MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

Murray City Planning Commission Meeting
Notice of Meeting and Agenda

Thursday, April 17th, 2025, 6:30 p.m.
Murray City Hall, 10 East 4800 South, Council Chambers

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

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

CALL MEETING TO ORDER

BUSINESS ITEMS:

1. Approval of Minutes
   a. March 20th, 2025
2. Conflict(s) of Interest
3. Approval of Findings of Fact
   a. None

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

4. Legacy Materials — Project # 25-023
   4300 South Commerce Drive
   Hearing for a Conditional Use Permit Revocation

SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

5. Panera Bread — Project # 25-019
   5959 South State Street
   Site plan review for a new restaurant with a drive through

6. Murray Hillcrest Pharmacy — Project # 25-022
   5317 South State Street
   Site plan review for a new pharmacy with a drive through

SUBDIVISION REVIEW(S) – ADMINISTRATIVE ACTION

7. Abbington Subdivision Amended and Extended — Project # 25-017
   5317, 5357, 5361, 5377 South State Street & 148 East 5300 South
   Amending Lot lines and incorporating a new parcel

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

8. Murray City Center Form Based Code Project # 25-033
   Land use text amendment repealing Chapter 17.170, Murray City Center District and replacing with the City Center Form Based Code (CC-FBC)

ZONE MAP AMENDMENT(S) – LEGISLATIVE ACTION

9. Murray City Center Form Based Code Project # 25-034
   Zone map amendment rezoning the properties generally located between the Trax rail line on the west, Center Street and Jones Court on the east, 4800 South on the north and Little Cottonwood Creek to the south from MCCD, Murray City Center District and C-D, Commercial Development to City Center Form Based Code, CC-FBC

ANNOUNCEMENTS AND QUESTIONS
ADJOURNMENT

The next scheduled meeting will be held on Thursday, May 1st, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

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

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

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

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

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

MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

March 20, 2025

6:30 P.M. MST

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

DRAFT

CALL MEETING TO ORDER

MEMBERS PRESENT

Present: Michael Richards, Chair
Pete Hristou, Vice Chair
Ned Hacker
Aaron Hildreth
Peter Klinge
Jake Pehrson
Katie Rogers
Mark Richardson, Deputy Attorney
Chad Wilkinson, CED Director
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Ruth Ruach, Planner I
Members of the Public (per sign-in sheet)

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

STAFF REVIEW MEETING

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

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for March 6, 2025. Seconded by Commissioner Rogers. A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Commissioner Hacker made a motion to approve the findings of facts for Hannah Tucker, More Than Mysteries, conditional use permit and Burger Station & Burger Place Vacation, subdivision extension. Seconded by Vice Chair Hristou. A voice vote was made with all in favor.

DISCUSSION ITEM(S)

Murray City Center Form Based Code - Review of the Latest Form Based Code Draft for the Downtown Area

Zachary Smallwood introduced Mark Morris to provide an update on the form-based code. Mr. Smallwood said the full draft of the code was provided in the packet.

Mr. Morris provided a brief summary of the process they've been through. He said that the steering committee met and worked on the draft and highlighted some changes that were made. Mr. Morris reviewed the questions that were brought up in the last Planning Commission meeting he attended.

There was a question about the type of trees that would be planted. They've chosen a species that will be lower maintenance. He said they've abbreviated the code's section regarding food trucks and carts by referring to the city's code on food trucks and vending carts. He said they clarified the requirements for food carts, stating that there must be a minimum 100 feet between vending carts, that vending cart must be located no closer than 30 feet from a single-family zone, and that they shall not be located within 100 feet of the primary entrance of an existing restaurant use.

Commissioner Pehrson asked if they should add something about Salt Lake County code for food carts. Mr. Morris said when a business license is obtained, the applicant will have to get a permit from the Salt Lake County Health Department. They agreed to add verbiage stating the applicant must comply with Salt Lake County Health Department code.

A discussion was had regarding food carts. Commissioner Pehrson asked about the logistics at events where there are multiple food carts, but there's the requirement for them to have 100 feet of separation. Mr. Smallwood said they can obtain a special permit that allows the code to be more flexible for special events. They want to encourage more food carts to increase vibrancy in the downtown area.

Mr. Morris highlighted various changes made to the text by the Steering Committee.

A discussion was had regarding prohibited uses. The Planning Commission appreciated that the permitted and prohibited uses were clearly detailed in the table. Mr. Morris said the uses focus on enhancing walkability in the community.

A discussion was had regarding the street lighting. The Planning Commission appreciated the proposed improvements to the lighting.

Commissioner Hacker asked why there was nothing in the code to address ADA accommodations. Mr. Morris and Mr. Smallwood said that it is overseen by International Building Code and ADA requirements. They don't need to put it in the form-based code.

A discussion was had about bicycles and e-scooters. The Planning Commission asked if requirements should be addressed in the code. Mr. Smallwood said those things don't fall within their purview. They are addressed by Engineering. They discussed making sure there are bike racks addressed in code.

Mr. Morris spoke about signage, saying that they added guidelines for types of electronic signage that are permitted and what's not permitted. A discussion was had regarding criteria for sign approval. Mr. Pehrson wants to make sure that the approval isn't subjective. Mr. Smallwood stated that the approval isn't subjective. The approval is only to ensure that the sign meets the requirements. Staff agreed to revisit the verbiage about neon signs that's clearer.

A discussion was had regarding medical cannabis pharmacies. The text is conflicting as to whether they are permitted. Mr. Morris said he would confirm that the text agrees with state regulations.

A discussion was had about the timeline for adoption of the code. Mr. Morris said, once the text is revised, the Planning Commission will need to recommend it for approval by the City Council. The City Council would then vote to adopt the code, which will replace the current MCCD code. Mr. Smallwood said they'll have a public hearing in April.

The Planning Commission asked questions regarding Rockworth's involvement and compliance with the form-based code, building heights, residential stories and setbacks, requests for zone changes, permitted building materials, storm water management, existing and replacement trees/tree spacing, restrictions of bulb-out intersections, how pocket parks will work, size requirements for open spaces, programming for open spaces, and EV charging stations. Mr. Smallwood indicated that Rockworth has been working hand in hand with city staff to ensure that their proposal will meet the form based code requirements and has resulted in an overall better form based code because of their input.

A discussion was had regarding public parking. Commissioner Pehrson expressed concerns about having enough parking. Mr. Morris said they are trying to encourage a more efficient use of parking based on uses at different times of the day. Mr. Smallwood said they can look at the parking more closely. They talked about how the public parking credits will work. Mr. Morris said they want to avoid having too much parking as well. Unused parking is a waste of potentially productive space. Mr. Wilkinson said this is pertaining to off-street public parking. They want to allow businesses to count that as part of their parking requirement.

Commissioner Pehrson asked how the appeal process moves forward in the form-based code. Mr. Morris said that appeals won't be decided by one staff member only. They discussed enforcement if an appeal is denied, and the applicant does not conform. Mr. Smallwood said that is addressed in the administrative chapter of the code.

A discussion was had about residential hospitality requirements. Mr. Morris said hospitality businesses will not be allowed to have sleeping rooms at ground level. The ground level is meant for active uses. He will change the text to define that more clearly.

Commissioner Klinge asked about pedestrian pass-throughs. Mr. Morris showed a map with potential locations for connections. He said some of them will be vehicle connections. They are designed to break up large blocks of development. Property owners are permitted to create their own connections as well.

Mr. Smallwood asked the Planning Commission about their comfort level in moving forward to the next phase in adopting the code, once the text was modified with comments from the meeting. The Commissioner's indicated they felt comfortable moving forward.

Mr. Morris emphasized that the code can be revised after it's implemented, and they've had a chance to see how it works. The commissioners agreed that the are willing to move forward once the text is revised.

The Planning Commission thanked Mr. Morris for his presentation.

ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood informed the commission of an upcoming city campaign called, "Love, Murray." He also said the city will be unveiling other projects over the next couple of years. Because of that, there will some temporary art installations to be aware of.

The next scheduled meeting will be held on April 3, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 8:23 p.m. MST.

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

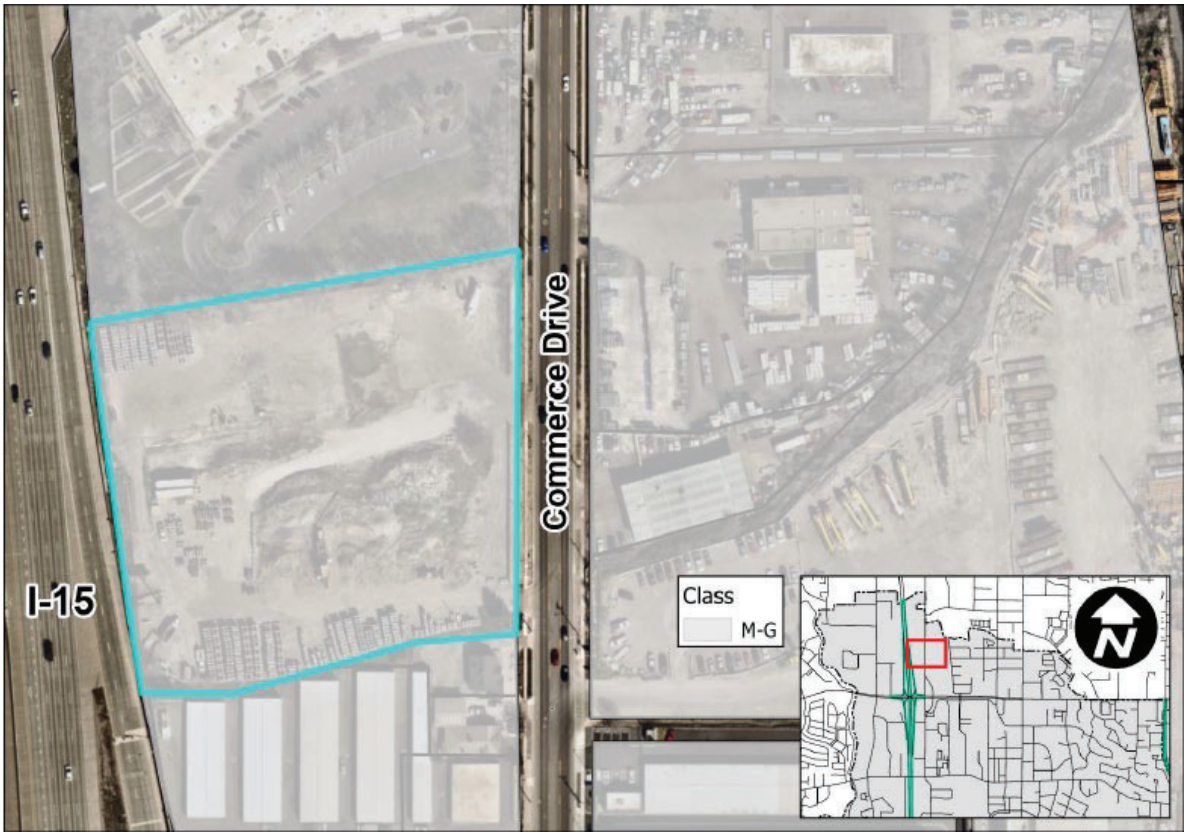
The public was able to view the meeting via the live stream at http://www.murraycitylive.com or https://www.facebook.com/Murraycityutah/. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at planningcommission@murray.utah.gov.

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Zachary Smallwood, Planning Manager
Community & Economic Development Department

DRAFT

AGENDA ITEM # 4 Legacy Materials			
ITEM TYPE:	Conditional Use Permit Revocation		
ADDRESS:	4300 South Commerce Drive	**MEETING DATE:**	April 17th, 2025
APPLICANT:	Legacy Materials	**STAFF:**	David Rodgers, Senior Planner
PARCEL ID:	21-01-251-001	**PROJECT NUMBER:**	PZ-25-023
ZONE:	M-G, General Manufacturing		
SIZE:	3.82-acre site		
REQUEST:	Murray City (hereafter Staff) is requesting to revoke a Conditional Use Permit for a Concrete Retaining Block Production and Storage business located at 4300 South Commerce Drive.		



I. LAND USE ORDINANCE

Section 17.56.090 provides for several options for the Planning Commission in considering a revocation of a conditional use permit. The Commission may: (a) continue the item; (b) modify or rescind any condition or requirement of the conditional use permit; (c) revoke the conditional use permit; or (d) take no action.

II. BACKGROUND AND ANALYSIS

On September 21st, 2023, the Planning Commission reviewed a request for Conditional Use permit to allow a concrete block production, manufacturing, and storage business on the property addressed 4300 South Commerce Drive. The Planning Commission approved a Conditional Use Permit for this use subject to sixteen (16) conditions of approval. A copy has been included with this report as "Exhibit 1".

Since the conditional use permit was issued, the applicant has failed to comply or made little progress on compliance with several of the conditions outlined in the staff report and the approval letter for the conditional use permit. Staff have provided an analysis below for the conditions that Legacy Materials are found to be in violation of:

2. The project shall comply with all applicable building and fire code standards.
    - No building permits were issued for Grading and Drainage improvements or for the structure with a tentative site plan approval.
3. The applicant shall obtain Murray City building permits for any construction.
    - *No building permits were issued for Grading and Drainage improvements or for the structure with a tentative site plan approval.*
7. The applicant shall provide a utility plan to meet Water Department requirements.
    - *The water department has indicated that Legacy Materials has not provided adequate improvement to the site in accordance with Murray City Water requirements.*
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:

    (a) Nine (9) trees;
    (b) Fourteen (14) 5-gallon shrubs; and
    (c) Thirty (30) 1-gallon shrubs.

- *No Landscaping improvements have been completed along Commerce Drive.*

9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
    - *A business license was never issued to Legacy Materials due to outstanding or not applied for building permits. Per documentation included in the timeline below, Legacy Materials has operated for months without a business license.*
12. The applicant shall meet all requirements of the building, water, and wastewater departments.
    - *The Building and Water departments have indicated that their requirements have not been met and there should be no active work on the site.*

Murray City staff have worked with Legacy Materials on several occasions to assist in obtaining all the approvals needed to meet the conditions of the CUP. Communication included phone calls, emails, and letters to the applicant to inform them of the status of their applications and permits. Below staff has compiled a timeline of the application process that Legacy Materials has gone through and the times that Murray City attempted to contact Legacy Materials to bring the business into compliance. This includes several contact attempts by the Business Licensing Division and two different citations issues by Murray City Code Enforcement. Because of the length of time without progress toward compliance, Staff is concerned that modifying conditions and/or imposing strict deadlines for compliance may not be a sufficient response.

III. TIMELINE & SUMMARY OF ACTIONS

The following provides a summary of actions related to the operation of Exclusive Architectural Products beginning with the Planning Commission's review.

- Spring/Summer 2020. The site was vacated after a dilapidated and burned building was demolished.

- August 2, 2023: Legacy Materials applied for a Land Disturbance Permit, but this permit was never issued.

- August 29, 2023. Murray City Employee Josh Hill reported that there was ongoing work on concrete blocks occurring at the property. Murray City Code Enforcement arrived onsite and issued a citation to Mr. Brian Hoins, after which all workers left the site and the project shut down.

- September 21, 2023. The Planning Commission approved a Conditional Use Permit to allow a Concrete Retaining Block Production and Storage business use on the property at 4300 South Commerce Drive. Minutes of the meeting are included as "Exhibit 3", the staff report is included as "Exhibit 4".

- September 21, 2023. Community Development Staff issued the Conditional Use Permit to the applicant, Legacy Materials. "Exhibit 1".

- October 3, 2023. Legacy Materials applied for a building permit for a 7'11" fence on the north property line. The permit was issued on October 6th.

- October 5, 2023. The Planning Commission approved Findings of Fact for Legacy Materials. "Exhibit 2"

- October 13, 2023. Senior Planner Susan Nixon wrote an email to code enforcement giving an update on the property and specified that the applicant had a long list of items to complete before they can start business operations on the site. It was specifically stated that they are NOT allowed to operate their business – no production or mixing of any type, they were only permitted to store materials until they obtained a business license.

- October 18, 2023. Legacy Materials applied for a Business License.

- October 18, 2023. Legacy Materials applied for a Site Grading and drainage building permit. This permit went through several rounds of resubmittals due to city department comments on the plan and was not issued.

- March 18, 2024. Susan Nixon sent an email to Mike Balls of Legacy Materials stating that the temporary office timeframe will expire on March 21st, and he needs to submit a site plan for a permanent office. She indicated the need to submit a building permit for the office prior to approval being granted for the grading and drainage building permit.

- June 11, 2024. Murray Business licensing sent a notice to Legacy Materials stating that their business license could not be approved due to having an outstanding and incomplete building permit.

- July 16, 2024. Legacy Materials applied for a Site Plan Review for a three hundred and eighty-two (382) sq. ft. portable office on a concrete pad. This was required per conditions 4 and 8 of the conditional use permit.

- August 8, 2024. Murray Business licensing followed up and sent a second notice to Legacy Materials stating that their business license could not be approved due to the above issues with the grading and drainage building permit.

- August 12, 2024. Murray City Planning issued a tentative approval for a Site Plan Review for Legacy Materials subject to the conditions found in the approval letter. A copy of that letter is included as "Exhibit 5". No building permit was ever applied for concerning the building.

- August 19, 2024. Murray Business licensing reached out a third time with a notice to Legacy Materials stating that their business license could not be approved due to not having an approved building permit.

- September 4, 2024. Business Licensing sent a notice declaring that due to the three previous attempts to contact the business, if the business did not complete their building permit by September 30th the business license application would be closed.

- October 2, 2024. Due to no action being performed following the previous letter, the business license division sent a letter of denial for the business license application. This letter indicated that the business is not allowed to operate or occupy the property without a business license and that Murray City Code Enforcement was notified of the denial.

- October 2, 2024. Murray City Police department issued a citation to Mike and Ryan Balls for operating without a business license.

- January 22, 2025. The Grading and Drainage Building permit that was applied for in October of 2023 expired due to a lack of activity (i.e. resubmittals) on the application for 180 days.

- March 18, 2025. Murray City staff initiated the Conditional Use Permit Revocation process after the business continued to operate without completion of required conditions or without obtaining proper permits. The revocation application was sent to City Departments for review, and the following comments were provided regarding the revocation:

Water Department:

- The developer has yet to complete the service line installation.
- No water use has been measured through the meter since Legacy Materials took ownership.
- No active water account for the property.
- 100 total gallons of use measured through a hydrant meter.

Building Department:

- No Permit was ever issued for the office trailer or any new building or structure on this site. They also never came in to withdraw another permit they wanted to forgo doing nor did they pay for the plans review for that abandoned project.

Business Licensing:

- The recommendation from Business Licensing is to revoke the Conditional Use Permit due to the business not meeting the required conditions and continuing to operate against the city's express prohibitions.

IV. FINDINGS

Based on the analysis of the Conditional Use Permit and the Timeline of events, staff concludes the following:

1. Legacy Materials has been operating their business in violation of their Conditional Use Permit Approval.
2. Legacy Materials has been operating their business without a Murray City Business License.
3. Staff has reached out on several occasions to inform and work with Legacy Materials to help them come into compliance with little or no response from the business.
4. Murray City Code Enforcement has issued citations and made Legacy Materials aware that they are operating illegally.

V. RECOMMENDATION

Based on the information contained in this report, Staff recommends that the Planning Commission revoke the Conditional Use Permit. The applicant will be required to discontinue the use within 30 days. No land use permits or business license approvals

will be issued for the use if the Conditional Use Permit is revoked. Additionally, if the revocation occurs, and the applicant desires to request a future reapplication of the Conditional Use, staff will present options and timing for future consideration of the use on the site for the Planning Commission to consider.

Murray City Code 17.56.080(A) outlines the process for the permittee if aggrieved by an order by the Planning Commission through any court of competent jurisdiction. Action for relief must be filed with the court within thirty (30) days after the order was made.

Exhibit 1

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

CONDITIONAL USE PERMIT

APPLICANT: LEGACY MATERIALS
LOCATION: 4300 South Commerce Drive
DATE: September 21, 2023
APPROVAL: Concrete Retaining Block Production & Storage, Project #23-079

The Murray City Planning Commission has approved your Conditional Use application. All improvements which are required by the Murray City Zoning Ordinance or Planning Commission action must be installed or arrangements for a Deferral Agreement must be made, prior to the issuance of any Occupancy Permit for the land being developed, or business license approval, or commencement of the approved Conditional Use. Any deviation from or amendment to the approved site plan must have Planning Commission approval prior to construction.

This Conditional Use approval is subject to other generally applicable Land Use Ordinance requirements and other Murray City Ordinances as administered by Flood Control, Fire Department, Engineering Department, City and County Board of Health, Water and Sewer Department, Power Department, etc.

1. The applicant shall comply with all city engineer requirements including:
   a. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
   b. Provide a formal grading, drainage, and utility plan.
   c. Obtain any required State Permits air quality permits for planned batch plant and planned site operations. Copy of permit or review(s) from DAQ to be provided to the Planning Division prior to issuance of a business license.
   d. Replace any damaged curb and gutter and sidewalk along the property frontage to Commerce Drive.
   e. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
   f. Obtain a City Excavation Permit for work in the City right-of-way.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain Murray City building permits for any construction.
4. The Planning Commission authorizes staff to work with the applicant on a revised site plan showing the required nine (9) parking spaces, including one (1) ADA van accessible and parking for the large trucks and equipment.
5. The applicant shall obtain sign permits prior to the installation of any new attached or detached business signage.
6. The applicant shall replace the damaged curb, gutter, and sidewalk along the property frontage.
7. The applicant shall provide a utility plan to meet Water Department requirements.
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:

(a) Nine(9) trees;
(b) Fourteen (14) 5-gallon shrubs; and
(c) Thirty (30) 1-gallon shrubs.

9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.

10. The applicant shall install an eight (8') chain link fence with slats, or solid fence, along the north property line.

11. The business shall not have any materials or mud tracked onto Commerce Drive. A minimum 30' paved apron be installed at both entrances into the property to help prevent tracking of mud onto Commerce Drive.

12. The applicant shall meet all requirements of the building, water, and wastewater departments.

13. The temporary office shall be removed prior to March 21, 2024. The applicant may apply to the planning commission to extend the time period for the temporary office up to one additional year, providing that plans for a permanent structure have been received prior to the expiration of March 21, 2024.

14. The temporary office or other facility shall not be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.

15. If the applicant expands the business to include the adjacent property to the south, the applicant shall apply to Amend the CUP.

16. No dry concrete cutting is allowed on the site.

Sincerely,

Philip J. Markham

Philip J. Markham, Director
Community Development Planning Division

THIS LETTER CONSTITUTES THE CONDITIONAL USE PERMIT

Exhibit 2

MURRAY CITY PLANNING COMMISSION
FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Legacy Materials

PROJECT NUMBER: 23-079

APPLICANT: Mike Balls

ADDRESS: 4300 South Commerce Drive

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting approval to allow a Concrete Block Production Manufacturing & Storage business.

II. MUNICIPAL CODE AUTHORITY:

Section 17.152.030. of the Murray City Land Use Ordinance allows concrete brick and block manufacturing businesses (LU #3261) within the M-G zoning district subject to Conditional Use Permit approval.

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

A. The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.

B. The minutes of the public meeting held by the Planning Commission on September 7, 2023 and September 21, 2023 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

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

1. The proposed use for Block Production and Storage (LU #3261), is allowed in the M-G Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply

with the standards of the Murray City Land Use Ordinance.

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

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for allowing a concrete block production, manufacturing and storage business on the property. The vote was 6-0 with Commissioners Hacker, Pehrson, Patterson, Milkavich, Lowry and Nay in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall comply with all city engineer requirements including:
   a. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
   b. Provide a formal grading, drainage, and utility plan.
   c. Obtain any required State Permits air quality permits for planned batch plant and planned site operations. Copy of permit or review(s) from DAQ to be provided to the Planning Division prior to issuance of a business license.
   d. Replace any damaged curb and gutter and sidewalk along the property frontage to Commerce Drive.
   e. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
   f. Obtain a City Excavation Permit for work in the City right-of-way.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain Murray City building permits for any construction.
4. The Planning Commission authorizes staff to work with the applicant on a revised site plan showing the required nine (9) parking spaces, including one (1) ADA van accessible and parking for the large trucks and equipment.
5. The applicant shall obtain sign permits prior to the installation of any new attached or detached business signage.
6. The applicant shall replace the damaged curb, gutter, and sidewalk along the property frontage.
7. The applicant shall provide a utility plan to meet Water Department requirements.
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:
   (a) Nine(9) trees;
   (b) Fourteen (14) 5-gallon shrubs; and
   (c) Thirty (30) 1-gallon shrubs.
9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
10. The applicant shall install an eight (8') chain link fence with slats, or solid fence, along the north property line.
11. The business shall not have any materials or mud tracked onto Commerce Drive. A minimum 30' paved apron be installed at both entrances into the property to help prevent tracking of mud onto Commerce Drive.
12. The applicant shall meet all requirements of the building, water, and wastewater departments.

13. The temporary office shall be removed prior to March 21, 2024. The applicant may apply to the planning commission to extend the time period for the temporary office up to one additional year, providing that plans for a permanent structure have been received prior to the expiration of March 21, 2024.

14. The temporary office or other facility shall not be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.

15. If the applicant expands the business to include the adjacent property to the south, the applicant shall apply to Amend the CUP.

16. No dry concrete cutting is allowed on the site.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION THIS 5th DAY OF October, 2023.

~~Lisa Milkavich, Vice Chair~~ Jake Pehrson, Chair
Murray City Planning Commission

Exhibit 3

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Legacy Materials - 4300 South Commerce Drive - Project #23-079 - Retaining Block Production and Storage in the M-G Zone - Continued from 9/7/23 Planning Commission

Susan Nixon presented the application for the conditional use permit application that was continued from the September 7th Planning Commission meeting to allow time to review state environmental regulations and the over 200 concerned public comments received. The comments expressed concern about potential health and air quality impacts to humans and animals. The property is located at 4300 South Commerce Drive between I-15 and 300 West in the M-G manufacturing zoning district, which permits the proposed use. The site plan shows a concrete casting area, inventory storage, a batching plant, and temporary office, which can remain for up to six months with a potential extension if the applicant requests it and submits permanent structure plans prior to expiration. The applicant proposes an 8-foot privacy fence on the north boundary and a 6-foot barbed wire fence along the road, meeting code standards. The roadside fence will need to be set back at least 10 feet. Since the last meeting, the applicant submitted a written description of their business process per Ms. Nixon's request to detail how concrete products will be processed on-site. The application also includes a floor plan of the 700 square foot temporary office.

Ms. Nixon indicated that she had contacted the State Department of Air Quality and spoke with Ms. Christine Bodell. She indicated the applicant told her they would submit a plan last Friday, but as of today they have not. Ms. Bodell does not yet know if a permit will be required for the applicant. However, whether permitted or not, the State will have to review and sign off on the operation before allowing any concrete production on site. She also checked with the Salt Lake County Health Department. They do not regulate these types of businesses, only respond to complaints about operations. No permit is required from the County. Ms. Nixon indicated that the application meets city requirements with the recommended conditions of approval, which have been slightly modified from the prior meeting. The applicant stated approximately 10 employees, so they will need to update the site plan for required parking and install landscaping along the road frontage. There are nearly fifteen conditions, including modifications, since the last meeting. Staff recommends that the Planning Commission approves this application based on the conditions outlined.

Commissioner Nay was not present at the last meeting and interjected to ask Ms. Nixon to bring him up to speed on some logistics. She showed photos of the property views from the initial presentation and some descriptions of how the casting process will work. She described the process for "grub and scrub" to clean up. After she clarified and answer his questions, Ms. Nixon continued with her presentation.

Chair Pehrson asked the applicant, Ryan Balls, to approach the podium.

Commissioner Nay asked about the concrete mixing process after the aggregate materials and cement are delivered to the site. Mr. Balls explained the batch plant has sealed tubes with augers to transfer the cement powder, which seems to be the main concern. The sand and gravel are weighed as they drop onto a conveyor belt before going into the mixing truck. The cement powder is transported through a sealed auger tube to the top where it empties into a rubber boot that drops into the truck hopper along with water.

Commissioner Nay asked if the auger tube is covered.

Mr. Balls confirmed yes, the auger is sealed inside a covered tube and the top of the cement silo hopper where it empties is also covered.

Vice Chair Milkovich asked if the applicant has any information to share about the plan the State Department of Air Quality requested from them.

Mr. Balls responded that they were not aware of any request for a plan. Christine Bodell from the State has not contacted them directly. He stated they understand they will have to go through the State's process to determine if they meet minimum tonnage thresholds to require an air permit but they have not received specifics on any plan submission.

Commissioner Hacker noted that there's a lot of excess material on site. He asked if Mr. Balls had any plan to mitigate that. Mr. Balls says his goal is to get rid of the excess material.

Chair Pehrson asked to confirm the applicant's prior statement that there would be no concrete cutting on site.

Mr. Balls confirmed that is correct, no dry cutting on site.

Chair Pehrson noted there is currently no condition prohibiting concrete cutting, which has been a complaint concern regarding dust. He suggested adding a condition to prohibit dry cutting of concrete.

Mr. Balls responded they would be fine prohibiting dry cutting specifically, in case they ever needed to do minor wet cutting that does not generate dust.

Chair Pehrson asked if Ryan would also be amenable to a condition prohibiting outdoor storage of cement powder, since it could easily become airborne.

Mr. Balls agreed they would also be fine explicitly prohibiting cement powder being stored outside, as exposure to weather is detrimental to the expensive product anyway.

Chair Pehrson wanted to make clear that, if the application is approved, the business must be in compliance with all of the conditions before they start doing business on the property, reminding Mr. Balls that this is what is meant by conditional use, that all the conditions must be met in order to start doing business on site.

Vice Chair Milkovich asked if there should be any discussion about the two proposed conditions suggested by the Chair. Specifically, she inquired about the wording for outdoor cement powder storage.

Commissioner Nay responded he thinks it's a non-issue because the applicant needs to protect their materials from damage or waste. If the cement gets wet inside their equipment they have to undertake costly cleanup efforts, so it's in their interest to contain it properly.

Commissioner Lowry supports prohibiting dry concrete cutting as an important distinction, but the outdoor cement storage condition may be unnecessary.

Vice Chair Milkavich suggested wording it as "no dry cutting of concrete on site."

Chair Pehrson agreed the prohibition on dry cutting is sufficient, while the cement condition is unnecessary since properly containing the cement powder is intrinsic to the applicant's own interests and process needs.

Commissioner Nay wanted to acknowledge the many comments submitted by volunteers at the Humane Society expressing concerns about the proposed concrete batch plant near their facility. As a healthcare professional who works with respiratory issues, he understands their worries about air quality and exacerbation of breathing issues from materials released during concrete production. However, he believes the batch plant operations will be largely contained and emissions mitigated, outside of when materials are actively being poured into molds. He pointed out that It's important to recognize this site is zoned for manufacturing, where industrial operations like concrete batch plants are permitted and expected. While unfortunate for the Humane Society which sought affordable land to expand their mission, manufacturing zones do make these types of facilities possible neighbors. There is also already a major uncovered concrete plant just across the street on 3900 South that likely contributes dust and emissions to the area. Additionally, there is an existing smaller concrete batch plant on Commerce Drive near 4800 South that initially faced neighbor concerns which now seem to have been addressed.

Chair Pehrson echoed the sentiments expressed by Commissioner Nay that the Planning Commissioners truly care about local air quality and community, as fellow residents who live here themselves. He is a pet owner and former pet store owner, so he understands the concerns raised. He diligently read through the extensive comments submitted, as we took them very seriously. However, it seems some of the information circulated mischaracterized this concrete batch plant project as a full cement manufacturing plant, which is not accurate. While cement is a component, this is a much more contained operation than a large cement production facility. So unfortunately, much of the research presented on the impacts of cement plants does not precisely apply to this concrete batch plant proposal. This is not at all a cement plant. This is a more self-contained concrete batch operation. This is a conditional use application in this zone, so the Planning Commission has to review it and put conditions on it, which is what has been done. There are some changes to the conditions.

Ms. Nixon briefly outlined the changes in the conditions. She indicated that condition number one now says that a copy of the permit or reviews from DEQ must be provided to the Planning Division prior to issuance of a business license. She mentioned that condition number ten now says the applicant shall install an eight-foot chain link fence with slats or solid fence along the north property line. The previous condition was for a solid wall. A condition was removed that said the site plan must be updated for the drive approach, which they've already done.

Chair Pehrson asked the applicant to approach the podium again. He asked Mr. Balls if he will be able to comply with these modified conditions, as well as the added condition regarding the dry cleaning. Mr. Balls stated that, yes, he could comply.

Commissioner Nay made a motion that the Planning Commission approve a conditional use permit for Legacy Materials at the property addressed 4300 South Commerce Drive subject to the following conditions one through fifteen, with the adding condition number sixteen:

1. The applicant shall comply with all city engineer requirements including:
   a) Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
   b) Provide a formal grading, drainage, and utility plan.
   c) Obtain any required State Permits air quality permits for planned batch plant and planned site operations. Copy of permit or review(s) from DAQ to be provided to the Planning Division prior to issuance of a business license.
   d) Replace any damaged curb, gutter and sidewalk along the property frontage to Commerce Drive.
   e) Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
   f) Obtain a City Excavation Permit for work in the City right-of-way.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain Murray City building permits for any construction.
4. The Planning Commission authorizes staff to work with the applicant on a revised site plan showing the required nine (9) parking spaces, including one (1) ADA van accessible and parking for the large trucks and equipment.
5. The applicant shall obtain sign permits prior to the installation of any new attached or detached business signage.
6. The applicant shall replace the damaged curb, gutter, and sidewalk along the property frontage.
7. The applicant shall provide a utility plan to meet Water Department requirements.
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:
   a) Nine (9) trees;
   b) Fourteen (14) 5-gallon shrubs; and
   c) Thirty (30) 1-gallon shrubs.
9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
10. The applicant shall install an eight (8’) chain link fence with slats, or solid fence, along the north property line.
11. The business shall not have any materials or mud tracked onto Commerce Drive. A minimum 30’ paved apron be installed at both entrances into the property to help prevent tracking of mud onto Commerce Drive.
12. The applicant shall meet all requirements of the building, water, and wastewater departments.

13. The temporary office shall be removed prior to March 21, 2024. The applicant may apply to the planning commission to extend the time period for the temporary office up to one additional year, providing that plans for a permanent structure have been received prior to the expiration of March 21, 2024.
14. The temporary office or other facility shall not be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
15. If the applicant expands the business to include the adjacent property to the south, the applicant shall apply to Amend the CUP.
16. No dry concrete cutting is allowed on the site.

Seconded by Commissioner Patterson. Roll Call Vote:

A Pehrson
A Patterson
A Nay
A Hacker
A Lowry
A Milkavich

Motion passed 6-0

DISCUSSION ITEMS

Open and Public Meetings Act Training - Land Use Training from Murray City Attorney's Office

Mark Richardson from the City Attorney's office presented training on the Open and Public Meetings Act. The state legislature has declared government entities exist to conduct public business openly, not behind closed doors. Every part of a public body's meetings must be open for observation, though public participation may be limited. The open meetings law applies when a quorum convenes to discuss, take public comment on, or act upon matters under their jurisdiction. Chance or social gatherings do not automatically constitute a meeting. A meeting requires a quorum, defined as a simple majority of members. Annual notice lists scheduled meetings. A 24-hour notice is required for each meeting's agenda, date, time and location. Agendas must reasonably inform the public of topics to be discussed. Meetings can be closed for limited reasons like litigation or personnel discussions, requiring a quorum and 2/3 vote. The reason for closure must be publicly announced and recorded. Closed meetings must be documented but records are restricted. Electronic meetings require adoption of authorizing rules and proper notice. They can be held remotely if the chair determines in-person meetings present a substantial safety risk, but that determination expires after 30 days. Individuals disrupting meetings may be removed. Violations like improper closure or lack of notice can void final actions. The Attorney General (AG) or District Attorney(DA) enforce violations, which are class B misdemeanors. These "sunshine laws" aim to conduct public business openly. As one court stated, "Democracies die behind closed doors."

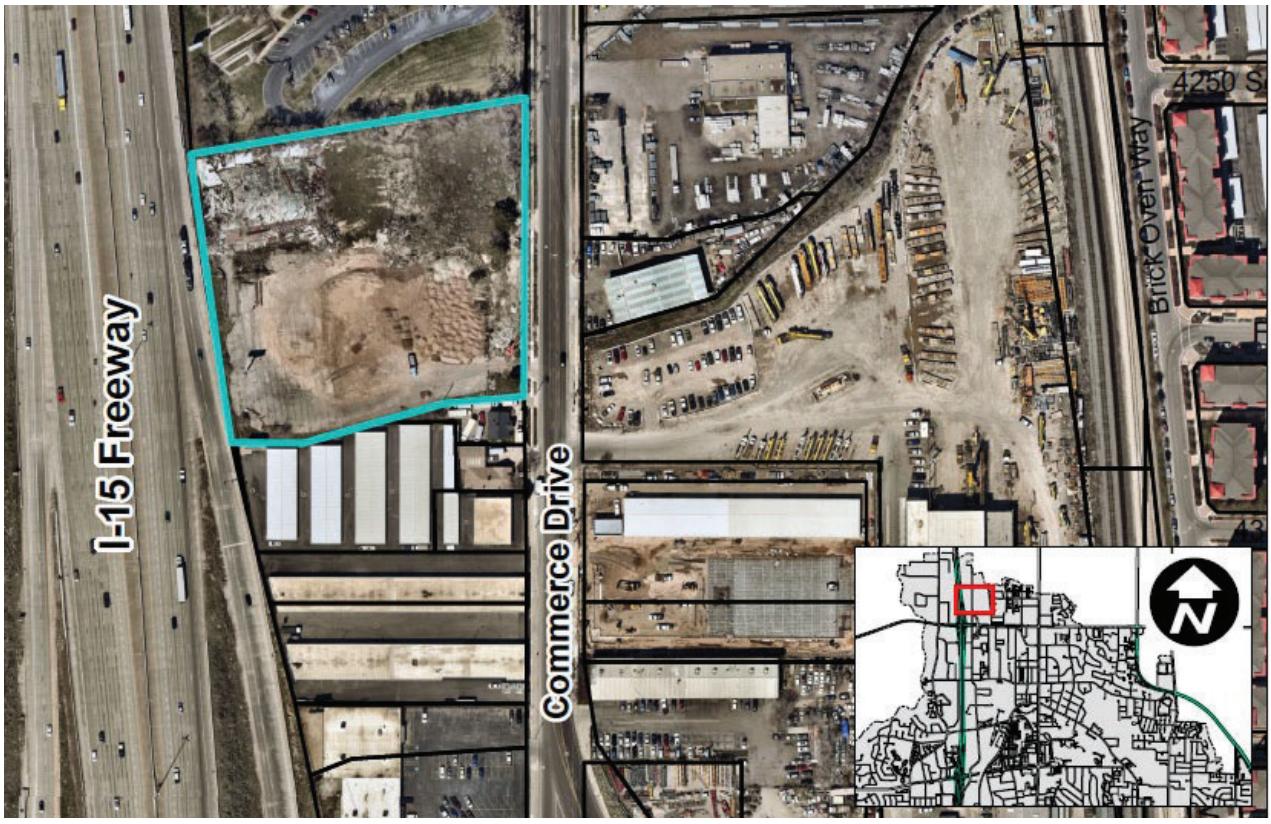
Chair Pehrson asked about the statement that the public can raise topics not on the agenda which the body may discuss but not take action on. He wanted to confirm they could not bring up their own unagendized topics, only discuss topics raised by the public.

Exhibit 4

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

AGENDA ITEM #05 - Legacy Materials			
ITEM TYPE:	Conditional Use Permit, Retaining Block Production and Storage		
ADDRESS:	4300 South Commerce Drive	**MEETING DATE:**	September 21, 2023
APPLICANT:	Mike Balls	**STAFF:**	Mustafa Al Janabi, Planner I & Susan Nixon, Senior Planner
PARCEL ID:	21-10-1251-001	**PROJECT NUMBER:**	23-079
ZONE:	M-G, Manufacturing General		
SIZE:	3.82-acre site | 166,399.2 ft^2		
REQUEST:	This item is a continuation of the September 7, 2023, meeting. The applicant is requesting Conditional Use Permit approval for concrete block production, manufacturing, and storage.		



I. LAND USE ORDINANCE

The subject property is located in the M-G, Manufacturing General Zone. Section 17.152.040 of the Murray City Land Use Ordinance requires Conditional Use Permit approval by the Planning Commission for concrete brick and block manufacturing and storage (LU#3261) in the M-G Zone.

II. BACKGROUND

Project Location

Project Location: This property is located on the west side of Commerce Drive, east side of I-15, and south of the Humane Society.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial/Animal Shelter	M-G
South	Industrial	M-G
East	I-15/Industrial	M-G
West	Industrial	M-G

Project Description

The applicant is proposing to locate a block production and storage facility on the site which requires Planning Commission review and approval for a Conditional Use Permit. The applicant is proposing to have a 721 sq ft temporary office. There is an approximately 17,000 sq ft area for concrete casting and molding.

Operations

The applicant stated that less than 10 people will be operating at the proposed business. Hours of operation are not limited in the M-G Zone, but the applicant does not anticipate excessively early or late operating hours for the business. The applicant will be manufacturing retaining blocks and will have some storage. The shop building is located at the north end of the property. The adjacent uses are non-residential. Staff does not anticipate issues or problems occurring in the general operation of the business.

The applicant has provided a floor plan for the temporary office, which is attached to this report. The applicant plans to have gatherings and meetings with investors and other businesses in the office. The forklifts and casting will occur in the casting shop. The casting will be located on the north side of the property. The applicant, Mike Balls, provided an email dated 9/14/23 outlining the operation processes stating:

> *"The raw materials that are needed to create concrete are delivered to the site. The sand/gravel is delivered via dump truck. From there the sand/gravel is loaded into the batch plant hoppers. The cement powder is delivered via dry bulk tankers, which are completely sealed. When the cement powder is delivered it is transferred through a large hose, via*

vacuum pressure, into a storage silo on the batch plant which is also sealed. Any moving air inside the batch plant is filtered before it vents to the outside.
The batch plant then disperses the correct amount of sand, gravel, cement powder and water directly into a mixer truck. The mixer then mixes the concrete and pours it into the block molds. After the concrete cures the blocks are removed from the molds and placed into inventory and await delivery. Loading will be done with a forklift."

The applicant also provided a production manual that is attached to this report. This document is provided to show the Commission the type of materials the applicant is creating and is highly technical in nature.

Proposed Temporary Office

Section 17.56.100 states that "mobile offices, homes or trailers which are used for business purposes shall only be allowed for a six (6) month time period as authorized by the planning commission. The planning commission may extend the time period for the temporary structure up to one additional year providing that plans for a permanent structure have received commission approval."

Temporary structures shall be removed from the property upon occupancy of the permanent structure. Premanufactured structures which meet all building code regulations and construction trailers shall be exempt from this regulation.

B. A temporary conditional use occupancy permit shall not be issued nor shall the building structure or other facility be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.

Dust and Air Quality

The State Department of Air Quality (DAQ) does require a review for these types of businesses. In a phone conversation on 9/12/23 with Christine Bodell, Environmental Engineer for DAQ, where she indicated that she is working with Legacy Materials to determine what action is required for them, but it is too early to determine whether there is a need for a permit and the level of overall emissions. Representatives of Legacy Materials indicated they would have a plan for Ms. Bodell by Friday, September 15, 2023. She stated that regardless of whether a permit is required, there will still be a review to determine what action is required.

Salt Lake County Health Department does not regulate batching plant-type facilities and no permit is required.

Staff recommends as a mitigating factor for possible dust and materials traveling onto the adjacent property to the north, that an eight-foot (8') chain link fence with slats, or solid fence, be installed along the north boundary line.

Noise

The M-G Zone does not limit the hours of operation for businesses. Murray City has adopted the Salt Lake County Health Department's Noise Ordinance. The Noise Ordinance, Section

8.16.030, regulates the level of noise; level of intensity; proximity to residential and time of day, and recurrence consistency. Any noise complaints would be referred to the County Health Department. In addition, to the existing noise generated from the I-15 freeway, there are no suggested processes or remedies for additional noise generated from the business.

Parking & Fencing

Parking for office use is calculated at the rate of four (4) spaces for each 1,000 square feet. Based on the office, a total of three (3) parking stalls are required. The remaining space in the building is utilized as the casting and storage of materials. The site plan submitted by the applicant identifies the possible location of a total of ten (10) parking spaces on the site. The parking lot does not show parking to accommodate large work vehicles and equipment. Staff recommends that the parking stalls be re-striped to be identified more clearly and include parking for large work vehicles and equipment. Additionally, one parking stall must be striped as a van-accessible, ADA-compliant stall.

The site plan shows an eight-foot (8')high chain link fence along the north boundary and a six-foot high chain link fence with barbed wire. Section 17.64.080, Commercial or Industrial: states "Barbed wire shall be allowed so long as it is attached at the top of a fence or similar structure at a height not less than six feet (6') above the ground."

Lighting

No lighting has been proposed with this application. Any potential lighting will need review by the Planning Division and must directed down and away from adjacent properties.

Access Improvements

There are two (2) points of access from Commerce Drive. Both the north and south accesses are looped and connect to Commerce Drive. The looped accesses allow for large trucks to enter and exit the site in a forward motion.

Existing right-of-way improvements on the Commerce Drive side have been limited to curb and gutter. However, the City Engineer has indicated that any damaged curb, gutter, and sidewalk must be replaced along the Commerce Drive property frontage.

Landscaping

The property has minimal amounts of landscaping along the Commerce Drive frontage. There are 4 shrubs and grass. Section 17.68 .040.A. requires the frontage landscaping to include a minimum: of three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs for every one hundred (100) linear feet of property frontage. The property has 344 linear feet of frontage on Commerce Drive. Required landscaping is provided in the chart below:

Frontage Landscaping, Commerce Drive			
344 Linear Feet	Trees	5-gallon shrubs	1-gallon shrubs
Required	9	14	30
Provided	0	4	0

The applicant will need to work with staff to provide a landscaping plan that meets the requirements in Chapter 17.68, Landscaping Ordinance.

III. LAND USE ORDINANCE STANDARDS REVIEW

Section 17.56.060 of the Land Use Ordinance outlines the following standards for review for conditional uses.

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

With conditions and improvements, the proposed use is acceptable in this location and will contribute to the general well-being of the area and this development.

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

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

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

With conditions, the proposed use and property will stress quality development with an active tenant and additional landscaping. The proposed use is in harmony with the allowed uses in this zoning district and those found in the area.

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

The applicant has submitted sufficient information for a review of this conditional use permit application by Murray City Staff and the Murray City Planning Commission.

IV. CITY DEPARTMENT REVIEW

Plans were distributed to multiple Murray City department staff on July 5, 2023, and August 22,

2023. The following comments have been provided by the departments that reviewed the proposal:

City Engineer Comments:

1. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
2. Provide a formal grading, drainage, and utility plan.
3. Obtain any required State Permits air quality permits for planned batch plant and planned site operations.
4. Replace any damaged curb, gutter, and sidewalk along the property frontage to Commerce Drive.
5. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
6. Obtain a City Excavation Permit for work in the City right-of-way.

- **The Water Department comments:**

1. There is no utility plan for this project.
2. There is an abandoned 1”1/2 meter that is still available for this property. Located in the park strip.
3. All water utility work must follow Murray City Water Specification and Requirements
    i. https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=

- **The Power Department** had no comments.

- **The Wastewater Department comments:**

1. Plan does not include utility sheet. Need to see how the proposed bathroom in the trailer will tie in?
2. If proposing to use the existing lateral for connection the lateral must be televised with the city wastewater inspector present to determine if it can be used. Lateral may be required to be lined for use.
3. All work must meet Murray Wastewater specifications. Include all applicable specifications directly in the plan.
4. https://www.murray.utah.gov/DocumentCenter/View/12589/Wastewater-Spec-Book-2021?bidId=

- **The Building Department comment:**

1. The temporary office needs to show more information. They need to provide ramp details, accessible bathroom details, accessible breakroom counter details, and accessible parking.

The preceding comments are addressed as conditions of approval at the end of this report. No additional comments were provided by other Murray City departments.

V. PUBLIC INPUT

Twelve (12) notices of the public meeting were sent to all property owners for parcels located within 400 feet of the subject property. Staff received comments from the Humane Society with objections to allowing this use here. They feel that it will negatively impact the experience of their customers and the animals housed at the location. They are also concerned with any potential dust from the operation.

In addition to the original notice sent, public comment was given at the September 7th meeting and 204 emails were received. The Planning Staff completed a review of the 204 emails received within 24 hours of the September 7th meeting. A summary of those email comments included concerns about dust, cement powder dust, and noise. A copy of those emails is attached to the staff report.

VI. FINDINGS

Based on the analysis, a survey of the surrounding area, and a Conditional Use Permit application to allow block production and storage, staff concludes the following:

1. The proposed use for Block Production and Storage (LU #3261), is allowed in the M-G Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted, and site review, **staff recommends approval of a Conditional Use Permit for a Concrete Block Production and Storage business at the property addressed 4300 South Commerce Drive** subject to the following conditions:

1. The applicant shall comply with all city engineer requirements including:
    a) Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
    b) Provide a formal grading, drainage, and utility plan.
    c) Obtain any required State Permits air quality permits for planned batch plant and planned site operations. Copy of permit or review(s) from DAQ to be provided to the Planning Division prior to issuance of a business license.
    d) Replace any damaged curb and gutter and sidewalk along the property frontage to Commerce Drive.
    e) Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.

f) Obtain a City Excavation Permit for work in the City right-of-way.

2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain Murray City building permits for any construction.
4. The Planning Commission authorizes staff to work with the applicant on a revised site plan showing the required nine (9) parking spaces, including one (1) ADA van accessible and parking for the large trucks and equipment.
5. The applicant shall obtain sign permits prior to the installation of any new attached or detached business signage.
6. The applicant shall replace the damaged curb, gutter, and sidewalk along the property frontage.
7. The applicant shall provide a utility plan to meet Water Department requirements.
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:

   (a) Nine(9) trees;
   (b) Fourteen (14) 5-gallon shrubs; and
   (c) Thirty (30) 1-gallon shrubs.

9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
10. The applicant shall install an eight (8') chain link fence with slats, or solid fence, along the north property line.
11. The business shall not have any materials or mud tracked onto Commerce Drive. A minimum 30' paved apron be installed at both entrances into the property to help prevent tracking of mud onto Commerce Drive.
12. The applicant shall meet all requirements of the building, water, and wastewater departments.
13. The temporary office shall be removed prior to March 21, 2024. The applicant may apply to the planning commission to extend the time period for the temporary office up to one additional year, providing that plans for a permanent structure have been received prior to the expiration of March 21, 2024.
14. The temporary office or other facility shall not be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
15. If the applicant expands the business to include the adjacent property to the south, the applicant shall apply to Amend the CUP.

Exhibit 5

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

August 12th, 2024

Legacy Materials
Attn: Mike Balls
13133 S. Runningbear Lane
Draper, UT 84020
mike@7Dutah.com

RE Site Plan Review for block plant.
3.82-acre lot | 382 ft2 new structure
Property Address: 4300 S. Commerce Drive, Murray UT 84123
Parcel ID: 2101251001

Mr. Balls,

This letter is in response to a Site Plan Review application for a three hundred and eighty-two square feet (382 ft2) block plant located at the address above. Murray City Department Staff reviewed your proposal the week of July 16th, 2024. Review of the submitted plans prompted the following comments from Murray City staff:

Murray City Engineering Division provided the following comments:

1. The office plans should include water and sewer connection plans.
2. Construction staging should not be located in the retention basin.
3. Obtain an Excavation Permit for work in the Commerce Dr. right-of-way.

Murray City Wastewater Division provided the following comments:

- Note and show on plan where the sewer clean out will be located. Lateral must include a clean out.
- Detail the size of the future sewer lateral. Building size should be know and should on the plan before the lateral is installed to be sure it is adequately sized.
- Include all applicable sewer details directly from the Murray Wastewater Specification book.
- Include note on Utility sheet C-203 all sewer work must meet Murray City Standards.
- https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023

Murray City Water Department provided the following comments:

- All water utility work must follow Murray City Water Specification and Requirements https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=
- Describe the service lateral material, size, and the point of use.

- Show backflow device type, size, and location.

Murray City Fire Department asks that access for the Fire Department be maintained.

Murray City Power Department provided the following comments:

> Legacy Materials – The developer will need to meet with The Power Department to plan out their permanent power for the proposed building.
>
> The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
>
> **Please contact John Galanis 801-264-2723 for meter placement on the building.**

Murray City Police Department has no comments.

Murray City Building Division provided the following comments:

> They will need to get a building permit for the permanent building. They will need to get a building permit for an office trailer if they put one in. They will also need to come in to withdraw the current permit application they have with the building department and pay the plan review few to close it out before we can accept any new applications for this site.

Murray City Planning Division

Comments by the Planning Division are provided below. Please be advised that the project is subject to all requirements of the M-G Zoning District, Chapter 17.152 of the Murray City Land Use Ordinance. This review may not capture every regulation that is listed in the Zone and is the responsibility of the applicant to review the ordinance to verify conformance with all regulations.

1. **Proposed Use –** The subject property is located in the M-G, Manufacturing General Zone. Section 17.152.040 of the Murray City Land Use Ordinance requires Conditional Use Permit approval by the Planning Commission for concrete brick and block manufacturing and storage (LU#3261) in the M-G Zone. There is currently an approved conditional use permit for this property.

   Staff has no concerns with the use of the property.

2. **Area, Width, Frontage, and Yard Regulations**
   a. Commerce Drive Front Setback: The applicant proposed a front setback of approximately forty-one feet (41'). The minimum requirement is twenty feet (20').
   b. Side Yard Setback: There are no minimum side yard setback requirements.

Staff has no concerns with the proposed setbacks.

3. **Height:** The proposed structure will be eight feet (8') as measured from the base of the structure to the pitch of the roof. This meets the M-G Zone regulations for height of a structure located within one hundred feet (100') of the nearest boundary of a Residential Zone District may not exceed thirty-five feet (35'). Staff has no concerns with the proposed height.

4. **Parking** – The proposed structure is planned to be 382 ft2. Code section 17.72.070 states that an industrial office use needs to provide 4 parking stalls for each one thousand (1000) square feet of net usable area. The applicant is proposing 3 regular parking stalls and one ADA stall, which is sufficient to meet the parking requirements. Staff has no concerns with parking.

5. **Access** – Access to the site will be via the east side of the property via Commerce Drive. The applicant is showing two points of access, a proposed fifty foot (50') wide access on the north side of their site, and a thirty foot (30') access on the south side. Section 17.72.100 allows up to a fifty-foot (50') wide access. Staff has no concerns with access.

6. **Landscaping and Open Space Regulations** – Landscaping is required to be installed for the first ten feet (10') of the frontage areas. There is a total of three hundred and twenty-four (324') of frontage along commerce drive that is included in the landscaping calculation. Chapter 17.68 requires a minimum of three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs for every 100 linear feet of frontage. See below for landscaping table.

Commerce Drive

Landscape Table			
Trees and Shrubs are Calculated for every 100 linear feet of frontage			
Linear Feet:	**Trees (3)**	**5-Gallon Shrubs (5)**	**1-Gallon Shrubs (10)**
324'	**10 required**	**16 required**	**32 required**
	11 proposed	**25 proposed**	**34 proposed**

Based on the proposed amount of landscaping, the applicant meets all requirements in the city code. Staff has no concerns with the proposed landscaping.

7. **Fencing Regulations –** The applicant has shown a seven foot, eleven inch (7'11") high fence around the east and north sides of the property. Section 17.64.090 allows property that is over half an acre in size to construct a fence up to eight feet (8').

8. **Refuse Container –** The applicant has not proposed a refuse/dumpster enclosure. If the applicant decides to use a refuge container on site, it must meet all requirements of Section 17.152: "All refuse container areas shall be enclosed by a solid barrier fence not to exceed eight feet (8') in height." Staff has no concerns since the applicant has not proposed a refuse

container.

This letter constitutes Murray City approval of the project subject to the comments provided above. We would be happy to meet with you or provide any additional information or review that you feel would be helpful in working towards submitting a building permit. Should you have any questions or comments please feel free to contact us in the Planning Division at (801) 270-2430.

Thank you,



David Rodgers
Senior Planner | Murray City Community Development
10 East 4800 South, 2nd Floor | Murray UT 84107
drodgers@murray.utah.gov

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

NOTICE OF PUBLIC MEETING

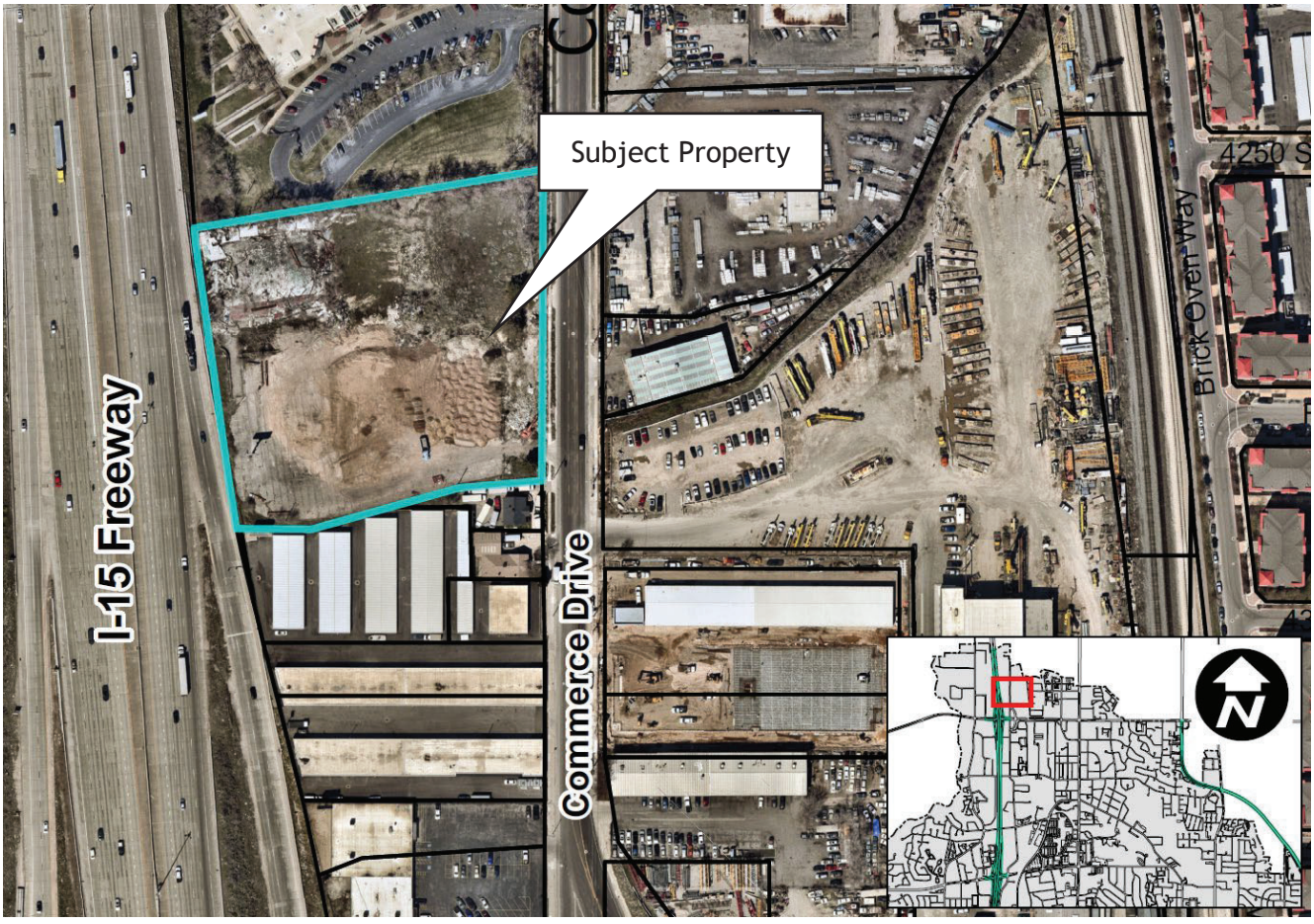
April 17th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment and consider the following application:

Murray City Community and Economic Development is requesting a **revocation of a Conditional Use Permit for Legacy Materials, a concrete retaining block production & storage business for located at 4300 South Commerce Drive.**

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

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

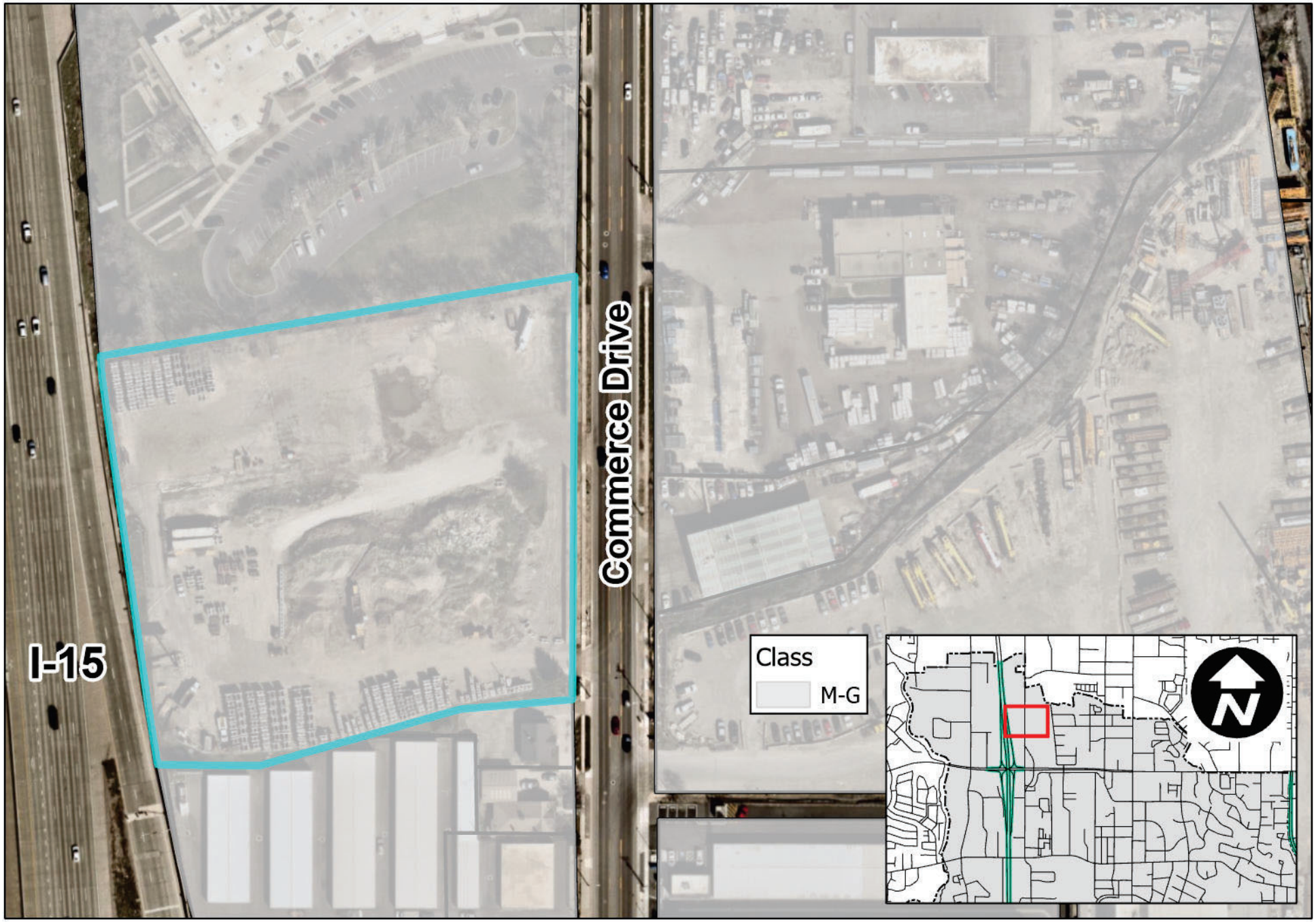


Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | April 3rd, 2025

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

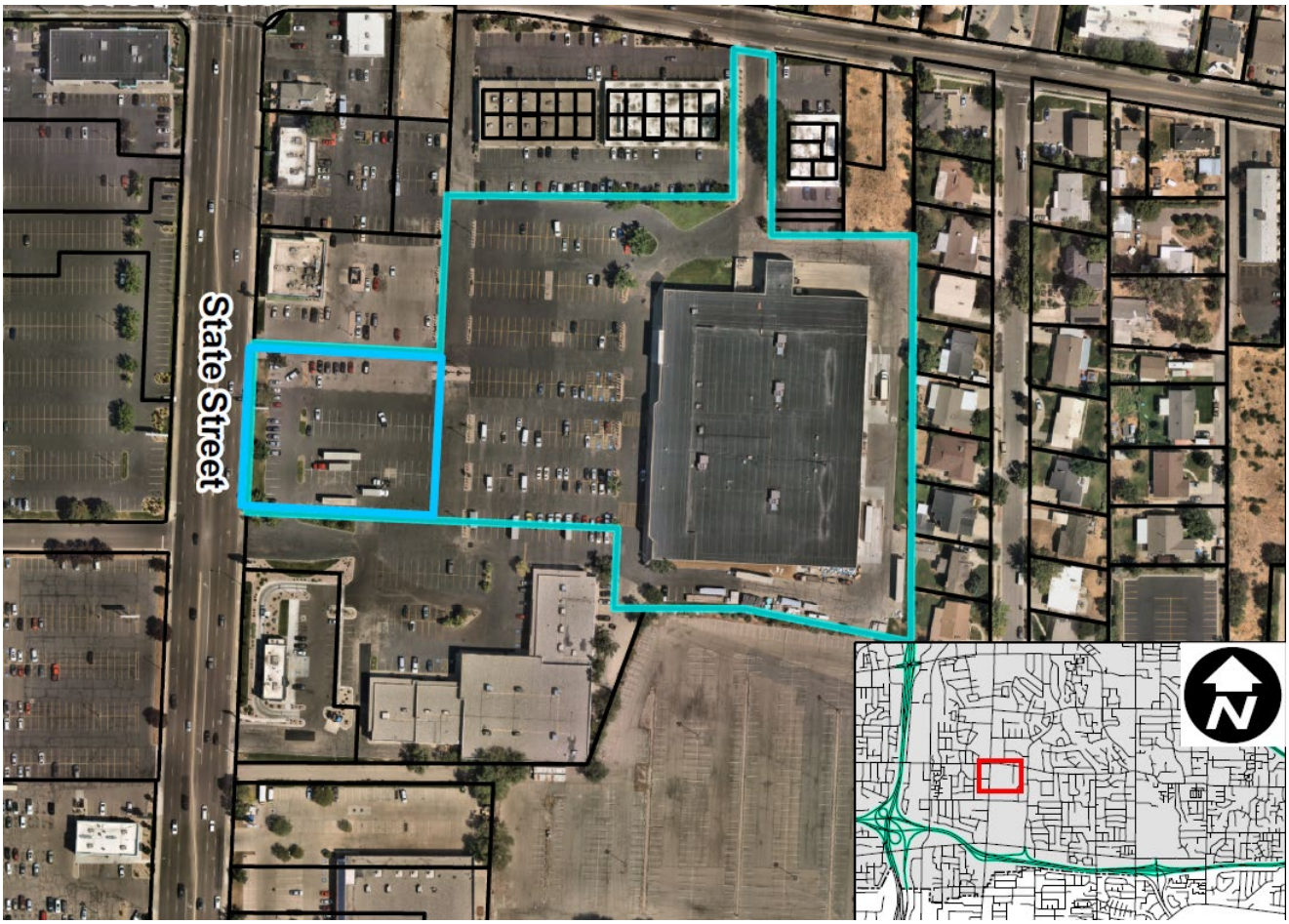
4300 South Commerce Drive



4300 South Commerce Drive



AGENDA ITEM #5 Panera Bread			
ITEM TYPE:	Site Plan Approval for a Restaurant		
ADDRESS:	5959 South State Street	**MEETING DATE:**	April 17th, 2025
APPLICANT:	Panera Bread Murray	**STAFF:**	Ruth Ruach, Planner 1
PARCEL ID:	22-18-353-025	**PROJECT NUMBER:**	25-019
ZONE:	C-D, Commercial Development		
SIZE:	3,486 sq. ft. building, 8.27 acre site		
REQUEST:	The applicant is requesting site plan approval for construction of a new 3,486 sq. ft. restaurant with a 12' wide drive-through.		



I. LAND USE ORDINANCE

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

II. BACKGROUND

Project Location

The proposed building will be located on the east side of State Street and north of 5975 South. The site currently shares a lot with a retail building for the Modern Display and Olympus Tents businesses and the new building will be adjacent to the Village Inn restaurant.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial	C-D
South	Commercial	C-D
East	Commercial	C-D
West	Commercial	C-D

Project Description & Review

Access & Circulation

This site faces State Street with two existing access points that are shared with multiple retail businesses in the same vicinity. The new building will be located between the existing access points with a twelve (12') wide drive-through that will provide adequate circulation.

Parking

The parking standard for restaurants is based on square footage if the number of seats is unknown. One parking stall is required for every 100 square feet of net floor area. The number of required parking is thirty-five (35) stalls. The applicant has provided 115 on-site parking stalls which meets the required standard.

Use	Required	Provided
Restaurant	1 space per 100 square feet, 35	115



Figure 1: Site Layout and Circulation

Signage

Exterior and interior signage details for the new building and drive-through are attached to this report for review. There is currently a pylon sign that stands in the proposed drive-through area. The applicant has indicated that the sign will be relocated.

Landscaping

Chapter 17.68 of the Murray Land Use Ordinance, landscaping requirements have minimums for total number of trees and shrubs based on the linear feet of State Street frontage. There is also a minimum 10% landscaping coverage for the site. The applicant has provided a landscaping matching the details in the chart below:

Landscaping (State Street Frontage)	**Required**	**Proposed**
211 Linear Feet	6 Trees 11 5-gallon shrubs 21 1-gallon shrubs	15 Trees 13 5-gallon shrubs 83 1-gallon shrubs
Ten Percent (23,982 sq.ft.) Coverage	2,398 sq.ft.	~8,637 sq.ft

III. CITY DEPARTMENT REVIEW

A Planning Review meeting was held on March 26th, 2025, where the proposed restaurant was reviewed and discussed by Murray City department staff. The following comments have been provided by the departments that were in attendance:

- The Murray City Engineer provided the following comments:
  - Meet City storm drain requirements, on-site detention/retention and water quality treatment is required.
  - Replace any damaged sidewalk along the State Street Frontage.
  - Develop and implement an erosion control plan prior to beginning site work.
  - Obtain a UDOT Encroachment Permit for work in the State Street right-of-way.
  - Building address to be 5965 South State Street

- The Murray City Building Official recommends approval with the condition that the applicant obtain a building permit for all construction work on site.

- The Murray City Fire Department provided the following comments:
  - 3rd party sprinkler and alarm plans, Type-1 hood suppression and CO2 monitoring will be required.
  - The space will be sprinkled based on the occupancy. Fire Protection Shop Drawings will be provided at the time of building permit submission.
  - We do not have any Type-1 hoods, only Type-2. A suppression system should NOT be required.
  - The CO2 sensor will need to be tied into the alarm system
  - Standard: Please use International Fire Code, IFC 2021 and applicable National Fire Protection Association-NFPA as reference.

- The Murray City Police Department recommends approval with no additional comments.

- The Murray City Water Division provided the following comments:
  - All water utility work must follow Murray City Water Specification and Requirements. https://www.murray.utah.gov/DocumentCenter/View/16107/2024-Water-Specifications-Requirements
  - Currently the plan shows this development is tying into Salt Lake City Public Utilities waterline. This is not allowed. This property lies within the Murray City Water service area and must tie into Murray's Watermain. Murray's 12" watermain is located on the South side of 4800 S. SLCPU is located on the North side of 4800 S. Murray Water currently serves the entire property.
  - All dead-end lines must be equipped with a fire hydrant.
  - Fire flow capacity could be an issue. Work with Murray Fire & Water to determine if two lines to feed the development is required to meet fire flow capacity for the density of the area. Initial thoughts are to keep the 8" line that

is shown at the entrance and add another connection to our 12" that will enter west of lot 60. We might require hydraulic modeling to verify.
- Add appropriate Murray Water details to your detail sheet.

- The Murray City Power Department provided the following comments:

  - There are existing underground powerlines running through the property that will need to be protected in place or re-located.

  - When the time comes to build the new building(s), we will want to have an on-site meeting to plan the new electrical service(s). Please note we are seeing long lead times for some equipment (up to 52 weeks or more).

  - The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.

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

IV. PUBLIC INPUT

Thirty-five (35) notices were mailed to property owners within a 500' radius and to affected entities. As of the writing of this report, no comments or questions have been received in response.

V. FINDINGS

Based on the analysis of the application, materials submitted, site visits, and a survey of the surrounding area, Staff concludes the following:

1. The proposed use is consistent with the goals and objectives of the Murray City General Plan.
2. With conditions, the proposed plans meet the requirements of the Murray City Land Use Ordinance.

VI. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission GRANT Site Plan approval for the proposed Panera Bread restaurant for the property addressed 5959 South State Street** subject to the following conditions:

1. The applicant shall meet Murray City Engineering requirements including the following:
   a. Meet City storm drain requirements, on-site detention/retention and water quality treatment is required - City Code 13.52.050.

b. Replace any damaged sidewalk along the State Street and Winchester Street frontages - City Code Chapter 12.12.050.
c. Replace any damaged curb and gutter along the Winchester Street frontage - City Code Chapter 12.12.050.
d. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site work - City Code Chapter 15.52.030.
e. Obtain a UDOT Encroachment Permit for work within City rights-of-way – City Code Chapter 12.16.020.
f. Address the property as 5965 South State Street

2. The applicant shall meet all Fire Department requirements.

3. The applicant shall meet all Water Division requirements.

4. The applicant shall meet all Wastewater Division requirements.

5. The applicant shall meet all Power Department requirements.

6. The applicant shall obtain a Murray City Business License prior to conducting business at this location.

7. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance including the additional street frontage landscaping prior to Planning approval of a building permit.

8. Meet all parking requirements of Chapter 17.72, including ADA stall regulations.

9. The applicant shall meet all sign requirements of Chapter 17.48 and obtain separate building permits for all signage.

SITE PLAN REVIEW APPLICATION

Type of Application(check one): [X] New Construction [ ] Remodel

[ ] Land Use Change [ ] Addition

Application Information

Project Name: Panera Murray

Project Address: 5959 S. State Street Murray, Utah 84107

Parcel Identification (Sidwell) Number: 22-18-353-025-0000

Parcel Area(acres): 8.3 Current Use: Parking lot Proposed: NEW PAD

Floor Area(square feet): 3,850 SF Zoning District: CD Land Use Code:

Applicant Information

Name: Russell Haight

Mailing Address: 9089 S. 1300 W. #160 City: West Jordan State: UT ZIP: 84088

Phone #: 801-651-9687 Fax #: Email Address: russell@pcivil.us

Property Owner's Information (If different)

Name:

Mailing Address: 6995 Union Park Center #440 City: Midvale State: UT ZIP: 84047

Phone #: 801-566-6185 Fax #: 801-864-1131 Email Address: Chad@liljenquistutah.com

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

Owner of the current parcel (Modern Display parking lot) will be landlord of the Panera Bread location. Owner authorizes Applicant, on behalf of Panera Bread operators, to pursue permit to build a Panera Bread on a pad site in existing common area/parking lot of the Modern Display site. Tenant will be American Bread Company, LLC (operating as Panera Bread location). Contact Chad Liljenquist, John Liljenquist and/or David Lijenquist on behalf of owner.

Authorized Signature: Date: 3/7/25

For Office Use Only

Project Number: Date Accepted:

Planner Assigned:

Property Owners Affidavit

I (we) CHAD LILJENQUIST, REPRESENTATIVE OF LILJENQUIST SALT LAKE COMPANY, LLC, being first duly sworn, depose and say that ~~I (we) am (are)~~ LILJENQUIST SALT LAKE COMPANY, LLC IS the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 7th day of March, 2025.

Notary Public

SANDRA KAY MACKINTOSH
Notary Public, State of Utah
Commission # 728613
My Commission Expires
January 16, 2027

Residing in Midvale, Utah

My commission expires: January 16, 2027

Agent Authorization

I (we), _____, the owner(s) of the real property located at_____, in Murray City, Utah, do hereby appoint_____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the _____day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

NOTICE OF PUBLIC MEETING

April 17th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on the following application:

Panera Bread Murray are requesting Site Plan Approval for the construction of a new building for a fast-casual restaurant located at 5959 South State Street.

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

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



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

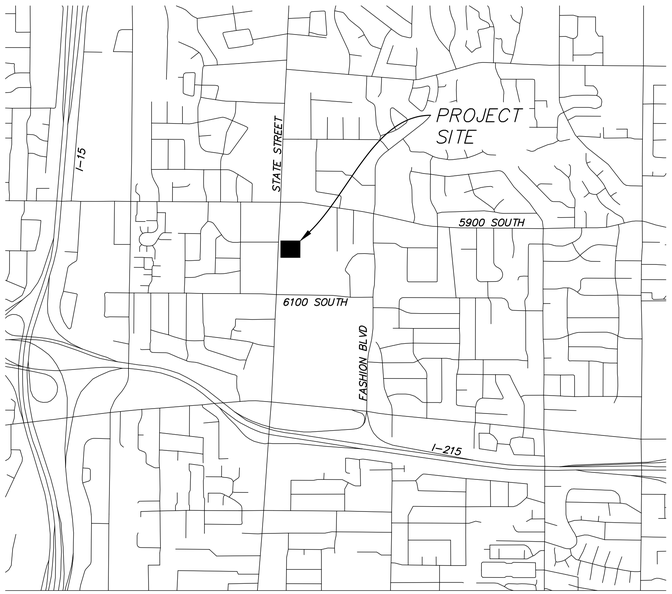
Public Notice Dated | April 3rd, 2025

STATE STREET
(PUBLIC RIGHT AWAY)
N02° 15' 30.00"E
220.663
RELOCATED EXISTING
PYLON SIGN
2.48'
CONCRETE PAD SEE
DETAIL C/SP01
PRIMARY ROADWAY
SEE DETAIL B/SP01
PARKING AREA SEE
DETAIL A/SP01
24.12'
20.35'
12.00'
28.08'
68.86'
PLANTER BREAD
48.05'
100.80'
18.00'
50.57'
24.50'
PROPERTY LINE
N87° 44' 30.00"W
480.994
13.00'
CONCRETE PAD SEE
DETAIL C/SP01
12.00'
6.00'
TYP.
24.00'
9.00'
TYP
PARKING AREA SEE
DETAIL A/SP01
ADA RAMP PER APWA PLAN 236.1
PRIMARY ROADWAY
SEE DETAIL B/SP01
S86° 59' 30.00"E
241.501
DUMPSTER PAD SEE
DETAIL D/SP01
SEE DUMPSTER DETAIL DT02
27.35'
PRIMARY ROADWAY
SEE DETAIL B/SP01
REPAINT OLD PARKING STRIPING AS NEED (TYP)
ADA RAMP PER APWA PLAN 236.3
6.4
5.4

PANERA BREAD
Commercial Development

5959 S STATE STREET
MURRAY, Utah 84107

APRIL 07, 2025



VICINITY MAP
N.T.S.

CONTACT INFO

ENGINEER

PERIGEE CONSULTING
JED ATHERLEY
801.893.2345
JED@PCIVIL.COM

DEVLOPER

AMERICAN BREAD COMPANY, LLC
PETER STRANG
216.401.0030
PETERS@STRANGCORP.COM
8905 LAKE AVENUE,
CLEVELAND, OH 44102

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	TC01	COVER SHEET
02	DM01	DEMO SHEET
03	SP01	SITE PLAN
04	UT01	UTILITY SHEET
05	GR01	GRADING SHEET
06	DT01	DETAIL SHEET
07	DT02	DETAIL SHEET
08	LP-101	LANDSCAPE
09	LP-501	PLANTING DETAILS
10	E1.1	SITE PHOTOMETRIC



0 50 100 Feet

SEATS	
FOH FIXED SEATING	27
FOH STANDING	22
FOH SEATING	48
BOH KITCHEN	9
TOTAL INTERIOR	106

UDOT GENERAL NOTES:

1. All construction within the UDOT right-of-way shall conform to the most current UDOT standard (including supplemental) drawings and specifications.
2. The contractor is to obtain an encroachment permit from the applicable UDOT Region Permit office prior to commencing work within UDOT right-of-way. Working hour limitations will be listed in the limitations section of the encroachment permit.
3. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
4. Owner, developer, and contractor are responsible for any damages directly or indirectly within the UDOT right-of-way as a result of development activities.
5. Owner, developer, and/or contractor is required to hire an independent company for all testing within the UDOT right-of-way.
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. Comply with the requirements of Utah Code 17-23-14 (Disturbed Corners - County surveyor to be notified - Coordination with certain state agencies).

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 150
801.628.6004 TEL 801.590.6611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

REGISTERED PROFESSIONAL ENGINEER
JED T ATHERLEY
No. 5047290
04/01/25
STATE OF UTAH

MURRAY CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: RN	DRAWN BY: CTL	CKD BY: JTA	SUBMITTED BY:
DATE: APR 2025	SOLICITATION NO:	CONTRACT NO: 01050	
FILE NAME: N:\01050 Panera Murray\Cadd\PLP\01 TC01		PLOTTED BY:	PLOT DATE: 4/7/2025 11:16:17 AM
SIZE: ANSI D			REV:

MURRAY CITY
PANERA BREAD
COVER SHEET

SHEET NUMBER
01
OF 10 SHEETS
DRAWING NAME
TC01

CALL BEFORE YOU DIG
IT'S THE LAW
BLUE STAKES 1 800 662 4111

GENERAL NOTES

1. CONTRACTOR TO REPLACE ANY DAMAGED SIDEWALK ALONG STATE STREET FRONTAGE.



PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY
WEST JORDAN, UT 84088
9089 SOUTH 1300 WEST, SUITE 150
801.628.6004 TEL 801.590.0611 FAX
WWW.PERIGEECIVIL.COM

REGISTERED PROFESSIONAL ENGINEER
JED T ATHERLEY
No. 5047290
04/01/25
STATE OF UTAH

MURRAY CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: RN
DRAWN BY: CTL
CHKD BY: JTA
SUBMITTED BY:
DATE: APR 2025
SOLICITATION NO:
CONTRACT NO: 01050
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SIZE: ANSI D
PLOTTED BY:
PLOT DATE: 4/7/2025 11:16:46 AM
REV:

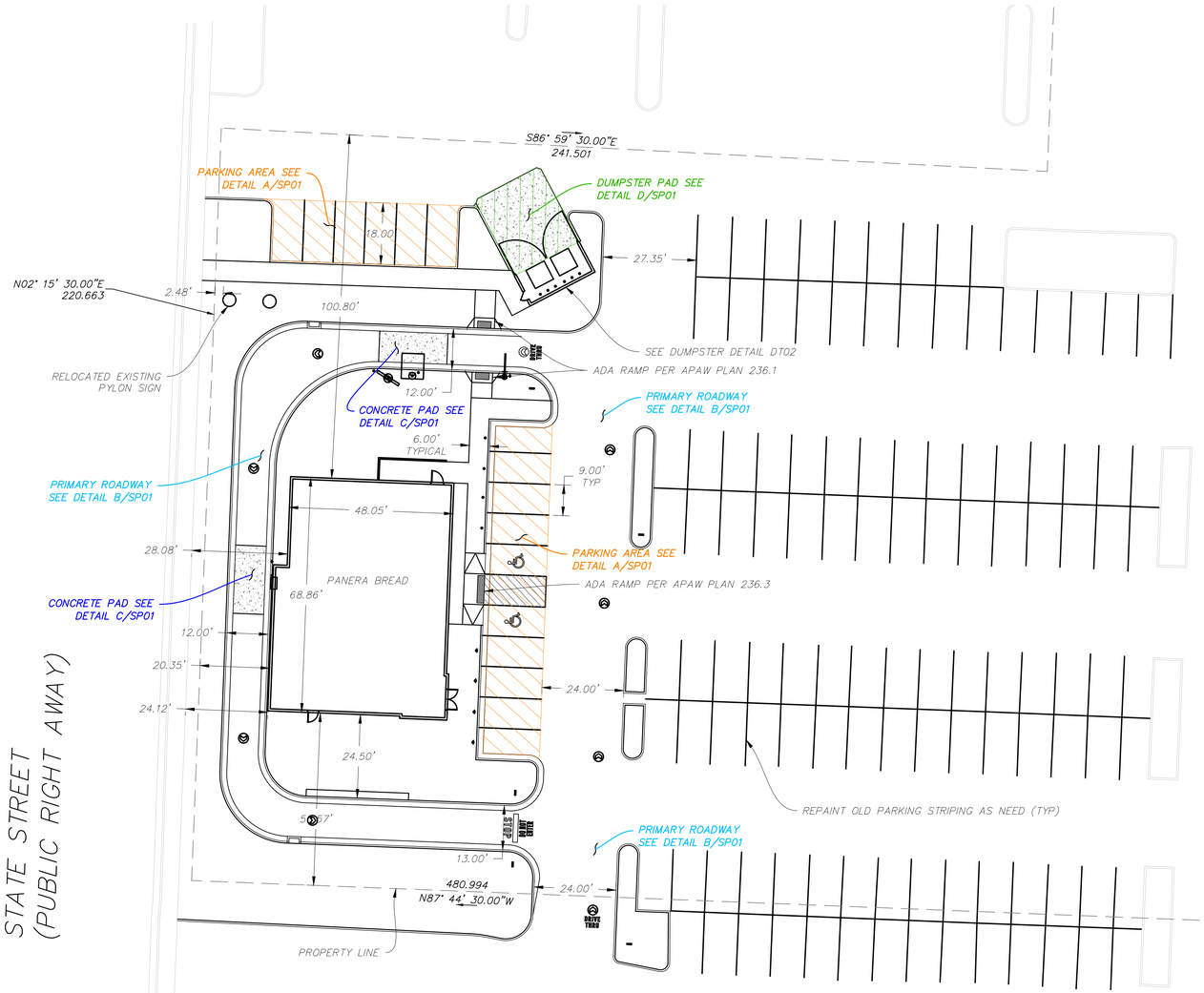
MURRAY CITY
PANERA BREAD
DEMO SHEET

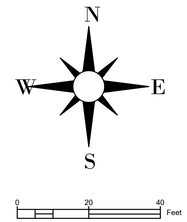
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02
OF 10 SHEETS
DRAWING NAME
DM01

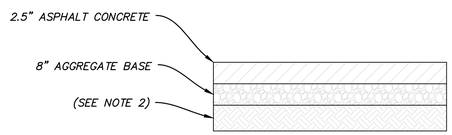
CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

GENERAL NOTES

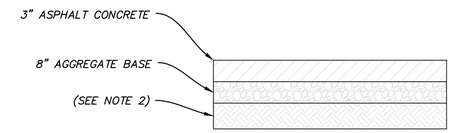
1. SEE SIGNAGE PACKAGE FOR BOLLARD, SIGNS AND STRIPING DETAILS.



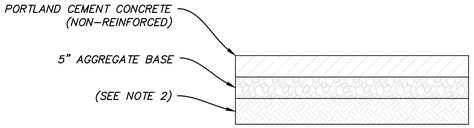




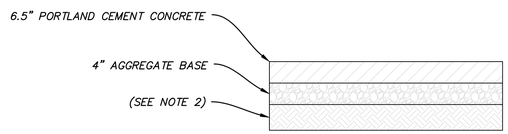
A SP01 PARKING AREAS (FLEXIBLE)
SCALE: N.T.S.



B SP01 PRIMARY ROADWAY AREAS (FLEXIBLE)
SCALE: N.T.S.



C SP01 PRIMARY ROADWAY AREAS (RIGID)
SCALE: N.T.S.



D SP01 DUMPSTER PAD (RIGID)
SCALE: N.T.S.

PERIGEE CONSULTING
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9089 SOUTH 1300 WEST, SUITE 150
801.628.6004 TEL 801.590.0611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

REGISTERED PROFESSIONAL ENGINEER
JED T. ATHERLEY
No. 5047290
04/01/25
STATE OF UTAH

MURRAY CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

REV:			
DATE: APR 2025			
SOLICITATION NO:			
CONTRACT NO: 01050			
PLOT DATE: 4/7/2025 11:16:53 AM			
DESIGNED BY: RN	DWN BY: CTL	CKD BY: JTA	SUBMITTED BY:
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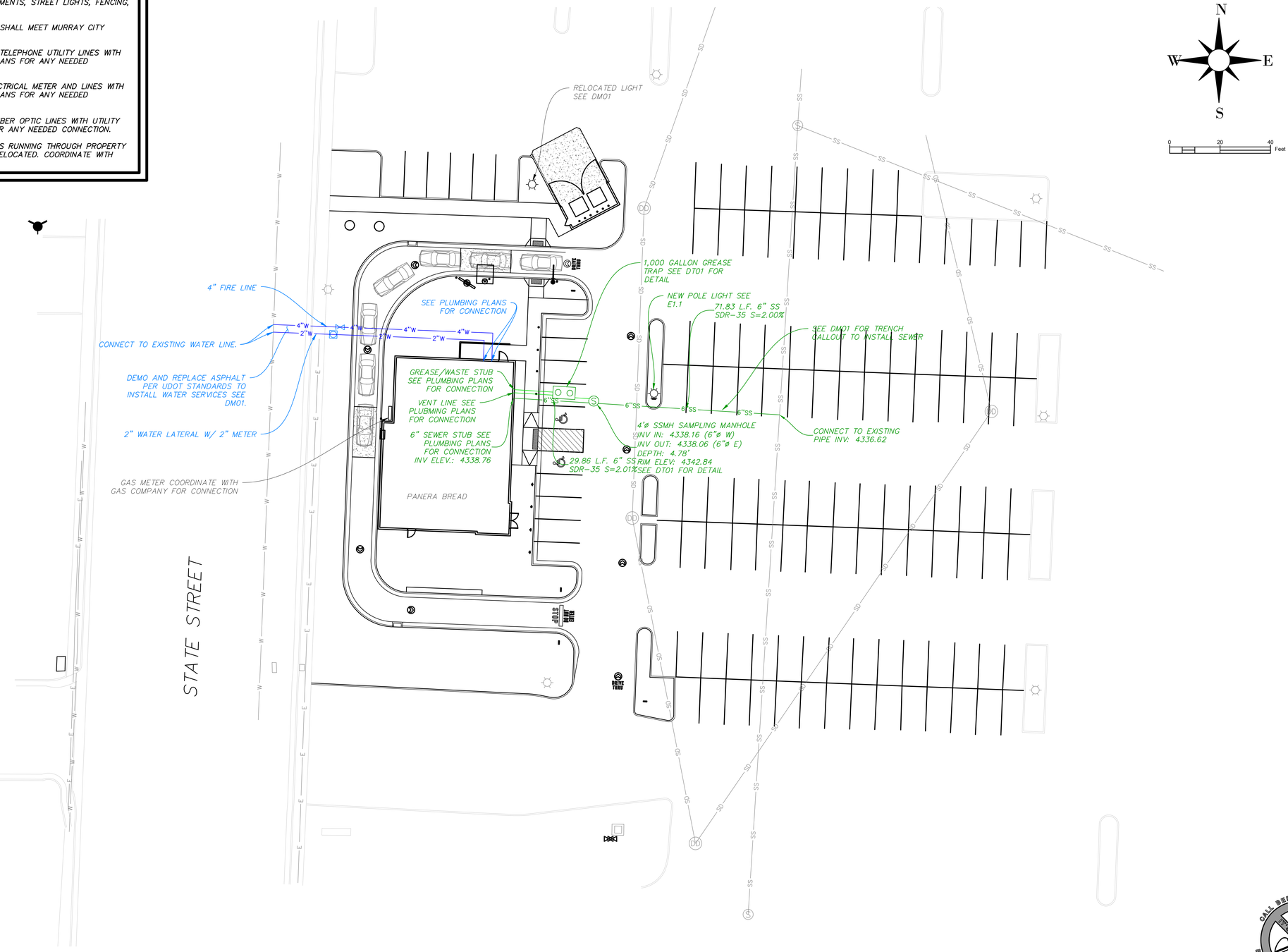
MURRAY CITY
PANERA BREAD
SITE PLAN

SHEET NUMBER
03
OF 10 SHEETS
DRAWING NAME
SP01

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

GENERAL NOTES

1. ALL SEWER WORK MUST MEET MURRAY SPECIFICATIONS.
2. CONTRACTOR TO REPLACE ANY DAMAGED SIDEWALK ALONG STATE STREET FRONTAGE.
3. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, STREET LIGHTS, FENCING, ETC.
4. ALL CONSTRUCTION AND MATERIAL SHALL MEET MURRAY CITY STANDARDS
5. CONTRACTOR TO COORDINATE NEW TELEPHONE UTILITY LINES WITH UTILITY PROVIDER. SEE BUILDING PLANS FOR ANY NEEDED CONNECTION.
6. CONTRACTOR TO COORDINATE ELECTRICAL METER AND LINES WITH UTILITY PROVIDER. SEE BUILDING PLANS FOR ANY NEEDED CONNECTION.
7. CONTRACTOR TO COORDINATE TV/FIBER OPTIC LINES WITH UTILITY PROVIDER. SEE BUILDING PLANS FOR ANY NEEDED CONNECTION.
8. EXISTING UNDERGROUND POWERLINES RUNNING THROUGH PROPERTY WILL NEED TO BE PROTECTED OR RELOCATED. COORDINATE WITH MURRAY POWER



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WWW.PERIGEECIVIL.COM
9089 SOUTH 1300 WEST, SUITE 150
801.628.6004 TEL 801.590.0611 FAX

REGISTERED PROFESSIONAL ENGINEER
JED T. ATHERLEY
No. 5047290
04/01/25
STATE OF UTAH

MURRAY CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

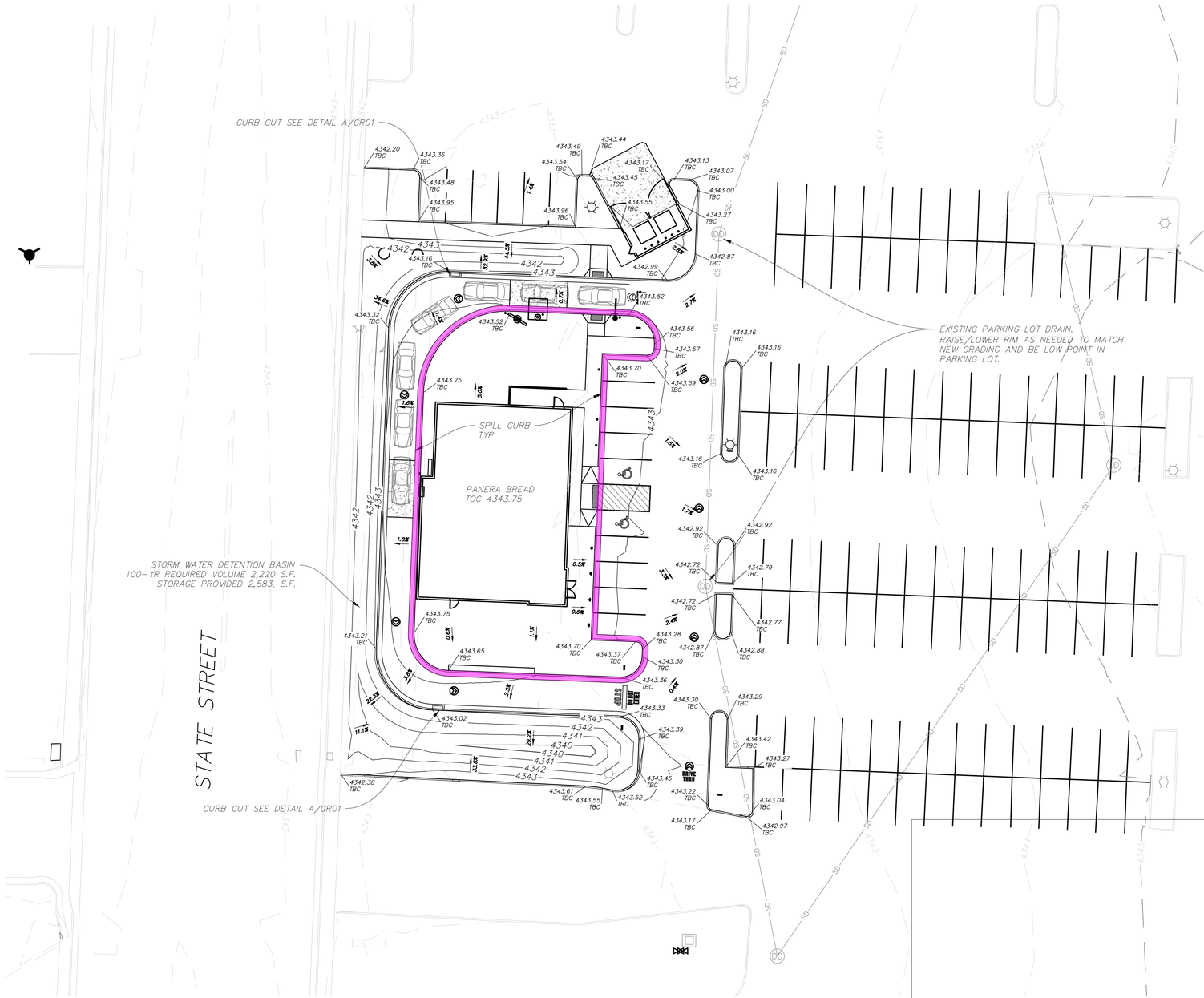
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SUBMITTED BY:
DATE: APR 2025
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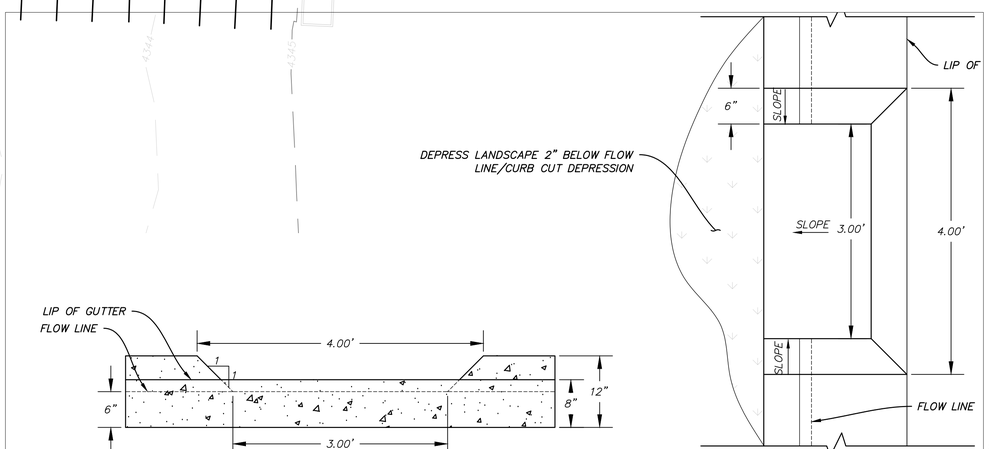
MURRAY CITY
PANERA BREAD
UTILITY SHEET

SHEET NUMBER
04
OF 10 SHEETS
DRAWING NAME
UT01

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STORM DRAIN	
LID	
PROJECT SITE	REDEVELOPMENT
EXISTING PROJECT IMPERVIOUS AREA (AC)	0.61
PROPOSED PROJECT IMPERVIOUS AREA (AC)	0.6
CHANGE IN IMPERVIOUS AREA (%)	1.6
RETENTION	
EXISTING RETENTION (SF)	0
PROPOSED RETENTION (SF)	2,583





A VAR **CURB CUT DETAIL**
NOT TO SCALE

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No. 5047290
04/01/15
STATE OF UTAH

MURRAY CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

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DWN BY:	CTL
CKD BY:	JTA
SUBMITTED BY:	
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DATE:	APR 2025
SOLICITATION NO:	
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REV:	

MURRAY CITY
PANERA BREAD
GRADING SHEET

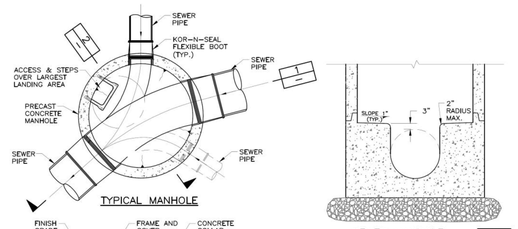
SHEET NUMBER
05
OF 10 SHEETS
DRAWING NAME
GR01

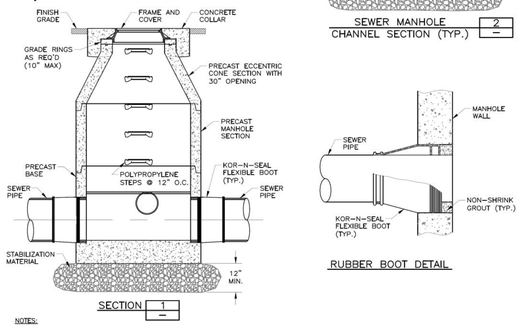
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4/7/2025 11:17:22 AM

Typical Sanitary Sewer Manhole

MURRAY



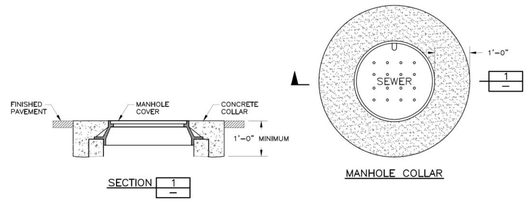


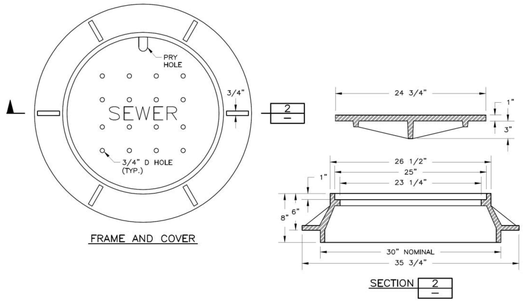
NOTES:

1. MANHOLE SIZE:
   A. DIAMETER IS 4 FEET: FOR SEWERS UNDER 12" DIAMETER.
   B. DIAMETER IS 5 FEET: FOR SEWERS 12" THROUGH 24", OR WHEN 3 OR MORE PIPES INTERSECT THE MANHOLE.
   C. CONSULT WITH MURRAY CITY FOR SEWERS LARGER THAN 24".
2. PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM C 478. JOINTS SHALL BE RUBBER GASKET, OR SEALED WITH APPROVED SEALANT.
3. CONCRETE: CLASS 4000, APWA SECTION 03 30 04.
4. GROUT: 2 PARTS SAND TO 1 PART CEMENT MORTAR, ASTM C 1329.

