CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
AMENDED AGENDA
Tuesday, November 17, 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, November 17, 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. Crawley and Pledge led by C. Geddes
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)

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)

4. Minutes from the October 20, 2015 City Council Meeting

CITY REPORTS AND BUSINESS

5. City Manager
6. Mayor and Council

SCHEDULED ITEMS

7. Review/Action on the Canvass of the Election Returns for the 2015 Municipal General Election
8. 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
9. Review/Action to Consider and Evaluate a Possible Resolution, Moratorium, and/or Ordinance Amendment to Address Possible Changes to the City's General Plan, Ordinances and/or Design Guidelines, all as Related to the SC-1 Commercial Zone, Including but not Limited to Sections Related to the Neighborhood Retail Development, the Mixed-Use Office/Retail Development, Mixed-Use Office and its Sub-districts and other Related Provisions
10. Review/Action on Release of Durability for the Woodis Subdivision

ADJOURNMENT

11. Adjourn

Posted this 16th day November, 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:	Colleen Mulvey, City Recorder
DATE:	11/17/2015

City Council
Agenda Item

SUBJECT:	2015 Municipal General Election Canvass
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Colleen Mulvey, City Recorder

BACKGROUND AND FINDINGS:

Pursuant to state law, it is necessary for the City Council to act as the board of canvassers and to canvass the election returns by reviewing and verifying the Statement of Votes Cast provided by the Utah County Clerk's office.

The City and Utah County Clerk's office jointly administered the November 3rd General Election. All Cedar Hills ballots were received and processed by and under the direction of the Utah County Clerk's office.

It will be necessary for the City Council, by motion, to officially certify the results of the canvass and declare "elected" those persons who had the highest number of votes.

PREVIOUS LEGISLATIVE ACTION:

n/a

FISCAL IMPACT:

n/a

SUPPORTING DOCUMENTS:

The following supporting documents will be presented at the meeting:

Statement of Votes Cast – prepared by Utah County Clerk's office

RECOMMENDATION:

Staff recommends the City Council accept the results for the 2015 Municipal General Election and canvass and declare the persons with the highest number of votes to be elected.

MOTION:

To accept and certify the results of the 2015 Municipal General Election and canvass, and declare 4-year term City Council candidates _____, _____ and _____ to be elected.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	11/17/2015

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:

This item was tabled from the September 22, 2015 meeting, pending further review.

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. The proposal is for a 291 unit congregate care facility located on 8.5 acres of SC-1 Commercial Zone, Mixed-Use Office/Retail Sub-District. The proposed height of the congregate care facility is approximately 29 ft to the midpoint of rake of the roof, and 34 ft to the peak. The facility includes 294 parking stalls, and is 120,032 SF in size.

The proposed development includes three retail/office buildings totaling 9,460 SF in size which are located in the Neighborhood Retail Sub-District.

PREVIOUS LEGISLATIVE ACTION:

Planning Commission granted preliminary approval on 8/18/2015, and City Council held a public hearing and tabled the item on 9/22/2015.

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 compliance with Cedar Hills City Code, and The Guidelines for the Design and Review of Planned Commercial Development Projects.

MOTION:

To approve/not approve the preliminary plat and plans for Rosegate at Cedar Hills, subject to the following findings of fact and conditions {INSERT CONDITIONS FOR APPOROVAL}.

811 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

ENSIGN

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 CONSIDER THEIR OPERATIONS SO THAT ALL EMPLOYEES AND PROVIDE 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 STANDARDS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND CRITERIA.

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: 801.288.5900

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED ENGINEERED REPRESENTS 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 GRADE, ESTIMATION, FINANCING, BIDDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR DEPICTIONS 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

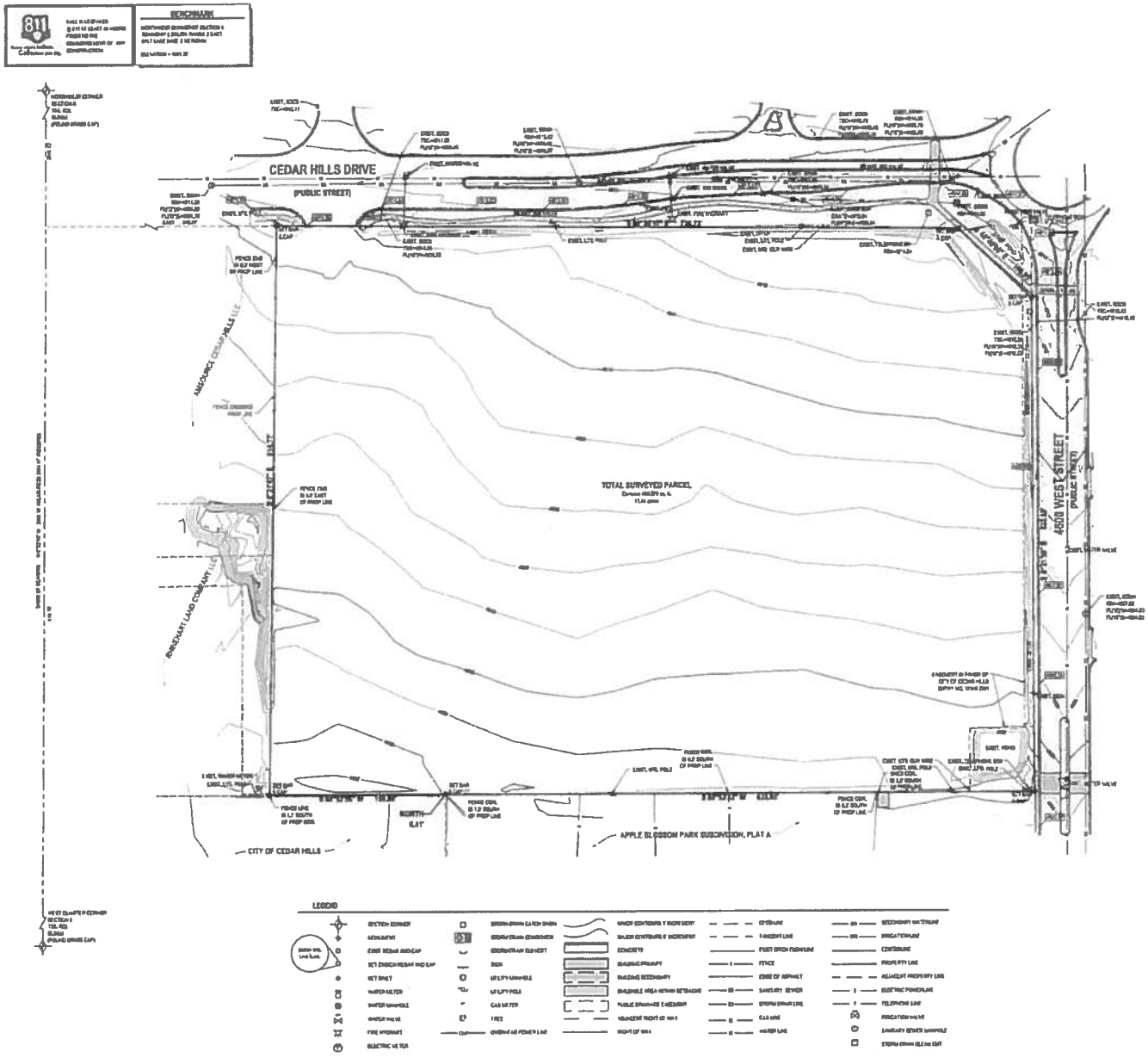
1. ALL WORK SHALL CONFORM TO CEDAR HILLS CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NORTHWEST CORNER SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, ELEV = 4884.39

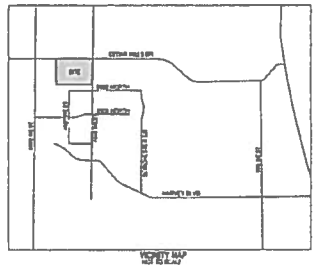
ENGINEER:

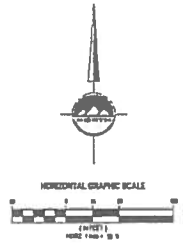
ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
[illegible]

ROSEGATE AT CEDAR HILLS
FOR REVIEW - AUGUST 3, 2015







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

SURVEYOR'S NARRATIVE

PROPERTY DESCRIPTION

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

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

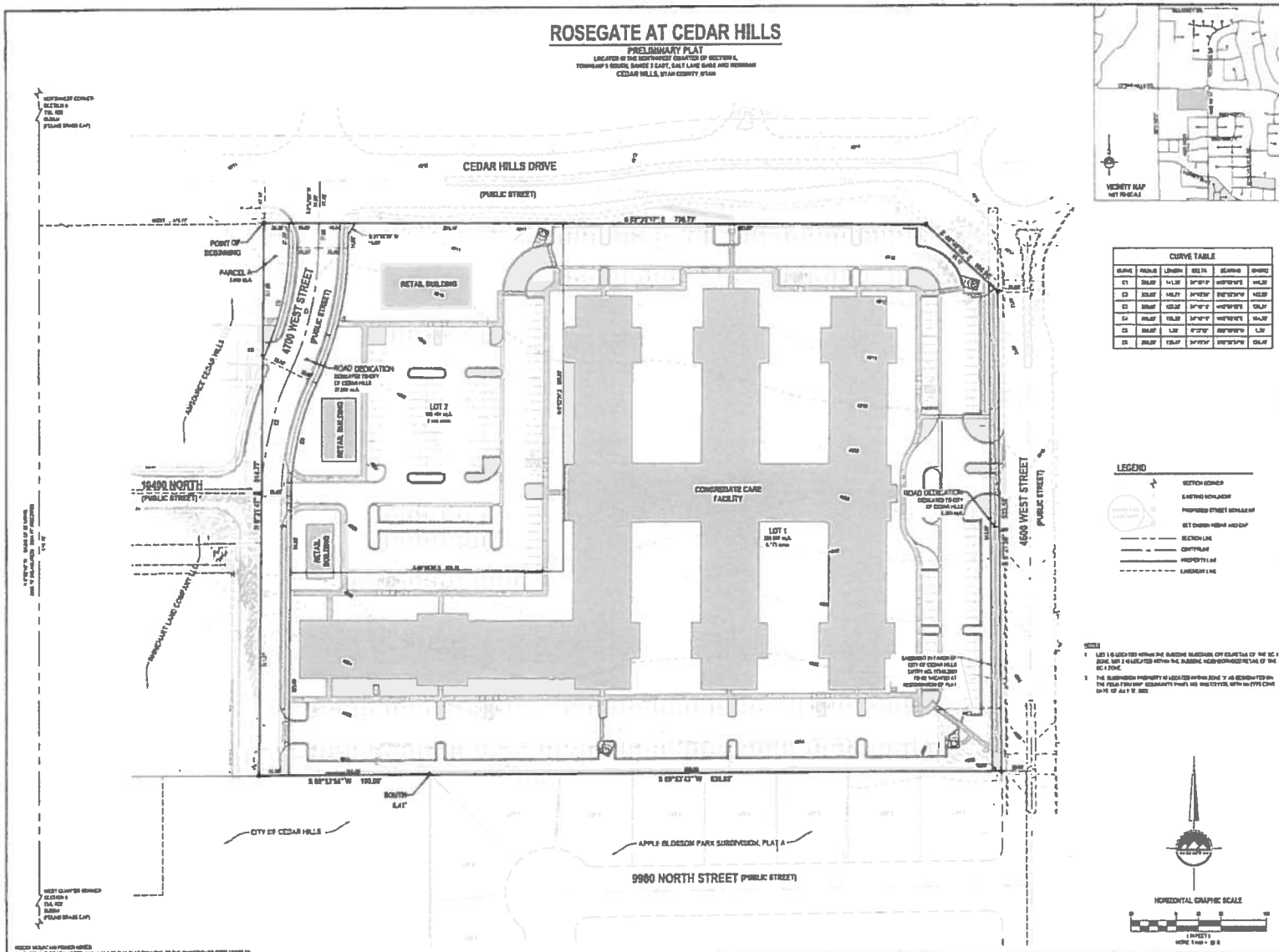
BOUNDARY & TOPOGRAPHIC SURVEY

1 OF 1

ROSEGATE AT CEDAR HILLS

PRELIMINARY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,
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	250.00'	141.38'	32°23'51"	N83°08'58"E	139.50'
C2	223.00'	145.71'	37°26'24"	S82°52'24"W	143.13'
C3	300.00'	125.28'	23°55'37"	N78°56'18"E	124.37'
C4	250.00'	136.29'	31°14'11"	N83°48'06"E	134.62'
C5	250.00'	1.33'	0°18'16"	S89°56'54"W	1.33'
C6	250.00'	135.04'	30°57'54"	S74°37'51"W	133.43'

LEGEND

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

NOTES

1. LOT 1 IS LOCATED WITHIN THE ENDURE OVERLAY ON PARCEL OF THE SE 1/4 SEC. 8 AND LOT 2 IS LOCATED WITHIN THE PLEASING NEIGHBORHOOD RETAIL OF THE SE 1/4 SEC.
2. THE SUBDIVISION PROPERTY IS LOCATED WITHIN ZONE 'X' AS DESIGNATED ON THE FEMA FIRM MAP COMMUNITY PANEL NO. 49049C0310E, WITH an EFFECTIVE DATE OF JULY 6, 2010.

HORIZONTAL GRAPHIC SCALE

1 INCH = 60 ft

SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a Licensed Land Surveyor and that I hold License No. _____ as prescribed under the 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, hereinafter subdivided and that this plat and the survey was made by me or under my direction and is true and correct to the best of my knowledge. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

Beginning at a point on the south line of Cedar Hills Drive said point being South 89°53'56" West 432.75 feet along the section line and West 674.18 feet from the West Quarter Corner of Section 8, Township 5 South, Range 2 East, Salt Lake Base and Meridian and running

thence South 89°53'56" East 199.89 feet along said south line of Cedar Hills Drive
thence South 0°06'04" West 635.85 feet along said south line of Cedar Hills Drive to a point on the west line of 4600 West Street;
thence South 89°53'56" West 432.75 feet along said west line and extension of 4600 West Street to the Northeast Corner of Apple Blossom Park, Plat A Subdivision;
thence South 89°53'56" West 63.36 feet along the north line of said Apple Blossom Park, Plat A Subdivision
thence North 0°06'04" West 635.85 feet
thence North 89°53'56" West 199.89 feet
thence North 89°53'56" East 0.41 ft to the point of beginning

Contains 419,482 Square Feet or 9.44 Acres more or Less

SURVEYOR
LICENSE NO. 178525

OWNER'S DEDICATION

Known all men by these presents that 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 this the _____ day of _____, A.D. 20____.

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

On the _____ day of _____, A.D. 20____, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of _____, a limited liability company and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its operating agreement and said _____ acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC
RESIDING IN _____, UTAH
MY COMMISSION EXPIRES:

CORPORATE ACKNOWLEDGMENT

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

On the _____ day of _____, A.D. 20____, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of _____, a corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority of its bylaws or by resolution of its board of directors, and said _____ acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
RESIDING IN _____, UTAH
MY COMMISSION EXPIRES:

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of said City of Cedar Hills approves this subdivision, accepts the dedication of all streets, easements and other parcels of land intended for public purpose for the purposes stated hereon, and accepts the responsibility to maintain publicly dedicated improvements in accordance with the City's Standards and Specifications.

Dated this _____ day of _____, A.D. 20____.

ATTEST:

CITY RECORDER

ROSEGATE AT CEDAR HILL

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
CEDAR HILLS, UTAH COUNTY, UTAH

BASIS OF BEARINGS AND POWER NOTES

1. PURSUANT TO LAW (SEE ABOVE) § 57-8-13 THIS PLAT CONVEYS TO THE OWNER(S) OF OPEN SPACE IS UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS ENUMERATED BY SAID LAW.
2. PURSUANT TO LAW (SEE ABOVE) § 57-8-13 SAID SECTION GRANTS CERTAIN POWERS TO THE CITY WITH RESPECT TO PUBLIC UTILITY EASEMENTS. BY SIGNING THIS PLAT, THE CITY ACCEPTS THE POWERS GRANTED BY SAID SECTION FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, AND MAINTAINING PUBLIC UTILITY FACILITIES IN THE PUBLIC UTILITY EASEMENTS AND APPURTENANCES THEREOF. THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, AS SHOWN ON THIS PLAT, IS HEREBY APPROVED BY THE CITY. THE POWERS GRANTED TO THE CITY BY SAID SECTION INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   1.1 A PERPETUAL EASEMENT OR RIGHT OF WAY;
   1.2 THE SAME APPLICABLE TO PRESCRIPTIVE RIGHTS;
   1.3 ALL AS CHAPTER 54, RANGE 20 UNDERGROUND UTILITY FACILITIES ON
   1.4 ANY OTHER PROVISION OF LAW.

OWNER
CEDAR HILLS FARM LAND, LLC
9138 S. REDWOOD ROAD SUITE 100
TAYLORSVILLE, UTAH 84123
801.302.9000

ENSIGN
SALT LAKE CITY
47 W. 200 S., Suite 500
Salt Lake City, UT 84101
Phone: 801.255.0529
Fax: 801.255.4449

SHEET 1 OF 1
PROJECT MANAGER
ENGINEER
DRAWN BY
ENGINEER BY
DATE

CEDAR HILLS ENGINEER APPROVAL

PLANNING COMMISSION APPROVAL

811 — Blue Stake, Inc. — Call before you dig.

