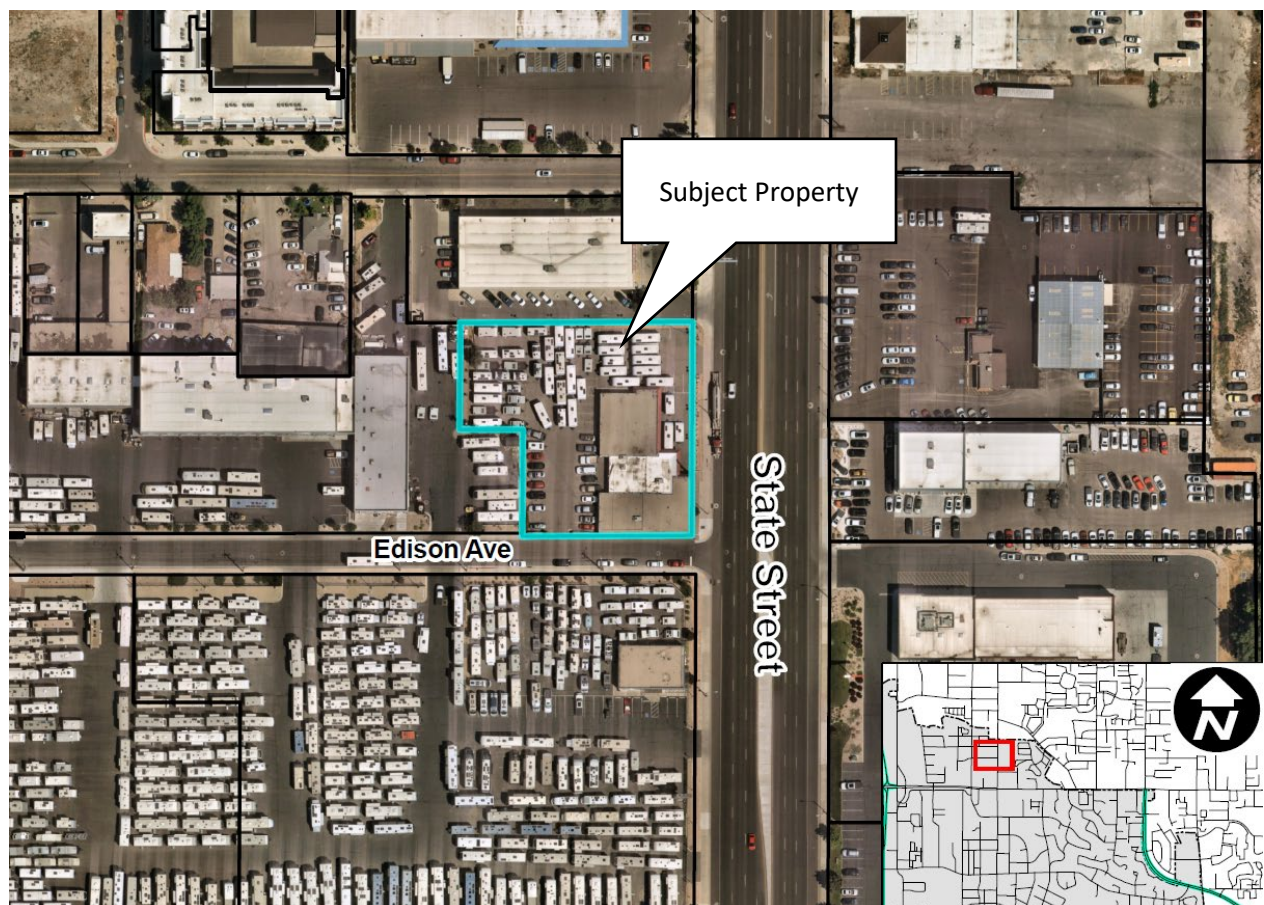
May 1st, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Parris RV** for the property located at **4338 South State Street**.

The applicant is requesting an amendment to an approved Conditional Use permit for an expansion of RV sales and parking in place of an existing building on the property mentioned above.

To make comments regarding this proposal, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 500 feet of the subject property.

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



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.

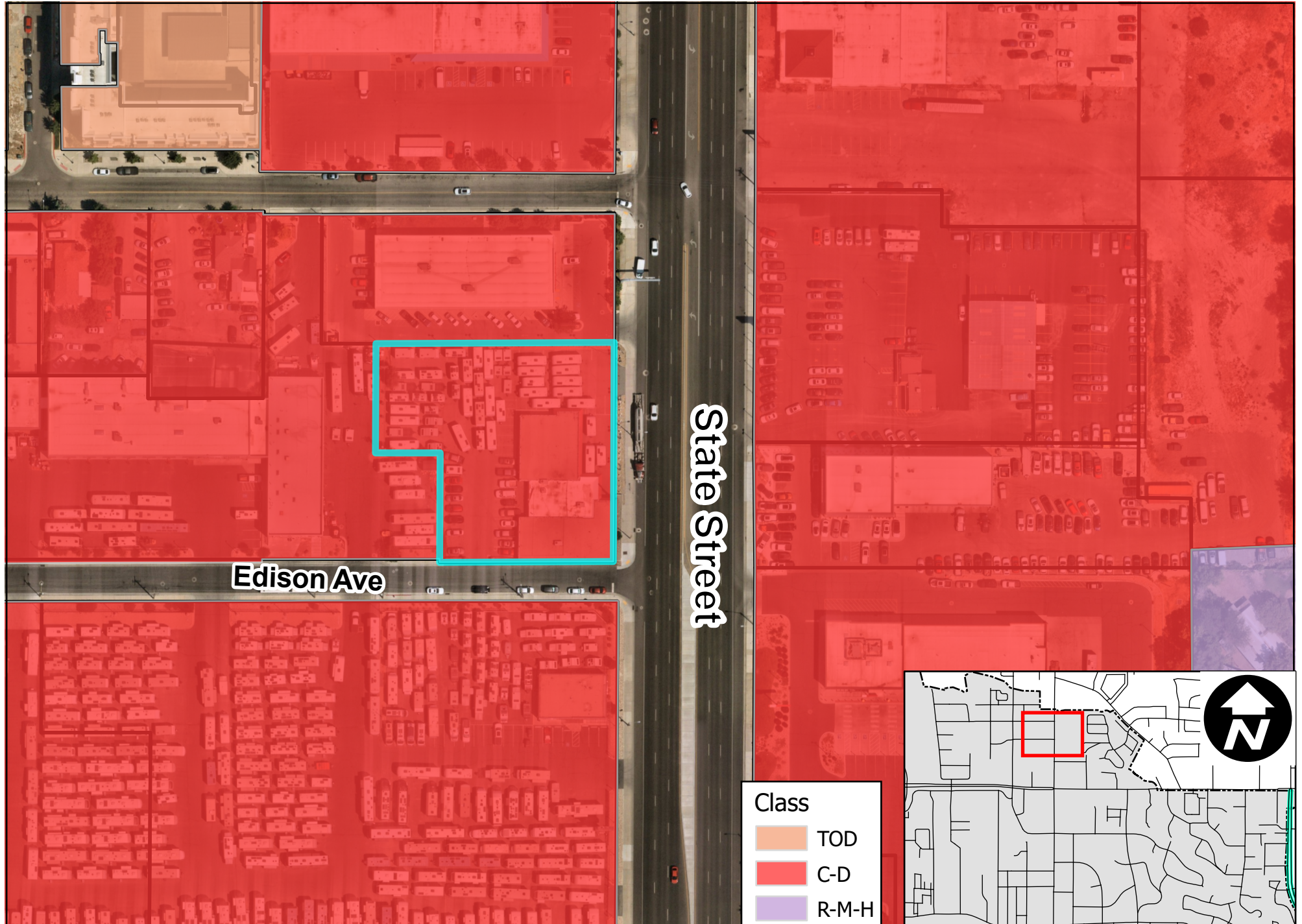
Public Notice Dated | April 17, 2025

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

4338 South State Street



4338 South State Street





AGENDA ITEMS #7 & #8 Cottonwood Creek Townhomes

ITEM TYPE:	Preliminary Subdivision Approval and Planned Unit Development Approval		
ADDRESS:	787 & 825-865 East 4800 South	MEETING DATE:	May 1 st , 2025
APPLICANT:	John Blocker, Brighton Homes	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-08-108-016 & 22-08-108-022	PROJECT NUMBER:	25-029 & 25-030
ZONE:	R-M-25, Multiple Family High Density		
SIZE:	3.93 – acre site 64 townhomes		
REQUEST:	The applicant is requesting approval to develop the subject property into sixty-four (64) 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 17.128.030 of the Murray City Land Use Ordinance requires that single-family attached (#1112) and Multi-Family dwelling (#1151) 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-25, Multiple Family High Density zone in the Murray City Land Use Ordinance, Chapter 17.128.

Section 17.56.100 specifies that Conditional Use Permit approval for the PUD is valid for a two-(2) 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 comprised of two parcels totally 3.93 acres located south of the Van Winkle Expressway and adjacent to 4800 South. This location has been used as a single-family dwelling and several office buildings that have fallen into a state of disrepair. The applicant has purchased the property with the intention of building sixty-four (64) for sale townhomes.

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 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	Commercial/Office	C-D
South	Residential Single & Multi-Family	R-1-8 & R-M-10
East	Residential Multi-Family	R-M-10
West	Single Family Residential	R-1-8

Project Description

The proposal is a planned unit development for a townhome subdivision with a total of sixty-four (64) new units along 4800 South. The applicant proposes to utilize a portion of the west property as open space for the project. This will allow separation from the nearby single-family

subdivision. The applicant has also proposed that the dwelling at 787 East 4800 South be separated out and sold. The applicants are requesting the Planned Unit Development approval to allow a variation of setbacks. (See chart below).

Plat Amendment

The project was originally proposed as two separate parcels, with Parcel A being the open space and Parcel B being the residential units. Staff has determined that the best way to proceed is to amend the subdivision plat to include Parcel A as part of the overall project.

Project Density

The R-M-25 zone allows for a base density of up to twenty-two (22) houses per acre. The total amount of land in this project is 3.93 acres, but the applicant is intending to keep an acre of the property to the west to use as open space, so that amount is not being considered as part of the determined density. Based on the 2.93 acres of the subject property the project is allowed up to sixty-four (64) units. The proposed sixty-four (64) units is just under twenty-two (22) houses per acre and meets the requirements of the zone and for granting the PUD approval.

R-M-25 Zone Standards

Murray Land Use Section 17.124.080 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 17.128 (R-M-25) with proposed variations to setbacks that are allowed by Chapter 17.60 (Planned Unit Development) within the Murray City Land Use Ordinance.

R-M-25 Zone	Code Requirement	Proposed	Average
Front Yard	Twenty-Five Feet (25’)	Between Fourteen and Twenty Feet (14-20’)	17.65’
Rear Yard	Twenty-Five Feet (25’)	Between ninety-eight and one hundred feet (98’-100’)	99.12’
Interior Side Yard	Eight Feet (8’)	Twenty-two to fifty-seven feet (22’-57’)	
Corner Side Yard	Twenty Feet (20’)	N/A	
Height	Up to Forty Feet (40’)	Between 26’-38’	

The structures consist of between three (3) to six (6) attached townhomes. The table above shows the requirements of the zone and the requested changes allowed by the PUD application. In the table above, the front and rear setbacks have been proposed at between fourteen (14’) and twenty feet (20’). Allowing for reduced setbacks is consistent with the intent of the PUD ordinance and provides an opportunity for open space preservation in other parts of the development. Planning and Engineering staff do not have any concerns with the layout as proposed.

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 sixty-four units which results in a total parking need of 160 spaces. Each townhome has a two-car garage that provides 128 spaces and a mix of driveway space and guest/visitor parking totaling thirty-two (32) additional spaces. The applicant has provided a total of 160 spaces, this meets the minimum required by the Murray City Land Use Ordinance Section 17.120.110. No additional parking is required at this time.

Access

The development will have a single access at 4800 South that terminates in a loop around the entire project that provides for emergency access turnaround. Vehicular access will be provided to all units via a main road with twenty-four foot (24') hard surface drive and thirty-four foot (34') total right-of-way. The Fire Department has reviewed this proposal and have given their approval.

There are pedestrian accesses provided by a sidewalk that comes off Vine Street and goes around the perimeter of the property. There is also a trail on the north end of the property that connects to the sidewalk on 4800 South and leads to the open space on the west side of the property.

Landscaping

Section 17.60.030(G) requires that open space be provided, and that it be accessible and usable by all persons occupying dwelling units in the planned unit development. The applicant has provided a landscaping plan that is attached to this staff report for the Planning Commission's review. The landscape plan shows an extensive landscaped area to the west of the development that includes a walking path, a retention basin, and a tot lot. This open space is accessible from the middle of the development as well as a trail on the north side that connects to 4800 South. The landscaping will be maintained by the Homeowner's Association.

Fencing

The applicant has proposed a six-foot (6') fence between the open space and the adjacent residential property to the west. There is also a 5' chain link fence that is currently existing around the single-family home to the direct south of the project that will remain. The fencing that is proposed meets code requirements.

Building Materials and Colors

The developer has proposed a standard floorplan available for the units 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 a brick area on the façade that surrounds a wooden main area of the front. The sides and rear of the buildings consist of stucco and wood. The colors consist of more earthy tones including, browns, creams, and off whites.

Utilities

Utility plans are included as an attachment to this staff report. Public utilities are available within 4800 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 meaningful and usable open space and to make more efficient use of utilities. The proposed development has been carefully considered and impacts from 4800 South and the provided site plan separates the potential development from the surrounding uses while maintaining the allowed density. The project is a good use of infill between the various residential use types to the south and the commercial uses across Van Winkle to the north.

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 Ivy Place across Van Winkle.

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 3.93 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 #1151, Multi-family dwellings are allowed in the R-M-25 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 Brighton Homes LLC. 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 minimal reductions to the setbacks and provides for greater utilization of open space. The applicant has proposed a site plan that complements the various residential and commercial uses that surround the property.

- E. Preservation, maintenance, and ownership of required open space within the development shall be accomplished by:*
- a. Dedication of the land as a public park or parkway system in accordance with Utah Code Annotated section 10-9a-607; or*
 - b. 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*
 - c. 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 on the west side of the development to meet their open space requirements. This area is .73 acres and contains a trail system, an open field that will be used as a detention basin, and a playground area for residents to use. The trail system ties into a trail that goes across the north end of the property to connect to the sidewalk on 4800 south. There are also other pockets of space scattered thorough out the property.

- 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 4800 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.

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 infill 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 replacing what currently is an old business park in need of renovations. The new townhouses will ensure maintenance of the property. 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 115 property owners for parcels located within 450 feet of the subject property and affected entities. As of the date of this report, Staff has not received any comments about this application.

VII. CITY DEPARTMENT REVIEW

Planning Division Staff circulated the proposed plans to multiple Murray City Departments for review on April 15th, 2025. The following comments have been provided by the departments:

- Murray City Engineering made the following comments:
 - Meet City subdivision and requirements and standards – City Code Title 16.
 - Address all engineering review comments prior to printing the plat to mylar.
 - Provide a copy of the HOA CC&R's and declaration.
 - Provide subdivision street names – City Code 12.08.040.
 - Provide grading, drainage and utility plan and profile drawings – Subdivision Application & City Code 16.16.
 - Meet City storm drainage requirements, on-site detention/retention 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.
 - Provide a site geotechnical study and follow recommendations.
 - Relocate overhead power as per Murray City Power requirements – City Code Chapter 16.16.320.
 - Replace any damaged curb and gutter and sidewalk along property frontage to 4800 South. Upgrade sidewalk ramps to meet current standards - City Code Chapter 12.12.050.
 - Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - Obtain Cottonwood Improvement District review and approval for sanitary sewer connection and service – 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 (4800 South) – 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 13.52.030.
 - Stormwater Inspection and Maintenance Agreement is required for on-site stormwater system –City Code 13.52.050.
 - Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
- The Murray City Fire Department made the following comments:
 - Fire apparatus access roads shall extend to within 150 ft of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route.
 - Dead-end fire apparatus roads in excess of 150 ft in length shall be provided with cul-de-sac.
 - Where vertical distance between the grade plane and highest roof surface exceeds 30' approved aerial fire apparatus access roads of 26' unobstructed width shall be provided.
 - Advise if there will be a controlled access security gate to meet code requirements.
 - Please use IFC 2021 and applicable NFPA as reference.
 - Please work with Fire and Water departments to address approved water supply and address flow capacity to support fire protection of the development.
 - Please use IFC 2021 and applicable NFPA as reference.
 - The Murray City Water Division made the following comments:
 - All water utility work must follow Murray City Water Specification and Requirements: <https://www.murray.utah.gov/DocumentCenter/View/16107/2024-Water-Specifications-Requirements>
 - Coordinate further with Murray City Water on future connections, relocations or abandonment of existing water infrastructure, all of which the city must agree upon.
 - Murray City Water & Fire will want to evaluate fire flow for the development. A second connection that creates a looped system may be a requirement to meet fire flow capacity.

- Murray City requires the watermain to be Class 52 ductile iron.
- Murray City requires the service material from the main to the meter to be copper. It can be CTS poly tubing from the meter to the point of use.
- Provide total irrigated acreage for the landscape of the development (irrigated acreage of turf grass and irrigated acreage for waterwise landscaping) to calculate the developments impact fee.

The Murray City Wastewater Department made the following comments:

- Development will tie into Cottonwood Improvement District (CID) sewer system. All sewer work must be meet CID specification and be approved by CID.
- Plans should include CID sewer details directly from the CID specification book.
- Plat map should include CID signature block not Murray Sewer block.

- The Murray City Power Department made the following comments:

- There are two different layouts for the project, work with Mike Brown for power design on the final corrected project layout. Previous design will change accordingly.
- 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).
- 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.
- Contractor to contact John Galanis at (801) 264-2723 for metering placement and requirements.

- The Murray City Building Division made the following comments:

- Obtain proper building permits for each townhome.

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 Cottonwood Creek Townhomes 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 17.124 and 17.60 of the Murray City Land Use Ordinance.
3. The proposed subdivision is in harmony with the purposes of the R-M-25 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 Cottonwood Creek Townhomes on the properties addressed 825-865 and 787 East 4800 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.
 - 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 subdivision street names – City Code 12.08.040.
 - e. Provide grading, drainage and utility plan and profile drawings – Subdivision Application & City Code 16.16.
 - f. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices – Subdivision Application & City Code 13.52.050.
 - g. Provide PUE's on all common areas – City Code Chapter 16.16.100.
 - h. Provide a site geotechnical study and follow recommendations.
 - i. Relocate overhead power as per Murray City Power requirements – City Code Chapter 16.16.320.
 - j. Replace any damaged curb and gutter and sidewalk along property frontage to 4800 South. Upgrade sidewalk ramps to meet current standards - City Code Chapter 12.12.050.
 - k. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - l. Obtain Cottonwood Improvement District review and approval for sanitary sewer connection and service – City Code Chapter 16.16.300.
 - m. Provide subdivision street lighting - City Code 16.16.310.
 - n. Provide an improvement bond prior to recording the subdivision plat (4800 South) – City Code Chapter 16.16.220
 - o. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work – City Code Chapter 13.52.030.
 - p. Stormwater Inspection and Maintenance Agreement is required for on-site stormwater system – City Code 13.52.050.
 - q. Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
2. The subdivision shall meet the requirements of the Murray City Fire Department.
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-25 Zone as outlined in Chapter 17.128, Chapter 17.62, Condominiums, and Planned Unit Development as outlined in Chapter 17.60 of the Murray City Land Use Ordinance.
8. The subdivision shall be amended to include Parcel A into the overall project prior to the final plat approval.
9. 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.

From: [Laura Hunter](#)
To: [Planning Commission Comments](#)
Subject: [EXTERNAL]public comment re: May 1 meeting
Date: Wednesday, April 23, 2025 3:11:20 PM

We are submitting public comment for the meeting on May 1 regarding the application submitted by Valeria Martinez for an event/reception venue.

We received notice because our home is within 400 feet of the subject property.

We are concerned about the added noise and waste that will be generated by the proposed operation.

Noise - An event/reception venue is likely to have music and activity into the evening hours, far beyond the handful of people going in and out of the gym occurring now. As it is currently, the noise from the trucks picking up garbage and banging the dumpster to empty it can be easily heard in the early morning hours. The sound echoes off the buildings and asphalt since there are no trees or sound barriers present. The proposed event venue would extend this noise window to evenings, weekends, and holidays which are typically quiet. With the large parking lot surrounding the venue, sound easily bounces and is amplified. We are concerned about evening events with music, bands, or loud groups of people gathered in the parking lot as they exit the venue after their reception or event. Wedding receptions often have people decorating cars, for example, activity that would be easily heard in our location. We are also concerned about fireworks, confetti poppers, drums, cheering, applause, music, or other noise generating activities that may occur during celebrations at the reception venue.

Waste – A reception and event venue will likely generate a much higher volume of food waste than the current businesses, meaning more garbage dumpsters and bins. The presence of added food waste brings an increased risk of rodents and insects to the area. An infestation like that could easily expand beyond the parking lot into nearby yards and homes. Mitigation would require insecticides and chemicals that would travel through the air and rain runoff into the yards of homes like ours that are slanted down toward the back of the property. The added waste will also necessitate more frequent garbage pick-ups and resulting noise.

Thank you for the opportunity to express these concerns.
Laura Hunter and Bruce Hunter, homeowner residents

PLANNED UNIT DEVELOPMENT APPLICATION

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

Name of Proposed Subdivision: Cottonwood Creek Townhomes

Project Address: 825-865, 787 E 4800 S Murray, UT, 84107

Parcel Identification (Sidwell) Number: 22081080160000, 22081080220000

Parcel Area(acres): 3.95 Zoning District: R-M-25 Total # of Lots: 64

Applicant Information

Name: Brighton Homes Utah II, LLC

Mailing Address: 45 E Center St Ste 004 City: North Salt Lake State: UT ZIP: 84054

Phone #: 909-706-0890 Fax #: _____ Email Address: john@buildwithbrighton.com

Property Owner's Information (If different)

Name: Lotus 787 East, LLC & Lotus PG, LLC ET AL

Mailing Address: 215 S State St Floor 13 City: Salt Lake City State: UT ZIP: 84111

Phone #: 801-910-8807 Fax #: _____ Email Address: adam@lotuscompany.com

Licensed Engineer Information

Name: Reeves and Associates

Mailing Address: _____ City: Riverdale State: UT ZIP: 84405

Phone #: 801.621.3100 Fax #: _____ Email Address: jeremy@reeve.co

Authorized Signature: John Blocker Digitally signed by John Blocker
DN: cn=John Blocker, o=Brighton Homes, ou=Brighton
Company, ou=Utah, cn=John Blocker
Reason: I have reviewed this document
Date: 2025.03.25 17:18:00 -0700 Date: 03/25/2025

For Office Use Only

Project Number: PZ-25-029 Date Accepted: 03/26/2025

Planner Assigned: Zach Smallwood

Property Owner's Affidavit

I (we) Lotus 787 East, LLC & Lotus PG, LLC ET AL, 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.

LOTUS PG, LLC, a Utah limited liability company

By: 

Name:

Its: Manager

STATE OF UTAH)

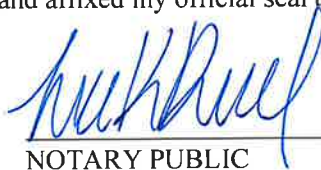
) ss.

COUNTY OF Salt Lake)

On this 24 day of March, 2025, before me, the undersigned, personally appeared Bryan Wagner, known or identified to me to be authorized signatory of Lotus PG, LLC, who executed the instrument on behalf of said company, and acknowledged to me that the company executed the same.

In witness whereof have set my hand and affixed my official seal the day and year in this certificate first above written.




NOTARY PUBLIC

Agent Authorization

I (we) Lotus 787 East, LLC & Lotus PG, LLC ET AL, the owner(s) of the real property located at 825-865, 787 E 4800 S Murray, UT, 84107, in Murray City, Utah do hereby appoint Brighton Homes Utah II, LLC, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Brighton Homes Utah II, LLC to appear on my (our) behalf before any City board or commission considering this application.

LOTUS SP, LLC, a Utah limited liability company

By: 

Name:

Its: Manager

STATE OF UTAH)

) ss.

COUNTY OF Salt Lake)

On this 24 day of March, 2025, before me, the undersigned, personally appeared Bryan Wright, known or identified to me to be authorized signatory of Lotus SP, LLC, who executed the instrument on behalf of said company, and acknowledged to me that the company executed the same.

In witness whereof, I have set my hand and affixed my official seal the day and year in this certificate first above written.




