**CITY COUNCIL MEETING**
**OF THE CITY OF CEDAR HILLS**
**Tuesday, September 22, 2015 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, September 22, 2015, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

**COUNCIL MEETING**

1. Call to Order, Invocation given by C. Geddes and Pledge led by C. Crawley
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

PUBLIC HEARING

4. Preliminary Plans for Rosegate at Cedar Hills Development, located at approximately 4600 West and Cedar Hills Drive in the SC-1 Commercial Zone

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

5. Appointment of Steve Thomas as an Alternate Member of the Planning Commission
6. Minutes from the August 25, 2015 City Council Meeting

CITY REPORTS AND BUSINESS

7. City Manager
8. Mayor and Council

SCHEDULED ITEMS

9. Review/Action on Preliminary Plans for Rosegate at Cedar Hills Development, located at approximately 4600 West and Cedar Hills Drive in the SC-1 Commercial Zone
10. Review/Action on Resolution Indicating the Intent of the City of Cedar Hills to Adjust the Common Boundary with Pleasant Grove City (Davies, Eagar, Taylor, Erickson and Meinzer Properties)
11. Review/Action on the Execution of the Issuance and Sale of Excise Tax Revenue Refunding Bonds
12. Discussion on SR-146/Canyon Road

ADJOURNMENT

13. Adjourn

Posted this 18th day September, 2015 /s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- A Closed Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.

# CITY OF CEDAR HILLS

| | |
|---|---|
| **TO:** | Mayor and City Council |
| **FROM:** | Chandler Goodwin, Assistant City Manager |
| **DATE:** | 9/22/2015 |

City Council
Agenda Item

| | |
|---|---|
| **SUBJECT:** | Preliminary Application for Rosegate at Cedar Hills, located at approx. 4600 West Cedar Hills Drive in the SC-1 Commercial Zone |
| **APPLICANT PRESENTATION:** | Cory Shupe, Blu Line Designs; Doug Young |
| **STAFF PRESENTATION:** | Chandler Goodwin, Assistant City Manager |

**BACKGROUND AND FINDINGS:**

The proposed Rosegate facility located at approximately 4600 West Cedar Hills Drive, has met with the Planning Commission on 8/18/2015, and received a recommendation to present their preliminary plans to the City Council. The proposed plans have been processed through engineering, zoning and public safety reviews. A full presentation of the project details will be given at the city council meeting on 9/22/2015.

**PREVIOUS LEGISLATIVE ACTION:**

n/a

**FISCAL IMPACT:**

To be determined.

**SUPPORTING DOCUMENTS:**

Rosegate plat, plans, and details are included in attached subfolder.

**RECOMMENDATION:**

Staff recommends that the City Council consider the proposed preliminary plan for Rosegate for approval.

**MOTION:**

To approve/not approve the preliminary plat and plans for Rosegate at Cedar Hills, subject to the based on the following findings of fact and conditions, . . . .

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

# ROSEGATE AT CEDAR HILLS

## 4600 WEST CEDAR HILLS DRIVE
## CEDAR HILLS , UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
June 24, 2015

INDEX OF DRAWINGS


| | | | |
|---|---|---|---|
| 1 OF 1 | BOUNDARY & TOPOGRAPHIC SURVEY | C-503 | DETAIL SHEET |
| 1 OF 1 | PRELIMINARY PLAT | C-504 | DETAIL SHEET |
| C-001 | GENERAL NOTES | C-505 | DETAIL SHEET |
| C-100 | SITE DIMENSION PLAN | PP-1 | 4700 WEST STREET PLAN & PROFILE |
| C-200 | GRADING AND DRAINAGE PLAN | PP-2 | 4700 WEST STREET PLAN & PROFILE |
| C-300 | UTILITY PLAN | E-100 | PHOTOMETRIC PLAN |
| C-400 | EROSION CONTROL PLAN | L-100 | LANDSCAPE PLAN |
| C-500 | DETAIL SHEET | L-200 | OPEN SPACE PLAN |
| C-501 | DETAIL SHEET | | |
| C-502 | DETAIL SHEET | | |


**NOTICE TO CONTRACTOR**

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL 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 ENGINEER.

DEVELOPER:

CEDAR HILLS FARM LAND, LLC
6150 SOUTH REDWOOD ROAD SUITE 150
TAYLORSVILLE, UTAH 84123
DOUG YOUNG: 801.265.5500

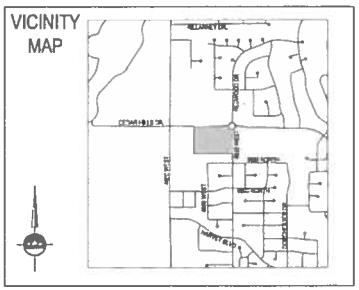
**NOTICE TO DEVELOPER/CONTRACTOR**

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION ETC.

**UTILITY DISCLAIMER**

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

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CEDAR HILLS CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NORTHWEST CORNER SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN ELEV. = 4884.33

ENGINEER:

No. 196378
ROBERT G. ELDER
8-3-15
STATE OF UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
46 W. 10200 S., Suite 500
Sandy UT 84070
Phone: 801.255.0529
Fax: 801.566.4446

ENSIGN

ROSEGATE AT CEDAR HILLS
FOR REVIEW - AUGUST 3, 2015

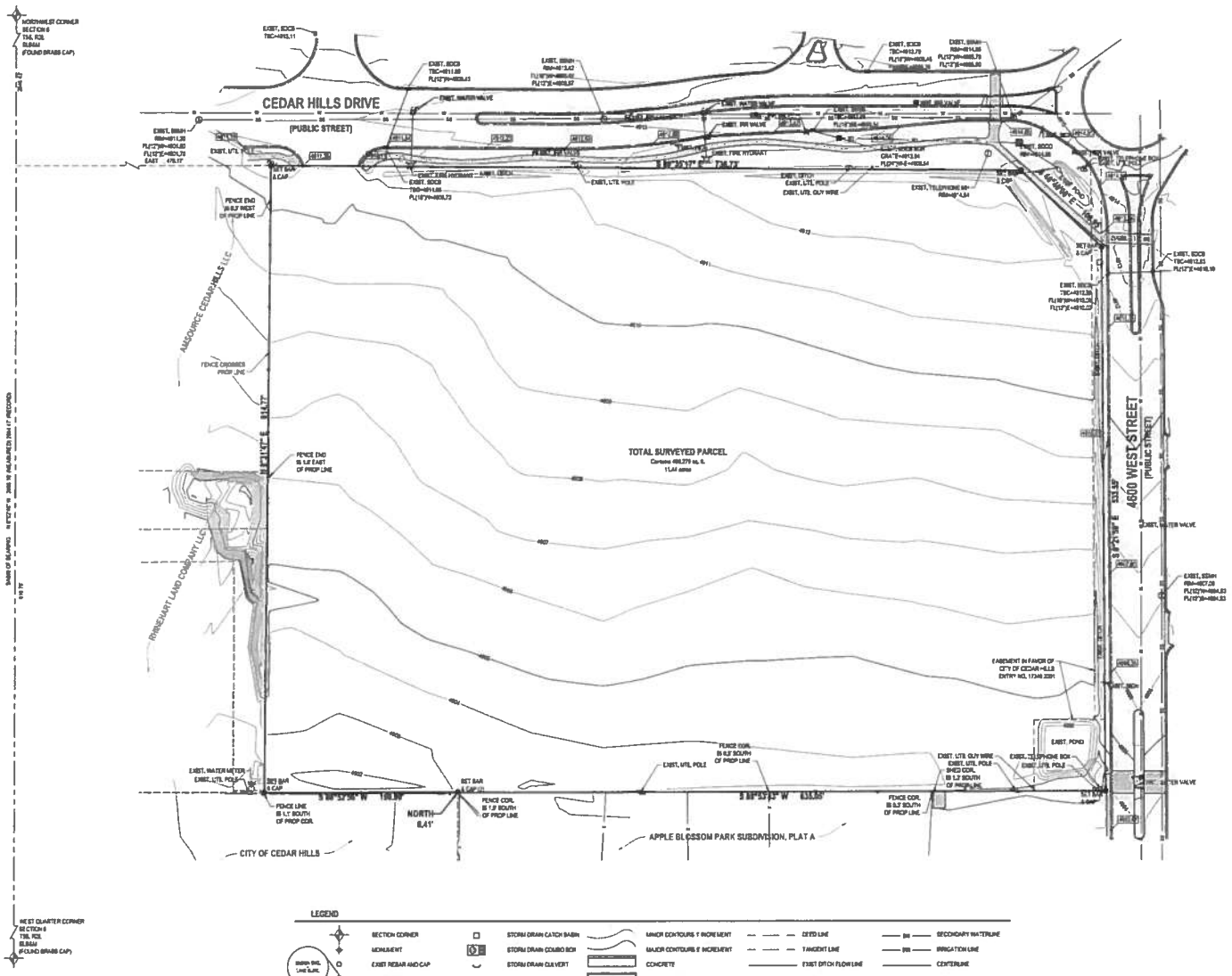
811 Know what's below. Call before you dig.

CALL IN 48 SPACES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

**BENCHMARK**

NORTHWEST CORNER OF SECTION 6 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN

ELEVATION = 4691.32'




**LEGEND**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| SECTION CORNER | STORM DRAIN CATCH BASIN | MINOR CONTOURS 1' INCREMENT | DEED LINE | SECONDARY WATERLINE |
| MONUMENT | STORM DRAIN COMBO BOX | MAJOR CONTOURS 5' INCREMENT | TANGENT LINE | IRRIGATION LINE |
| EXIST REBAR AND CAP | STORM DRAIN CULVERT | CONCRETE | EXIST DITCH FLOW LINE | CENTERLINE |
| SET 5/8"REBAR AND CAP | SIGN | BUILDING PRIMARY | FENCE | PROPERTY LINE |
| SET RR NET | UTILITY MANHOLE | BUILDING SECONDARY | EDGE OF ASPHALT | ADJACENT PROPERTY LINE |
| WATER METER | UTILITY POLE | BUILDABLE AREA WITHIN SETBACKS | SANITARY SEWER | ELECTRIC POWERLINE |
| WATER MANHOLE | GAS METER | PUBLIC DRAINAGE EASEMENT | STORM DRAIN LINE | TELEPHONE LINE |
| WATER VALVE | TREE | ADJACENT RIGHT OF WAY | GAS LINE | IRRIGATION VALVE |
| FIRE HYDRANT | OVERHEAD POWER LINE | RIGHT OF WAY | WATER LINE | SANITARY SEWER MANHOLE |
| ELECTRIC METER | | | | STORM DRAIN CLEAN OUT |

## SURVEYOR'S NARRATIVE

I, Forrest M. Harris, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 356862 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Boundary survey to our client. The Basis of Bearing is the line between the West Quarter Corner and the Northwest Corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian and running North 00°22'40" West 2646.16 feet

PROPERTY DESCRIPTION

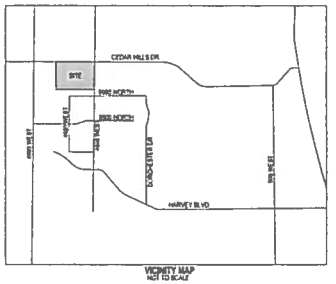
Beginning at a point on the south line of Cedar Hills Drive said point being North 89°32'40" West 816.76 feet along the section line and East 476.17 feet from the West Quarter Corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian and following

thence South 89°36'17" East 730.72 feet along said south line of Cedar Hills Drive,
thence South 46°40'26" East 104.56 feet to a point on the west line of 4600 West Street,
thence South 00°21'56" East 553.56 feet along said west line of 4600 West Street to the Northeast Corner of Apple Blossom Park, Plat A Subdivision;
thence South 89°32'40" West 635.26 feet along the south line to the Northwest Corner of said Apple Blossom Park, Plat A Subdivision,
thence North 0.41 feet,
thence South 89°32'26" West 199.86 feet
thence North 00°31'40" East 614.77 feet to the point of beginning

Contains 496,279 square feet or 11.44 acres

Date

Forrest M. Harris
License No. 356862




HORIZONTAL GRAPHIC SCALE

( IN FEET )
HORZ: 1 inch = 30 ft.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN CEDAR HILLS, UTAH COUNTY, UTAH


ENSIGN
THE STANDARD IN ENGINEERING

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Sandy, UT 84070
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**LAYTON**
Phone: 801.547.1100

**TOOELE**
Phone: 435.843.3590

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

WWW.ENSIGNENG.COM


PREPARED FOR
CEDAR HILLS FARM LAND, LLC
5120 SOUTH REDWOOD RD, STE. 100
TAYLORSVILLE, UTAH 84123
CONTACT
DOUG YOUNG
PHONE 801-208-8900

# ROSEGATE AT CEDAR HILLS SENIOR LIVING FACILITY

4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

BOUNDARY & TOPOGRAPHIC SURVEY

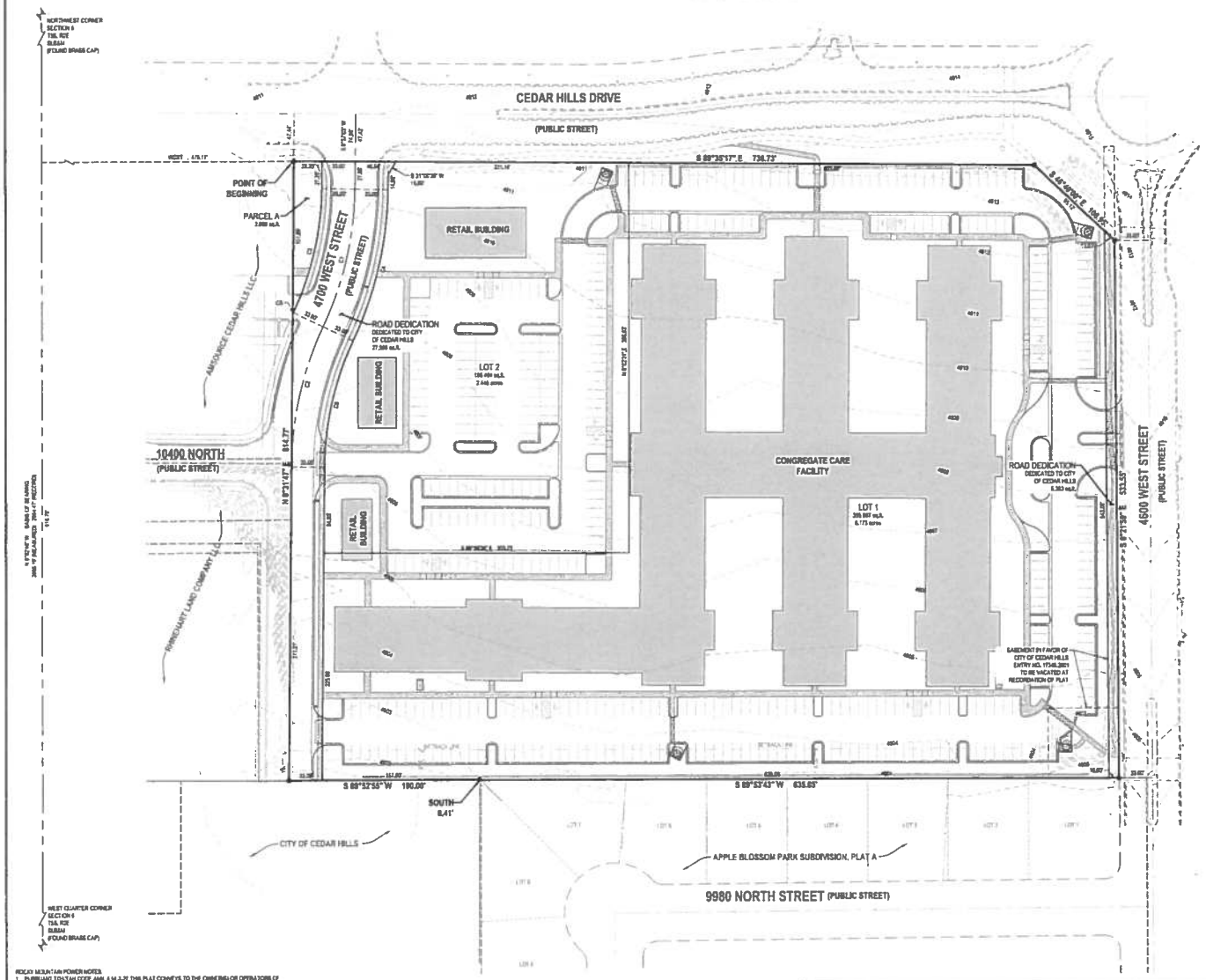
PROJECT NUMBER 6201
FIELD DATE 4/19/19
DRAWN BY B. ARMBRUSTER
ENGINEER BY A. WHITE
PROJECT MANAGER R. ELDER

1 OF 1

# ROSEGATE AT CEDAR HILLS

PRELIMINARY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
CEDAR HILLS, UTAH COUNTY, UTAH



## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 333.00' | 141.28' | 24°18'18" | N12°08'12"E | 140.22' |
| C2 | 333.00' | 143.71' | 24°43'24" | S12°33'24"W | 142.59' |
| C3 | 308.00' | 127.26' | 24°18'18" | N12°08'12"E | 126.31' |
| C4 | 358.00' | 136.29' | 24°18'18" | N12°08'12"E | 134.33' |
| C5 | 358.00' | 1.33' | 0°12'32" | S23°39'58"W | 1.33' |
| C6 | 308.00' | 129.47' | 24°43'24" | S12°33'24"W | 128.48' |

## LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8INCH REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

NOTES

1. LOT 1 IS LOCATED WITHIN THE SUBZONE MIXED-USE OFF CENTER (A) OF THE SC-1 ZONE. LOT 2 IS LOCATED WITHIN THE SUBZONE NEIGHBORHOOD RETAIL OF THE SC-1 ZONE.
2. THE SUBDIVISION PROPERTY IS LOCATED WITHIN ZONE "X" AS DESIGNATED ON THE FEMA FIRM MAP, COMMUNITY PANEL NO. 49049C0191G, WITH AN EFFECTIVE DATE OF JULY 17, 2002.

HORIZONTAL GRAPHIC SCALE

( IN FEET )
HORZ. 1 inch = 50 ft.

## SURVEYOR'S CERTIFICATE

I, KAREN P. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191229, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ROSEGATE AT CEDAR HILLS and the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

DATE

KAREN P. WHITE
LICENSE NO. 191229

## BOUNDARY DESCRIPTION

Beginning at a point on the south line of Cedar Hills Drive said point being North 89°52'46" West 516.76 feet along the section line and West 476.17 feet from the West Quarter Corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian and running

thence South 89°35'17" East 736.73 feet along said south line of Cedar Hills Drive to a point on the west line of 4520 West Street;

thence South 02°21'58" East 635.08 feet along said west line of 4456 West Street to the Northeast Corner of Apple Blossom Park, Plat A Subdivision;

thence South 89°53'43" West 635.85 feet along the north line of said Apple Blossom Park, Plat A Subdivision

thence North 0.41 feet;

thence South 89°32'35" West 190.00 feet;

thence North 02°21'47" East 814.77 feet to the point of beginning

Containing 699,429 Square Feet or 11.44 Acres and 7 Lots

## OWNER'S DEDICATION

Known all men by these presents that I/ we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

ROSEGATE AT CEDAR HILLS

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I/ we have hereunto set our hand (s) this _____ day of _____ A.D. 20____.

By
Its

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH )
COUNTY OF _____ ) S.S.

On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned notary public, in and for said county of _____ in said state of Utah, signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they is/are the _____ of _____ a limited liability company and that _____ signed the foregoing dedication freely and voluntarily and for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

## CORPORATE ACKNOWLEDGMENT

STATE OF _____ )
COUNTY OF _____ ) S.S.

On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned notary public, in and for said county of _____ in said state of _____ signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they is/are the _____ of _____ and that the foregoing instrument was signed on behalf of said corporation by authority of its organizational documents and said _____ duly acknowledged to that said corporation executed the same.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS NOTED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND SHOWN ON THE PLAT FOR PUBLIC PURPOSES AS STATED HEREON.

THIS _____ DAY OF _____ A.D. 20____.