1-811 PARTICIPATES
48 HRS AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

BENCHMARK

SOUTHWEST CORNER OF SECTION 6
MONUMENT 2 BRASS CAPPED 2.5 FEET
TAX PLAT, BASE & MERIDIAN

ELEVATION = 4971.17

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CEDAR PACKET, UTAH AGENCY ASSOCIATION, APWA (SPEC EDITION) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD 2011 ED.) THE LATEST EDITION OF ALL STANDARDS SHALL BE CONSIDERED AS PART OF THESE DRAWINGS WHERE CONFLICTING NOTES OR DETAILS OCCUR. IF A DISCREPANCY EXISTS, THE MOST RESTRICTIVE OR HIGHEST QUALITY SHALL BE CONSIDERED. NOTES AND DETAILS ON THESE PLANS SHALL TAKE PRECEDENCE OVER STANDARDS. IF A CONSTRUCTION CONFLICT IS NOTED BY ANY OF THE LISTED AGENCIES, CONTACT THE UTILITY CONFLICT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT, INCLUDING INCLUDING BUT NOT LIMITED TO ALL EXCAVATION, LAYING 1 SECTION BEDDING, BACKFILL SPECIFICATIONS, BASE COURSE, AND PAVEMENT MUST BE CONSIDERED AND COMPLETED IN ACCORDANCE WITH THIS REPORT.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES 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 PERIODICALLY WATER DOWN DISTURBED AREAS DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OR DAMAGE DUE TO MOVING OF EQUIPMENT.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. UNLESS OTHERWISE NOTED, ALL CONCRETE CURBS TO BE PLACED ON A MINIMUM OF 6" GRAVEL BASE OVER A WELL COMPACTED NATURAL SUBGRADE PER ASTM D-1557 MAX DENSITY.
10. ALL EXPOSED SLOPE AREAS SHALL HAVE A RETAINED TOPSOIL PLACED ON GRADE(S), NOT "PLASTERED" OF NEW CONCRETE WILL BE USING 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 SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS, APPROVED DRAWINGS, APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
12. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND/OR AS-BUILT COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE UNDERGROUND UTILITY COMPANIES THEMSELVES, PRIOR TO PROCEEDING WITH CONSTRUCTION, AND ARRANGE FOR ANY NECESSARY COORDINATION THAT SHALL BE REQUIRED BY THE CONTRACTOR FOR REMOVAL AND REPAIR OF THESE FACILITIES CAUSED BY THE WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITIES.
13. ALL DIMENSIONS, GRADES, ASPHALT/CONCRETE 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 RESOLUTION PRIOR TO ORDERING MATERIALS. ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIFFERENCES ON GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. ANY CHANGE IN DESIGN LOCATION OR GRADE SHALL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
15. ANY/ALL WASTE AREAS AND SOIL DISPOSAL SHALL NEED BE DETERMINED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. LAND CLEARING OF THE SITE IS INSPECTION OF CONSTRUCTION SHALL BE INVOICED
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PURCHASING, MAINTAINING, OR RENTING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND/OR CONSTRUCTION PRIOR TO THAT.
17. CONTRACTOR TO ACT AS INDEPENDENT FOR ALL PERSONAL SITE SAFETY WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY LOCATIONS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS BOTH VERTICAL AND HORIZONTAL. IF A CONFLICT ARISES AS RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO PROPERLY LOCATE, THE CONTRACTOR WILL BE REQUIRED TO RELOCATE THE ITEM AT NO ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
18. ANY AREA OUT SIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
19. CONTACT ALL OF THE DRAINAGE AND UTILITY AGENCIES OR DEPARTMENTS FOR REQUIREMENTS BEFORE ENGINEERING CONSTRUCTION.
20. ALL ASPHALT PAVING WHERE EXISTING PAVEMENT ADJACENT NEW CONSTRUCTION THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, STRAIGHT EDGE.
21. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT ADOPTED EDITION OF APWA MANUFACTURER'S STANDARDS.
22. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND ENTERING INTO THE TERMS OF THE CONTRACT, BE LICENSED TO THE STATE OF UTAH AND SHALL BE RESPONSIBLE FOR ANY AND ALL PERMITS REQUIRED BY THE OWNER.
23. CONTRACTOR SHALL BE RESPONSIBLE RESPONSIBLE ALL WATER, POWER, BASE AND FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONSTRUCTION WHILE DURING CONSTRUCTION.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS AND NEEDS OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE MINIMUM ENTITY AGENCY'S STANDARD SPECIFICATIONS. ALL WORK REQUIRING INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR.
25. IF EXISTING IMPROVEMENTS NEED TO BE DISPLACED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED ON THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING OF EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS INCLUDING EXCAVATION, AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
26. WHERE THE EXISTING FACILITIES ARE REMOVED DAMAGED BROKEN OR OUT OF THE INSTALLATION OF THE WORK SHOWN ON SPECIFICATIONS AND 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 PROPOSED PROJECT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE APPLICABLE CEDAR HILLS AGENCY.
27. CONTRACTOR SHALL MAINTAIN A NEAT & TIMELY SET OF FULL SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND DETAILS OF ALL STRUCTURES AND OTHER FEATURES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, MODIFICATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. UPON NECESSARY SUBSTANTIAL COMPLETION, 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 DESCRIBED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND NEW ITEMS INCLUDED AS A PREREQUISITE 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 THE MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
29. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS DESIGNATED 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 CDL-A REQUIREMENTS ON THE PROJECT SITE
33. A SPEED LIMIT/QUALITY ENGINEERS SIGNING PLAN SHEET, PERMIT IS REQUIRED FOR ALL CONSTRUCTION WITHIN ES 1 MILE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN

UTILITY NOTES

1. ALL CONSTRUCTION AND ANY REVISIONS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE STANDARDS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, NFPA STANDARD FOR FIRE PROTECTION, SPECIFICATIONS OF ALL MANUFACTURERS AND ORGANIZATIONS. THE CONTRACTOR IS REQUIRED TO OBTAIN THE ALL OF THE ABOVE RELATIVELY REFERENCED SHALL BE CONSIDERED NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL REVIEW ALL DRAWINGS FOR OTHER DISCIPLINES WITH THE APPROPRIATE UTILITY COMPANY REGARDING BUT NOT LIMITED TO TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON CURRENT SURVEY. PRIOR TO EXCAVATING ANY WORK IS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR OWN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL PROTECT THE BLUE STAKES GREEN MARKER AND FLUORESCENT ORANGE MARKER 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, IF SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE WORK CONDUCTED BY THE CONTRACTOR. ANY REPAIRS NECESSARY, OR COMPLETED DUE TO DAMAGE BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SUCH REPAIRS. THE CONTRACTOR SHALL ALSO HAVE NEW STRUCTURE & UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS BUT, TO PREVENT EXISTENCE OF UNREGISTERED 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 ENCOUNTERED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS AND TRUE LINES PER APWA STANDARD SPECIFICATIONS SHALL CONFORM WITH ON SITE. SUCH LINE TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NONE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MANUFACTURER FOR SPECIFICATIONS/DIRECTIONS AS APPROVED
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TRENCH AND PERSONAL SAFETY STANDARDS INCLUDING AND ENFORCING OF EXCAVATION 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, MATERIALS AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF GRADING IF NECESSARY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SET UP AND MAINTAIN ADEQUATE LIGHTS FROM THE APPROPRIATE GOVERNING SAFETY AGENCY DURING NIGHTTIME, PROPERTY OWNERS, FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR RESPONSIBLE FOR NOTIFYING ANY OWNERS, LOCATED IN ANY EASEMENTS INCLUDING RETAINING, TO DISCONNECT FREE FROM WORK PERFORMED AS CERTAIN EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL EXISTING PUBLIC AND PRIVATE SEWERS AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE PROJECT OR THE OWNER OF SAID FACILITIES.
9. ALL ON SITE LINE AND INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH MEDIA STANDARDS AND NOTE STANDARDS AND SPECIFICATIONS
10. ALL MANHOLES, MONUMENTS, BENCH MARKS, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL CHANGES, CLASH BOXES OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH ONE PIPE RUN ALONG WITH THE SIDE OF THE BOX AND CAULKED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY EXCAVATION TO BE LEFT OPEN OVER THE NIGHT FOR EXISTING PIPE DURING CONSTRUCTION.
12. SLIP CONNECTIONS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS AND TO BE MAINTAINED BY A CONTRACTOR TO BE REMOVED UNTIL AFTER THE FINAL ECHO RELEASE INSPECTION
13. CONTRACTOR SHALL CLEAN ASPHALT TAR OR OTHER ADHERENTS OFF OF ALL MANHOLE LIDS AND MUST OPEN TO BE USED FOR ACCESS.
14. LOOP FEEDER SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE A STRAIGHT AND GRADE AS REQUIRED. THE TRENCH SHALL BE SO SHORED THAT THE WORKMEN MAY WORK SAFELY AND CAN EXACT ALL MATERIALS SHALL BE PLACED SO THAT PIPE LAYING MAY TAKE PLACE IN NORMAL TRENCH CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES ADEQUATE MEANS AND DEVICES WITH WHICH TO REMOVE PROPERLY AND TO PREPARE FOR DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL BENDING, AND OTHER FITTINGS SHALL HAVE A MINIMUM SEPARATION OF 18 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 18 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM OF VERTICAL SEPARATION BETWEEN THE PIPES.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL TEES AND ANGLE POINTS AND WYES
18. ALL UNDERGROUND UTILITY LINES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUS OVER ALL NONMETALLIC PIPE

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND SIGNING TO CONFORM WITH TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. BARRICADING AND FLAGGING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT MUTCD.
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 POSSIBLE TO MAINTAIN FOR EMERGENCY TRAFFIC FLOW AND SAFETY ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ON ADJACENT TO THE WORK.
5. EXTENDING GRADE NOTE FOR A PERIOD OF ON CONSECUTIVE CALENDAR DAYS OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET SIGNING AND MARKINGS, OR INTERIM STRIPING BY LANDSCAPING. THE DEVELOPER APPROVED PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL OR VIEWS SHALL BE REFERRED TO PRIOR ORDERING CONDITION AS THE CITY THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER
7. TRAFFIC CONTROL DEVICES SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR ON THE PLANS SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC OVER THE PORTIONS OF THE ROADWAY BEING IMPROVED. REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER CITY SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLAGMEN, OTHER EQUIPMENT AND PLAN PERSONS NECESSARY TO ENSURE THE SAFETY OF WORKMEN AND MOTORIST.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING REAL TIMELY ACCURATE AGENCY DETAILS TO THE CONSTRUCTION INCLUDING ON ROADWAYS & ANY STOP OR ANY ON ADVISED EFFECT ON OUR ALLOWED ON THAT STREET THE ORDINANCE 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 POTHOLE ALL UTILITIES WITHIN THE PROJECT LIMITS TO NOTE ANY DISCREPANCIES/RECONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF SURFACE OR EVIDENCE FROM WHICH CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE ENCOUNTERED
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR COLLECTING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE SOLD AND TO BE CONTINUED SHOWN BUT THE CONTRACTOR IS RESPONSIBLE TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE TYPE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE RESULTING FACILITIES ALSO PROVIDE ONLY FOR CONVENIENCE TO PERSONS CONSIDERING, AND NOT CAUSE DAMAGE 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, UNDESIRABLE AND UNSUITABLE MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. ANY TOPSOIL NOT BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATTER AND UNSUITABLE SOILS FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
4. ALL GRADES SHOWN ARE FINISHED GRADES AND ARE TO BE ADJUSTED ACCORDINGLY WHEN FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE GRADING 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 ENSURE THE PROJECT SITE IS PROVIDED A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ABUTTING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS AND EQUIPMENT AS REQUIRED THESE EFFORTS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE GOOD GRADING PRACTICES.
9. THE CONTRACTOR SHALL HAVE APPROVED A GRADING HEADWALLS TO DIRECT STORM RUNOFF AWAY TOWARDS CUT AND FILLING.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES PRIOR TO ANY EXCAVATION 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 DISTURBANCE AND THE RELATED OFF SITE WORK, AS AS PERMITTED, THE ON-SITE EARTHWORK, POND GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS ENSURED THAT AN EARTHWORK BALANCE HAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL OR CLAIMED ON OR OTHER MATERIAL FOLLOWING EARTHWORK OPEN HOLE OR DEBRIS THE RESPONSIBILITY OF THE CONTRACTOR
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO CONTROL ALL ON THE DUNES TO PREVENT FOR THE REQUIRED WORK THE PROJECT SITES AND FOR EROSION PROTECTION PLAN (SWPPP) AND ASSOCIATED PLANS. ALL CONTRACTOR ACTIVITIES HERE OR MORE IN SIZE AND REQUIRED TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED INTO EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF PIPE FILE WATER SHOULD REQUIRE A SPECIAL PERMIT FOR BUILDING OR DEMOLITION PURPOSES INCLUDING CONSULTANT OR BUILDING DEPARTMENT IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM DESIGNATED AGENCY
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL ENSEMPABLE AREAS OF WORK IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, MUDS OR DEBRIS/CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLIC'S 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
AB	AGGREGATE BASE
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	CUBIC FEET
CL	CENTER LINE
CMP	CULVERT PIPE
CONC	CONCRETE
CONST	CONSTRUCTION
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
EXIST	EXISTING
EVC	END OF VERTICAL CURVE
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
INV	INVERT
L	ARC OF VERTICAL CURVE
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
POC	POINT OF CURVE SEE OR PRESSURE CLASS
PRC	POINT OF REVERSE CURVATURE
PI	POINT OF INTERSECTION
PVI	POINT VERTICAL INTERSECT
PVC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PVT	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
SD MH	STORM MANHOLE
SS	SANITARY SEWER
SS MH	SANITARY SEWER MANHOLE
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOC	TOP OF CONCRETE
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
WV	WALL MOUNTED VALVE
WL	WATER LINE

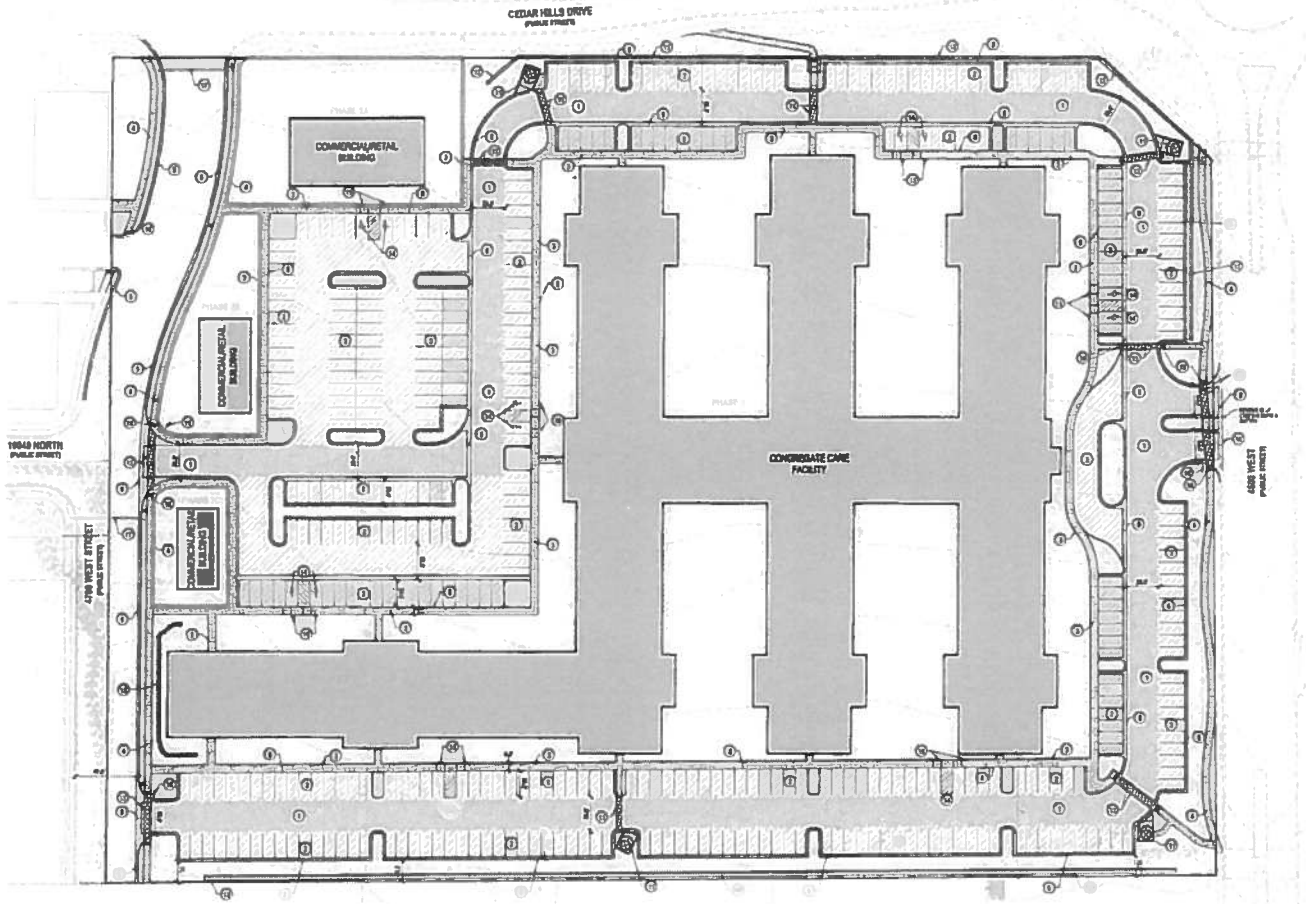
NOTE: ANY OTHER ABBREVIATIONS SHALL BE AS USED IN THIS PLAN SET

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING CONTOUR
EXISTING BENCH MARK	PROPOSED CONTOUR
SET SURVEY NAIL AND CAP	EXISTING FENCE
EXISTING FIRE HYDRANT	PROPOSED FENCE
EXISTING WATER METER	PROPOSED WATER LINE
PROPOSED WATER METER	EXISTING WATER LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING GAS METER	EXISTING STORM DRAIN LINE
EXISTING GAS METER VAULT	PROPOSED STORM DRAIN LINE
PROPOSED GAS METER VAULT	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CONTOURS
PROPOSED FIRE HYDRANT	MONUMENT LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN SEWER SERVICE LINE
EXISTING SECONDARY WATER METER	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN CATCH BASIN	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING WIRED FENCE LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED WIRED FENCE LINE
EXISTING STORM DRAIN CURB BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN CURB BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN OIL VAULT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN OIL VAULT	PROPOSED TELEPHONE LINE
TEMPORARY SILT FENCE	EXISTING ELECTRICAL MANHOLE
TEMPORARY SILT FENCE	TEMPORARY SILT FENCE
TEMPORARY INLET PROTECTION	EXISTING ELECTRICAL BOX
EXISTING STREET LIGHT	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING RAILS
EXISTING UTILITY POLE	PROPOSED RAILS
EXIST