NOTARY PUBLIC

PRELIMINARY SUBDIVISION APPLICATION

Name of Proposed Subdivision: Cottonwood Creek Townhomes

Project Address: 825-865, 787 E 4800 S Murray, UT, 84107

Parcel Identification (Sidwell) Number: 22081080160000, 22081080220000

Parcel Area(acres): 3.95 Zoning District: R-M-25 Total # of Lots: 64

Applicant Information

Name: Brighton Homes Utah II, LLC

Mailing Address: 45 E Center St Ste 004 City: North Salt Lake State: UT ZIP: 84054

Phone #: 909-706-0890 Fax #: _____ Email Address: john@buildwithbrighton.com

Property Owner's Information (If different)

Name: Lotus 787 East, LLC & Lotus PG, LLC ET AL

Mailing Address: 215 S State St Floor 13 City: Salt Lake City State: UT ZIP: 84111

Phone #: 801-910-8807 Fax #: _____ Email Address: adam@lotuscompany.com

Licensed Engineer Information

Name: Reeves and Associates

Mailing Address: 5160 1500 W City: Riverdale State: UT ZIP: 84405

Phone #: 801.621.3100 Fax #: _____ Email Address: jeremy@reeve.co

Authorized Signature: John Blocker Date: 03/24/2025

Digitally signed by John Blocker
DN: c=US, e=john@buildwithbrighton.com,
ou=Brighton Communities, ou=Manager, cn=John
Blocker
Reason: I have reviewed this document
Date: 2025.03.25 17:04:24 -0700

For Office Use Only

Project Number: PZ-25-030 Date Accepted: 3/26/2025

Planner Assigned: Zachary Smallwood

Property Owner's Affidavit

I (we) Lotus 787 East, LLC & Lotus PG, LLC ET AL, 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.

LOTUS PG, LLC, a Utah limited liability company

By: 

Name:

Its: Manager

STATE OF UTAH)

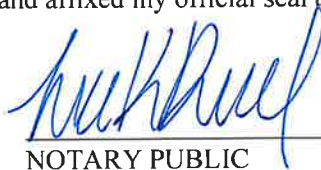
) ss.

COUNTY OF Salt Lake)

On this 24 day of March, 2025, before me, the undersigned, personally appeared Bryan Winkler, known or identified to me to be authorized signatory of Lotus PG, LLC, who executed the instrument on behalf of said company, and acknowledged to me that the company executed the same.

In witness whereof have set my hand and affixed my official seal the day and year in this certificate first above written.




NOTARY PUBLIC

Agent Authorization

I (we) Lotus 787 East, LLC & Lotus PG, LLC ET AL, the owner(s) of the real property located at 825-865, 787 E 4800 S Murray, UT, 84107, in Murray City, Utah do hereby appoint Brighton Homes Utah II, LLC, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Brighton Homes Utah II, LLC to appear on my (our) behalf before any City board or commission considering this application.

LOTUS SP, LLC, a Utah limited liability company

By: 

Name:

Its: Manager

STATE OF UTAH)

) ss.

COUNTY OF Salt Lake)

On this 24 day of March, 2025, before me, the undersigned, personally appeared Bryan Wright, known or identified to me to be authorized signatory of Lotus SP, LLC, who executed the instrument on behalf of said company, and acknowledged to me that the company executed the same.

In witness whereof, I have set my hand and affixed my official seal the day and year in this certificate first above written.




NOTARY PUBLIC

Project Description

Planned Unit Development Application: Cottonwood Creek Townhomes

Brighton Homes Utah II, LLC is pleased to submit this request for approval of a Preliminary Subdivision and Planned Unit Development Application for the redevelopment of the Spring Pines Office Plaza into a 64-unit, three-story, fee-simple townhome community. At this time, units are planned to be approximately 1,500 square feet and will feature spacious 2-bay garage. These townhomes offer a significantly more affordable housing option compared to new construction single-family homes in the area. We hope this project will contribute to alleviating Utah's severe housing shortage.

The subject properties are located at 825-865 and 787 E 4800 S, Murray, UT 84107 (Parcel IDs: 22081080160000, 22081080220000). The 825-865 E 4800 S parcel totals 2.93 acres, while 787 E 4800 S is 1.02 acres, bringing the total site area to 3.95 acres. The 825-865 E 4800 S parcel was recently rezoned from G-O (General Office) to R-M-25 (Multi-Family Residential, 25 units per acre), permitting the proposed residential use. The site plan does not request any density bonuses, and the proposed effective density is 21.8 dwelling units per acre, which complies with Murray City's base allowance of 22 units per acre in the R-M-25 zone without requiring additional density incentives.

As part of this redevelopment, a portion of the adjacent R-1-8 property located at 787 E 4800 S will be subdivided incorporated into the community. This area will be designated exclusively for HOA maintenance, amenities, open space, tree preservation, utilities, and serves as a buffer between the proposed development and the existing single-family subdivision. No dwelling units will be constructed on this portion of the R-1-8 parcel. The remainder of the R-1-8 parcel containing approximately 12,000 sq. ft. as shown on the site plan will either retain the existing home or accommodate a new structure consistent with its zoning designation.

We look forward to collaborating with Murray City to refine this project and ensure it aligns with the city's current and long-term planning objectives. Please let us know if any additional information is required for your review.

Thank you for your time and consideration.

Applicant Information:

John Blocker
Cottonwood Towns Murray, LLC
45 E Center Street, Ste. 004
North Salt Lake, UT 84054

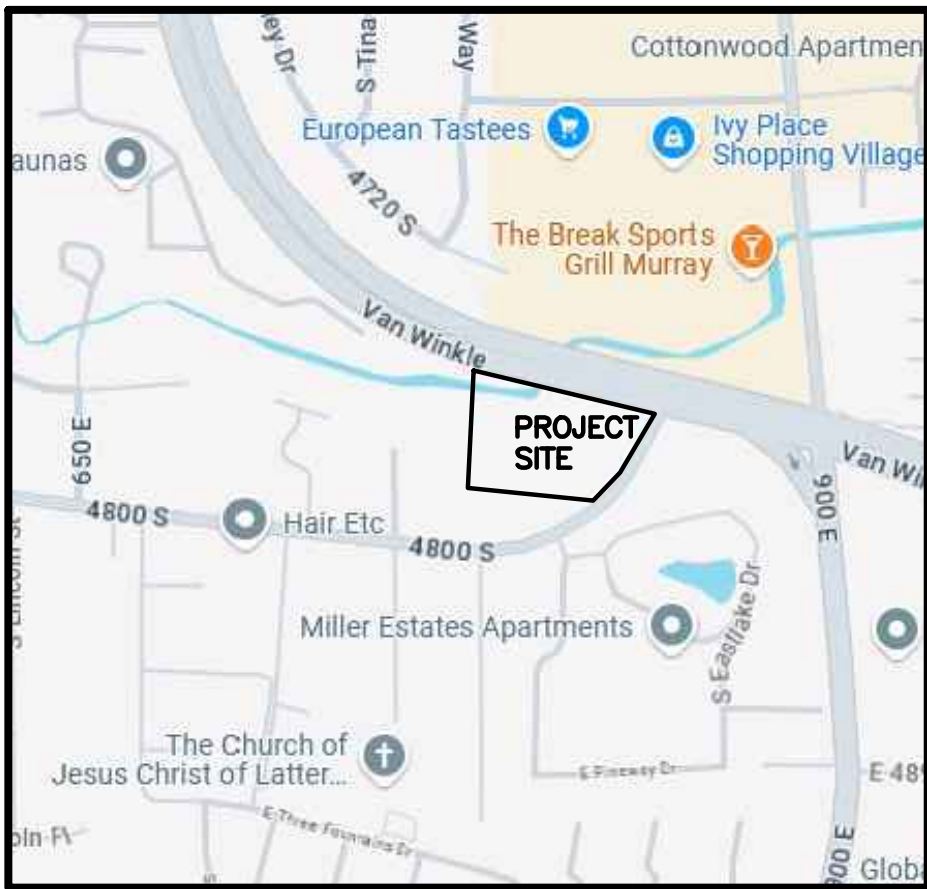
Verification and Signature

I, the undersigned, certify that the information provided in this Statement of Intent is accurate and reflects the proposed subdivision as described.

Project Narrative/Notes/Revisions

1. 03/25/2025 ZD - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Cottonwood Creek Towns
825 E 4800 S
Concept Plans
MURRAY, SALT LAKE COUNTY, UTAH
JANUARY 2025



Vicinity Map
NOT TO SCALE

Site Information

APN# 22-081-080-22000
825 E 4800 S, MURRAY, UT
PROPERTY ZONE.....GO-GENERAL OFFICE
TOTAL PARCEL AREA..... 181,880 s.f.
PROJECT AREA..... 167,551 s.f.
BUILDING AREA..... 40,203 s.f. 22.1%
HARD SURFACED AREA..... 62,116 s.f. 34.2%
LANDSCAPE AREA..... 79,561 s.f. 43.7%
NUMBER OF UNITS..... 64 UNITS
UNIT PARKING PROVIDED.....128 GARAGE STALLS
GUEST PARKING.....32 STALLS (2 ADA)
BICYCLE PARKING.....X SPACES

Sheet Index

- Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 3 - Existing/Demolition Plan
Sheet 4 - Proposed Site Plan
Sheet 5 - Grading Plan
Sheet 6 - Utility Plan
Sheet 7 - Storm Water Pollution Prevention
Plan Exhibit
Sheet 8 - Storm Water Pollution Prevention
Plan Details
Sheet 9 - Landscape Plan

Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Surveyor:

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

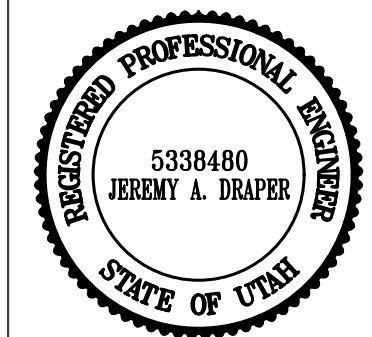
Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



REVISIONS	DESCRIPTION
DATE	

Cottonwood Creek Townhomes
825 E 4800 S
MURRAY, SALT LAKE COUNTY, UT
Cover/Index Sheet



Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
Drafted:
Z. DECARIA
Begin Date:
JANUARY 2025
Name:
COTTONWOOD CREEK
TOWNHOMES
RESIDENTIAL
Number: 6440-29

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT/FILL, COMPACTION, ASPHALT, GRAVEL, TRENCH, EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL 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, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- SOFT SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER AS TO THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL BE CONSIDERED AN ACKNOWLEDGMENT THAT, IN ADVANCING THE CONTRACT, HE IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FORMS 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 CONTRACTOR'S 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-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND 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 HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE DURING THE CONSTRUCTION PROGRAM, UNUSUAL AND POTENTIALLY HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), 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 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. 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.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED PRIOR TO COMMENCING ANY EXCAVATION WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- 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 HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
- SILT AND DEBRIS IS 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 SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE JOINTS 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.
- THRUST BLOCKS & RESTRAINED JOINTS WITH MEKA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

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

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

- NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT.

2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVED ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

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

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

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

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

	= PROPOSED SECONDARY WATER LATERAL		= PROPOSED WATER METER	ROW	= RIGHT-OF-WAY
	= PROPOSED LAND DRAIN LATERAL		= EXISTING WATER METER	SD	= STORM DRAIN
	= PROPOSED WATER LATERAL		= PROPOSED REDUCER	SS	= SANITARY SEWER
	= PROPOSED SEWER LATERAL		= EXISTING REDUCER	TBC	= TOP BACK OF CURB
	= PROPOSED CULINARY WATER LINE		= PROPOSED CATCH BASIN	TOA	= TOP OF ASPHALT
	= EXISTING CULINARY WATER LINE		= EXISTING CATCH BASIN	TOC	= TOP OF CONCRETE
	= PROPOSED SECONDARY WATER LINE		= PLUG W/ 2" BLOW-OFF	TOFF	= TOP OF FINISHED FLOOR
	= EXISTING SECONDARY WATER LINE		= STREET LIGHT	TOS	= TOP OF STAIRS
	= PROPOSED SANITARY SEWER LINE		= SIGN	TOW	= TOP OF WALL
	= EXISTING SANITARY SEWER LINE		= POWER POLE	TSW	= TOP OF SIDEWALK
	= PROPOSED STORM DRAIN LINE		= BASEMENT FLOOR ELEVATION	UGP	= UNDERGROUND POWER
	= EXISTING STORM DRAIN LINE		= BUILDING	W	= CULINARY WATER
	= PROPOSED LAND DRAIN LINE		= BOTTOM OF STAIRS	WM	= WATER METER
	= EXISTING LAND DRAIN LINE		= BOTTOM OF WALL		= EXISTING ASPHALT PAVEMENT
	= PROPOSED IRRIGATION LINE		= BEGINNING POINT		= PROPOSED ASPHALT PAVEMENT
	= EXISTING IRRIGATION LINE		= CURB & GUTTER		= PROPOSED CONCRETE
	= EXISTING FENCE LINE		= CATCH BASIN		= PROPOSED GRAVEL
	= DRAINAGE SWALE		= CUBIC FEET		
	= OVERHEAD POWER LINE		= CUBIC FEET PER SECOND	4800	= EXISTING CONTOUR GRADE
	= PROPOSED FIRE HYDRANT		= ENDING POINT		
	= EXISTING FIRE HYDRANT		= FINISH FLOOR	4800	= PROPOSED CONTOUR GRADE
	= PROPOSED MANHOLE		= FINISH FLOOR ELEVATION		
	= EXISTING MANHOLE		= FINISHED GRADE		
	= PROPOSED SEWER CLEAN-OUT		= FIRE HYDRANT		
	= PROPOSED GATE VALVE		= FLOW LINE		
	= EXISTING GATE VALVE		= GRADE BREAK		
	= PLUG & BLOCK		= INVERT		
	= AIR VAC ASSEMBLY		= LINEAR FEET		
	= DUAL SECONDARY METER		= NATURAL GRADE		
			= OVERHEAD POWER		
			= POINT OF CURVATURE		
			= POWER/UTILITY POLE		
			= POINT OF RETURN CURVATURE		
			= POINT OF TANGENCY		
			= PUBLIC UTILITY BASEMENT		
			= REINFORCED CONCRETE PIPE		
			= RIM OF MANHOLE		
					



Storm Runoff Calculations
Murray Townhomes
6440-29

4/7/2025 KMR

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Murray, UT taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 12-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:			
Total Area =	4.18 acre or	181,880 ft ²	
Runoff Coefficients			
Paved Area	62,116	C = 0.9	
Roof	40,203	C = 0.9	
Landscaped Area	79,561	C = 0.2	
Weighted Runoff Coefficient		C = 0.59	

Volume of Run-off for 100-year Storm Event:

C =	0.59						
I =	See Below in/hr						
A =	181880.00 ft ²						
Q(out) =	0.84 ft ³ /s	(0.2 cfs per acre)					
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)	
0	0	0.00	0.00	0	0	0	
5	300	6.85	17.12	5137	251	4887	
10	600	5.21	13.02	7815	501	7314	
15	900	4.31	10.77	9697	752	8946	
30	1800	2.90	7.25	13050	1503	11547	
60	3600	1.80	4.50	16200	3006	13194	
120	7200	0.97	2.42	17460	6013	11447	
180	10800	0.65	1.62	17550	9019	8531	
360	21600	0.36	0.90	19440	18038	1402	
720	43200	0.25	0.62	27000	36075	-9076	
1440	86400	0.12	0.30	25920	72151	-46231	

Orifice Sizing

Given:		Q =	0.84	cfs	
		2g =	64.4	ft/s ²	
		H =	3.00	ft	
		Cd =	0.62		for circular openings
		R =	SQRT(Q/pi/(0.7*(64.4"H)^0.5))		
		R =	0.18 feet		
			2.11 inches		
		D =	4.22 inches		
		A =	13.96 inches ^2		0.0970 ft^2

SUMMARY:

The required 100-yr storage volume is	13,194	cubic feet
Orifice size is	4.2	inches



REVISIONS

DESCRIPTION

DATE

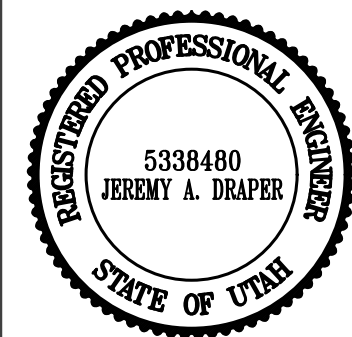
Cottonwood Creek Townhomes

825 E 4800 S

MURRAY, SALT LAKE COUNTY, UT

Notes/Legend/

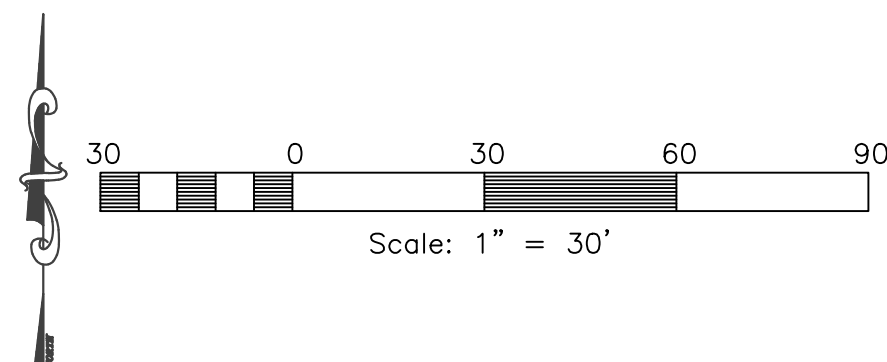
Street Cross-Section



Project Info.

Engineer: JEREMY A. DRAPER, P.E.

D



Reeve & Associates, Inc. - Solutions You Can Build On

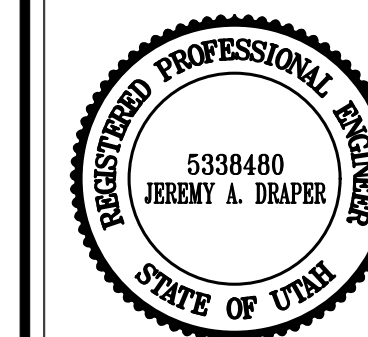
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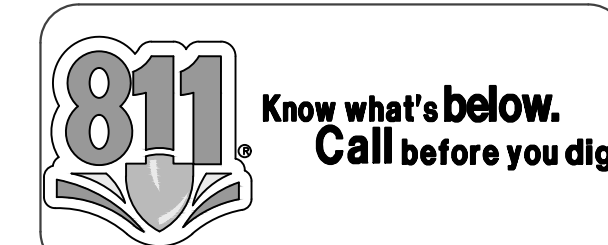
REVISIONS	DESCRIPTION
DATE	

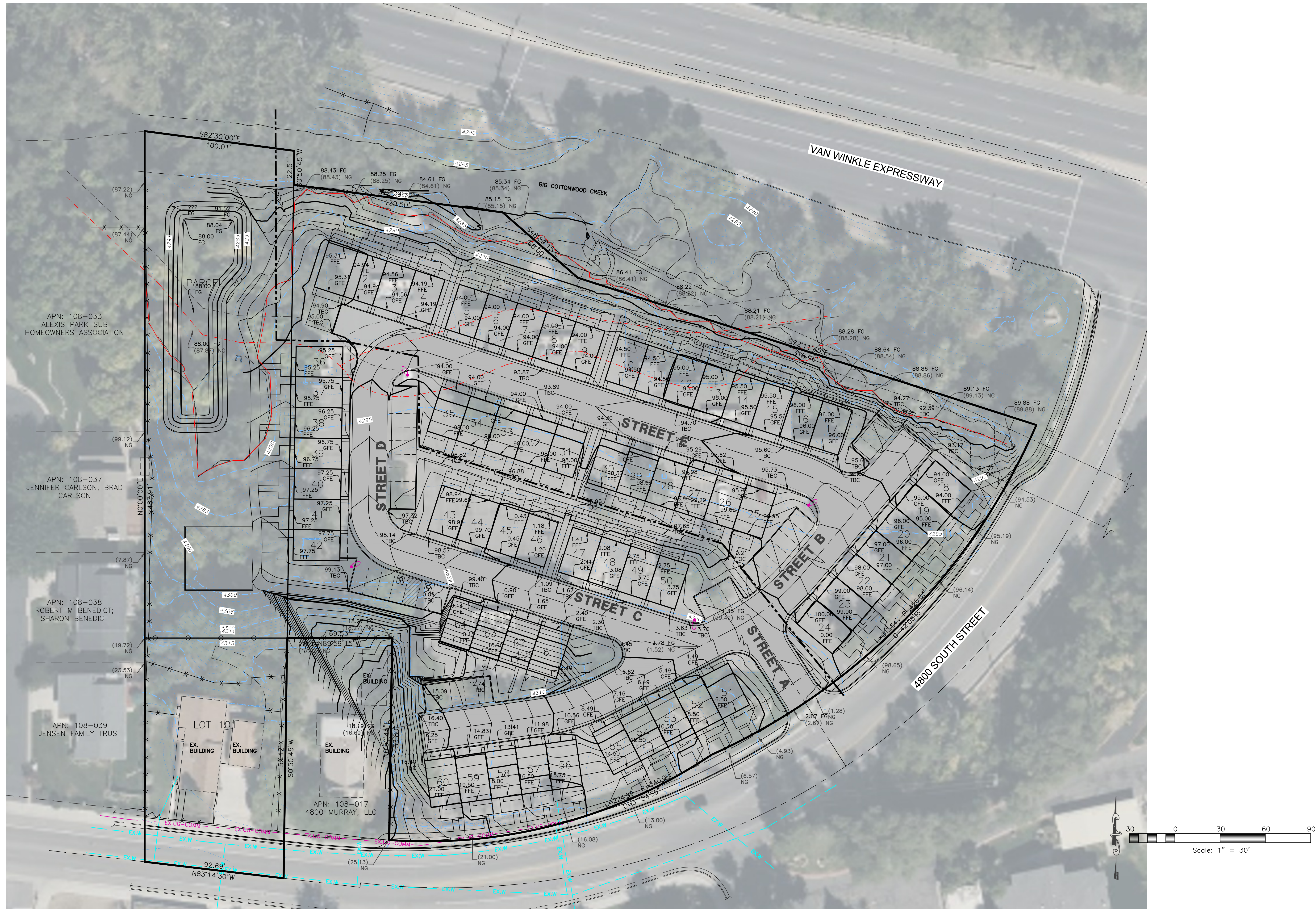
Cottonwood Creek Townhomes
825 E 4800 S
MURRAY, SALT LAKE COUNTY, UT

Site Plan



Project Info.
Engineer:
JEREMY A. DRAPER, P.E.
Z. DECARIA
Begin Date:
JANUARY 2025
Name:
COTTONWOOD CREEK
TOWNHOMES
RESIDENTIAL
Number: 6440-29

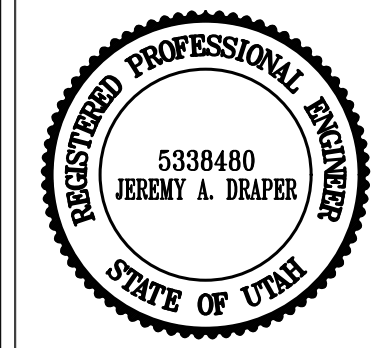




REVISIONS	DESCRIPTION
DATE	

Cottonwood Creek Townhomes
825 E 4800 S
MURRAY, SALT LAKE COUNTY, UT

Grading Plan



Project Info.
Engineer:
JEREMY A. DRAPER, P.E.
Drafted:
Z. DECARIA
Begin Date:
JANUARY 2025
Name:
COTTONWOOD CREEK
TOWNHOMES
RESIDENTIAL
Number: 6440-29





- Construction Notes:**
- 1) ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
 - 2) ALL WATER UTILITY WORK MUST FOLLOW MURRAY CITY WATER SPECIFICATION AND REQUIREMENTS.
 - 3) CONSTRUCT RAMPS PER ADA AND CITY REQUIREMENTS.
 - 4) 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.
 - 5) CONTRACTOR TO CONTACT JOHN GALANIS 801-264-2723 FOR METERING PLACEMENT AND REQUIREMENTS.