ATTEST: _____ CLERK/RECORDER
SEE SEAL BELOW

# ROSEGATE AT CEDAR HILL

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
CEDAR HILLS, UTAH COUNTY, UTAH

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 57-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
   2.1. A RECORDED EASEMENT OR RIGHT OF WAY;
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS;
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES; OR
   2.4. ANY OTHER PROVISION OF LAW.

QUESTAR UTILITY NOTE: QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

OWNER
CEDAR HILLS FARM LAND, LLC
6150 S. REDWOOD ROAD SUITE 150
TAYLORSVILLE, UTAH 84123
801.365.5600

ENSIGN
SALT LAKE CITY
46 W. Heber S., Suite 100
Salt Lake City, UT 84101
Phone: 801.255.0529
Fax: 801.255.4449

| SHEET 1 OF 1 |
|---|
| PROJECT NUMBER 6591 |
| MANAGER RDH |
| DRAWN BY RPB |
| CHECKED BY RJH |
| DATE 04/15 |

CEDAR HILLS ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS COMPLETE IN ACCORDANCE WITH INFORMATION GIVEN US BY THIS OFFICE.

DATE _____ CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. _____ BY THE CEDAR HILLS PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER'S SEAL |
|---|---|---|---|
| | | | |

ENSIGN
THE STANDARD IN ENGINEERING

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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

# ROSEGATE AT CEDAR HILLS SENIOR LIVING FACILITY

4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

GENERAL NOTES PLAN

C-001

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

**BENCHMARK**

NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

## GENERAL NOTES

1 ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2012 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2 CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4 CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5 CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7 CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8 THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9 UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.

10 ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

11 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

12 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

13 ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

14 NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

15 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

16 CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

17 CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

18 ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

19 CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

20 AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

21 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

22 CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

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

24 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 RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

25 IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

26 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.

27 CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REQUIRED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

28 WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

29 ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

30 ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

31 ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.

32 CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

33 A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

## UTILITY NOTES

1 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2 CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3 EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4 CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5 TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2017 EDITION), SECTION 33 05 20 BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.

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

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

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

9 ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10 ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2012 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11 CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12 SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13 CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14 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 DEWATERED CONDITIONS.

15 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.

16 ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.

17 CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18 ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19 CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

## TRAFFIC CONTROL AND SAFETY NOTES

1 TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2 BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

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

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

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

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

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

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

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

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

## DEMOLITION NOTES

1 EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2 THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

## GRADING AND DRAINAGE NOTES

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

2 THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3 THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

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

5 THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6 THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8 THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9 THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12 THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

13 THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

14 ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

15 THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

16 THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

## ABBREVIATIONS

| | |
|---|---|
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION |
| AR | ACCESSIBLE ROUTE |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWWA | AMERICAN WATER WORKS ASSOCIATION |
| BOS | BOTTOM OF STEP |
| BVC | BEGIN VERTICAL CURVE |
| C | CURVE |
| CB | CATCH BASIN |
| CF | CURB FACE |
| CL | CENTER LINE |
| CO | CLEAN OUT |
| COMM | COMMUNICATION |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DIA | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EVC | END OF VERTICAL CURVE |
| EW | EACH WAY |
| EXIST | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE OR FLANGE |
| GB | GRADE BREAK |
| GV | GATE VALVE |
| HC | HANDICAP |
| HP | HIGH POINT |
| IRR | IRRIGATION |
| K | RATE OF VERTICAL CURVATURE |
| LD | LAND DRAIN |
| LF | LINEAR FEET |
| LP | LOW POINT |
| MH | MANHOLE |
| MJ | MECHANICAL JOINT |
| NG | NATURAL GROUND |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| OC | ON CENTER |
| OCEW | ON CENTER EACH WAY |
| OHP | OVERHEAD POWER |
| PC | POINT OF CURVATURE OR PRESSURE CLASS |
| PCC | POINT OF COMPOUND CURVATURE |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PRC | POINT OF REVERSE CURVATURE |
| PRO | PROPOSED |
| PT | POINT OF TANGENCY |
| PVC | POINT OF VERTICAL CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS |
| RD | ROOF DRAIN |
| ROW | RIGHT OF WAY |
| S | SLOPE |
| SAN SWR | SANITARY SEWER |
| SD | STORM DRAIN |
| SEC | SECONDARY |
| SS | SANITARY SEWER |
| STA | STATION |
| SW | SIDEWALK |
| SWL | SECONDARY WATER LINE |
| TBC | TOP BACK OF CURB |
| TOG | TOP OF GRATE |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOUNDATION |
| TOW | TOP OF WALL |
| TOS | TOP OF STEP |
| TYP | TYPICAL |
| VC | VERTICAL CURVE |
| WIV | WALL INDICATOR VALVE |
| WL | WATER LINE |

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET

## LEGEND

SECTION CORNER
EXISTING MONUMENT
PROPOSED MONUMENT
EXISTING REBAR AND CAP
SET ENSIGN REBAR AND CAP
EXISTING WATER METER
PROPOSED WATER METER
EXISTING WATER MANHOLE
PROPOSED WATER MANHOLE
EXISTING WATER BOX
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED FIRE DEPARTMENT CONNECTION
EXISTING SECONDARY WATER VALVE
PROPOSED SECONDARY WATER VALVE
EXISTING IRRIGATION BOX
EXISTING IRRIGATION VALVE
PROPOSED IRRIGATION VALVE
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY CLEAN OUT
EXISTING STORM DRAIN CLEAN OUT BOX
PROPOSED STORM DRAIN CLEAN OUT BOX
EXISTING STORM DRAIN INLET BOX
EXISTING STORM DRAIN CATCH BASIN
PROPOSED STORM DRAIN CATCH BASIN
EXISTING STORM DRAIN COMBO BOX
PROPOSED STORM DRAIN COMBO BOX
EXISTING STORM DRAIN CLEAN OUT
EXISTING STORM DRAIN CULVERT
PROPOSED STORM DRAIN CULVERT
TEMPORARY SAG INLET PROTECTION
TEMPORARY IN LINE INLET PROTECTION
ROOF DRAIN
EXISTING ELECTRICAL MANHOLE
EXISTING ELECTRICAL BOX
EXISTING TRANSFORMER
EXISTING UTILITY POLE
EXISTING LIGHT
PROPOSED LIGHT
EXISTING GAS METER
EXISTING GAS MANHOLE
EXISTING GAS VALVE
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE BOX
EXISTING TRAFFIC SIGNAL BOX
EXISTING CABLE BOX
EXISTING BOLLARD
PROPOSED BOLLARD
EXISTING SIGN
PROPOSED SIGN
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING FLOW DIRECTION
EXISTING TREE
CLEAR VEGETATION

EXISTING EDGE OF ASPHALT
PROPOSED EDGE OF ASPHALT
EXISTING STRIPING
PROPOSED STRIPING
EXISTING FENCE
PROPOSED FENCE
EXISTING FLOW LINE
PROPOSED FLOW LINE
GRADE BREAK
EXISTING STORM DRAIN LINE
PROPOSED STORM DRAIN LINE
ROOF DRAIN LINE
CATCHMENTS
HIGHWATER LINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER LINE
PROPOSED SAN. SWR. SERVICE LINE
EXISTING LAND DRAIN LINE
PROPOSED LAND DRAIN LINE
PROPOSED LAND DRAIN SERVICE LINE
EXISTING CULINARY WATER LINE
PROPOSED CULINARY WATER LINE
PROPOSED CULINARY WATER SERVICE LINE
EXISTING SECONDARY WATER LINE
PROPOSED SECONDARY WATER LINE
PROPOSED SEC. WATER SERVICE LINE
EXISTING IRRIGATION LINE
PROPOSED IRRIGATION LINE
EXISTING OVERHEAD POWER LINE
EXISTING ELECTRICAL LINE
EXISTING GAS LINE
EXISTING TELEPHONE LINE
ACCESSIBLE ROUTE
SAW CUT LINE
STRAW WATTLE
TEMPORARY BERM
TEMPORARY SILT FENCE
LIMITS OF DISTURBANCE
EXISTING WALL
PROPOSED WALL
EXISTING CONTOURS
PROPOSED CONTOURS
BUILDABLE AREA WITHIN SETBACKS
PUBLIC DRAINAGE EASEMENT
EXISTING ASPHALT TO BE REMOVED
PROPOSED ASPHALT
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED REVERSE PAN CURB AND GUTTER
TRANSITION TO REVERSE PAN CURB
CONCRETE TO BE REMOVED
EXISTING CONCRETE
PROPOSED CONCRETE
BUILDING TO BE REMOVED
EXISTING BUILDING
PROPOSED BUILDING

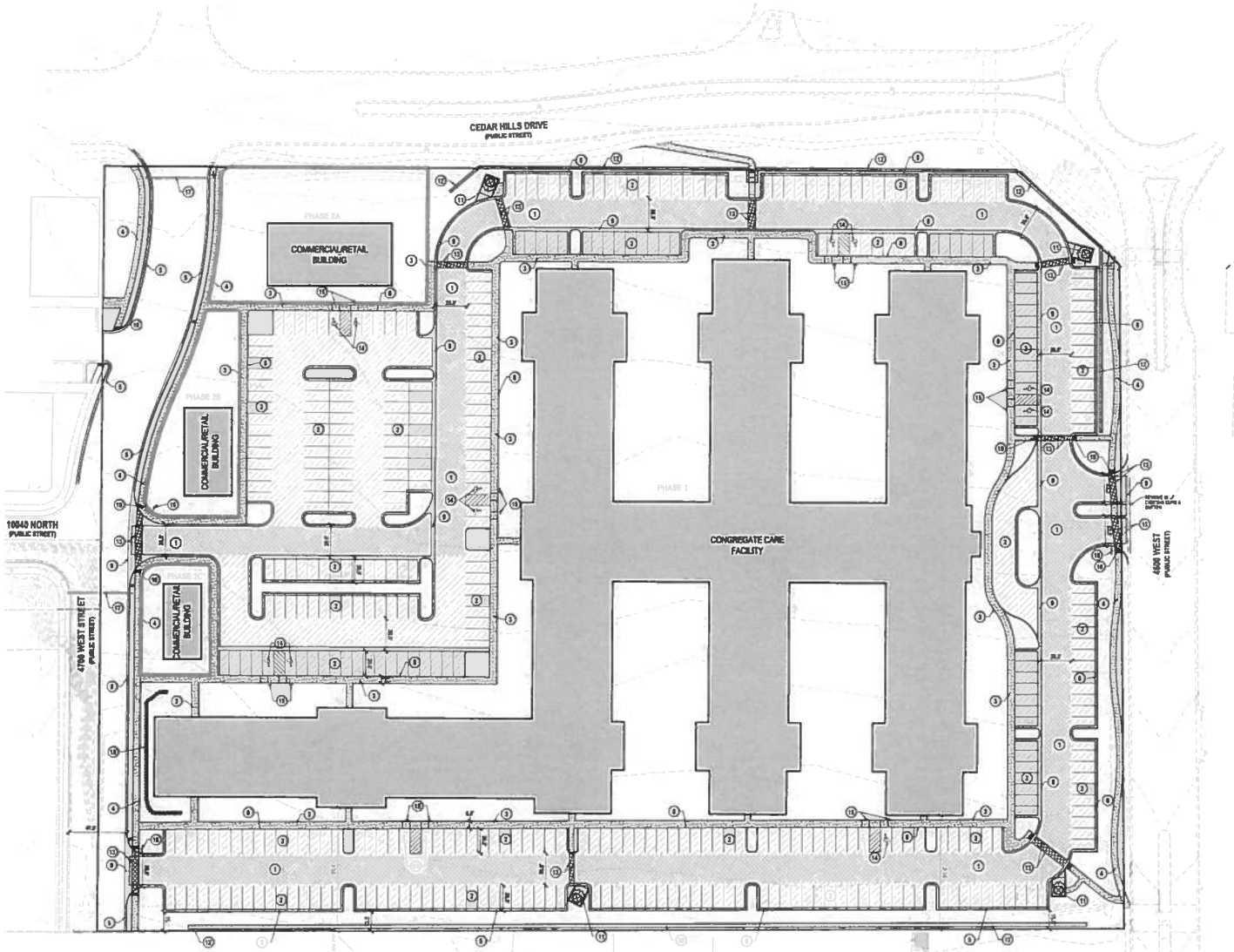
NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET

811 CALL @ LEAST 48 HOURS @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. Call before you dig.

**BENCHMARK**

NORTHWEST CORNER OF SECTION 6 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN

ELEVATION = 4691.37




**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

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

1. ASPHALT PAVEMENT. 3.5" THICK ASPHALTIC CONCRETE WITH 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT PER DETAIL 30C-600.
2. LIGHT-DUTY ASPHALT PAVEMENT. 3" THICK ASPHALTIC CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT PER DETAIL 30C-600.
3. DECORATIVE CONCRETE SIDEWALK PER DETAIL 32F-200C-601.
4. 4" THICK CONCRETE SIDEWALK PER DETAIL 32F-200C-601.
5. 30" COLLECTION CURB AND GUTTER PER DETAIL 30C-621.
6. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 30C-620.
7. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
8. 24" TYPE "A" CURB AND GUTTER WITH 6" CURB FACE SIMILAR TO APWA STANDARD PLAN NO. 205 AND SPECIFICATIONS.
9. 3' WATERWAY PER APWA STANDARD PLAN NO. 211 AND SPECIFICATIONS DETAIL 14C-659
10. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 235 AND SPECIFICATIONS SEE DETAIL 51C-650
11. TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE.
12. RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.
13. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS
14. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
15. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS SEE DETAIL 13C-650
16. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
17. INSTALL CONDUITS PER DETAIL 30C-660
18. STACKED ROCK WALL

**SITE SUMMARY TABLE**

| AREA | PAVEMENT | ROOF | LANDSCAPING | TOTAL |
|---|---|---|---|---|
| RETAIL | 73,262 SF | 5,460 SF | 46,857 SF | 125,580 SF |
| CONGREGATE CARE | 113,309 SF | 126,852 SF | 134,758 SF | 368,769 SF |
| TOTAL SITE | 186,461 SF | 132,462 SF | 182,456 SF | 494,429 SF |
| PERCENTAGE | 37% | 29% | 37% | 100% |

**PARKING SUMMARY TABLE**

| AREA | REGULAR STALLS | HANDICAP STALLS | TOTAL STALLS |
|---|---|---|---|
| RETAIL | 121 | 4 | 125 |
| CONGREGATE CARE | 294 | 10 | 304 |
| TOTAL SITE | 415 | 14 | 429 |

HORIZONTAL GRAPHIC SCALE

( IN FEET )
1 INCH = 40 FT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FOR
CEDAR HILLS FARM LAND, LLC
9150 SOUTH HUNTSMAN RD, STE. 150
SANDY, UTAH 84070
CONTACT
DOUG YOUNG
PHONE 801-233-5000

# ROSEGATE AT CEDAR HILLS
## SENIOR LIVING FACILITY
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

No. 188979
ROBERT G. KLINGE
08-3-21
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

SITE PLAN

PROJECT MANAGER: R. KLINGE
PROJECT #: 6201
DRAWN BY: J. JOHNSON
CHECKED BY: K. WHITE
PROJECT ENGINEER: R. KLINGE

C-100

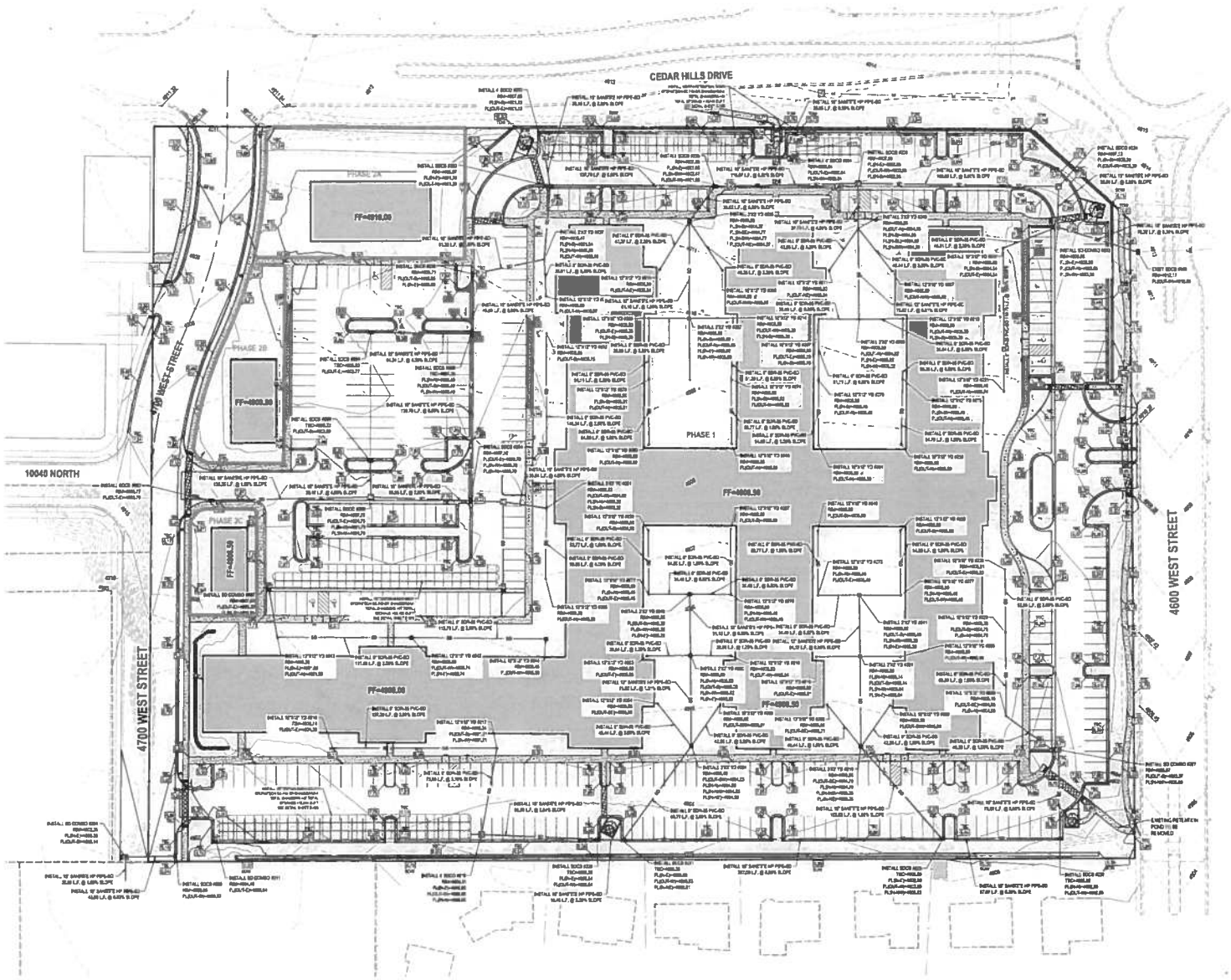
811 Know what's below. Call before you dig.

