

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: SEPTEMBER 9, 2025

FILE OVERVIEW

Item Name	Bingham Senior Seminary Site Plan
Address	1940 W South Jordan Pkwy, South Jordan, UT 84095
File Number	PLSPR202500064
Applicant	Adam Ferguson
Property Owner	Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints
Staff Author	Miguel Aguilera, Planner I

PROPERTY OVERVIEW

Acreage	0.96 acres		
Recorded Subdivision	Meets and Bounds Property		
Current Zone	Single-Family Residential (R-1.8)		
Current Land Use	Public		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	R-1.8	Public Education, Bingham High School
	<i>East</i>	R-1.8	Single-family Residential
	<i>South</i>	R-2.5	Single-family Residential
	<i>West</i>	R-1.8	Public Education, Bingham High School

ITEM SUMMARY

The applicant is requesting the Planning Commission approve their site plan application. This application proposes a new seminary building to replace the existing structure next to Bingham High School. Staff is recommending approval of the application.

TIMELINE

- **April 9, 2025** the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 4 times to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Engineering: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Building: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Streets and Water: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
- **August 13, 2025**, the Architectural Review Committee (ARC) reviewed the proposed structure. The ARC gave a positive recommendation of the building's architectural renderings to the Planning Commission.
- **August 19, 2025**, the City Council approved Resolution R2025-47, allowing the site plan to proceed with a parking reduction.

REPORT ANALYSIS

Application Summary: The new Bingham Seminary building will incorporate eight classrooms, space for staff offices, and a breakroom. The building's front orientation will be towards the west. A new walking path and landscape features will connect the building's entrance with the parking lot of Bingham High School. All of the on-site parking stalls will be located at the rear of the building on the east side of the lot. There are 15 stalls planned for the development.

A seminary use is not specified in the city code. The closest definitions within the code that could be provided for a seminary are a high school or a church use. In both of these categories, the parking requirement is greater than the spaces that currently exist or that will be provided in the new site plan. There are approximately 20 parking stalls at the existing seminary site. The high school use requires 15 stalls per classroom, equating to 120 stalls for 8 classrooms. A

church use requires 1 stall per 3 seats in fixed seating area plus 1 per 100 square feet of floor area of additional areas. There are 36 seats per classroom, which totals to 288 parking stalls required for the classrooms. This does not include any additional areas. Chapter 16.26.040 of the city code delegates the final decision of a parking reduction to the City Council. A parking reduction resolution was brought before the City Council and the Council approved the applicant's request for a parking reduction to 15 stalls.

The R-1.8 zone has a front setback of 30 feet. The existing setback and the proposed setback for the new building is approximately 27 feet. UDOT previously purchased frontage from the seminary site, which reduced the existing building's setback. City Code [§17.04.140](#) allows the new building to be at the existing setback. The new seminary building will meet the setback requirements for all its other sides.

FINDINGS AND RECOMMENDATION

Findings:

- There is no development agreement associated with this application.
- A seminary use is not defined in city code. The current zoning permits the closest defined uses of church and education. The seminary use is also existing on site.
- The City Council approved the applicant's request for a parking reduction.
- The expansion of South Jordan Parkway removed frontage from the existing property. The new building will be allowed to be constructed at the existing setback.
- UDOT approved the site's east parking entrance.

Conclusions:

- The application is in conformance with the minimum requirements of the [Site Plan Review \(Title 16\)](#) and the [Planning and Zoning \(Title 17\)](#) Codes

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements of South Jordan Municipal Code §[16.24](#) and the requirements of the individual zone in which a development is proposed. All provisions of Title [16](#) & [17](#) of South Jordan Municipal Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

Motion Ready:

I move that the Planning Commission approve:

1. File PLSPR202500064, Bingham Senior Seminary Site Plan

Alternatives:


1. Approval with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Site Plan
4. Attachment D, Building Elevations
5. Attachment E, Photometric Plan
6. Attachment F, Resolution R2025-47

Bingham Senior Seminary
South Jordan City

Bingham Senior Seminary
South Jordan City



ZONING MAP

Bingham Senior Seminary
South Jordan City

SUBJECT
PROPERTY



South Jordan Pkwy

10415 S Culmination St

10417 S Culmination St

10429 S Culmination St

1954 W Gladys Cir

1958 W Gladys Cir

10416 S Gladys Dr

1944 W Gladys Cir

Gladys Cir

10411 S Gladys Dr

10413 S Gladys Dr

10431 S Gladys Dr

10424 S Tarali Ct

1900 W South Jordan Pkwy

1900 W South Jordan Pkwy

1894 W

1890 W South Jordan Pkwy

1940 W South Jordan Pkwy

11/11/2024 11:27:25 AM

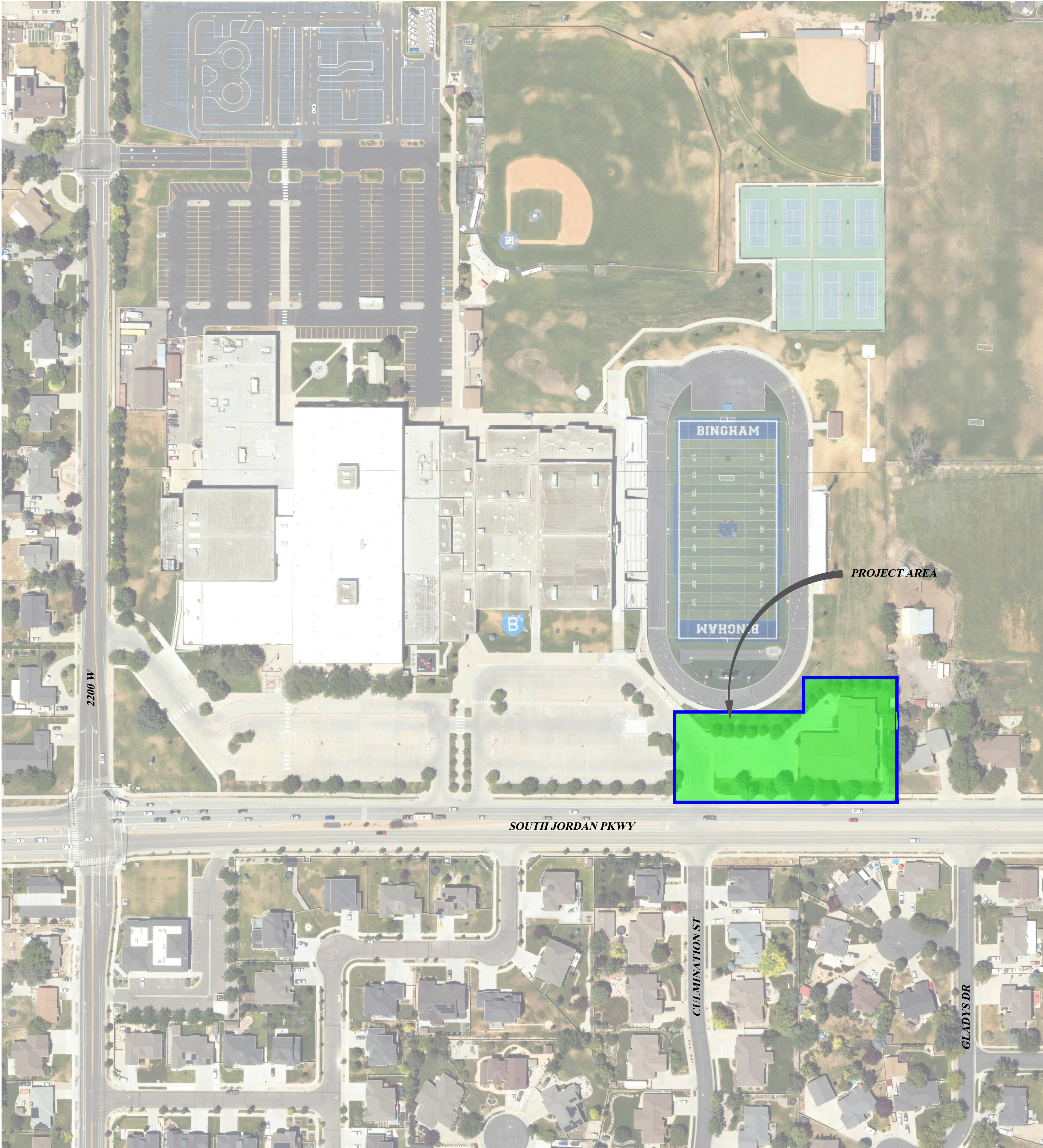
A B C D E

1 2 3 4 5 6

BINGHAM SEMINARY BUILDING CIVIL CONSTRUCTION DOCUMENTS

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

1940 S. JORDAN PKWY, SOUTH JORDAN, UT 84095



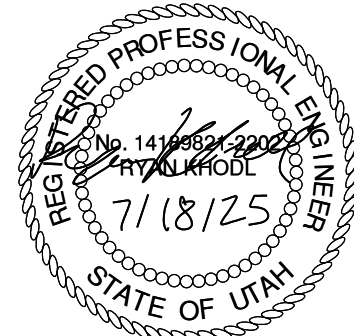
PROVIDE UNDERGROUND INJECTION CONTROL (UIC) REGISTRATION FROM UTAH DEPARTMENT OF WATER QUALITY FOR THE PROPOSED UNDERGROUND STORM WATER CHAMBERS.

REFERENCE NOTES

CIVIL SHEET INDEX

COVER SHEET	C000
GENERAL NOTES	C001
GENERAL NOTES	C002
DEMO PLAN	C100
SITE PLAN	C200
GRADING PLAN	C300
UTILITY PLAN	C400
EROSION PLAN	C600
EROSION DETAILS	C601
DETAILS	C700
DETAILS	C701
DETAILS	C702
ROW AND SIGHT PLAN	C703

Bingham Seminary Building
1940 S Jordan Pkwy, South Jordan, UT 84095
The Church of Jesus Christ of Latter-Day Saints



Δ	DATE	REVISION
1	03/13/25	DESIGN REVISIONS
2	04/10/25	PERMIT SET
3	04/23/25	UDOT REVISIONS
4	05/03/25	CITY REVISIONS
5	05/25/25	REV 5
6	07/11/25	UDOT REVISIONS
7	07/18/25	CITY REVISIONS

PROJECT NUMBER

COVER
SHEET

C000



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: SOUTH JORDAN CITY, INDIVIDUAL PRODUCT SPECIFICATIONS, AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONTRACTOR PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. PROJECT MUST FOLLOW THE BUILDING CODES: 2012 IBC, 2003 ANSI 117.1, AND 2012 ASCE 7.

3. CONTRACTOR TO STRICTLY FOLLOW THE GSH SOILS REPORT DATED NOVEMBER 26, 2024. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE SOILS REPORT.

4. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO SOUTH JORDAN AND UDOT STANDARDS.

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

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

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

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

9. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.

10. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 72 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.

11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY VARIATION OF ANY TYPE OF CONSTRUCTION DEVIATING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CADASTRAL SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

13. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED BY THE STATE OF UTAH AND SHALL DEMONSTRATE CURRENT BONDING ABILITY FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

14. THIS DRAWING SET IS NOT AN ALL-INCLUSIVE SET OF DRAWINGS. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: SOILS REPORT, LANDSCAPE PLANS, SITE ELECTRICAL AND LIGHTING PLANS, AND ALL OTHER PLANS AND SPECIFICATIONS.

15. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THE PERSONAL EXAMINATION, CONTRACTOR OBSERVES ANY CONDITIONS APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL CLARIFICATION AND/OR AMENDMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA OR INFORMATION AVAILABLE TO THEM. THE CONTRACTOR'S RELIANCE ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT, THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTION FOR, OR A SUBSTITUTE TO, THE CONTRACTOR'S VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNERS ENGINEER OR ENGINEER'S INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

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

17. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT THE WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER AND/OR SOUTH JORDAN CITY.

18. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

19. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL WORK CONDITIONS DURING THE COURSE OF THE PROJECT. THIS REQUIREMENT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM AND AGAINST ALL SUCH CLAIMS AND DAMAGES IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING AND INSPECTION SHALL BE EXPECTED TO VERIFY ALL REQUIREMENTS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

21. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ADDENDUMS, AND ADJUSTMENTS TO ALL WORK ELEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND REVISIONS. THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

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

23. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND KNOWLEDGE OF THE CONTRACTOR IN THE PERFORMANCE OF THE WORK PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CONTRACT. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE UNKNOWN RECORD DRAWINGS, RECORDS, AND EVIDENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

24. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. IF THE EXCAVATION IS DEEPER OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS along with ANY LOCAL CODES OR ORDINANCES.

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

26. PRIOR TO STARTING EXCAVATION, A DIGGING PERMIT MUST BE REQUESTED THROUGH SOUTH JORDAN CITY.

27. THE CONTRACTOR SHALL CLEAR AND GRUB PRIOR TO EXCAVATION REMOVING ALL PLANT LIFE, GRASS, ROOT SYSTEMS, AND ALL SURFACE DEBRIS AS NEEDED TO PROVIDE A CLEAN SUB-BASE FOR THE WORK.

28. NO ON SITE BURNING WILL BE PERMITTED.

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROAD WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 A.M. TO 4:00 A.M. AND 3:30 P.M. TO 6:00 P.M.). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MUST BE APPROVED BY THE TRAFFIC ENGINEER AND THE ENCROACHMENT PERMIT OFFICE.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST BE, AT LEAST, 12 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICE.
5. NEW OR REPAIRED PAVEMENT MARKINGS ON THE UDOT RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE TRAFFIC ENGINEER.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. ALL ROAD CUTS SHALL BE CONSTRUCTED USING FLOWABLE FILLS PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BORED FILLS WITH UDOT APPROVED GRANULAR FILL OR FILLER SHALL BE COMPLETED PER UDOT SPEC. 03556 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT TESTING COMPANY TO VERIFY THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING, FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
15. ALL SIGNAL CLOSURE PANELS ARE REQUIRED TO BE REMOVED. ALL SIGNAL CLOSURE PANELS ARE REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. ALL CRACKS IN THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS, OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. REFERENCES 1. UTAH ADMINISTRATIVE CODE R330-6 (ACCESS MANAGEMENT) FOR A COMPLETE VERSION OF THE DEPARTMENT'S STANDARDS AND GUIDELINES REGARDING ACCESS PERMITS
2. UTAH ACCESS MANAGEMENT CODE BOOK, UTAH ACCESS MANAGEMENT CODE BOOK
WWW.UDOT.UTAH.GOV/ACCESSMANAGEMENT
3. AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS ("GREEN BOOK"), BOOKSTORE.TRANSPORTATION.ORG
4. AASHTO, ROADSIDE DESIGN GUIDE, BOOKSTORE.TRANSPORTATION.ORG
5. UTAH, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), WWW.UDOT.UTAH.GOV
6. UTAH, ABOVE GROUND UTILITIES (PRACTICE), FIRE HYDRANTS, BOXES, ETC. MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

AC	AT
AC &	ASPHALTIC CONCRETE AND
APPR	APPROXIMATELY
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARV	AIR RELEASE VALVE
BDRY	BOUNDARY
BG	FINISH GRADE AT BUILDING
BVC	BEGIN VERTICAL CURVE
BRG	BEARING
BW	BOTTOM OF WALL
CAV	COMBINATION AIR VALVE
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
COB	CLEANOUT BOX
CONC	CONCRETE
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DIST	DISTRICT
DWG	DRAWING
EA	EACH
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
ESMT	EASEMENT
EX OR EXIST	EXISTING

	CULINARY WATER BEND
	CULINARY WATER TEE
	CULINARY WATER CROSS
	CULINARY WATER CAP
	CULINARY WATER REDUCER
	CULINARY WATER WELL
 <u>IRRIGATION WATER</u>	
	IRRIGATION WATER VALVE
	IRRIGATION WATER BOX
	IRRIGATION MANHOLE
	IRRIGATION CONTROLLER
	IRRIGATION HEADS

	IRRIGATION WATER VALVE
	IRRIGATION WATER BOX
	IRRIGATION MANHOLE
	IRRIGATION CONTROLLER
	IRRIGATION HEADS

 SANITARY SEWER MANHOLE
 SANITARY SEWER CLEANOUT
 SANITARY SEWER SEPTIC TANK
 SAND/OIL SEPARATOR

	CULINARY WATER VALVE
	CULINARY WATER AIR RELEASE VALVE
	CULINARY WATER BLOWOFF VALVE
	CULINARY WATER BACKFLOW PREVENTER
	CULINARY WATER SHUTOFF VALVE

-  CULINARY WATER BACKFLOW PREVENTER
- CULINARY WATER SHUTOFF VALVE
-  FIRE HYDRANT
-  FIRE DEPARTMENT CONNECTION

	GAS VALVE
	GAS METER
	GAS RISER
	GAS TANK
	GAS VAULT
	GAS MANHOLE

 ELECTRICAL METER
 ELECTRICAL BOX
 ELECTRICAL CABINET

POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE
PUE	PUBLIC UTILITY EASEMENT
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SW	SIDEWALK
SCH	SCHEDULE
SF	SQUARE FEET
STA	STATION
STD	STANDARD
TA	TOP OF ASPHALT
TC	TOP OF CURB
TEMP	TEMPORARY
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIABLE
W	WATER
W/	WITH

	TELEPHONE BOX
	TELEPHONE RISER
	TELEPHONE CABINET
	TELEPHONE PULL BOX
	TELEPHONE MANHOLE
	TELEPHONE VAULT

-  BUSH
-  DECIDUOUS TREE
-  CONIFEROUS TREE

11/11/2024 11:27:25 AM

SOUTH JORDAN CITY GENERAL NOTES

- ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN SOUTH JORDAN CITY INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY MUNICIPAL CODE, THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY STATE OR FEDERAL REGULATION. REQUIREMENTS OF VARIOUS GOVERNING AGENCIES COVERING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, SURVEY MONUMENTS AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS AND APWA SHALL BE REMOVED AND REPLACED.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
- ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER SALT LAKE COUNTY SURVEYORS REQUIREMENTS.
- ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- ALL CONSTRUCTION MATERIALS PER APWA MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- REQUEST FOR INSPECTION BY THE CITY OF SOUTH JORDAN ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED, EXCEPT IN AN EMERGENCY AS DEFINED BY THE SOUTH JORDAN CITY MUNICIPAL CODE § 12.08.010.
- WORK IN PUBLIC WAY, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
- POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY OF SOUTH JORDAN. POWER LINES AND ALL OTHER AERIAL UTILITIES ARE TO BE BURIED AND POLES REMOVED AS DETERMINED BY THE CITY ENGINEER.
- CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR A GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- CONTRACTOR TO FOLLOW SALT LAKE COUNTY NOISE ORDINANCE STANDARDS.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.
- DEVELOPER IS RESPONSIBLE FOR LOCATING AND REPAIRING ALL UNDERGROUND STREETLIGHT WIRES, WATER LINES, STORM DRAIN LINES AND IRRIGATION LINES UNTIL 90% OF THE BOND HAS BEEN RELEASED.
- ALL CITY MAINTAINED UTILITIES INCLUDING; WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS.
- CONTRACTOR SHALL WORK SOUTH JORDAN CITY REGULAR WORKING HOURS OF MONDAY THROUGH FRIDAY 7:00 AM TO 4:00 PM. IF CONTRACTOR PERMITS OVERTIME WORK OR WORK ON A SATURDAY, SUNDAY OR ANY LEGAL HOLIDAY, CONTRACTOR SHALL RECEIVE PRIOR APPROVAL BY CITY ENGINEER. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY OVERTIME INSPECTION FEES TO THE CITY OF SOUTH JORDAN ON THE THURSDAY PRIOR TO THE SATURDAY, SUNDAY OR LEGAL HOLIDAY REQUESTED. THIS APPLIES TO ALL WORK WITHIN THE PUBLIC RIGHT OF WAY INCLUDING TRAFFIC CONTROL AND ACCESS.
- PRIOR TO 90% BOND RELEASE, A LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE CITY OF SOUTH JORDAN STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILTS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATERLINES, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILTS WILL BE HELD TO THE SAME STANDARD AS APPROVED DESIGN DRAWINGS. NO "REDLINED PLANS" ALLOWED. IN THE ABSENCE OF CHANGES, COPIES OF THE APPROVED DRAWINGS WILL BE REQUIRED STATING "INSTALLED AS PER DRAWINGS". AS-BUILT DRAWINGS FOR NEW DEVELOPMENTS SHALL BE SUBMITTED TO THE CITY IN THE FOLLOWING FORMATS AND QUANTITIES PRIOR TO THE 90% BOND RELEASE: 1 .DXF COPY, 1 .PDF COPY.
- FILTER FABRIC WRAPPED AROUND AN INLET GRATE IS NOT AN ACCEPTABLE INLET SEDIMENT BARRIER. SEE CHAPTER 9 OF SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DETAILS OF APPROVED STORM WATER BMPs.
- ASPHALT PAVING BETWEEN OCTOBER 15 AND APRIL 15 IS NOT ALLOWED WITHOUT A WRITTEN EXCEPTION FROM THE ENGINEERING DEPARTMENT.
- TO ENSURE PROPER PLANTING, PROTECTION AND IRRIGATION OF TREES, MITIGATING RISK OF TREE FAILURE OR FUTURE DAMAGE TO INFRASTRUCTURE, CONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARDS AND SPECIFICATIONS OF THE ISA – INTERNATIONAL SOCIETY OF ARBORICULTURE.
- ALL SMALL CELL CONSTRUCTION MUST FOLLOW THE SOUTH JORDAN CITY SMALL CELL INFRASTRUCTURE DESIGN GUIDELINES.
- ALL CONSTRUCTION OF LOW IMPACT DEVELOPMENT (LID) MUST FOLLOW THE SOUTH JORDAN CITY LOW IMPACT DEVELOPMENT HANDBOOK 2020 WITH THE DEVELOPMENT OF ANY RESIDENTIAL SUBDIVISION THAT PROPOSES LID IN PUBLIC PARK STRIPS, THE DEVELOPER MUST CONSTRUCT/INSTALL SUCH TO COMPLETENESS, INCLUDING BUT NOT LIMITED TO VEGETATION AND LANDSCAPE IRRIGATION. THE DEVELOPER IS RESPONSIBLE TO MAINTAIN THE LID (INCLUDING LANDSCAPE) UNTIL SUCH TIME THE DEVELOPER CONNECTS ANY LID LANDSCAPE IRRIGATION TO OWNER'S IRRIGATION OF THE RESPECTIVE BUILDING LOT. DEVELOPER'S LID MAINTENANCE RESPONSIBILITIES INCLUDE, BUT NOT LIMITED TO CLEANING, REPAIRING, PROTECTING AND CLEAR OF ANY DEBRIS. THE BUILDING LOT OWNER SHALL MAINTAIN IN PERPETUITY ANY LID CONSTRUCTED ANYWHERE ON THE BUILDING LOT, INCLUDING THE PARK STRIP AREA WITHIN PUBLIC RIGHT OF WAY.
- WHEN A PROPOSED DEVELOPMENT BORDERS A COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET AND IS REQUIRED TO CONSTRUCT COLLECTOR STREET FENCING ALONG THE BACK OF SIDEWALK, THE DEVELOPMENT SHALL ALSO BE REQUIRED PUT IN A CONCRETE MOW STRIP FROM THE BACK OF SIDEWALK TO UNDERNEATH THE FENCE PANELS. CONCRETE MOW STRIPS SHALL ALSO BE REQUIRED BETWEEN THE SIDEWALK AND FENCING ALONG THE REAR OF DOUBLE FRONTAGE LOTS.
- ONE-WAY VALVES ARE REQUIRED ON RESIDENTIAL LAND DRAIN LINES THAT GO FROM A FOUNDATION DRAIN ON A HOME TO A PUBLIC STORM DRAIN SYSTEM.

SOUTH JORDAN CITY TRAFFIC NOTES

- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCLOSED UPON BY A CONSTRUCTION WORK ZONE THE SAFE ROUTE SHALL BE MAINTAINED IN A MANNER ACCEPTABLE TO SOUTH JORDAN CITY AND THE JORDAN SCHOOL DISTRICT.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR DESIGNEE.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR PER APPROVED CONSTRUCTION DRAWINGS UNLESS APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC CONTROL SIGNS AT ALL STREET ENCROACHMENTS INTO EXISTING PUBLIC STREETS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PER THE CURRENT EDITION ADOPTED BY UDOT AND BE APPROVED BY THE CITY OF SOUTH JORDAN BEFORE CONSTRUCTION BEGINS.
- ALL SIGNS LARGER THAN 36"x 36" OR 1296 SQUARE INCHES PER SIGN POLE SHALL BE MOUNTED ON A SLIP BASE SYSTEM PER UDOT STANDARD DRAWING SN 108 (DETAIL DRAWING ATTACHED TO STANDARD DRAWINGS) WITH A 2"BAR BACKING. SIGNS OF THIS SIZE ARE NOT ALLOWED TO BE MOUNTED ON A WELDING POLE.
- SIGN COMPONENTS SUCH AS SHEETING, EC FILM, INKS, LETTERS AND BORDERS ARE ALL REQUIRED TO BE FROM THE SAME MANUFACTURER. ONLY EC FILM MAY BE USED TO ACHIEVE COLOR. VINYL EC FILM IS NOT ACCEPTED.
- ALL NEW ROUNDABOUTS, CROSSWALKS, STOP LINES AND LEGENDS SHALL BE INSTALLED WITH 90 MIL PREFORMED THERMO-PLASTIC.
- STOP LINES ARE REQUIRED ANYTIME A STOP SIGN IS INSTALLED.
- PAVING ASPHALT BINDER GRADE SHALL BE PG 58-28 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ASPHALT AGGREGATE SIZE SHALL BE ¾ INCH FOR RESIDENTIAL AND COLLECTOR ROADS. NO MORE THAN 15% RAP (RECLAIMED ASPHALT PAVEMENT) BY WEIGHT WILL BE ALLOWED IN THE ASPHALT MIX DESIGN FOR THE PAVING OF PUBLIC AND PRIVATE STREETS. UP TO 15 PERCENT WILL BE ALLOWED WITH NO CHANGE IN THE SPECIFIC BINDER GRADE. THE ASPHALT MIX DESIGN SHALL HAVE NO MORE THAN 3% ¾ AIR VOIDS.
- POTHOLES: ALL POTHOLES MUST BE SAW CUT SQUARE AND HAVE A MINIMUM SIZE OF 1 SQUARE FOOT. A POT HOLE, SAND OR GRAVEL MEETING SURFACE SOUTH JORDAN CITY STANDARDS SHALL BE PLACED OVER THE EXPOSED UTILITY TO A DEPTH OF 6 INCHES. FOLLOWING THE PEA GRAVEL WILL BE FLOWABLE FILL UP TO 1 INCH BELOW THE BOTTOM EDGE OF THE EXISTING ASPHALT. THE REMAINING PORTION OF THE HOLE SHALL BE FILLED WITH ASPHALT, WHICH WILL HAVE AN OVERALL THICKNESS OF THE EXISTING ASPHALT PLUS 1 INCH.
- ALL FILL WITHIN THE PUBLIC RIGHT OF WAY SHALL BE A-1-A TO A-3, WITH THE EXCEPTION OF TOP SOIL IN THE PARK STRIP FOR LANDSCAPING AND TRENCH BACKFILL. TRENCH BACKFILL MATERIAL UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NONCLUMPING, GRANULAR AND FLOWABLE, 2"MINUS, A-1-A TO A-2-7 SOILS ACCORDING TO AASHTO 145 SOIL CLASSIFICATION SYSTEM. LIME TREATED FLOWABLE FILLS, IF APPROVED, SHALL HAVE A 28-DAY STRENGTH OF 65 PSI.
- ALL TRAFFIC ROAD CLOSURES INVOLVING 1 OR MORE LANES OF TRAFFIC MUST RECEIVE PRIOR APPROVAL FROM THE CITY ENGINEER OR HIS/HER REPRESENTATIVE. VMS PCMS BOARDS MUST BE PLACED A MINIMUM OF 7 DAYS IN ADVANCE OF ANY LANE CLOSURE ON COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET. VMS PCMS BOARDS MUST ALSO BE PLACED IN ADVANCE OF ANY LANE CLOSURES ON A SUBDIVISION STREET PER THE CITY ENGINEER'S DIRECTION.
- ROUNDABOUTS, INCLUDING THEIR INGRESS AND EGRESS, SHALL BE CONSTRUCTED WITH CONCRETE PAVEMENT. ENGINEER SHALL DESIGN CROSS SECTION AND SUBMIT TO THE CITY FOR REVIEW AND APPROVAL.
- ALLEYWAYS AND LANES ARE TO HAVE 6 FEET MAXIMUM SPACING FOR CONTROL JOINTS IN STRAIGHT SECTIONS AND ARE TO HAVE AN EXPANSION JOINT EVERY 60 FEET AND AT ALL PC'S AND PTS.
- CONSTRUCTION OF ANY PUBLIC STREET REQUIRES A SIGN OFF CHECKLIST PRIOR TO THE ROAD BEING OPENED TO TRAFFIC FOR USE BY THE GENERAL PUBLIC. THE CHECKLIST MUST BE REQUESTED BY THE DEVELOPER. THE CITY'S ASSIGNED PROJECT ENGINEER WILL PREPARE THE CHECKLIST AND PROVIDE IT TO THE DEVELOPER/CONTRACTOR.
- TREES ARE NOT ALLOWED TO BE PLANTED WITHIN 30' OF A STOP SIGN.
- TRAFFIC SIGNAL POLES, MAST ARMS AND LUMINAIRE EXTENSIONS MUST BE BLACK POWDER COATED.