CULINARY WATER
NOTE: 5" MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" PVC C900 WATER LINE
W - 3/4" POLY SERVICE LATERAL

SANITARY SEWER
SS/4 - 4" PVC SDR-35 SERVICE LATERAL
SS/8 - 8" PVC SDR-35 SEWER LINE

STORM DRAIN
SD/12 - 12" RCP CLASS III STORM DRAIN

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

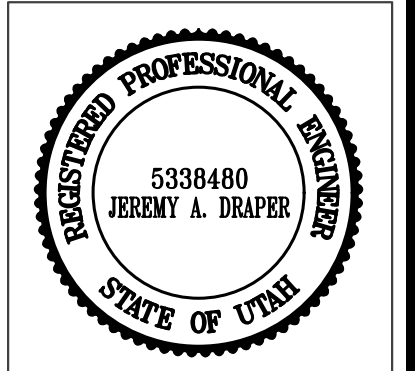
RA

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

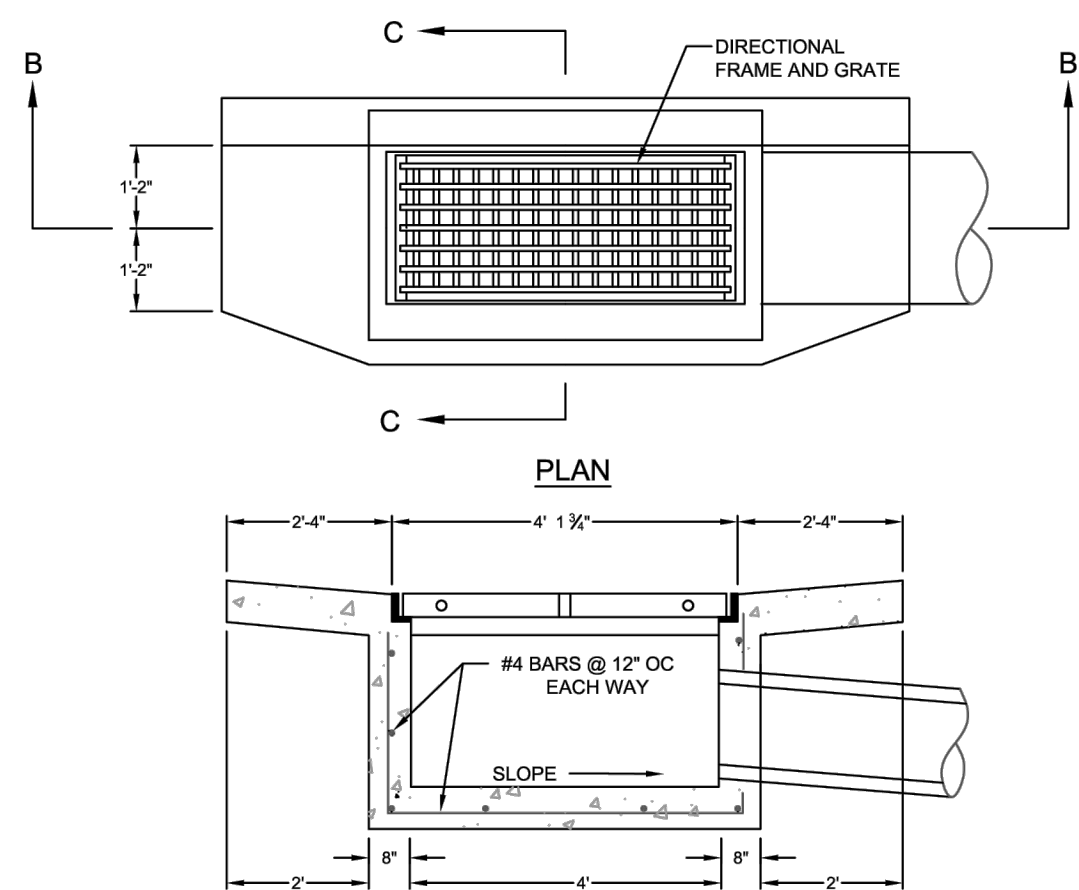
Cottonwood Creek Townhomes
825 E 4800 S
MURRAY, SALT LAKE COUNTY, UT

Utility Plan

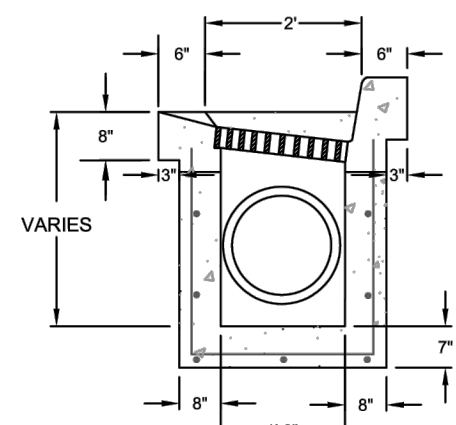


Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: Z. DECARIA
Begin Date: JANUARY 2025
Name: COTTONWOOD CREEK TOWNHOMES RESIDENTIAL
Number: 6440-29





SECTION B - B



SECTION C - C

CATCH BASIN

GENERAL NOTES

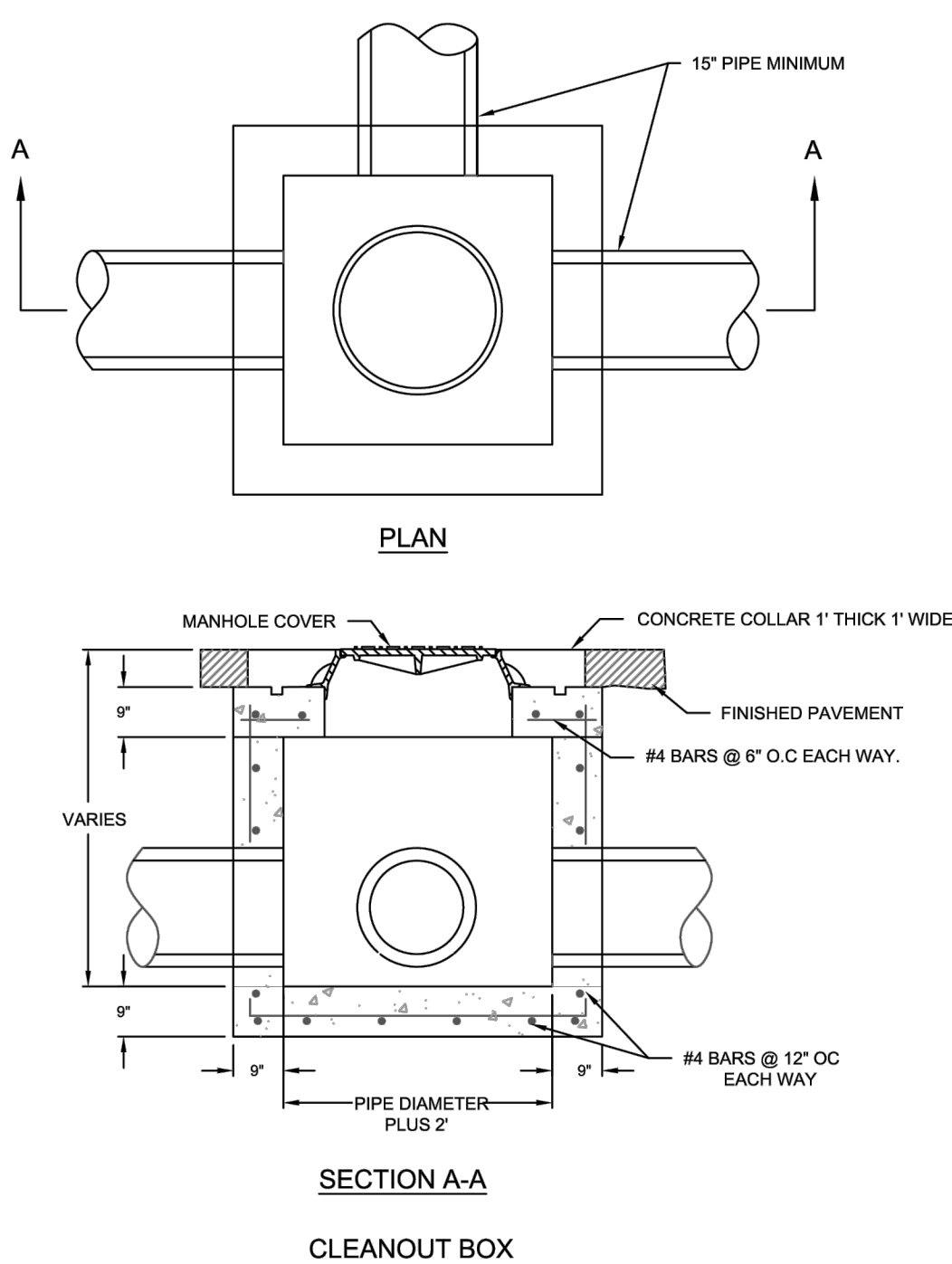
1. CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04.
2. REINFORCEMENT SHALL BE ASTM A 615, GRADE 60, DEFORMED BARS AS PER APWA SECTION 03 20 05.
3. BACKFILL WITH GRADE 1 UNTREATED BASE COURSE AS PER APWA 32 11 23.2.1.
4. MANHOLE COVER SHALL BE APWA STANDARD PLAN NO. 362.
5. GRADE RINGS SHALL BE APWA STANDARD PLAN NO. 361.
6. CONCRETE COLLAR SHALL BE APWA STANDARD PLAN NO. 362.
7. DIRECTIONAL GRATE AND FRAME SHALL BE APWA STANDARD PLAN NO. 362 OR 361.
8. EXTEND BOX 6" BELOW PIPE INVERT FOR SEDIMENT CONTROL.

DATE	REVISIONS	MADE BY
2/26/07	GENERAL REVISIONS	ZTS
4/26/08	RAMP UPDATES	ZTS
10/28/08	GENERAL REVISIONS	JHS
4/10	GENERAL REVISIONS	MSP
5/19	GENERAL REVISIONS	CTZ



MURRAY CITY CORPORATION
ENGINEERING DEPARTMENT
4846 SOUTH 160 WEST
MURRAY, UT 84023
801 270-2400

MURRAY CITY
CATCH BASIN AND
CLEANOUT
DETAILS C - 3



SECTION A-A

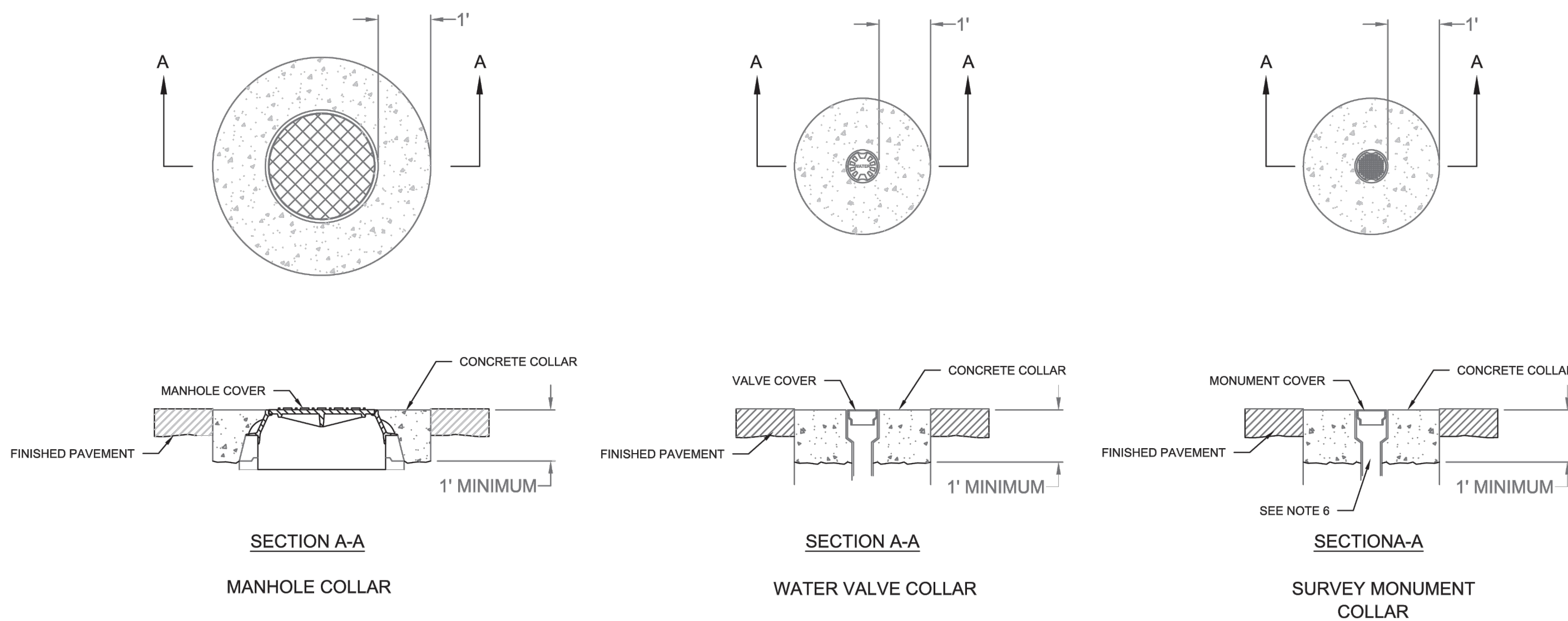
CLEANOUT BOX

DATE	REVISIONS	MADE BY
5/15/13	GENERAL REVISIONS	MSP
4/26/13	GENERAL REVISIONS	CTZ
3/21/15	GENERAL REVISIONS	CTZ



MURRAY CITY CORPORATION
ENGINEERING DEPARTMENT
4846 SOUTH 160 WEST
MURRAY, UT 84023
801 270-2400

MURRAY CITY
MANHOLE AND VALVE
COLLAR DETAIL
DETAILS C-6



SECTION A-A

MANHOLE COLLAR

SECTION A-A

WATER VALVE COLLAR

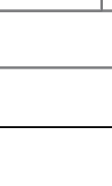
SECTION A-A

SURVEY MONUMENT
COLLAR

GENERAL NOTES

1. CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04. U-CART OR HAND MIXED CONCRETE WILL NOT BE ACCEPTED.
2. REINFORCEMENT SHALL BE ASTM A 615, GRADE 60, DEFORMED BARS AS PER APWA SECTION 03 20 05.
3. BACKFILL WITH GRADE 1 UNTREATED BASE COURSE AS PER APWA 32 11 23.2.1.
4. GRADE RINGS SHALL BE APWA STANDARD PLAN NO. 361.
5. CONCRETE COLLAR SHALL BE APWA STANDARD PLAN NO. 362.
6. SEE APWA STANDARD PLANS 273 AND 274 FOR MONUMENT INSTALLATION DETAILS.
7. SALT LAKE COUNTY SURVEYOR MUST BE CONTACTED (385-468-6240) PRIOR TO MONUMENT INSTALLATION, REMOVAL OR RECONSTRUCTION.

DATE	REVISIONS	MADE BY
5/15/13	GENERAL REVISIONS	MSP
4/26/13	GENERAL REVISIONS	CTZ
3/21/15	GENERAL REVISIONS	CTZ



MURRAY CITY CORPORATION
ENGINEERING DEPARTMENT
4846 SOUTH 160 WEST
MURRAY, UT 84023
801 270-2400

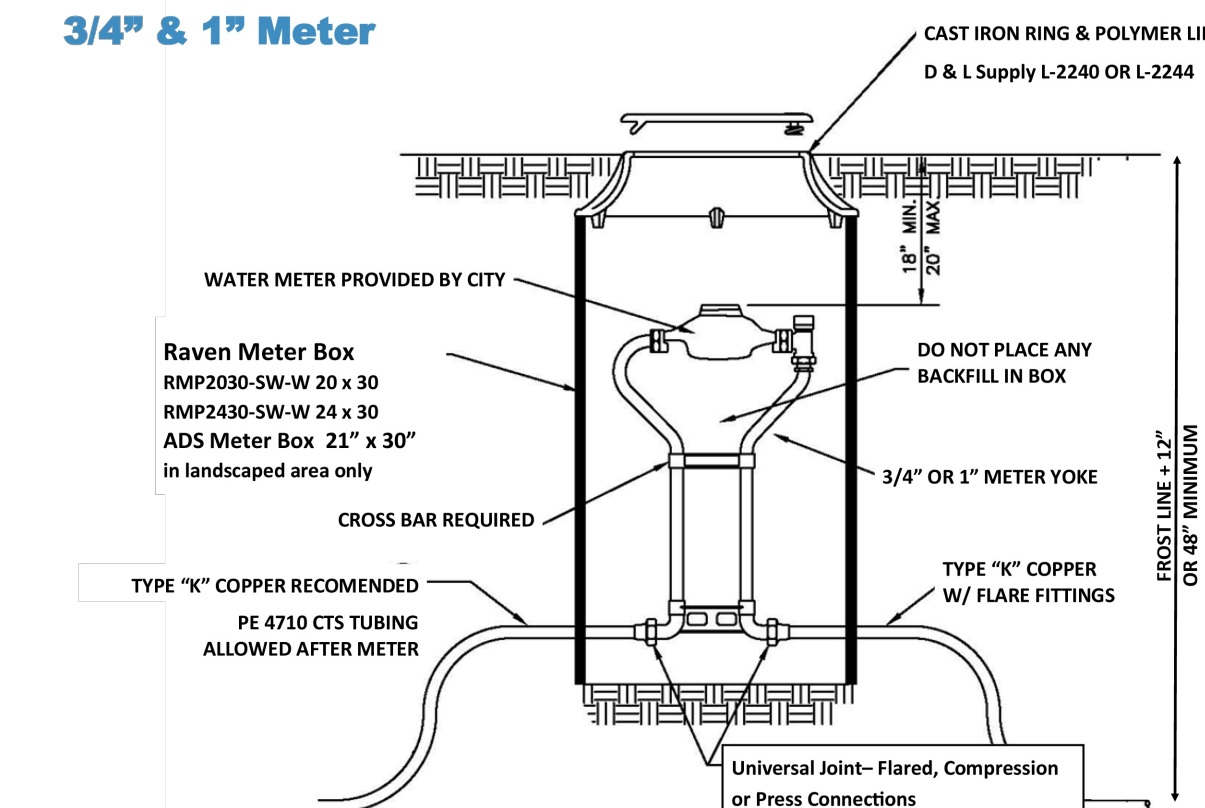
MURRAY CITY
MANHOLE AND VALVE
COLLAR DETAIL
DETAILS C-6

Installation (Continued)

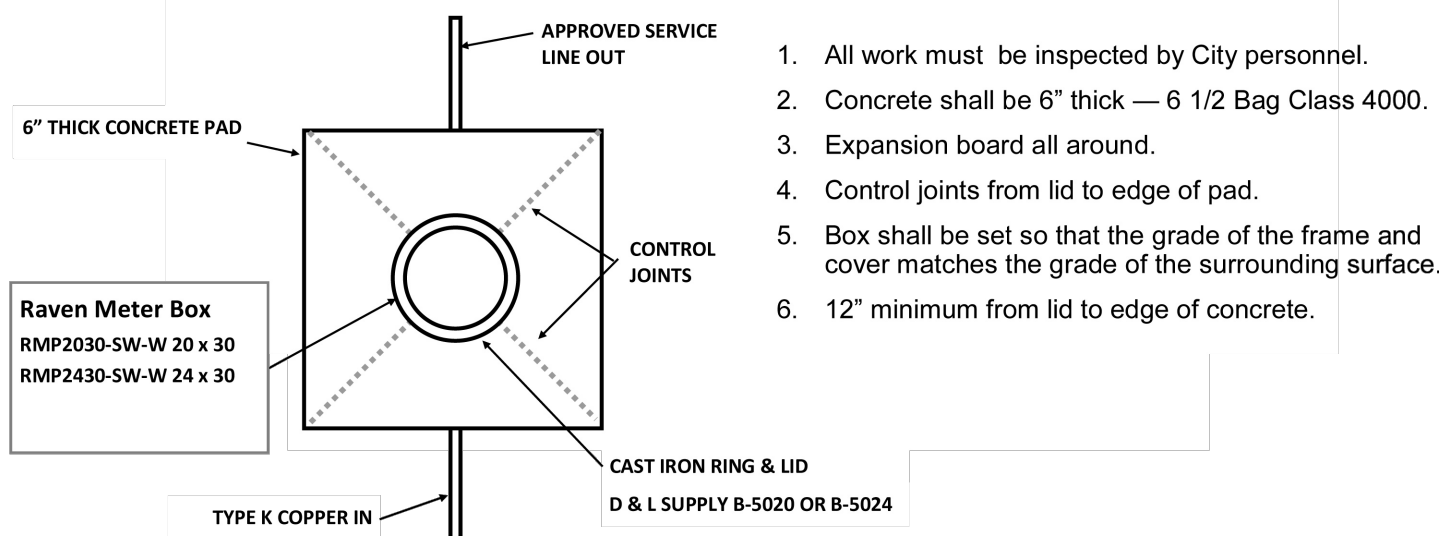
Meter Box Installation

1. All meters are to be installed in the park strip or within 5 feet of the property line (street side).
2. Do not install meter boxes under driveway approaches, sidewalks, in parking lots, or under curb and gutter. Box should be placed in a landscaped area.
3. The box shall be set so that the grade of the frame and the cover matches the grade of the surrounding surface.
4. Larger ring and lid may be deemed necessary by Murray City personnel in a situation where the meter must be placed in an asphalt, concrete or other high traffic area.

3/4" & 1" Meter



Meter Box in Concrete Installation



1. All work must be inspected by City personnel.
2. Concrete shall be 6" thick — 6 1/2 Bag Class 4000.
3. Expansion board all around.
4. Control joints from lid to edge of pad.
5. Box shall be set so that the grade of the frame and cover matches the grade of the surrounding surface.
6. 12" minimum from lid to edge of concrete.

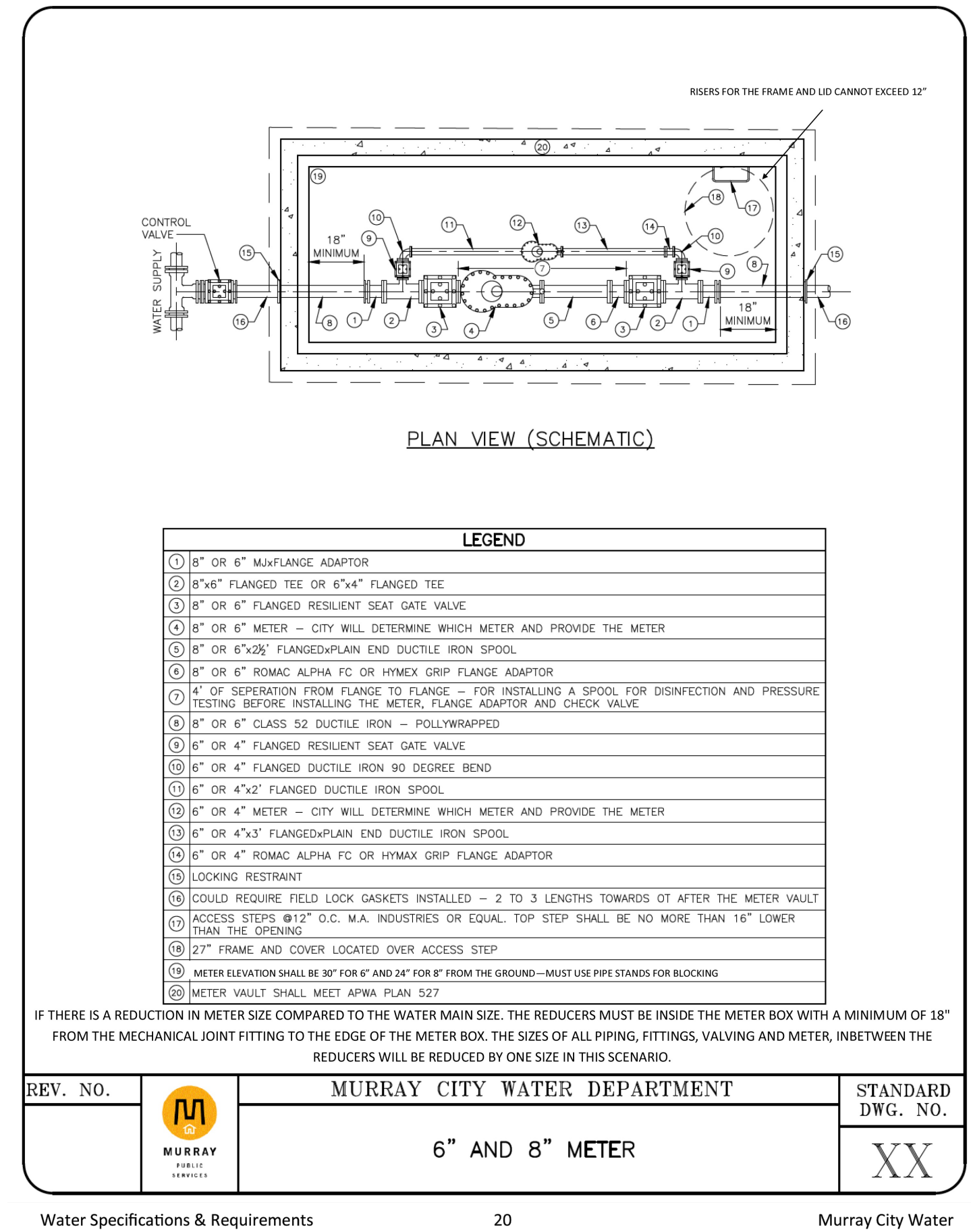
Water Specifications & Requirements

17

Murray City Water

Installation (Continued)

6" & 8" Meters



IF THERE IS A REDUCTION IN METER SIZE COMPARED TO THE WATER MAIN SIZE, THE REDUCERS MUST BE INSIDE THE METER BOX WITH A MINIMUM OF 18" FROM THE MECHANICAL JOINT FITTING TO THE EDGE OF THE METER BOX. THE SIZES OF ALL PIPING, FITTINGS, VALVING AND METER, IN BETWEEN THE REDUCERS WILL BE REDUCED BY ONE SIZE IN THIS SCENARIO.