Manhole Collar

MURRAY



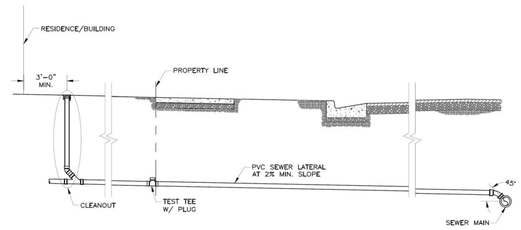


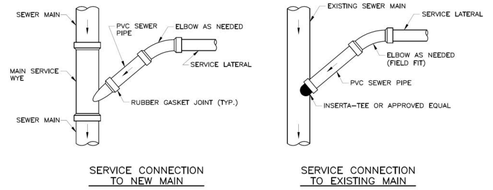
NOTES:

1. CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04. U-CART OR HAND MIXED CONCRETE WILL NOT BE ACCEPTED.
2. REINFORCEMENT SHALL BE ASTM A 615, GRADE 60, DEFORMED BARS AS PER APWA SECTION 03 20 00.
3. BACKFILL WITH GRADE 1 UNTREATED BASE COURSE AS PER APWA 32 11 23 2.1.
4. GRADE RINGS SHALL BE APWA STANDARD PLAN NO. 361.
5. CONCRETE COLLAR SHALL BE APWA STANDARD PLAN NO. 362.
6. LID SHALL BE CAST WITH "SEWER" LABEL.

Typical Sewer Lateral and Cleanout

MURRAY



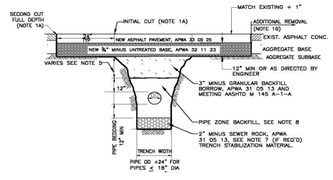


NOTES:

1. SERVICE LATERAL SHALL BE 4" OR 6" AS SHOWN ON PLANS OR AS DIRECTED BY CITY.
2. SEWER LATERALS SHALL CONNECT TO SEWER MAIN AT 45° ANGLE.

Typical Trench Detail

MURRAY

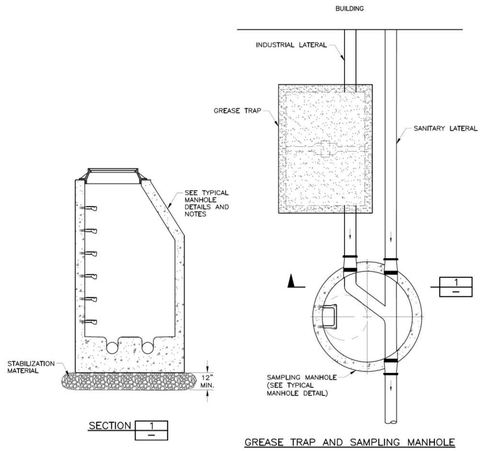


NOTES:

1. ASPHALT PAVEMENT REMOVAL: (REMOVE PAVEMENT AS SPECIFIED IN APWA 02 41 14):
   A. MILL OR SAW CUT FULL DEPTH OF ASPHALT TO PROVIDE STRAIGHT VERTICAL PAVEMENT EDGE FOR PAVEMENT REPAIR.
   B. IF A LIP OF GUTTER, A CURB, OR AN EDGE OF THE PAVEMENT IS WITHIN 2-FEET OF THE NEW PATCH, REMOVE EXISTING PAVEMENT TO THE STREET FEATURE. RETAIN AND PROTECT EXISTING CURB AND GUTTER.
2. TACK COAT: PROVIDE FULL TACK COAT COVERAGE ON ALL VERTICAL SURFACES.
3. JOINT REPAIR: WHERE CRACKS OCCUR BETWEEN THE PATCH AND ANY EXISTING PAVEMENT OR ANY STREET FIXTURE, REPAIR THE CRACK PER APWA 32 01 17.
4. TRENCH EXCAVATION IN ACCORDANCE WITH APWA 31 23 16, OSHA, AND UOSH SAFETY STANDARDS.
5. ALL BACKFILL PLACED IN TRENCH SHALL MEET SPECIFIED GRADATION AND COMPACTION REQUIREMENTS. NATIVE MATERIAL SHALL BE ALLOWED ONLY IF MEETING THE SPECIFIED GRADATION AND COMPACTION REQUIREMENT AND APPROVED BY THE ENGINEER.
6. COMPACT BACKFILL MATERIALS IN ACCORDANCE WITH APWA 33 05 20, 31 23 26, AND UDOT D2721 (AS APPLICABLE). TRENCH BACKFILL IN UDOT RIGHT-OF-WAY SHALL BE COMPACTED TO 97% OR GREATER, MODIFIED STANDARD PROCTOR. TRENCH BACKFILL IN ALL OTHER STREETS SHALL BE COMPACTED TO 95% OR GREATER MODIFIED STANDARD PROCTOR (PER ASTM D 1557).
7. ENGINEER MUST APPROVE USE OF TRENCH STABILIZATION MATERIAL. IF TRENCH STABILIZATION MATERIAL IS USED, TRENCH STABILIZATION MATERIAL AND PIPE BEDDING SHALL BE SEPARATED USING GEOTEXTILE MEETING THE REQUIREMENTS OF APWA 310519.
8. PIPE ZONE MATERIAL TO BE A-1-a OR A-1-b ASTM D 3282 3/4" MAXIMUM PARTICLE SIZE. PEA GRAVEL AND "SQUEEDY" IS NOT ALLOWED IN ANY PART OF THE PIPE ZONE MATERIAL SHALL BE PLACED IN LIFT NOT EXCEEDING 8" AND COMPACTED TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER (PER ASTM 1557) WITHOUT DAMAGING OR DEFLECTING PIPE.
9. PROVIDE AC-20-DM-1/2 ASPHALT CONCRETE UNLESS OTHERWISE DIRECTED BY ENGINEER.
10. RECYCLED ASPHALT SHALL NOT BE USED FOR BACKFILL IN ANY PART OF THE TRENCH.

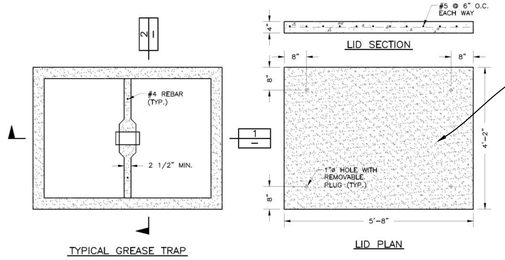
Grease Trap And Sampling Manhole

MURRAY

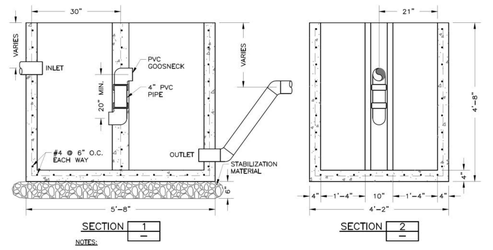


Grease Trap And Sampling Manhole Cont.

MURRAY



SEE NOTE 6 FOR ACCESS OPENINGS



NOTES:

1. MINIMUM VOLUME CAPACITY: 1,000 GALLONS.
2. CONCRETE: CLASS 4000, APWA SECTION 03 30 04, PLACEMENT PER APWA SECTION 03 30 10, PROVIDE 1/2-INCH RADIUS EDGES. APPLY A BROOM FINISH. APPLY CURING AGENT.
3. REINFORCEMENT: DEFORMED, 60 KSI YIELD GRADE STEEL, ASTM A 615, PLACEMENT PER APWA SECTION 03 20 00.
4. PVC PIPE: APWA SECTION 33 05 07.
5. SEAL ALL WALL PENETRATIONS.
6. PROVIDE TWO 30" DIAMETER ACCESS OPENINGS WITH FRAME AND COVER (ONE FOR EACH SECTION OF GREASE TRAP).

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JED T ATHERLEY
No. 5047290
04/07/25
STATE OF UTAH

MURRAY CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

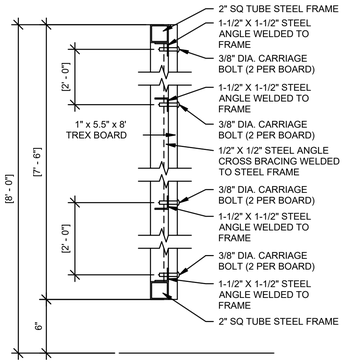
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SOLICITATION NO:	
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MURRAY CITY
PANERA BREAD
DETAIL SHEET

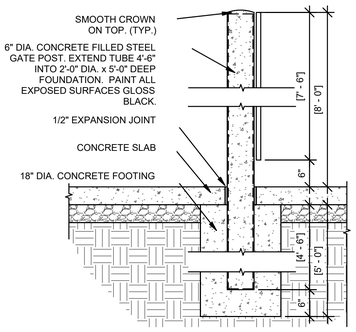
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OF 10 SHEETS
DRAWING NAME
DT01

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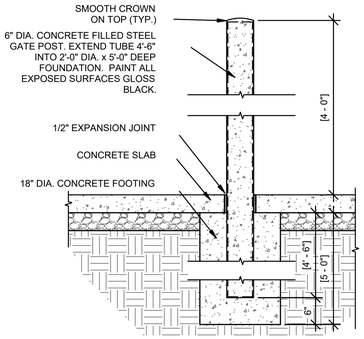
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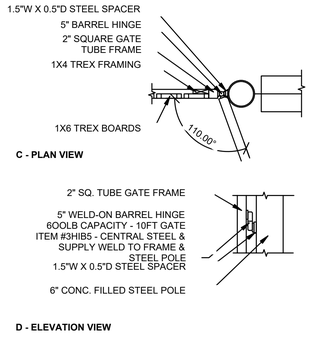
17 | DETAIL @ TRASH GATE FRAMING
1 1/2" = 1'-0"



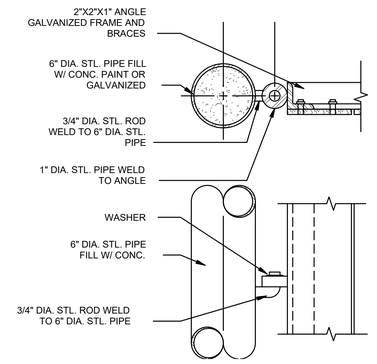
13 | GATE POST DETAIL
3/4" = 1'-0"



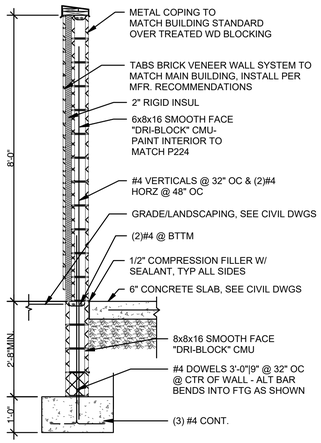
9 | DUMPSTER BOLLARD DETAIL
3/4" = 1'-0"



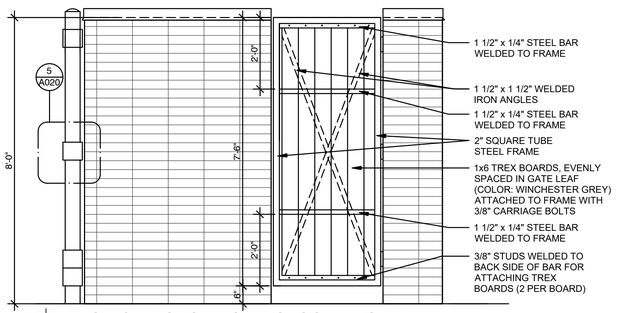
5 | DTL @ TRASH ENCLOS GATE HINGE
3/4" = 1'-0"



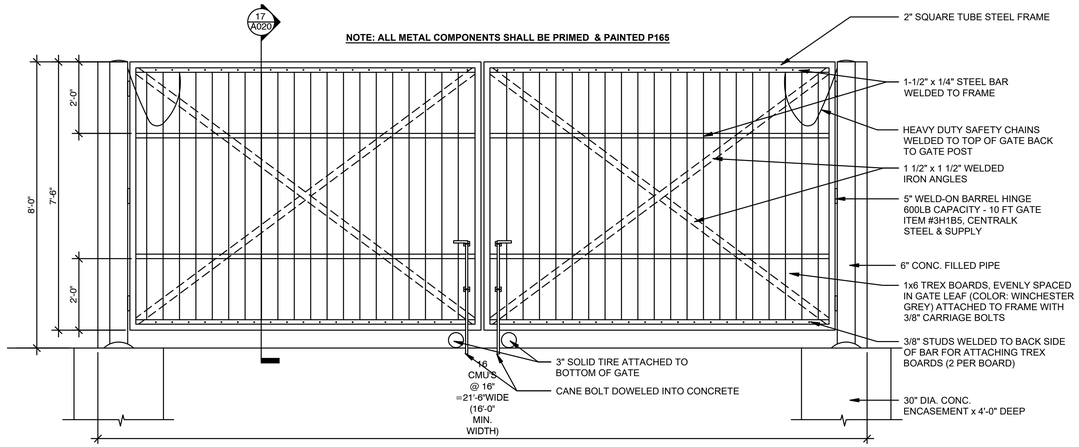
1 | TRASH ENCLOSURE DETAIL
1 1/2" = 1'-0"



23 | TRASH & RECYCLE ENCLOSURE
1/2" = 1'-0"



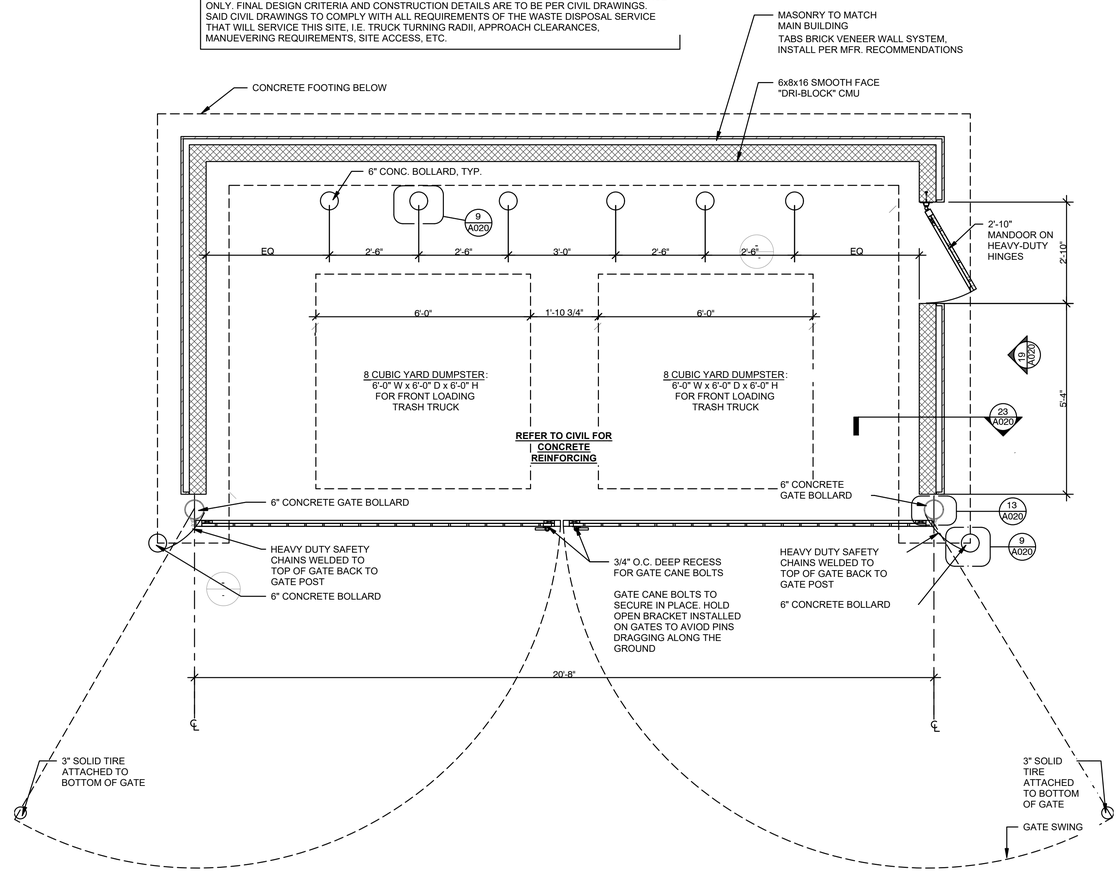
19 | TRASH & RECYCLING ENCLOSURE SIDE
1/2" = 1'-0"



24 | TRASH & RECYCLE ENCLOSURE ELEVATION FOR FRONT LOADING TRUCK
1/2" = 1'-0"

NOTE: PAINT ALL EXPOSED METAL - P224 - DRAGON'S BREATH

NOTE:
DUMPSTER ENCLOSURES AND RELATED DETAILS ARE INCLUDED ON THIS SHEET FOR REFERENCE ONLY. FINAL DESIGN CRITERIA AND CONSTRUCTION DETAILS ARE TO BE PER CIVIL DRAWINGS. SAID CIVIL DRAWINGS TO COMPLY WITH ALL REQUIREMENTS OF THE WASTE DISPOSAL SERVICE THAT WILL SERVICE THIS SITE, I.E. TRUCK TURNING RADII, APPROACH CLEARANCES, MANUEVERING REQUIREMENTS, SITE ACCESS, ETC.



NOTE: COORDINATE CLEARANCE AND DUMPSTER SIZES WITH LOCAL TRASH COMPANY

12 | PLAN @ TRASH & RECYCLE ENCLOSURE FOR FRONT LOADING TRUCK
1/2" = 1'-0"

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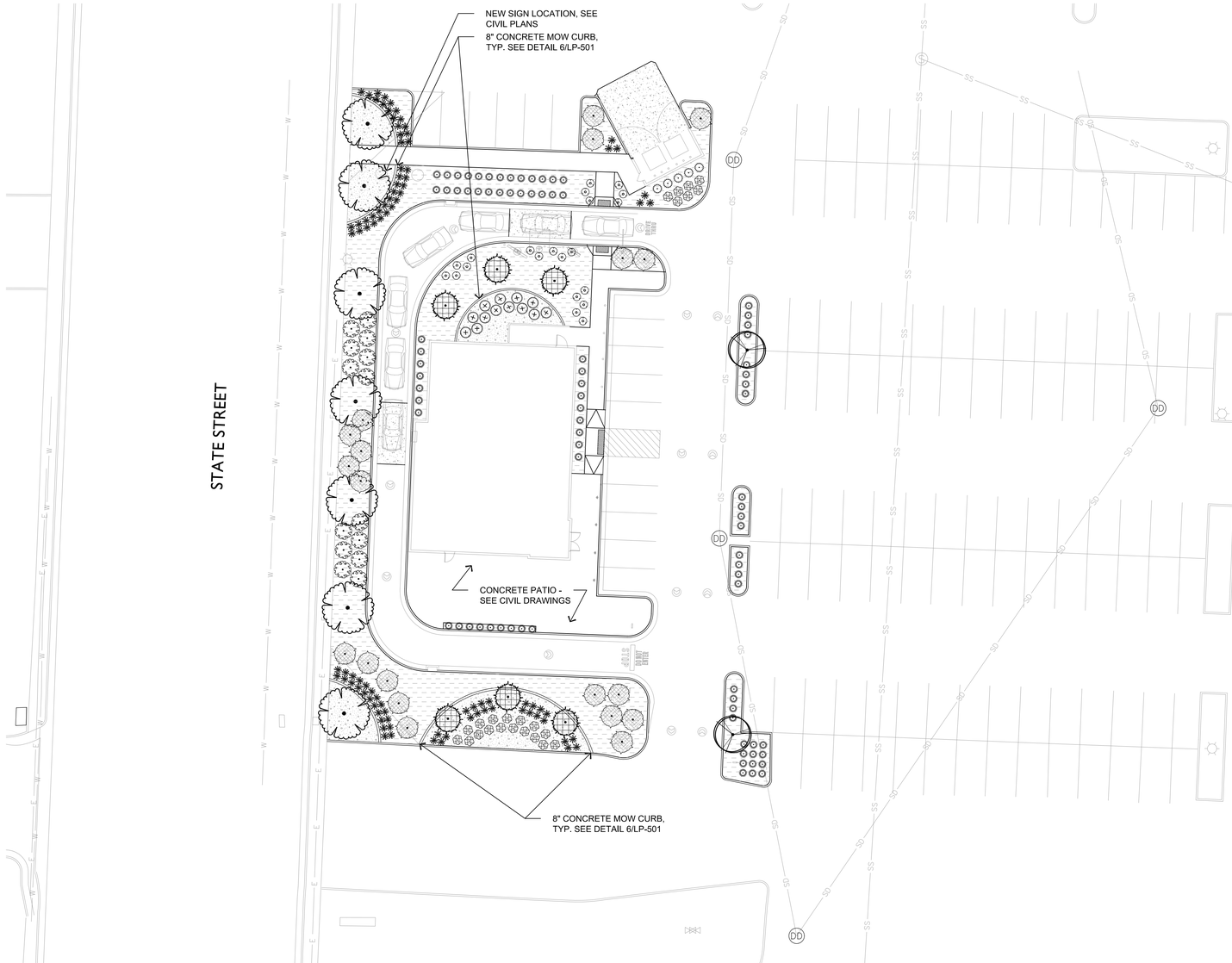
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DATE:	APR 2025
REV:	

MURRAY CITY
PANERA BREAD
DETAIL SHEET

SHEET NUMBER 07
OF 10 SHEETS
DRAWING NAME DT02



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
TREES					
	CHA GLP	CHAMAECYPARIS NOOTKATENSIS 'GLAUCA PENDULA'	BLUE WEEPING ALASKA CEDAR	6`-7` TALL	6
	MAL RAD	MALUS 'RADIANT'	RADIANT FLOWERING CRABAPPLE	2" CAL	7
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL	2
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS					
	ARO OBB	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	LOW SCAPE MOUND CHOKEBERRY	2 GAL	21
	BUX WGM	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	5 GAL	13
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	83
	JUN SAB	JUNIPERUS SABINA 'CALGARY CARPET'	CREEPING JUNIPER	5 GAL	20
	PRU PAW	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	5 GAL	14
	RHA RHA	RHAMNUS FRANGULA 'RON WILLIAMS'	FINE LINE® ALDER BUCKTHORN	5 GAL	5
	ROS ADR	ROSA X 'MEIMIRROTE'	APRICOT DRIFT® ROSE	5 GAL	24
PERENNIAL					
	HEM HAP	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	93
MULCH					
	SM3	1" DARK TAN STONE MULCH	CRUSHED STONE MULCH	1/2"-1"	6,876 SF
	SM2	2" TAN COBBLE (MATCH STONE MULCH USED AT TACO BELL)	MATCH ADJACENT PROPERTY	1"-2"	1,761 SF

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. STAKE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10. ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
11. INSTALL DEWITT PRO 5 WEED FABRIC BENEATH 3" DEEP STONE MULCH IN ALL NEW PLANTING AREAS. SEE PLANTING SCHEDULE FOR STONE MULCH DETAILS.
12. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.

0 10 20 40
SCALE: 1"= 20'

NORTH

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Murray, Utah 84107
801.575.6066
www.gbrowndesign.com

■ PREPARED FOR:

PERIGEE CONSULTING
WEST JORDAN, UT

■ CONSULTANTS:

PANERA BREAD

5900 S STATE STREET
MURRAY, UTAH

■ REVISIONS:

■ STAMP

■ SHEET TITLE:
PLANTING PLAN

■ DATE: 4-1-2025
■ DRAWN BY: ECB
■ CHECKED BY: MJW
■ JOB NO.: U24-017

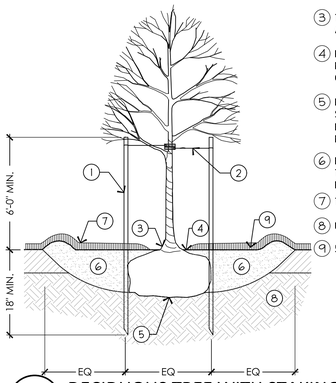
■ SHEET NO:
LP-101

CITY REVIEW - NOT FOR CONSTRUCTION

G:\U24-017_Panera Bread - Murray\CAD\Planting_Panera Bread Murray.dwg gbrothice 2025-04-28

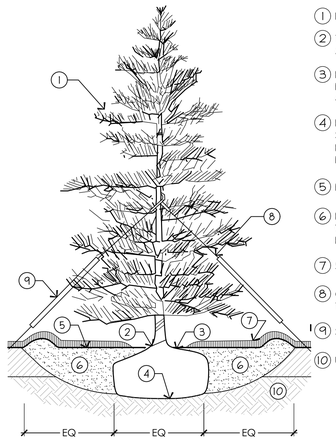
NOTES:

1. INSTALL TREE PLUMB
2. FOR ALL FALL PLANTING, WRAP TRUNK TO LOWEST BRANCH. REMOVE THE FOLLOWING SPRING.



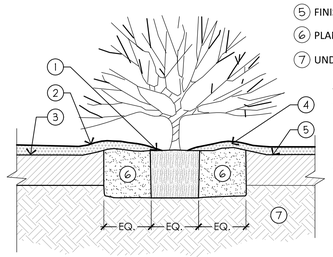
1. 2" DIA. (ROUND) FIR POSTS; 2 PER TREE; ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE
2. TREE TIE - SEE SPECS FOR TYPE AND ATTACHMENT.
3. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
5. PLACE ROOTBALL ON UNDISTURBED SUBSOIL. CUT AND REMOVE WIRE BASKET AND BURLAP/OTHER WRAPPING MATERIALS.
6. EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX
7. TYPE & MULCH, DEPTH AS SPECIFIED
8. UNDISTURBED SUBGRADE
9. 5' DIA. DEPRESSED WATERING BASIN

1 DECIDUOUS TREE WITH STAKING
NTS



1. INSTALL TREE PLUMB
2. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
3. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
4. PLACE ROOTBALL ON UNDISTURBED SUBSOIL. CUT AND REMOVE WIRE BASKET AND BURLAP/OTHER WRAPPING MATERIALS.
5. MULCH TYPE & DEPTH AS SPECIFIED
6. EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL PLANTING SOIL MIX.
7. 5' DIA. DEPRESSED WATERING BASIN
8. GUYING & STAKING SYSTEM - REFER TO TECHNICAL SPECIFICATIONS
9. SAFETY FLAGGING (PVC SLEEVE)
10. UNDISTURBED SUBGRADE

2 EVERGREEN TREE WITH GUYING SYSTEM
NTS

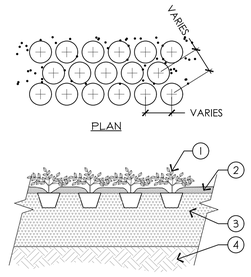


1. PLACE TOP OF ROOTBALL FLUSH WITH FINISHED GRADE
2. MULCH TYPE & DEPTH AS SPECIFIED
3. PLANTING SOIL MIX (SEE SPECS)
4. BERM TO FORM DEPRESSED WATERING BASIN
5. FINISHED GRADE
6. PLANTING SOIL MIX (SEE SPECS)
7. UNDISTURBED SUBGRADE

NOTES:

1. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL.
2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.
4. REMOVE WATERING BASIN PRIOR TO END OF MAINTENANCE PERIOD.

3 SHRUB
NTS



1. GROUNDCOVER/PERENNIALS (SEE NOTES)
2. MULCH TYPE & DEPTH AS SPECIFIED
3. PLANTING SOIL MIX (SEE SPECS)
4. UNDISTURBED SUBGRADE

NOTES:

1. SEE PLANTING LEGEND FOR SPACING.

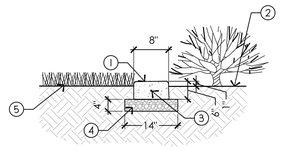
4 GROUNDCOVER / PERENNIAL
NTS

1. PLACE TOP OF ROOTBALL FLUSH WITH FINISHED GRADE
2. MULCH TYPE & DEPTH AS SPECIFIED
3. BERM TO FORM DEPRESSED WATERING BASIN
4. PLANTING SOIL MIX (SEE SPECS)
5. FINISHED GRADE
6. UNDISTURBED SUBGRADE

NOTES:

1. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL.
2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.

5 SHRUB ON SLOPE
NTS



1. CONCRETE MOW CURB
2. PLANTER BED
3. #4 REBAR CONTINUOUS
4. COMPACTED UTBC (95%)
5. TURF

NOTES:

1. TURF SHALL BE A MINIMUM OF 1" BELOW TOP OF CURB.

6 MOW CURB - 8"
NTS

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■ REVISIONS:

■ STAMP

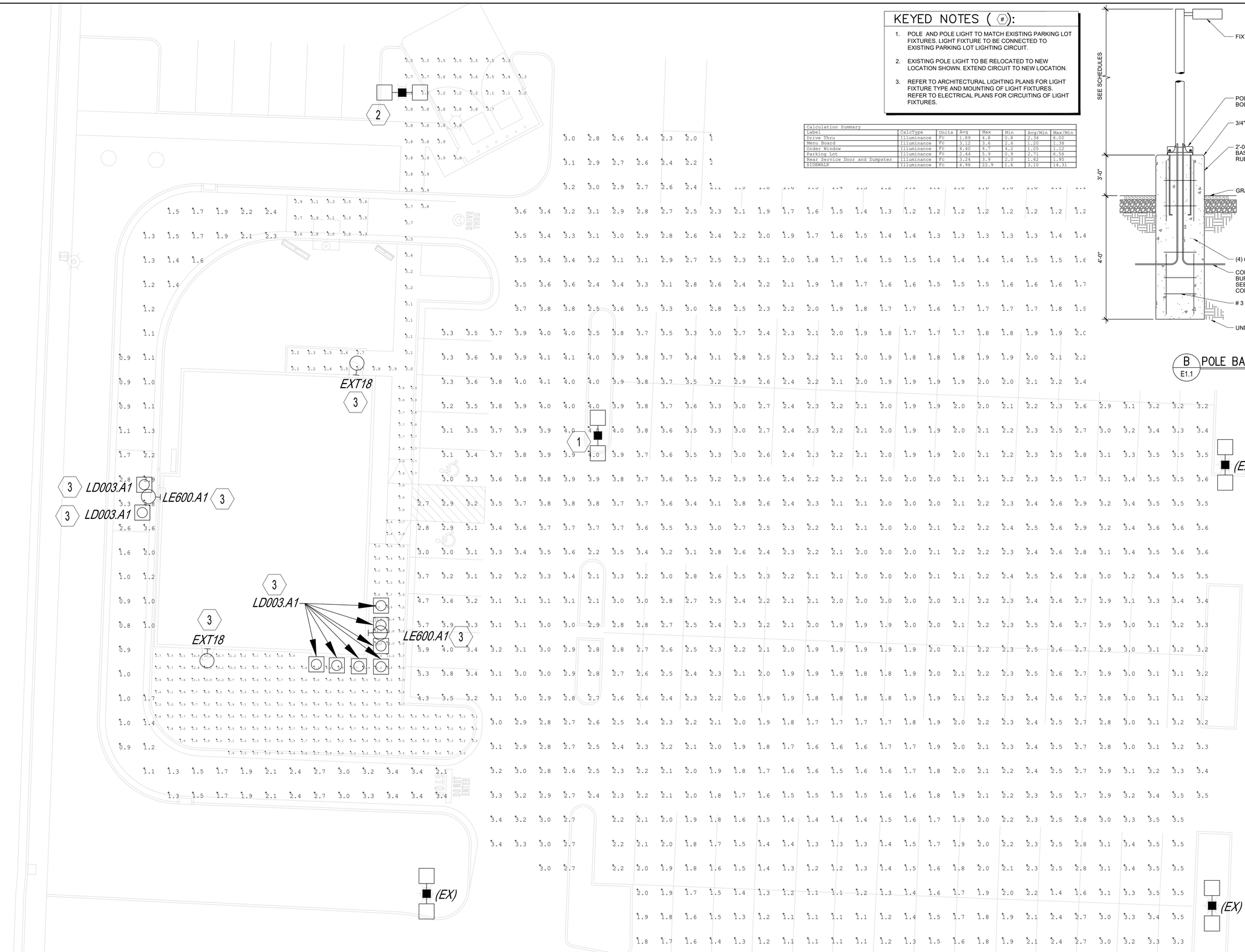
■ SHEET TITLE:
PLANTING DETAILS

■ DATE: 4-1-2025
■ DRAWN BY: ECB
■ CHECKED BY: MJW
■ JOB NO.: U24-017

■ SHEET NO:
LP-501

CITY REVIEW - NOT FOR CONSTRUCTION

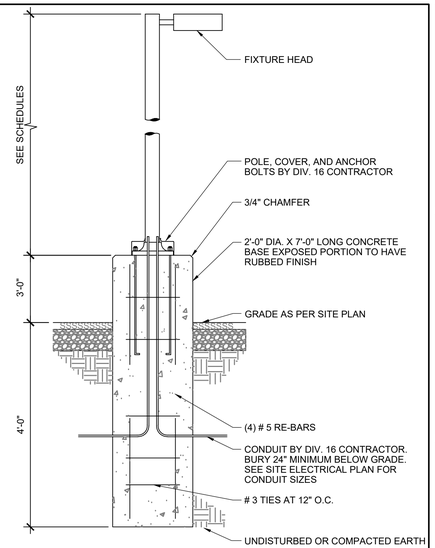
G:\U24-017_Panera Bread - Murray\CAD\Planting_Panera Bread Murray.dwg gbodfica 2025-08-28



KEYED NOTES (#):

1. POLE AND POLE LIGHT TO MATCH EXISTING PARKING LOT FIXTURES. LIGHT FIXTURE TO BE CONNECTED TO EXISTING PARKING LOT LIGHTING CIRCUIT.
2. EXISTING POLE LIGHT TO BE RELOCATED TO NEW LOCATION SHOWN. EXTEND CIRCUIT TO NEW LOCATION.
3. REFER TO ARCHITECTURAL LIGHTING PLANS FOR LIGHT FIXTURE TYPE AND MOUNTING OF LIGHT FIXTURES. REFER TO ELECTRICAL PLANS FOR CIRCUITING OF LIGHT FIXTURES.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Thru	Illuminance	Fc	1.89	4.8	0.8	2.36	6.00
Menu Board	Illuminance	Fc	3.12	3.6	2.6	1.20	1.38
Order Window	Illuminance	Fc	4.40	4.7	4.2	1.05	1.12
Parking Lot	Illuminance	Fc	2.44	5.9	0.9	2.71	6.56
Rear Service Door and Dumpster	Illuminance	Fc	3.24	3.9	2.0	1.62	1.95
SIDEWALK	Illuminance	Fc	4.96	22.9	1.6	3.10	14.31



B E1.1 POLE BASE DETAIL

A E1.1 SITE PHOTOMETRIC PLAN
SCALE: 3/32 = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 1763857
PHILIP C. HAIGHT
STATE OF GEORGIA
3/11/2025

PANERA BREAD - MURRAY

5959 SOUTH STATE STREET
MURRAY, UT 84107

DRAWN BY: PCH
CHECKED BY: PCH
PROJECT NO.: 25011.01

NO.	DATE	DESCRIPTION

SITE PHOTOMETRIC PLAN

DRAWING NO.
E1.1

C:\USERS\PHILH\ONEDRIVE - TAGUSENGINEERING.COM\01 - PROJECTS\2025\25011.01 - PANERA BREAD - MURRAY\E1.1 - 25011.01.DWG 3/12/2025

Panera Bread Café #2927 - Murray, UT

Signage Responsibility Matrix

Indicate QUANTITY in the appropriate column below for each item

Description	By Sign Vendor	By Panera GC	By Landlord/ others	N/A - none proposed or required	Description	By Sign Vendor	By Panera GC	By Landlord/ others	N/A - none proposed or required
Building Mounted Signage - Channel Letters	4				Drive-thru Clearance bar	1			
Building Mounted Logo-	2				Drive-thru Clearance bar foundation			1	
"Drive-Thru" Sign Cabinets	4				(2) Drive-thru Canopy / speaker post / menu board combo	1			
Blade Sign					Drive-thru canopy / speaker post / menu board combo foundation			1	
Logo Wall Sign					Drive-thru Preview Board	1			
Monument Sign Cabinet and Graphics					Digital Drive-thru Preview Board foundation			1	
Monument Sign Structure, Masonry and Electrical					OTHER				
Monument Sign Foundation					Drive-thru Menu Board foundation				
Multi-Tenant Sign					Drive-thru Thank you/ Directional Signs	5			
Multi-Tenant Sign Foundation					Drive-thru Thank you/ Directional Sign foundations	5			
Panera Panels for Multi-Tenant Sign - FACES ONLY					Other (Describe fully)				
Pick-Up Signs - with Bollards	2				Awning Engineering				
Drive Thru Waiting Sign - with Bollards	2				Architectural Building Canopy	2			
Garbage Dumpster Sign					Other (Describe fully)				
Painted Wall Mural					Other (Describe fully)				

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APPROVALS
Signatures Required Before Release to Production

Engineering — DATE

Sales — DATE

Production — DATE

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	REMOVED 2 MB LOGOS	02/20/25
2			
3			
4			
5			
6			

CUSTOMER
STORE # 2927
5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

60762
WORK ORDER NUMBER(S)

Carla M.
PROJECT MANAGER

GC
ARTIST

02/18/25
DATE

60762.1
DRAWING NAME

SIGN CODE ALLOWANCE

Wall Signs:
Number not restricted
NTE 20% per facade
"Drive Thru" counts toward wall sign area
Measure with multiple rectangles

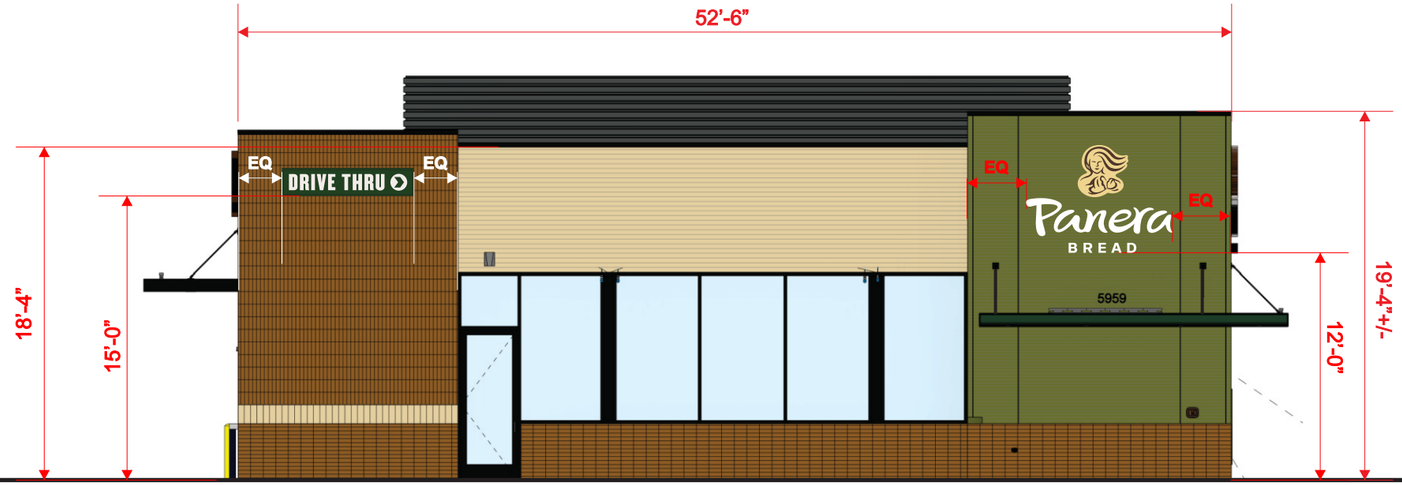
Awnings
Copy NTE 40% awning area
NTE 25% awning area when used in conjunction with wall signs
Covers to be Sunbrella or similar, no glossy finish allowed

Ground signs
1 per 100 LF street frontage
NTE 6' (h)
NTE 50SF (a)
6'setback to ROW
Side setback = to sign height
Landscaped base required

Directional Signs:
Logos are allowed
NTE 8SF each face
NTE 3' height
Min. # necessary for safety
Site plan approval required

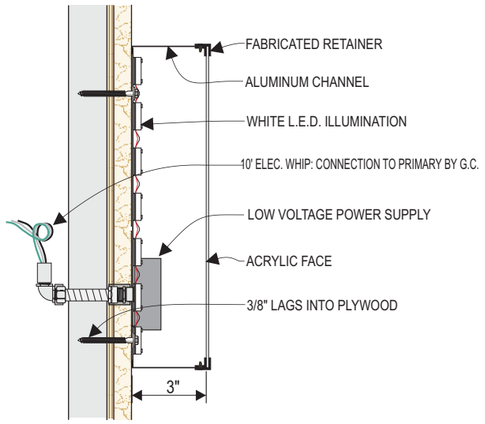
Drive-Thru Menus
2 per business
NTE 32SF, 8'(h)

Window signs
Permanent signs are regulated as wall signs

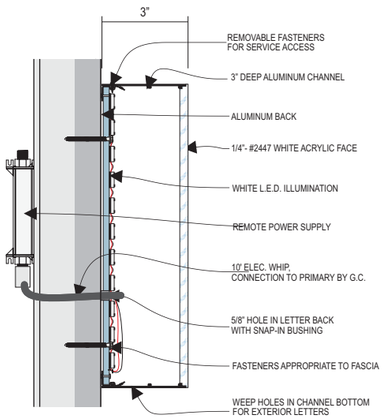


SOUTH ELEVATION: SCALE: 1/8"=1'-0"

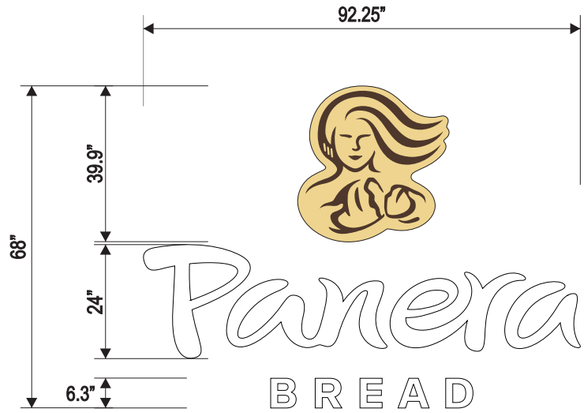
192.50 SQ FT ALLOWED



DRIVE THRU CABINET SIGN SECTION: N.T.S.



TYPICAL CHANNEL LETTER: N.T.S.



INTERNALLY ILLUMINATED FRONT LIT CHANNEL LETTERS SCALE: 3/8" = 1'-0"

43.56 S/F

"PANERA" "BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PMS 7540C SLATE
- ALUMINUM BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA)
- TRIMLESS DESIGN
- MB LOGO WITH PMS 7403 CP INTERNALLY ILLUMINATED FACE LIT TRANSLUCENT BACKGROUND WITH SLOAN 5000K PRISM LED WITH TRANSLUCENT PMS 476 CP DETAILS
- 3" DEEP CHANNEL PAINTED TO MATCH 7540C SLATE
- ALL GRAPHICS TO BE FLUSH MOUNTED TO WALL



INTERNALLY ILLUMINATED "DRIVE THRU" WALL SIGN SCALE: 3/8" = 1'-0"

10.43 S/F

- 3" DEEP ALUMINUM CHANNEL AND 1" RETAINER PAINTED PMS 2411 C
- WHITE ACRYLIC FACE WITH FIRST SURFACE DIGITAL PRINT
  - PMS 2411C BACKGROUND WITH PMS 9285 "DRIVE THRU" COPY
  - SLOAN 6500K PRISM WHITE LED ILLUMINATION

PMS 7403 C	PMS 476 C	PMS 7540 C	PMS2280	PMS2411	PMS9285

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APPROVALS

Signatures Required Before Release to Production

	BY	DATE
Engineering		
Sales		
Estimating		
Production		
Quality Control		

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	ADDED MB LOGO TO WALL SIGNS	02/19/25
2			
3			
4			
5			
6			
7			
8			
9			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

60762

CUSTOMER

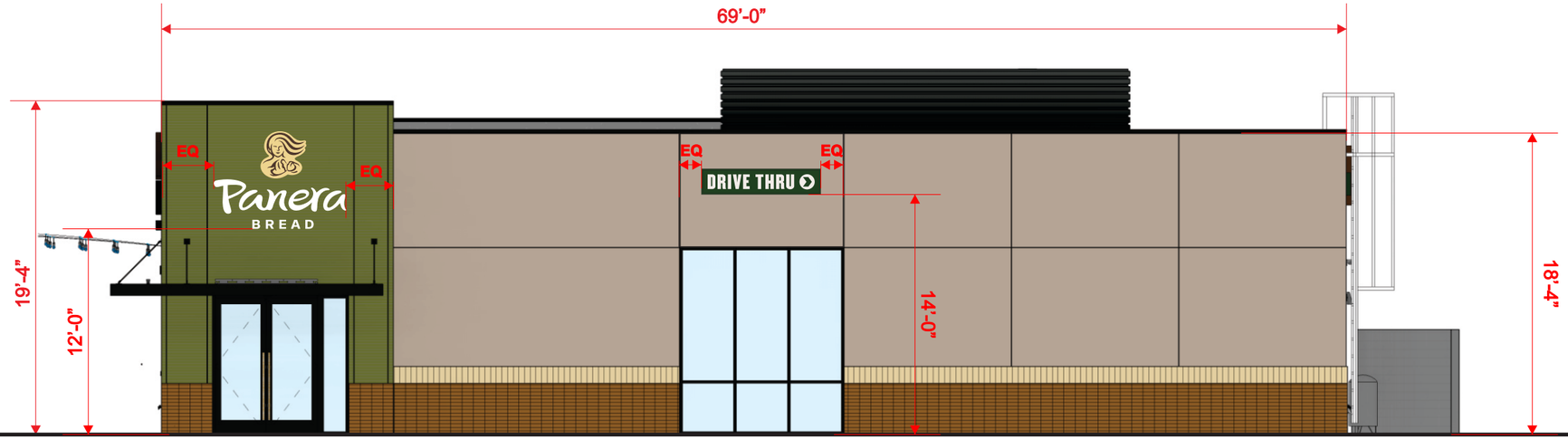
2927 STORE NUMBER

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

Carla M. PROJECT MANAGER

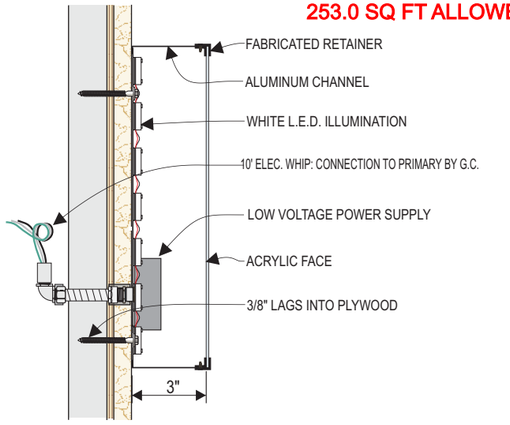
GC ARTIST | 02/18/25 DATE

60762.2 DRAWING NAME

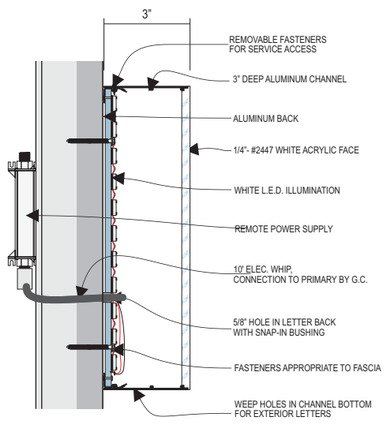


EAST ELEVATION: SCALE: 1/8"=1'-0"

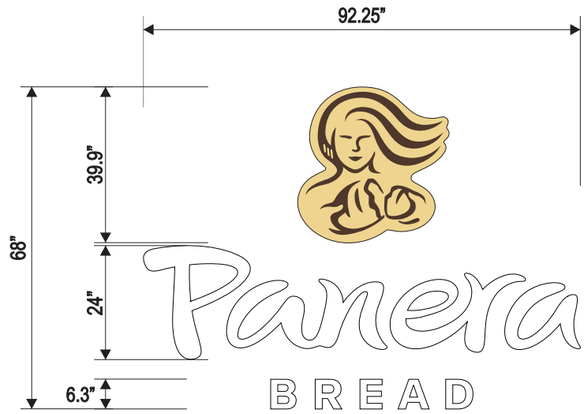
253.0 SQ FT ALLOWED



DRIVE THRU CABINET SIGN SECTION: N.T.S.



TYPICAL CHANNEL LETTER: N.T.S.



INTERNALLY ILLUMINATED FRONT LIT CHANNEL LETTERS SCALE: 3/8" = 1'-0"

43.56 S/F

"PANERA" "BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PMS 7540C SLATE
- ALUMINUM BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA)
- TRIMLESS DESIGN
- MB LOGO WITH PMS 7403 CP INTERNALLY ILLUMINATED FACE LIT TRANSLUCENT BACKGROUND WITH SLOAN 5000K PRISM LED WITH TRANSLUCENT PMS 476 CP DETAILS
- 3" DEEP CHANNEL PAINTED TO MATCH 7540C SLATE
- ALL GRAPHICS TO BE FLUSH MOUNTED TO WALL



INTERNALLY ILLUMINATED "DRIVE THRU" WALL SIGN SCALE: 3/8" = 1'-0"

10.43 S/F

- 3" DEEP ALUMINUM CHANNEL AND 1" RETAINER PAINTED PMS 2411 C
- WHITE ACRYLIC FACE WITH FIRST SURFACE DIGITAL PRINT
  - PMS 2411C BACKGROUND WITH PMS 9285 "DRIVE THRU" COPY
  - SLOAN 6500K PRISM WHITE LED ILLUMINATION

PMS 7403 C	PMS 476 C	PMS 7540 C	PMS2280	PMS2411	PMS9285

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Signatures Required Before Release to Production

	BY	DATE
Engineering		
Sales		
Estimating		
Production		
Quality Control		

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	ADDED MB LOGO TO WALL SIGNS	02/19/25
2			
3			
4			
5			
6			
7			
8			
9			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

60762

CUSTOMER

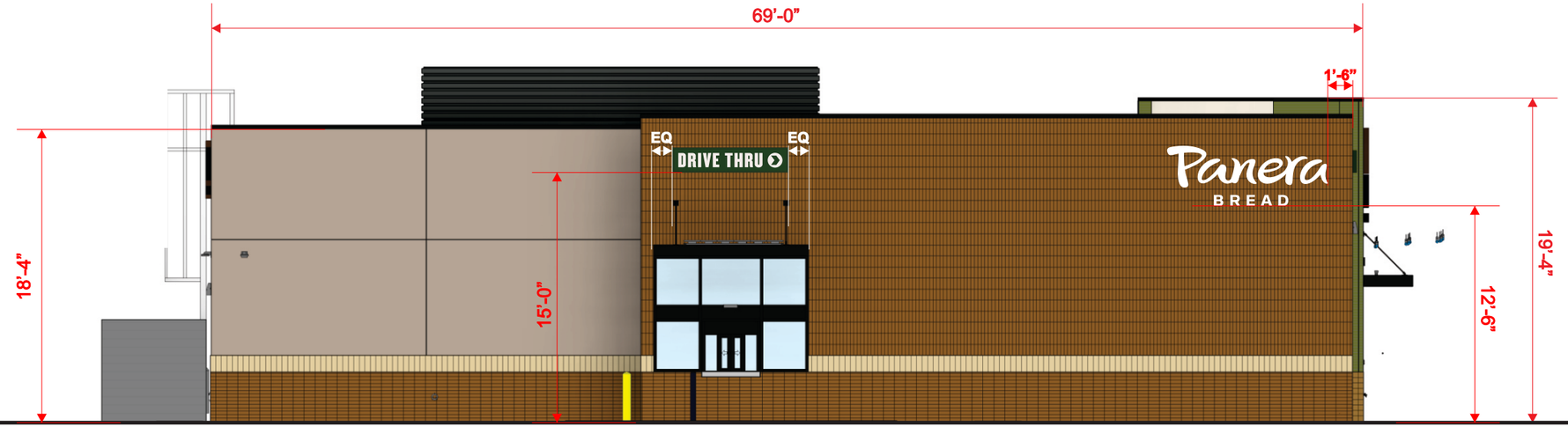
2927 STORE NUMBER

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MURRAY, UT 84107
LOCATION

Carla M. PROJECT MANAGER

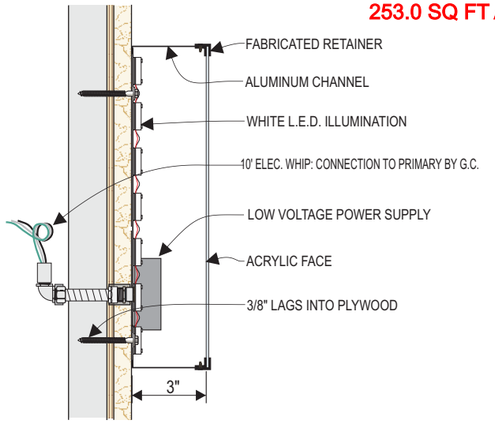
GC ARTIST | 02/18/25 DATE

60762.3 DRAWING NAME

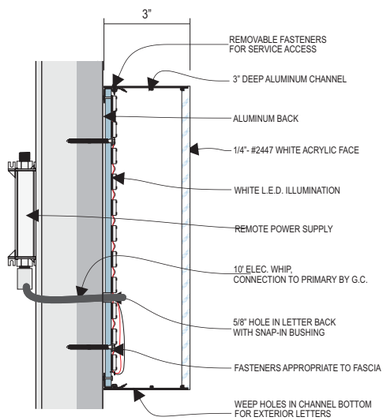


WESTELEVATION: SCALE: 1/8"=1'-0"

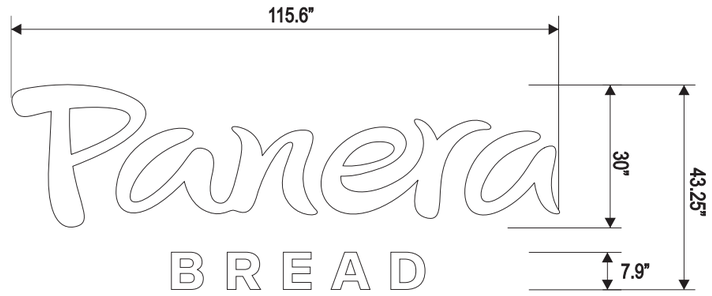
253.0 SQ FT ALLOWED



DRIVE THRU CABINET SIGN SECTION: N.T.S.



TYPICAL CHANNEL LETTER: N.T.S.



INTERNALLY ILLUMINATED FRONT LIT CHANNEL LETTERS SCALE: 3/8" = 1'-0"

34.72 S/F

"PANERA" "BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PMS 7540C SLATE
- ALUMINUM BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA)
- TRIMLESS DESIGN
- ALL GRAPHICS TO BE FLUSH MOUNTED TO WALL



INTERNALLY ILLUMINATED "DRIVE THRU" WALL SIGN SCALE: 3/8" = 1'-0"

10.43 S/F

- 3" DEEP ALUMINUM CHANNEL AND 1" RETAINER PAINTED PMS 2411 C
- WHITE ACRYLIC FACE WITH FIRST SURFACE DIGITAL PRINT
  - PMS 2411C BACKGROUND WITH PMS 9285 "DRIVE THRU" COPY
  - SLOAN 6500K PRISM WHITE LED ILLUMINATION

PMS2280 | PMS2411 | PMS9285

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APPROVALS

Signatures Required Before Release to Production

	BY	DATE
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Sales		
Estimating		
Production		
Quality Control		

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	ADDED MB LOGO TO WALL SIGNS	02/19/25
2	GC	REMOVED MB LOGO	02/20/25
3			
4			
5			
6			
7			
8			
9			

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60762

CUSTOMER

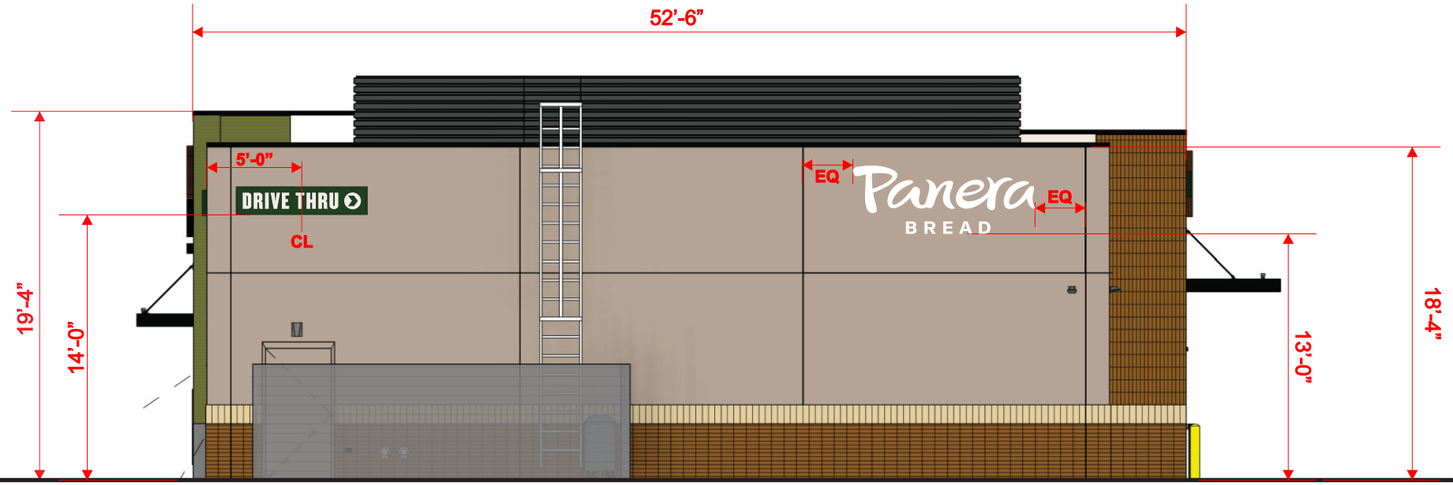
2927 STORE NUMBER

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

Carla M. PROJECT MANAGER

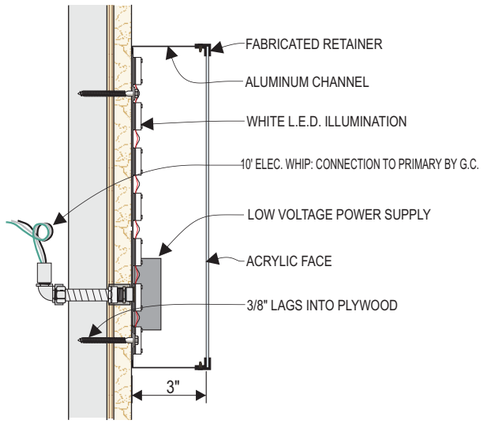
GC ARTIST | 02/18/25 DATE

60762.4 DRAWING NAME

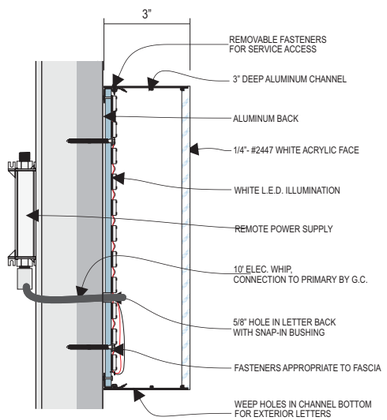


NORTH ELEVATION: SCALE: 1/8"=1'-0"

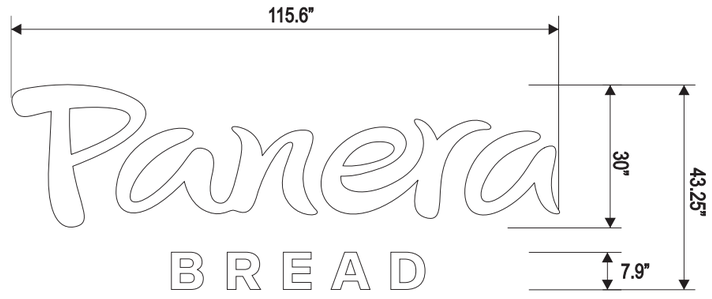
192.50 SQ FT ALLOWED



DRIVE THRU CABINET SIGN SECTION: N.T.S.



TYPICAL CHANNEL LETTER: N.T.S.



INTERNALLY ILLUMINATED FRONT LIT CHANNEL LETTERS SCALE: 3/8" = 1'-0"

34.72 S/F

"PANERA" "BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PMS 7540C SLATE
- ALUMINUM BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA)
- TRIMLESS DESIGN
- ALL GRAPHICS TO BE FLUSH MOUNTED TO WALL



INTERNALLY ILLUMINATED "DRIVE THRU" WALL SIGN SCALE: 3/8" = 1'-0"

10.43 S/F

- 3" DEEP ALUMINUM CHANNEL AND 1" RETAINER PAINTED PMS 2411 C
- WHITE ACRYLIC FACE WITH FIRST SURFACE DIGITAL PRINT
  - PMS 2411C BACKGROUND WITH PMS 9285 "DRIVE THRU" COPY
  - SLOAN 6500K PRISM WHITE LED ILLUMINATION

PMS2280 PMS2411 PMS9285

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Quality Control		

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	ADDED MB LOGO TO WALL SIGNS	02/19/25
2	GC	REMOVED MB LOGO	02/20/25
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

60762

CUSTOMER

2927
STORE NUMBER

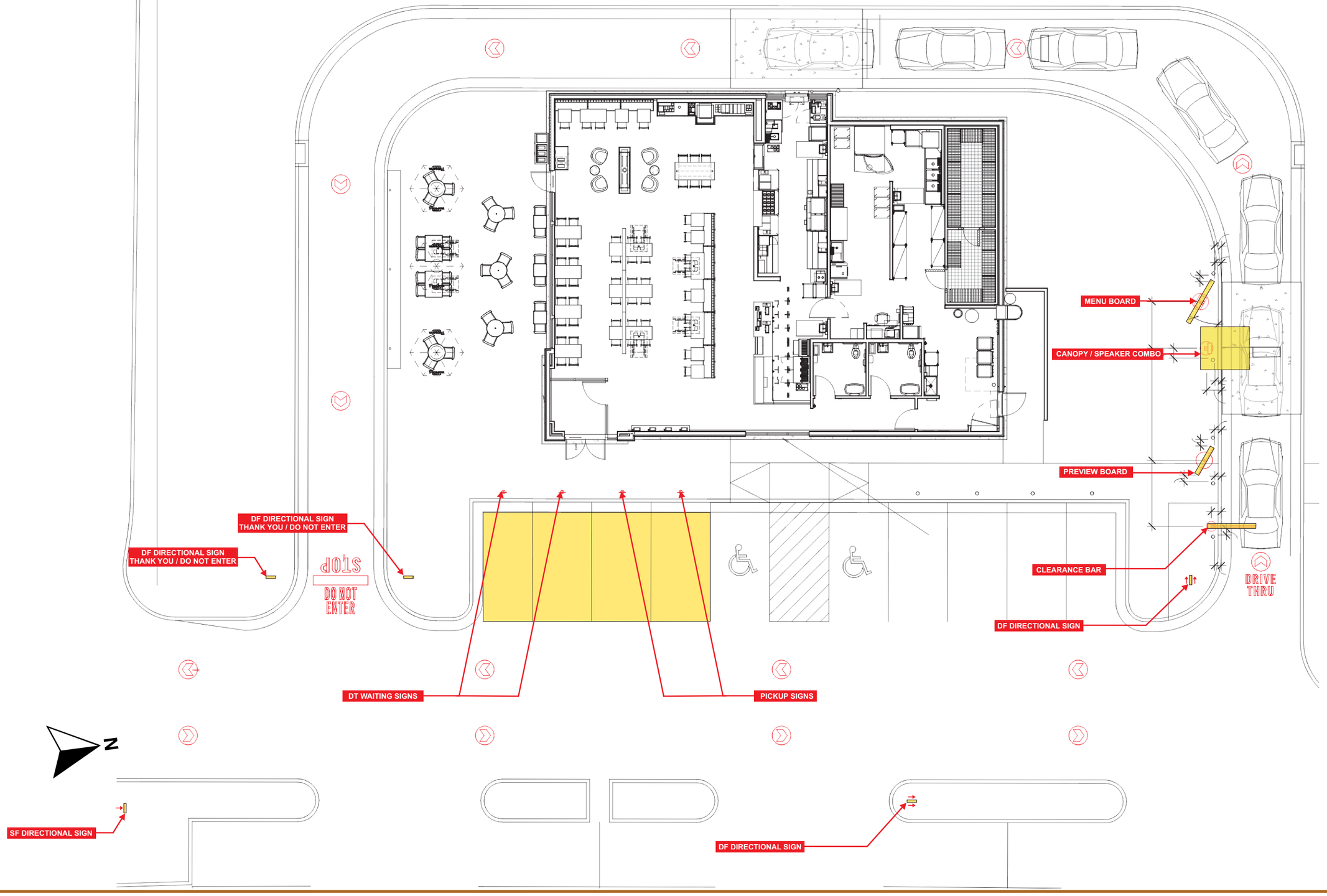
5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

Carla M.
PROJECT MANAGER

GC
ARTIST

02/18/25
DATE

60762.5
DRAWING NAME



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CUSTOMER

STORE NUMBER 2927

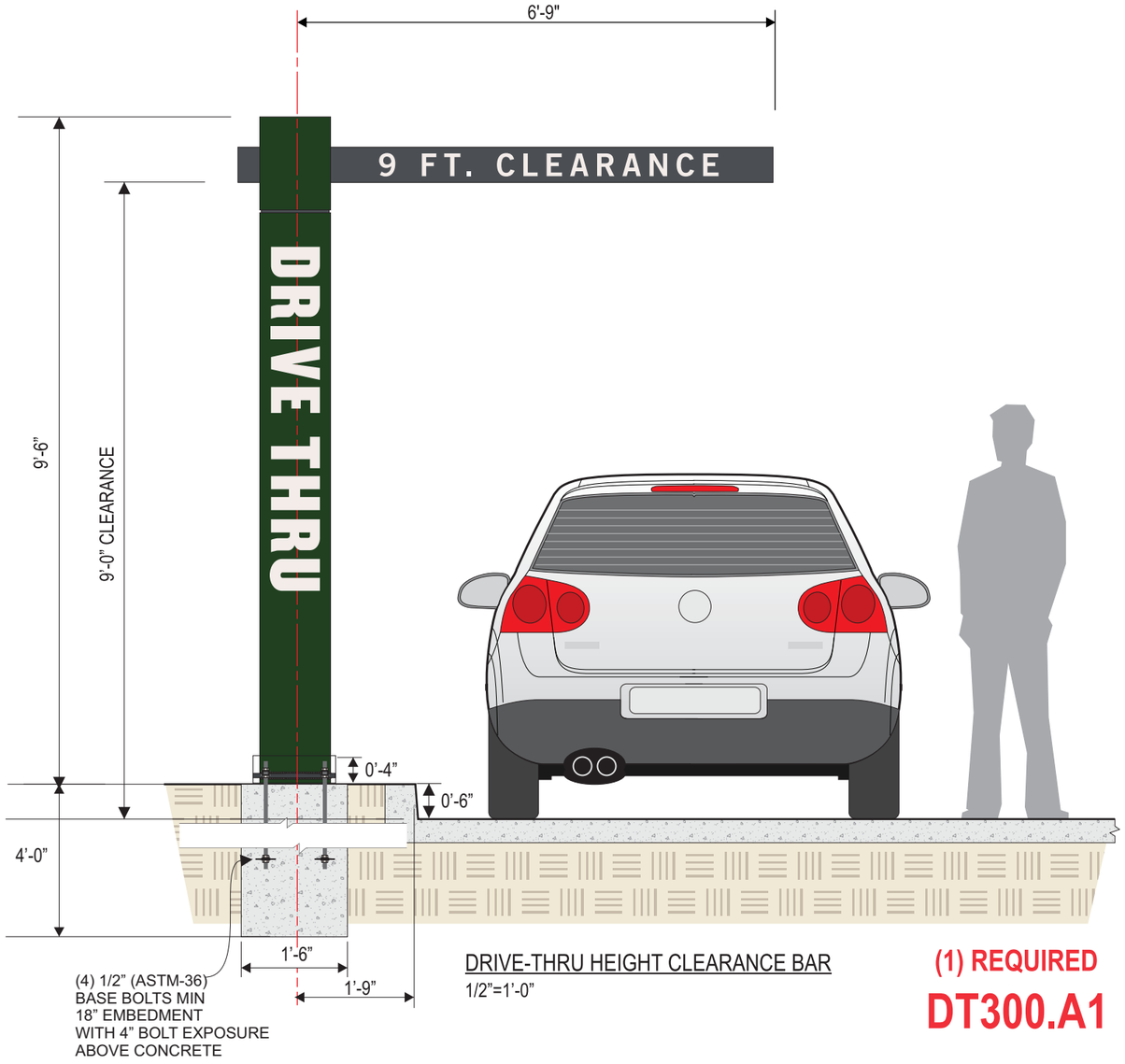
5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107

LOCATION

PROJECT MANAGER Carla M.

GC ARTIST | 02/18/25 DATE

DRAWING NAME 60762.6



DRIVE-THRU HEIGHT CLEARANCE BAR
1/2"=1'-0"

(1) REQUIRED

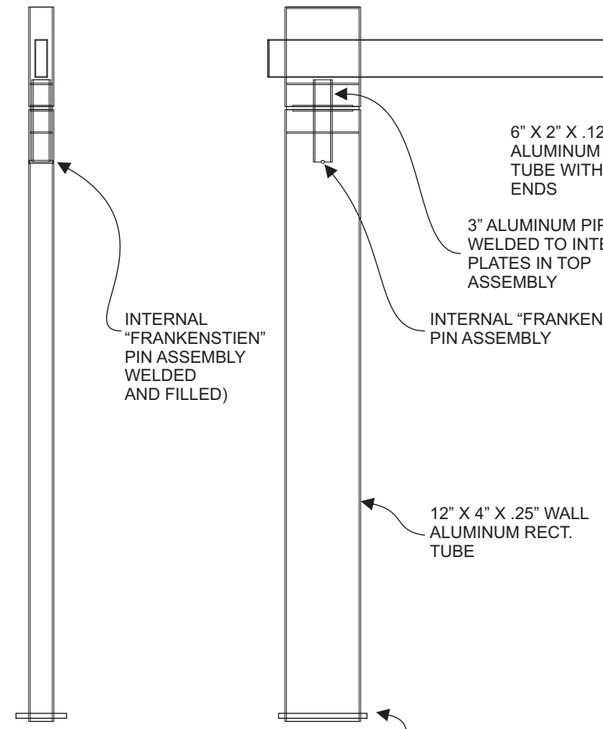
DT300.A1

CLEARANCE BAR SIGN
SCALE: 1/2"=1'-0"

PMS2411 PMS9285 PMS 7540 C



PLAN VIEW



END VIEW SIDE VIEW

CLEARANCE BAR SIGN
1½" = 1'-0"

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REVISIONS

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60762

CUSTOMER

STORE NUMBER 2927

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107

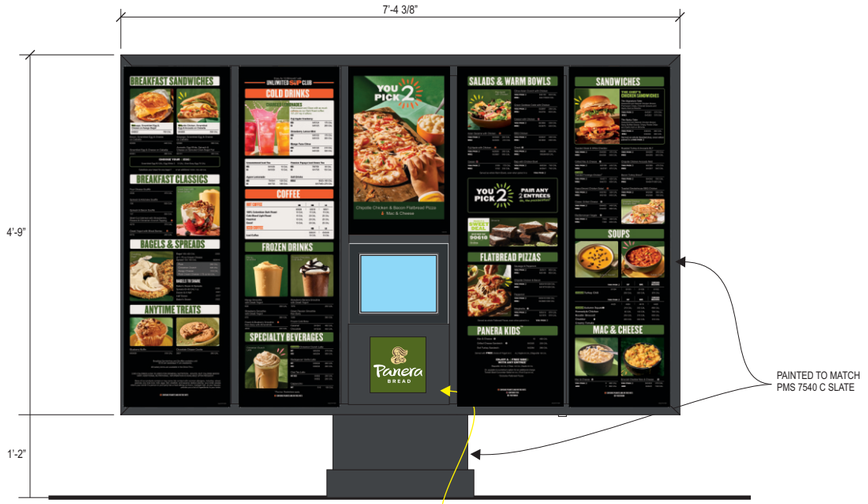
LOCATION

PROJECT MANAGER Carla M.

GC ARTIST | 02/18/25 DATE

60762.7

DRAWING NAME



MENU SIGN ELEVATION
SCALE - 1/2" = 1'-0"

STATIC MENU BOARD
DT100.A1



1 PREVIEW BOARD ELEVATION
SCALE - 3/4" = 1'-0"

STATIC PREVIEW
DT200.A1

PMS2280 PMS7403 PMS476 **PMS 7540 C**

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60762

CUSTOMER

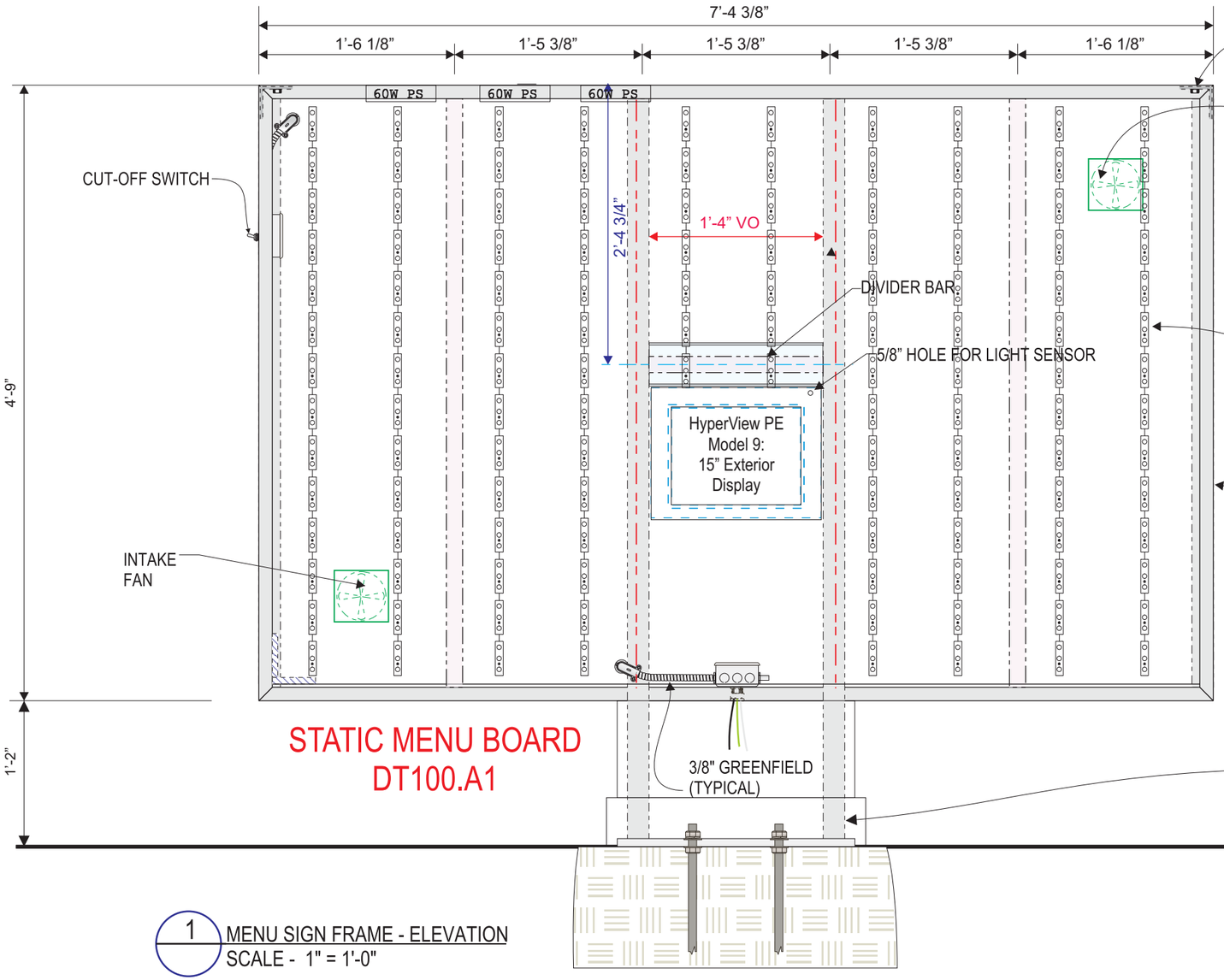
STORE NUMBER 2927

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

PROJECT MANAGER Carla M.

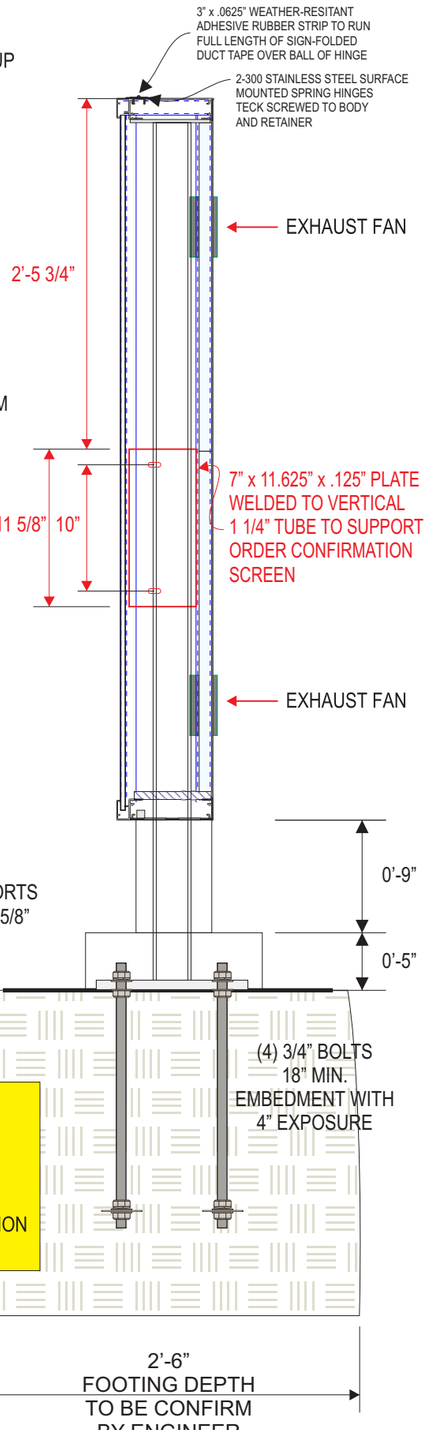
GC ARTIST | 02/18/25 DATE

DRAWING NAME 60762.8

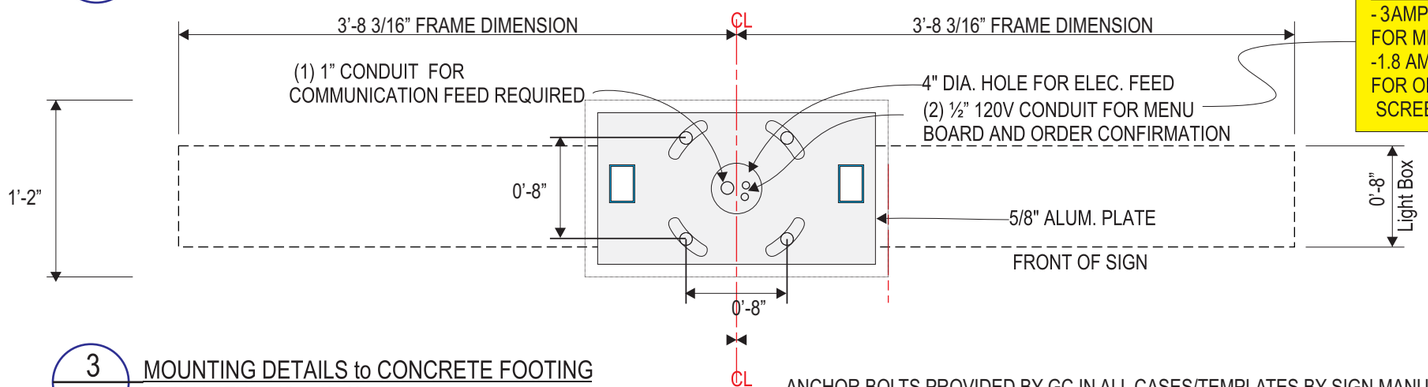


STATIC MENU BOARD
DT100.A1

1 MENU SIGN FRAME - ELEVATION
SCALE - 1" = 1'-0"



2 MENU SIGN END VIEW
SCALE - 1" = 1'-0"



3 MOUNTING DETAILS to CONCRETE FOOTING
PLAN VIEW: 1" = 1'- 0"

ELECTRICAL REQUIREMENTS:
- 3AMPS @ 120V FOR MENU BOARD
-1.8 AMPS @ 120 V FOR ORDER CONFIRMATION SCREEN

ANCHOR BOLTS PROVIDED BY GC IN ALL CASES/TEMPLATES BY SIGN MANUFACTURER

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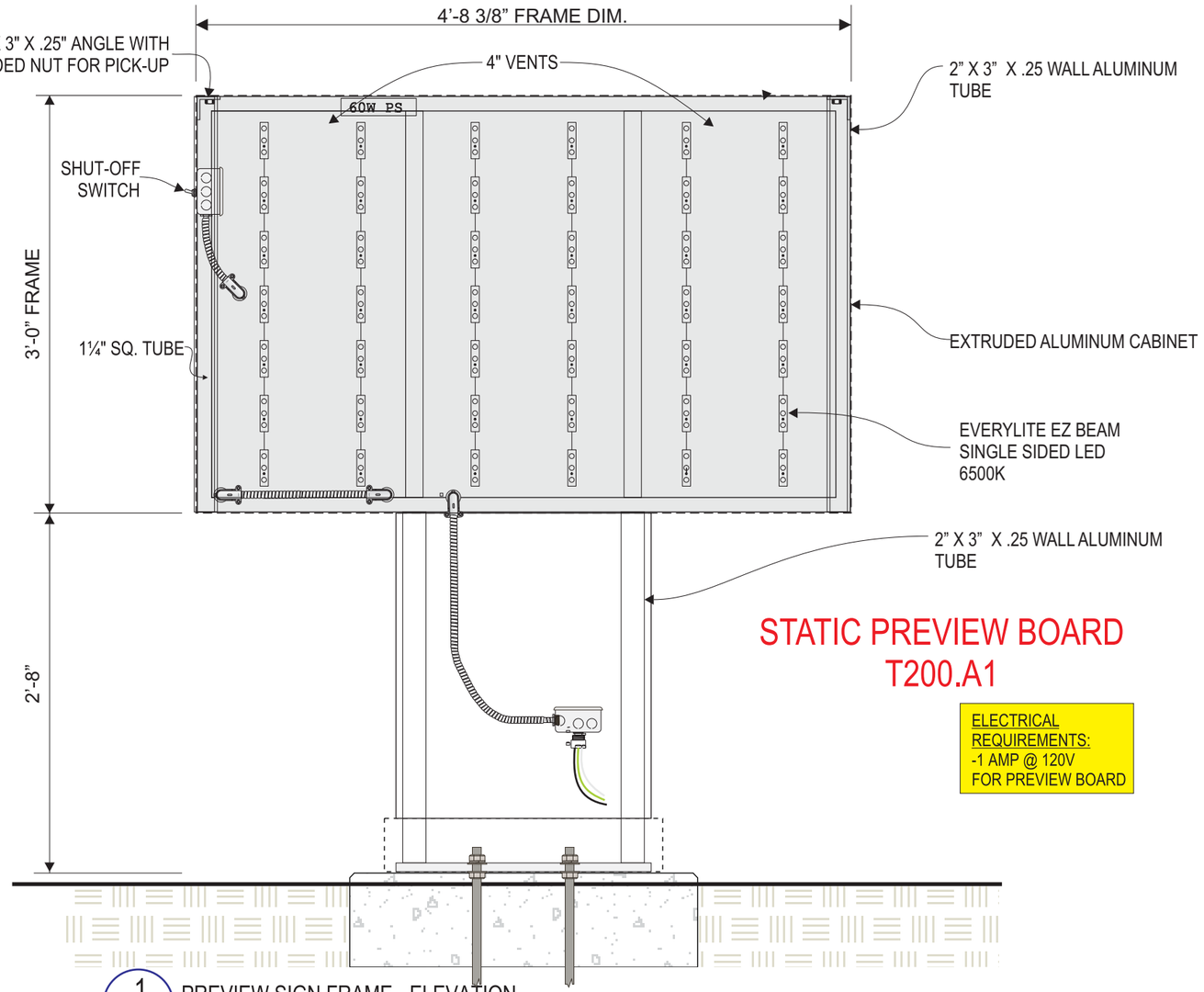
STORE NUMBER 2927

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

PROJECT MANAGER Carla M.

GC ARTIST | 02/18/25 DATE

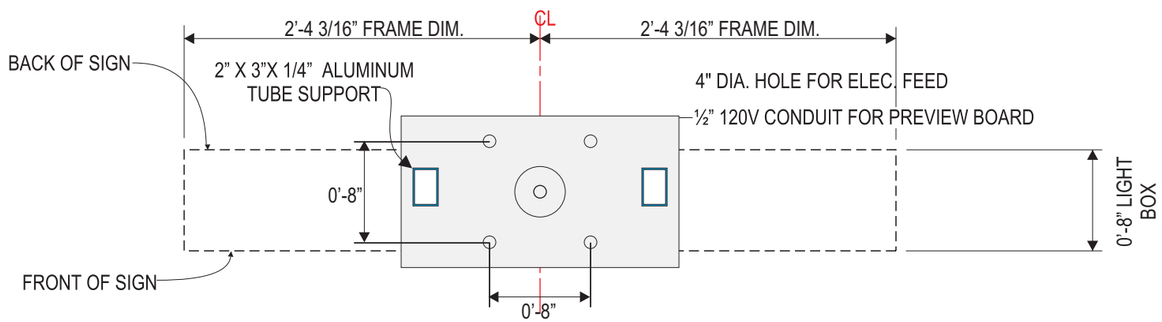
60762.9
DRAWING NAME



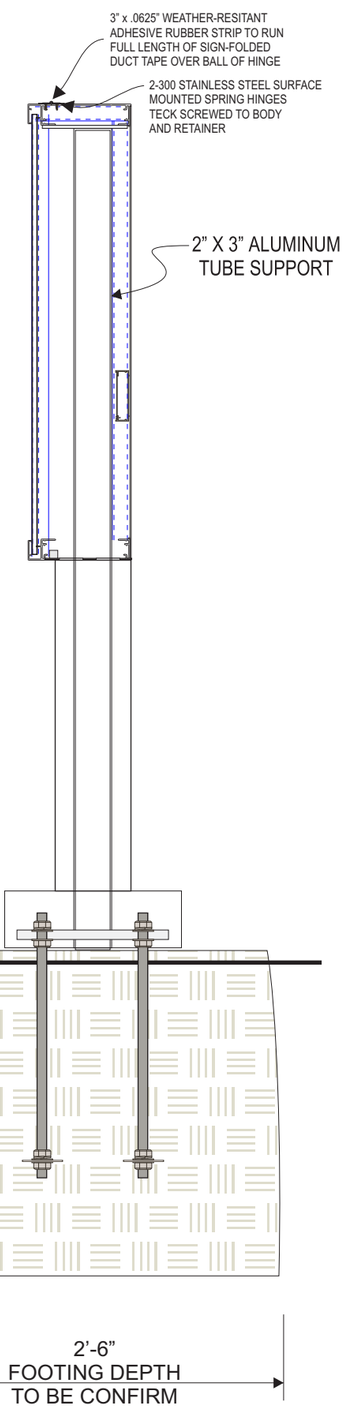
STATIC PREVIEW BOARD
T200.A1

ELECTRICAL
REQUIREMENTS:
-1 AMP @ 120V
FOR PREVIEW BOARD

1 PREVIEW SIGN FRAME - ELEVATION
SCALE - 1" = 1'-0"



3 MOUNTING DETAILS to CONCRETE FOOTING
PLAN VIEW: 1" = 1'- 0"



2 MENU SIGN SECTION
SCALE - 1" = 1'-0"

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60762

CUSTOMER

STORE NUMBER 2927

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

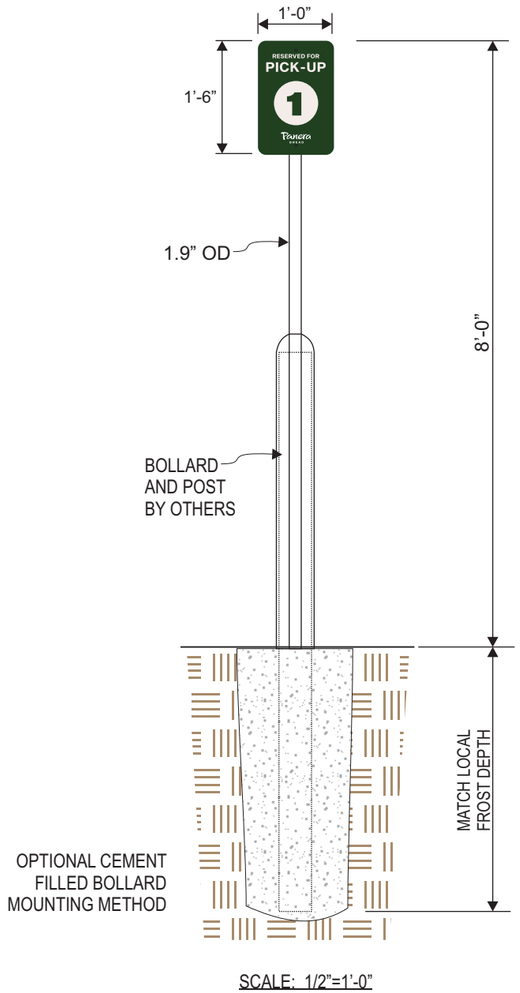
PROJECT MANAGER Carla M.

GC ARTIST | 02/18/25 DATE

DRAWING NAME 60762.10



SW207.A1 SW207.A2 SW206.A3 SW206.A4



SCALE: 1/2"=1'-0"

SCALE: 1" = 1'- 0"

(4) REQUIRED

SINGLE-SIDED TRAFFIC CONTROL SIGNS:

- WHITE .080 ALUMINUM PANELS
  (DO NOT PRE-DRILL HOLES)
- REFLECTIVE, DIGITALLY PRINTED VINYL GRAPHICS
  PMS 2411 BACKGROUND WITH PMS 9285 COPY
  WITH CLEAR OVERLAMINATE

PMS 2411-C PMS 9285-C

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CUSTOMER

2927
STORE NUMBER

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

PROJECT MANAGER Carla M.

GC ARTIST | 02/18/25 DATE

60762.11
DRAWING NAME



D/F DIRECTIONAL SIGN

QTY 2

Area = 3.00 sq.ft each

DIRECTIONAL SIGNS
3/4" = 1'-0"



S/F DIRECTIONAL SIGN

QTY 1



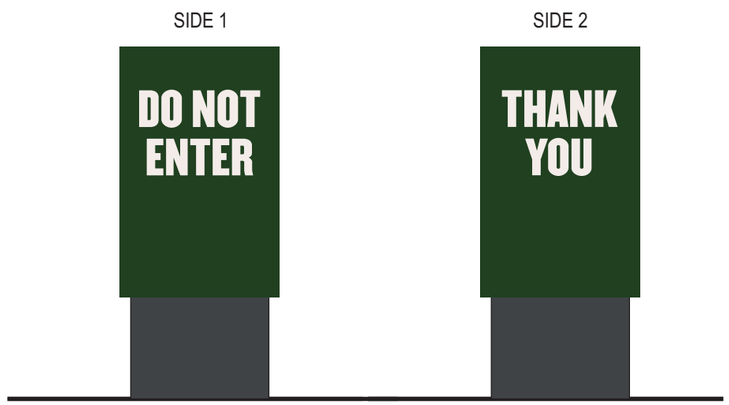
TYP. END VIEW

NON ILLUMINATED DIRECTIONAL SIGNS:

- 4" DEEP ALUM. PANEL CONSTRUCTION PAINTED TO MATCH PMS 2411 (STAIN FINISH)
- .090 ALUMINUM FACES
- DIGITALLY PRINTED GRAPHICS ON REFLECTIVE PSV (VINYL)
- COLORS AS SHOWN: PMS 9285 GRAPHIC COLORS
- PMS 7540 SHROUD WITH 2" x 2" x 1/8" WALL ALUM. SQ. TUBE POSTS
- DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING



PMS2411 PMS9285 **PMS 7540 C**



D/F DIRECTIONAL SIGN

QTY 2

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NO	BY	DESCRIPTION	DATE
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

60762

CUSTOMER

2927
STORE NUMBER

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

PROJECT MANAGER Carla M.

GC ARTIST | 02/18/25 DATE

60762.12
DRAWING NAME

***NOTE: ALL TENANT PANEL / MONUMENT SIGN DETAILS TO BE DETERMINED





***NOTE: DRIVE THRU TO FACE BUILDING ON BOTH SIDES OF SIGN

Spot Color Reference

PMS2280 PMS2411 PMS9285

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CUSTOMER

2927
STORE NUMBER

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

PROJECT MANAGER Carla M.

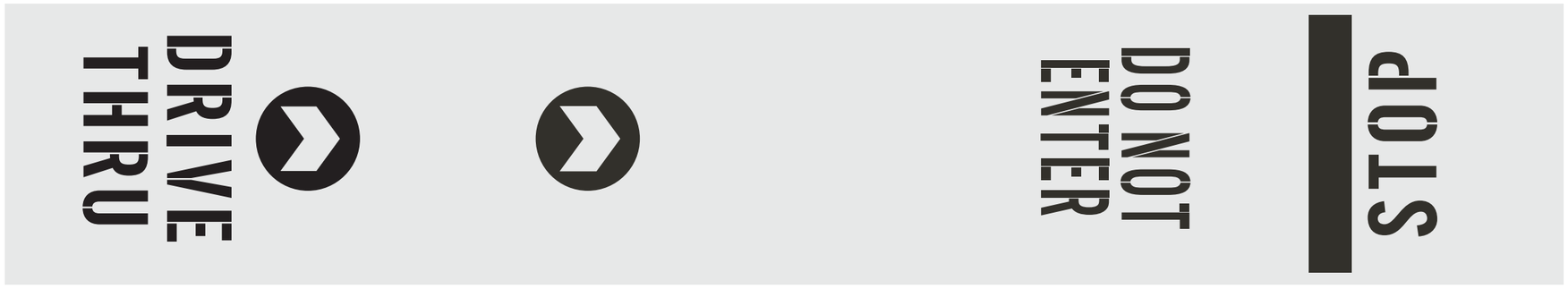
GC ARTIST | 02/18/25 DATE

60762.13
DRAWING NAME



SW401.C1 SW403.A3 SW408.A1 SW409.A1

WHITE LETTERS ARE TO BE USED FOR ASPHALT PAVEMENT



SW401.C2 SW403.A4 SW408.A2 SW409.A2

BLACK LETTERS ARE TO BE USED FOR CONCRETE PAVEMENT

SCALE: 3/16”=1’-0”

ALL COPY AND BANDS TO BE PAINTED WHITE

DRIVE THRU LANES (PAVEMENT)

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CUSTOMER Panera BREAD

STORE NUMBER 2927

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107

LOCATION

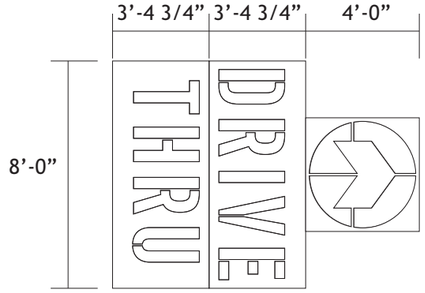
PROJECT MANAGER Carla M.

GC ARTIST | 02/18/25 DATE

60762.14

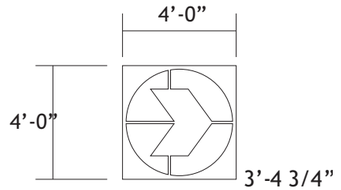
DRAWING NAME

SW401.C1



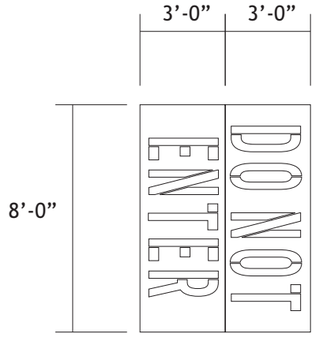
USE: SW403.A3

SW403.A3

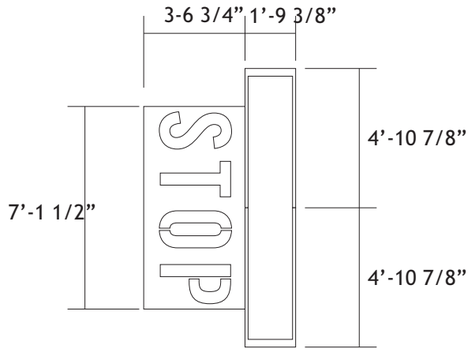


Arrows can be rotated for left and right options

SW408.A2



SW409.A2



SCALE: 3/16”=1’-0”

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CUSTOMER

2927
STORE NUMBER

5175 SOUTH & 5177 SOUTH STATE STREET
MURRAY, UT 84107
LOCATION

Carla M.
PROJECT MANAGER

GC
ARTIST

02/18/25
DATE

60762.15
DRAWING NAME

12/19/2024 5:34:23 PM

#23-115

5959 SOUTH STATE STREET
MURRAY, UT 84107

TODAY'S DATE
12/20/2024

OPENING DATE
12/01/2025

ESTIMATED CONSTRUCTION START
TBD 2025

2ND PASS APPROVED BUDGET
XXXXXXXX

CUSTOMER TYPE
[Families, shopping center]

LOCATION TYPE
[Suburban, Residential]

DEAL TYPE
[PANERA SITE, SHELL & INTERIOR]

PROJECT OWNERSHIP
[Franchise]

[AMERICAN BREAD CO.]

CAFE FOOTPRINT
[3,500 SQFT]

PROPOSED SEAT COUNT
[Interior: 72 | Exterior:TBD]

POS & KIOSK COUNTS
[Proposed POS: 2] [Proposed Kiosks: 4]

DELIVERY
[yes - 3rd party]

TABLE SERVICE
[no]

PRODUCTION & BAKING
[2X1 |STRAIGHT LINE W/ DRIVE THRU]

NOTES, NEARBY COMPETITORS, ETC.
[TBD]

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G132 OCCUPANT LOAD PLAN

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A120 WALL FINISH PLAN
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A130 REFLECTED CEILING PLAN
A131 LIGHTING SCHEDULE, DETAILS, & SECTIONS

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A420 INTERIOR ELEVATIONS BACK OF HOUSE

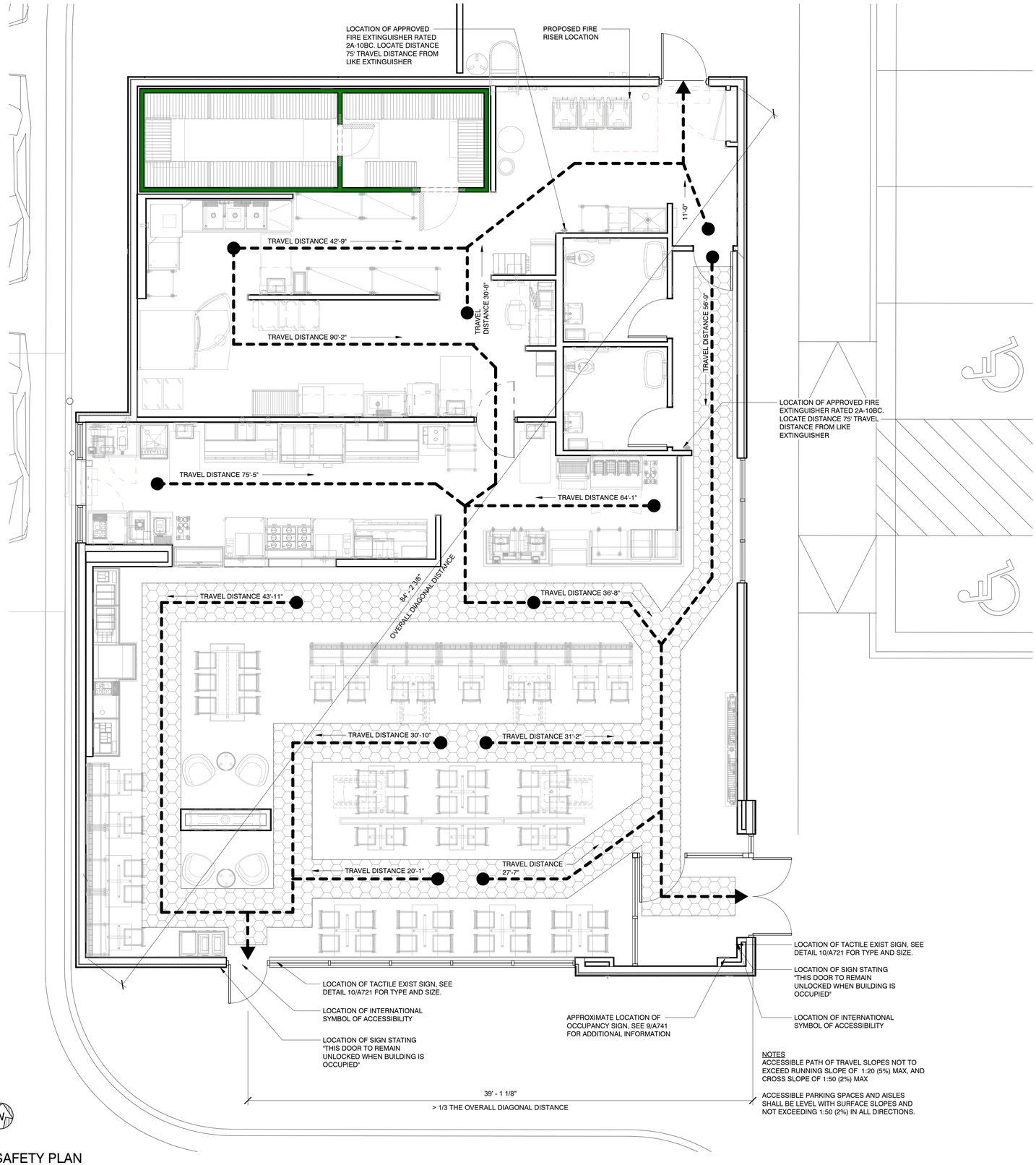
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A700 EQUIPMENT PLAN
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A710 FURNITURE & SMALLWARES PLAN
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SHEET COUNT: 17

☐APPROVED ☐ APPROVED AS NOTED ☐NOT APPROVED NOTE:

PB 2022 Q4.V1

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24 LIFE SAFETY PLAN
1/4" = 1'-0"

CODE SUMMARY

NAME OF PROJECT:	PANERA BREAD BAKERY CAFE #2927
ADDRESS:	5959 SOUTH STATE STREET, MURRAY, UT 84107
PROPOSED USE:	A-2 ASSEMBLY (RESTAURANT)
OWNER:	-
TENANT:	PANERA BREAD COMPANY, AMERICAN BREAD COMPANY, LLC (PETER STRANG)
TENANT'S AGENT:	-
CODE ENFORCEMENT:	CITY OF MURRAY, UT

BUILDING CODES & ORDINANCES

BUILDING CODE:	2021 BUILDING CODE OF UTAH
PLUMBING CODE:	2021 PLUMBING CODE OF UTAH
ELECTRICAL CODE:	2020 NATIONAL ELECTRIC CODE OF UTAH
MECHANICAL CODE:	2021 MECHANICAL CODE OF UTAH
FIRE CODE:	2021 FIRE CODE OF UTAH
ENERGY CODE:	2021 COMMERCIAL ENERGY CONSERVATION CODE OF UTAH
ACCESSIBILITY CODE:	2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES OF UTAH
FUEL CODE:	2021 FUEL GAS CODE OF UTAH

LEAD DESIGN PROFESSIONAL

EDWIN E. SMART, ARCHITECT
smartDESIGN ARCHITECTURE, PLLC

DESIGNER:	FIRM:	NAME:	TELEPHONE #:
ARCHITECTURAL	smartDESIGN ARCHITECTURE, PLLC	EDWIN E. SMART	585.345.4067
ELECTRICAL	EC4B ENGINEERING, P.C.	BRUCE KEELEY	585.641.7121
MECHANICAL	EC4B ENGINEERING, P.C.	CHRIS LEWIS	585.641.7121
PLUMBING	EC4B ENGINEERING, P.C.	NIKKI GUILFOYLE	585.641.7121
STRUCTURAL	BRITT PETERS & ASSOCIATES, INC	BRIAN HAYGOOD	864.2718869
FULLERTON	FULLERTON BUILDING SYSTEMS	JULIE VERSTEEG	507.376.3128
CIVIL	PERIGEE CONSULTING, LLC	JED ATHERLEY	802.910.3395

BUILDING DATA

CONSTRUCTION TYPE:	5B
SPRINKLERED:	YES
STANDPIPES:	NO
BUILDING HEIGHT:	+/- 19'-4"
STORIES:	1

CODE CLASSIFICATION

OCCUPANCY GROUP:	A2 - ASSEMBLY
CONSTRUCTION CLASSIFICATION:	TYPE 5B
AUTOMATIC FIRE SUPRESSION SYSTEM:	YES

AREA BREAKDOWN

FRONT OF HOUSE:	1801 SF
BACK OF HOUSE:	1699 SF
TOTAL PANERA SUITE	3500 SF

MAX. LENGTH OF EXIT TRAVEL

ALLOWED TRAVEL DISTANCE:	250 FT
ACTUAL TRAVEL DISTANCE:	90'-2" MAX

OCCUPANCY CALCULATIONS

CATEGORY	USE	OCCUPANT LOAD FACTOR
A-2 ASSEMBLY	FIXED SEATING	18 LINEAR INCHES / OCCUPANT
A-2 ASSEMBLY	STANDING	5 NET SF/OCCUPANT
A-2 ASSEMBLY	UNCONCENTRATED SEATING	15 NET SF/OCCUPANT
A-2 KITCHEN	BACK OF HOUSE	200 GROSS SF/OCCUPANT

ROOM	OCCUPANTS	OCCUPANT LOAD CALCULATION (TABLE 1004.1.1)
FOH FIXED SEATING	27	480IN @ 1 OCC/18" LINEAR (FIXED)
FOH STANDING	22	109 SF @ 1 OCC/5 NET SF (STANDING SPACE)
FOH SEATING	48	710 SF @ 1 OCC/15 NET SF (UNCONCENTRATED)
BOH KITCHEN	9	1699 SF @ 1 OCC/200 GROSS SF (KITCHEN)
INTERIOR	106	
PATIO	TBD	PATIO SEATING
TOTAL OCCUPANT LOAD:	**TBD**	

EXIT WIDTH

ROOM:	OCCUPANY LOAD:	EGRESS WIDTH REQUIRED: STAIRS (REQ'D) 0.15" x OCCUP.	STAIRS (PROV)	DOOR (REQ'D) 0.2" * OCCUP.	DOOR (PROV)
ENTIRE BUILDING	106	N/A	N/A	21.2"	108"

PLUMBING FIXTURE REQUIREMENTS

REQUIRED FIXTURES PER [PLUMBING FIXTURE TABLE]: (106/2 = 53 PER SEX)

OCCUPANCY	WC-MEN	WC-WOMEN	LAVATORIES
A2-ASSEMBLY	1 PER 75	1 PER 75	1 PER 200
REQUIRED:	1	1	1 FOR MEN, 1 FOR WOMEN
PROVIDED:	1	1	1 FOR MEN, 1 FOR WOMEN

NOTES

ACCESSIBLE PATH OF TRAVEL SLOPES NOT TO EXCEED RUNNING SLOPE OF 1:20 (5%) MAX AND AND CROSS SLOPE OF 1:50 (2%) MAX.
ACCESSIBLE PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

ABBREVIATIONS

BOH	BACK OF HOUSE
FOH	FRONT OF HOUSE
ETD	EXIT TRAVEL DISTANCE
CPOT	COMMON PATH OF TRAVEL

LEGEND

INDICATES PATH OF TRAVEL

CIRCULATION AREA

GENERAL NOTES

A. TACTILE EXIT SIGNS TO BE MOUNTED BETWEEN 4'-6" AND 5'-0" AFF ON HINGE SIDE OF ALL EXTERIOR EXIT DOORS .

B. ONE 2A10BC DRY CHEMICAL FIRE EXTINGUISHER IS REQUIRED FOR EACH 3,000 SQ. FT. OF FLOOR AREA WITH THE TRAVEL DISTANCE NOT TO EXCEED 75 FEET.

C. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.

D. AT LEAST 5%, BUT NO LESS THAN ONE OF THE SEATING SPACES IN EACH FUNCTIONAL AREA SHALL BE ACCESSIBLE. CALCULATION FOR NUMBER OF ACCISSIBLE SEATS:

(INTERIOR SEATS) 72 x 5% = 4
(EXTERIOR SEATS) TBD x 5% = 2

E. ACCESS TO ACCESSIBLE SEATING SPACES SHALL BE PROVIDED BY MAIN AISLES (ACCESSIBLE ROUTE) A MINIMUM WIDTH OF 36".

F. A MINIMUM OF 30" BY 52" CLEAR FLOOR SPACE SHALL BE PROVIDED AND SHALL NOT OVERLAP THE KNEE SPACE BY MORE THAN 14".

G. FIXED TABLES AND COUNTERS: HEIGHT OF TABLES and COUNTERS SHALL BE 28" MINIMUM AND 34" MAXIMUM.

H. MANEUVERING CLEARANCE: A MINIMUM OF 36" x 52" CLEAR FLOOR SPACE SHALL BE PROVIDED. KNEE CLEARANCE SHALL BE AT LEAST 27" HIGH, 30" WIDE AND 10" DEEP.

I. FINAL EXTINGUISHER LOCATIONS TO BE APPROVED BY FIRE MARSHAL.

Bakery-Cafe:

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Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION
Bakery Cafe#2927
5959 SOUTH STATE STREET
MURRAY, UT 84107

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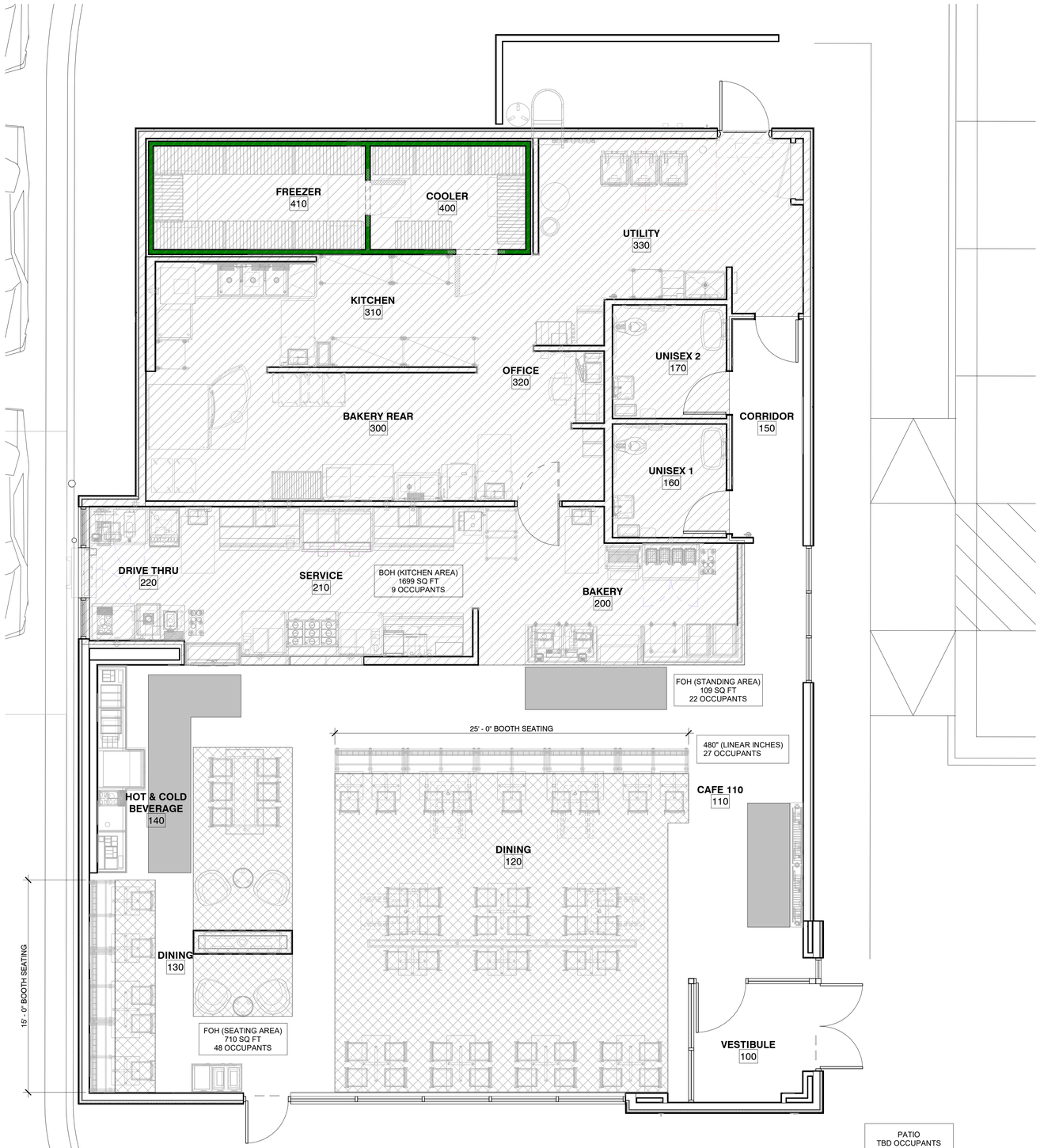
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1	KDP SUBMISSION	12/20/24

LIFE SAFETY PLAN

Project Number: #23-115
Drawn By: Author
Issue Date: 12.20.24
Sheet Number: G131

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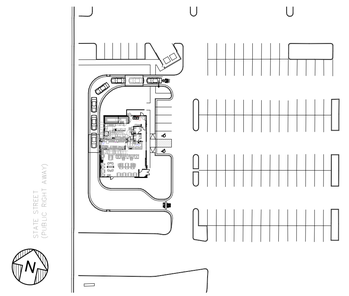
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24 OCCUPANT LOAD PLAN
1/4" = 1'-0"

OCCUPANCY LOAD CHART

- STANDING AREA
- SEATING AREA
- KITCHEN AREA
- PATIO AREA



4 KEY PLAN
1" = 80'-0"

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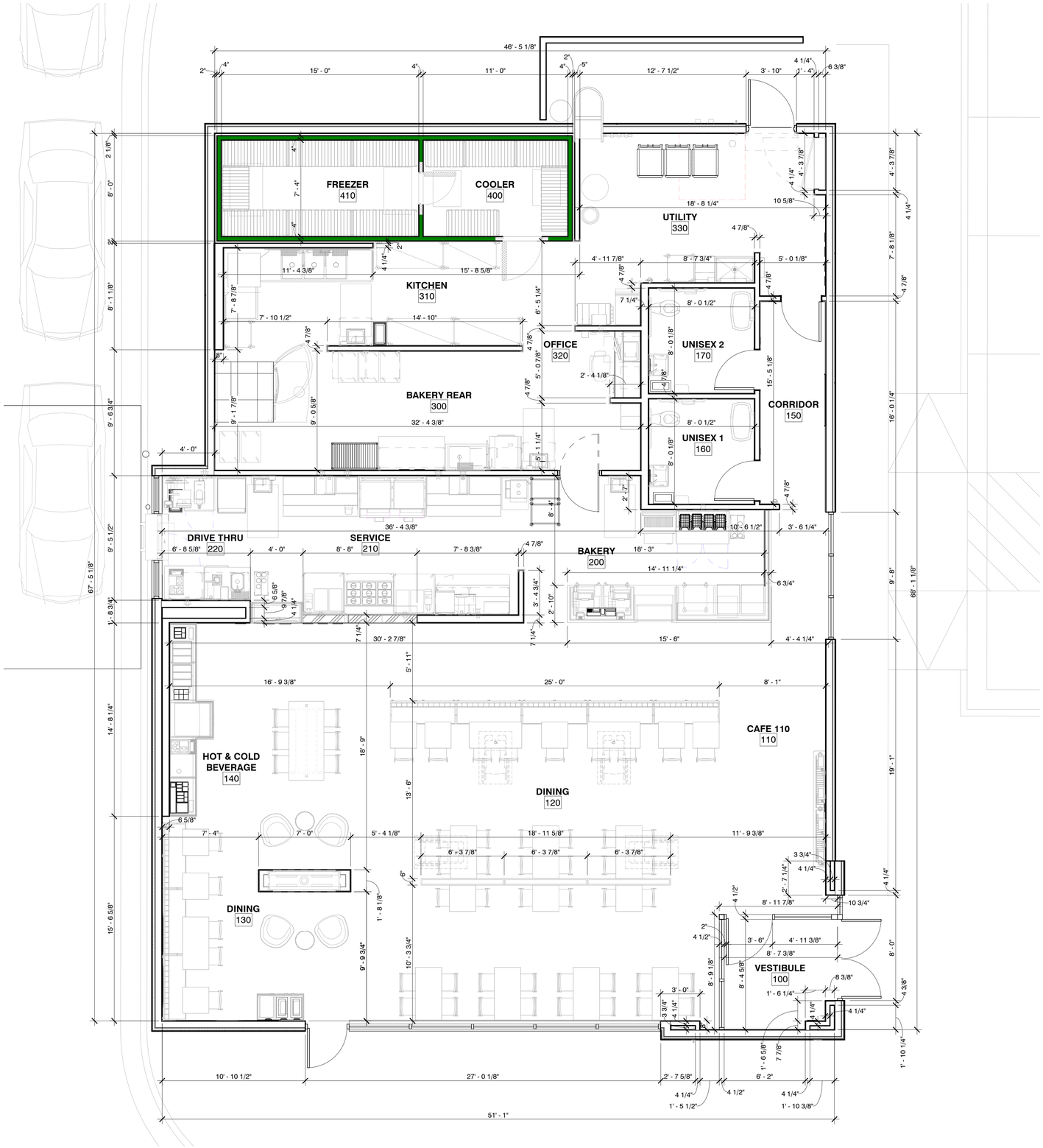
No.	Description	Date
1	KDP SUBMISSION	12/20/24

OCCUPANT LOAD PLAN

Project Number: #23-115
Drawn By: EES
Issue Date: 12.20.24
Sheet Number: G132

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SSC	CP	-

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24 FLOOR PLAN - DIMENSIONED
1/4" = 1'-0"

GENERAL NOTES:

A. PROVIDE 2" AIR SPACE AT SIDE(S) OF OVEN/PROOFER & COOLER/FREEZER (MIN. 3" AT BACK OF OVEN). VERIFY ALL DIMENSIONS & SPECS WITH EQUIPMENT MANUAL. NO FINISH ON WALLS BEHIND OVEN/PROOFER & COOLER/FREEZER (TAPE & PRIME ONLY).

B. OFFICE AREA TO INCLUDE THE FOLLOWING (SUPPLIED AND INSTALLED BY PANERA G.C.): ROUGH-INS FOR PHONE, ALARM, SOUND, & MICROS SYSTEM. SEE ELECTRICAL SHEETS; 2'-0" x CUSTOM LENGTH PLASTIC LAMINATE ALMOND DESK TOP CLEATED TO WALL, W/ (2) 2" DIA. GROMMETS; (2) 16" DEEP PLASTIC LAMINATE WHITE SHELVES MOUNTED ON HEAVY-DUTY KV STANDARDS W/ ADJUSTABLE BRACKETS.

C. ALL BLOCKING TO BE FIRE TREATED BLOCKING INCLUDING BLOCKING FOR SUPPORT OF RESTROOM ACCESSORIES AS RECOMMENDED BY MANUFACTURER. SEE INTERIOR ELEVATIONS.

D. PROVIDE 5/8" CEMENT BACKING BOARD ON ALL KITCHEN, RESTROOM, & OFFICE WALLS FROM FLOOR TO 2'-0" A.F.F. PER INTERIOR PARTITION TYPES.

E. PROVIDE 5/8" F.T. PLYWOOD BACKING BOARD ON KITCHEN & OFFICE WALLS (2'-0" AFF TO CEILING), SEE INTERIOR PARTITION TYPES.

F. OCCUPANCY LOAD SIGN SUPPLIED AND INSTALLED BY PANERA G.C.

G. PANERA G.C. SHALL SUPPLY AND INSTALL RECESSED FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODES. LOCATION ON PLAN ARE PROPOSED LOCATION, FINAL LOCATION WILL BE DETERMINED BY LOCAL FIRE MARSHAL.

H. REFERENCE THE FOLLOWING SHEETS: G011 GENERAL NOTES, SYMBOLS, AND LEGENDS AND G021 ACCESSIBILITY GUIDELINES.

I. ALL DIMENSIONS NOTED ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL WITH THE EXCEPTION WHERE DIMENSIONS SAY "HOLD" DIMENSIONS SHOULD BE FROM FINISH TO FINISH.

J. BOOTH/BANQUETTE SEATING SUPPLIED BY FURNITURE SUPPLIER, INSTALLED BY PANERA G.C. BASES TO COVER FLOOR TRANSITIONS. SEE EQUIPMENT PLAN FOR FABRICS AND SIZES. PANERA G.C. TO APPLY VINYL BASE TO ALL TOE KICKS UPON INSTALLATION IF BOOTH HAS AN OPEN BASE VINYL BASE IS NOT REQUIRED. APPLY VINYL/TILE BASE TO WALL.

K. ELECTRICAL EQUIPMENT BY PANERA G.C. SEE ELECTRICAL DRAWINGS.

L. PLUMBING EQUIPMENT BY PANERA G.C. SEE PLUMBING DRAWINGS.

M. MILLWORK VENDOR TO PROVIDE & PANERA G.C. TO INSTALL 1/4" CLEAR SAFETY GLASS AT SNEEZE GUARDS. VERIFY AND COORDINATE SIZE OF GLASS W/ SNEEZE GUARD POSTS W/ VENDOR.

N. SEE A102 FOR CORNER INFORMATION.

O. PANERA G.C. TO INSTALL LATICRETE 9235 WATERPROOF MEMBRANE WATERPROOF MEMBRANE AT ALL DEMISE WALLS, AND FULL HEIGHT BEHIND FREEZER AND COOLER BOXES (PRIOR TO INSTALLATION OF BOXES). PANERA G.C. TO PROVIDE WATERPROOF MEMBRANE IN ANY WET AREAS THAT ABUT ADJACENT SPACES OR EXTERIOR WALLS WHERE WATER OR CONDENSATIONS COULD BE AN ISSUE. EXTEND UP WALL PER DETAIL ON SHEET A520 FOR SPECIFICATIONS.

P. INTERIOR WALL PARTITIONS ARE MARKED WITH LETTER & NUMBER WITH A BOX ex. A2 . SEE SHEETS A110 TO COORDINATE PARTITIONS WITH FINISHES AND SIZES.

Q. FOR ALL WALLS EXTENDING TO DECK/STRUCTURE ABOVE, PROVIDE METAL SLOTTED DEFLECTION TRACK. WALLS SURROUNDING STAIRWAY WILL NEED TO GO UP TO DECKING, USE SLOTTED DEFLECTION TRACK.

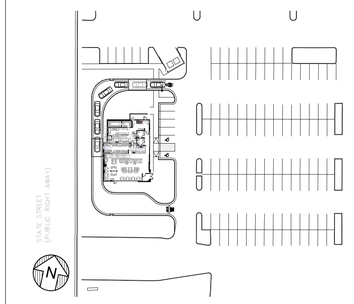
R. SEE SHELL DRAWINGS FOR STOREFRONT ELEVATIONS AND DETAILS.

WALL LEGEND:

- NEW PARTITION, REFER TO PARTITION TYPES ON SHEET A110
- PARTIAL HEIGHT PARTITION, HEIGHT VARIES. REFER TO ELEVATIONS ON SHEETS A410 AND A420
- COOLER/FREEZER WALL
- SOFFIT ABOVE, REFER TO REFLECTED CEILING PLAN ON SHEET A130 FOR HEIGHT

SYMBOLS LEGEND:

- 101 — EXISTING DOOR TO REMAIN AND TAG
- 101 — NEW DOOR AND TAG. REFER TO SHEET A603.
- X — KEYED NOTE
- 1t — WINDOW/ STOREFRONT NUMBER SYMBOL. REFER TO SHEET A602
- 1i — WALL PARTITION TYPE. REFER TO PARTITION TYPES ON SHEET A110



4 KEY PLAN - A101
1" = 80'-0"

Bakery-Cafe:

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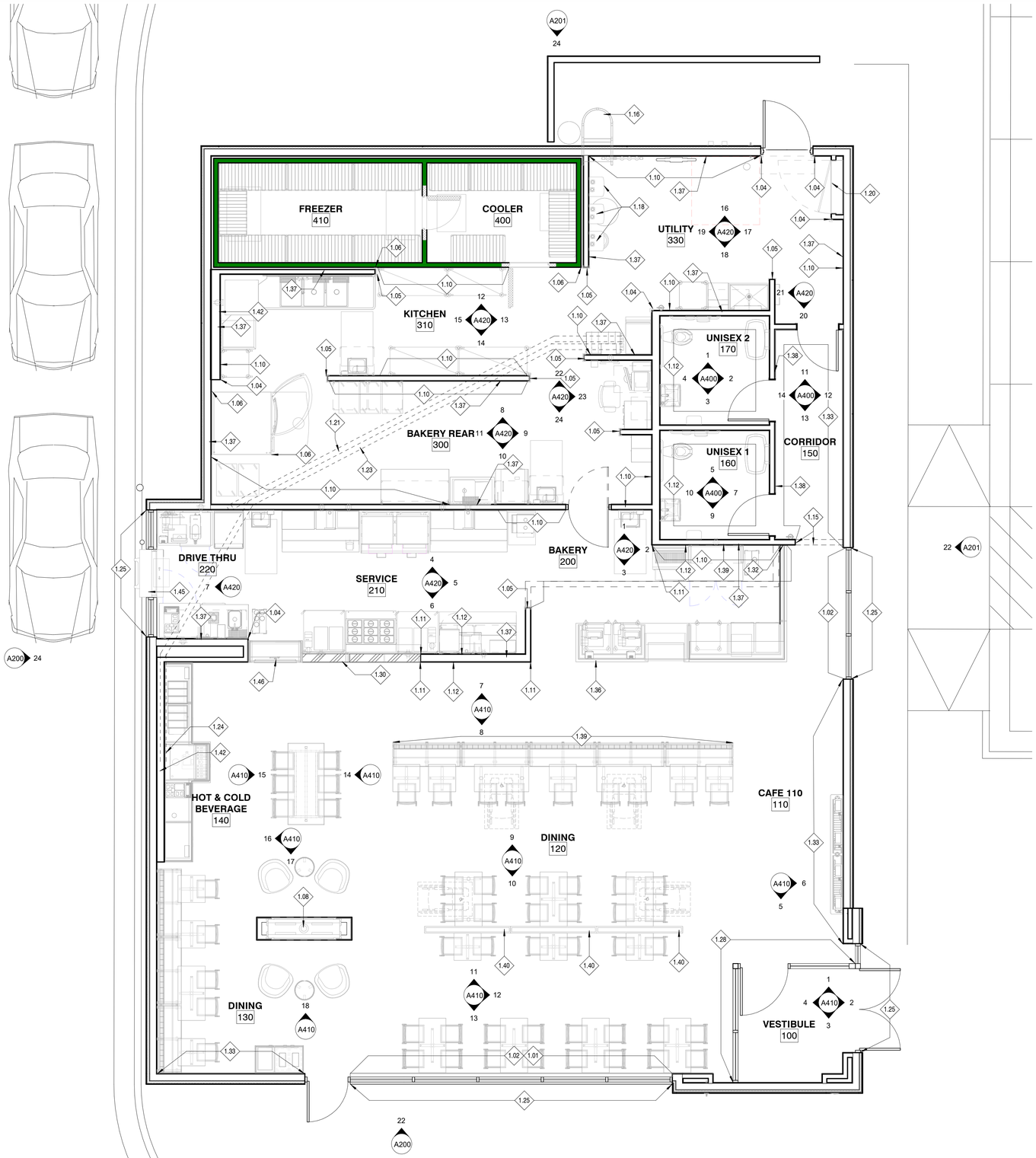
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FLOOR PLAN - DIMENSIONED

Project Number: #23-115
Drawn By: EES
Issue Date: 12.20.24
Sheet Number: **A101**

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SSC	CP	-

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24 FLOOR PLAN - KEYED NOTES
1/4" = 1'-0"

KEYED NOTES

1.01 SOLID SURFACE SILL PROVIDED BY CASEWORK SUPPLIER, INSTALLED BY PANERA GC. DIMENSIONS TO BE FIELD VERIFIED. SEE 17/A500. PANERA G.C. TO PROVIDE TAKEOFF AND COORDINATE WITH CASEWORK VENDOR RELATED TO SCHEDULE AND DELIVERY.

1.02 ROLLER SHADES TO BE INSTALLED - FULL WIDTH OF WINDOW OPENINGS FROM CEILING TO CLOSEST HORIZONTAL MULLION OR 30"AFF (TABLE HEIGHT). SEE FINISH NOTES FOR SPECIFICATION. PANERA G.C. SHOULD NOTE THAT NO ROLLER SHADES SHOULD BE INSTALLED ON THE NORTH SIDE OF BUILDING.

1.04 STAINLESS STEEL CORNER GUARD (16 GA.- 1 1/2" RETURNS). INSTALL OVER TILE FROM TILE BASE TO 8'-0" A.F.F. B.O.H, 7'-0" F.O.H. OR UNDERSIDE OF BULKHEAD/ ARCH. (SUPPLIED & INSTALLED BY G.C.) STOP QUARRY TILE BASE @ BACK EDGE OF CORNER GUARD W/ BULL NOSE EDGE. SEE 5/A520."

1.05 STAINLESS STEEL END CAP (16 GA.- 1 1/2" RETURNS). INSTALL OVER TILE FROM FLOOR TO 8'-0" A.F.F. B.O.H, 7'-0" F.O.H. OR UNDERSIDE OF BULKHEAD/ ARCH. (SUPPLIED & INSTALLED BY G.C.) STOP QUARRY TILE BASE @ BACK EDGE OF CORNER GUARD W/ BULL NOSE EDGE.SEE DETAIL 9/520.

1.06 STAINLESS STEEL CLOSURE PLATE (16GA.) FROM FLOOR TO CEILING OR BOTTOM OF BULKHEAD. SUPPLIED & INSTALLED BY PANERA GC.

1.08 FIREPLACE. SEE DETAIL 8/A500.

1.10 1" BOSTON-BUMPER GUARDS INSTALLED @ 30" & 60" IN BACK OF HOUSE (B1). SEE INTERIOR ELEVATION FOR LOCATIONS. REFER TO MATERIAL & FINISH LEGEND FOR SPEC.

1.11 PANERA G.C. TO INSTALL SCHLUTER JOLLY CORNER TRIM W/ STAINLESS STEEL BRUSHED FINISH. INSTALL PER MANU. AT EXPOSED TILE EDGE (MATCH THICKNESS OF TILE). REFER TO ELEVATIONS AND DETAIL 20/A502.

1.12 PANERA G.C. TO INSTALL SCHLUTER JOLLY WALL TRIM W/ STAINLESS STEEL BRUSHED FINISH. INSTALL PER MANU. AT EXPOSED TILE EDGE (MATCH THICKNESS OF TILE). REFER TO ELEVATIONS AND DETAIL 19/A502.

1.15 WOOD WALL JAMB/CAP. SEE SHEET A120, SHEET A600, AND INTERIOR ELEVATIONS FOR FURTHER INFORMATION. WOOD CAPS AND JAMBS PROVIDED BY CASEWORK VENDOR AND INSTALLED BY PANERA G.C. PANERA G.C. TO PROVIDE TAKEOFFS AND COORDINATE WITH CASEWORK VENDOR RELATED TO SCHEDULE AND DELIVERY.

1.16 EXTERIOR ROOF LADDER TO BE PROVIDED AND INSTALLED BY PANERA G.C. INSTALLED PER MANUFACTURERS RECOMMENDATIONS. PANERA G.C. TO PROVIDED BLOCKING IN WALL AS REQUIRED. SEE A141 FOR DETAILS.

1.18 NAVIEN TANKLESS WATER HEATERS PROVIDED AND INSTALLED BY PANERA G.C. SEE PLUMBING DRAWINGS.

1.20 PANERA/AMERICAN BREAD CO. TO SUPPLY AND SHIP MAIN DISTRIBUTION PANEL TO THE SITE. PANERA G.C. TO INSTALL CPI PANEL PER MANUF. SPECS. SEE DETAIL 18/A520.

1.21 6" PVC SODA CONDUIT LINE TO DRIVE THRU SODA MACHINE BY PANERA G.C. ABOVE CEILING, FROM BAG N BOX TO SODA MACHINE W/SWEEPS. SEE DETAIL 14 & 15/A500. SEE EQUIPMENT & PLUMBING DRAWINGS.

1.23 6" PVC SODA CONDUIT LINE TO FRONT OF HOUSE SODA MACHINE BY G.C. TO RUN UNDER SLAB, FROM BAG-N-BOX TO SODA MACHINE WITH SWEEPS, SEE EQUIPMENT AND PLUMBING DWGS.

1.24 PANERA G.C. TO INCASE/CONSEAL CONDENSER LINE IN 4" PVC INSIDE INTERIOR WALL FURRING.

1.25 PANERA G.C. TO PROVIDE DARK BRONZE ANODIZED FRAME W/ 1" INSULATED GLASS STOREFRONT (CLEAR GLASS). SEE ELEVATIONS FOR TEMPERED GLASS LOCATIONS (OR AS REQUIRED BY CODE)."

1.28 PANERA G.C. TO PROVIDE DARK BRONZE ANODIZED ALUM. FRAME/ 1/4" SINGLE-PANE GLASS VESTIBULE. SEE INTERIOR ELEVATIONS FOR TEMPERED GLASS LOCATIONS (OR AS REQ'D BY CODE).

1.30 PARTIAL HEIGHT PARTITION BY PANERA GC. PANERA G.C. TO PROVIDE STUD FRAMING. PANERA GC TO INSTALL SHEATHING AND FINISHES. SEE INTERIOR ELEVATIONS FOR FURTHER INFORMATION.

1.32 INSTALL VERTICAL WOOD TRIM PIECE ALONG END OF WALL. SEE SHEET A120, SHEET A600, AND INTERIOR ELEVATIONS FOR FURTHER INFORMATION. WOOD JAMBS PROVIDED BY CASEWORK VENDOR AND INSTALLED BY PANERA G.C. PANERA G.C. TO PROVIDE TAKEOFFS AND COORDINATE WITH CASEWORK VENDOR RELATED TO SCHEDULE AND DELIVERY.

1.33 INSTALL WOOD CHAIR RAIL (WD30A), SEE DETAIL 11/A502 FOR FURTHER INFORMATION AND INTERIOR ELEVATIONS FOR PLACEMENT. NOTE: AT BOOTHS THAT ARE PERPENDICULAR TO WALL WITH CHAIR RAIL, CHAIR RAIL TO BE CUT BETWEEN BOOTH BACKS SO BOOTH IS FLUSH TO WALL.

1.36 COUNTER TO PROVIDE AN UNOBSTRUCTED FRONT APPROACH AND SIDE APPROACH, ACCESSIBLE PER ANSI/ICC A-117.1 SECTION 308 REACH RANGE REQUIREMENTS. REFER TO ELEVATIONS AND SECTIONS AND REACH RANGE GUIDELINES AS SHOWN ON SHEET G021.

1.37 ALL SERVICE & BACK OF HOUSE KITCHEN WALLS SHOULD HAVE F.T. PLYWOOD BACKING FOR SUPPORT OF EQUIPMENT. SEE PARTITION TYPES ON A110 AND A420 FOR FURTHER INFORMATION.

1.38 ACCESSIBLE TOILET ROOM SIGNS PER IBC 1110.1.3 REFER TO SHEET A400 & A720 FOR SPECIFICATIONS AND FURTHER INFORMATION.

1.39 DINING SCREEN ATTACHED TO BOOTH, REFER TO 2/A502 FOR DETAIL AND EQUIPMENT PLAN FOR SCREEN PLACEMENT LOCATION

1.40 DINING SCREEN BY MILLWORK VENDOR INSTALLED BY PANERA GC, REFER TO 4/A502 FOR DETAIL AND EQUIPMENT PLAN FOR SCREEN PLACEMENT LOCATION

1.42 PANERA G.C. TO PROVIDE AND INSTALL ADDITIONAL FURRING IN REQUIRED AREAS FOR UTILITIES. SEE PARTITION TYPES FOR FURTHER INFORMATION.

1.45 DRIVE-THRU WINDOW | MFR: QUIKSERV | MODEL: FM42E, BI-PARTING | COLOR TO MATCH STOREFRONT. SUPPLIED AND INSTALLED BY PANERA G.C. SEE SHEET A304 FOR FURTHER INFORMATION/DETAILS/\.

1.46 THIRD PARTY RAPID PICK UP MILLWORK TO BE SET ON PLYWOOD BASE. PROVIDED & INSTALLED BY PANERA G.C. BASE TO BE TILED BY PANERA G.C.

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Project Title:

PROTOTYPE - NEW CONSTRUCTION

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Panera BREAD

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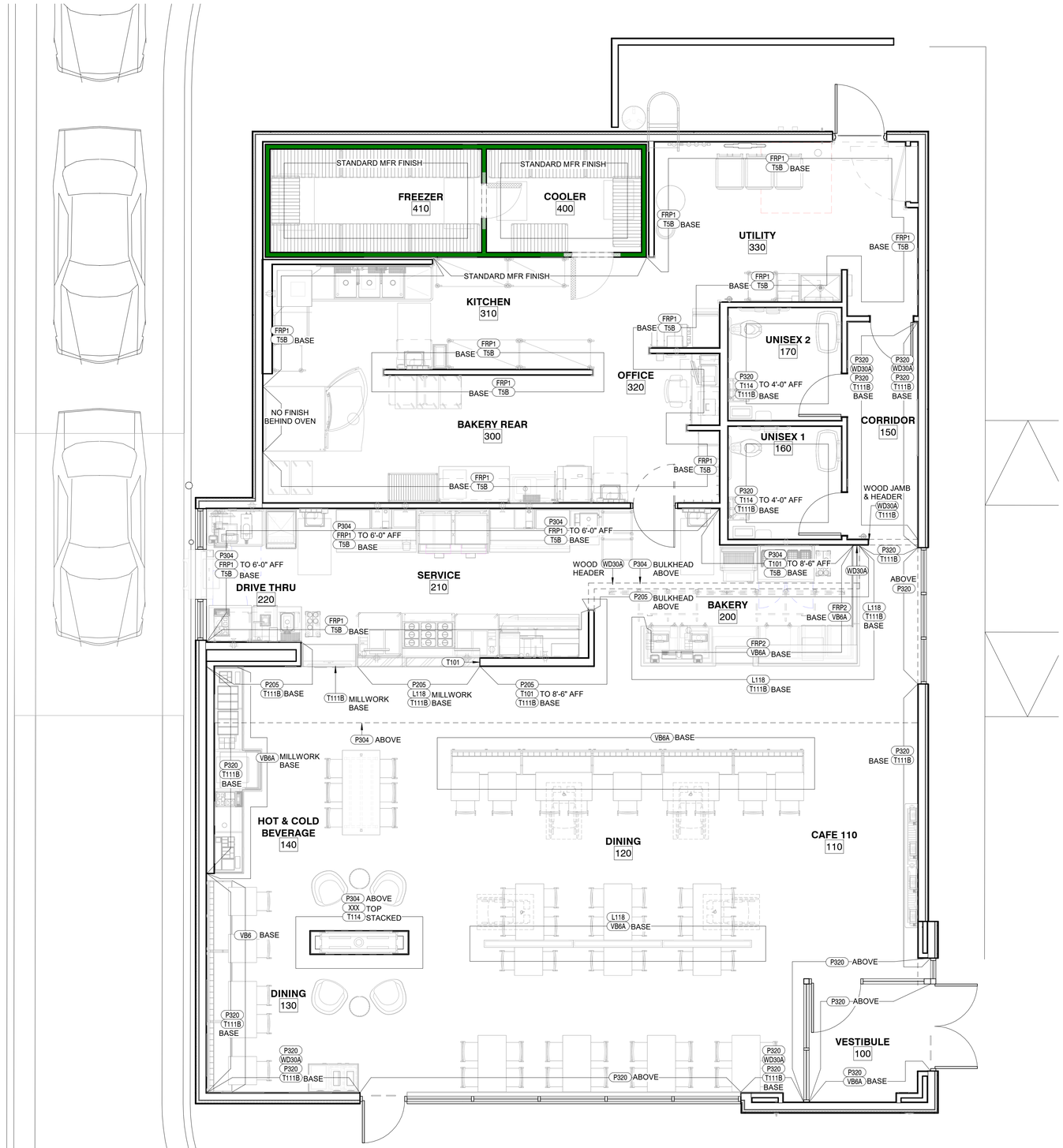
No.	Description	Date
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FLOOR PLAN - KEYED NOTES

Project Number: #23-115
Drawn By: Author
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Sheet Number: A102

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24 WALL FINISH PLAN
1/4" = 1'-0"

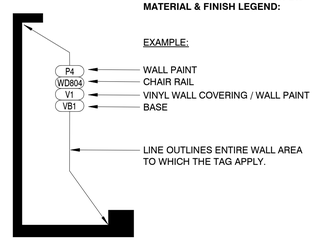
GENERAL NOTES:

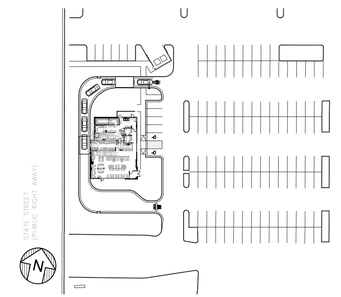
A. IF THERE IS A CONFLICT BETWEEN THE WALL FINISH PLAN AND INTERIOR ELEVATIONS, PLEASE NOTIFY THE CONSTRUCTION PROJECT MANAGER FOR CLARIFICATION.
B. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL WALL FINISH INFORMATION.
C. REFER TO THE FLOORING DETAILS & SPECIFICATION MANUAL FOR TILE DETAILS & CONCRETE EXPANSION/CONTROL JOINTS.
D. REFER TO A600 AND BELOW FOR FINISH SPECIFICATIONS.
E. REFER TO A101 FOR DIMENSIONED FLOOR PLAN. ALL DIMENSIONS NOTED ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL WITH THE EXCEPTION WHERE DIMENSIONS SAY "HOLD" DIMENSIONS SHOULD BE FROM FINISH TO FINISH.
F. WOOD CAPS, JAMBS, TRIMS, CHAIR RAILS, METAL/SCHLUTER CONRES, SOLID SURFACE SILLS ARE PROVIDED BY CASEWORK VENDOR AND INSTALLED BY PANERA G.C. PANERA G.C. TO PROVIDE TAKEOFFS AND COORDINATE WITH CASEWORK VENDOR RELATED TO SCHEDULE AND DELIVERY. REFER TO DETAILS FOR FURTHER INFORMATION.
G. PROVIDE 1" AIR SPACE AT SIDE(S) OF OVEN/PROODER (MIN 3" AT BACK OF OVEN) & 2" AT COOLER/FREEZER. VERIFY ALL DIMENSIONS & SPECS W/ EQUIPMENT MANUAL. NO FINISH ON WALLS BEHIND OVEN/PROOFER AND COOLER/REEZER (TAPE & PRIME ONLY).
H. WD @ WOOD CHAIR RAIL TO BE WD30A, TYP. WD @ JAMBS AND CAPS ARE WD30A, REFERENCE FINISH SCHEDULE.

WALL FINISH LEGEND

FINISH TAGS MATCH NUMBER ON MATERIAL & FINISH LEGEND:

EXAMPLE:





4 KEY PLAN
1" = 80'-0"

Bakery-Cafe:

#2927

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Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe#2927

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MURRAY, UT 84107

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No.	Description	Date
1	KDP SUBMISSION	12/20/24

WALL FINISH PLAN

Project Number: #23-115
Drawn By: Author
Issue Date: 12.20.24
Sheet Number: A120

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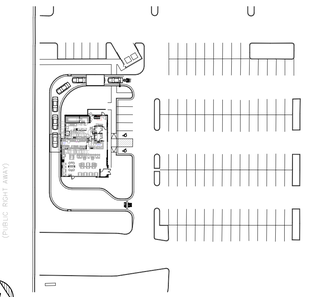
24 FLOOR FINISH PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. NEW FLOOR TILES ARE TO BE INSTALLED AS INDICATED ON PLAN WITH FULL TILES WHEREVER POSSIBLE. SEE FINISH SCHEDULE FOR SPECIFICATIONS.
B. ALL FLOOR FINISHES SHALL BE INSTALLED WITH TOP EDGES LEVEL W/ ADJACENT MATERIAL TOP EDGES. CONFIRM TILE THICKNESS AS THESE MAY VARY. CONFIRM THAT NO OVERALL FLOATING OF FLOOR IS REQUIRED.
C. COORDINATE FLOORING TRANSITIONS & BASE TILE INSTALLATION W/ MILLWORK SHOP DRAWINGS & FIELD CONDITIONS.
D. ALL THRESHOLDS SHALL HAVE A MAX HEIGHT OF 1/2" ABOVE EXISTING CONCRETE SLAB &/OR INTERIOR FINISHES.
E. SEE FINISH SCHEDULE ON SHEET A600 FOR SPECS OF ALL FLOOR COVERINGS.
F. TILE TRANSITION BETWEEN ROOMS TO BE CENTERED ON DOOR FRAME.
G. SEE PLUMBING DRAWINGS FOR DIMENSIONS & LOCATIONS OF FLOOR DRAINS & FLOOR SINKS.
H. FLOOR PROTECTION: COVER GUARD FLOORING PROTECTION, 10 MIL, 36" ROLL, #CG1036DP, COLOR: OCEAN BLUE. USE TACKY TAPE TO TAPE THE COVER GUARD TOGETHER AND USE LOW TACK WHEN ATTACHING TO FINISHED FLOORS OR WALLS SO ADHESIVE IS NOT LEFT BEHIND WHEN REMOVED. WWW.COVERGUARD.COM, REPRESENTATIVE CONTACT: MATT ROSENBERG, 781-821-2600, MROSENBERG@BAINBRIDEINTUSE.COM

KEYED NOTES

5.01 LINE OF TOE KICK/TILE TRANSITION AT CABINET TO BE SET DIRECTLY ON CONCRETE SUBFLOOR. T111 TILE BASE TO BE INSTALLED AT BASE OF CABINETRY. COORDINATE LOCATION W/ MILLWORK SHOP DRAWINGS & EQUIPMENT CUT SHEETS.
5.02 CARPET W/ SCHLUTER-SCHIENE SATIN ALUMINUM TRANSITION STRIP @ ALL TILE-CARPET. INSTALL CARPET FLUSH W/ TILE USE JOHNSONITE TILE-TO-CARPET TRANSITION TO LEVEL CARPET.
5.03 USE EPOXY GROUT IN ENTIRE BACK OF HOUSE AREA. GROUT: KERAPOXY GROUT G14E, SEE A600 FOR FURTHER INFORMATION.
5.04 INSTALL QUARRY TILE IN COOLER/FREEZER. FREEZER TO HAVE RECESSED, INSULATED SLAB. REFER TO DETAIL ON SHEET A520.
5.05 PANERA G.C. TO INSTALL LATICRETE 9235 WATERPROOF MEMBRANE FULL HEIGHT BEHIND FREEZER & COOLER BOXES (PRIOR TO THE INSTALLATION OF BOXES). PANERA G.C. TO PROVIDE WATERPROOF MEMBRANE IN ANY WET AREAS THAT ABUT ADJACENT SPACES OR EXTERIOR WALLS WHERE WATER OR CONDENSATION COULD BE AN ISSUE. EXTEND UP WALL PER DETAIL ON A520. (SHOWN WITH THICK HIDDEN LINE).
5.06 FLOAT 1/2" MARINITE STRUCTURAL, INCOMBUSTIBLE INSULATION UNDER RACK OVEN. INSERT SHEETS 2" INSIDE OVEN FRAME, LEAVE 1/8" CLEARANCE AT EDGE OF TILE, SEAL GAP WITH HIGH TEMPERATURE CAULK. SEE SHEET G011 FOR VENDOR CONTACT INFO.
5.07 START FLOOR TILE PATTERN THIS LOCATION.
5.07a START CARPET PATTERN THIS LOCATION.
5.09 DOOR THRESHOLD MAX. 1/2" ABOVE EXTERIOR CONCRETE SLAB. SEE DETAIL 3 & 14/A520.
5.10 TILE T111 TO BE INSTALLED IN A STACKED BOND PATTERN W/ FULL TILES AS SHOWN.
5.11 FLOOR DRAIN / FLOOR SINK . SEE DETAIL 1/A520 AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.
5.12 NAVIEN TANKLESS WATER HEATER ON WALL. SEE INTERIOR ELEVATION & PLUMBING DRAWING.
5.13 NO TILE AT MOP SINK. SEE EQUIPMENT AND PLUMBING SHEETS FOR FURTHER INFORMATION.
5.14 6" CONCRETE CURB FOR CPI PANEL. SEE DETAIL 18/A520.
5.15 LANDSCAPE AREA BY PANERA G.C. SEE LANDSCAPING DRAWINGS FOR FURTHER INFORMATION.
5.16 CONCRETE SIDEWALK (MEDIUM BROOM FINISH). SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
5.17 CONCRETE PATIO BY PANERA GC. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
5.21 ADA COMPLIANT RAMP. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
5.22 RAMP FOR DELIVERIES NEAR THE REAR SERVICE DOOR. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
5.25 TRANSITION BETWEEN TILES TO BE FLUSH. SEE DETAIL 7/A520



4 KEY PLAN
1" = 80'-0"

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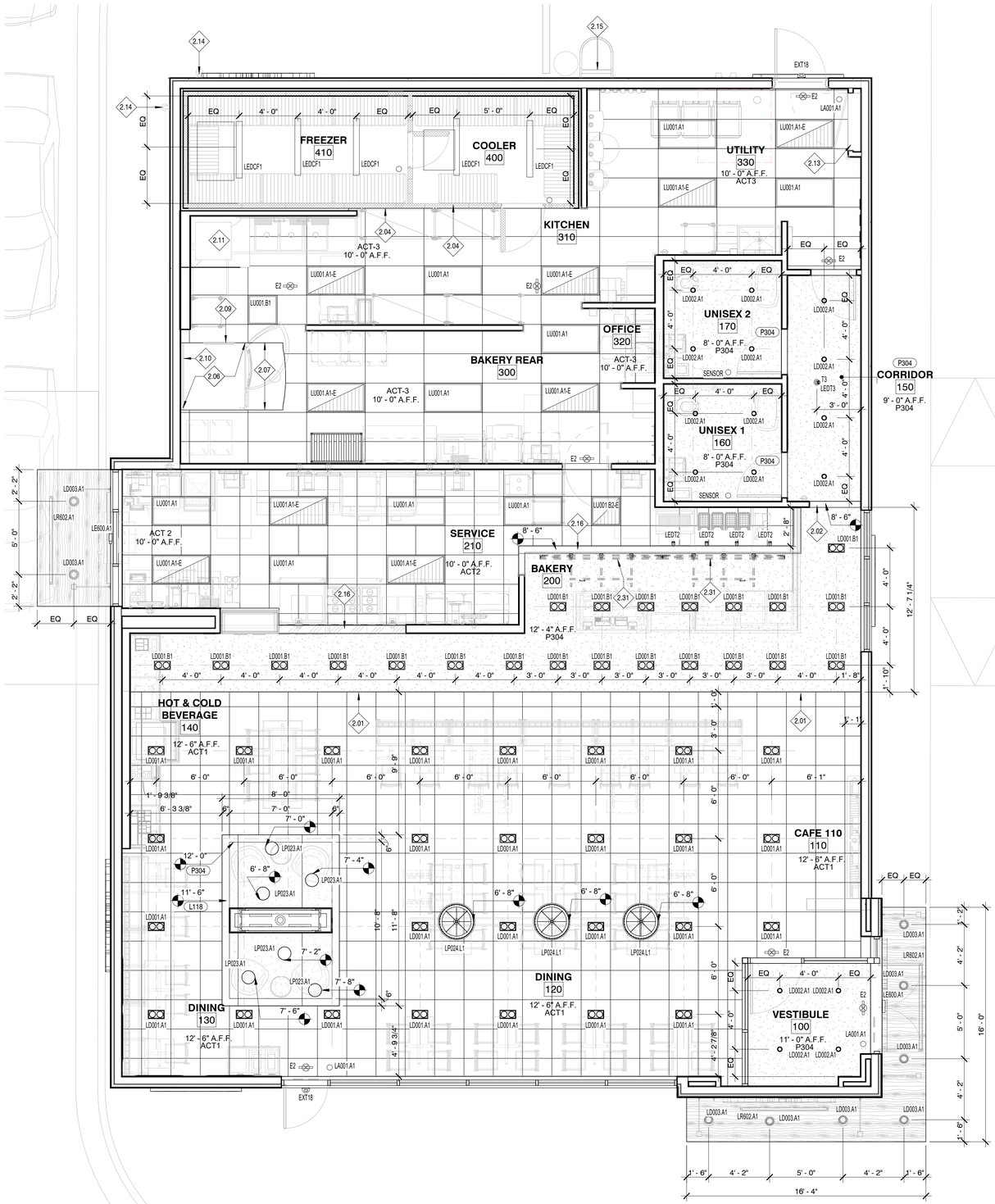
No.	Description	Date
1	KDP SUBMISSION	12/20/24

FLOOR FINISH PLAN

Project Number: #23-115
Drawn By: Author
Issue Date: 12.20.24
Sheet Number: **A121**

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SSC	CP	-

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24 REFLECTED CEILING PLAN_TI
1/4" = 1'-0"

GENERAL NOTES:

A. PANERA G.C. SHALL CONFIRM ALL CEILING HEIGHTS. COORDINATE W/ EXISTING CONDITIONS. NOTIFY OWNER/ARCHITECT IF SPECIFIED HEIGHTS CANNOT BE ACHIEVED.

B. SEE ELECTRICAL DRAWINGS FOR POWER & CIRCUIT.

C. TRACK SPECIFICATION AS INDICATED ON FIXTURE SCHEDULE - ONE (1) 20 AMP CIRCUIT REQUIRED FOR EACH 20 FT. SECTION OF TRACK. LENGTH OF TRACK AS INDICATED BY (X') ON PLAN.

D. ALL FIXTURES TO BE CENTERED IN 2X2 CEILING TILE (U.N.O.).

E. ALL FIXTURES TO BE PROVIDED BY, RECEIVED, STORED & INSTALLED BY ELECTRICAL CONTRACTOR.

F. (6) WEEK LEAD TIME ON THE ACOUSTICAL CEILING TILES & CEILING GRID. INSTALL PER MANUFACTURES INSTRUCTION.

G. ALL FIXTURES TO BE OBTAINED THROUGH NATIONAL ACCOUNT FROM APPROVED PANERA, LLC VENDOR.

H. SEE FINISH SCHEDULE FOR ACOUSTICAL CEILING TILE SPECIFICATIONS (ACT).

J. ELECTRICAL CONTRACTOR SHALL SUPPLY 10% ADDITIONAL SPARE, OF ALL LAMP TYPES. TO BE LEFT AT JOB SITE AT END OF JOB.

K. MECHANICAL SYSTEM DIFFUSERS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY & SHALL BE COORDINATED BY PANERA G.C PRIOR TO CONSTRUCTION. SEE SHEET M101 FOR LOCATIONS.

L. PANERA G.C. TO SUPPLY (1) UNOPENED CASE OF EACH TYPE OF CEILING TILE USED.

M. WHERE APPLICABLE, PENDANTS SHALL BE CENTERED OVER TABLES.

N. WHERE APPLICABLE, PANERA VENDOR TO EXTEND SPEAKER SYSTEM INTO EXPANSION AREA; CONNECT INTO EXISTING SYSTEM.

P. AREAS WHERE THERE IS A DROPPED CEILING OR GYP BOARD CEILING USE TYPICAL RECESSED LIGHTING (LEDRD LIGHT SERIES) WITH NO ADDITIONAL HOUSING, MOUNT BELOW CEILING.

Q. TRACK LIGHTING IS TO BE ATTACHED TO ACT CEILING OR GYP BOARD SOFFITS AT CEILING HEIGHT INDICATED ON PLAN.

R. FOR ALL WALLS EXTENDING TO DECK/STRUCTURE ABOVE, PROVIDE METAL SLOTTED DEFLECTION TRACK.

S. SUBCONTRACTOR TO COORDINATE BETWEEN TRADES (DUCTWORK, LIGHTING, PIPING, ETC.) DUCTWORK TO BE 1'-0" ABOVE BULKHEAD TO ALLOW FOR LIGHTING INSTALL.

T. PANERA G.C. TO COORDINATE WITH TENANT CONTACT AND IT VENDORS FOR CAMERA, SPEAKER AND SECURITY ITEMS.

U. COORDINATE WITH ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTS AND NIGHT LIGHTS.

KEYED NOTES

2.01 TRANSITION FROM ACT #1 (GENERAL USE 2X2) TO GYP. BOARD CEILING. SEE PLAN FOR DIMENSIONS OF GYP. BOARD AREA.
2.02 ARCHITECTURAL BULKHEAD/SOFFIT - SEE INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION. REFLECTED CEILING PLAN
2.04 ACOUSTICAL CEILING TILE TO ABUT TO SIDE OF COOLER/FREEZER. SEE DETAIL.
2.06 G.C. SHALL SUPPLY & INSTALL U-SHAPED EXHAUST SHROUD, FROM TOP OF EQUIPMENT, TO 2" BELOW FINISHED CEILING.
2.07 OVEN HOOD (PROVIDED BY OWNER AND INSTALLED BY GC) STAINLESS STEEL CLOSURE PANEL ON ALL EXPOSED SIDES, FROM TOP OF HOOD TO CEILING - FURNISH HOOD WITH LIGHT.
2.09 REMOVABLE STAINLESS STEEL ACCESS PANEL (16GA) FROM TOP OF EQUIPMENT - 24" X 24" (49B) ACCESS PANEL. SEE DETAIL & ELEVATIONS.
2.10 12x12 EGGCRATE GRILLE FOR BAROMETER DAMPER DUCT. REFERENCE MECHANICAL DRAWINGS.
2.11 G.C. SHALL INSTALL OWNER-PROVIDED DISHWASHER HOOD. REFERENCE MECHANICAL DRAWINGS. REFLECTED CEILING PLAN
2.13 FRP WRAPPED SOFFIT ABOVE CPI PANELS.
2.14 DRIVE THRU CAMERA (ITEM 466A). SEE SHEETS A200 AND A201 FOR MOUNTING HEIGHTS. SEE ELECTRICAL FOR CIRCUITING.
2.15 ROOF ACCESS LADDER.
2.16 UNDERSIDE OF BULKHEAD TO BE FINISHED WITH WOOD. SEE DETAIL 17/A131 & REFER TO INTERIOR ELEVATIONS FOR FURTHER INFORMATION.
2.31 MENU BOARD HOLDER PROVIDED BY SIGNAGE VENDOR AND INSTALLED BY GC. PROVIDE FIRE-TREATED BLOCKING IN WALL. SEE DETAIL 10/A500. SEE SIGNAGE VENDOR SHOP DRAWINGS FOR ADDITIONAL INFORMATION.

RCP LEGEND

ACT 3 - (BACK OF HOUSE)
ACT1, ACT2 - (FRONT OF HOUSE)
CENTER RECESSED LIGHT FIXTURES WITHIN CEILING TILE
HATCH DENOTES DRYWALL CEILING/BULKHEAD
SPEAKER SYMBOL

TYPICAL FIXTURE MOUNTING HEIGHTS:

- PENDANTS AT FIXED BOOTH TABLES & GATHERING TABLES: 30" ABOVE TABLE TOP TO BOTTOM OF FIXTURE.
- PENDANTS AT MOVABLE TABLES & TABLES AT BANQUETTES: 6'-8" A.F.F. TO BOTTOM OF FIXTURE.
- SPECIALTY PENDANT INSTALLATIONS AT HIGH CEILINGS: REFER TO PLANS/ ELEVATIONS FOR FURTHER INFORMATION
- LIGHT TRACK: 11'-0" A.F.F. TO BOTTOM OF TRACK
- SPEAKERS: INTERIOR SPEAKERS MOUNTED IN CEILINGS. SEE RCP FOR PROPOSED CEILING HEIGHT. 13'-0" A.F.F. TO BOTTOM OF SPEAKER ON THE EXTERIOR. SEE A200 AND A201 FOR FURTHER INFORMATION.
- WALL SCONCES: REFER TO PLANS/ELEVATIONS FOR FURTHER INFORMATION

Bakery-Cafe:

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Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe#2927

5959 SOUTH STATE STREET
MURRAY, UT 84107

Panera BREAD

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No.	Description	Date
1	KDP SUBMISSION	12/20/24

REFLECTED CEILING PLAN

Project Number: #23-115
Drawn By: Author
Issue Date: 12.20.24
Sheet Number: A130

DPM:	DM:	CPM:
SSC	CP	-

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LIGHTING SCHEDULE

ID TAG	QTY.	DESCRIPTION	MANUFACTURER	MODEL #	VOLTAGE	LAMP TYPE	FIXTURE LOCATION	MOUNTING TYPE	NOTES
E2	8	ADJUSTABLE RECESSED OR SURFACE MOUNT LED EDGE-LIT EXIT SIGN w/ BATTERY BACKUP	CONTECH LIGHTING	REXA		LED			90 MINUTE BATTERY BACKUP
EXT18	2	BRONZE FINISH, FULLY SHEILDED LED WALL PACK; UP/DOWN WALL MOUNT; 3000K	RAB LIGHTING	SLIM-26-Y/PC	120	LED	SEE PLAN	WALL MOUNT	WALL MOUNTED - PROVIDED & INSTALLED BY LANDLORD G.C.
LA001.A1	3	INVERTER	IOTA	IIS 375 LED			EMERGENCY FIXTURES	SURFACE MOUNTED	90 MIN OPERATING TIME
LA002.A2	2	MOTION SENSOR	HUBBELL	WSP-LWO-SM-UNV			COOLER/FREEZER CEILING	SURFACE MOUNTED	COLOR: WHITE
LD001.A1	27	RECESSED BOX DOWNLIGHT (2) MOSAICO LIGHT ENGINES, WHITE FINISH, MEDIUM BEAM; 25 DEG	SOLAIS	YAR12-YM20-25C-30K-1600-WH-WH)	120	(2) 19.1W DOWNLIGHT ENGINE	BAKERY SERVICE (THEATHER)	RECESSED	REQUIRES 14" PLENUM HEIGHT FOR SERVICING
LD001.B1	22	RECESSED BOX DOWNLIGHT (2) MOSAICO LIGHT ENGINES, WHITE FINISH, NARROW BEAM; 15 DEG	SOLAIS	YAR12-YM24-15C-30K-2200-WH-WH)	120	(2) 26.3W DOWNLIGHT ENGINE	BAKERY SERVICE (THEATHER)	RECESSED	REQUIRES 14" PLENUM HEIGHT FOR SERVICING
LD002.A1	16	3" ROUND RECESSED LED DOWNLIGHT	SOLAIS	YR3NC/D/Ym20/40c/27K/1000/WH/WH	120	19.1 W LED	FRONT OF HOUSE	RECESSED	WHITE CONE/FLANGE
LD003.A1	7	6" ROUND FLAT DOWNLIGHT	LIGHTOLIER	FD6R4CCT | ACCESSORIES: FD6NCP	120	13.5 W LED	FRONT OF HOUSE	RECESSED	SHALLOW SPACE USE
LE600.A1	2	LINEAR LED EGRESS WITH BOTH EM AND NL FUNCTION W/ BATTERY BACK-UP	MULE LIGHTING, INC	EUE-BB-10-A-W-SD	120V	LED	EMERGENCY EGRESS	SURFACE	REQUIRES STANDARD 'MASONRY SIZED BOX' [3.75X3.5X7.375] (BY CONTRACTOR) FOR REMOTE POWER SUPPLY; REFER TO SPECIFICATION SHEET
LEDCF1	5	5' X 47" ENCLOSED, LOW TEMP FIXTURE	KASON	1810LC4000 LED	120	INTREGAL LED	COOLER/FREEZER CEILING	SURFACE	FROSTED DIFFUSER; GRAY METAL HOUSING WITH WHITE STEEL LED TRAY; FIXTURE PROVIDED BY COOLER VENDOR; WET LISTED
LEDT2	4	LED TRACK FIXTURE	SOLAIS	Xd20-15C-30M-1100-90CRI-LOL-WH-SN	120	LED	BAKERY DISPLAY CASE	TRACK	LIGHTOLIER TRACK ADAPTER; WHITE HOUSING; 15 DEGREE BEAM ANGLE, 3000K, SNOOT ACCESSORY
LEDT3	1	LED TRACK FIXTURE	SOLAIS	XD20-25C-30K-1100-LOL-WH	120	LED	BAKERY BREAD WALL, HOT & COLD BEV	TRACK	LIGHTOLIER TRACK ADAPTER; WHITE HOUSING; 25 DEGREE BEAM ANGLE; 3000K
LP023.A1	6	DECORATIVE PENDANT	GEO CONTEMPORARY	EROS		(1) BULB (NOT INCLUDED); E26 BASE; 100 W MAX			MILITARY GREEN FINISH; SEE ELEVATIONS FOR MOUNTING HEIGHT
LP024.L1	3	DECORATIVE PENDANT	BLUDOT	LAIKA LARGE PENDANT; LA1-LGWIRE-NA		(1) BULB (NOT INCLUDED); E26 BASE; 100 W MAX			NATURAL FINISH; SEE ELEVATIONS FOR MOUNTING HEIGHT
LR602.A1	3	RIGID EXTERIOR LINEAR LIGHTING; 2' TRACK & 2 MODULES (EA.)	TEMPO	C6RX-FL-0-UNV-E-10-30H-BK-2	120V	10W LED	EXTERIOR CANOPY	SURFACE	SYSTEM ACCESSORIES; SSD-120, PFC-EXT-F-36, PAX (ADJUSTABLE MOUNTING BRACKET)
LU001.A1	9	2X4 LED PANEL LIGHT	RAB LIGHTING	EZPAN2X4-50YN/D10	120	50W LED	BACK OF HOUSE	RECESSED	0-10V DIMMABLE DRIVER, WHITE FINISH; FROSTED POLYSTYRENE LENS
LU001.A1-E	9	LED 2X4 TROFFER (EM)	RAB LIGHTING	EZPAN2X4-50YN/D10/E2	120	LED	BACK OF HOUSE	RECESSED	0-10V DIMMABLE DRIVER, WHITE FINISH; FROSTED POLYSTYRENE LENS, W/ BATTERY BACKUP
LU001.B1	1	LED 2X2 TROFFER	RAB LIGHTING	EZPAN2X2-40YN/D10	120	LED	BACK OF HOUSE	RECESSED	0-10V DIMMABLE DRIVER, WHITE FINISH; FROSTED POLYSTYRENE LENS
LU001.B2-E	1	LED 2X2 TROFFER (EM)	RAB LIGHTING	EZPAN2X2-40YN/D10/E2	120	LED	BACK OF HOUSE	RECESSED	0-10V DIMMABLE DRIVER, WHITE FINISH; FROSTED POLYSTYRENE LENS, BATTERY BACKUP
SENSOR	2	OCCUPANCY SENSOR	Lutron Electronics	LOS-CDT-20000-WH			TOILET ROOM	DUAL TECHNOLOGY CEILING MOUNT SENSOR	COLOR: WHITE
T3	1	MONOPOINT-WHITE	LIGHTOLIER	6190WH	120	N/A		CEILING	MONOSPOT TRACK- WHITE

TYPICAL STEEL STUD CEILING JOIST SCHEDULE

NOTES:
1. CEILING JOIST AT 24" O.C. MAXIMUM.
2. CONTINOUS BRIDGING TOP AND BOTTOM OF JOIST WITH 1 #10 S.M. SCREW PER JOIST SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 'S' (SPACING). BRIDGINGMAY BE OMITTED ON SIDES WITH CONTINUOUS SHEATHING.
3. IF JOIST SPANS ARE ENCOUNTERED IN EXCESS OF THOSE TABULATED BELOW, NOTIFY THE STRUCTURAL ENGINEER.
4. JOISTS DESIGNED FOR 5 PSF DEAD LOAD AND 10 PSF LIVE LOAD. IF LOADS ENCOUNTERED ARE GREATER, NOTIFY THE STRUCTURAL ENGINEER.
5. S.M. (SHEET METAL) SCREWS PER G.S.N.
6. FOR ADDITIONAL INFORMATION, SEE TYPICAL STEEL STUD DETAILS, G.S.N. AND ARCHITECTURAL DRAWINGS.

JOIST SIZE	MAXIMUM SPAN	MAXIMUM SPACING 'S'	STEEL TRACK @ MASONRY WALL	STEEL TRACK STUD WALL
362S137-33	8'-0"	4'-0"	350T125-43 W/ 3/4" OC ANCHOR BOLTS @ 32"	350T125-43 W/ 2-#10 S.M. SCREWS PER STUD
600S137-33	10'-0"	5'-0"	600T125-43 W/ 3/4" OC ANCHOR BOLTS @ 32"	600T125-43 W/ 2-#10 S.M. SCREWS PER STUD
800S137-33	16'-0"	6'-0"	800T125-43 W/ 3/4" OC ANCHOR BOLTS @ 32"	800T125-54 W/ 3-#10 S.M. SCREWS PER STUD

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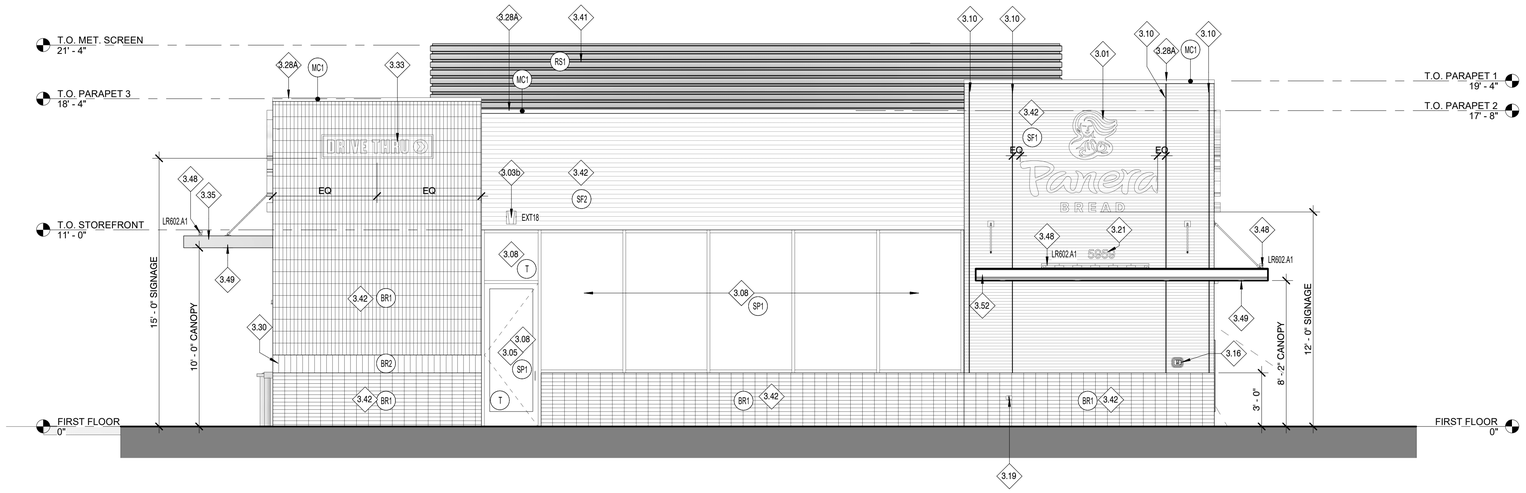
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1	KDP SUBMISSION	12/20/24

LIGHTING SCHEDULE, DETAILS, & SECTIONS

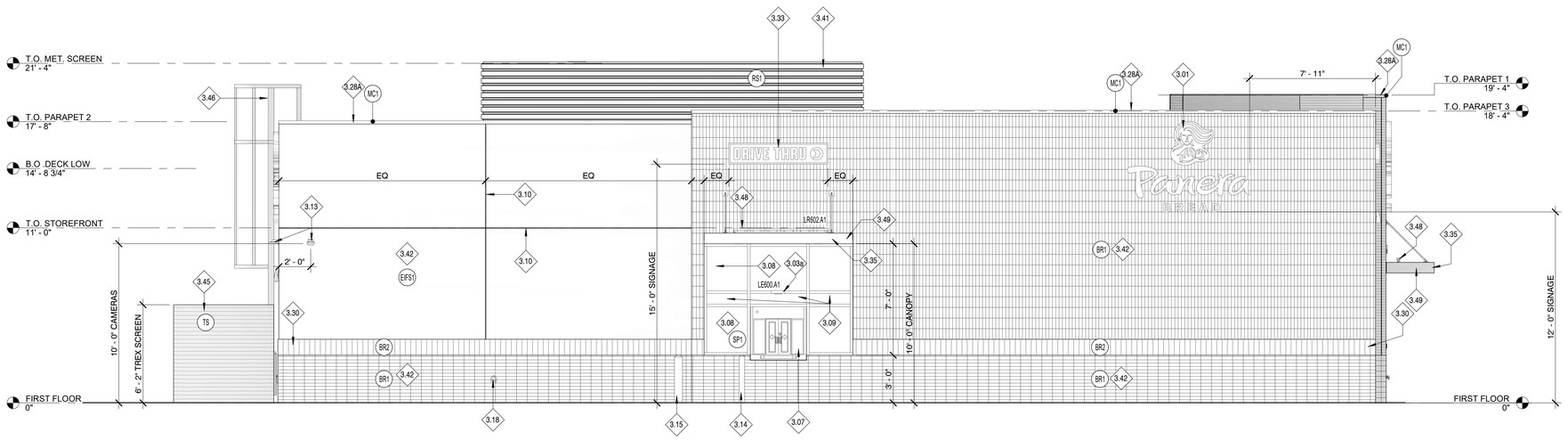
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Issue Date: 12.20.24
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SSC	CP	-

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22 FRONT ELEVATION - SOUTH
1/4" = 1'-0"



24 DT ELEVATION - WEST
1/4" = 1'-0"

GENERAL NOTES:

A. ALL GLAZING TO BE SP1 UNLESS NOTED OTHERWISE. FOR STOREFRONT / WINDOW ELEVATIONS SEE A620. DOOR SCHEDULE AND HARDWARE SEE SHEET A610.
B. PANERA G.C. TO INSTALL ALL STRUCTURAL SYSTEMS AND EXTERIOR FINISHES. PANERA G.C. REPSONIBLE FOR SIGNAGE AND DECORATIVE LIGHTING.
C. PANERA G.C. SHALL PROVIDE BLOCKING IN WALL FOR SIGNAGE, AWNINGS, LIGHTING AND OTHER EXTERIOR ELEMENTS. REFER TO REFLECTED CEILING PLAN & EXTERIOR ELEVATIONS FOR LIGHTING LOCATIONS AND SPECIFICATIONS. COORDINATE SIGNAGE BLOCKING SIZES AND LOCATIONS WITH SIGN VENDOR BASED ON SIGN TYPE BEING INSTALLED. SIGNAGE & AWNINGS BY SIGN VENDOR.
D. PAINT UTILITY PANELS/METER BOXES ON/AROUND BUILDING, COLOR TO MATCH WALL FINISH. CONFIRM REQUIREMENTS WITH UTILITY.
E. USE PRE-WRAPPED EIFS END PANELS AT MATERIAL TRANSITIONS.
F. REFER TO SHEET A230 AND FULLERTON DRAWINGS FOR TYPICAL CORNER DETAILS AT THIN BRICK AND NICHIHA SYSTEM.
G. SIGNAGE SHOWN ON ELEVATION ARE FOR REFERENCE ONLY. SIGNAGE TO BE COORDINATED WITH SIGN VENDOR AND THEIR SHOP DRAWINGS AND SUBMITTED UNDER SEPARATE PERMIT. COORDINATE WITH SIGN VENDOR FOR TEMPORARY WINDOW GRAPHICS DURING CONSTRUCTION. GC IS RESPONSIBLE FOR PROPER BLOCKING FOR SIGNAGE.

KEYED NOTES

3.01 CUSTOM FABRICATED, HALO LIT CHANNEL LETTERS WITH MOTHER BREAD LOGO. ALUMINUM CONSTRUCTION W/ RECESSED FACES. EDGE LIT ACRYLIC PUSH-THRU CENTERS BY SIGN VENDOR. ALL SIGNAGE UNDER SEPARATE PERMIT. PANERA G.C. SHALL PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET AS REQUIRED.

3.03a MULLION MOUNTED FIXTURE LE600.A1 ARE TO BE PROVIDED AND INSTALLED BY PANERA G.C. PANERA G.C. TO PROVIDE POWER FOR FIXTURE. REFER TO REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.03b SURFACE MOUNTED FIXTURE EXT18 WALL MOUNTED FIXTURE AT ENTRY DOORS TO BE PROVIDED AND INSTALLED BY PANERA G.C. PANERA G.C. TO PROVIDE POWER AND BLOCKING AS REQUIRED. REFER TO REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

3.05 SECONDARY ENTRANCE/EXIT | REFER TO A610 FOR ADDITIONAL INFORMATION.

3.07 DRIVE-THRU WINDOW | MFR: QUIKSERV | MODEL: FM42E, BI-PARTING | COLOR TO MATCH STOREFRONT. SUPPLIED AND INSTALLED BY PANERA G.C. SEE SHEET A304 FOR FURTHER INFORMATION/DETAILS.

3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. COLOR: DARK BRONZE ANODIZED ALUMINUM REFER TO SHEET A620 FOR FURTHER INFORMATION.

3.09 BREAK METAL OR STOREFRONT SPACER/FILLER AS REQUIRED. FINISH TO MATCH ADJACENT STOREFRONT SYSTEM.

3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL.

3.13 SECURITY CAMERA INSTALLED BY PANERA G.C. | PANERA G.C. TO COORDINATE ROUGH-IN LOCATION(S) AND HEIGHTS PRIOR TO INSTALLATION.

3.14 4" DIA. CONCRETE BOLLARD | PAINTED FINISH | REFER TO SHEET A003 FOR FURTHER INFORMATION

3.15 6" DIA. CONCRETE BOLLARD | PAINTED FINISH | REFER TO SHEET A003 FOR FURTHER INFORMATION

3.16 FIRE DEPARTMENT ACCESS (KNOX) BOX | COORDINATE FINAL LOCATION WITH LOCAL FIRE DEPARTMENT.

3.18 NICKEL BRONZE NOZZLE RWL/OVERFLOW DRAIN THRU ROOF, MIN. 12" ABOVE GRADE. SEE DETAIL 23/A142. INSTALLED BY PANERA GC.

3.19 HOSE BIBB | RECESSED STAINLESS STEEL BOX. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ADDITIONAL INFORMATION. INSTALLED BY PANERA GC.

3.21 BUILDING ADDRESS SIGN | VERIFY SIZE, LOCATION, AND STYLE WITH LOCAL FIRE DEPARTMENT

3.28A 2-PIECE SNAP-ON PRE-FINISHED METAL COPING BY DUROLAST OR SIMILAR | CHARCOAL TO MATCH RAL 7043

3.30 BRICK SOLDIER COURSE TO BE PART OF PANELIZED WALL SYSTEM SUPPLIED BY FULLERTON. COLOR TO MATCH STANDARD BRICK COLOR.

3.33 INTERNALLY ILLUMINATED LED 'DRIVE THRU' SIGN BY SIGN VENDOR. COLOR: GREEN BACKGROUND W/ WHITE ILLUMINATED LETTERS.. ALL SIGNAGE UNDER SEPARATE PERMIT. PANERA G.C. SHALL PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED.

3.35 PREFABRICATED ALUMINUM ENTRY CANOPY CONSTRUCTION BY VENDOR. ALL EXPOSED ALUMINUM TO BE FINISHED TO MATCH DARK BRONZE ANODIZED ALUMINUM STOREFRONT COLOR. VENDOR TO PROVIDE CANOPY SHOP DRAWINGS FOR REVIEW.

3.41 ROOF SCREENING SYSTEM FOR RTU EQUIPMENT. VENDORS TO PROVIDE SHOP DRAWINGS FOR REVIEW. SEE SHOP DRAWINGS FOR FURTHER INFORMATION.

3.42 EXTERIOR FINISHES/MATERIAL BY PANERA G.C.

3.45 TREX FENCE PROVIDED AND INSTALLED BY PANERA G.C. SEE 14/A010 AND CIVIL DRAWINGS FOR FURTHER INFORMATION.

3.46 EXTERIOR ROOF LADDER PROVIDED AND INSTALLED BY PANERA G.C. SEE ROOF DETAILS FOR FURTHER INFORMATION. INSTALL ROOF LADDER PER MANUFACTURER INSTRUCTIONS.

3.48 SURFACE MOUNTED FIXTURE LR602.A1 MOUNTED AT THE TOP SIDE OF CANOPY BY PANERA G.C. SEE REFLECTED CEILING PLAN AND LIGHTING SCHEDULE INFORMATION.

3.49 RECESSED LIGHTING INCLUDED IN PRE-MANUFACTURED CANOPY. FIXTURE "LD003.A1". SEE LIGHTING SCHEDULE FOR FURTHER INFORMATION.

3.52 DRAINAGE TO BE INSTALLED IN CANOPY SYSTEM; DRAIN LINE TO BE ENCASE WITH ALUMINUM FINISH/COLOR TO MATCH CANOPY. PROPOSED LOCATION TO ALIGN WITH WALL CAVITY AREAS (CENTERED IF POSSIBLE). AVOID ANY CONFLICT WITH STRUCTURAL ELEMENTS; COORDINATE FINAL DETAILS WITH CANOPY SUPPLIER/MANUF AND SEE DETAILS ON A-230

EXTERIOR MATERIALS:

BR1 STACKED BRICK (THIN BRICK) | MFR: MCNEAR, COLOR: SANTIAGO BLEND, SIZE: (STANDARD) 2-7/16"W X 5/8"D X 8-1/8"L, MORTAR: SANDED RESIN ABMM

BR2 STACKED BRICK (THIN BRICK) | MFR: ENDICOTT, COLOR: GOLDENBLUFF, SIZE- (UTILITY) 3-5/8"W X 5/8"D X 11-5/8"L, MORTAR: SANDED RESIN ABMM

EIFS1 EXTERIOR INSULATED FINISH SYSTEM, SUPPLIER: DRYVIT "OUTSULATION PLUS MD" W/ MOISTURE DRAINAGE SYSTEM | COLOR: #105 SUEDE | TEXTURE: DRYVIT "LYMESTONE" DPR TEXTURED FINISH

TS SPECIALTY FINISH: UTILITY SCREEN + TRASH GATE COMPOSITE PLANK SCREEN WALL | SUPPLIER: GC | MFR: TREX | STYLE: TREX | COLOR: PEBBLE GRAY

SF1 SPECIALTY FINISH: RIBBED FIBER CEMENT PANEL WALL PANELS | SUPPLIER: NICHIHA | MFR: NICHIHA | STYLE: RIBBED DIMENSION SERIES | COLOR: PANERA GREEN TO MATCH PANTONE PMS 2307 C

SF2 SPECIALTY FINISH: FIBER CEMENT PLANK 6", MFR: NICHIHA, VINTAGEWOOD, COLOR: SPRUCE.

SP1 ALUMINUM STOREFRONT | MFR: KAWNEER TRIFAB VERRSAGLAZE 451T | COLOR: DARK BRONZE ANODIZED ALUMINUM | 2" x 4 1/2" PROFILE | THERMAL BREAK 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70 LOW-E (OR APPROVED EQUAL)

RS1 PREMANUFACTURED ROOF SCREENING, MFR: ROOFSCREEN MANUFACTURING, | STYLE: 7.2 RIB PANEL HORIZONTAL | COLOR: CHARCOAL (OR APPROVED EQUAL).

MC1 TWO PIECE SNAP ON PRE-FINISHED METAL COPING BY DUROLAST OR SIMILAR, COLOR: CHARCOAL

Bakery-Cafe:

#2927

Project Team:
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e: smartDESIGNarchitecture.com

EC4B engineering, p.c.
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www.ec4b.com

Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION
Bakery Cafe#2927
5959 SOUTH STATE STREET
MURRAY, UT 84107

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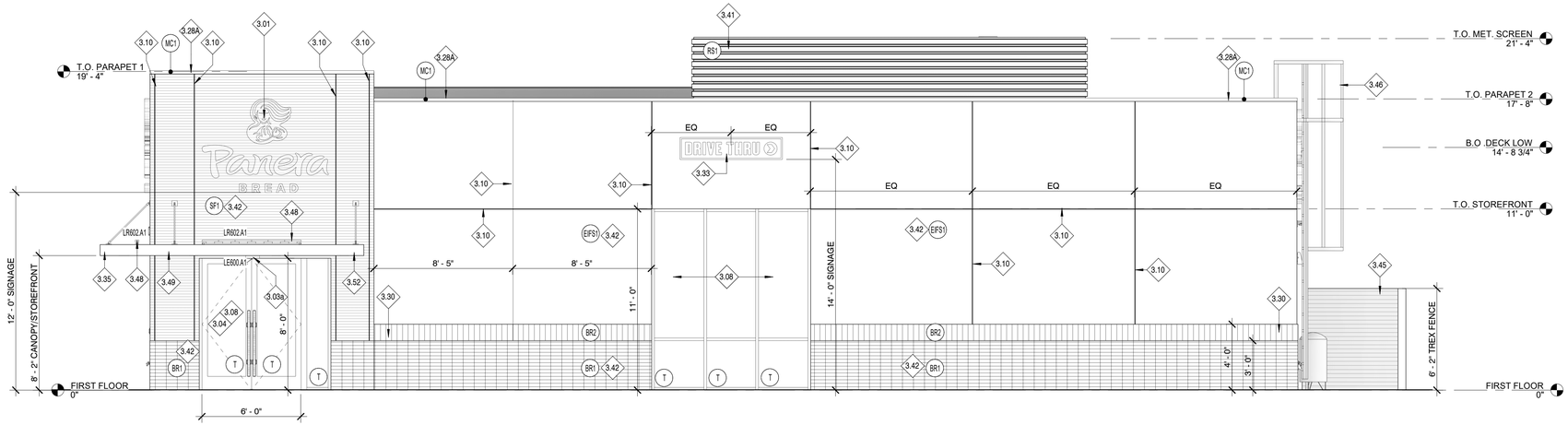
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EXTERIOR ELEVATIONS

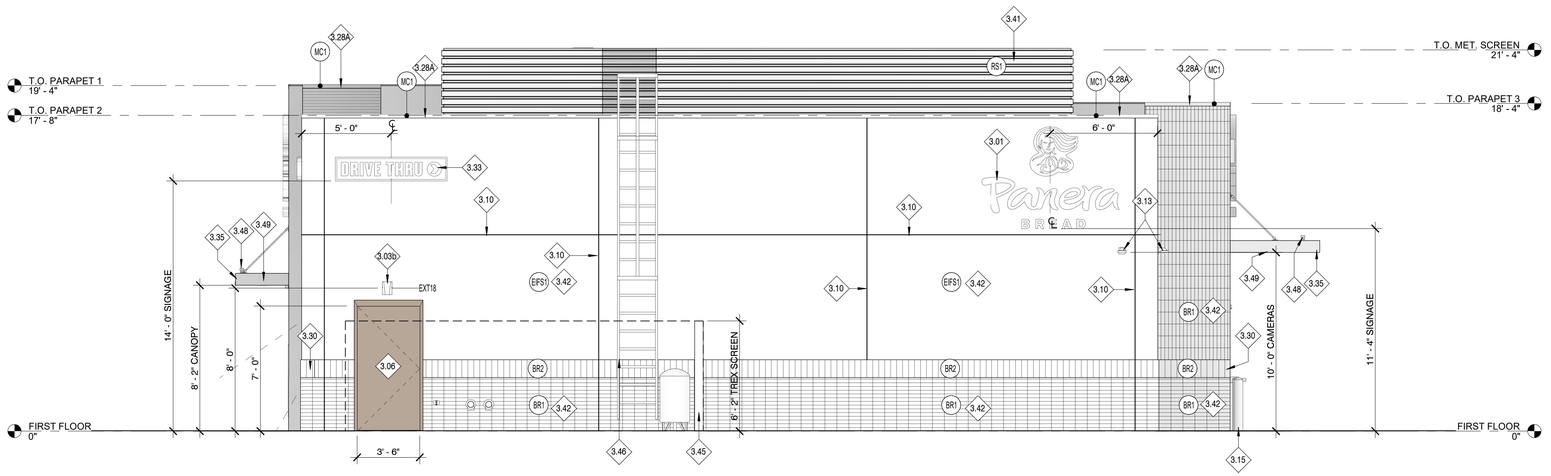
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Drawn By: Author
Issue Date: 12.20.24
Sheet Number: A200

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SSC	CP	-

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22 SIDE ELEVATION - EAST
1/4" = 1'-0"



24 REAR ELEVATION - NORTH
1/4" = 1'-0"

GENERAL NOTES:

A. ALL GLAZING TO BE SP1 UNLESS NOTED OTHERWISE. FOR STOREFRONT / WINDOW ELEVATIONS SEE A620. DOOR SCHEDULE AND HARDWARE SEE SHEET A610.
B. PANERA G.C. TO INSTALL ALL STRUCTURAL SYSTEMS AND EXTERIOR FINISHES. PANERA G.C. REPSONIBLE FOR SIGNAGE AND DECORATIVE LIGHTING.
C. PANERA G.C. SHALL PROVIDE BLOCKING IN WALL FOR SIGNAGE, AWNINGS, LIGHTING AND OTHER EXTERIOR ELEMENTS. REFER TO REFLECTED CEILING PLAN & EXTERIOR ELEVATIONS FOR LIGHTING LOCATIONS AND SPECIFICATIONS. COORDINATE SIGNAGE BLOCKING SIZES AND LOCATIONS WITH SIGN VENDOR BASED ON SIGN TYPE BEING INSTALLED. SIGNAGE & AWNINGS BY SIGN VENDOR.
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3.04 MAIN ENTRANCE/EXIT | REFER TO A610 FOR ADDITIONAL INFORMATION.

3.06 HOLLOW METAL SERVICE DOOR. REFER TO A610 FOR FURTHER INFORMATION

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Bakery-Cafe:

#2927

Project Team:
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Phone: (585) 641-7121
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Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe#2927

5959 SOUTH STATE STREET
MURRAY, UT 84107

Panera BREAD

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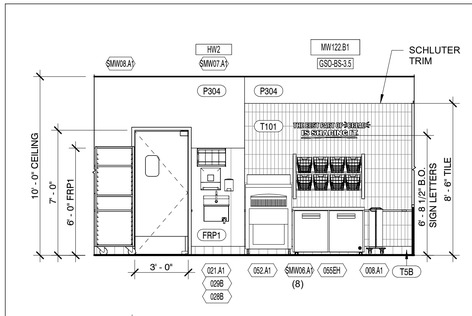
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EXTERIOR ELEVATIONS

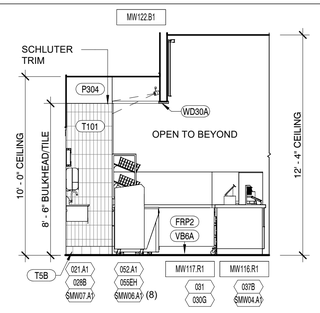
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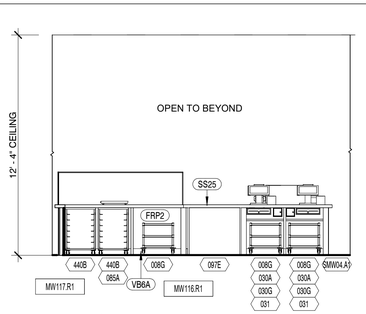
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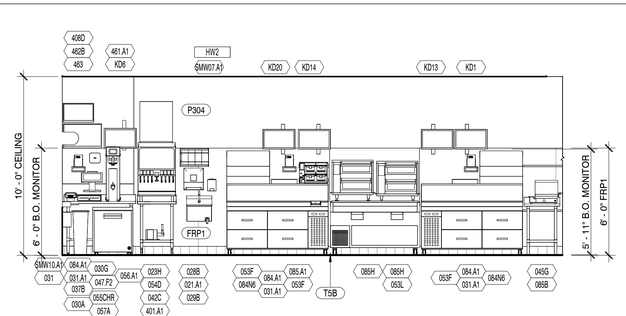
1 BAKERY 200
1/4" = 1'-0"



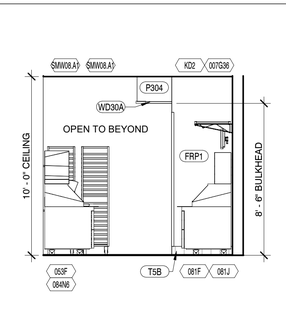
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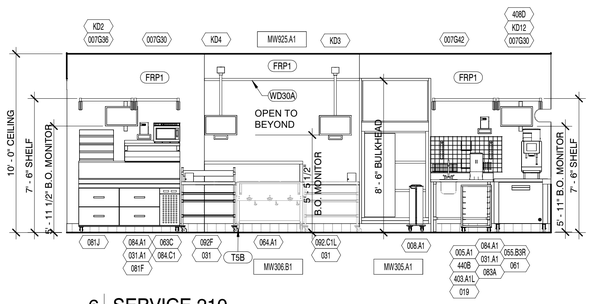
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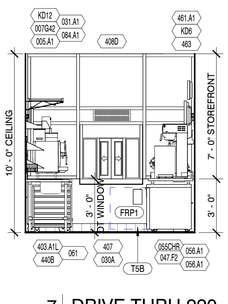
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1/4" = 1'-0"



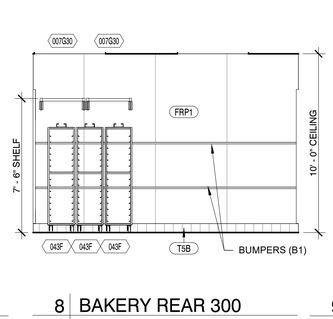
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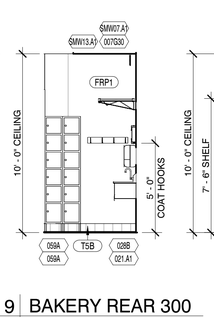
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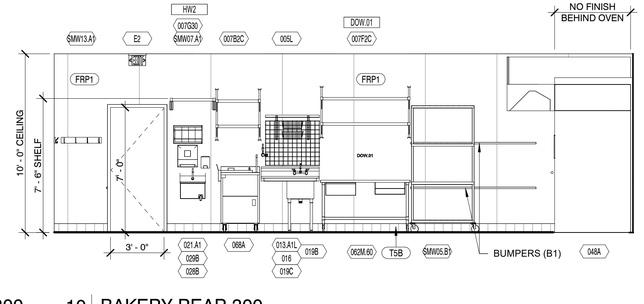
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1/4" = 1'-0"



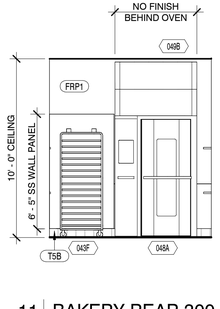
8 BAKERY REAR 300
1/4" = 1'-0"



9 BAKERY REAR 300
1/4" = 1'-0"



10 BAKERY REAR 300
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11 BAKERY REAR 300
1/4" = 1'-0"

12 KITCHEN 310
1/4" = 1'-0"

13 KITCHEN 310
1/4" = 1'-0"

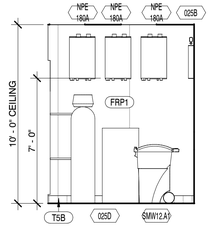
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1/4" = 1'-0"

15 KITCHEN 310
1/4" = 1'-0"

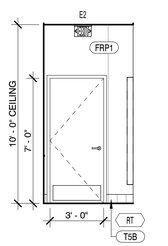
16 UTILITY 330
1/4" = 1'-0"

17 UTILITY 330
1/4" = 1'-0"

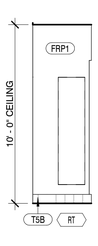
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1/4" = 1'-0"



19 UTILITY 330
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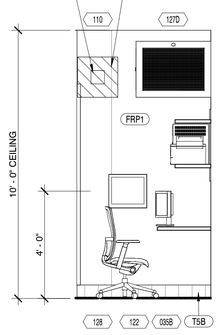
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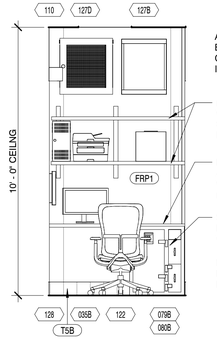
21 UTILITY 330
1/4" = 1'-0"

PANERA G.C. TO PROVIDE 1 1/2" CONDUIT THROUGH ROOF FOR CRADLEPOINT ANTENNA CABLE FROM OFFICE SEE DETAIL 22/A142. ROOF PENETRATION CANNOT INTERFERE WITH ROOF TOP EQUIPMENT; MIN. 12" CLEARANCE. CRADLEPOINT TO BE SET MINIMUM 10FT FROM EDGE OF EXTERIOR WALLS.

PANERA G.C. TO PROVIDE 18"X18" PLYWOOD BACKER FOR BUS BAR, GROUND WIRE & SURGE ARRESTOR. (EQUIPMENTY BY OTHERS)



22 OFFICE 320
3/8" = 1'-0"



ALL SHELVES, WALL BRACKETS, DESK & CLEATS RPOVIDED AND INSTALLED BY G.C.

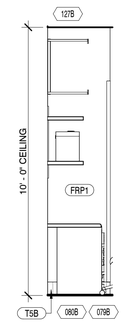
(2) 24" DEEP P. LAM WHITE SHELF (CAPABLE OF SUPPORTING 42 LBS.) BY PANERA G.C.

P. LAM . DESK TOP @ 33" AFF TO BE CLEATED TO WALL. WHITE OR ALMOND (NO DARK COLORS)

SAFE TO BE BOLTED TO FLOOR; INSTALL FLUSH WITH DESK EDGE

NOTE: REFERENCE ELECTRICAL DRAWINGS FOR OUTLET PLACEMENT

23 OFFICE 320
3/8" = 1'-0"



24 OFFICE 320
3/8" = 1'-0"

Bakery-Cafe:

#2927

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Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe#2927

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Panera BREAD

Consultant Copyright Placeholder

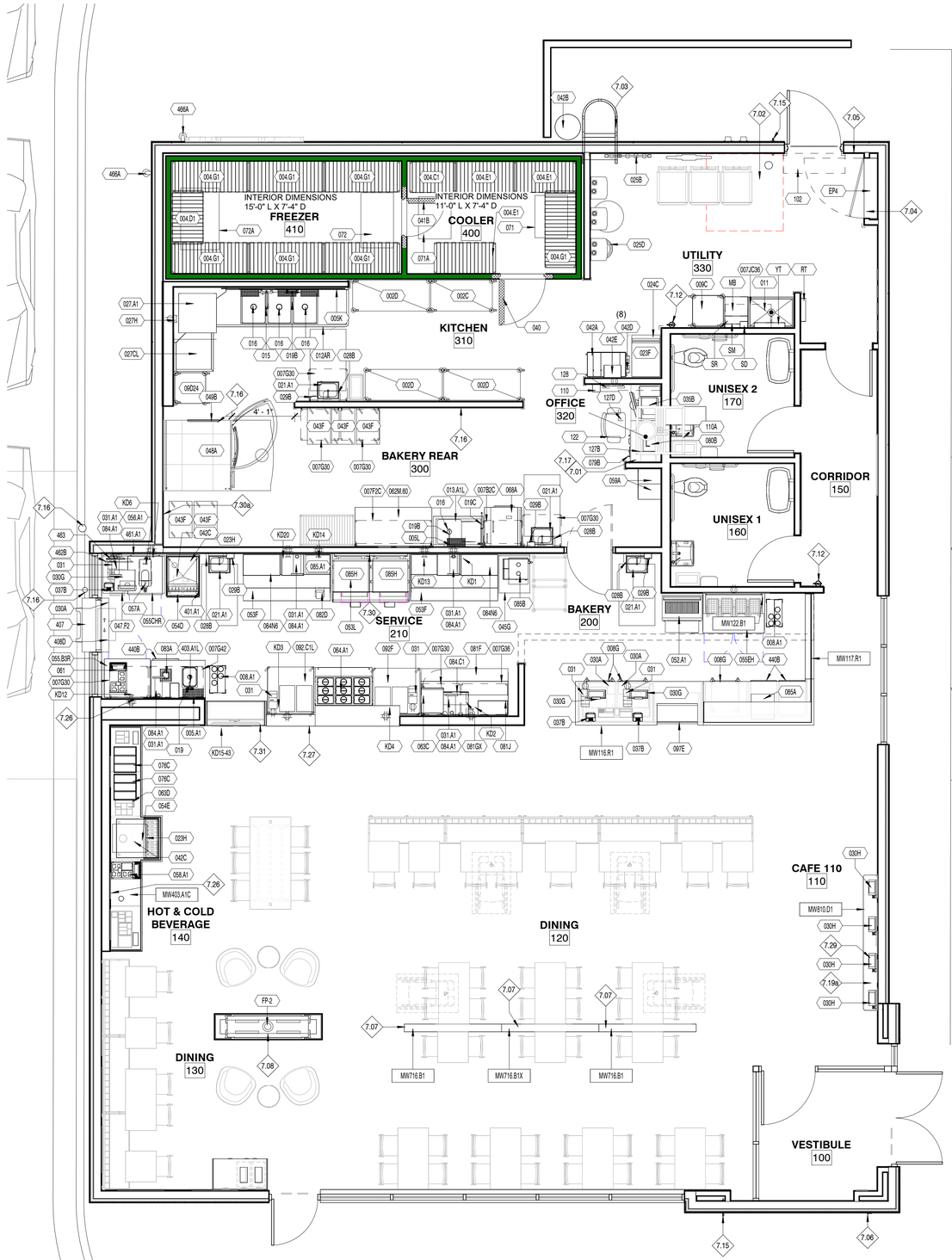
No.	Description	Date
1	KDP SUBMISSION	12/20/24

INTERIOR ELEVATIONS BACK OF HOUSE

Project Number: #23-115
Drawn By: Author
Issue Date: 12.20.24
Sheet Number: A420

DPM:	DM:	CPM:
SSC	CP	-

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24 EQUIPMENT PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO A600 FOR FINISH SPECIFICATIONS.
B. REFER TO SHOP DRAWINGS FOR EQUIPMENT CUSTOM FAS-TRACK COOLERS/FREEZER INFORMATION.
C. WOOD CUSTOM - REFER TO MILLWORK AS SCHEDULED IN EQUIPMENT SCHEDULE, MILLWORK VENDOR AND G.C. TO COORDINATE.
D. CUSTOM WOOD MILLWORK TO BE COORDINATED WITH MILLWORK VENDOR AND PANERA G.C.
E. REFER TO A101 FOR DIMENSIONED FLOOR PLAN. PLEASE NOTE THAT ALL DIMENSIONS ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL WITH THE EXCEPTION ON THE PLAN "HOLD" IS USED. HOLD FINISHES TO DIMENSION SHOWN.
F. WOOD CAPS, JAMBS, TRIM, METAL CORNERS, METAL CHANNELS, SOLID SURFACE SILLS & COUNTERS ARE TO BE PROVIDED BY CASEWORK VENDOR & INSTALLED BY PANERA G.C. TO PROVIDE TAKEOFFS & COORDINATE WITH CASEWORK VENDOR RELATED TO SCHEDULE & DELIVERY, REFER TO DETAILS FOR FURTHER INFORMATION.
G. ALL BOOTHS & BANQUETTE SEATS ARE REQUIRED TO HAVE FABRIC, SEE CUSTOM FINISH PACKAGE BELOW.
H. ALL BOOTHS & BANQUETTE TO BE MOUNTED TO THE WALL OR FLOOR TO AVOID TIPPING OVER.
I. TABLE DETAILS TO BE WORKED OUT BY FURNITURE VENDOR.

KEYED NOTES

7.01 OFFICE SAFE TO BE INSTALLED FLUSH WITH THE FRONT OF THE DESK ON THE LEFT HAND SIDE.
7.02 FIRE SPRINKLER RISER LOCATION. FIRE SPRINKLER DESIGN PROVIDED BY OTHERS UNDER SEPARATE PERMIT.
7.03 METAL ROOF LADDER
7.04 CPI PANEL. SEE DETAIL 18/A520 FOR ADDITIONAL INFORMATION.
7.05 DETEX BOX - REFER TO DOOR SCHEDULE AND INTERIOR ELEVATIONS FOR FURTHER INFORMATION, SEE ELECTRICAL DRAWINGS
7.06 KNOX BOX PROVIDED & INSTALLED BY PANERA G.C. - REFER TO EXTERIOR ELEVATIONS & FIRE PROTECTION DRAWINGS FOR FURTHER INFORMATION.
7.07 DINING SCREEN WALL, REFER TO 6/A501 FOR SUPPORT TO STRUCTURE ABOVE DETAIL AND EQUIPMENT PLAN FOR SCREEN PLACEMENT LOCATION.
7.08 FIREPLACE | MFR: NAPOLEON, MODEL LV50N2-2; MRKM; DHCL1 & DLTM DOUBLE SIDED. SEE DETAILS ON SHEET 8/A500 FOR ADDITIONAL INFORMATION
7.12 LOCATION OF APPROVED FIRE EXTINGUISHER RATED 2A-10BC. LOCATE WITHIN 30' TRAVEL DISTANCE FROM LIKE EXTINGUISHER.
7.15 HOSE BIB PROVIDED & INSTALLED BY PANERA G.C. REFER TO EXTERIOR ELEVATIONS & PLUMBING DRAWINGS FOR FURTHER INFORMATION.
7.16 PIPE BOLLARD W/ PAINTED FINISH PROVIDED & INSTALLED BY PANERA G.C. REFER TO ARCHITECTURAL SITE PLAN, EXTERIOR ELEVATIONS, & DETAILS 3/A003, 7/A003 & 10/A003 FOR FURTHER INFORMATION.
7.17 PANERA G.C. TO PROVIDED MANAGERS OFFICE LAMINATE TOP ALMOND COLOR: PREFERRED; WHITE ALLOWED IF ALMOND IS NOT AVAILABLE. REFER TO ELEVATIONS FOR ADDITIONAL INFORMATION.
7.19a ELECTRICAL CONTRACTOR TO COORDINATE W/ MILLWORK VENDOR. E.C. TO PROVIDE CONDUIT IN WALL TO KIOSK STATION. SEE DETAIL 8/A501 FOR ADDITIONAL INFORMATION.
7.26 FUTURE SMART COFFEE MAKERS. EC TO INSTALL ADDITIONAL RECEPTACLES FOR FUTURE EQUIPMENT, INSTALLED POWER/DATA HEIGHT PER ELECTRICAL DRAWINGS. WATER TO SUPPLIED TO UNITS. SEE ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.
7.27 SOLID SURFACE WATERFALL EDGE COUNTERTOP AT ADA PASS THRU
7.29 KIOSKS ARE WIFI ENABLED.
7.30 STAINLESS HEAT PLATE LOCATED BEHIND TURBO CHEF OVEN. SEE DETAIL 14/A500 FOR ADDITIONAL INFORMATION.
7.30a STAINLESS HEAT PLATE LOCATED BEHIND OVEN RACKS.
7.31 RPU SHELVING TO BE MOUNTED TO ADJACENT MILLWORK AND FLOOR TO PREVENT MILLWORK FROM TIPPING OVER.