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

BENCHMARK



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE CURRENT APWA STANDARD SPECIFICATIONS AND DETAILS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND REGULATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAINTING BY MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL DAMAGE, IMPROVEMENTS DAMAGED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND SHRUBS OUTSIDE THE LIMITS OF CONSTRUCTION, AS DIRECTED BY THE OWNER OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN FIELD OR DRAWINGS 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:

ARCHER PAVING ARMOR 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 OVER 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT PER DETAIL
2. LIGHT DUTY ASPHALT PAVEMENT, 3" THICK ASPHALTIC CONCRETE OVER 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT PER DETAIL
3. CONCRETE CONCRETE SIDEWALK PER DETAIL
4. 6" THICK CONCRETE SECTION 4 PER DETAIL
5. 30" COLLECTOR CURB AND GUTTER PER DETAIL
6. 30" REVERSE PAN CURB AND GUTTER PER DETAIL
7. TRANSITION BETWEEN CONCRETE CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
8. 24" TYPE "B" CURB AND GUTTER WITH 6" CURB FACE SIMILAR TO APWA STANDARD PLAN NO. 205 AND SPECIFICATIONS.
9. STREETSCAPE PER APWA STANDARD PLAN NO. 214 AND SPECIFICATIONS
10. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 235 AND SPECIFICATIONS
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 MEDIAN SYMBOL AND HORIZONTAL MARKINGS PER M.U.T.C.D. STANDARD PLANS.
15. HANDICAP PARKING SIGN PER M.U.T.C.D. STANDARD PLANS SEE DETAIL
16. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
17. METAL HANDRAILS PER DETAIL
18. STACKED ROCK WALL

SITE SUMMARY TABLE

AREA	PAVEMENT	ROOF	LANDSCAPING	TOTAL
RETAIL	21,553 SF	5,400 SF	15,897 SF	120,849 SF
CONGREGATE CARE	115,259 SF	101,452 SF	109,795 SF	326,506 SF
TOTAL SITE	136,812 SF	106,852 SF	125,692 SF	454,455 SF
PERCENTAGE	30%	24%	27%	100%

PARKING SUMMARY TABLE

AREA	REGULAR STALLS	HANDICAP STALLS	TOTAL STALLS
RETAIL	107	4	111
CONGREGATE CARE	226	10	236
TOTAL SITE	333	14	347

HORIZONTAL GRAPHIC SCALE

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.865.2583

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CEDAR HILLS, UTAH

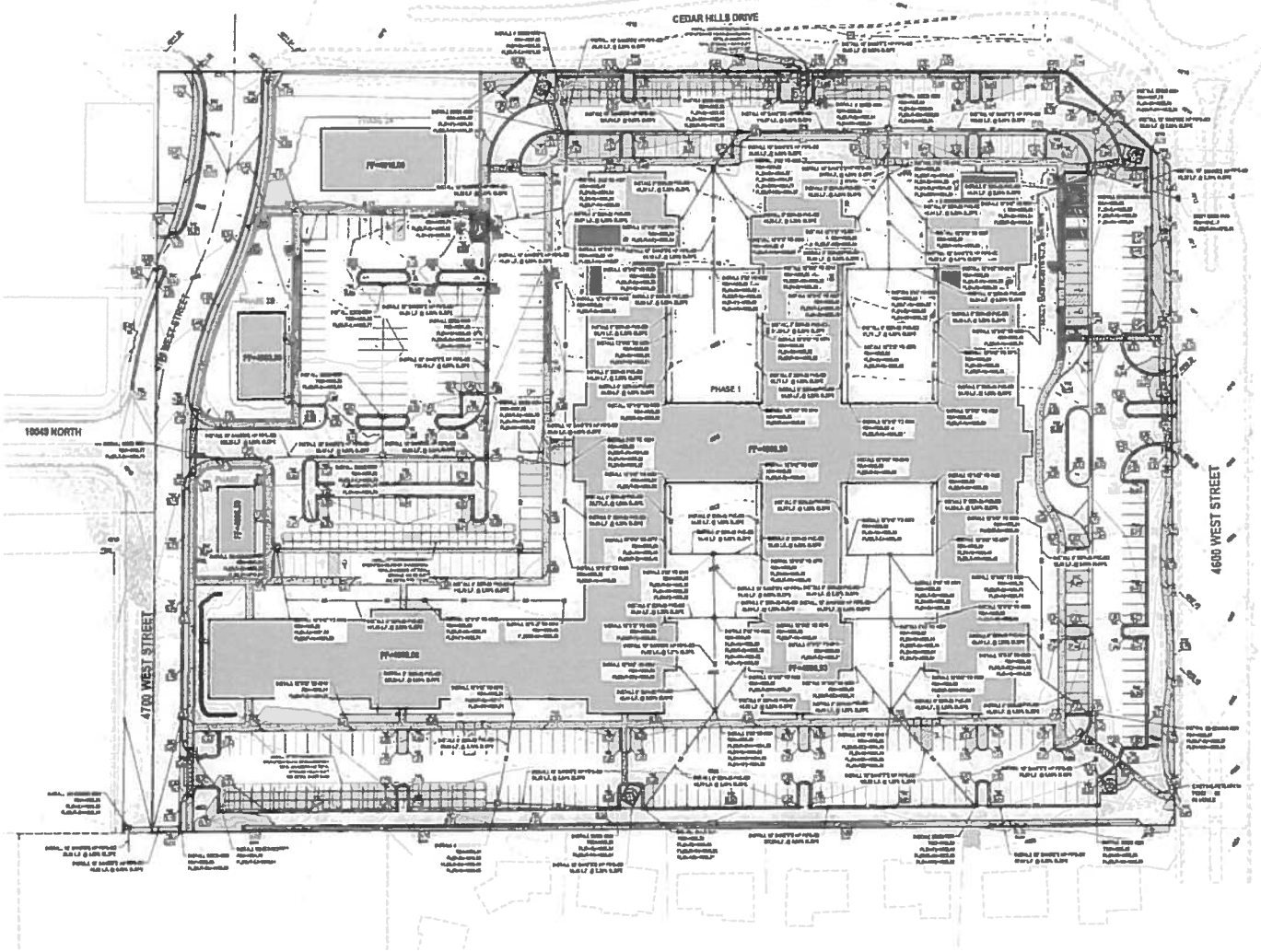
No. 338870
ROBERT E. REES
8-3-17
STATE OF UTAH

SITE PLAN

C-100

811

BENCHMARK



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS SHALL COMPLY WITH ADA STANDARDS AND REGULATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PREPARED PREVIOUSLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNSUITABLE MATERIALS, EXCAVATION, AND BACKFILL PLACEMENT OF SUBGRADE AND BASE COURSE AND GEOTEXTILE, AND METHOD SELECTION OF LIMESTONE BLANKET MATERIALS AND PLACEMENT OF EXCEPTIONAL FILL MATERIAL.
4. THE CONTRACTOR SHALL OBTAIN PERMITS AND COMPLY WITH THE PERMITTING REQUIREMENTS.
5. ELEVATIONS SHOWN ARE TO THE FINISHED GRADE UNLESS REFERENCED AS BOTTOM OF WALL OR TOP OF WALL ON THE SITE PLANS.
6. LANDSCAPED AREAS SHOWN ADJACENT TO BUILDINGS ARE TO BE GRADED AT A SPECIFIC ELEVATION BELOW FINISH FLOOR ELEVATION AND ALLOWING SUBGRADE TO BE PROPERLY PREPARED AND ELEVATION ON LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING PERIMETER AND TOWARDS 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 ARE NOT GUARANTEED TO BE EXACT 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 BY THE FIELD OBSERVATIONS, AND ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR THEIR ACTIVITY SHALL BE BORNE BY THE CONTRACTOR AND INCLUDED 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 FACILITIES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE PROPER PRIOR CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE SHALL BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING MANHOLES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR GRADING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPE.
12. ENSURE MINIMUM GRADE ON ALL STORM DRAIN PIPE ALIGNMENT AS INDICATED ON PLANS NOT TO EXCEED 5% MINIMUM GRADE CANNOT BE ACHIEVED
13. ALL FACILITIES SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR ROOF DRAIN LOCATIONS AND SIZES.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS, UTILITIES, AND MORE. ETC. UNLESS OTHERWISE NOTED ON THE SITE PLANS.

HORIZONTAL GRAPHIC SCALE

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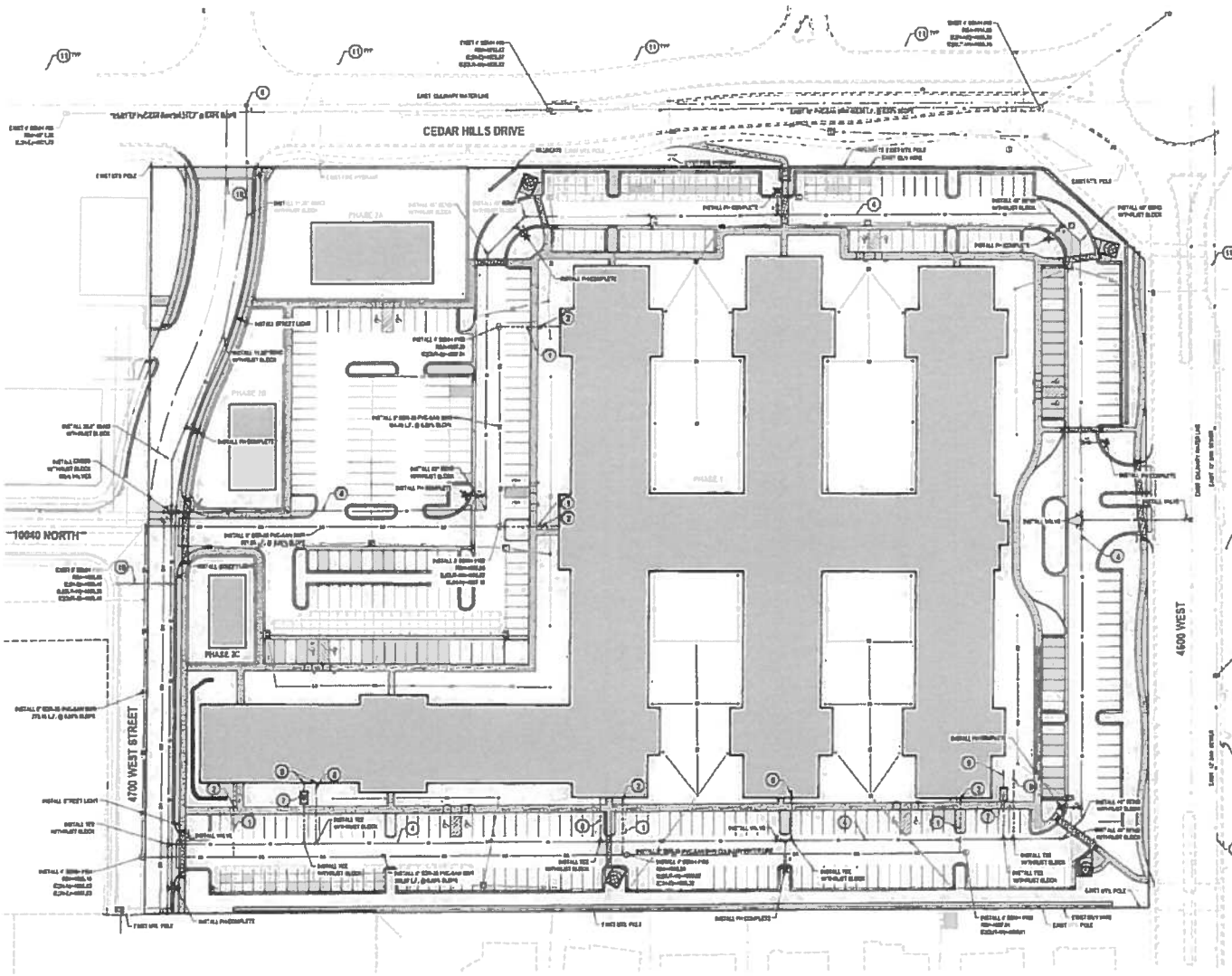
GRADING AND DRAINAGE PLAN

C-200



811

BENCHMARK

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 THESE PLANS. LOCATIONS ONLY ARE SHOWN WHERE VISIBLE IN THE FIELD UNLESS OTHERWISE NOTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS AND ELEVATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD IN LOCATING SERVICES. ANY DISCREPANCIES DISCOVERED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ARRANGED FOR/USED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE ENGINEER BEFORE. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND/OR STRUCTURES AND FOR MAKING ANY CONFLICTS WITH EXISTING UTILITIES KNOWN. THE CONTRACTOR SHALL VERIFY ANY PROPOSED GRADE TO EXISTING IMPROVEMENTS 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 OF APWA STANDARD PLANS AND SPECIFICATIONS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
6. CONTACT OR LOCATE ALL UTILITIES BY HAND/EXCAVATE WITH SMALL EQUIPMENT PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL STANDARDS OF ERRORS WATER BLOCK AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR 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 PLAN PLANS.