REV. NO.



MURRAY CITY WATER DEPARTMENT

6" AND 8" METER

STANDARD
DWG. NO.

XX

Water Specifications & Requirements

20

Murray City Water

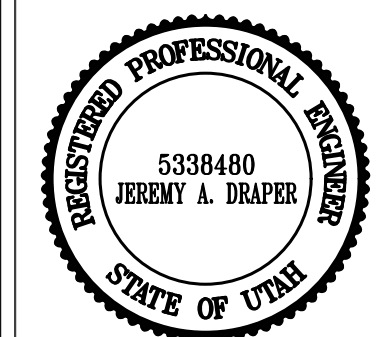
Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co



REVISIONS	DESCRIPTION
DATE	

Cottonwood Creek Townhomes
825 E 4800 S
MURRAY, SALT LAKE COUNTY, UT

DETAILS



Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
Z. DECARIA
Begin Date:
JANUARY 2025
Name:
COTTONWOOD CREEK
TOWNHOMES
RESIDENTIAL
Number: 6440-29



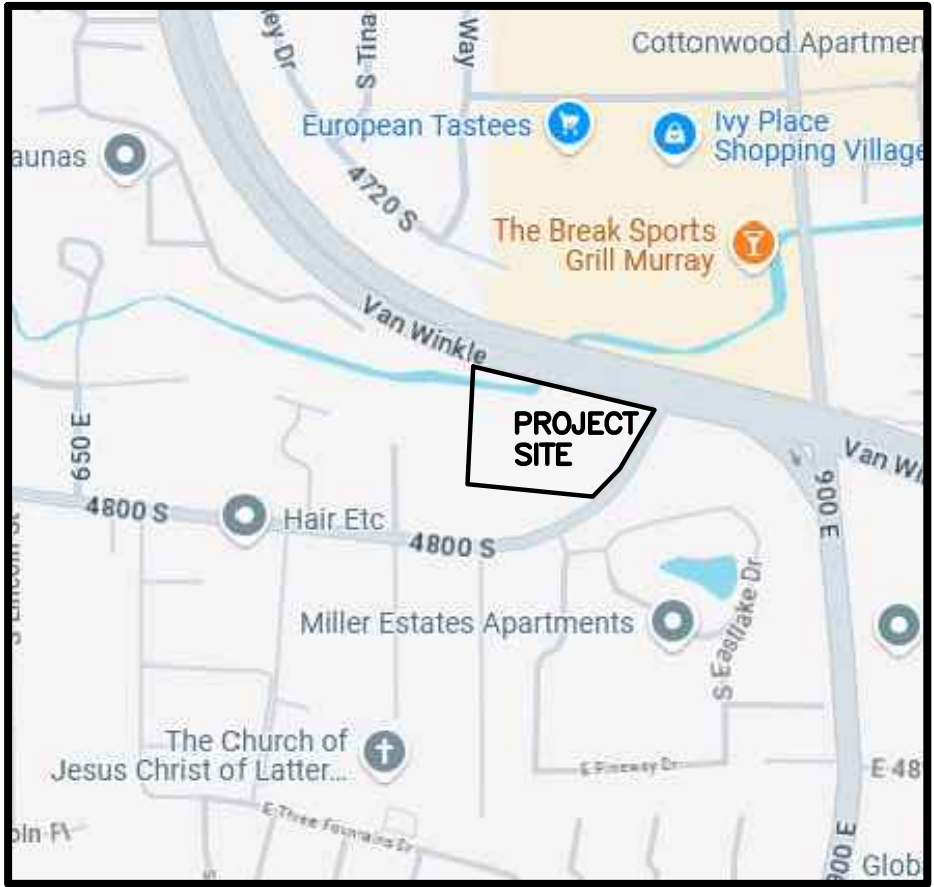
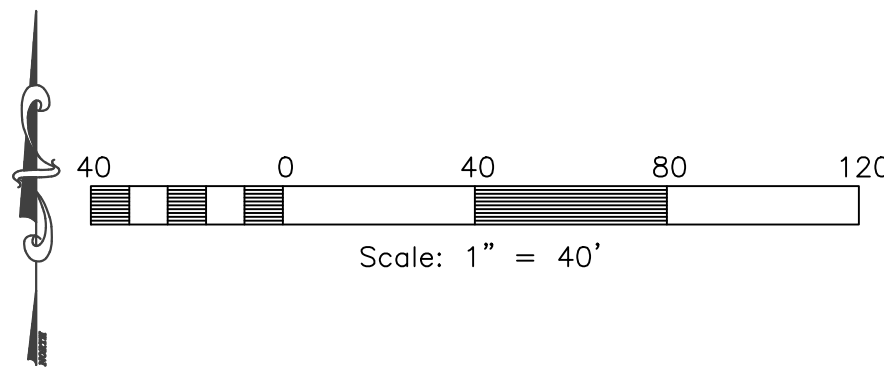
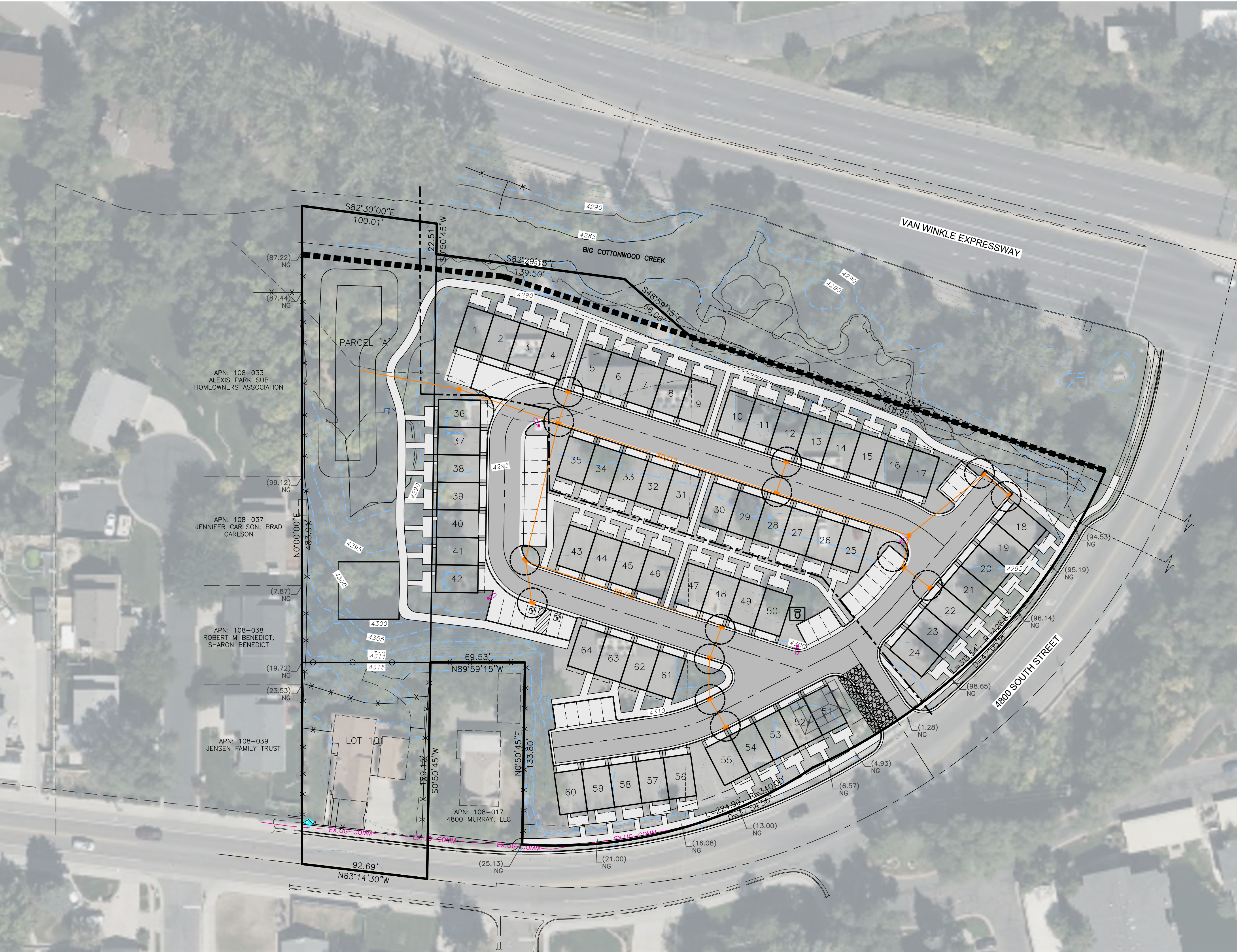
7
9 Total Sheets

Cottonwood Creek Towns

825 E 4800 S

Storm Water Pollution Prevention Plan Exhibit

MURRAY, SALT LAKE COUNTY, UTAH
JANUARY 2025



Vicinity Map
NOT TO SCALE

SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

Construction Activity Schedule

- PROJECT LOCATION.....???? CITY, ??? COUNTY, (state)
- PROJECT BEGINNING DATE.....MONTH YEAR
- BMP'S DEPLOYMENT DATE.....MONTH YEAR
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....CONTACT NAME (000) 000-0000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

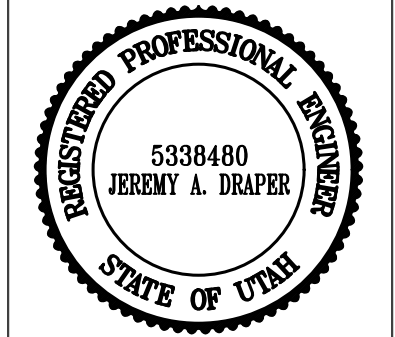
PA

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Cottonwood Creek Townhomes
825 E 4800 S
MURRAY, SALT LAKE COUNTY, UT

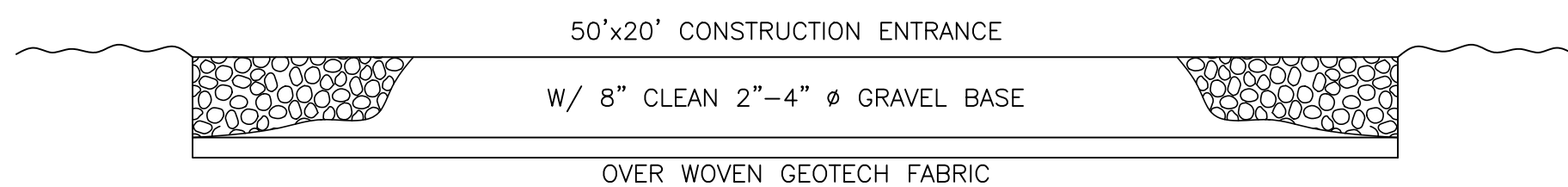
Storm Water Pollution Prevention Plan Exhibit



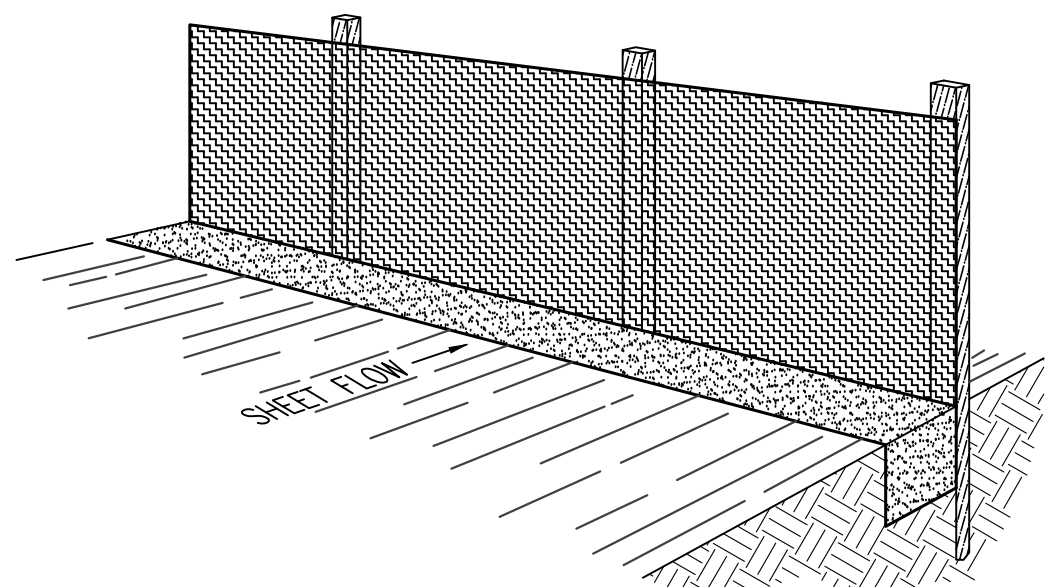
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: Z. DECARIA
Begin Date: JANUARY 2025
Name: COTTONWOOD CREEK TOWNHOMES RESIDENTIAL
Number: 6440-29

Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences), at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

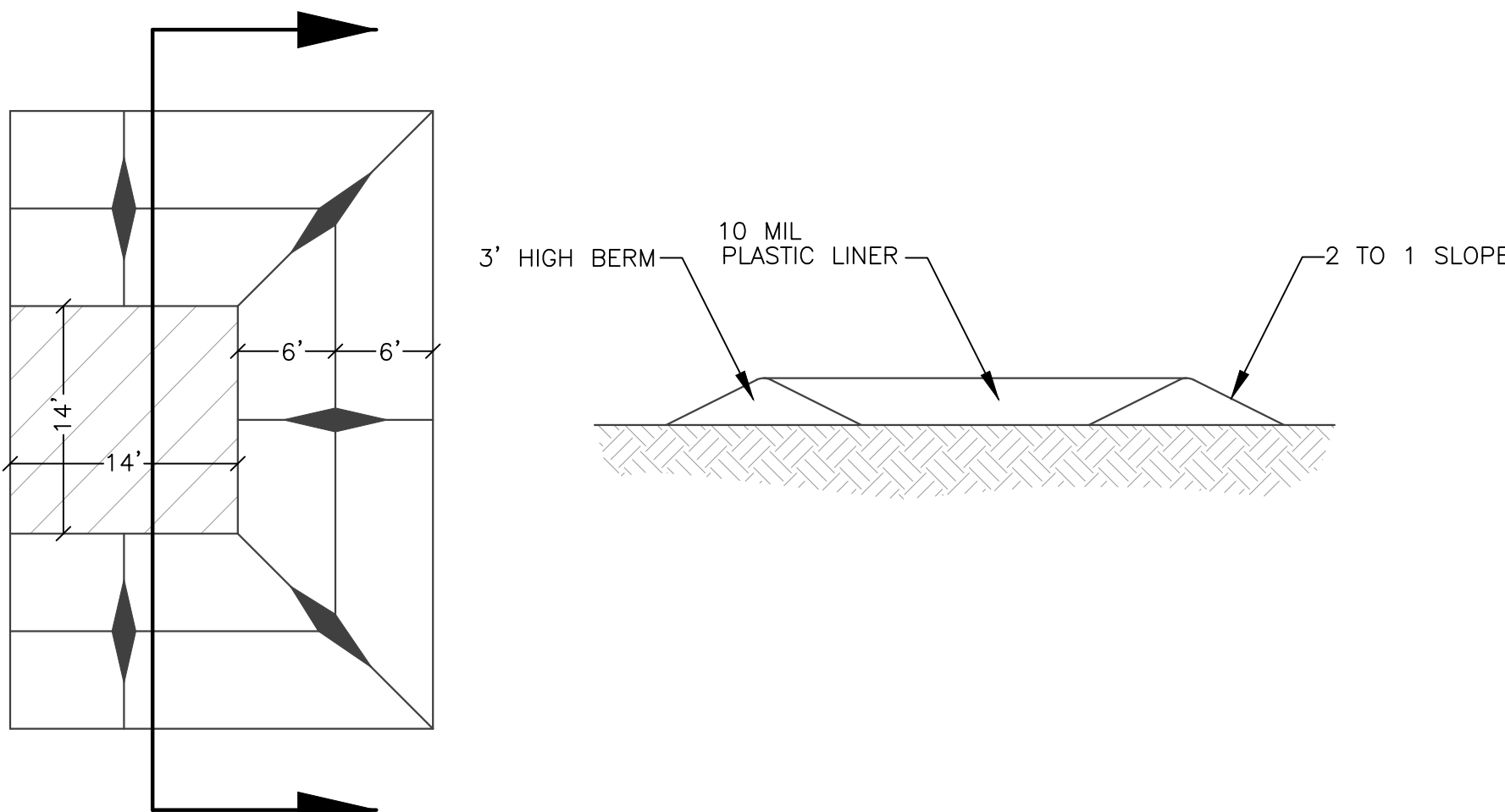
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

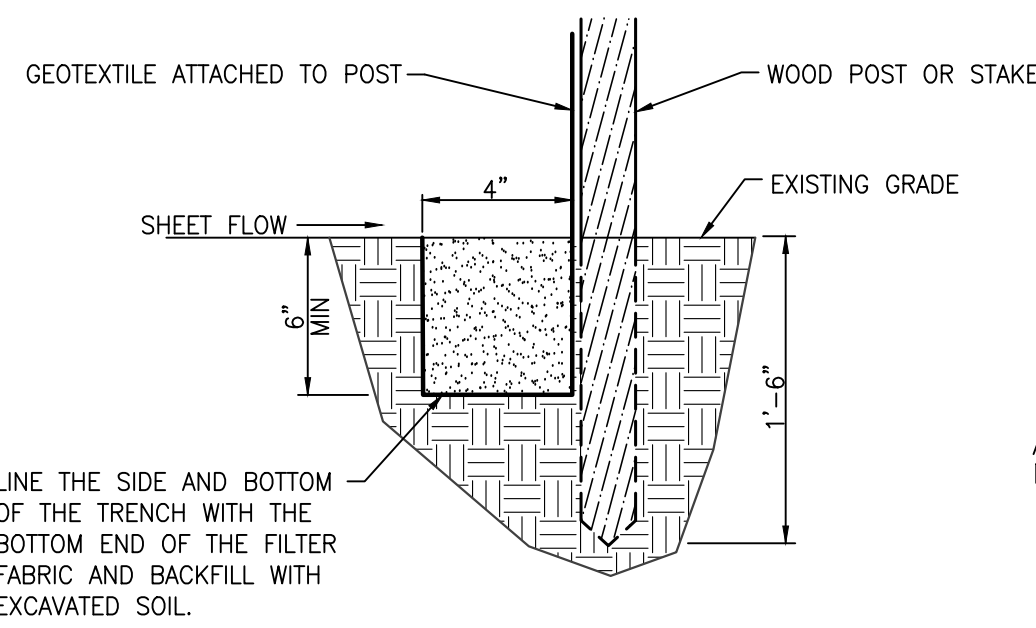
Silt Fence Detail

SCALE: NONE



**Concrete Washout Area
w/ 10 mil Plastic Liner**

SCALE: NONE



Section

should generally be less than three (3) times the height of the fence.

*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").

*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.

*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION

*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.

*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL

*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

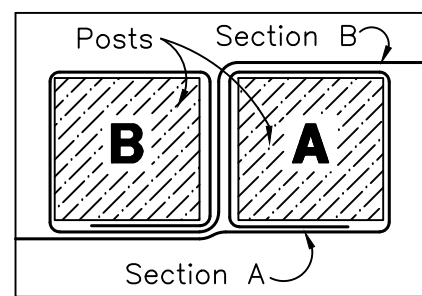
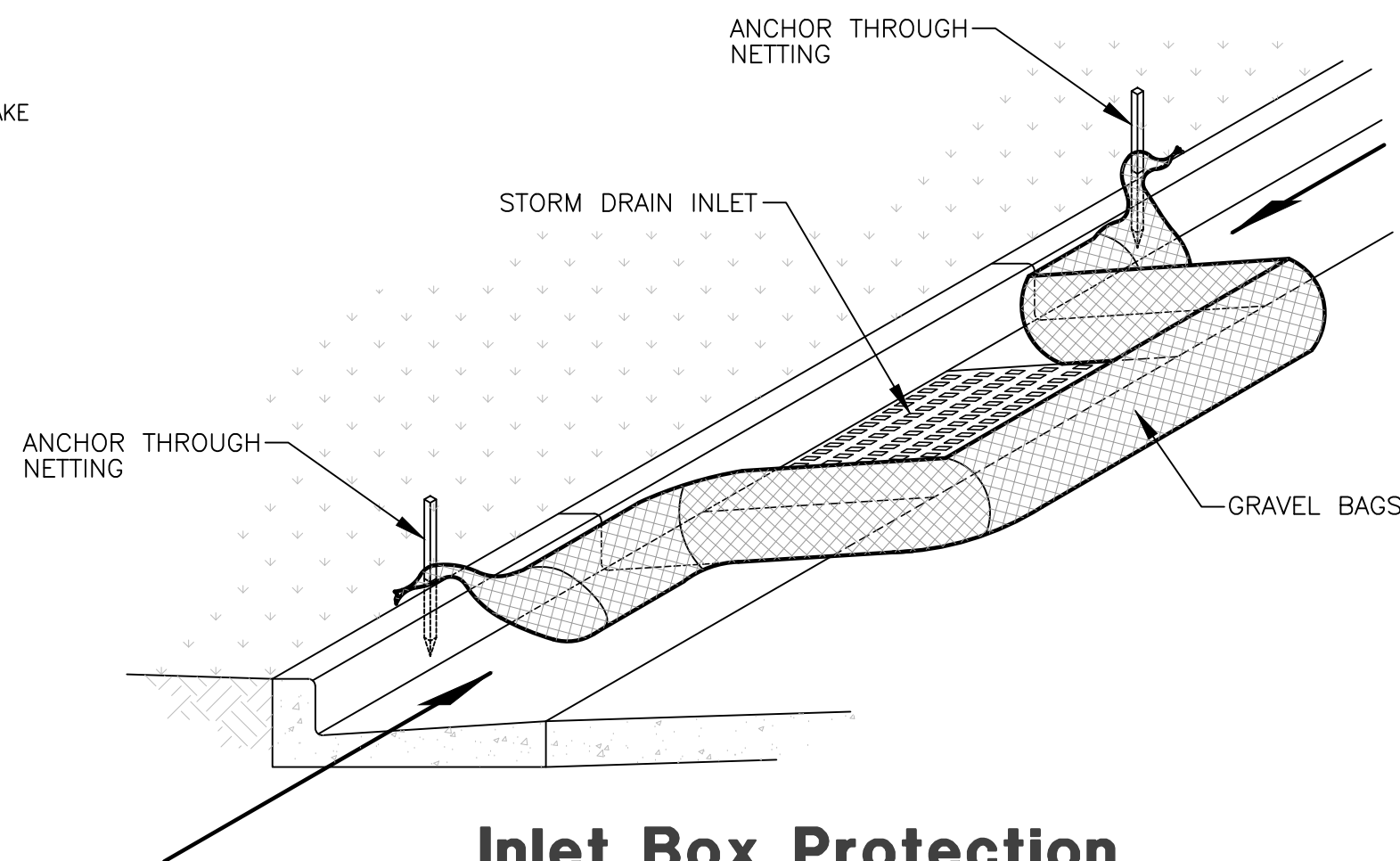
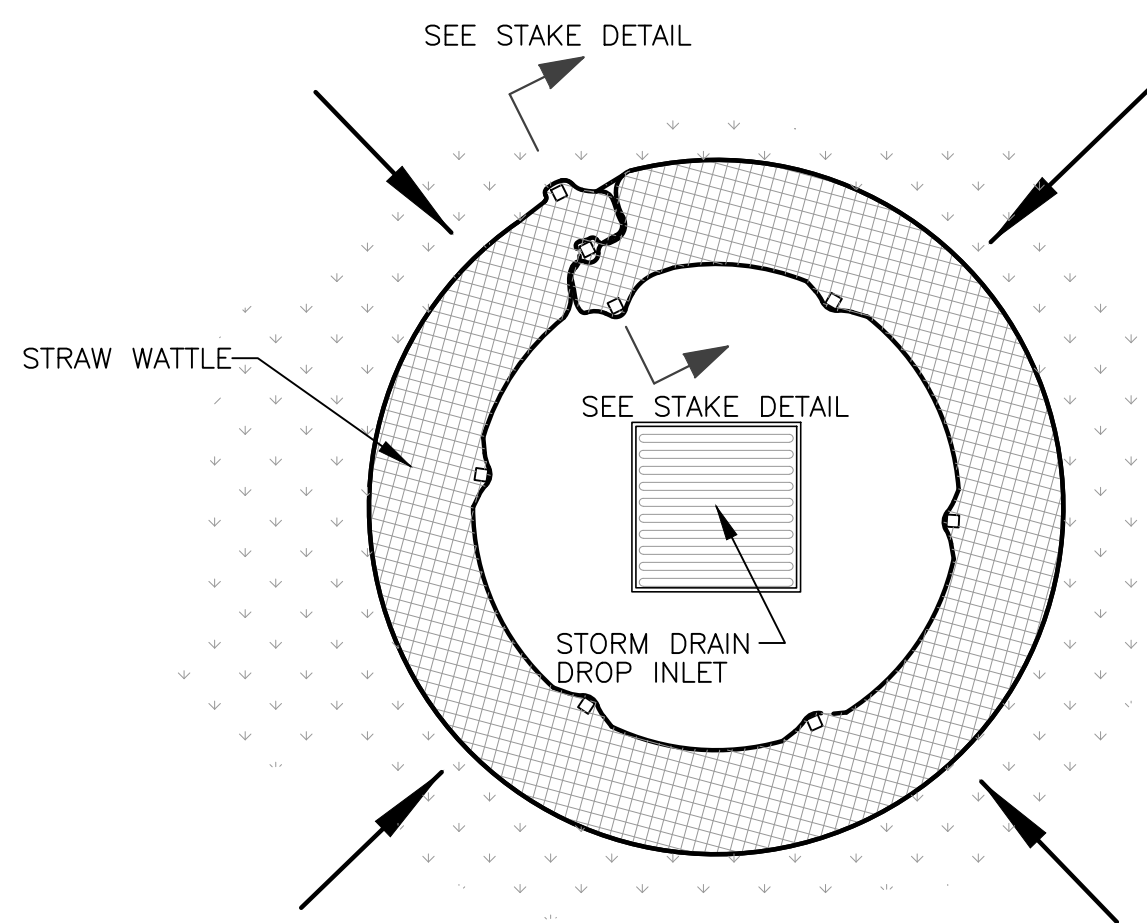