SOUTH JORDAN CITY STREET LIGHTS NOTES

- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SOUTH JORDAN CITY STANDARDS AND N.E.C.(NATIONAL ELECTRICAL CODE) STREET LIGHTING. SHOWING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO THE CITY OF SOUTH JORDAN AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY ENGINEER OR HIS/HER REPRESENTATIVE.
- AN ELECTRONIC COPY OF THE STREET LIGHT REDLINES, SHOWING THE SAME ITEMS LISTED ABOVE FOR THE STREET LIGHT PLAN, SHALL BE SUBMITTED TO THE SOUTH JORDAN CITY ENGINEERING DEPARTMENT AFTER THE STREET LIGHTS HAVE BEEN INSTALLED BUT PRIOR TO THEM BEING CONNECTED BY ROCKY MOUNTAIN POWER.
- LOCATION OF THE STREET LIGHT POLE.
A. SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.
B. SHALL BE A MINIMUM OF 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE CITY ENGINEER. BRANCHES MUST NOT BE PRUNED AS DETERMINED BY THE ENGINEERING INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.
C. SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY.
 - ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.
 - ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
 - ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC. SHALL LEAVE A MINIMUM OF EIGHTEEN (18) INCHES TO THE FACE OF THE STREET LIGHT POLE ON ALL SIDES.
 - ALL SERVICE POINT(S) SHALL BE COORDINATED WITH ROCKY MOUNTAIN POWER AND WHENEVER POSSIBLE BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINT(S) SHALL BE SHOWN ON THE PLANS WITH A SCHEMATIC FROM ROCKY MOUNTAIN POWER. POLE LOCATIONS AS SHOWN ON THE APPROVED PLANS MAY BE ADJUSTED IN THE FIELD BY THE ENGINEERING INSPECTOR AT TIME OF INSTALLATION AT NO ADDITIONAL COST TO THE CITY.
 - IT SHALL BE REQUIRED THAT IN THE ABSENCE OF AN EXISTING WORKABLE CIRCUIT TO ATTACH TO, THAT ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUITS IN THIS CASE DEVELOPER AND OR HIS ENGINEER SHALL CONTACT ROCKY MOUNTAIN POWER.
 - WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF THE STREET LIGHT CIRCUITS AND/OR STREETLIGHT POLES, THOSE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE THE STREET LIGHT BASES ARE CONSTRUCTED AT NO EXPENSE TO THE CITY OF SOUTH JORDAN OR ROCKY MOUNTAIN POWER. THE RESOLUTION MUST BE APPROVED BY THE CITY OF SOUTH JORDAN AND ROCKY MOUNTAIN POWER.
 - THE CONTRACTOR SHALL FURNISH A COMPLETE SERVICE TO THE TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS AND/OR IS DEEMED NECESSARY BY ROCKY MOUNTAIN POWER AND/OR SOUTH JORDAN CITY.
 - A STREET LIGHT PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO THE CITY OF SOUTH JORDAN AND BE APPROVED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A 10 DAY BURN TEST OF THE STREET LIGHTS AFTER THEY ARE CONNECTED AND ENERGIZED BY ROCKY MOUNTAIN POWER. THIS TEST SHALL BE COORDINATED AND WITNESSED BY A SOUTH JORDAN ENGINEERING INSPECTOR.
 - EACH STREETLIGHT POLE SHALL HAVE ITS OWN PHOTO CELL INDEPENDENT OF A MASTER CONTROL ON DOUBLE HEAD FIXTURES A SINGLE PHOTO CELL SHALL BE INSTALLED ON THE NORTH MOST FACING HEAD AND BE WIRED TO ENERGIZE BOTH HEADS.

SOUTH JORDAN CITY GRADING NOTES

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:
HORIZONTAL VERTICAL COMPACTION
PAVEMENT AREA SUBGRADE 0.1" +0.0" TO -0.1"SEE SOILS REPORT
ENGINEERED FILL 0.5" +0.1" TO -0.1"SEE SOILS REPORT
COMPACTION TESTING WILL BE PERFORMED BY THE DEVELOPER OR HIS REPRESENTATIVE.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER SHALL PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

SOUTH JORDAN FIRE DEPARTMENT NOTES

- ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMPLETION OF CONSTRUCTION. COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
- CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AND ENGINEERING INSPECTOR FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING.
- PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED BEFORE BEING CONSTRUCTED.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.
- THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN FORTY-FOUR FEET (45') OUTSIDE RADIUS AND TWENTY-TWO FEET (22') INSIDE RADIUS AND SHALL BE PAVED.
- A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN TEN FEET (10') FROM THE FIRE DEPARTMENT VEHICLE ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF ONE HUNDRED FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA.
- ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WIDTH SIGNS AT INTERVALS OF ONE-HUNDRED FEET (100') ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE SIGNS SHALL BE INSTALLED AT LEAST 5' MEASURED FROM THE BOTTOM EDGE OF THE SIGN TO THE NEAR EDGE OF PAVEMENT WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE AT LEAST 7'. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, SHALL BE PAINTED WITH RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.
- ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SOUTH JORDAN CITY F.D. APPROVAL. GATES ARE ONLY ALLOWED WITH PRIOR APPROVAL.
- ALL UNDERGROUND FIRE LINES THAT SERVICE AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE NO SMALLER THAN SIX (6) INCHES IN DIAMETER AND HAVE A PIV BETWEEN THE WATER MAIN AND THE BUILDING. IF A PIV ISN'T FEASIBLE DUE TO SITE CONSTRAINTS, A WIV MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR FIRE CODE OFFICIAL. FOR A WIV TO BE ALLOWED, ANOTHER VALVE MUST BE INSTALLED ON THE FIRE SERVICE LINE BACK AT THE CONNECTION TO THE WATER MAIN, WHICH WILL BE MAINTAINED BY THE CITY AS PART OF ITS CULINARY WATER SYSTEM. ALL FIRE LINES MATERIAL SHALL BE DUCTILE IRON. (DUCTILE IRON FROM THE PIV TO THE BUILDING SHALL BE PERMITTED OR DUCTILE IRON FROM THE MAIN WATER LINE TO THE WIV).
- POST INDICATOR VALVES (PIV) SHALL BE BETWEEN 6 AND 40 FEET FROM BUILDINGS NOT EXCEEDING THREE STORIES OR EQUIVALENT IN HEIGHT AND BETWEEN 30 AND 40 FEET ON BUILDINGS IN EXCESS OF THREE OR MORE STORIES IN HEIGHT OR EQUIVALENT.
- ROADS AND ACCESSES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS. SURFACE SHALL BE PAVED BEFORE THE APPLICATION OF COMBUSTIBLE MATERIAL.
- ALL NEW BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION (FDC) MUST HAVE INLETS SECURED WITH KNOX BRAND LOCKING FDC CAP(S) WITH A SWIVEL COLLAR. ALL NEW BUILDINGS ARE ALSO REQUIRED TO HAVE A KNOX BRAND KEY LOCK BOX MOUNTED ON THE EXTERIOR BUILDING, SUCH THAT FIRE DEPARTMENT PERSONNEL MAY GAIN ACCESS IN CASE OF AN EMERGENCY.

SOUTH JORDAN WATER NOTES

- THE FOLLOWING SOUTH JORDAN CITY WATER NOTES ARE INTENDED FOR GENERAL WATER STANDARDS ONLY AND ARE NOT ALL INCLUSIVE. THE CITY HAS INCLUDED THE CULINARY WATER DESIGN AND CONSTRUCTION STANDARDS WITHIN THE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- NO WORK SHALL BEGUN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING INSPECTOR AND THE PUBLIC WORKS DEPARTMENT (253-- 5230) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.
- ALL WORK WITHIN SOUTH JORDAN CITY SHALL CONFORM TO SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS, AWWA AND APWA.
- FOR RESIDENTIAL DEVELOPMENTS – THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEWLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF WATER MAIN INSTALLATION. WATER METERS WILL BE SUPPLIED AND INSTALLED BY THE SOUTH JORDAN PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE). THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS, LOT NUMBER, METER SIZE AND PAY METER FEES PRIOR TO BUILDING PERMIT APPROVAL.
- FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS – THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS. WATER METERS WILL BE SUPPLIED BY SOUTH JORDAN PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE) AND INSTALLED BY DEVELOPER.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE SOUTH JORDAN CITY CULINARY WATER DISTRIBUTION SYSTEM.
- SOUTH JORDAN PUBLIC WORKS DEPARTMENT MUST APPROVE WATER SHUT DOWN WHICH MAY REQUIRE EVENING AND WEEKEND SHUT DOWN AS DEEMED NECESSARY, REQUIRING THE CONTRACTOR TO BE BILLED FOR OVERTIME. 48 HOUR NOTICE IS REQUIRED.
- WATER STUB-OUT INSTALLATIONS WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE.
- CONDITIONAL APPROVAL OF VALVED OUTLET (6"AND LARGER):
IN THE EVENT THE WATER PLANS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS, INSTALLATIONS OF THESE OUTLETS IS ACCEPTABLE, HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS DEVELOPED, THE DEVELOPER SHALL ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE CITY STANDARDS AND AT THE DEVELOPER'S EXPENSE.
- ALL LINES TO BE PRESSURE TESTED ACCORDING TO SOUTH JORDAN CITY AND AWWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.
- ALL FITTINGS TO BE COATED WITH POLY FM GREASE AND WRAPPED WITH 8-MIL THICK POLYETHYLENE.
- NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED BY THE CITY ENGINEER.
- ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE CITY ENGINEER OR DESIGNEE.
- ALL WATER VAULTS WILL BE CONSTRUCTED PER CITY OF SOUTH JORDAN STANDARD DRAWINGS AND SPECIFICATIONS. NO VAULTS ARE ALLOWED IN TRAFFIC AREAS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.
- ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND CITY WATER IS FLOWING THROUGH THE PIPE, ONLY CITY PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.
- MEGALUG FOLLOWING RING OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS.
- APWA PLAN 562, CITY REQUIRES STAINLESS STEEL TIE-DOWN RESTRAINTS WITH TURNBUCKLES ONLY 5/8"REBAR IS NOT ACCEPTABLE. MEGALUG FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THRUST BLOCKING STILL APPLY. THRUST BLOCKS MAY BE ELIMINATED IF HORIZONTAL TIE DOWN RESTRAINTS HAVE BEEN PRE-ENGINEERED AND RECEIVE PRIOR CITY APPROVAL.
- WATER MAINS WILL BE HOT TAPPED AS CALLED OUT ON THE APPROVED PLANS. UNDER SPECIAL CIRCUMSTANCES, WHEN A CONTRACTOR SUBMITS A REQUEST FOR A SHUTDOWN CONTRARY TO THE APPROVED PLANS AND THE REQUEST IS APPROVED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE, THE CONTRACTOR MUST PROVIDE 48-HOUR NOTICE TO NEIGHBORS AND THOSE AFFECTED. IF BUSINESSES ARE IMPACTED BY THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERTIME FEES FOR CITY PERSONNEL, EQUIPMENT AND VEHICLES MUST BE PAID IN ADVANCE.
- CONTRACTORS ARE REQUIRED TO WRITE THE LOT NUMBER WITH A BLACK PERMANENT MARKER ON THE INSIDE OF THE WATER METER BARRELS AS THEY ARE INSTALLED.

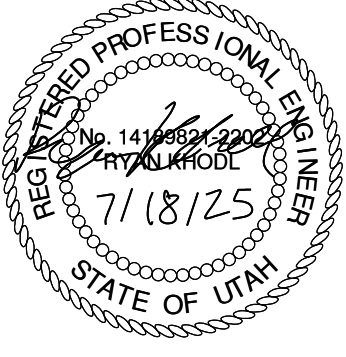
REFERENCE NOTES

FFKR ARCHITECTS

730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM



Bingham Seminary Building
1940 S Jordan Pkwy, South Jordan, UT 84095
The Church of Jesus Christ of Latter-Day Saints



Δ	DATE	REVISION
1	09/18/25	DESIGN REVISIONS
2	09/18/25	PERMIT SET
3	09/23/25	CITY REVISIONS
4	09/23/25	CITY REVISIONS
5	09/23/25	REV 5
6	09/11/25	USDT REVISIONS
7	09/18/25	CITY REVISIONS

PROJECT NUMBER

GENERAL NOTES

DEMOLITION NOTES

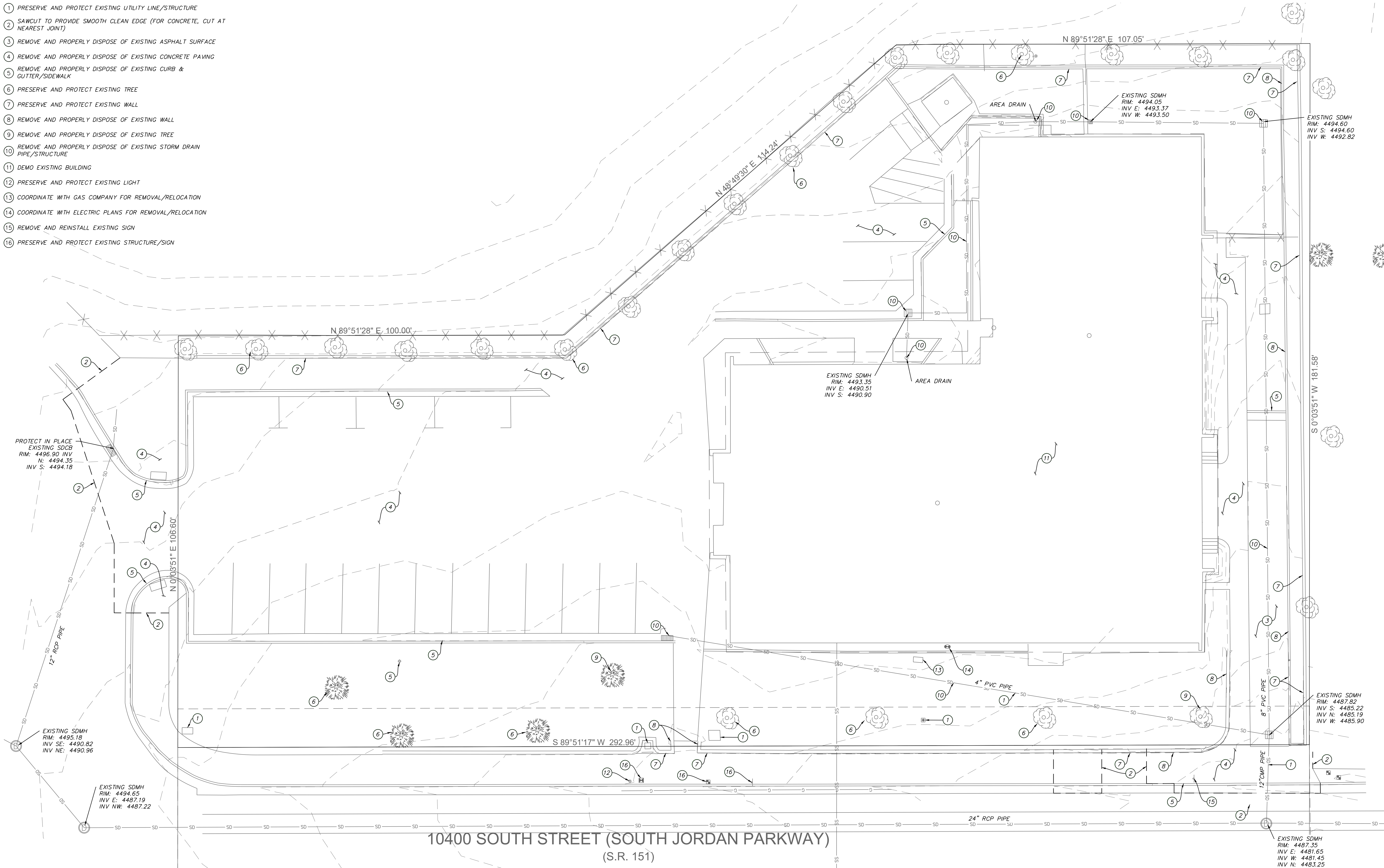
GENERAL NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES BEFORE BEGINNING DEMOLITION/CONSTRUCTION AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY THEMSELVES AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM THEIR OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.
- CONTRACTOR TO COORDINATE WITH UTILITY OWNER AND APPLICABLE UTILITY PROVIDER PRIOR TO DEMOLITION ACTIVITIES.
- CONTRACTOR TO STUB AND DEMOLISH UTILITIES AT LIMITS OF DISTURBANCE OR AS DIRECTED BY UTILITY PROVIDER OR OWNER.

KEYNOTES

- PRESERVE AND PROTECT EXISTING UTILITY LINE/STRUCTURE
- SAWCUT TO PROVIDE SMOOTH CLEAN EDGE (FOR CONCRETE, CUT AT NEAREST JOINT)
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT SURFACE
- REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE PAVING
- REMOVE AND PROPERLY DISPOSE OF EXISTING CURB & GUTTER/SIDEWALK
- PRESERVE AND PROTECT EXISTING TREE
- PRESERVE AND PROTECT EXISTING WALL
- REMOVE AND PROPERLY DISPOSE OF EXISTING WALL
- REMOVE AND PROPERLY DISPOSE OF EXISTING TREE
- REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE/STRUCTURE
- DEMO EXISTING BUILDING
- PRESERVE AND PROTECT EXISTING LIGHT
- COORDINATE WITH GAS COMPANY FOR REMOVAL/RELOCATION
- COORDINATE WITH ELECTRIC PLANS FOR REMOVAL/RELOCATION
- REMOVE AND REINSTALL EXISTING SIGN
- PRESERVE AND PROTECT EXISTING STRUCTURE/SIGN

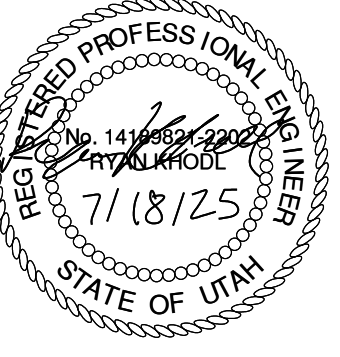
REFERENCE NOTES



FFKR ARCHITECTS



Bingham Seminary Building
1940 S Jordan Pkwy, South Jordan, UT 84095
The Church of Jesus Christ of Latter-Day Saints



Δ	DATE	REVISION
1	09/13/25	DESIGN REVISIONS
2	09/10/25	PERMIT SET
3	09/23/25	UDOT REVISIONS
4	09/23/25	CITY REVISIONS
5	09/25/25	REV 5
6	07/11/25	UDOT REVISIONS
7	07/18/25	CITY REVISIONS

PROJECT NUMBER

DEMO PLAN

C100

SITE NOTES

GENERAL NOTES

- SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
- NO PHASING IS ANTICIPATED FOR THIS PROJECT.

SCOPE OF WORK

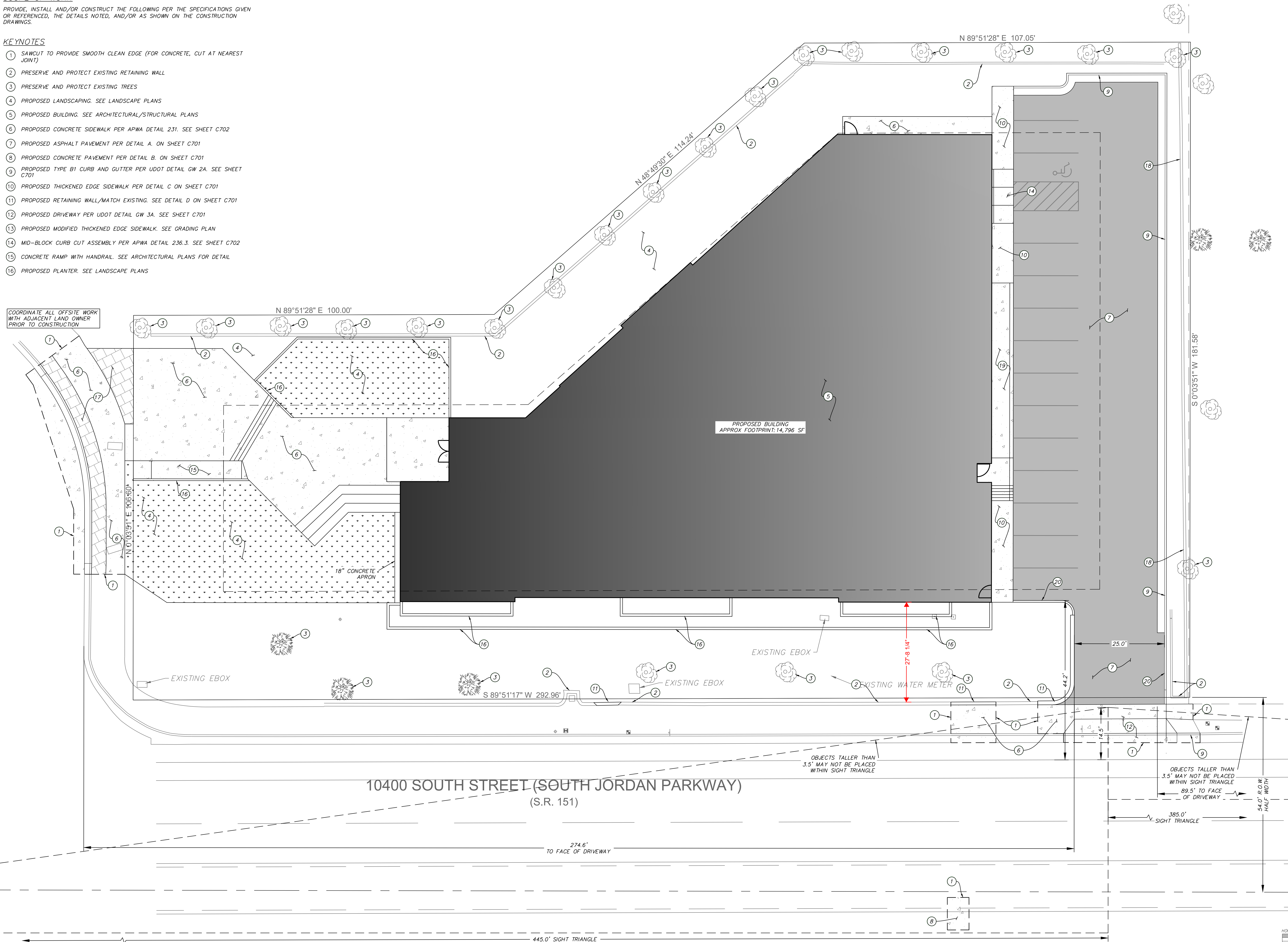
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

KEYNOTES

- SAWCUT TO PROVIDE SMOOTH CLEAN EDGE (FOR CONCRETE, CUT AT NEAREST JOINT)
- PRESERVE AND PROTECT EXISTING RETAINING WALL
- PRESERVE AND PROTECT EXISTING TREES
- PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS
- PROPOSED BUILDING. SEE ARCHITECTURAL/STRUCTURAL PLANS
- PROPOSED CONCRETE SIDEWALK PER APWA DETAIL 231. SEE SHEET C702
- PROPOSED ASPHALT PAVEMENT PER DETAIL A. ON SHEET C701
- PROPOSED CONCRETE PAVEMENT PER DETAIL B. ON SHEET C701
- PROPOSED TYPE B1 CURB AND GUTTER PER UDOT DETAIL GW 2A. SEE SHEET C701
- PROPOSED THICKENED EDGE SIDEWALK PER DETAIL C ON SHEET C701
- PROPOSED RETAINING WALL/MATCH EXISTING. SEE DETAIL D ON SHEET C701
- PROPOSED DRIVEWAY PER UDOT DETAIL GW 3A. SEE SHEET C701
- PROPOSED MODIFIED THICKENED EDGE SIDEWALK. SEE GRADING PLAN
- MID-BLOCK CURB CUT ASSEMBLY PER APWA DETAIL 236.3. SEE SHEET C702
- CONCRETE RAMP WITH HANDRAIL. SEE ARCHITECTURAL PLANS FOR DETAIL
- PROPOSED PLANTER. SEE LANDSCAPE PLANS

- STAMPED/COLORED CONCRETE (MATCH EXISTING).
- PROTECT EXISTING PRECAST FENCE.
- RETAINING WALL RAMP WITH HANDRAIL. SEE ARCHITECTURAL PLANS FOR DETAIL.
- PROPOSED TYPE B4 CURB PER UDOT DETAIL GW-2A. SEE SHEET C701.