EQUIPMENT PLAN LEGEND:

XXX — ROOM NUMBER SYMBOL
? — EQUIPMENT IDENTIFICATION SYMBOL
? — STEEL IDENTIFICATION SYMBOL
? — WOOD IDENTIFICATION SYMBOL
REL — RELOCATION INDICATION SYMBOL
FURN-ID — FURNITURE IDENTIFICATION SYMBOL
? — DOOR NUMBER SYMBOL
? — FABRIC DESIGNATION SYMBOL (SEE A-4.8 SHEET)

Bakery-Cafe:

#2927

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Project Title:

PROTOTYPE - NEW CONSTRUCTION

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No.	Description	Date
1	KDP SUBMISSION	12/20/24

EQUIPMENT PLAN

Project Number: #23-115
Drawn By: Author
Issue Date: 12.20.24
Sheet Number: A700

DPM:	DM:	CPM:
SSC	CP	-

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EQUIPMENT SCHEDULE

ID TAG	QTY	DESCRIPTION	MANF.	MODEL #	DIMENSIONS	SUPPLIED	INSTALLED	NOTES
002C	1	24IN STOR SHELVING (Z, 5 SH)	EAGLE	PAN 2448-C	48"W x 24"D x 91"H	E.S.	E.S.	B
002D	3	24IN STOR SHELVING (Z, 5 SH)	EAGLE	PAN 2460-C	60"W x 24"D x 91"H	E.S.	E.S.	B
004.C1	1	WALK-IN FREEZER SHELF	CAMBRO	EXU243684V5	36"W x 24"D x 84"H	E.S.	E.S.	
004.D1	1	WALK-IN FREEZER SHELF	CAMBRO	EXU244284V5	42"W x 24"D x 84"H	E.S.	E.S.	
004.E1	3	WALK-IN FREEZER SHELF	CAMBRO	EXU244884V5	48"W x 24"D x 84"H	E.S.	E.S.	
004.G1	7	WALK-IN FREEZER SHELF	CAMBRO	EXU246084V5	60"W x 24"D x 84"H	E.S.	E.S.	
005.A1	1	SMARTWALL @ BARISTA	EAGLE GROUP	YPB-0359-00	48"W x 24"H	E.S.	E.S.	-
005K	1	DISH WASH SMART WALL	METRO	PAN3COMP-V3	96.5"W; OVER SINK / 40"; OVER CLEAN DISH	E.S.	G.C.	
005L	1	SMARTWALL @ PREP SINK	METRO	PAN36-SWPREP	36"W x 30"H	E.S.	E.S.	-
007B2C	1	WALL SHELF - 30" (2 SH) - 2C	EAGLE	PAN 1830-WALL-2C	30"W x 18"D	E.S.	E.S.	
007F2C	1	WALL SHELF - 60" (2 SH) - 2C	EAGLE	PAN 1860-WALL-2C	60"W x 18"D	E.S.	E.S.	
007G30	6	WALL SHELF - DOWNTURNED BRACKET - 30"	EAGLE	YPB-0047-30	31-3/16"W x 25-9/32"D	E.S.	E.S.	
007G36	1	WALL SHELF - DOWNTURNED BRACKET - 36"	EAGLE	YPB-0047-36	37-3/16"W x 25-9/32"D	E.S.	E.S.	
007G42	1	WALL SHELF - DOWNTURNED BRACKET - 42"	EAGLE	YPB-0047-42	43-3/16"W x 25-9/32"D	E.S.	E.S.	
007JC36	1	EPOXY COATED WALL SHELF, SINGLE, UPTURNED BRACKETS - 18" x 48"	EAGLE	1836C SHELF; 18WB1C BRACKETS	36"W x 18"D	E.S.	E.S.	
008.A1	2	MOBILE CUP CADDY W/ (5) DISPENSERS	CADDY: SPG INTERNATIONAL / CUP DISPENSER: DISPENSE-RITE	CADDY: CUPCADDR8BLK / CUP DISPENSER: ADJ-NS-81 (4 CT.) & ADJ-NS-101 (1 CT.)	21"W x 12"D x 31"H			
008G	3	BAKERY STORAGE CART	METRO	PAN 2124-BKSC	21"W x 24"D x 31.5"H	E.S.	E.S.	
009C	1	MOP SINK RACK SHELV (4 SH)	EAGLE	YPB-0308-00	24"W x 24"D x 92"H	E.S.	E.S.	
09D24	1	COATED CLEAN DISH RACK SHELVING	EAGLE	PAN DISH SHELVING-M-C; 2424VG	24"W x 24"D x 91"H	E.S.	E.S.	
011	1	MOP SINK W/ THE FOLLOWING ACCESSORIES: MR370 5/8" HOSE 5' LONG W/ CLAMP, MR371 SPEAKMAN FAUCET SC5811RCP, MR374 WEDGE-LOK SEAL FOR 3" DRAIN, MR376 DOME STRAINER, CHROME	FLORESTONE PROD.	MSR3624	36"W x 24"D	G.C.	G.C.	-
012AR	1	3 COMP SINK; RIGHT HAND	EAGLE	YPB-SDTR-103-001-00	103"W x 31"D x 42.5"H	E.S.	G.C.	
013.A1L	1	1 COMP SINK; LEFT HAND DRAIN BOARD	ATOSA	MRSA-1-L	39"W x 24"D x 44.5"H	E.S.	G.C.	
015	1	PRE-RINSE SPRAY UNIT/DISH	FISHER	2210-WB W/ ADD ON SPOUT	37"H x 18"W	E.S.	G.C.	
016	4	ROTARY WASTE VALVE (1, 2, 3 COMP)	FISHER	22446	4" DIA, 4.5"H	E.S.	G.C.	
019	1	FAUCET FOR COFFEE STATION...& BARISTA(7)	FISHER MANUFACTURING	3515	8"W x 6.5"D x 12.5"T; 4" CENTER DECK MOUNT	E.S.	G.C.	
019B	2	FAUCET (1, 2, 3 COMP SINK)	FISHER	13269	8" CTRS/12" SPOUT	E.S.	G.C.	
019C	1	FAUCET: POT FILLER	T&S Brass and Bronze Works, Inc.	B-0594	3.125"W x 26.5625"D x 7.6875"T	E.S.	G.C.	
021.A1	4	WALL MTD HAND WASH SINK W/ KNEE CONTROL	ATOSA	SH17SDMKV	17"W x 15.34"D x 17.09"H			
023F	1	ICE MACHINE W/ AIR-COOLED CONDENSER (SELF-CONTAINED)	HOSHIZAKI	KM-520MAJ	22"W x 27.375"D x 28"H	OWNER	G.C.	
023H	2	ICE MACHINE W/ REMOTE AIR-COOLED CONDENSER	HOSHIZAKI	KM-660MRJ	22"W x 27.375"D x 28"H	OWNER	GC	
024C	1	ICE STORAGE BIN	HOSHIZAKI	B-300PF	22"W x 32.5"D x 46"H	OWNER	G.C.	-
025B	1	WATER FILTER (4 POD)	ELGE	SLB4PL	36"W x 27.25"H	E.S.	G.C.	
025D	1	WATER SOFTENER	ELGE	-	16"DIA x 72.85"H & 24.5"DIA x 50.5"H	ELGE	G.C.	-
027.A1	1	DISHWASHER	ECOLAB	ELT	30.8"W x 29.5"D x 77.5"H (FULLY OPEN)	ECOLAB	G.C.	
027CL	1	DISH COUNTER (CLEAN); LEFT HAND	EAGLE	YPB-CDTL-30-16/3	30"W x 31"D x 42.5"H	E.S.	G.C.	
027H	1	OUT OF PRODUCT ALARM	ECOLAB		5.5"W x 2.3"D x 5.63"H	ECOLAB	G.C.	
028B	4	TORK ELEVATION MATIC HAND TOWEL ROLL DISPENSER	TORK	5510202; WHITE	14.7"H X 13.2"W X 8.1"D	SCA	G.C.	
029B	4	BOH SOAP DISPENSER	ECOLAB	9263-1970	5.77"W x 3.95"D x 8"H	ECOLAB	ECOLAB	
030A	3	CASH DROP BOX	AMSEC	TB0610-1 W/ 4505095	6"W x 10"D x 6"H	E.S.	G.C.	
030G	3	HP POS REGISTER W/ COMPACT CASH DRAWER	HP	HP ENGAGE ONE	REGISTER - 13.75"W x 6.5"D x 11.5"H; DRAWER (IF APPLICABLE) - 16.2"W x 16.3"D x 4.3"H	HP	HP	
030H	4	KIOSK TABLET W/ TABLE MOUNT BASE (BLACK)	APPLE & AILA	IPAD	11.8"W x 2"D x 8.1"H	OWNER	OWNER	
031	4	PRINTER	EPSON/MICROS	TM-T88	5.71"W x 7.68"D x 5.83"H	MICROS	MICROS	
031	1	PRINTER	EPSON/MICROS	TM-T88	5.71"W x 7.68"D x 5.83"H	MICROS	MICROS	
031.A1	5	PRINTER (VERTICAL)	EPSON	TM-L90II LFC	5.5"W x 5.8"D x 7.9"H	MICROS	MICROS	
035B	1	MANAGER PC WITH LOCKER, PRINTER, MONITOR & ACCESSORIES	HP (CPU & MONITOR); BROTHER (PRINTER); LOGITECH (KEYBOARD/MOUSE); ENCLOSURE: COMPUTER SECURITY PRODUCTS, INC.; SURGE: CYBERPOWER; SOUNDBAR: CYBER ACOUSTICS	ENGAGE FLEX PRO-C i58500 16GB/256; MONITOR: 9TT78A6#ABA; PRINTER: MFC-L2710DW; ENCLOSURE: CPU1; KEYBOARD: MK270; SURGE PROTECTOR: CP1000AVRLCD; SOUNDBAR: CA-2890	-	OWNER	NCR	
037B	3	CREDIT CARD READER W/ STAND	VERIFONE	M424	7.04"W x 6.78"D x 5.94"H	OWNER	OWNER	
040	1	WALK-IN COOLER	WALK-IN VENDOR	SEE SHOP DWGS	SEE SHOP DWGS	E.S.	G.C.	-
041B	1	WALK-IN FREEZER WITH 30" DOOR	WALK-IN VENDOR	SEE SHOP DWGS	SEE SHOP DWGS	E.S.	G.C.	-
042A	1	BAG-N-BOX	MBS	AR-10-2W-GLIDE	32"W x 19"D x 61"H	PEPSI	PEPSI	
042B	1	BULK Co2 TANK	NuCO2	CARBO CHARGER 300 LB.	47"H x 20" DIA	NuCO2	NuCO2	
042C	2	CARBONATOR	CORNELIUS	1624	12"W x 9"D x 10.5"H	PEPSI	PEPSI	
042D	8	BAG N BOX PUMP	SHURFLO	PB8-SF	5.7"W x 3.8"D x 7.9"H	PEPSI	PEPSI	
042E	1	WATER BOOSTER PUMP	SHURFLO	804-023	10"W x 10"D x 13"H	PEPSI	PEPSI	
043F	5	SINGLE OVEN RACK (15 PAN CAPACITY) C-LIFT	MAGNA	APR1518/4RORC	18"W x 28.5"D x 73.125"H	OWNER	OWNER	-
045G	1	SS TABLE (24")	EAGLE GROUP	T3024SB-BS	24"W X 30"D X 34.5"H	E.S.	E.S.	A
047.F2	1	SS. TABLE W/OPEN BASE (48"); NO CASTER	Eagle Group	T3048STB-BS	48"W x 30"D x 35.125"H	E.S.	E.S.	-
048A	1	SINGLE RACK OVEN/GAS	BAXTER	OV500G1	55"W X 83.5"D X 104"H	BAXTER	BAXTER/GC	-
049B	1	24X24 ACCESS PANEL	BEST ACCESS DOORS	BA-AHD	24"W x 24"H x 1.5"D	G.C.	G.C.	V, W
052.A1	1	DUAL THICKNESS BREAD SLICER	JAC	ECO+ 600	31"W x 29.3"D x 52.6"H	E.S.	E.S.	
053F	2	68" SANDWICH PREP TABLE	RANDELL	3268W-290	68"W x 34"D x 48"H	E.S.	E.S.	-
053L	1	DUAL TOPPING UNIT W/OUT DRAWER	RANDELL	11360PR-PANERA	60"W x 38"D x 36"H	E.S.	E.S.	
054D	1	SODA/ICE DISP. (8HD) W/ ED175 ICE MAKER ADAPTER KIT	CORNELIUS	RENEW 175: #621058581	25.1"W x 31.5"D x 35.6"H	PEPSI	PEPSI	
054E	1	SODA/ICE DISP. (8HD)	CORNELIUS	ELEVATE; IDC 255	30"W x 33"D x 40"H	PEPSI	PEPSI	
055.B3R	1	U.C. 1 DR REFRIGERATOR; RIGHT HAND HINGED	HOSHIZAKI	UR36B	36"W x 31"D x 36"H W/ 6" CASTERS	E.S.	E.S.	
055CHR	1	U.C. 1 DR REFRIGERATOR; RIGHT HAND HINGED	HOSHIZAKI	UR27A	27"W x 31"D x 32.25"H	E.S.	E.S.	N
055EH	1	U.C. 2 DR REFRIGERATOR	HOSHIZAKI	UR48A	48"W x 31"D x 32.25"H	E.S.	E.S.	N
056.A1	1	SINGLE TEA / COFFEE COMBO BREWER	WILBUR CURTIS	G4CBHS	10.07"W X 22.82"D X 36.71"H	E.S.	G.C.	
057A	1	NARROW TEA DISPENSER (BETA)	WILBUR CURTIS	TCN	5.625"W x 17.375"D x 22.125"H	E.S.	E.S.	-
058.A1	1	FRESH BREW COFFEE MACHINE (FOH)	FRANKE	A800 FB	13.4"W x 23.6"D x 33.5"H	E.S.	E.S.	
059A	2	EMPLOYEE LOCKER C-THRU	NCG DENSTOR	C-THRU LOCKER	12"W x 18"D x 78"H	E.S.	E.S.	J
061	1	ESPRESSO MACHINE (SEMI-AUTOMATIC)	FRANKE	70009269-PNRA	13.4"W x 21.3"D x 29.5"H	OWNER	OWNER	
062M.60	1	STAINLESS STEEL TOP BAKERS TABLE W/ DRAWER & UNDERSHELF	EAGLE GROUP	YPB-T3060-0025-00	60"W x 30"D x 35.125"H	E.S.	E.S.	
063C	1	HYBIRD CONVECTION OVEN	SHARP	RCD1800M	17.5"W x 20.5"D x 13.675"H	E.S.	E.S.	
063D	1	MICROWAVE COMMERCIAL GRADE, 1550 WATTS, DIAL CONTROL	SHARP	R-21LCFS	20.5" x 16.0"D x 12.125"H	OWNER	E.S.	
064.A1	1	9 WELL SOUP STATION	DUKE	E303WW	44.375"W x 36.4375"D x 34"H	E.S.	E.S.	
068A	1	SOUP RETHERMALIZER	ELKAY FOODSERVICE	RTB-14-SL-OPB	26 1/8"W x 30 1/8"D x 34"H	E.S.	G.C.	
071	1	COOLER COMPRESSOR	KOLPAK	SEE SHOP DWGS	SEE SHOP DWGS	E.S.	G.C.	-
071A	1	COOLER EVAPORATOR	KOLPAK	SEE SHOP DWGS	SEE SHOP DWGS	E.S.	G.C.	-
072	1	FREEZER COMPRESSOR	KOLPAK	SEE SHOP DWGS	SEE SHOP DWGS	E.S.	G.C.	-
072A	1	FREEZER EVAPORATOR	KOLPAK	SEE SHOP DWGS	SEE SHOP DWGS	E.S.	G.C.	-
076C	2	SIMPLICITY BUBBLER - 3 BOWL	CRATHCO BY GMCW	CS-3L-16	20.4"W X 17.7"D X 29"H	E.S.	E.S.	

EQUIPMENT SCHEDULE

ID TAG	QTY	DESCRIPTION	MANF.	MODEL #	DIMENSIONS	SUPPLIED	INSTALLED	NOTES
079B	1	SAFE	AMSEC	SK2014-279	31"H x 24.5W x 20"D	E.S.	E.S.	
080B	1	FILE STORAGE BOX	VAULTZ	VZ01187-CAM	13.5"W x 10.5"D x 13.25"H	OWNER	OWNER	
081F	1	68" SALAD PREP TABLE	RANDELL	8268W-290	68"W x 34"D x 48"H	E.S.	E.S.	-
081GX	1	SALAD COOLER CONDIMENT TOPPER	RANDELL	4SHERCO-37-PANERA	37"W X 17.992"D X 6.625"H	E.S.	G.C.	
081J	1	2x4 SALAD BOWL RACK	RANDELL	4SHEBOWL-PANERA	23"W X 11"D X 21"H	E.S.	G.C.	
082D	1	BAGEL SABER	PRINCE CASTLE	970-A SERIES	7"W x 10.75"W x 3.5"H	E.S.	E.S.	
083A	1	BLENDER	VITAMIX	03066	8.5"W x 10"D x 18"H (24.5"H WITH LID OPENED)	E.S.	E.S.	
084.A1	5	PRINTER SHELF WITH BUMP BAR	ENGINEERED NETWORK SYSTEMS	CUSTOM, SHOP DRAWING #367-6034; BUMP BAR: KB1700	SHELF: 5.75"W X 16"D X 5"H; BUMP BAR: 9.25"W X 1.13"D X 3.5"H	E.S.	G.C.	
084.C1	1	STAINLESS STEEL WALL SHELF	EAGLE	YPB-0377-00	37"W x 18.875"D x 16"H	E.S.	G.C.	
084N6	2	MODIFIED BREAD SHELF	RANDELL	4SHEBREAD-68-PANERA-MODIFIED	68"W x 15.375"D x 22.2"H	E.S.	G.C.	
085.A1	1	HOT HOLDING UNIT; 2X2	DUKE MANUFACTURING	RFHU-22	20.17"W x 14.06"D x 14.52"H	E.S.	E.S.	
085A	1	HEATED SHELF	Hatco Corporation	GRS-18-I	18"W X 19.5"D X 2.25"H	E.S.	E.S.	
085B	1	EGG STATION	ANTUNES	ES-604	19.75"W x 17.5"D x 7.75"H	ANTUNES	E.S.	
085H	2	TURBOCHEF DOUBLE BATCH OVEN	TURBOCHEF	HHD-9500-21	31.7"D x 27.7"W x 23.2"H	E.S.	E.S.	
092.C1L	1	CONSOLIDATOR TABLE; LEFT HAND	EAGLE	YPB-0376-00	36.0625"W x 36.3125"D x 57.625"H; COUNTER HT: 34.125"	E.S.	E.S.	
092F	1	LH CONSOLIDATOR TABLE WITH UTENSIL RAIL	EAGLE	YPB-0174-00	36"W x 36"D x 43.5"H	E.S.	E.S.	NOT PROVIDED
097E	1	OASIS IN-COUNTER REFRIGERATED GRAB AND GO	STRUCTURAL CONCEPTS	CO3324R-UC	36.25"W x 24.125"D x 32.75"H	E.S.	E.S.	
102	1	DELIVERY DOOR AIR CURTAIN	MARS AIR SYSTEMS	NH248-1UA-TS	48"W x 15.625"D x 14"H	G.C.	G.C.	
110	1	CRADLEPOINT DEVICE	CRADLEPOINT	CBA850; STAND: EZ-NP-30-166	6"W x 6"D x 6"H	G.C.	G.C.	
110A	1	NON-PENATRATING CRADLEPOINT ANTENNA STAND (LOCATED ON ROOF)	CRADLEPOINT	EZ-NP-30-166	36"W X 36"D X 60"H			
122	1	OFFICE CHAIR	-	-	-	OWNER	OWNER	
127B	1	WALL-MOUNT OPEN FRAME RACK	TRIPP-LITE		20.11"W x 18.24"D x 24.8"H	OWNER	OWNER	
127D	1	LOCKABLE RACK ENCLOSURE	TRIPP-LITE BY EATON	SRW12US33	23.6"W x 33.5"D x 25.1"H	OWNER	OWNER	
128	1	13" CCTV MONITOR	VIEWSONIC	VA503B	13.2"W x 13.7"D x 5.8"H	UAS	UAS	
401.A1	1	SODA TOWER TABLE	EAGLE	YPB-T3226-0001-00	26"W x 32"D x 40.5"H; 36" COUNTER HEIGHT	E.S.	E.S.	-
403.A1L	1	BARISTA TABLE W/ SINK (42"); LEFT SINK	Eagle Group	YPB-T3042-0007-00	42"W x 30"D x 40"H	E.S.	E.S.	-
408D	1	HEATED AIR CURTAIN UNIT ABOVE DRIVE THRU WINDOW	QUIKSERV/BERNER	QSV1025EJ-040-BK	25"W x 13.94"D x 8.55"H	G.C.	G.C.	
440B	3	BAKERY PAN STORAGE CART	EAGLE	YPB-RACK-0005-00	20.5"W x 26"D x 31.875"H	E.S.	E.S.	-
461.A1	1	DIGITAL COMMUNICATION SYSTEM	HM ELECTRONICS, INC	HDX RT7000	7.157"W x 1.56"D x 6.705"H	E.S.	E.S.	
462B	1	ORDER READY MONITOR	NEC	EA273WMBK	14.6"W x 24.9"H x 2.5"D	OWNER	OWNER	C - PORTRAIT ORIENTATION
463	1	CCTV LCD MONITOR 21.5"	CLINTON ELECTRONICS	CE-L22-A	20.5"W x 7.125"D x 12.625"H	E.S.	E.S.	-
466A	2	WALL BRACKET FOR DOME CAMERA	UAS	VX-WB / VX-WBB	4.33"W x 7.41"D x 4.33"H	NOT PROVIDED	NOT PROVIDED	
EP4	1	CPI ELECTRICAL PANEL; 600A	CAROLINA PRODUCTS INC	ELECTRIC PANEL	47"W x 10.5"D x 84"H	N/A	N/A	N/A
FP-2	1	SEE-THRU LINEAR FIREPLACE WITH HEAT CONTROLLER	NAPOLEON	LV50N2-2; MRKM; DHCL1 & DLTM	65.3125"W x 16.1875"D x 41.8125"H	E.S.	G.C.	
KD1	1	SANDWICH 1 MONITOR W/ BUMP BAR	LG	23MB35PM-B	21.6"W x 2.4"D x 13.2"H	OWNER	OWNER	C
KD2	1	SALAD 1 MONITOR W/ BUMP BAR	LG	23MB35PM-B	21.6"W x 2.4"D x 13.2"H	OWNER	OWNER	C
KD3	1	MAIN CONSOLIDATOR MONITOR W/ BUMP BAR	LG	23MB35PM-B	21.6"W x 2.4"D x 13.2"H	OWNER	OWNER	C
KD4	1	CONSOLIDATOR MONITOR W/ BUMP BAR	LG	23MB35PM-B	21.6"W x 2.4"D x 13.2"H	OWNER	OWNER	C
KD6	1	DRIVE THRU CONSOLIDATOR MONITOR W/ BUMP BAR	LG	23MB35PM-B	21.6"W x 2.4"D x 13.2"H	OWNER	OWNER	C
KD12	1	BARISTA MONITOR	LG	23MB35PM-B	21.6"W x 2.4"D x 13.2"H	OWNER	OWNER	C
KD13	1	TURBOCHEF 1 MONITOR W/ BUMP BAR	LG	23MB35PM-B	21.6"W x 2.4"D x 13.2"H	OWNER	OWNER	C
KD14	1	TURBOCHEF 2 MONITOR W/ BUMP BAR	LG	23MB35PM-B	21.6"W x 2.4"D x 13.2"H	OWNER	OWNER	C
KD15-43	1	ORDER STATUS MONITOR (RPU)	SAMSUNG	QH43B	38.09"W x 1.9"D x 21.96"H	OWNER	OWNER	C
KD20	1	SANDWICH 2 MONITOR	LG	23MB35PM-B	21.6"W x 2.4"D x 13.2"H	OWNER	OWNER	C
MB	1	MOP BUCKET				C.S.	C.S.	
RT	1	1 HANGER; RESTROOM CLEANING SUPPLIES						
SD	1	SOAP DISPENSER						
SM	1	SAFETY MANUAL						
SR	1	SOAP RACK						
YT	1	2 MOP HANGERS; GENERAL CLEANING SUPPLIES						

GENERAL NOTES:

A. ONLY ITEMS WITH QUANTITY NUMBERS LISTED ARE INCLUDED IN THIS SCOPE OF WORK.
B. STAINLESS STEEL WORK TABLES WITH DROP-IN SINKS ARE TO BE INSTALLED BY THE GC.
C. G.C. TO COORDINATE THE DELIVERY & INSTALLATION OF ALL EQUIPMENT TO BE SUPPLIED AND/OR INSTALLED BY OTHERS. REFER TO SPEC - SECTION 01010 & 01640 FOR NOTES ON SCOPE OF WORK & ITEMS NOT IN CONTRACT.

KEYED NOTES-EQUIP.SCHED.

A	EQUIPMENT TO HAVE 4" CASTERS W/ 2 LOCKING
B	EQUIPMENT TO HAVE (2) 5M & (2) 5MB CASTERS
C	WALL MOUNTED
D	FURNISH W/ RAILS (4) SIDES
E	EQUIPMENT TO HAVE 6" CASTERS W/ 2 LOCKING
F	EQUIPMENT TO HAVE 5" CASTERS
G	FURNISH W/ SIDE SPLASHES
H	FURNISHED W/ SINK AND FAUCET
J	FLOOR MOUNTED
K	PLASTIC LAMINATE DESK TOP CLEATED TO WALLS.INSTALL (2) 2" DIAMETER GROMMET HOLES FOR ELEC WIRES.
L	CUT OUT FOR DROP-IN SINK
M	FURNISHED W/ STAND
N	EQUIPMENT TO HAVE 2.25" CASTERS W/ 2 LOCKING
O	EQUIPMENT TO HAVE 3" CASTERS
P	FURNISH W/ RICHLITE CUTTING BOARD
Q	EQUIPMENT TO BE SECURED TO WALL
R	SINGLE SHELF SUPPORTS W/ SINGLE DIRECT WALL MTS
S	25' DRAFT INDUCER W/ MOTOR
T	100' DRAFT INDUCER W/ MOTOR
U	EQUIPMENT TO BE BOLTED TO FLOOR.
V	USE "BEST ACCESS DOORS" BUT WILL ACCEPT "APPROVED EQUALS"
W	INSTALL NOTE: SILICONE INSIDE FLANGE ALL-SIDES (100% SILICONE) AND SCREW INTO SHROUD WITH STAINLESS STEEL SCREWS

ABBREVIATIONS

B	BOWL
C.S.	CASEWORK SUPPLIER
D	DEPTH
E.S.	EQUIPMENT SUPPLIER
EP.	EPOXY FINISH
F.S.	FURNITURE SUPPLIER
G.C.	GENERAL CONTRACTOR
H.	HEIGHT
S.S.	STAINLESS STEEL
S.W.	SMALL WARES
SH.	SHELF
W	WIDTH
Z	ZINC COATED

Bakery-Cafe:

#2927

Project Team:

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Fax: (585) 362-4175
www.ec4b.com

Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe#2927

5959 SOUTH STATE STREET
MURRAY, UT 84107

Panera BREAD

Consultant Copyright Placeholder

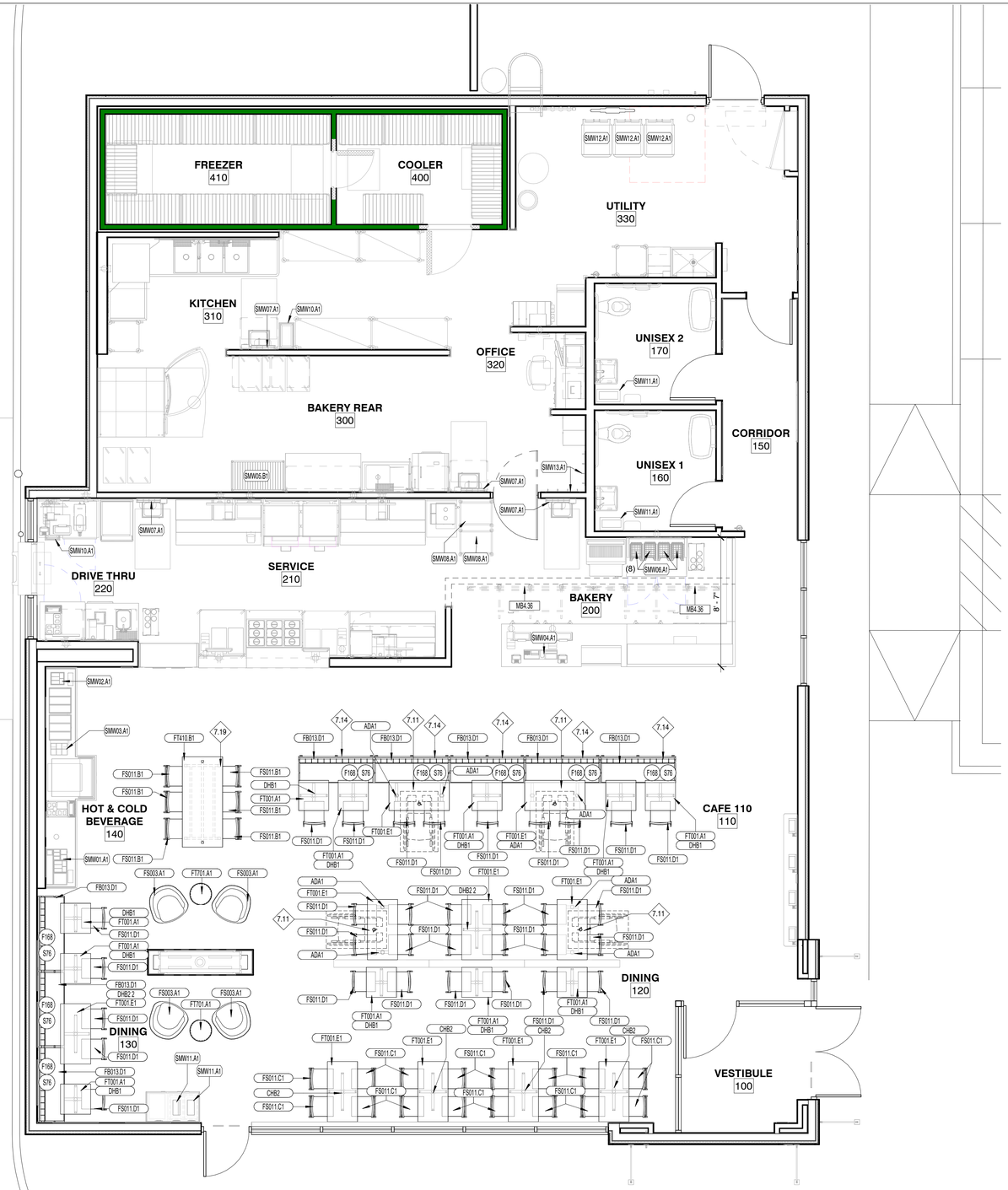
No.	Description	Date
1	KDP SUBMISSION	12/20/24

EQUIPMENT SCHEDULES

Project Number: #23-115
Drawn By: Author
Issue Date: 12.20.24
DPM: SSC
DM: CP
CPM: -

Sheet Number: **A701**

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GENERAL NOTES:

A. REFER TO A600 FOR FINISH SPECIFICATIONS.
B. REFER TO SHOP DRAWINGS FOR EQUIPMENT CUSTOM FAS-TRACK COOLERS/FREEZER INFORMATION.
C. WOOD CUSTOM - REFER TO MILLWORK AS SCHEDULED IN EQUIPMENT SCHEDULE, MILLWORK VENDOR AND G.C. TO COORDINATE.
D. CUSTOM WOOD MILLWORK TO BE COORDINATED WITH MILLWORK VENDOR AND PANERA G.C.
E. REFER TO A101 FOR DIMENSIONED FLOOR PLAN. PLEASE NOTE THAT ALL DIMENSIONS ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL WITH THE EXCEPTION ON THE PLAN "HOLD" IS USED. HOLD FINISHES TO DIMENSION SHOWN.
F. WOOD CAPS, JAMBS, TRIM, METAL CORNERS, METAL CHANNELS, SOLID SURFACE SILLS & COUNTERS ARE TO BE PROVIDED BY CASEWORK VENDOR & INSTALLED BY PANERA G.C. TO PROVIDE TAKEOFFS & COORDINATE WITH CASEWORK VENDOR RELATED TO SCHEDULE & DELIVERY, REFER TO DETAILS FOR FURTHER INFORMATION.
G. ALL BOOTHS & BANQUETTE SEATS ARE REQUIRED TO HAVE FABRIC, SEE CUSTOM FINISH PACKAGE BELOW.
H. ALL BOOTHS & BANQUETTE TO BE MOUNTED TO THE WALL OR FLOOR TO AVOID TIPPING OVER.
I. G.C. TO PROVIDE MANAGER OFFICE LAMINATE TOP. ALMOND COLOR PREFERRED; WHITE ALLOWED IF ALMOND IS NOT AVAILABLE. REFER TO ELEVATIONS FOR ADDITIONAL INFORMATION.
J. FIELD CONFIRM LENGTH OF BANQUETTES(S) PRIOR TO PRODUCTION AND INSTALLATION.
K. G.C. TO RECEIVE, ASSEMBLE & INSTALL ALL FURNITURE (INCLUDES TABLES (W/LEGS), BENCHES (W/BASES) & EXTERIOR TABLES/TRASH STATIONS.

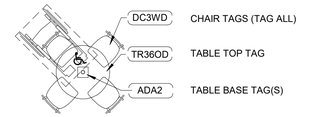
KEYED NOTES

7.11 ACCESSIBLE SEATING
7.14 B BANQUETTES - FINISH BACK PANEL WHERE EXPOSED AT WINDOWS OR DINING AREA, MILLWORK VENDOR TO COORDINATE.
7.19 NO ELECTRICAL AT THE GATHERING TABLE.

FUNITURE PLAN LEGEND:

XXX — ROOM NUMBER SYMBOL
FURN-ID — FURNITURE IDENTIFICATION SYMBOL
(-) — FABRIC DESIGNATION SYMBOL (SEE SHEET A600)

TYPICAL TABLE TAGGING EXAMPLE:



24 FURNITURE PLAN
1/4" = 1'-0"

Bakery-Cafe:
#2927

Project Team:
smartDESIGN architecture
56 harvester avenue_batavia, new york 14020
t: 585_345_4067
e: smartDESIGNarchitecture.com

EC4B engineering, p.c.
15 Schoen Place
Suite 300
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Phone: (585) 641-7121
Fax: (585) 362-4175
www.ec4b.com

Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION
Bakery Cafe#2927
5959 SOUTH STATE STREET
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No.	Description	Date
1	KDP SUBMISSION	12/20/24

FURNITURE & SMALLWARES PLAN

Project Number: #23-115
Drawn By: Author
Issue Date: 12.20.24
Sheet Number: A710

DPM:	DM:	CPM:
SSC	CP	-

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GC ORDERED/COORDINATED ITEMS:

INTERIOR FINISH
BENJAMIN MOORE - NATIONAL ACCOUNT
PANERA ACCT # - NA229
(PAINT)
CUSTOMER SERVICE AND ORDERS - 877-623-8484
OPTION 1
SHOPNATIONALACCOUNTS.BENJAMINMOORE.COM
MATT EKINCI - STRATEGIC NATIONAL ACCT'S MGR
201-788-3282
MATT.EKINCI@BENJAMINMOORE.COM

CRANE COMPOSITES (ASK FOR GLASBOARD)
(FIBERGLASS REINFORCED PLASTIC)
RYAN MINATO - NATIONAL ACCT.
815.467.8951
PANERAFRP@CRANECOMPOSITES.COM
CONTACT FOR STOCKING DISTRIBUTOR APPROVED
COLORS: WHITE (85) AND
BEIGE (70)

CREATIVE MATERIALS
(TILE)
DOUG SALATINO
518.281.8264 / 518.713.5371
DSALATINO@CREATIVEMATERIALSCORP.COM
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MDC
(WALL COVERINGS)
MDC ACCOUNT EXECUTIVE - CINCINNATI,
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CS@MDCWALL.COM
CHRISSY VAN WINKLE
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CVANWINKLE@MDCWALL.COM

ROOS INTERNATIONAL (TEXTURGLAS)
DEBORAH & DICH ROOS
800-888-2776 / 954-429-3883
DEBORAH@ROOSINTL.COM
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WWW.ROOSINTL.COM

SMARTSTEP FLOORING
BRUCE BEANS
508.528.0886 (OFFICE)
774.571.7454 (CELL)
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AMERISTAR RAILING
JASON GOINS
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API (AMERICAN PRODUCTS, INC.)
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(ROOFING MEMEBRANE)
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SAMUEL DIAQUILA
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SDIAQUILA@FORMGLAS.COM

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(EXTERIOR FAUX WOOD FINISH)
KATHY EGLOFF
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(FULL-SIZE BRICK)
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470.388.3957 (C)
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ORDERING: PANERA@NICHIHA.COM

LIGHTING
CITY LIGHTING
(FUNCTIONAL LIGHTING)
STEFANIE DAUGHERTY
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KNEADSUPPORT@DOLANHOSPITALITY.COM
BRENDA BERGSTROM
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STANDARD ELECTRIC SUPPLY CO.
(FUNCTIONAL LIGHTING)
RYAN HUNT
978.661.1854
PANERA@STANDARDELECTRIC.COM

UTILITY/SECURITY
AO SMITH
(HOT WATER HEATER)
CARTER HOLMES
800-447-1953
CARTER.HOLMES@HOTWATER.COM

ELGE PLUMBING AND HEATING COMPANY
(WATER HEATERS)
DAVE LANUZZI
DAVE@ELGEPLUMBING.COM

CPI
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CHRISTIAN BARTUS
704-364-9029
CHRISTIANB@CPIPANELS.COM

CONSOLIDATED FIRE PROTECTION
(FIRE ALARM MONITORING)
DARVY LEE
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DARVYLEE@CFPFIRE.COM
866-556-4501
PANERABREAD@CFPFIRE.COM

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(ELECTRICAL CONTROL PANELS)
CHRISTOPHER RATH
727.216.6416
CHRIS@IICONTROLS.COM
BRANT SINGLETARY
813.997.9057
BRANT@IICONTROLS.COM

NUCO2
(CO2)
JAIMES JOSEPH
800.472.2855 / 720.355.4088
JAIMES.JOSEPH@NUCO2.COM
JEFFREY DESMOND
800.472.2855 (EXT 30745)
JEFFREY.DESMOND@NUCO2.COM

PLAYNETWORK
(SOUND SYSTEM - PANERA ORDERED)
BOB MARTIN
917.873.3972
BOB.MARTIN@MOODMEDIA.COM
ELSE SOELLING
425.439.7551
ELSE.SOELLING@MOODMEDIA.COM

RINNAI AMERICA CORP
(WATER HEATERS)
STACY PETERSON
909.631.8297
SPETERSON@RINNAI.US

UAS
(SECURITY SYSTEM)
HEATHER BROOKS
800.421.6661 (EXT 1287)
HEATHER.BROOKS@UAS.COM
ALICIA HERNANDEZ
800.421.6661 (EXT 1293)
ALICIA.HERNANDEZ@UAS.COM

RESTOOMS
BOBRICK
TOILET ACCESSORIES
(518) 877-7444

ESSITY PROFESSIONAL HYGIENE (FORMERLY SCA)
(PAPER TOWEL/TOILET PAPER DISPENSERS)
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MOBILE +1 720 272 8037
BRYAN.YOUNG@ESSITY.COM

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SUSAN MARCH
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(573) 696-0071 (F)
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SMARCHCOMPANY@GMAIL.COM
GENERALPARTITIONS.COM

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(RESTROOM FIXTURES)
RICH LUSSIER
773.706.3945
RLUSSIER@TOTO.COM

MISCELLANEOUS
BOSTON GROUP
(BOSTON BUMPER GUARDS)
MARK MUCHA
708.639.2849
M.MUCHA@BOSTON-GROUP.COM

CARDINAL ACOUSTICS, INC.
(ACOUSTICAL PANELS)
WILLIAM KHOURIE (PRESIDENT)
614.721.3001(O) / 614.496.3623(M)
CARDINALACOUSTICS.COM

DRAPER, INC.
(SHADES)
ROSS RHOADES
615.427.8227 / 800.238.7999 (EXT: 3108)
RRHOADES@DRAPERINC.COM

FIREPLACE AND OUTDOOR LIVING
(FIREPLACE)
CHAD COPELAND
636.343.4747
CHAD@VICTORIANSALES.COM

HILSON INC.
(ROLLER BLINDS)
MARSHA JONES
314-773-8883

I-G REFRACTORIES
(MARINITE PANELS; OVEN HEAT SHIELD)
LEE ANN MCKAMY
314.772.4200 EXT 25
LMCKAMY@IGREF.COM

INFINITY INDUSTRIAL CONTROLS (IIC)
(ELECTRICAL CABINET)
CHERYL CABANAW
727.216.6416
CHERYL@IICONTROLS.COM
MYLES CALLAHAN
BUILD@IICONTROLS.COM

QUIKSERV CORP.
(DRIVE-THRU WINDOWS)
BRIAN MCCLOSKEY
713-849-5882(O)
832-792-2646(M)
QUICKSERV.COM

WOOD/STEEL SCHEDULE

ID TAG	QTY	DESCRIPTION	Manufacturer	LOCATION
MW904.A1	8	STANDARD CHAIR RAIL; 5" X 3/4" (PRICED PER LN.FT.)		FOH
MW925.A1	1	EXPO BULKHEAD TRIM; 8.75" X 1.5" X 15' +/- (V.I.F.)		EXPO
MW930.A1	1	STOREFRONT SILL (DIMS TO BE FIELD VERIFIED)		AS NEEDED
MW116.R1	1	POS (1 REG) & BAKERY W/ WING WALL		BAKERY
MW117.R1	1	BAKERY WALL		BAKERY
MW122.B1	1	METAL FRAME BAGEL DISPLAY; 48X30; 8-BASKET		BAKERY
MW305.A1	1	RAPID PICK UP SHELVING; 48"W X 103.5"H		EXPO
MW306.B1	1	NGV2 EXPO WALL FOR 3200		EXPO
MW403.A1C	1	176" COMBINED BEVERAGE STATION; CENTER		BEVERAGE AREA
MW607.A1	1	(2) BIN TRASH STATION		DINING
MW716.B1	2	DIVIDER WALL W/ GLASS SCREEN TOPPER		FOH
MW716.B1X	1	DIVIDER WALL		FOH
MW810.D1	1	KIOSK COUNTER; 4 TABLET		POS

FURNITURE SCHEDULE

ID TAG	QTY	DESCRIPTION	MANUF.	SUPPLIED BY	FINISH	METAL	LAMINATE	ELECT. REQ'D
ADA1	8	ADA "T" LEG BASE	FURNITURE VENDOR			BLACK POWDER COAT	N/A	
CHB2	4	COUNTER HEIGHT 22" X 30" METAL CROSS BASE	FURNITURE VENDOR			BLACK POWDER COAT	N/A	
DHB1	11	DINING HEIGHT 22" X 22" METAL CROSS BASE	FURNITURE VENDOR			BLACK POWDER COAT	N/A	
DHB2 2	2	DINING HEIGHT 22" X 30" METAL CROSS BASE	FDS	FDS		BLACK POWDER COAT	N/A	
FB013.D1	8	60" QUINCY BANQUETTE; UPHOLSTERED; VERTICAL TUFTED BACK	CROW WORKS	CROW WORKS	WHITE OAK CLEAR FINISH	GUNMETAL	N/A	
FS003.A1	4	LOUNGE CHAIR: ABOUT A LOUNGE	HAY	FDS	CLEAR OAK	N/A	N/A	
FS011.B1	6	BAR HEIGHT STOOL: TRANSIT; NON-UPHOLSTERED	CROW WORKS	CROW WORKS	WHITE OAK CLEAR FINISH	BLACK POWDER COAT	N/A	
FS011.C1	16	COUNTER HEIGHT STOOL: TRANSIT; NON-UPHOLSTERED	CROW WORKS	CROW WORKS	WHITE OAK CLEAR FINISH	BLACK POWDER COAT	N/A	
FS011.D1	32	DINING CHAIR: TRANSIT; NON-UPHOLSTERED	CROW WORKS	CROW WORKS	WHITE OAK CLEAR FINISH	BLACK POWDER COAT	N/A	
FT001.A1	11	24" SQUARE WHITE OAK TABLE	CROW WORKS	FDS	OAK - LIGHT	PER PLAN	N/A	
FT001.E1	10	24" X 48" WHITE OAK BOOTH TABLE	CROW WORKS	FDS	OAK - LIGHT	PER PLAN	N/A	
FT410.B1	1	72IN X 32IN GATHERING TABLE; BAR HEIGHT	CROW WORKS	CROW WORKS	OAK - LIGHT	METAL LEGS	N/A	
FT701.A1	2	OCCASIONAL TABLE: AROUND SMALL	MUUTO/CI SELECT	FDS	CLEAR OAK	N/A	N/A	

FINISH MILLWORK SCHEDULE

ID TAG	DESCRIPTION	FINISH	LOCATION
MW904.A1	STANDARD CHAIR RAIL; 5" X 3/4" (PRICED PER LN.FT.)	WD30A	FOH
MW925.A1	EXPO BULKHEAD TRIM; 8.75" X 1.5" X 15' +/- (V.I.F.)	WD30A	EXPO
MW930.A1	STOREFRONT SILL (DIMS TO BE FIELD VERIFIED)	SS25	AS NEEDED

SMALLWARES SCHEDULE

CODE	QTY	DESCRIPTION	MANUFACTURER	VENDOR MODEL NUMBER	SUPPLIER / ED DON NUMBER
SMW01.A1	1	HOT BEVERAGE CONDIMENT CADDY KIT	ECONOCO	CUSTOM	1244372 + 1244373 + 1244374
SMW02.A1	1	NAPKIN CADDY AND SWEETNER TRAY	ECONOCO	CUSTOM	1246864
SMW03.A1	1	LID HOLDER; 6 COMPARTMENT	ECONOCO	CUSTOM	1244375
SMW04.A1	1	LARGE COUNTER-TOP ORGANIZER	ECONOCO	CUSTOM	1244371
SMW05.B1	1	BAKER STORAGE RACK; 24" X 42"	NEW AGE INDUSTRIAL CORP, INC.	53820	1231225
SMW06.A1	8	BAGEL BASKET	EAGLE	YPB-0281-00	1247501
SMW07.A1	4	GLOVE BOX HOLDER	GLOBAL	WBB2187696	1177824
SMW08.A1	2	PULL THAW RACK (20 PAN CAPACITY)	NEW AGE INDUSTRIAL	1331	1023983
SMW10.A1	2	INDOOR TRASH CONTAINER	RUBBERMAID	3540	1127873
SMW11.A1	4	17 GAL. INDOOR WASTE RECEPTACLE; COLOR: HAMMERED GREY GLOSS; NO DECAL	EX-CELL KAISER	RC-KD17-BT-HMG	1231741
SMW12.A1	3	ROLLOUT TRASH CAN	RUBBERMAID	FG9W2700GRAY	J2111
SMW13.A1	2	COAT RACK; 4 HOOKS	CAL-MIL PLASTIC PRODUCTS	-	1009218

Bakery-Cafe:
#2927

Project Team:

smartDESIGN architecture
56 harvester avenue_batavia, new york 14020
t: 585_345_4067
e: smartDESIGNarchitecture.com

EC4B engineering, p.c.
15 Schoen Place
Suite 300
Pittsford, NY 14534
Phone: (585) 641-7121
Fax: (585) 362-4175
www.ec4b.com

Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION
Bakery Cafe#2927
5959 SOUTH STATE STREET
MURRAY, UT 84107

Panera BREAD

Consultant Copyright Placeholder

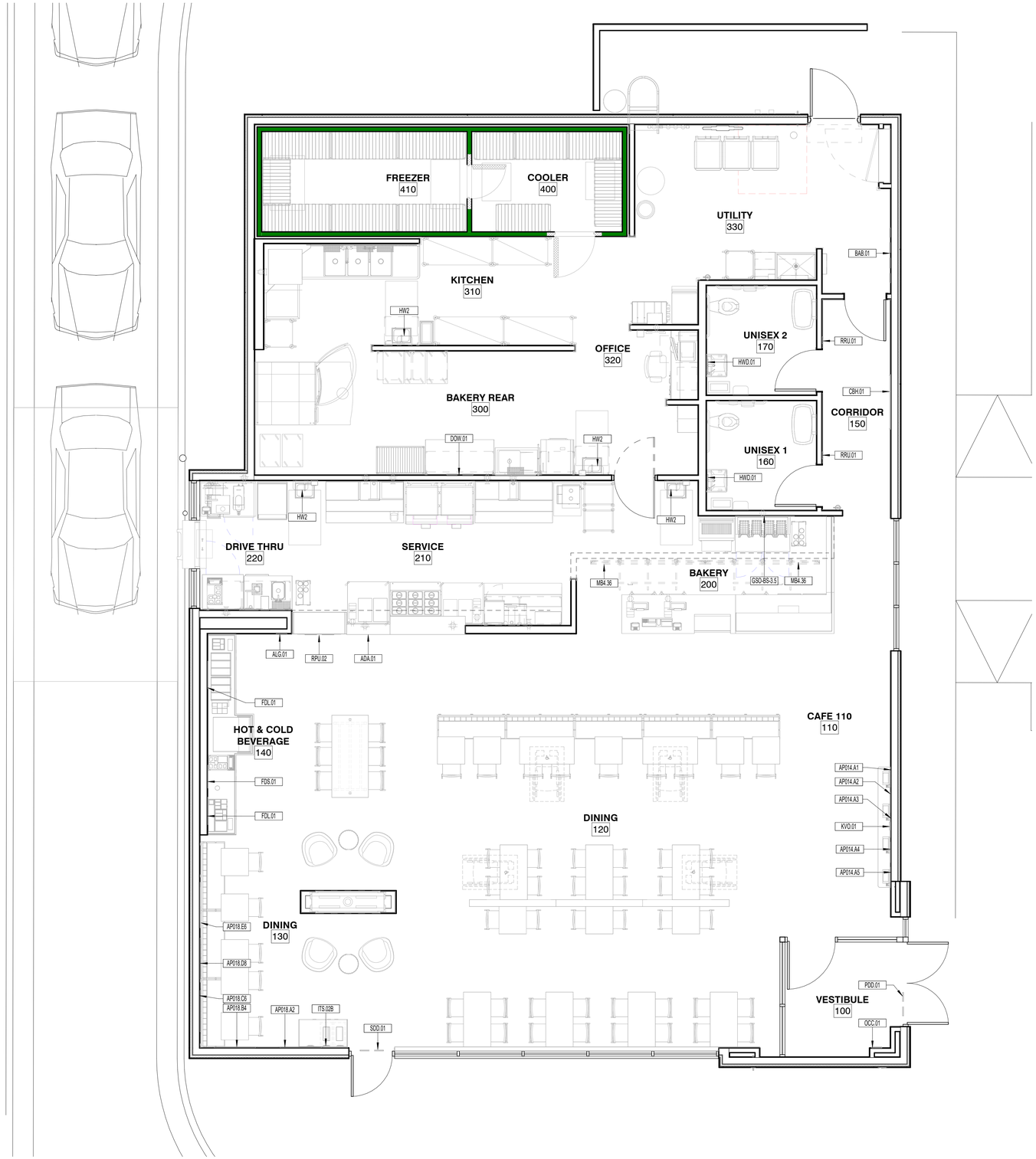
No.	Description	Date
1	KDP SUBMISSION	12/20/24

FURNITURE, MILLWORK & SMALLWARES SCHEDULES, GC ORDERED ITEMS

Project Number: #23-115
Drawn By: Author
Issue Date: 12.20.24
Sheet Number: A711

DPM:	DM:	CPM:
SSC	CP	-

12/19/2024 5:34:22 PM



GRAPHICS SCHEDULE

ID TAG	QTY	DESCRIPTION	SIZE	MOUNTING INSTRUCTIONS
ADA.01	1	ADA PASSTHROUGH SIGN	36"W x 1.5"H	MOUNT ON ASSOCIATE SIDE OF ADA PASSTHROUGH SHELF
ALG.01	1	ALLERGEN SIGN (2 PER CAFE)	9.5"W x 13.5"H	(2) LOCATIONS; ON WALL BEHIND REGISTERS & ON WALL BEHIND BAKERY DISPLAY
BAB.01	1	BREAD AND BUTTER SIGN	48" W x 36"H	OPEN WALL IN BOH; 48" AFF TO BOTTOM OF SIGN
CBH.01	1	COMMUNITY BOARD (HORIZONTAL LAYOUT)	36" x 48"	MOUNT HORIZONTAL; ATTACH TO WALL USING SECURITY HARDWARE
DOW.01	1	BOH DAYS OF WEEK SIGN	23"W x 7.67"H	MOUNT NEAR BAKER'S TABLE; 48" AFF TO BOTTOM
FDL.01	2	LARGE DISCOVERY FRAME PANEL	24"W x 36"H	LOCATED ON DISCOVERY SHELF
FDS.01	1	SMALL DISCOVERY FRAME PANEL	20"W x 30"H	LOCATED ON DISCOVERY SHELF
GSO-BS-3.5	1	GENEROSITY STATEMENT; BRUSHED BRASS	3.5" LETTER HEIGHT	MOUNTED NEAR BAKERY
HW2	4	HAND WASH	4"W x 4"H	MOUNT ON TILE NEXT TO MIRROR IN RESTROOM
HWD.01	2	HAND WASH SIGN (RESTROOM MIRROR)	11"W x 1.75"H	MOUNT ON MIRROR IN RESTROOM; CENTERED, NEAR BOTTOM
ITS.02B	1	(2) BIN, INTERIOR TRASH SIGNAGE W/ BUSSING; LANDFILL, RECYCLE & PLATES TAGS	6"W x 3.5"H; 3 TOTAL	MOUNT ON INTERIOR TRASH/BUSSING STATION BACKSPLASH; CENTERD ON EACH BIN
KVO.01	1	KIOSK VOICEOVER SIGN	6.875"W x 3"H	MOUNTED AT KIOSK 1
MB4.36	2	SHUTTERING MENU SYSTEM; 36"H; 4 BOARD CONFIGURATION		
OCC.01	1	OCCUPANCY SIGN	9"W x 6"H	MOUNTED ON WALL IN OR JUST AFTER VESTIBULE; 60" AFF TO CENTER
PDD.01	1	PRIMARY DOOR DECAL	20.5"W x 3.5"H	MOUNT ON PRIMARY DOOR; CENTERED / CENTERED, BETWEEN PUSH BAR & BOTTOM OF DOOR
RPU.02	1	DIMENSIONAL "RAPID PICK-UP" LETTERS; WHITE	25.375"W x 4"H	CENTERED ABOVE RPU CABINET ON WOOD BAND
RRU.01	2	UNISEX RESTROOM SIGN	6"W x 8"H	OUTSIDE RESTROOM DOOR; 48" AFF TO BOTTOM OF SIGN
SDD.01	1	SECONDARY DOOR DECAL	20.5"W x 3.5"H	MOUNT ON SECONDARY DOOR; CENTERED, ABOVE PUSH BAR

ARTWORK SCHEDULE

ID TAG	QTY	DESCRIPTION	SIZE	SUBSTRATE & MOUNTING	MATTE Y/N
AP014.A1	1	MONIQUE AIMEE PRINT - PLYWOOD SUBSTRATE	18"H / 72"W	SUBSTRATE : PRINT STRETCHED CANVAS	NO
AP014.A2	1	MONIQUE AIMEE PRINT - PLYWOOD SUBSTRATE	72"H / 18"W	SUBSTRATE : PRINT STRETCHED CANVAS	NO
AP014.A3	1	MONIQUE AIMEE PRINT - PLYWOOD SUBSTRATE	72" H / 18"W	SUBSTRATE : PRINT STRETCHED CANVAS	NO
AP014.A4	1	MONIQUE AIMEE PRINT - PLYWOOD SUBSTRATE	72"H / 18"W	SUBSTRATE : PRINT STRETCHED CANVAS	NO
AP014.A5	1	MONIQUE AIMEE PRINT - PLYWOOD SUBSTRATE	72"H / 18"W	SUBSTRATE : PRINT STRETCHED CANVAS	NO
AP018.A2	1	CARMI GRAU BLOCKS; TOMATO; BLOOD ORANGE (INVERSE) - PLYWOOD SUBSTRATE	48"H / 36"W	SUBSTRATE : PLYWOOD. CLEAT OFF WALL	NO
AP018.B4	1	CARMI GRAU BLOCKS; SOUP; LIGHT PINK (INVERSE) - PLYWOOD SUBSTRATE	48"H / 36"W	SUBSTRATE : PLYWOOD. CLEAT OFF WALL	NO
AP018.C6	1	CARMI GRAU BLOCKS; SALAD; LIGHT GREEN (INVERSE) - PLYWOOD SUBSTRATE	48"H / 36"W	SUBSTRATE : PLYWOOD. CLEAT OFF WALL	NO
AP018.D8	1	CARMI GRAU BLOCKS; LEMONADE; DARK GREEN (INVERSE) - PLYWOOD SUBSTRATE	48"H / 36"W	SUBSTRATE : PLYWOOD. CLEAT OFF WALL	NO
AP018.E6	1	CARMI GRAU BLOCKS; BAGUETTE; LIGHT GREEN (INVERSE) - PLYWOOD SUBSTRATE	48"H / 40"W	SUBSTRATE : ART PAPER TEXTURED	NO

GENERAL NOTES:

A. ALL SIGNS WILL BE PROVIDED BY OWNER TO G.C. FOR INSTALLATION.
B. VENDOR WILL VERIFY ALL QUANTITIES AND CURRENT GRAPHIC DESIGNS WITH OWNER PRIOR TO FABRICATING.
C. REFERENCE A021 FOR EXTERIOR SIGNAGE AND A720 FOR INTERIOR SIGNAGE. REFERENCE INTERIOR ELEVATIONS FOR SIGNAGE PLACEMENT.

24 ARTWORK & GRAPHICS PLAN
1/4" = 1'-0"

Bakery-Cafe:

#2927

Project Team:
smartDESIGN architecture
56 harvester avenue_batavia, new york 14020
t: 585_345_4067
e: smartDESIGNarchitecture.com

EC4B engineering, p.c.
15 Schoen Place
Suite 300
Pittsford, NY 14534
Phone: (585) 641-7121
Fax: (585) 362-4175
www.ec4b.com

Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe#2927

5959 SOUTH STATE STREET
MURRAY, UT 84107

Panera BREAD

Consultant Copyright Placeholder

No.	Description	Date
1	KDP SUBMISSION	12/20/24

ARTWORK & GRAPHICS PLAN

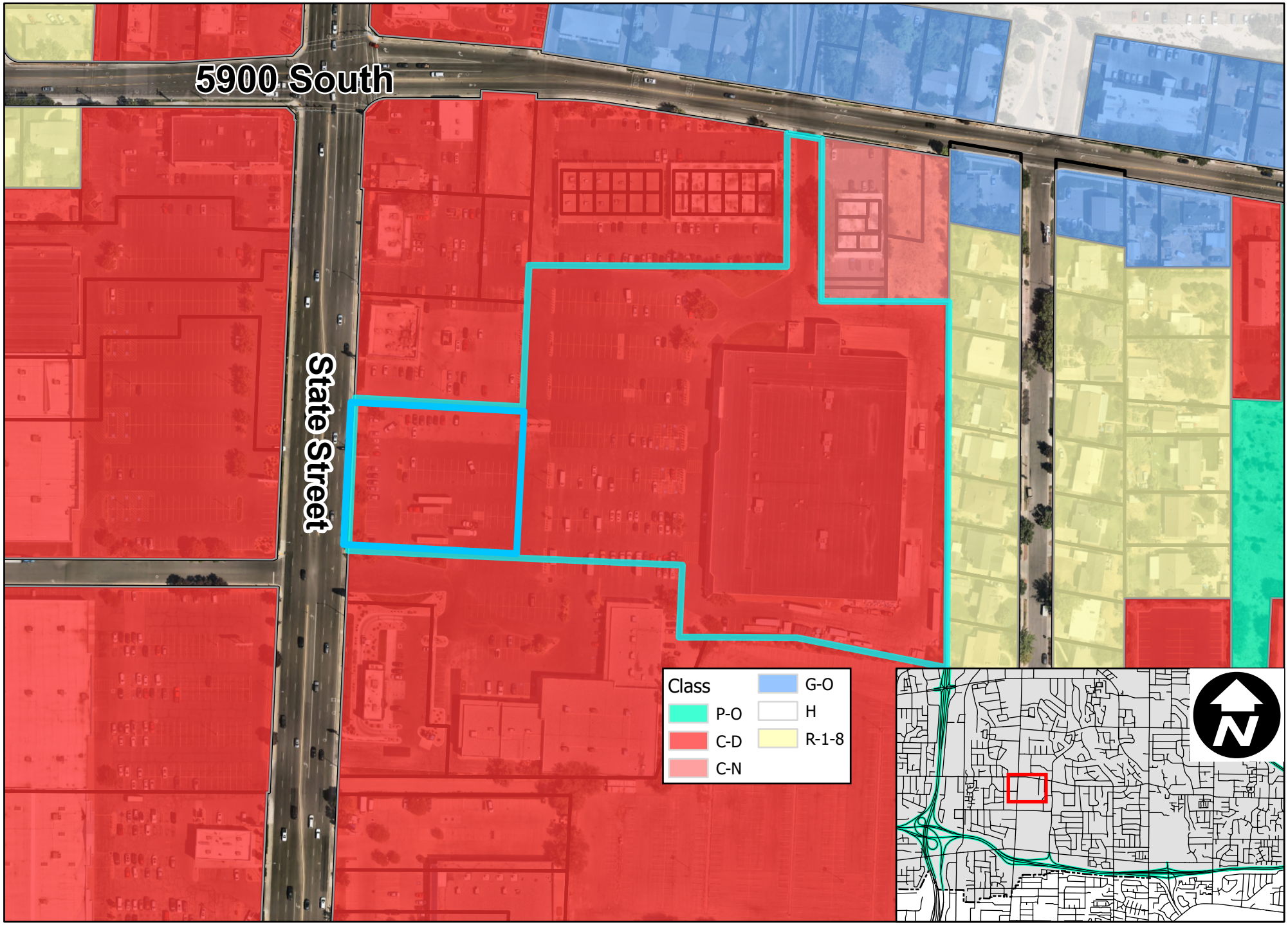
Project Number: #23-115
Drawn By: Author
Issue Date: 12.20.24
Sheet Number: A720

DPM:	DM:	CPM:
SSC	CP	-

5959 South State Street



5959 South State Street



AGENDA ITEM #6 Murray Hillcrest Pharmacy			
ITEM TYPE:	Site Plan Review		
ADDRESS:	5317 South State Street	**MEETING DATE:**	April 3rd, 2025
APPLICANT:	Ryan Kimball, Kimball Investments	**STAFF:**	Ruth Ruach, Planner I
PARCEL ID:	22-07-352-011	**PROJECT NUMBER:**	PZ-25-022
ZONE:	C-D, Commercial Development		
SIZE:	0.67 acre site | 4,045 sq ft building		
REQUEST:	The applicant is requesting Site Plan Approval for a new pharmacy building.		



I. LAND USE ORDINANCE

Sections 17.54.020 and 17.160.070 of the Murray City Land Use Ordinance states that new buildings, new construction, and alterations to an existing building require site plan review by Staff and Planning Commission approval.

II. BACKGROUND

Project Location

The subject property is in the commercial development (C-D) zoning district. The property fronts State Street and will be immediately adjacent to the existing U-haul business.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial	C-D
South	Commercial	C-D
East	Commercial	C-D
West	Murray High School	R-1-8

Project Description

The applicant is proposing a one-story building for a pharmacy. The new building will comprise of a retail floor with a twelve (12') feet wide drive-thru that wraps around the northwest corner.

Site Plan

The applicant has provided site, grading and drainage, and utility plans with this application. The C-D zoning district does not contain requirements for parcel area, width, or building coverage. The following are the development standards that apply for this proposal:

Setbacks

a. Front Setback: The minimum depth of the front yard from the main building of the subject property is twenty (20') feet. The proposed building is shown on the site plan to be twenty-eight feet (28') from the property line and meets the twenty (20') feet front setback.
b. All other setback requirements are measured from the nearest residential zoning district to the exterior wall of the subject property.

Height Regulations

The height allowed in the C-D Zone for structures within 100 feet of residential zoning are limited to thirty-five feet (35') in height or may increase in height beyond thirty-five feet (35') by one foot (1') for every four feet (4') of setback from a residential zone.

The subject property is within 100 feet of residential zone. The height of the proposed building is about nineteen feet (19'). Staff has no concerns with the applicant's proposed height.

Access

The subject property has two points of shared access. One is approximately twenty-six feet (26') wide located on 5300 South and the second is accessed off of State Street and is approximately thirty-one feet (31') wide. The proposed access meets applicable zoning regulations.

Parking

The applicant will pave a new parking area and provide 26 parking stalls. Staff calculates that 1 parking space per 200 square feet of net floor area is required. Based on the measured square footage 21 parking stalls are required and 26 will be provided which exceeds the minimum standard.

Landscaping

Attached to this staff report is the applicant's landscape plan for review. Roughly ten percent (10%) of the site is required to be landscaped with 1-gallon shrubs and 5-gallon shrubs. The applicant indicates that landscaping requirements will be met.

Elevations

Elevations are attached for the Planning Commission's review. Various materials for the proposed building are proposed, including stucco, stone and metal accents.

III. CITY DEPARTMENT REVIEW

The application materials for the proposed addition to the building were made available to Murray City department staff for review and comment on March 18th, 2025. The following comments have been provided by the reviewing departments:

- Murray City Engineering Division recommends approval and states:
    - Meet City storm drain requirements, on-site detention/retention and water quality treatment is required. Implement LID practices where practical.
    - Avoid placing additional fill, drainage, and surcharge loads that could influence the existing CMU wall along the north property line. Wall condition is marginal at best, and design parameters are unknown. Recommend adding a retaining wall between the drive-thru and property line to mitigate the 6' grade change. Curb retaining approach seems insufficient.
    - 2 to 1 landscape slopes are steep and not easy to maintain, recommend adding additional retaining or drop the building FFE.
    - Replace any damaged sidewalk along property frontage to State Street.

- Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site work.
- Obtain UDOT Encroachment Permit for any work in the State Street right-of-way.

- Murray City Power Department recommends approval and states:
  - Working with the developer now on power needs. They may need to add additional transformer(s) and easement for their electrical service.
  - When the time comes to build the new building(s), we will want to have an on-site meeting to plan the new electrical service(s).
  - The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
  - Contractor to contact John Galanis 801-264-2723 for metering placement and requirements.

- Murray City Fire Department recommends approval and states:
  - Where vertical distance between the grade plane and highest roof surface exceeds 30' approved aerial fire apparatus access roads of 26' unobstructed width shall be provided.
  - Sheet C300 shows a Fire Department Connection (FDC) a fire hydrant shall be located within 100'.
  - Please use IFC 2021 and applicable NFPA as reference.

- Murray City Water Division recommends approval and states:
  - All other water utility work must follow Murray City Water Specification and Requirements. https://www.murray.utah.gov/DocumentCenter/View/16107/2024-Water-Specifications-Requirements
  - Show existing meter to the North lot on the plans. Water Meters must be placed in a landscaped area. Meters will not be allowed within a parking stalls of a parking lot. Water service material must be copper from the water main to the meter. You can use Poly Tubing from the meter to the building.
  - Show meter location for the new 2" water service.
  - Attach applicable Murray water details to the plan.
  - Show fireline material. Fire line must be Class 52 Ductile from the main to the

building.

- Show backflow location within the landscape plans

- Murray City Wastewater Division recommends approval and states:
  - Detail sheet C601 include all applicable wastewater specifications directly from the Murray City Wastewater Specification book, not the APWA specification.
  - https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023

- Murray City Building Department states: Obtain proper building permits for the new building.

IV. PUBLIC INPUT

Fourteen (14) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, Staff has not received any public comments.

V. FINDINGS

Based on the analysis of the application, materials submitted, site visits, and a survey of the surrounding area, Staff concludes the following:

1. The proposed use is consistent with the goals and objectives of the Murray City General Plan.

2. With conditions, the proposed plans meet the requirements of the Murray City Land Use Ordinance.

VI. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission GRANT Site Plan Approval for the proposed new pharmacy building for the property addressed 5317 South State State** subject to the following conditions:

1. The applicant shall meet all Engineer requirements, including:
   a. Meet City storm drain requirements, on-site detention/retention and water quality treatment is required. Implement LID practices where practical.
   b. Avoid placing additional fill, drainage, and surcharge loads that could influence the existing CMU wall along the north property line. Wall condition is marginal at best, and design parameters are unknown. Recommend adding a retaining wall between the drive-thru and property line to mitigate the 6' grade change. Curb retaining approach seems insufficient.

c. 2 to 1 landscape slopes are steep and not easy to maintain, recommend adding additional retaining or drop the building FFE.
d. Replace any damaged sidewalk along property frontage to State Street.
e. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site work.
f. Obtain UDOT Encroachment Permit for any work in the State Street right-of-way.

2. The applicant shall adhere to all requirements in the Land Use Ordinance, Title 17.
3. The applicant shall meet all Fire Department Requirements.
4. The applicant shall meet all Power Department Requirements.
5. The applicant shall meet all Public Works Department Requirements.
6. The applicant shall obtain a building permit prior to any work on the site.
7. The applicant shall maintain a business license at the location.

SITE PLAN REVIEW APPLICATION

Type of Application(check one): [x] New Construction [ ] Remodel

[ ] Land Use Change [ ] Addition

Application Information

Project Name: Murray Hillcrest Pharmacy

Project Address: 5317 South State Street

Parcel Identification (Sidwell) Number: 2207352011

Parcel Area(acres): 0.67 Current Use: Vacant Proposed: Retail

Floor Area(square feet): 4045 Zoning District: C-D Land Use Code: 5900

Applicant Information

Name: Ryan Kimball

Mailing Address: 1000 S Main Suite 104 City: SLC State: UT ZIP: 84101

Phone #: 801.916.5300 Fax #: Email Address: ryan@kimballinvestment.com

Property Owner's Information (If different)

Name: MURRAY HILLCREST, LLC

Mailing Address: 1000 S Main Suite 104 City: SLC State: UT ZIP: 84101

Phone #: 801.916.5300 Fax #: Email Address: ryan@kimballinvestment.com

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

Construct a Pharmacy with a drive thru on the northwest lot in the Murray Hillcrest Subdivision.

Authorized Signature: Date: 2/24/25

For Office Use Only

Project Number: Date Accepted:

Planner Assigned:

Property Owners Affidavit

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

Richard E. Reese
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
§
County of Salt Lake

Subscribed and sworn to before me this 2 day of April, 20 25.

Kristen Davis
Notary Public

KRISTEN DAVIS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 739227
COMM. EXP. 09-16-2028

Residing in Davis County

My commission expires: 9/16/2028

Agent Authorization

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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
§
County of Salt Lake

On the _____ day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____

Property Owners Affidavit

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

SEE ATTACHED SIGNATURE BLOCK

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

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

Notary Public

Residing in _____

My commission expires: _____

Agent Authorization

I (we), _____, the owner(s) of the real property located at_____, in Murray City, Utah, do hereby appoint_____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the _____day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____

MURRAY HILLCREST, LLC, a Utah limited liability company

By: **WOODBURY CORPORATION, a Utah corporation, Its Manager**

By: _____
O. Randall Woodbury, Vice Chairman

By: _____
W. Richards Woodbury, Chairman

By: **KIMBALL HILLCREST, LLC, a Utah limited liability company, Its Manager**

By: _____
Victor M. Kimball, Manager

By: _____
David M. Kimball, Manager

ACKNOWLEDGMENTS

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 12th day of February 2025, before me personally appeared O. RANDALL WOODBURY, to me personally known, who being by me duly sworn did say that he is the Vice Chairman of WOODBURY CORPORATION, a Utah corporation, known to be a Manager of MURRAY HILLCREST, LLC, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.

TIFFANY STEELE
Notary Public State of Utah
My Commission Expires on:
March 09, 2026
Comm. Number: 723088

_____
Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 13th day of February 2025, before me personally appeared W. Richards Woodbury, to me personally known, who being by me duly sworn did say that he is the Chairman of WOODBURY CORPORATION, a Utah corporation, known to be a Manager of MURRAY HILLCREST, LLC, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within

instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.

NANCY RAE MCKAY
Notary Public State of Utah
My Commission Expires on:
January 15, 2027
Comm. Number: 728360

Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 25th day of FEBRUARY 2025, before me personally appeared VICTOR M. KIMBALL, to me personally known, who being by me duly sworn did say that he is the Manager of KIMBALL HILLCREST, LLC, a Utah limited liability company, known to be a Manager of MURRAY HILLCREST, LLC, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.

MARIA DEL CARMEN MARTINEZ
Notary Public State of Utah
My Commission Expires on:
April 28, 2028
Comm. Number: 735833

Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 25th day of FEBRUARY 2025, before me personally appeared DAVID M. KIMBALL, to me personally known, who being by me duly sworn did say that he is the Manager of KIMBALL HILLCREST, LLC, a Utah limited liability company, known to be a Manager of MURRAY HILLCREST, LLC, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.

MARIA DEL CARMEN MARTINEZ
Notary Public State of Utah
My Commission Expires on:
April 28, 2028
Comm. Number: 735833

Notary Public

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

NOTICE OF PUBLIC HEARING

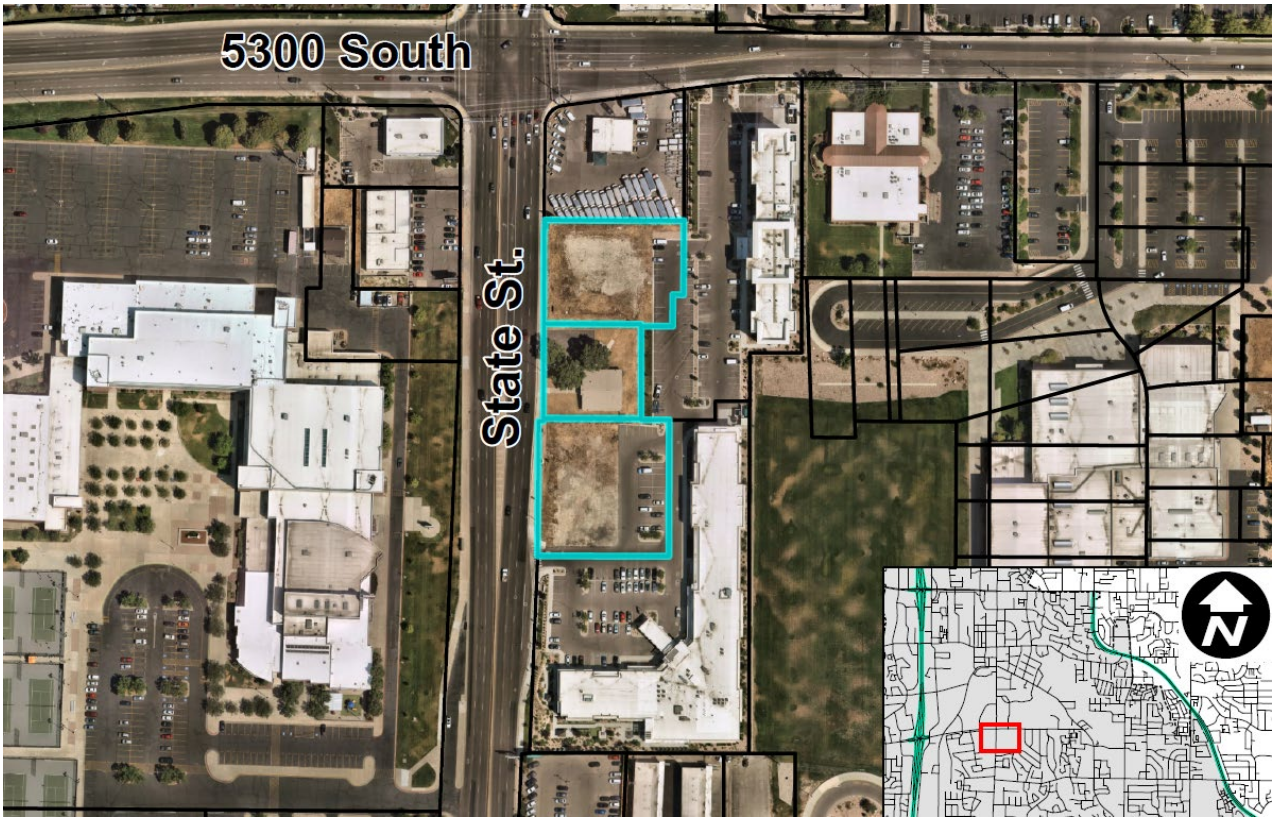
April 3rd, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, April 3rd, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Ryan Kimball** for the property located at **5317 South State Street.**

The applicant is requesting Site Plan Approval for the construction of a new pharmacy building.

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

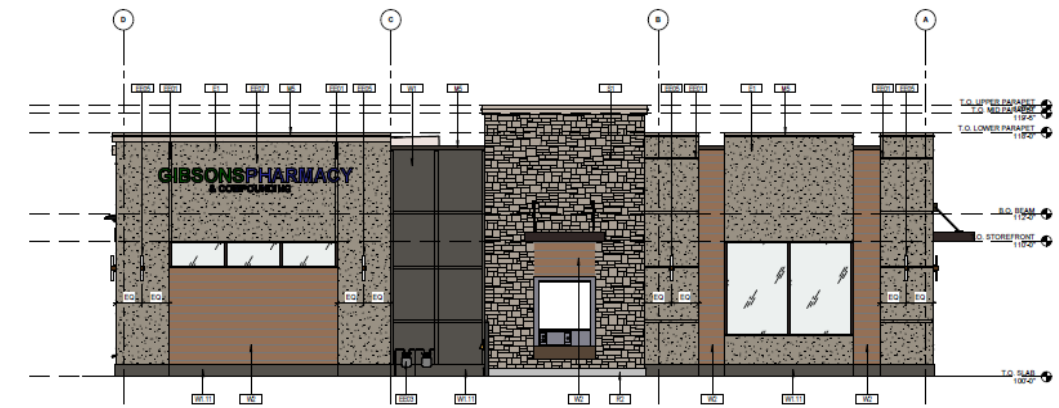
Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



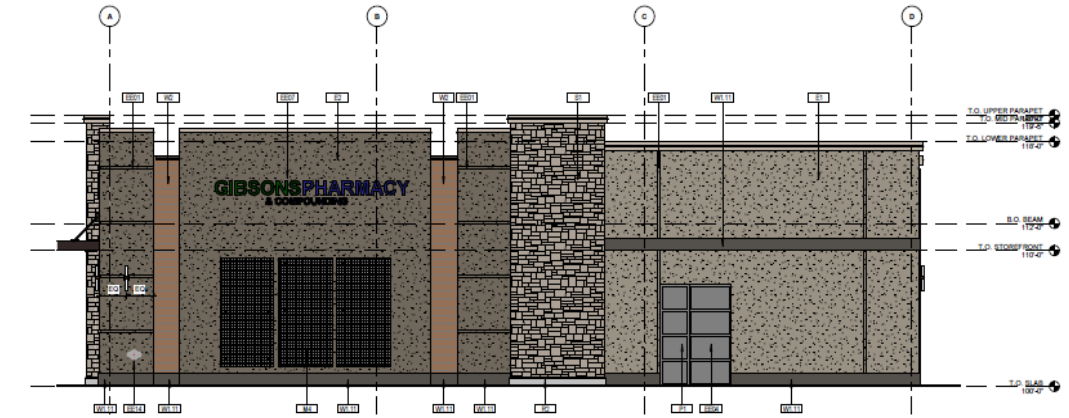
This notice is being sent to you because you own property within 400 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to pc@murray.utah.gov.

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

Public Notice Dated | March 20, 2025



G2 WEST ELEVATION
A300 1/4" = 1'-0"



A2 EAST ELEVATION
A300 1/4" = 1'-0"

EXTERIOR FINISH

CODE	PRODUCT DESCRIPTION	MANUFACTURER	FINISH COLOR	PRODUCT NOTES
CEMENTITOUS				
W1	CEMENT BOARD PANEL & BATTEN	HARDIE BOARD	PAINTED PER ELEVATION TAGS	4'W x 8'H SMOOTH FACE PANEL; COMES IN 4'W x 9'H AND 4'W x 10'H PANELS AS ALTERNATIVE; 2.5"W x .75"T x 12'L SMOOTH FACE BATTEN BOARDS; CUT LENGTHS PER ELEVATIONS
W1.3	CEMENT BACRD TRIM	HARDIE BOARD	PAINTED PER ELEVATION TAGS	3.5"W x 1"T x 12'L SMOOTH FACE TRIM; CUT LENGTHS PER ELEVATIONS
W1.11	CEMENT BOARD TRIM	HARDIE BOARD	PAINTED PER ELEVATION TAGS	11.25"W x 1"T x 12'L SMOOTH FACE TRIM; CUT LENGTHS PER ELEVATIONS
W2	CEMENT BOARD PLANK	HARDIE BOARD	PAINTED PER ELEVATION TAGS	7.5"W SMOOTH FACE PLANK; 7"W EXPOSURE
CONCRETE				
R2	CONCRETE (PRECAST)	MODERN PRECAST	NATURAL	PRECAST - SEE DETAIL
EIFS				
E1	EIFS		KEYSTONE GRAY - SW7504	
E2	EIFS		BRAINSTORM BRONZE - SW7033	
GLAZING				
G1	GLAZING	VITRO	SOLARBAN 60 (2) CLEAR + CLEAR	SEE DOOR AND STOREFRONT ELEVATIONS; SOME INSTANCES GLAZING WILL BE TEMPERED
G2	WINDOW (DRIVE THRU)	DAVIS	SKU:12001017 - 50 X 60 WINDOW DRAWER COMBINATION UNIT	OR APPROVED EQUAL
METAL				
M4	WELDED CORTEN STEEL MESH	--	CORTEN STEEL	2" SQUARES; SUBMIT 2"
M5	ALUMINUM COPING	MCB	BURNISHED SLATE	DEPTH MAY VARY; SEE PARAPET DETAILS
M6	ALUMINUM STOREFRONT	CRL US ALUMINUM	DURANAR COATINGS: CLASSIC BRONZE	SEE STOREFRONT ELEVATION AND DETAILS
M7	DOOR HARDWARE	--	--	SEE DOOR AND HARDWARE SCHEDULE
PAINT				
P1	EXTERIOR PAINT	SHERWIN WILLIAMS	KEYSTONE GRAY - SW7504	
P2	EXTERIOR PAINT	SHERWIN WILLIAMS	BRAINSTORM BRONZE - SW7033	
STONE				
S1	STONE	ELDORADO	EUROPEAN LEDGE - COTTONWOOD	

KEYED NOTES - EXTERIOR ELEVATION

KEYED NOTE	DESCRIPTION
EED1	EIFS CONTROL JOINT; SIZE; 2" WIDE BY 1/2" DEEP; SEE DETAIL
EED3	UTILITIES: GAS METERS, SEE MECHANICAL
EED4	UTILITIES; ELECTRICAL SWITCH GEARS: SEE ELECTRICAL
EED5	<varies>
EED7	EIFS CONTROL JOINT; SIZE; 2" WIDE BY 1/2" DEEP; SEE DETAIL
EE14	UTILITIES; ELECTRICAL SWITCH GEARS: SEE ELECTRICAL

GENERAL NOTES - ELEVATIONS

1. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
2. HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
3. SCONCES @ 5'-6" TYP. TO CENTER OF FIXTURE TYP. AND WALL PACKS AT 15'-6" TYP. TO CENTER OF FIXTURE TYP. ALIGN FIXTURES VERTICALLY ALONG HOSTING ELEVATION.
4. PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE ON THE INTERIOR OF BUILDING. COORDINATE WITH ELECTRICAL AND ARCHITECT PRIOR TO CONSTRUCTION. TRY TO AVOID J-BOX LOCATIONS PAST ROOF LINE. **IF J-BOX ENDS UP INSIDE A KICKER, ACCESS PANEL WILL BE REQUIRED.**
5. PROVIDE ½" PLYWOOD BEHIND SIGN FIELD.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

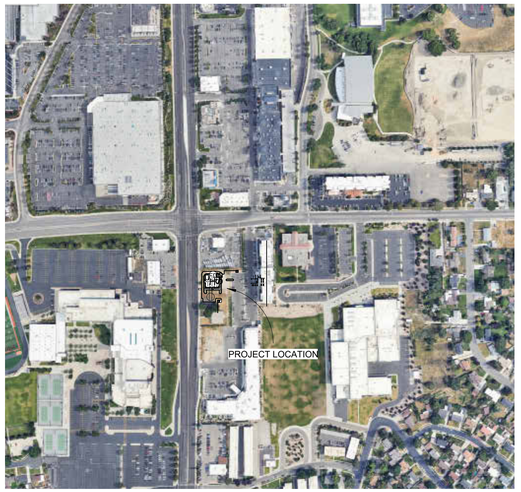
GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

ELEVATIONS
PROJ. #: 1755.3100
DATE: 01/22/2025
DRAWN BY: PL
SCALE: As indicated

2/18/2025 8:52:34 AM

GIBSON'S PHARMACY BUILDING

4,000 SF SINGLE-TENANT PAD BUILDING, 2 BAY
RETAIL SHELL



2 G000 SITE VICINITY
1 : 4200

ARCHITECT
WOODBURY CORPORATION
2733 E PARLEYS WAY, SUITE 300
SALT LAKE CITY, UT 84109
(801) 485-7770
ATTN: PEPE LOYA
EMAIL: PEPE.LOYA@WOODBURYCORP.COM

LANDSCAPE ARCHITECT
WOODBURY CORPORATION
2733 E PARLEYS WAY, SUITE 300
SALT LAKE CITY, UT 84109
(801) 485-7770
ATTN: NAME NAME
EMAIL: ___@___.COM

CIVIL ENGINEER
WOODBURY CORPORATION
2733 E PARLEYS WAY, SUITE 300
SALT LAKE CITY, UT 84109
(801) 485-7770
ATTN: NAME NAME
EMAIL: ___@___.COM

STRUCTURAL ENGINEER
COMPANY
ADDRESS
CITY
PHONE
ATTN: NAME NAME
EMAIL: ___@___.COM

MECHANICAL ENGINEER
COMPANY
ADDRESS
CITY
PHONE
ATTN: NAME NAME
EMAIL: ___@___.COM

ELECTRICAL ENGINEER
COMPANY
ADDRESS
CITY
PHONE
ATTN: NAME NAME
EMAIL: ___@___.COM



DEFERRED SUBMITTALS

CONTRACTOR IS CONTRACTUALLY RESPONSIBLE FOR THE DESING, APPROVAL, AND CONSTRUCTION OF ALL DEFFERED SUBMITTALS LISTED BELOW

1. FIRE ALARM AND FIRE SPRINKLER REQUIRE SPERATE FIRE PERMITS
   A. FIRE ALARM AND FIRE SPRINKLER REQUIRE SEPERATE FIRE PERMITS
   B. FIRE SHALL BE IN ACCORDANCE WITH IFC
2. CONCRETE MIX DESIGNS - CONCRETE SUPPLIER (BY GC SUB)
3. EIFS SYSTEM - EIFS SUPPLIER
4. TRUSS ENGINEERING - SEE STRUCTURAL (BY GC SUB)
5. SWPPP (BY GC)
6. SEISMIC ATTACHMENT OF ROOF TOP MECHANICAL EQUIMENT

SHEET INDEX

#	NAME	REV.	REV. DATE	ISSUE DATE
1-GENERAL				
G000	COVER SHEET			01/27/2025
3-ARCHITECTURAL SITE				
AS101	UTILITY COORDINATION			01/27/2025
4-ARCHITECTURAL				
A100	CONTROL PLAN			01/27/2025
A101	FLOOR PLAN			01/27/2025
A111	RCP			01/27/2025
A120	ROOF PLAN			01/27/2025
A200	ELEVATIONS			01/27/2025
A201	ELEVATIONS			01/27/2025
A202	PERSPECTIVES			01/27/2025
A203	PERSPECTIVE RENDERINGS			01/27/2025
10				

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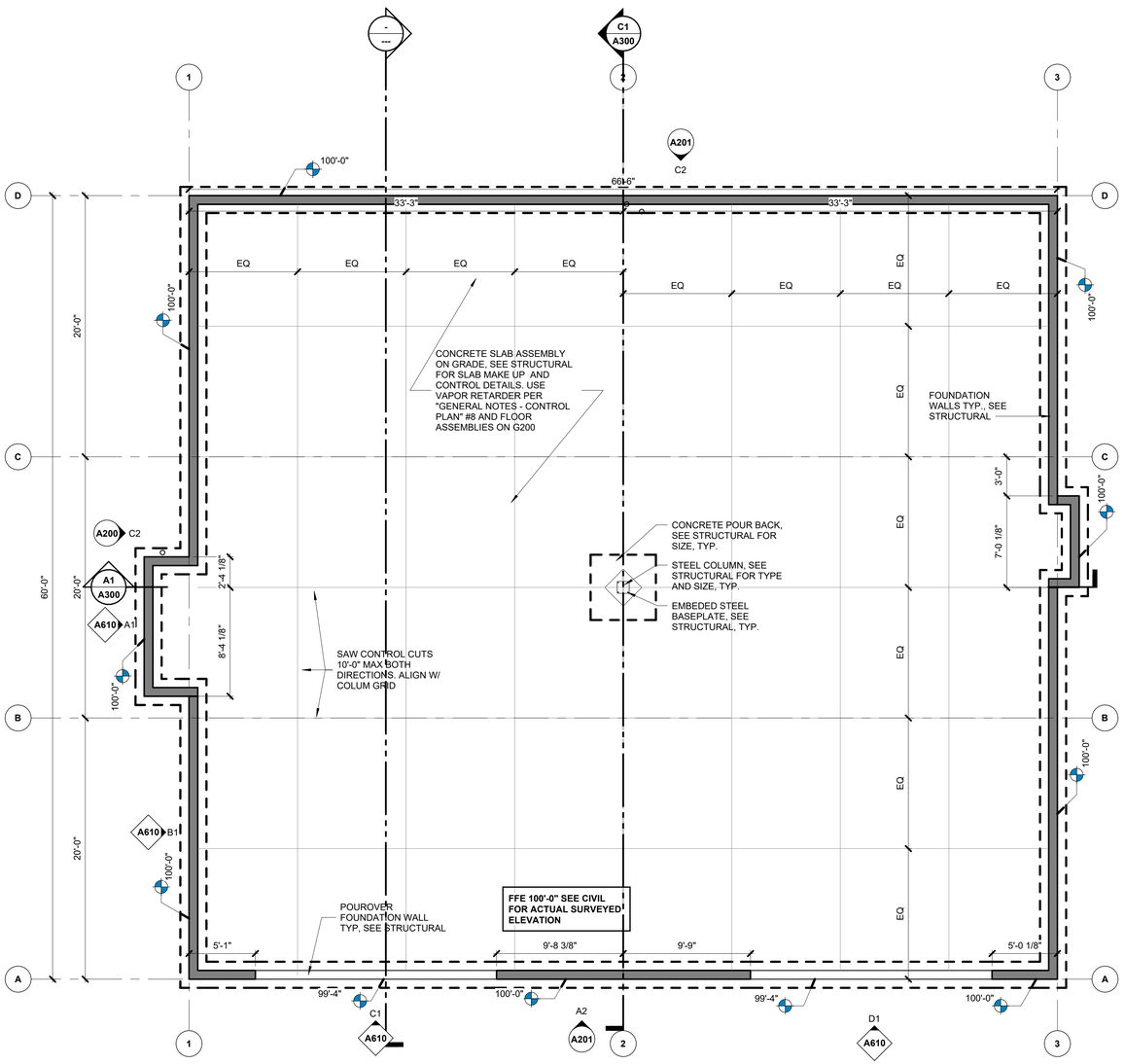
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GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

COVER SHEET
PROJ. #: 1755.3100
DATE: 01/22/2025
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SCALE: As indicated

G000

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A1 / A100 CONTROL PLAN
3/16" = 1'-0"

GENERAL NOTES - CONTROL PLAN

1. SLAB AND FOUNDATION WALL ELEVATIONS SHALL BE AT REFERENCE ELEVATION 100'-0".
2. GRID DIMENSIONS ARE TO OUTSIDE FACE OF FOUNDATION OF PRIMARY EXTERIOR WALLS, U.N.O.
3. PROVIDE ARCH. CONCRETE FINISH WHERE FOUNDATION IS EXPOSED TO VIEW, U.N.O.
4. DIMENSIONS FOR STRUCTURAL STEEL ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE FINAL LOCATIONS WITH OPENINGS AND OTHER OBSTRUCTIONS AS NECESSARY TO MAINTAIN THE INTENT OF THE PROJECT.
5. FOUNDATION WALLS ARE 8" THICK CONCRETE (C8) U.N.O.
6. CONTROL JOINT SPACING SHALL BE 10' MAX. SEE STRUCTURAL FOR SPACING REQUIREMENTS. JOINTS SHOWN ON PLAN ARE FOR REFERENCE ONLY.
7. ALL CONTROL JOINTS SHALL BE SAW CUT TO A DEPTH AS SPECIFIED STRUCTURAL DRAWINGS AND DETAILS
8. PROVIDE ISOLATION JOINTS BETWEEN SLABS & COLUMNS, WALLS & FOOTINGS.
9. WHERE SLAB EXTENDS OVER FOUNDATION WALL, T.O. FOUNDATION SHALL BE -8" A.F.F., U.N.O.
10. APPLY DAMPPROOFING TO ALL EXTERIOR BELOW GRADE SURFACES OF EXTERIOR UNDERGROUND WALLS IN CONTACT WITH EARTHWORK OR OTHER BACKFILL IN ALL AREAS WHERE SPACE OF ANY KIND IS ENCLOSED ON OPPOSITE SIDE WHICH DOES NOT HAVE OTHER MEMBRANE WATERPROOFING INSTALLED.
11. EXTEND VERTICAL DAMPPROOFING DOWN WALLS FROM FINISH GRADE LINE TO TOP OF FOOTING. EXTEND OVER TOP OF FOOTING AND TURN DOWN MINIMUM OF 6 INCHES OVER OUTSIDE FACE OF FOOTING. EXTEND 12 INCHES ONTO INTERSECTING WALLS AND FOOTINGS BUT DO NOT EXTEND ONTO SURFACES THAT WILL BE EXPOSED TO VIEW WHEN PROJECT IS COMPLETED.
12. CONTRACTOR TO COORDINATE WITH TENANT AND TENANT'S CONTRACTOR FOR FINAL LOCATION OF RESTROOMS, FLOOR DRAINS ETC. BEFORE POURING ANY FOOTINGS, FOUNDATIONS, OR FLOOR SLABS.
13. A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE OR SUBGRADE AND THE CONCRETE FLOOR SLAB, OR OTHER APPROVED EQUIVALENT METHODS OR MATERIALS SHALL BE USED TO RETARD VAPOR TRANSMISSION THROUGH THE FLOOR SLAB, PER IBC 1907.1.

FINISH FLOOR AND SLABS

1. GENERAL: COMPLY WITH ACI 302.1R RECOMMENDATIONS FOR SCREEDING, RESTRAIGHTENING, AND FINISHING OPERATIONS FOR CONCRETE SURFACES. DO NOT WET CONCRETE SURFACES.
2. TROWEL FINISH: AFTER APPLYING FLOAT FINISH, APPLY FIRST TROWELING AND CONSOLIDATE CONCRETE BY HAND OR POWER-DRIVEN TROWEL. CONTINUE TROWELING PASSES AND RESTRAIGHTEN UNTIL SURFACE IS FREE OF TROWEL MARKS AND UNIFORM IN TEXTURE AND APPEARANCE. GRIND SMOOTH ANY SURFACE DEFECTS THAT WOULD TELEGRAPH THROUGH APPLIED COATINGS OR FLOOR COVERINGS.
   A. APPLY A TROWEL FINISH TO SURFACES EXPOSED TO VIEW OR TO BE COVERED WITH RESILIENT FLOORING, CARPET, CERAMIC OR QUARRY TILE SET OVER A CLEAVAGE MEMBRANE, PAINT, OR ANOTHER THIN-FILM-FINISH COATING SYSTEM.
   B. FINISH SURFACES TO THE FOLLOWING TOLERANCES, ACCORDING TO ASTM E 1155 (ASTM E 1155M), FOR A RANDOMLY TRAFFICKED FLOOR SURFACE:
      a. SPECIFIED OVERALL VALUES OF FLATNESS, F(F) 30; AND OF LEVELNESS, F(L) 20; WITH MINIMUM LOCAL VALUES OF FLATNESS, F(F) 24; AND OF LEVELNESS, F(L) 15; FOR SUSPENDED SLABS.
3. FINISH AND MEASURE SURFACE SO GAP AT ANY POINT BETWEEN CONCRETE SURFACE AND AN UNLEVELED, FREESTANDING, 10-FT.- (3.05-M-) LONG STRAIGHTEDGE RESTING ON TWO HIGH SPOTS AND PLACED ANYWHERE ON THE SURFACE DOES NOT EXCEED 3/16 INCH (4.8 MM).

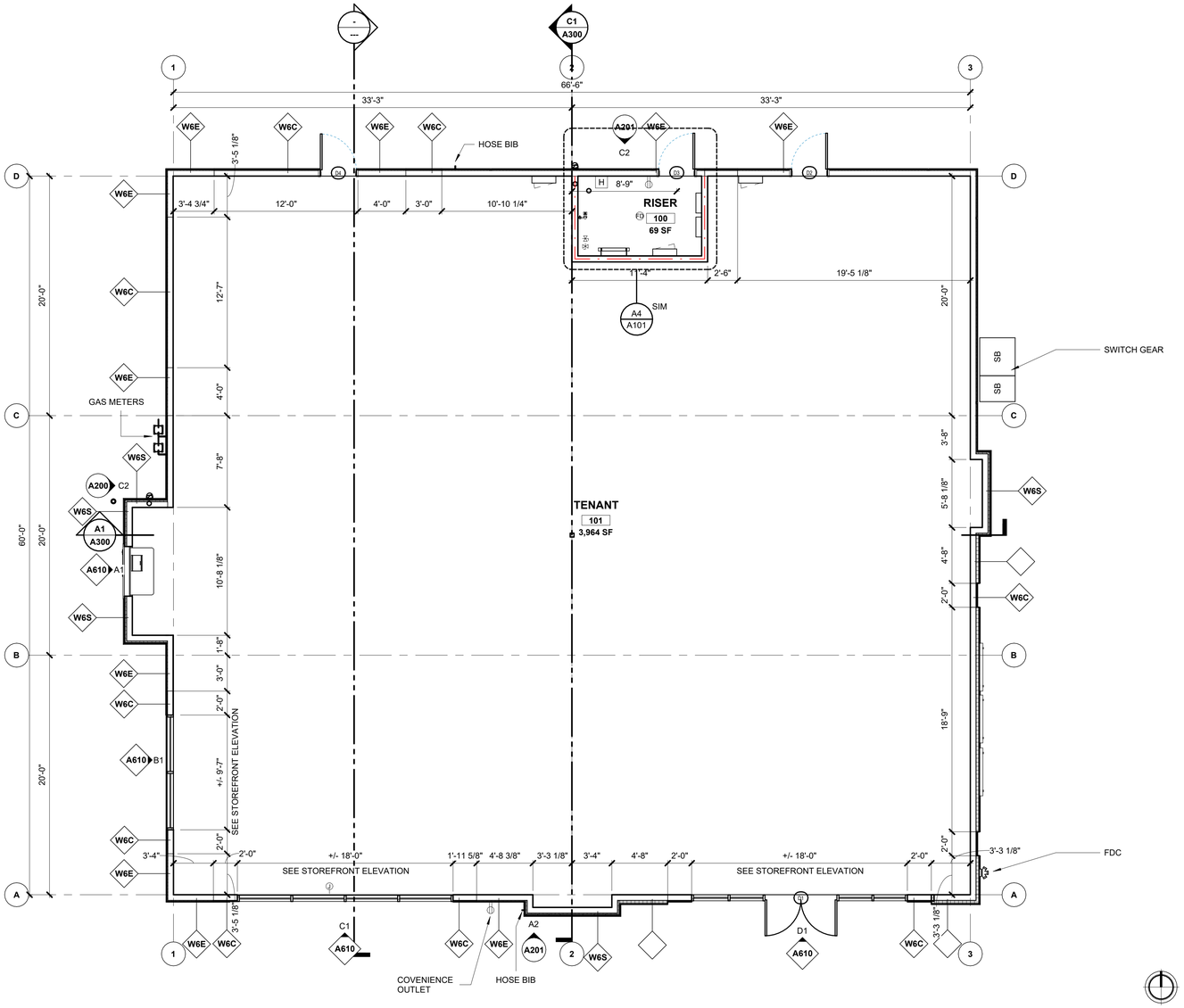
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109
(801) 485-7770

#	REVISION DESCRIPTION	DATE

GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

CONTROL PLAN
PROJ. #: 1755.3100
DATE: 01/22/2025
DRAWN BY: Author
SCALE: As indicated

A100



A1 / A101 LEVEL 1
3/16" = 1'-0"

GENERAL NOTES - FLOOR PLAN

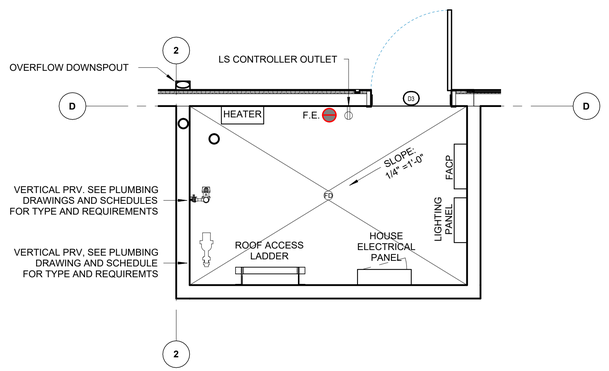
1. CONTRACTOR TO PROVIDE METAL CASING BEADS, DRIP SCREEDS, EXPANSION JOINTS, EIFS REVEALS, AND FLASHING PER MANUFACTURERS REQUIREMENTS.
2. SEE SHEET G200 FOR WALL TYPES.
3. INTERIOR WALL DIMENSIONS ARE TO CENTER TO CENTER, U.N.O.
4. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING, U.N.O.
5. FIRE EXTINGUISHER CABINETS TO BE SEMI-RECESSED WHERE POSSIBLE.
6. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. ANY DISCREPENCIES SHOULD BE COORDINATED WITH ARCHITECT.
7. INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE IN BACK OF HOUSE LOCATION ACCORDING TO LOCAL AUTHORITY HAVING JURISDICTION.
8. FIRE WALL TO BE IN CONFORMANCE WITH '2021 IBC 706 FIRE WALLS'
9. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE. PER IBC 708.4 'CONTINUITY'.