CALL 811 OR LEI AKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

**BENCHMARK**

NORTHWEST CORNER OF SECTION 6 TOWNSHIP 3 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN

ELEVATION = 4921.22




**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 10,000 REPRESENTS AN ELEVATION OF 4910.00 ON THE SE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE, AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ARE NOT INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
12. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
13. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

HORIZONTAL GRAPHIC SCALE

0 20 40 80

( IN FEET )

INCH = 1 inch = 40 ft.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CONTACT
DOUG YOUNG
PHONE 801-255-0529


# ROSEGATE AT CEDAR HILLS
## SENIOR LIVING FACILITY
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

No. 196279
ROBERT G. ELLIS
8-3-21
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 6291 | PRINT DATE 08/03/21
DRAWN BY J. JOHNSON | ENGINEER IN CHARGE R. ELLIS | CHECKED BY K. WHITE
PROJECT MANAGER R. ELLIS

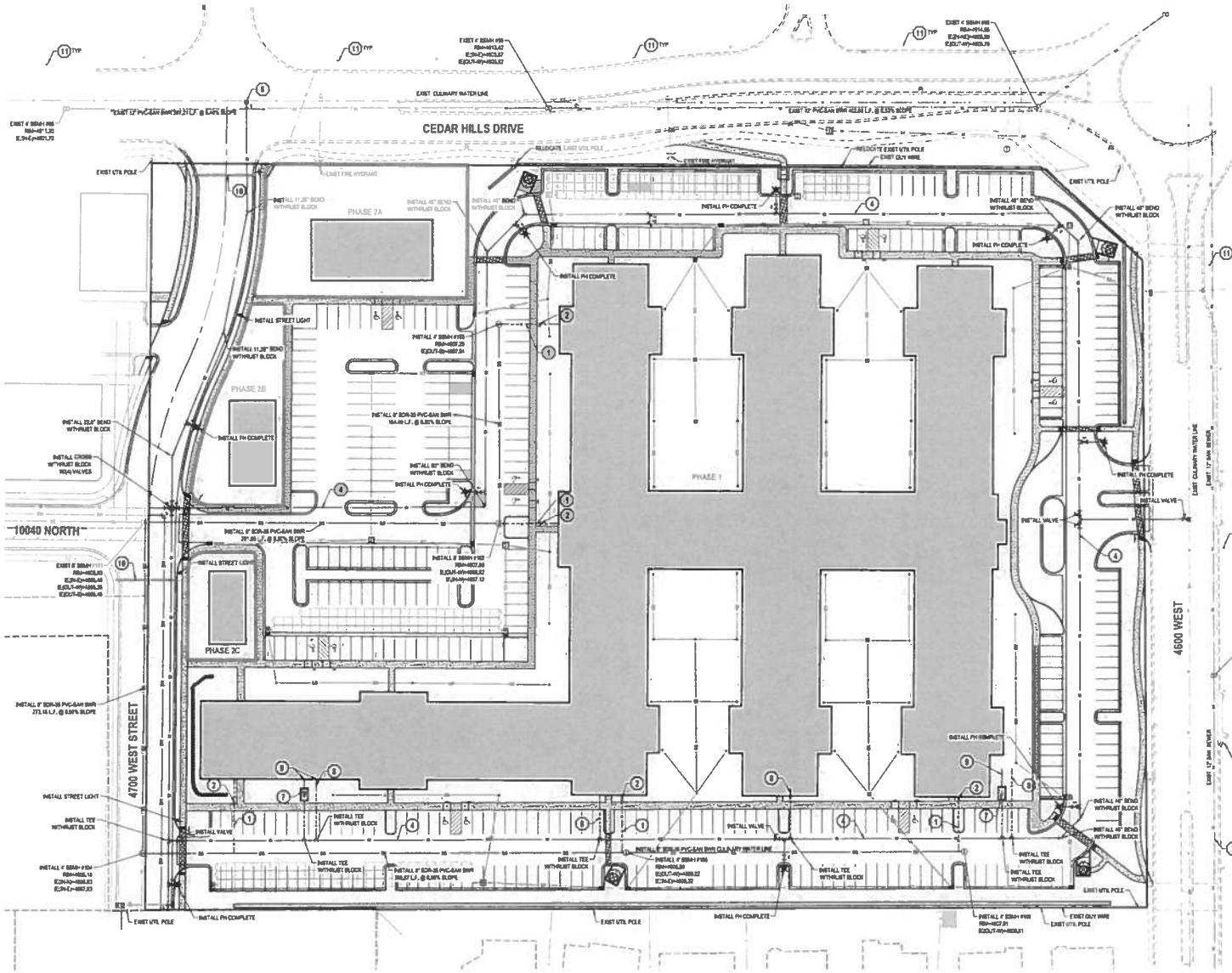
C-200

811 — CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. Know what's below. Call before you dig.

**BENCHMARK**

NORTHWEST CORNER OF SECTION 8 TOWNSHIP 3 SOUTH, RANGE 2 EAST SALT LAKE BASE & ME RIDIAN

ELEVATION = 4891.39




**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THE SE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS

**SCOPE OF WORK:**

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

1. 8" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN
2. SANITARY SEWER CLEANOUT PER CEDAR HILLS STANDARD DRAWING NO. 304. SEE SHEET C-502
3. CONNECT TO EXISTING SEWER MAIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
4. 8" C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER CEDAR HILLS STANDARD DRAWINGS. SEE SHEET C-502
5. FIRE HYDRANT ASSEMBLY COMPLETE PER CEDAR HILLS STANDARD DRAWING NO. 429 & 402. SEE SHEET C-502
6. HOT TAP TO EXISTING WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. 3" CULINARY WATER METER AND CONCRETE VAULT PER CEDAR HILLS STANDARD DRAWING NO. 438. SEE SHEET C-502
8. 6" PVC FIRE LINE WITH STOP VALVE
9. SEE MECHANICAL PLANS FOR CONTINUATION
10. UTILITY CONDUIT
11. EXISTING STREET LIGHT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PHONE 801-255-5500


# ROSEGATE AT CEDAR HILLS SENIOR LIVING FACILITY

4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

UTILITY PLAN

PROJECT NUMBER 6201 — PRINT DATE 09/15

DRAWN BY J. JOHNSON — CHECKED BY K. WHITE

PROJECT MANAGER K. ELDER

C-300

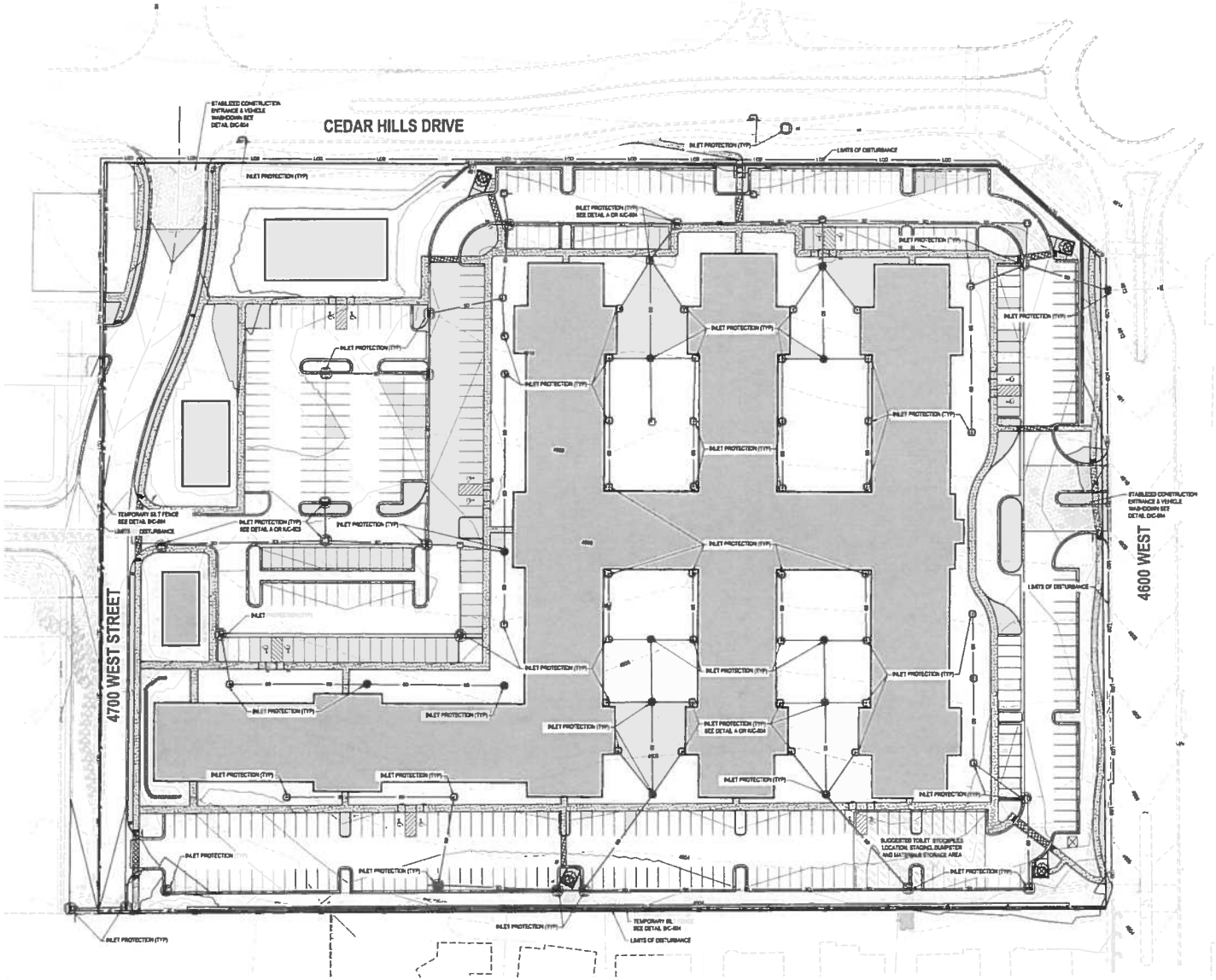
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

**BENCHMARK**

NORTHWEST (CORNER OF SECTION 6 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN

ELEVATION = 4891.37




**GENERAL NOTES**

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPS TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMPS HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

**REVISION SCHEDULE**

| NUMBER | DATE | AUTHOR | COMPANY REPRESENTATIVE SIGNATURE |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |

HORIZONTAL GRAPHIC SCALE

0 15 30 45 60

( IN FEET )

HORZ. 1 inch = 40 ft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CONTACT:
DOUG YOUNG
PHONE: 801-205-5800


# ROSEGATE AT CEDAR HILLS SENIOR LIVING FACILITY

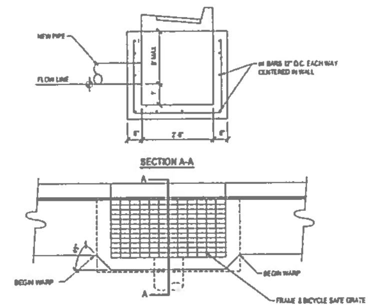
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 186579
ROBERT G. ELDER
8-5-19
STATE OF UTAH

## EROSION CONTROL PLAN

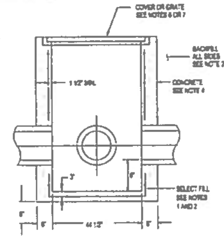
PROJECT MANAGER: RGE
PRINT DATE: 8/5/19
DRAWN BY: J. EDMISON
CHECKED BY: K. WHITE
PROJECT ENGINEER: R. ELDER

C-400

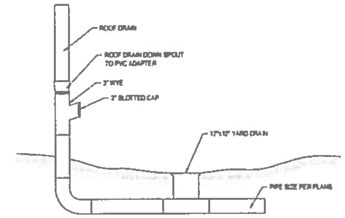



(1) CURB INLET DETAIL
Scale: NTS

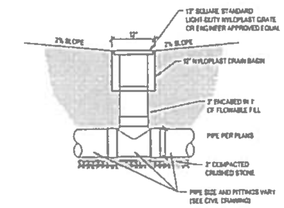
NOTES:
1. SELECT FILL: USE UNTREATED BASE COURSE GRADE 1 OR GRADE 3/4 PER SPECIFICATIONS. USE OF SEWER ROCK OR RECYCLED AGGREGATE REQUIRES ENGINEER'S WRITTEN APPROVAL.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL.
3. REINFORCEMENT: USE ASTM A 615, GRADE 60, DEFORMED STEEL REBAR.
4. CONCRETE: CLASS 4,000 P.S.I.
5. PIPE LATERALS: THE DRAWING SHOWS ALTERNATE CONNECTIONS TO THE CLASS OUTLET. REFER TO CONSTRUCTION DRAWINGS FOR CONNECTION LOCATIONS.
6. COVER AND FRAME: HS-20 LOADING.
7. GRATE AND FRAME: HS-20 LOADING.
8. PRECAST BOX DIMENSIONS MAY VARY. USE A STANDARD BOX AND SUBMIT FOR APPROVAL.



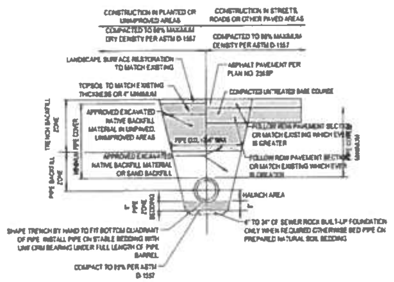

(2) STORM DRAIN CLEANOUT BOX
Scale: NTS




(3) ROOF DRAIN CONNECTION
Scale: NTS




(4) 12" x 12" YARD DRAIN
Scale: NTS

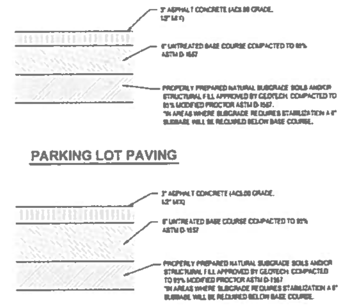



(5) STORM DRAIN TRENCH DETAIL
Scale: NTS

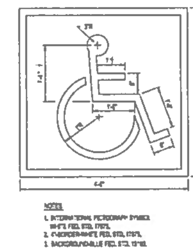
| | PIPE MATERIAL | |
|---|---|---|
| CONDITIONS | ADS, CMP, & PVC | CONCRETE |
| BUILT UP FOUNDATION | 4" TO 2" SEWER ROCK | 4" TO 2" SEWER ROCK |
| BEDDING ZONE | GRAVEL IMPORT | NATURAL SOIL, GRAVEL OR SAND |
| PIPE BACKFILL ZONE | SAND OR GRAVEL IMPORT | EXCAVATED BACKFILL OR SAND IMPORT |
| TRENCH BACKFILL ZONE | EXCAVATED BACKFILL OR GRAVEL/SAND | EXCAVATED BACKFILL OR GRAVEL/SAND |
| MINIMUM PIPE COVER | 2' | 1' |
| HAUNCH AREA | SAND IMPORT | SAND OR GRAVEL IMPORT |

NOTES
1. BACKFILL: LIMIT MAXIMUM PARTICLE SIZE IN TRENCH BACKFILL TO 6-INCHES.
A. BACKFILL MATERIAL: PLACE BACKFILL PER APWA SECTION 02321. COMPACT PER APWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 96-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
B. SUBMISSION OF QUALITY CONTROL COMPACTION TEST RESULT DATA MAY BE REQUESTED BY THE CITY AT ANY TIME. CONTRACTOR TO PROVIDE RESULTS OF TEST IMMEDIATELY UPON REQUEST.
2. LANDSCAPE RESTORATION: PROVIDE LANDSCAPED SURFACES WITH TOPSOIL. RAKE TO MATCH EXISTING GRADE. REPLACE VEGETATION TO MATCH PRE-CONSTRUCTION CONDITIONS. SEE APWA SECTION 02920 OR 02930 REQUIREMENTS.
3. PAVEMENT RESTORATION: DO NOT INSTALL ASPHALT OR CONCRETE SURFACING UNTIL TRENCH COMPACTION IS ACCEPTED BY CITY.
4. PIPE LOCATION: INSTALL PIPE IN CENTER OF TRENCH NO CLOSER THAN 6-INCHES FROM WALL OF PIPE TO WALL OF TRENCH.
5. TRENCH IS TO MEET OR EXCEED OSHA STANDARDS.
6. FOLLOW PIPE MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION IF MORE STRINGENT.

(6) STORM DRAIN TRENCH NOTES
Scale: NTS

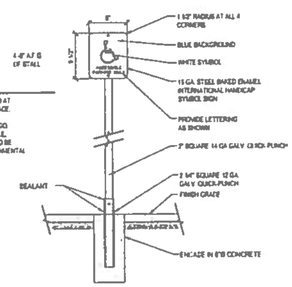



(8) TYPICAL PAVEMENT SECTIONS
Scale: NTS



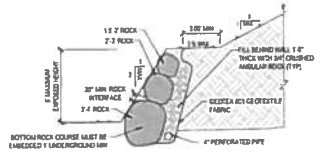

(11) STALL PAVEMENT MARKING
Scale: NTS

NOTES:
1. SIGNS TO BE CENTERED AT FRONT OF PARKING SPACE.
2. HANDICAP PARKING LOGO, COLOR, HEIGHT OF POLE, DIMENSIONS OF SIGN TO BE INSTALLED PER GOVERNMENTAL REQUIREMENTS.



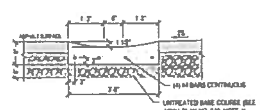

(12) ACCESSIBLE PARKING SIGN
Scale: NTS

ROCK WALL NOTES:
1. THE RESPONSIBILITY OF STANDARD ROCK WALLS REMAINS WITH THE ROCK WALL BUILDER.
2. ANY MODIFICATIONS TO THE WALL OR THE HILLSIDE ABOVE OR BELOW THE WALL POST CONSTRUCTION WILL REMOVE THE RESPONSIBILITY FROM THE DESIGN ENGINEER.
3. ALL FILL TO BE COMPACTED TO 95% MAX DRY DENSITY PER ASTM D-1557 PLACED IN 8" LIFTS.
4. CONTINUOUS JOINTS OR PLANES ARE NOT ALLOWED.
5. IT IS THE OWNER'S RESPONSIBILITY TO INTERCEPT SURFACE DRAINAGE FROM ABOVE THE ROCK WALL AND DIRECT IT AWAY FROM THE WALL TO A PERMANENT DISCHARGE POINT WELL AWAY FROM THE TOE OF THE ROCK WALL.
6. ALL ROCK SHALL BE ANGULAR AND QUARRIED USING NON-EXPLOSIVE METHODS.
7. MINIMUM ROCK SIZE IS 1.5' DIAMETER.
8. PLACE ROCKS SO THAT THEY INTERLOCK WITH EACH OTHER WITH UPPER ROCK OFFSET SO THAT IT RESTS ON 2 LOWER ROCKS.
9. SLOPES NOT PROTECTED WITH ROCKS OR AREAS OF SOIL BETWEEN THE ROCKS SHOULD BE PROTECTED FROM EROSION BY REVEGETATION OR OTHER METHODS.
10. MAINTENANCE OF ROCK PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
11. CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL ERODING THROUGH THE JOINTS BETWEEN THE ROCKS.
12. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK PROTECTED SLOPES.




(13) STACKED ROCK RETAINING WALL
Scale: NTS

WATERWAY NOTES:
1. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 02xxx. DO NOT USE GRAVEL OR SEWER ROCK. PLACE MATERIAL PER APWA SECTION 02xxx. COMPACT PER APWA SECTION 02xxx TO A MODIFIED PROCTOR DENSITY OF 96 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8 INCHES AFTER COMPACTION.
2. CONCRETE: CLASS 4000 PER APWA SECTION 03304.
A. IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN 7 DAYS. USE CAUTION HOWEVER, AS SPIDER CRACKS DEVELOP IF AIR TEMPERATURE EXCEEDS 90 DEGREES FAHRENHEIT.
B. PLACE CONCRETE PER APWA SECTION 03310.
C. UNLESS SHOWN OTHERWISE, PROVIDE 1/2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
D. APPLY A CURING COMPOUND PER APWA SECTION 03390 OR USE AN ACCEPTABLE ALTERNATE CURING METHOD.
3. EXPANSION JOINTS: FULL DEPTH 1/2 INCH THICK TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 03xxx. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
4. CONTRACTION JOINTS: MAKE CONTRACTION JOINTS VERTICAL, AT LEAST 1/8 INCH WIDE, AND 2 INCHES DEEP OR 1/4 SLAB THICKNESS IF THE SLAB IS GREATER THAN 8 INCHES THICK.
5. REINFORCEMENT: ASTM A 615, GRADE 60, GALVANIZED OR EPOXY COATED DEFORMED STEEL. SEE APWA SECTION 03200 REQUIREMENTS.