REFERENCE NOTES



GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 96% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTIONED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.
3. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC INFORMATION SHOWN ON DRAWINGS C-600 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
4. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
5. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
6. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

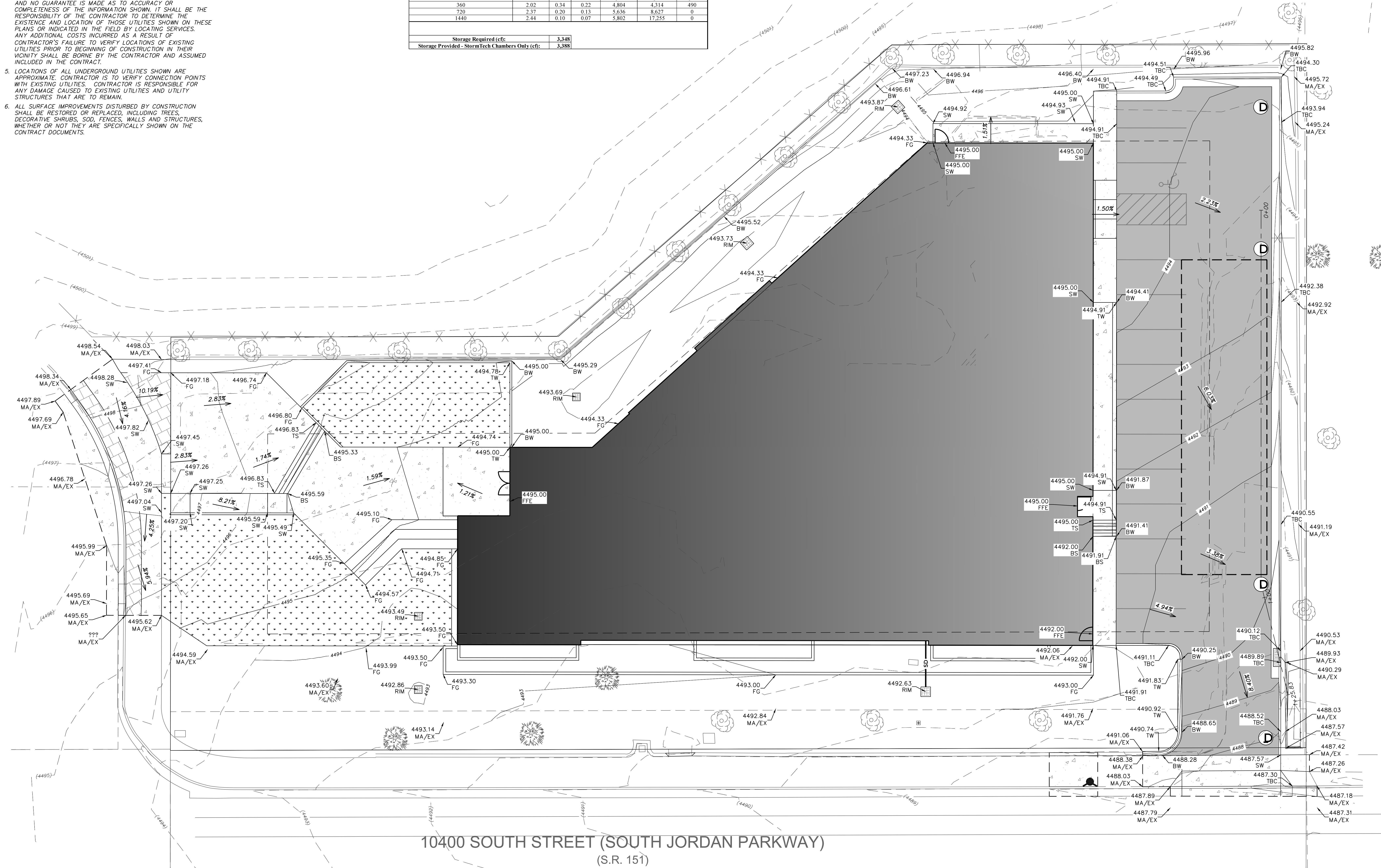
ABBREVIATIONS

BW	BOTTOM OF WALL
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MA	MATCH
SW	SIDEWALK
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TS	TOP OF STEP
TW	TOP OF WALL

Post-Development Rational Method Calculations						
Project: Bingham Seminary						
DRAINAGE AREA						
Post-Developed Conditions						
	Area ft ²	C	Land Use %			
Hardscape	27,539	0.90	63.3%			
Landscape	15,957	0.25	36.7%			
Total Basin	43,496					
Total (ac.):	0.999					
C average:	0.66					
Storm Data:	NOAA Atlas 14					
Frequency:	100 Year					
Rel./Acre (cf):	0.20		Max Release per Agency			
Rel. Rate (cfs):	0.20		Total release rate for this basin			
DETENTION CALCULATIONS						
Time	Precipitation	Intensity	Q	Runoff Volume	Release Volume	Req. Storage
min	in	in/hr	ft ³ /s	ft ³	ft ³	ft ³
5	0.54	6.52	4.30	1,291	60	1,231
10	0.83	4.96	3.27	1,964	120	1,844
15	1.02	4.08	2.70	2,426	180	2,246
30	1.38	2.76	1.82	3,282	359	2,922
60	1.71	1.71	1.13	4,066	719	3,348
120	1.85	0.93	0.61	4,399	1,438	2,961
180	1.88	0.63	0.41	4,471	2,157	2,314
360	2.02	0.34	0.22	4,804	4,314	490
720	2.37	0.20	0.13	5,636	8,627	0
1440	2.44	0.10	0.07	5,802	17,255	0
Storage Required (cf):			3,348			
Storage Provided - StormTech Chambers Only (cf):			3,388			

South Jordan 80th Percentile Storm		
Project: Bingham Seminary		
Calculations based on Utah DEQ's 'A Guide to Low Impact Development within Utah' (December 2018)		
DRAINAGE AREA		
Developed Conditions		
	Area (sf)	Land Use (%)
Hardscape	27,539	63.3%
Landscape	15,957	36.7%
Total Drainage Area	43,496	
Total (ac.):	1.00	
80th Percentile (in.):	0.46	Per South Jordan
Imperviousness:	0.63	
Vol. Runoff Coeff (Rv)	0.56	Reese Method
Vgoal (cf):	927	Vgoal=(Rv)*(Rainfall Depth)*(Drainage Area)
SUB-BASIN SIZING		
Sub-Basin A	43,496	
Area (sf):	43,496	
Percentage of Site:	100%	
Storage Required (cf):	927	
Storage Provided (cf):	947	Retention Volume Below Orifice

REFERENCE NOTES



UTILITY NOTES

GENERAL NOTES

- CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH PLUMBING AND ELECTRICAL DRAWINGS.
- A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM UDOT AND SOUTH JORDAN PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH JORDAN BASIN IMPROVEMENT DISTRICT SEWER STANDARDS AND SPECIFICATIONS.
- ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH UDOT AND SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW COMMUNICATIONS SERVICES TO BUILDINGS WITH APPLICABLE UTILITY PROVIDER.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

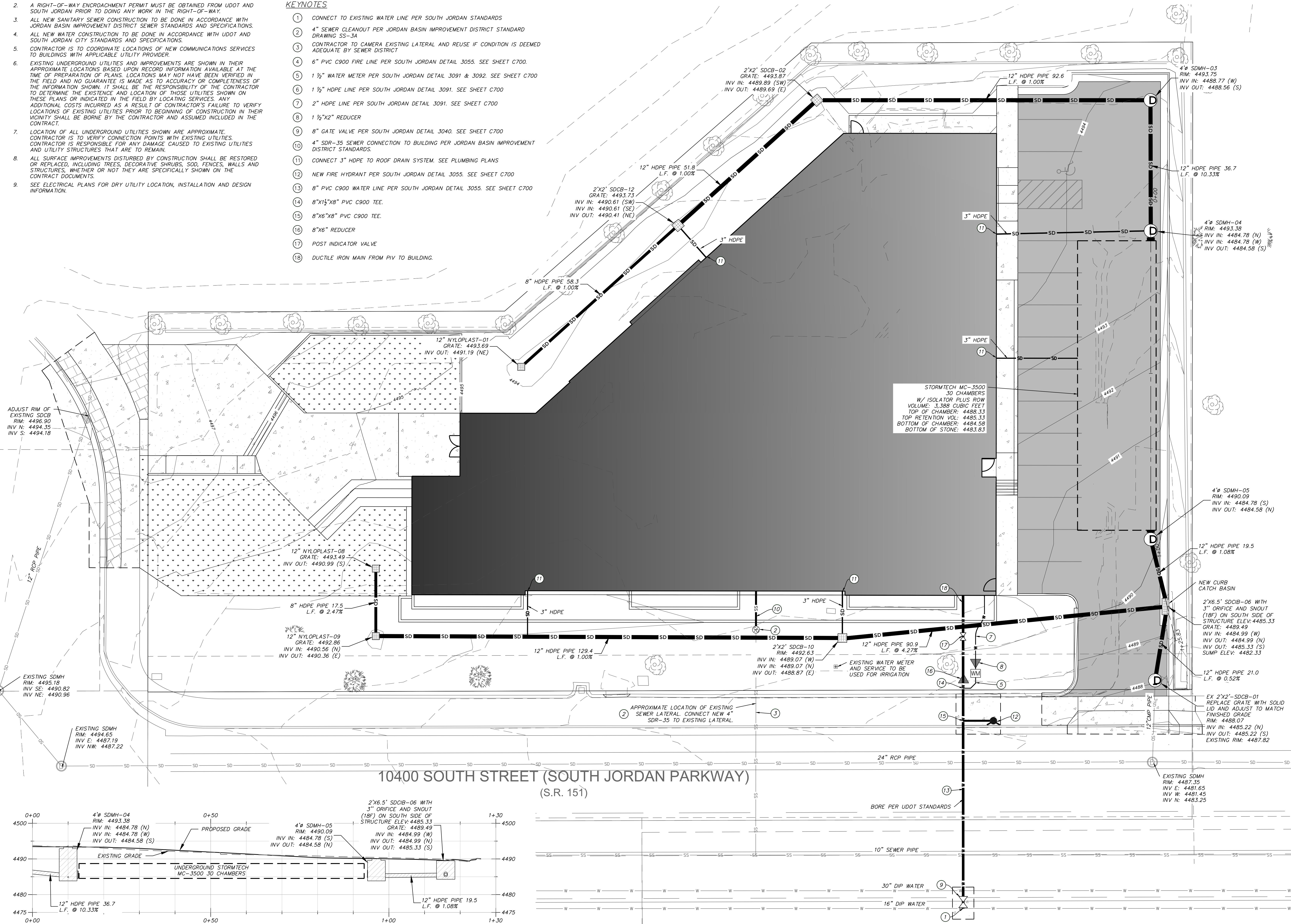
SCOPE OF WORK

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

KEYNOTES

- CONNECT TO EXISTING WATER LINE PER SOUTH JORDAN STANDARDS
- 4" SEWER CLEANOUT PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD DRAWING SS-3A
- CONTRACTOR TO CAMERA EXISTING LATERAL AND REUSE IF CONDITION IS DEEMED ADEQUATE BY SEWER DISTRICT
- 6" PVC C900 FIRE LINE PER SOUTH JORDAN DETAIL 3055. SEE SHEET C700.
- 1 1/2" WATER METER PER SOUTH JORDAN DETAIL 3091 & 3092. SEE SHEET C700
- 1 1/2" HDPE LINE PER SOUTH JORDAN DETAIL 3091. SEE SHEET C700
- 2" HDPE LINE PER SOUTH JORDAN DETAIL 3091. SEE SHEET C700
- 1 1/2"x2" REDUCER
- 8" GATE VALVE PER SOUTH JORDAN DETAIL 3040. SEE SHEET C700
- 4" SDR-35 SEWER CONNECTION TO BUILDING PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARDS.
- CONNECT 3" HDPE TO ROOF DRAIN SYSTEM. SEE PLUMBING PLANS
- NEW FIRE HYDRANT PER SOUTH JORDAN DETAIL 3055. SEE SHEET C700
- 8" PVC C900 WATER LINE PER SOUTH JORDAN DETAIL 3055. SEE SHEET C700
- 8"x1 1/2"x8" PVC C900 TEE.
- 8"x6"x8" PVC C900 TEE.
- 8"x6" REDUCER
- POST INDICATOR VALVE
- DUCTILE IRON MAIN FROM PIV TO BUILDING.

REFERENCE NOTES



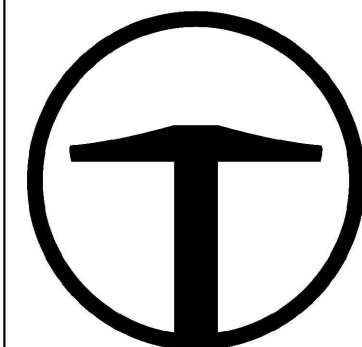
STORM DRAIN PROFILE

SDMH-04 TO SDCB-06

SCALE: 1" = 10'-0"

FFKR ARCHITECTS

750 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

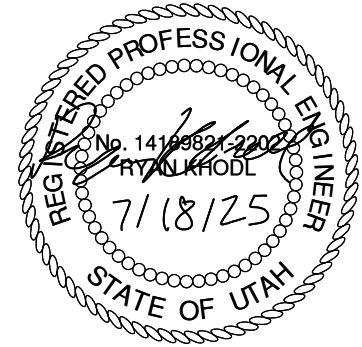


TALISMAN
1588 SOUTH STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1500

Bingham Seminary Building

1940 S Jordan Pkwy, South Jordan, UT 84095

The Church of Jesus Christ of Latter-Day Saints

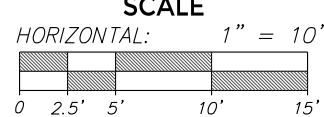


Δ	DATE	REVISION
1	09/18/25	DESIGN REVISIONS
2	09/18/25	PERMIT SET
3	09/23/25	UDOT REVISIONS
4	09/23/25	CITY REVISIONS
5	09/23/25	REV 5
6	07/18/25	UDOT REVISIONS
7	07/18/25	CITY REVISIONS

PROJECT NUMBER

UTILITY
PLAN

C400



11/11/2024 11:27:25 AM

11/11/2024 11:27:25 AM

EROSION CONTROL NOTES

GENERAL NOTES

1. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO PROVIDE EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C601 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE EROSION CONTROL STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND ALL WORK SHALL BE SUBJECT TO INSPECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
5. WHEN GRADING OPERATIONS ARE COMPLETED AND IF DISTURBED GROUND IS LEFT "OPEN" FOR 30 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
6. THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
7. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED.
8. ALL ACCESS TO PROPERTY SHALL BE FROM PUBLIC RIGHT-OF-WAYS.

SCOPE OF WORK

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

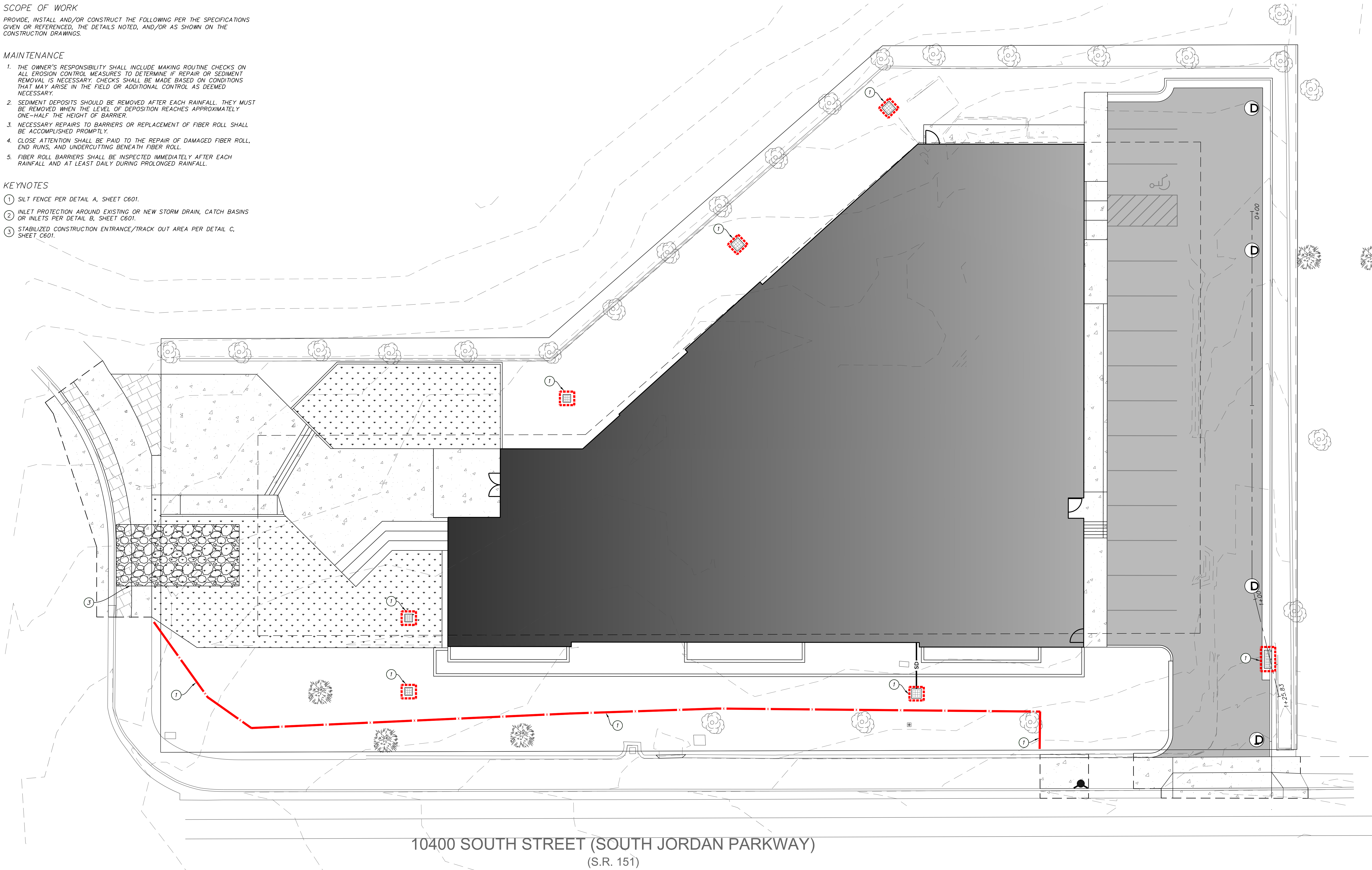
MAINTENANCE

1. THE OWNER'S RESPONSIBILITY SHALL INCLUDE MAKING ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE MADE BASED ON CONDITIONS THAT MAY ARISE IN THE FIELD OR ADDITIONAL CONTROL AS DEEMED NECESSARY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FIBER ROLL SHALL BE ACCOMPLISHED PROMPTLY.
4. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED FIBER ROLL, END RUNS, AND UNDERCUTTING BENEATH FIBER ROLL.
5. FIBER ROLL BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

KEYNOTES

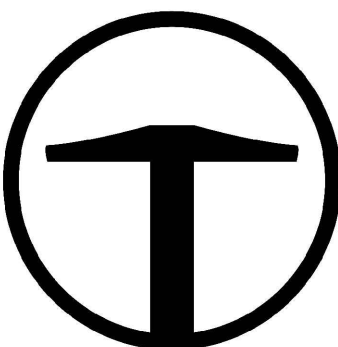
- ① SILT FENCE PER DETAIL A, SHEET C601.
- ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN, CATCH BASINS OR INLETS PER DETAIL B, SHEET C601.
- ③ STABILIZED CONSTRUCTION ENTRANCE/TRACK OUT AREA PER DETAIL C, SHEET C601.

REFERENCE NOTES



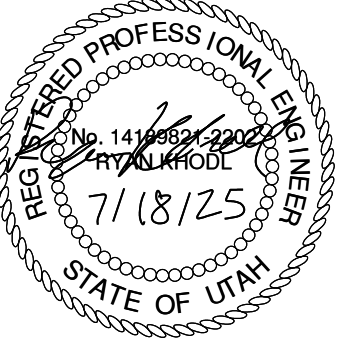
FFKR ARCHITECTS

730 Pacific Avenue • Salt Lake City, Utah 84104
P 801.521.6186 • FFKR.COM



TALISMAN
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

Bingham Seminary Building
1940 S Jordan Pkwy, South Jordan, UT 84095
The Church of Jesus Christ of Latter-Day Saints



Δ	DATE	REVISION
1	03/13/25	DESIGN REVISIONS
2	04/10/25	PERMIT SET
3	04/23/25	USDT REVISIONS
4	05/03/25	CITY REVISIONS
5	06/25/25	REV 5
6	07/11/25	USDT REVISIONS
7	07/18/25	CITY REVISIONS

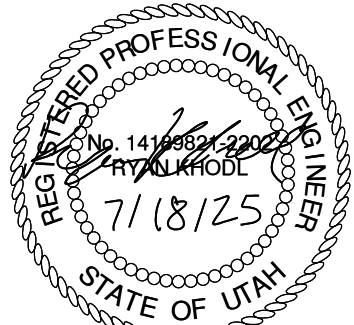
PROJECT NUMBER

EROSION
PLAN

C600



Bingham Seminary Building
1940 S Jordan Pkwy, South Jordan, UT 84095
The Church of Jesus Christ of Latter-Day Saints



△	DATE	REVISION
1	03/13/25	DESIGN REVISIONS
2	04/10/25	PERMIT SET
3	04/23/25	UDOT REVISIONS
4	05/23/25	CITY REVISIONS
5	06/25/25	REV 5
6	07/11/25	UDOT REVISIONS
7	07/18/25	CITY REVISIONS

PROJECT NUMBER

EROSION DETAILS

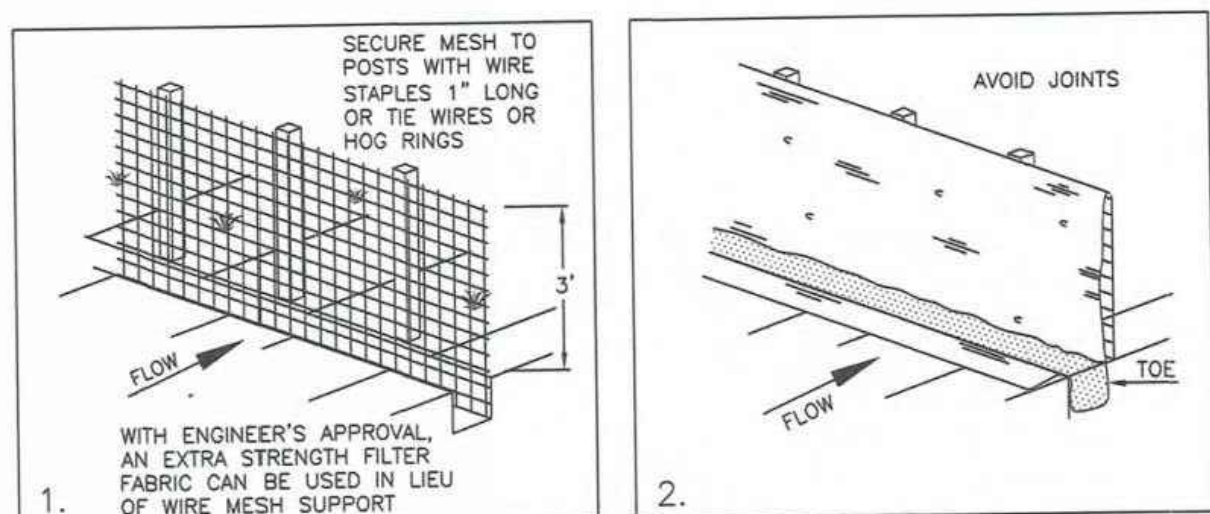
C601

Silt fence

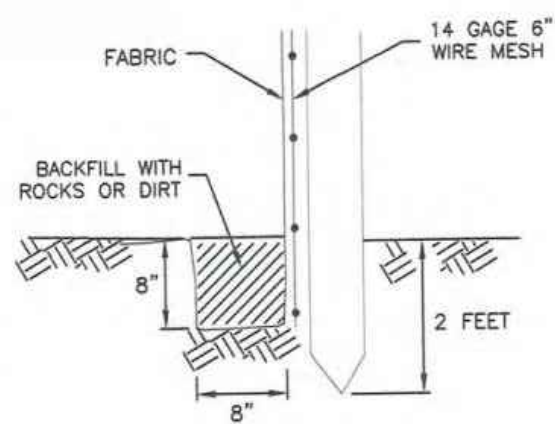
- ## 1. GENERAL
- Description:** A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
 - Application:** To intercept sediment from disturbed areas of limited extent.
 - Perimeter Control:** Place barrier at down gradient limits of disturbance.
 - Sediment Barrier:** Place barrier at toe of slope or soil stockpile.
 - Protection of Existing Waterways:** Place barrier at top of stream bank.
 - Inlet Protection.**
- ## 2. PRODUCTS
- Fabric.** Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 to 9 F to 120 deg F.
 - Burlap.** 10 ounces per square yard of fabric.
 - Posts.** Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.
- ## 3. EXECUTION
- Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.**
 - When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.**
 - When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.**
 - Maintenance.**
 - Inspect immediately after each rainfall and at least daily during prolonged rainfall.**
 - Replace the fabric on a silt fence or fabric barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.**
 - Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.**
 - Re-anchor fence as necessary to prevent shortcircuiting.**
 - Inspect for runoff bypassing ends of barriers or undercutting barriers.**

122

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL



Silt fence

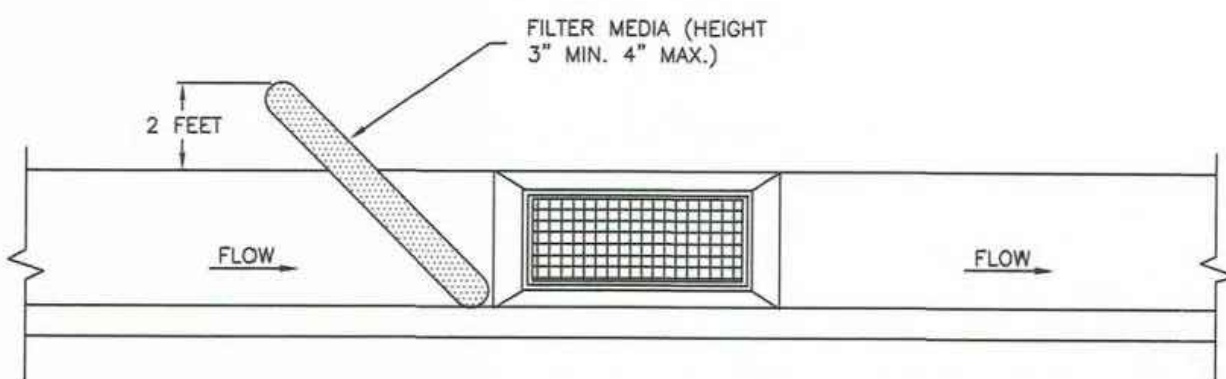
Plan
122
ry 2008

Inlet protection – gravel sock

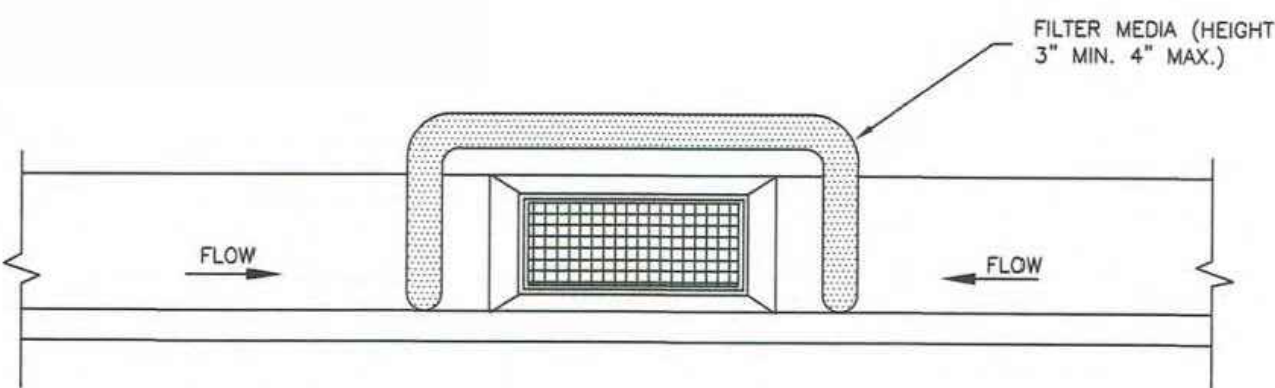
3. **GENERAL**
 - A. Description. Placement of gravel sock on grade.
 - 1) Upstream of, or in front of storm drain inlets to filter or pond water runoff.
 - 2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. **PRODUCTS** (Not used)
3. **EXECUTION**
 - A. On-grade inlet protection:
 - 1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream causing flooding or other undesirable results.
 - 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - 3) Install filter media just upstream of the inlet box.
 - 4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb.
 - 5) Excessive flows will flow either over or around the filter media and into the inlet box.
 - 6) Expect ponding behind the filter media.
 - B. Drop inlet protection:
 - 1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results.
 - 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - 3) Install filter media around the entire perimeter of the inlet grate.
 - 4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
 - 5) Excessive flows will either flow around the media or over the top and into the inlet box.
 - 6) Expect ponding around the inlet box.
 - C. Maintenance
 - 1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - 2) Remove sediment accumulated when it reaches 2-inches in depth.
 - 3) Replace filter media when damage has occurred or when media is no longer functioning as intended.