FINISH LEGEND NOTES

1. ALL DOORS AND FRAMES TO BE PAINTED SEE DOOOR AND FINISH SCHEDULE FOR COLOR
2. PROVIDE A CLEAN, SMOOTH CONCRETE SURFACE FOR PROPER INSTALLATION OF ALL FLOOR FINISHES
3. APPLICATIONS OF PAINT SHALL BE ONE COAT PRIMER AND TWO COATS PAINT (U.N.O PRIMER SHALL BE SPECIFIED OR RECCOMMENDED BY PAINT MANUFACTURER)
4. ALL INSULATED WALL AND CEILING PANELS TO REMAIN EXPOSED ON INTERIOR OF BUILDING
5. CHANGES IN GROUND FLOOR SURFACE LEVELS UP TO 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
6. PROVIDE SUBMITTALS FOR ALL FINISHES NOT PROVIDED BY OWNER, INCLUDING LAYOUT DRAWINGS, SAMPLES, PAINT DRAW-DOWNS, TEST/DATA, ETC.

ROOM SCHEDULE

RM#	NAME	AREA	FINISHES				COMMENTS
			EAST WALL	NORTH WALL	SOUTH WALL	WEST WALL	
100	RISER	69 SF					
101	TENANT	3,964 SF					



NOTES:
1. VERIFY ALL DIMENSIONS PRIOR TO THE INSTALLATION OF ANY EQUIPMENT
2. INSTALL GYPSUM BOARD ON INTERIOR OF ROOM; FIRE TAPE AND CAULK ACCORDING TO SPECIFIED FIRE RATED ASSEMBLY

A4 / A101 FIRE RISER ROOM
3/8" = 1'-0"

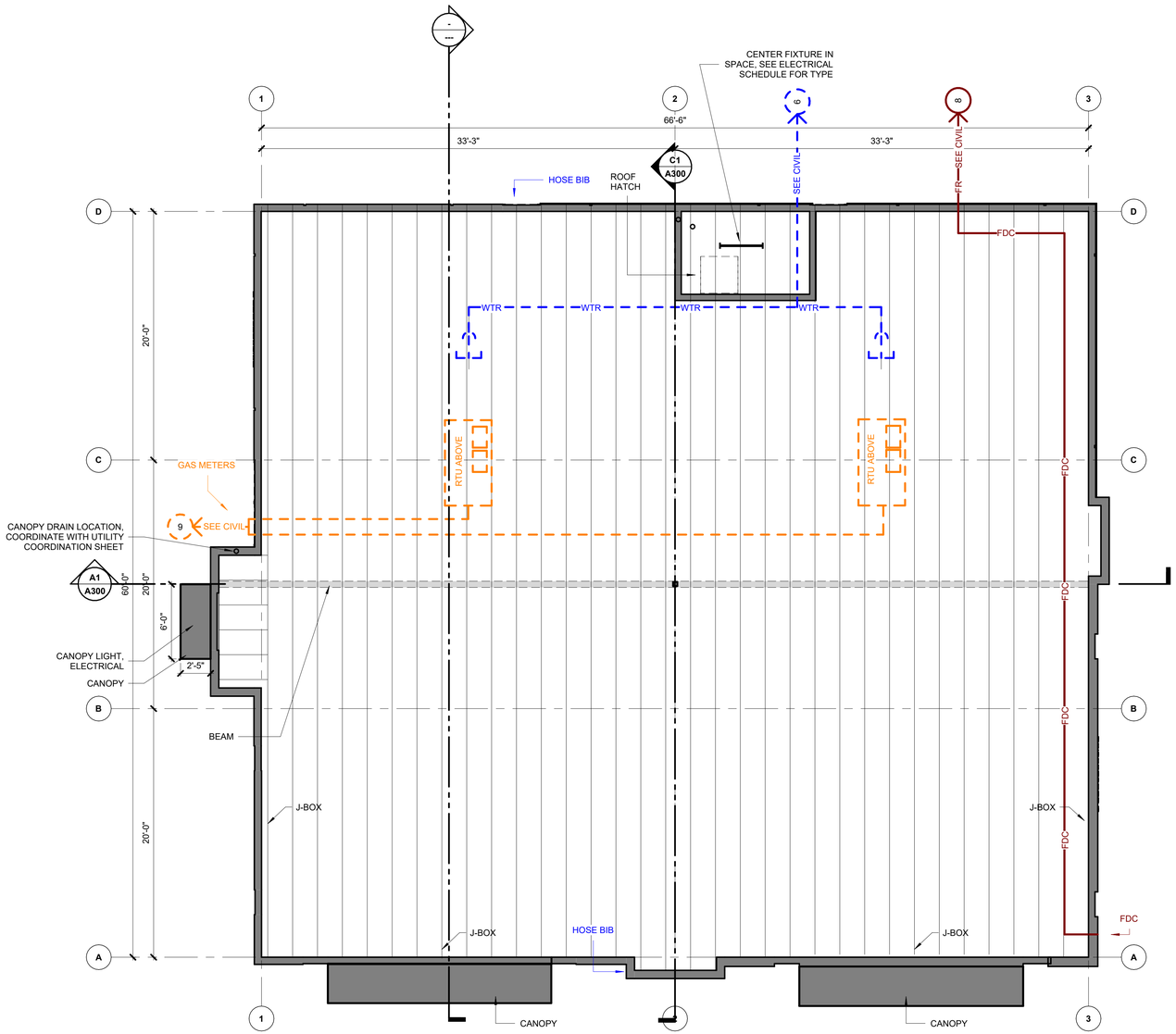
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(801) 485-7770

REVISION DESCRIPTION | DATE

GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

FLOOR PLAN
PROJ. #: 1755.3100
DATE: 01/22/2025
DRAWN BY: ---
SCALE: As indicated

A101



GENERAL NOTES - RCP

1. ALL RTU PENETRATIONS SHALL BE BETWEEN JOISTS.
2. COORDINATE CANOPY BLOCKING
3. SEE STANDARD DETAILS FOR SUSPENDED GYPSUM CEILING AND SUSPENDED ACOUSTICAL CEILING; WHEN APPLICABLE.
4. LIGHTS SHALL BE MOUNTED TO OR JUST BELOW JOISTS, U.N.O.
5. ALL CONDUITS, ROOF DRAINS, WATER/GAS PIPING, AND OTHER IMPROVEMENTS TO BE MOUNTED CLOSE TO ROOF DECK AND RUN BETWEEN JOISTS, UNLESS ARCHITECT GIVES SPECIFIC APPROVAL FOR EXCEPTION.
6. LOCATE CONDUIT AND JUNCTION BOX IN WALL NEAR FUTURE LOCATIONS OF TENANT SIGNAGE. LOCATIONS INDICATED ON ELEVATION DRAWINGS.

RCP LEGEND

- 4' SUSPENDED MOUNTED LIGHT FIXTURE
- TRUSS
- BEAM
- SCONCE
- DRAIN
- WTR WTR — CULINARY WATER
- G G — GAS LINE

GENERAL NOTES - ROOF PLAN

1. COORDINATE ALL PENETRATIONS OF ROOF SYSTEM WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. ALL ROOF AREAS TO HAVE MINIMUM SLOPE OF 1/4" PER FOOT. ALL CRICKETS AND OTHER SLOPING TO BE WITH ROOF INSULATION. MINIMUM THICKNESS OVERALL IS TO BE NO LESS THAN 'R-VALUE' SPECIFIED IN ROOF TYPES. SEE G SHEETS.
3. ALL RTU PENETRATIONS SHALL BE BETWEEN JOISTS.
4. PARAPET WALLS TO BE IN CONFORMANCE WITH '2021 IBC 705.11 PARAPETS'
5. DO NOT PLACE ANY ROOFTOP EQUIPMENT WITHIN 10' OF PARAPET.
6. IF ROOF HATCH OR LADDER IS WITHIN 10' OF A PARAPET, WHICH IS UNDER 42" TALL, CONTRACTOR SHALL PROVIDE A 42" RAILING ATTACHED TO THE PARAPET WITHIN 10' OF HATCH.
7. IF ROOF LADDER IS OVER 20' TALL, PROVIDE OSHA-APPROVED CAGE.
8. LABEL ALL RTU'S WITH 4" TALL REFLECTIVE LETTERS FACING THE ROOF HATCH OR ROOF ACCESS POINT
9. ROOF ACCESS HATCH TO BE IN CONFORMANCE WITH 2021 IBC SECTION 1011.12.2 'ROOF ACCESS', 1011.13 '(GUARDS) MECHANICAL EQUIPMENT' AND 2021 IMC 306.5 'EQUIPMENT AND APPLIANCES ON ROOFS'.

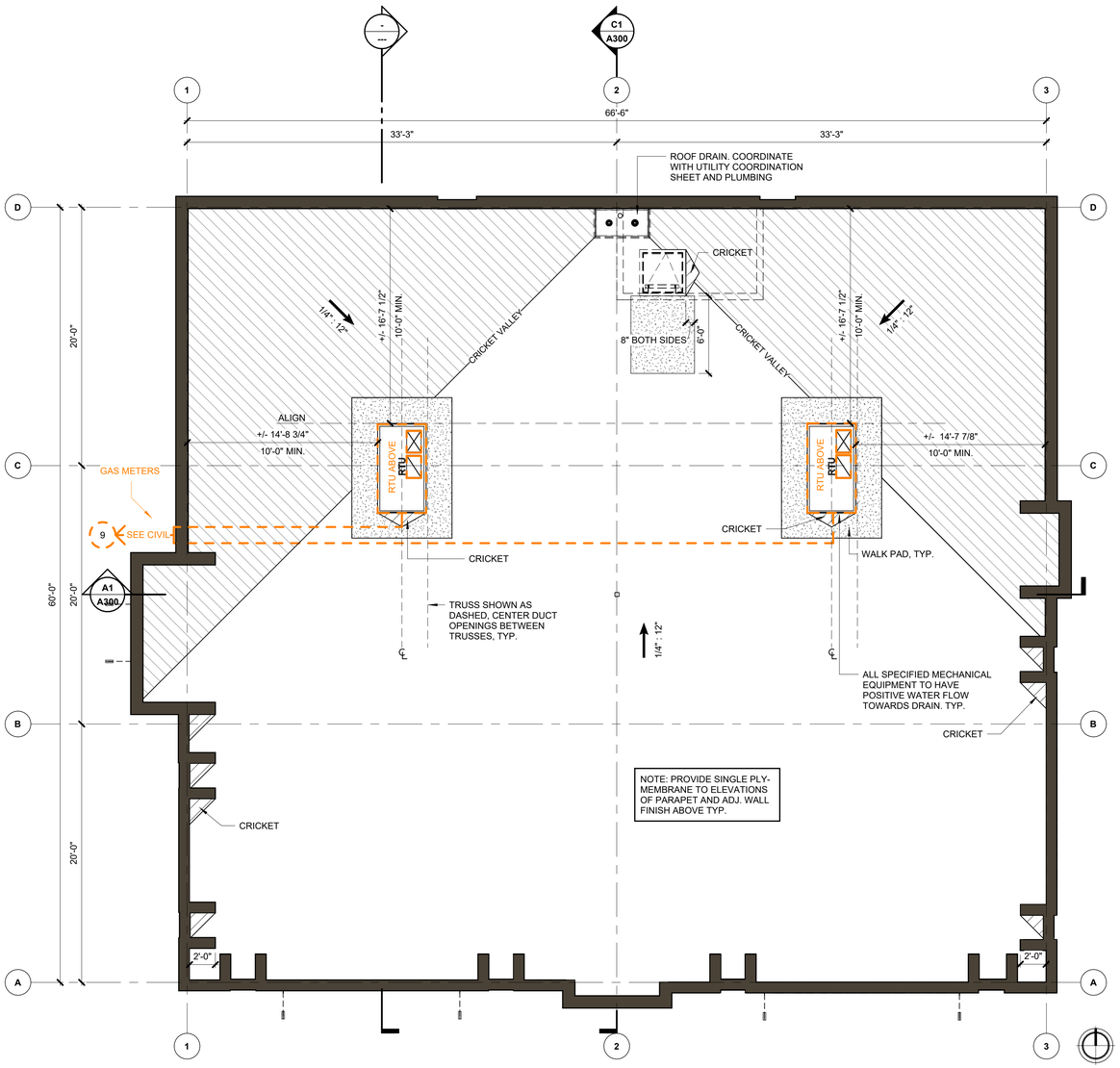
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

REVISION DESCRIPTION | DATE

GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

RCP
PROJ. #: 1755.3100
DATE: 01/22/2025
DRAWN BY: ---
SCALE: As indicated

A111



A1 / A120 ROOF PLAN
3/16" = 1'-0"

GENERAL NOTES - ROOF PLAN

1. COORDINATE ALL PENETRATIONS OF ROOF SYSTEM WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. ALL ROOF AREAS TO HAVE MINIMUM SLOPE OF 1/4" PER FOOT. ALL CRICKETS AND OTHER SLOPING TO BE WITH ROOF INSULATION. MINIMUM THICKNESS OVERALL IS TO BE NO LESS THAN 'R-VALUE' SPECIFIED IN ROOF TYPES. SEE G SHEETS.
3. ALL RTU PENETRATIONS SHALL BE BETWEEN JOISTS.
4. PARAPET WALLS TO BE IN CONFORMANCE WITH '2021 IBC 705.11 PARAPETS'
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6. IF ROOF HATCH OR LADDER IS WITHIN 10' OF A PARAPET, WHICH IS UNDER 42" TALL, CONTRACTOR SHALL PROVIDE A 42" RAILING ATTACHED TO THE PARAPET WITHIN 10' OF HATCH.
7. IF ROOF LADDER IS OVER 20' TALL, PROVIDE OSHA-APPROVED CAGE.
8. LABEL ALL RTU'S WITH 4" TALL REFLECTIVE LETTERS FACING THE ROOF HATCH OR ROOF ACCESS POINT
9. ROOF ACCESS HATCH TO BE IN CONFORMANCE WITH 2021 IBC SECTION 1011.12.2 'ROOF ACCESS', 1011.13 '(GUARDS) MECHANICAL EQUIPMENT' AND 2021 IMC 306.5 'EQUIPMENT AND APPLIANCES ON ROOFS'.

ROOF LEGEND

- WALKING PAD
- TAPERED INSULATION
- ROOF MEMBRANE
- SCHEDULED PARAPET CAP
- SCHEDULED METAL SEAM ROOF

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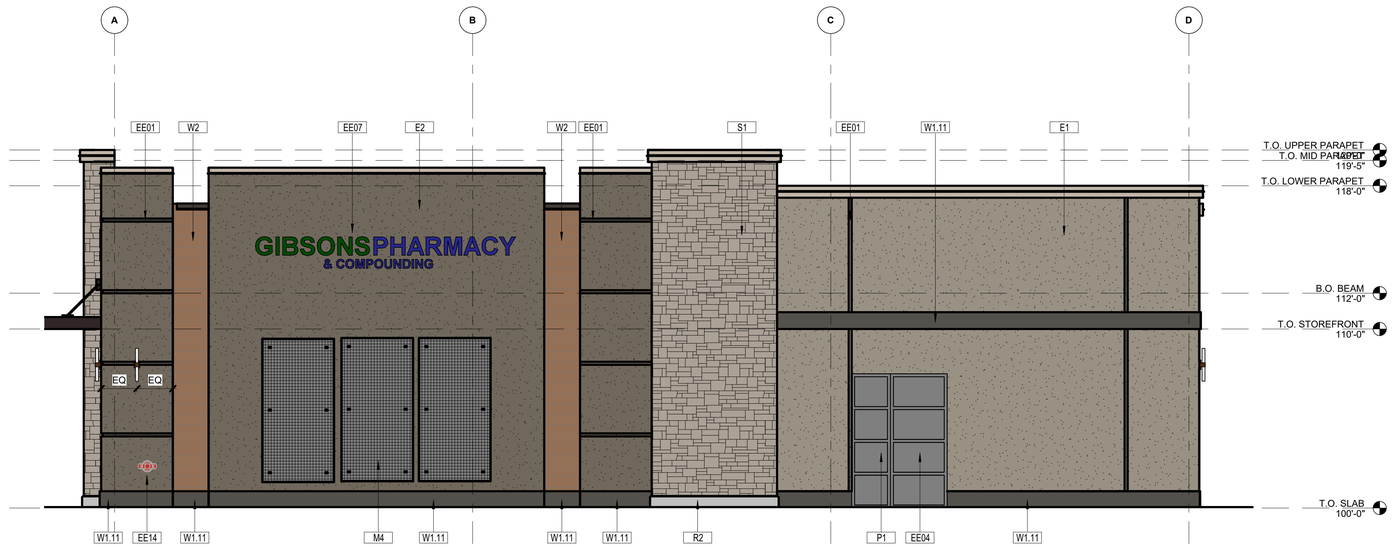
ROOF PLAN

PROJ. #: 1755.3100
DATE: 01/22/2025
DRAWN BY: ---
SCALE: As indicated

A120



C2 / A200 WEST ELEVATION
1/4" = 1'-0"



A2 / A200 EAST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH

CODE	PRODUCT DESCRIPTION	MANUFACTURER	FINISH COLOR	PRODUCT NOTES
CEMENTITOUS				
W1	CEMENT BOARD PANEL & BATTEN	HARDIE BOARD	PAINTED PER ELEVATION TAGS	4'W x 8'H SMOOTH FACE PANEL; COMES IN 4'W x 9'H AND 4'W x 10'H PANELS AS ALTERNATIVE; 2.5"W x .75"T x 12'L SMOOTH FACE BATTEN BOARDS; CUT LENGTHS PER ELEVATIONS
W1.3	CEMENT BAORD TRIM	HARDIE BOARD	PAINTED PER ELEVATION TAGS	3.5"W x 1"T x 12'L SMOOTH FACE TRIM; CUT LENGTHS PER ELEVATIONS
W1.11	CEMENT BOARD TRIM	HARDIE BOARD	PAINTED PER ELEVATION TAGS	11.25"W x 1"T x 12'L SMOOTH FACE TRIM; CUT LENGTHS PER ELEVATIONS
W2	CEMENT BOARD PLANK	HARDIE BOARD	PAINTED PER ELEVATION TAGS	7.5"W SMOOTH FACE PLANK; 7"W EXPOSURE
CONCRETE				
R2	CONCRETE (PRECAST)	MODERN PRECAST	NATURAL	PRECAST - SEE DETAIL
EIFS				
E1	EIFS		KEYSTONE GRAY - SW7504	
E2	EIFS		BRAINSTORM BRONZE - SW7033	
GLAZING				
G1	GLAZING	VITRO	SOLARBAN 60 (2) CLEAR + CLEAR	SEE DOOR AND STOREFRONT ELEVATIONS; SOME INSTANCES GLAZING WILL BE TEMPERED
G2	WINDOW (DRIVE THRU)	BAVIS	SKU:12001017 - 50 X 60 WINDOW DRAWER COMBINATION UNIT	OR APPROVED EQUAL
METAL				
M4	WELDED CORTEN STEEL MESH	--	CORTEN STEEL	2" SQUARES; SUBMIT 2"
M5	ALUMINUM COPING	MCBI	BURNISHED SLATE	DEPTH MAY VARY, SEE PARAPET DETAILS
M6	ALUMINUM STOREFRONT	CRL US ALUMINUM	DURANAR COATINGS: CLASSIC BRONZE UC74957	SEE STOREFRONT ELEVATION AND DETAILS
M7	DOOR HARDWARE	--	--	SEE DOOR AND HARDWARE SCHEDULE
PAINT				
P1	EXTERIOR PAINT	SHERWIN WILLIAMS	KEYSTONE GRAY - SW7504	
P2	EXTERIOR PAINT	SHERWIN WILLIAMS	BRAINSTORM BRONZE - SW7033	
STONE				
S1	STONE	ELDORADO	EUROPEAN LEDGE - COTTONWOOD	

KEYED NOTES - EXTERIOR ELEVATION

KEYED NOTE	DESCRIPTION
EE01	EIFS CONTROL JOINT; SIZE; 2" WIDE BY 1/2" DEEP; SEE DETAIL
EE03	UTILITIES: GAS METERS, SEE MECHANICAL
EE04	UTILITIES; ELECTRICAL SWITCH GEARS: SEE ELECTRICAL
EE05	<varies>
EE07	EIFS CONTROL JOINT; SIZE; 2" WIDE BY 1/2" DEEP; SEE DETAIL
EE14	UTILITIES; ELECTRICAL SWITCH GEARS: SEE ELECTRICAL

GENERAL NOTES - ELEVATIONS

1. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
2. HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
3. SCONCES @ **8'-6" TYP.** TO CENTER OF FIXTURE TYP. AND WALL PACKS AT **12'-0" TYP.** TO CENTER OF FIXTURE TYP. ALIGN FIXTURES VERTICALLY ALONG HOSTING ELEVATION.
4. PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE ON THE INTERIOR OF BUILDING. COORDINATE WITH ELECTRICAL AND ARCHITECT PRIOR TO CONSTRUCTION. TRY TO AVOID J-BOX LOCATIONS PAST ROOF LINE. **IF J-BOX ENDS UP INSIDE A KICKER ACCESS PANEL WILL BE REQUIRED.**
5. PROVIDE ¾" PLYWOOD BEHIND SIGN FIELD.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

REVISION DESCRIPTION | DATE

GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

ELEVATIONS
PROJ. #: 1755.3100
DATE: 01/22/2025
DRAWN BY: PL
SCALE: As indicated

A200



C2 A201 NORTH ELEVATION
1/4" = 1'-0"

A2 A201 SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH

CODE	PRODUCT DESCRIPTION	MANUFACTURER	FINISH COLOR	PRODUCT NOTES
CEMENTITOUS				
W1	CEMENT BOARD PANEL & BATTEN	HARDIE BOARD	PAINTED PER ELEVATION TAGS	4'W x 8'H SMOOTH FACE PANEL; COMES IN 4'W x 9'H AND 4'W x 10'H PANELS AS ALTERNATIVE; 2.5"W x .75"T x 12'L SMOOTH FACE BATTEN BOARDS; CUT LENGTHS PER ELEVATIONS
W1.3	CEMENT BAORD TRIM	HARDIE BOARD	PAINTED PER ELEVATION TAGS	3.5"W x 1"T x 12'L SMOOTH FACE TRIM; CUT LENGTHS PER ELEVATIONS
W1.11	CEMENT BOARD TRIM	HARDIE BOARD	PAINTED PER ELEVATION TAGS	11.25"W x 1"T x 12'L SMOOTH FACE TRIM; CUT LENGTHS PER ELEVATIONS
W2	CEMENT BOARD PLANK	HARDIE BOARD	PAINTED PER ELEVATION TAGS	7.5"W SMOOTH FACE PLANK; 7"W EXPOSURE
CONCRETE				
R2	CONCRETE (PRECAST)	MODERN PRECAST	NATURAL	PRECAST - SEE DETAIL
EIFS				
E1	EIFS		KEYSTONE GRAY - SW7504	
E2	EIFS		BRAINSTORM BRONZE - SW7033	
GLAZING				
G1	GLAZING	VITRO	SOLARBAN 60 (2) CLEAR + CLEAR	SEE DOOR AND STOREFRONT ELEVATIONS; SOME INSTANCES GLAZING WILL BE TEMPERED
G2	WINDOW (DRIVE THRU)	BAVIS	SKU:12001017 - 50 X 60 WINDOW DRAWER COMBINATION UNIT	OR APPROVED EQUAL
METAL				
M4	WELDED CORTEN STEEL MESH	--	CORTEN STEEL	2" SQUARES; SUBMIT 2"
M5	ALUMINUM COPING	MCBI	BURNISHED SLATE	DEPTH MAY VARY, SEE PARAPET DETAILS
M6	ALUMINUM STOREFRONT	CRL US ALUMINUM	DURANAR COATINGS: CLASSIC BRONZE UC74957	SEE STOREFRONT ELEVATION AND DETAILS
M7	DOOR HARDWARE	--	--	SEE DOOR AND HARDWARE SCHEDULE
PAINT				
P1	EXTERIOR PAINT	SHERWIN WILLIAMS	KEYSTONE GRAY - SW7504	
P2	EXTERIOR PAINT	SHERWIN WILLIAMS	BRAINSTORM BRONZE - SW7033	
STONE				
S1	STONE	ELDORADO	EUROPEAN LEDGE - COTTONWOOD	

KEYED NOTES - EXTERIOR ELEVATION

KEYED NOTE	DESCRIPTION
EE01	EIFS CONTROL JOINT; SIZE; 2" WIDE BY 1/2" DEEP; SEE DETAIL
EE03	UTILITIES: GAS METERS, SEE MECHANICAL
EE04	UTILITIES; ELECTRICAL SWITCH GEARS: SEE ELECTRICAL
EE05	<varies>
EE07	EIFS CONTROL JOINT; SIZE; 2" WIDE BY 1/2" DEEP; SEE DETAIL
EE14	UTILITIES; ELECTRICAL SWITCH GEARS: SEE ELECTRICAL

GENERAL NOTES - ELEVATIONS

1. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
2. HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
3. SCONCES @ **8'-6" TYP** TO CENTER OF FIXTURE TYP. AND WALL PACKS AT **12'-0" TYP.** TO CENTER OF FIXTURE TYP. ALIGN FIXTURES VERTICALLY ALONG HOSTING ELEVATION.
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WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

REVISION DESCRIPTION | DATE

GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

ELEVATIONS
PROJ. #: 1755.3100
DATE: 01/22/2025
DRAWN BY: Author
SCALE: As indicated

A201



C1 A202 SOUTHWEST CORNER



C3 A202 SOUTHEAST CORNER



A1 A202 NORTHWEST CORNER



A3 A202 NORTHEAST CORNER

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
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#	REVISION DESCRIPTION	DATE

GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

PERSPECTIVES

PROJ. #: 1755.3100
DATE: 01/22/2025
DRAWN BY: Author
SCALE:

A202



SOUTHWEST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER



WEST ELEVATION

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

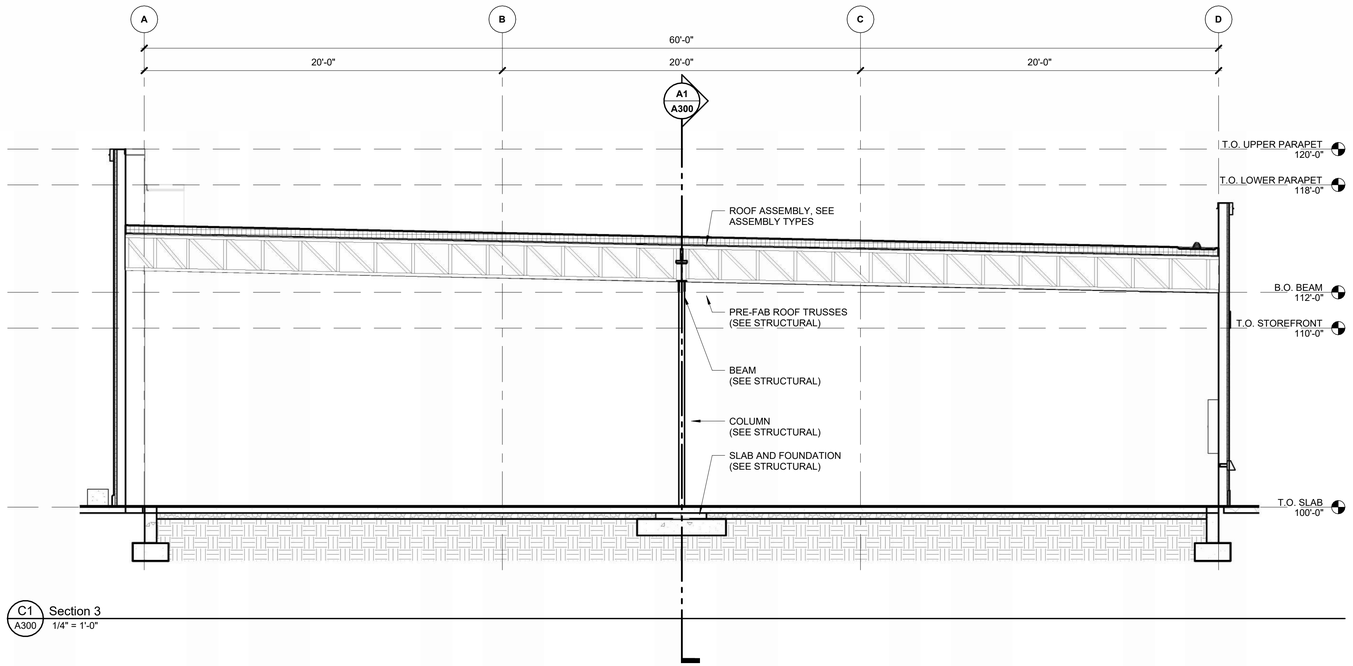
PERSPECTIVE RENDERINGS

PROJ. #: 1755.3100
DATE: 01/22/2025
DRAWN BY: Author
SCALE:

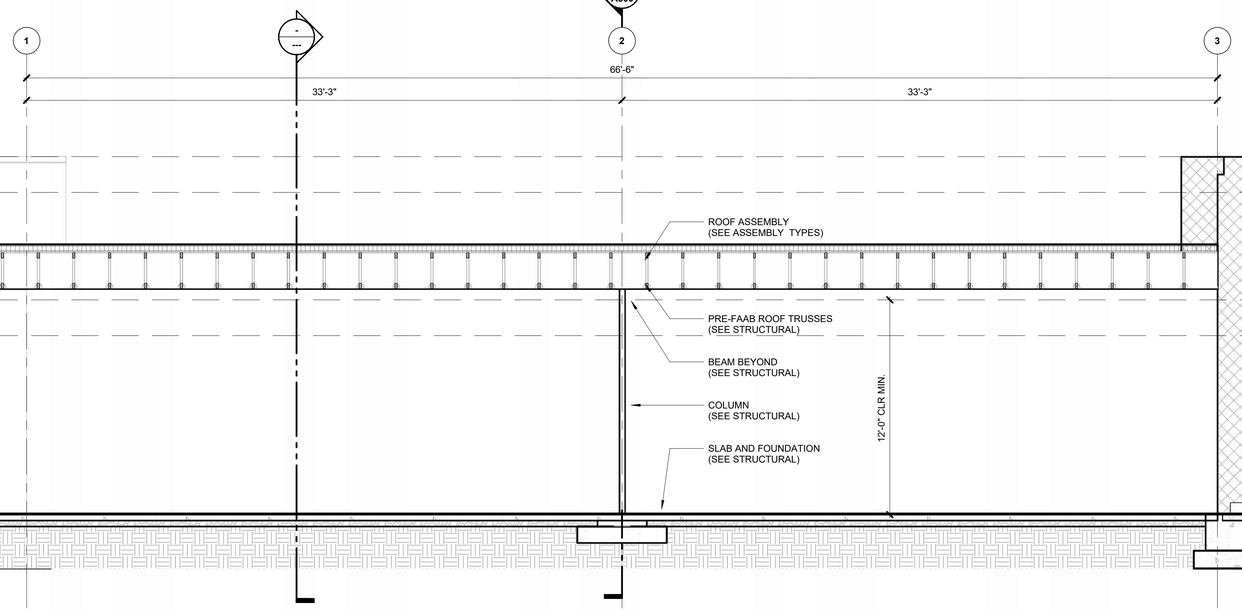
A203

GENERAL NOTES - BUILDING SECTIONS

1. CONTRACTOR TO PROVIDE METAL CASING BEADS, DRIP SCREEDS, EXPANSION JOINTS, EIFS REVEALS, AND FLASHING PER MANUFACTURERS REQUIREMENTS.
2. PARAPET WALLS TO BE IN CONFORMANCE WITH 2015 IBC 705.11 'PARAPETS'.
3. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE. PER INC 708.4 'CONTINUITY'.



C1 / A300 Section 3
1/4" = 1'-0"



A1 / A300 Section 2
1/4" = 1'-0"

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

BUILDING SECTIONS

PROJ. #: 1755.3100
DATE: 01/22/2025
DRAWN BY: ---
SCALE: As indicated

A300

PLOTTED BY: HUNTER CARTER 3/11/2025 10:41 AM
P:\MURRAY HILLCREST PROPERTY -1750\2XXX - MHC NORTH PAD\CIVIL\C001 COVER SHEET 1755-3100.DWG

ABBINGTON SUBDIVISION NORTH PAD

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;
CITY OF MURRAY, COUNTY OF SALT LAKE,
STATE OF UTAH



VICINITY MAP
NOT TO SCALE



SHEET INDEX	
CIVIL ENGINEERING SHEETS	
C001	COVER SHEET
C100	DEMOLITION PLAN
C200	SITE PLAN
C201	ADA SITE PLAN
C300	UTILITY PLAN
C400	GRADING PLAN
C401	DRAINAGE PLAN
C500	EROSION CONTROL PLAN
C501	EROSION CONTROL DETAILS
C600	DETAILS
C601	DETAILS
LANDSCAPE PLANS	
LS101	SPECIFICATIONS
LS102	SPECIFICATIONS
LS103	SPECIFICATIONS
LS104	SPECIFICATIONS
LS105	SPECIFICATIONS
LN101	LNDSCAPE NOTES AND SCHEDULES
LP101	GROUNDCOVER PLAN
LP102	PLANTING PLAN
LP501	LANDSCAPE DETAILS
LP502	LANDSCAPE DETAILS

LICENSED PROFESSIONAL ENGINEER
03/11/2025
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

DEVELOPER/OWNER
WOODBURY CORPORATION
CANYON CREEK COMMERCIAL CENTER
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: JASON WEDLICK
OFFICE: (801) 485-7770

CIVIL ENGINEER
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: LEEANN MILLER, P.E.
OFFICE: (801) 485-7770
CELL: (801) 450-5734

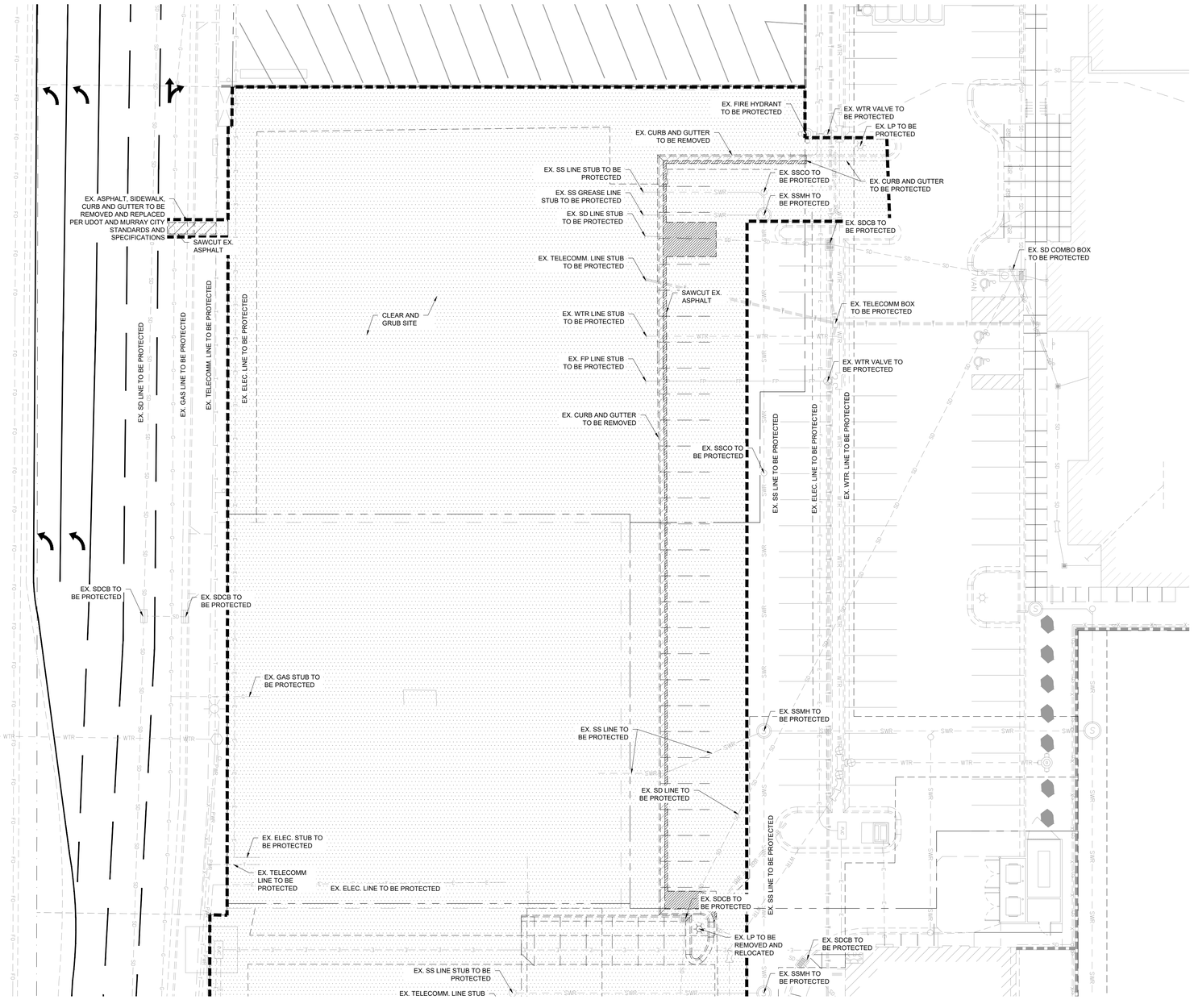
LANDSCAPE ARCHITECT
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: CODY BRAZELL
OFFICE: (801) 485-7770

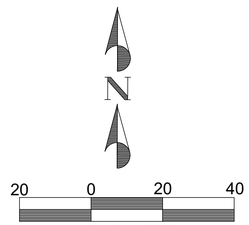
COVER SHEET
MURRAY HILLCREST
NORTH PAD
SOUTH STATE STREET
MURRAY, UTAH

COVER SHEET

PROJECT #:	1755-3100
DATE:	03/11/2025
DRAWN BY:	HC
SCALE:	NONE

C001





LEGEND (TO REMAIN)

- EXISTING CURB & GUTTER
- SWR — EXISTING SEWER LINE
- WTR — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN LINE
- E — EXISTING ELECTRICAL LINE
- T — EXISTING TELEPHONE LINE
- G — EXISTING GAS LINE
- X — EXISTING FENCE LINE
- EX-PI — EXISTING PRESSURIZED IRRIGATION
- FO — EXISTING FIBER OPTIC LINE
- IRR — EXISTING IRRIGATION LINE
- EXISTING LIGHTS

LEGEND (TO BE REMOVED/ABANDONED)

- LIMITS OF DEMOLITION
- (TBR) TO BE REMOVED
- (TBA) TO BE ABANDONED
- EXISTING INFRASTRUCTURE TO BE REMOVED

DEMOLITION PLAN NOTES:

1. CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRIER AROUND & ALONG ENTIRE CONSTRUCTION LIMIT LINE & SHALL DESIGNATE ONE CONSTRUCTION ENTRANCE. PROVIDE ADDITIONAL BARRIERS & CONES TO ENSURE SAFETY NEAR & AROUND ALL CUTS, TRENCHES, HOLES & PITS.
2. ENSURE PROPER SIGNS INFORM VEHICULAR & PEDESTRIAN TRAFFIC OF DETOURS & HAZARDS.
3. EXISTING STRUCTURES AND DEBRIS WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
4. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED ANY STANDARD THAT ARE PROVIDED OR REFERENCED IN BID DOCUMENTS.
5. ROADS AND PARKING LOTS MUST BE SWEPT AND CLEANED AS NEEDED.
6. ALL EXISTING LANDSCAPE & IRRIGATION COMPONENTS OUTSIDE THE DEMOLITION LINES DAMAGED DURING DEMOLITION SHALL BE PROMPTLY REPAIRED OR REPLACED.
7. CONTRACTOR SHALL FULLY GUARANTEE ALL DISTURBED, RELOCATED OR REPLACED LANDSCAPE PLANTS & IRRIGATION COMPONENTS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF PROJECT.
8. SEE CONSTRUCTION DOCUMENTS & CONSULT DESIGN ENGINEER FOR THE EXACT LOCATIONS OF ALL SAW CUTS REQ'D. SOME FIELD ADJUSTMENTS MAY BE REQUIRED TO ENSURE PROPER DRAINAGE AT ASPHALT JUNCTIONS.
9. CONTRACTOR IS TO REMOVE EXISTING MANHOLES, VAULTS AND CATCH BASINS INDICATED TO A DEPTH OF 3', PLUG ALL PIPES IN AND OUT WITH CONCRETE AND BACKFILL THE REMAINING PORTION OF THE STRUCTURE WITH SAND.
10. ALL UNUSED WATER METERS AND LATERALS ARE TO BE DISCONNECTED AND CAPPED AT THE MAIN LINE PER SPANISH FORK CITY REQUIREMENTS.
11. PROTECT ALL IMPROVEMENTS NOT INDICATED TO BE REMOVED OR ABANDONED.
12. REMOVE ALL ROAD BASE UNDER PAVEMENTS AND CONCRETE THAT IS BEING REMOVED.
13. SAW CUT ALL LIMITS OF PAVEMENT AND CONCRETE REMOVAL.
14. FILL ENDS OF ALL EXISTING PIPES THAT ARE BEING ABANDONED WITH CONCRETE AND INSTALL A CLAY DAM 18" THICK ACROSS END OF TRENCH TO PREVENT FLOW OF WATER IN ABANDONED TRENCH.

LICENSED PROFESSIONAL ENGINEER
03/11/2025
No. 4551254
LeeAnn D. Miller
REGISTERED ENGINEER

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

DEMOLITION PLAN
MURRAY HILLCREST NORTH PAD

SOUTH STATE STREET
MURRAY, UTAH

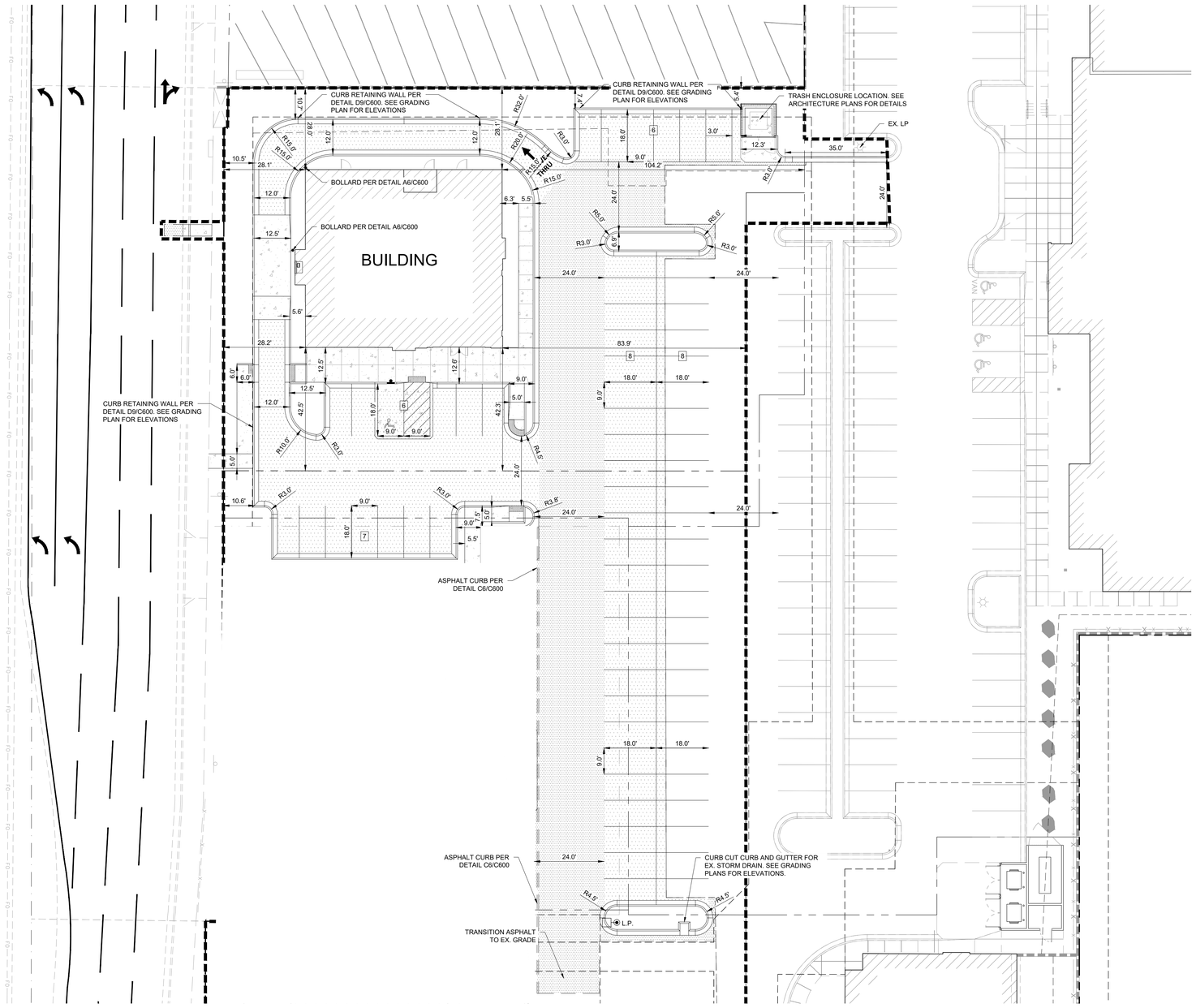
DEMOLITION PLAN

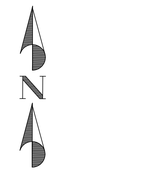
PROJECT #: 1755-3100
DATE: 03/11/2025
DRAWN BY: HC
SCALE: 1"=20'

C100

PLOTTED BY: HUNTER CARTER 3/11/2025 10:42 AM
P:\MURRAY HILLCREST PROPERTY -1750\2XXX - MHC NORTH PAD\CIVIL\C100 DEMOLITION PLAN 1755-3100.DWG

PLOTTED BY: HUNTER CARTER 3/11/2025 10:42 AM
P:\MURRAY HILLCREST PROPERTY -1750\2XXX - MHC NORTH PAD\CIVIL\C200 SITE PLAN 1755-3100.DWG





20 0 20 40

SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)

LEGEND

- EX. LOT LINES
- EX. EDGE OF OIL
- EX. FENCE LINE
- EX. CURB & GUTTER
- NEW CURB & GUTTER
- NEW ADA ROUTE
- NEW PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW STANDARD ASPHALT PAVEMENT
- NEW HEAVY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- L.S. LANDSCAPE AREA

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AGENCY'S DESIGN AND CONSTRUCTION STANDARDS.

2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

3. DUMPSTER ENCLOSURES SHALL BE 3-SIDED MASONRY WALLS WITH STEEL GATE. DUMPSTER ENCLOSURE TO MATCH MATERIAL USED ON BUILDING.

4. EXPANSION JOINTS USING VOID CAPS AND CAULK ARE REQUIRED ON ALL CONCRETE JOINTS AROUND BUILDING PERIMETERAND EXPANSION JOINTS (CURB IN) -- EXPANSION JOINTS REQ'D AROUND ENTIRE BUILDING PERIMETER WHERE CONCRETE MEETS BUILDING AND BETWEEN CURB / SIDEWALK INFILL SECTIONS WITH NO PLANTER AND AT OTHER LOCATIONS PER DETAILS AND SPECS.

LAND USE SUMMARY

	SQ.FT	ACREAGE	PERCENT
BUILDING FOOTPRINT	4,045	0.093	15.6%
LANDSCAPE AREA	4,351	0.100	16.8%
IMPERVIOUS AREA	17,561	0.403	67.7%
TOTAL LOT AREA	25,957	**0.596**	**100.0%**

PARKING SUMMARY

BUILDING SIZE:	4,045 SF
PARKING REQUIRED (1/200 SF):	21 STALLS
PARKING PROVIDED:	26 STALLS
TOTAL PARKING RATIO	6.4/1000 S.F.

LICENSED PROFESSIONAL ENGINEER
03/11/2025
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

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2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

SITE PLAN
MURRAY HILLCREST NORTH PAD

SOUTH STATE STREET
MURRAY, UTAH

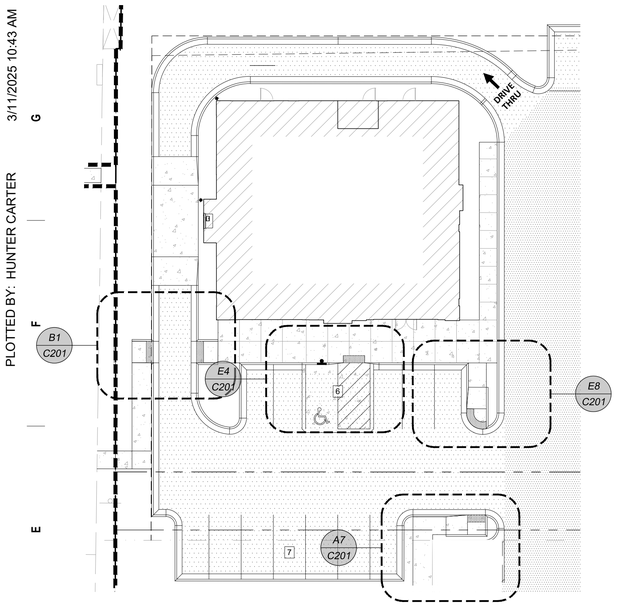
SITE PLAN

PROJECT #: 1755-3100
DATE: 03/11/2025
DRAWN BY: HC
SCALE: 1"=20'

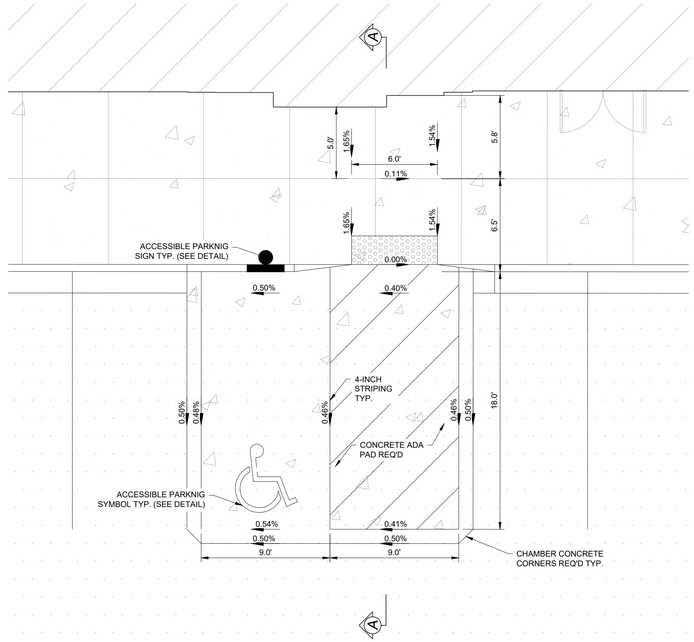
C200

PLOTTED BY: HUNTER CARTER 3/11/2025 10:43 AM

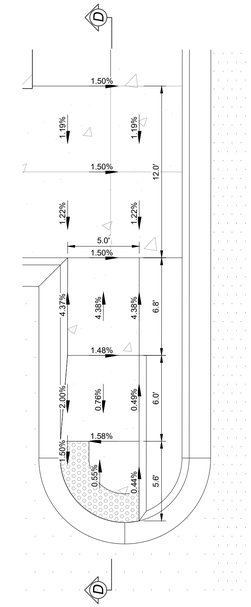
P:\MURRAY HILLCREST PROPERTY -17502\XXX - MHC NORTH PAD\CIVIL\C200 SITE PLAN 1755-3100.DWG



F1 PLAN VIEW
SCALE: 1" = 20'



E4 ADA PARKING
SCALE: 1" = 5'



D8 SECTION D-D
N.T.S.

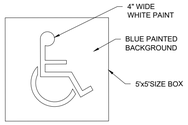


LEGEND

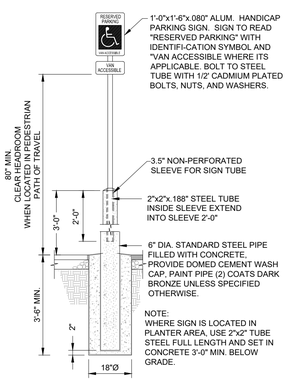
- EX. LOT LINES
- EX. EDGE OF OIL
- EX. FENCE LINE
- EX. CURB & GUTTER
- NEW CURB & GUTTER
- NEW ADA ROUTE
- NEW PROPERTY LINE
- NEW EDGE OF PAVEMENT
- NEW ASPHALT PAVEMENT
- L.S. LANDSCAPE AREA

ADA NOTES:

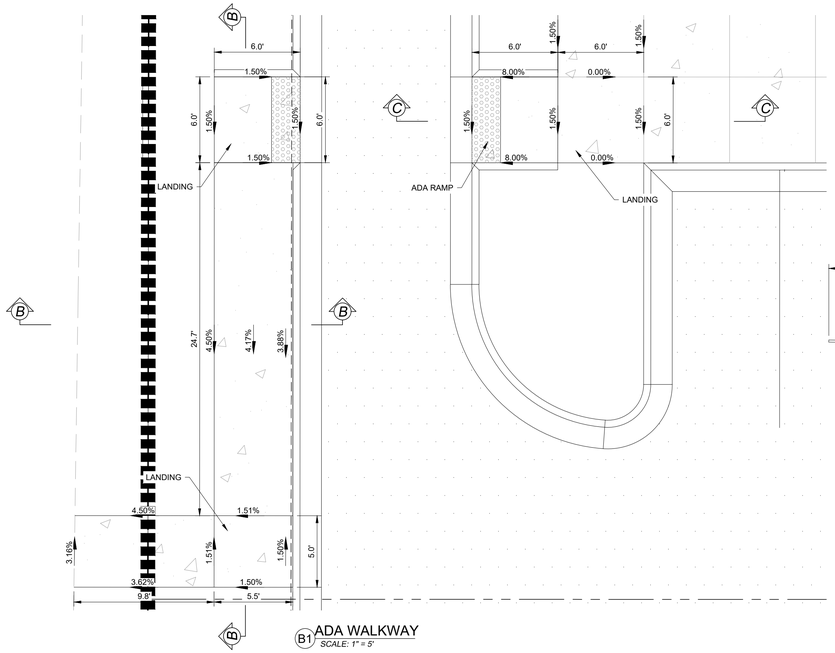
1. MEASURE SLOPES OF COMPACTED ROAD BASE AND CONCRETE FORMS FOR ALL ADA RAMPS, NON-ADA RAMPS, PARKING AREAS AND ACCESSIBLE ROUTES AND ADJUST AS NEEDED TO MEET ALL REQUIREMENTS. DO NOT EXCEED THE FOLLOWING SLOPES:
   a. ADA RAMPS AND LANDINGS:1.5% SLOPES
   b. CATCH GUTTERS IN ADA ROUTES: 4.9% MAX.
   c. SPILL GUTTERS IN ADA ROUTES:1.5% MAX.
   d. CROSS SLOPE OF ALL SIDEWALKS AND ADA ROUTES: 1.5% MAX.
   e. RUNNING SLOPE OF ADA RAMPS: 7.75% MAX.
   f. CONCRETE ADA PARKING PAD: MAX. 2% CROSS SLOPE IN ANY DIRECTION.
6. CONCRETE SHALL BE 5 INCHES THICK WITH FIBERMESH OVER 4" BASE THROUGHOUT RAMP.
7. CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
8. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE OWNER.
9. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN, A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.



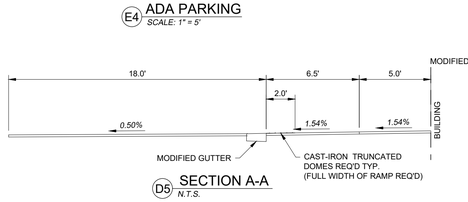
C9 ACCESSIBLE PARKING SYMBOL
N.T.S.



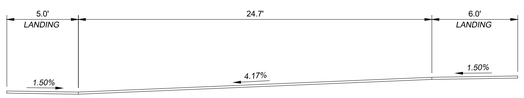
A9 ADA PARKING SIGN
N.T.S.



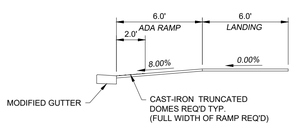
B1 ADA WALKWAY
SCALE: 1" = 5'



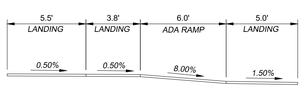
D5 SECTION A-A
N.T.S.



C5 SECTION B-B
N.T.S.

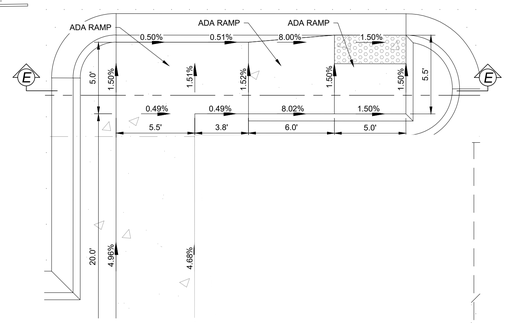


B5 SECTION C-C
N.T.S.



A5 SECTION E-E
N.T.S.





A7 ADA WALKWAY
SCALE: 1" = 5'

LICENSED PROFESSIONAL ENGINEER
03/11/2025
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

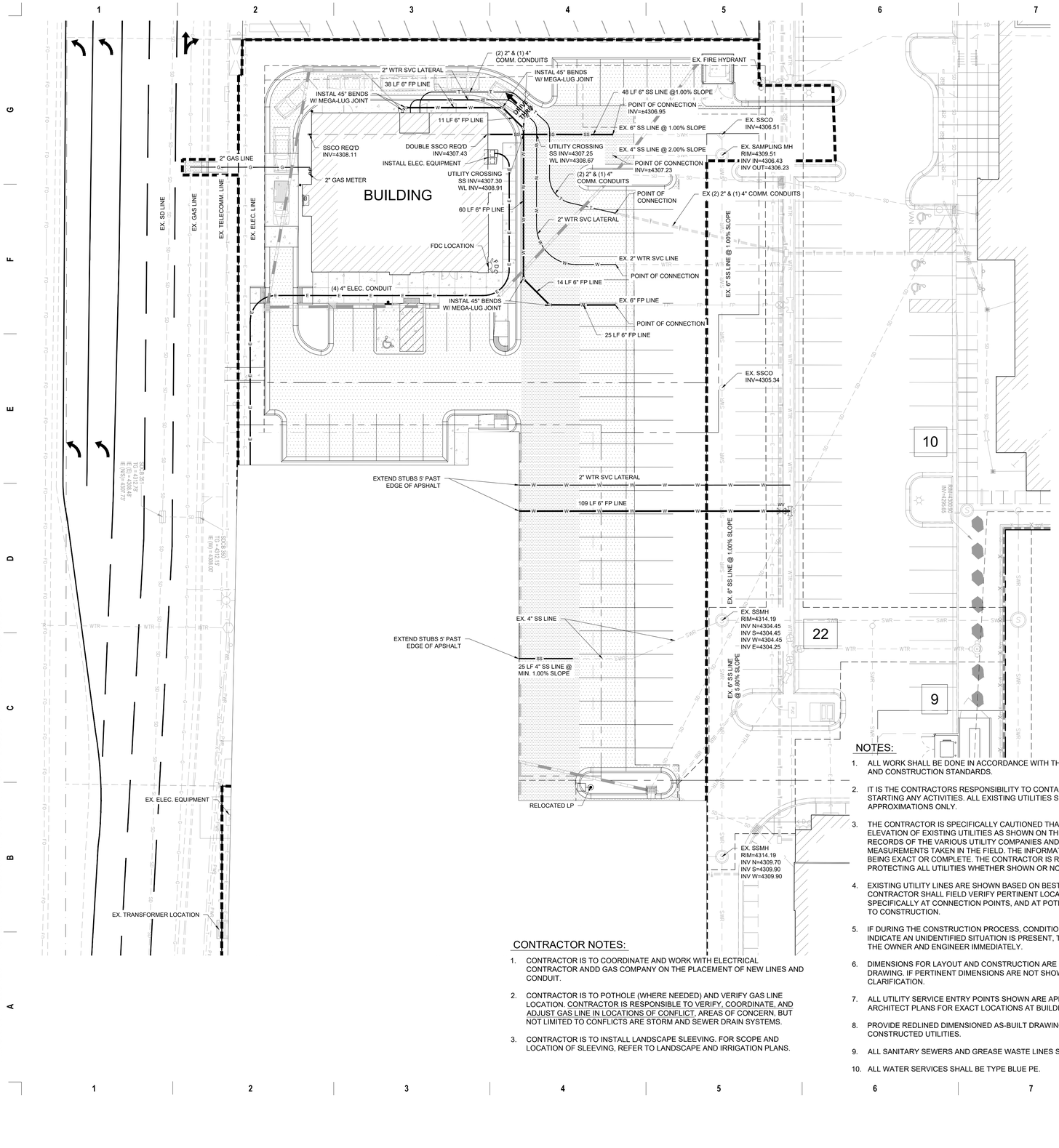
#	REVISION DESCRIPTION	DATE

ADA PLAN
MURRAY HILLCREST
NORTH PAD
SOUTH STATE STREET
MURRAY, UTAH

ADA PLAN

PROJECT #: 1755-3100
DATE: 03/11/2025
DRAWN BY: HC
SCALE: 1"=20'

C201



LEGEND

- EX. PARCEL LINES
- EX. EDGE OF OIL
- EX. FENCE LINE
- EX. GAS LINE
- EX. ELEC. LINE
- EX. STORM DRAIN
- EX. WATER LINE
- EX. SEWER LINE
- EX. TEL. LINE
- EX. COMM. LINE
- EX. CURB & GUTTER
- NEW CURB & GUTTER
- NEW ELECTRICAL LINE
- NEW COMM. CONDUIT
- NEW COMM. CONDUIT
- NEW GAS LINE
- NEW STREET LIGHT COND.
- NEW SEWER LINE
- NEW FIRE PROT. LINE
- NEW WATER LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER CLEANOUT
- NEW TRANSFORMER
- EX. 3Ø PRIMARY SECTIONALIZER
- EX. STREET LIGHT
- EX. SECONDARY JUNCTION PEDESTAL
- EX. ST. LIGHT PULL BOX

CONTRACTOR NOTES:

1. CONTRACTOR IS TO COORDINATE AND WORK WITH ELECTRICAL CONTRACTOR ANDD GAS COMPANY ON THE PLACEMENT OF NEW LINES AND CONDUIT.
2. CONTRACTOR IS TO POTHOLE (WHERE NEEDED) AND VERIFY GAS LINE LOCATION. CONTRACTOR IS RESPONSIBLE TO VERIFY, COORDINATE, AND ADJUST GAS LINE IN LOCATIONS OF CONFLICT, AREAS OF CONCERN, BUT NOT LIMITED TO CONFLICTS ARE STORM AND SEWER DRAIN SYSTEMS.
3. CONTRACTOR IS TO INSTALL LANDSCAPE SLEEVING. FOR SCOPE AND LOCATION OF SLEEVING, REFER TO LANDSCAPE AND IRRIGATION PLANS.

NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AGENCY'S DESIGN AND CONSTRUCTION STANDARDS.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
4. EXISTING UTILITY LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY PERTINENT LOCATIONS AND ELEVATIONS, SPECIFICALLY AT CONNECTION POINTS, AND AT POTENTIAL POINTS OF CONFLICT PRIOR TO CONSTRUCTION.
5. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
6. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
7. ALL UTILITY SERVICE ENTRY POINTS SHOWN ARE APPROXIMATE LOCATIONS ONLY. SEE ARCHITECT PLANS FOR EXACT LOCATIONS AT BUILDING.
8. PROVIDE REDLINED DIMENSIONED AS-BUILT DRAWINGS SHOWING LOCATIONS OF CONSTRUCTED UTILITIES.
9. ALL SANITARY SEWERS AND GREASE WASTE LINES SHALL BE PVC SDR-35.
10. ALL WATER SERVICES SHALL BE TYPE BLUE PE.
11. SEE IRRIGATION PLANS FOR NEW PRESSURIZED IRRIGATION LINES.
12. ALL VALVE COVERS FOR FIRE PROTECTION WATER LINES SHALL BE LABELED "FIRE".
13. EX. SERVICE LATERALS HAVE NOT VERIFIED. CONTRACTOR TO FIELD VERIFY & CONTACT ENGINEER WHEN UNKNOWN LATERALS ARE ENCOUNTERED.
14. VERIFY ELECTRICAL AND TRANSFORMER REQUIREMENTS WITH ELECTRICAL PLANS.
15. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
16. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
17. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PER-CONSTRUCTION MEETING.
18. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
19. INSTALL FIRE RISER AT LOCATION SHOWN ON ARCHITECTURAL OR MECHANICAL PLANS. DO NOT USE CIVIL ENGINEERING AUTOCADD PLANS TO DETERMINE LOCATION. CONSTRUCTION STAKER REUIRED TO STAKE RISER LOCATION FROM PLANS BY ARCHITECT OR MECHANICAL ENGINEER.
20. THE FIRE SPRINKLER SYSTEM DESIGN WILL BE A DEFERRED SUBMITTAL AND WILL BE CONTRACTRED THOUGH THE GENERAL CONTRACTOR.
21. INSTALL CLEANOUTS LOCATED IN SIDEWALK PER DETAIL C2/C600.

LICENSED PROFESSIONAL ENGINEER
03/11/2025
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

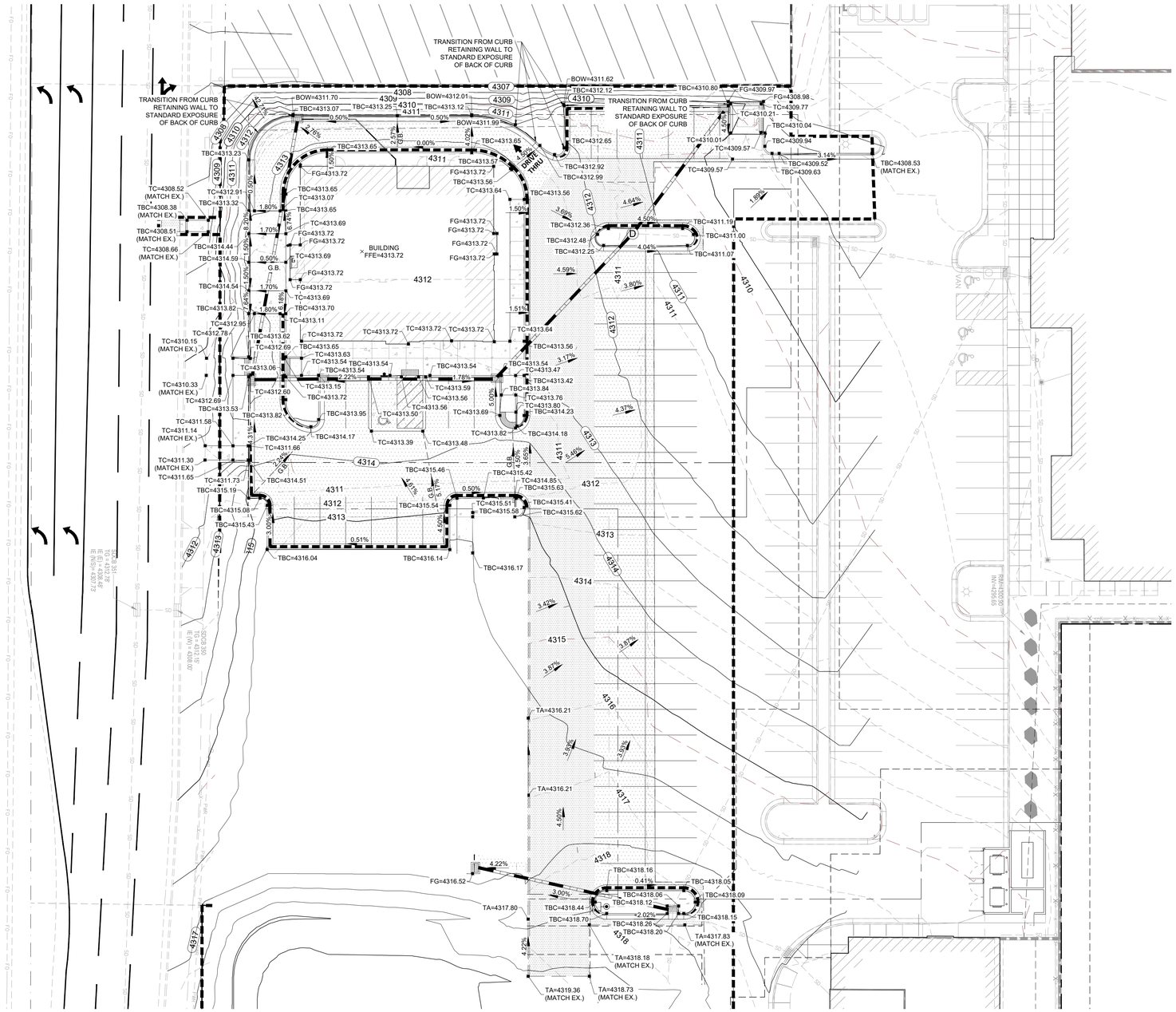
UTILITY PLAN
MURRAY HILLCREST NORTH PAD
SOUTH STATE STREET
MURRAY, UTAH

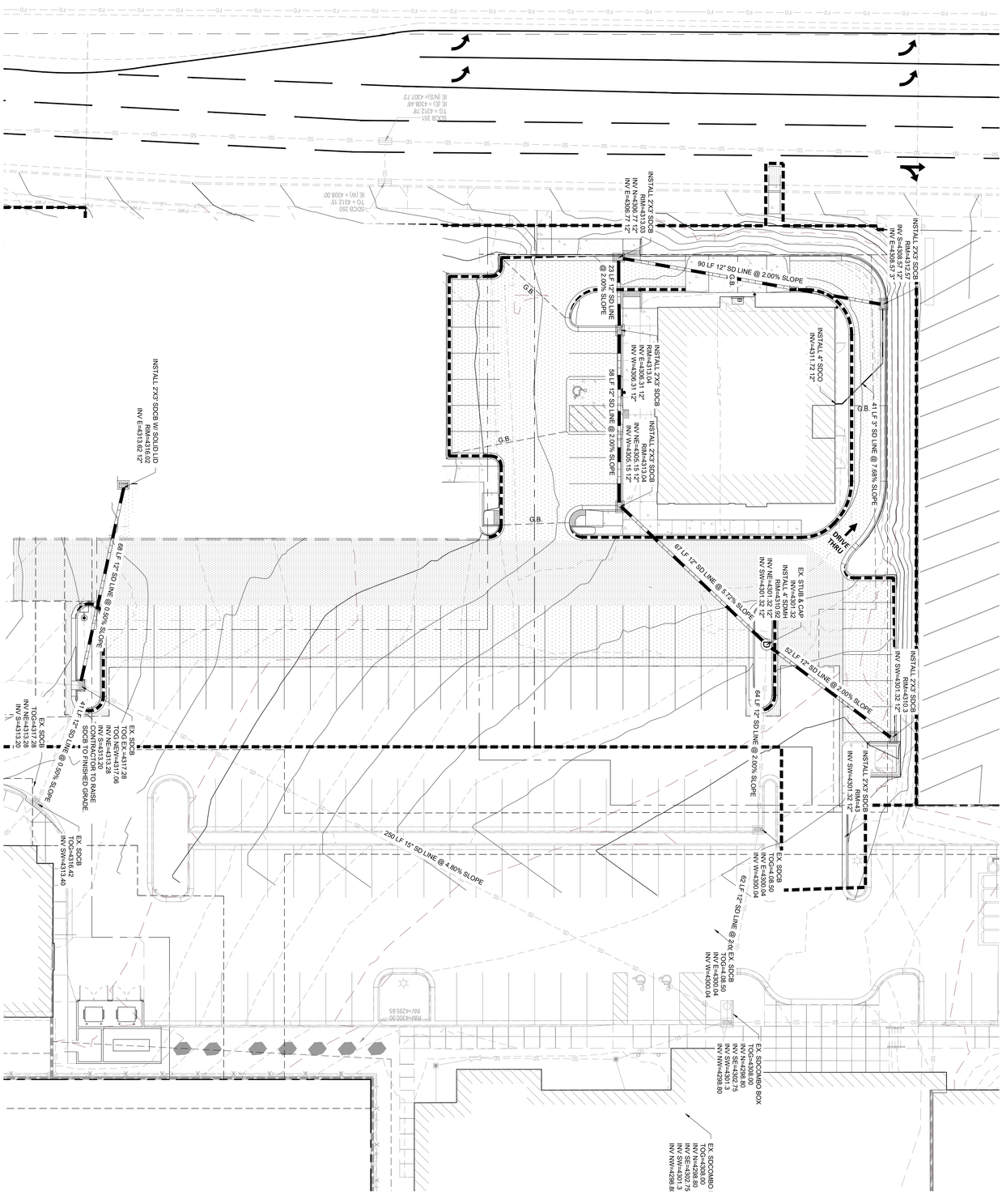
UTILITY PLAN

PROJECT #:	1755-3100
DATE:	03/11/2025
DRAWN BY:	HC
SCALE:	1"=20'

C300

PLOTTED BY: HUNTER CARTER 3/11/2025 10:43 AM
P:\MURRAY HILLCREST PROPERTY -1750\2XXX - MHC NORTH PAD\CIVIL\C300 UTILITY PLAN 1755-3100.DWG


TRANSITION FROM CURB RETAINING WALL TO STANDARD EXPOSURE OF BACK OF CURB
TRANSITION FROM CURB RETAINING WALL TO STANDARD EXPOSURE OF BACK OF CURB
TRANSITION FROM CURB RETAINING WALL TO STANDARD EXPOSURE OF BACK OF CURB
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4311
4313
4314
4315
4316
4317
4318
TA=4316.21
TA=4316.21
TA=4317.80
TA=4317.83 (MATCH EX.)
TA=4318.18 (MATCH EX.)
TA=4319.36 (MATCH EX.)
TA=4318.73 (MATCH EX.)
FG=4316.52
TC=4308.53 (MATCH EX.)
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TC=4308.51 (MATCH EX.)
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TC=4313.72



SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
20 0 20 40

LEGEND

PROPOSED CURB & GUTTER
PROPOSED SPILL CURB
EXISTING CURB & GUTTER
PROPOSED EDGE OF ASPHALT
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED STORM DRAIN
EXISTING STORM DRAIN

DRAINAGE PLAN
MURRAY HILLCREST
NORTH PAD

SOUTH STATE STREET
MURRAY, UTAH

#	REVISION DESCRIPTION	DATE

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

LICENSED PROFESSIONAL ENGINEER
No. 4551754
LeeAnn D. Muir
03/11/2025

DRAINAGE PLAN
PROJECT #: 1755-3100
DATE: 03/11/2025
DRAWN BY: HC
SCALE: 1"=20'

C401

PLOTTED BY: HUNTER CARTER 3/11/2025 10:44 AM

P:\MURRAY HILLCREST PROPERTY - 17502\XXX - MHC NORTH PAD\CIVIL\C500 EROSION CONTROL PLAN 1755-3100.DWG

N

20 0 20 40

SCALE IN FEET

SCALE: 1"=20' (24"x36" ONLY)

LEGEND

- LIMITS OF CONSTRUCTION
- PROPOSED LOT LINES
- PROPOSED CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SILT FENCE
- PROPOSED CATCH BASIN PROTECTION (SEE DETAIL-D1, SHEET C501)

EROSION CONTROL NOTES

1. THIS PLAN HAS BEEN PREPARED AS A GUIDE FOR THE INSTALLATION OF STORM WATER POLLUTION PREVENTION SYSTEMS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL U.P.D.E.S. PERMIT REQUIREMENTS AND TO ADJUST PLAN AS NECESSARY TO MEET SITE SURFACE WATER PROTECTION OBJECTIVES AND CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), FILL OUT AND SUBMIT THE NOTICE OF INTENT (NOI), PAY ALL FEES AND OBTAIN ALL PERMITS REQUIRED.
3. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS ARE CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS. APPLY, PAY FOR AND OBTAIN FUGITIVE DUST PERMIT.
4. CONTRACTOR TO PROTECT ALL EXISTING AND NEW SUMPS AND CURB INLETS FROM SEDIMENT DURING CONSTRUCTION BY USING WATTLES, SILT SACK, OR ANY OTHER APPROVED EROSION CONTROL DEVICES.
5. CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRIER AROUND & ALONG ENTIRE CONSTRUCTION LIMIT LINE & SHALL DESIGNATE ONE CONSTRUCTION ENTRANCE. PROVIDE ADDITIONAL BARRIERS & CONES TO ENSURE SAFETY NEAR & AROUND ALL CUTS, TRENCHES, HOLES & PITS.
6. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC. IN ADDITION TO REGULAR CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEPT UPON CITY AND OWNER REQUEST.
8. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE, & LANDSCAPE DRAINING ON TO PAVEMENT IS COMPLETE.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
10. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SWPPP SYSTEMS AT TIMES DESIGNATED ABOVE. CITY INSPECTOR MUST APPROVE THE REMOVAL OF ALL SWPPP DEVICES.
12. ALL SOLID WASTE (CONCRETE WASHOUT, TRASH, ETC.) IS TO BE CONTAINED ON SITE AND HAULED OFF BY CONTRACTOR.

LICENSED PROFESSIONAL ENGINEER
03/11/2025
No. 4551254
LeeAnn D. Miller
REGISTERED ENGINEER

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

EROSION CONTROL PLAN
MURRAY HILLCREST NORTH PAD

SOUTH STATE STREET
MURRAY, UTAH

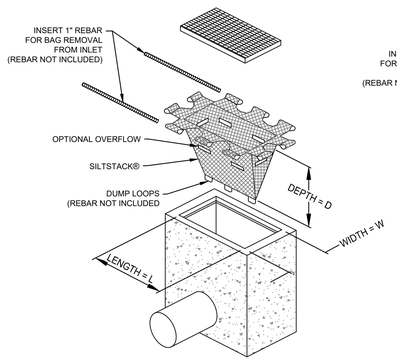
EROSION CONTROL PLAN

PROJECT #: 1755-3100
DATE: 03/11/2025
DRAWN BY: HC
SCALE: 1"=20'

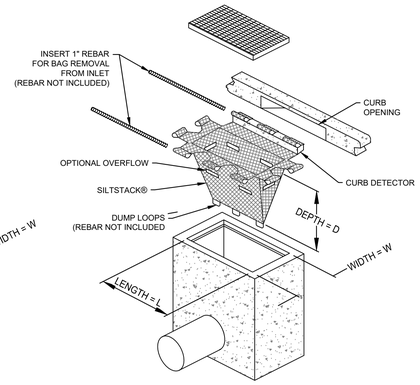
C500

PLOTTED BY: HUNTER CARTER 3/11/2025 10:44 AM
P:\MURRAY HILLCREST PROPERTY -1750\2XXX - MHC NORTH PAD\CIVIL\C501 EROSION CONTROL DETAILS 1755-3100.DWG

TYPE A



TYPE B



D1 CATCH BASIN PROTECTION
N.T.S.

SILT FENCE

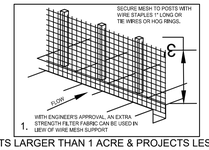
1. DESCRIPTION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED.

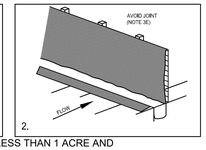
2. APPLICATION: TO INTERCEPT SEDIMENT FROM DISTURBED AREAS OF LIMITED EXTENT.
   A. PERIMETER CONTROL: PLACE BARRIER AT DOWN GRADIENT LIMITS OF DISTURBANCE.
   B. SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
   C. PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK.
   D. INLET PROTECTION.

3. INSTALLATION/APPLICATION CRITERIA: REFER TO APWA SECTION 01 57 00.
   A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER 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 DEG. F. TO 120 DEG. F.
   B. BURLAP SHALL BE 10 OUNCES PER SQUARE YARD OF FABRIC.
   C. POSTS FOR SILT FENCES SHALL BE EITHER 2"X4" DIAMETER WOOD. OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
   D. THE FABRIC IS CUT ON SITE TO DESIRED WIDTH, UNROLLED, AND DRAPED OVER THE BARRIER. THE FABRIC TOE IS SECURED WITH ROCKS OR DIRT. THE FABRIC IS SECURED TO THE MESH WITH TWIN, STAPLES OR SIMILAR DEVICES.
   E. 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.
   F. WHEN USED TO CONTROL SEDIMENTS FROM A STEEP SLOPE, SILT FENCES SHOULD BE PLACED AWAY FROM THE TOE OF THE SLOPE FOR INCREASED HOLDING CAPACITY.

4. MAINTENANCE:
   A. INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
   B. SHOULD THE FABRIC ON A SILT FENCE OR FIBER BARRIER DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
   C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE/HALF THE HEIGHT OF THE BARRIER.
   D. RE-ANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
   E. INSPECT FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIER.

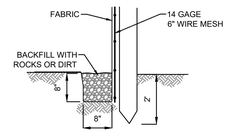
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP) IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE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



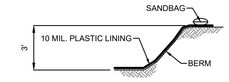


D5 SILT FENCE
N.T.S. (APWA DETAIL 122)

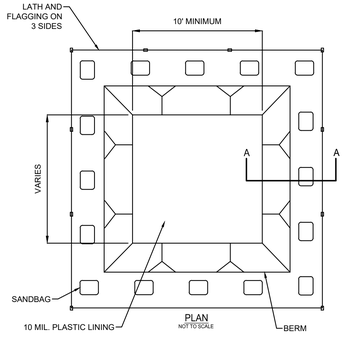
FOR PROJECTS LARGER THAN 1 ACRE & PROJECTS LESS THAN 1 ACRE AND PART OF A COMMON PLAN OF DEVELOPMENT OR SALE



TOE DETAIL



SECTION A-A
NOT TO SCALE



PLAN
NOT TO SCALE

TYPE "BELOW GRADE"

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

D9 CONCRETE WASHOUT
N.T.S.

STABILIZED ROADWAY ENTRANCE

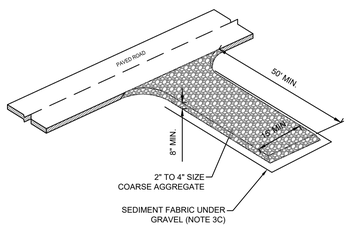
1. DESCRIPTION: A TEMPORARY STABILIZED PAD OF GRAVEL FOR CONTROLLING EQUIPMENT AND CONSTRUCTION VEHICLE ACCESS TO THE SITE.

   A. APPLICATION: AT ANY SITE WHERE VEHICLES AND EQUIPMENT ENTER THE PUBLIC RIGHT-OF-WAY.

3. INSTALLATION/APPLICATION CRITERIA: REFER TO APWA SECTION 01 57 00.
   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).

4. MAINTENANCE:
   A. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
   B. PREVENT TRACKING OR FLOW OF MUD INTO THE PUBLIC RIGHT-OF-WAY.
   C. PERIODIC TOP DRESSING WITH 2 INCHES STONE MAY BE REQUIRED, AS CONDITIONS DEMAND, AND REPAIR ANY STRUCTURES USED TO TRAP SEDIMENTS.
   D. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
   E. INSPECT ADJACENT AREAS FOR SEDIMENT DEPOSIT AND INSTALL ADDITIONAL CONTROLS AS NECESSARY.
   F. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE ACTIVITIES.

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.



A1 STABILIZED ROADWAY ENTRANCE
N.T.S. (APWA DETAIL 126)

STORM WATER POLLUTION PREVENTION PERMIT PROGRAM COMPLIANCE

CONTRACTOR IS REQUIRED TO PROVIDE ALL NECESSARY PORTIONS OF THE STORM WATER POLLUTION PREVENTION PERMITTING PROGRAM COMPLIANCE. THIS COMPLIANCE INCLUDES FEDERAL, STATE, AND LOCAL PERMITTING REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES, INSPECTION FEES, AND EXPENSES ASSOCIATED WITH THE PROGRAM COMPLIANCE. THE FOLLOWING ARE SUGGESTED ELEMENTS THAT ARE TRADITIONALLY INCORPORATED INTO A STORM WATER MANAGEMENT PERMIT AND PLAN. THESE ITEMS ARE NOT AN INCLUSIVE OR EXHAUSTIVE LIST OF ALL ELEMENTS THAT MAY BE REQUIRED. CONTRACTOR SHALL DETERMINE THE EXTENTS OF PERMIT AND PROGRAM COMPLIANCE NEEDS. CONTRACTOR SHALL PROVIDE OWNER PROOF OF PERMITS AND PROGRAM COMPLIANCE PRIOR TO COMMENCEMENT. CONTRACTOR SHALL PROVIDE OWNER PROOF OF COMPLETION AND PERMIT CLOSURE PRIOR TO PROJECT CLOSE-OUT AND FINAL PAYMENT.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

USE THE SWPPP CGP TEMPLATE OR EQUAL FOUND AT HTTP://WWW.DEQ.UTAH.GOV/PERMITS/WATER/UPDES/STORMWATERCON.HTM OR EQUIVALENT AS LONG AS IT MEETS THE CRITERIA SET BY THE UPDES CONSTRUCTION GENERAL PERMIT (CGP) UTRC00000

NOTICE OF INTENT (NOI)

PROVIDE A COPY OF THE NOI YOU COMPLETED TO OBTAIN A UPDES COMMON PLAN PERMIT UTRH00000. NOIs MAY BE COMPLETED ONLINE WITH THE STORM WATER PERMIT ISSUANCE SYSTEM AT HTTPS://SECURE.UTAH.GOV/ACCOUNT/LOG-IN.HTML

DRAINAGE STUDY/REPORT

WHERE REQUIRED BY STATE OR MUNICIPALITY THE DRAINAGE STUDY SHALL BE PROVIDED BY CONTRACTOR AND SHALL INCLUDE DOCUMENTATION OF HOW LOW-IMPACT DEVELOPMENT (LID) WILL BE IMPLEMENTED. IF LID CANNOT BE IMPLEMENTED DUE TO SITE CHARACTERISTICS, DOCUMENTATION SHALL BE PROVIDED AS TO WHY

POST CONSTRUCTION STORM WATER MAINTENANCE AND PRESERVATION PLAN:

MAINTENANCE PLAN PROVIDES GUIDANCE TO THE OWNER OF A PROPERTY TO PERFORM AND DOCUMENT ANNUAL INSPECTIONS, MAINTENANCE, AND HOUSEKEEPING PRACTICES. THE PURPOSE OF THE MAINTENANCE PLAN IS TO MAINTAIN THE STORM WATER SYSTEM AND ASSOCIATED POST CONSTRUCTION BMPS TO PREVENT POLLUTION FROM DISCHARGING TO STORM DRAIN SYSTEM.

NOTICE OF TERMINATION (NOT):

WHEN A CONSTRUCTION SITE IS NEARING COMPLETION AND THE PERMITTEE IS DESIROUS OF TERMINATING THEIR PERMIT WITH THE STATE OF UTAH FOR DISCHARGING WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES THE FOLLOWING STEPS SHOULD BE TAKEN:

1. THE CONTRACTOR'S SWPPP COORDINATOR FOR THE PROJECT SHOULD NOTIFY THE CITY STORM WATER INSPECTOR THAT THEY ARE READY FOR FINAL INSPECTION.
2. THE CITY STORM WATER INSPECTOR VISITS THE SITE TO DETERMINE IF THE SITE HAS REACHED FINAL SABILIZATION AS DETERMINED BY THE UPDES STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES, UTRC00000. THE CITY STORM WATER INSPECTOR ALSO CHECKS TO SEE IF ALL TEMPORARY BMP HAVE BEEN REMOVED.
3. IF THERE IS WORK STILL TO BE COMPLETED THEY ARE INCLUDED IN THE ADDITIONAL COMMENTS AND CORRECTIVE ACTIONS FOR SWPPP COMPLIANCE PORTION OF THE STATE'S UPDES STORM WATER INSPECTION EVALUATION FORM FOR SWPPP COMPLIANCE (STATE'S INSPECTION FORM) AND PROVIDES A COPY FOR THE SWPPP COORDINATOR.
4. WHEN THE CITY STORM WATER INSPECTOR IS SATISFIED THAT ALL REQUIREMENTS HAVE BEEN MET, THE CITY STORM WATER INSPECTOR USES THE STATE'S INSPECTION FORM AND COMPLETES THE NOTICE OF TERMINATION (NOT) INSPECTION SECTION OF THAT FORM AND SENDS A COPY TO THE STATE FOR THEIR RECORDS. CONTRACTOR TO VERIFY PERMIT CLOSURE OCCURS AND PROVIDE A COPY TO THE OWNER.
5. THE CITY STORM WATER INSPECTOR OR DESIGNATED INDIVIDUAL THEN NEEDS TO LOG INTO THE STATE'S DATABASE AND CHANGE THE STATUS OF THE PERMIT FOR THE GIVEN PERMIT.
6. ONCE THE STATE HAS RECEIVED CONFIRMATION THAT THE SITE MEETS ALL THE REQUIREMENTS THE NOT IS GRANTED.

A5 SWPPP PROCESS / CHECK LIST
N.T.S.

LICENSED PROFESSIONAL ENGINEER
03/11/2025
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

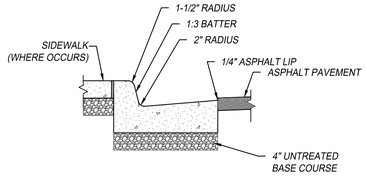
EROSION CONTROL DETAILS
MURRAY HILLCREST NORTH PAD
SOUTH STATE STREET
MURRAY, UTAH

EROSION CONTROL DETAILS

PROJECT #:	1755-3100
DATE:	03/11/2025
DRAWN BY:	HC
SCALE:	1"=20'

C501

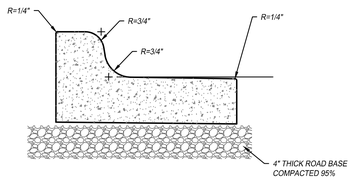
PLOTTED BY: HUNTER CARTER 3/11/2025 11:20 AM
P:\MURRAY HILLCREST PROPERTY -1750\2XXX - MHC NORTH PAD\CIVIL\C600 DETAILS 1755-3100.DWG



NOTES:

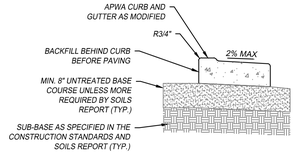
1. PROVIDE CONTRACTION JOINTS AT 10' O C AND FULL DEPTH EXPANSION JOINTS AT 60" 0.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS.
2. INSTALL 2'-6" LONG TIE BARS ON 2'-6" CENTERS WHEN CURB IS ADJACENT TO CONCRETE SIDEWALKS.
3. USE (2) #6 TIE BARS 2'-6" LONG TO TIE NEW AND EXISTING CURBS TOGETHER.

CURB & GUTTER, CATCH - A

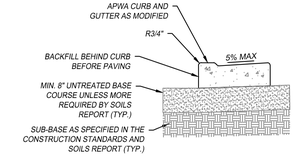


CURB & GUTTER, SPILL - A

D2 CURB & GUTTER
N.T.S.

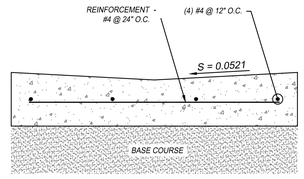


24" MODIFIED SPILL CURB AT RAMP DETAIL

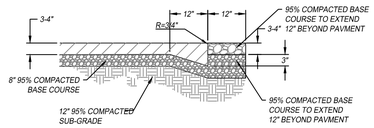


24" MODIFIED CATCH CURB AT RAMP DETAIL

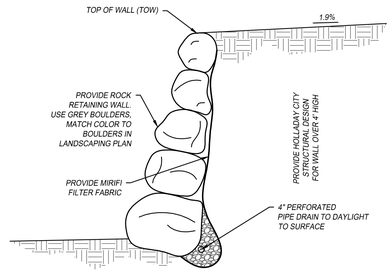
D4 MODIFIED CURB & GUTTER AT RAMP
N.T.S.



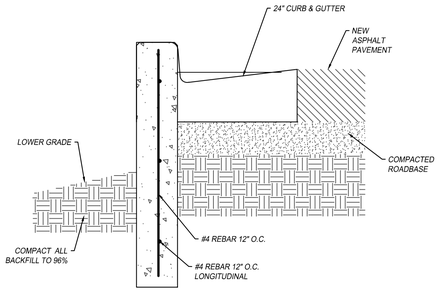
F6 4'-0" WATERWAY
N.T.S. (APWA DETAIL 211)



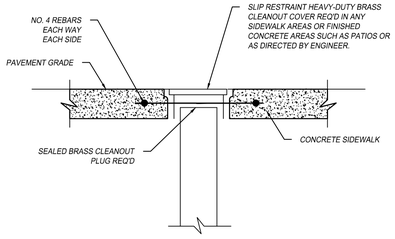
D6 THICKENED EDGE ASPHALT
N.T.S.



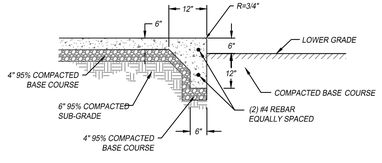
F9 ROCK RETAINING WALL SECTION
N.T.S.



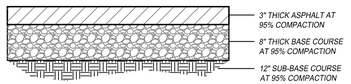
D9 CURB RETAINING WALL
N.T.S.



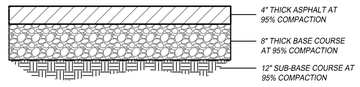
C2 SIDEWALK CLEANOUT DETAIL
N.T.S.



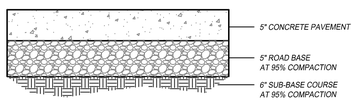
A2 THICKENED EDGE CONCRETE
N.T.S.



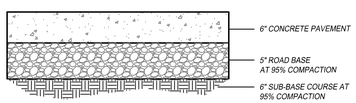
ASPHALT CONCRETE



HEAVY DUTY ASPHALT CONCRETE



CONCRETE PAVEMENT

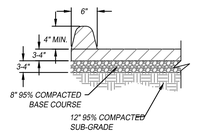


DUMPSTER APPROACH CONCRETE PAVEMENT

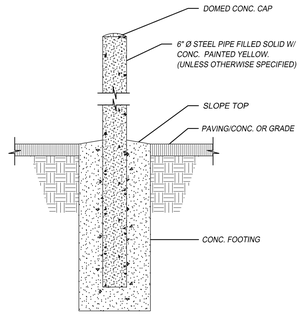
CONSTRUCTION NOTES:

1. PAVEMENT RECOMMENDATIONS ARE BASED ON THE GEOTECHNICAL INVESTIGATION PREPARED BY GSH, PROJECT NO. 2615-004-21, DATED SEPTEMBER 22, 2021.
2. CONCRETE CONTRACTION JOINT SPACING SHOULD NOT EXCEED 30 TIMES THE THICKNESS OF THE SLAB. PROVIDE SHOP DRAWING OF CONTRACTION AND EXPANSION JOINT LOCATIONS FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

A4 PAVEMENT SECTIONS
N.T.S.



C6 ASPHALT CURB
N.T.S.



A6 FIXED BOLLARD
N.T.S.

LICENSED PROFESSIONAL ENGINEER
03/11/2025
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

DETAILS
MURRAY HILLCREST NORTH PAD
SOUTH STATE STREET
MURRAY, UTAH

DETAILS

PROJECT #:	1755-3100
DATE:	03/11/2025
DRAWN BY:	HC
SCALE:	1"=20'

C600

Trench backfill

1. **GENERAL**
   A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

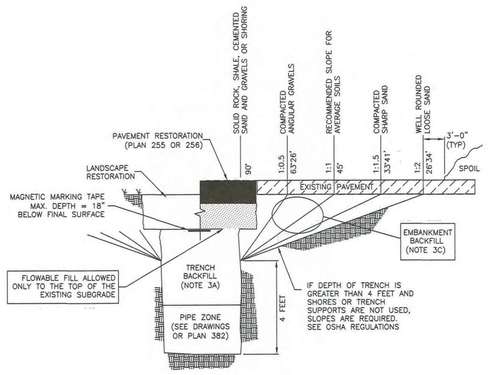
2. **PRODUCTS**
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days, It must flow easily requiring no vibration for consolidation.

3. **EXECUTION**
   A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
      1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
      3) Water jetting is NOT allowed.
   B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
   C. Embankment Backfill: When trench sides are sloped proceed as follows.
      1) Maximum lift thickness is 8-inches before compaction.
      2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
      3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   D. Surface Restoration:
      1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
      2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER. .

381

D1 TRENCH BACKFILL
N.T.S. (APWA PLAN 381)

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



Utah Chapter

Trench backfill
D4 TRENCH BACKFILL
N.T.S. (APWA PLAN 381)

Plan 381 July 2016

Pipe zone backfill

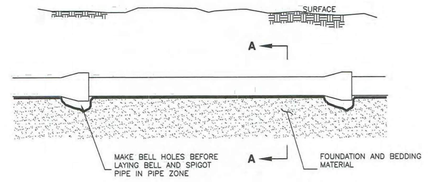
1. **GENERAL**
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

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. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

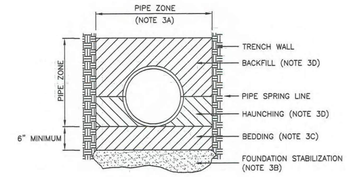
3. **EXECUTION**
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
      1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      2) Maximum lift thickness is 8-inches.
      3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      1) Place the controlled low strength material, APWA Section 31 05 15.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.

382

D7 PIPE ZONE BACKFILL
N.T.S. (APWA PLAN 382)



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACOTRY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

Utah Chapter

Pipe zone backfill
D9 PIPE ZONE BACKFILL
N.T.S. (APWA PLAN 382)

Plan 382 January 2011

LICENSED PROFESSIONAL ENGINEER
03/11/2025
No. 4551254
LeeAnn D. Miller
REGISTERED ENGINEER

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

DETAILS
MURRAY HILLCREST NORTH PAD

SOUTH STATE STREET
MURRAY, UTAH

DETAILS

PROJECT #:	1755-3100
DATE:	03/11/2025
DRAWN BY:	HC
SCALE:	1"=20'

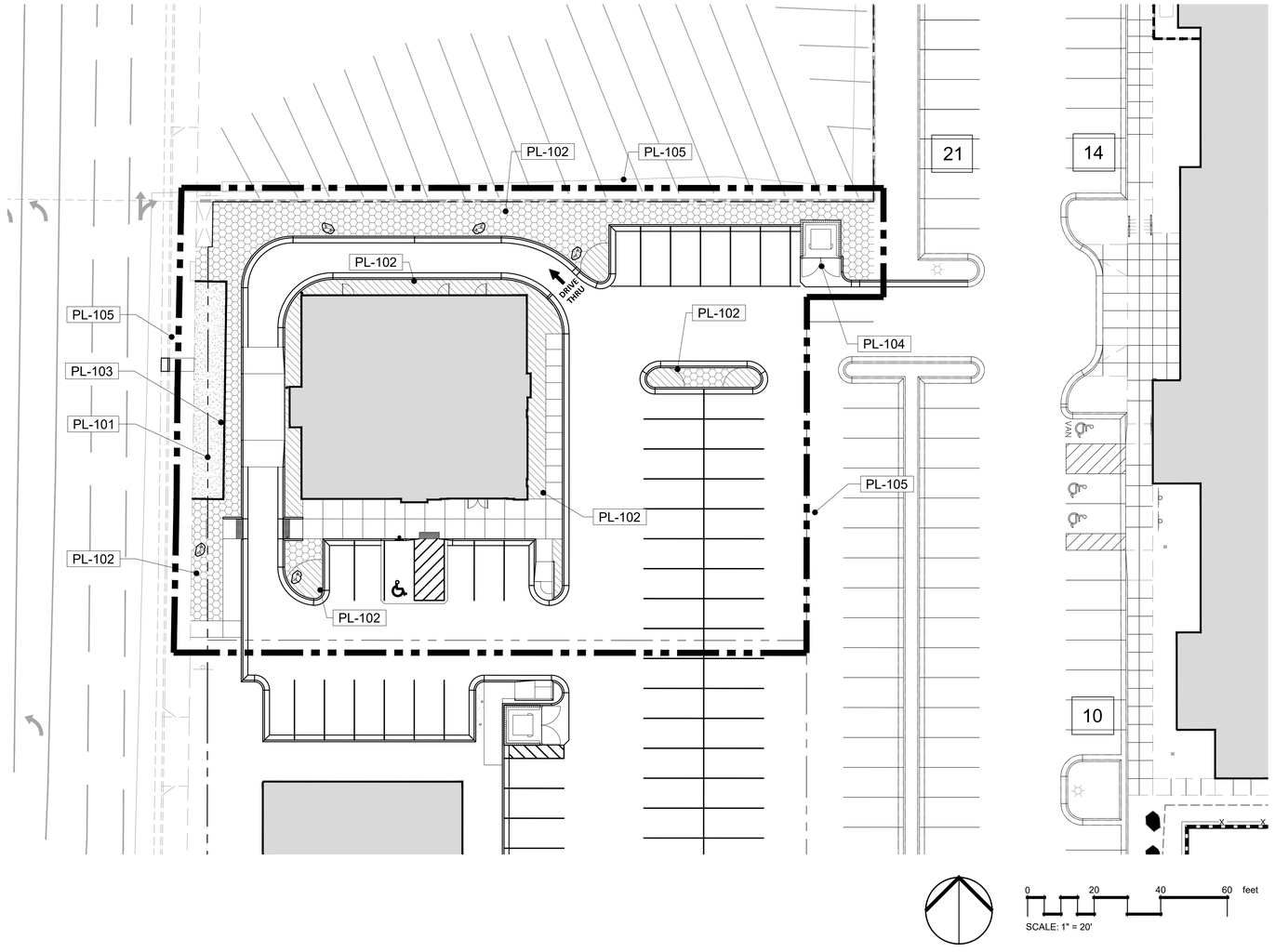
C601

PLOTTED BY: HUNTER CARTER 3/11/2025 10:44 AM

P:\MURRAY HILLCREST PROPERTY -17502XXX - MHC NORTH PAD\CIVIL\C600 DETAILS 1755-3100.DWG

REFERENCE NOTES SCHEDULE - MHC NORTH

SYMBOL	DESCRIPTION	QTY	DETAIL
PL-101	TURF AREA (TYP.)		
PL-102	PLANTING AREA (TYP.)		
PL-103	6" MOWCURB - PLAIN GREY CONCRETE - MOWCURB BETWEEN ALL PLANTING AND TURF GRASS AREAS	168 LF	
PL-104	FUTURE TRASH ENCLOSURE LOCATION - PER CIVIL PLANS		
PL-105	CONSTRUCTION LIMIT LINE (TYP.)		
	BROWNS CANYON BLONDE BOULDERS 2' - 4' DIAMETER; 1/3 @ 4' DIAMETER, 1/3 @ 3' DIAMETER AND 1/3 @ 2' DIAMETER	5	
	1-2" NEPHI SANDSTONE ROCK MULCH - 3" MIN. DEPTH OVER DEWITT PRO-5 WEED BARRIER FABRIC	1,305 SF	
	3-6" NEPHI SANDSTONE ROCK MULCH - 5" MIN. DEPTH OVER DEWITT PRO-5 WEED BARRIER FABRIC	3,122 SF	
	KENTUCKY BLUEGRASS SOD	609 SF	



REVIEW COPY ONLY

PREPARED UNDER DIRECTION OF
CODY BRAZELL, PLA
LIC. # 5689409-5301
FINAL CONSTRUCTION PLAN & CITY CONSTRUCTION COPY TO BE DESIGNATED BY SIGNED SEAL ON EACH PAGE.