(14) 3' WATERWAY DETAIL
Scale: NTS

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FOR: CEDAR HILLS FARM LAND, LLC
CONTACT: DOUG YOUNG

# ROSEGATE AT CEDAR HILLS SENIOR LIVING FACILITY

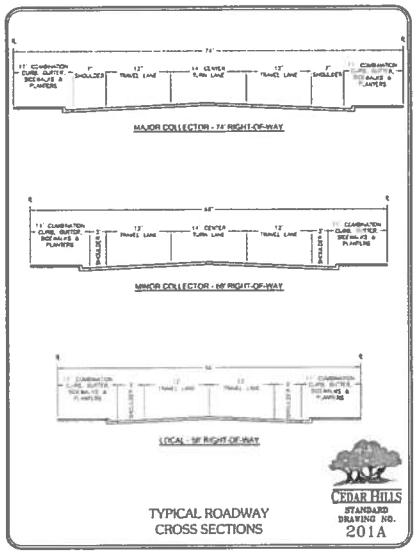
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

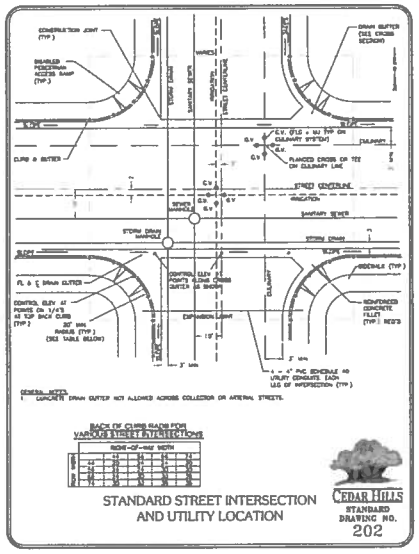
LICENSED PROFESSIONAL ENGINEER No. 189379 ROBERT Q. ELDER 8-3-15 STATE OF UTAH

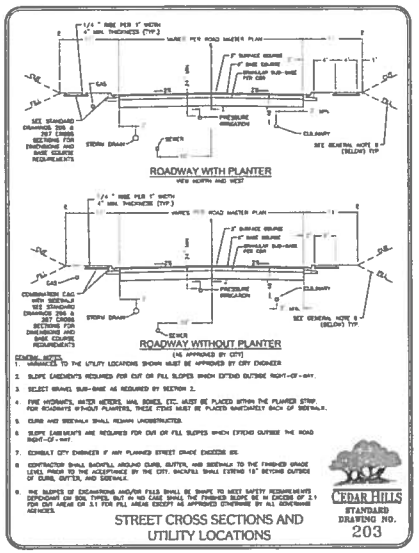
DETAIL SHEET

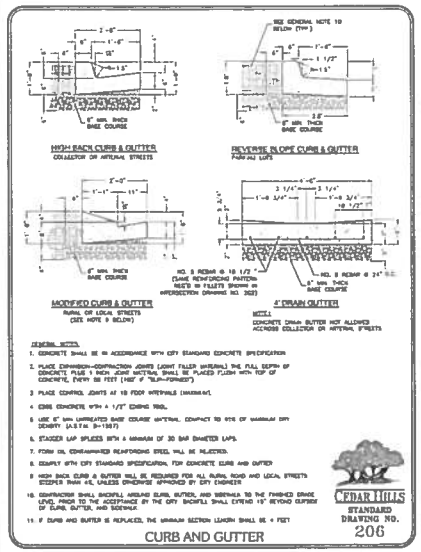
DRAWN BY: J. JOHNSON
CHECKED BY: K. WHITE
PROJECT MANAGER: R. ELDER

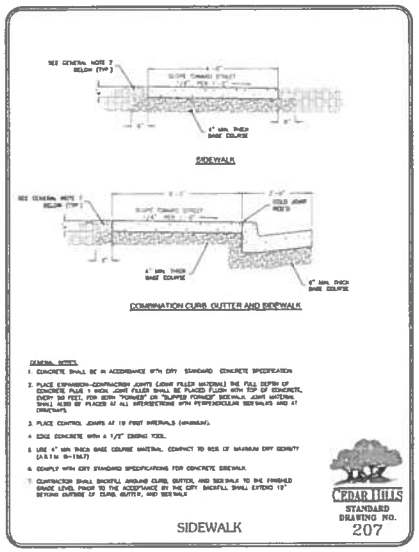
C-500

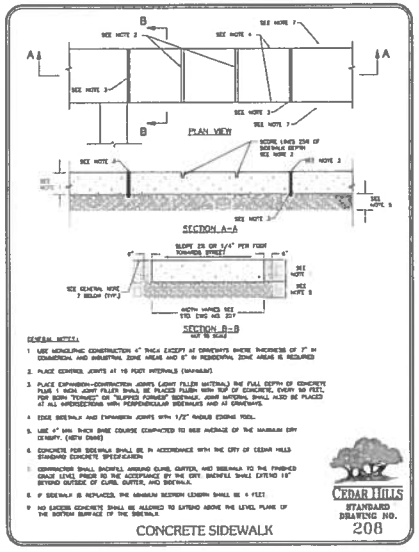


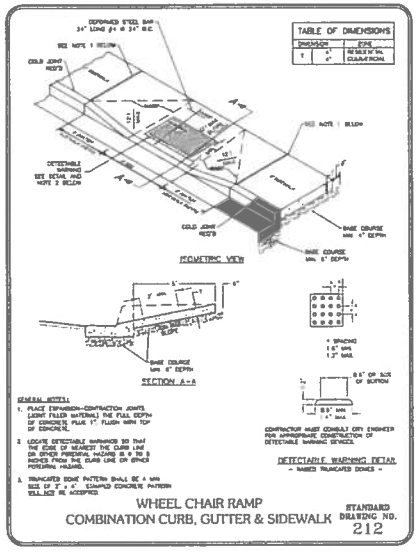



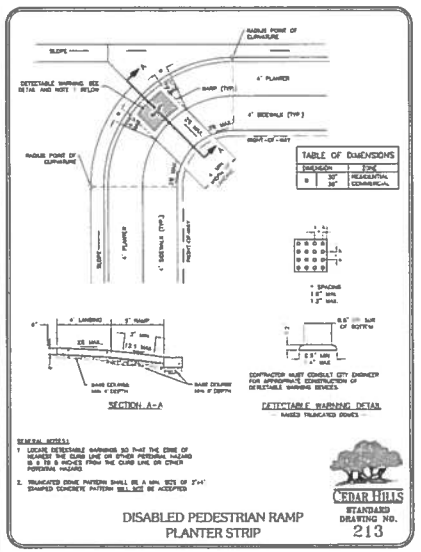

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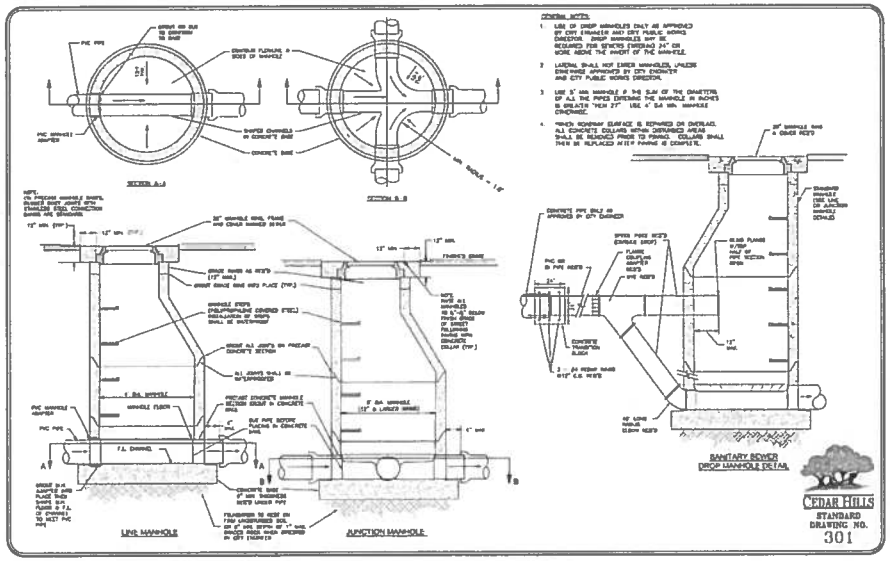
# ROSEGATE AT CEDAR HILLS
## SENIOR LIVING FACILITY
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

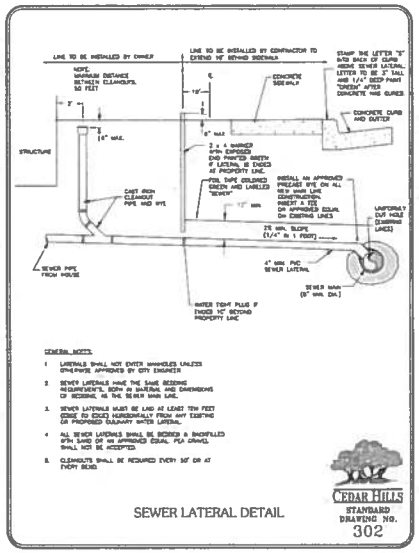
LICENSED PROFESSIONAL ENGINEER
No. 169373
ROBERT Q. ELDER
8-3-15
STATE OF UTAH

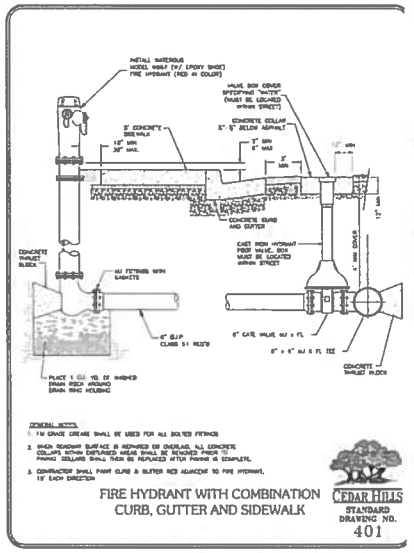
DETAIL SHEET

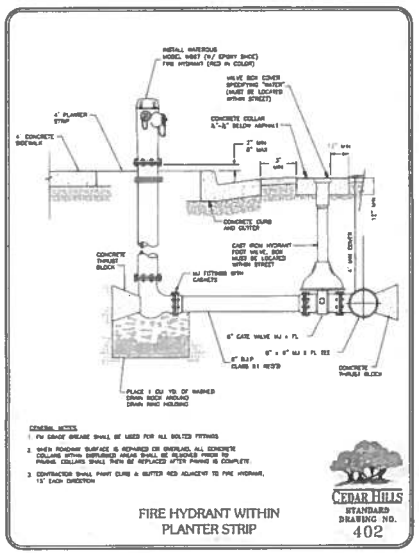
PROJECT NUMBER 6921
PRINT DATE 8/3/15
DRAWN BY J. JOHNSON
CHECKED BY R. ELDER
PROJECT MANAGER R. ELDER

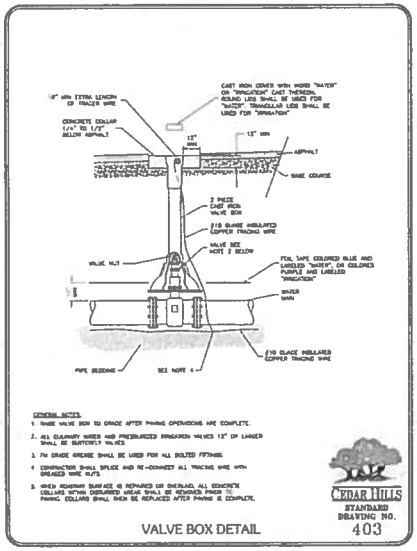
C-501

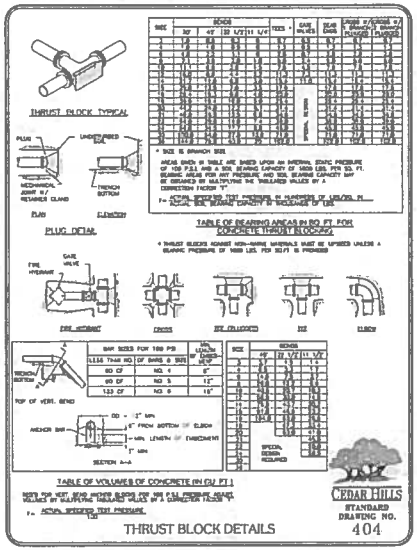


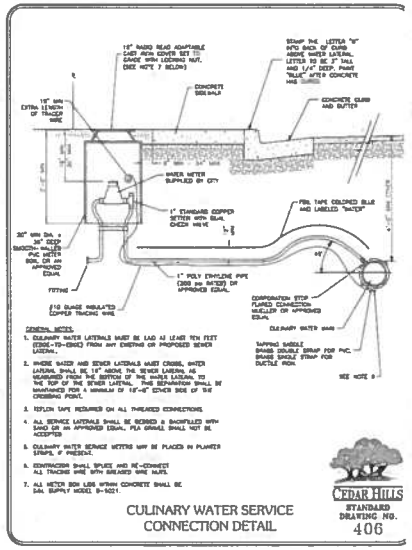

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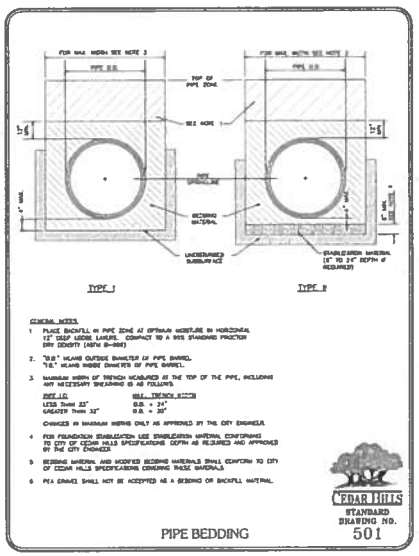
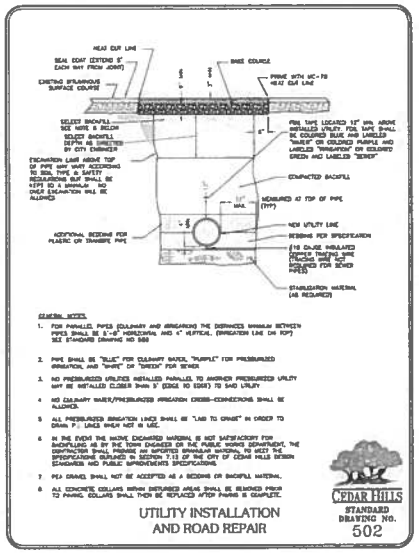
# ROSEGATE AT CEDAR HILLS
## SENIOR LIVING FACILITY
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

DETAIL SHEET

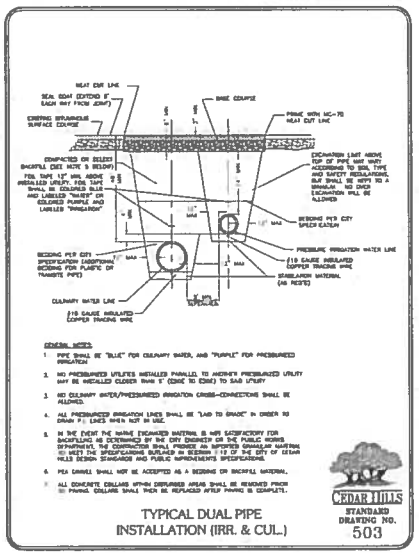
C-502



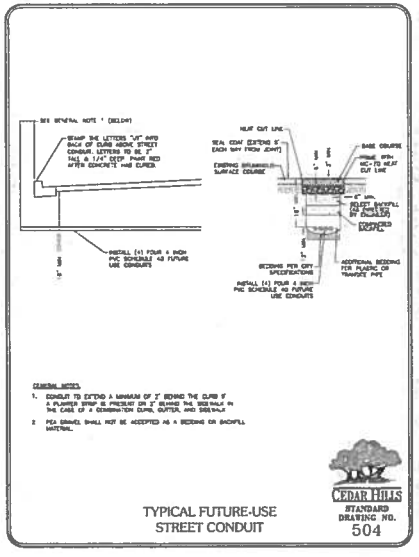

PIPE BEDDING



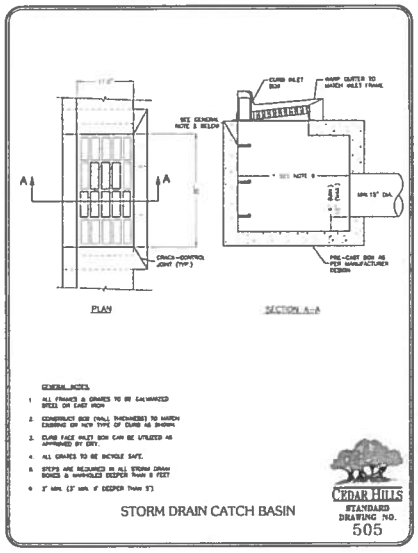

UTILITY INSTALLATION AND ROAD REPAIR



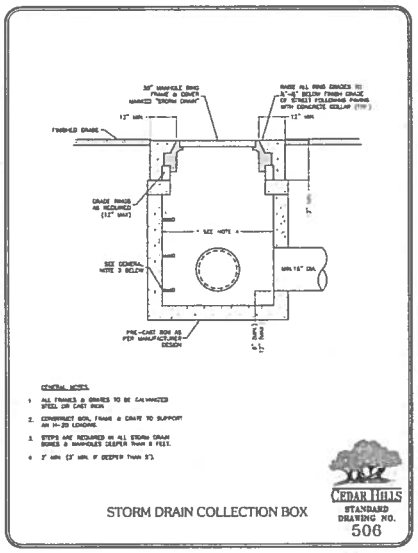

TYPICAL DUAL PIPE INSTALLATION (IRR. & CUL.)




TYPICAL FUTURE-USE STREET CONDUIT




STORM DRAIN CATCH BASIN




STORM DRAIN COLLECTION BOX

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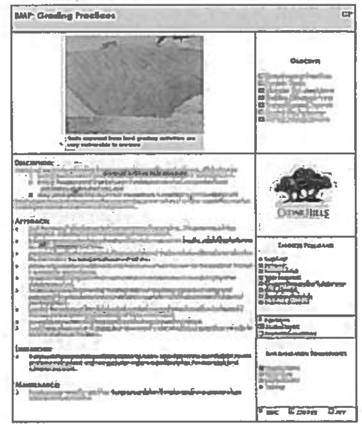
ROSEGATE AT CEDAR HILLS
SENIOR LIVING FACILITY
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

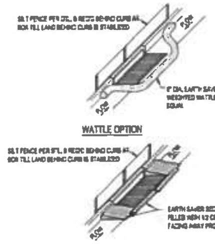
No. 189279
ROBERT R. ELDER
6-3-15
STATE OF UTAH

DETAIL SHEET

| | |
|---|---|
| PROJECT NUMBER | SHEET NAME |
| 691 | SDTS |
| DESIGNED BY | CHECKED BY |
| J. JOHNSON | R. ELDER |
| PROJECT MANAGER | |
| R. ELDER | |

C-503

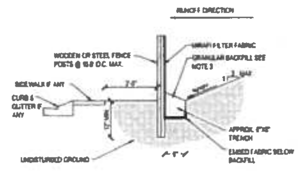





NOTES:

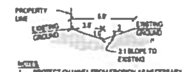
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

**(A) SAG INLET PROTECTION**
SCALE: NONE



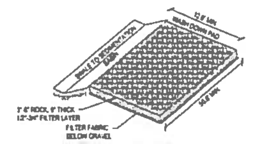

1. EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 18" OVERLAP AT BREAKS.

**(B) TEMPORARY SILT FENCE**
SCALE: NONE



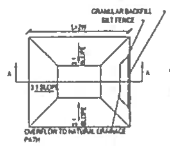

NOTES:
1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND/OR ROCK CHECK DAMS.
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT.
3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.