124.1

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL



Inlet protection - gravel sock

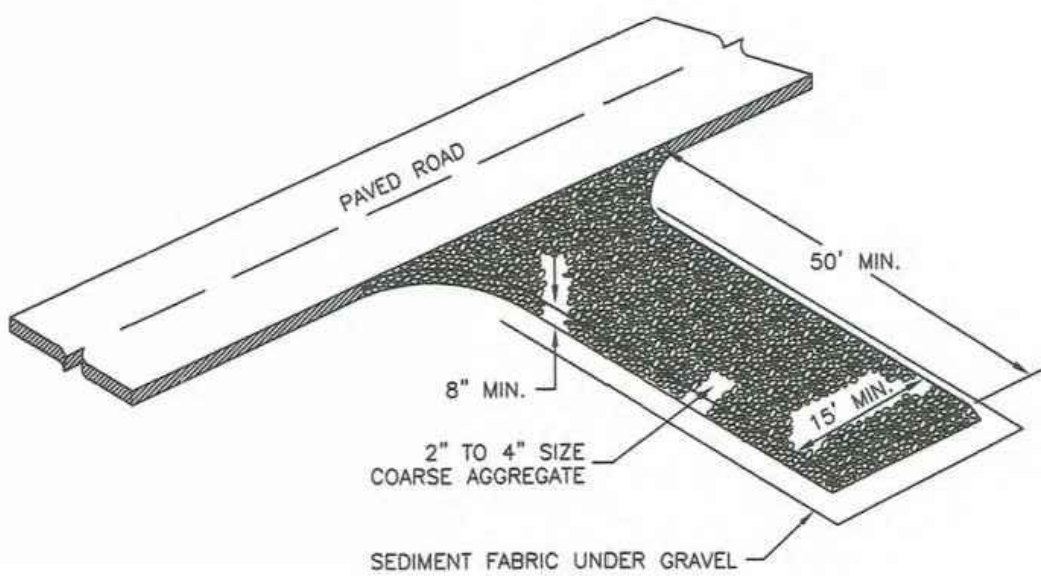
Plan
124.1
September 2006

Stabilized roadway entrance

1. **GENERAL**
 - A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
 - B. Application. At any site where vehicles and equipment enter the public right of way.
2. **PRODUCT** (Not used)
3. **EXECUTION**
 - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
 - D. Maintenance.
 - 1) Prevent tracking or flow of mud into the public right-of-way.
 - 2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - 3) Inspect daily for loss of gravel or sediment buildup.
 - 4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - 5) Expand stabilized area as required to accommodate activities.

126

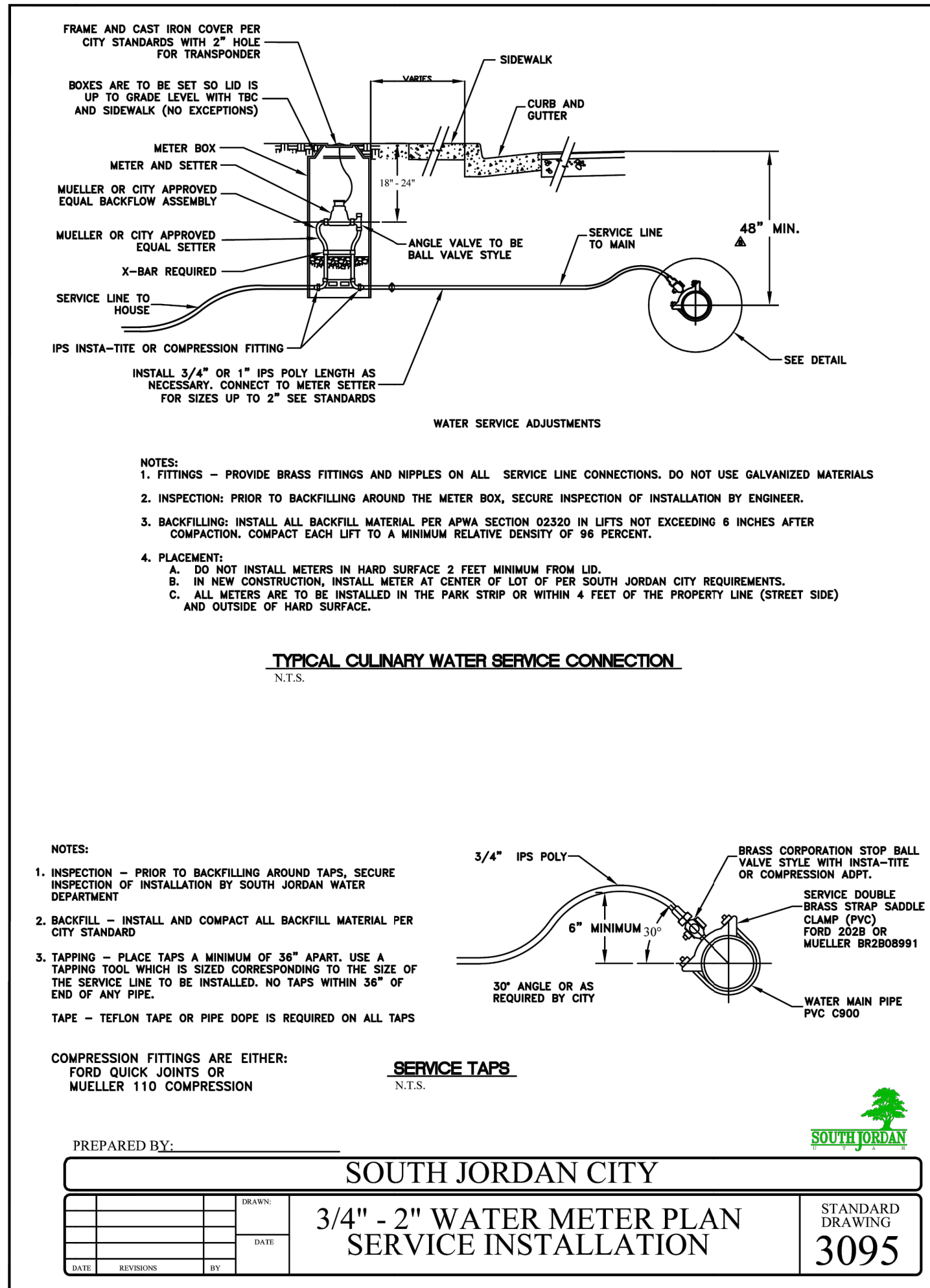
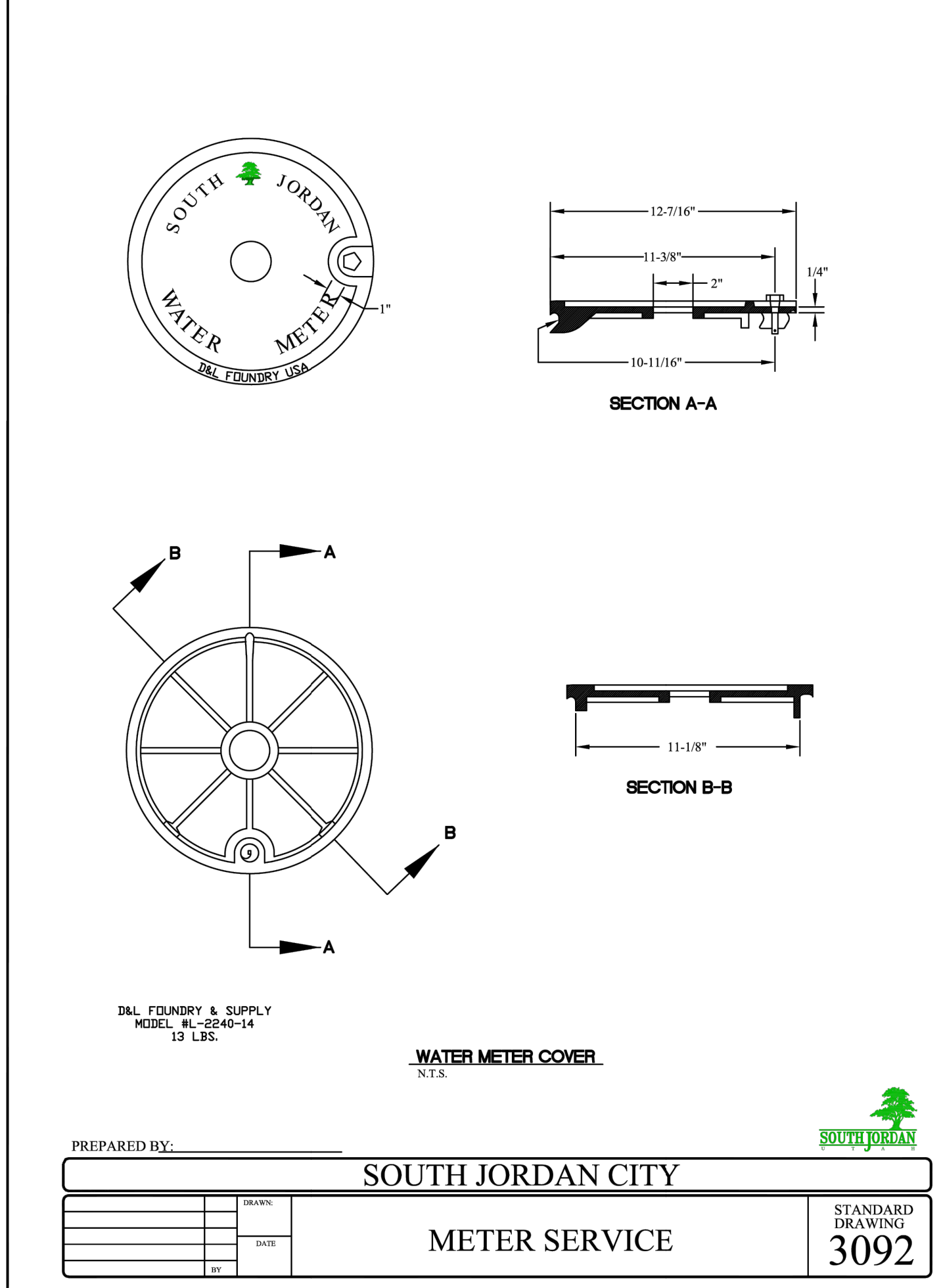
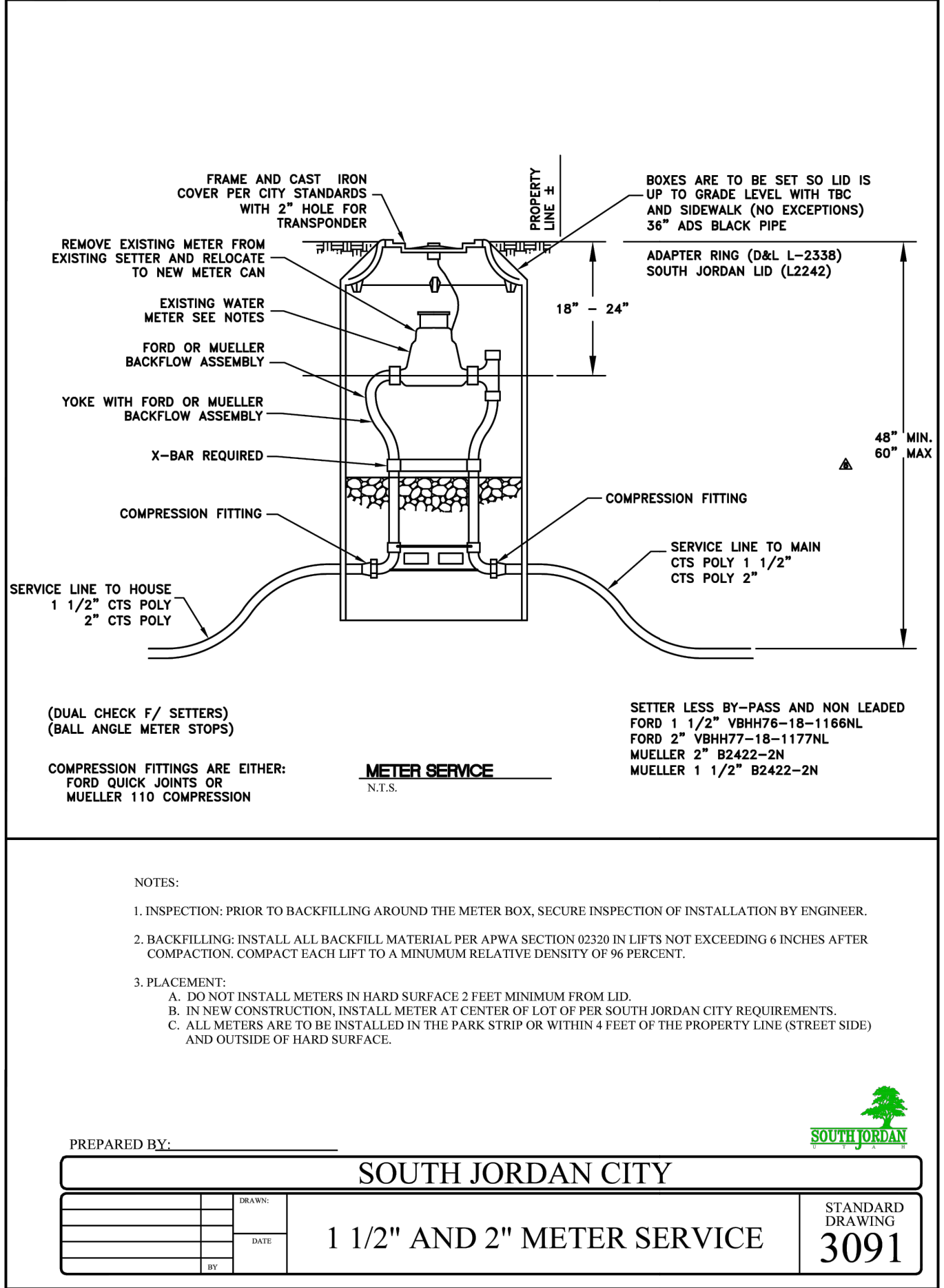
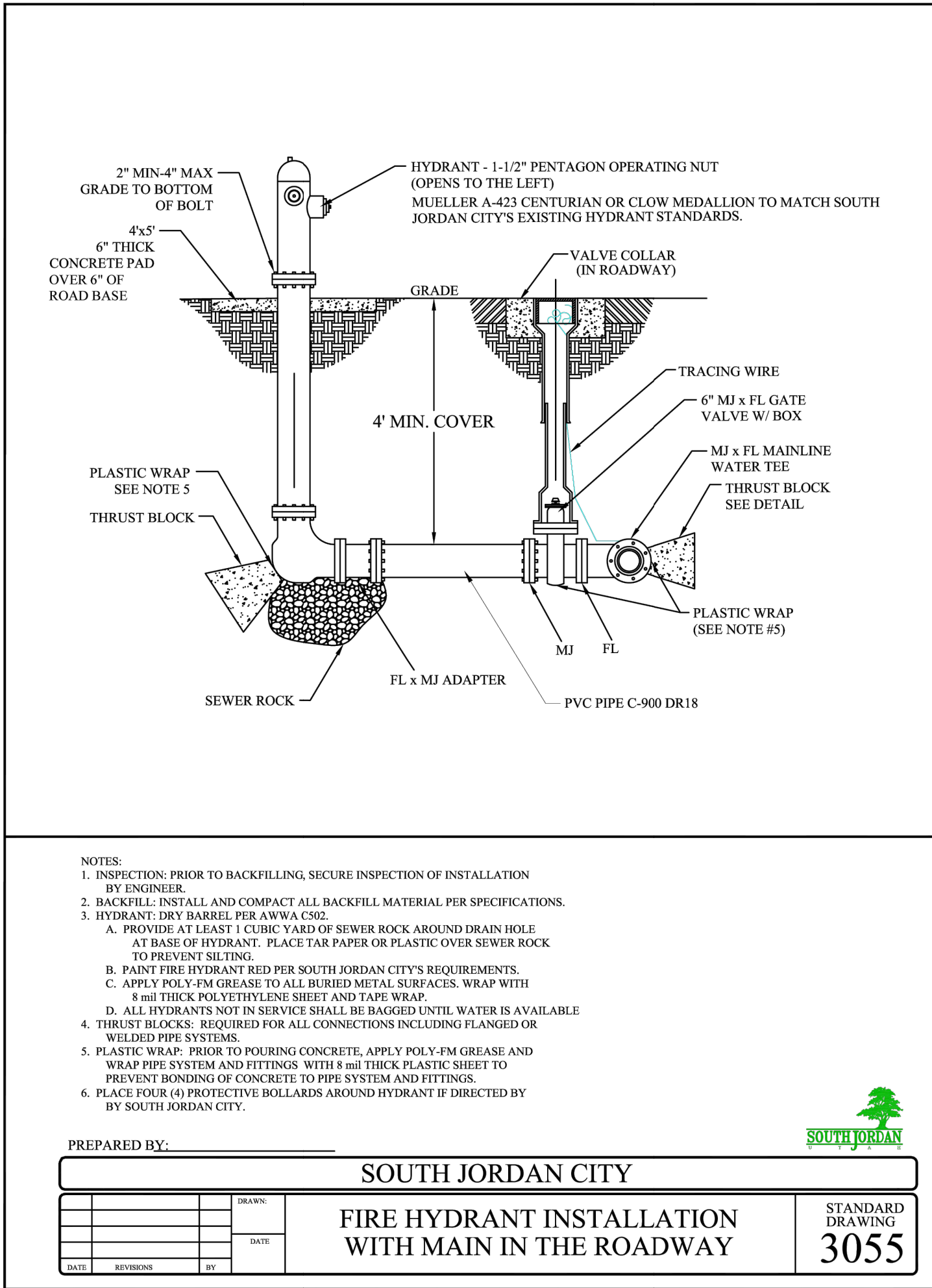
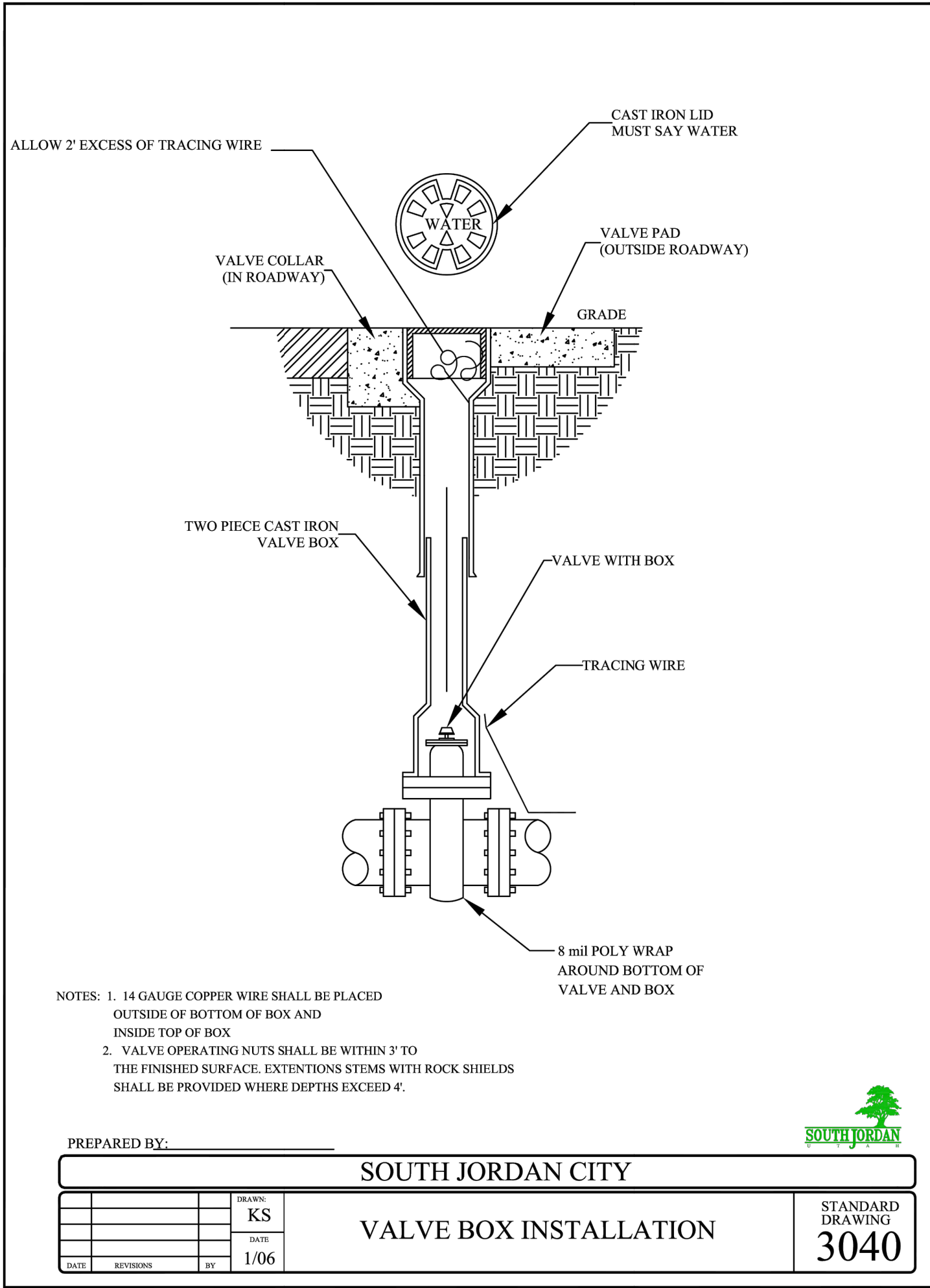
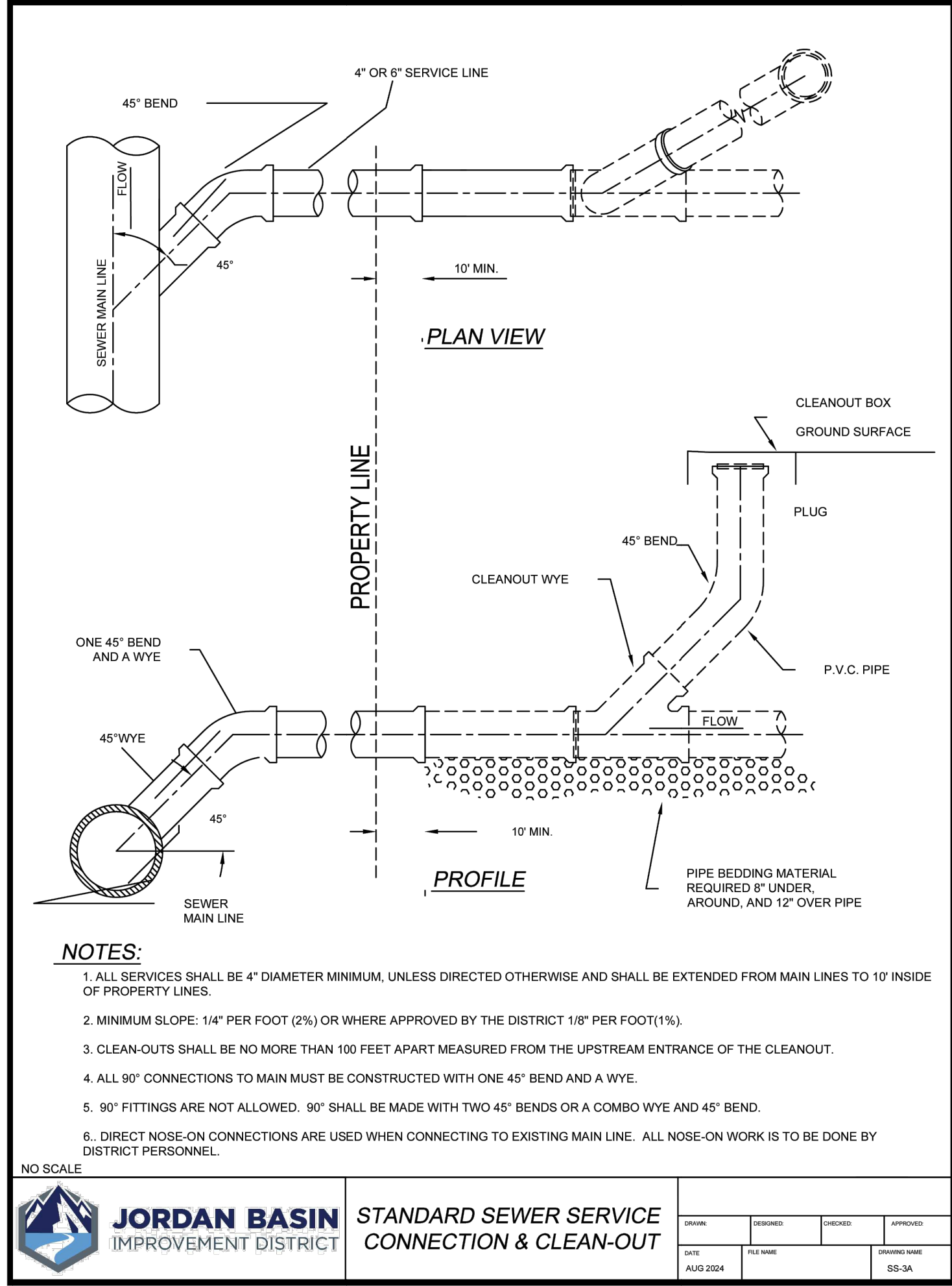
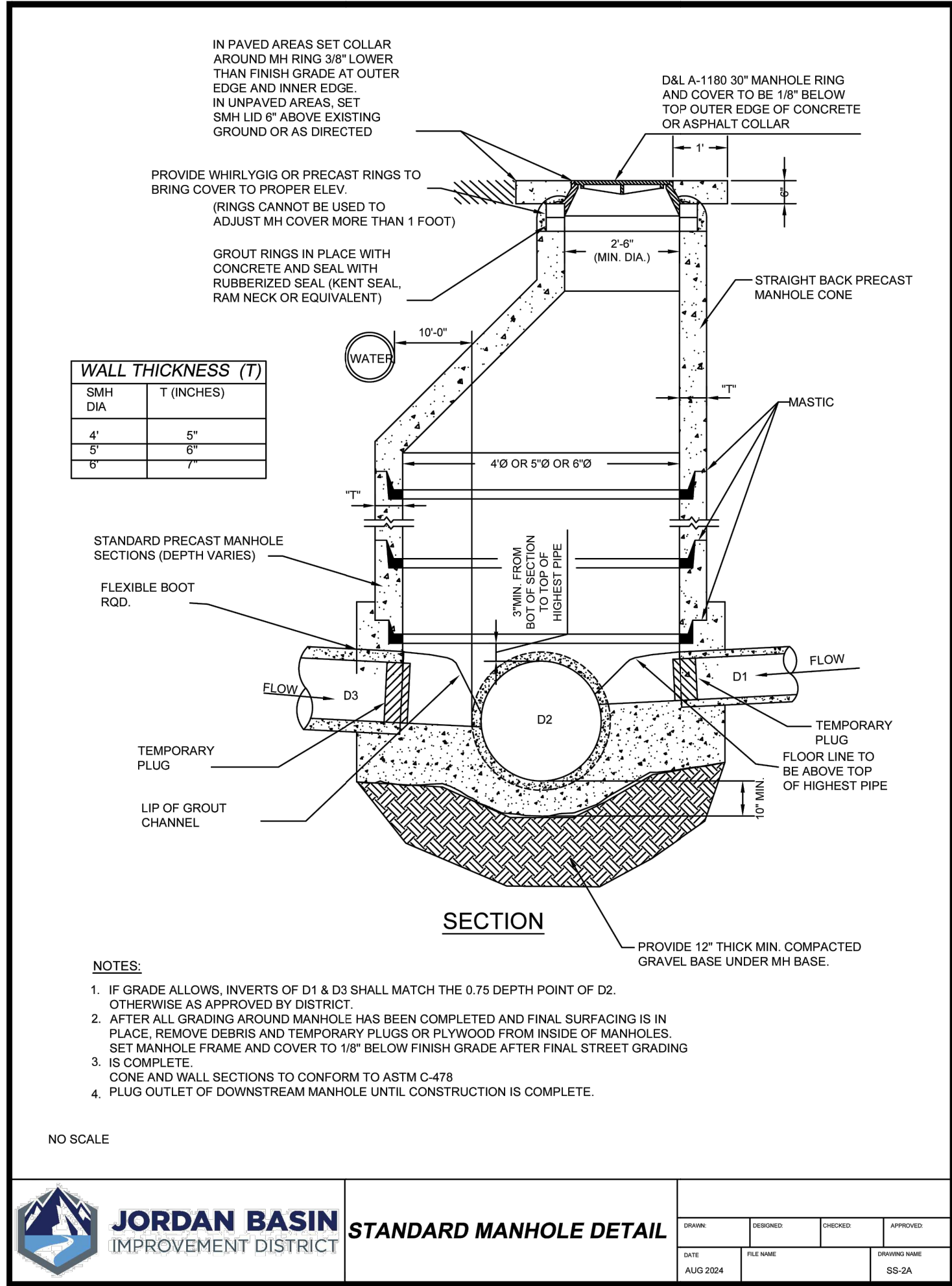
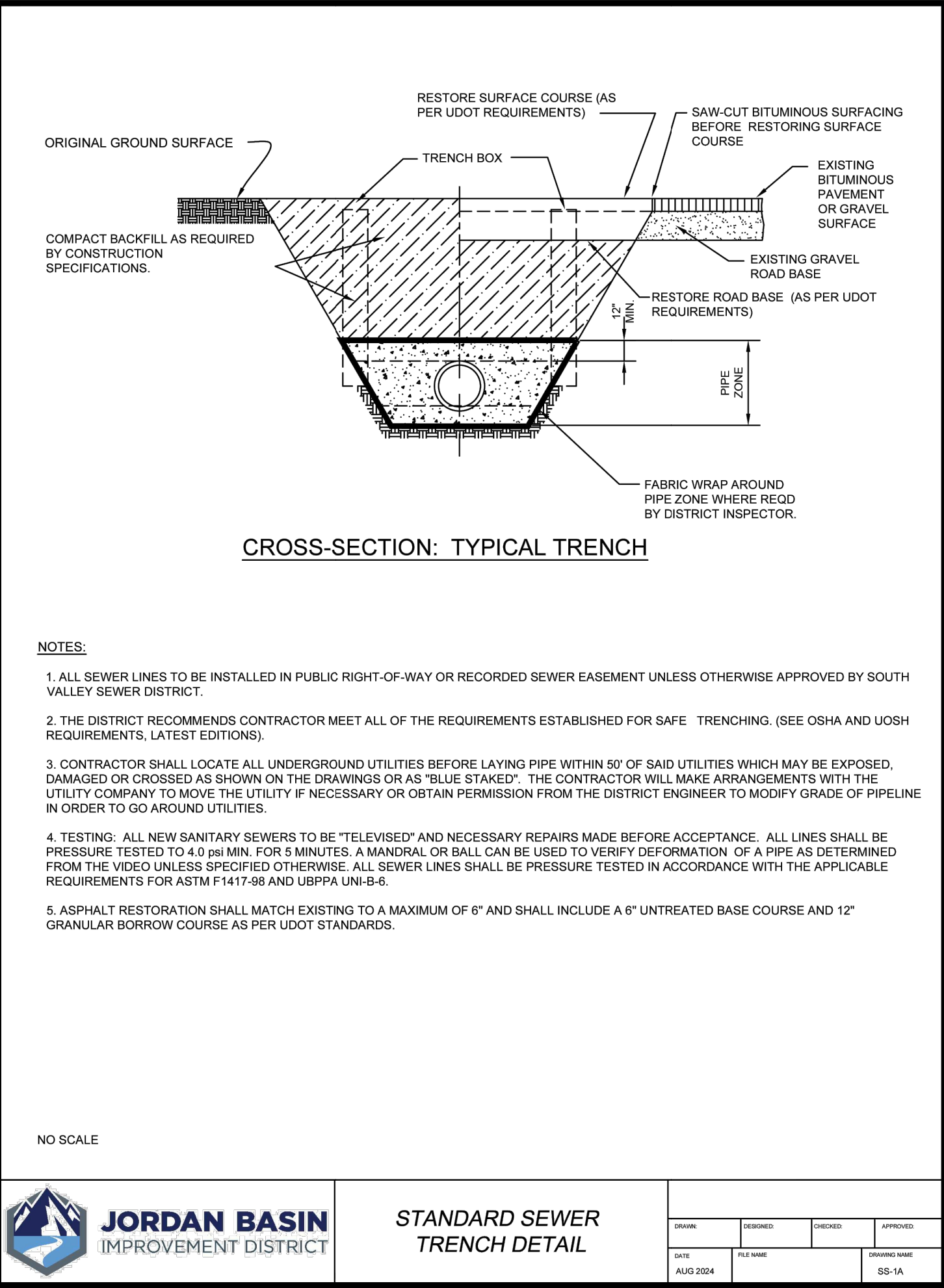
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