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

GROUNDCOVER PLAN
MURRAY HILLCREST - NORTH PAD

SOUTH STATE STREET
MURRAY, UTAH

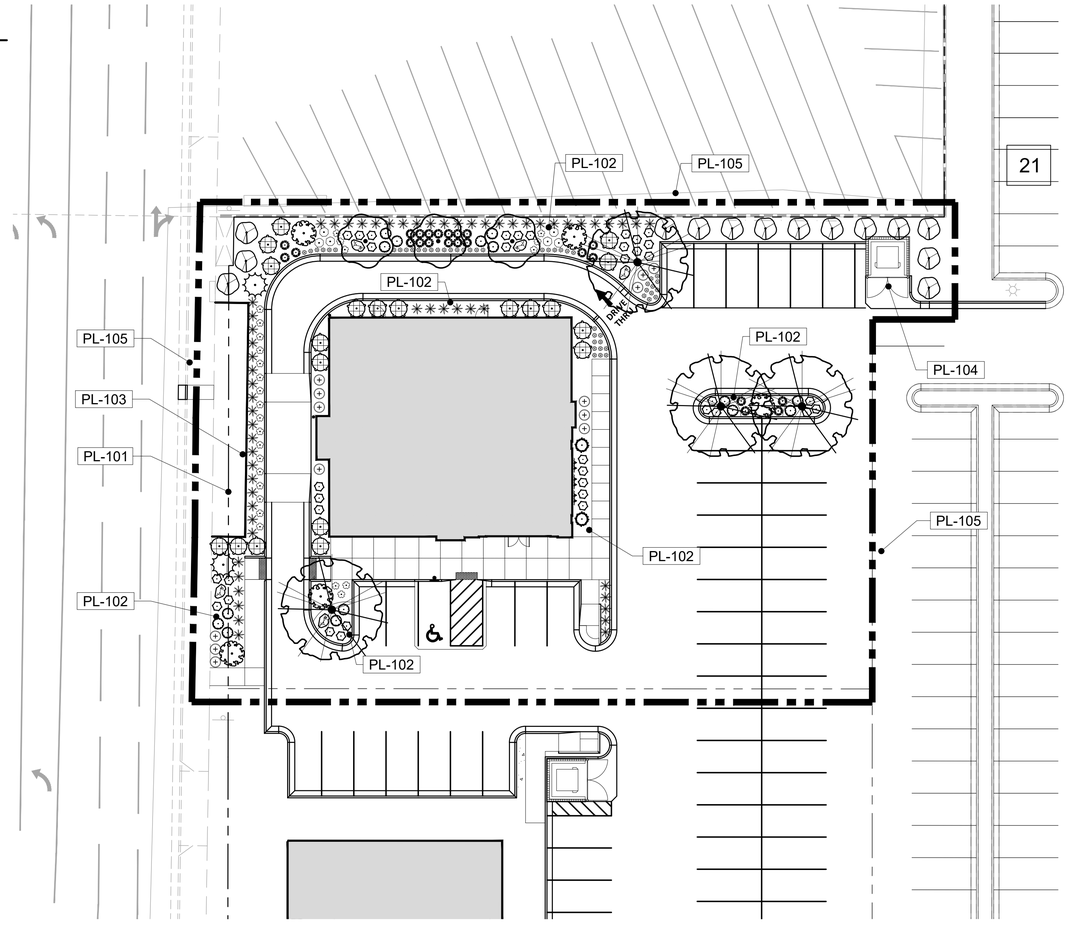
GROUNDCOVER PLAN

PROJECT #: 1755-3100
DATE: 03/11/2025
DRAWN BY: JW
SCALE: PER PLAN

LP101

PLANT SCHEDULE - MHC NORTH

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
DECIDUOUS TREES				
	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` / SHADEMASTER HONEY LOCUST	B & B	2"CAL	4
EVERGREEN TREES				
	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	8` MIN.		2
FLOWERING TREES				
	PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER PEAR	B & B	2" CAL.	3
SYMBOL	**BOTANICAL / COMMON NAME**	**CONT**	**-**	**QTY**
SHRUBS				
	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL		15
	CORNUS SERICEA `KELSEYI` / KELSEYI DOGWOOD	5 GAL		37
	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH	5 GAL		20
	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	5 GAL		14
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.		5
ANNUALS/PERENNIALS				
	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL		49
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` / MUNSTEAD ENGLISH LAVENDER	1 GAL		26
	MONARDA X 'RED VELVET' / UPSCALE™ RED VELVET BEE BALM	1 GAL		13
EVERGREEN SHRUBS				
	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	5 GAL.		2
	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL.		6
GRASSES				
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.		60
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL		23
VINES				
	CLEMATIS X JACKMANII / JACKMAN CLEMATIS	1 GAL		6



REFERENCE NOTES SCHEDULE - MHC NORTH

SYMBOL	DESCRIPTION	QTY	DETAIL
PL-101	TURF AREA (TYP.)		
PL-102	PLANTING AREA (TYP.)		
PL-103	6" MOWCURB - PLAIN GREY CONCRETE - MOWCURB BETWEEN ALL PLANTING AND TURF GRASS AREAS	168 LF	
PL-104	FUTURE TRASH ENCLOSURE LOCATION - PER CIVIL PLANS		
PL-105	CONSTRUCTION LIMIT LINE (TYP.)		
	BROWNS CANYON BLONDE BOULDERS 2` - 4` DIAMETER; 1/3 @ 4` DIAMETER, 1/3 @ 3` DIAMETER AND 1/3 @ 2` DIAMETER	5	

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CODY BRAZELL, PLA
LIC. # 5689409-5301
FINAL CONSTRUCTION PLAN & CITY CONSTRUCTION COPY TO BE DESIGNATED BY SIGNED SEAL ON EACH PAGE.

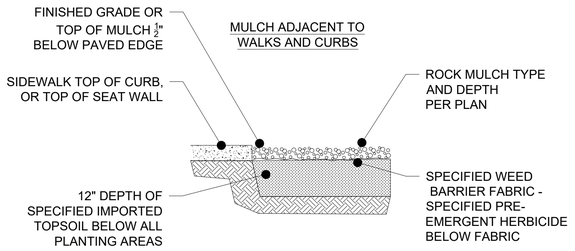
WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

PLANTING PLAN
MURRAY HILLCREST - NORTH PAD
SOUTH STATE STREET
MURRAY, UTAH

PLANTING PLAN
PROJECT #: 1755-3100
DATE: 03/11/2025
DRAWN BY: JW
SCALE: PER PLAN

LP102

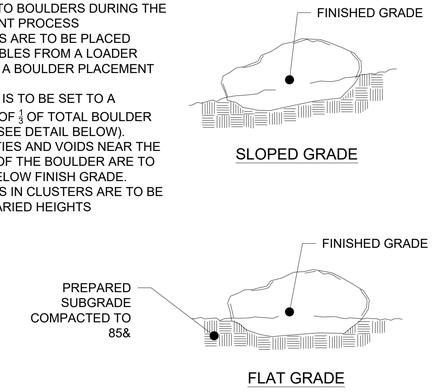


1 INSTALLATION OF ROCK MULCH

1" = 1'-0" P-MU-PLA-25

NOTES:

1. INSTALLER RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS
2. BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
3. BOULDER IS TO BE SET TO A MINIMUM OF ¼ OF TOTAL BOULDER BURIED (SEE DETAIL BELOW).
4. ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.
5. BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

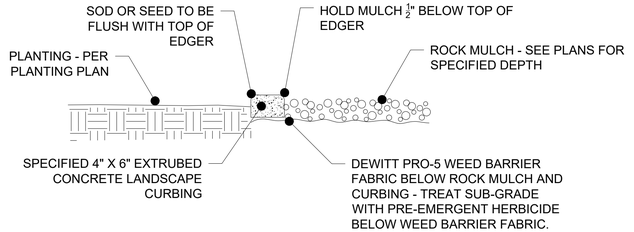


2 BOULDER DETAIL

1" = 1'-0" P-MU-PLA-23

NOTES:

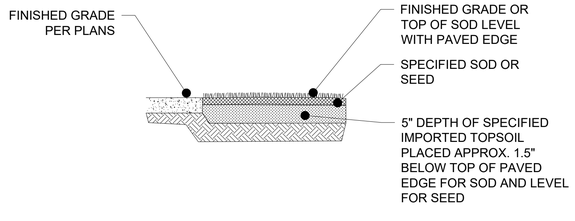
1. FINE GRADE SUB-GRADETO BE 4 ½" BELOW TOP OF WALK OR CURB PRIOR TO LAYING FABRIC OR SPREADING ORGANIC MULCH - EDGING REQUIRED AT ALL TURF AREAS



3 CONCRETE EDGING

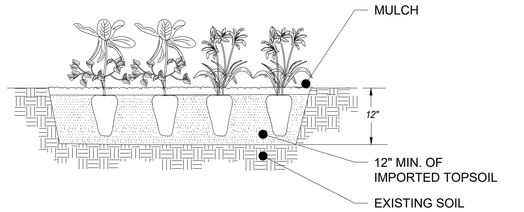
1" = 1'-0" P-MU-PLA-33

SOD ADJACENT TO WALKS AND CURBS



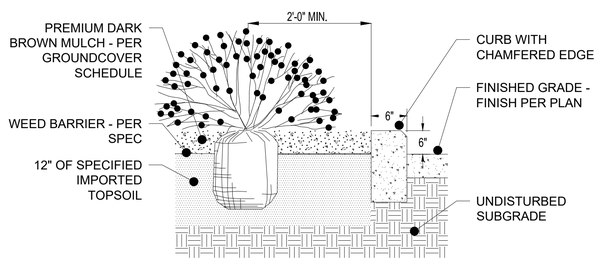
4 INSTALLATION OF TURF SOD

1" = 1'-0" P-MU-PLA-29



5 PERENNIAL PLANTING

1" = 1'-0" P-MU-PLA-27

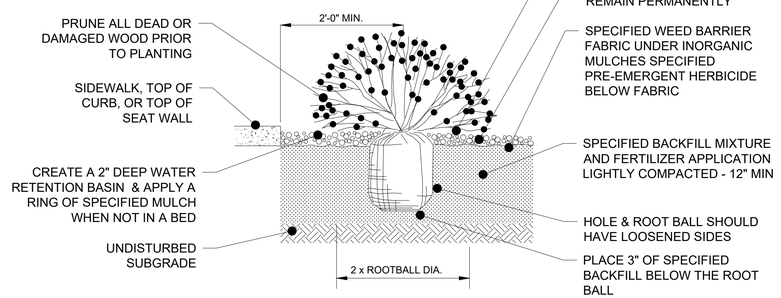


6 PLANTING ALONG CURB DETAIL

1" = 1'-0" P-MU-PLA-26

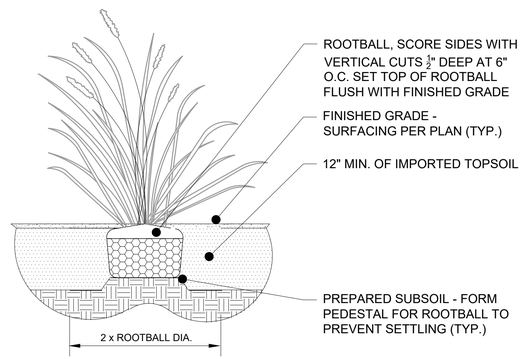
NOTES:

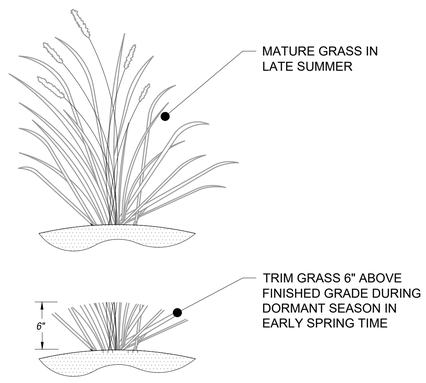
1. REMOVE ALL CONTAINMENT MATERIAL FROM THE TRUNK & SIDES OF ROOTBALL THAT IS NOT 100% HEMP. REMOVE BURLAP & TWINE FROM THE TOP ⅓ OF ROOTBALL. REMOVE FIBER OR PLASTIC POT ROOTBALLS THAT ARE BROKEN APART AFTER CONTAINMENT IS REMOVED.
2. SET ROOT CROWN OF UPRIGHT SHRUBS 1" ABOVE TOP OF SOIL. SET ROOT CROWN OF SPREADING SHRUBS AT TOP OF SOIL.



7 SHRUB PLANTING DETAIL

1" = 1'-0" P-MU-PLA-24





8 ORNAMENTAL GRASS PLANTING AND PRUNING

1" = 1'-0" P-MU-PLA-28

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WOODBURY CORPORATION
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SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

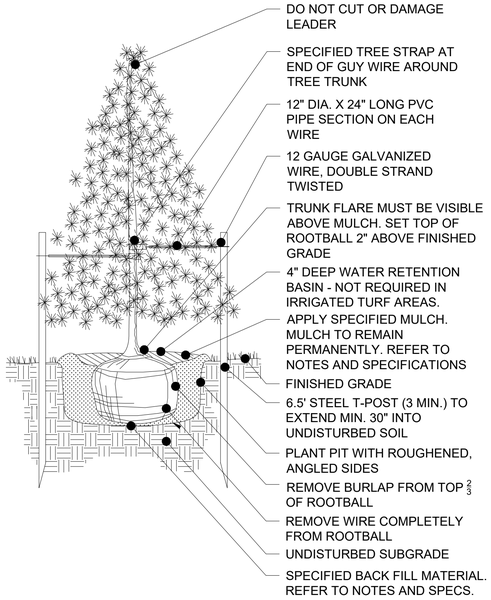
LANDSCAPE DETAILS
MURRAY HILLCREST - NORTH PAD

SOUTH STATE STREET
MURRAY, UTAH

LANDSCAPE DETAILS

PROJECT #: 1755-3100
DATE: 03/11/2025
DRAWN BY: JW
SCALE: PER PLAN

LP501

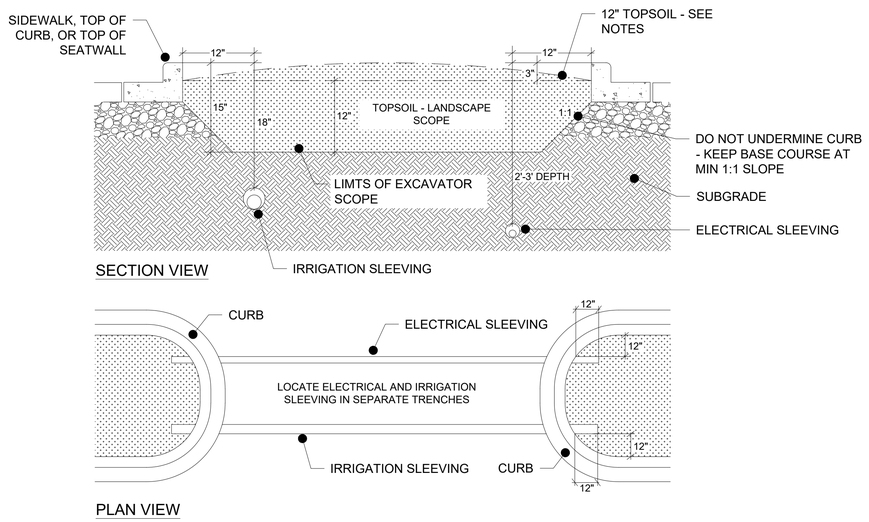


NOTES:
1. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3OF BALL, AND SECOND LAYER OF SOIL MIX.
2. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
3. PLACE AGRIFOAM TABLETS IN EACH PLANTING PIT, BURY AT $\frac{1}{3}$ DEPTH OF ROOTBALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
4. DIAMETER OF TREE RING IN LAWN AREAS TO BE 2 FEET WIDER THAN DIAMETER OF CANOPY.

1 EVERGREEN TREE PLANTING

P-MU-PLA-30

NOTES:
1. EXCAVATOR: REMOVE MATERIAL TO 15" BELOW TOP OF CURB - ENSURE ADEQUATE DRAINAGE
2. LANDSCAPE CONTRACTOR: PRIOR TO INSTALLATION OF 12" MIN DEPTH OF TOPSOIL, ENSURE ADEQUATE DRAINAGE

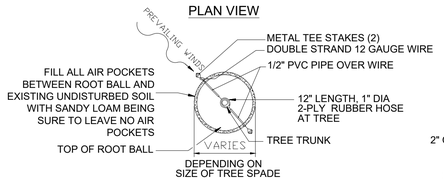


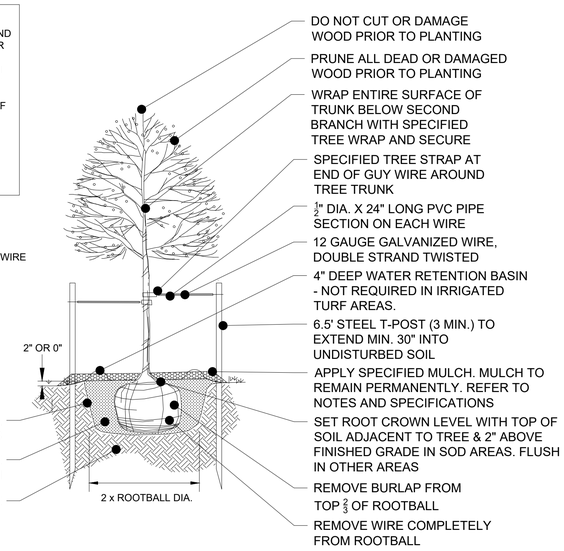
3 PLANTER ISLAND PREPARATION DETAIL

1" = 1'-0"

P-MU-PLA-43

NOTES:
1. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.
2. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
3. PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
4. DIAMETER OF TREE RING IN LAWN AREAS IS BE 4'-0".
5. STAKING NOT REQUIRED, ONLY THROUGH CERTAIN SITE CONDITIONS.
6. SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN AFTER TWO YEARS. NO LIMB SHALL BE WITHIN 7' OF PAVEMENT.



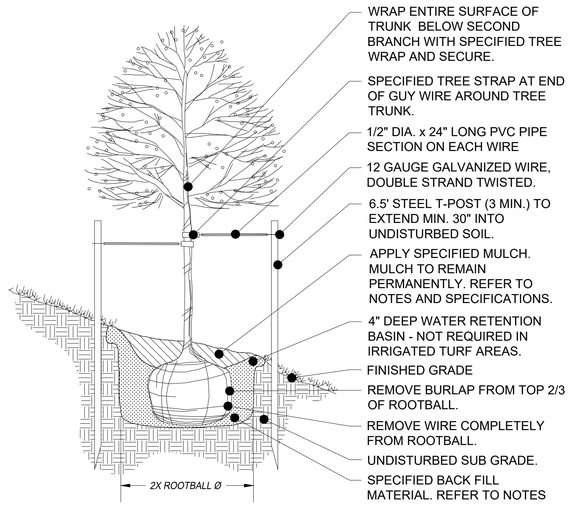


2 DECIDUOUS TREE PLANTING DETAIL

1" = 1'-0"

P-MU-PLA-31

NOTES:
1. SEE TREE PLANTING DETAIL FOR ADDITIONAL REQUIREMENTS.
2. CUT BACK SLOPE TO PROVIDE FLAT SURFACE FOR PLANTING.
3. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.
4. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
5. PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
6. DIAMETER OF TREE RING IN LAWN AREAS IS BE 4'-0".
7. STAKING NOT REQUIRED, ONLY THROUGH CERTAIN SITE CONDITIONS.
8. SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN AFTER TWO YEARS. NO LIMB SHALL BE WITHIN 7' OF PAVEMENT.



4 TREE PLANTING ON SLOPE

1" = 1'-0"

P-MU-PLA-46

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WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

LANDSCAPE DETAILS
MURRAY HILLCREST - NORTH PAD

SOUTH STATE STREET
MURRAY, UTAH

LANDSCAPE DETAILS

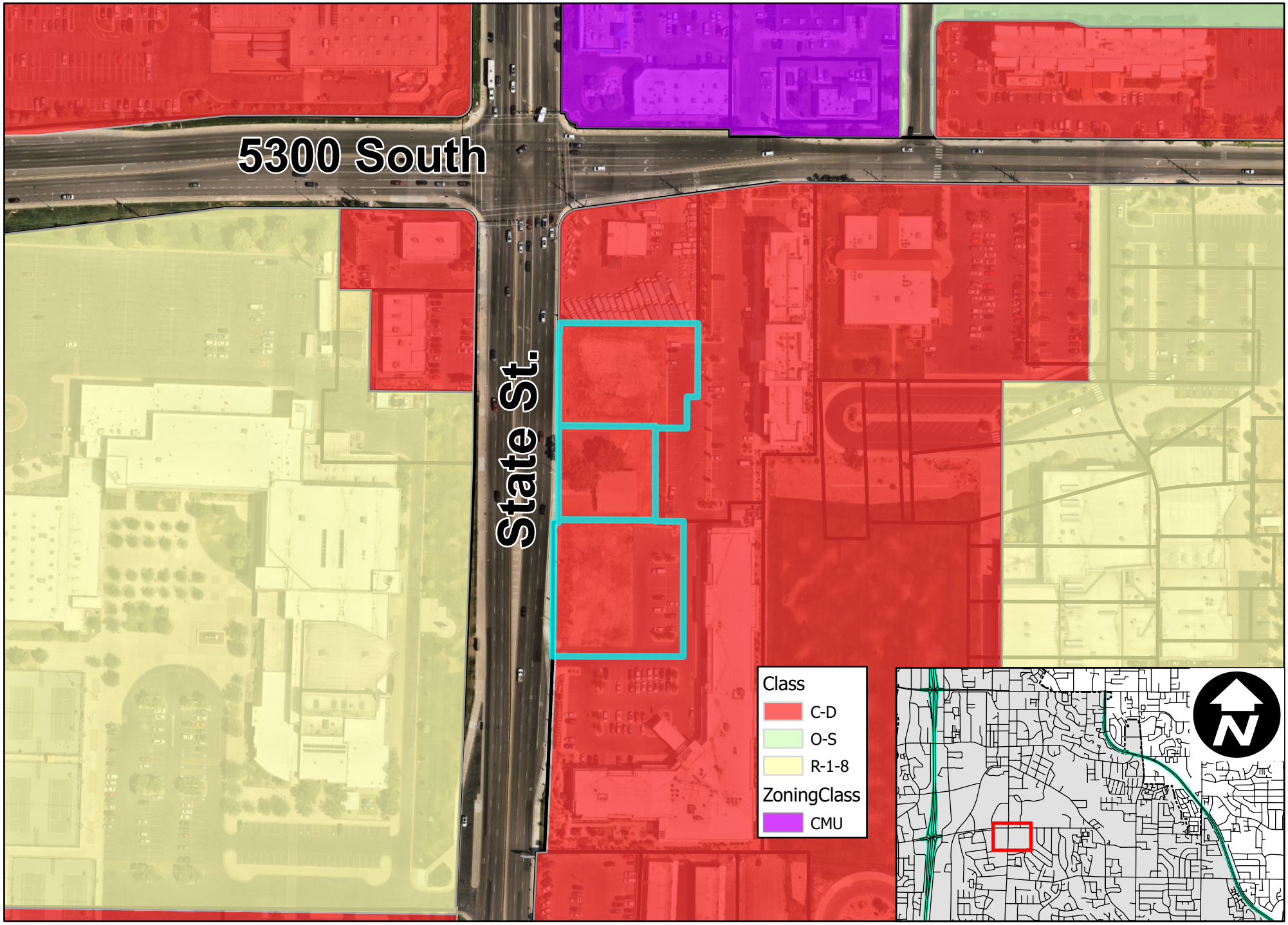
PROJECT #: 1755-3100
DATE: 03/11/2025
DRAWN BY: JW
SCALE: PER PLAN

LP502

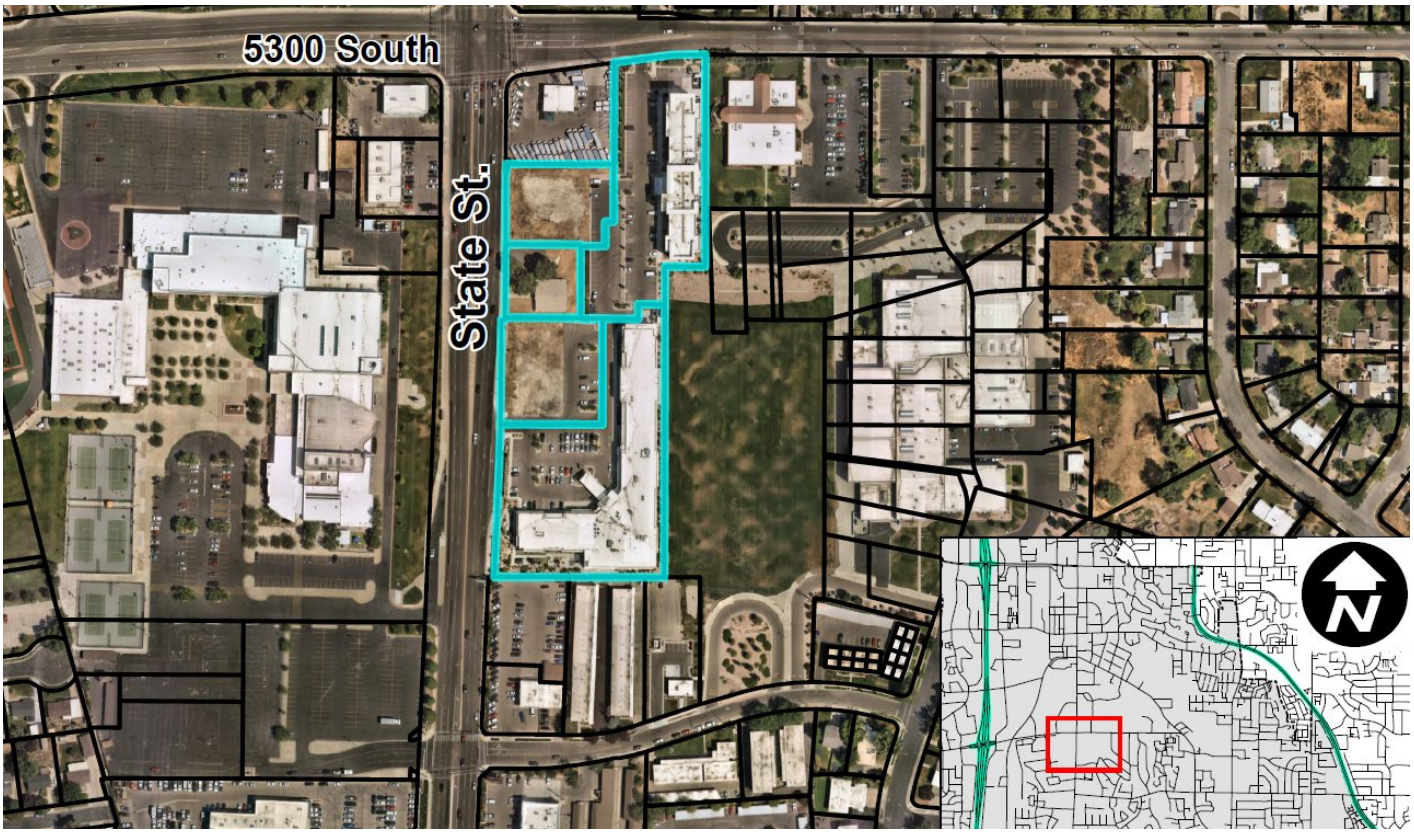
5317 South State Street



5317 South State Street



AGENDA ITEM #7 Abbington Subdivision Amended and Extended			
ITEM TYPE:	Subdivision Amendment		
ADDRESS:	5317, 5357, 5361, 5377 S State St & 148 E 5300	**MEETING DATE:**	April 17th, 2025
APPLICANT:	Ryan Kimball, Kimball Investments	**STAFF:**	Ruth Ruach, Planner 1
PARCEL ID:	2207352011, 2207352005, 2207352013, 2207352018 & 2207352017	**PROJECT NUMBER:**	25-017
ZONE:	C-D, Commercial Development		
SIZE:	0.67, 0.46, 0.84, 2.52, and 1.88 acres		
REQUEST:	The applicant is requesting Planning Commission approval to adjust the lot lines within the Abbington subdivision.		



I. LAND USE & SUBDIVISION ORDINANCE

Section 16.04.030(C) of the Murray City Subdivision Ordinance requires applications for modifications to existing subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission's role as the Land Use Authority is to ensure that a proposed amended subdivision is consistent with established ordinances, policies, and planning practices of the City. The Planning Commission makes investigations, reports, and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary.

II. BACKGROUND

Project Location

The subject properties front State Street and 5300 South. The subject properties are adjacent to The Point at 53rd Shopping Center, Hillcrest Junior High, and Murray High School. Each parcel in the subdivision is owned by the Murray City School District, who has provided an owner authorization acknowledging the modifications.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Retail	C-D & CMU
South	Commercial	C-D
East	Hillcrest Junior High	C-D
West	Murray High and Commercial	R-1-8 & C-D

III. PROJECT REVIEW

The Abbington subdivision was initially recorded in 2018. The purpose was to redevelop the property of the old Hillcrest Junior High School. The subdivision was approved prior to the construction of the Abbington senior living center and the Towneplace Suites. Now that the two buildings are constructed, amendments need to be made to the existing subdivision. In addition, when the subdivision was originally recorded the Murray School District (the property owners) did not have ownership of the property that was previously used as a seminary owned by the Church of Jesus Christ of Latter Day Saints. Murray School District conducted a swap of 133 East 5460 South (Abbington Subdivision Lot 5) for 5357 South State Street (proposed Lot 6) to allow the relocation of the seminary building to property on 5460 South. The applicant would like to incorporate the State Street property into the subdivision for future development.

The proposed amendment will make multiple minor adjustments to all of the lots in the subdivision. The current and the proposed amended plat are attached for the commission's review.

Although the individual lots in the subdivision will change in size, the overall configuration of the new plat will be mostly the same as the current plat and will meet all requirements of the C-D zoning district.

Lot Area

The C-D Zone does not have a requirement for specific lot minimums or maximums. The amended lots have been determined to have adequate size to accommodate commercial development based on the zoning; therefore, there are no issues with the current or proposed size of the lots.

Subdivision amendments require that the plat show public utility easements (PUEs). The required PUEs are typically 10' wide along all property lines.

IV. STATE AND MUNICIPAL CODE REVIEW STANDARDS

Title 16, Subdivision Ordinance requires the applications for modifications of subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance and Utah State Code (10-9a-604) outlines the process:

A. Terms: Any division of real property located within the City is subject to the terms of title 16. The division of real property includes any sale, gift, transfer, conveyances, split or other division that results in changing the boundaries or legal description of a given parcel of real property.

B. The Planning Commission shall act as the final Land Use Authority to approve (1) subdivision amendment; and (2) the establishment of requirements and design standards for public improvements. It shall make investigations, reports, and recommendations on proposed subdivisions as to their conformance to the general plan and title 17 of this code, and other pertinent documents as it deems necessary.

V. CITY DEPARTMENT REVIEW

The application and materials were distributed to various departments for their review and comments on March 18th, 2025. The following comments have been provided in response. Where appropriate, the comments are addressed as conditions of approval:

Engineering Division

- Meet City subdivision requirements and standards – City Code Title 16.

- Address all engineering and survey review comments prior to printing the plat to mylar.
- Obtain UDOT approval and record required documents to vacate the existing access easement across lot 3.
- Provide any required Public Utility Easements (PUE's) and easements for utility services. Add a 10' PUE along Lot 5 frontage to State Street.

Wastewater Division

- Plat sheet must have separate signature blocks for Murray Water and Murray Sewer. Otherwise approve of the subdivision changes.
- No other comments.

Power Department

- When the time comes to build the new building(s), we will want to have an on-site meeting to plan the new electrical service(s).
- The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
- Contractor to contact John Galanis 801-264-2723 for metering placement and requirements.

All other reviewing departments had no concerns with the proposed amendment.

VI. PUBLIC COMMENTS

Thirty (30) public notices were mailed to property owners within 500 feet of the proposed subdivision amendment. As of the date of this report, staff has not received any comments about the proposal.

VII. FINDINGS

Based on the analysis and review of the proposed subdivision amendment and a survey of the subject properties, staff concludes the following:

1. The subdivision of land is allowed by Utah State Code Section10-9a-608(2)(a)(iii), and with conditions this proposed subdivision amendment will meet the requirements therein.
2. The proposed subdivision amendment will continue to comply with all applicable regulations in the C-D, (Commercial Development) zoning district.
3. The proposed subdivision amendment complies with the regulations of Title 16, Subdivision Ordinance.

VIII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site

review, staff recommends that the Planning Commission **APPROVE the proposed Subdivision Amendment for the Abbington Subdivision for the properties addressed at 5317 to 5361 South State Street subject to the following conditions:**

1. The applicant shall meet all requirements of the City Engineer including:
    a. Meet City subdivision requirements and standards – City Code Title 16.
    b. Address all engineering and survey review comments prior to printing the plat to mylar.
    c. Obtain UDOT approval and record required documents to vacate the existing access easement across lot 3.
    d. Provide any required public utility easements (PUE's) and easements for utility services. Add a 10' PUE along Lot 5 frontage to State Street.
2. The applicant shall meet all relevant Power, Water, Sewer, and Fire Department requirements.
3. The properties shall meet all requirements of Chapter 17.100 of the Murray Land Use Ordinance for the C-D Zone.

PRELIMINARY SUBDIVISION APPLICATION

Name of Proposed Subdivision: Abbington Subdivision Amended and Extended

Project Address: 5317 to 5361 South State Street

Parcel Identification (Sidwell) Number: 2207352017, 220735211, 2207352013, 2207352005

Parcel Area(acres): 3.871 Zoning District: C-D Total # of Lots: 4

Applicant Information

Name: Ryan Kimball

Mailing Address: 1000 S Main Suite 104 City: SLC State: UT ZIP: 84101

Phone #: 801.916.5300 Fax #: _____ Email Address: ryan@kimballinvestment.com

Property Owner's Information (If different)

Name: MURRAY HILLCREST, LLC

Mailing Address: 1000 S Main Suite 104 City: SLC State: UT ZIP: 84101

Phone #: 801.916.5300 Fax #: _____ Email Address: ryan@kimballinvestment.com

Licensed Engineer Information

Name: LeeAnn Miller, P.E.

Mailing Address: 2733 E Parleys Way Suite 300 City: SLC State: UT ZIP: 84109

Phone #: 801.482.7443 Fax #: _____ Email Address: L_MILLER@WOODBURYCORP.COM

Authorized Signature: _____ Date: 2/24/2025

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

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

SEE ATTACH SIGNATURES

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

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

Notary Public

Residing in _____

My commission expires: _____

Agent Authorization

I (we), _____, the owner(s) of the real property located at_____, in Murray City, Utah, do hereby appoint_____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the _____day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____

instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.

Savannah McKay
Notary Public State of Utah
My Commission Expires on:
October 14, 2028
Comm. Number: 738884

Savannah McKay
Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 25TH day of FEBRUARY 2025, before me personally appeared VICTOR M. KIMBALL, to me personally known, who being by me duly sworn did say that he is the Manager of KIMBALL HILLCREST, LLC, a Utah limited liability company, known to be a Manager of MURRAY HILLCREST, LLC, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.

MARIA DEL CARMEN MARTINEZ
Notary Public State of Utah
My Commission Expires on:
April 28 2028
Comm. Number: 735833

M. Carmen Martinez
Notary Public

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 25TH day of FEBRUARY 2025, before me personally appeared DAVID M. KIMBALL, to me personally known, who being by me duly sworn did say that he is the Manager of KIMBALL HILLCREST, LLC, a Utah limited liability company, known to be a Manager of MURRAY HILLCREST, LLC, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.

MARIA DEL CARMEN MARTINEZ
Notary Public State of Utah
My Commission Expires on:
April 28, 2028
Comm. Number: 735833

M. Carmen Martinez
Notary Public

ALL OF LOTS 1, 2, 3, AND 4 OF ABBINGTON SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2018 OF PLATS AT PAGE 420, ALSO THAT CERTAIN PARCEL CONVEYED BY SPECIAL WARRANTY DEED RECORDED MAY 12, 2022 AS ENTRY NO. 13951037 IN BOOK 11338 AT PAGE 4086 IN THE OFFICE OF SAID COUNTY RECORDER, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 5300 SOUTH STREET AND THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE EASTERLY EDGE OF AN EXISTING BACK OF WALK AS CALLED FOR IN THAT SPECIAL WARRANTY DEED CONVEYING PROPERTY TO MURRAY CITY CORPORATION, RECORDED DECEMBER 3, 1991 AS ENTRY NO. 5163959 IN BOOK 6383 AT PAGE 1763 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING ON THE WEST LINE OF SAID MURRAY CITY CORPORATION PARCEL, SAID POINT BEING SOUTH 89°52'45" EAST ALONG THE MONUMENT LINE OF SAID 5300 SOUTH STREET 433.99 FEET AND SOUTH 0°07'15" WEST 33.00 FEET AND SOUTH 0°06'30" EAST 1.07 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF SAID 5300 SOUTH STREET WITH STATE STREET, AND RUNNING THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ABBINGTON SUBDIVISION THE FOLLOWING THREE COURSES: 1)SOUTH 0°06'11" EAST 391.33 FEET, 2) WEST 74.31 FEET, 3) SOUTH 0°00'15" WEST 572.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST 312.08 FEET ALONG THE SOUTH LINE OF SAID LOT 4 , MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF STATE STREET AS ESTABLISHED PER UDOT PROJECT NO. CM-0089(124)352 SHEETS RW-04 THRU RW-06 AND THE WESTERLY LINE OF SAID ABBINGTON SUBDIVISION; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY SUBDIVISION LINE THE FOLLOWING NINE COURSES: 1) NORTH 2°14'45" EAST 277.17 FEET, 2) NORTH 0°03'55" EAST 58.30 FEET, 3) NORTH 0°04'41" EAST 138.94 FEET, 4) SOUTH 88°31'18" EAST 5.99 FEET, 5) NORTH 0°04'39" EAST 273.55 FEET, 6) NORTH 89°20'09" EAST 1.26 FEET, 7) NORTH 0°50'07" EAST 13.57 FEET, 8) EAST 198.53 FEET, 9) NORTH 187.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID 5300 SOUTH STREET AND THE NORTH LINE OF SAID LOT 1 THE FOLLOWING TWO COURSES: 1) NORTH 82°23'30" EAST 108.85 FEET, 2) SOUTH 89°15'08" EAST 60.39 FEET TO THE POINT OF BEGINNING.

CONTAINS: 276,253 SQ.FT. OR 6.342 ACRES (5 LOTS)

Property Owners Affidavit

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

Richard E. Reese
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
§
County of Salt Lake

Subscribed and sworn to before me this 2 day of April, 20 25.

Kristen Davis
Notary Public

KRISTEN DAVIS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 739227
COMM. EXP. 09-16-2028

Residing in Davis County

My commission expires: 9/16/2028

Agent Authorization

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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
§
County of Salt Lake

On the _____ day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

NOTICE OF PUBLIC MEETING

April 17th, 2025, 6:30 PM

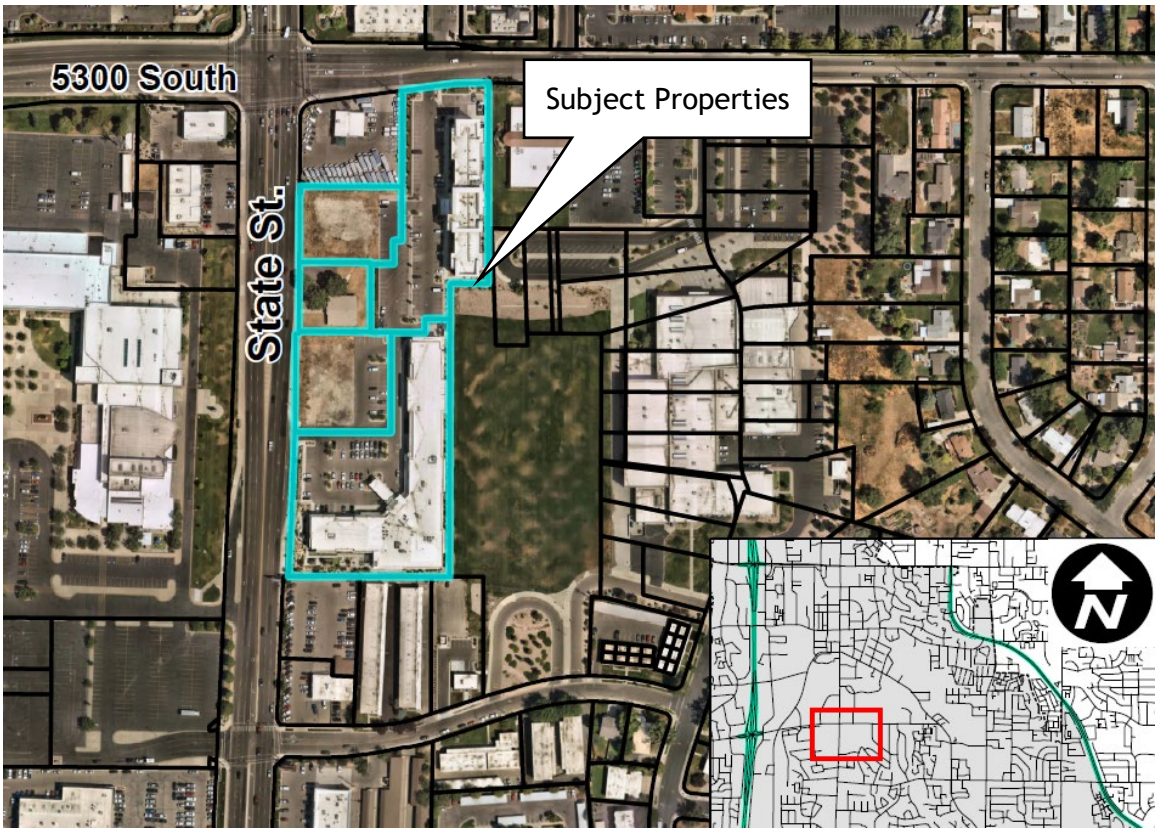
The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on the following application:

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

The applicant is also requesting **Site Plan Approval** for the construction of a new pharmacy building located at 5317 South State Street.

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

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



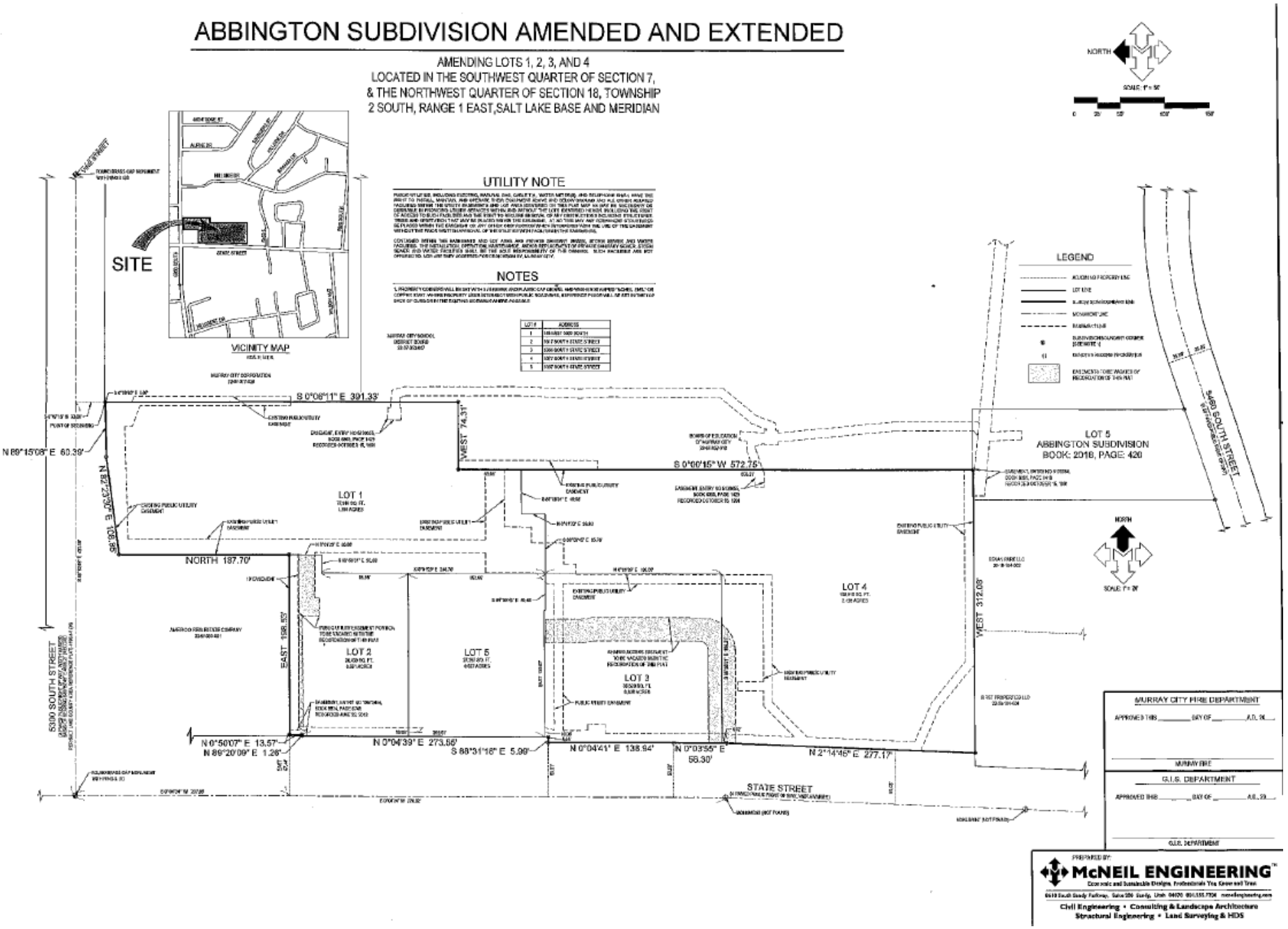
Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | April 3rd, 2025

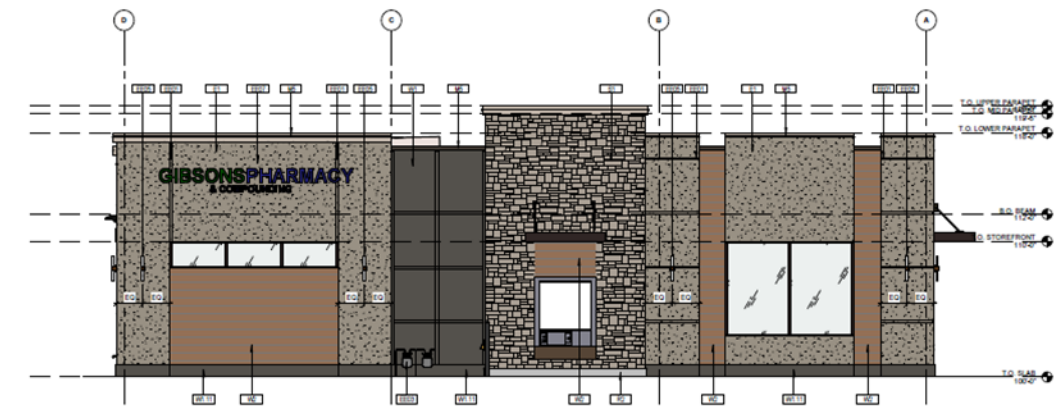
Murray City Hall | 10 East 4800 South | Murray | Utah | 84107

ABBINGTON SUBDIVISION AMENDED AND EXTENDED

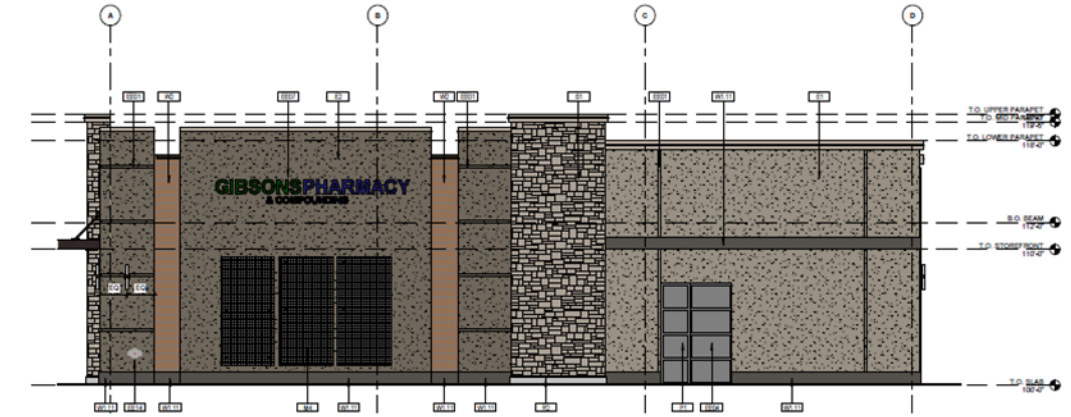
AMENDING LOTS 1, 2, 3, AND 4
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
& THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP
2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



Murray City Hall 10 East 4800 South Murray, Utah 84107



C2 WEST ELEVATION
A200 1/4" = 1'-0"



A2 EAST ELEVATION
A200 1/4" = 1'-0"

EXTERIOR FINISH

CODE	PRODUCT DESCRIPTION	MANUFACTURER	Finish COLOR	PRODUCT NOTES
CEMENTITOUS				
HP	CEMENT BOARD PANEL & BATTEN	HARDIE BOARD	PAINTED PER ELEVATION TAGS	4'W x 8'H SMOOTH FACE PANEL; COMES IN 4'W x 9'H AND 4'W x 10'H PANELS AS ALTERNATIVE; 2.5"W x .75"T x 12'L SMOOTH FACE BATTEN BOARDS; CUT LENGTHS PER ELEVATIONS
HP.3	CEMENT BACKD TRIM	HARDIE BOARD	PAINTED PER ELEVATION TAGS	3.5"W x 1"T x 12'L SMOOTH FACE TRIM; CUT LENGTHS PER ELEVATIONS
HP.11	CEMENT BOARD TRIM	HARDIE BOARD	PAINTED PER ELEVATION TAGS	11.25"W x 1"T x 12'L SMOOTH FACE TRIM; CUT LENGTHS PER ELEVATIONS
HS	CEMENT BOARD PLANK	HARDIE BOARD	PAINTED PER ELEVATION TAGS	7.5"W SMOOTH FACE PLANK, 7"W EXPOSURE
CONCRETE				
R2	CONCRETE (PRECAST)	MODERN PRECAST	NATURAL	PRECAST - SEE DETAIL
EIFS				
E1	EIFS		KEYSTONE GRAY - SW7504	
E2	EIFS		BRAINSTORM BRONZE - SW7033	
GLAZING				
G1	GLAZING	VITRO	SOLARSAN 60 (2) CLEAR + CLEAR	SEE DOOR AND STOREFRONT ELEVATIONS; SOME INSTANCES GLAZING WILL BE TEMPERED
G2	WINDOW (DRIVE THRU)	BAVIS	SKU:1200107-7 - 50 X 60 WINDOW DRAWER COMBINATION UNIT	OR APPROVED EQUAL
METAL				
MM	WELDED CORTEN STEEL MESH	--	CORTEN STEEL	2" SQUARES; SUBMIT 2"
MP	ALUMINUM COPING	MCB	BURNISHED SLATE	DEPTH MAY VARY; SEE PARAPET DETAILS
MF	ALUMINUM STOREFRONT	CRL US ALUMINUM	DURANAR COATINGS: CLASSIC BRONZE; UC74957	SEE STOREFRONT ELEVATION AND DETAILS
MT	DOOR HARDWARE	--	--	SEE DOOR AND HARDWARE SCHEDULE
PAINT				
P1	EXTERIOR PAINT	SHERWIN WILLIAMS	KEYSTONE GRAY - SW7504	
P2	EXTERIOR PAINT	SHERWIN WILLIAMS	BRAINSTORM BRONZE - SW7033	
STONE				
S1	STONE	ELDORADO	EUROPEAN LEDGE - COTTONWOOD	

KEYED NOTES - EXTERIOR ELEVATION

KEYED NOTE	DESCRIPTION
EE01	EIFS CONTROL JOINT; SIZE; 2" WIDE BY 1/2" DEEP; SEE DETAIL
EE03	UTILITIES: GAS METERS, SEE MECHANICAL
EE04	UTILITIES; ELECTRICAL SWITCH GEARS; SEE ELECTRICAL
EE05	<redacted>
EE07	EIFS CONTROL JOINT; SIZE; 2" WIDE BY 1/2" DEEP; SEE DETAIL
EE14	UTILITIES; ELECTRICAL SWITCH GEARS; SEE ELECTRICAL

GENERAL NOTES - ELEVATIONS

1. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
2. HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
3. SCONCES @ 5'-6" T/F TO CENTER OF FIXTURE TYP. AND WALL PACKS AT 10'-6" T/F TO CENTER OF FIXTURE TYP. ALIGN FIXTURES VERTICALLY ALONG HOSTING ELEVATION.
4. PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE ON THE INTERIOR OF BUILDING. COORDINATE WITH ELECTRICAL AND ARCHITECT PRIOR TO CONSTRUCTION. TRY TO AVOID J-BOX LOCATIONS PAST ROOF LINE. **IF J-BOX ENDS UP INSIDE A KICKER ACCESS PANEL WILL BE REQUIRED.**
5. PROVIDE ½" PLYWOOD BEHIND SIGN FIELD.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.

WOODBURY CORPORATION
220 EAST PARK 675 WAY, SUITE 300
SALT LAKE CITY, UT 84 115 (801) 486-7770

#	REVISION DESCRIPTION	DATE

GIBSON'S PHARMACY BUILDING
5300 S State Street
Murray, UT 84107
Entity Name

ELEVATIONS
PROJ. #: 1755.3100
DATE: 01/23/2026
DRAWN BY: PL
SCALE: As indicated

ABBINGTON SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, & THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST,SALT LAKE BASE AND MERIDIAN

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	36.00'	56.53'	089°58'01"	S45°00'30"W	50.90
C2	10.00'	15.70'	089°58'01"	S45°00'30"W	14.14

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 68°42'31" W	6.81'
L2	S 89°58'46" E	5.96'
L3	S 89°58'46" E	4.04'
L4	S 00°01'14" W	165.96'
L5	S 68°48'41" E	25.04'
L6	S 00°07'17" W	8.35'
L7	N 88°21'09" E	124.38'
L8	N 89°59'57" W	77.72'
L9	S 89°59'38" E	63.30'
L10	N 00°21'59" E	29.75'
L11	S 89°58'31" E	48.25'
L12	N 00°00'15" E	2.66'
L13	N 00°00'15" E	42.88'
L14	N 00°00'15" E	21.00'
L15	N 00°00'15" E	29.83'
L16	N 90°00'00" E	17.30'
L17	N 00°06'38" W	36.28'
L18	S 89°56'57" E	23.15'
L19	N 00°01'15" E	13.87'
L20	S 89°58'45" E	12.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N 66°01'53" W	45.71'
L22	N 50°22'20" W	60.30'
L23	S 50°22'20" E	62.53'
L24	S 66°01'53" E	51.11'
L25	S 02°14'45" W	75.63'
L26	N 45°07'00" E	48.25'
L27	S 89°59'15" E	16.30'
L28	N 00°01'28" E	28.28'
L29	S 89°58'32" E	10.00'
L30	S 00°01'28" W	28.27'
L31	S 00°27'31" E	27.05'
L32	N 89°59'33" E	6.52'
L33	S 00°02'10" W	20.00'
L34	N 90°00'00" W	10.01'
L35	S 09°04'21" E	12.65'
L36	S 00°01'29" W	38.65'
L37	N 89°58'42" W	26.00'
L38	S 00°01'29" W	40.71'
L39	S 09°04'21" E	12.65'
L40	N 00°04'33" E	19.69'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N 89°50'12" W	20.00'
L42	S 00°04'53" W	5.13'
L43	N 89°55'07" W	50.06'
L44	S 89°59'57" E	21.96'
L45	N 00°01'15" E	55.96'
L46	N 45°01'25" E	16.98'
L47	N 00°01'04" E	8.02'
L48	S 89°56'57" E	161.27'
L49	S 11°19'47" W	11.23'

UTILITY NOTE

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

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

NOTES

1. PROPERTY CORNERS WILL BE SET WITH 5 / 8 REBAR AND PLASTIC CAP OR NAIL AND WASHER STAMPED "MCNEIL ENG." OR COPPER RIVET. WHERE PROPERTY LINES INTERSECT WITH PUBLIC ROADWAYS, REFERENCE PLUGS WILL BE SET IN THE TOP BACK OF CURB OR IN THE EXISTING SIDEWALK WHERE POSSIBLE

LOT #	ADDRESS
1	148 EAST 5300 SOUTH
2	5317 SOUTH STATE STREET
3	5361 SOUTH STATE STREET
4	5377 SOUTH STATE STREET
5	133 EAST 5460 SOUTH

MURRAY CITY SCHOOL DISTRICT BOARD 22-07-352-007

MURRAY CITY CORPORATION 22-07-377-028

AMERCO REAL ESTATE COMPANY 22-07-352-001

CORPORATION OF THE PRESIDING BISHOPRIC OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS 22-07-352-005

BOARD OF EDUCATION OF MURRAY CITY 22-07-352-010

BEVAN PARK LLC 22-18-104-002

FIRST PROPERTIES LLC 22-18-104-004

UDOT PEDESTRIAN BRIDGE EASEMENT PER UDOT PROJECT T-1001(13) SHEET 4

EASEMENT, ENTRY NO 10975464, BOOK 9834, PAGE 6745 RECORDED JUNE 22, 2012

EASEMENT, ENTRY NO 5139655, BOOK 6365, PAGE 1429 RECORDED OCTOBER 15, 1991

EASEMENT, ENTRY NO 5139654, BOOK 6365, PAGE 1419 RECORDED OCTOBER 15, 1991

SHARED ACCESS EASEMENT

PUBLIC UTILITY EASEMENT

AREA DEDICATED TO MURRAY CITY 78.0 SQ FT.

LOT 1 82,918 SQUARE FEET OR 1.904 ACRES

LOT 2 29,079 SQUARE FEET OR 0.668 ACRES

LOT 3 36,529 SQUARE FEET OR 0.839 ACRES

LOT 4 108,810 SQUARE FEET OR 2.498 ACRES

LOT 5 25,181 SQUARE FEET OR 0.578 ACRES

5300 SOUTH STREET (A PAVED PUBLIC RIGHT OF WAY, WIDTH VARIES) PER SALT LAKE COUNTY AREA REFERENCE PLAT) 4198.44' (M) BASIS OF BEARING S89°52'45"E 4198.27' (RECORD)

5460 SOUTH STREET (A 50' PAVED PUBLIC RIGHT OF WAY)

STATE STREET (A PAVED PUBLIC RIGHT OF WAY, WIDTH VARIES)

FOUND BRASS CAP MONUMENT WITH RING & LID

MONUMENT (NOT FOUND)

SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, NOT FOUND

NORTH 1030.16'

EAST 1260.76'

NORTH 187.70'

EAST 198.53'

NORTH 135.00'

WEST 139.47' (WEST 142.92 FEET PER DEED)

EAST 139.66' (EAST 142.92 FEET PER DEED)

WEST 74.31'

EAST 66.76'

WEST 278.84'

S 89°52'45" E 45.72'

S 89°15'08" W 60.39'

N 82°23'30" E 14.79'

S 0°06'11" E 1.07'

S 0°06'11" E 392.40'

N 82°23'30" E 123.53'

S 0°00'15" W 155.17'

S 89°59'45" E 10.00'

S 0°00'15" W 571.85'

S 0°00'15" W 235.40'

N 0°00'15" E 267.96' (NORTH 269.34 FEET PER DEED)

N 0°00'32" E 395.90'

N 0°06'35" W 189.62'

S 89°59'45" E 107.09'

N 0°01'12" E 216.85'

N 0°01'03" E 221.73'

S 0°01'29" W 105.71'

N 89°58'31" W 15.51'

S 0°01'29" W 45.29'

N 89°58'31" W 45.11'

S 0°01'29" W 122.81'

S 0°01'29" W 116.74'

N 89°58'31" W 181.92'

N 89°59'57" W 102.15'

S 89°59'05" W 102.05'

S 89°59'16" E 107.76'

S 89°59'16" E 139.95'

N 89°58'31" W 188.31'

N 45°07'00" E 5.90'

N 2°14'45" E 119.56'

S 0°04'39" W 132.58' (NORTH 136.44 FEET PER DEED)

N 0°04'39" E 4.04'

S 0°04'27" W 133.27'

N 0°04'39" E 134.51'

N 0°50'07" E 13.57'

N 89°20'09" E 1.26'

S 88°31'18" E 5.99'

N 0°04'41" E 138.94'

N 0°03'55" E 58.30'

N 2°14'45" E 277.17'

(COMBINED CALLS ALONG STATE STREET NORTH 480.00 FEET PER DEED)

S 71°30'15" W 105.44'

SITE

NORTH

SCALE: 1" = 50'

0 25' 50' 100' 150'

SCALE: 1" = 20'

DETAIL A

DETAIL A

LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- SUBDIVISION BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER (SEE NOTE 1)
- ( ) DENOTES RECORD INFORMATION

VICINITY MAP

SCALE: N.T.S.

MONTROSE ST, ALPINE DR, SKAMMERS ST, HILLSIDE DR, BRAHMA DR, HILLSIDE DR, 5490 W, 5500 SOUTH, STATE STREET, 5300 SOUTH, WILSON AVE, HILLCREST DR

SURVEYOR'S CERTIFICATE

I, DAVID B DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

ABBINGTON SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 5300 SOUTH STREET, SAID POINT BEING ON THE EASTERLY EDGE OF AN EXISTING BACK OF WALK AS CALLED FOR IN THAT SPECIAL WARRANTY DEED CONVEYING PROPERTY TO MURRAY CITY CORPORATION, RECORDED DECEMBER 3, 1991 AS ENTRY NO. 5163959 IN BOOK 6383 AT PAGE 1763 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING ON THE WEST LINE OF SAID MURRAY CITY CORPORATION PARCEL, SAID POINT BEING SOUTH 89°52'45" EAST ALONG THE MONUMENT LINE OF SAID 5300 SOUTH STREET 433.99 FEET AND SOUTH 0°07'15" WEST 33.00 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF SAID 5300 SOUTH STREET WITH STATE STREET, SAID POINT ALSO BEING NORTH 1030.16 FEET, MORE OR LESS, AND EAST 1260.76 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 0°06'11" EAST (SOUTH 0°02'05" WEST BY DEED) ALONG SAID EASTERLY EDGE OF SIDEWALK AND SAID WEST LINE OF THE MURRAY CITY CORPORATION PARCEL AND THE SOUTHERLY EXTENSION THEREOF 392.40 FEET; THENCE WEST 74.31 FEET; THENCE SOUTH 0°00'15" WEST 571.85 FEET; THENCE EAST 66.76 FEET; THENCE SOUTH 0°00'15" WEST 235.40 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF 5460 SOUTH STREET; THENCE SOUTH 71°30'15" WEST ALONG SAID RIGHT OF WAY LINE 105.44 FEET; THENCE NORTH 0°00'15" EAST 267.96 FEET (NORTH 269.34 FEET PER DEED); THENCE WEST 278.84 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF STATE STREET AS ESTABLISHED PER UDOT PROJECT NO. CM-0089(124)352 SHEETS RW-04 THRU RW-06; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: 1) NORTH 2°14'45" EAST 277.17 FEET, 2) NORTH 0°03'55" EAST 58.30 FEET, 3) NORTH 0°04'41" EAST 138.94 FEET, 4) SOUTH 88°31'18" EAST 5.99 FEET, 5) NORTH 0°04'39" EAST 4.04 FEET (COMBINED CALLS NORTH 480.00 FEET PER DEED) TO A POINT ON THE SOUTHERLY LINE OF THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS PARCEL, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 1994 AS ENTRY NO. 5992042 IN BOOK 7076 AT PAGE 1764 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE SOUTH, EAST AND NORTH LINE OF SAID CHURCH PARCEL THE FOLLOWING THREE COURSES: 1) EAST 139.66 FEET (EAST 142.92 FEET PER DEED), 2) NORTH 135.00 FEET, 3) WEST 139.47 FEET (WEST 142.92 FEET PER DEED), MORE OR LESS, TO SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) NORTH 0°04'39" EAST 134.51 FEET (NORTH 136.44 FEET BY DEED), 2) NORTH 89°20'09" EAST 1.26 FEET, 3) NORTH 0°50'07" EAST 13.57 FEET; THENCE EAST 198.53 FEET; THENCE NORTH 187.70 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 5300 SOUTH STREET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) NORTH 82°23'30" EAST 123.63 FEET, 2) SOUTH 89°52'45" EAST 45.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 282,594 SQ.FT. OR 6.487 ACRES (5 LOTS)

PROFESSIONAL LAND SURVEYOR — DAVID B. DRAPER — No. 6861599 — DATE 12/18/18 — STATE OF UTAH

DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSES THE SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

ABBINGTON SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER (S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET

IN WITNESS WHEREBY I HAVE HEREUNTO SET my hand THIS 19 DAY OF December A.D. 2018

Richard B Reese
BY: RICHARD REESE, BUSINESS ADMINISTRATOR, MURRAY CITY SCHOOL DISTRICT

NOTARY PROVISION -MURRAY CITY SCHOOL DISTRICT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

ON THIS 19 DAY OF December 2018 PERSONALLY APPEARED RICHARD REESE, WHO'S IDENTITY IS PERSONALLY KNOWN TO ME AND WHO BY ME DULY SWORN, DID SAY HE IS THE BUSINESS ADMINISTRATOR OF THE MURRAY CITY SCHOOL DISTRICT AND SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THE MURRAY CITY SCHOOL DISTRICT BY AUTHORITY OF ITS BOARD OF EDUCATION AND SAID RICHARD REESE ACKNOWLEDGED TO ME THE MURRAY CITY SCHOOL DISTRICT EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

AMY PROMM — Notary Public, State of Utah — My Commission Expires on: August 8, 2022 — Comm. Number: 701697

G.I.S. DEPARTMENT

APPROVED THIS 20 DAY OF DEC A.D., 2018

G.I.S. DEPARTMENT

MURRAY CITY FIRE DEPARTMENT

APPROVED THIS 20 DAY OF December A.D., 2018

P. Killian DFM MCFO
MURRAY FIRE

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

ABBINGTON SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, & THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST,SALT LAKE BASE AND MERIDIAN MURRAY, UTAH

MURRAY CITY WATER AND SEWER DEPARTMENT

APPROVED AS TO FORM THIS 21 DAY OF December A.D., 2018

MANAGER

MURRAY CITY POWER DEPARTMENT

APPROVED AS TO FORM THIS 19 DAY OF DEC A.D., 2018

MANAGER

PLANNING COMMISSION

APPROVED THIS 20th DAY OF December A.D., 2018 BY THE MURRAY CITY PLANNING COMMISSION

CHAIR, MURRAY CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS 19 DAY OF December A.D., 2018

SALT LAKE COUNTY HEALTH DEPARTMENT

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

12/21/18
DATE

MURRAY CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 21st DAY OF Dec A.D., 2018

MURRAY CITY ATTORNEY

CITY MAYOR

PRESENTED TO MURRAY CITY THIS 21 DAY OF Dec A.D., 2018

Daniel Hill, Mayor Pro Tem
MAYOR, MURRAY CITY

ATTEST: MURRAY CITY RECORDER, Deputy City Recorder

RECORDED # 12907763

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

DATE 12/21/2018 TIME 1:36pm BOOK 2018 PAGE 420

$ 35 -
FEE $

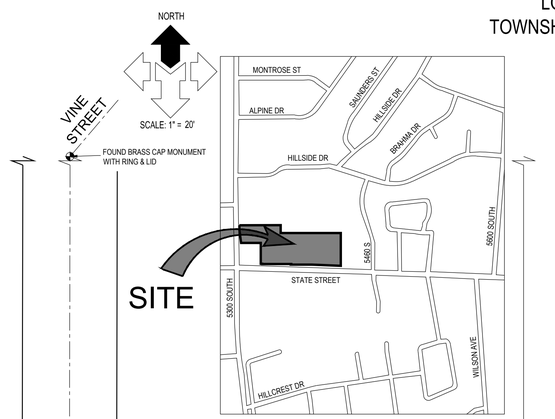
SALT LAKE COUNTY RECORDER, DEPUTY

22-07-31 22-18-11 22-07-352-003, 008 + 010

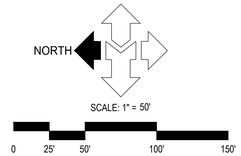
$35 2018-420

ABBINGTON SUBDIVISION AMENDED AND EXTENDED

AMENDING LOTS 1, 2, 3, AND 4
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,SALT LAKE BASE AND MERIDIAN



VICINITY MAP
SCALE: N.T.S.



UTILITY NOTE

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

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

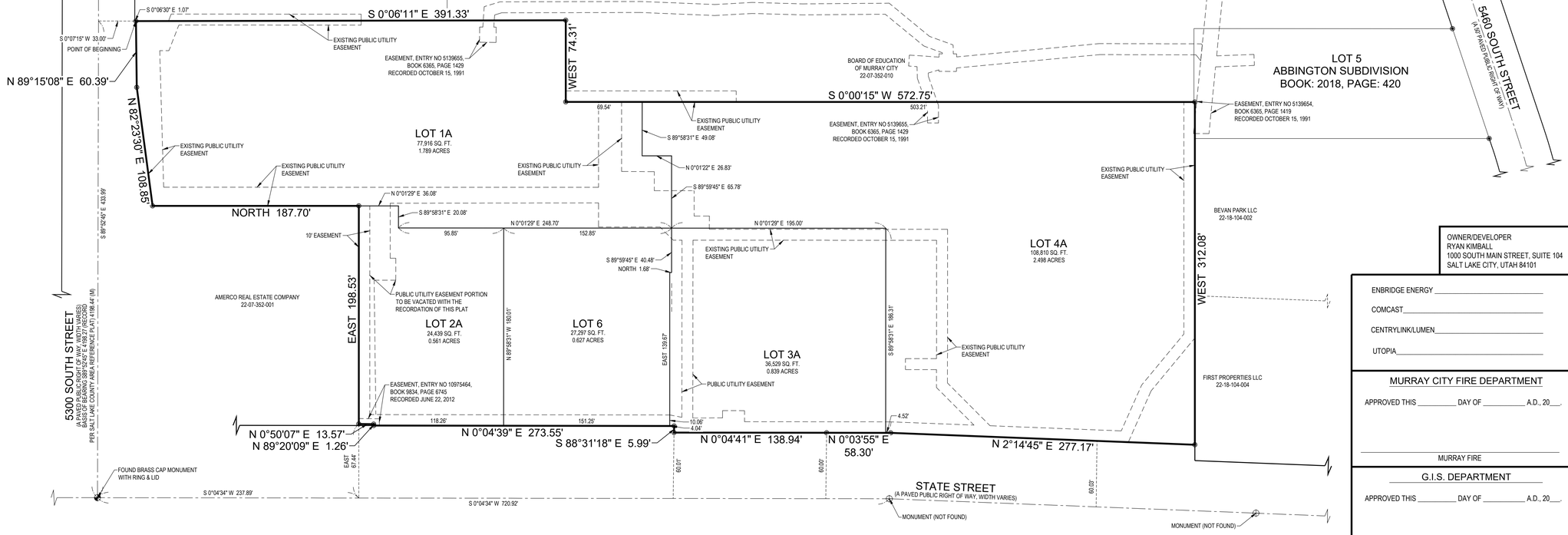
NOTES

1. PROPERTY CORNERS WILL BE SET WITH 5 / 8 REBAR AND PLASTIC CAP OR NAIL AND WASHER STAMPED "MCNEIL ENG." OR COPPER RIVET. WHERE PROPERTY LINES INTERSECT WITH PUBLIC ROADWAYS, REFERENCE PLUGS WILL BE SET IN THE TOP BACK OF CURB OR IN THE EXISTING SIDEWALK WHERE POSSIBLE

MURRAY CITY SCHOOL DISTRICT BOARD
22-07-352-007

LOT #	ADDRESS
1A	148 EAST 5300 SOUTH
2A	5317 SOUTH STATE STREET
3A	5361 SOUTH STATE STREET
4A	5377 SOUTH STATE STREET
6	5357 SOUTH STATE STREET

MURRAY CITY CORPORATION
22-07-377-028



LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- SUBDIVISION BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER (SEE NOTE 1)
- ( ) DENOTES RECORD INFORMATION
- EASEMENTS TO BE VACATED BY RECORDATION OF THIS PLAT

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ONT HIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOW AS:

ABBINGTON SUBDIVISION AMENDED AND EXTENDED

AMENDING LOTS 1, 2, 3, AND 4

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF LOTS 1, 2, 3, AND 4 OF ABBINGTON SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2018-P PLATS AT PAGE 420. ALSO THAT CERTAIN PARCEL CONVEYED BY SPECIAL WARRANTY DEED RECORDED MAY 12, 2022 AS ENTRY NO. 13951037 IN BOOK 11338 AT PAGE 4086 IN THE OFFICE OF SAID COUNTY RECORDER, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 5300 SOUTH STREET AND THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE EASTERLY EDGE OF AN EXISTING BACK OF WALK AS CALLED FOR IN THAT SPECIAL WARRANTY DEED CONVEYING PROPERTY TO MURRAY CITY CORPORATION, RECORDED DECEMBER 3, 1991 AS ENTRY NO. 5163959 IN BOOK 6383 AT PAGE 1763 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING ON THE WEST LINE OF SAID MURRAY CITY CORPORATION PARCEL, SAID POINT BEING SOUTH 89°52'45" EAST ALONG THE MONUMENT LINE OF SAID 5300 SOUTH STREET 433.99 FEET AND SOUTH 0°07'15" WEST 33.00 FEET AND SOUTH 0°06'30" EAST 1.07 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF SAID 5300 SOUTH STREET WITH STATE STREET, AND RUNNING THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ABBINGTON SUBDIVISION THE FOLLOWING THREE COURSES: 1)SOUTH 0°06'11" EAST 391.33 FEET, 2) WEST 74.31 FEET, 3) SOUTH 0°00'15" WEST 572.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST 312.08 FEET ALONG THE SOUTH LINE OF SAID LOT 4 , MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF STATE STREET AS ESTABLISHED PER UDOT PROJECT NO. CM-0089(124)352 SHEETS RV-04 THRU RV-06 AND THE WESTERLY LINE OF SAID ABBINGTON SUBDIVISION; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY SUBDIVISION LINE THE FOLLOWING NINE COURSES: 1) NORTH 2°14'45" EAST 277.17 FEET, 2) NORTH 0°03'55" EAST 58.30 FEET, 3) NORTH 0°04'41" EAST 138.94 FEET, 4) SOUTH 88°31'18" EAST 5.99 FEET, 5) NORTH 0°04'39" EAST 273.55 FEET, 6) NORTH 89°20'09" EAST 1.26 FEET, 7) NORTH 0°50'07" EAST 13.57 FEET, 8) EAST 198.53 FEET, 9) NORTH 187.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID 5300 SOUTH STREET AND THE NORTH LINE OF SAID LOT 1 THE FOLLOWING TWO COURSES: 1) NORTH 82°23'30" EAST 108.85 FEET, 2) SOUTH 89°15'08" EAST 60.39 FEET TO THE POINT OF BEGINNING.

CONTAINS: 276,253 SQ.FT. OR 6.342 ACRES (5 LOTS)

PROFESSIONAL LAND SURVEYOR — DAVID B. DRAPER — No. 6861599 — 4-7-25 — STATE OF UTAH

DAVID B. DRAPER
LICENSE NO. 6861599

OWNER/DEVELOPER
RYAN KIMBALL
1000 SOUTH MAIN STREET, SUITE 104
SALT LAKE CITY, UTAH 84101

ENBRIDGE ENERGY _____

COMCAST _____

CENTRYLINK/LUMEN _____

UTOPIA _____

MURRAY CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20___.

_____
MURRAY FIRE

G.I.S. DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20___.

_____
G.I.S. DEPARTMENT

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSES THE SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

ABBINGTON SUBDIVISION AMENDED AND EXTENDED

AMENDING LOTS 1, 2, 3, AND 4

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER (S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET

IN WITNESS WHEREBY _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, A.D., 20___.

_____

BY: _____, _____ MURRAY CITY SCHOOL DISTRICT

NOTARY PROVISION -MURRAY CITY SCHOOL DISTRICT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED RICHARD REESE, WHO'S IDENTITY IS PERSONALLY KNOWN TO ME AND WHO BY ME DULY SWORN, DID SAY HE IS THE BUSINESS ADMINISTRATOR OF THE MURRAY CITY SCHOOL DISTRICT AND SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THE MURRAY CITY SCHOOL DISTRICT BY AUTHORITY OF ITS BOARD OF EDUCATION AND SAID RICHARD REESE ACKNOWLEDGED TO ME THE MURRAY CITY SCHOOL DISTRICT EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY PUBLIC

MURRAY CITY WATER DEPARTMENT

APPROVED AS TO FORM THIS _____DAY OF _____ A.D., 20___.

_____
MANAGER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____DAY OF _____ A.D., 20___.

_____
MURRAY CITY ATTORNEY

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

ABBINGTON SUBDIVISION AMENDED AND EXTENDED
AMENDING LOTS 1, 2, 3, AND 4
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,SALT LAKE BASE AND MERIDIAN
MURRAY, UTAH

MURRAY CITY SEWER DEPARTMENT

APPROVED AS TO FORM THIS _____DAY OF _____ A.D., 20___.

_____
MANAGER

MURRAY CITY POWER DEPARTMENT

APPROVED AS TO FORM THIS _____DAY OF _____ A.D., 20___.

_____
MANAGER

PLANNING COMMISSION

APPROVED THIS _____ DAY OF_____ A.D., 20___.
BY THE MURRAY CITY PLANNING COMMISSION

_____
CHAIR, MURRAY CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS _____DAY OF _____ A.D., 20___.

_____
SALT LAKE COUNTY HEALTH DEPARTMENT

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

_____ _____
DATE MURRAY CITY ENGINEER

CITY MAYOR

PRESENTED TO MURRAY CITY THIS ____DAY OF _____ A.D., 20___.

_____
MAYOR, MURRAY CITY

_____
ATTEST: MURRAY CITY RECORDER

RECORDED # _____

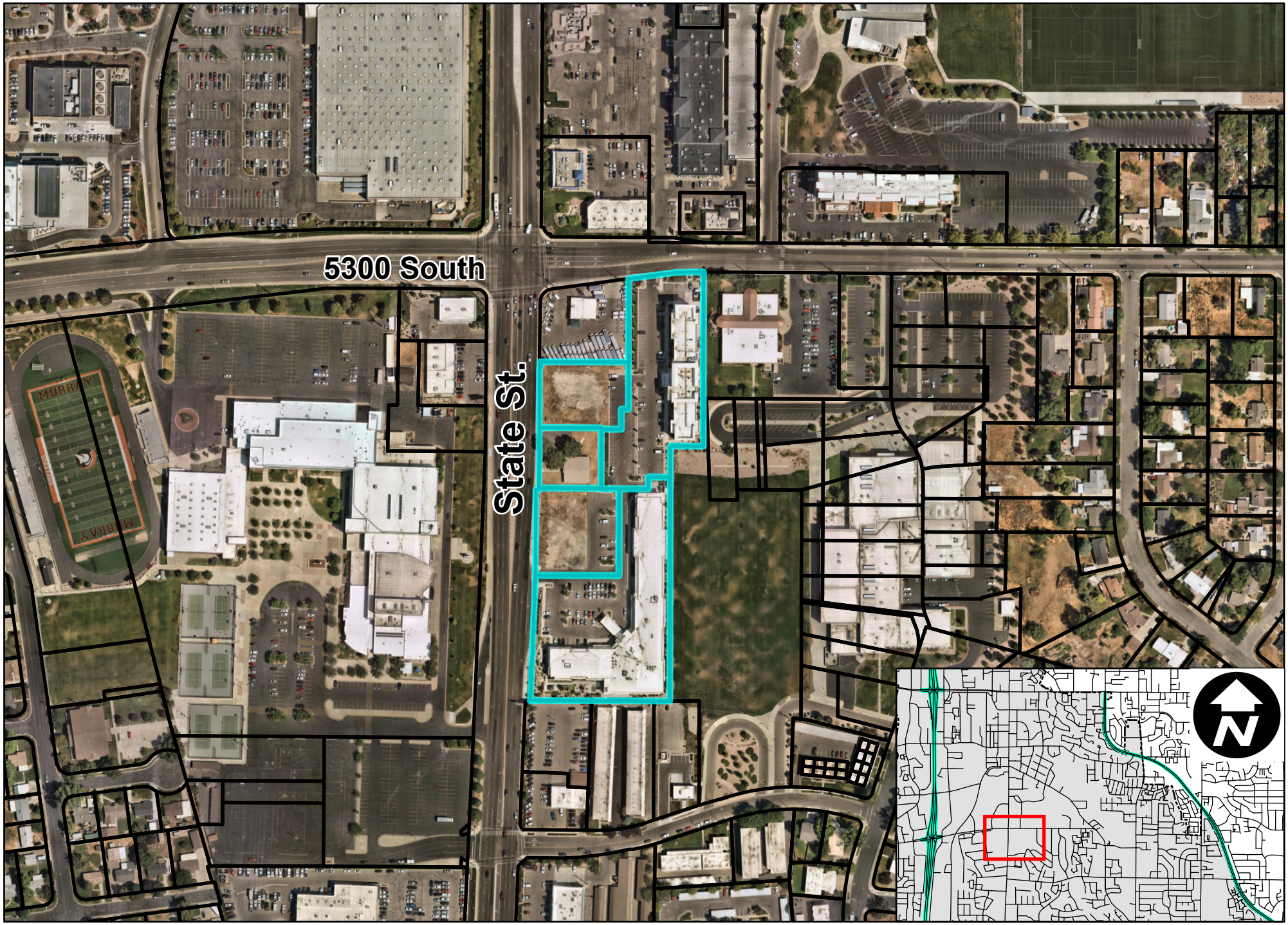
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

_____

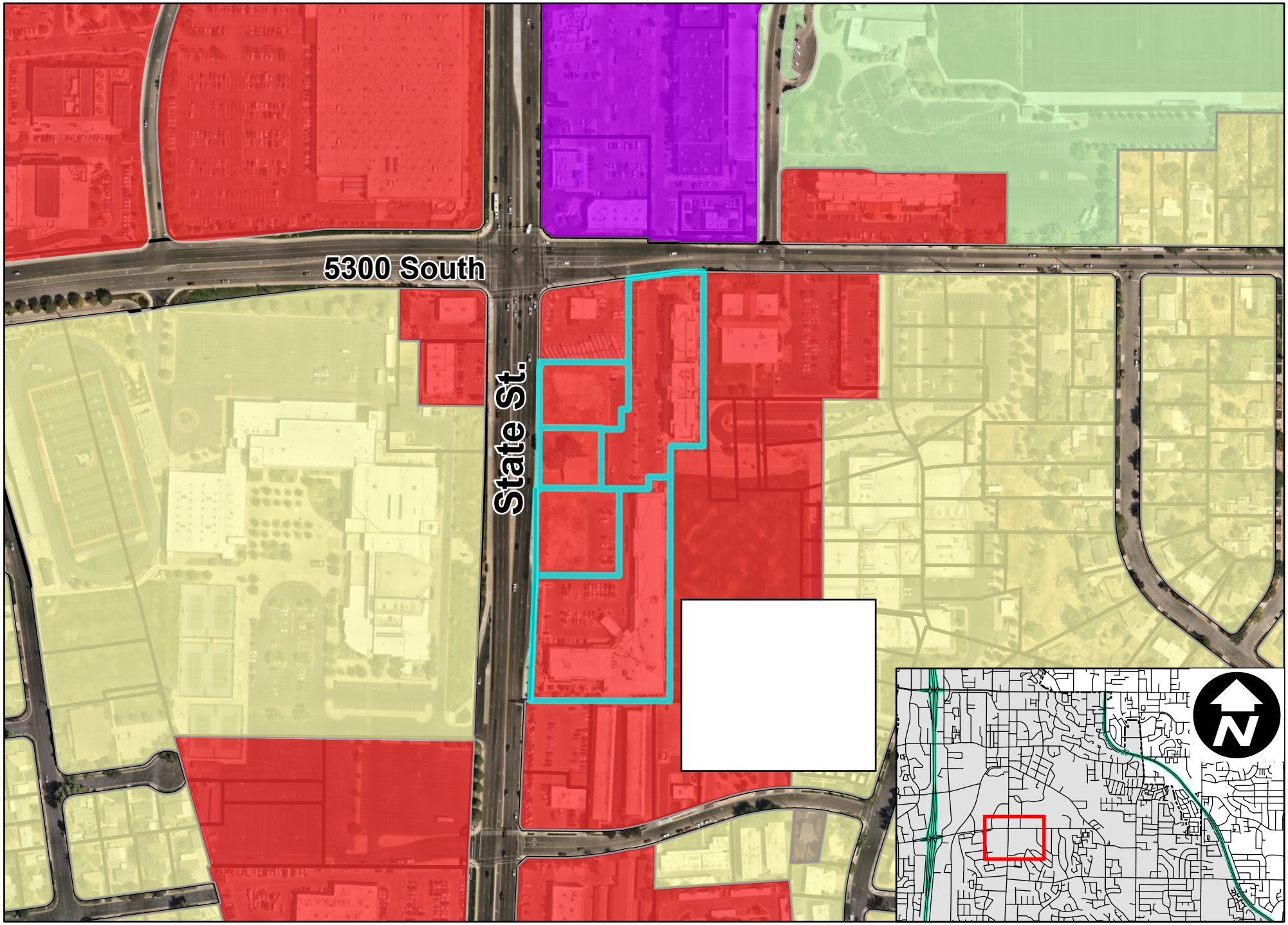
DATE _____ TIME _____ BOOK _____ PAGE _____

_____ _____
FEE $ SALT LAKE COUNTY RECORDER

5317 to 5361 South State Street



5317 to 5361 South State Street



AGENDA ITEMS #8 & 9 Murray City Center Form Based Code			
ITEM TYPE:	Land Use Text Amendment & Zone Map Amendments		
ADDRESS:	Multiple	**MEETING DATE:**	April 17th, 2025
APPLICANT:	Murray City Planning	**STAFF:**	Zachary Smallwood, Planning Manager
PARCEL ID:	Multiple	**PROJECT NUMBER:**	25-033, 034
CURRENT ZONE:	Murray City Center District (MCCD)	**PROPOSED ZONE:**	City Center Form Based Code
SIZE:	Approximately 86 acres		
REQUEST:	Murray City is seeking a recommendation of approval for general plan and land use ordinance text amendments, and zone map amendments.		

I. SUMMARY

In May 2024, the Murray City Council adopted the Murray City Center District Strategic Plan ("the Plan"). The Plan built on the numerous goals that were identified across multiple planning efforts for the downtown including the City's 2017 General Plan, the community survey conducted in 2021, and the Murray City Center District Guidelines adopted in 2022.

The development of the Form Based Code was overseen by a steering committee that began bi-weekly meeting in June of 2024 and was made up of VODA Landscape + Planning (the consultant), planning division staff, two City Council members and a Planning Commission member.

The steering committee held a public open house on September 16th, 2024 where tables were presented showing the differences in the form based code and provided context in drafting further regulations. The consultant presented to the Planning Commission and the City Council three (3) times each over the course of the drafting of the code. This further refined the direction of the code that is being presented for adoption.

The proposal before the Planning Commission would repeal and replace the City's existing Murray City Center District (MCCD) zone with the City Center Form Based Code (CC-FBC). The boundary of the CC-FBC would then be expanded to cover existing properties within the MCCD

and three properties in the C-D, Commercial Development Zone, as identified on the attached Form Based Code Boundary Map.

The *Purpose* section of the FBC describes the planning efforts leading up to the code (the 2017 General Plan, the 2022 Murray City Center Design Guidelines, and the 2024 Downtown Strategic Plan), the goals for the neighborhood, and a brief discussion on the history.

The *Form Districts* section of the CC-FBC establishes subareas within the overall FBC zone boundary that differentiate areas by their form, location, purpose, and function (see Figure 1). There are five form districts proposed by the CC-FBC: Boulevard (those properties immediately adjacent to State Street), Civic Center (east of State Street), Neighborhood Corridor (the area largely on the north of 4800 South), Residential Transition (Center Street), and Transit Neighborhood (encompasses the south west portion of the downtown nearest the Murray Central transit station).

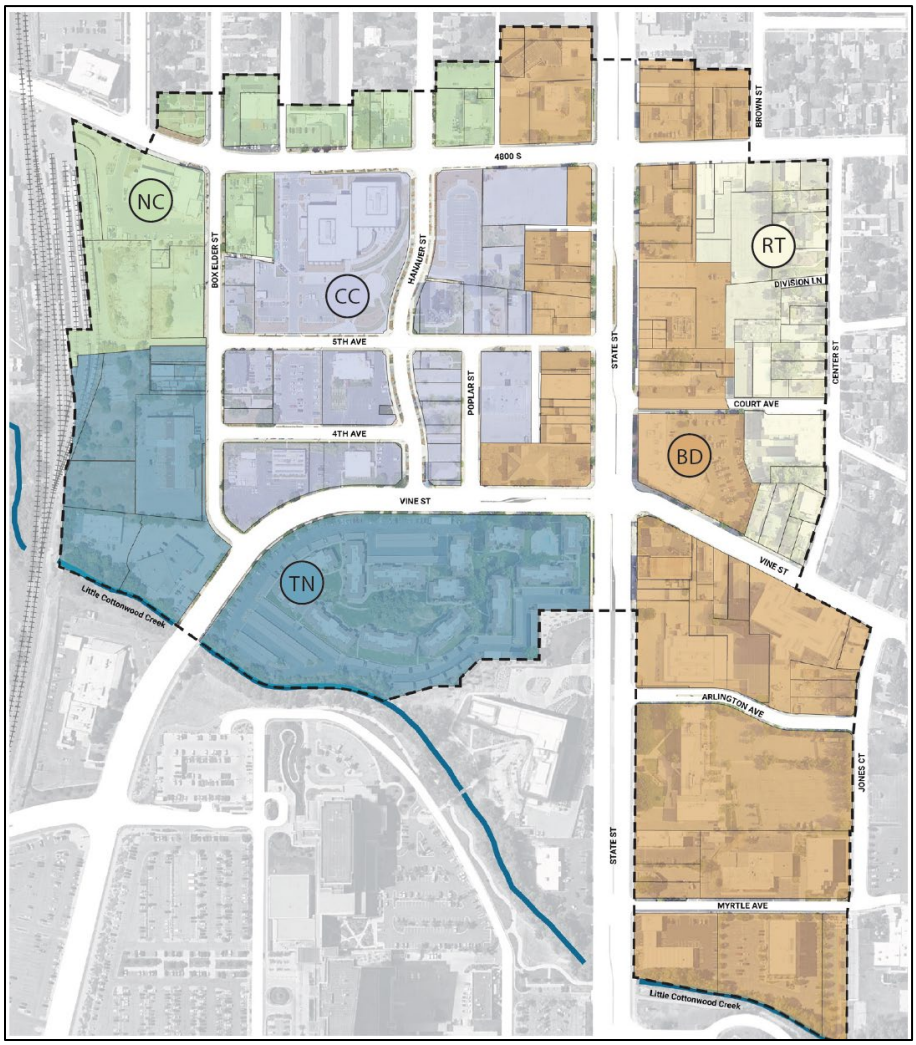


Figure 1: Form District Map

The *Use* section establishes allowable uses by form district (See Figure 2). This is a change from the way that Murray City has defined land use in the past in that this chapter does not rely on the Standard Land Use Code. Uses are broken down by general category (retail, service, office, residential, etc.) Some uses, such as office and residential, are allowed only on upper floors and not at ground level, specifically in the Boulevard district. Most uses are allowed throughout buildings. Some uses are prohibited, such as general retail or general service uses in the Residential Transition form district or drive-throughs in all form districts.

Table 3.1 - Murray City Center: Use by Form District

USE CATEGORY	FORM DISTRICT				
	CC	BD	NC	TN	RT
RESIDENTIAL & LODGING					
1. Residential	P	U	P	P	P
2. Hospitality	P	P	N	P	N
3. Residential Care	P	N	N	U	P
CIVIC & INSTITUTIONAL					
4. Assembly (Public & Private)	P	P	N	P	N
5. Transit Station	P	P	P	P	P
6. Library/Museum/Post Office	P	N	N	N	N
7. Public Safety	P	N	P	N	N
8. Education/Training	P	P	P	P	N
RETAIL					
9. General Retail - Table 3.5	P	P	P	P	N
10. Neighborhood Retail - Table 3.4	P	P	P	P	P
11. Drive Through	N	N	N	N	N
12. Medical Cannabis* or Specialty Tobacco**	N	P	P	N	N
13. Itinerant Merchants	P	P	P	P	N

P = Permitted | U = Permitted in Upper Stories Only | N = Not Permitted

Table 3.1 (continued) - Murray City Center: Use by Form District

USE CATEGORY	FORM DISTRICT				
	CC	BD	NC	TN	RT
SERVICE					
14. General Service - Table 3.3	P	P	P	P	N
15. Neighborhood Service - Table 3.2	P	P	P	P	P
OFFICE & CRAFTSMAN					
16. Office/Professional	P	U	P	P	P
17. Craftsman/Art Gallery	P	P	P	P	P
ACCESSORY USES					
18. Home Occupation	P	P	P	P	P
19. Attached Parking Structure	P	P	P	P	N
20. Storage Building/Carport	P	N	P	N	P
SITE USES					
21. Utility/Infrastructure	P	P	P	P	P
22. Parking Lot	P	P	P	P	N
23. Detached Parking Structure	P	P	P	P	N
24. Open Space	P	P	P	P	P

P = Permitted | U = Permitted in Upper Stories Only | N = Not Permitted

Figure 2: Use Table by Form District

The *Street Types* section establishes standards necessary to develop the public rights-of-way in a pedestrian-friendly fashion. Four street types are proposed (see Figure 3): State Street, Avenue (Vine Street), Neighborhood Street (Box Elder, Center, 5th Avenue, Jones Court, etc.), Connector Street (4800 South and Hanauer Street), and Pedestrian (Poplar Street).

Recommended street connections are proposed where the existing network is incomplete, which can be used to guide development decisions on those areas in the future. Each street type has specific standards associated with it regarding sidewalk widths, landscaping, etc. (see Figure 4 for an example), and provides options for adjusting street widths by reducing or removing certain elements, if necessary.

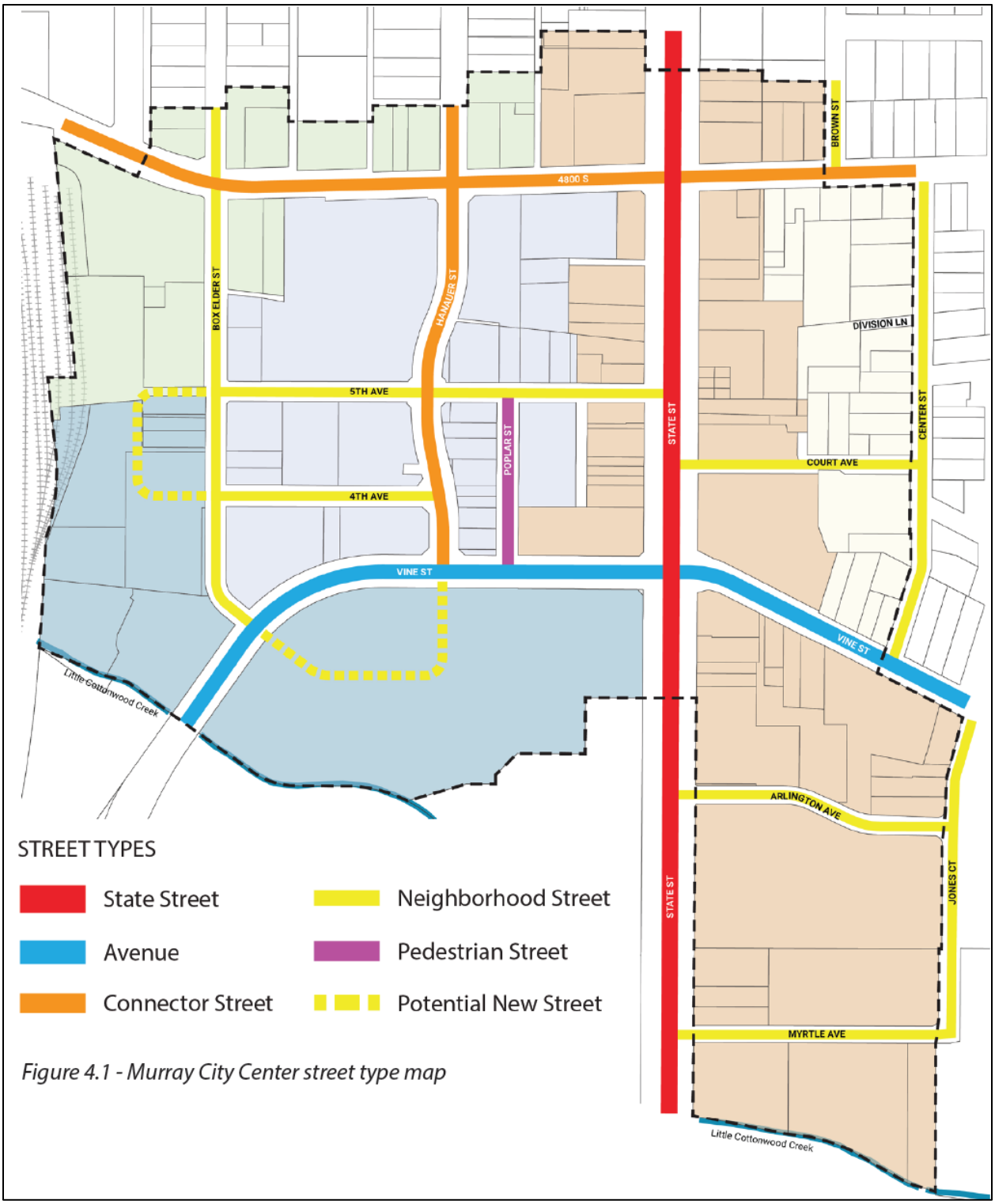


Figure 4.1 - Murray City Center street type map

Figure 3: Street Types Map

D. NEIGHBORHOOD STREET TYPE

1. INTENT

The neighborhood street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it.

2. GENERAL REQUIREMENTS

The neighborhood street shall be developed using the standards in Table 4.5.

3. APPLICABILITY

This street type applies to Box Elder Street, 5th Avenue, 4th Avenue, Poplar Street, Brown Street, Center Street, Court Avenue, Arlington Avenue, and Jones Court.

If the potential new streets, as shown on the street type map, will be built, they will also be the neighborhood street type.

Table 4.5 - Neighborhood Street Requirements

PEDESTRIAN REALM		
1. Sidewalk		5'-0" sidewalk on both sides of the street
Park Strip	2. Width	6'-0" park strip on both sides of the street
	3. Street Trees	Evenly spaced at 30'-0" on center
	4. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	5. Landscaping	**Required:** at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
		Neighborhood Street park strips are all landscaped. The spacing of trees and street lights are to be defined in a streetscape plan.

Figure 4: Street Type Example

The *Frontages* section outlines requirements for the interface between buildings and the public realm (public sidewalks, public plazas, etc.). This section establishes a hierarchy of frontage importance, dividing streets into primary, secondary, and tertiary frontages (see Figure 6). Each frontage classification includes requirements regarding building placement, allowed encroachments into the public space, and parking location (see Figure 5).

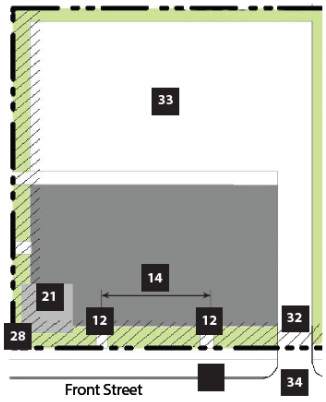


Figure 5.9 - General building siting diagram shown with corner tower and rear vehicular access. Not to scale.

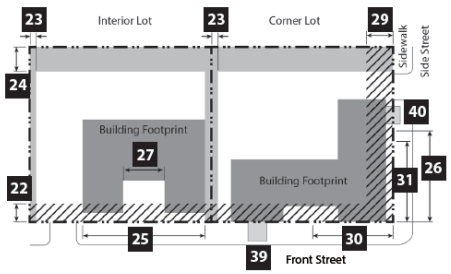


Figure 5: Frontage Example

Table 5.3 - General Building Requirements Part 2: Primary Frontage

FORM DISTRICT	BD	TN
SITING		
BUILDING LOCATION		
22. Front Build to Zone	0'-0" to 10'-0"	
23. Side Yard Setback Minimum	0'-0"	
24. Rear Yard Setback Minimum	5'-0"	
FRONTAGE COVERAGE		
25. Front Street Facade(s)	80% min.	
26. Side Street Facade	50% min.	
27. BTZ Pedestrian Space Table	required	
CORNER LOT BUILDINGS		
28. Occupation of Corner	required	
29. Corner Build to Zone	0'-0" to 5'-0"	
30. Front Street Facade(s)	40'-0" min.	50'-0" min.
31. Side Street Facade	30'-0" min.	40'-0" min.
VEHICULAR FACILITIES		
32. Vehicle Access Type	1 driveway or portal per block face	
33. Parking Location Parking Table	rear yard	
34. Loading/Service Entry Location	rear yard	
ENCROACHMENTS		
FRONT STREET		
35. Ground Floor	12'-0" max.	
36. Upper Floor(s)	6'-0" max.	
SIDE STREET/REAR STREET		
37. Ground Floor	6'-0" max.	
38. Upper Floor(s)	6'-0" max.	
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang		
39. Front Street	A, B, C, R	
40. Side Street/Rear Street	A, B, R	

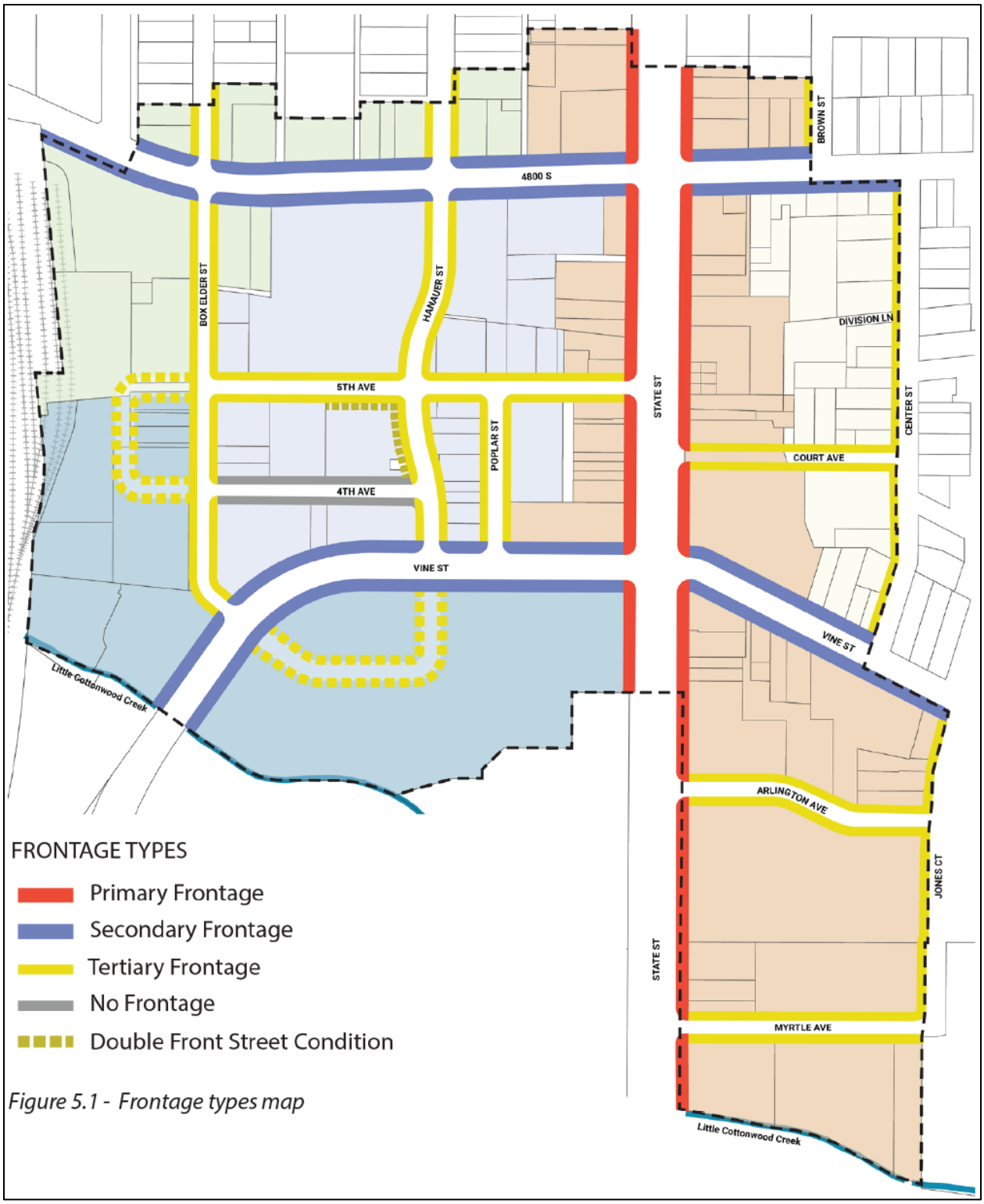


Figure 5.1 - Frontage types map

Figure 6: Frontage Types Map

The *Building Types* section describes the building styles permissible in the CC-FBC area. Five building types are allowed: general (a catch all), limited bay (includes garage doors), row (typical townhome style, although not limited to residential use), yard (typical of other City zones and includes larger setbacks on all sides of the building), and civic (reserved for civic and institutional uses only). Each building type has a table of requirements, including allowable uses (matching the Use section), location on property, height, primary façade finishes, projections, and roof type (see Figure 7).