SCOPE OF WORK:

PHASE 2C INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS

1. 6" SDR 35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, INSTALLATION AND BEDDING PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN
2. SANITARY SEWER CLEANOUT PER CEDAR HILLS STANDARD DRAWING NO. ST1, SEE SHEET C 402
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 TESTING PER CEDAR HILLS STANDARD DRAWINGS. SEE SHEET C-402
5. FIRE HYDRANT ASSEMBLY COMPLETE PER CEDAR HILLS STANDARD DRAWING NO. W1 & W2, SEE SHEET C 403
6. HOT TAP TO EXISTING WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
7. 8" CULINARY WATER METER AND CONCRETE VAULT PER CEDAR HILLS STANDARD DRAWING NO. W8, SEE SHEET C 403
8. 8" PVC FIRE LINE THRUST VALVE
9. SEE MECHANICAL PLANS FOR CONSTRUCTION
10. UTILITY CONDUIT
11. EXISTING STREET LIGHT

HORIZONTAL GRAPHIC SCALE

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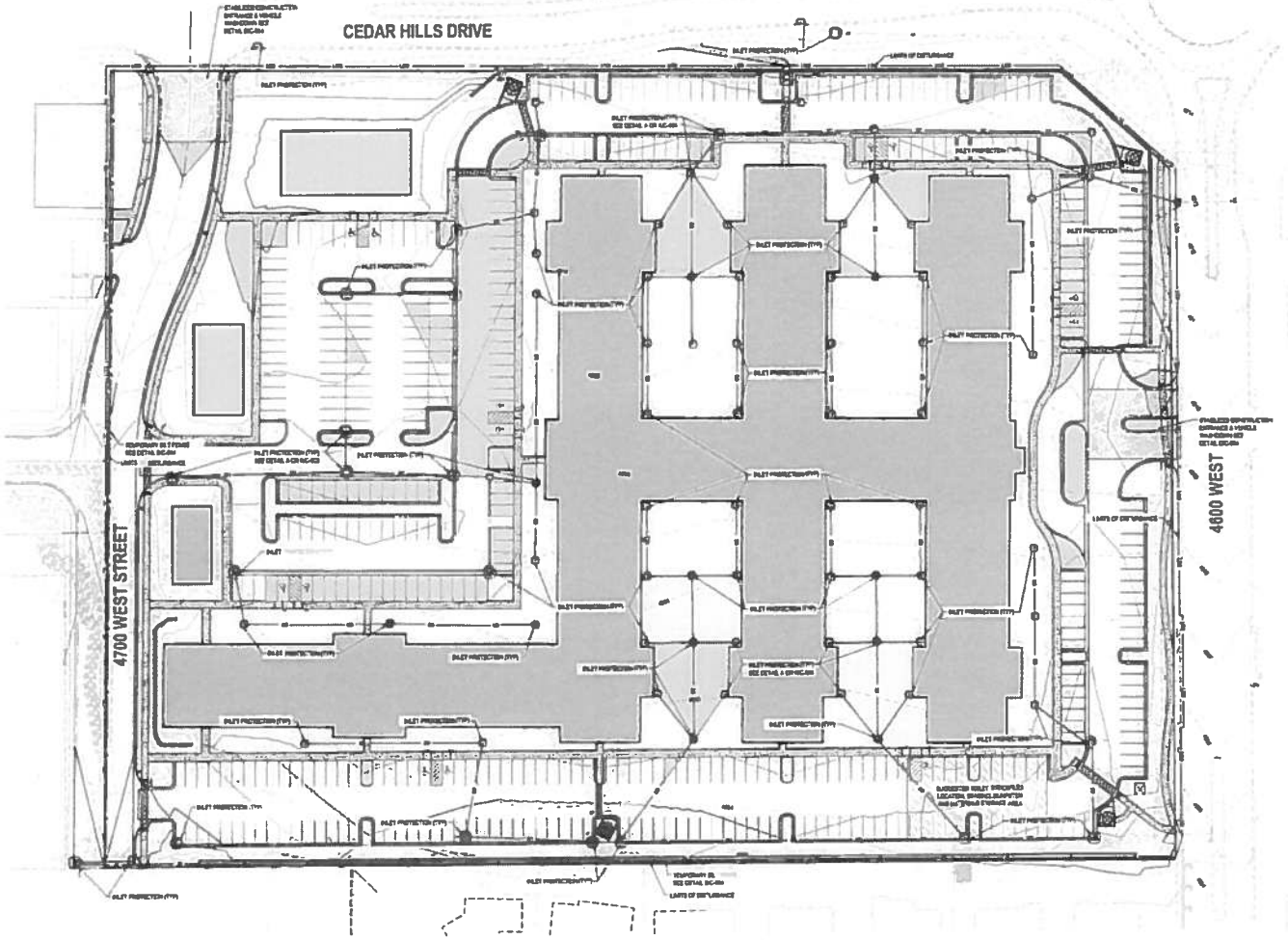
UTILITY PLAN

C-300



811 — Call before you dig. Call [illegible] days before construction

BENCHMARK

[illegible]

ELEVATION = [illegible]

GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPROACH OF NECESSARY MEANS TO PROTECT THE AIR TIES OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR ITS IMPLEMENTATION BUT ADDITIONAL PRACTICES SHOULD BE IMPLEMENTED AS NECESSARY, BEYOND THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAWS AND OTHER APPLICABLE RULES SHALL BE MADE BY THE CONTRACTOR FOR COPIES AND REFERENCES BY THE CONTRACTOR ARE ON THE BODY OF THE SWPPP AND PLANS.

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. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY OR NEED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES SHALL NOT BE INITIATED ON THAT PORTION OF THE SITE.

3. RECOMMENDED LANDSCAPING DATES CANNOT IMPOSE WITHIN 4 CALENDAR DAYS OF AGREEMENT OF A NON-FREEZE 30 CONSECUTIVE CALENDAR DAYS NOT BEING IN NORMAL WITHIN 4 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 CONTRACTOR FOR THOSE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SITE IMPROVEMENT IMPLEMENTATION SCHEDULE.

5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE SHAPES AND SPACE LOCATIONS IF PROPERLY PROVIDED THE INTENT OF THE DESIGNS PRESERVED.

6. NOT ALL POSSIBLE SHAPES HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER AS IN PROJECT SWPPP.

7. A UTAH LICENSED PROFESSIONAL ENGINEER SUBMISSION (NOTICE) 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

(IN FEET)

1 INCH = 40 FT

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OWNER
[illegible]

DEVELOPER
[illegible]

PHONE [illegible]

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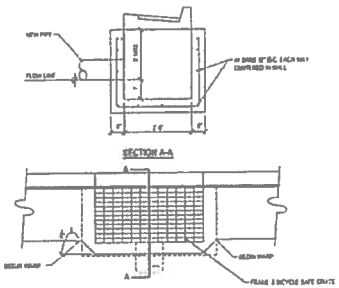
[illegible]

EROSION CONTROL PLAN

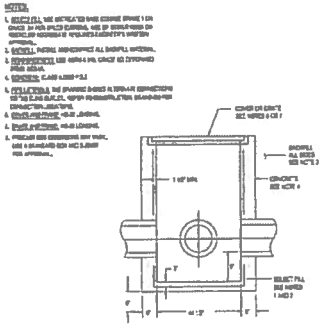
PROJECT MANAGER [illegible]
DESIGNED [illegible]
DRAWN [illegible]
CHECKED [illegible]
DATE [illegible]
SCALE [illegible]
PROJECT NUMBER [illegible]

C-400



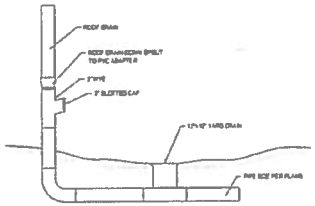
1 CURB INLET DETAIL

Scale: NTS



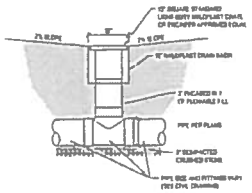
2 STORM DRAIN CLEANOUT BOX

Scale: NTS



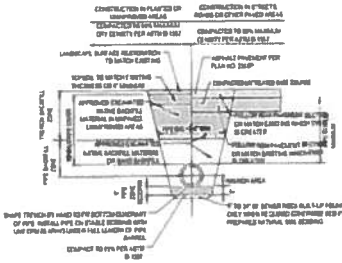
3 ROOF DRAIN CONNECTION

Scale: NTS



4 12" x 12" YARD DRAIN

Scale: NTS



5 STORM DRAIN TRENCH DETAIL

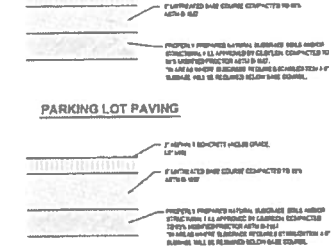
Scale: NTS

	PIPE MATERIAL	
CONDITIONS	RCP, CMP, & PVC	CONCRETE W/ 6 — 3 —
BELL & SPIGOT REINFORCED	6" MIN 3" BELOW PIPE	6" MIN 3" BELOW PIPE
BEDDING ZONE	GRAVEL IMPORT	ON NATIVE SOIL, GRAVEL OR SAND
PIPE BACKFILL ZONE	SAND OR GRAVEL IMPORT	ON NATIVE SOIL, GRAVEL OR SAND IMPORT
TRENCH BACKFILL ZONE	ON NATIVE SOIL OR COMPACTED	ON NATIVE SOIL OR COMPACTED
MINIMUM PIPE COVER	2'	1'
PAVED AREA	SAND IMPORT	SAND OR GRAVEL IMPORT

NOTES

6 STORM DRAIN TRENCH NOTES

Scale: NTS

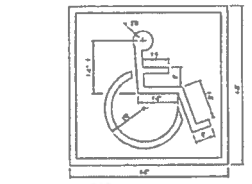


PARKING LOT PAVING

DRIVING LANES PAVING

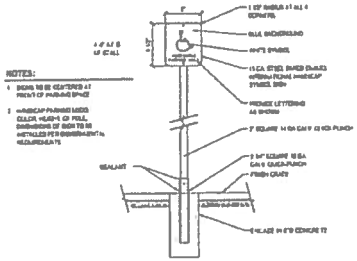
8 TYPICAL PAVEMENT SECTIONS

Scale: NTS



11 STALL PAVEMENT MARKING

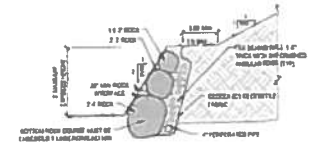
Scale: NTS



NOTES:

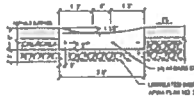
12 ACCESSIBLE PARKING SIGN

Scale: NTS



13 STACKED ROCK RETAINING WALL

Scale: NTS



14 3' WATERWAY DETAIL

Scale: NTS

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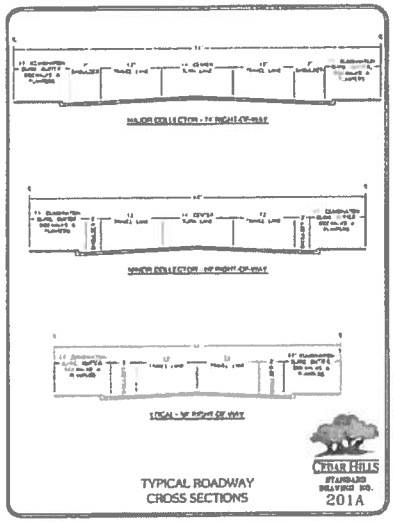
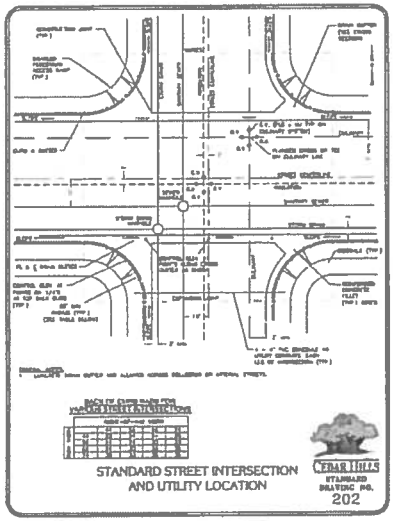
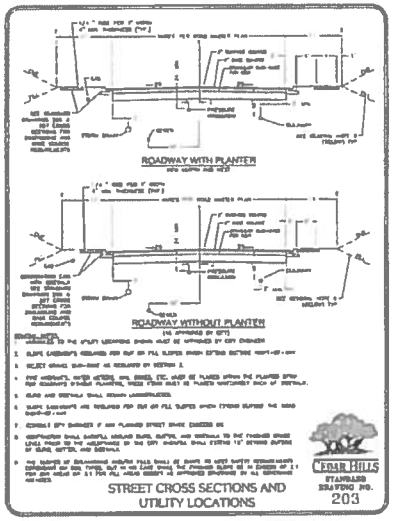


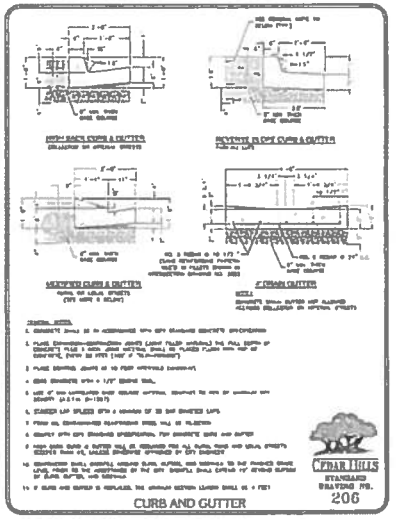
TYPICAL ROADWAY CROSS SECTIONS



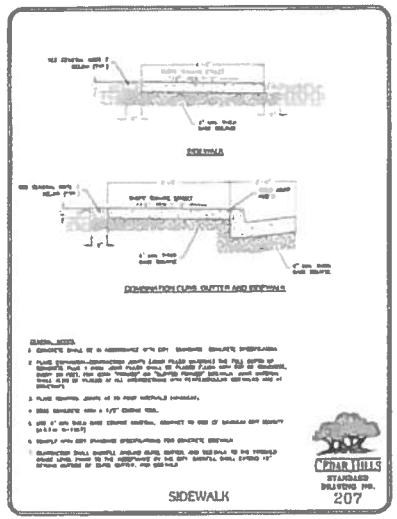
STANDARD STREET INTERSECTION AND UTILITY LOCATION



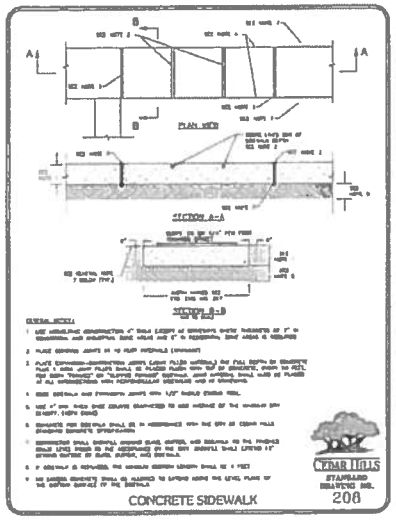
STREET CROSS SECTIONS AND UTILITY LOCATIONS



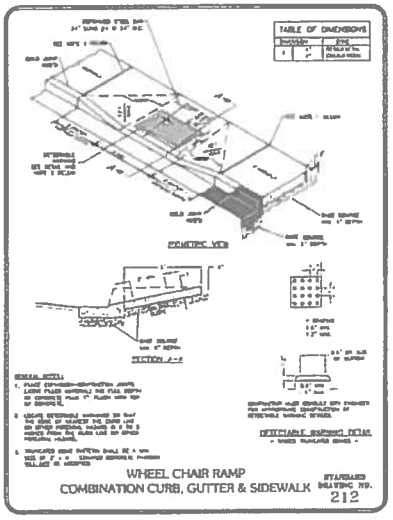
CURB AND GUTTER



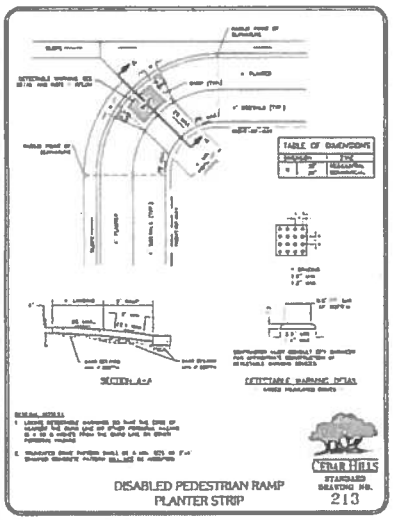
SIDEWALK



CONCRETE SIDEWALK



WHEEL CHAIR RAMP COMBINATION CURB, GUTTER & SIDEWALK



DISABLED PEDESTRIAN RAMP PLANTER STRIP

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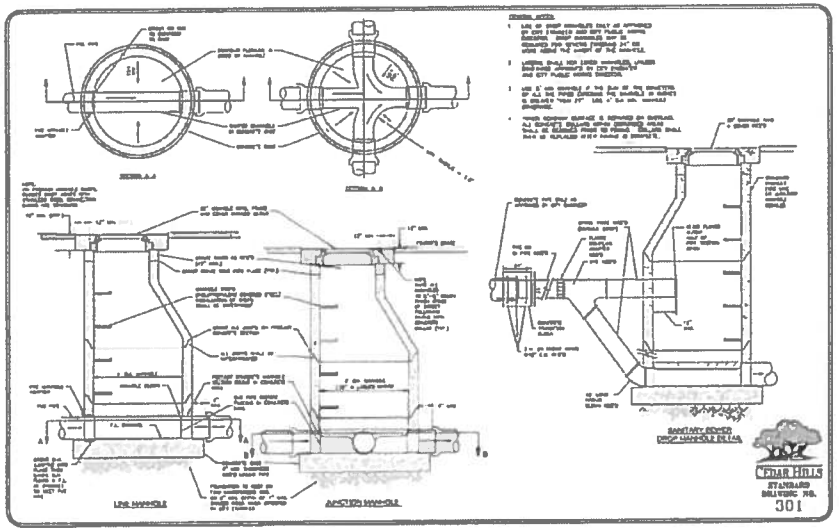