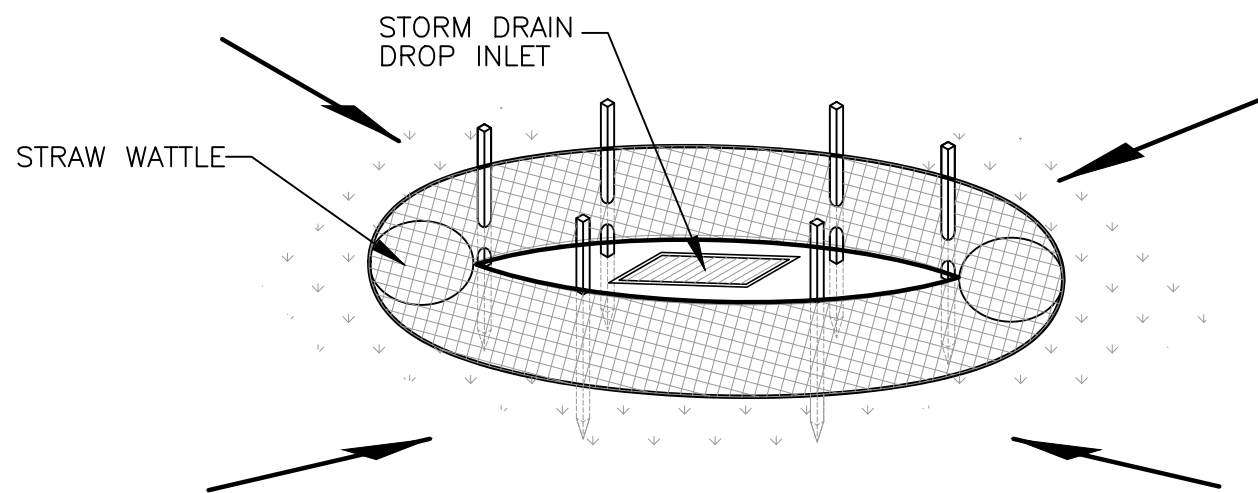
Figure 1:
Top View of
Roll-to-Roll Connection



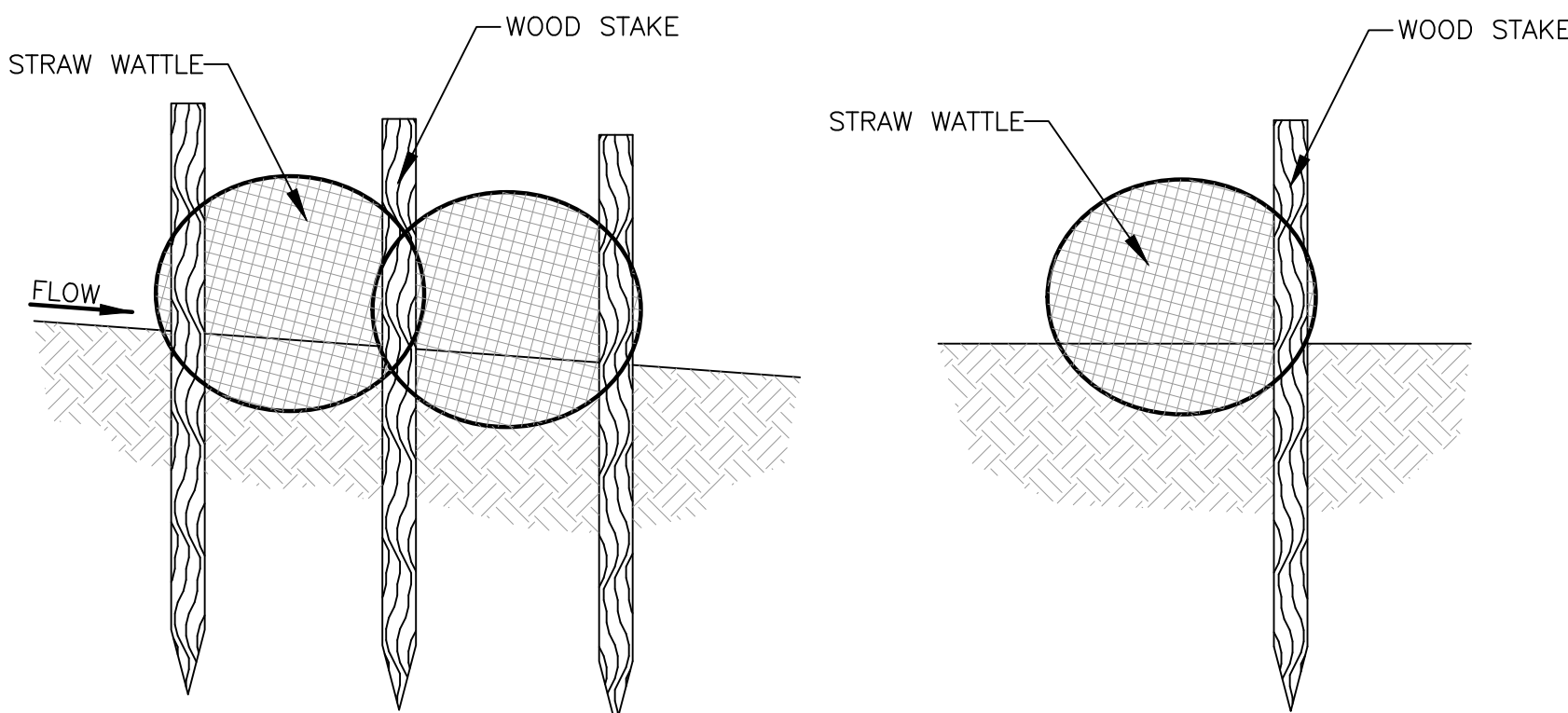
Inlet Box Protection



Plan View

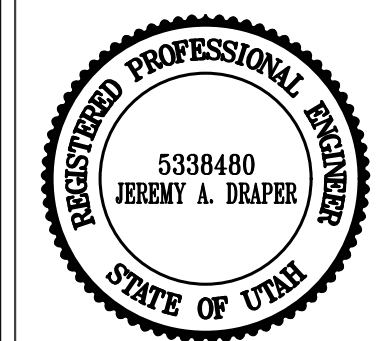


Drop Inlet Protection



Stake Detail

REVISIONS	DESCRIPTION
DATE	





PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
17		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" cal.
16		Picea omorika 'Riverside'	Riverside Serbian Spruce	6' Ht
6		Pinus nigra	Austrian Pine	6' Ht
7		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.
17		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
9		Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal.
6		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
42		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.
44		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
30		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
21		Prunus laurocerasus 'Otto Luykens'	Otto Luykens' Laurel	5 gal.
83		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
84		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.
15		Rosa sp. 'Blushing Knockout'	Blushing Knockout Rose	5 gal.
24		Symphoricarpos alba	Common Snowberry	5 gal.
12		Taxus media 'Hicksii'	Hicks Yew	5 gal.
60		Viburnum trilobum 'Bailey Compact'	Bailey Compact Cranberry	5 gal.

ORNAMENTAL GRASS

Quantity	Symbol	Scientific Name	Common Name	Size
22		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

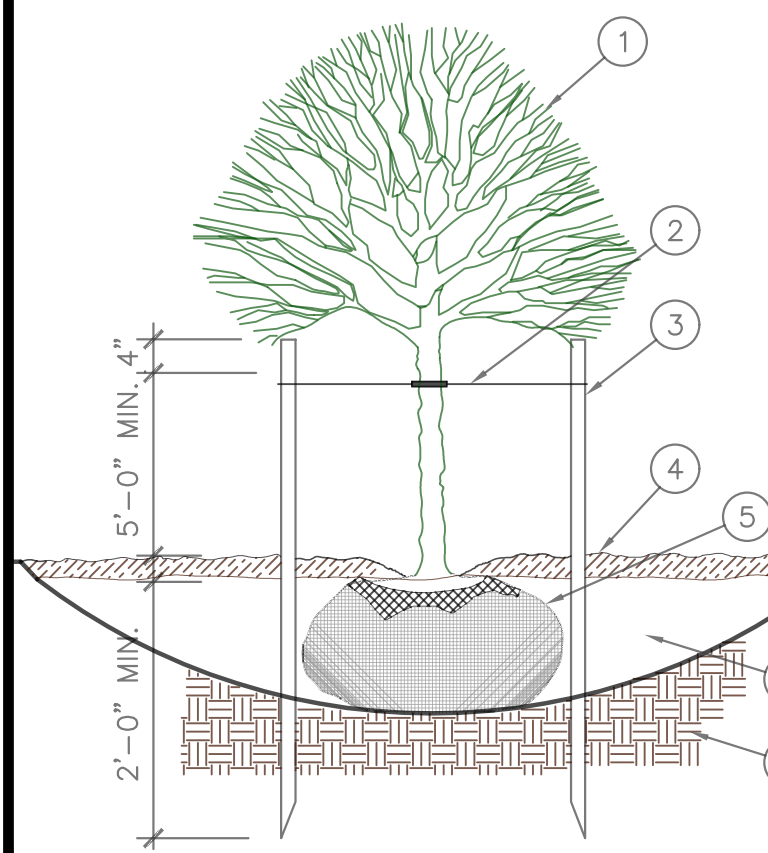
OTHER

Symbol	Description	Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	Seed Mix - Non irrigated seed mix*	Hydroseed
	Wood Mulch - Medium Chunk Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	
	Rock Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Concrete Mow Strip	6"x6"
	Existing Trees To Remain	
	Play Ground Surface - Certified Wood Chips	

*Seed Mix	Botanical Name	Common Name	% by weight
Grass	Bromus marginatus	Mountain Brome	30
Grass	Elymus trachycaulis	Slender Wheatgrass	25
Grass	Poa secunda Sandbergii	Sandberg Bluegrass	5
Grass	Poa secunda Ampla	Big Bluegrass	5
Grass	Festuca ovina	Sheep Fescue	5
Grass	Pascopyrum smithii	Western Wheatgrass	20
Grass	Pseudoroegneria spicata Inermis	Bluebunch Wheatgrass	10

Hydroseed at 25 lbs per Acre

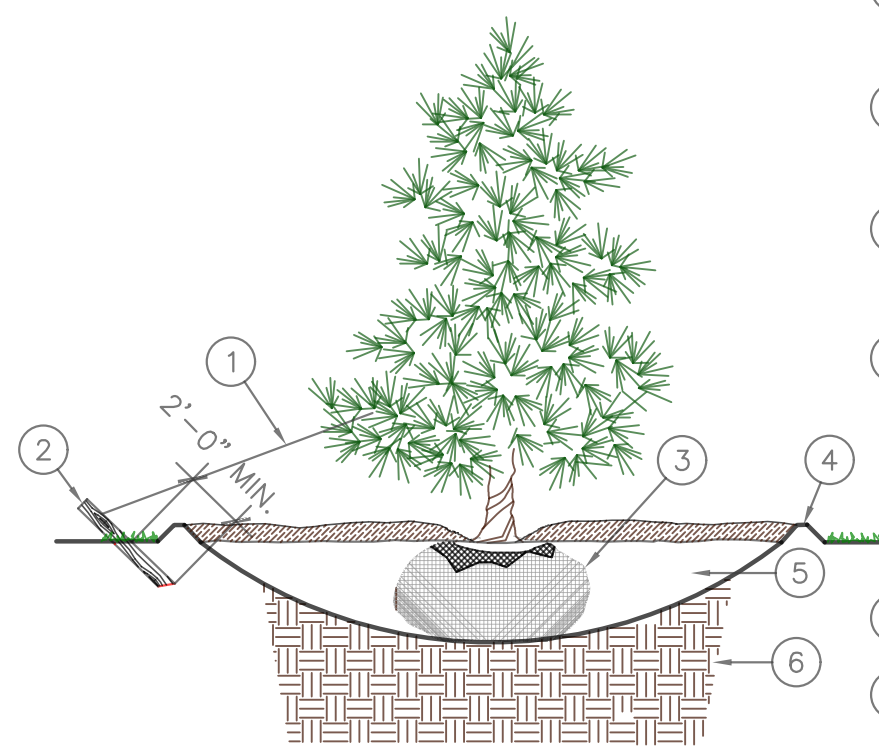
Note: Turf Areas to be irrigated by spray irrigation
Shrub Areas to be irrigated by drip irrigation



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

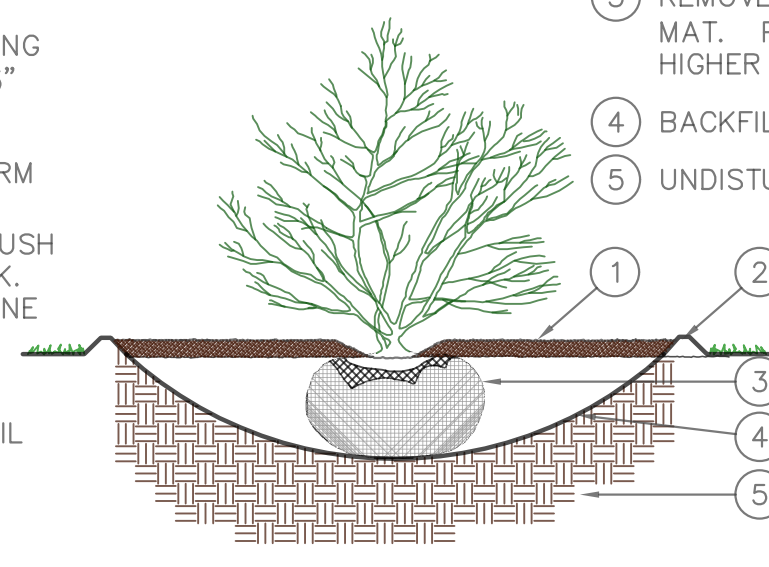
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NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

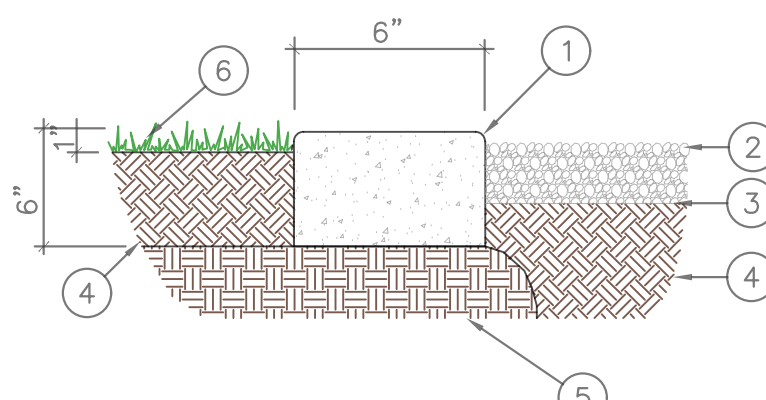
NTS



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS



CONCRETE MOW STRIP

NTS

PLANTING NOTES

- This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
- Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

REVISIONS
DESCRIPTION

DATE

Cottonwood Creek Townhomes
825 E 4800 S
MURRAY, SALT LAKE COUNTY, UT

Landscape Plan



Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
 Drafter:
N. PETERSON
Begin Date:
JANUARY 2025
Name:
COTTONWOOD CREEK
TOWNHOMES
RESIDENTIAL
Number: 6440-29

9

9 Total Sheets

Cottonwood Creek Townhomes

BUILDING A TYPE A



Sheet Index	
Sheet Name	Sheet Number

COVER	A0.00
GENERAL NOTES	A0.01
ARCH. FOOTING & FOUNDATION PLAN	A1.00
LEVEL 1 FLOOR PLAN	A1.01
LEVEL 2 FLOOR PLAN	A1.02
LEVEL 3 FLOOR PLAN	A1.03
ROOF PLAN	A1.05
ELEVATIONS	A2.01
ELEVATIONS	A2.02
ARCHITECTURAL SECTIONS AND DETAILS	A3.00
ARCHITECTURAL SECTIONS AND DETAILS	A3.01
UL U305 WALL	A3.02
LEVEL 1 ELECTRICAL PLAN	EM1.1
LEVEL 2 ELECTRICAL PLAN	EM2.1
LEVEL 3 ELECTRICAL PLAN	EM3.1

Applicable Code: 2015 I.R.C.

I. Excavation, Backfill, And Grading:

- A. All Excavations For Footings Shall Be To Natural, Undisturbed Soil.
- B. All Footings Shall Be Placed On Undisturbed Earth And Below Frost Line (30" Minimum). Tops Of Foundation Shall Be A Minimum Of 8 Inches Above Finished Grade. Do Not Backfill Until Floor Above Has Been Installed.
- C. Finish Grading Shall Be Done So As To Provide Positive Drainage Away From All Building Foundations. Grade Shall Slope Away 6 Inches Minimum For The First 10 Feet From Building.

II. Framing:

- A. All Dimensions On Floor Plans Are To Rough Framing. Walls Calculated To Be 3½ Inches Wide.
- B. Built-Up Beams Of 2 X Members Shall Be Spiked Together With Not Less Than 16D Nails At 16" O.C. On All Edges. Built-Up Columns Of 2 X Members Shall Be Spiked Together With Not Less Than Two Rows Of 16D Nails At 10" O.C. Staggered.
- C. All Structural Sheathing Shall Be Apa Rated And Shall Not Exceed Maximum Span Rating. Floor Sheathing Shall Be Tongue And Groove. Gap All Wafer-Board Sheathing. Install H-Clips On Roof Sheathing.
- D. Trusses Shall Be Engineered And Constructed By Manufacturer And Guaranteed To Withstand Loads As Required By Local Codes.
- E. All Bi-Pass Doors Shall Be Framed One Inch Smaller In Width Than The Door. Example: A 4'-0" Slider Shall Have A 47 Inch Rough Opening. Furthermore, Bi-Fold Doors Shall Be Framed 1" Wider Than Door And 82" In Height (Versus 83" In Height For Bi-Pass Doors).
- F. All Non-Bearing Interior Framing Shall Be At 16 Inches On Center (U.N.O).
- G. Framing To Include All Furr Downs, Plant-Shelves, And Ceiling Joists Per Plan.
- H. Install Three Studs At Corners.
- I. Where Not Noted Otherwise, Connect All Wood To Concrete, Wood To Steel, And Wood To Wood (Except Stud To Plate) With Metal Connectors (Simpson Or Equal) Or Use Irc 2015 Table R602.3. Solid 2" Nominal Blocking Shall Be Provided At Ends Or Points Of Support Of All Wood Joists And Trusses. Install Joist, Rafter, And Beam Hangers And Post Caps Per Manufacturer's Specifications.
- J. All Multiple Plates And Ledgers Shall Be Nailed Together With 16D Nails At 8 Inches On Center. No More Than Two Sill Plates Connected To The Foundation With J Bolts Through Both Members Are Allowed Without Engineering. Multiple Member Ledgers Are Not Allowed Without Engineering That Shows The Fastening Is Adequate.
- K. Block All Horizontal Edges Of Plywood Wall Sheathing With 2 Inch Nominal Blocking. Block Edges Of Plywood On Floors And Roofs As Directed On Drawings.
- L. All Ledger Bolts Shall Have Plate Washers With A Minimum Diameter Equal To Three Times The Bolt Diameter Unless Shown Otherwise In Details.
- M. Minimum Nailing Shall Be As Per Table 602.3 (1) Of The 2015 Irc.
- N. Fasteners Such As Staples Can Only Be Substituted For Nails At A Rate Equal To Load Values Provided By I.C.B.O. Approval. However, All Floor Sheathing Must Be Fastened With Continuous Glue Bead And Ring Shank Nails (No Substitution).
- O. Provide Holdowns At Shear Walls As Indicated On The Foundation Plan.
- P. Wood Beams Consisting Of Two Or More Pieces Shall Have The Pieces Securely Bolted Or Nailed Together To Prevent Separation And To Insure Mutual Load Sharing. Each Interconnected Piece Shall Be Continuous Between Supports, And Supports Shall Have The Same Width As The Composite Beam.
- Q. Shelves In Bedroom Closets To Be 12" In Depth. Shelves In Pantrys & Linens To Be 16". In Closets With Double Shelves, Upper Shelf To Be At 84" And Lower Shelf To Be At 42". In Closets With Single Shelf, Shelf Shall Be Set At 72" Above Finished Floor.
- R. 2 X 4 Walls That Are 10' In Height Or More Shall Be Framed With Studs Spaced At 12" O.C.
- S. Stud Walls Over 10' In Height Shall Be Fireblocked Per Section 602.8 Of The 2012 Irc.

III. Stairways:

- A. Maximum Rise = 8"
- B. Minimum Tread = 10" (11" Tread Required In The Absence Of Nosing).
- C. Minimum Headroom = 6'-8" From Nosing Line And Minimum Width = 36".
- D. Every Stairway Landing Shall Have A Dimension, Measured In The Direction Of Travel, At Least Equal To Stairway Width.
- E. A Door May Open At The Top Step Of An Interior Flight Of Stairs, Provided The Door Does Not Swing Over The Top Step, And Provided That The Top Step Is No More Than Eight Inches Lower Than The Floor Level.
- F. The Distance (Measured Vertically) From Landing To Top Of Threshold Shall Not Exceed 8".

IV. Ventilation:

- A. Ventilation Shall Be Provided In All Crawl Spaces By Means Of Screened Vents Placed So As To Provide Cross Ventilation.
- B. Crawl Spaces Must Have One Square Foot Of Ventilation For Every 150 Square Feet Crawl Space With One Vent Within 3' Of Each Corner Of The Building.
- C. Attics To Ventilated According To The Requirements Of Section R806.2 Of The 2015 Int. See Elevation Drawings For Locations Of Roof Vents.

V. Fire Protection:

- A. The Garage Shall Be Separated From The Residence And Its Attic Area By ½" Gyp Board Applied To The Garage Side. Garages Beneath Habitable Rooms Shall Be Separated From All Habitable Rooms Above By ¾" Type X Gyp Board. Where The Separation Is A Floor-Ceiling Assembly, The Structure Supporting The Separation Shall Also Be Protected By ½" Gyp Board.
- B. Enclosed Accessible Space Under Stairs Shall Have Walls, Under Stair Surface And Any Soffits Protected On The Enclosed Side With ½" Gyp Board.
- C. Doors Leading From Garage Into Living Area Shall Be Solid Wood, Solid Or Honeycomb Core Steel Doors Not Less Than 1¾" Thick Or Having A Fire Protection Rating Of Not Less Than 20 Minutes When Tested.
- D. Fireplace Chimneys Must Extend 24 Inches Minimum Above Any Roof Within A Ten Feet Radius.