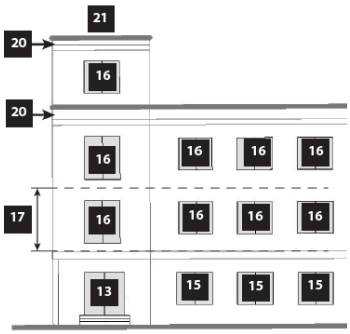


Figure 5.7 - General building street facade diagram shown with corner tower, stoop entry type, and parapet roof type. Not to scale.

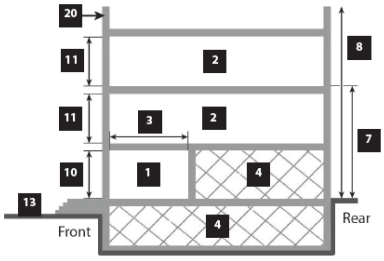


Figure 5.8 - General building height and use diagram shown with basement and rear building interior parking, stoop entry type, and parapet roof type. Not to scale.

Table 5.2 - General Building Requirements Part 1

FORM DISTRICT	CC	BD	NC	TN	RT
USE					
1. Ground Floor	residential, retail, office, service	retail, office, service			residential, retail, service
2. Upper Floor(s)	residential, lodging, retail, office, service				residential
3. Required Occupied Space	30'-0" min. from the front facade on all full floors				
4. Parking Within Building	permitted fully in any basement and in rear of all other floors				
5. Multiple Principal Buildings	not permitted			permitted	
6. Accessory Structure	not permitted				permitted
HEIGHT					
7. Principal Building Minimum	3 stories	2 stories	2 stories	3 stories	2 stories
8. Principal Building Maximum	6 stories	3 stories (+2SB)	4 stories	8 stories	3 stories
9. Accessory Structure Max.	not permitted				2 stories
10. Ground Floor Height	12'-0" min. 30'-0" max.	12'-0" min. / 24'-0" max.		12'-0" min. 30'-0" max.	10'-0" min. 14'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 14'-0" max.				
STREET FACADE(S)	STF = storefront, ARC = arcade, STP = stoop, POR = porch				
12. Principal Entrance Location	front facade		front or corner facade		
13. Principal Entrance Type(s)	STF, ARC, STP			STF, ARC	STF, STP, POR
14. Entrance Spacing	1 per each vertical facade division min. / 1 per ground floor unit min.				
15. Ground Floor Transparency Minimum	20% residential 40% non-res.	40%	35%	40%	35%
16. Upper Floor(s) Transparency Minimum	20% residential 30% non-res.	25%	30%	30%	25%
17. Blank Wall Limitation	required per floor				
18. Vertical Facade Divisions	25'-0" to 40'-0" of facade width				20'-0" to 30'-0" of facade width
19. Horizontal Facade Divisions	within 3'-0" of top of ground floor AND every third floor above first floor				
ROOF TYPE	PA= parapet, PI=pitched, F=flat				
20. Permitted Roof Type	PA, F		PA, PI, F	PA, F	PA, PI, F
21. Tower	permitted				not permitted

+2SB permits up to 2 additional stories if they are stepped back a minimum of 30'-0" from the front facade

Figure 7: Building Type Example

The *Open Space* section details requirements for areas where open space is a defined use, including pocket parks, town squares, parks, and build-to zone pedestrian plazas. This section establishes minimum and maximum areas for each use, allowable adjacent form districts, and permitted improvements (see Figure 8). This section does not include on-site landscaping requirements for individual private developments, but, instead, requirements for neighborhood/community areas.

Table 6.2 - Pocket Park Requirements		
DIMENSIONS		
1. Minimum Area		0.1 acres
2. Maximum Area		0.25 acres
3. Minimum Dimension		none
4. Minimum Access		1 pedestrian entry to right-of-way every 20'-0" of frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		side, rear
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		not permitted
8. Playground		permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, splash pad
Paving	10. Minimum Total Area	15%
	11. Maximum Total Area	30%
	12. Maximum Impervious Pavement Area	20%
13. Lighting		required, 18'-0" max. fixture height
14. Seating		1 / 200 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas at maturity (Trees not included)
16. Trees		1 / 1,000 sq. ft.
17. Bicycle Facilities		1 rack / 500 sq. ft.

Figure 8: Open Space Example

The *Landscaping* section establishes on-site landscaping requirements, including general requirements, installation, irrigation, trees and street trees, maintenance, etc. Three specific landscape areas are defined: parking lot frontage buffers (used when parking lots are immediately adjacent to public streets), parking lot interiors (islands within parking lots with 14 stalls or more), and side/rear landscape buffers (on property boundaries).

The *Parking* section provides parking lot configuration and calculation details. Parking requirements are broken down by form district and use. To promote a pedestrian-friendly environment and the most efficient use of land, parking requirements establish maximum limits within the Main Street and Town Center Core districts. On-street and shared use parking options are provided to help minimize the impacts of parking maximums in these districts.

The *Signage* sections establishes permissible sign types and areas by form district. Most of the

sign types defined already exist within the City's code, but regulations have been adjusted to encourage a more pedestrian experience.

The *Administration* section provides details on implementing the FBC, including scope, treatment of nonconformities, enforcement, application process, and amendments.

II. CITY DEPARTMENT REVIEW

The proposed amendments have been made with continuing reviews and consideration by Engineering, Public Works, and other city staff to consider impacts to city services.

III. PUBLIC COMMENTS

329 notices of the public hearing were sent to property owners of the affected area, those properties within 500' of the proposed area, affected entities, and posted on the City's and State's public notice website. Two comments have been received and are attached for Planning Commission's review.

IV. FINDINGS

1. The proposed text amendments further objectives of the 2017 General Plan to provide a variety of housing types and to revitalize critical areas of the city.
2. The proposed amendments are in harmony with objective 11 of the Land Use and Urban Design Element to "stimulate reinvestment in deteriorating areas of the city to support growth and enhance the image of the community".
3. The proposed amendments will allow and support context-sensitive, quality mixed-use development in appropriate areas of the city.

V. STAFF RECOMMENDATION

Based on the above findings, staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested text amendment to the Land Use Ordinance and the zone map amendments for those properties as described in the attached legal descriptions.**

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430

NOTICE OF PUBLIC HEARING

April 17th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on the following application:

Murray City is requesting a text amendment repealing the Murray City Center District (MCCD) and adopting the City Center Form Based Code (CCFBC) and a zone map amendment from Murray City Center District (MCCD) to City Center Form Based Code (CCFBC).

The proposed amendments include the area located generally between the Trax rail line on the west, Center Street and Jones Court on the east, 4800 South on the north and Little Cottonwood Creek to the south. The area also includes several properties north of 4800 South (please see the attached map showing the proposed zoning district boundary).

The Planning Commission will be making a recommendation to the City Council for this item. The City Council will conduct another Public Hearing to make a decision regarding this application at a later date.

This notice is being sent to you because you own property within 500 feet of the subject area. To review the proposed language please scan the QR code below, or navigate to https://www.murray.utah.gov/2195/City-Center-Form-Based-Code

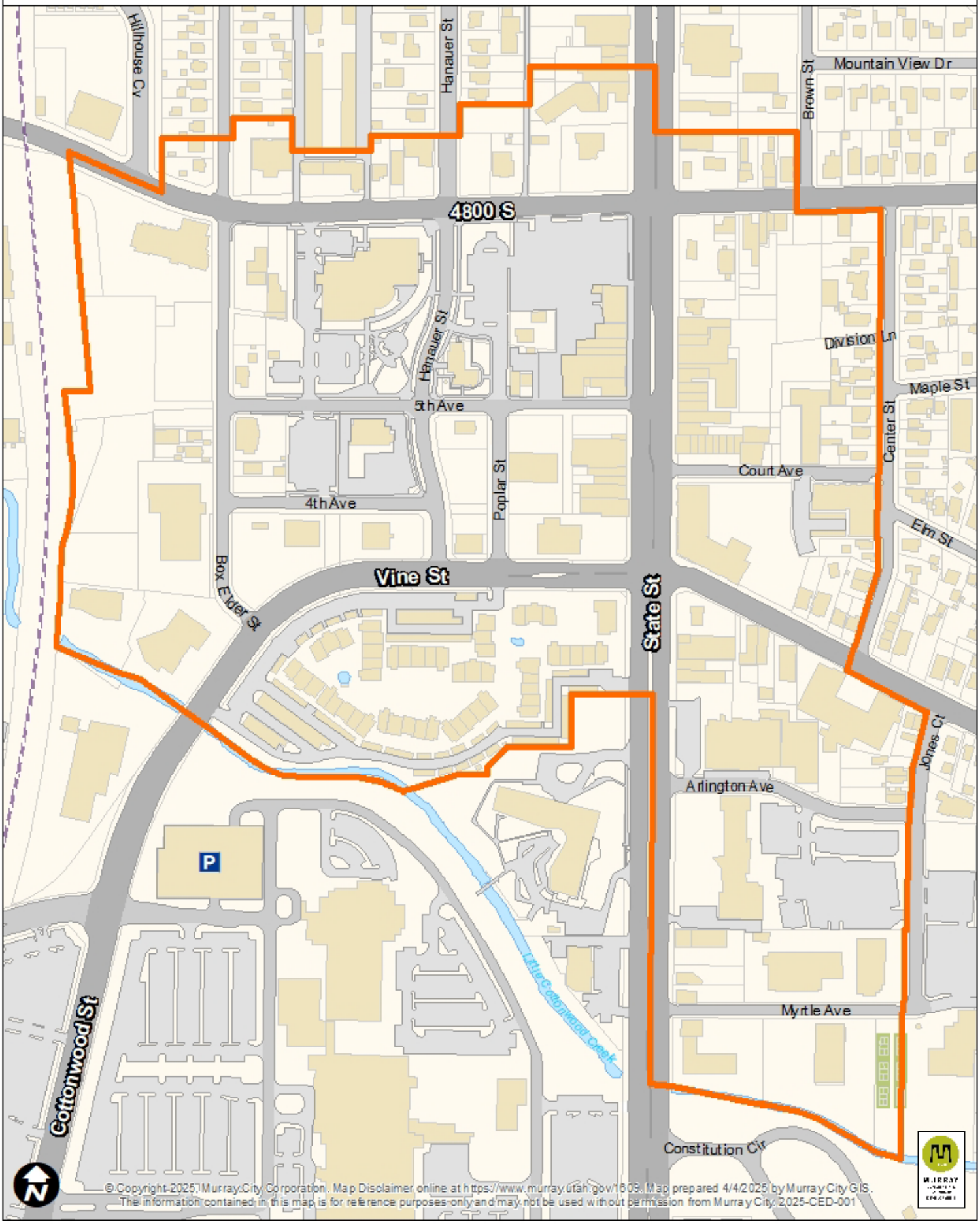
The public may participate by attending the meeting, calling Murray City Planning Division at (801) 270-2430, or emailing pc@murray.utah.gov. Comments regarding this proposal at the meeting are limited to three (3) minutes per person. A spokesperson who has been asked by a group to summarize their comments will be allowed five (5) minutes. Comments that cannot be made within these limits should be submitted in writing at least one (1) day prior to the meeting.

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

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

Public Notice Dated | April 3rd, 2025

Murray City Center District (MCCD) Rezone



MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
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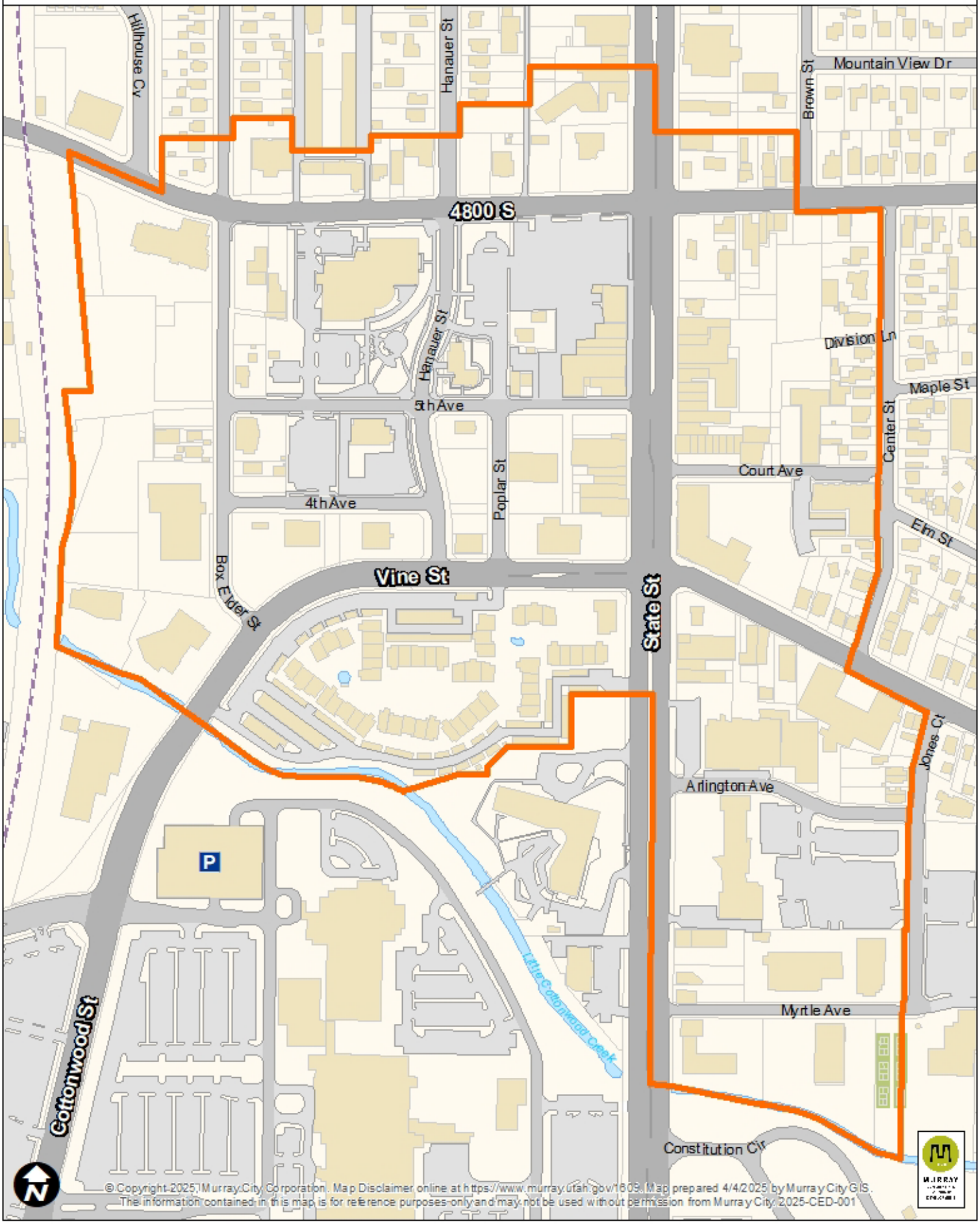
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Public Notice Dated | April 3rd, 2025

Murray City Center District (MCCD) Rezone



DOMINION
Engineering Associates, L.C.

March 18, 2025

MURRAY FBC AREA - DESCRIPTION

An overall boundary description of an area located within the Northeast Quarter of Section 12, Township 2 South, Range 1 West and in the Northwest Quarter of Section 7, Township 2 South, Range 1 East, Salt Lake Base & Meridian, Murray City, Utah, more particularly described as follows:

BEGINNING at the northeast corner of Tax Parcel No. 22-07-103-006 and a point on the westerly right-of-way of Brown Street which is 5.23 feet South 00°14'38" West and 1200.19 feet North 90°00'00" East from the Northwest corner of said Section 7, which is located North 07°16'26" East 314.32 feet from the Brass Cap witness monument in 4800 South Street with the Basis of Bearings being North 88°07'26" East 873.22 feet measured between said witness monument (SLCO Ref. 2S1W127A) and the monument found in the intersection of 4800 South & State Street (SLCO Ref. 22071007), and running thence South 00°00'00" East 305.04 feet along said Brown Street to the southerly right-of-way of 4800 South Street; thence North 88°16'23" East 212.16 feet along said 4800 South Street to the westerly right-of-way of Center Street; thence South 00°28'30" West 917.16 feet along said Center Street; thence South 17°45'30" West 267.59 feet along said Center Street to the southerly right-of-way of Vine Street; thence South 62°49'10" East 232.73 feet along said Vine Street to the westerly right-of-way of Jones Court; thence South 14°55'50" West 158.07 feet along said Jones Court; thence South 00°15'30" West 67.28 feet along said Jones Court to a point on a 20.00 foot radius curve to the right; thence southwesterly 31.64 feet along said Jones Court and the arc of said curve through a central angle of 90°38'20" (chord bears South 45°41'50" West 28.44 feet) to the northerly right-of-way of Arlington Avenue; thence North 88°59'00" West 143.96 feet along said Arlington Avenue to a point of curvature with a 143.70 foot radius curve to the right; thence northwesterly 62.89 feet along said Arlington Avenue and the arc of said curve through a central angle of 25°04'30" (chord bears North 76°26'45" West 62.39 feet) to a tangent line; thence North 63°54'30" West 91.79 feet along said Arlington Avenue to a point of curvature with a 183.70 foot radius curve to the left; thence westerly 83.36 feet along said Arlington Avenue and the arc of said curve through a central angle of 26°00'00" (chord bears North 76°54'30" West 82.65 feet) to a tangent line; thence North 89°54'30" West 202.97 feet along said Arlington Avenue to a point of curvature with a 25.00 foot radius curve to the right; thence northwesterly 7.61 feet along said Arlington Avenue and the arc of said curve through a central angle of 17°26'20" (chord bears North 81°11'20" West 7.58 feet) to the easterly right-of-way of State Street; thence North 00°19'18" East 207.57 feet along said State Street; thence North 89°36'35" West 129.99 feet to the westerly right-of-way of State Street and the Northeast corner of Lot 1, Intermountain Gardner Transformation

5684 S. Green Street • Murray, Utah 84123 • (801)713-3000 • Fax: (801) 713-3030

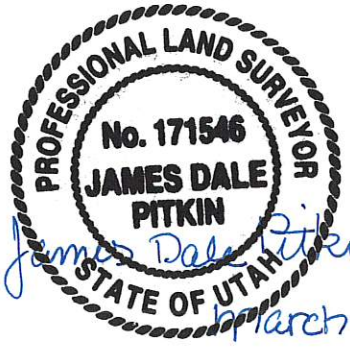
Center subdivision recorded 11/16/2018 in Book 2018P at Page 394 in the Office of the Salt Lake County Recorder; thence North 89°36'35" West 137.00 feet along said Lot 1; thence South 00°19'30" West 135.00 feet along said Lot 1; thence North 89°35'03" West 162.96 feet along said Lot 1; thence South 45°21'09" West 73.45 feet along said Lot 1; thence South 00°08'24" West 22.17 feet along said Lot 1; thence North 89°51'36" West 70.34 feet along said Lot 1; thence South 74°01'35" West 146.89 feet along said Lot 1 to the southerly boundary of the Lost Creek Apartments (Parcel No. 22-07-151-045) and a point on a 315.00 foot radius non-tangent curve to the left; thence westerly 149.69 feet along said Lost Creek Apartments and the arc of said curve through a central angle of 27°16'34" (chord bears North 76°07'41" West 148.55 feet) to a non-tangent line; thence South 89°44'02" West 119.22 feet along said Lost Creek Apartments to a point of curvature with a 190.00 foot radius curve to the right; thence northwesterly 116.59 feet along said Lost Creek Apartments and the arc of said curve through a central angle of 35°09'26" (chord bears North 72°41'15" West 114.77 feet) to a non-tangent line; thence North 54°12'42" West 237.86 feet along said Lost Creek Apartments to the northwesterly right-of-way of Vine Street and the southern most corner of the West Vine Industrial Park subdivision recorded 9/26/90 in Book 90-9 at Page 119 in the Office of the Salt Lake County Recorder; thence North 53°59'18" West 128.50 feet along said West Vine Industrial Park; thence North 73°38'47" West 55.85 feet along said West Vine Industrial Park; thence North 67°15'03" West 174.71 feet along said West Vine Industrial Park to the easterly boundary of the Utah Transit Authority (UTA) Trax Property and a point on a 5042.50 foot non-tangent curve to the left; thence northerly 260.31 feet along said UTA Trax Property and the arc of said curve through a central angle of 02°57'28" (chord bears North 03°26'43" East 260.28 feet) to a point on a 498.30 foot radius non-tangent curve to the left; thence northerly 241.20 feet along said UTA Trax Property and the arc of said curve through a central angle of 27°44'03" (chord bears North 05°08'11" East 238.87 feet) to a non-tangent line; thence North 05°59'29" West 49.31 feet along said UTA Trax Property to a point on a non-tangent 5044.20 foot radius curve to the left; thence northerly 103.62 feet along said UTA Trax Property and the arc of said curve through a central angle of 01°10'37" (chord bears North 06°08'20" West 103.62 feet) to a non-tangent line; thence South 89°46'04" East 64.68 feet along said UTA Trax Property; thence North 05°05'37" West 512.26 feet along said UTA Trax Property to the Fire Station 81 subdivision recorded 3/11/2020 in Book 2020P at Page 052 in the office of the Salt Lake County Recorder; thence North 05°05'37" West 70.68 feet along said UTA Trax Property and Fire Station 81 subdivision to the Northwest corner of Lot 1 of said Fire Station 81 subdivision and a point on the southerly right-of-way of 4800 South Street; thence South 65°08'24" East 229.28 feet along said 4800 South Street and said Fire Station 81 subdivision; thence South 72°15'45" East 36.40 feet along said 4800 South Street and said Fire Station 81 subdivision; thence North 00°35'36" East 173.21 feet to and along the Miller-Cahoon Addition Plat A Murray City recorded May 26, 1911 in Book "F" at Page 77 in the Office of the Salt Lake County Recorder to the northwest corner of Tax Parcel No. 21-12-228-004; thence South 89°24'24" East 173.00 feet to the easterly right-of-way of Boxelder Street; thence North 00°35'36" East 50.00 feet along said Boxelder Street to the northwest corner of Tax Parcel No. 21-12-229-003; thence South 89°24'24" East 170.00 feet along said Tax Parcel No. 21-12-229-003 to the westerly boundary of Tax Parcel No. 21-12-229-005; thence South 00°35'36" West 88.77 feet to the southeast corner of said Tax Parcel No. 21-12-229-005; thence South 89°53'55" East 183.28 feet along the southerly line of said Tax Parcel No. 21-12-229-005 to the westerly boundary of Tax Parcel No. 22-07-101-003; thence North 00°16'19" East 47.14 feet to the northwest

corner of said Tax Parcel No. 22-07-101-003; thence South 89°43'41" East 225.78 feet to the easterly right-of-way of Hanauer Street; thence North 00°21'01" East 83.12 feet along said Hanauer Street to the northwest corner of Tax Parcel No. 22-07-102-001-4001; thence South 89°38'59" East 174.94 feet along the northerly boundary of said Tax Parcel No. 22-07-102-001-4001 to the westerly boundary of Tax Parcel No. 22-07-102-017-4002; thence North 00°14'11" East 96.84 feet along the westerly boundary of said Tax Parcel No. 22-07-102-017-4002 to the northerly boundary of Tax Parcel No. 22-07-102-017-4002; thence South 89°45'49" East 250.06 feet along the northerly boundary of said Tax Parcel No. 22-07-102-017-4002 and of Tax Parcel No. 22-06-358-016 and of Tax Parcel No. 22-06-358-014 to the westerly right-of-way line of State Street; thence South 00°16'56" West 91.80 feet along said State Street; thence North 90°00'00" East 281.84 feet to and along the northerly boundary of Tax Parcel No. 22-07-103-002 to the westerly boundary of Tax Parcel No. 22-07-103-006; thence North 00°17'12" East 25.02 feet along the westerly boundary of said Tax Parcel No. 22-07-103-006 to the northerly boundary of said Tax Parcel No. 22-07-103-006; thence North 90°00'00" East 150.00 feet along the northerly boundary said Tax Parcel No. 22-07-103-006 to the POINT OF BEGINNING.

Containing 74.544 acres, more or less.

Basis of Bearings and Alignments Note:

This description in its entirety utilizes a Basis of Bearing of North 88°07'26" East 873.22 feet measured between said witness monument (SLCO Ref. 2S1W127A) and the monument found in the intersection of 4800 South & State Street (SLCO Ref. 22071007) and is intended to be in alignment with the Murray City Hall Subdivision as recorded 01/18/2024 in Book 2024P at Page 008 as recorded in the Office of the Salt Lake County Reorder. The bearings and distances indicated are secondary to the calls to and along the properties, parcels, roads and plats described.



James Dale Pitkin
3/19/2025

Parcel 1
Beginning at a point 1053.54 feet East and 41.56 feet South of the Northwest corner of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 150 feet thence South 50 feet; thence West 150 feet; thence North 50 feet to the point beginning.

Tax Parcel No.: 22-07-103-007

PARCEL 1:

Commencing on the East boundary line of State Street 903.54 feet East and 41.56 feet South of the Northwest corner of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 66 feet; thence North 25 feet; thence East 66 feet the face of the South wall of a one story brick building and continuing thence East along the face of the South wall of said brick building 75 feet; thence continuing onward East 75 feet; thence South 25 feet; thence West 150 feet to the East boundary line of State Street and the point of begining.

Together with subject to a non-exclusive right of way over, upon and across the East 15 feet of the above described property for alleyway purposes.

Subject to that portion of the above described property on the West thereof extending to the State Street for common road purposes.

PARCEL 2:

Beginning at a point in the center of State Street, East 837.54 feet and South 41.56 feet from the Northwest corner of Section 7, Township 2 South, Range 1 East, Salt Lake Meridian, thence East 216 feet; thence South 50 feet; thence West 216 feet; thence North 50 feet to the place of beginning.

Subject to a right of way of a State Highway on the West.

Subject to a right of way over the East 15 feet.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

MURRAY CITY CENTER FORM BASED CODE

MURRAY, UTAH

WORKING DRAFT: 3 APRIL 2025



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FORM BASED CODE WORKSHEET 1

VODA landscape + planning

Prepared by VODA Landscape + Planning
www.vodaplan.com

1.0 PLACE TYPE

1. INTRODUCTION

Murray City is centrally located in the Salt Lake valley. It is well-connected to public transit with three light rail (TRAX) stations and one commuter rail (FrontRunner) station. Interstate 15, Interstate 215, and State Street all connect through the city, giving residents convenient access to the region's transportation and street networks.

Notable features within the city include the Jordan River, Big and Little Cottonwood Creeks, Wheeler Historic Farm, and Murray Park. The Intermountain Medical Center (IMC) campus is the largest employer in the city and provides medical services to residents from all over Utah and the surrounding states. State Street is the city's largest commercial corridor and includes the Fashion Place Mall, IMC, The Orthopedic Specialty Hospital, and many other regionally significant businesses.

Murray's City Center is located near the geographic center of the city, and is well connected to State Street and the UTA transit network. With IMC directly to the south of the City Center, and a significant amount of redevelopable land, the City Center has great potential for change over the next few decades.

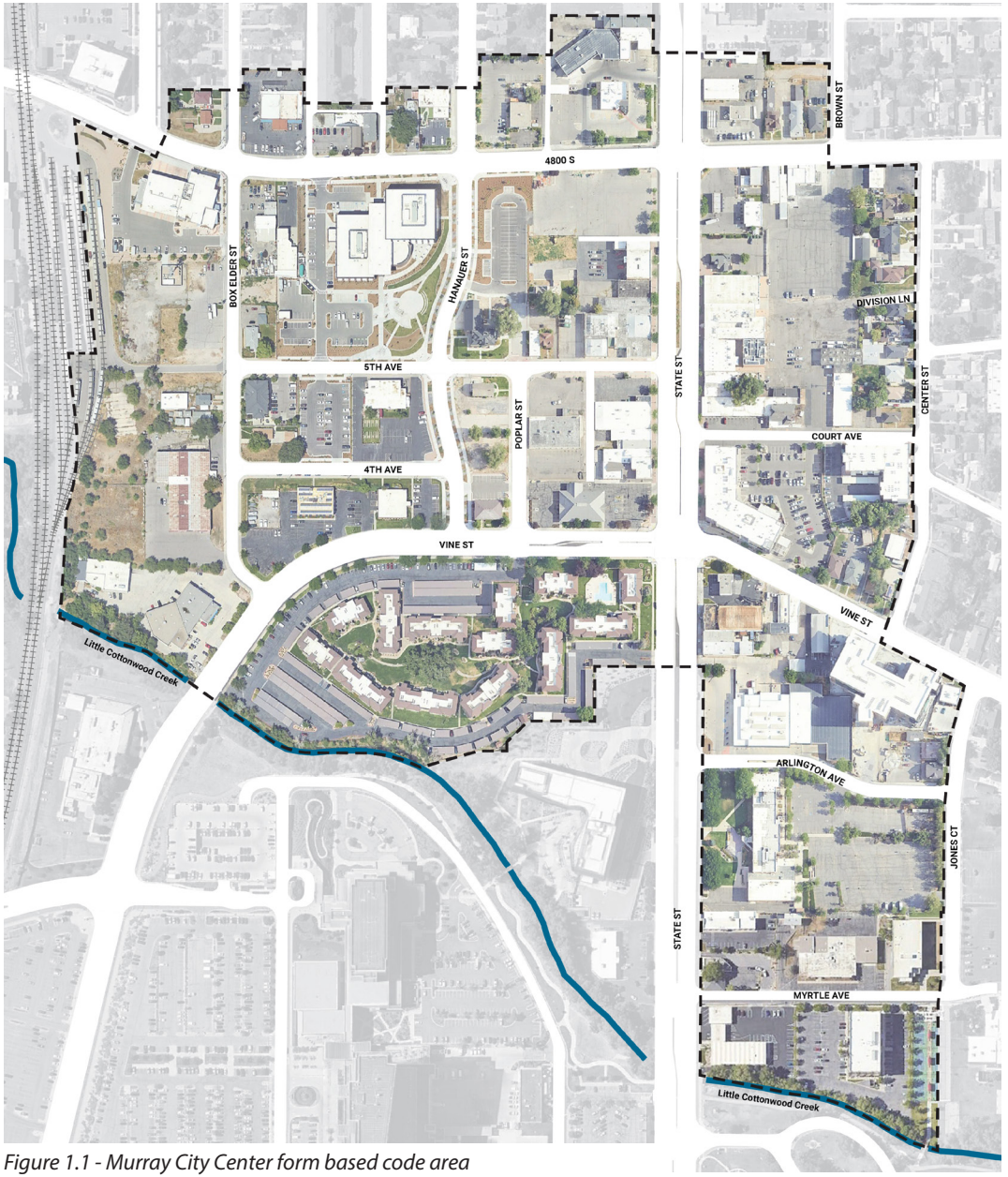


Figure 1.1 - Murray City Center form based code area

2. PLANNING FRAMEWORK

Murray's existing planning documents contain many goals and initiatives for the City Center area. This form based code is intended to support the goals and achieve the vision for the City Center that the community has developed in these documents:

1. Downtown Strategic Plan (2024)
2. Murray City center design guidelines (2022)
3. General Plan (2017/2022)

3. ECONOMIC SUSTAINABILITY

Many of these existing planning goals can be supported by an increase in economic sustainability. This FBC is designed to produce a built environment that improves long term economic sustainability by requiring building forms and spatial relationships that can meet the needs of a wide variety of uses and users both now and in the future.

Single use buildings may not be economically sustainable in the long term. Use changes in a building, or broader economic changes, can require a single use building to sit vacant because it cannot accommodate other uses or to be demolished and either rebuilt to meet the spatial needs of another use, or sit as a vacant lot. These situations degrade the experience, quality, and economic value of a neighborhood.

Buildings and spaces that are designed for a wide variety of uses are more economically sustainable in the long term. These buildings and places remain a stable part of the neighborhood as uses and users change over time. This continuity enhances neighborhood identity, a sense of place, landmark recognition, intergenerational experiences, and it reduces the frequency of the physical and economic disruptions caused by construction. This FBC is designed to require high quality buildings that are meant to last through future changes.

4. CITY CENTER PLACE TYPE

The Wasatch Front Regional Council (WFRC) describes a hierarchy of 9 place types in their FBC template and supporting documents. Within that hierarchy, Murray's city center district is identified as an "urban center" place type but for the purposes of the Murray City Center and this FBC we will refer to it as a "city center" place type. This puts Murray's city center district in context with the many other centers along the Wasatch Front region.

A. DESCRIPTION AND INTENT

The city center place type is intended for use in the fairly intensive centers of activity, particularly historic downtowns of cities within the region. This place type allows for a range of building intensity and a wide mix of uses, and is served by one or more modes of transit. The limits of the city center place type, unlike those of the metropolitan center, typically include some lower intensity edges.



Figure 1.2 - View toward State Street from within the Murray City Center area, 2024

For Murray's City Center, alignment with goals and vision from the community is a key piece of the form based code. This area could develop as a more significant job center for the city and region, bringing in more housing and office space, multi-story development, and community open space such as plazas and parks.

1. FORM AND USES

This place type typically includes two or more intersecting major street mixed use corridors with ground floor commercial uses and office or residential uses in upper stories. Stoop buildings typically surround these corridors, housing multiple family units or offices, graduating down to edge subdistricts, including row type housing or live work units. Some yard building single family units may also be included.

2. TRANSIT

The city center should be served by at least two modes of frequent transit, including bus, bus rapid transit, streetcar, light rail, or commuter rail with at least fifteen minute headways. Major streets should be designated at the transit stops, at least in one direction, following the transit lines when possible.

3. PUBLIC SPACE

City center place types can support higher quality public spaces due to the intensity of use and incorporation of dense development in a limited area. With the development of a city center for Murray, public space can provide residents and visitors to the area a unique experience to Murray that will further support business viability and desirability for living and working in the City Center. Additionally, connections to natural features such as Little Cottonwood Creek can support quality of life for the City Center.



Figure 1.3 - A 'city center' place type mixes different uses and various types of buildings and can integrate new development with historical structures to support existing development patterns.

2.0 FORM DISTRICTS

1. INTRODUCTION

A form district is a defined area to which the same set of requirements are applied in the Form Based Code (FBC). Multiple form districts provide a hierarchy of forms and uses that work together to make a diverse and cohesive City Center. This FBC describes five form districts. The form district configuration for the Murray City Center is customized to its unique characteristics and goals of the community.

A. MURRAY CITY CENTER FORM DISTRICTS

The adjacent map shows the boundaries and configuration of five form districts.

1. Civic Center (CC)
2. Boulevard (BD)
3. Neighborhood Corridor (NC)
4. Residential Transition (RT)
5. Transit Neighborhood (TN)

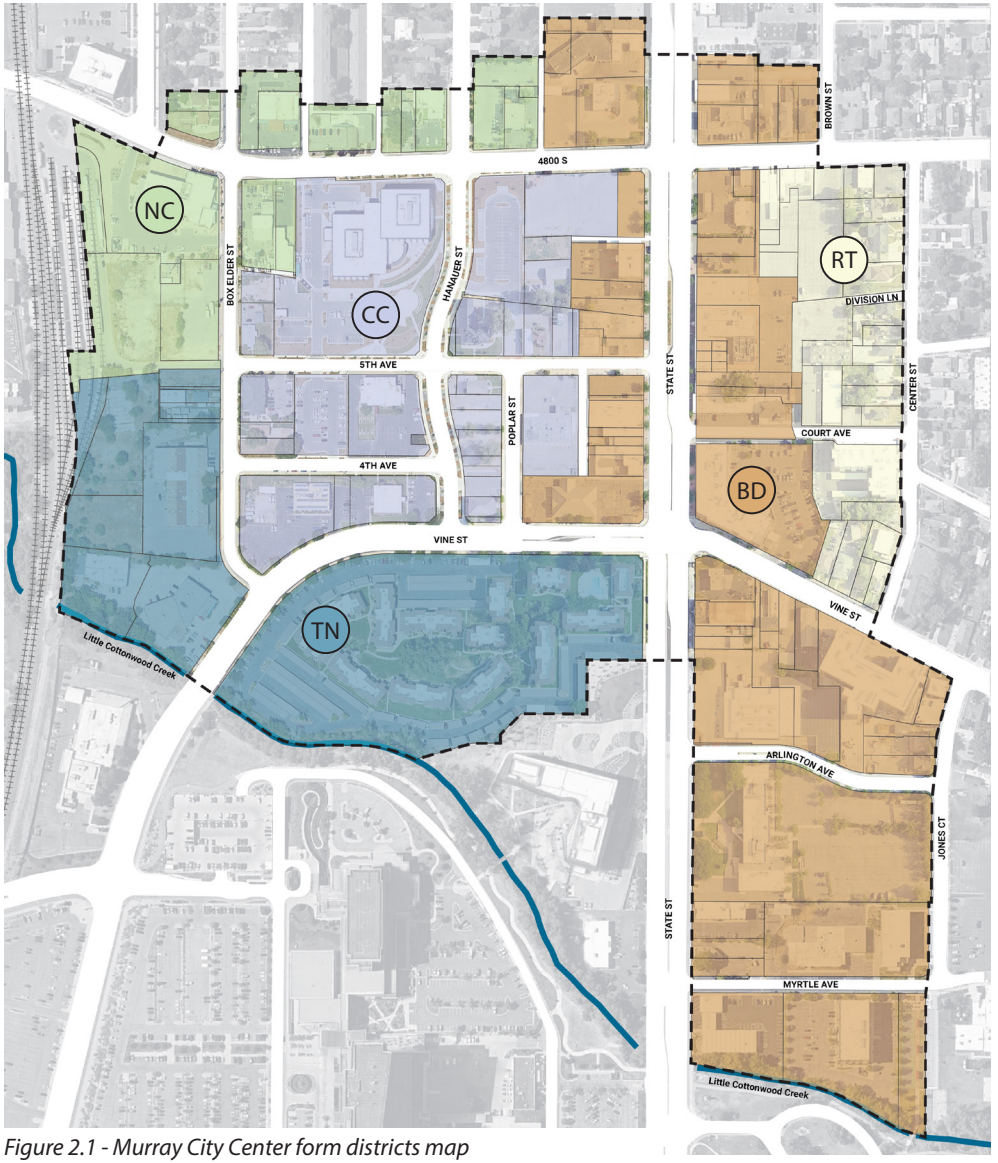


Figure 2.1 - Murray City Center form districts map

2. CIVIC CENTER FORM DISTRICT (CC)

This form district is applied to the geographic and civic heart of the City Center area. The smaller blocks and irregular grid promote a walkable district. Uses are heavily mixed. Civic, gathering, and entertainment spaces are conveniently located for workers, residents, and visitors.

Characteristics:

1. Community gathering spaces
2. Civic uses
3. Restaurant, Recreation

Minimum Height: 3 stories

Maximum Height: 6 stories

Uses: Open space, civic, restaurant, retail, entertainment, hospitality, office, housing, structured parking



Figure 2.2 - Civic Center form district map





3. BOULEVARD FORM DISTRICT (BD)

This form district addresses the conditions and goals along the State Street corridor. It is designed to continue, or fill in, the street wall with buildings that are of a scale and form that enhance the historic character of this portion of State Street. This form district recognizes that the spatial character of State Street is different than that of 4800 South or Vine Street.

Characteristics:

1. Historic State Street character
2. Vertical mixed use
3. Active streetscape

Minimum Height: 2 stories

Maximum Height: 3 stories (5 stories if top floor(s) are stepped back 30'-0" min. from front facade)

Uses: Retail, entertainment, restaurant, office, housing

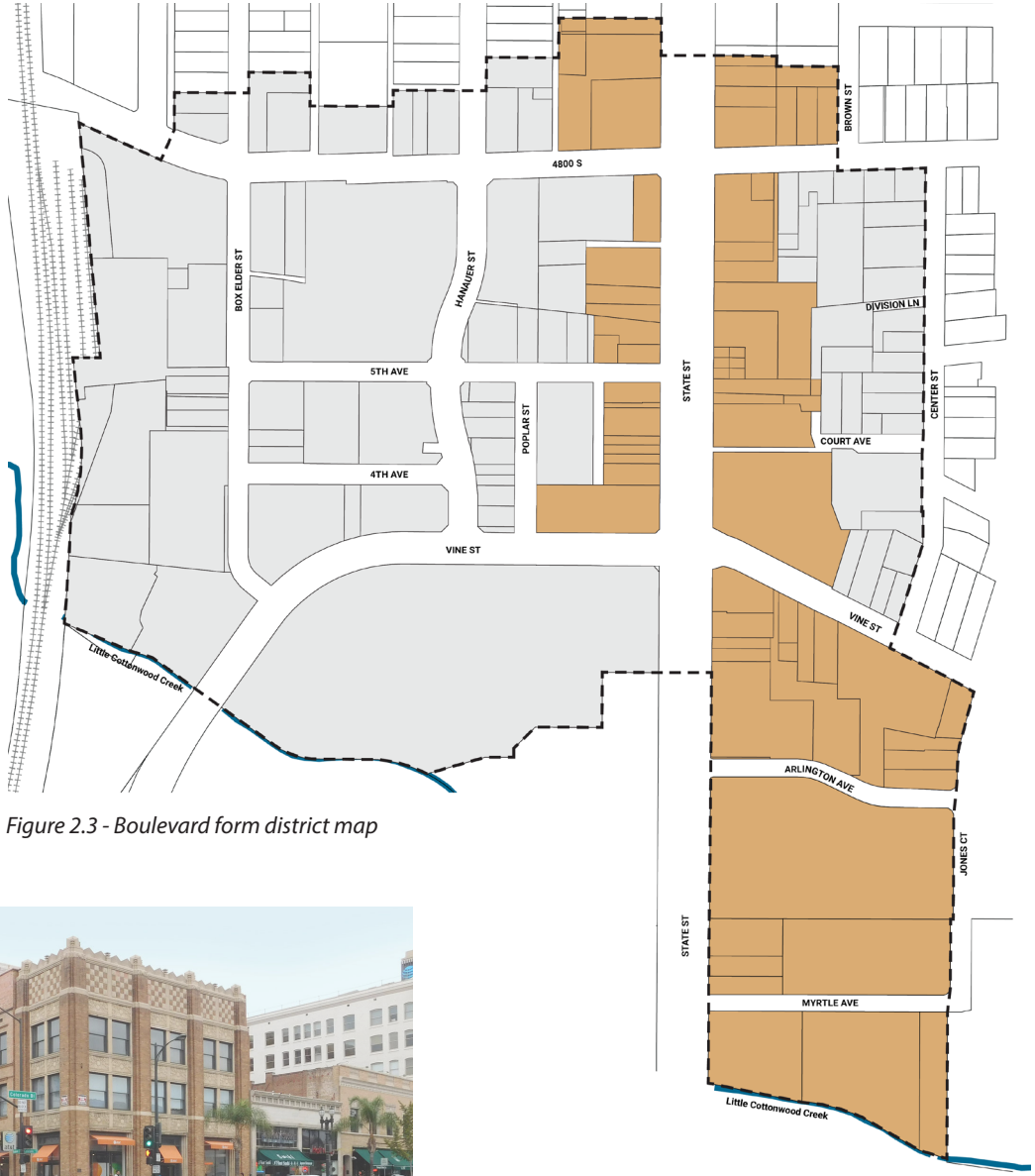


Figure 2.3 - Boulevard form district map





A. HISTORIC CHARACTER OF THE STATE STREET CORRIDOR

1. Additional design requirements for buildings fronting State Street are required by Murray City. The intent is to ensure that new buildings along State Street reflect the historic context of existing buildings along the corridor.
2. Materials: Building facades along State Street should primarily be faced with historically appropriate materials, finishes, and colors.
3. Windows & Doors: Buildings should use a historically typical window and door type, with windows recessed into the facade to create historically appropriate window ledge depth.
4. Additional requirements: Traditional elements provide horizontal and vertical modulation. For example:
   - **(a)** Pronounced entries,
   - **(b)** Architectural banding,
   - **(c)** Primary verticals (windows),
   - **(d)** Strong roof termination (cornice)
5. Architectural details: Additional details appropriate to historic architecture are encouraged including awnings, light fixtures, blade signage, public art, etc.



Figure 2.4 - Historically context sensitive new development, illustrating appropriate materials, window inset, strong roof termination, and pronounced entries.



Figure 2.5 - Historically context sensitive new development, illustrating appropriate materials, window patterns, ground floor awnings and strong roof termination.

4. NEIGHBORHOOD CORRIDOR FORM DISTRICT (NC)

The Neighborhood Corridor form district is similar to the Boulevard Form District along State Street but the requirements are calibrated for the smaller scale of development along 4800 South. It acts as a transition between the more intensely developed Civic Center Form District and the adjacent neighborhood, while still being appropriate along one of Murray's important streets.

Characteristics:

1. Neighborhood supportive businesses
2. Residential focus
3. Horizontal mixed use

Minimum Height: 2 stories

Maximum Height: 3 stories

Uses: Office, retail, restaurant, housing



Figure 2.6 - Neighborhood Corridor form district map





5. TRANSIT NEIGHBORHOOD FORM DISTRICT (TN)

The two halves of the Transit Neighborhood (TN) form district are unique in that they are the largest areas not bisected by any roads and they both have a "back" edge facing away from the City Center area. The existing uses along these "back" edges, railway and industrial to the west and the IMC campus to the south, do not suggest a step down in building height or use intensity.

This form district will have a high concentration of development, including high quality office space and housing, and will help activate the City Center with a large daytime population of office workers and a large nighttime population of residents. Adjacency to the IMC campus could attract more office development to this area, and proximity to the Front Runner and TRAX stations could support a high concentration of housing.

Characteristics:

1. Office concentration
2. Residential concentration
3. Vertical mixed-use

Minimum Height: 4 stories

Maximum Height: 8 stories

Uses: Office, housing, retail, restaurant, hospitality, entertainment, structured parking



Figure 2.7 - Transit Neighborhood form district map



6. RESIDENTIAL TRANSITION FORM DISTRICT (RT)

This form district provides a transition between the existing single family neighborhood to the east and the State Street scale developments to the west. It is primarily residential with a variety of housing types.

Characteristics:

1. Step down in density from State Street corridor
2. Residential focus
3. Horizontal mixed densities

Minimum Height: 2 stories

Maximum Height: 3 stories

Uses: Housing, office



Figure 2.8 - Residential Transition form district map





3.0 USE

1. GENERAL REQUIREMENTS

A. GENERAL PROVISIONS

This Form Based Code (FBC) does not use the Murray City Standard Land Use Code.

The following provisions apply to the uses outlined in this chapter:

1. Permitted Mixed-Uses. Individual buildings may contain more than one use. Use can vary between ground and upper floors of a building.
2. Form District Permissions. Within each form district, each use is either permitted by right (with some uses limited to upper floors only) or is not permitted.
3. Building Type Permissions. Each use shall be located within a permitted building type on a permitted floor. See Chapter 5.0

B. ORGANIZATION

Uses are grouped into seven general categories and several subcategories.

If a proposed use is not listed in the use tables, the following shall apply:

1. Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a form district, the city may, through written determination, interpret the use as permitted.
   - **(a)** The city may require traffic studies, impact studies, or other such inquiries as part of the unlisted similar use determination process.
   - **(b)** The unlisted use will be subject to any development standards applicable to the similar permitted use.
2. Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a permitted use within a form district, the use is not permitted and may only be approved through an amendment of this code.

C. USE TABLE

Table 3.1 outlines the uses in each form district as permitted by one of the following three designations:

1. Permitted. These uses are permitted by right and indicated with a "P" in the table.
2. Permitted in Upper Stories Only. These uses are permitted by right, but only in upper stories of a building, i.e. not in the ground floor. They are indicated with a "U" in the table.
3. Not Permitted. These uses are not permitted and are indicated by an "N" in the table.



Figure 3.1 - Lodging use example

Retail and service uses are further divided into "General" and "Neighborhood" categories based on the use's spatial scale and its typical service area size. These provide longer lists with much more specific use types. See Tables 3.2-3.5

Table 3.1 - Murray City Center: Use by Form District					
USE CATEGORY	FORM DISTRICT				
	CC	BD	NC	TN	RT
RESIDENTIAL & LODGING					
1. Residential	P	U	P	P	P
2. Hospitality	P	P	N	P	N
3. Residential Care	P	N	N	U	P
CIVIC & INSTITUTIONAL					
4. Assembly (Public & Private)	P	P	N	P	N
5. Transit Station	P	P	P	P	P
6. Library/Museum/Post Office	P	N	N	N	N
7. Public Safety	P	N	P	N	N
8. Education/Training	P	P	P	P	N
RETAIL					
9. General Retail - Table 3.5	P	P	P	P	N
10. Neighborhood Retail - Table 3.4	P	P	P	P	P
11. Drive Through	N	N	N	N	N
12. Medical Cannabis* or Specialty Tobacco**	N	P	P	N	N
13. Itinerant Merchants	P	P	P	P	N

P = Permitted | U = Permitted in Upper Stories Only | N = Not Permitted

*Pursuant to Utah Code 4-41a **Pursuant to Utah Code 10-8-1-41.6

Table 3.1 (continued) - Murray City Center: Use by Form District					
USE CATEGORY	FORM DISTRICT				
	CC	BD	NC	TN	RT
SERVICE					
14. General Service - Table 3.3	P	P	P	P	N
15. Neighborhood Service - Table 3.2	P	P	P	P	P
OFFICE & CRAFTSMAN					
16. Office/Professional	P	U	P	P	P
17. Craftsman/Art Gallery	P	P	P	P	P
ACCESSORY USES					
18. Home Occupation	P	P	P	P	P
19. Attached Parking Structure	P	P	P	P	N
20. Storage Building/Carport	P	N	P	N	P
SITE USES					
21. Utility/Infrastructure	P	P	P	P	P
22. Parking Lot	P	P	P	P	N
23. Detached Parking Structure	P	P	P	P	N
24. Open Space	P	P	P	P	P

P = Permitted | U = Permitted in Upper Stories Only | N = Not Permitted

Form District Abbreviations

CC = City Center

BD = Boulevard

NC = Neighborhood Corridor

RT = Residential Transition

TN = Transit Neighborhood

Table 3.2 - Neighborhood Service Uses	
1. Arcade	2. Bank or other Financial Service
3. Barber Shop, Beauty Salon, & Spa	4. Billiard Hall
5. Catering	6. Artist/Musician Studio
7. Day Care, Adult or Child	8. Dry Cleaning & Laundry
9. Emergency Care Clinic	10. Fitness, Dance Studio, & Gym
11. Framing	12. Home Furniture & Equipment
13. Repair	14. Locksmith
15. Mailing Services	16. Microbrewery
17. Pet Grooming	18. Photocopying & Printing
19. Photography Studio & Supplies (on-site processing permitted)	20. Restaurants (refer to state law for alcoholic beverage requests)
21. Shoe Repair	22. Tailor & Seamstress
23. Tanning Salon	24. Tattoo/Piercing Parlor
25. Training Center	26. Travel Agency & Tour Operator
27. Veterinarian	

Table 3.3 - General Service Uses	
1. All Neighborhood Service Uses	2. Animal Boarding (interior only)
3. Aquatic Facilities	4. Batting Cages
5. Bowling Alley	6. Concert Hall
7. Exterminating & Disinfecting Service	8. Funeral Home
9. Miniature Golf Course	10. Recreation, Commercial Indoor
11. Repair of Small Goods & Electronics	12. Shooting & Archery Ranges (indoor only)
13. Skating Rink	14. Movie Theater
15. Performance Theater	16. Medical Clinic
17. Dental Clinic	

Table 3.4 - Neighborhood Retail Uses	
1. Alcohol & Liquor Sales	2. Antique Shop
3. Apparel & Accessory Store	4. Art & Education Supplies
5. Bakery, Retail	6. Bicycle Sales & Repair
7. Book, Magazine, & Newspaper Store	8. Building Materials, Hardware, and Garden Supply
9. Camera & Photo Supply Store	10. China & Glassware Shop
11. Convenience Store	12. Drug Store/Pharmacy
13. Fabric & Craft Store	14. Florist
15. Gift, Novelty, & Souvenir Shop	16. Grocery Store
17. Hardware Store	18. Hobby Shop
19. Jewelry Sales & Repair	20. Luggage & Leather Goods
21. Music Store	22. Musical Instrument Repair & Sales
23. Office Supply	24. Optical Goods
25. Paint & Wallpaper	26. Party Supply Shop
27. Pawn Shop	28. Pets/Pet Supplies
29. Smoke Shop	30. Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.)
31. Sporting Goods Sales & Rental	32. Stationary & Paper Store
33. Toy Shop	34. Video/Game Sales & Rental
35. Wine & Liquor Shop	

Table 3.5 - General Retail Uses	
1. All Neighborhood Retail Uses	2. Motorcycle & Motor Scooter Sales
3. Home Furnishings & Accessories Sales & Rentals	4. Heating, Air Conditioning & Plumbing Supplies, Sales, & Service
5. Automobile Parts Sales	6. Cabinet Supply (display only)
7. Computer Software Sales & Leasing	8. Machine Sales and Rental
9. Department Store	10. Agriculture Equipment & Supply
11. Gun Shop	12. Electrical Supplies
13. Appliance & Electronic Sales & Service	14. Merchandise Vending Machine Operators
15. Medical Supply Store & Rental	16. Medical Supply Store & Sales



Figure 3.2 - Retail use example



Figure 3.3 - Housing use example

2. SPECIFIC USE RESTRICTIONS

A. ITINERANT MERCHANTS

1. GENERAL REQUIREMENTS

Itinerant uses shall not be permitted unless the following general and applicable specific criteria are demonstrated as part of the business license application:

1. Location on Private Property. The business and any activity associated therewith must be located on private property and only as a secondary use to another primary commercial use. The business shall not be located on public property (including public sidewalks, public streets, public parking areas or other public places as defined by the city) or on vacant or residentially used property, regardless of the form district.
2. Impervious Surface. The business must be located on a hard surface with no portion of the business located in a landscaped or unimproved area.
3. Setbacks. The business must be located a minimum of 5'-0" from combustible walls, roof eave lines, awnings, etc.; 10'-0" from any building openings (i.e., doors, windows, vents, etc.); and 5'-0" from any fire hydrant, driveway, ADA accessible parking space and loading area. Space for queueing shall be provided on private property,
4. Lease. There must be a valid lease or written permission from the private property owner expressly allowing the use of property for the business that is the subject of this section. The merchant shall demonstrate the ability to utilize an existing rest room facility on or nearby the property.
5. Traffic Safety. The business location shall not impede auto and/or pedestrian traffic or create auto/pedestrian conflicts. Private sidewalk clear widths shall not be reduced below 5'-0" and the itinerant business shall not interfere with the internal parking lot circulation.
6. Power. All electrical wiring must be in compliance with the National Electrical Code and approved by the Murray City Building Department. Generators and extension cords are permitted.
7. Temporary Only. All aspects of the business shall be temporary in nature with no permanent facilities constructed on sit e, with the exception of the required permanent power source.
8. Maintenance. The area around the business shall be kept clean and orderly. A trash receptacle shall be provided for patrons. The merchant is responsible to clean up all trash, litter, spills, etc., within a minimum 20'-0" radius of the business.
9. Business Conduct. The business may not solicit or conduct business with persons in motor vehicles or use any flashing lights, noise, sound or other motion-producing devices to attract attention to its operation.
10. Regulatory Compliance. All applicable local and state regulations (i.e., food permit, tax numbers, registration, etc.) shall be met.
11. Business License. All requirements of Murray City Municipal Code shall be met.



Figure 3.4 - Public library civic use example

12. Site Plan. A site plan, drawn to scale, showing the exact location of the itinerant merchant (including all components of the business) with setbacks to buildings, sidewalks, roadways, driveways, parking, fire hydrants, and other important features shall be provided. A photograph or illustration showing components of the business, including cart and awning dimensions, trash receptacles, coolers, signage, electrical plans, etc., shall be provided, as well as other information required to show compliance with the applicable requirements contained herein.

2. SPECIFIC REQUIREMENTS

1. Food Trucks. For food truck requirements, see Murray City Code of Ordinances Chapter 17.44 Seasonal Uses

2. Vending Carts. Each business license application for a vending cart must comply with the following:

(a) There shall be a minimum separation of 100'-0" between all vending cart locations. This separation shall be measured as a radius in all directions, with the vending cart location being the center point.

(b) The vending cart must be located no closer than 30'-0" from a single family residential zone.

(c) Any vending cart selling food items shall not be located within 100'-0" of the primary public entrance of an existing restaurant use. The exception to this is an existing restaurant is allowed to operate a vending cart within this area, provided all other provisions of this section are satisfied.

B. MEDICAL CANNABIS

Medical Cannabis Pharmacies are permitted uses in all form districts with the following conditions:

1. Medical Cannabis Pharmacies must comply with Utah Code 4-41a: Cannabis Production Establishments and Pharmacies.

2. Where allowed by State law, signage is subject to the applicable form district signage requirements.

C. RETAIL TOBACCO SPECIALTY BUSINESSES

Retail tobacco specialty related uses are permitted in all form districts with the following conditions:

1. Retail tobacco specialty businesses must comply with Utah Code 10-8-1-41.6 Regulation of Retail Tobacco Specialty Business.

2. Where allowed by State law, signage is subject to the applicable form district signage requirements.

D. OUTDOOR DINING

Outdoor dining uses shall comply with the following:

1. The dining area shall be located on private property or leased public property and shall not diminish parking or landscaping.

2. Outdoor dining areas must be approved by the Utah Department of Alcoholic Beverage Services (DABS) in order to serve alcohol.

3. The dining area shall not impede pedestrian circulation.

4. The dining area shall not impede emergency access or circulation.

5. The outdoor furnishings shall be compatible with the streetscape and associated building.

6. No music or noise shall be in excess of the city noise ordinance, Title 8.01.070.

7. No use after 10:30 p.m. and before 7:00 a.m.
8. In the Residential Transition (RT) form district, no part of the outdoor dining area shall be located within 100'-0" of any existing residential use (measured from the edge of the outdoor dining area to the closest property line of the residential use), unless the residential use is part of a mixed use building or the outdoor dining area is separated from the residential use by a commercial building.
9. Cooking facilities shall be located within the primary building. No cooking facilities, including grills, shall be permitted in the outdoor dining area.
10. The outdoor dining area shall be kept in a clean condition and free of litter and food items which constitute a nuisance to public health, safety and welfare.

E. PAWN SHOPS

Display areas are limited to those shown on the approved site plan and may not exceed a combined 100 sq. ft. in size.

F. TELECOMMUNICATION FACILITIES

Telecommunication facility uses shall comply with Murray Municipal code.

G. HOME OCCUPATION

Home occupation uses shall comply with Murray City Municipal Code and Qualifying Rules And Regulations.

H. PROHIBITED USES

The following uses are prohibited throughout all form districts:

1. Sexually Oriented Businesses
2. Automobile Sales and Automobile Service Uses
3. Medical Cannabis Production Establishment
4. Outdoor Storage/Storage Facilities
5. Check Cashing Businesses
6. Drive Through Facilities

4.0 STREET TYPES

1. GENERAL REQUIREMENTS

A. INTENT

The standards outlined in this chapter are intended to:

1. Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
2. Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
3. Provide adequate access to all lots for vehicles and pedestrians.
4. Create streets that are appropriate for their context in each of the form districts and are designed to encourage travel at appropriate volumes and speeds.
5. Create streets and public rights-of-way that aid in the safe and efficient management of stormwater runoff.

B. APPLICABILITY

This chapter defines pedestrian realm requirements but does not regulate the vehicular realm. Cross-sections for any vehicular realm changes are determined by the Public Works Department and subject to Murray Fire Department approval.

C. GENERAL REQUIREMENTS

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular rights-of-way.

1. All new vehicular rights-of-way shall match one of the street types as described in Chapter 4.4 Street Types, whether publicly dedicated or privately held.

D. STREET CONSTRUCTION SPECIFICATIONS

1. All construction in the right-of-way shall follow specifications defined by the City and by UDOT for State Street.
2. The street standards within this chapter are intended to be minimum requirements. The City may use alternative designs when reconstructing streets provided the general intent of street construction specifications of the neighborhood is maintained.

2. GENERAL STREET TYPE STANDARDS

A. STREET TYPES

Street types defined in this chapter describe the acceptable street configurations for the Form Based Code (FBC) districts.

The street type map for the City Center FBC area is shown in Figure 4.1

1. Street type configurations are to be implemented when reconstructing existing streets or building new streets.
   - **(a)** The city may require changes to the right-of-way, pavement width, or additional street elements depending on unique site characteristics.
   - **(b)** The city may permit modifications to street widths and required improvements. Any modifications shall be approved by the relevant city departments and personnel.
2. The hierarchy of street types, from the most major to the most minor street type is:
   - **(a)** State Street
   - **(b)** Avenue
   - **(c)** Connector Street

(d) Neighborhood Street

(e) Pedestrian Street

(f) Lane

B. GRAPHICS

The graphics in this chapter are illustrative examples. Exact street sections are subject to city review and approval. When applying the described standards to actual streets other configurations are possible.

C. TYPICAL STREET ELEMENTS

Typical elements of a right-of-way are divided into vehicular and pedestrian realms. Generally, the vehicular realm will be designed and controlled by the city. The pedestrian realm will be designed and improved by property owners, in coordination with the city.

1. The vehicular realm is the space between the curbs on both sides of a street. It may include features like travel lanes, parking lanes, turn lanes, transit stopping areas, bike lanes, and medians, per the city's transportation master plan.
2. The pedestrian realm is the space between the back of a street curb and the property line of the adjacent parcel. It is typically subdivided into two spaces, the park strip and the sidewalk. Some street sections may only have enough space for a sidewalk.

    (a) The sidewalk is the paved area along the edge of the right-of-way. Sidewalks are designed for

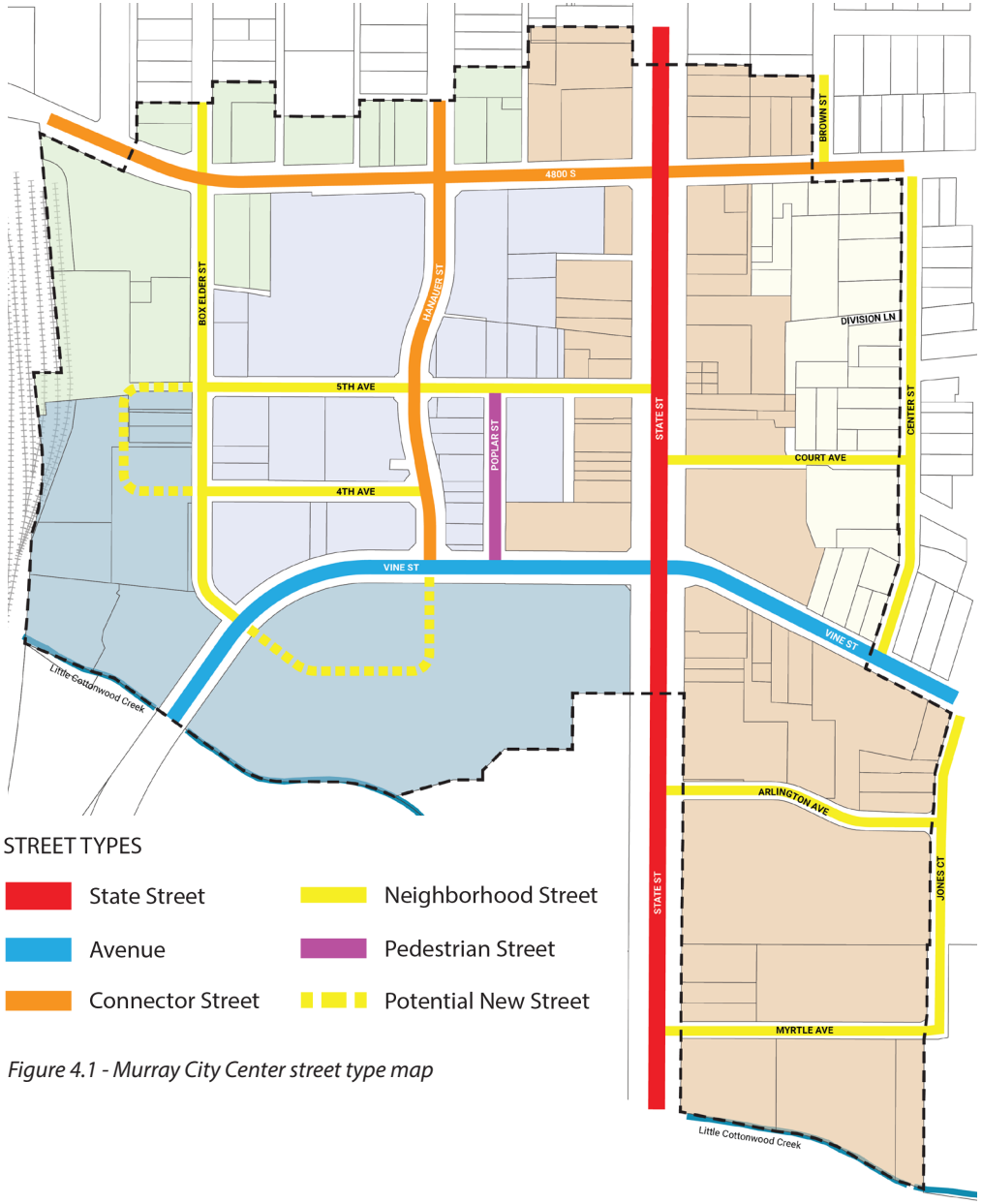


Figure 4.1 - Murray City Center street type map



Figure 4.2 - Street type rendering example

the movement of pedestrian traffic along the street and pedestrian access to buildings.

(b) The park strip is the space between the sidewalk and the curb. It acts as a buffer area between the sidewalk and street. Park strips can be used in two different ways, described as two use zones, the landscape zone and furnishings zone. These two use zones are intermixed along the length of each street based on the street type requirements.

(i) The landscape zone is where the park strip is unpaved and landscaped with ornamental plants, mulch, and/or street trees. It may also include swales, lighting, public art, and signage.

(ii) The furnishings zone is a paved portion of the pedestrian realm. It is designed for the pedestrian uses that would block the movement of pedestrian traffic in the sidewalk, such as sitting and gathering. Furnishings zones may include street trees in grates, street furniture, lighting, signage, bicycle parking, bollards, public art, and transit stops.

D. VEHICULAR TRAVEL LANES

The number and width of vehicular travel lanes, parking lanes, and bike lanes are described here by street type, but are ultimately determined by the city's Public Works Department.

E. BICYCLE LANES

Bicycle lanes and paths shall be constructed in accordance with existing plans, such as the city's Parks, Trails, and Open Space Master Plan, the Midvalley Active Transportation Plan, Wasatch Front Regional Council Beehive Bikeways Plan, and be coordinated with the city's public works plans and requirements.

F. TRANSPORTATION FACILITIES

Transportation facilities include those for public transit and delivery trucks.

1. Public transit facilities should be included at each transit stop according to the following criteria:

(a) Public transit facilities are located in the furnishings zone of the park strip and may include loading areas, landings, ramps, transit shelters, benches, lighting, pedestrian clear zones, and all other reasonable accommodations.

(b) All public transit facilities shall be coordinated with the Utah Transit Authority.

2. Truck loading spaces (TLS) provide on-street short term loading spaces for delivery trucks to prevent them from parking in travel lanes and pedestrian areas.

(a) Each TLS must be located in and fit within the width of an on-street parking lane. Street types without on-street parking lanes may not have any TLSs.

(b) TLS pavement markings should clearly define the size of the TLS and be adequate to accommodate the length of a typical delivery vehicle. This may require a longer space than the standard on-street parking space.

(c) Each TLS shall include signage that:

(i) Clearly posts the maximum time that a delivery vehicle may occupy the space and the times of day and days of the week when the TLS is reserved for delivery vehicle loading activities.

(ii) Indicate that regular on-street parking is allowed during non-loading times.

(iii) The idling vehicle regulations in the Murray Municipal Code shall apply to vehicles using a TLS.

(d) The quantity and location of each TLS shall be determined by the Architectural Review

Committee (ARC) and based on the demand for loading space adjacent to existing buildings and uses. The specific location of each TLS shall be indicated on the street and/or streetscape plans for each street.

G. ON-STREET PARKING

On-street parking requirements and permissions are determined by street type. See street type descriptions

H. STREETSCAPE LANDSCAPING

1. Streetscape designs shall be prepared for each street as part of a new or reconstructed street.
   - **(a)** Streetscape plans shall meet the requirements in the pedestrian realm section of the applicable street type requirements table.
     - **(i)** The streetscape plan shall define the size and spacing of the landscape and furnishings zones.
     - **(ii)** Planting plans shall be included for all landscape zones and planted medians.
2. Street trees are required along all street fronts.
   - **(a)** Street trees shall be located in the park strip or bulb-out.
     - **(i)** In furnishings zones, trees shall be located in tree wells, covered by tree grates, and planted in either structural soil or soil cells.
     - **(ii)** In landscape zones, trees shall be planted with the ground plane vegetation.

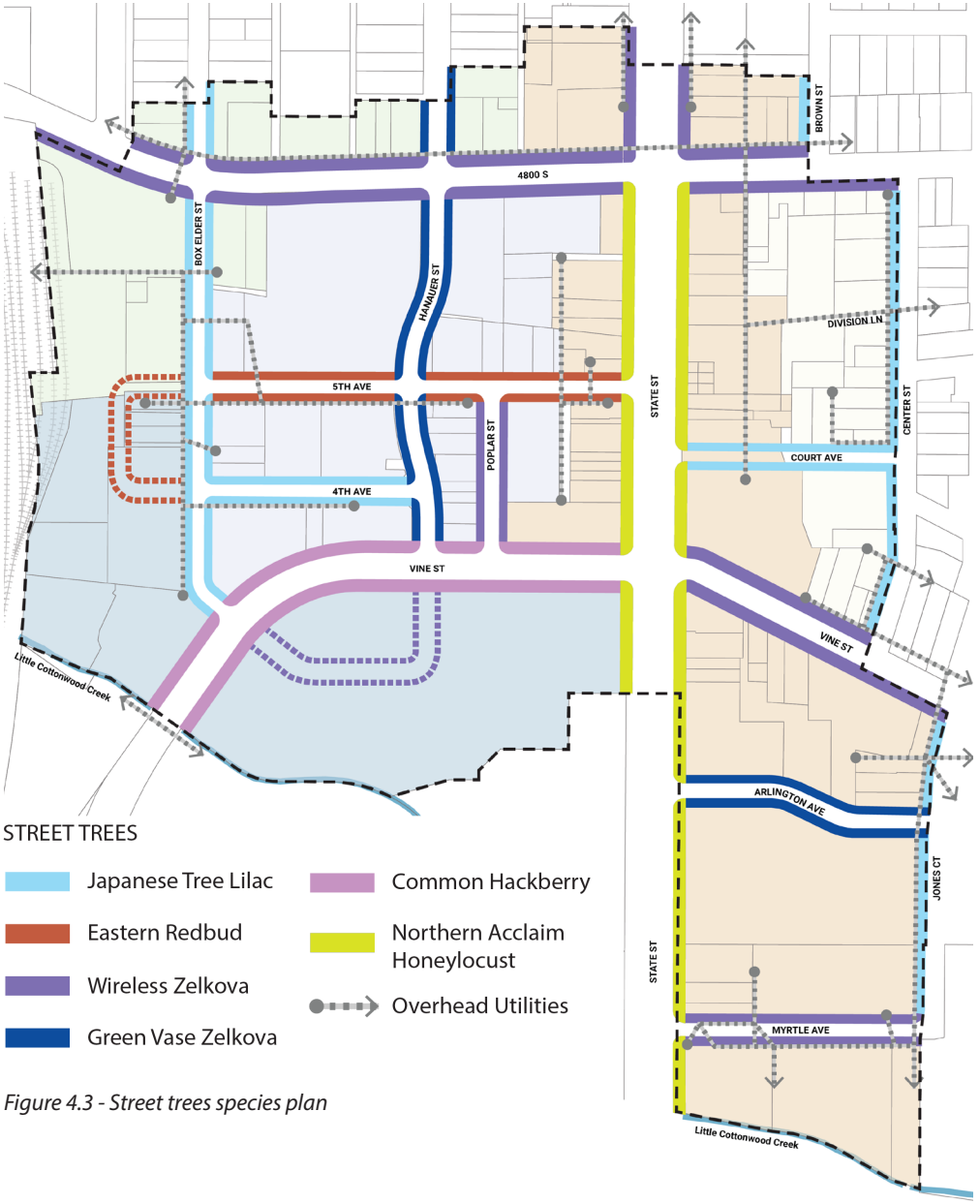


Figure 4.3 - Street trees species plan

Table 4.1 - Street Tree Species	
COMMON NAME	BOTANICAL NAME
Common Hackberry	Celtis occidentalis
Eastern Redbud	Cercis canadensis
Green Vase Zelkova	Zelkova serrata 'Green Vase'
Japanese Tree Lilac	Syringa reticulata
Northern Acclaim Honeylocust	Gleditsia triacanthos inermis 'Northern Acclaim'
Wireless Zelkova	Zelkova serrata 'Wireless'

(iii) Where the park strip has a width of 4'-0" or less, street trees may be planted in the adjacent property along the ROW line.

(b) Street trees shall be regularly spaced at 25'-0" on center and, where possible, coordinated with the location of light poles and utility poles in order to maintain consistent street tree spacing. Street tree locations shall meet AASHTO sight triangle requirements.

(c) Along State Street, city planning staff may conditionally approve a modification to street tree location if the 25'-0" requirement impedes building facade visibility.

I. STORMWATER MANAGEMENT

Low Impact Development (LID) is encouraged. This includes incorporating stormwater management best practices. Park strip features that help with stormwater management include bioswales, slotted curbs in the landscape zones, and permeable pavement in the furnishings zones, and are very strongly encouraged. All stormwater management structures and LID practices shall be coordinated with and meet the City's Public Works Department standards and requirements.



Figure 4.4 - Using the same tree species on both sides of the street creates a stronger streetscape identity and experience

J. FIRE ACCESS

Street configurations have been calculated to provide emergency vehicle access. Plans for the construction or reconstruction of streets shall be reviewed by the Fire Department.

3. GENERAL STREET LAYOUT REQUIREMENTS

A. GENERAL LAYOUT STANDARDS

The following standards apply to new streets or newly platted vehicular rights-of-way.

1. Streets shall be designed to respect natural features, such as slopes, by following rather than being interrupted by or dead-ending at the feature.

2. The street network shall form an interconnected pattern with multiple intersections.

3. The arrangement of new or reconstructed streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions.

B. INTERSECTIONS

1. Marked crosswalks are required at all intersections and mid-block pedestrian crossings.

(a) Crosswalk dimensions and markings shall meet the requirements of the Manual on Uniform Traffic Control Devices (MUTCD)/ APWA standards, per approval of the Public Works department.

(b) Crosswalk markings shall be clearly located on the finished street surface and where required in parking and access areas. Crosswalks shall be marked with textured or colored pavement, thermoplastic applications, or another marking approved by the city.

(c) Crosswalks with creative markings are allowed as a form of public art, with approval from the city.

(d) Crosswalk length shall encourage pedestrian activity. The required bulb-outs decrease unprotected crosswalk lengths which increases pedestrian safety and comfort.

(e) Accessibility features such as ramps and warning panels, per the City's design standards, are required where all sidewalks terminate at a crosswalk or curb.

(f) Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.

2. Bulb-Outs shall be constructed at all intersections and mid-block crossings unless prohibited by the city.

(a) The depth of the bulb-out shall match the depth of the adjacent on-street parking lane (if any).

(b) The radius of each bulb-out shall match the radius requirements per the city Public Works Department.

(c) Bulb-outs shall be planted with low-maintenance water efficient live plants, which may include trees, that have a low mature height to provide unobstructed safety sight lines without requiring constant pruning.

C. STREET LIGHTING

1. INTENT

1. To provide a safe and secure environment for motorists, bicyclists and pedestrians.

2. To reduce glare from street and pedestrian lights on adjoining residences.

3. To contribute to the quality of each streetscape by integrating street light spacing and street tree spacing.

4. To respond to and further neighborhood character through the selection of light poles, bases, and fixtures appropriate to the commercial, residential or civic nature of surrounding uses.

5. To select consistent light poles, fixtures, lamp types, finishes and colors for all pedestrian and street lights.

4. STREET TYPES

A. STATE STREET

1. INTENT

This special street type is based on the vision for State Street from Murray City General Plan. The configuration would be coordinated between the City and UDOT with the goals of achieving lower traffic speed, wider pedestrian realm, on-street parking, and street lights.

This street type also includes elements that were not part of the original historic State Street streetscape. Some of these elements are currently installed along portions of the street and include street trees, street furnishings, and ornamental plantings. These elements create a more pedestrian oriented street and help set State Street apart as a special street within the neighborhood and city.

2. GENERAL REQUIREMENTS

When State Street is newly constructed or reconstructed, in whole or in part, the pedestrian realm shall be built according to the standards in Table 4.2. Measurements shown in these standards may need to be adjusted to actual dimensions on the ground. The installation of new streetscape elements shall emulate, and provide continuity with, the streetscape elements already installed on State Street.

Table 4.2 - State Street Requirements

PEDESTRIAN REALM		
1. Sidewalk		7'-0" sidewalk on both sides of the street
Park Strip	2. Width	5'-0" park strip on both sides of the street
	3. Street Trees	Evenly spaced at 25'-0" on center
	4. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	5. Landscape Zone	**Required:** raised curb planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
	6. Furnishings Zone	**Required:** trees in tree wells with grates, seating, bike rack, garbage can, lighting
		As Needed: street signage, utilities, public art, bollards
	7. Zone Spacing	The State Street park strips are predominantly furnishings zones with landscape zones limited to all bulb-outs. The frequency/spacing of furnishings, trees, and street lights are to be defined in a streetscape plan.

3. APPLICABILITY

This street type only applies to the section of State Street within the FBC boundary.

B. AVENUE STREET TYPE

1. INTENT

The avenue is a medium to high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides crosstown connections.

2. GENERAL REQUIREMENTS

Avenues shall be developed using the standards in Table 4.3.

3. APPLICABILITY

This street type applies to the section of Vine Street that is within the FBC boundary.

Table 4.3 - Avenue Street Requirements		
PEDESTRIAN REALM		
1. Sidewalk		6'-0" sidewalk on both sides of the street
Park Strip	2. Width	6'-0" park strip on both sides of the street
	3. Street Trees	Evenly spaced at 30'-0" on center
	4. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	5. Landscaping	**Required:** at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
		Avenue Street Type park strips are all landscaped. The spacing of trees and street lights are to be defined in a streetscape plan.



Figure 4.5 - Avenue street example

C. CONNECTOR STREET TYPE

1. INTENT

The connector street is a medium capacity street for slow speeds with a standard right-of-way. It primarily serves as a through street within the neighborhood and connects neighborhood streets to avenues.

2. GENERAL REQUIREMENTS

Connector streets shall be developed using the standards in Table 4.4.

3. APPLICABILITY

This street type applies to 4800 South and Hanauer Street.

Table 4.4 - Connector Street Requirements

PEDESTRIAN REALM		
1. Sidewalk		5'-0" min. sidewalk on both sides of the street
Park Strip	2. Width	6'-0" park strip on both sides of the street
	3. Street Trees	Evenly spaced at 30'-0" on center
	4. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	5. Landscaping	**Required:** at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
		Neighborhood Street park strips are all landscaped. The spacing of trees and street lights are to be defined in a streetscape plan.

D. NEIGHBORHOOD STREET TYPE

1. INTENT

The neighborhood street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it.

2. GENERAL REQUIREMENTS

The neighborhood street shall be developed using the standards in Table 4.5.

3. APPLICABILITY

This street type applies to Box Elder Street, 5th Avenue, 4th Avenue, Poplar Street, Brown Street, Center Street, Court Avenue, Arlington Avenue, and Jones Court.

If the potential new streets, as shown on the street type map, will be built, they will also be the neighborhood street type.

Table 4.5 - Neighborhood Street Requirements

PEDESTRIAN REALM		
1. Sidewalk		5'-0" sidewalk on both sides of the street
Park Strip	2. Width	6'-0" park strip on both sides of the street
	3. Street Trees	Evenly spaced at 30'-0" on center
	4. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	5. Landscaping	**Required:** at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
		Neighborhood Street park strips are all landscaped. The spacing of trees and street lights are to be defined in a streetscape plan.

E. PEDESTRIAN STREET TYPE

1. INTENT

The pedestrian street is designed primarily for pedestrian use. The majority of the right-of-way is designated as pedestrian realm. The vehicular realm is limited to shared use lanes in the center of the right-of-way. Vehicular use of these lanes is limited to delivery vehicles, emergency vehicles, and event related vehicles such as food trucks. The shared use lanes are separated by a barrier that permits the flow of pedestrians but is impermeable to vehicles.

2. GENERAL REQUIREMENTS

The surveyed width of the Poplar Street ROW may be closer to 54'-0", in which case the additional width shall be added to the Emergency/Delivery lane.

The pedestrian street shall be developed using the standards in Table 4.6.

3. APPLICABILITY

Poplar Street is the only street that is designated as a pedestrian street.

Table 4.6 - Pedestrian Street Requirements

VEHICULAR REALM (example)		
1. Typical Right-of-Way		50'-0"
2. Emergency/Delivery Lane		1 lane, 22'-0" wide, in the center of the ROW
3. On-Street Parking		not permitted
PEDESTRIAN REALM		
4. Sidewalk		8'-0" sidewalk on both sides of the street
Park Strip	5. Width	6'-0" park strip on both sides of the street
	6. Street Trees	Evenly spaced at 30'-0" on center
	7. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	8. Furnishings Zone	**Required:** trees in tree wells with grates, seating, bike rack, garbage can, lighting, pedestrian permeable barrier/transition features to identify the edge of the shared use lanes
		As Needed: street signage, utilities, public art, bollards
		Pedestrian street park strips are all furnishings zones. The layout and design of the pedestrian street features are to be defined in a streetscape plan.

F. LANE STREET TYPE (FUTURE)

1. INTENT

The Lane street type is intended for providing connectivity within block interiors.

2. GENERAL REQUIREMENTS

The lane street shall be developed using the standards in Table 4.7.

Table 4.7 - Example of Lane Requirements

VEHICULAR REALM (example)	
1. Typical Right-of-Way	30'-0"
2. Travel Lanes	1 lane, 10'-0"
3. On-Street Parking	1 parallel lane required, 10'-0"
4. Bulb-Outs	Required at all intersections and mid-block crossings
PEDESTRIAN REALM	
5. Sidewalk	5'-0" sidewalk on both sides of the street

5. POTENTIAL FUTURE CONNECTIONS

As the City Center is redeveloped there will be increased demand for pedestrian and active transportation connections. There are some opportunities to improve these connections and create more walkable and efficient street and pedestrian networks.

1. Potential Vehicular Connections
   - **(a)** Extend some existing streets in the areas west of Box Elder St. and south of Vine St.
   - **(b)** Use the 2 existing lanes that provide vehicular access to the interior of the blocks and consider improving pedestrian access.
2. Potential Pedestrian Connections
   - **(a)** A pedestrian bridge across Little Cottonwood Creek on the south central edge of the FBC area will create a pedestrian link between the City Center and Murray Park. Any bridge and path must meet requirements for building inside the riparian area.
   - **(b)** A pedestrian path from 5th Ave. and Box Elder St. that parallels the existing railroad tracks and connects to 4800 S.

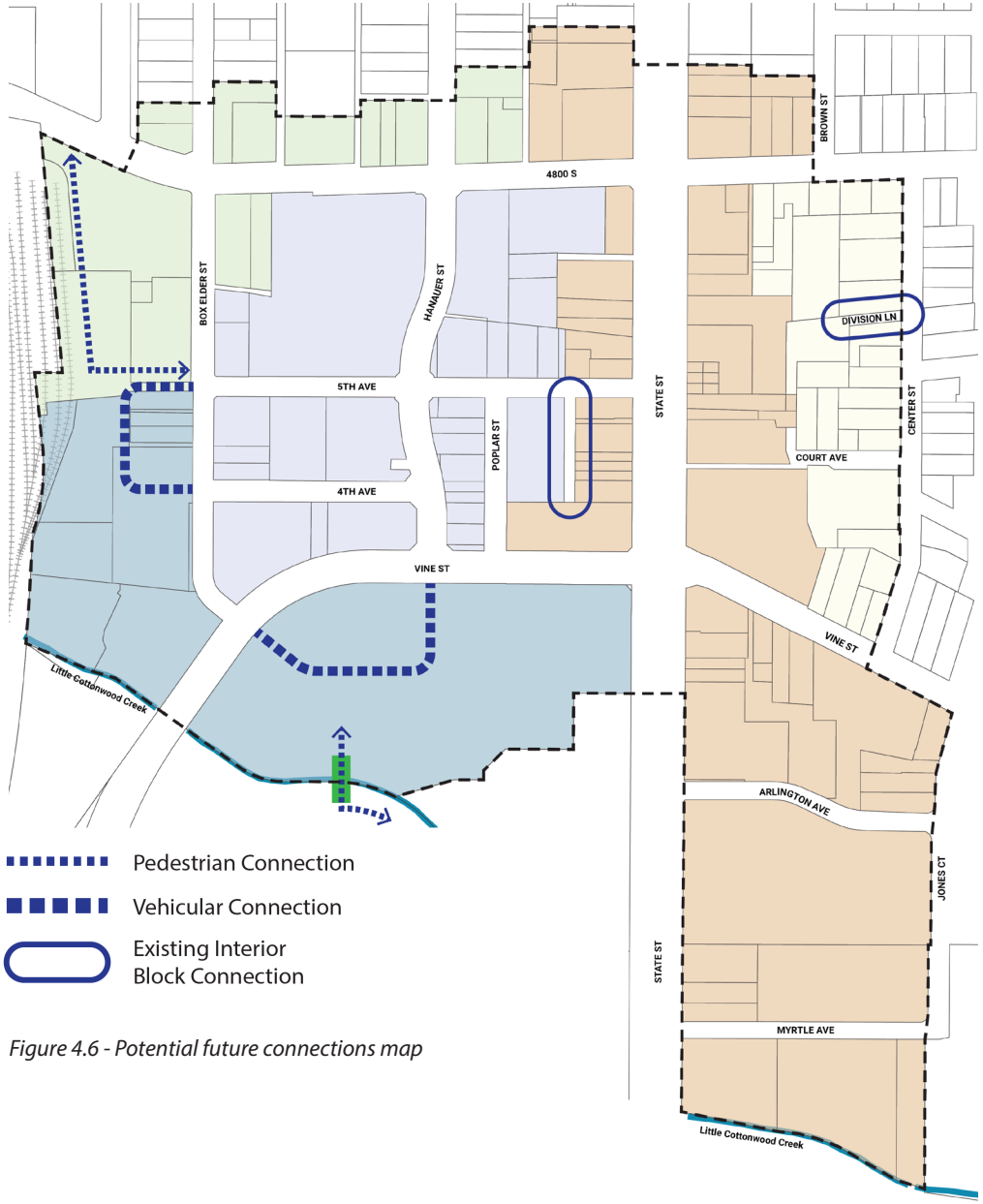


Figure 4.6 - Potential future connections map

5.0 BUILDING TYPES

1. INTRODUCTION

Buildings are one of the most prominent components of the built environment and collectively define much of the character of a streetscape and neighborhood. These building type requirements define the building forms within certain limits such that they meet the goals of each district. The parameters are location-based so the building requirements for each development will be specific to its site location.

2. FRONTAGES

A. INTENT

Frontages determine where the front facade of the building is located and define the spatial relationship between the front of a building and the street. Frontage requirements are designed to create both connections and transitions between the private space in a building and the public space of a street.

Frontage types are assigned by street so that both sides of the street have the same public/private spatial characteristics. Building requirements vary by the frontage and form district assigned to the lot (or project site). The location of a building lot determines the form district, frontage type(s), and lot type.

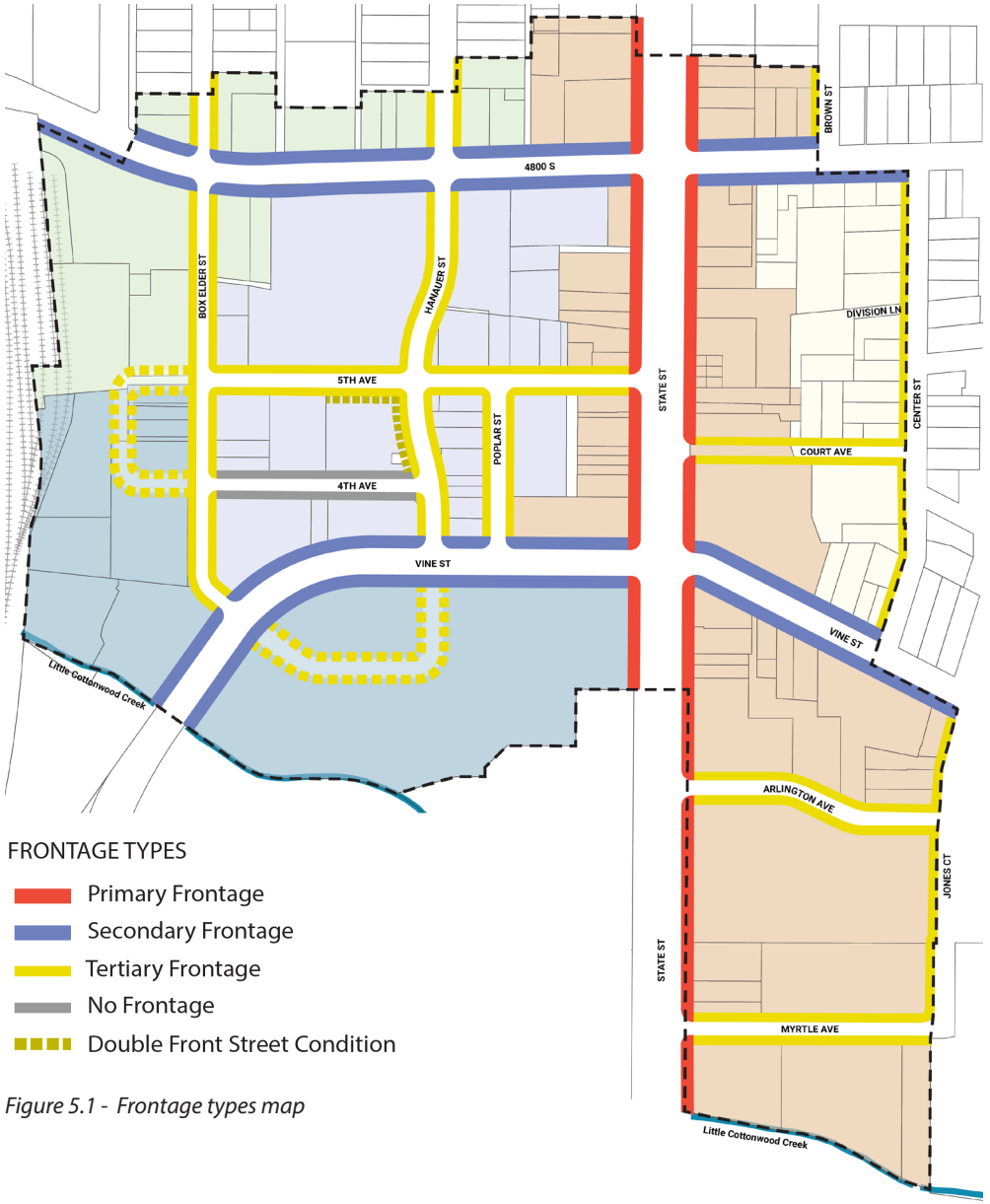


Figure 5.1 - Frontage types map

B. FRONTAGE TYPE HIERARCHY

Frontage types form a hierarchy, similar to the hierarchy of street types, that intentionally vary different elements of the Form Based Code (FBC) such as use intensity, building forms, and transition to adjacent areas.

Three frontage types are defined and applied to specific streets, as shown in the frontage type map, Figure 5.1. The primary frontage is applied to the State Street. The secondary frontage is applied to 4800 South and Vine Street. The tertiary frontage is applied to all other streets within the form districts.

C. PRIMARY FRONTAGE

1. INTENT

Primary frontages accommodate more intense development and maintain more urbanized types of spatial relationships between buildings and streets. Buildings are located very close to the right-of-way to create a consistent street wall and prioritize walkability.

Primary frontages are intended for wider, higher speed/capacity streets with fewer driveways and intersections. The values of the various parameters provide less flexibility than secondary frontages. The primary frontage is applied only to State Street. See Figure 5.1 - Frontage Type Map.

2. DESIGN STANDARDS

Requirements for primary frontages are defined per building type and form district in the Part 2: Primary Frontage tables for the applicable building types.

D. SECONDARY FRONTAGE

1. INTENT

Secondary frontages accommodate medium intensity development. The purpose is to transition from the more urbanized spatial relationships of major roads to less urbanized building/street spatial relationships.

Secondary frontages are intended for medium width/capacity streets with more driveways and local street intersections. The values of the secondary frontage parameters provide more flexibility than the primary frontage, allowing for increased spatial diversity and development styles. Secondary frontage is applied to 4800 South and Vine Street. See Figure 5.1 - Frontage Type Map.

2. DESIGN STANDARDS

Requirements for secondary frontages are defined per building type and form district in the Part 2: Secondary Frontage tables for the applicable building types.

E. TERTIARY FRONTAGE

1. INTENT

Tertiary frontages accommodate various scales of development intensity. The purpose is to provide pedestrian and vehicular access at the block scale. The spatial relationship types may vary with each block and development but maintain the pedestrian realm.

Tertiary frontages are intended for the local streets where most of the driveways and intersections are. These streets are the final destinations within much of the City Center Area. The values of the various parameters provide the most flexibility of the frontage types.

The tertiary frontage is applied to Box Elder Street, Hanauer Street, 5th Avenue, Poplar Street, Brown Street, Center Street, Court Avenue, Jones Court, and Arlington Avenue. See Figure 5.1 - Frontage Type Map.

2. DESIGN STANDARDS

Requirements for tertiary frontages are defined per building type and form district in the Part 2: Tertiary Frontage tables for the applicable building types.

F. NO FRONTAGE

1. INTENT

The no frontage designation is used to identify streets where the front facade of a building is never permitted. Side and rear facades are permitted along a no frontage street. 4th Avenue is the only street with a no frontage designation.

2. DESIGN STANDARDS

A no frontage street will always be designated as either a side street and side property line or a rear street and rear property line, depending on the specific lot/frontage configuration. Side or rear

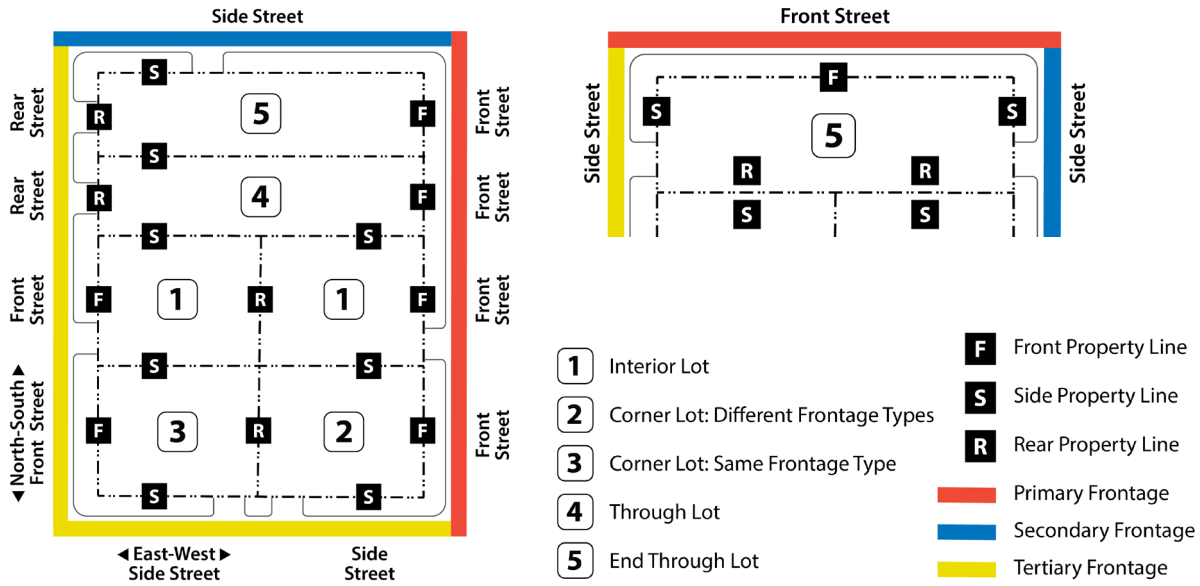


Figure 5.2 - Frontage, lot, street, and property line types example diagrams. Note the variation of lot type 5 based on a different frontage configuration.

requirements in the building type tables apply to buildings on a no frontage street.

3. LOT TYPES

The site-specific parameters of frontage and lot type are used to determine a lot's front street(s) and its property line types. These location based characteristics are used to vary parameter values in the building requirements. The use of some of these terms will differ from how they are used outside of this FBC.

1. Frontage and Lot Type. A lot is defined as one or more parcels that are included in the same development project. Each lot has one or more frontages. There are 5 lot types, each defined by its unique configuration of frontage type(s), street type(s) and property line type(s).

(a) Lot Type 1 is an interior lot, meaning it is located on in interior of the block between corner lots. It has 1 frontage.

(i) The street along the frontage is the front street.

(ii) The front property line is located along the front street.

(iii) The 2 side property lines are adjacent to the front property line.

(iv) The rear property line is opposite the front property line.

(b) Lot Type 2 is a corner lot that has two frontages which are different types.

(i) The street with the higher frontage is the front street.

(ii) The street with the lower frontage is the side street.

(iii) The front property line is located along the front street.

(iv) The 2 side property lines are adjacent to the front property line, one of which is located along the side street.

(v) The rear property line is opposite the front property line.

(c) Lot Type 3 is a corner lot that has two frontages which are the same type. All the instances of this type of lot have tertiary and tertiary frontages.

(i) The front street is the north-south street.

(ii) The side street is the east-west street.

(iii) The front property line is along the front street.

(iv) The 2 side property lines are adjacent to the front property line, one of which is located along the side street.

(v) The rear property line is opposite the front property line.

(d) Lot Type 4 is a through lot, meaning it extends from street to street through the entire block. It has 2 frontages located on opposite sides of the block.

(i) The street with the higher frontage is the front street.

(ii) The street with the lower frontage is the rear street.

(iii) The front property line is located along the front street.

(iv) The 2 side property lines are adjacent to the front property line.

(v) The rear property line is located along the rear street.

(e) Lot Type 5 is an end through lot, meaning it extends through the entire block and is on the end of the block. It has 3 frontages which can be configured in different ways so 2 examples are shown in Figure 5.2.

(i) The street with the higher frontage is the front street.

(ii) The street(s) adjacent to front street is the side street. There may be 1 or 2 side streets, depending on the location of the front street.

(iii) The street opposite the front street is the rear street. If there are 2 side streets there is no rear street.

(iv) The front property line is located along the front street.

(v) The 2 side property lines are adjacent to the front property line. One or both are located along the side street(s), depending on the location of the front street.

(vi) The rear property line is opposite the front property line, which may or may not be located along the rear street, depending on the location of the front street.

2. Double Front Street Condition. A conditional requirement for Lot Type 3 (a corner lot where the two frontages are of the same type). Where applied, both streets are designated as front streets and the building has 2 front street/primary facades. There are 2 front property lines, 2 side property lines, and no rear property lines. See example diagram in Figure 5.3. This condition applies only where indicated on Figure 5.1 - Frontage Type Map.

3. Minimum Frontage Coverage Reduction. The minimum frontage coverage may be reduced, with the approval of the Architectural Review Committee (ARC), to allow for an access driveway when no other frontage is available for vehicular access.

(a) When frontage coverage is reduced using this provision, the provided driveway shall be limited to the minimum width required for access, as determined by the ARC using the minimum width as a standard, and the remaining frontage shall be covered by a building or Build to Zone (BTZ) pedestrian space, as otherwise allowed within this FBC.

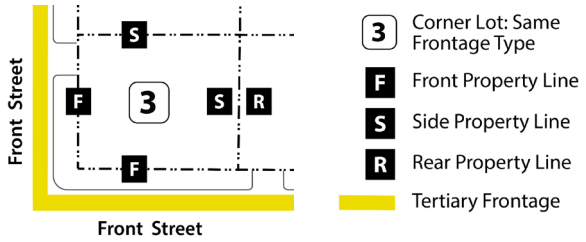


Figure 5.3 - Double front street condition diagram

4. BUILDING TYPES

This FBC describes 5 building types:

1. General
2. Limited Bay
3. Row
4. Yard
5. Civic

Building types are permitted by form district. Table 5.1 lists which building types are permitted in each form district.