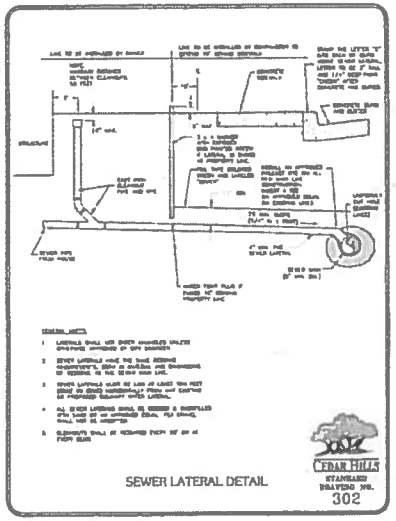

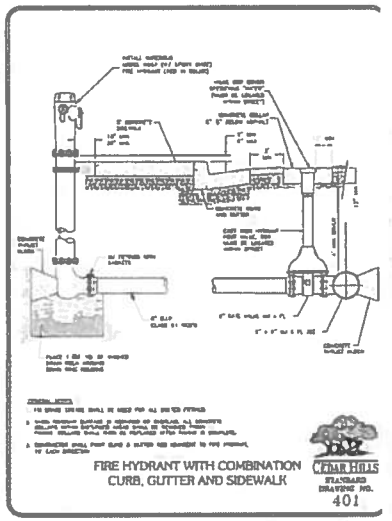

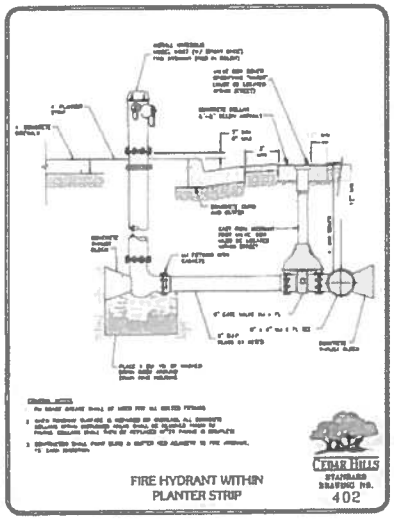

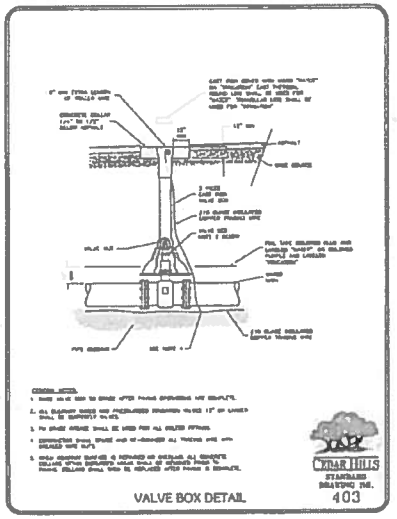

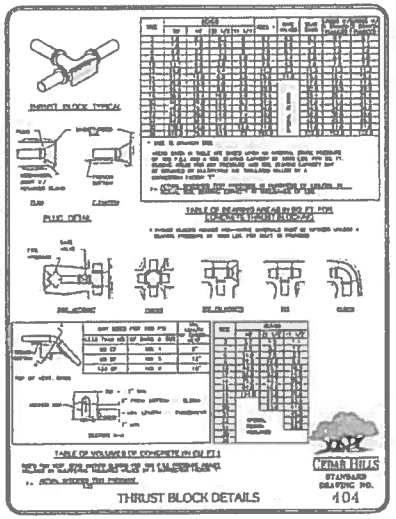

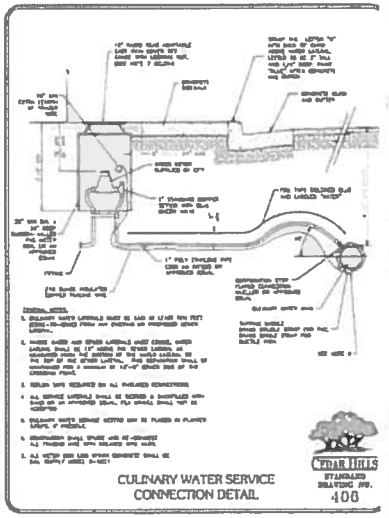

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DETAIL SHEET

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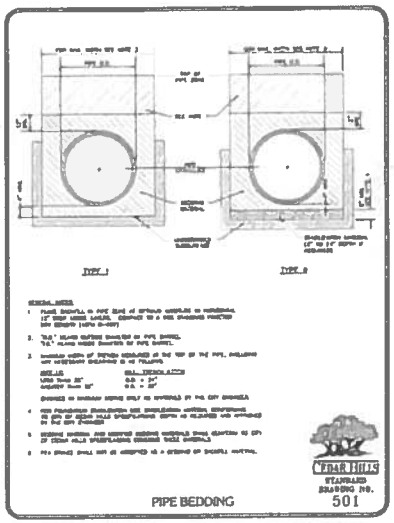
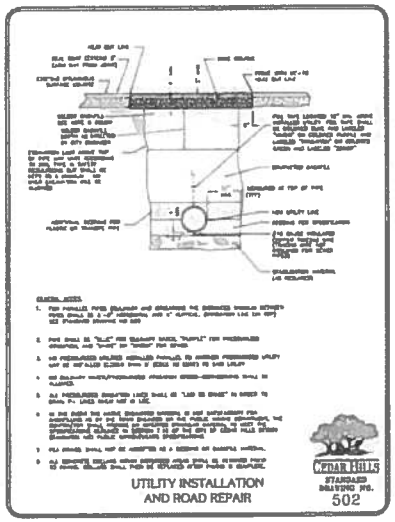


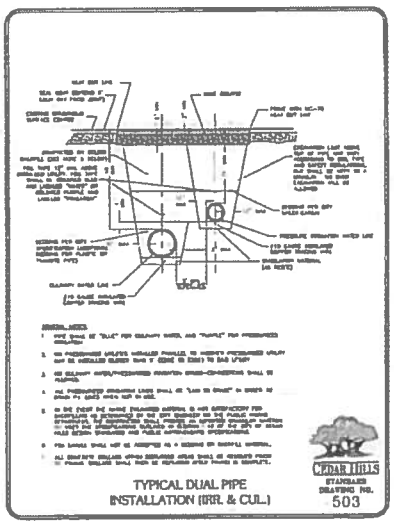
PIPE BEDDING

STANDARD DRAWING NO. 501



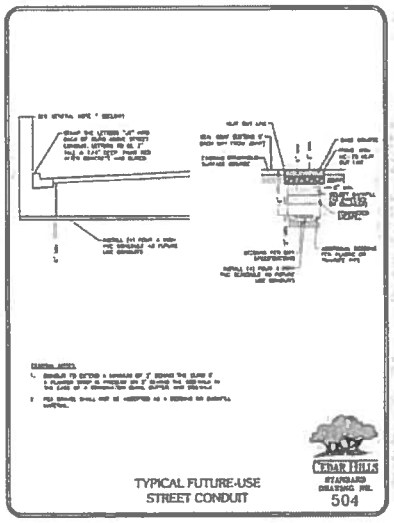
UTILITY INSTALLATION AND ROAD REPAIR

STANDARD DRAWING NO. 502



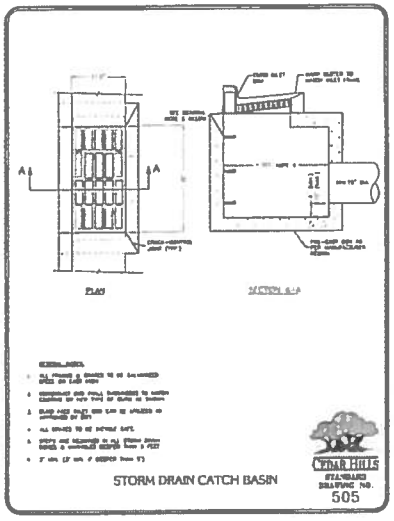
TYPICAL DUAL PIPE INSTALLATION (IRR. & CUL.)

STANDARD DRAWING NO. 503



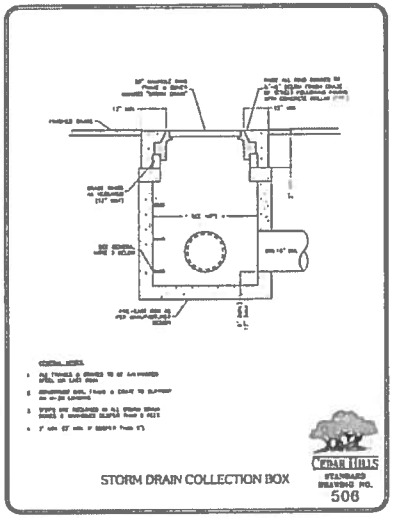
TYPICAL FUTURE-USE STREET CONDUIT

STANDARD DRAWING NO. 504



STORM DRAIN CATCH BASIN

STANDARD DRAWING NO. 505



STORM DRAIN COLLECTION BOX

STANDARD DRAWING NO. 506

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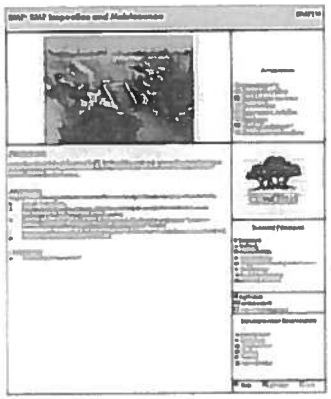
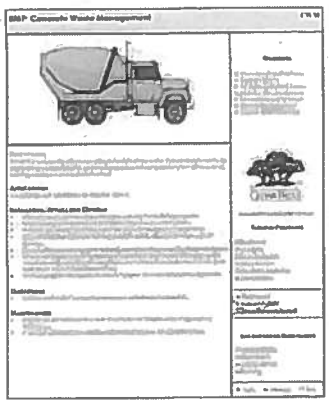
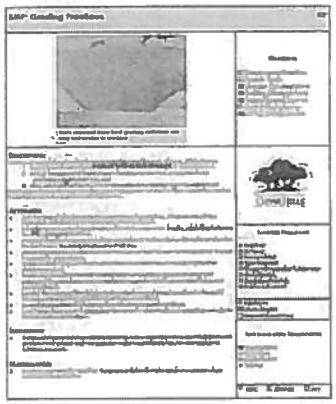
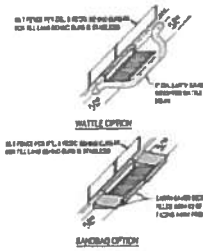
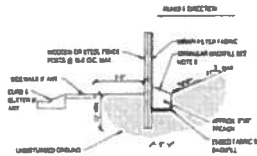






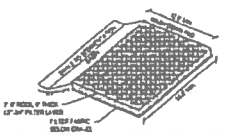


SAG INLET PROTECTION

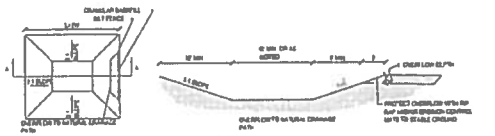


TEMPORARY SILT FENCE

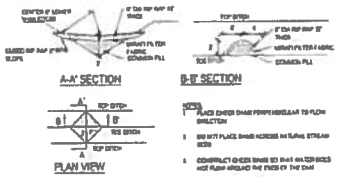
DRAINAGE SWALE



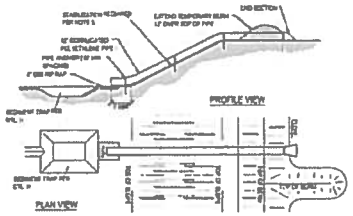
TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE



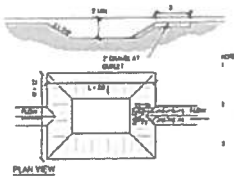
TEMPORARY SEDIMENTATION BASIN



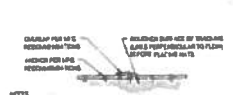
ROCK CHECK DAM



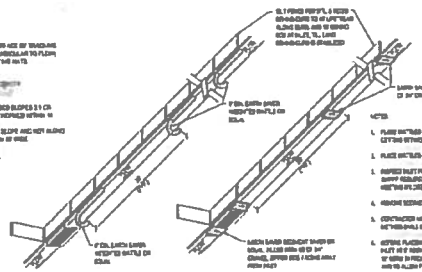
SLOPE DRAIN



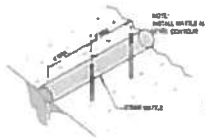
SEDIMENT TRAP



EROSION CONTROL MAT



IN-LINE INLET PROTECTION



STRAW WATTLES

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PROJECT
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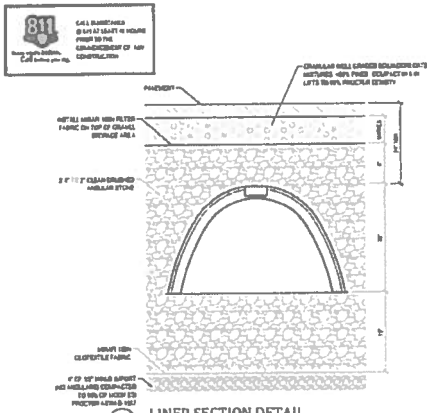
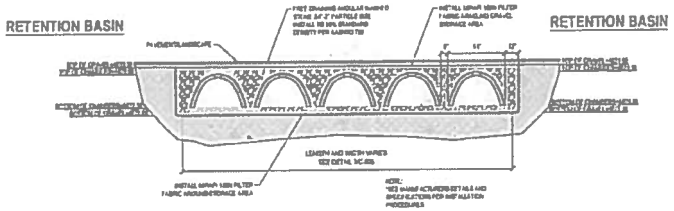
DETAIL SHEET

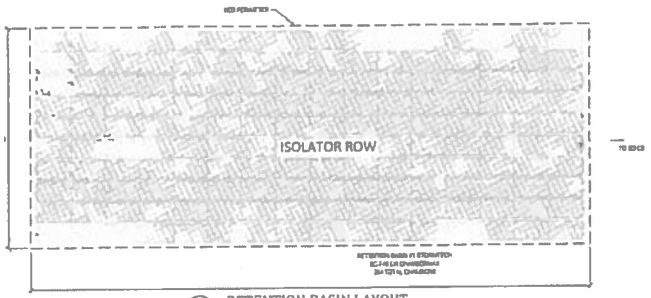
C-504



1 LINER SECTION DETAIL



2 RETENTION BASIN SECTION



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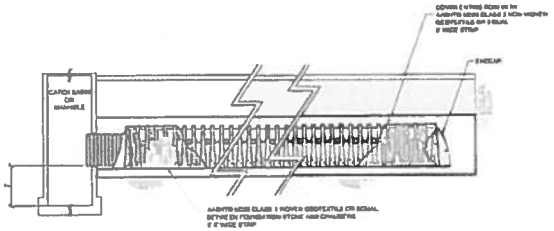
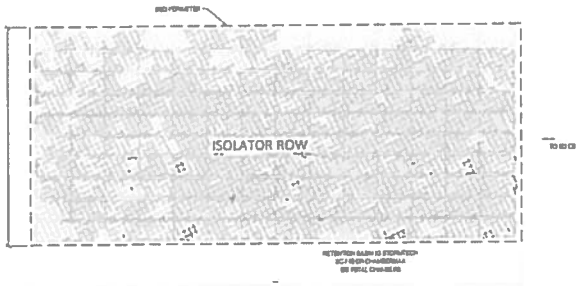


4 TREATMENT ROW DETAILS



5 RETENTION BASIN LAYOUT

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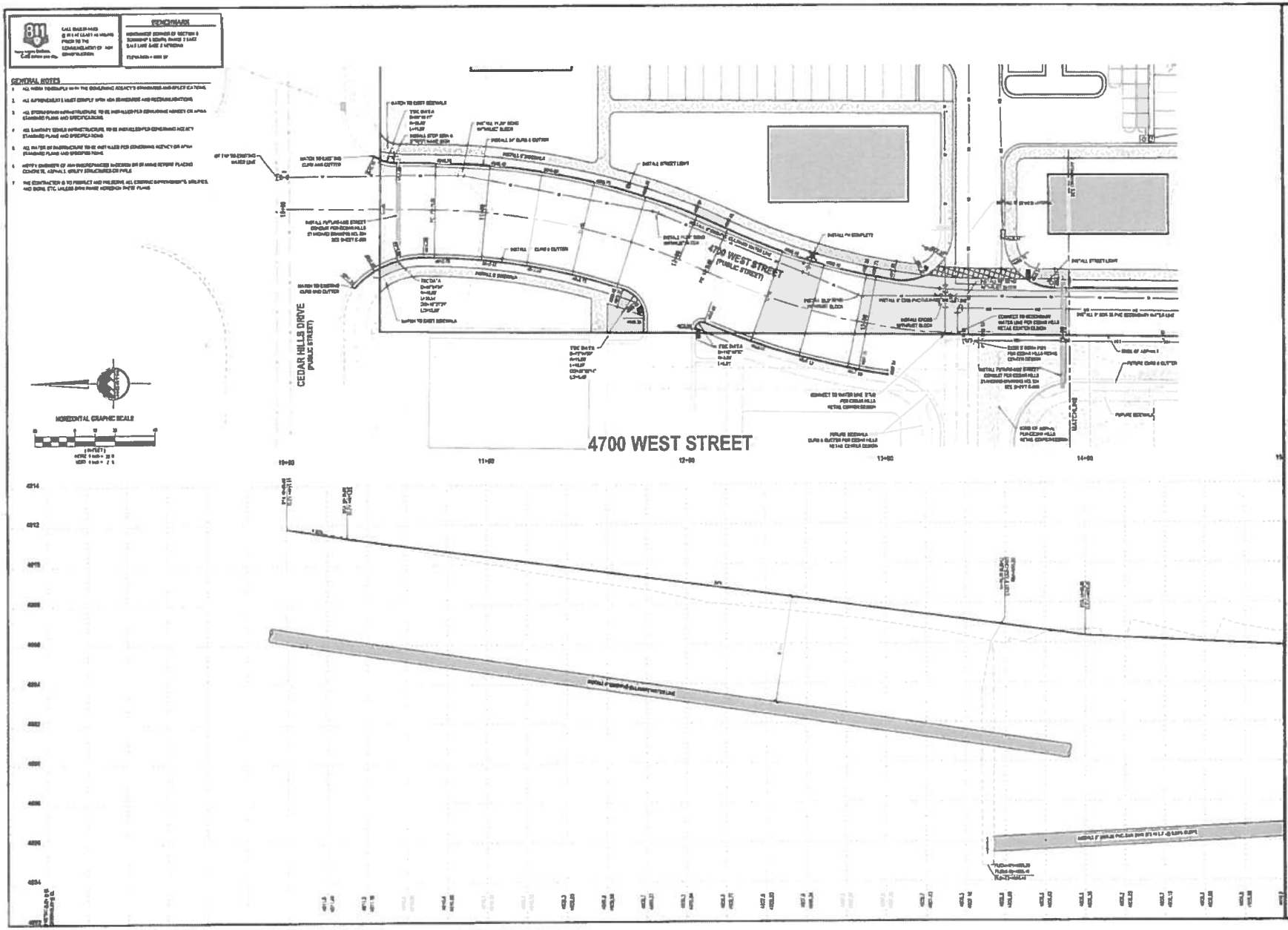
DETAIL SHEET