VI. Weather Protection:

- A. Install (1) Layer Of Grade 'D' (15 Lb.) Felt Under Asphalt Roof Shingles.
- B. Install (1) Layer Of Grade 'D' (15 Lb.) Felt Under Aluminum Siding.
- C. Install (1) Layer Of Grade 'D' (15 Lb.) Felt Under Brick Veneer.
- D. Install (2) Layers Of Grade 'D' (15 Lb.) Felt Under Synthetic Stucco System.
- E. Install (1) Layer No. 40 Coated Roofing Or Coated Glass Base From The Roof Eaves To A Line 24" Inside The Exterior Wall Line With All Laps Cemented Together.
- F. Install (1) Layer No. 40 Coated Roofing Or Coated Glass Base At All Valleys.
- G. Provide Metal Flashing Or Equal At Foundations (Or Where Brick Meets Stucco) Where Water From Weather Barrier Could Enter Dwelling.
- H. Provide Metal Flashing Or 15 Lb. Felt Between Wood Sheathing And Concrete Porches, Landings, Steps, And Stairs.
- I. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies, and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be on an approved corrosion-resistant flashing with a 1/2" drip leg extending past the exterior side of the foundation.

VII. Windows

- A. Guest Rooms And Habitable Rooms Within A Dwelling Unit Shall Be Provided With Natural Light By Means Of Exterior Glazed Openings With An Area Not Less Than 8% Of The Floor Area Of Such Rooms.
- B. Guest Rooms And Habitable Rooms Within A Dwelling Unit Shall Be Provided With Natural Ventilation By Means Of Operable Exterior Openings With An Area Not Less Than 4% Of The Floor Area Of Such Rooms.
- C. Tops Of Windows Shall Be At 6'-8" (Unless Noted).
- D. All Window Glass Within 24 Inches Of Exterior Doors Must Be Tempered.
- E. All Windows In Rooms Used For Sleeping Shall Have Sills Not More Than 44 Inches Above Floor With An Net Clear Opening Of Not Less Than 5.7 Square Feet. Height Of Opening Shall Not Be Less Than 24 Inches, With A Net Clear Width Of Not Less Than 20 Inches.
- F. Provide Flashing, Counter-Flashing, And Approved Caulking At All Exterior Windows. Windows Must Be Installed Per Manufacturer's Specifications.
- G. Window Wells Serving Required Egress Windows Shall Have Dimensions In Keeping With The Minimums Required For The Windows:
 - G.1. 44 Inch Maximum Depth (Or Provide Steps Or Ladder Rungs).
 - G.2. 36" Horizontal Clearance Required From Foundation To Front Of Window Well.
 - G.3. 36" Vertical Clearance Required From Any Projection In Horizontal Clearance Stated Above (i.e. Bay Windows Or Cantilevers).
 - G.4. Gratings Or Guardrails Protecting Window Wells Shall Be Easily Removable Or Be Designed So As To Not hinder Egress.
 - G.5. Window Wells Shall Have A Net Clear Opening Of 9 Square Feet (Min.)

VIII. Plumbing:

- A. Water Heaters Are To Be Strapped At The Upper One Third And Lower One Third With The Lower Strap Not Closer Than 4" Above Controls.
- B. Install Expansion Tank For Water Heater.
- C. Insulate Hot Water Lines In Unfinished Areas With ½" Foam.
- D. Heat / Check Valves Required At Water Heater Inlet And Outlet.
- E. Toilets Shall Be 1.6 Gallon Flush Type.
- F. Shower Heads Shall Be 2.5 GPM Type.
- G. Provide Anti-Scald Valves On All Shower And Tub / Shower Installations.
- H. Provide Pressure Regulator And Shut-Off Valve.
- I. Interior Waste And Vent Lines Shall Be A.B.S.
- J. Freeze-Less, Back-Flow Prevention Hose Bibs With Accessible Shut Off Valves Required.
- K. Plumbing Vents Shall Be At Least 2' Above Or 10' Away From All Outside Air Intake Openings.
- L. No Slip Joint Plumbing Connections Allowed In Concealed Areas.

IX. Mechanical:

- A. Maximum Length Of Dryer Exhaust Duct Shall Be 25'. Max. Length Shall Be Reduced 2.5' For Each 45 Degree Bend And 5' For Each 90 Degree Bend.
- B. Refer To Architectural Plans For Exact Location Of All Mechanical Fixtures.
- C. Vents Shall Terminate 4 Feet Below Or 4 Feet Horizontally And At Least 1 Foot Above A Door, Openable Window, Or A Gravity Air Inlet Into A Building.
- D. Flue Vents And Exhaust Fan Vents Shall Be At Least 3 Feet Above An Outside Air Inlet Located Within 10 Feet And At Least 4 Feet From A Property Line.
- E. No Cloth Type Duct Tape Allowed. Metal Or Foil Tape Must Be Used.
- F. All Joints, Transverse And Longitudinal Seams And Connections Must Be Properly Sealed With Tape Or Mastic.
- G. Gas Lines Shall Not Pass Through Or Penetrate Any Duct Or Plenum.

X. Electrical:

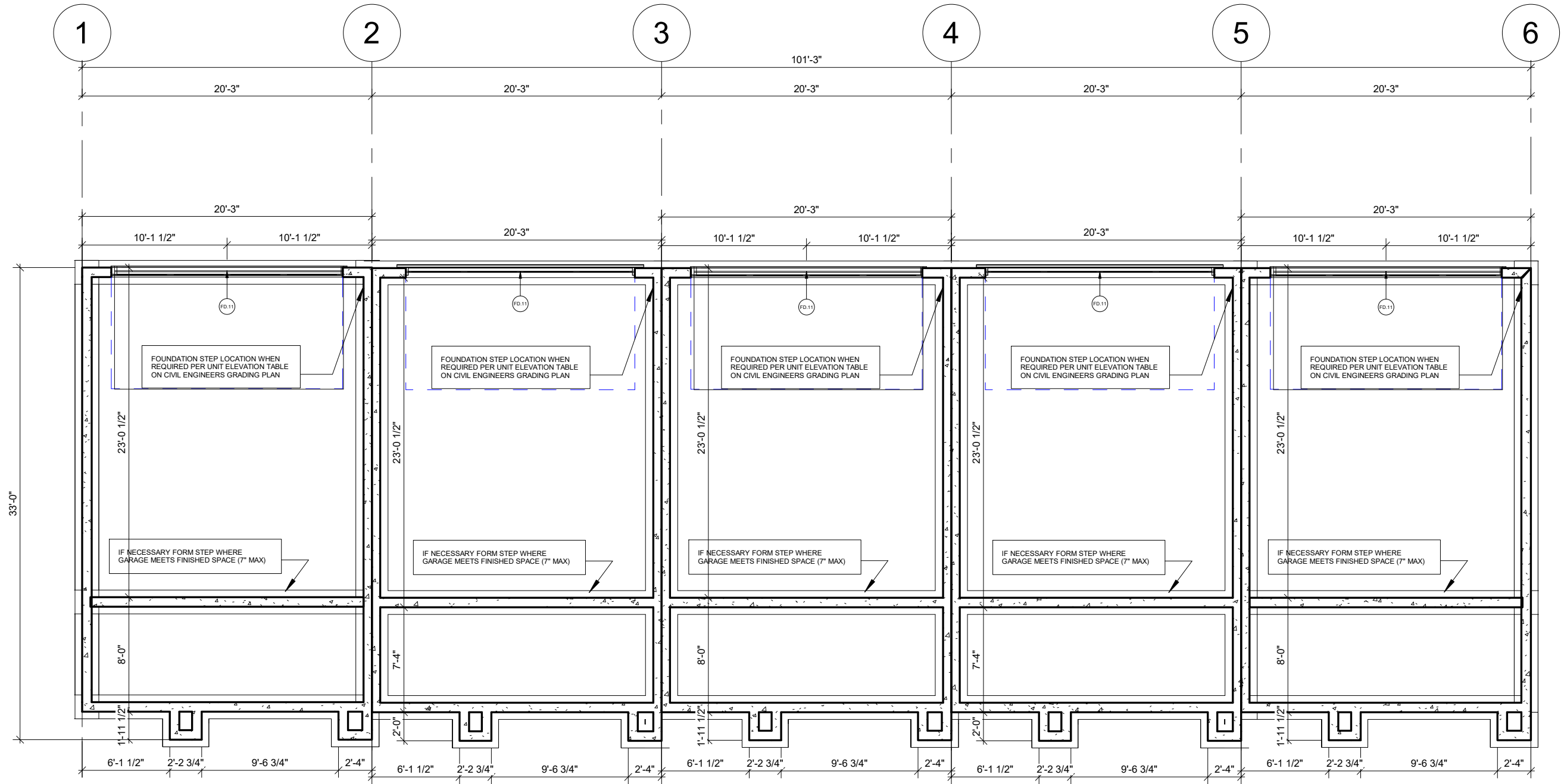
- A. Permanently Wired Smoke Detectors Are Required And Must Be Installed In Each Sleeping Room And At A Point Centrally Located In The Corridor Or Area Giving Access To Each Separate Sleeping Area. When The Dwelling Unit Has More Than One Story And In Dwellings With Basements, A Detector Shall Be Installed On Each Story And In Basement. In Dwelling Units Where A Story Or Basement Is Split Into Two Or More Levels, The Detector Shall Be Installed On The Upper Level, Except That When The Lower Level Contains A Sleeping Area, A Detector Shall Be Installed On Each Level. When Sleeping Rooms Are On An Upper Level The Detector Shall Be Placed At The Ceiling Of The Upper Level In Close Proximity To The Stairway. In Dwelling Units Where The Ceiling Height Of A Room Open To The Hallway Serving The Bedrooms Exceeds That Of The Hallway By 24" Or More, Smoke Detectors Shall Be Installed In The Hallway And In The Adjacent Room. Detectors Shall Sound An Alarm Audible In All Sleeping Areas Of The Dwelling Unit In Which They Are Located. Detectors Must Have Battery Backup And Must Emit A Signal When The Batteries Are Low. Detectors Must Be Wired In Series.
- B. Bathroom Receptacle Outlets Shall Be Supplied By Dedicated 20 Amp Branch Circuit With No Other Outlets.
- C. Incandescent Closet Lighting Shall Be 18" Minimum From Combustibles Measured Horizontally. 6" Horizontal Is Permitted For Flush Fixtures And Fluorescent Fixtures.
- D. Ground Fault Circuit Protection Required For All 110 Volt, Single Phase 15 And 20 Ampere Receptacles Installed In Bathrooms, Garages, And Outdoors Where There Is Direct Grade-Level Access To Dwellings And Power Poles. GFCI Also Required For All Countertop Level Kitchen Receptacles. Garage Outlets Must Be A Minimum Of 18" Above Floor.
- E. All Incandescent Lighting Fixtures Recessed Into Insulated Areas Shall Be Approved For Zero-Clearance Insulation Cover (I.C.) Per The 2006 Mandatory Energy Requirements.
- F. Conduit For Meter Base Service Entrance Shall Be Anchored To Foundation With Uni-Strut And Conduit Clamps (Powder Actuated Fasteners Are Not Acceptable).
- G. Outlets Shall Be Spaced According To Prevailing Codes As A Minimum Requirement. Actual Outlet Location May Vary From What Plan Shows.
- H. Metallic Water Service And A Concrete Encased Electrode Available For Use As A Grounding Electrode For The House, Which Meets The Requirements Of The 2015 IRC Shall Be Required.
- I. Plastic Electrical Boxes In Garage Fire Walls To Be 2 Hour Listing.
- J. All Branch Circuits Serving Bedrooms Shall Be Arc-Fault Protected.
- K. Carbon Monoxide Alarms Shall Be Installed On Each Habitable Level Of A Dwelling Unit Equipped With Fuel Burning Appliances. Carbon Monoxide Alarms Shall Have 110 Volt Permanent Power With Battery Backup And Shall Be Interconnected With The Smoke Detectors.
- L. ALL 125 volt, 15 & 20 amp receptacles installed inside or outside of a dwelling shall be tamper-resistant receptacles

XI. Masonry:

- A. Masonry Veneer Above Openings Shall Be Supported Per Table R703.7.1 Of The 2015 IRC.
- B. Flashing Shall Be Located Beneath The First Course Of Masonry Above Finished Ground Level Above The Foundation Wall And At Other Points Of Support.
- C. Weepholes Shall Be Provided In The Outside Wythe Of Masonry Walls At A Maximum Spacing Of 33" On Center. Weepholes Shall Not Be Less Than 3/16" In Diameter. Weepholes Shall Be Located Immediately Above The Flashing.

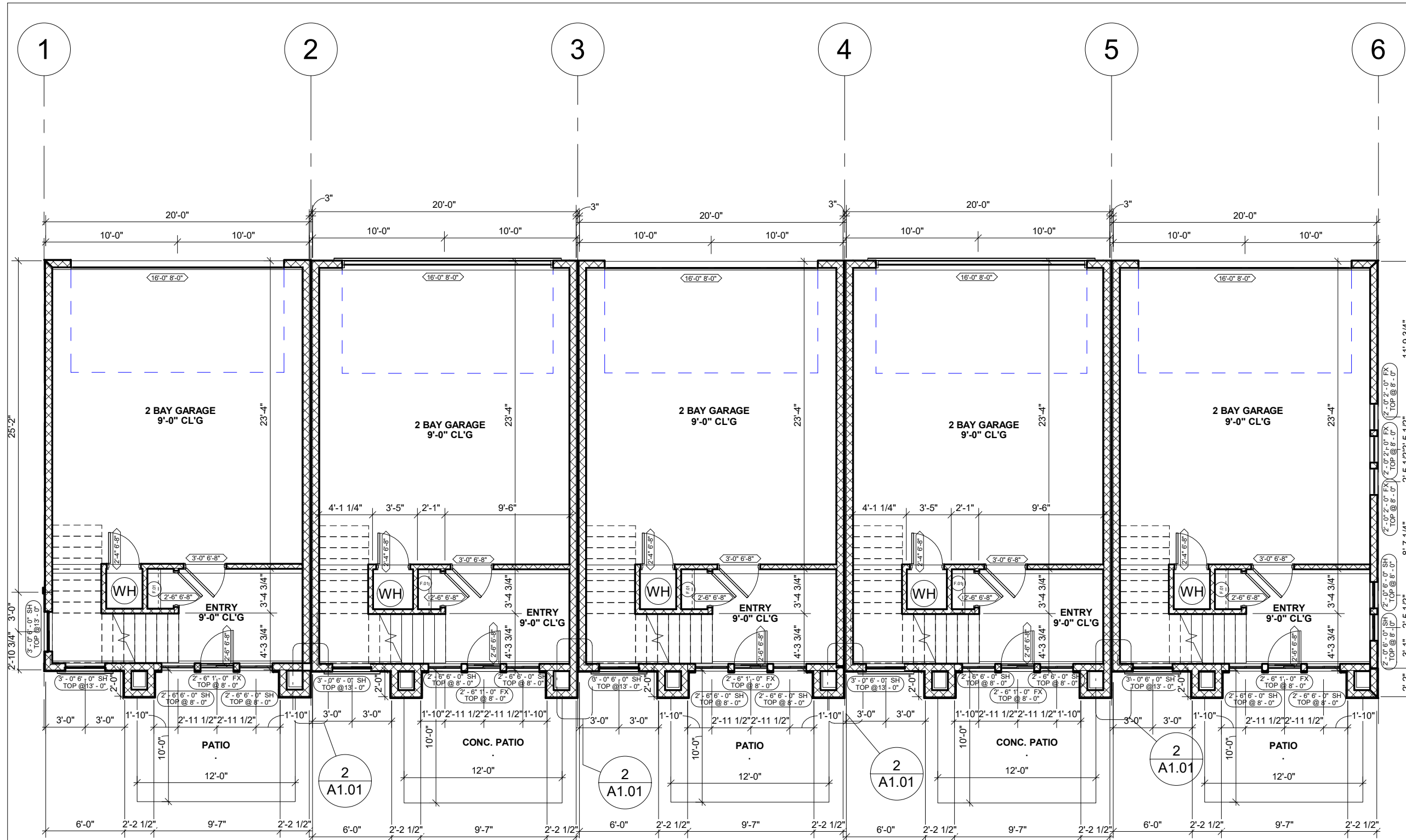
XII. Railings:

- A. Handrails Are Required At All Stairways Having Two Or More Risers.
- B. Provide 1-1/4" - 2-5/8" Handrails 34" - 38" In Height That Run Continuous And Have Returning Ends To Wall, Newel Post, Or Safety Terminal.
- C. Handrails Deeper Than 2-5/8 Inches Shall Have Finger Grooves 3/4 Inch By 1/4 Inch Deep Routed The Entire Length Of At Least One Side Of Handrail.
- D. Minimum 36" High Guardrails Are Required At All Landings Or Decks Or Floor Levels That Are More Than Than 30" Apart In Dimensional Height.
- E. Balusters For Guardrails And Handrails Shall Be Spaced Such That A 4 Inch Round Sphere Cannot Pass Through. Guard Rails Shall Not Be Constructed In A Manner That Results In A Ladder Effect.



1 FOOTING AND FOUNDATION PLAN
1/8" = 1'-0"

KEYNOTES	
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)	
◆	SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
??	THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:
FOUNDATION	
FD.01:	4" SLAB ON GRADE
FD.02:	SLOPE GARAGE FLOOR SLAB TO OPENING (@ 1/8" PER 12" MIN.)
FD.03:	WARP GARAGE SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DOOR
FD.04:	LOCATION OF PLUMBING FIXTURE*
FD.05:	LOCATION OF DRAIN FROM FLOOR(S) ABOVE*
FD.06:	LOCATION OF BASEMENT PLUMBING WALL*
FD.07:	FLOOR DRAIN ◆
FD.08:	FOUNDATION HAUNCH FOR CONCRETE STEPS (CENTERED ON STEPS)*
FD.09:	UFER GROUND - REBAR IN CONCRETE FOUNDATION WALL ◆
FD.10:	4" X 2 1/2" NOTCH IN FOUNDATION WALL
FD.11:	BLOCK DOWN FOR OPENING*
FD.12:	EARTHEN FILL IN PORCH CAVITY
FD.13:	STEP UP FOUNDATION WALL 8" @ PORCH
FD.14:	SLOPE SLAB DOWN 2" AWAY FROM BUILDING
FD.15:	WARP SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DRAINS
* COORDINATE LOCATION AND SIZE WITH FLOOR PLANS	

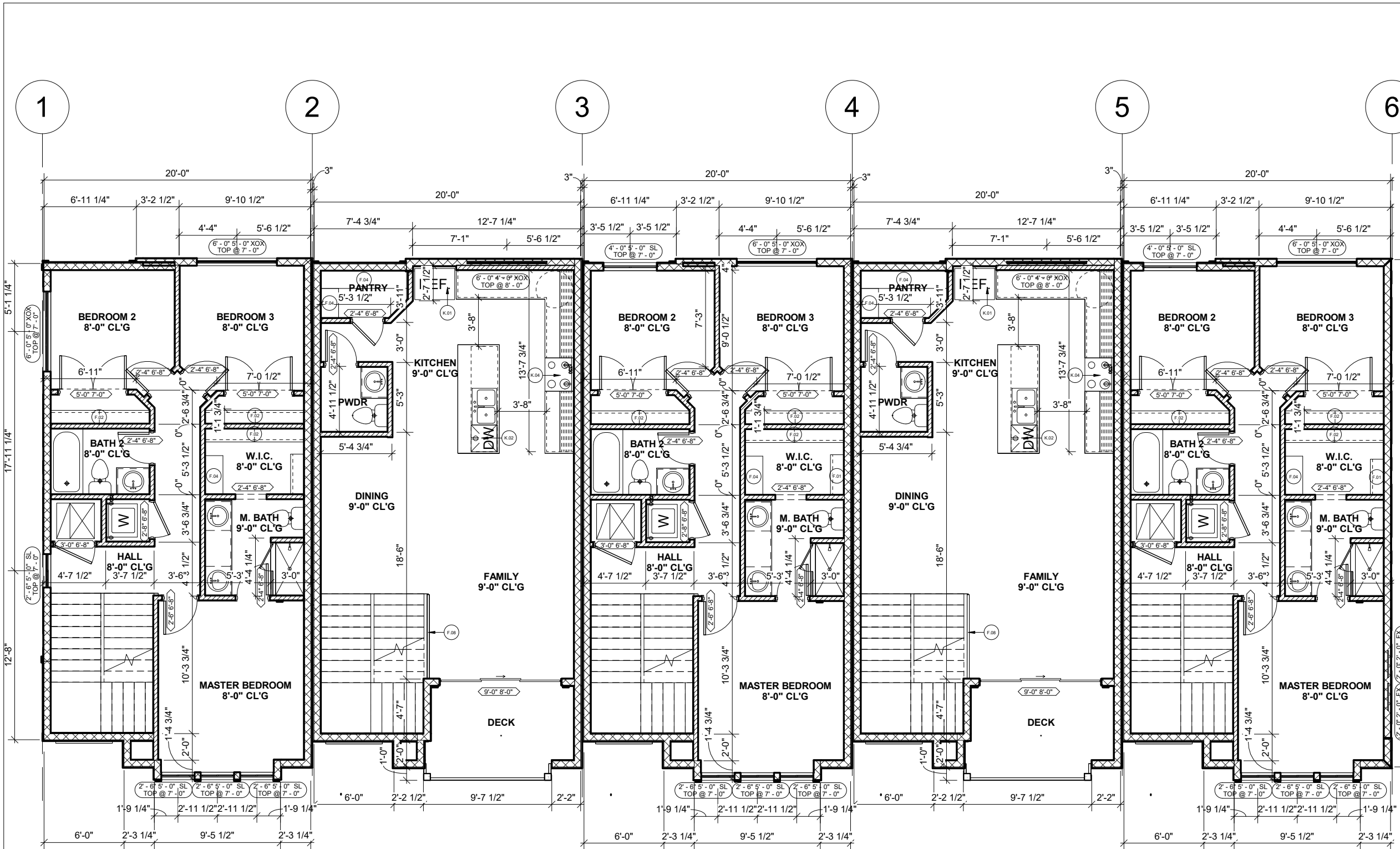


KEYNOTES	
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)	
SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS	
THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:	
MECHANICAL	
M.01: FLUE ♦ M.02: 95% EFFICIENT FURNACE ♦ M.04: 13 SEER AIR CONDITIONER ♦ M.06: 50 GALLON WATER HEATER ♦ M.07: FLOOR DRAIN ♦ M.08: ELECTRICAL PANEL ♦ M.09: 8" COMBUSTION AIR FROM OUTSIDE (TERMINATE 12" BELOW CEILING) ♦ M.11 MECHANICAL CHASE 25" CLEAR M.12 ROUGH IN WATER SOFTENER M.16 WALL-MOUNTED ELECTRIC HEATER	
PLUMBING	
P.01: HOSE BIB ♦ P.02: PEDESTAL SINK P.03: 60" x 30" TUB / SHOWER COMBO ♦ P.04: 48" LOW WALL w/ GLASS ABOVE P.05: SINK W/ DISPOSAL AND SPRAYER	
FINISH	
F.01: (1) 12" DEEP WOOD SHELF & (1) ROD* F.02: (2) 12" DEEP WOOD SHELVES & (2) RODS* F.03: (5) 12" DEEP WOOD SHELVES STARTING @ 24" ABOVE FLOOR* F.04: (5) 16" DEEP WOOD SHELVES STARTING @ 24" ABOVE FLOOR* F.05: (1) 12" DEEP WOOD SHELF (TOP @ 4'-6")* F.06: (5) 24" DEEP WOOD SHELVES STARTING @ 24" ABOVE FLOOR* F.07: 2 x 4 WALL (42" HIGH) w/ WOOD CAP & APRON F.08: HAND RAIL (36" HIGH) ♦ F.09: OPEN HAND RAILING (36" HIGH) ♦ F.10: 22" x 30" ATTIC ACCESS ♦ F.11: FIRE DOOR (20 MIN.) ♦ F.12: WOOD STEPS AS REQUIRED F.13: BOLLARD F.19: VAULTED CEILING F.22: LINE OF FRAMING ABOVE F.23: LINE OF FRAMING BELOW F.25: LINE OF OVERHEAD GARAGE DOOR * SHELVES THAT SPAN 48"+ RECEIVE A SHELF SUPPORT	
CABINET	
C.01: 32" HIGH BASE CABINET C.02: 36" HIGH BASE CABINET C.03: UPPER CABINETS (TOP @ 7'-0") C.04: UPPER CABINETS (TOP @ 8'-0") C.05: FULL DEPTH CABINET C.06: LAZY SUSAN C.07: COUNTERTOP C.08: COUNTERTOP OVERHANG	
KITCHEN	
K.01: 39" x 73½" WIDE REFRIGERATOR SPACE (INSTALL WATER LINE) K.02: DISHWASHER K.03: 30" WIDE RANGE WITH MICROWAVE ABOVE	
WALL OPENING	
AR1: ARCH OPENING (TOP @ 8'-0" & SIDES @ 7'-6") SQ1: SQUARE OPENING (TOP @ 6'-8") SQ2: SQUARE OPENING (TOP @ 8'-0") SQ3: SQUARE OPENING (TOP @ 7'-6")	