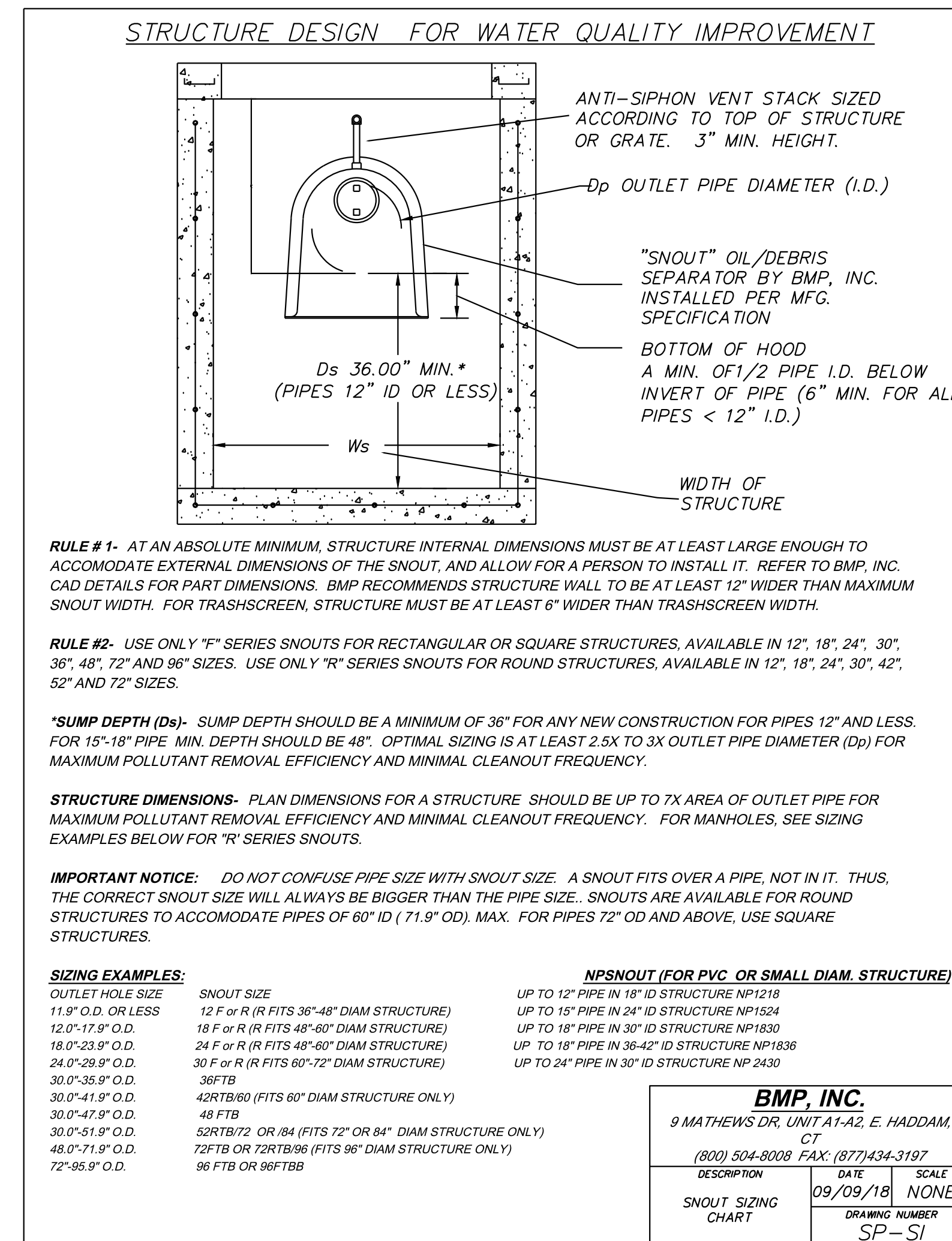
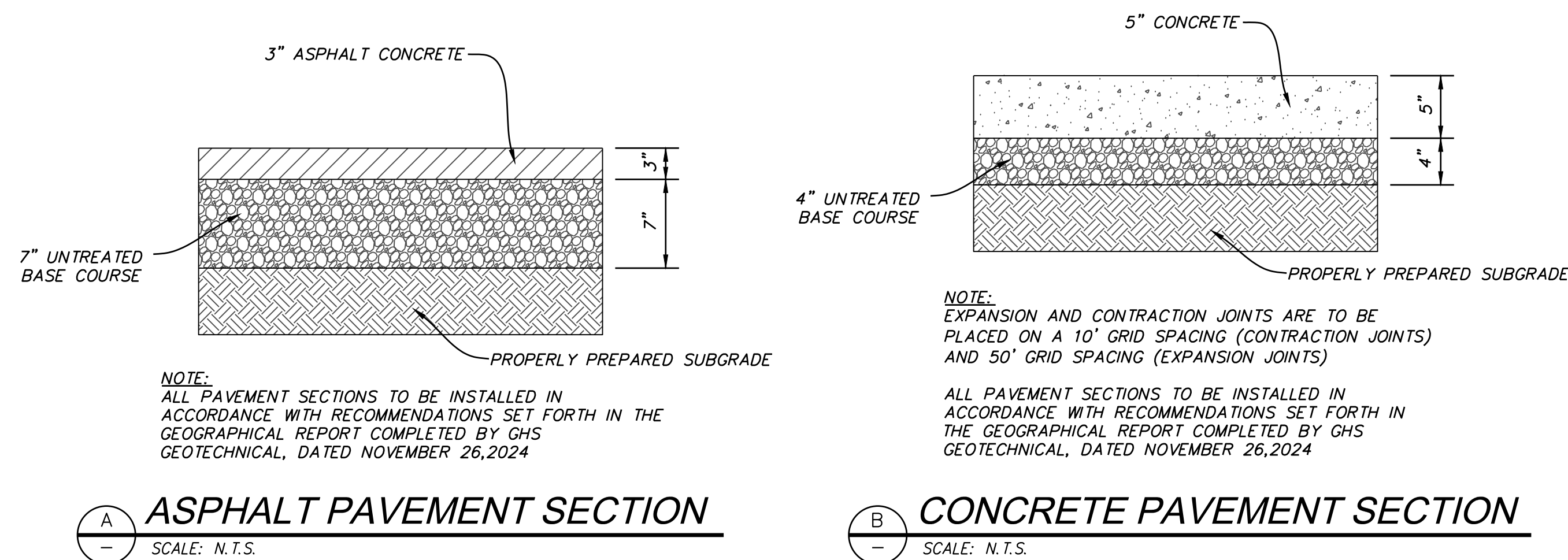
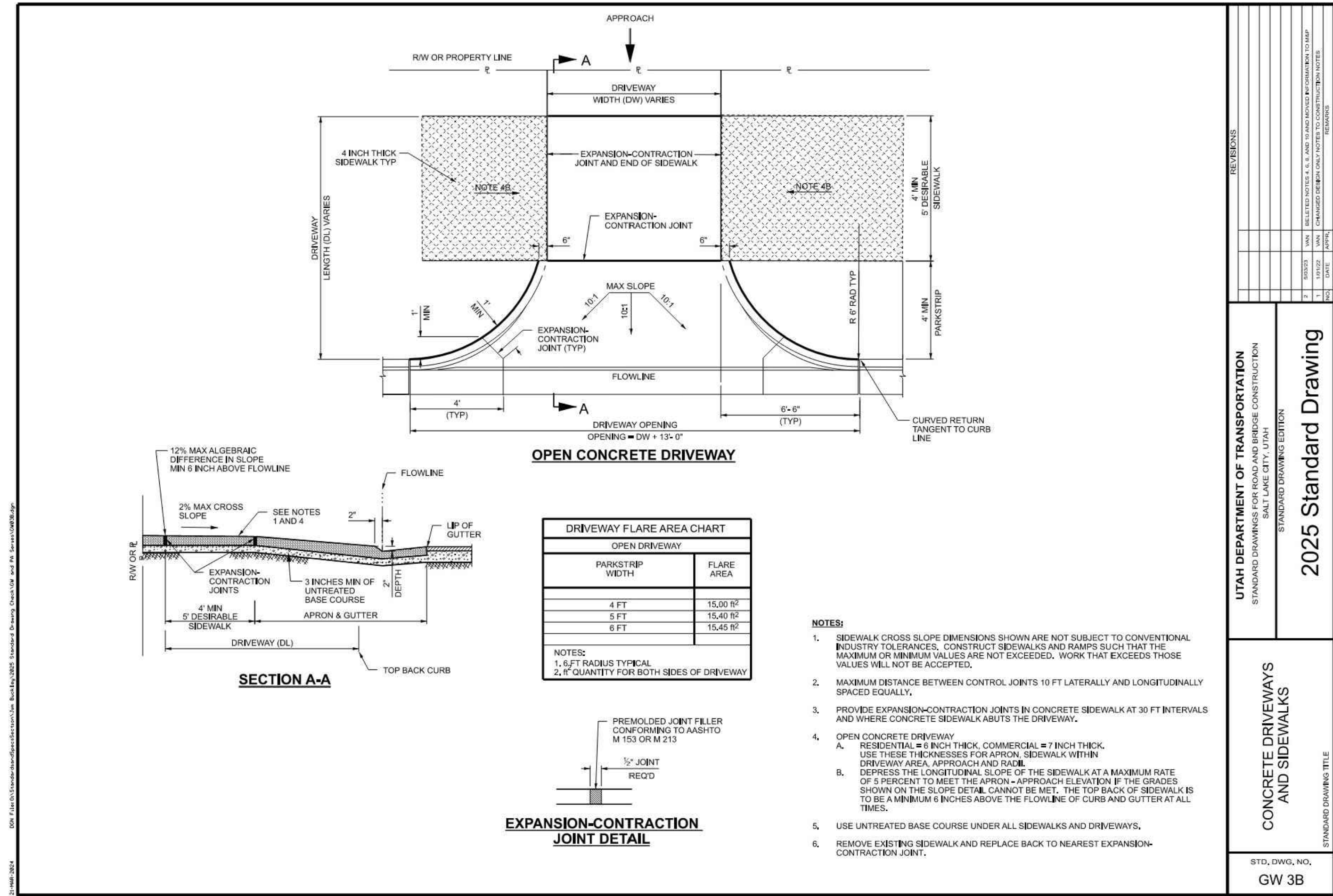
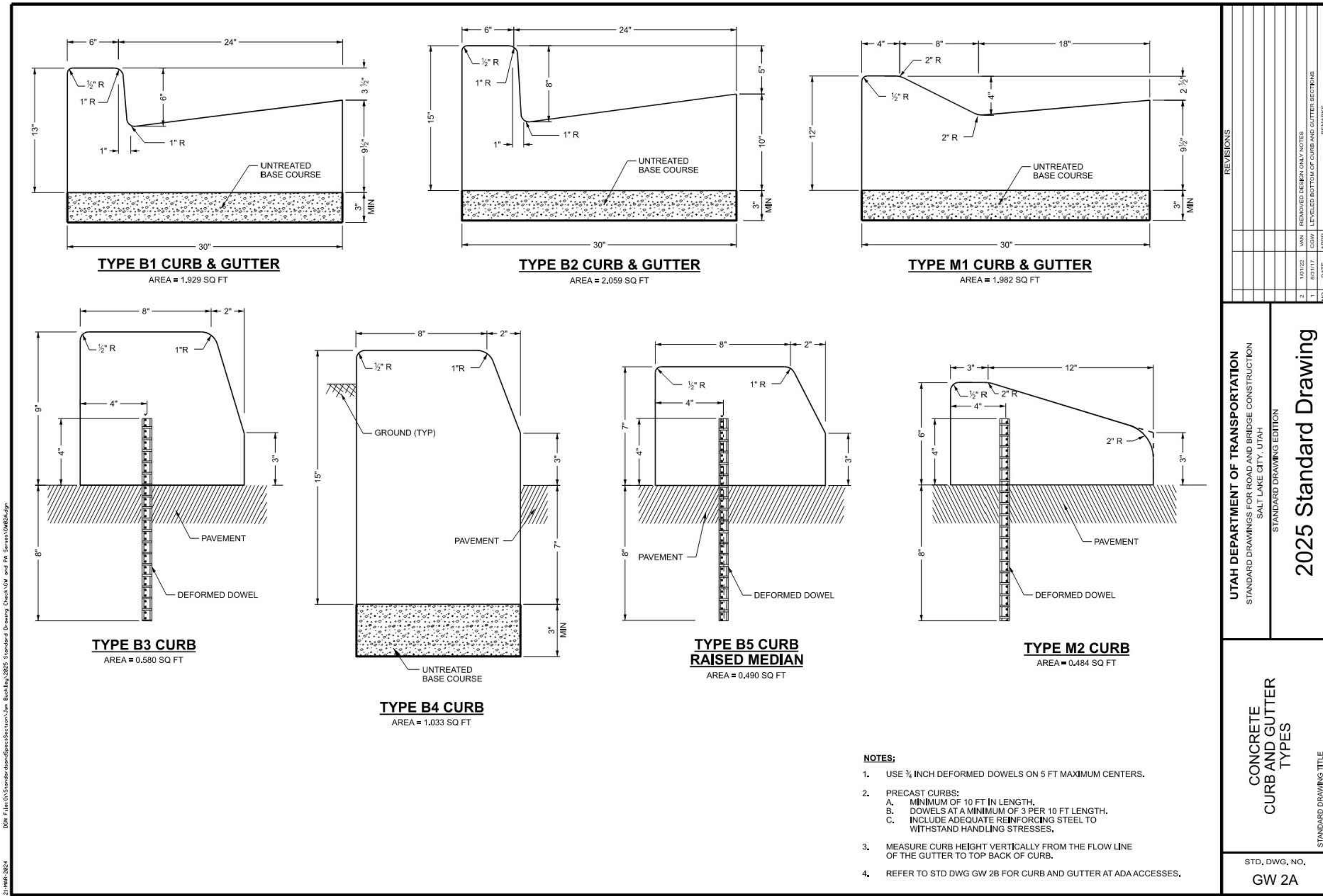
Stabilized roadway entrance

Plan
126
February 2006

11/11/2024 11:27:25 AM

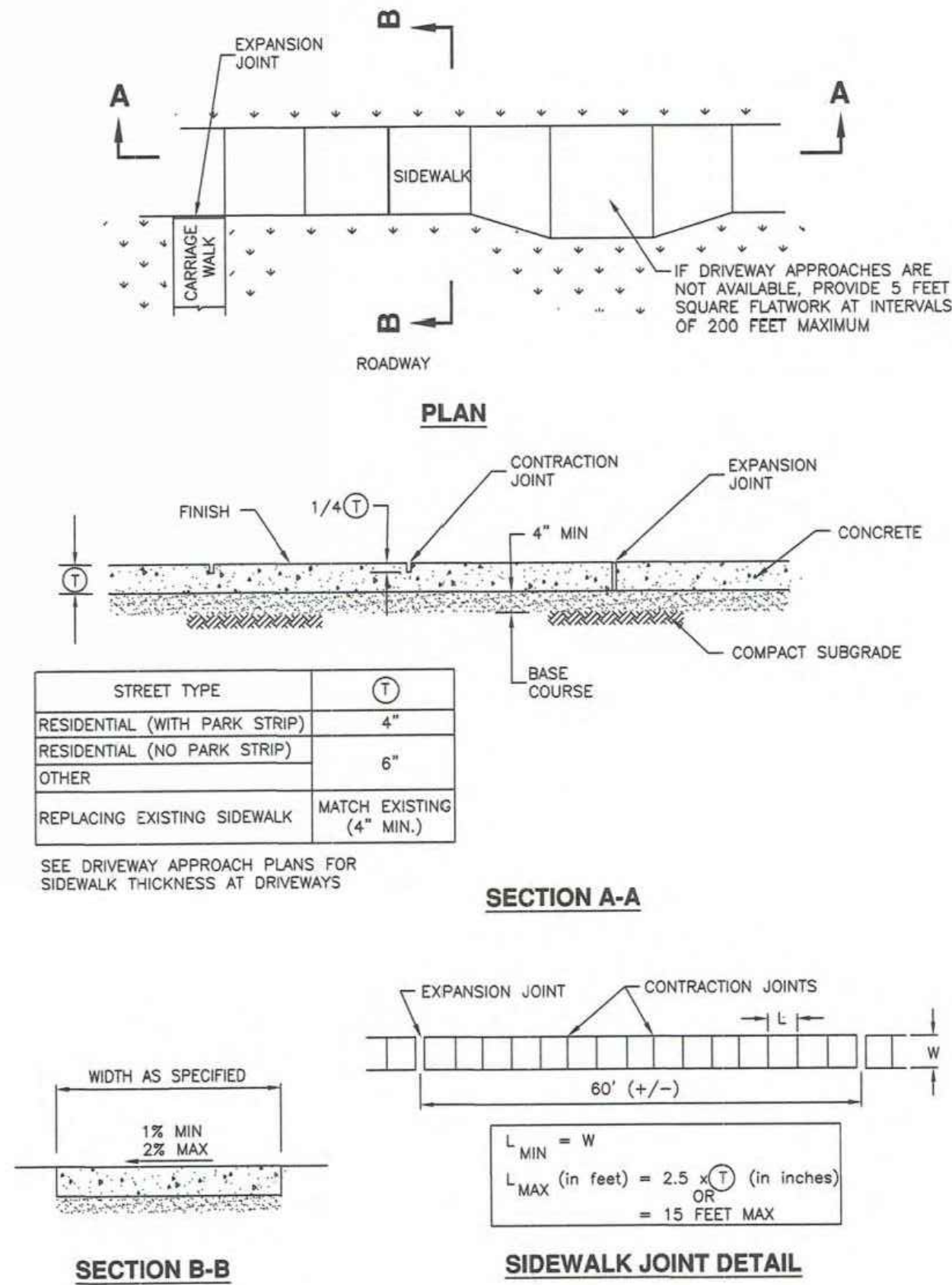


REFERENCE NOTES



- Sidewalk**
1. **GENERAL**
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Concrete Placement: APWA Section 03 30 10.
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

231

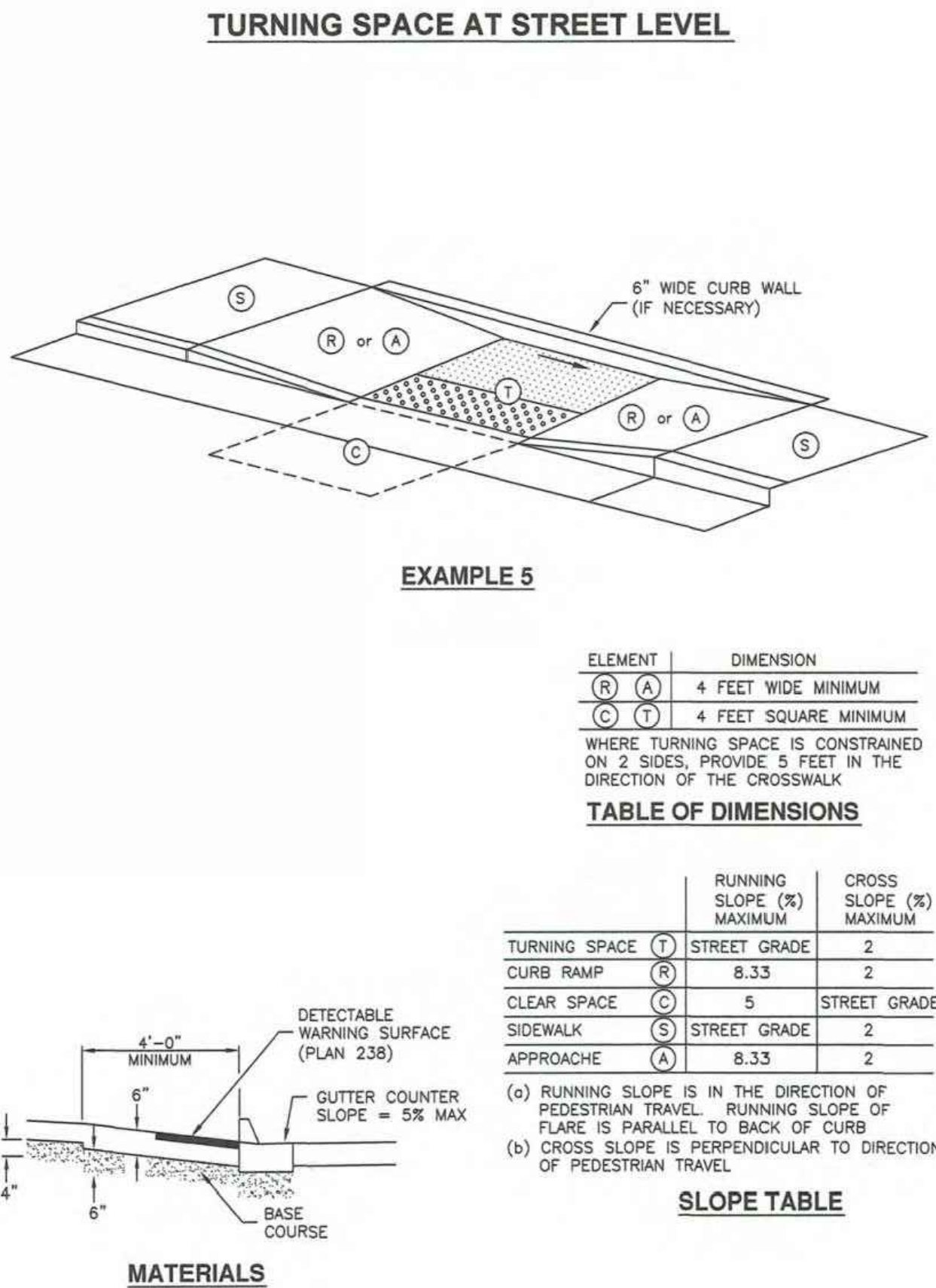


Sidewalk

Plan
231
March 2009

- Mid-block curb cut assembly**
1. **GENERAL**
A. Where existing elements or spaces are altered to receive an assembly: slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
B. Installation of a curb wall is ENGINEER's choice.
C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
2. **PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
D. Concrete: Class 4000, APWA Section 03 30 04.
E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Curb Modifications:
1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
E. Concrete Placement: APWA Section 03 30 10.
1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
F. Clear Space: No trip hazards in the clear space.