C-505



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4700 WEST STREET
PLAN AND PROFILE

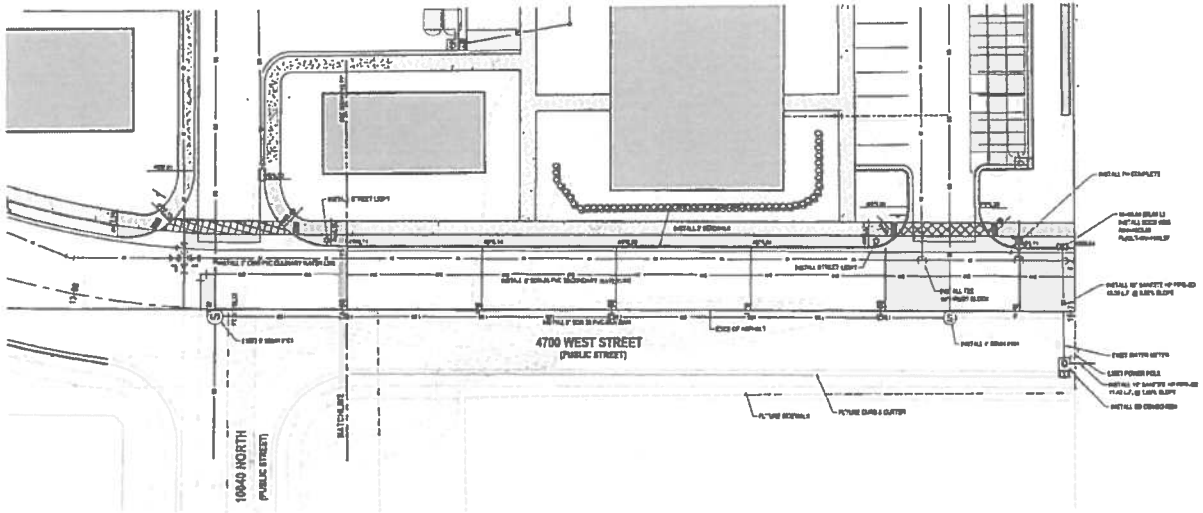
PP-1

811

BENCHMARK

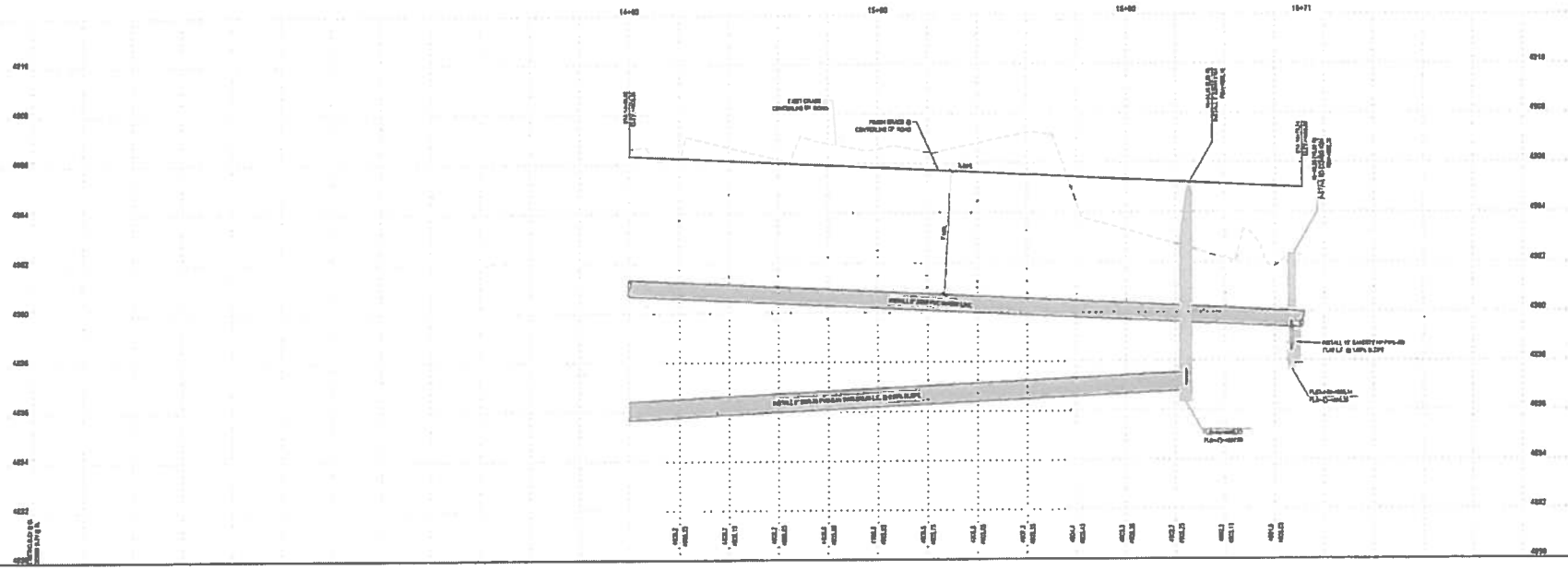
GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE REMAINING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND REGULATIONS.
3. ALL STORM DRAIN IMPROVEMENTS TO BE INSTALLED PER REMAINING AGENCY OR APWA STANDARDS, PLANS AND SPECIFICATIONS.
4. ALL SANITARY SEWER IMPROVEMENTS TO BE INSTALLED PER REMAINING AGENCY STANDARDS, PLANS AND SPECIFICATIONS.
5. ALL WATER IMPROVEMENTS TO BE INSTALLED PER REMAINING AGENCY OR APWA STANDARDS, PLANS AND SPECIFICATIONS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES OR ERRORS OR MISSING INFORMATION ON PLANS BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPE.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL EXISTING IMPROVEMENTS, VALVES AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THE PLANS.



HORIZONTAL GRAPHIC SCALE

4700 WEST STREET



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PREPARED FOR
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3120 DELTA TERRACE SOUTH, STE. 100
BOISE, IDAHO 83705

CONTACT
BRIAN YOUNG
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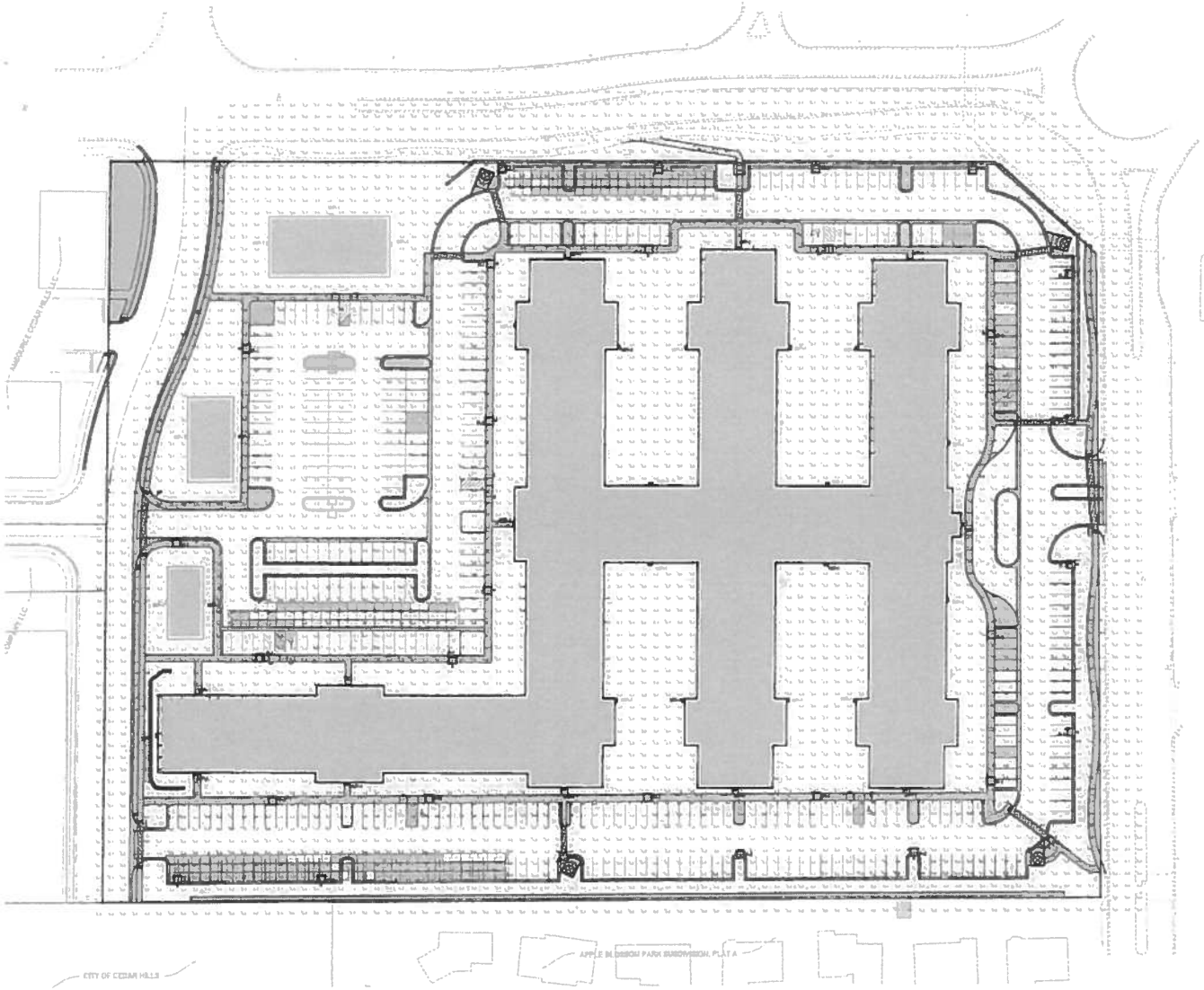
CEDAR HILLS, UTAH

4700 WEST STREET
PLAN AND PROFILE

PP-2



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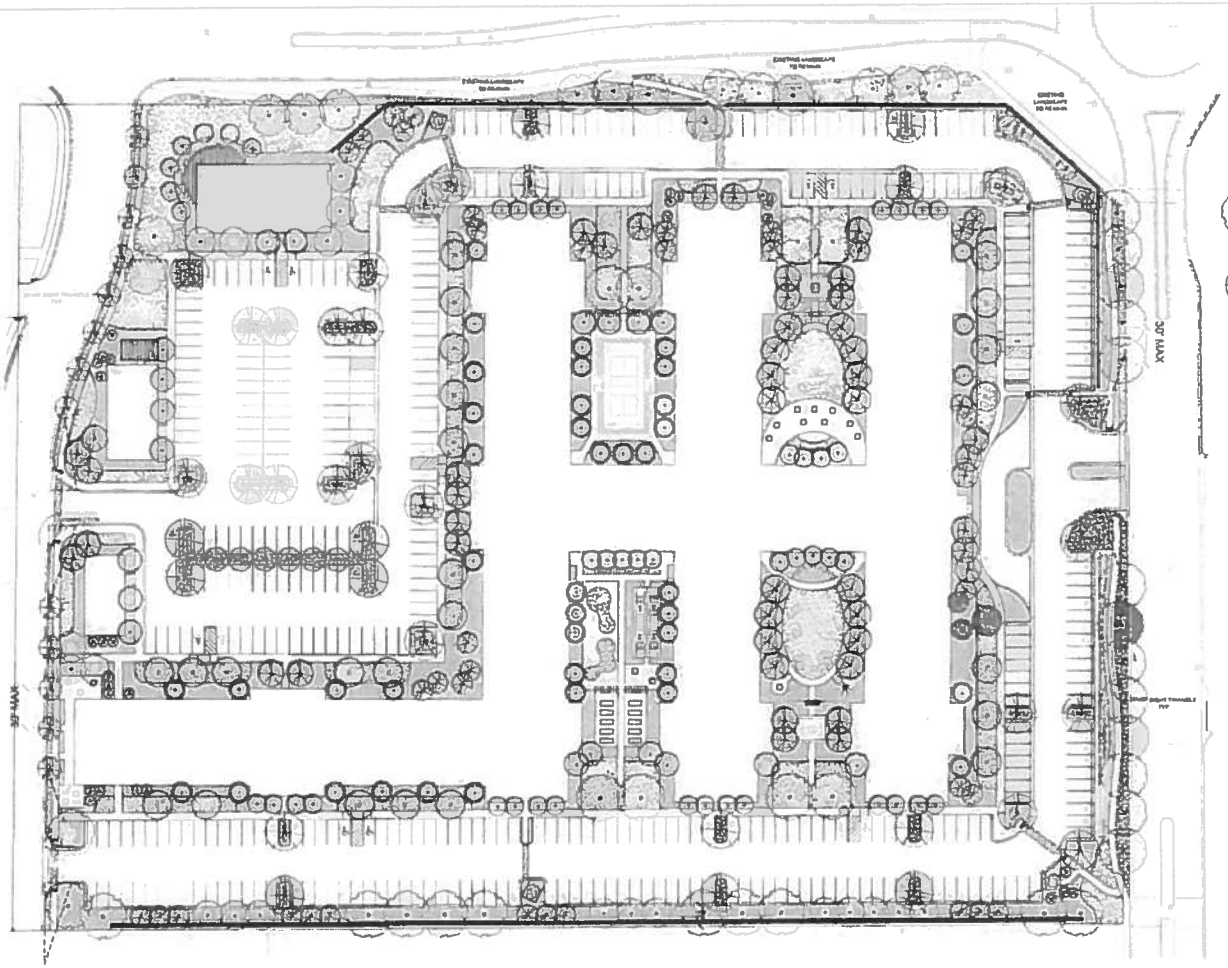
PHOTOMETRIC PLAN

E-100



PLANT_SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
	Acer platanoides 'Emerald Queen'	Emerald Queen Maple	B & B	2 1/2" Cal	14
	Acer platanoides 'Pacfirsred' TM	Pacific Sunset Maple	B & B	2 1/2" Cal	19
	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	B & B	2 1/2" Cal	43
	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	B & B	2 1/2" Cal	32
	Fraxinus mandshurica 'Mancana'	Mancana Ash	B & B	2 1/2" Cal	16
	Gleditsia triacanthos 'Skyline' branched @ 7'	Skyline Honey Locust	B & B	2"Cal	37
	Malus sargentii 'Prairie Rose'	Prairie Rose Crabapple	B & B	2"Cal	18
	Malus x 'Prairifire'	Prairifire Crab Apple	B & B	2"Cal	11
	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2"Cal	21
	Malus x 'Tschonoskii'	Tschonoskii Crab Apple	B & B	2"Cal	45
	Platanus x acerifolia branched @ 9	London Plane Tree	B & B	2 1/2"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 TYPES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
	Abies lowiana	Alcona 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 sempervirens	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

SODDED	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

Berming - 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 Z60.1 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 90-DAY PERIOD WHICH SHALL COMMENCE UPON ACCEPTANCE OF LANDSCAPE BY OWNER. 90-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 35% OF SITE TO BE LANDSCAPED; 35.8% 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' (607.04 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 (4,674 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
N.J. Bird Designs