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

- FLOOR PLAN NOTES
- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
 - ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
 - ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
 - SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS
 - ALL INTERIOR WINDOW SILLS BELOW 48" WILL HAVE
A PAINT GRADE WOOD WINDOW SILL & APRON

2 FIRE WALL PLAN
1/4" = 1'-0"



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

KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION

DENOTED BY DASHED LINES (UNO)

SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL
CODE REQUIREMENTS AND SPECIFICATIONS

THE FOLLOWING KEYNOTES REFERENCE
THIS SYMBOL WHERE SHOWN ON PLANS:

MECHANICAL

- M.01: FLUE
- M.02: 95% EFFICIENT FURNACE
- M.04: 13 SEER AIR CONDITIONER
- M.06: 50 GALLON WATER HEATER
- M.07: FLOOR DRAIN
- M.08: ELECTRICAL PANEL
- M.09: 8" COMBUSTION AIR FROM OUTSIDE
(TERMINATE 12" BELOW CEILING)
- M.11 MECHANICAL CHASE 25" CLEAR
- M.12 ROUGH IN WATER SOFTENER
- M.16 WALL-MOUNTED ELECTRIC HEATER

PLUMBING

- P.01: HOSE BIB
- P.02: PEDESTAL SINK
- P.03: 60" x 30" TUB / SHOWER COMBO
- P.04: 48" LOW WALL w/ GLASS ABOVE
- P.05: SINK W/ DISPOSAL AND SPRAYER

FINISH

- F.01: (1) 12" DEEP WOOD SHELF & (1) ROD*
 - F.02: (2) 12" DEEP WOOD SHELVES & (2) RODS*
 - F.03: (5) 12" DEEP WOOD SHELVES
STARTING @ 24" ABOVE FLOOR*
 - F.04: (5) 16" DEEP WOOD SHELVES
STARTING @ 24" ABOVE FLOOR*
 - F.05: (1) 12" DEEP WOOD SHELF (TOP @ 4'-6")*
 - F.06: (5) 24" DEEP WOOD SHELVES
STARTING @ 24" ABOVE FLOOR*
 - F.07: 2 x 4 WALL (42" HIGH) w/ WOOD CAP & APRON
 - F.08: HAND RAIL (36" HIGH)
 - F.09: OPEN HAND RAILING (36" HIGH)
 - F.10: 22" x 30" ATTIC ACCESS
 - F.11: FIRE DOOR (20 MIN.)
 - F.12: WOOD STEPS AS REQUIRED
 - F.13: BOLLARD
 - F.19: VAULTED CEILING
 - F.22: LINE OF FRAMING ABOVE
 - F.23: LINE OF FRAMING BELOW
 - F.25: LINE OF OVERHEAD GARAGE DOOR
- * SHELVES THAT SPAN 48" RECEIVE A SHELF SUPPORT

CABINET

- C.01: 32" HIGH BASE CABINET
- C.02: 36" HIGH BASE CABINET
- C.03: UPPER CABINETS (TOP @ 7'-0")
- C.04: UPPER CABINETS (TOP @ 8'-0")
- C.05: FULL DEPTH CABINET
- C.06: LAZY SUSAN
- C.07: COUNTERTOP
- C.08: COUNTERTOP OVERHANG

KITCHEN

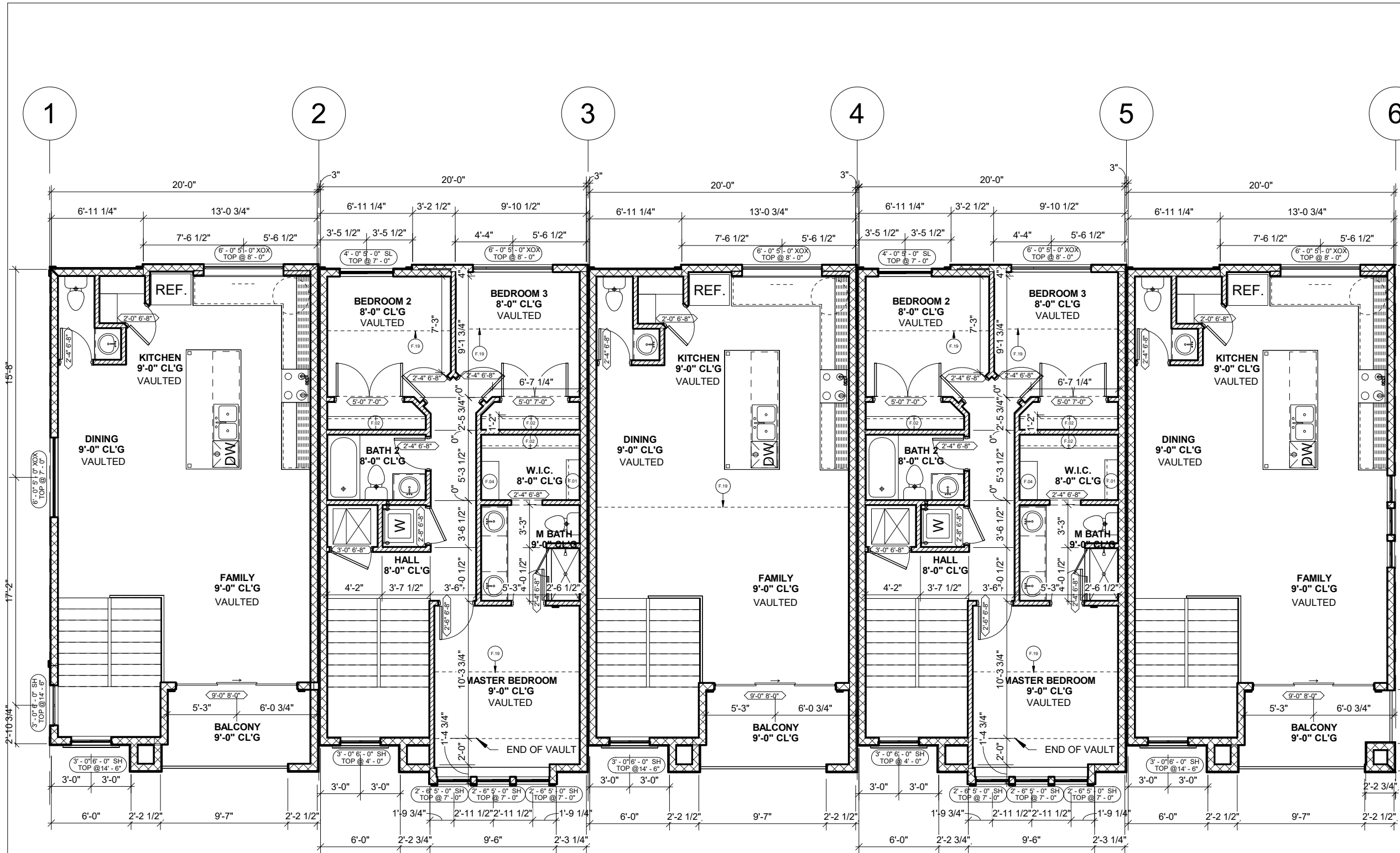
- K.01: 39" x 73 1/2" WIDE REFRIGERATOR SPACE
(INSTALL WATER LINE)
- K.02: DISHWASHER
- K.03: 30" WIDE RANGE WITH MICROWAVE ABOVE

WALL OPENING

- AR1: ARCH OPENING (TOP @ 8'-0" & SIDES @ 7'-6")
- SQ1: SQUARE OPENING (TOP @ 6'-8")
- SQ2: SQUARE OPENING (TOP @ 8'-0")
- SQ3: SQUARE OPENING (TOP @ 7'-6")

FLOOR PLAN NOTES

- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS
- ALL INTERIOR WINDOW SILLS BELOW 48" WILL HAVE
A PAINT GRADE WOOD WINDOW SILL & APRON



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

FLOOR PLAN NOTES

- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS
- ALL INTERIOR WINDOW SILLS BELOW 48" WILL HAVE A PAINT GRADE WOOD WINDOW SILL & APRON

KEYNOTES	
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)	
SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS	
THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:	
MECHANICAL M.01: FLUE ♦ M.02: 95% EFFICIENT FURNACE ♦ M.04: 13 SEER AIR CONDITIONER ♦ M.06: 50 GALLON WATER HEATER ♦ M.07: FLOOR DRAIN ♦ M.08: ELECTRICAL PANEL ♦ M.09: 8" COMBUSTION AIR FROM OUTSIDE (TERMINATE 12" BELOW CEILING) ♦ M.11 MECHANICAL CHASE 25" CLEAR M.12 ROUGH IN WATER SOFTENER M.16 WALL-MOUNTED ELECTRIC HEATER	
PLUMBING P.01: HOSE BIB ♦ P.02: PEDESTAL SINK P.03: 60" x 30" TUB / SHOWER COMBO ♦ P.04: 48" LOW WALL w/ GLASS ABOVE P.05: SINK W/ DISPOSAL AND SPRAYER	
FINISH F.01: (1) 12" DEEP WOOD SHELF & (1) ROD* F.02: (2) 12" DEEP WOOD SHELVES & (2) RODS* F.03: (5) 12" DEEP WOOD SHELVES STARTING @ 24" ABOVE FLOOR* F.04: (5) 16" DEEP WOOD SHELVES STARTING @ 24" ABOVE FLOOR* F.05: (1) 12" DEEP WOOD SHELF (TOP @ 4'-6")* F.06: (5) 24" DEEP WOOD SHELVES STARTING @ 24" ABOVE FLOOR* F.07: 2 x 4 WALL (42" HIGH) w/ WOOD CAP & APRON F.08: HAND RAIL (36" HIGH) ♦ F.09: OPEN HAND RAILING (36" HIGH) ♦ F.10: 22" x 30" ATTIC ACCESS ♦ F.11: FIRE DOOR (20 MIN.) ♦ F.12: WOOD STEPS AS REQUIRED F.13: BOLLARD F.19: VAULTED CEILING F.22: LINE OF FRAMING ABOVE F.23: LINE OF FRAMING BELOW F.25: LINE OF OVERHEAD GARAGE DOOR *SHELVES THAT SPAN 48"+ RECEIVE A SHELF SUPPORT	
CABINET C.01: 32" HIGH BASE CABINET C.02: 36" HIGH BASE CABINET C.03: UPPER CABINETS (TOP @ 7'-0") C.04: UPPER CABINETS (TOP @ 8'-0") C.05: FULL DEPTH CABINET C.06: LAZY SUSAN C.07: COUNTERTOP C.08: COUNTERTOP OVERHANG	
KITCHEN K.01: 39" x 73 1/2" WIDE REFRIGERATOR SPACE (INSTALL WATER LINE) K.02: DISHWASHER K.03: 30" WIDE RANGE WITH MICROWAVE ABOVE	
WALL OPENING AR1: ARCH OPENING (TOP @ 8'-0" & SIDES @ 7'-6") SQ1: SQUARE OPENING (TOP @ 6'-8") SQ2: SQUARE OPENING (TOP @ 8'-0") SQ3: SQUARE OPENING (TOP @ 7'-6")	



01 FRONT ELEVATION
3/32" = 1'-0"



2 REAR ELEVATION
3/32" = 1'-0"

KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES

◆ SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL
CODE REQUIREMENTS AND SPECIFICATIONS

?? THE FOLLOWING KEYNOTES REFERENCE
THIS SYMBOL WHERE SHOWN ON PLANS:

ELEVATION

E.01: ARCHITECTURAL GRADE ASPALT SHINGLES
E.02: DOWNSPOUT
E.03: 6" CAST BRONZE ADDRESS NUMBERS
E.04: GABLE END VENT*
E.05: BRICK VENEER (SEE DETAIL 3/A3.00)
E.06: STONE VENEER (SEE DETAIL 3/A3.00)
E.07: DECORATIVE SHUTTER*
E.08: APPROXIMATE LINE OF FINISHED GRADE
E.10: TURTLE VENT
E.11: ALUMINUM FASCIA
E.12: HARDIE FASCIA
E.13: METAL ROOF
E.14: CORBEL
E.15: METAL AWNING (SEE DETAIL A3.01)
E.16: BRICK SOLDIER COURSE
E.17: EXTERIOR WALL SCONCE
E.18: CONCRETE CAP

STUCCO

S.01: SYNTHETIC STUCCO ◆
S.06: 8"x1" STUCCO TRIM

SIDING AND TRIM

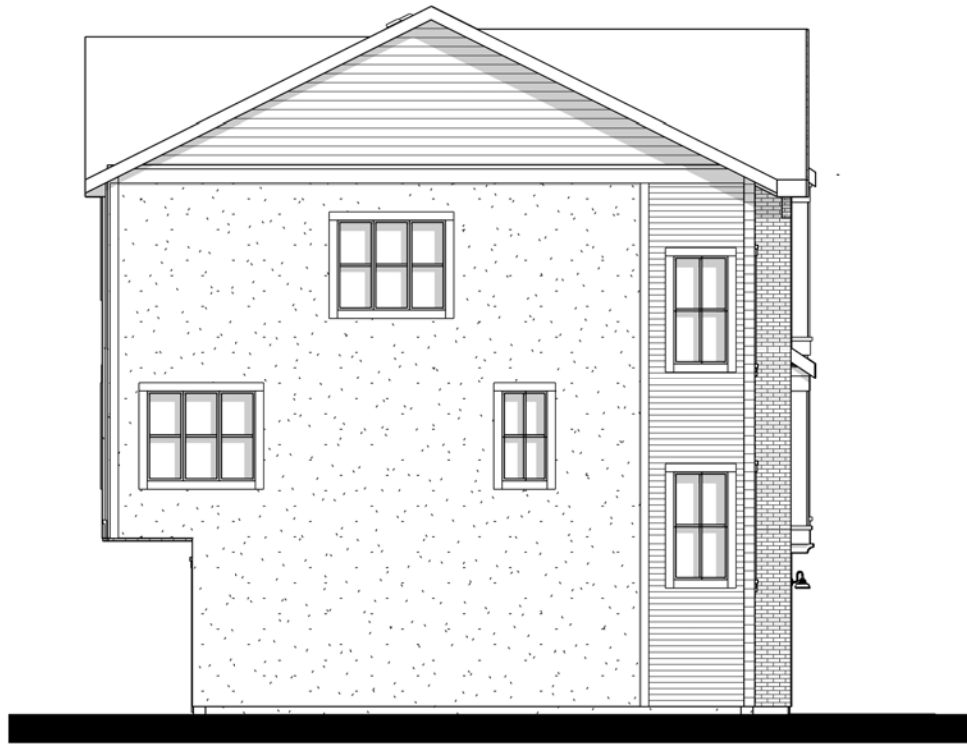
CS.01: BOARD & BATTEN @ 16" O.C.
CS.02: TRUE LAP SIDING
CS.03: STAGGERED EDGE SHINGLE
CS.04: 2-1/2"x3/4" COMPOSITE BATTEN BOARD
CS.05: 3-1/2"x3/4" COMPOSITE TRIM BOARD
CS.06: 5-1/2"x3/4" COMPOSITE TRIM BOARD
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CS.09: 11-1/4"x3/4" COMPOSITE TRIM BOARD
CS.12: SMOOTH COMPOSITE TRIM BOARD
CS.13: PAINTED WOOD

FINISHES

F.08: GUARD RAIL* (36" HIGH) ◆
* COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

ELEVATION

- REFER TO GENERAL NOTE & DETAIL SHEETS
FOR TYPICAL REQUIREMENTS & MATERIALS
SPECIFIC TO THIS PROJECT
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BUILDER SHALL VERIFY & COORDINATE
PER ACTUAL SITE CONDITIONS
- BUILDER TO PROVIDE ROOF & SOFFIT VENTS
SPECIFIED BY ATTIC VENT SCHEDULE
(OR APPROVED EQUAL)
- INSTALL ALL PRE-MANUFACTURED MATERIALS
PER MANUFACTURERS REQUIREMENTS,
RECOMMENDATIONS & SPECIFICATIONS.
INSTALLATION REQUIREMENTS TO BE
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1 LEFT ELEVATION
3/32" = 1'-0"



2 RIGHT ELEVATION
3/32" = 1'-0"

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FUTURE & OPTIONAL CONSTRUCTION
DENOTED BY DASHED LINES

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- STUCCO
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 - S.06: 8"x1" STUCCO TRIM

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02 REAR ELEVATION
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KEYNOTES

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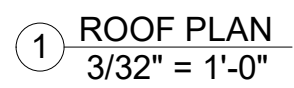
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* COORDINATE LOCATION AND SIZE WITH FLOOR PLANS	

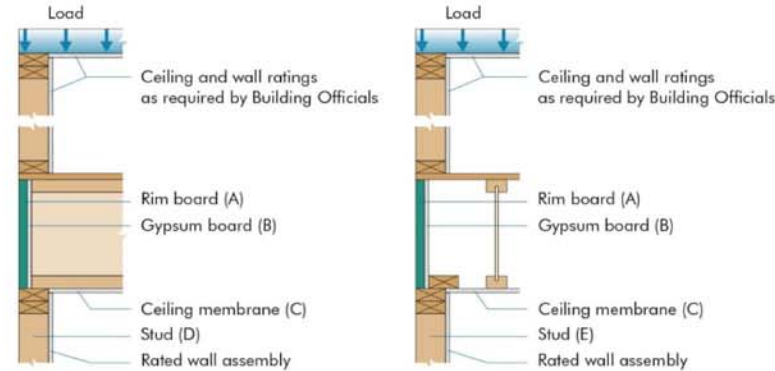
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•	BUILDER TO PROVIDE ROOF & SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE (OR APPROVED EQUAL)
•	INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER





PWT Assembly RB1
Fire Resistance Rated Rim Board Assembly

This fire resistance design is listed in accordance with ASTM E119 and CAN/ULC S101



End Wall Configuration Base Assembly

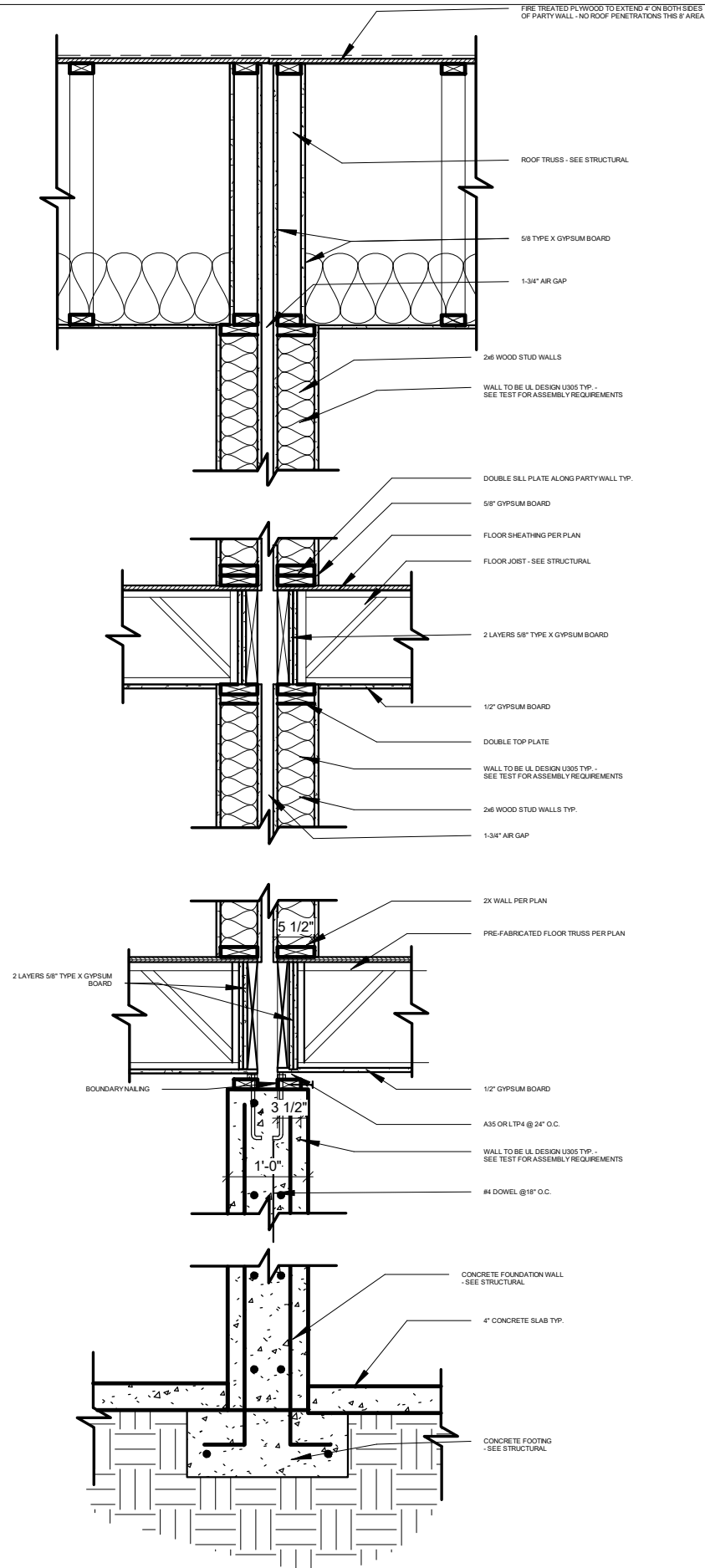
Rim Board Thickness, in.	Rim Board Protection	Ceiling Membrane Req. for 1-hr. Rim Assembly	Ceiling Membrane Req. for 2-hr. Rim Assembly	Stud Size	Stud Size
A	B	C	C	D	E
1-1/4	Unprotected	1-hour Fire-rated Assembly	2-hour Fire-rated Assembly	2x4	2x4
	(1) 1/2" Type X	5/8" Type X	2-hour Fire-rated Assembly	2x4	2x4
	(1) 5/8" Type X	1/2" Type X	90-min Fire-rated Assembly	2x6	2x4
	(2) 1/2" Type X	No Ceiling Required	1-hour Fire-rated Assembly	2x6	2x4
	(2) 5/8" Type X	No Ceiling Required	5/8" Type X	2x6	2x4
1-1/2	Unprotected	1-hour Fire-rated Assembly	2-hour Fire-rated Assembly	2x4	2x4
	(1) 1/2" Type X	5/8" Regular	90-min Fire-rated Assembly	2x6	2x4
	(1) 5/8" Type X	1/2" Type X	90-min Fire-rated Assembly	2x6	2x4
	(2) 1/2" Type X	No Ceiling Required	1-hour Fire-rated Assembly	2x6	2x4
	(2) 5/8" Type X	No Ceiling Required	5/8" Type X	2x6	2x6
1-3/4	Unprotected	1-hour Fire-rated Assembly	2-hour Fire-rated Assembly	2x4	2x4
	(1) 1/2" Type X	5/8" Regular	90-min Fire-rated Assembly	2x6	2x4
	(1) 5/8" Type X	1/2" Type X	90-min Fire-rated Assembly	2x6	2x4
	(2) 1/2" Type X	No Ceiling Required	45-min Fire-rated Assembly	2x6	2x6
	(2) 5/8" Type X	No Ceiling Required	5/8" Type X	2x6	2x6

- 1) Rim assembly for fire from inside of structure.
- 2) Gypsum wallboard shown on the ceiling is to protect the Rim Board only. It does not necessarily cause the floor assembly to be rated.
- 3) Attach 1-layer Type X (1/2 or 5/8-inch) gypsum wallboard to Rim Board with 1-1/2-inch Type W drywall screws spaced 12 inches o.c.
- 4) Attach 2-layer Type X (1/2 or 5/8-inch) gypsum wallboards to Rim Board with 2-inch Type W drywall screws spaced 12 inches o.c.
- 5) Provide min. 1-3/4-inch bearing for I-joist.
- 6) Use only fire rated gypsum wallboard. Type C may be substituted for Type X.
- 7) Rim Board and gypsum wallboard thickness are shown as minimums. Thicker Rim Board and gypsum wallboard may be substituted.
- 8) When 2-layer gypsum wallboards are used, I-joist end nails shall be 16d box (0.135 inch x 3-1/2 inches) nails.
- 9) Rim board shall be sized for vertical and lateral loads.
- 10) Stud size may be reduced if the gypsum protection is discontinuous, provided that other requirements in the code are satisfied.