236.3

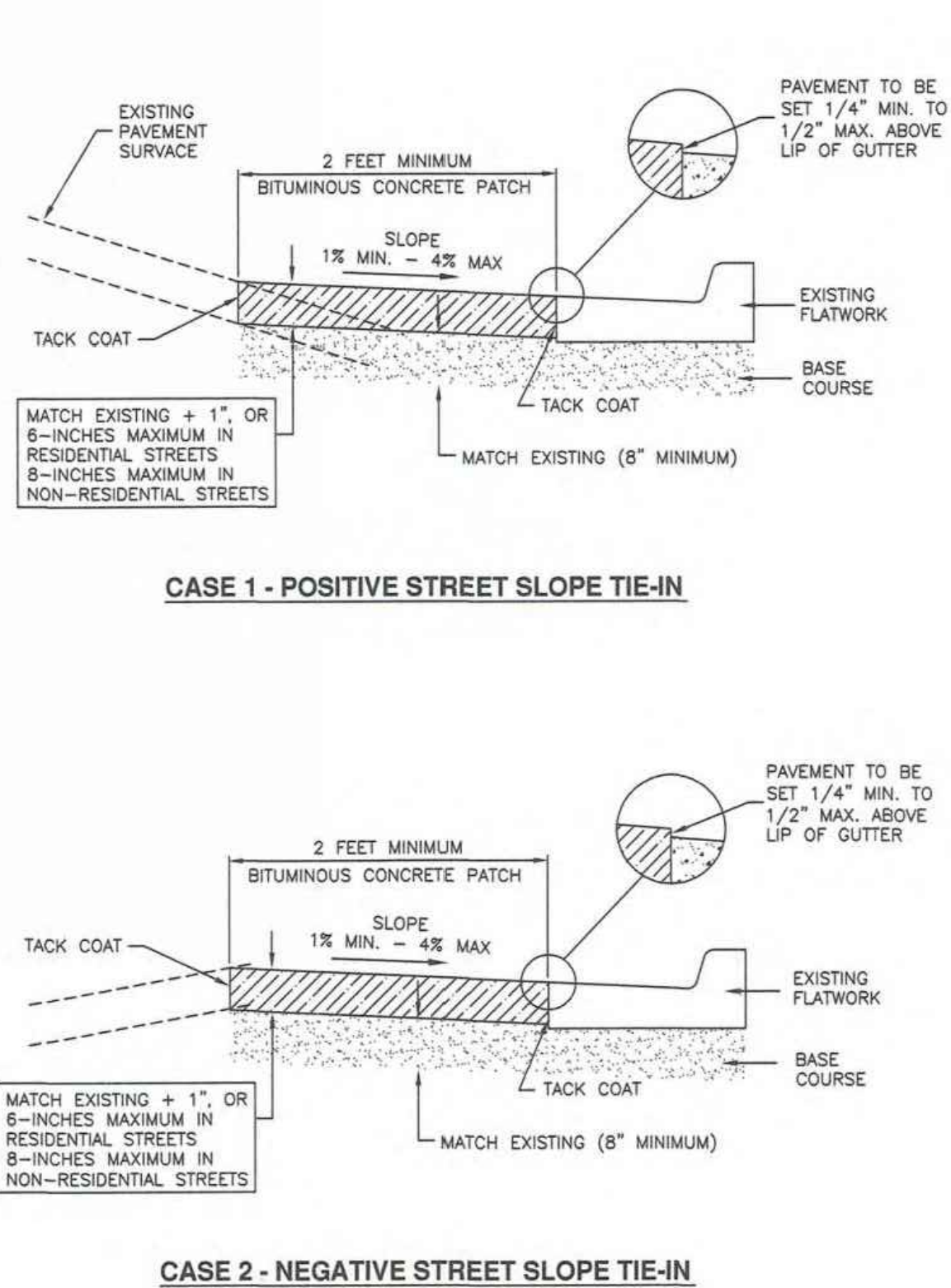


Mid-block curb cut assembly

Plan
236.3
September 2011

- Bituminous concrete pavement tie-in**
1. **GENERAL**
A. Site conditions vary. Configuration of tie in work may be changed to fit field conditions. Variance from dimensions and slopes shown must be acceptable to ENGINEER.
2. **PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. DO NOT USE gravel as a base course without ENGINEER's permission.
B. Tack Coat: APWA Section 32 12 13.13.
C. Bituminous Concrete: APWA Section 32 12 05.
1) Warm weather patch - AC-20-DM-1/2, unless indicated otherwise.
2) Cold weather patch - modified MC-250-FM-1, APWA Section 33 05 25.
3. **EXECUTION**
A. Pavement Removal: APWA Section 02 41 14. Provide a neat straight joint between existing and new pavement. Saw-cut joint if existing pavement exceeds 2-inches in thickness or if Portland-cement concrete underlies the bituminous concrete pavement.
B. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
C. Tack Coat: Clean and tack all vertical surfaces adjacent to the new bituminous concrete patch. Apply full coverage surface tack coat between lifts if the lower lift is left unpaved longer than 24 hours or if it becomes unclear.
D. Bituminous Concrete Pavement:
1) Lay new bituminous pavement higher as shown. Do not create water ponds on pavement.
2) Install in lifts no greater than 3-inches after compaction. Compact each lift is within the range of 92 to 96 percent relative to Rice density, ASTM D2041.
3) Install final lift not less than 2 times the diameter of the maximum aggregate particle size, e.g.
• 2" for 3/4" aggregate mix.
• 1 1/2" for 1/2" aggregate mix, etc.

251

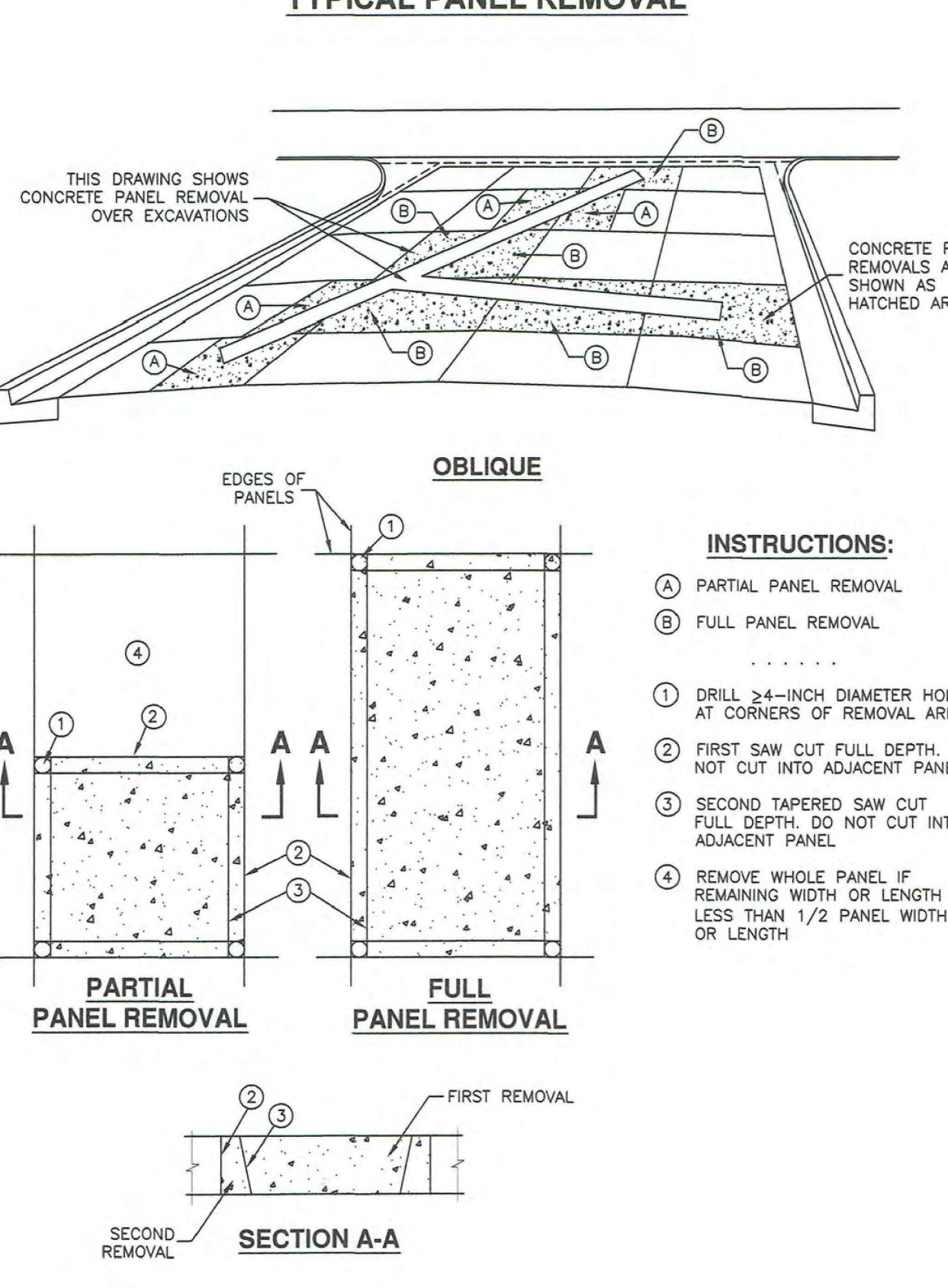


Bituminous concrete pavement tie-in

Plan
251
July 2005

- Concrete pavement patch**
1. **GENERAL**
A. If a pavement panel and its curb and gutter are of monolithic construction, the curb and gutter will have to be removed with the pavement panel or the curb and gutter may remain if a partial panel removal meets distance requirements shown on sheet 2.
B. Partial panel removals only apply to rehabilitation of existing pavements and not to projects constructing new or original pavement. Repairs to pavements on new projects require full panel placement.
C. Additional requirements are specified in APWA Section 32 01 19.
2. **PRODUCTS** Not Used
3. **EXECUTION**
A. Partial Panel Removal:
1) Make core holes at all corners of panel.
2) Make the first saw cut full depth around panel edges. Steel reinforcement may be encountered during sawing. Finish sawing the selected mid-point of the panel using the core holes as beginning and end points of the saw cut. Do not cut into the adjacent panel.
3) Make second tapered saw cut.
4) Remove center of panel.
5) Remove remaining perimeter concrete including any corner concrete.
B. Full Panel Removal:
1) Make core holes at all corners of panel.
2) Make full depth saw cut around panel edges. Steel reinforcement may be encountered during sawing.
3) Make second tapered saw cut.
4) Remove center of panel.
5) Remove remaining perimeter concrete including any corner concrete at the core holes.

256.1



Concrete pavement patch

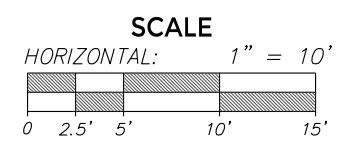
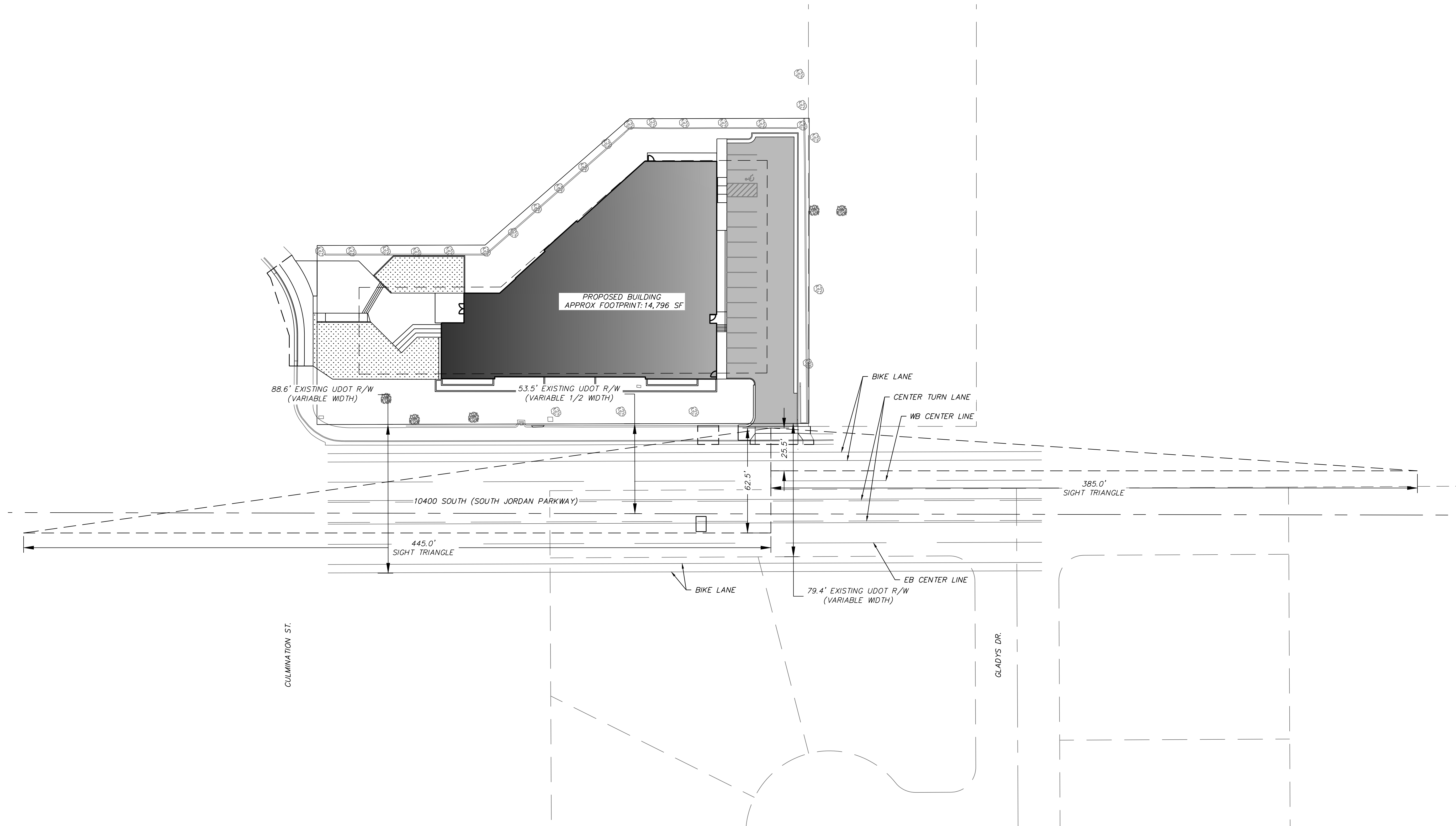
Plan
256.1
July 2016

11/11/2024 11:27:25 AM

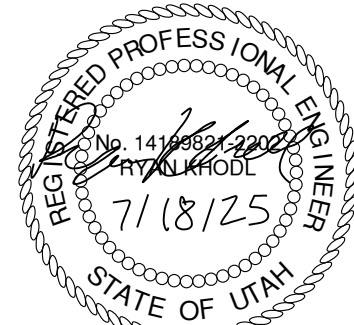
A B C D E

0' 1' 2'

REFERENCE NOTES



Bingham Seminary Building
1940 S Jordan Pkwy, South Jordan, UT 84095
The Church of Jesus Christ of Latter-Day Saints



Δ	DATE	REVISION
1	02/13/25	DESIGN REVISIONS
2	04/10/25	PERMIT SET
3	04/23/25	UDOT REVISIONS
4	05/03/25	CITY REVISIONS
5	06/25/25	REV 5
6	07/11/25	UDOT REVISIONS
7	07/18/25	CITY REVISIONS

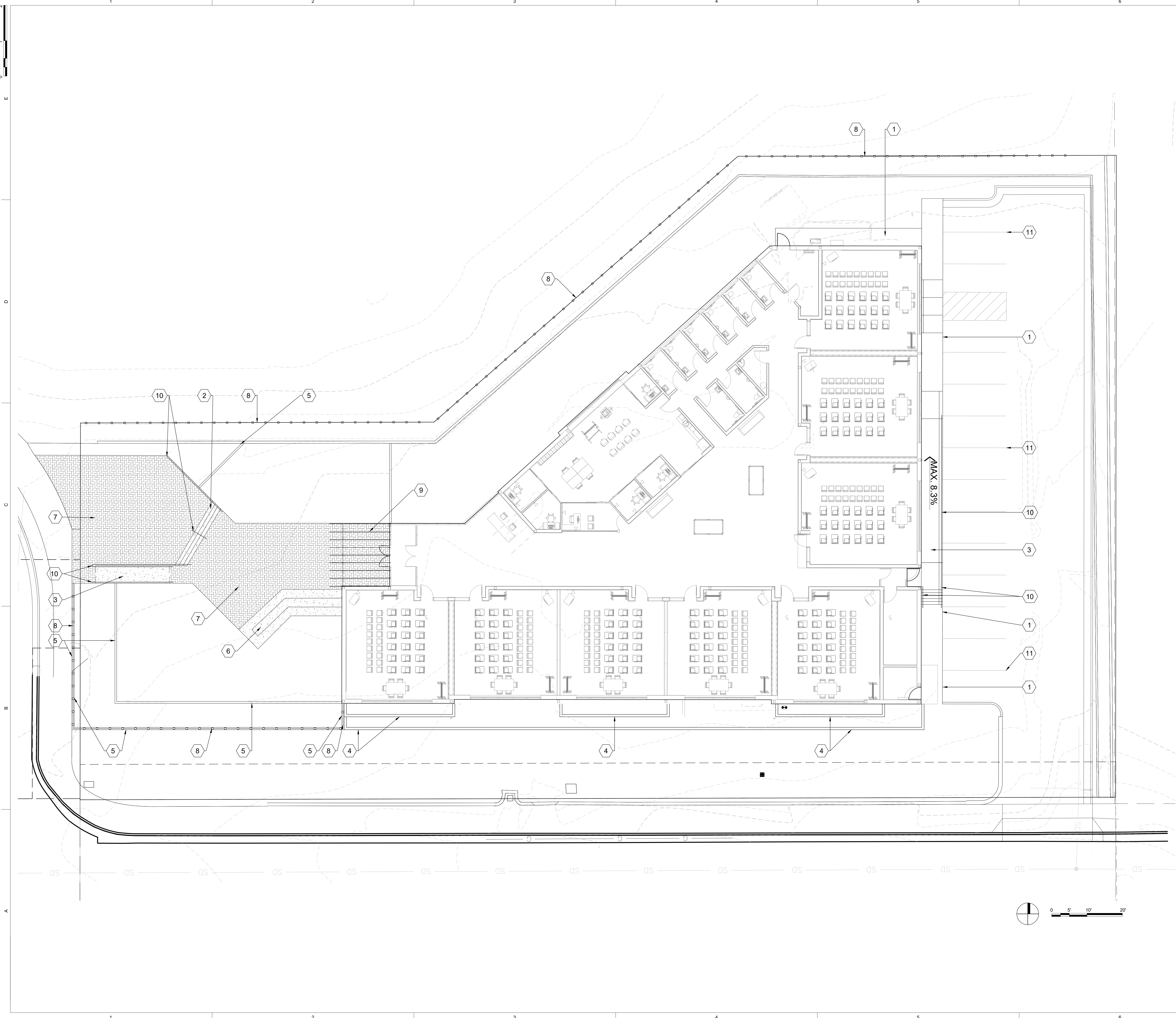
PROJECT NUMBER

**ROW AND
SIGHT
PLAN**

C703



FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM



REFERENCE NOTES

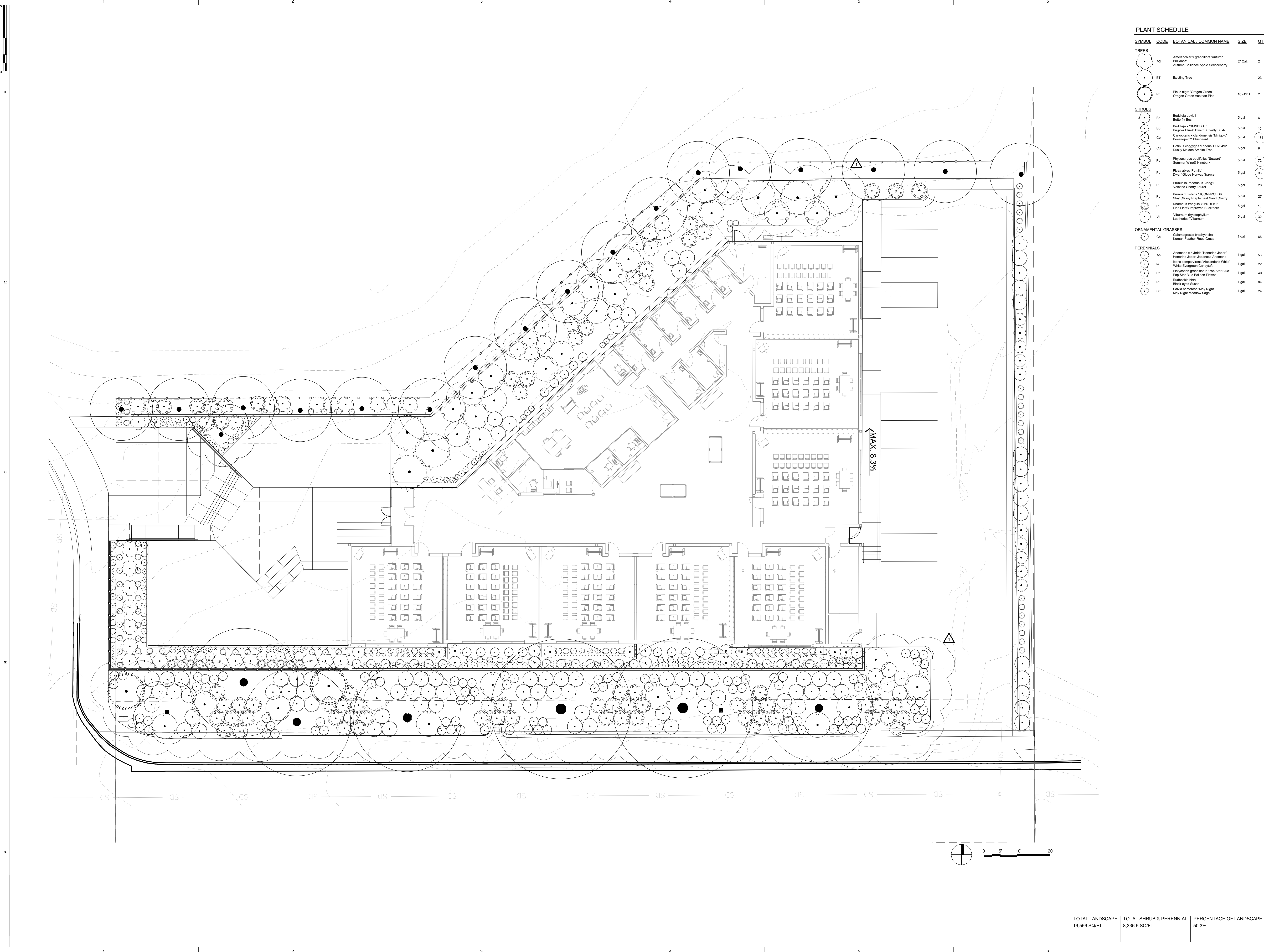
- 1 CONCRETE SIDEWALK
- 2 CONCRETE STAIRS
- 3 CONCRETE ADA RAMP
- 4 CONCRETE PLANTER WALL
- 5 CONCRETE MOW CURB
- 6 CONCRETE AMPHITHEATER SEATING
- 7 CONCRETE PAVERS
- 8 ORNAMENTAL RAIL METAL FENCE
- 9 PERGOLA
- 10 HANDRAIL
- 11 PARKING LOT STRIPING



DATE REVISION

PROJECT NUMBER 24041

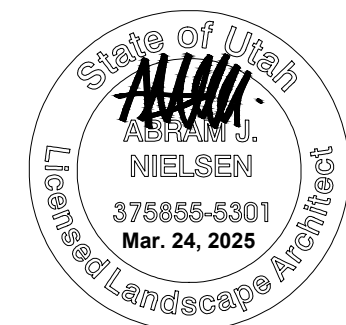
**SITE
MATERIALS
PLAN**



PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	Ag	Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal.	2
	ET	Existing Tree	-	23
	Ps	Pinus nigra 'Oregon Green'	10'-12' H	2
SHRUBS				
	Bd	Buddleja davidii	5 gal	6
	Bp	Buddleja x 'SAMBODI'	5 gal	10
	Ce	Caryopteris x clandonensis 'Minggold'	5 gal	134
	Cd	Cotinus coccinea 'Lombard'	5 gal	9
	Pk	Physocarpus opulifolius 'Seward'	5 gal	72
	Pp	Prunus elaeagnus 'Pumila'	5 gal	93
	Pu	Prunus laurocerasus 'Jong'	5 gal	26
	Pc	Prunus x cistena 'UCONNP/CSDR'	5 gal	27
	Ru	Rhamnus frangula 'SMNFBT'	5 gal	10
	Vi	Viburnum phillyphyllum	5 gal	32
ORNAMENTAL GRASSES				
	Co	Colemanella brachytricha	1 gal	66
PERENNIALS				
	Ah	Anemone x hybrida 'Honorine Jobert'	1 gal	56
	la	Isotis sempervirens 'Alexander's White'	1 gal	22
	Pd	Platycodon grandiflorus 'Pop Star Blue'	1 gal	49
	Rh	Rubus chingii	1 gal	64
	Sm	Salvia nemorosa 'May Night'	1 gal	24

FFKR ARCHITECTS
780 Pacific Avenue • Salt Lake City, Utah 84104
801.621.6186 • FFKR.COM

BINGHAM SEMINARY BUILDING
1940 S Jordan Pkwy, South Jordan, UT 84095
The Church of Jesus Christ of Latter-Day Saints
100% CONSTRUCTION DOCUMENTS - 5.07.2025