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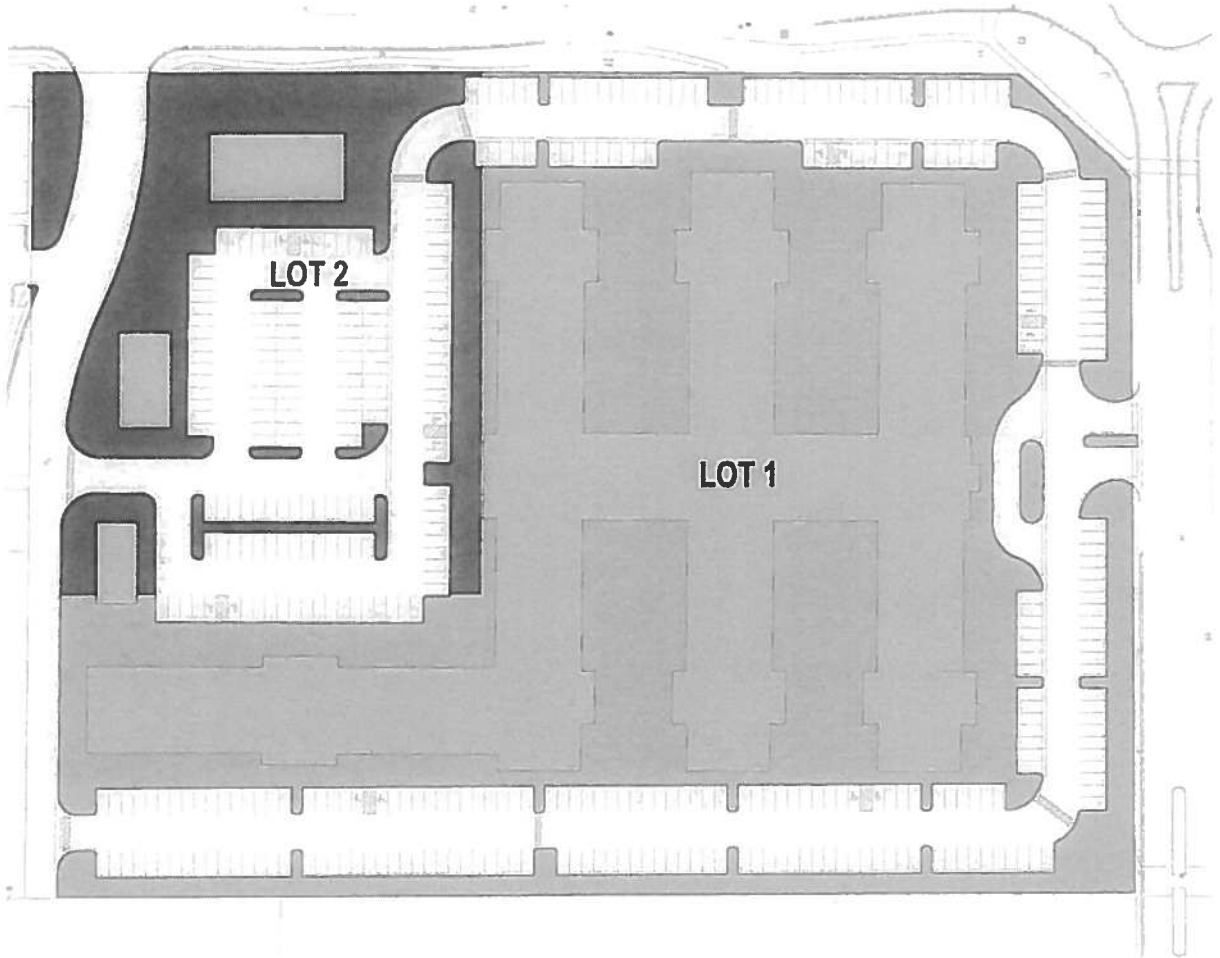
LANDSCAPE PLAN

L-100



LANDSCAPED AREA

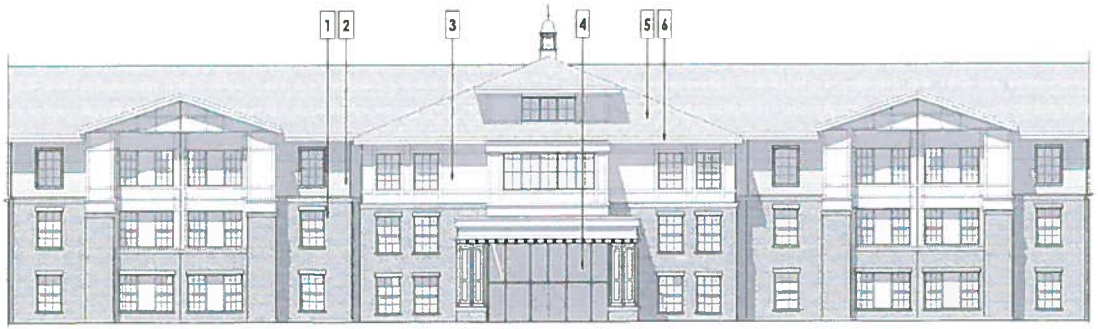
LOT 1 - 37.4% OF SITE
LOT 2 - 36.8% OF SITE
OVERALL - 37.3% OF SITE

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

OPEN SPAC
PLAN

L-20(

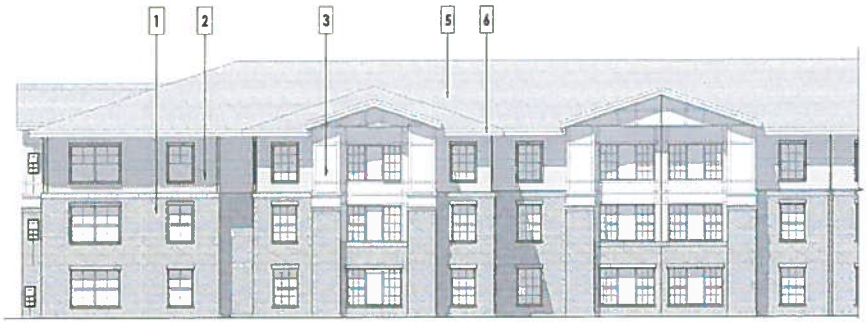
EAST ELEVATION - OVERALL 1



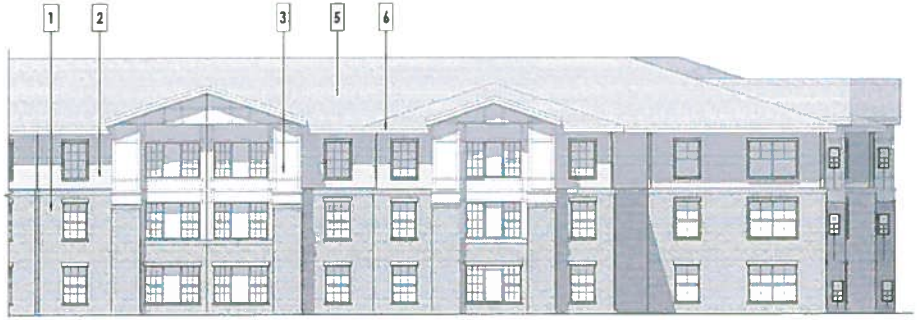
EAST ELEVATION - CENTRAL 2

MATERIAL LEGEND

1	BRICK VENEER 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



EAST ELEVATION - SOUTH 3



EAST ELEVATION - NORTH 4

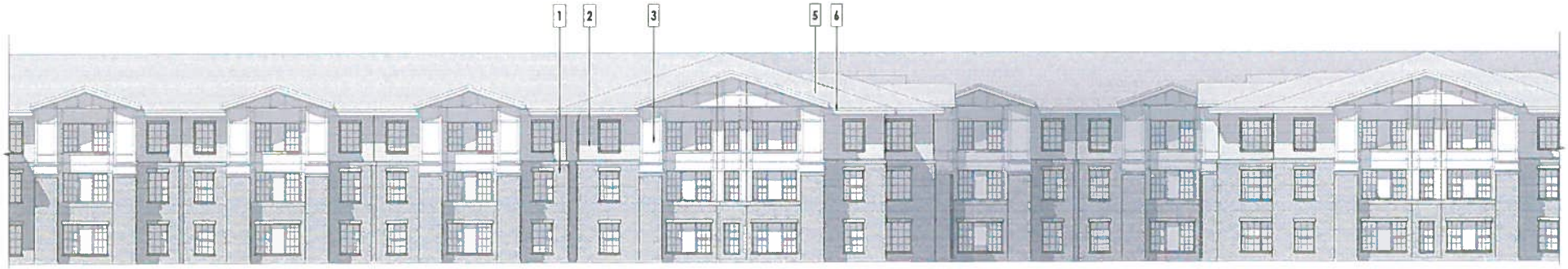
dk Think Architecture

ROSEGATE CONGREGATE CARE

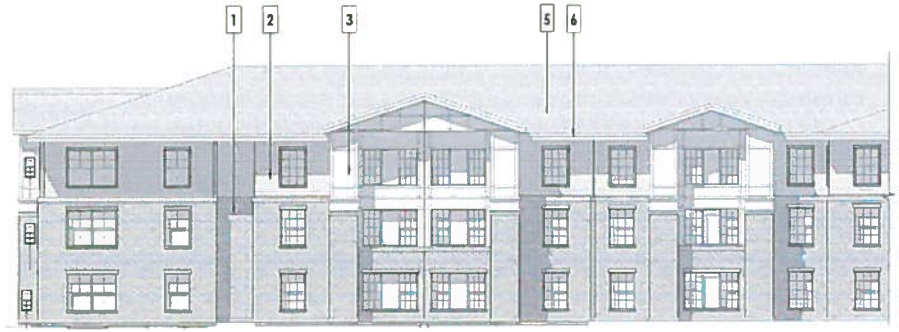
CEDAR HILLS, UTAH

31 JULY 2015

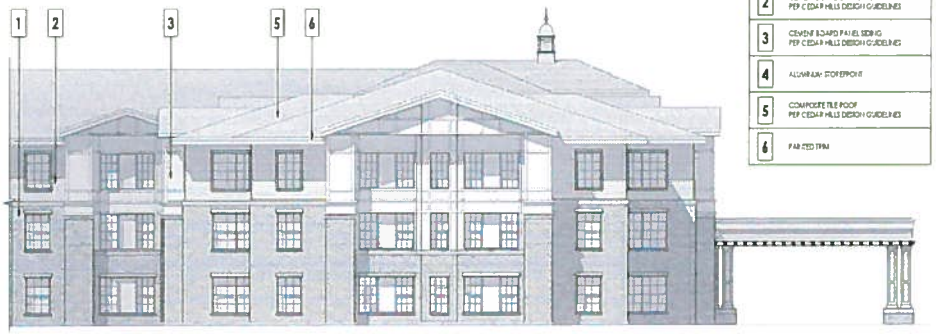
SOUTH ELEVATION - OVERALL 1



SOUTH ELEVATION - CENTRAL 2



SOUTH ELEVATION - WEST 3



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

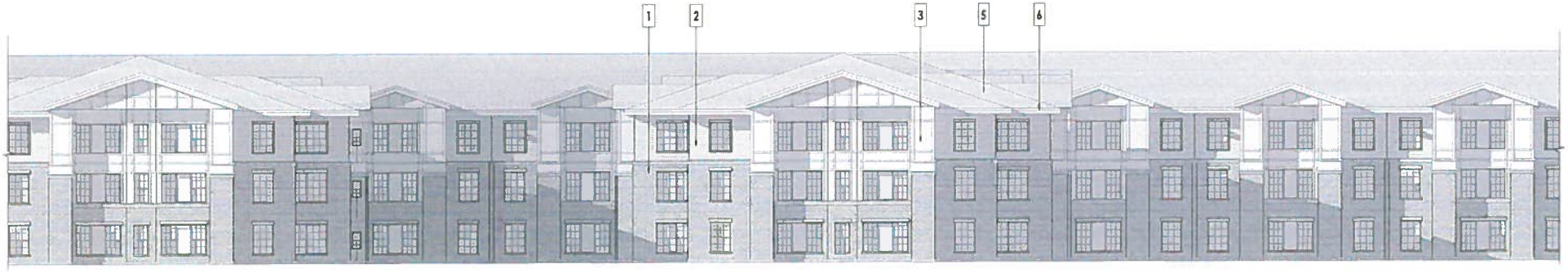
Think Architecture

ROSEGATE CONGREGATE CARE

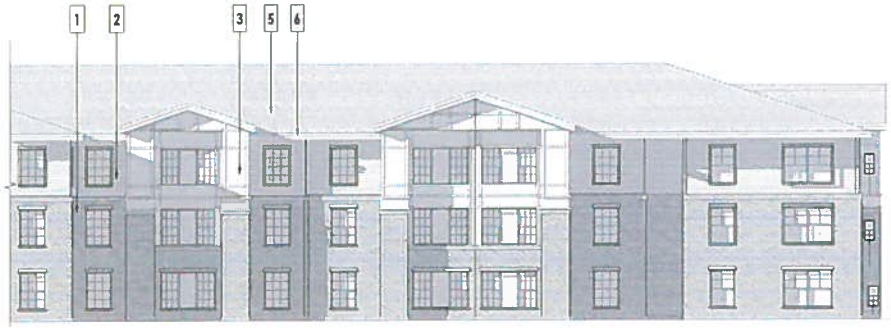
CEDAR HILLS, UTAH

31 JULY 2015

NORTH ELEVATION - OVERALL 1



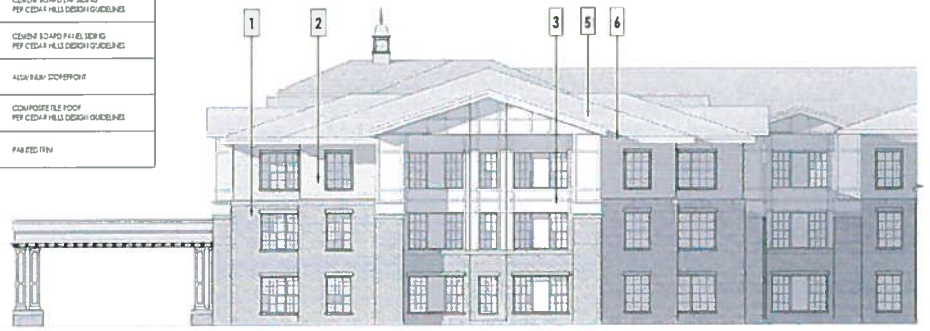
NORTH ELEVATION - CENTRAL 2



NORTH ELEVATION - CENTRAL Copy 1 3

MATERIAL LEGEND

1	EIFCY LEDEEP 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 4

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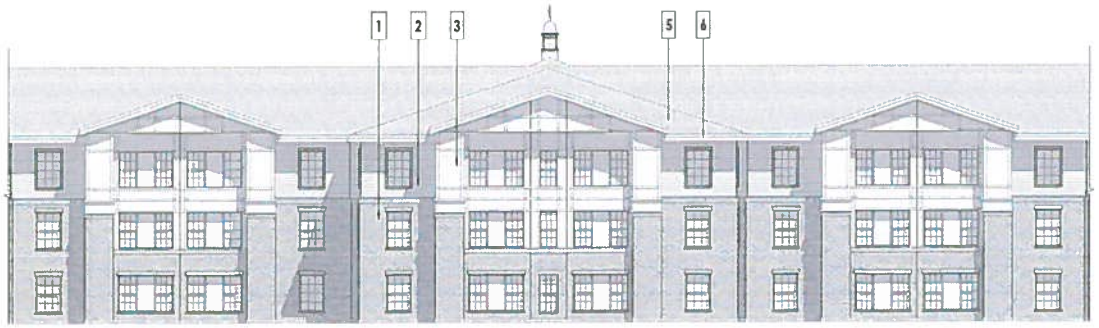
Architecture

ROSEGATE CONGREGATE CARE

CEDAR HILLS, UTAH

31 JULY 2015

WEST ELEVATION - OVERALL 1



WEST ELEVATION - CENTRAL 2

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
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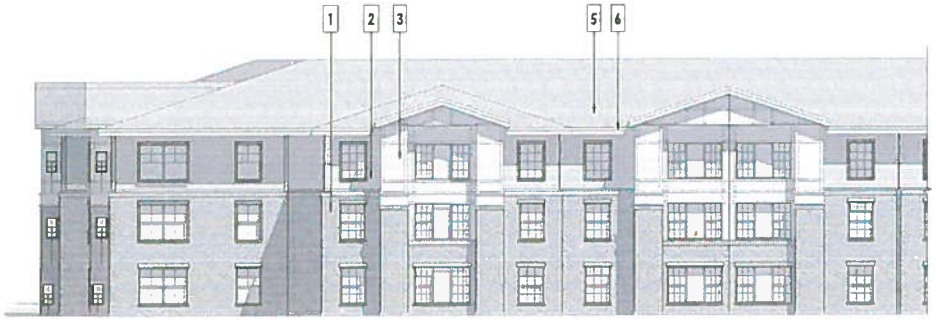
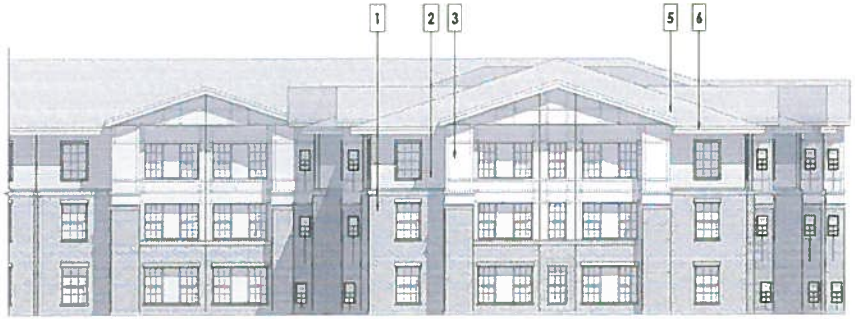
5	COMPOSITE TILE ROOF PER CEDAR HILLS DESIGN GUIDELINES
6	PAINTED TRIM



WEST ELEVATION - NORTH 3



WEST ELEVATION - SOUTH 4

dk Think Architecture

ROSEGATE CONGREGATE CARE

CEDAR HILLS, UTAH

31 JULY 2015

DRAINAGE REPORT

Rosegate at Cedar Hills

CEDAR HILLS, UTAH

PREPARED FOR:

CEDAR HILLS FARM LAND, LLC
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TAYLORSVILLE, UT 84123
(801) 205-5500

PREPARED BY:

ENSIGN ENGINEERING
RILEY FORD
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SANDY, UT 84070
(801) 255-0529

AUGUST 3, 2015

Civil Engineering
Structural Engineering
Land Surveying
Urban Design
Planning

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2.0 EXISTING DRAINAGE CONDITIONS 2

3.0 DESIGN OBJECTIVES AND METHODOLOGY 2

4.0 PROPOSED DRAINAGE CONDITIONS 3

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1.0 PROJECT OVERVIEW/LOCATION

The Rosegate at Cedar Hills project is located in Cedar Hills Utah, in the northwest quarter of Section 6, Township 5 south, Range 2 east, Salt Lake Base and Meridian, Utah County, Utah. The project is bounded by undeveloped land to the west, an existing subdivision to the south, Cedar Hills Dr on the north, and 4600 West Street on the west. The Rosegate at Cedar Hills will contain one living facility and three retail buildings. The project will also include the construction of roadways, parking and utilities needed to support the aforementioned building. The project storm runoff will all be retained on site and will infiltrate into the soil.