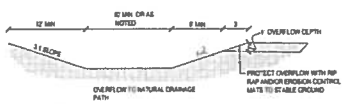
**(C) DRAINAGE SWALE**
SCALE: NONE




NOTE: PLACE SIGN ADJACENT TO ENTRANCE "CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

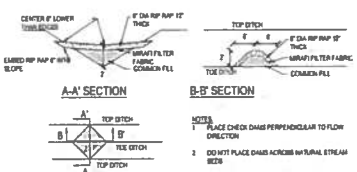
**(D) TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE**
SCALE: NONE



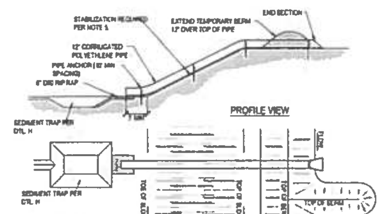

NOTES:
1. CLEAN OUT BASIN WHEN CAPACITY IS REDUCED BY HALF.
2. SIZE BASIN PER MINIMUM DIMENSIONS SHOWN, AND PER DIMENSIONS IN PLAN, WHICHEVER IS GREATER.
3. SAFETY FENCING IS REQUIRED FOR DEPTH GREATER THAN THREE FEET.
4. WHERE 2:1 RATIO OF LENGTH TO WIDTH IS NOT AVAILABLE, CONSTRUCT BERM(S) FOR BAFFLE(S) BETWEEN INLET AND OUTLET TO ACHIEVE 2:1 FLOW LENGTH RATIO.
5. WHERE TEMPORARY SEDIMENTATION WILL BE CONVERTED TO A PERMANENT DETENTION POND, PROTECT OUTLET PER DTL. L, TEMPORARY BASIN OUTLET PROTECTION.

**(E) TEMPORARY SEDIMENTATION BASIN**
SCALE: NONE



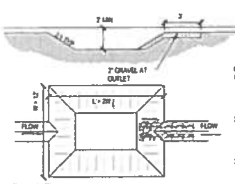

NOTES:
1. PLACE CHECK DAMS PERPENDICULAR TO FLOW DIRECTION.
2. DO NOT PLACE DAMS ACROSS NATURAL STREAM BEDS.
3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM.
4. REMOVE ACCUMULATED SEDIMENT WHEN DEPTH REACHES 1 FOOT.

**(F) ROCK CHECK DAM**
SCALE: NONE




NOTES:
1. COMPACT SOIL SURFACE AND BERMS AT ENTRANCE TO PIPE END SECTION TO PREVENT UNDERMINING OF PIPE AND EROSION OF SLOPE. REPAIR ANY EROSION IMMEDIATELY.
2. ANCHOR PIPE EVERY 10' TO PREVENT MOVEMENT OF PIPE AND FAILURE OF DRAIN IN STORM EVENT.
3. USE WATER TIGHT FITTINGS AT ALL DRAIN CONNECTIONS.
4. MAINTAIN PROPERLY FUNCTIONING SLOPE DRAINS UNTIL SLOPES HAVE BEEN PERMANENTLY STABILIZED, OR UNTIL PERMANENT SURFACE IMPROVEMENTS AND STORM DRAIN FACILITIES REPLACE THE NEED FOR TEMPORARY SLOPE DRAINS.
5. STABILIZE SLOPES NOT TO BE REWORKED WITHIN 14 DAYS OF ACHIEVEMENT OF GRADE. FOR SLOPES BETWEEN 10:1 AND 3:1, TRACKING AND MULCHING IS REQUIRED. FOR SLOPES STEEPER THAN 3:1, TRACKING AND EROSION CONTROL MATS ARE REQUIRED.

**(G) SLOPE DRAIN**
SCALE: NONE

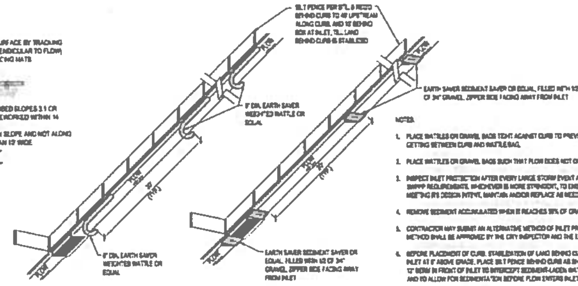



NOTES:
1. PLACE SEDIMENT TRAPS AT LOCATIONS SHOWN ON PLANS, AND WHEREVER APPROPRIATE TO INTERCEPT SEDIMENT LADEN FLOW ON SITE.
2. MAINTAIN PROPER FUNCTION OF SEDIMENT TRAP UNTIL DISTURBED AREAS CONTRIBUTING TO BASIN HAVE BEEN PAVED OR REVEGETATED.
3. REMOVE ACCUMULATED SEDIMENT WHEN CAPACITY IS DECREASED BY HALF.

**(H) SEDIMENT TRAP**
SCALE: NONE

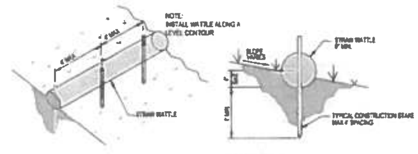
NOTES:
1. EROSION CONTROL MATS REQUIRED ON ALL DISTURBED SLOPES 3:1 OR STEEPER NOT OTHERWISE PROTECTED OR TO BE REWORKED WITHIN 14 DAYS OF CESSATION OF WORK ON SLOPE.
2. LAY OUT MATS WITH SEAMS RUNNING UP AND DOWN SLOPE, AND NOT ALONG GRADE, EXCEPT IN CHANNELS OR SWALES LESS THAN 10' WIDE.

**(J) EROSION CONTROL MAT**
SCALE: NONE




NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE. PLACE SILT FENCE BEHIND CURB AS SHOWN, AND CONSTRUCT TEMPORARY 12" BERM IN FRONT OF INLET TO INTERCEPT SEDIMENT-LADEN WATER BEFORE IT FLOWS DOWNSTREAM AND TO ALLOW FOR SEDIMENTATION BEFORE FLOW ENTERS INLET BOX.

**(K) IN-LINE INLET PROTECTION**
SCALE: NONE




FOR EROSION CONTROL ON A DISTURBED SLOPE, USE THE FOLLOWING SPACING:

1:1 SLOPES = 10' APART
2:1 SLOPES = 20' APART
3:1 SLOPES = 30' APART
ETC.

**(N) STRAW WATTLES**
SCALE: NONE

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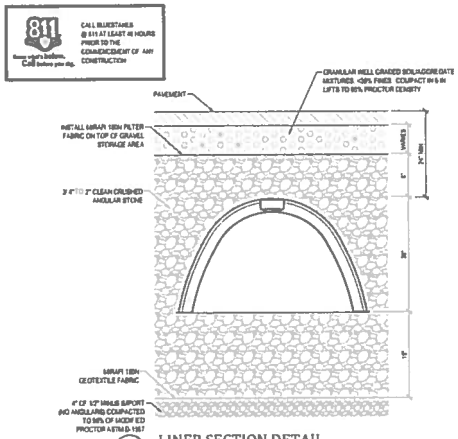
FOR:
CEDAR HILLS FARM LAND, LLC
9188 SOUTH REDWOOD RD. STE. 109
TAYLORSVILLE, UTAH 84123
CONTACT:
DOUG YOUNG
PHONE:

# ROSEGATE AT CEDAR HILLS SENIOR LIVING FACILITY

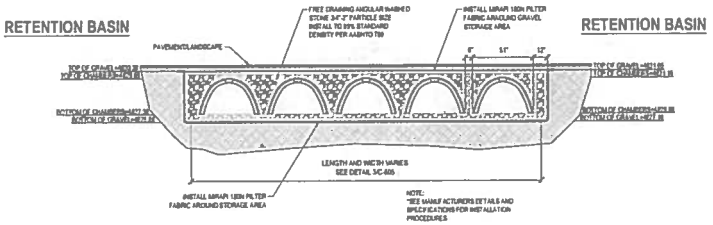
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

DETAIL SHEET

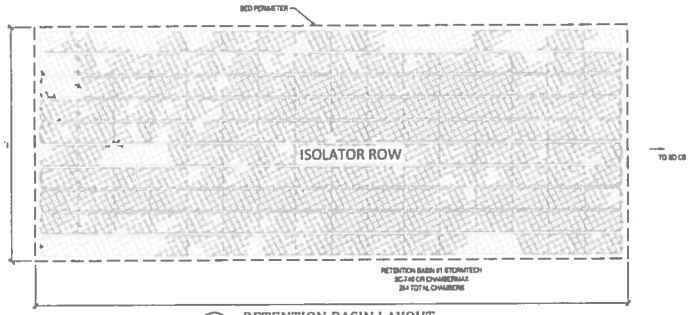
C-504



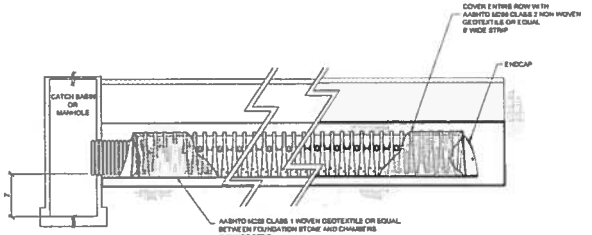

1 LINER SECTION DETAIL
Scale: NTS



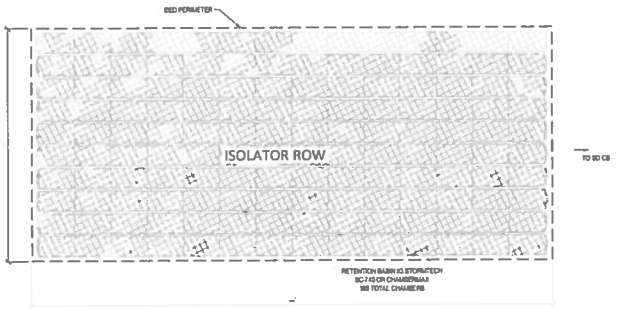

2 RETENTION BASIN SECTION
Scale: NTS




3 RETENTION BASIN LAYOUT
Scale: NTS




4 TREATMENT ROW DETAILS
Scale: NTS




5 RETENTION BASIN LAYOUT
Scale: NTS

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CONTACT
DOUG YOUNG
PHONE: 801-825-8500

# ROSEGATE AT CEDAR HILLS
## SENIOR LIVING FACILITY
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

DETAIL SHEET

PROJECT NUMBER: 6081
PRINT DATE: 6/3/15
DRAWN BY: J. JOHNSON
DESIGNED BY: R. WHITE
PROJECT MANAGER: R. ELDER

C-505

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

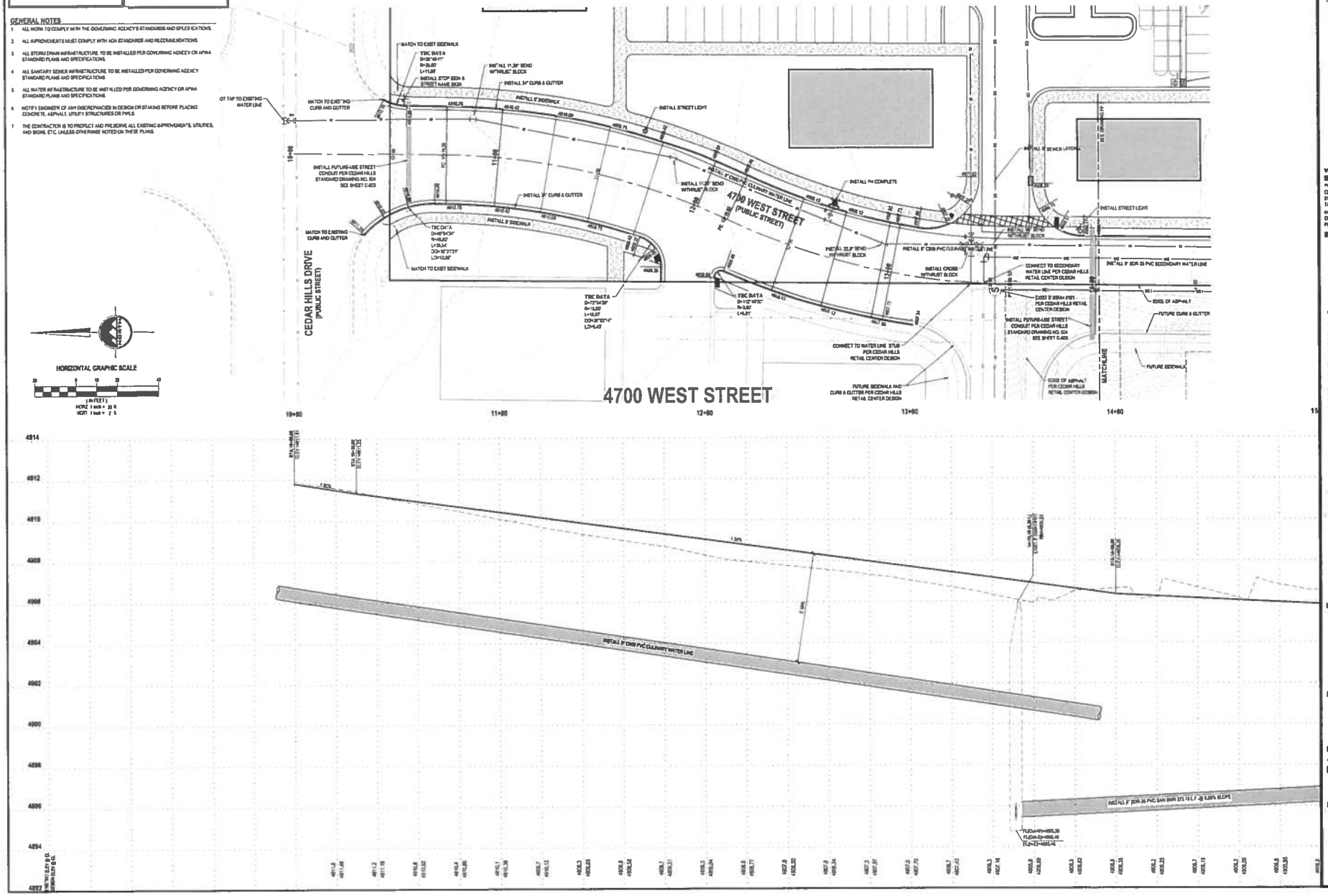
**BENCHMARK**

NORTHWEST CORNER OF SECTION 6 TOWNSHIP 3 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN

ELEVATION = 4891.27

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
4. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
5. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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FOR
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CONTACT
DOUG YOUNG
PHONE 801-355-4829

# ROSEGATE AT CEDAR HILLS SENIOR LIVING FACILITY

4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

No. 189378
ROBERT Q. ELDER
8-3-15
STATE OF UTAH

4700 WEST STREET
PLAN AND PROFILE

PP-1

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

**BENCHMARK**

NORTHWEST CORNER OF SECTION 5 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN

ELEVATION = 4881.29

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
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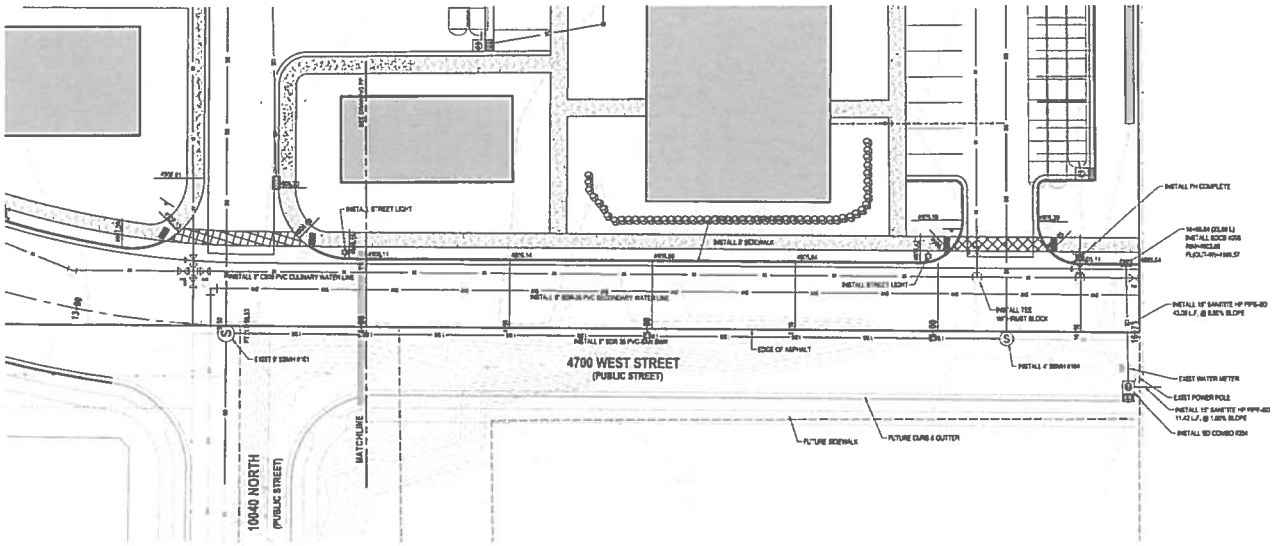
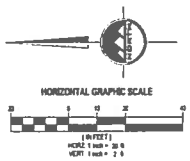
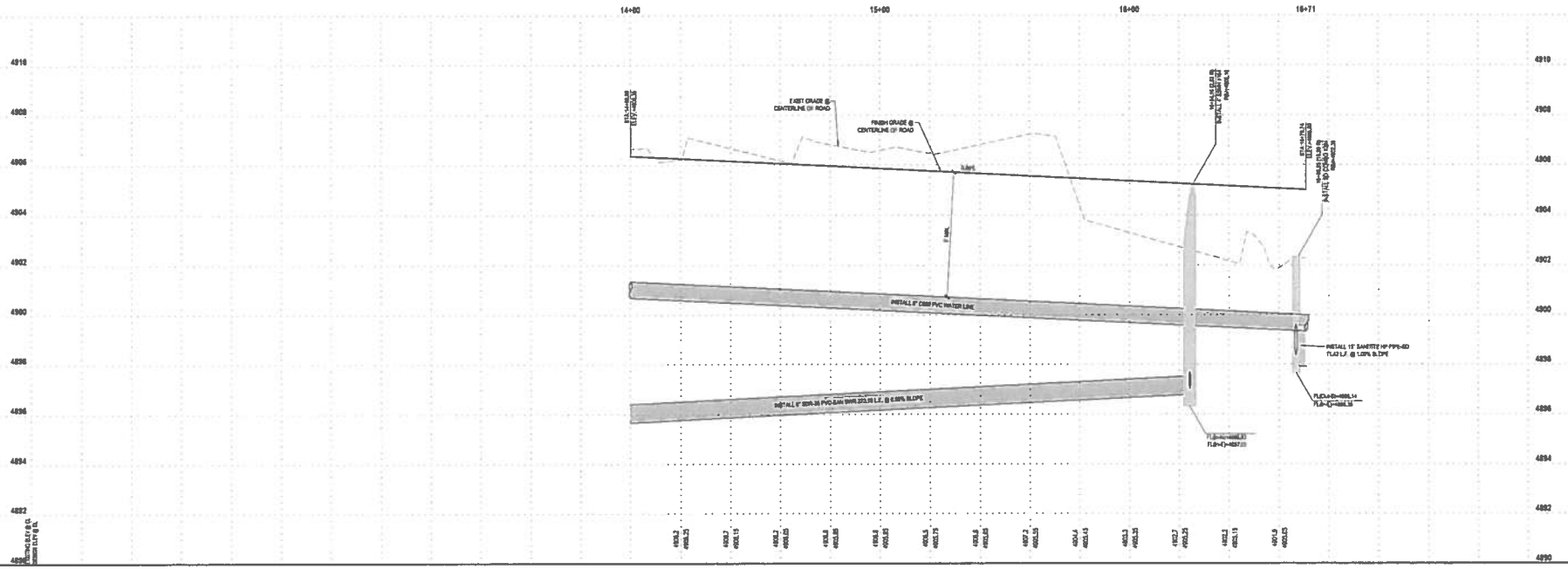



## 4700 WEST STREET





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CONTACT
DOUG YOUNG
PHONE: 801-255-0529

# ROSEGATE AT CEDAR HILLS SENIOR LIVING FACILITY

4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 185370
ROBERT G. ELDER
8-3-15
STATE OF UTAH

4700 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER: 0201
PLOT DATE: 8/3/15
DRAWN BY: J. JOHNSON
CHECKED BY: R. WHITE
PROJECT ENGINEER: R. ELDER