NOTE: HORIZONATAL FIRE BLOCKING SHALL BE PROVIDED AT ALL FLOOR AND CEILING LEVELS
NOTE: THERE SHALL BE NO ROOF VENTS OR PENETRATIONS IN THE ROOF WITHIN 4' OF THE COMMON WALLS, INCLUDING AT ALL LOWER SHED ROOFS OR ROOFS THAT ARE BEYOND THE AJACENT UNIT.

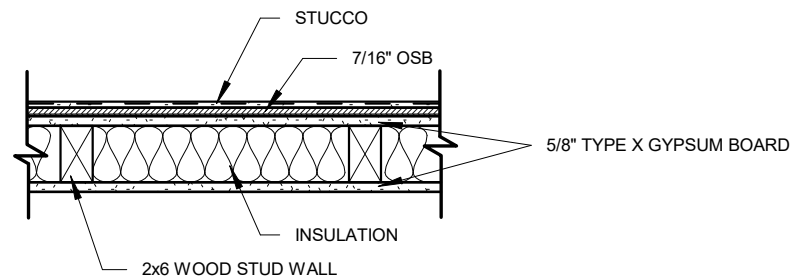
REPRESENTING THE ENGINEERED WOOD INDUSTRY

7011 South 19th Street • Tacoma, Washington 98466-5333 • Phone: (253) 565-6600 • Fax: (253) 565-7265 • www.apawood.org

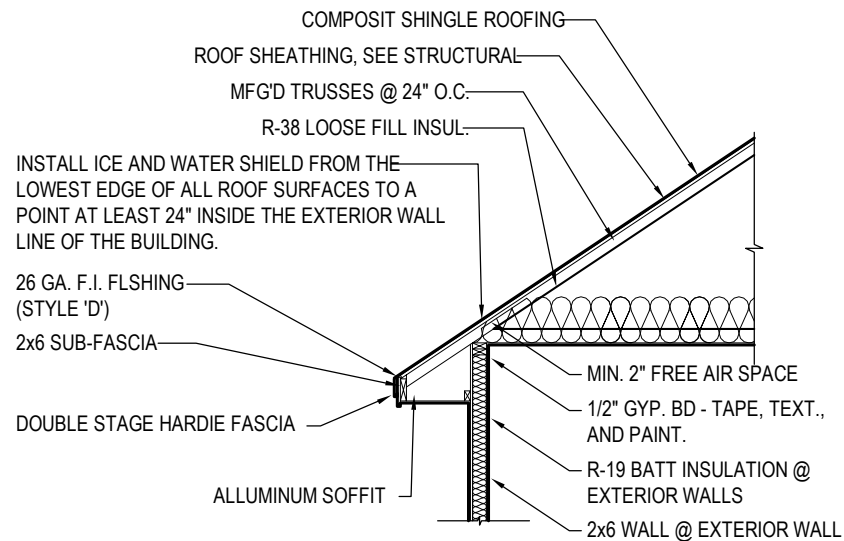


① TYP. PARTY WALL SECTION
1/2" = 1'-0"

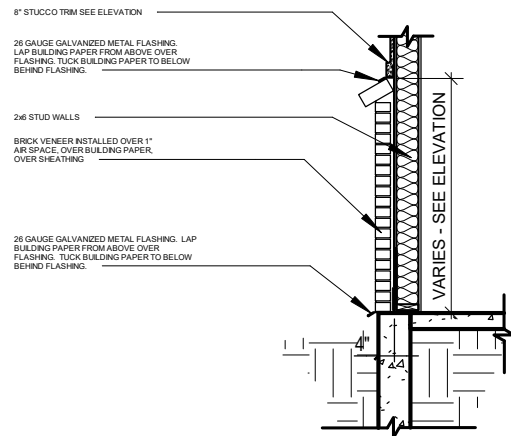
2 EXTERIOR PARTY WALL
1" = 1'-0"



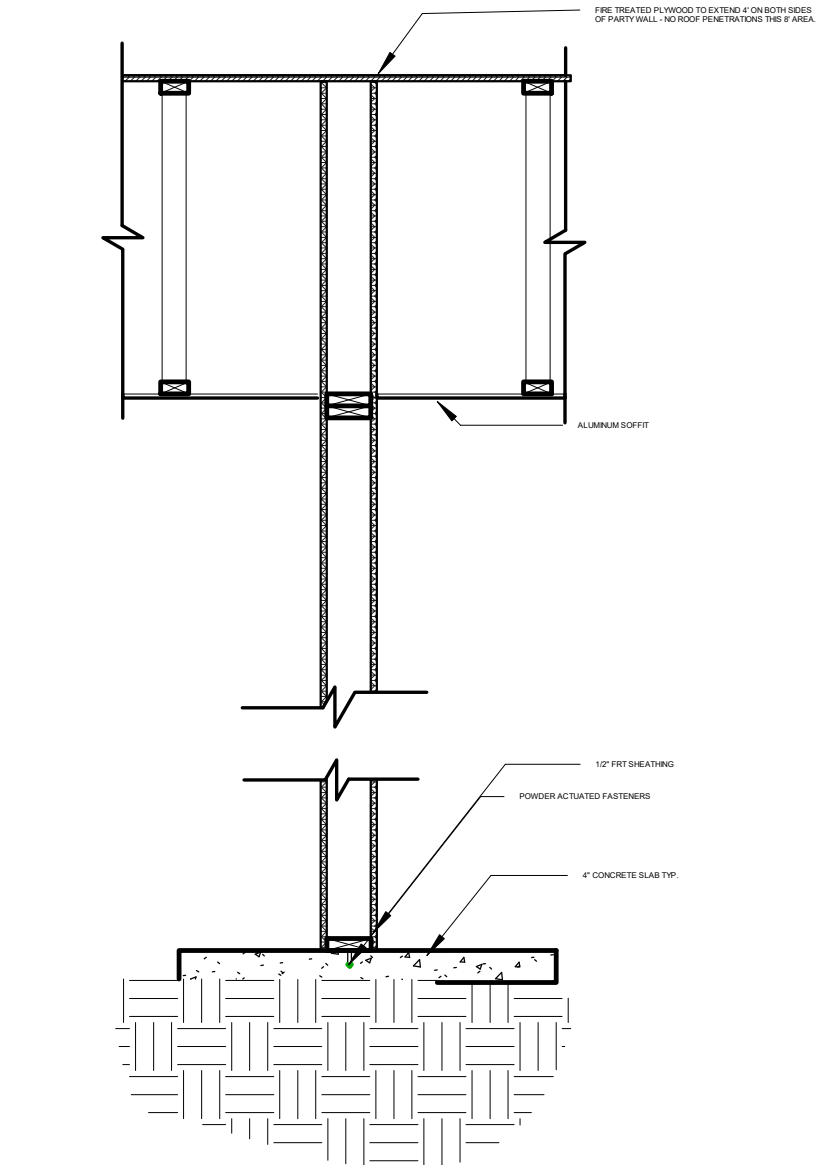
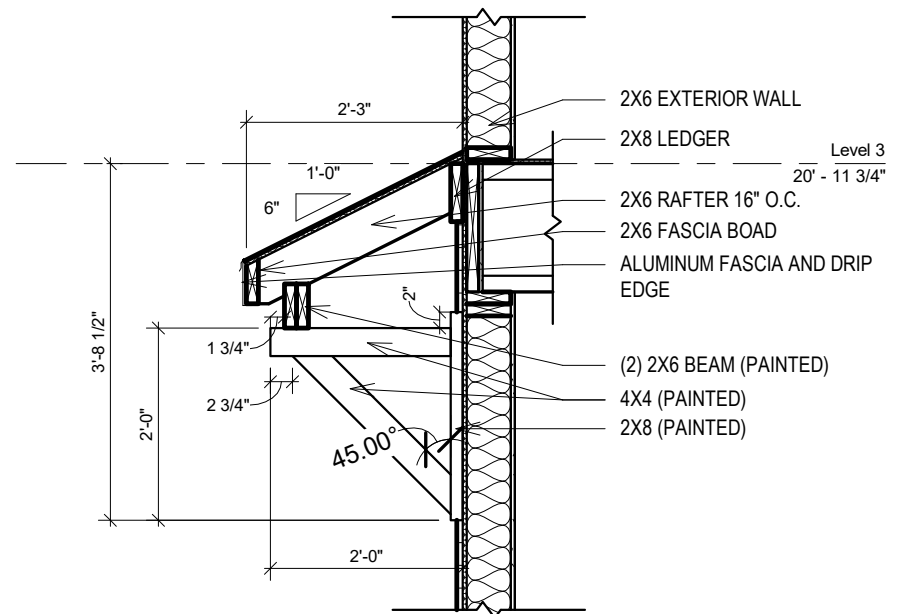
4 TYP. WALL SECTION AT SOFIT
1/4" = 1'-0"



3 BRICK VENEER
1/4" = 1'-0"



5 EYEBROW ROOF SECTION
1/2" = 1'-0"



6 PRIVACY WALL
1/2" = 1'-0"

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **U305**

June 14, 2024

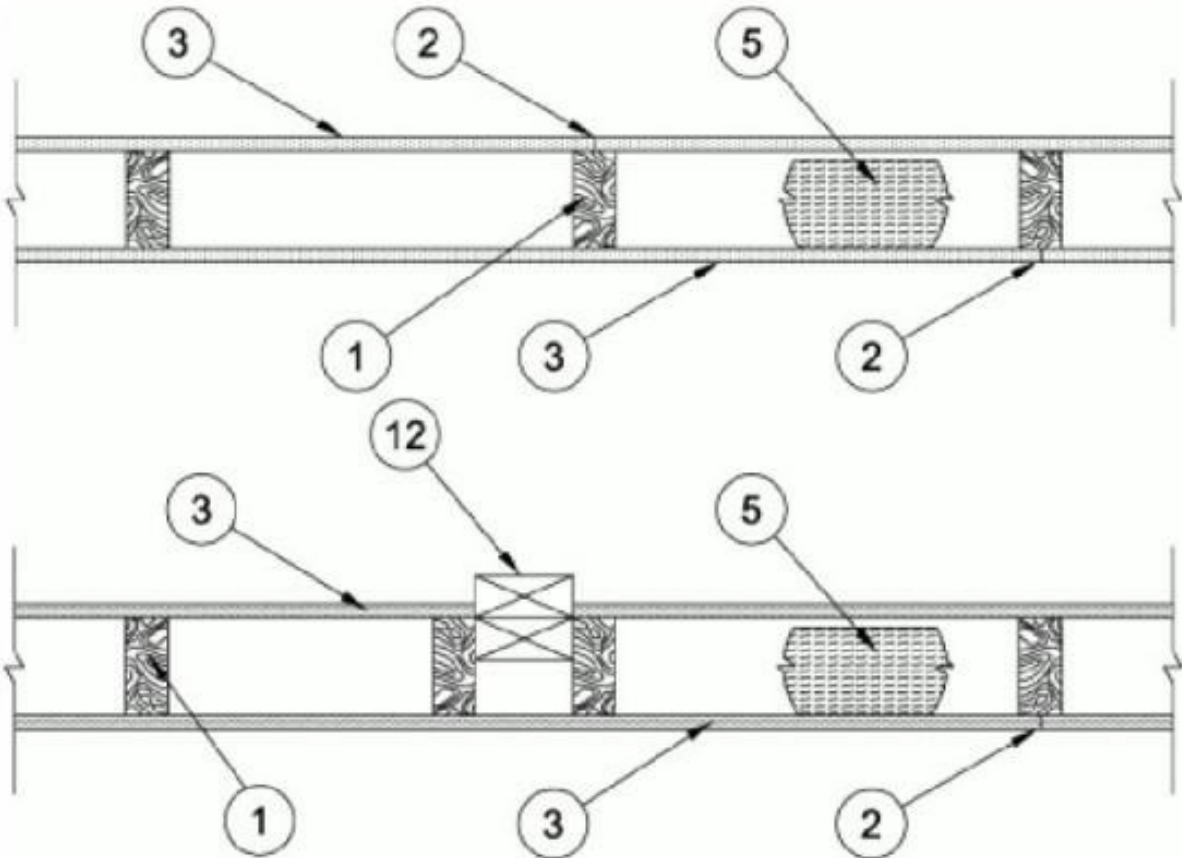
Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
2. **Joints and Nail-Heads** — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.
3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F, **Steel Framing Members***. When Items 6, 6B, 6C, 6D, 6E, or 6F, **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.



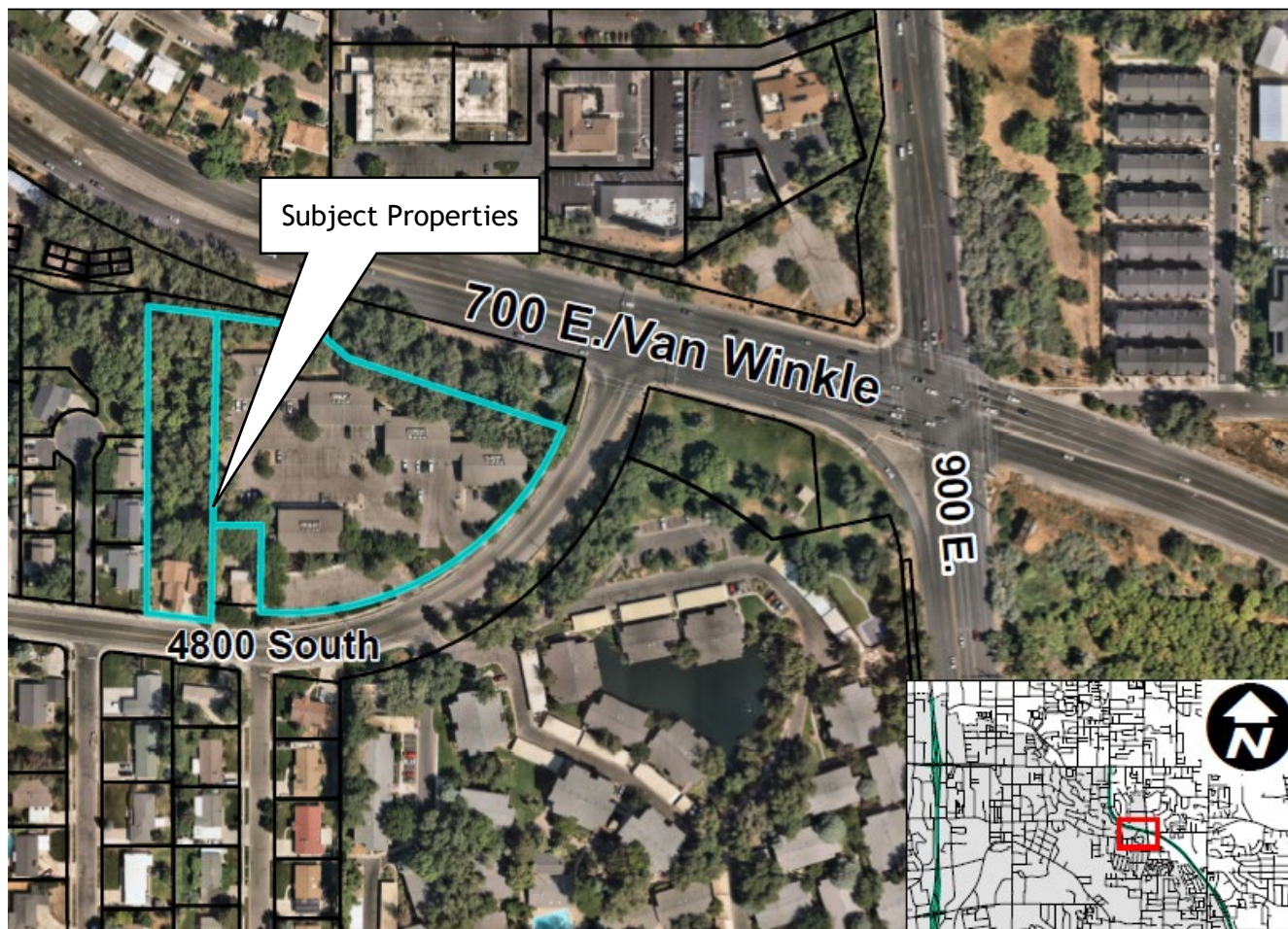
NOTICE OF PUBLIC HEARING May 1st, 2025, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on the following applications made by **Brighton Homes Utah LLC** on the property generally addressed **825-865, 787 East 4800 South** (see attached plan):

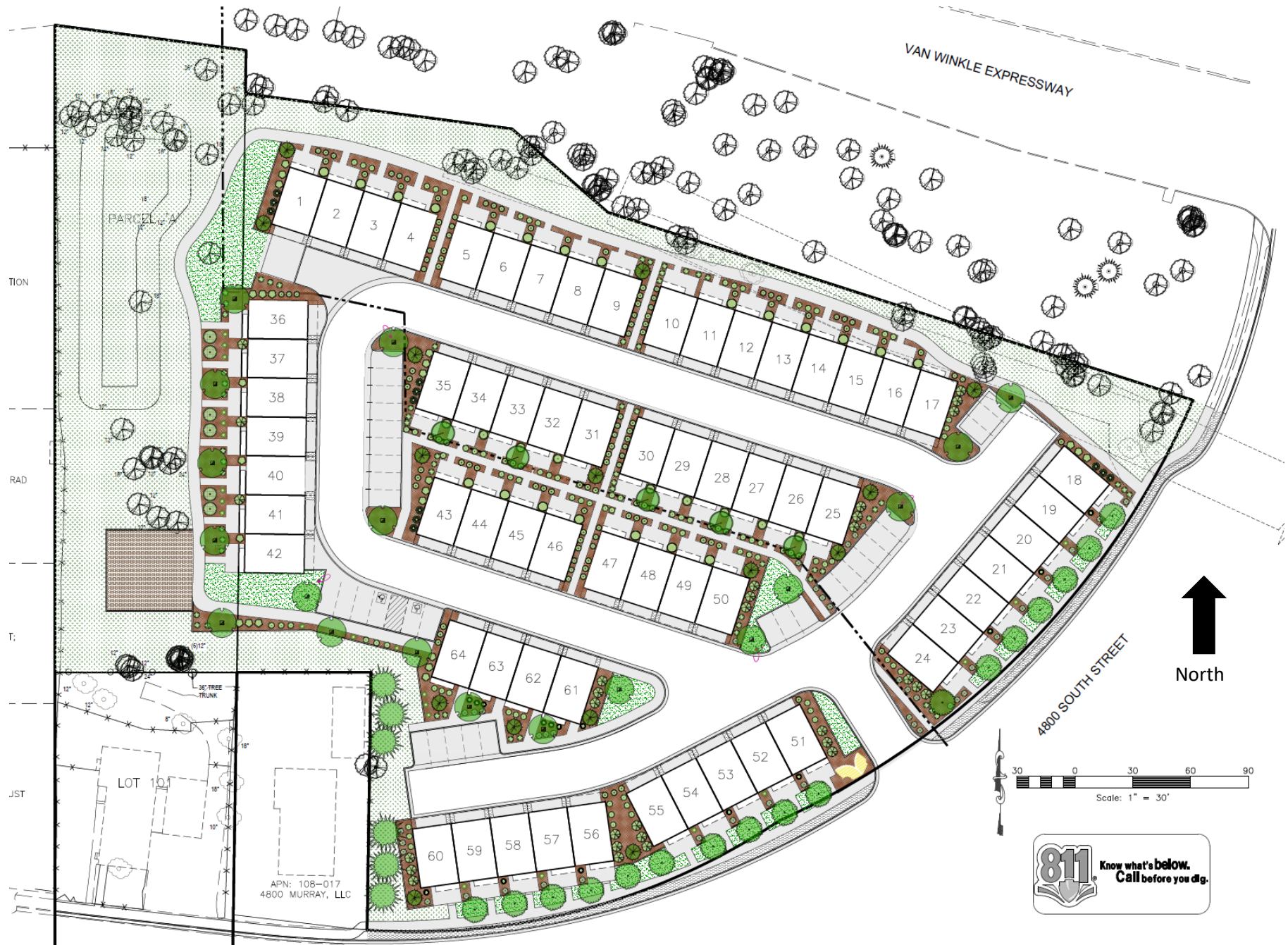
- **Preliminary Subdivision approval for Cottonwood Creek Towns and,**
- **Conditional Use Permit for a Planned Unit Development of 64 townhomes, on 3.95-acres. See attached plan.**

To make comments regarding this proposal, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 450 feet of the subject property.

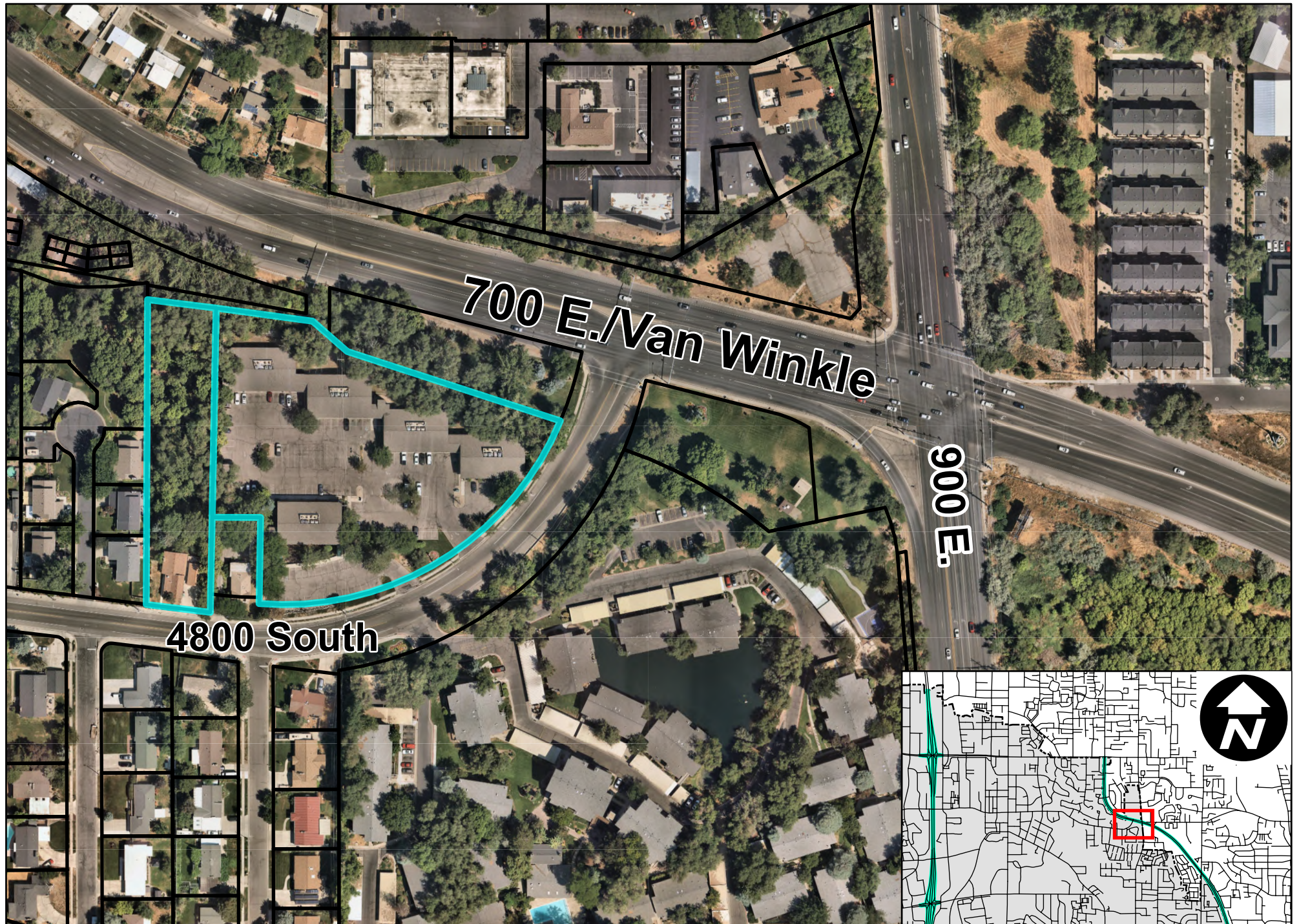
The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.



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.



825-865, 787 East 4800 South



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