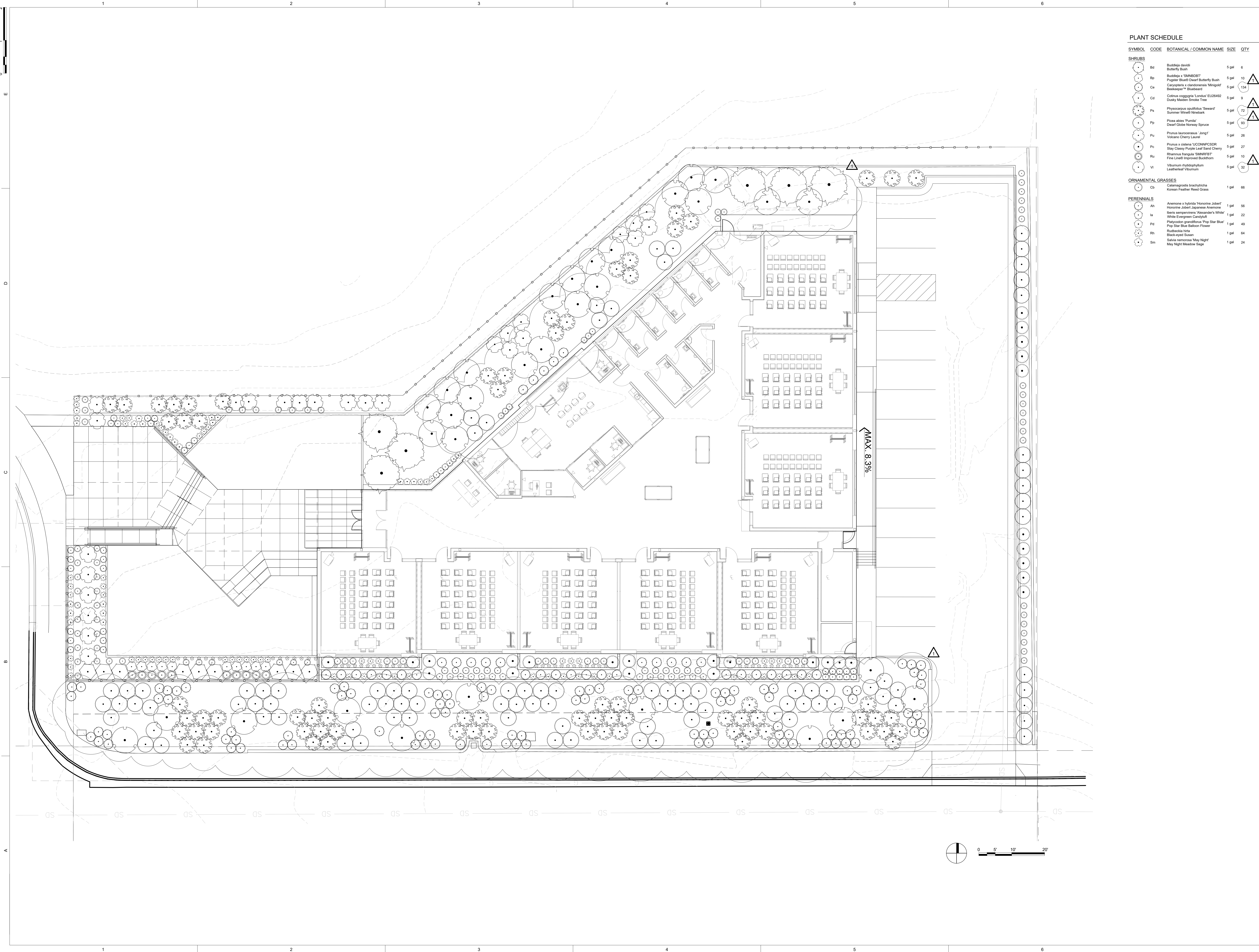
DATE	REVISION
1	2025-06-16 PR-01

PROJECT NUMBER 24041

LANDSCAPE
PLANTING
PLAN
OVERALL

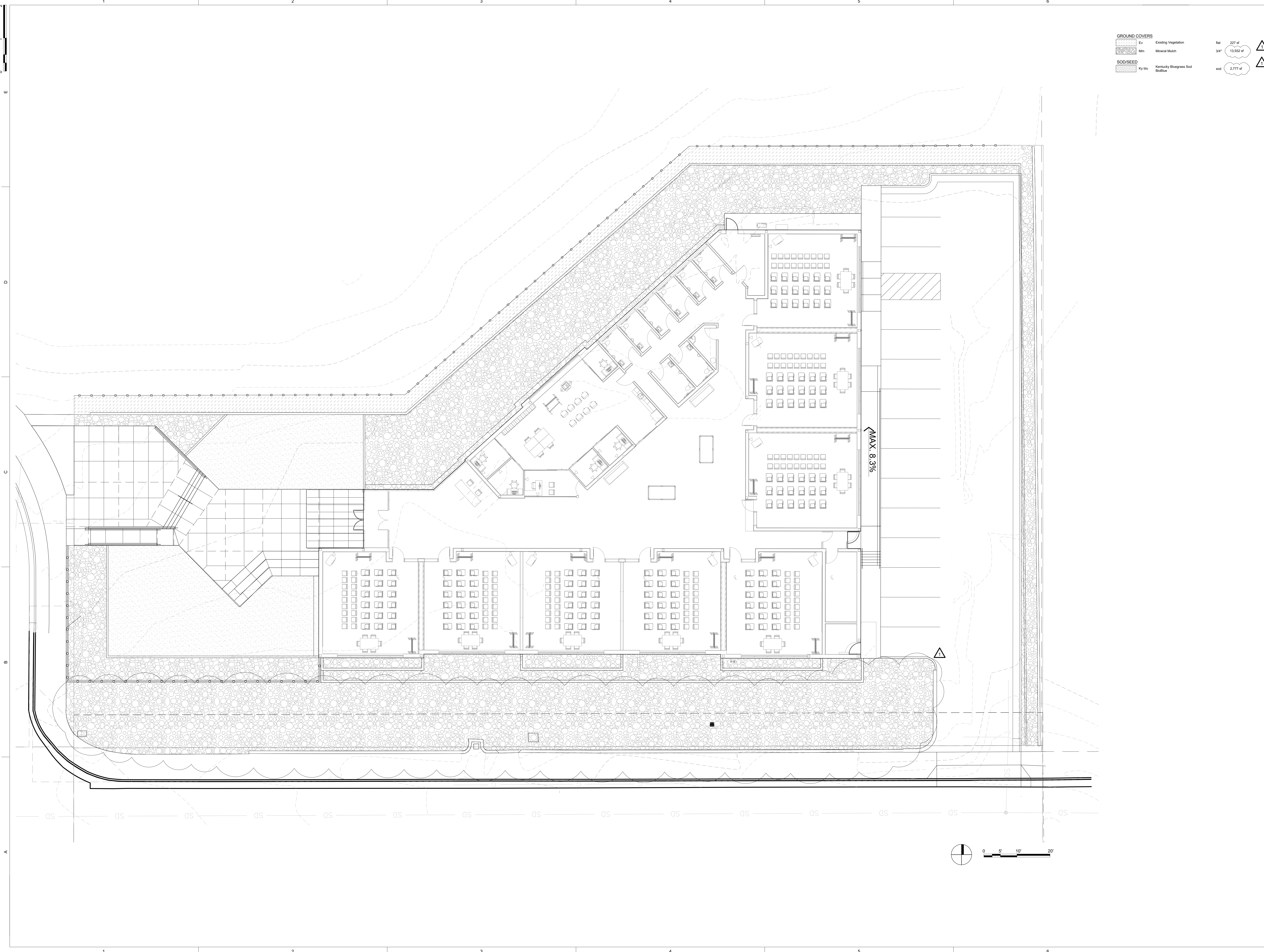
LA5.0

TOTAL LANDSCAPE	TOTAL SHRUB & PERENNIAL	PERCENTAGE OF LANDSCAPE
16,556 SQ/FT	8,336.5 SQ/FT	50.3%



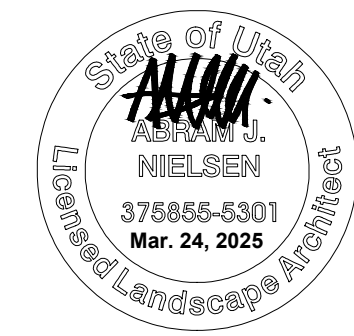
PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	Bd	Buddlejia davidii	5 gal	6
	Bp	Buddlejia x 'SAMBODI'	5 gal	10
	Ce	Pycnanthus blueii	5 gal	134
	Cd	Carya x candelensis	5 gal	9
	Ps	Physocarpus opulifolius	5 gal	72
	Pp	Picea abies	5 gal	93
	Pu	Pinus taeda	5 gal	26
	Pc	Prunus x cistena	5 gal	27
	Ru	Rhamnus fraxinea	5 gal	10
	Vi	Viburnum phytolophum	5 gal	32
ORNAMENTAL GRASSES				
	Cb	Calamagrostis canadensis	1 gal	66
PERENNIALS				
	Al	Anemone x hybrida	1 gal	56
	Is	Iris sibirica	1 gal	22
	Rh	Rudbeckia hirta	1 gal	49
	Sm	Salvia nemorosa	1 gal	64
		May Night Meadow Sage	1 gal	24





GROUND COVERS		
Ev	Existing Vegetation	
Mm	Mineral Mulch	
SOD/SEED		
Ky blu	Kentucky Bluegrass Sod	
BioBlue	BioBlue	

flat	227 sf
3/4"	13,552 sf
sod	2,777 sf



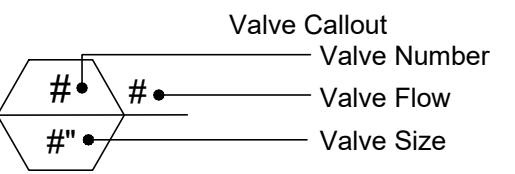
DATE	REVISION
1	2025-06-16 PR-01

PROJECT NUMBER 24041

**LANDSCAPE
MULCH
PLANTING
PLAN**

LA5.3

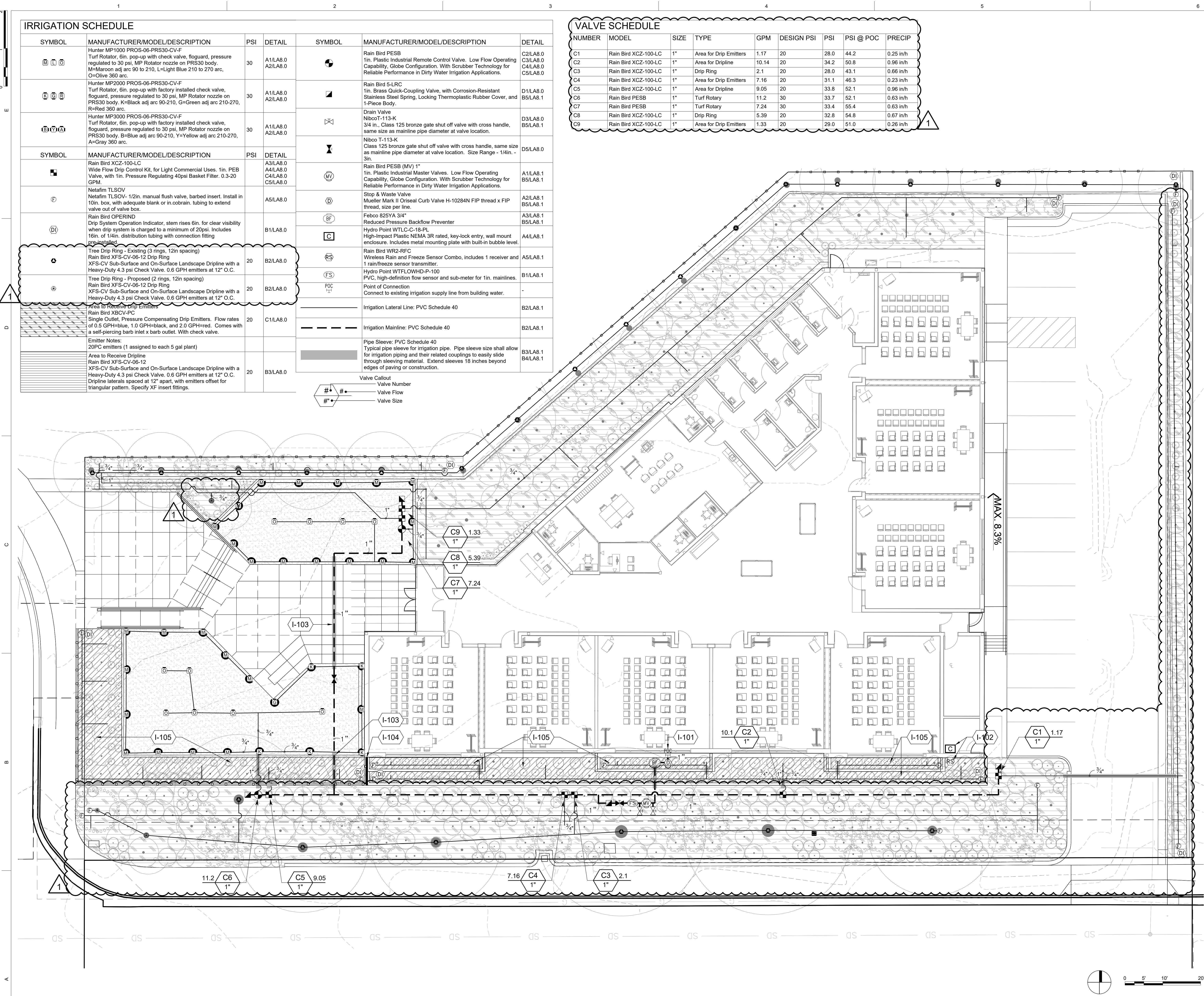
IRRIGATION SCHEDULE						
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Hunter MP1000 PROS-06-PRS30-CV-F Turf Rotator, 6in. pop-up with check valve, foguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	30	A1/LA8.0 A2/LA8.0		Rain Bird PEBB 1in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	C2/LA8.0 C3/LA8.0 C4/LA8.0 C5/LA8.0
	Hunter MP2000 PROS-06-PRS30-CV-F Turf Rotator, 6in. pop-up with factory installed check valve, foguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.		A1/LA8.0 A2/LA8.0		Rain Bird 5-LRC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 1-Piece Body.	D1/LA8.0 B5/LA8.1
	Hunter MP3000 PROS-06-PRS30-CV-F Turf Rotator, 6in. pop-up with factory installed check valve, foguard, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	30	A1/LA8.0 A2/LA8.0		Drain Valve Nibco T-113-K 3/4 in., Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location.	D3/LA8.0 B5/LA8.1
					Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.	D5/LA8.0
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL			
	Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.		A3/LA8.0 A4/LA8.0 C4/LA8.0 C5/LA8.0		Rain Bird PEBB (MV) 1" 1in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	A1/LA8.1 B5/LA8.1
	Netalim TLSOV 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank or in cobrain. tubing to extend valve out of valve box.		A5/LA8.0		Stop & Waste Valve Mueller Mark II Oriseal Curb Valve H-10284N FIP thread x FIP thread, size per line.	A2/LA8.1 B5/LA8.1
	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6in. for clear visibility when drip system is charged to a minimum of 20psi. Includes 16in. of 1/4in. distribution tubing with connection fitting pre-installed.		B1/LA8.0		Fibco 825YA 3/4" Reduced Pressure Backflow Preventer	A3/LA8.1 B5/LA8.1
	Tree Drip Ring - Existing (3 rings, 12in spacing) Rain Bird XFS-CV-06-12 Drip Ring XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 12" O.C.	20	B2/LA8.0		Hydro Point WTLC-C-18-PL High-Impact Plastic NEMA 3R rated, key-lock entry, wall mount enclosure. Includes metal mounting plate with built-in bubble level.	A4/LA8.1
	Tree Drip Ring - Proposed (2 rings, 12in spacing) Rain Bird XFS-CV-06-12 Drip Ring XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 12" O.C.	20	B2/LA8.0		Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	A5/LA8.1
	Area to Receive Drip Emitters Rain Bird XBCV-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet. With check valve.	20	C1/LA8.0		Hydro Point WTFLOWHD-P-100 PVC, high-definition flow sensor and sub-meter for 1in. mainlines.	B1/LA8.1
	Emitter Notes: 20PC emitters (1 assigned to each 5 gal plant) Area to Receive Dripline Rain Bird XFS-CV-06-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.	20	B3/LA8.0		Point of Connection Connect to existing irrigation supply line from building water.	-
					Irrigation Lateral Line: PVC Schedule 40	B2/LA8.1
					Irrigation Mainline: PVC Schedule 40	B2/LA8.1
					Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	B3/LA8.1 B4/LA8.1
					Valve Callout Valve Number Valve Flow	



VALVE SCHEDULE									
NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP	
C1	Rain Bird XCZ-100-LC	1"	Area for Drip Emitters	1.17	20	28.0	44.2	0.25 in/h	
C2	Rain Bird XCZ-100-LC	1"	Area for Dripline	10.14	20	34.2	50.8	0.96 in/h	
C3	Rain Bird XCZ-100-LC	1"	Drip Ring	2.1	20	28.0	43.1	0.66 in/h	
C4	Rain Bird XCZ-100-LC	1"	Area for Drip Emitters	7.16	20	31.1	46.3	0.23 in/h	
C5	Rain Bird XCZ-100-LC	1"	Area for Dripline	9.05	20	33.8	52.1	0.96 in/h	
C6	Rain Bird PEBB	1"	Turf Rotary	11.2	30	33.7	52.1	0.63 in/h	
C7	Rain Bird PEBB	1"	Turf Rotary	7.24	30	33.4	55.4	0.63 in/h	
C8	Rain Bird XCZ-100-LC	1"	Drip Ring	5.39	20	32.8	54.8	0.67 in/h	
C9	Rain Bird XCZ-100-LC	1"	Area for Drip Emitters	1.33	20	29.0	51.0	0.26 in/h	

IRRIGATION SCHEDULE	
CODE	DESCRIPTION
I-101	IRRIGATION POINT OF CONNECTION - CONTRACTOR SHALL CONNECT TO EXISTING IRRIGATION STUB - SYSTEM HAS BEEN DESIGNED FOR A REQUIRED MINIMUM STATIC PRESSURE OF 65 PSI AND A MAXIMUM SAFE FLOW OF 12 GPM. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE OPERATING PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF DEFICIENT EQUIPMENT, HIGH/Low PRESSURE, OR LOW FLOW CONDITIONS ARE ENCOUNTERED. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFACATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
I-102	IRRIGATION CONTROLLER AND RAIN SENSOR - FINAL LOCATION TO BE DETERMINED ON SITE WITH CONTRACTOR AND OWNER'S REPRESENTATIVE. COORDINATE 120V ELECTRICAL CONNECTION WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION.
I-103	IRRIGATION SLEEVE - TO BE 2X LARGER THAN IRRIGATION LATERAL (MINIMUM 2" SIZE DIAMETER), EXTEND 18" BEYOND HARDSCAPE INTO LANDSCAPE AREA(S).
I-104	DRIP AREA BREAK LINE - REPRESENTS A BREAK IN DRIP IRRIGATION VALVE AREAS.
I-105	IRRIGATION DRIPLINE - SHOWN FOR GRAPHIC REPRESENTATION ONLY. CONTRACTOR TO LAY OUT DRIP TUBING ON SITE IN A MANNER BEST FITTING INSTALLATION AREA.

CRITICAL ANALYSIS	
Generated:	2025-06-16 13:08
P.O.C. NUMBER: 01	
Water Source Information:	Connect to existing irrigation supply line from building water.
FLOW AVAILABLE	
Custom Max Flow:	12 GPM
Flow Available:	12 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Pressure Available:	65 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	12 GPM
Flow Available at POC:	12 GPM
Residual Flow Available:	0 GPM
Critical Station:	C7
Design Pressure:	30 PSI
Friction Loss:	0.72 PSI
Fittings Loss:	0.07 PSI
Elevation Loss:	0.87 PSI
Loss through Valve:	1.74 PSI
Pressure Req. at Critical Station:	33.4 PSI
Loss for Fittings:	0.69 PSI
Loss for Main Line:	6.93 PSI
Loss for POC to Valve Elevation:	0.87 PSI
Loss for Backflow:	11.5 PSI
Loss for Master Valve:	2.02 PSI
Critical Station Pressure at POC:	55.4 PSI
Pressure Available:	65 PSI
Residual Pressure Available:	9.62 PSI



BINGHAM SEMINARY BUILDING

SITE PLAN
3.17.2025



ABBREVIATIONS

AFF ABOVE FINISH FLOOR
CMU CONCRETE MASONRY UNIT
EIFS EXTERIOR INSULATED FINISH
EQ EQUAL
MAX MAXIMUM
MIN MINIMUM
NIC NOT IN CONTRACT
O.C. ON CENTER
SPEC SPECIFICATION
SIM SIMILAR
TYP TYPICAL
T.O. TOP OF
B.O. BOTTOM OF

MATERIAL LEGEND

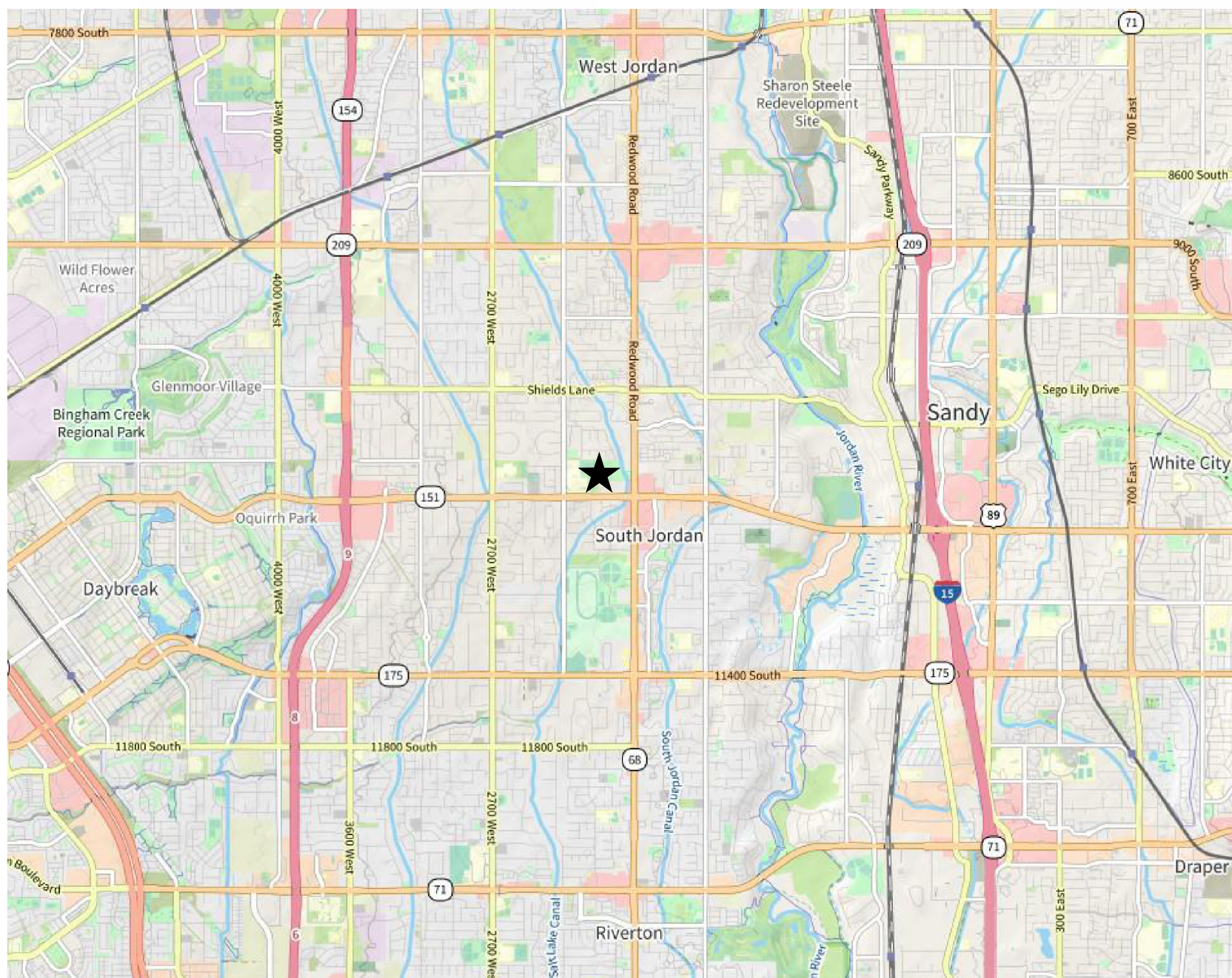
GYPSUM BOARD OR CONCRETE SURFACE
CONCRETE
STUD WALL
GRAVEL
COMPACTED FILL AND/OR EARTH
CMU (CONCRETE MASONRY UNIT)
BATT INSULATION
RIGID INSULATION

SYMBOLS LEGEND

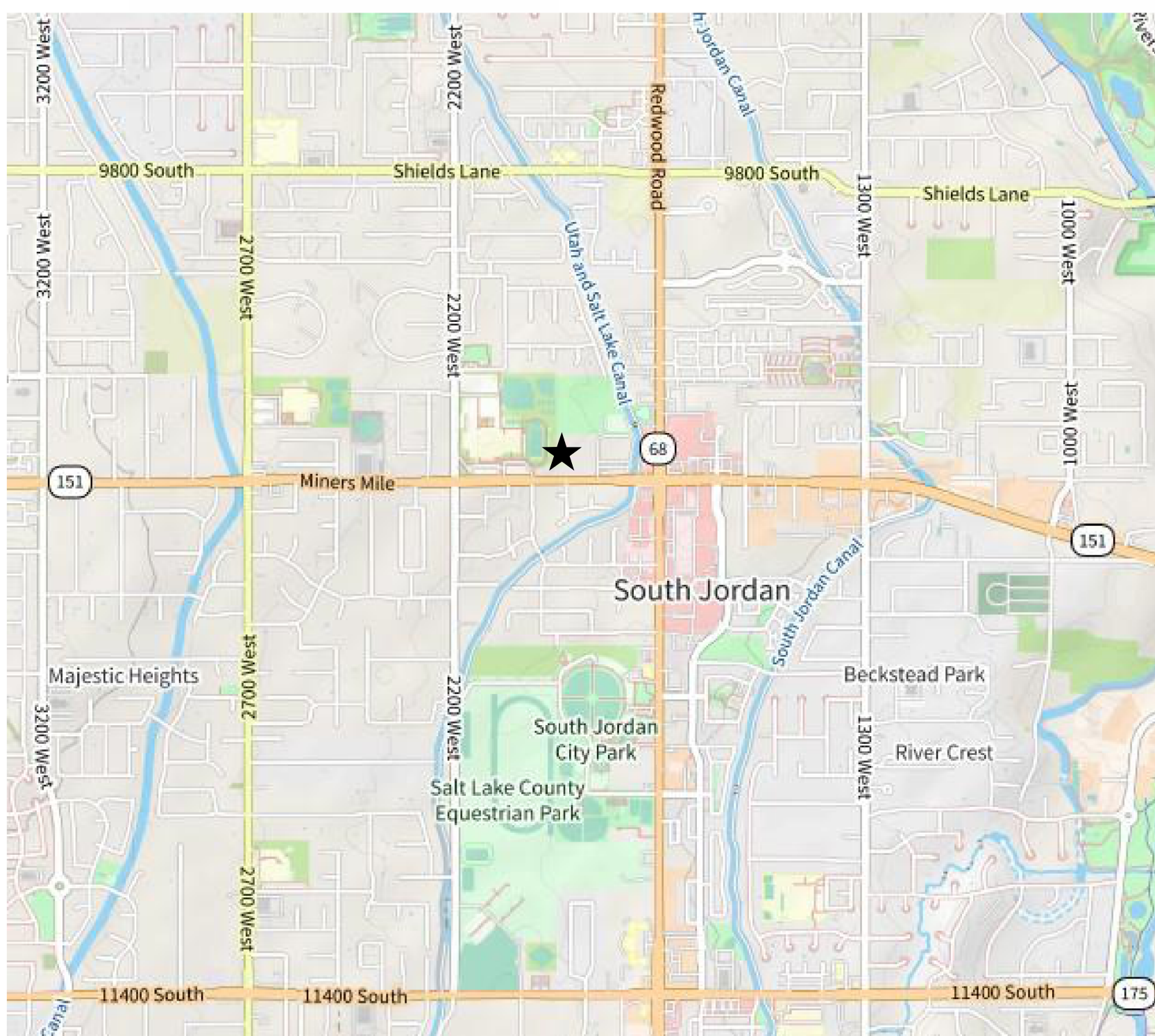
ROOM IDENTIFICATION NUMBER
DOOR NUMBER
REFERENCE NOTE
GLAZING TYPE
PARTITON WALL TYPE
INTERIOR ELEVATION
BUILDING SECTION
WALL SECTION
EXTERIOR ELEVATION
DETAIL
DETAIL TITLE
REVISION DELTA