PP-2

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

**BENCHMARK**

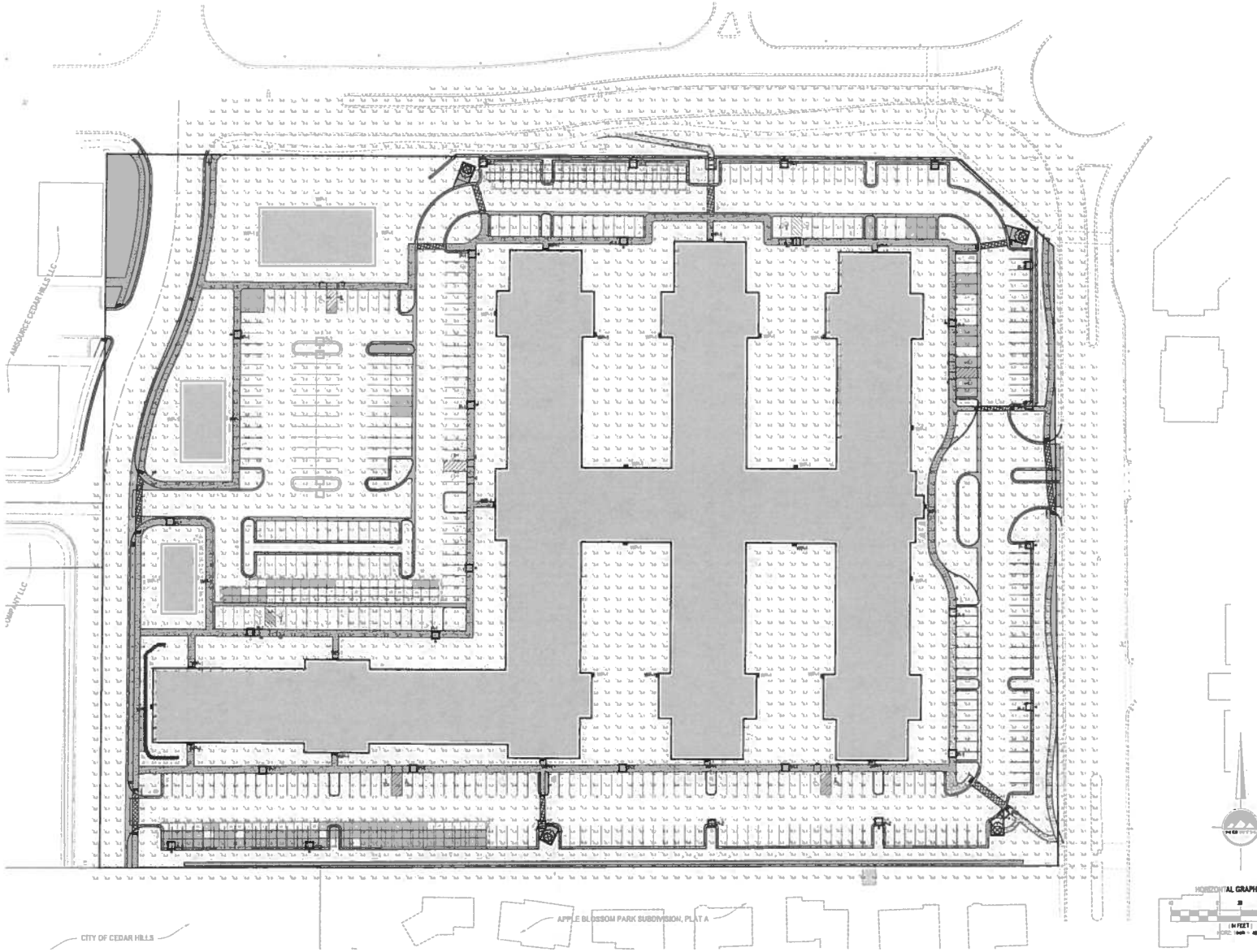
NORTHWEST CORNER OF SECTION 8 TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN

ELEVATION = 4891.37

| LABEL | QUANTITY | MANUFACTURE | CATALOG NUMBER | LAMP TYPE | MT. HT. |
|---|---|---|---|---|---|
| P-1 | 24 | LITHONIA LIGHTING | KAD LED 1 [illegible] 5M | 105-WATT LED | 20' |
| P-2 * | 6 | LITHONIA LIGHTING | KAD LED 1 [illegible] 5M | 105-WATT LED | 20' |
| P-3 | 2 | LITHONIA LIGHTING | KAD LED 1 [illegible] 5M | 110-WATT LED | 20' |
| WP-1 | 35 | LITHONIA LIGHTING | CSWM LED 30C 1000 40K T3M | LED | 12' |

MAX fc = 5.8
AVG. fc = 1.3

* PROVIDE BARN-DOOR TYPE SHIELDS AS REQUIRED.

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6150 SOUTH REDWOOD RD, STE. 150
TAYLORSVILLE, UTAH 84123

CONTACT
DOUG YOUNG
PHONE 801-355-6300

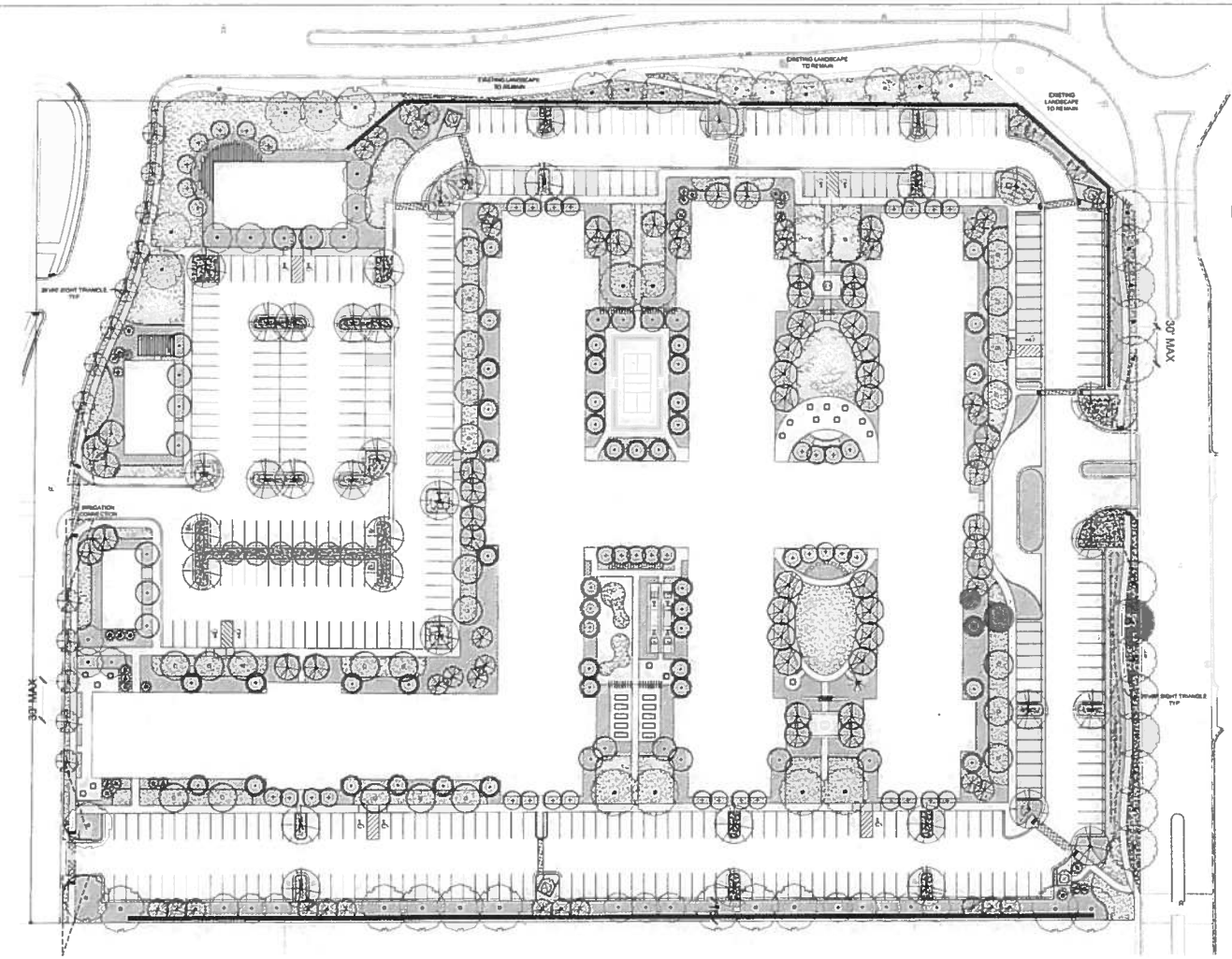

# ROSEGATE AT CEDAR HILLS
## SENIOR LIVING FACILITY
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 186379
ROBERT G. ELDER
8-3-15
STATE OF UTAH

PHOTOMETRIC PLAN

PROJECT NUMBER: 6391
PROPOSAL: 8/3/15
DRAWN BY: J. JOHNSON
CHECKED BY: K. WHITE
PROJECT ENGINEER: R. ELDER

E-100




## PLANT_SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | CONT | CAL | QTY |
|---|---|---|---|---|---|
| | Acer platanoides 'Emerald Queen' | Emerald Queen Maple | B & B | 2.5"Cal | 14 |
| | Acer platanoides 'Warrenred' TM | Pacific Sunset Maple | B & B | 2.5"Cal | 19 |
| | Carpinus betulus 'Franz Fontaine' | Franz Fontaine Hornbeam | B & B | 2.5"Cal | 43 |
| | Fraxinus americana 'Autumn Purple' | Autumn Purple Ash | B & B | 2.5"Cal | 12 |
| | Fraxinus mandshurica 'Mancana' | Mancana Ash | B & B | 2.5"Cal | 16 |
| | Gleditsia triacanthos 'Skyline' branched @ 7' | Skyline Honey Locust | B & B | 3"Cal | 37 |
| | Malus ioensis 'Prairie Rose' | Prairie Rose Crabapple | B & B | 2"Cal | 19 |
| | Malus x 'Prairifire' | Prairifire Crab Apple | B & B | 2"Cal | 31 |
| | Malus x 'Spring Snow' | Spring Snow Crab Apple | B & B | 2"Cal | 25 |
| | Malus x 'Tschonoskii' | Tschonoskii Crab Apple | B & B | 2"Cal | 45 |
| | Platanus x acerifolia branched @ 5' | London Plane Tree | B & B | 2.5"Cal | 21 |
| | Prunus serrulata 'Kwanzan' | Flowering Cherry | B & B | 2"Cal | 13 |
| | Prunus virginiana 'Canada Red' | Canada Red Chokecherry | B & B | 2"Cal | 6 |

| EVERGREEN TREES | BOTANICAL NAME | COMMON NAME | CONT | CAL | QTY |
|---|---|---|---|---|---|
| | Abies lasiocarpa | Alpine Fir | B & B | 8' HT | 42 |
| | Picea pungens glauca 'Baby Blue Eyes' TM | Baby Blue Eyes Colorado Blue Spruce | B & B | 8' HT | 29 |

| SHRUBS | BOTANICAL NAME | COMMON NAME | CONT |
|---|---|---|---|
| | Berberis thunbergii atropurpurea nana | Crimson Pygmy Barberry | 5 gal |
| | Buxus koreana 'wintergreen' | Wintergreen Boxwood | 5 gal. |
| | Cornus sericea 'Kelseyi' | Kelsey Dwarf Dogwood | 5 gal |
| | Euonymus alatus compacta | Burning Bush | 5 gal. |
| | Mahonia aquifolium'Compacta' | Compact Oregon Grape | 5 gal. |
| | Potentilla fruticosa | Shrubby Cinquefoil | 5 gal. |
| | Prunus glandulosa | Dwarf Flowering Almond | 5 gal. |
| | Prunus laurocerasus 'Otto Luyken' | Otto Luyken English Laurel | 5 gal. |

*ADDITIONAL SHRUB TYPES AS SELECTED BY LANDSCAPE ARCHITECT

| SOD/SEED | BOTANICAL NAME | COMMON NAME | CONT |
|---|---|---|---|
| | Poa pratensis | Kentucky Bluegrass | SOD |

LANDSCAPE ELEMENTS

- Concrete Edging (between all Lawn and Shrub areas) - 6" Cast in Place Concrete
- Bermeng - 1' Contour (Max Slope 4:1 lawn areas, 3:1 shrub areas)

## LANDSCAPE NOTES.

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND CEDAR HILLS CITY STANDARDS.

2. ALL PLANT MATERIAL SHALL GRADE A GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z80.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.

3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.

6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL SOD AREAS SHALL BE GRADED 4" BELOW PROPOSED FINISH GRADE. ALL SHRUB AREAS SHALL BE GRADED 12" BELOW PROPOSED FINISH GRADE.

9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.

10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PLANTING SOIL FOR ALL SOD AND SEED AREAS AND 12 INCHES OF PLANTING SOIL FOR ALL SHRUB AND PERENNIAL BEDS.

11. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF SHREDDED CEDAR MULCH IN ALL PLANTING BEDS UNLESS OTHERWISE SHOWN ON PLANS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING.

12. ALL MOWSTRIPS TO BE 6" CAST-IN-PLACE CONCRETE.

13. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.

14. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

15. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.

16. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.

17. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

18. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH A MINIMUM OF 70% DISTRIBUTION UNIFORMITY.

19. ALL PLANT MATERIAL SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK SET FORTH BY THE ANLA. OWNER TO BE ON-SITE TO ACCEPT OR REJECT ANY PLANT MATERIAL PRIOR TO PLANTING.

20. CONTRACTOR TO MAINTAIN LANDSCAPE FOR 60-DAY PERIOD WHICH SHALL COMMENCE UPON ACCEPTANCE OF LANDSCAPE BY OWNER. 60-DAY PERIOD SHALL TAKE PLACE DURING GROWING SEASON. IN THE EVENT THAT GROWING SEASON ENDS PRIOR TO COMPLETION OF MAINTENANCE PERIOD, MAINTENANCE PERIOD SHALL RESUME THE FOLLOWING SPRING.

### CEDAR HILLS' REQUIREMENTS:

- MINIMUM 30% OF SITE TO BE LANDSCAPED; 35.0% PROVIDED SEE SHEET L-200
- 15' LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL AREAS WITH TREES SPACED AT 25'; 15' BUFFER PROVIDED WITH TREES SPACED AT 23.5' (807/34 TREES)
- STREET TREES SPACED AT 30' OC, PROVIDED
- 1 FLOWERING CRAB APPLE FOR EVERY 40' OF BUILDING FACADE; 1 PROVIDED FOR EVERY 38.9' OF BUILDING FACADES ((4,874 TOTAL)/120 TREES)
- PLANT PALETTE DERIVED FROM CEDAR HILLS GUIDELINES. ADDITIONAL PLANTS MAY BE SELECTED BY LANDSCAPE ARCHITECT BASED ON MICROCLIMATE FACTORS AND SEASONAL INTEREST.

blu line designs
CONSULTANTS

ROSEGATE AT CEDAR HILLS
SENIOR LIVING FACILITY
4600 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

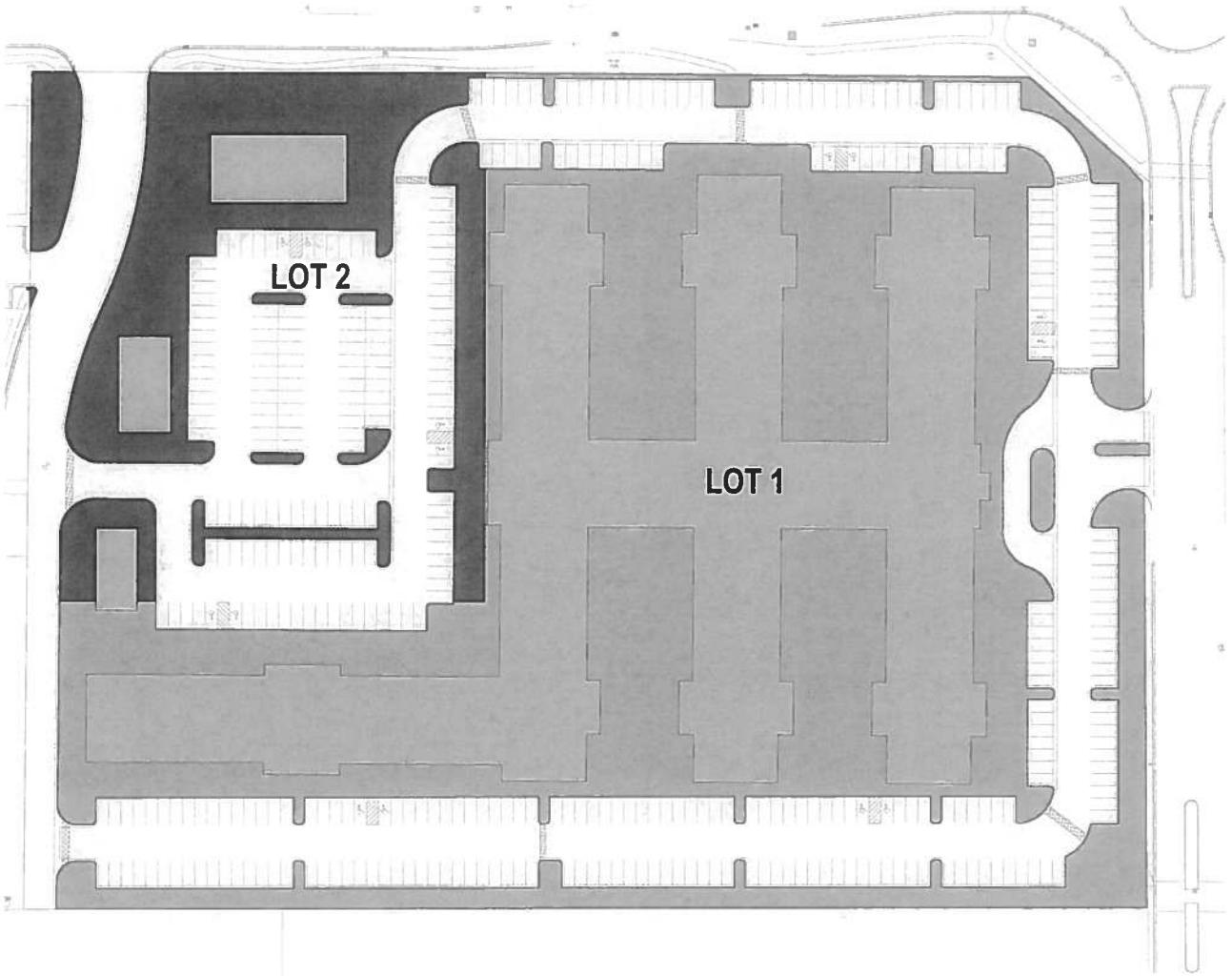
REVISIONS

Stamp

Designed By: BB
Drawn By: BB
Date: 02.04.2015
Checked By: EAB
Project no.: 13-120

Drawing Title
LANDSCAPE PLAN

Drawing number
L-100




LANDSCAPED AREA

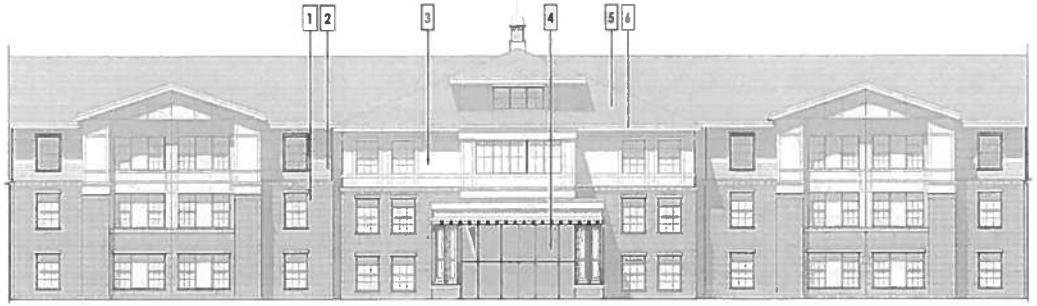
LOT 1 - 37.4% OF SITE
LOT 2 - 36.8% OF SITE
OVERALL - 37.3% OF SITE