2.0 EXISTING DRAINAGE CONDITIONS

The Rosegate at Cedar Hills is located on property containing 11.44 acres. The site slopes gently from northeast to the southwest and eventually flows onto existing agricultural land to the northwest of the project. The existing site is limited to short grasses overlaying 12" of topsoil. There is a drainage ditch along the east property line that collects runoff from 4600 West Street and directs it to an existing retention pond located on the southeast corner of the site. The ditch and retention pond are proposed to be abandoned and the runoff will be incorporated into the Rosegate at Cedar Hills retention system. The proposed land use is multifamily housing consisting of buildings, roads and formal landscaping.

3.0 DESIGN OBJECTIVES AND METHODOLOGY

The site drainage system will be designed to meet the requirements of Cedar Hills City. This report will address the sizing of the underground piping system to convey runoff from a 10-year storm event as well as safely routing the 100-year storm through the site. As well as the sizing of the retention galleries designed to retain the 100-year storm event until runoff infiltrates into the soil.

The rational method was used for this site to determine the size required for each retention gallery. The site was broken into three separate drainage catchments. Each respective catchment was assigned a runoff coefficient based on the anticipated hardscape expected to be created by the construction of buildings, roadways, etc. The coefficients used were analyzed appropriate for the area of this

study. A percolation rate of 12 minutes per inch was used for this site based on the sandy and gravely soil reported in the geotechnical report based on subsurface investigations.

Design criteria include the following

- The 10-year storm event was used to size underground conveyance systems.
- Surface systems are planned to safely pass the 100-year storm event.
- The 100-year storm event was used to size all retention galleries.

The following rainfall intensity was used to analyze the system (Rainfall data obtained from Cedar Hills City).

TABLE 3-1 CEDAR HILLS IDF CURVE DISTRIBUTION

ARI (Years)	10 min.	15 min.	30 min.	1 Hr.	2 Hr.	3 Hr.	6 Hr.	12 Hr.	24 Hr.
2	1.50	1.24	0.83	0.52	0.32	0.25	0.16	0.10	0.06
5	2.06	1.70	1.15	0.71	0.42	0.31	0.20	0.13	0.08
10	2.57	2.12	1.43	0.88	0.51	0.37	0.23	0.14	0.09
25	3.39	2.80	1.89	1.17	0.66	0.47	0.28	0.17	0.10
50	4.13	3.42	2.30	1.42	0.80	0.55	0.32	0.19	0.11
100	5.02	4.14	2.79	1.73	0.95	0.65	0.36	0.22	0.12

4.0 PROPOSED DRAINAGE CONDITIONS

The proposed 4700 West public street will drain to the south and into an existing agricultural field where it will infiltrate and evaporate. The remaining site will be designed to direct runoff from paved and other hardscape areas into waterways and gutters which will be collected in catch basins. Once stormwater has entered the pipe system it will be conveyed to one of the three retention basins located on the property. Based on calculations using the rational method, a total retention volume of **37,760 ft³** will be required along with **6,056 ft³** from 4600 West Street. This storage has been divided into three separate storage galleries around the site, the north gallery requires **16,148 ft³**, the south gallery requires **15,267 ft³**, and the west gallery requires **12,399 ft³**. The provided storage of the north gallery is

16,740 ft³, the provided storage of the south gallery is **15,846 ft³**, and the provided storage of the west gallery is **13,162 ft³**, thus providing a total storage of **45,748 ft³**. The proposed retention is composed of subsurface storage in storm chambers with a total infiltration/percolation rate of 1.61 cfs. Calculations have been included in appendix A.

5.0 CONCLUSIONS

The drainage system as outlined will safely convey storm water to proposed localized retention basins. All pipe sizes as shown are adequate to convey runoff from the 10-year storm event. All retention basins have been sized to retain the 100-year storm event and all water will infiltrate into the soil.

Ensign Engineering

Riley Ford, E.I.T.
Design Engineer

Reviewed By:

No. 169379
ROBERT Q. ELDER
STATE OF UTAH

Robert Q. Elder, P.E.
Project Manager

6.0 APPENDIX A – CALCULATIONS

ENSIGN engineering · planning · surveying

Project :	Rosegate at Cedar Hills - North Gallery	Project No. :	6001
By :	R. Ford	Checked By :	R. Elder
Date :	3-Aug-2015	Sheet :	

Drainage Calculation

	Area Calculations			Area Runoff Coefficients	
PAVED & ROOF AREAS (Ap):	2.01	acres		Cp :	0.90
LANDSCAPE AREA (Al):	1.02	acres		Cl :	0.15
TOTAL AREA (A):	3.030	acres		WEIGHTED C:	0.65

Runoff Calculations

				Total Infiltration	0.591	cfs
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft^3)	Infiltration (ft^3)	Storage (ft^3)
10	1.96	5.02	600	5,910	355	5,555
15	1.96	4.14	900	7,310	532	6,779
30	1.96	2.79	1,800	9,853	1,064	8,789
60	1.96	1.73	3,600	12,219	2,128	10,092
120	1.96	0.95	7,200	13,420	4,255	9,165
180	1.96	0.65	10,800	13,773	6,383	7,390
360	1.96	0.36	21,600	15,257	12,766	2,491
720	1.96	0.22	43,200	18,647	25,531	-6,884
1440	1.96	0.12	86,400	20,342	51,062	-30,720
Note 100-yr Storm					STORAGE REQUIRED :	10,092
					OFFSITE STORAGE REQUIRED :	6,056
					TOTAL STORAGE REQUIRED :	16,148
					STORAGE PROVIDED :	16,740

ENSIGN engineering · planning · surveying

Project :	Rosegate at Cedar Hills - South Gallery	Project No. :	6001
By :	R. Ford	Checked By :	R. Elder
Date :	3-Aug-2015	Sheet :	

Drainage Calculation

	Area Calculations			*Area Runoff Coefficients*	
PAVED & ROOF AREAS (Ap):	2.84	acres		Cp :	0.90
LANDSCAPE AREA (Al):	1.46	acres		Cl :	0.15
TOTAL AREA (A):	4.300	acres		WEIGHTED C:	0.65

Runoff Calculations

				Total Infiltration	0.560	cfs
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft^3)	Allowed Runoff (ft^3)	Storage (ft^3)
10	2.78	5.02	600	8,358	336	8,022
15	2.78	4.14	900	10,340	504	9,836
30	2.78	2.79	1,800	13,936	1,008	12,928
60	2.78	1.73	3,600	17,283	2,016	15,267
120	2.78	0.95	7,200	18,981	4,032	14,949
180	2.78	0.65	10,800	19,481	6,048	13,433
360	2.78	0.36	21,600	21,578	12,096	9,482
720	2.78	0.22	43,200	26,374	24,192	2,182
1440	2.78	0.12	86,400	28,771	48,384	-19,613
Note 100-yr Storm					STORAGE REQUIRED :	15,267
					STORAGE PROVIDED :	15,846

ENSIGN engineering · planning · surveying

Project :	Rosegate at Cedar Hills - West Gallery	Project No. :	6001
By :	R. Ford	Checked By :	R. Elder
Date :	3-Aug-2015	Sheet :	

Drainage Calculation

	Area Calculations		Area Runoff Coefficients	
PAVED & ROOF AREAS (Ap):	2.33	acres	Cp :	0.90
LANDSCAPE AREA (Al):	1.09	acres	Cl :	0.15
TOTAL AREA (A):	3.420	acres	WEIGHTED C:	0.66

Runoff Calculations

				Total allowable runoff	0.466	cfs
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft^3)	Allowed Runoff (ft^3)	Storage (ft^3)
10	2.26	5.02	600	6,809	280	6,529
15	2.26	4.14	900	8,423	419	8,003
30	2.26	2.79	1,800	11,352	839	10,513
60	2.26	1.73	3,600	14,078	1,678	12,401
120	2.26	0.95	7,200	15,462	3,355	12,107
180	2.26	0.65	10,800	15,869	5,033	10,836
360	2.26	0.36	21,600	17,578	10,066	7,512
720	2.26	0.22	43,200	21,484	20,131	1,353
1440	2.26	0.12	86,400	23,437	40,262	-16,826
Note 100-yr Storm					STORAGE REQUIRED :	12,401
					STORAGE PROVIDED :	13,162

Cedar Hills Retirement Community

Parking Generation Study

Cedar Hills, Utah

November 13th, 2015

HORROCKS
ENGINEERS

INTRODUCTION AND SUMMARY

Purpose of Report and Study Objectives

The purpose of this Parking Generation Study is to compare the necessary parking stalls required for different land uses at the proposed age-restricted adult community located at 4600 West and Cedar Hills Drive in Cedar Hills, Utah.

Executive Summary

Site Location and Development Description.
The site for the development is located on the southwest corner of 4600 South and Cedar Hills Drive in Cedar Hills, Utah (see **Figure 1**). Other developments nearby are Walmart to the north and an office park to the east. The project is proposed to contain 291 adult community dwelling units.

Conclusions and Recommendations

1. The proposed senior community will need 378 parking stalls if the use of the subject property constitutes a Continuing Care Retirement Community, 175 stalls if the use of the subject property constitutes Assisted Living, or 407 stalls if the use of the subject property constitutes a Low/Mid-Rise Apartment complex.

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Land Use 2

PARKING GENERATION ANALYSIS 3

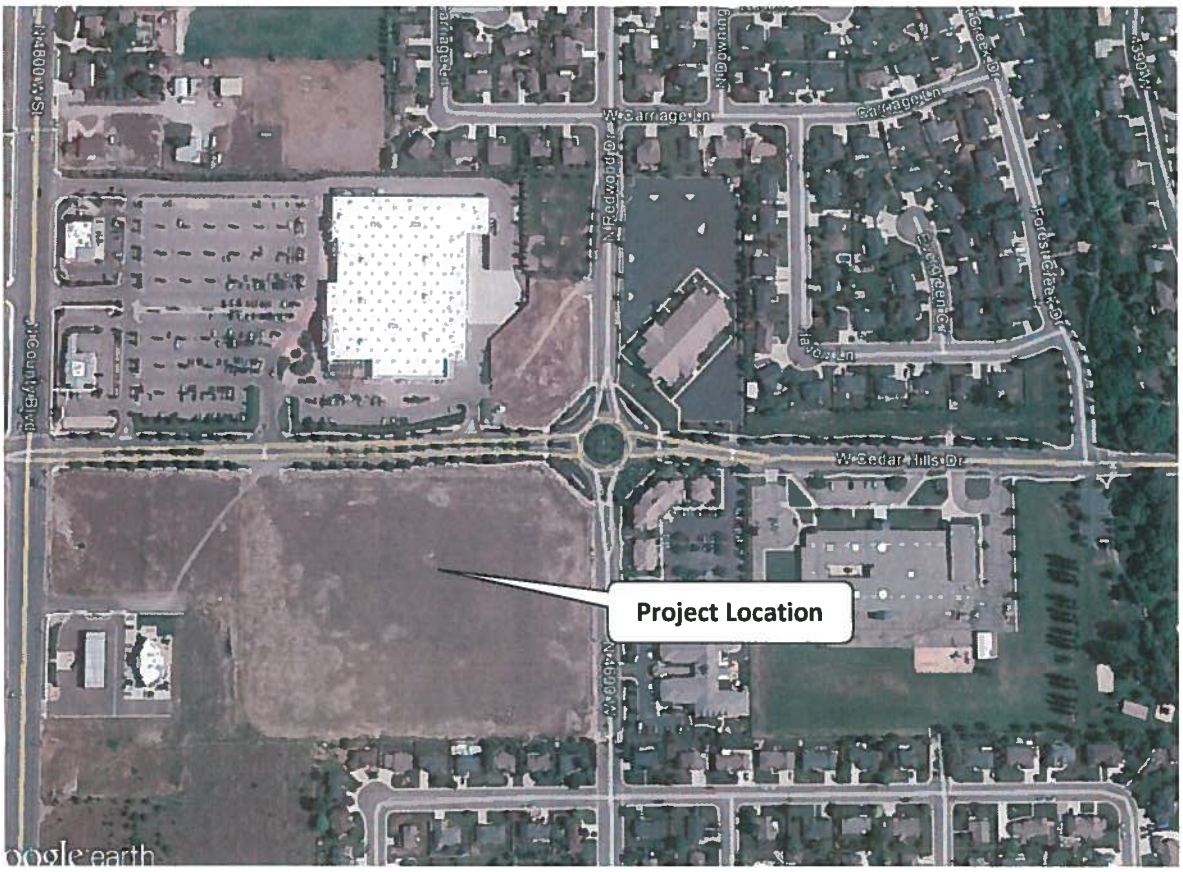
CONCLUSIONS AND RECOMMENDATIONS 3

PROPOSED DEVELOPMENT

Site Location

The site for The Cedar Hills Retirement Community is located on the southwest corner of 4600 West and Cedar Hills Drive in Cedar Hills, Utah (see **Figure 1**). There is an existing Walmart to the north and office space to the east.

Figure 1: Project Location



Land Use

The development consists of an estimated 291 unit age-restricted community. An age-restricted community typically requires that at least one resident in the unit be 55 years or older with a minimum age of 19. There were three land uses analyzed in this study with each described in the following sections:

- **Continuing Care Retirement Community (CCRC)**
- **Assisted Living**
- **Low/Mid-Rise Apartment**

Continuing Care Retirement Community (CCRC)

According to the *ITE Parking Generation Manual*, a CCRC provides "multiple elements of senior adult living". CCRC's provide different aspects of independent living with increased care as lifestyle needs change. CCRC's may include the following combinations of age-restricted community types:

- **Senior Adult Detached Housing**
- **Senior Adult Attached Housing**
- **Congregate Care**
- **Assisted living**
- **Skilled Nursing Care**

Assisted Living

The *ITE Parking Generation Manual* states that "assisted living complexes are residential settings that provide either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons". Assisted living typically have separated living spaces with services including social and physical activities, nursing care, housekeeping, and dining.

Low/Mid-Rise Apartment

A Low/Mid-Rise Apartment consists of several rental units. The buildings typically have one to ten floors. This land use includes typical apartment buildings where tenants do not have age restrictions.

PARKING GENERATION ANALYSIS

The *ITE Trip Generation Manual* was used to determine to appropriate number of parking stalls necessary depending on the land use for the development. According to the *ITE Parking Generation Manual*, the parking generation rates for CCRC's, Assisted Living and Low/Mid-Rise Apartments are **1.3**, **0.6** and **1.4** spaces per unit respectively. Assuming the proposed number of dwelling units of 291, **Table 1** indicates the total parking stalls required are ***378***, ***175*** and ***407*** for CCRC's, Assisted Living, and Low/Mid-Rise Apartments respectively.

Table 1: Parking Generation

Land Use	Parking Generation Rate	Number of Dwelling Units	Total Stalls Required
Continuing Care Retirement Community	1.3 per Unit	291	378
Assisted Living	0.6 per Unit	291	175
Low/Mid-Rise Apartment	1.4 per Unit	291	407

Note: Horrocks reviewed public meeting minutes and agenda items available on the Cedar Hills website regarding the subject project. Based on our review, we determined that two additional land uses contained in the Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Ed, could have been considered in our parking generation calculations. These included the Congregate Care and Senior Adult Attached housing land uses. However, there are two reasons why we did not include these in our parking generation calculations. First, there is insufficient data for Congregate Care (only 2 references over the past 15 years). Second, Congregate Care and Senior Adult Housing are inconsistent with the operations of the facility as presented in the meeting minutes and agenda items available on the Cedar Hills website.

CONCLUSIONS AND RECOMMENDATIONS

1. The proposed senior community will need 378 parking stalls if the use of the subject property constitutes a Continuing Care Retirement Community, 175 stalls if the use of the subject property constitutes Assisted Living, or 407 stalls if the use of the subject property constitutes a Low/Mid-Rise Apartment complex.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Jeff Maag, PW Director
DATE:	11/17/2015

City Council
Agenda Item

SUBJECT:	Woodis Subdivision, Durability Bond Release
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Jeff Maag

BACKGROUND AND FINDINGS:

A final walkthrough of the Woodis Subdivision has been conducted. City staff conducted an inspection and at this time all improvements have been installed per development regulations and agreements.

PREVIOUS LEGISLATIVE ACTION:

9/12/2014 – release of Performance Bond

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

n/a

RECOMMENDATION:

Staff recommends that City Council act to accept the subdivisions improvements and authorize the release of the "Durability Retainer" in the amount of $6,548.80.

MOTION:

To approve/not approve acceptance of subdivision improvements for the Woodis Subdivision Improvements, and release the Durability Retainer in the amount of $6,548.80.