ROOM NAME
ROOM NUMBER
XXX
XXX-XXX
X
XX
A1
A2
A3
A4
SECTION NUMBER
SHEET NUMBER
SECTION NUMBER
SHEET NUMBER
ELEVATION NUMBER
SHEET NUMBER
DETAIL NUMBER
SHEET NUMBER
DETAIL SCALE:
REVISION NUMBER

SITE MAP



VICINITY MAP



PROJECT TEAM

PROJECT ARCHITECT

FFKR ARCHITECTS
730 W. Pacific Ave.
Salt Lake City, UT 84104
801.521.6186

CIVIL ENGINEER

TALISMAN CIVIL CONSULTANTS
1588 S Main St #200
Salt Lake City, UT 84115
801.743.1300

LANDSCAPE ARCHITECT

FFKR ARCHITECTS
730 W. Pacific Ave.
Salt Lake City, UT 84104
801.521.6186

STRUCTURAL ENGINEER

ARW ENGINEERIG
1594 W. Park Circle #100
Ogden, UT 84404
801.782.6008

PLUMBING

HEATH ENGINEERING
377 W. 800 N.
Salt Lake City, UT 84103
801.322.0487

MECHANICAL ENGINEER

HEATH ENGINEERING
377 W. 800 N.
Salt Lake City, UT 84103
801.322.0487

ELECTRICAL ENGINEER

HEATH ENGINEERING
377 W. 800 N.
Salt Lake City, UT 84103
801.322.0487

DRAWING INDEX

SHEET NO.	SHEET NAME
GENERAL	
G000	COVER SHEET
G001	PROJECT INFORMATION
G101	LIFE SAFETY PLAN
G120	GENERAL ACCESSIBILITY DETAILS
G121	TYPICAL MOUNTING HEIGHTS
ARCHITECTURAL	
A101	FLOOR PLAN
A102	FLOOR FINISH PLAN
A110	LOWER ROOF PLAN
A111	UPPER ROOF PLAN
A120	REFLECTED CEILING PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A310	WALL SECTIONS
A311	WALL SECTIONS
A401	VEST. 101 / HALLWAY 105 / FOYER 108 INT. ELEV.
A402	CLASSROOMS 111 & 116 INTERIOR ELEVATION
A403	RESTROOMS ENLARGED PLAN AND INT ELEV
A404	WORKROOM & P.PAL ENLARGED PLAN & INT. ELEV.
A405	STORAGE 117 & QUIET STUDY 133 INT. ELEV.
A501	DETAILS
A502	DETAILS
A503	DETAILS
A504	DETAILS
A505	DETAILS
A506	FLOOR PATTERN / TRANSITION DETAILS
A601	PARTITION TYPES & DOOR SCHEDULE
A602	WINDOW SCHEDULE AND DETAILS
A603	FINISH SCHEDULE
A604	FINISH SCHEDULE Copy 1
A801	MILLWORK
A901	PERSPECTIVES
A902	PERSPECTIVES
P103	PRESENTATION FLOOR PLAN
STRUCTURAL	
S001	STRUCTURAL NOTES
S010	SCHEDULES
S011	SCHEDULES
S101	FOOTING & FOUNDATION PLAN
S102	LOWER ROOF FRAMING PLAN
S103	UPPER ROOF FRAMING PLAN
S201	TYPICAL DETAILS
S202	TYPICAL DETAILS
S210	FOUNDATION DETAILS
S220	FRAMING DETAILS
S230	ROOF FRAMING DETAILS
S301	ELEVATIONS
S401	SCHEMATIC REFERENCE
MECHANICAL	
M401	MECHANICAL EQUIPMENT SCHEDULES
MH111	LEVEL 1 MECHANICAL PLAN
MH121	ROOF MECHANICAL PLAN
MH301	MECHANICAL SECTIONS
MH302	MECHANICAL SECTIONS
MH501	MECHANICAL DETAILS
MH502	MECHANICAL DETAILS
MH601	MECHANICAL DIAGRAM
MH601	MECHANICAL CONTROL DIAGRAMS
MP501	MECHANICAL PIPING DETAILS
PLUMBING	
PL201	PLUMBING SCHEDULES AND SYMBOL LEGEND
PL110	PLUMBING PLAN
PL120	ROOF PLUMBING PLAN
PL401	ENLARGED PLUMBING PLANS
PL501	PLUMBING DETAILS
PL502	PLUMBING DETAILS
PL601	PLUMBING DIAGRAMS
ELECTRICAL	
E-001	ELECTRICAL SCHEDULES AND SYMBOL LEGEND
E-111	LEVEL 1 ELECTRICAL PLAN
E-112	LEVEL 1 MECHANICAL EQUIPMENT POWER PLAN
E-121	ROOF ELECTRICAL PLAN
E-122	ROOF MECHANICAL EQUIPMENT POWER PLAN
E-501	ELECTRICAL DETAILS
E-502	ELECTRICAL DETAILS
E-503	ELECTRICAL DETAILS
E-504	ELECTRICAL DETAILS
E-601	ELECTRICAL ONE-LINE DIAGRAM
EL001	LIGHTING SCHEDULES AND SYMBOLS
EL100	EXTERIOR LIGHTING PLAN
EL101	GROUND FLOOR LIGHTING PLAN
EL201	LIGHTING CONTROL PLAN
EL301	EXTERIOR LIGHTING ELEVATIONS
EL401	ENLARGED LIGHTING PLANS
EL501	LIGHTING DETAILS

3/17/2025 7:29:58 AM

CODE SUMMARY																											
1 PROJECT DESCRIPTION		7 PLUMBING REQUIREMENTS																									
EXISTING SEMINARY BUILDING TO BE DEMOLISHED AND NEW, SINGLE STORY, SEMINARY BUILDING TO BE BUILT WITH THREE(3) CLASSROOMS FOR STUDENTS, OFFICE SPACE, AND BREAKROOM FOR FACULTY AND STAFF.		TOTAL OCCUPANT LOAD: 461 MEN: 230 WOMEN: 231 EDUCATIONAL OCCUPANCY (E) FIXTURE REQUIREMENT: TOTAL WOMEN'S FIXTURES OCCUPANTS: 230																									
		<table><tr><th>FIXTURE</th><th>DODE</th><th>REQUIRED</th><th>DESIGNATED</th><th>NOTES</th></tr><tr><td>WATER CLOSETS</td><td>1 PER 50</td><td>5</td><td>4</td><td rowspan="2"></td></tr><tr><td>LAVATORIES</td><td>1 PER 50</td><td>5</td><td>4</td></tr></table> <small>*MINIMUM FIXTURE REQUIREMENTS SATISFIED WHEN CONSIDERING TOTAL SINGLE-USE / FAMILY USE TOILETS. SEE COUNTS BELOW.</small>								FIXTURE	DODE	REQUIRED	DESIGNATED	NOTES	WATER CLOSETS	1 PER 50	5	4		LAVATORIES	1 PER 50	5	4				
FIXTURE	DODE	REQUIRED	DESIGNATED	NOTES																							
WATER CLOSETS	1 PER 50	5	4																								
LAVATORIES	1 PER 50	5	4																								
2 BUILDING CODE		TOTAL MEN'S FIXTURES OCCUPANTS: 228																									
2021 INTERNATIONAL BULIDING CODE (IBC) 2021 INTERNATIONAL MECHANICAL CODE (IMC) 2021 INTERNATIONAL PLUMBING CODE (IPC) 2021 INTERNATIONAL FUEL GAS CODE (IFGC) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2020 NATIONAL ELECTRICAL CODE (NEC) 2017 ICC A117.1-2017 ACCESSIBILITY		<table><tr><th>FIXTURE</th><th>DODE</th><th>REQUIRED</th><th>DESIGNATED</th><th>NOTES</th></tr><tr><td>WATER CLOSETS</td><td>1 PER 50</td><td>5</td><td>4</td><td rowspan="3"></td></tr><tr><td>URINALS</td><td></td><td></td><td>8</td></tr><tr><td>LAVATORIES</td><td>1 PER 50</td><td>5</td><td>4</td></tr></table>				FIXTURE	DODE	REQUIRED	DESIGNATED	NOTES	WATER CLOSETS	1 PER 50	5	4		URINALS			8	LAVATORIES	1 PER 50	5	4				
		FIXTURE	DODE	REQUIRED	DESIGNATED	NOTES																					
		WATER CLOSETS	1 PER 50	5	4																						
		URINALS			8																						
		LAVATORIES	1 PER 50	5	4																						
3 CONSTRUCTION TYPE		TOTAL MISC FIXTURES OCCUPANTS: 457																									
TYPE V-B		<table><tr><th>FIXTURE</th><th>DODE</th><th>REQUIRED</th><th>PROVIDED</th></tr><tr><td>DRINKING FOUNTAINS</td><td>1 PER 1000</td><td>1</td><td>1</td></tr><tr><td>SERVICE SINKS</td><td>1</td><td>1</td><td>1</td></tr></table>				FIXTURE	DODE	REQUIRED	PROVIDED	DRINKING FOUNTAINS	1 PER 1000	1	1	SERVICE SINKS	1	1	1										
		FIXTURE	DODE	REQUIRED	PROVIDED																						
DRINKING FOUNTAINS	1 PER 1000	1	1																								
SERVICE SINKS	1	1	1																								
4 OCCUPANCY CLASSIFICATION		BUILDING AREA																									
BUILDING USE OCCUPANCY CLASSROOMS E OFFICE B-1 Non-Separated use. E to be the base occupancy		ALLOWED: ALLOWED HEIGHT (STORIES): 1 STORY ACTUAL HEIGHT: 1 STORY TYPE: V-B At: 9,500 S.F. NS: 9,500 S.F. If: 0,75 Aa = At + (NS x If) Aa = 9,500 + (9,500*0,75) Aa = 16,625 ACTUAL S.F. : 14,204.87 S.F.																									
		8 FIRE RESISTENCE RATINGS																									
		IBC; TABLE 601, 602, AND SECTIONS 713 AND 1018 CONSTRUCTION TYPE V-B <ul style="list-style-type: none">PRIMARY STRUCTURAL FRAME0-HOUR (TABLE 601)BEARING WALLS: EXTERIOR0 HOUR (TABLE 601)BEARING WALLS: INTERIOR0 HOUR (TABLE 601)NON-BEARING EXTERIOR WALLS0 HOUR (TABLE 602)NON-BEARING INTERIOR WALLS0 HOUR (TABLE 601)FLOOR CONSTRUCTION0 HOUR (TABLE 601)ROOF CONSTRUCTION0 HOUR (TABLE 601)EXIT CORRIDORS0 HOUR (SECTION 1020.1)FURNACE0 HOUR (TABLE 509)*BOILER ROOM0 HOUR (TABLE 509)*CORRIDORS0 HOUR (TABLE 509) <small>* 0 - HOUR ALLOWED WITH AUTOMATIC SPRINKLER SYSTEM</small>																									
5 FIRE PROTECTION SYSTEMS		AUTOMATIC FIRE SPRINKLER SYSTEM: PROVIDED IN ACCORDANCE WITH SECTION 903.1.1 FIRE ALARM SYSTEM: PROVIDED IN ACCORDANCE WITH SECTION 907.2.1 PORTABLE FIRE EXTINGUISHERS: PROVIDED IN ACCORDANCE WITH SECTION 906																									
6 NUMBER OF STORIES		FIRE ALARM SYSTEM: PROVIDED IN ACCORDANCE WITH SECTION 907.2.1 PORTABLE FIRE EXTINGUISHERS: PROVIDED IN ACCORDANCE WITH SECTION 906																									







OCCUPANCY CALCULATIONS				
Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count	
Educational Classroom Area	794 SF	20	40	
Educational Classroom Area	851 SF	20	43	
Educational Classroom Area	859 SF	20	43	
Educational Classroom Area	866 SF	20	44	
Educational Classroom Area	870 SF	20	44	
Educational Classroom Area	874 SF	20	44	
Educational Classroom Area	911 SF	20	46	
Educational Classroom Area	918 SF	20	46	
Business Areas Unconcentrated	114 SF	150		
Business Areas Unconcentrated	137 SF	150	1	
Business Areas Unconcentrated	1350 SF	150	9	
Assembly wo Fixed Seats Unconcentrated	Not Placed	15		
Assembly wo Fixed Seats Unconcentrated	55 SF	15		
Assembly wo Fixed Seats Unconcentrated	69 SF	15		
Assembly wo Fixed Seats Unconcentrated	371 SF	15	25	
Accessory Storage Areas Mech Equip Room	66 SF	300	1	
Accessory Storage Areas Mech Equip Room	89 SF	300	1	
Accessory Storage Areas Mech Equip Room	202 SF	300	1	
Accessory Storage Areas Mech Equip Room	203 SF	300	1	
	9600 SF		391	

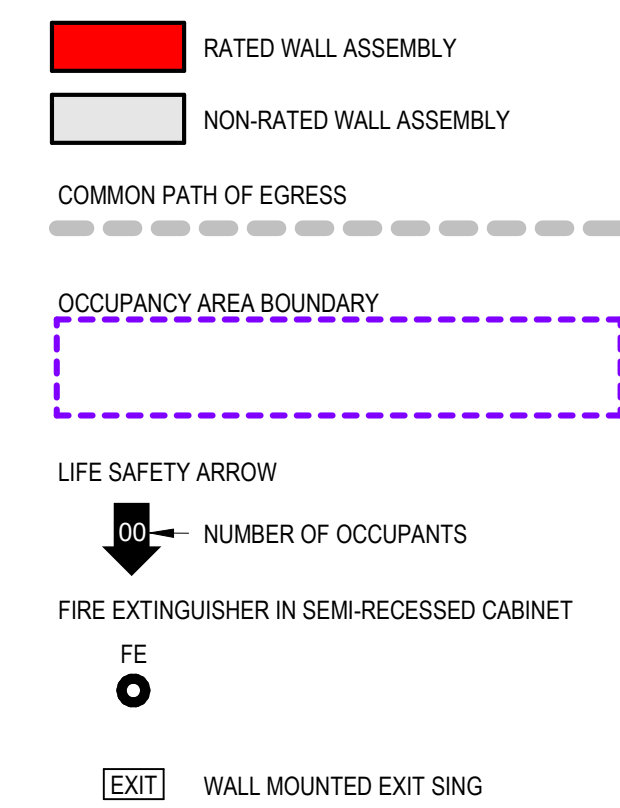
FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • **FFKR.COM**



LIFE SAFETY OCCUPANCY TYPE

-  Accessory Storage Areas Mech Equip Room
-  Assembly wo Fixed Seats Unconcentrated
-  Business Areas Unconcentrated
-  Educational Classroom Area

LEGEND



A1 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

BINGHAM SEMINARY BUILDING
1940 S Jordan Pkwy, South Jordan, UT 84095
The Church of Jesus Christ of Latter-Day Saints
SITE PLAN - 3.17.2025

DATE	REVISION

PROJECT NUMBER	24041
----------------	-------

LIFE
SAFETY
PLAN

G101

3/17/2025 7:30:43 AM

A B C D E

1

2

3

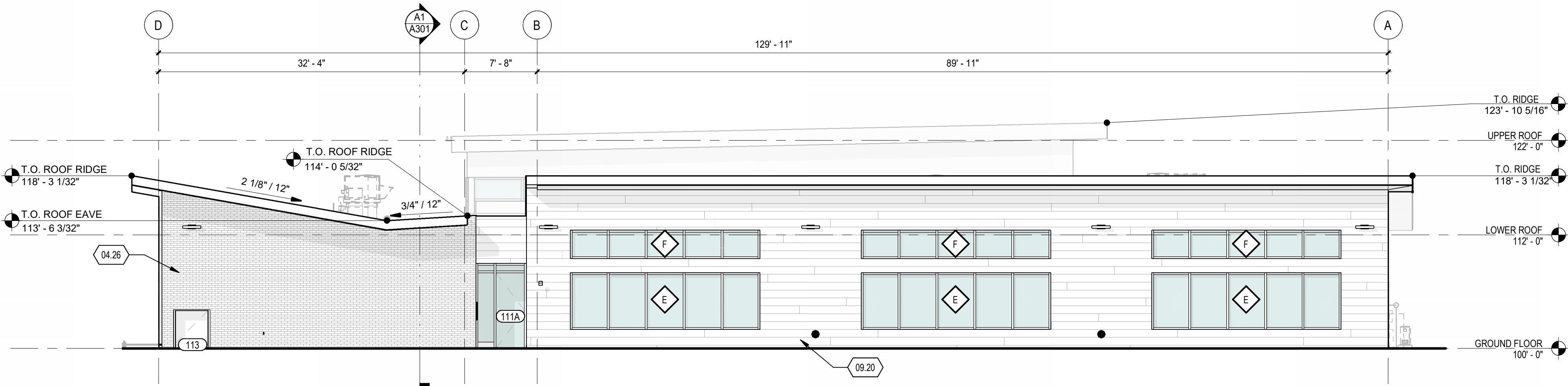
4

5

6

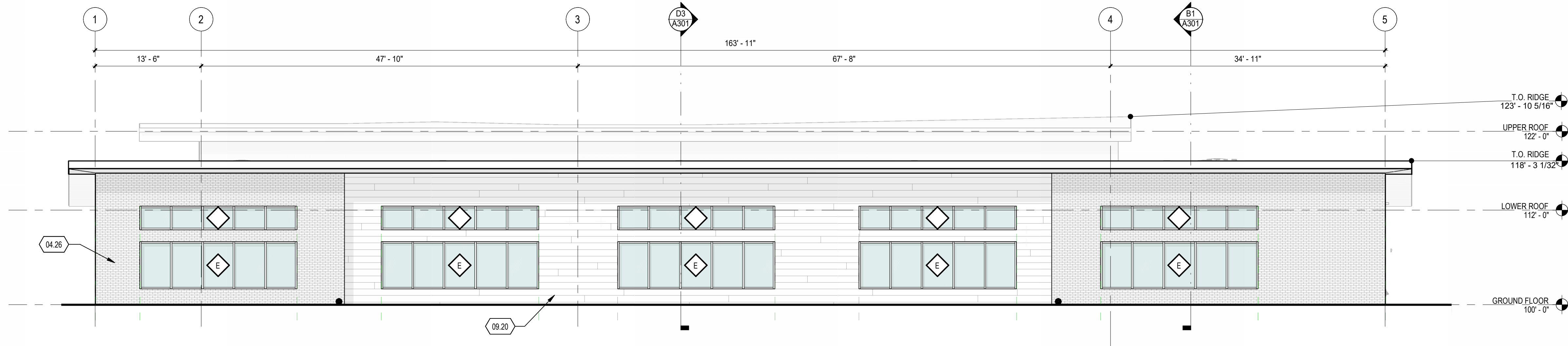
REFERENCE NOTES

04.26 THIN BRICK VENEER
09.20 TRESPA PURA PANEL



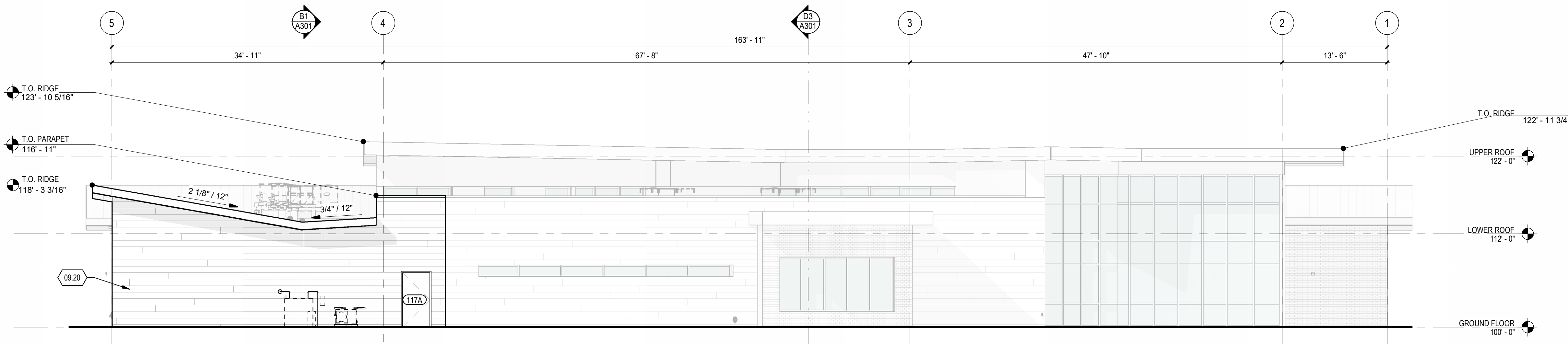
C2 EAST ELEVATION

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



B1 SOUTH ELEVATION

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



A1 NORTH ELEVATION

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

3/17/2025 7:31:03 AM

A B C D E

1

2

3

4

5

6

REFERENCE NOTES

04.26 THIN BRICK VENEER
09.19A

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

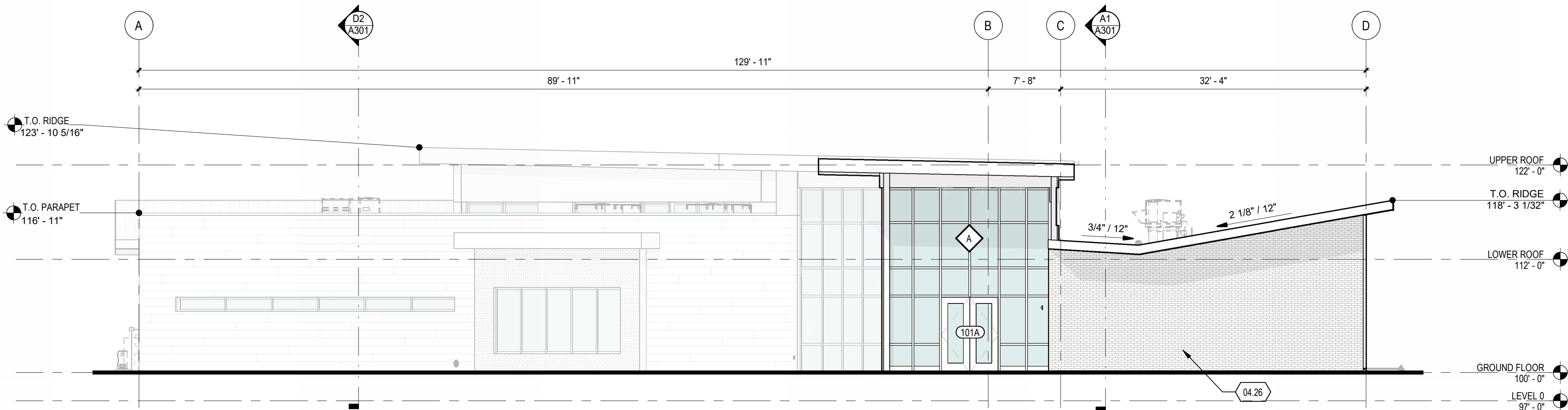
BINGHAM SEMINARY BUILDING
1940 S Jordan Pkwy, South Jordan, UT 84095
The Church of Jesus Christ of Latter-Day Saints
SITE PLAN - 3.17.2025

DATE REVISION

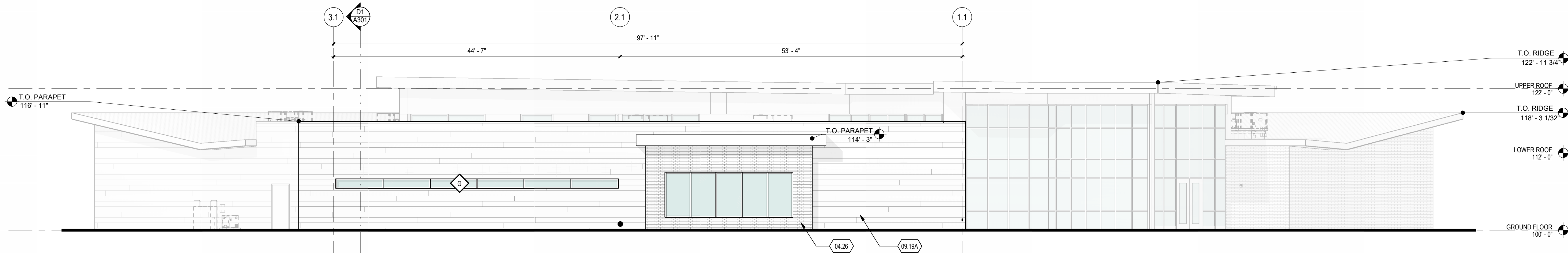
PROJECT NUMBER 24041

BUILDING
ELEVATIONS

A202



B2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



A1 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

RESOLUTION R2025 - 47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, DETERMINING THE APPROPRIATE NUMBER OF PARKING PLACES REQUIRED FOR A NEW SEMINARY BUILDING TO BE LOCATED AT 1949 W. SOUTH JORDAN PARKWAY, ADJACENT TO BINGHAM HIGH SCHOOL.

WHEREAS, the City Council of the City of South Jordan (the "City") is authorized under Chapter 16.26.040 of the City Code to determine the parking requirements for "individual developments if a use is not listed" in the parking section of the Code "or under unusual circumstances in which a greater or lesser number of parking stalls is justified"; and

WHEREAS, the Applicant, Adam Ferguson, representing the property owner, Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, seeks to construct a new Seminary Building at 1949 W. South Jordan Parkway, adjacent to Bingham High School, with 15 parking places; and

WHEREAS, a Seminary is not listed as a use with prescribed parking ratios in the City Code; and

WHEREAS, only staff and faculty, not students, will be permitted to park at the Seminary, and the Applicant has indicated that the maximum number of staff and faculty will be thirteen; and

WHEREAS, the City Engineer has studied parking at other Seminary buildings and believes that 15 parking places are sufficient; and

WHEREAS, the City Council of the City of South Jordan has determined that it is in the best interest of the residents of the City to grant the application to construct the development with 15 parking places.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Authorization for 15 Parking Places. Pursuant to Chapter 16.26.040 of the City Code, the City Council hereby authorizes the Applicant to construct the proposed new Seminary, to be located at 1949 W. South Jordan Parkway, with 15 parking places.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 19 DAY OF August, 2025 BY THE FOLLOWING VOTE:

YES NO ABSTAIN ABSENT

Patrick Harris
Kathie Johnson
Donald Shelton
Tamara Zander
Jason McGuire

<u>X</u>	___	___	___
<u>X</u>	___	___	___
<u>X</u>	___	___	___
<u>X</u>	___	___	___
<u>X</u>	___	___	___

Mayor:

Dawn R. Ramsey
Dawn R. Ramsey

Attest:

Anna Crookston
Anna Crookston, City Recorder

Approved as to form:

Rae W. Locke

Office of the City Attorney