ROSEGATE AT CEDAR HILLS
SENIOR LIVING FACILITY
4600 WEST CEDAR HILLS DRIVE

OPEN SPAC
PLAN

L-20(

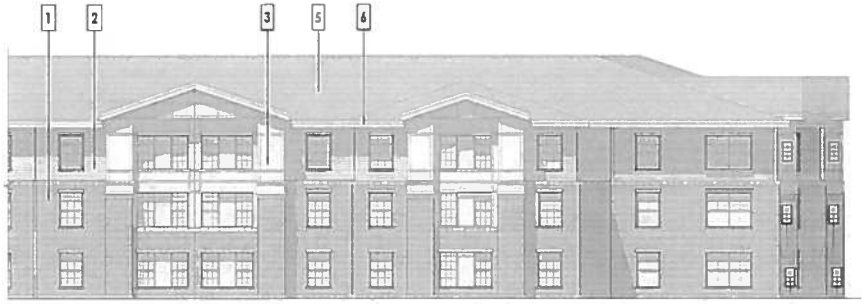
EAST ELEVATION - OVERALL 1




EAST ELEVATION - CENTRAL 2

| MATERIAL LEGEND | |
|---|---|
| 1 | BRICK VENEER<br>PER CEDAR HILLS DESIGN GUIDELINES |
| 2 | CEMENT BOARD LAP SIDING<br>PER CEDAR HILLS DESIGN GUIDELINES |
| 3 | CEMENT BOARD PANEL SIDING<br>PER CEDAR HILLS DESIGN GUIDELINES |
| 4 | ALUMINUM STOREFRONT |
| 5 | COMPOSITE TILE ROOF<br>PER CEDAR HILLS DESIGN GUIDELINES |
| 6 | PAINTED TRIM |

EAST ELEVATION - SOUTH 3




EAST ELEVATION - NORTH 4

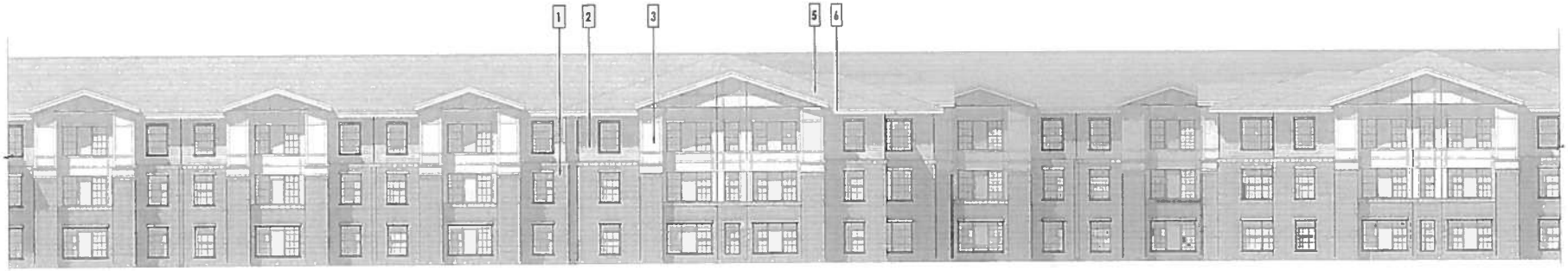
Think Architecture

# ROSEGATE CONGREGATE CARE

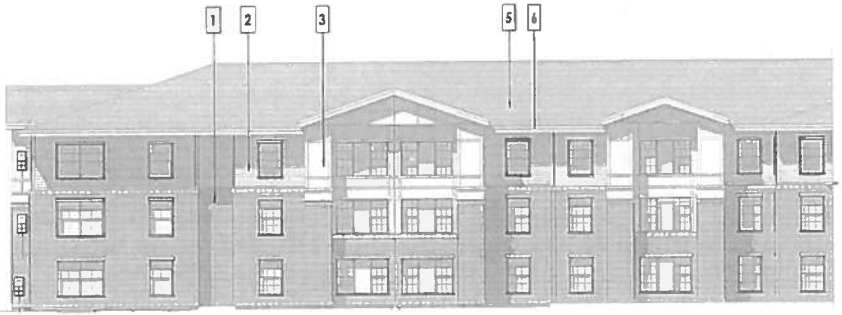
CEDAR HILLS, UTAH

31 JULY 2015

SOUTH ELEVATION - OVERALL




SOUTH ELEVATION - CENTRAL 2




SOUTH ELEVATION - WEST

SOUTH ELEVATION - EAST 4

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | BRICK VENEER PER CEDAR HILLS DESIGN GUIDELINES |
| 2 | CEMENT BOARD LAP SIDING PER CEDAR HILLS DESIGN GUIDELINES |
| 3 | CEMENT BOARD PANEL SIDING PER CEDAR HILLS DESIGN GUIDELINES |
| 4 | ALUMINUM STOREFRONT |
| 5 | COMPOSITE TILE ROOF PER CEDAR HILLS DESIGN GUIDELINES |
| 6 | PAINTED TRIM |

Think Architecture

# ROSEGATE CONGREGATE CARE

CEDAR HILLS, UTAH

31 JULY 2015

NORTH ELEVATION - OVERALL

NORTH ELEVATION - CENTRAL

NORTH ELEVATION - CENTRAL Copy 1

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | BRICK VENEER PER CEDAR HILLS DESIGN GUIDELINES |
| 2 | CEMENT BOARD LAP SIDING PER CEDAR HILLS DESIGN GUIDELINES |
| 3 | CEMENT BOARD PANEL SIDING PER CEDAR HILLS DESIGN GUIDELINES |
| 4 | ALUMINUM STOREFRONT |
| 5 | COMPOSITE TILE ROOF PER CEDAR HILLS DESIGN GUIDELINES |
| 6 | PAINTED TRIM |

NORTH ELEVATION - EAST

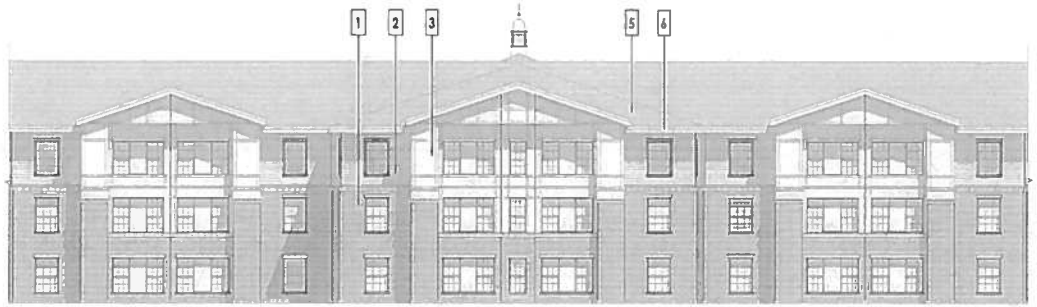
Think Architecture

# ROSEGATE CONGREGATE CARE

CEDAR HILLS, UTAH

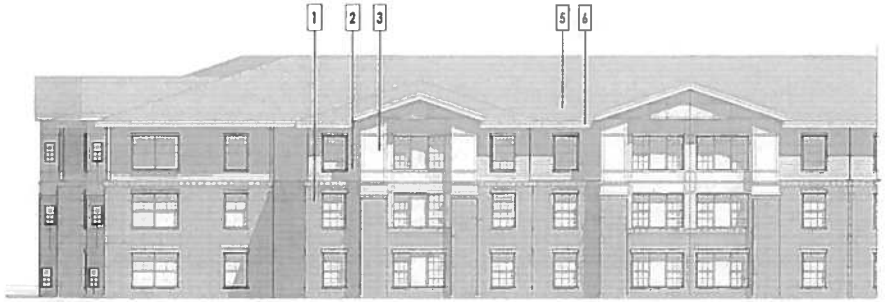
31 JULY 2015

WEST ELEVATION - OVERALL 1

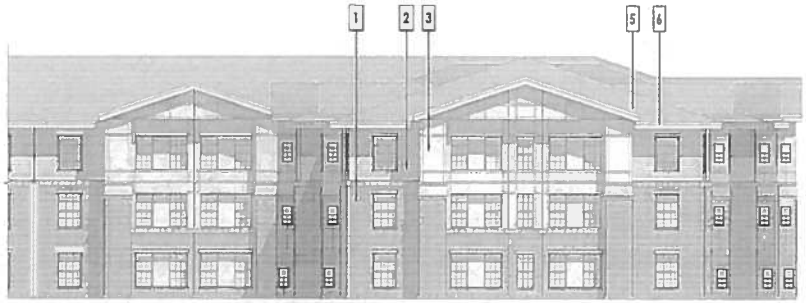



WEST ELEVATION - CENTRAL 2

| MATERIAL LEGEND | |
|---|---|
| 1 | WOOD VENEER PER CEDAR HILLS DESIGN GUIDELINES |
| 2 | CEMENT BOARD LAP SIDING PER CEDAR HILLS DESIGN GUIDELINES |
| 3 | CEMENT BOARD PANEL SIDING PER CEDAR HILLS DESIGN GUIDELINES |
| 4 | ALUMINUM STOREFRONT |
| 5 | COMPOSITE TILE ROOF PER CEDAR HILLS DESIGN GUIDELINES |
| 6 | PAINTED TRIM |




WEST ELEVATION - NORTH 3




WEST ELEVATION - SOUTH 4

Think Architecture

# ROSEGATE CONGREGATE CARE

CEDAR HILLS, UTAH

31 JULY 2015

# CITY OF CEDAR HILLS

| | |
|---|---|
| **TO:** | Mayor and City Council |
| **FROM:** | Chandler Goodwin, Assistant City Manager |
| **DATE:** | 9/22/2015 |

City Council
Agenda Item

| | |
|---|---|
| **SUBJECT:** | Boundary Adjustment – Davies, Eagar, Taylor, Erickson and Meinzer Properties |
| **APPLICANT PRESENTATION:** | n/a |
| **STAFF PRESENTATION:** | Chandler Goodwin, Assistant City Manager |
| | |

**BACKGROUND AND FINDINGS:**

The city has received Requests to Initiate an Adjustment of a Common Municipal Boundary forms from D. Gordon & Karen Davies, Chris & Sarah Eagar, Tarl W. Taylor, Anthony G. & Patricia D. Erickson, and Rick & Debi Meinzer. The Davies property is located at 4583 N 900 W; the Eagar property is located at 4638 N 900 W; the Taylor property is located at 365 S 420 E; the Erickson property is located at 754 W 4000 N; the Meinzer property is located at 818 W 4000 N. They are all requesting that their properties be transferred from the municipal jurisdiction of Pleasant Grove City to the City of Cedar Hills. They all have also completed and filed a request to initiate with Pleasant Grove City.

**PREVIOUS LEGISLATIVE ACTION:**

n/a

**FISCAL IMPACT:**

n/a

**SUPPORTING DOCUMENTS:**

Request to Initiate form, preliminary plat depicting the boundary area, proposed resolution.

**RECOMMENDATION:**

Staff recommends that the City Council approve the resolution and authorize a public hearing on the proposed boundary adjustment and instruct staff to move forward in the boundary adjustment process in accordance with the provisions of the state law.

**MOTION:**

To approve/not approve Resolution _____, a Resolution Indicating the Intent of the City Council of the City of Cedar Hills, Utah, to Adjust the Common Boundary with Pleasant Grove City, Utah; Authorizing a Public Hearing thereon and Providing for Notice of said Hearing.

EXHIBIT A

received
09-02-15 CM

# REQUEST TO INITIATE AN ADJUSTMENT OF A COMMON MUNICIPAL BOUNDARY

Date: 9-2-15

In accordance with the authorization of Section 10-2-419, Utah Code Annotated, we the undersigned, by virtue of our signatures affixed hereto, do hereby request the **City of Cedar Hills**, Utah, to initiate the proceedings to adjust the common municipal boundary between the City of Cedar Hills and Pleasant Grove City, to the effect that the parcel(s) identified on the attached map, be transferred out of the municipal jurisdiction of Pleasant Grove City and into the City of Cedar Hills.

| PROPERTY TAX ID NO. | NAME(S) OF OWNERS | ADDRESS | PHONE NUMBER | SIGNATUE OF OWNER(S) |
|---|---|---|---|---|
| 55:090:0007 | D. Gordon Davies | 4583 N 900W Pleasant Grove, UT 84062 | | D. Gordon Davies |
| | Karen B Davies | | | Karen B Davies |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

received
09-10-15 CM

# REQUEST TO INITIATE AN ADJUSTMENT OF A COMMON MUNICIPAL BOUNDARY

Date: 9-10-15

In accordance with the authorization of Section 10-2-419, Utah Code Annotated, we the undersigned, by virtue of our signatures affixed hereto, do hereby request the **City of Cedar Hills**, Utah, to initiate the proceedings to adjust the common municipal boundary between the City of Cedar Hills and Pleasant Grove City, to the effect that the parcel(s) identified on the attached map, be transferred out of the municipal jurisdiction of Pleasant Grove City and into the City of Cedar Hills.

| PROPERTY TAX ID NO. | NAME(S) OF OWNERS | ADDRESS | PHONE NUMBER | SIGNATUE OF OWNER(S) |
|---|---|---|---|---|
| 14-002-0144 | Christopher & Sarah Eagar | 4638 N. 900 W. Pleasant Grove | | Sarah Eagar<br>Christopher Eagar |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

received
09-11-15 CM

# REQUEST TO INITIATE AN ADJUSTMENT OF A COMMON MUNICIPAL BOUNDARY

Date: 9-11-2015

In accordance with the authorization of Section 10-2-419, Utah Code Annotated, we the undersigned, by virtue of our signatures affixed hereto, do hereby request the City of Cedar Hills, Utah, to initiate the proceedings to adjust the common municipal boundary between the City of Cedar Hills and Pleasant Grove City, to the effect that the parcel(s) identified on the attached map, be transferred out of the municipal jurisdiction of Pleasant Grove City and into the City of Cedar Hills.

| PROPERTY TAX ID NO. | NAME(S) OF OWNERS | ADDRESS | PHONE NUMBER | SIGNATUE OF OWNER(S) |
|---|---|---|---|---|
| 14:002:0125 | TARL W TAYLOR | 345 So. 720 E. PLEASANT GROVE, UT | | Tarl Taylor |
| 14:002:0124 | Anthony G and Patricia Erickson | 754 W. 4000 N. Pleasant Grove UT | | Patricia Erickson |
| 14:002:0038 | RICK MEINZER | 818 W 4000 N PG, UT | | |
| | | | | |
| | | | | |
| | | | | |

Davies Property - 4583 N 900 W Pleasant Grove

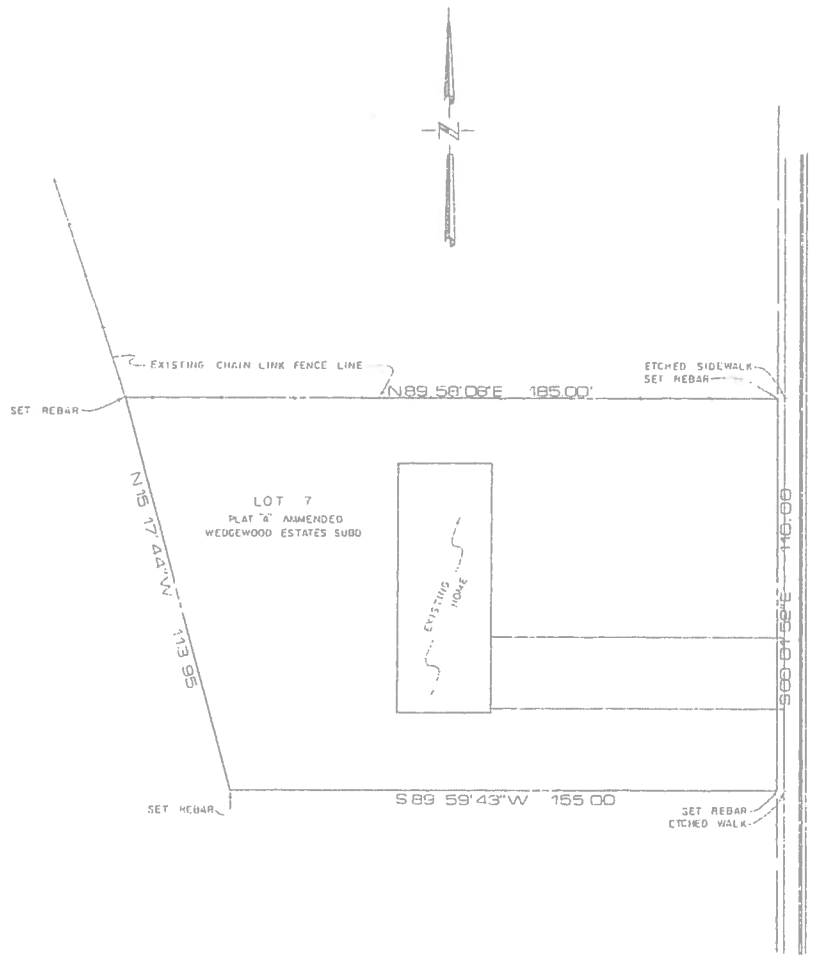
DESCRIPTION

Lot 7, Plat "A" Amended, Wedgewood Estates, Utah County

We, DUDLEY & ASSOCIATES, INC., Of Orem, Utah, do hereby certify that we are Registered Land Surveyors, and hold Utah State Certificates, prescribed by the laws of the State of Utah, and that we have made a survey of the above described property.

We further certify that the attached plat correctly shows the true dimensions of the property surveyed.

DATE: _____ Registered Land Surveyor

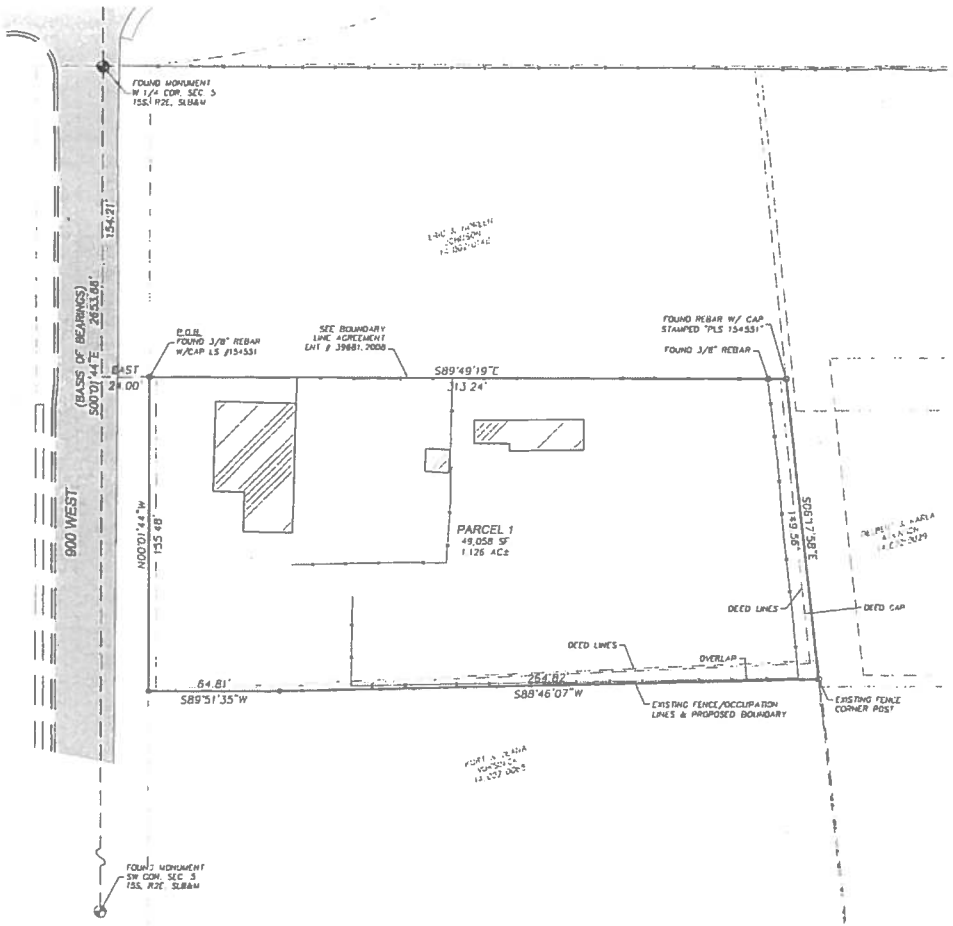



| REVISIONS | DUDLEY & ASSOCIATES<br>ENGINEERS PLANNERS SURVEYORS<br>OREM, UTAH | LOT SURVEY<br>PROVO LAND TITLE<br>UTAH COUNTY UTAH | DATE 11-18-93<br>SCALE 1" = 20'<br>BY PHJ<br>TRACING NO. S 6579 |
|---|---|---|---|

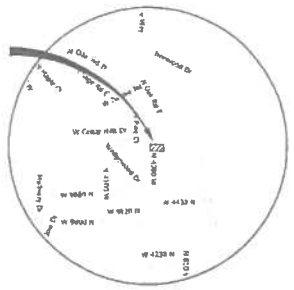
Eagar Property - 4638 N 900 W Pleasant Grove

# RECORD OF SURVEY FOR
# WAYNE GEILMAN

SW 1/4, SEC 5, T5S, R2E, SLB&M
PLEASANT GROVE CITY, UTAH COUNTY, UTAH




PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

( IN FEET )
1 inch = 30 ft.

## LEGEND

- SET 5/8" REBAR W/ CAP STAMPED H&H ENGINEERING AND SURVEYING
- UTAH COUNTY SECTION CORNER
- EXISTING FENCE
- BOUNDARY LINE
- EXISTING ASPHALT
- EXISTING CURB, GUTTER, & SIDEWALK
- FOUND PROPERTY CORNER

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF THE PARCEL SHOWN AND TO RESOLVE DEED OVERLAPS/GAPS WITH ADJOINING PROPERTY OWNERS. WARRANTY DEED ENTRY #47137 2007 CREATES SEVERAL ISSUES WITH ADJOINING PROPERTIES THE BOUNDARY COMMON WITH THE PARCEL TO THE NORTH WAS RECENTLY FIXED WITH A BOUNDARY LINE AGREEMENT (ENTRY #39681 2008). THE EAST AND SOUTH BOUNDARIES ARE TO BE ADJUSTED WITH THE INFORMATION FROM THIS SURVEY.

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS S00°01'44"E BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN. BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM AND INFORMATION AVAILABLE AT THE UTAH COUNTY SURVEYOR'S OFFICE.

## BOUNDARY ADJUSTMENT DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN PLEASANT GROVE, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT S00°01'44"E 154.21 FEET ALONG THE SECTION LINE AND EAST 24.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S89°49'19"E 313.24 FEET ALONG AN EXISTING FENCE LINE AND THE BOUNDARY LINE AGREEMENT (ENTRY #39681 2008) TO AN EXISTING REBAR AND CAP; THENCE S00°13'58"E 149.56 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG AN EXISTING FENCE LINE S88°46'07"W 264.82 FEET; THENCE S89°51'35"W 84.81 FEET, MORE OR LESS TO THE EASTERLY RIGHT OF WAY OF 900 WEST; THENCE ALONG SAID RIGHT OF WAY N00°01'44"W 155.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.126 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE:

I, VICTOR E. HANSEN, A LICENSED LAND SURVEYOR HOLDING CERTIFICATE NUMBER 176695, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE-DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VICTOR E HANSEN

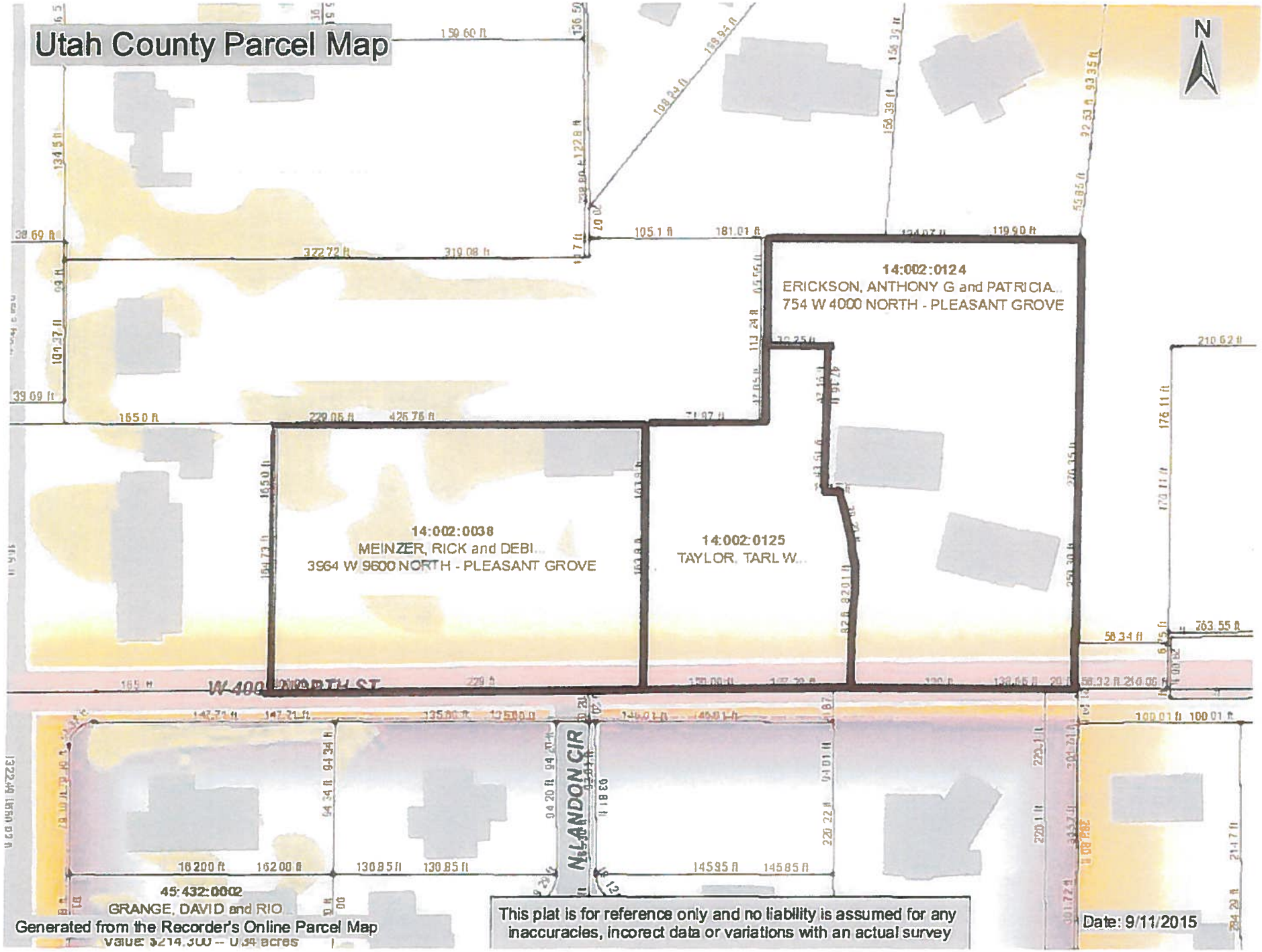
August 29, 2008
DATE

PROFESSIONAL LAND SURVEYOR No. 176695 VICTOR E. HANSEN STATE OF UTAH


RECORD OF SURVEY FOR
WAYNE GEILMAN
SW 1/4, SEC 5, T5S, R2E, SLB&M
PLEASANT GROVE CITY, UTAH COUNTY, UTAH


| | | |
|---|---|---|
| DRAWN BY: TLH | SCALE: 1" = 30' | PROJECT #: 8-781-01 |
| APPROVED BY: VEH | DATE: AUG 22, 2008 | DRAWING: Record of Survey.dwg |


H&H ENGINEERING AND SURVEYING, INC.
700 E. PACIFIC DRIVE, STE A - AMERICAN FORK, UT 84003
TEL: (801) 756-2484 FAX: (801) 756-3499


Utah County Parcel Map
N
14:002:0124
ERICKSON, ANTHONY G and PATRICIA...
754 W 4000 NORTH - PLEASANT GROVE
14:002:0038
MEINZER, RICK and DEBI...
3964 W 9600 NORTH - PLEASANT GROVE
14:002:0125
TAYLOR, TARL W...
W 400 NORTH ST
N LANDON CIR
45:432:0002
GRANGE, DAVID and RIO...
Generated from the Recorder's Online Parcel Map
This plat is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey
Date: 9/11/2015

**RESOLUTION NO. _____**

**A RESOLUTION INDICATING THE INTENT OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, TO ADJUST THE COMMON BOUNDARY WITH PLEASANT GROVE CITY, UTAH; AUTHORIZING A PUBLIC HEARING THEREON AND PROVIDING FOR NOTICE OF SAID HEARING.**

**WHEREAS**, Section 10-2-419, Utah Code Annotated, 1953, as amended, establishes a procedure and criteria for the adjustment of the common boundary between adjacent municipalities; and

**WHEREAS,** the City of Cedar Hills and Pleasant Grove City have each received a request from the owners of real property situated and contiguous to the boundary between the municipalities to the effect that the owner's property be transferred from the municipal jurisdiction of Pleasant Grove City to the City of Cedar Hills; and

**WHEREAS,** the City of Cedar Hills desires to honor the stated request of the property owners and effectuate an adjustment in the common boundary in accordance with the procedures set forth under state law.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH:**

**SECTION 1.** The City of Cedar Hills hereby acknowledges receipt of a written notice from the owners of real property requesting that their respective property be transferred from the municipal jurisdiction of Pleasant Grove City to the City of Cedar Hills, in accordance with the terms of the state law relating to boundary adjustments (UCA 10-2-419). Property owners of said parcels are: D. Gordon and Karen Davies, 4583 N 900 W, Pleasant Grove, Utah, Chris and Sarah Eagar, 4638 N 900 W, Pleasant Grove, Utah, Tarl W. Taylor, 365 S 420 E, Pleasant Grove, Utah, Anthony G. and Patricia D. Erickson, 754 W 4000 N, Pleasant Grove, Utah, and Rick and Debi Meinzer, 818 W 4000 N, Pleasant Grove, Utah. A copy of the request signed by the owners of the parcels requesting the adjustment is set forth on Exhibit A. Further, a map showing the location of the parcel included within the proposed adjustment areas and the boundary description of the proposed adjustment areas is set forth on Exhibit B. The exhibits are attached hereto and by this reference made part of this Resolution.

**SECTION 2.** The City Council of the City of Cedar Hills hereby indicates its desire and intent to adjust the common boundary with Pleasant Grove City in the location set forth on Exhibit B.

**SECTION 3.** The City Council hereby authorizes a public hearing on the proposed boundary adjustment and instructs the City Recorder to give public notice thereon, in accordance with the provisions of state law.

**SECTION 4.** The provisions of this Resolution shall take effect upon its passage as required by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 22ND DAY OF SEPTEMBER, 2015.**

_____
Gary R. Gygi, Mayor

ATTEST:

_____
Colleen A. Mulvey, MMC
City Recorder

# CITY OF CEDAR HILLS

| | |
|---|---|
| **TO:** | Mayor and City Council |
| **FROM:** | David Bunker, City Manager |
| **DATE:** | 9/22/2015 |

City Council
Agenda Item

| | |
|---|---|
| **SUBJECT:** | Excise Tax Revenue Bonds, Series 2006 |
| **APPLICANT PRESENTATION:** | |
| **STAFF PRESENTATION:** | Charl Louw, Finance Director |

**BACKGROUND AND FINDINGS:**

Financial advisors and bond counsel will be attending the meeting to discuss the potential savings available if the city opts to refund the Excise Tax Revenue Bonds, Series 2006.

**PREVIOUS LEGISLATIVE ACTION:**

Resolution No. 09-08-2015A

**FISCAL IMPACT:**

Interest savings and a reduction in the number of years outstanding on the excise tax revenue bonds.

**SUPPORTING DOCUMENTS:**

Pricing estimate for refunding.

**RECOMMENDATION:**

Staff recommends that the City Council review the presented offer, and consider adoption of a resolution authorizing the issuance of up to $1.7 million of excise tax revenue refunding bonds; and related matters.

**MOTION:**

To approve/not approve Execution of the Issuance and Sale of approximately $1.7 million of Excise Tax Revenue Refunding Bonds, Series 2015 to refund the Issuer's Outstanding Excise Tax Revenue Refunding Bonds, Series 2006: authorizing a bond purchase contract; authorizing all other actions necessary for the transactions contemplated herein; and related matters.

| Sale Methodology | All Inclusive Interest Rate (AIC) | NPV Savings (%) | NPV Savings ($) |
|---|---|---|---|
| Direct Purchase (Backend Savings) | 2.51% | 12.83% | $224,572 |
| Direct Purchase (Backend Savings) | 2.63% | 11.76% | $205,846 |
| Direct Purchase (Backend Savings) | 2.56% | 12.39% | $216,740 |

| Sale Methodology | Costs of Issuance | Call Feature | DSRF |
|---|---|---|---|
| Direct Purchase (Backend Savings) | $23,250 | Non-Callable | N/A |
| Direct Purchase (Backend Savings) | $23,250 | July 1, 2020 | N/A |
| Direct Purchase (Backend Savings) | $23,250 | July 1, 2025 | N/A |

ADDENDUM TO
ATTACHMENT A TERM SUMMARY

This Addendum is attached to and hereby incorporated by reference into that certain Attachment A ("Term Sheet") dated Sept. 14, 2015, from JPMorgan Chase Bank, NA ("Bank") to City of Cedar Hills, Utah (the "City" or "Issuer"), regarding the City's $1,644,000 Excise Tax Revenue Refunding Bonds, Series 2015 (the "Bonds"). This Addendum shall supplement said Term Sheet as indicated below.

| | |
|---|---|
| **TYPE OF FINANCING:** | Privately placed financing pursuant to the provisions of federal, state and local statutes. |
| **FORM OF BONDS:** | Bank will require a single Bond which it intends to hold to maturity for its own account and to treat as a loan on its books. Bank will invoice semi-annually for repayment. |
| **BANK ELIGIBILITY:** | The Bank's bid assumes the Issuer will designate the Bonds as bank qualified. |
| **FINANCED AMOUNT:** | Not to exceed $1,644,000 |
| **FINANCING TERM:** | Final maturity of July 1, 2028 |
| **RATE OPTION A:** | 2.27% fixed, with no optional redemption. |
| **RATE OPTION B:** | 2.39% fixed, with optional redemption for bonds maturing on or after July 1, 2020 at par plus accrued interest. |
| **RATE OPTION C:** | 2.32% fixed, with optional redemption for bonds maturing on or after July 1, 2025 at par plus accrued interest. |
| **REPAYMENT TERMS:** | Thirteen (13) consecutive annual principal payments in the amounts and on the dates set forth in the Term Sheet commencing July 1, 2016.<br><br>Semi-annual payments of interest on each January 1 and July 1, commencing January 1, 2016. |
| **SECURITY:** | The Bonds will be special limited obligations of the City, payable solely from and secured solely by a pledge of the Revenues and certain funds and accounts established by the Indenture. The Revenues consist of all the revenues produced by Municipal Energy Sales and Use Tax and the Municipal Telecommunications License Tax levied by the City under the Local Sales and Use Tax Act, Title 10, Chapter 1, Parts 3 and 4, Utah Code Annotated 1953, respectively (the "Pledged Excise Taxes"). The Bonds are not general obligations of the City, the State of Utah or any agency subdivision of the State of Utah. |
| **COVENANT:** | Minimum of 1.50x coverage of annual debt service of the Bonds. |
| **DEBT SERVICE RESERVE FUND:** | Bank will not require a debt service reserve fund be established or remain in place in conjunction with the issuance of the Bonds. |

| | |
|---|---|
| **LEGAL OPINION:** | Issuer's Bond Counsel will deliver a standard legal opinion in a form reasonably approved by the Bank and its counsel as to (i) validity and enforceability of the Bonds under state statutes, (ii) exemption of interest on the Bonds from Federal income tax and state taxes, and (iii) designation of the Bonds as "qualified tax-exempt obligations" under Section 265(b) of the Internal Revenue Code of 1986, as amended. Bond Counsel approving opinion must be addressed to Bank or permit reliance by Bank. |
| **FEES:** | Legal fees and costs not exceeding $4,000 for Bank's independent counsel, Chapman and Cutler LLP, will be paid by the City at closing. |
| **DOCUMENTATION:** | Documentation shall be prepared by Farnsworth Johnson PLLC ("Bond Counsel"), which firm represents Issuer at City's expense. This commitment is subject to approval of the documentation in the Bank's sole discretion, including but not limited to the form of bond resolution. |
| **WAIVER OF IMMUNITY:** | Documentation will provide that Issuer expressly waives and agrees not to claim any sovereign immunity in any suits or judicial proceedings in connection with the provision of Bank products and services, to the extent permitted by law. |
| **MISCELLANEOUS:** | A material change in the aggregate amount of the Bonds, plus or minus will constitute a re-pricing event and the interest rates will be adjusted. Funding will occur upon receipt of all documentation required by Bank, in form and substance acceptable to Bank and its independent counsel. |
| **EXPIRATION:** | This commitment must be accepted on or before September 16, 2015. If acceptance has not occurred by this date, the interest rates will be adjusted to market conditions. Further, this commitment is conditioned upon closing occurring on or before October 14, 2015. |

**ACCEPTED BY:** **(for) City of Cedar Hills, Utah**

By: _____

Name: _____

Title: _____

Date: _____

IRS Circular 230 Disclosure: Bank and its affiliates (collectively, "Chase") do not provide tax advice. Accordingly, any discussion of U.S. tax matters contained herein (including any attachments) is not intended or written to be used, and cannot be used, in connection with the promotion, marketing or recommendation by anyone unaffiliated with Chase of any of the matters addressed herein or for the purpose of avoiding U.S. tax-related penalties.

# CITY OF CEDAR HILLS

| | |
|---|---|
| **TO:** | Mayor and City Council |
| **FROM:** | David Bunker, City Manager |
| **DATE:** | 9/22/2015 |

City Council
Agenda Item

| | |
|---|---|
| **SUBJECT:** | Discussion SR-146/Canyon Road |
| **APPLICANT PRESENTATION:** | N/A |
| **STAFF PRESENTATION:** | David Bunker |

**BACKGROUND AND FINDINGS:**

Many discussions have taken place in regards to the condition of SR-146/Canyon Road, including which entity will own and maintain the roadway. At this time, Utah County will continue to own and maintain SR-146. However, without the participation on some level from Cedar Hills and Pleasant Grove, the County Commissioners have relegated the roadway to be maintained as a County Roadway. A lower standard than that of a municipal roadway. A discussion with the County Commissioners suggests that if the two cities participate in the maintenance of the roadway to some degree to be negotiated, that the County may be open improving the roadway to a higher standard using a variety of funding avenues.

Due to the limited resources of Cedar Hills to provide adequate snow plowing efforts to the County arterial road, Pleasant Grove has offered to assist Cedar Hills in the snow plow efforts from the Murdock Canal to the mouth of AF Canyon for a fee of $80/plow trip. Based on this figure and the costs of minor other maintenance items that the County would not typically perform, staff has generated the following estimate of annual costs associated with aiding the County in maintenance of an upgraded roadway:

Snow Plowing: $6500 - $8500
- 15 Plow events per year
- 5 Heavy events. 45 trips.
- 10 Regular events. 60 trips.

Sign Maintenance: $500

Storm Drain Maintenance: $4,500
- Quarterly cleaning: $2,500
- Street Sweeping: $2,000

General Maintenance/Rock cleanup $1,000
- 10 events per year @ $100 each

An estimated amount of $12,500 to $14,500 should be allocated for potential annual average outlay for maintenance activities of these items. Full ownership of the roadway with associated maintenance costs exceed $100,000 per year.

**PREVIOUS LEGISLATIVE ACTION:**

None.

**FISCAL IMPACT:**

Varies.

**SUPPORTING DOCUMENTS:**

N/A

**RECOMMENDATION:**

Discussion item only. If the Council would like to advance a proposal to the County in cooperation with Pleasant Grove City, and is comfortable with financial participation for maintenance activities, a letter will be drafted based on the direction of the City Council.

**MOTION:**

Discussion item only. No motion is necessary.