5. BUILDING TYPE GENERAL REQUIREMENTS

Before applying the requirements in this chapter to a proposed building or development, first the form district and frontage type(s) for the development lot

Table 5.1 - Building Type by Form District					
BUILDING TYPE	FORM DISTRICT				
	CC	BD	NC	TN	RT
General	P	P	P	P	P
Limited Bay	N	N	P	N	N
Row	P	P	P	P	P
Yard	N	N	N	N	P
Civic	P	P	P	P	N

P = Permitted | N = Not Permitted

are to be determined based on the lot's location in the form district and frontage type area maps.

All building types must meet the following requirements:

1. Form District. Each building type shall be built only in the form district(s) where they are explicitly allowed, as shown in the individual building type tables and summarized in Table 5.1.
2. Use. Each building type can accommodate a variety of uses, as outlined in Chapter 3.0. Each use may be limited to a specific story of the building type. See individual building type tables.
3. Ground Floor Residential and Hospitality Use Restriction.
   - **(a)** Residential units are permitted on the ground floor in some building types and form districts.
   - **(b)** Hospitality units are not permitted on the ground floor.
   - **(c)** Accessory hospitality uses, such as lobbies, meeting rooms, gyms, mail rooms, etc. are permitted both within and outside of the occupied space as required along the front street facade.
4. Build to Zone (BTZ). The build to zone identifies the area, or zone, on the ground where the building facade must be located. All property lines abutting a public right-of-way have a BTZ requirement. The BTZ is expressed as the area between a minimum offset and maximum offset, as measured from the right-of-way property line(s).
   - **(a)** The entire front face of building facades must be located within the BTZ. For architectural variety and facade articulation, such as vertical facade divisions, the setback distance for different parts of the building should vary within the minimum and maximum setbacks of the BTZ.
5. BTZ Pedestrian Space. The BTZ pedestrian space requirement applies to any space, inside a BTZ, between the building facade and right-of-way property line. BTZ pedestrian space is visually and spatially connected to the pedestrian realm of the adjacent sidewalk.
   - **(a)** BTZ pedestrian space is located on private property and is part of each project's site plan and design drawings.
   - **(b)** When required, all of the BTZ pedestrian space shall be designated as public open space.
   - **(c)** When permitted, BTZ pedestrian space may be designated as public open space or as private open space associated with the adjacent building facade, per the development's site plan and design. Public and private designations may vary along the facade(s) e.g. at public entrances and private entrances.
   - **(d)** When not permitted, BTZ pedestrian space must be designated as private space associated with the adjacent building facade. Private BTZ pedestrian space may be enclosed by a fence no more than 3'-0" tall.
   - **(e)** Public BTZ pedestrian spaces shall meet the requirements of the BTZ pedestrian space open space type as defined in Chapter 6.0.
6. Required Occupied Space. Occupied spaces are interior building spaces regularly occupied by the building users such as retail shops, offices, gyms, meeting rooms, and residences. They do not include storage areas, utility space, bathrooms, or parking. The occupied space requirement only applies to the required frontage area.
7. Blank Wall Limitation. A restriction of the amount of contiguous windowless area permitted on a facade that fronts on a street. When required the following shall both be met for each story:

(a) No rectangular area greater than 30% of a story's facade, as measured floor to floor, may be windowless.

(b) No rectangular segment of a story's facade with a horizontal width great er than 15'-0" may be windowless.

8. Vertical Facade Divisions. Vertical sections of the facade that are separated by varying facade features such as BTZ location (setback), materials, fenestration, articulation, vertical expression lines, etc. The purpose of the divisions is to break up long facades into smaller sections. One vertical facade division is also referred to as a "bay" or "facade bay."

9. Horizontal Facade Divisions. Horizontal sections of the facade that are visually separated by a horizontal expression line that runs the length of the entire facade or one or more vertical facade divisions.

10. Encroachments. An encroachment refers to any portion of a building that projects over a property line and into the pedestrian realm area of a public ROW. All encroachments must provide adequate vertical clearance from the pedestrian realm below. Encroachments are permitted, by building type and form district for:

(a) Roof overhang

(b) Balcony

(c) Awning

(d) Canopy

The following shall never be permitted to encroach into the ROW:

(a) Structural footings

(b) Stairways

(c) Access ramps

(d) Window wells

(e) Door swings

11. Corner Facade. On corner lots only, the new facade plane created when the two facade planes that meet at the corner of a building are chamfered.

12. No Other Building Types. All constructed buildings must meet the requirements of one of the building types permitted within the given form district.

13. Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, wheels, or other features that make the structure mobile.

14. Accessory Structures are structures located on the same lot as, but detached from, the principal building(s) with use(s) that are incidental to the use(s) of the principal building(s). Examples include a garage, ADU, parking lot canopies, parking structure, storage, utility, and maintenance sheds, etc.

(a) Structures attached to the principal building are considered part of the principal building and are not accessory structures.

(b) Detached accessory structures are permitted according to each building type (see individual building type tables) and shall comply with all setbacks except the following:

(i) Detached accessory structures are not permitted in the front yard, side yard of corner lots, or any space between the principal building and the right-of-way.

(ii) Detached accessory structures shall be located in the side yard or behind the principal building in the rear yard.

(iii) Detached accessory structures shall not exceed the height of the principal building.

(c) Accessory structures shall be built in a manner compatible with the principal building and shall use the same or similar quality materials as the principal building.

(d) Accessory structures must be located a minimum distance of 6'-0" from primary buildings.

(e) Accessory structures are permitted in any single-use residential development, regardless of the building type or form district.

15. Building Length. Maximum and minimum building lengths, as measured along the right-of-way property lines, are determined by frontage coverage and setback distances.

16. Grade Separation. Ground floor residential units are recommended to be vertically separated by

no more than 4'-0" above or below the sidewalk level.

17. Theme and Unity. The architectural design within a single development that includes multiple structures shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural theme to be consistent with the development's overall architectural character.

18. Active Streetscape. Variation in architecture is encouraged to create a more appealing streetscape. Variety can be achieved through: porches, terraces, plazas, stoops, awnings, galleries, arcades, balconies, and canopies.

19. Primary entrances for all building types shall be located along the front street facade.

20. Vehicle Access Type. Parking lots and parking structures are accessed from the street via driveway(s). Driveways may be one-way or two-way, which includes right turn in/right turn out driveways. A portal is an opening in the ground floor of a building through which the driveway passes to connect to a parking lot/structure inside or behind the building.

Driveways shall maintain a sight triangle with a minimum side length of 15'-0" as measured from the face of the curb perpendicular to the street.

21. Police and fire facilities require a special use permit. The facilities shall be housed in a permitted building, but shall have the following additional allowances:

(a) Garage doors are permitted on the front facade.

(b) Exempt from maximum driveway widths.

22. Pursuant to Utah Code 10-9a-534 (effective 1 November 2024), and superseding the FBC requirements where applicable, a requirement for any of the following building design elements shall not be imposed on a one- or two-family dwelling:

(a) exterior color;

(b) type or style of exterior cladding material;

(c) style, dimensions, or materials of a roof structure, roof pitch, or porch;

(d) exterior nonstructural architectural ornamentation;

(e) location, design, placement, or architectural styling of a window or door;

(f) location, design, placement, or architectural styling of a garage door, not including a rear-loading garage door;

(g) number or type of rooms;

(h) interior layout of a room;

(i) minimum square footage over 1,000 square feet, not including a garage;

(j) rear yard landscaping requirements;

(k) minimum building dimensions; or

(l) a requirement to install front yard fencing.

23. Pursuant to Utah Code 10-9a-538 (effective 1 November 2024), for residential buildings, no municipal ordinance, resolution, or policy shall prohibit, or effectively prohibit, the following structures from being built within the rear property line building setback:

(a) a landing or walkout porch that is:

(i) no more than 32 square feet in size; and

(ii) used for ingress to and egress from the rear of the residential dwelling;

(b) a window well.

Landing is defined as an uncovered, above-ground platform, with or without stairs, connected to the rear of a residential dwelling.

Walkout Porch is defined as an uncovered platform that is on the ground and connected to the rear of a residential dwelling.

6. GENERAL BUILDING

A. INTENT

The general building type is intended to be a mixed-use building located close to the front and corner property lines. This siting location adds to the street wall and provides easy access to passing pedestrians and transit riders.

Parking may be provided in the rear of the lot, internal to the building, or in an attached parking structure. Vehicular access should be located on the rear or side of the lot, only on the front if the rear or side does not abut a public ROW. Access from the front of the lot may include one-way, two-way, or right turn in/right turn out driveways. On lots with more than one street frontage, vehicular access must be located on the side or rear street.

This building can be scaled to a variety of sizes and use mixes as needed for any given parcel and in each form district.

B. REGULATIONS

The general building type is permitted in all form districts. Regulations for the general building type are defined in Figures 5.7 to 5.14 and Tables 5.2 to 5.5.

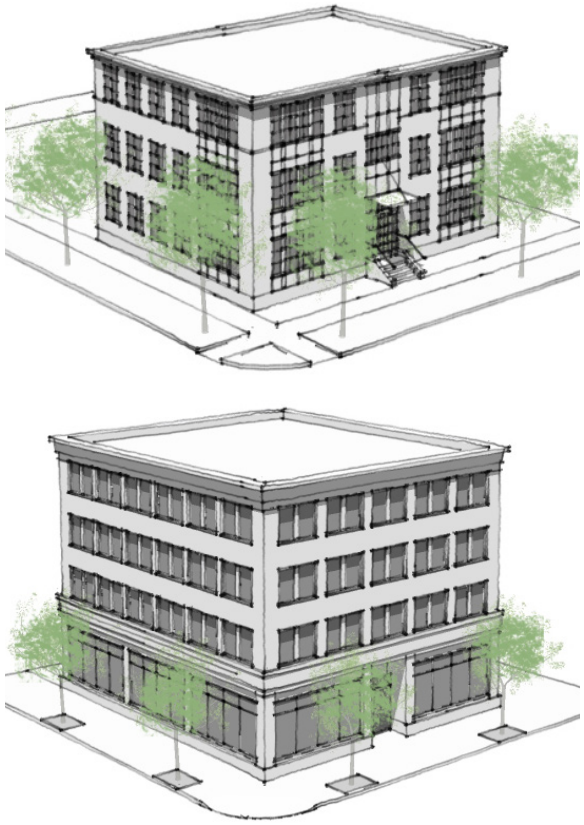


Figure 5.4 - General building examples with stoop entrance (top) and storefront entrance (bottom)



Figure 5.5 - General building example with storefront entrances, horizontal and vertical facade divisions, and driveway portal



Figure 5.6 - Example of general buildings around a public open space

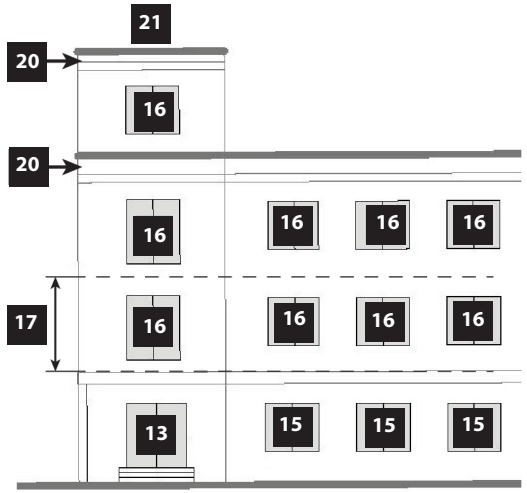


Figure 5.7 - General building street facade diagram shown with corner tower, stoop entry type, and parapet roof type. Not to scale.

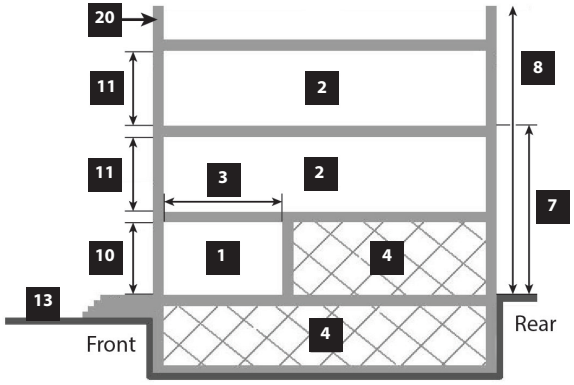


Figure 5.8 - General building height and use diagram shown with basement and rear building interior parking, stoop entry type, and parapet roof type. Not to scale.

Table 5.2 - General Building Requirements Part 1

FORM DISTRICT	CC	BD	NC	TN	RT
USE					
1. Ground Floor	residential, retail, office, service	retail, office, service			residential, retail, service
2. Upper Floor(s)	residential, lodging, retail, office, service				residential
3. Required Occupied Space	30'-0" min. from the front facade on all full floors				
4. Parking Within Building	permitted fully in any basement and in rear of all other floors				
5. Multiple Principal Buildings	not permitted			permitted	
6. Accessory Structure	not permitted				permitted
HEIGHT					
7. Principal Building Minimum	3 stories	2 stories	2 stories	3 stories	2 stories
8. Principal Building Maximum	6 stories	3 stories (+2SB)	4 stories	8 stories	3 stories
9. Accessory Structure Max.	not permitted				2 stories
10. Ground Floor Height	12'-0" min. 30'-0" max.	12'-0" min. / 24'-0" max.		12'-0" min. 30'-0" max.	10'-0" min. 14'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 14'-0" max.				
STREET FACADE(S)	STF = storefront, ARC = arcade, STP = stoop, POR = porch				
12. Principal Entrance Location	front facade		front or corner facade		
13. Principal Entrance Type(s)	STF, ARC, STP			STF, ARC	STF, STP, POR
14. Entrance Spacing	1 per each vertical facade division min. / 1 per ground floor unit min.				
15. Ground Floor Transparency Minimum	20% residential 40% non-res.	40%	35%	40%	35%
16. Upper Floor(s) Transparency Minimum	20% residential 30% non-res.	25%	30%	30%	25%
17. Blank Wall Limitation	required per floor				
18. Vertical Facade Divisions	25'-0" to 40'-0" of facade width				20'-0" to 30'-0" of facade width
19. Horizontal Facade Divisions	within 3'-0" of top of ground floor AND every third floor above first floor				
ROOF TYPE	PA= parapet, PI=pitched, F=flat				
20. Permitted Roof Type	PA, F		PA, PI, F	PA, F	PA, PI, F
21. Tower	permitted				not permitted

+2SB permits up to 2 additional stories if they are stepped back a minimum of 30'-0" from the front facade

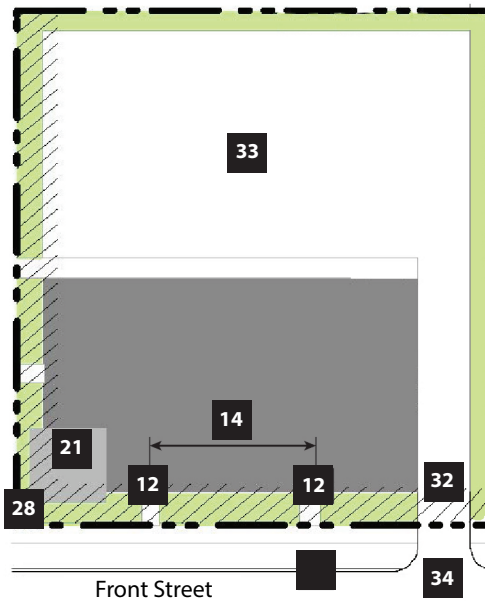


Figure 5.9 - General building siting diagram shown with corner tower and rear vehicular access. Not to scale.

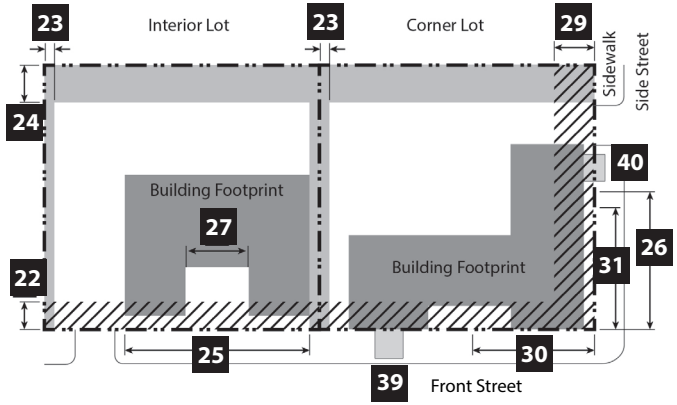


Figure 5.10 - Building placement example diagram. Not to scale.

Table 5.3 - General Building Requirements Part 2: Primary Frontage		
FORM DISTRICT	**BD**	**TN**
SITING		
BUILDING LOCATION		
22. Front Build to Zone	0'-0" to 10'-0"	
23. Side Yard Setback Minimum	0-'0"	
24. Rear Yard Setback Minimum	5'-0"	
FRONTAGE COVERAGE		
25. Front Street Facade(s)	80% min.	
26. Side Street Facade	50% min.	
27. BTZ Pedestrian Space Table	required	
CORNER LOT BUILDINGS		
28. Occupation of Corner	required	
29. Corner Build to Zone	0'-0" to 5'-0"	
30. Front Street Facade(s)	40'-0" min.	50'-0" min.
31. Side Street Facade	30'-0" min.	40'-0" min.
VEHICULAR FACILITIES		
32. Vehicle Access Type	1 driveway or portal per block face	
33. Parking Location Parking Table	rear yard	
34. Loading/Service Entry Location	rear yard	
ENCROACHMENTS		
FRONT STREET		
35. Ground Floor	12'-0" max.	
36. Upper Floor(s)	6'-0" max.	
SIDE STREET/REAR STREET		
37. Ground Floor	6'-0" max.	
38. Upper Floor(s)	6'-0" max.	
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang		
39. Front Street	A, B, C, R	
40. Side Street/Rear Street	A, B, R	

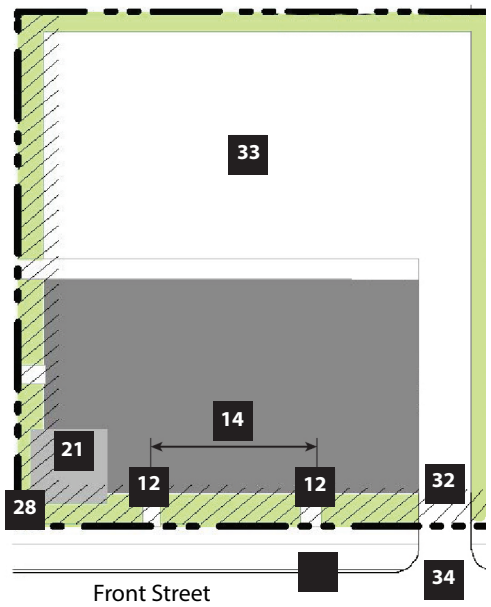


Figure 5.11 - General building siting diagram shown with corner tower and rear vehicular access. Not to scale.

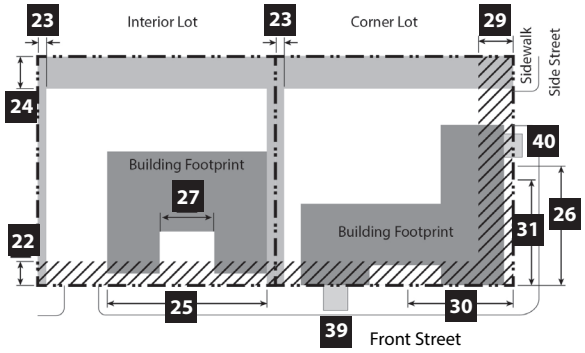


Figure 5.12 - Building placement example diagram. Not to scale.

Table 5.4 - General Building Requirements Part 2: Secondary Frontage

FORM DISTRICT	CC	BD	NC	TN	RT
SITING					
BUILDING LOCATION					
22. Front Build to Zone	0'-0" to 10'-0"		0'-0" to 5'-0"	0'-0" to 10'-0"	
23. Side Yard Setback	0-'0" min.				5'-0" min.
24. Rear Yard Setback	5'-0" min.				
FRONTAGE COVERAGE					
25. Front Street Facade	80% min.		70% min.	80% min.	70% min.
26. Side Street Facade	50% min.		40% min.	50% min.	40% min.
27. BTZ Pedestrian Space Table	required				
CORNER LOT BUILDINGS					
28. Occupation of Corner	required				
29. Corner Build to Zone	0'-0" to 5'-0"				
30. Front Street Facade(s)	40'-0" min.		30'-0" min.	50'-0" min.	30'-0" min.
31. Side Street Facade	30'-0" min.		25'-0" min.	30'-0" min.	25'-0" min.
VEHICULAR FACILITIES					
32. Vehicle Access Type	1 driveway or portal				
33. Parking Location Parking Table	rear yard		rear yard, side yard	rear yard	rear yard, side yard
34. Loading/Service Entry Location	rear yard		rear yard, side yard		
ENCROACHMENTS					
FRONT STREET					
35. Ground Floor	8'-0" max.		6'-0" max.	8'-0" max.	6'-0" max.
36. Upper Floor(s)	5'-0" max.				
SIDE STREET/REAR STREET					
37. Ground Floor	5'-0" max.				4'-0" max.
38. Upper Floor(s)	5'-0" max.				4'-0" max.
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang					
39. Front Street	A, B, C, R		A, B, R	A, B, C, R	B, R
40. Side Street/Rear Street	A, B, R		B, R	A, B, R	B, R

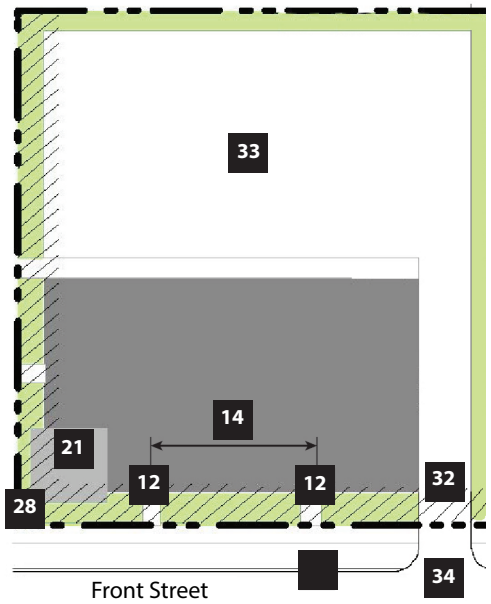


Figure 5.13 - General building siting diagram shown with corner tower and rear vehicular access. Not to scale.

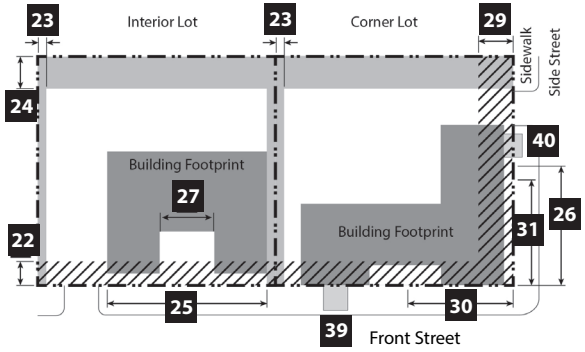


Figure 5.14 - Building placement example diagram. Not to scale.

Table 5.5 - General Building Requirements Part 2: Tertiary Frontage

FORM DISTRICT	CC	BD	NC	TN	RT
SITING					
BUILDING LOCATION					
22. Front Build to Zone		0'-0" to 5'-0"		0'-0" to 10'-0"	
23. Side Yard Setback		0-'0" min.			5'-0" min.
24. Rear Yard Setback			5'-0" min.		
FRONTAGE COVERAGE					
25. Front Street Facade		60% min.			60% min.
26. Side Street Facade		40% min.			30% min.
27. BTZ Pedestrian Space Table			required		
CORNER LOT BUILDINGS					
28. Occupation of Corner			required		
29. Corner Build to Zone			0'-0" to 5'-0"		
30. Front Street Facade(s)	40'-0" min.		30'-0" min.	50'-0" min.	30'-0" min.
31. Side Street Facade	30'-0" min.		20'-0" min.	30'-0" min.	20'-0" min.
VEHICULAR FACILITIES					
32. Vehicle Access Type		1 driveway or portal			
33. Parking Location Parking Table	rear yard		rear yard, side yard	rear yard	rear yard, side yard
34. Loading/Service Entry Location	rear yard		rear yard, side yard		
ENCROACHMENTS					
FRONT STREET					
35. Ground Floor		6'-0" max.		8'-0" max.	not permitted
36. Upper Floor(s)		5'-0" max.			4'-0" max.
SIDE STREET/REAR STREET					
37. Ground Floor		5'-0" max.			not permitted
38. Upper Floor(s)		5'-0" max.			4'-0" max.
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang					
39. Front Street		A, B, R			B, R
40. Side Street/Rear Street	A, B, R		B, R	A, B, R	B, R

7. LIMITED BAY BUILDING

A. INTENT

This building type is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continues the street wall. A wide range of uses can be accommodated within this building type, including craftsman uses.

The limited bay building type permits a maximum of one vehicle bay per each facade division along each street facade. Parking may be provided in the rear of the lot or internal to the building.

B. REGULATIONS

Limited bay buildings are permitted in the NC form district. Regulations for the limited bay building type are defined in Figures 5.16 to 5.21 and Tables 5.6 to 5.8.

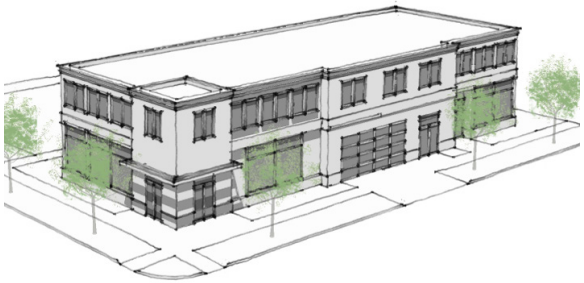


Figure 5.15 - Limited bay building example with one vehicle bay and driveway, multiple entrances, and different entrance types

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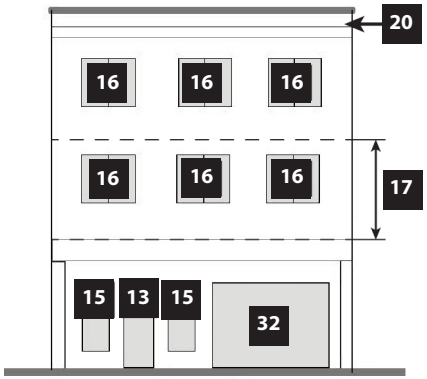


Figure 5.16 - Limited bay building street facade diagram shown with vehicle bay, storefront entry type, and parapet roof type. Not to scale.

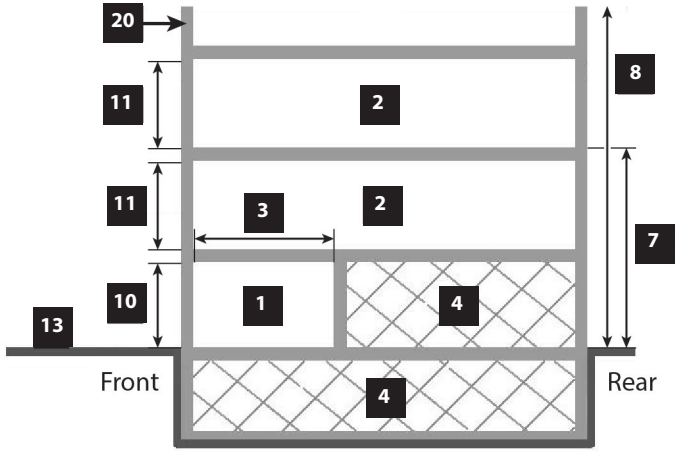


Figure 5.17 - Limited bay building height and use diagram shown with basement and rear building interior parking, storefront entry type, and parapet roof type. Not to scale.

Table 5.6 - Limited Bay Building Requirements Part 1	
FORM DISTRICT	**NC**
USE	
1. Ground Floor	retail, service, office, craftsman
2. Upper Floor(s)	any NC permitted use
3. Required Occupied Space	30'-0" min. from the front facade on all full floors
4. Parking Within Building	permitted fully in any basement and in rear of all other floors
5. Multiple Principal Buildings	not permitted
6. Accessory Structure	not permitted
HEIGHT	
7. Principal Building Minimum	2 stories
8. Principal Building Maximum	4 stories
9. Accessory Structure Maximum	not permitted
10. Ground Floor Height	12'-0" min. / 20'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 14'-0" max.
STREET FACADE(S)	STF = storefront, ARC = arcade, STP = stoop, POR = porch
12. Principal Entrance Location	front or corner facade
13. Principal Entrance Type(s)	STF, STP
14. Entrance Spacing	1 per each vertical facade division min. / 1 per ground floor unit min.
15. Ground Floor Transparency	40% min.
16. Upper Floor(s) Transparency	20% min.
17. Blank Wall Limitation	required per floor
18. Vertical Facade Divisions	25'-0" to 35'-0" of facade width
19. Horizontal Facade Divisions	within 3'-0" of top of ground floor and every third floor above first floor
ROOF TYPE	PA = parapet, PI =pitched, F =flat
20. Permitted Roof Type	PA, PI, F
21. Tower	permitted

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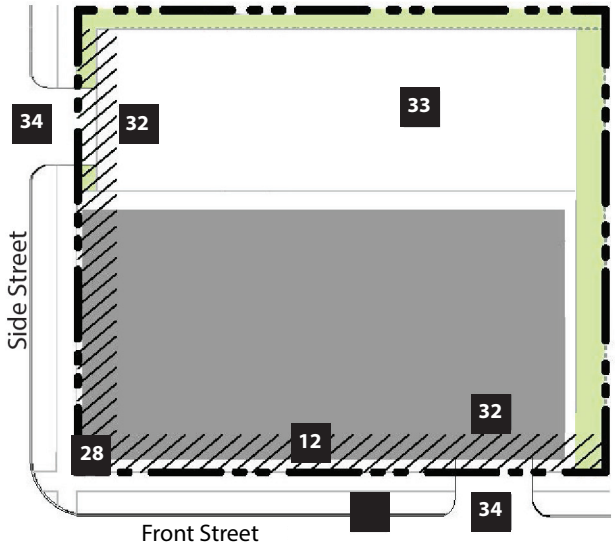


Figure 5.18 - Limited bay building siting diagram shown with rear vehicular access and the vehicle bay on the front street. Not to scale.

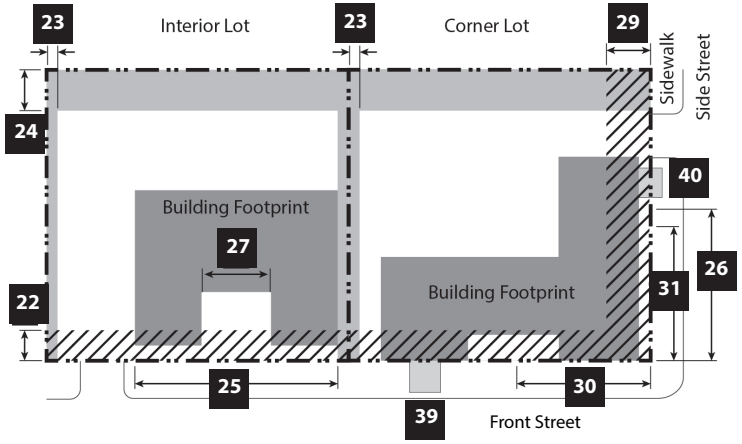


Figure 5.19 - Building placement example diagram. Not to scale.

Table 5.7 - Limited Bay Building Requirements Part 2: Secondary Frontage	
FORM DISTRICT	**NC**
SITING	
BUILDING LOCATION	
22. Front Build to Zone	0'-0" to 10'-0"
23. Side Yard Setback Minimum	0'-0"
24. Rear Yard Setback Minimum	5'-0"
FRONTAGE COVERAGE	
25. Front Street Facade(s)	80% min.
26. Side Street Facade	40% min.
27. BTZ Pedestrian Space Table	required
CORNER LOT BUILDINGS	
28. Occupation of Corner	required
29. Corner Build to Zone	0'-0" to 10'-0"
30. Front Street Facade(s)	40'-0" min.
31. Side Street Facade	25'-0" min.
VEHICULAR FACILITIES	
32. Vehicle Access Type	driveway, portal, vehicle bay
33. Parking Location Parking Table	rear yard, side yard
34. Loading/Service Entry Location	rear yard, side yard
ENCROACHMENTS	
FRONT STREET	
35. Ground Floor	6'-0" max.
36. Upper Floor(s)	5'-0" max.
SIDE STREET/REAR STREET	
37. Ground Floor	5'-0" max.
38. Upper Floor(s)	5'-0" max.
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang	
39. Front Street	A, B, R
40. Side Street/Rear Street	B, R

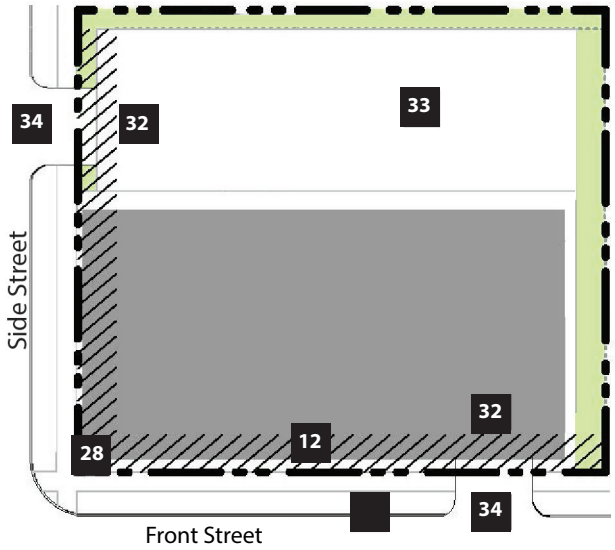


Figure 5.20 - Limited bay building siting diagram shown with rear vehicular access and the vehicle bay on the front street. Not to scale.

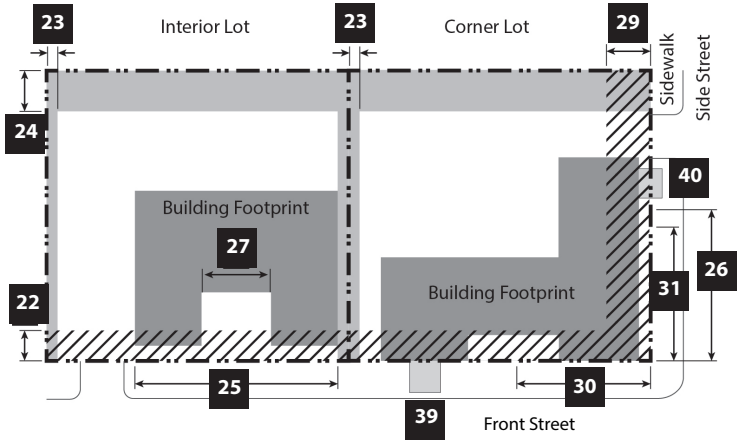


Figure 5.21 - Building placement example diagram. Not to scale.

Table 5.8 - Limited Bay Building Requirements Part 2: Tertiary Frontage	
FORM DISTRICT	**NC**
SITING	
BUILDING LOCATION	
22. Front Build to Zone	0'-0" to 10'-0"
23. Side Yard Setback Minimum	0'-0"
24. Rear Yard Setback Minimum	5'-0"
FRONTAGE COVERAGE	
25. Front Street Facade(s)	60% min.
26. Side Street Facade	40% min.
27. BTZ Pedestrian Space Table	required
CORNER LOT BUILDINGS	
28. Occupation of Corner	required
29. Corner Build to Zone	0'-0" to 5'-0"
30. Front Street Facade(s)	40'-0" min.
31. Side Street Facade	25'-0" min.
VEHICULAR FACILITIES	
32. Vehicle Access Type	driveway, portal, vehicle bay
33. Parking Location Parking Table	rear yard, side yard
34. Loading/Service Entry Location	rear yard, side yard
ENCROACHMENTS	
FRONT STREET	
35. Ground Floor	6'-0" max.
36. Upper Floor(s)	5'-0" max.
SIDE STREET/REAR STREET	
37. Ground Floor	5'-0" max.
38. Upper Floor(s)	5'-0" max.
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang	
39. Front Street	A, B, R
40. Side Street/Rear Street	B, R

8. ROW BUILDING

A. INTENT

The row building is comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or rowhouses, or it could also incorporate live/work units, or individual units for multiple businesses, where such uses are permitted.

Parking is required to be located in the rear yard and may be either an attached or detached garage. All garages shall be accessed from a single shared driveway. For an attached garage, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

B. REGULATIONS

Row buildings are permitted in all form districts. Regulations for the row building type are defined in Figures 5.25 to 5.32 and Tables 5.9 to 5.12.

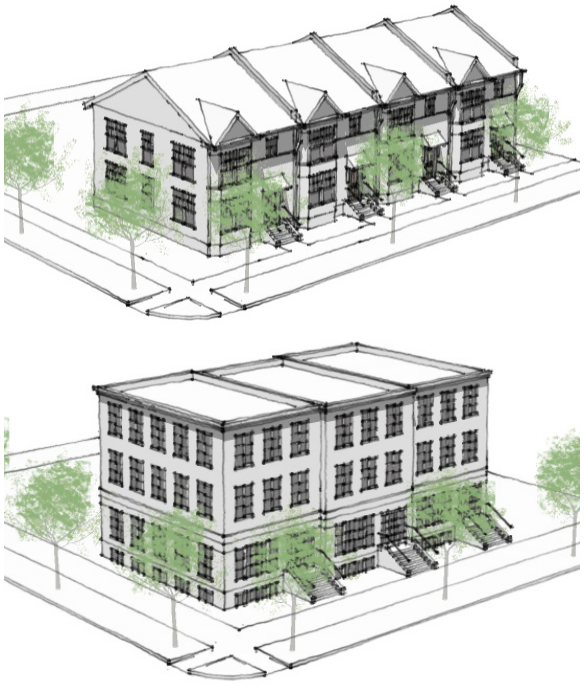


Figure 5.22 - Row building examples. Pitched roof stoop entrance example (top) and parapet roof stoop entrance with visible basement (bottom)



Figure 5.23 - Mixed-use row building examples with different roof and entrance types



Figure 5.24 - Residential row buildings with different roof types around a shared open space

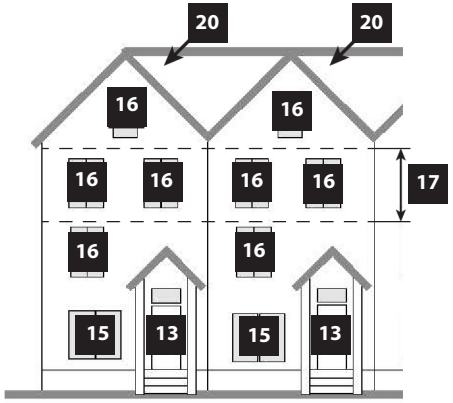


Figure 5.25 - Row building street facade diagram shown with porch entry type and pitched roof type. Not to scale.

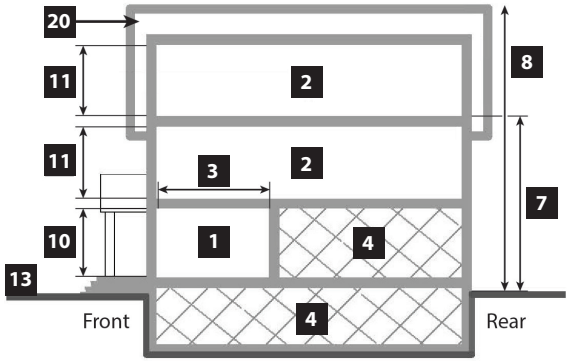


Figure 5.26 - Row building height and use diagram shown with basement and rear building interior parking, porch entry type, and pitched roof type. Not to scale.

Table 5.9 - Row Building Requirements Part 1

FORM DISTRICT	CC	BD	NC	TN	RT
USE					
1. Ground Floor	retail, service, office		retail, service	retail, service, office	residential, retail, service
2. Upper Floor(s)	residential, retail, service, office				residential
3. Required Occupied Space	30'-0" min. from the front facade on all full floors				
4. Parking Within Building	permitted fully in any basement and in rear of all other floors				
5. Multiple Principal Buildings	permitted				
6. Accessory Structure	not permitted				permitted
HEIGHT					
7. Principal Building Minimum	3 stories	2 stories	2 stories	3 stories	2 stories
8. Principal Building Maximum	4 stories	3 stories (+2SB)	4 stories	4 stories	3 stories
9. Accessory Structure Maximum	not permitted				2 stories
10. Ground Floor Height	12'-0" min. / 16'-0" max.				10'-0" min. 14'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 14'-0" max.				
STREET FACADE(S)	STF = storefront, ARC = arcade, STP = stoop, POR = porch				
A. Unit Width	20'-0" to 30'-0"	20'-0" to 35'-0"	18'-0" to 24'-0"	20'-0" to 30'-0"	18'-0" to 24'-0"
B. Building Width	4 to 10 units		4 to 8 units	4 to 12 units	4 to 8 units
12. Principal Entrance Location per Unit	front facade or side of corner facade				
13. Principal Entrance Type(s)	STF, STP				STP, POR
14. Entrance Spacing Minimum	1 per horizontal unit bay				
15. Ground Floor Transparency	25% min.		20% min.	25% min.	15% min.
16. Upper Floor(s) Transparency	25% min.		20% min.	25% min.	15% min.
17. Blank Wall Limitation	required per floor				
18. Vertical Facade Divisions	1 per unit min. / 1 per 2 units max.				
19. Horizontal Facade Divisions	for buildings over 3 stories within 3'-0" of top of any visible basement or ground floor				
ROOF TYPE	PA= parapet, PI=pitched, F=flat				
20. Permitted Roof Type	PA, F		PA, PI, F	PA, F	PA, PI, F
21. Tower	permitted			not permitted	

+2SB permits up to 2 additional stories if they are stepped back a minimum of 30'-0" from the front facade

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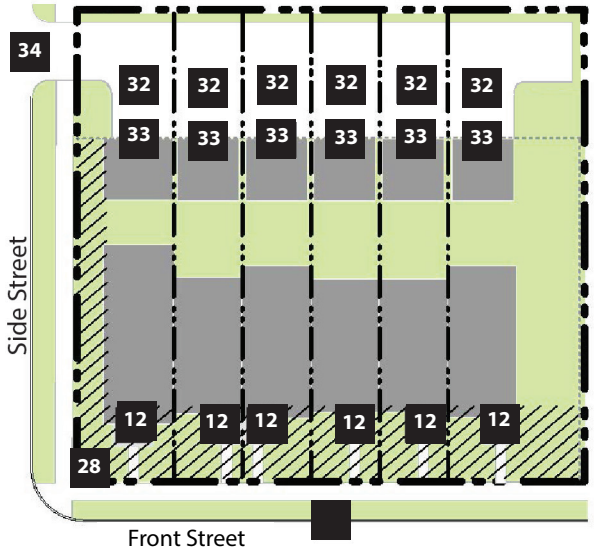


Figure 5.27 - Row building siting diagram shown with detached garages and rear vehicular access. Not to scale.

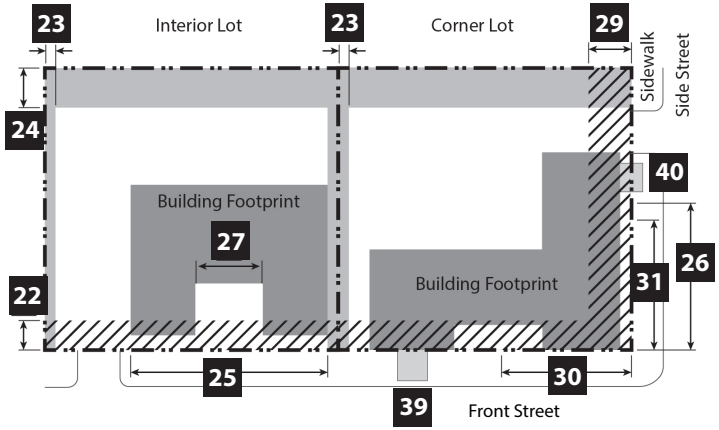


Figure 5.28 - Building placement example diagram. Not to scale.

Table 5.10 - Row Building Requirements Part 2: Primary Frontage		
FORM DISTRICT	**BD**	**TN**
SITING		
BUILDING LOCATION		
22. Front Build to Zone	5'-0" to 10'-0"	
23. Side Yard Setback Minimum	0'-0" per unit & 15'-0" between buildings	0'-0" per unit & 20'-0" between buildings
24. Rear Yard Setback Minimum	5'-0"	
FRONTAGE COVERAGE		
25. Front Street Facade(s)	80% min.	
26. Side Street Facade	50% min.	40% min.
27. BTZ Pedestrian Space Table	required	
CORNER LOT BUILDINGS		
28. Occupation of Corner	required	
29. Corner Build to Zone	5'-0" to 10'-0"	
30. Front Street Facade(s)	80'-0" min.	
31. Side Street Facade	30'-0" min.	
VEHICULAR FACILITIES		
32. Vehicle Access Type	1 driveway per building per street frontage	
33. Parking Location Parking Table	rear yard, rear facade	
34. Loading/Service Entry Location	rear yard	
ENCROACHMENTS		
FRONT STREET		
35. Ground Floor	8'-0" max.	
36. Upper Floor(s)	5'-0" max.	
SIDE STREET/REAR STREET		
37. Ground Floor	6'-0" max.	
38. Upper Floor(s)	4'-0" max.	
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang		
39. Front Street	A, B, R	B, R
40. Side Street/Rear Street	B, R	

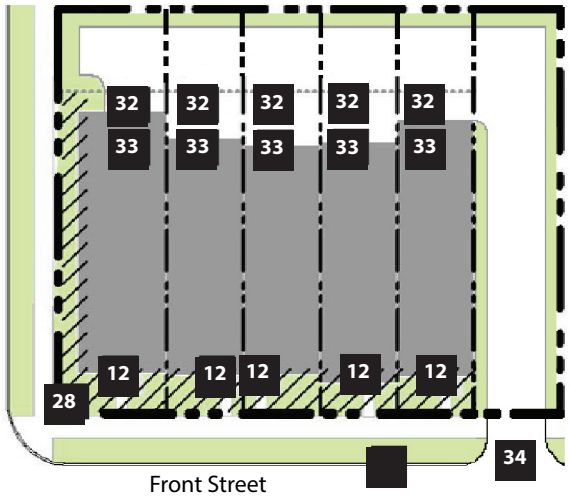


Figure 5.29 - Row building siting diagram shown with attached garages and rear vehicular access. Not to scale.

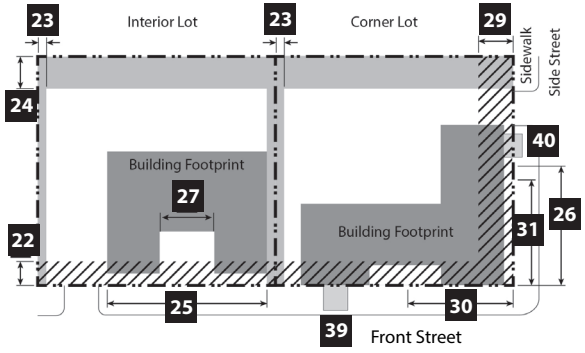


Figure 5.30 - Building placement example diagram. Not to scale.

Table 5.11 - Row Building Requirements Part 2: Secondary Frontage

FORM DISTRICT	CC	BD	NC	TN	RT
SITING					
BUILDING LOCATION					
22. Front Build to Zone	5′-0″ to 10′-0″				10′-0″ to 15′-0″
23. Side Yard Setback Minimum	0′-0″ per unit & 15′-0″ between buildings			0′-0″ per unit & 20′-0″ between buildings	
24. Rear Yard Setback Minimum	5′-0″		10′-0″	5′-0″	15′-0″
FRONTAGE COVERAGE					
25. Front Street Facade(s)	70% min.	80% min.	70% min.	80% min.	70% min.
26. Side Street Facade	40% min.	50% min.		40% min.	
27. BTZ Pedestrian Space Table	required				permitted
CORNER LOT BUILDINGS					
28. Occupation of Corner	required				
29. Corner Build to Zone	5′-0″ to 10′-0″				10′-0″ to 15′-0″
30. Front Street Facade(s)	70% min.	80% min.	70% min.	80% min.	70% min.
31. Side Street Facade	40% min.	50% min.		40% min.	
VEHICULAR FACILITIES					
32. Vehicle Access Type	1 driveway per building per street frontage				
33. Parking Location Parking Table	rear yard, rear facade				
34. Loading/Service Entry Location	rear yard				
ENCROACHMENTS					
FRONT STREET					
35. Ground Floor	8′-0″ max.		not permitted	8′-0″ max.	not permitted
36. Upper Floor(s)	5′-0″ max.				
SIDE STREET/REAR STREET					
37. Ground Floor	not permitted			6′-0″ max.	not permitted
38. Upper Floor(s)	not permitted		not permitted	5′-0″ max.	not permitted
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang					
39. Front Street	A, B, R			A, B, C, R	B, R
40. Side Street/Rear Street	B, R	A, B, R	B, R	A, B, R	B, R

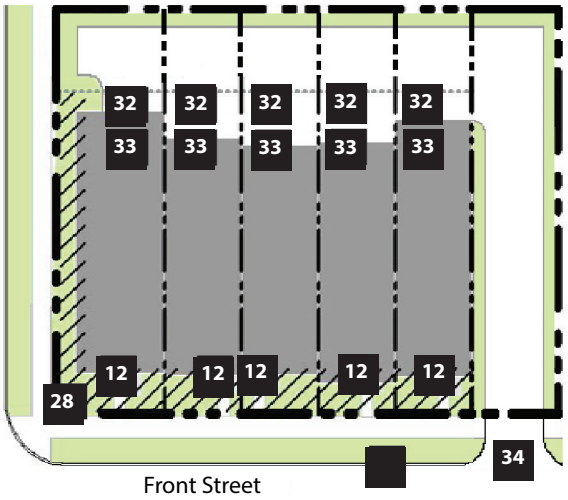


Figure 5.31 - Row building siting diagram shown with attached garages and rear vehicular access. Not to scale.

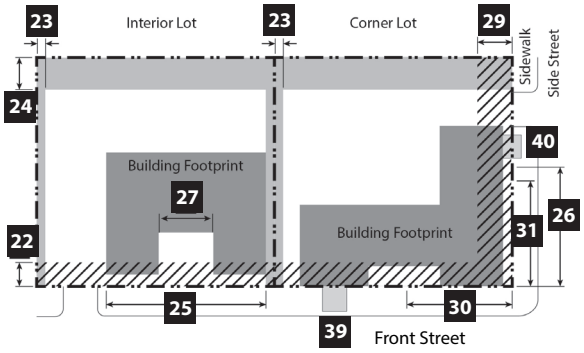


Figure 5.32 - Building placement example diagram. Not to scale.

Table 5.12 - Row Building Requirements Part 2: Tertiary Frontage

FORM DISTRICT	CC	BD	NC	TN	RT
SITING					
BUILDING LOCATION					
22. Front Build to Zone		5'-0" to 10'-0"			10'-0" to 15'-0"
23. Side Yard Setback Minimum		0'-0" per unit & 20'-0" between buildings			
24. Rear Yard Setback Minimum		10'-0"			15'-0"
FRONTAGE COVERAGE					
25. Front Street Facade(s)	80% min.		70% min.	80% min.	70% min.
26. Side Street Facade	50% min.		40% min.	50% min.	40% min.
27. BTZ Pedestrian Space Table	required	permitted		required	not permitted
CORNER LOT BUILDINGS					
28. Occupation of Corner			required		
29. Corner Build to Zone		5'-0" to 10'-0"			10'-0" to 15'-0"
30. Front Street Facade(s)	80% min.		70% min.	80% min.	70% min.
31. Side Street Facade	50% min.			40% min.	
VEHICULAR FACILITIES					
32. Vehicle Access Type		1 driveway per building per street frontage			
33. Parking Location Parking Table		rear yard, rear facade			
34. Loading/Service Entry Location			rear yard		
ENCROACHMENTS					
FRONT STREET					
35. Ground Floor	8'-0" max.		not permitted	8'-0" max.	not permitted
36. Upper Floor(s)			5'-0" max.		
SIDE STREET/REAR STREET					
37. Ground Floor		not permitted		6'-0" max.	not permitted
38. Upper Floor(s)	not permitted	5'-0" max.	not permitted	5'-0" max.	not permitted
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang					
39. Front Street		A, B, R		A, B, C, R	B, R
40. Side Street/Rear Street		B, R		A, B, R	B, R

9. YARD BUILDING

A. INTENT

The yard building is primarily a residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only, with preferred access from an alley.

The yard building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

B. REGULATIONS

The yard building is only permitted in the RT form district along tertiary frontages. Regulations for the yard building type are defined in Figures 5.36 to 5.39 and Tables 5.13 and 5.14.

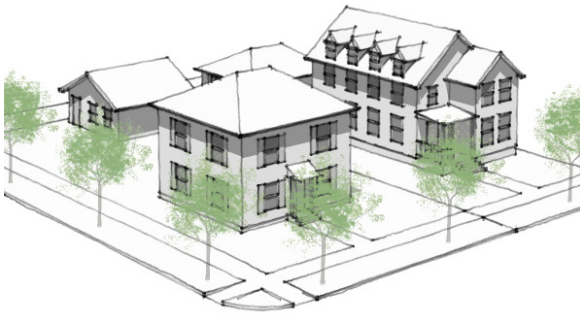


Figure 5.33 - Example of multiple yard buildings of different sizes



Figure 5.34 - Multiple 2-story yard buildings around a central open space



Figure 5.35 - Multiple small yard buildings around a central open space

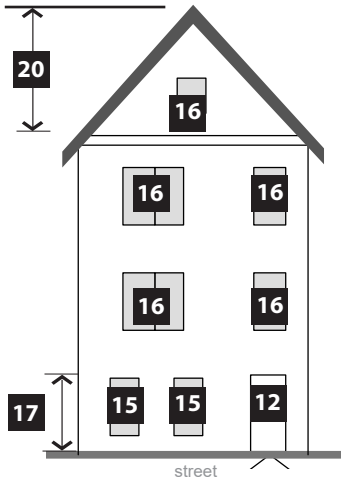


Figure 5.36 - Yard building street facade requirements

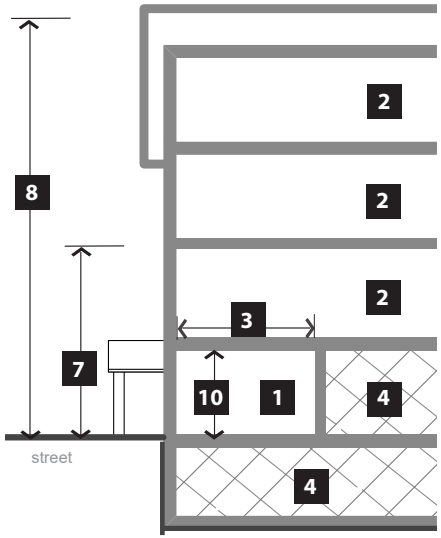


Figure 5.37 - Yard building height and use requirements

Table 5.13 - Yard Building Requirements Part 1	
FORM DISTRICT	**RT**
USE	
1. Ground Floor	residential, office
2. Upper Floor(s)	residential
3. Required Occupied Space	30'-0" min. from the front facade on all full floors
4. Parking Within Building	permitted fully in any basement and in rear of all other floors
5. Multiple Principal Buildings	permitted
6. Accessory Structure	permitted
HEIGHT	
7. Principal Building Minimum	1 story
8. Principal Building Maximum	2 stories
9. Accessory Structure Maximum	2 stories
10. Ground Floor Height	9'-0" min. / 14'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 14'-0" max.
STREET FACADE(S)	STF = storefront, ARC = arcade, STP = stoop, POR = porch
12. Principal Entrance Location per Unit	front or corner facade
13. Principal Entrance Type(s)	STP, POR
14. Entrance Spacing Minimum	1 per building
15. Ground Floor Transparency	15% min.
16. Upper Floor(s) Transparency	15% min.
17. Blank Wall Limitation	required per floor
18. Vertical Facade Divisions	not required
19. Horizontal Facade Divisions	not required
ROOF TYPE	PA= parapet, PI=pitched, F=flat
20. Permitted Roof Type	PA, PI, F
21. Tower	not permitted

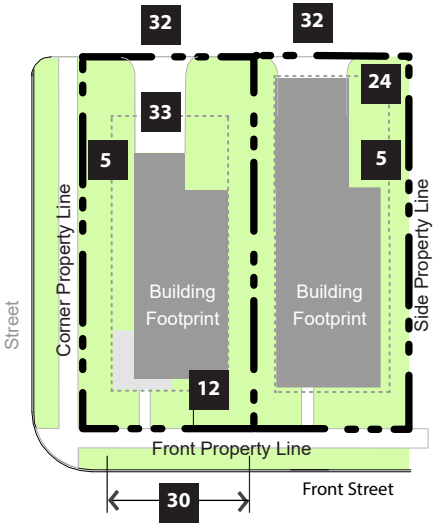


Figure 5.38 - Yard building siting

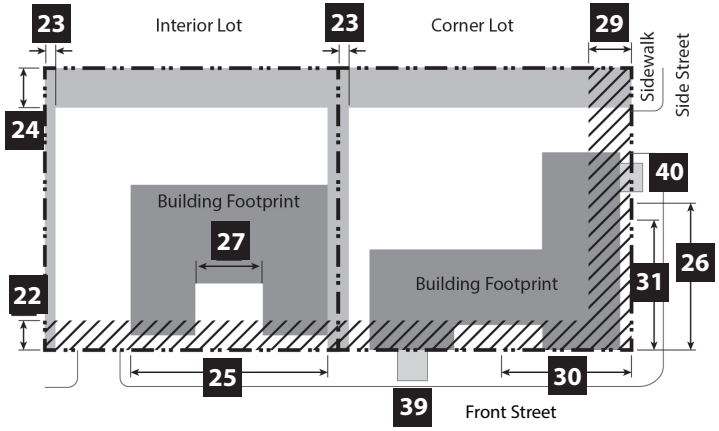


Figure 5.39 - Building placement example diagram. Not to scale.

Table 5.14 - Yard Building Requirements Part 2: Tertiary Frontage	
FORM DISTRICT	**RT**
SITING	
BUILDING LOCATION	
22. Front Build to Zone	10'-0" to 15'-0"
23. Side Yard Setback Minimum	5'-0"
24. Rear Yard Setback Minimum	10'-0"
FRONTAGE COVERAGE	
25. Front Street Facade(s)	50% min.
26. Side Street Facade	40% min.
27. BTZ Pedestrian Space	not permitted
CORNER LOT BUILDINGS	
28. Occupation of Corner	required
29. Corner Build to Zone	10'-0" to 15'-0"
30. Front Street Facade(s)	20'-0" min.
31. Side Street Facade	30'-0" min.
VEHICULAR FACILITIES	
32. Vehicle Access Type	1 driveway per street frontage
33. Parking Location Parking Table	rear yard, side yard
34. Loading/Service Entry Location	rear yard, side yard
ENCROACHMENTS	
FRONT STREET	
35. Ground Floor	not permitted
36. Upper Floor(s)	not permitted
SIDE STREET/REAR STREET	
37. Ground Floor	not permitted
38. Upper Floor(s)	not permitted
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang	
39. Front Street	not permitted
40. Side Street/Rear Street	not permitted

10. CIVIC BUILDING

A. INTENT

The civic building type has the most flexibility in building form and placement and is intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric that is created by the other building types and could be designed as iconic structures. In contrast to most of the other building types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped.

Parking is limited to the rear in most cases.

B. REGULATIONS

Civic buildings are permitted in the CC, BD, NC, and TN form districts. The civic building type is only permitted on primary frontages. Regulations for the civic building type are defined in Figures 5.43 to 5.50 and Tables 5.15 to 5.18.



Figure 5.40 - Civic building example



Figure 5.41 - Civic building example modern style library



Figure 5.42 - Civic building example with tower and street-facing public space

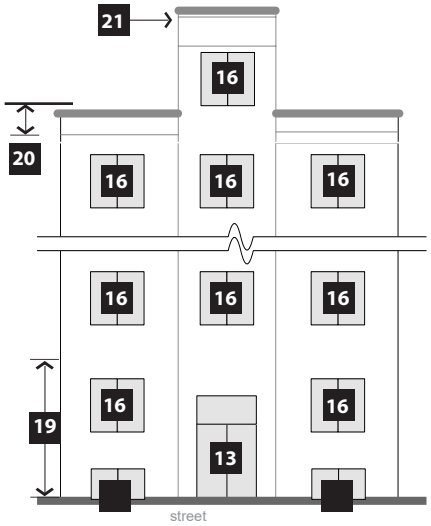


Figure 5.43 - Civic building street facade diagram shown with parapet roof type. Not to scale.

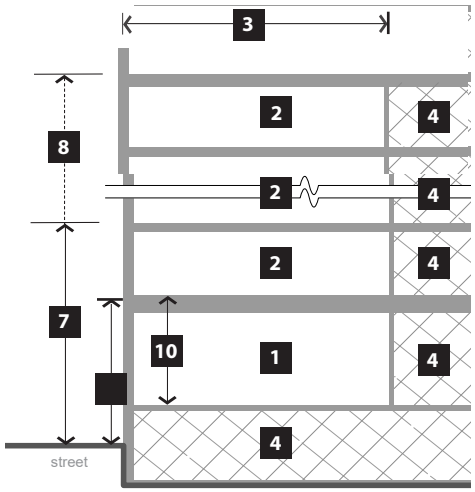


Figure 5.44 - Civic building height and use diagram shown with basement and rear building interior parking and parapet roof type. Not to scale.

Table 5.15 - Civic Building Requirements Part 1

FORM DISTRICT	CC	BD	NC	TN
USE				
1. Ground Floor	civic, institutional			
2. Upper Floor(s)	civic, institutional			
3. Required Occupied Space	30'-0" min. from the front facade on all full floors			
4. Parking Within Building	permitted fully in any basement and in rear of all other floors			
5. Multiple Principal Buildings		not permitted		permitted
6. Accessory Structure		not permitted		
HEIGHT				
7. Principal Building Minimum	1 story	1 story	1 story	2 stories
8. Principal Building Maximum	3 stories	3 stories (+2SB)	2 stories	4 stories
9. Accessory Structure Maximum		not permitted		
10. Ground Floor Height		12'-0" min. / 30'-0" max.		
11. Upper Floor(s) Height		10'-0" min. / 20'-0" max.		
STREET FACADE(S)	STF = storefront, ARC = arcade, STP = stoop, POR = porch			
12. Principal Entrance Location	front or corner facade			
13. Principal Entrance Type(s)	ARC, STP			
14. Entrance Spacing Minimum	1 per 100'-0" of facade		1 per 60'-0" of facade	1 per 80'-0" of facade
15. Ground Floor Transparency	15% min. per floor		10% min. per floor	20% min. per floor
16. Upper Floor(s) Transparency	15% min. per floor		10% min. per floor	20% min. per floor
17. Blank Wall Limitation		not required		
18. Vertical Facade Divisions		not required		
19. Horizontal Facade Divisions		not required		
ROOF TYPE	PA= parapet, PI=pitched, F=flat			
20. Permitted Roof Type		PA, PI, F		
21. Tower		permitted		

+2SB permits up to 2 additional stories if they are stepped back a minimum of 30'-0" from the front facade

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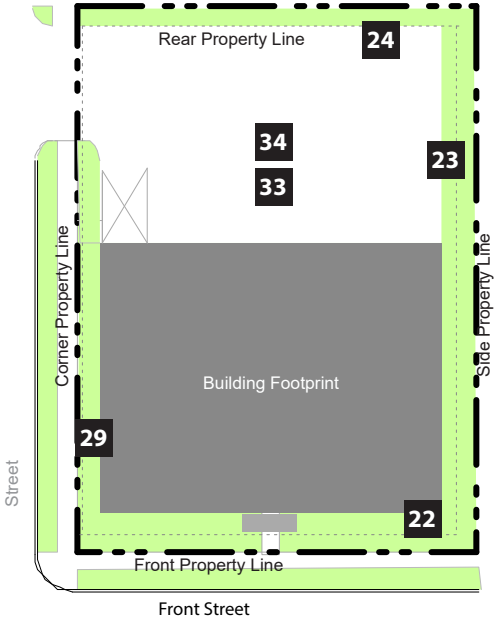


Figure 5.45 - Civic building siting diagram shown with side vehicular access and tower at entry. Not to scale.

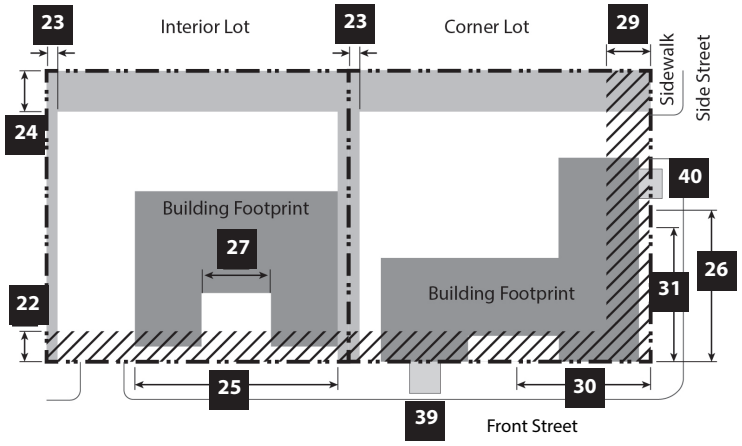


Figure 5.46 - Building placement example diagram. Not to scale.

Table 5.16 - Civic Building Requirements Part 2: Primary Frontage		
FORM DISTRICT	**BD**	**TN**
SITING		
BUILDING LOCATION		
22. Front Build to Zone(s)	5'-0" to 20'-0"	
23. Side Yard Setback Min	0'-0"	
24. Rear Yard Setback Min	10'-0"	
FRONTAGE COVERAGE		
25. Front Street Facade(s)	80% min.	
26. Side Street Facade	50% min.	
27. BTZ Pedestrian Space Table	permitted	
CORNER LOT BUILDINGS		
28. Occupation of Corner	required	not required
29. Corner Build to Zone	5'-0" to 20'-0"	not required
30. Front Street Facade(s)	80% min.	
31. Side Street Facade	50% min.	
VEHICULAR FACILITIES		
32. Vehicle Access Type	1 driveway per street frontage	
33. Parking Location Parking Table	rear yard	
34. Loading/Service Entry Location	rear yard	
ENCROACHMENTS		
FRONT STREET		
35. Ground Floor	not permitted	
36. Upper Floor(s)	8'-0" max.	
SIDE STREET/REAR STREET		
37. Ground Floor	not permitted	
38. Upper Floor(s)	4'-0" max.	
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang		
39. Front Street	R	
40. Side Street/Rear Street	R	

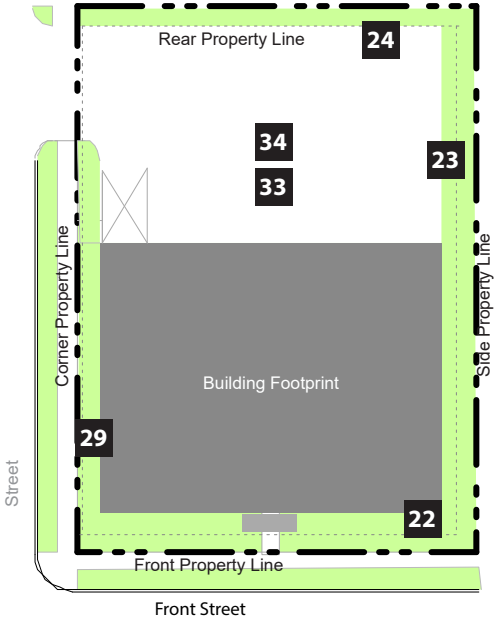


Figure 5.47 - Civic building siting diagram shown with side vehicular access and tower at entry. Not to scale.

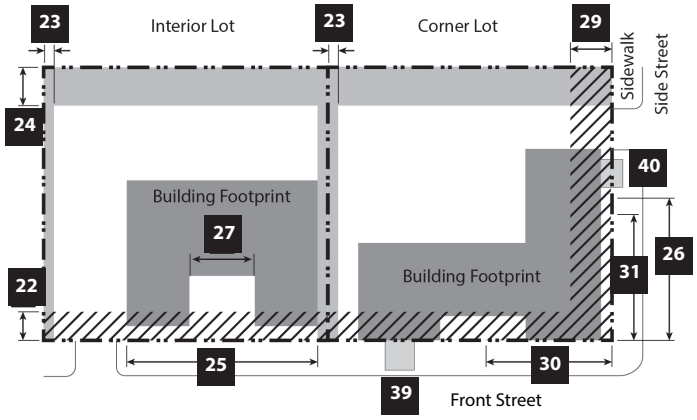


Figure 5.48 - Building placement example diagram. Not to scale.

Table 5.17 - Civic Building Requirements Part 2: Secondary Frontage				
FORM DISTRICT	**CC**	**BD**	**NC**	**TN**
SITING				
BUILDING LOCATION				
22. Front Build to Zone(s)	5'-0" to 15'-0"		5'-0" to 10'-0"	5'-0" to 20'-0"
23. Side Yard Setback Min	5'-0"	0'-0"	5'-0"	0'-0"
24. Rear Yard Setback Min	10'-0"			
FRONTAGE COVERAGE				
25. Front Street Facade(s)	80% min.		60% min.	80% min.
26. Side Street Facade	50% min.			
27. BTZ Pedestrian Space Table	permitted			
CORNER LOT BUILDINGS				
28. Occupation of Corner	not required	required		not required
29. Corner Build to Zone	not required	5'-0" to 10'-0"		not required
30. Front Street Facade(s)	80% min.		60% min.	80% min.
31. Side Street Facade	50% min.			
VEHICULAR FACILITIES				
32. Vehicle Access Type	1 driveway per street frontage			
33. Parking Location Parking Table	rear yard			
34. Loading/Service Entry Location	rear yard, side yard			
ENCROACHMENTS				
FRONT STREET				
35. Ground Floor	not permitted			
36. Upper Floor(s)	4'-0" max.	8'-0" max.	6'-0" max.	8'-0" max.
SIDE STREET/REAR STREET				
37. Ground Floor	not permitted			
38. Upper Floor(s)	4'-0" max.			
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang				
39. Front Street	R			
40. Side Street/Rear Street	R			

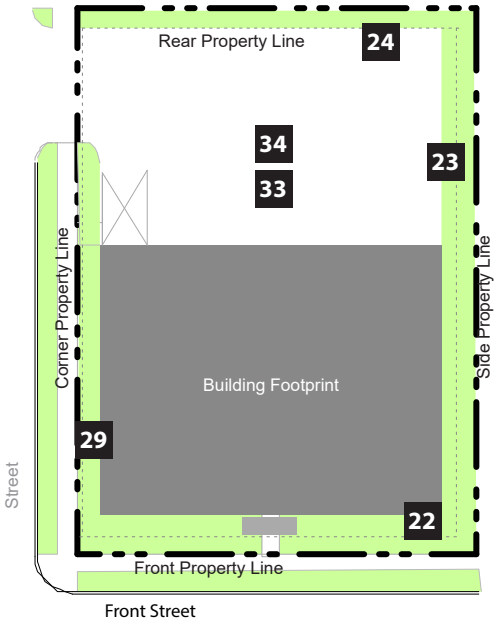


Figure 5.49 - Civic building siting diagram shown with side vehicular access and tower at entry. Not to scale.

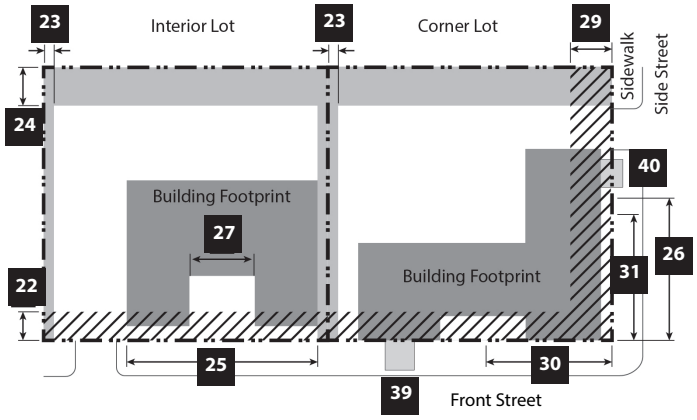


Figure 5.50 - Building placement example diagram. Not to scale.

Table 5.18 - Civic Building Requirements Part 2: Tertiary Frontage				
FORM DISTRICT	**CC**	**BD**	**NC**	**TN**
SITING				
BUILDING LOCATION				
22. Front Build to Zone(s)		5'-0" to 10'-0"		
23. Side Yard Setback Min		5'-0"		
24. Rear Yard Setback Min		10'-0"		
FRONTAGE COVERAGE				
25. Front Street Facade(s)	80% min.		60% min.	80% min.
26. Side Street Facade		50% min.		
27. BTZ Pedestrian Space Table		permitted		
CORNER LOT BUILDINGS				
28. Occupation of Corner	not required	required		not required
29. Corner Build to Zone	not required	5'-0" to 10'-0"		not required
30. Front Street Facade(s)	80% min.		60% min.	80% min.
31. Side Street Facade		50% min.		
VEHICULAR FACILITIES				
32. Vehicle Access Type		1 driveway per street frontage		
33. Parking Location Parking Table		rear yard		
34. Loading/Service Entry Location		rear yard, side yard		
ENCROACHMENTS				
FRONT STREET				
35. Ground Floor		not permitted		
36. Upper Floor(s)		6'-0" max.		
SIDE STREET/REAR STREET				
37. Ground Floor		not permitted		
38. Upper Floor(s)		6'-0" max.		
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang				
39. Front Street		R		
40. Side Street/Rear Street		R		

11. ENTRANCE TYPES

A. GENERAL PROVISIONS

1. Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type table.
2. Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
3. Measuring Transparency. Refer to the individual building type tables for information on transparency.
4. Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

B. STOREFRONT ENTRANCE

The storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. See Figure 5.52

1. Transparency. Minimum transparency is required per building type.
2. Horizontal facade division feature shall define the ground story facade from the upper story facades.
3. Visible Basement. A visible basement is not permitted.
4. Entrance. All entries shall be recessed from the front facade closest to the street.
   - **(a)** Recess shall be a minimum of 3'-0" and a maximum of 5'-0" deep, as measured from the front facade.
   - **(b)** The entrance shall not be recessed into the lot further than the maximum Build to Zone (BTZ) depth.

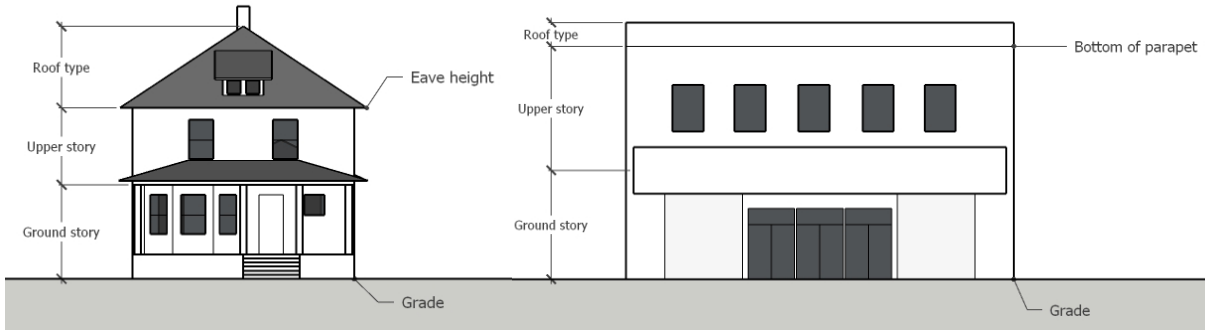


Figure 5.51 - Height measuring diagrams



Figure 5.52 - Storefront entrance example

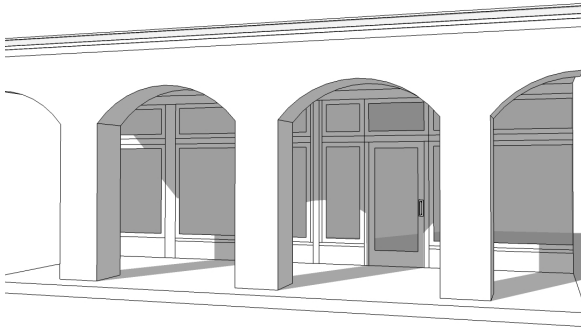


Figure 5.53 - Arcade entrance example

C. ARCADE ENTRANCE

An arcade recesses the entrance back into the ground floor, creating a covered pedestrian area beneath the second story. See Figure 5.53

1. Arcade. The arcade space is recessed into the building a minimum of 8'-0" and a maximum of 15'-0" from the front facade. The arcade space is permitted to be recessed into the lot beyond the maximum BTZ depth.

2. Build to Zone (BTZ). For arcade entrances, the front facade is the implied plane created by the front face of the arcade columns. The location of this implied plane must be within the required BTZ.
3. Transparency. Minimum facade transparency applies to the recessed entry facade and is required per building type.
4. Horizontal facade division feature shall define the ground story facade from the upper story facades.
5. Recessed Facade Entrance Type. The entrance type at the facade recessed into the arcade shall be a storefront entrance type with one modification: the door location shall be flush with the adjacent windows and not recessed.
6. Column Spacing. Columns shall be spaced from 10'-0" to 16'-0" on center.
7. Column Width. Columns shall be a minimum of 1'-6" and a maximum of 2'-6" in width.
8. Arcade Opening. The top of the opening shall be lower than the interior arcade ceiling (not flush with the ceiling) and may be arched or straight.
9. Horizontal Facade Division. The ground story facade shall be divided from the upper story facades with a horizontal architectural expression.
10. Visible Basement. A visible basement is not permitted.

D. STOOP ENTRANCE

A stoop is an unroofed, open, elevated platform. The doors on a stoop entrance are accessed from the stoop. See Figure 5.54

1. Transparency. Minimum transparency is required per building type.
2. Horizontal facade division feature shall define the ground story facade from the upper story facades.
3. Stoop Size. Stoops shall be a minimum of 3'-0" deep and 6'-0" wide.
4. Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
5. Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
   - **(a)** The facade of the visible basement must have a minimum transparency of 15%.
   - **(b)** A visible basement does not count as a building story.
6. Entrance. All entries shall be located off a stoop.

E. PORCH ENTRANCE

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. See Figure 5.55



Figure 5.54 - Stoop entrance example with visible basement



Figure 5.55 - Porch entrance example

1. Transparency.
   - **(a)** Minimum transparency per building type is required.
   - **(b)** If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
2. Porch Size. The porch shall be a minimum of 5'-0" deep and 8'-0" wide.

3. Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
4. Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
   (a) The facade of the visible basement must have a minimum transparency of 15%.
   (b) A visible basement does not count as a building story.
5. Height. The porch structure shall not be tall enough to obstruct the windows on the second story.
6. Porch Roof. The roof of the porch may be flat or pitched. The roof may include a balcony that is accessed from the second story.
7. Entrance. All right-of-way facing entries shall be located on a porch.

12. ROOF TYPES

A. GENERAL PROVISIONS

The following provisions apply to all roof types:

1. Intent. To guide the design of the caps of all buildings.
2. Applicability. All buildings shall meet the requirements of one of the roof types permitted by building type.
3. Measuring Height. See Figure 5.51 for information on measuring roof height.
4. Other Roof Types. Requests for other building caps not listed here as a specific roof type may be submitted to the ARC for evaluation, with the following requirements:
   (a) The building is deemed as one having special significance to Murray City or the overall area.
   (b) The shape of the roof type shall be significantly different from those defined in this chapter, e.g. dome, spire, vault.
5. Solar Energy. Solar panels are permitted for all roof types.
6. Appearance. Roofs shall provide an attractive appearance considering that they may be viewed from above as a fifth facade. Equipment projections and access towers must be set back a minimum of 10'-0" from the edge of the roof.

B. PARAPET ROOF

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

1. Parapet Height. Height is measured from the outermost roof membrane or structure to the top of the parapet.
   (a) Minimum height is 2'-0" and maximum height is 6'-0".

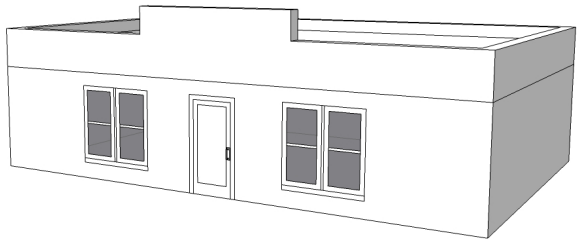


Figure 5.56 - Parapet roof example

   (b) The parapet shall be high enough to screen the roof and any roof appurtenances visible from the street.
   (c) Parapets on vertical facade divisions which are in front of adjacent divisions shall return to the adjacent division parapets without any gap between parapets.
2. Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
3. Occupiable Space. Outdoor (unenclosed) roof deck/terrace occupiable space is permitted in this roof type. Such occupiable spaces must meet fire code egress standards. The parapet wall may act as the perimeter barrier if it meets safety standards, otherwise an additional barrier is required.
4. Rooftop Enclosures. Rooftop enclosures are permitted in this roof type. Occupiable space may not exceed 10% or 400 square feet of the

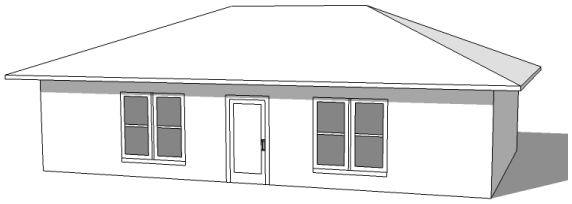


Figure 5.57 - Hipped roof with low pitch example

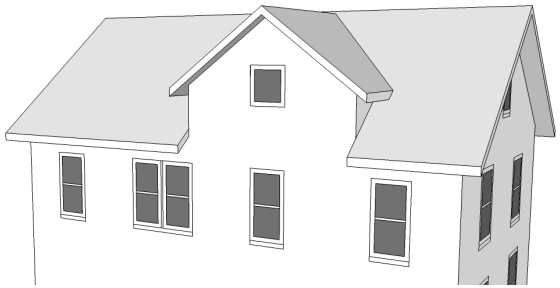


Figure 5.58 - Parallel ridge line with gable example

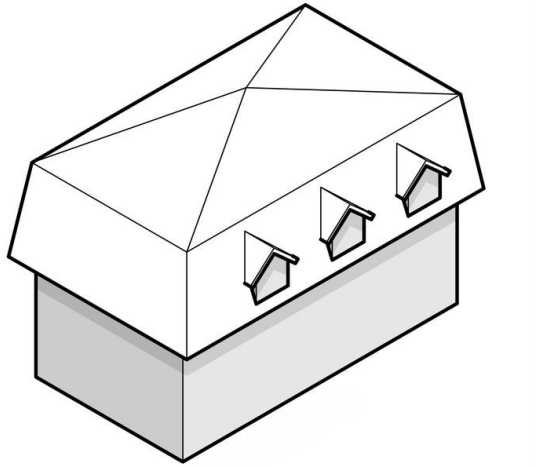


Figure 5.59 - Mansard roof example

roof footprint, whichever is larger. Enclosures must maintain applicable roof setback.

5. Green Roof. Green roof systems are encouraged. These systems retain/detain stormwater, help to insulate a building's roof area, and reduce the urban heat island effect. These are shallow substrate vegetation systems, not roof gardens for human use.

C. PITCHED ROOF

This roof type is sloped, or pitched. Slope is measured with the vertical roof height, or rise, divided by the horizontal with, or run.

1. Pitch Measure. For non-mansard roofs, the pitch slope may not be less than 1:3 (rise/run) or more than 1:1. For mansard roofs, the lower pitch angle must be no less than 70° and no greater than 80° and the upper pitch angle must be no less than 30° and no greater than 35°.
2. Configurations. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
3. Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100'-0" of roof length when the ridge line runs parallel to the front lot line. See Figure 5.58
4. Mansard Roof. A double-pitched hipped roof where the lower pitch is a very steep angle and the upper pitch is a very shallow angle. See Figure 5.59
5. Transparency. The upper floor transparency and blank wall limitation requirements apply to gable ends when the space within the roof is occupiable. Gable ends are exempt from these transparency requirements if there is no occupiable space within the roof.
6. Roof height, measured from the ridge line down to the top of the uppermost story.
7. Occupiable Space. Occupiable attic space, the void within the roof trusses, may be used with this roof type and does not count as one story.

D. FLAT ROOF

This roof type has a flat roof with or without overhanging eaves. See Figure 5.59

1. Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
2. Eave Depth. Eave depth is measured from the building facade to the outermost element of the eave. Eaves shall have a minimum depth of 0'-18".
3. Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Minimum eave height is 0'-8".
4. Interrupting Vertical Walls are facade walls below the eave that extend upwards through and above the top of the eave with no discernible cap.

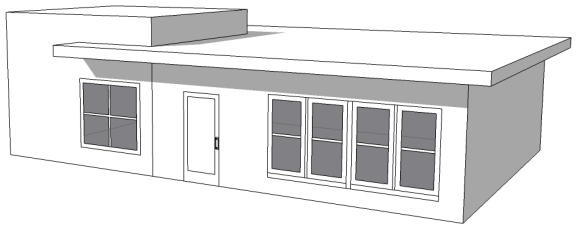


Figure 5.60 - Flat roof example with interrupting vertical wall on left side

(a) No more than one-half of the front facade can consist of an interrupting vertical wall.

(b) Vertical walls shall extend no more than 4'-0" above the top of the eave.

5. Occupiable Space. Occupied space shall not be incorporated within this roof type.

6. Green Roof. Green roof systems are very strongly encouraged. These systems retain/detain stormwater, help to insulate a building's roof area, and reduce the urban heat island effect. These are shallow substrate vegetation systems, not roof gardens for human use.

E. TOWERS

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types; towers are only allowed on permitted building types and on corner lots. For lots with two corners, the tower is only permitted on the corner with the front street. A stair tower used for emergency and roof access is exempt from this limit. See Figure 5.61

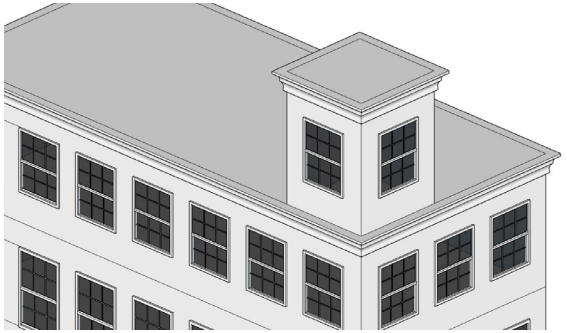


Figure 5.61 - Tower example

1. Quantity. All building types, with the exception of the civic building, are limited to one tower per building.

2. Tower Height. Maximum height, measured from the top of the lower parapet or eave to the top of the tower, is limited to 1.5x the height of the upper floor of the building on which the tower is located. The tower is not included in the count for maximum number of stories.

3. Tower Width. Maximum width along all facades is one-third the width of the front facade or 30'-0" whichever is shorter.

4. Occupiable Space. Towers may be occupied by the same uses allowed in upper stories of the building type on which it is located.

5. Application. May be combined with all other roof types.

6. Tower Cap. The tower may be capped by the parapet, pitched, or flat roof types.

13. LIGHTING STANDARDS

These standards apply to light fixtures that are located outside the building and which are not architectural lights that illuminate the building itself.

1. Light Source. Light sources shall be at least as efficient as LED and no greater than 3500K (3000K in single-family zones) in correlated color temperature (CCT). All outdoor light fixtures that house lamps radiating more than 500 lumens shall be full cutoff and oriented as intended per manufacturing instructions. In no case shall the total lumens emitted for a single site exceed 43,560 lumens per acre.

2. Parking Lot Lighting. Parking lot lighting shall be designed and constructed to comply with the following standards:

(a) Pole Height/Design

(i) Luminaire mounting height is measured from the parking lot or driveway surface and may range from ten 10'-0" to 25'-0", based on review of site plan, proposed land uses, surrounding land uses, parking area size, building massing, topography of site, and impacts on adjacent properties.

(ii) Poles and fixtures shall be black, dark brown, or another neutral color approved by the city.

(iii) All attempts shall be made to place the base of light poles within landscape areas.

(iv) Light poles in parking areas shall not exceed 25'-0" in height. Poles exceeding 20'-0" in height are appropriate only for parking areas exceeding two hundred stalls and not in close proximity to residential areas.

3. Other Outdoor Lighting Standards

(a) Wall-mounted lighting fixtures shall not be located above eighteen 18'-0" in height unless being used as building accent lighting. Fixture styles and finishes shall compliment the building exterior.

(b) Lighting located along pedestrian pathways or in areas primarily dedicated to human activity shall be bollard style lighting or down-directed lighting not to exceed 12'-0" in height. Pedestrian lighting shall be coordinated through each project and shall complement adjacent projects to the greatest extent practical.

(c) In order to avoid light pollution, backlit awnings, up light spotlights, and flood lights are prohibited.

(d) Street lighting fixtures shall either be chosen from the city's approved street light list or installed to match a theme set by developments within the zone or area.

4. Upgrading Pre-Existing Lighting

(a) An applicant must bring pre-existing lighting into compliance with this code in conjunction with an application for a building permit for any alteration, remodel or expansion of any structure on the site, or in conjunction with changes to the approved site plan.

5. Lighting Plan Submission Requirements. A lighting plan is required for all developments and must contain the following:

(a) Lighting plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;

(b) Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices that may include, but is not limited to, manufacturer catalog cuts and drawings, including section where required; and Photometric data, such as that furnished by manufacturers, or similar showing the angle of the cut off or light emission.

(c) A point-by-point light plan to determine the adequacy of the lighting over the site.

14. ADDITIONAL DESIGN STANDARDS

This section outlines the town center design standards that affect a building's appearance and quality. The intent is to improve the physical quality of buildings, enhance the pedestrian experience, protect the character of the neighborhood, create visual interest, and contribute to its sense of place.

A. MATERIALS AND COLOR

1. Front Street-Facing Facade Materials. A minimum of 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.

(a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass; exterior architectural metal panels and cladding. Other high quality synthetic materials may be approved by the ARC during the site plan process.

2. Side Street-Facing Facade Materials. Side street materials on front street-facing facades are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation.

(a) Exterior Insulation and Finishing Systems (EIFS) are permitted for trim only or on upper floor facades, up to 20% of total.

3. Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved

sample. Membrane roofs are acceptable for flat roofs with no surface visible from the street.

4. Color. A building's dominant colors shall be complementary to existing building stock, where applicable.
5. Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the row building type.
6. Prohibited Materials List (subject to Utah State regulations):
   (a) Vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.
   (b) Stucco is an allowable facade material only when used on facades that do not face public streets, adjacent residential areas, or open space.

B. WINDOWS, AWNINGS, AND SHUTTERS

1. Windows. Transparency requirements vary by building type and story. See building requirements tables
2. Awnings. All awnings shall be canvas, metal, glass, or wood. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Awnings shall provide a minimum of 8'-0" vertical clearance above ground plane.
3. Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal. "Engineered" wood may be approved during the site plan process.

C. DRIVE-THROUGH STRUCTURES

Drive-through structures are not permitted in any form district or with any building type.

D. METERS AND EQUIPMENT PLACEMENT

Equipment shall be screened from view and not located on a public frontage.

E. WASTE CONTAINERS

Waste containers shall be located out of public view and screened with landscaping and/or a structure that is compatible with the theme of the adjacent building.

F. RESIDENTIAL DEVELOPMENT REQUIREMENTS

Residential rental developments shall include:

1. Visitability features for at least 10% of units, including no-step entries, ADA restrooms and accessible controls.

G. STATE STREET CORRIDOR, BOULEVARD FORM DISTRICT

1. Additional design requirements for buildings fronting State Street are required by Murray City. The intent is to ensure that new buildings along State Street reflect the historic context of existing buildings along the corridor.
2. Materials: Building facades along State Street should primarily be faced with brick with a historically typical finish and color.
3. Windows & Doors: Buildings should use a historically typical window and door type, with windows recessed into the facade to create historically appropriate window ledge depth.
4. Additional requirements: Traditional elements provide horizontal and vertical modulation. For example:
   (a) Pronounced entries,
   (b) Architectural banding,
   (c) Primary verticals (windows),
   (d) Strong roof termination (cornice)
5. Architectural details: Additional details appropriate to historic architecture are encouraged including awnings, light fixtures, blade signage, public art, etc.

6.0 OPEN SPACE

1. GENERAL REQUIREMENTS

A. INTENT

To provide public open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.

B. APPLICABILITY

Open space types are permitted, not permitted, or limited according to each form district. See Table 6.1

These open space requirements do not apply to private open spaces such as yards and resident only open spaces in a development. They do apply to public open spaces regardless of public or private ownership. A pedestrian street is a type of open space that is defined in Chapter 4.0 Street Types.

C. GENERAL REQUIREMENTS

All public open spaces shall meet the following general requirements:

1. All public open spaces within the Murray City Center Form Based Code (FBC) boundary shall comply with one of the open space types as defined in this chapter.
2. All open space types shall provide public access from a vehicular and/or pedestrian right-of-way.
3. Pocket park, town square, and park open spaces shall be platted as a parcel or group of parcels or, with permission from the city, may be located within a right-of-way.
4. Unless prohibited, open space types may incorporate fencing provided that the following requirements are met:
   - **(a)** Fencing shall be a maximum height of 3'-0" unless approved by the city for such circumstances as proximity to railroad right-of-way or use around swimming pools, ball fields, ball courts, and off-leash dog areas.
   - **(b)** Fence opacity shall be no greater than 60%.
   - **(c)** Chain-link fencing is not permitted, with the exception of dedicated sports field or court fencing as approved by the city.
   - **(d)** If a fence is built along a street front, openings, with or without gates, shall be provided on each individual street front with a minimum spacing of one opening every 100'-0" or a minimum of one opening on street fronts that are less than 100'-0".

Table 6.1 - Open Space Types by Form District

OPEN SPACE TYPE	FORM DISTRICT				
	CC	BD	NC	TN	RT
1. Pocket Park	P	P	P	P	P
2. Town Square	P	P	N	P	N
3. BTZ Pedestrian Space	V	V	V	V	V
4. Park	P	N	P	P	P

P = Permitted | N = Not Permitted

V = Requirements Vary by Building and Frontage Type

5. Ownership of all public open space types may be either public or private. All open spaces shall be publicly accessible, regardless of ownership.
6. Parking shall not be required for an open space type, unless a use other than open space is determined by the city.
7. Continuity of connections to existing or planned trails or open space types shall be made when the open space abuts key trail corridors or another open space type.

D. DEFINITION OF REQUIREMENTS

The meaning and usage of terminology is not universal. Some of the terms in this FBC are used

differently in other contexts. The definitions provided in this FBC are specific to how they are used within the FBC. These definitions are not subject to multiple interpretations and shall not be altered.

The following further explains or defines the requirements for each open space type. Refer to Tables 6.2 to 6.5 for the specific requirements of each open space type.

1. Dimensions

(a) The minimum and maximum areas of all open space types is measured within the lot lines of the property.

(b) The minimum dimension requirement is a way to make sure that size of an open space is not too small for its particular open space type. The minimum dimension for all open space types is derived from overlaying the open space plan with two straight lines that intersect at right angles and whose endpoints are at the outer property lines. The first line is placed at the longest distance across the open space. The second line crosses the first line at a right angle at the place on the first line that follows the longest distance in the direction perpendicular to the first line. The "minimum dimension" is the shorter of these two lines. See Figure 6.1

2. The minimum access requirement ensures access and visibility for the open space. It is described in two ways:

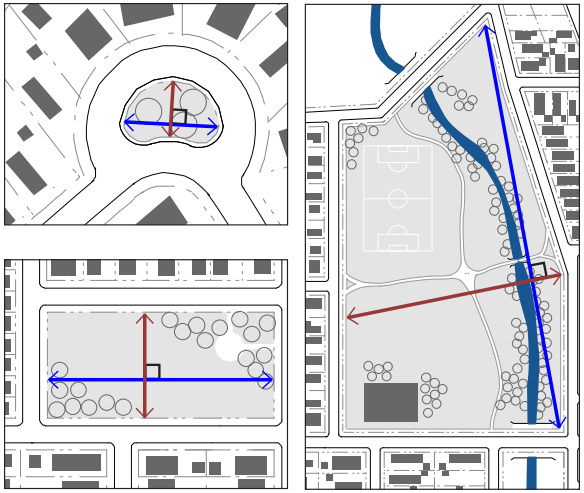


Figure 6.1 - Minimum dimension measurement examples with the longest distance shown in blue and the minimum dimension shown in red

(a) The percentage of the total perimeter that must be adjacent to a public right-of-way.

(b) The minimum number of and/or spacing between access points into the open space.

3. Adjacent lots are those which are directly adjacent to and directly across the street from an open space.

(a) The adjacent form district requirement determines which open space type(s) may be located adjacent to lots of the given form district. The open space type is permitted to be adjacent to the listed form district(s).

(b) The preferred orientation of adjacent lots is toward the open space. Any such lots would need vehicular access along the rear or side property line(s).

1. IMPROVEMENTS

Improvements of the following types may be permitted in any open space:

1. Sports fields are fields or courts that are designed for one or more specific sports.

(a) Sports fields areas are limited in size, expressed as a maximum percentage of the total park area.

(b) Paved sports courts do not count toward pavement requirements.

2. Playgrounds are defined areas with play structures and equipment, such as slides, swings, and climbing structures, typically for children under 12 years old.

3. Structures

(a) Fully enclosed inhabitable structures are permanent structures with a roof and walls with closeable doors that fully enclose the space. They are intended for uses such as, but not limited to, park offices, maintenance sheds, community centers, and rest rooms.

(b) Open-air inhabitable structures are permanent structures with a roof or overhead covering and partially or fully open sides. Examples include, but are not limited to, gazebos, pavilions, pergolas, and shade structures.

(c) Landscape structures are permanent uninhabitable structures that are used for aesthetic purposes or active uses that are not a sports field/court or playground. Examples include, but are not limited to, water features, monuments, sculptures, splash pads, climbing walls, and skate parks.

4. The pavement requirements are expressed as percentages of the total area of the open space, as measured within the lot boundaries. Paved areas may use impervious and/or semi-pervious paving materials. Three percentages are given:

(a) The minimum total area is the smallest permitted paved area and includes the sum of both impervious and semi-pervious paved areas.

(b) The maximum total area is the largest permitted paved area and includes the sum of both impervious and semi-pervious paved areas.

(c) The maximum impervious pavement area is the largest area permitted to be paved with impervious paving materials.

(d) Paved sports courts are not counted in the pavement requirement percentages.

5. Lighting makes open spaces useful after sunset and improves night-time safety. Each open space type requires lighting but the amount and type of lighting differs with each open space type and design. The following principles apply to open space lighting:

(a) Light Source. Light sources shall be at least as efficient as LED and no greater than 3500K, 3000K in residential areas, in correlated color temperature (CCT). All outdoor light fixtures that house lamps radiating more than 500 lumens shall be full cutoff and oriented as intended per manufacturing instructions. In no case shall the total lumens emitted for a single site exceed 43,560 lumens per acre.

(i) Wall-mounted lighting fixtures shall not be located above 18'-0" in height unless being used as building accent lighting. Fixture styles and finishes shall compliment the building exterior.

(ii) Lighting located along pedestrian pathways or in areas primarily dedicated to human activity shall be bollard style lighting or down-directed lighting not to exceed 12'-0" in height. Pedestrian lighting shall be coordinated through each project and shall complement adjacent projects to the greatest extent practical.

(iii) Light poles for pedestrian areas shall be shorter pedestrian scale light poles, not the taller vehicular scale poles. Hybrid poles, with both an upper vehicular fixture and lower pedestrian fixture, are permitted along streets. Large areas that need to be lit, such as squares and sports fields, may use taller light poles for wider coverage.

6. Seating is an important component of all open spaces, it encourages people to stop and spend time in the open space rather than just pass through, and allows people with different mobility and physical needs to enjoy the open space. Each open space type requires seating but the amount and type of seating differs with each open space type and design. The following principles apply to open space seating:

(i) Seat counts for manufactured seat furniture shall be counted according to the manufacturer's specifications. For built-on-site seating, such as seat walls, steps, and benches, each 2'-0" of linear seating shall be considered one seat.

7. Landscaping refers to areas that are planted with live plants. These areas are categorized into lawns (expanses of turf grass) and planted areas (plants that are not turf grass). Trees can be planted in both lawns and planted areas. Landscape designs will vary widely between open space types and are based on specific site characteristics and design goals.

8. Bicycle facilities located in open spaces are an important part of the active transportation network. The amount and type of bicycle facilities

differs with open space type and design. The following principles apply to open space bicycle facilities:

(a) Bicycle rack locations shall be convenient to rights-of-way or other connections to the active transportation network, be visible in the daytime and well-lit at night in order to deter bike theft.

(b) Each bicycle rack shall have an appropriate amount of clear space around it so that loading and unloading a bicycle from the rack shall not impede any adjacent pedestrian walkway.

(c) Bicycle racks with permanent coverings are encouraged.

E. STORMWATER MANAGEMENT STRUCTURES IN OPEN SPACES

Stormwater management structures, such as storage and retention facilities, may be integrated into public open spaces and used to meet stormwater requirements for surrounding lots. Stormwater features in open spaces may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design.

Bioswales and green roofs are very strongly encouraged. Bioswales provide places where rainwater can percolate directly into the soil rather than being directed into a storm drain. They can also be an ornamental landscape element and create unique habitats. Green roofs reduce and/or delay the amount of runoff that goes into the storm drain from roof structures, provide thermal insulation to the roof, and reduce the urban heat island effect.

All stormwater management structures and practices shall meet the requirements in the city's Public Works Department standards.

2. POCKET PARK

A. INTENT

Pocket parks may be appropriate in certain areas of the district. These parks may be very narrow or otherwise constrained in ways that would make a more traditional larger park unfeasible.

B. GENERAL REQUIREMENTS

Pocket parks should be strategically located, if possible. Pocket parks are a valuable temporary use on lots that are undeveloped.

Regulations for the pocket park open space type are defined in Table 6.2.



Figure 6.2 - Pocket park example

Table 6.2 - Pocket Park Requirements		
DIMENSIONS		
1. Minimum Area		0.1 acres
2. Maximum Area		0.25 acres
3. Minimum Dimension		none
4. Minimum Access		1 pedestrian entry to right-of-way every 20'-0" of frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		side, rear
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		not permitted
8. Playground		permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, splash pad
Paving	10. Minimum Total Area	15%
	11. Maximum Total Area	30%
	12. Maximum Impervious Pavement Area	20%
13. Lighting		required, 18'-0" max. fixture height
14. Seating		1 / 200 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas at maturity (Trees not included)
16. Trees		1 / 1,000 sq. ft.
17. Bicycle Facilities		1 rack / 500 sq. ft.

3. TOWN SQUARE

A. INTENT

A high quality town square space can become the 'heart' of a community, when located effectively and with the right amount of attention given to how the space is used and designed. Town squares do not need to be large in size, but should be well located in the most highly concentrated and pedestrian-oriented parts of the community.

B. GENERAL REQUIREMENTS

Town squares should be well-designed, and located in visible, and easily accessed places. Town squares shall be fronted by public streets or primary building facades, and surrounded by activity on all sides. Town squares may not be located behind parking lots.

Regulations for the town square open space type are defined in Table 6.3.



Figure 6.3 - Public square example

Table 6.3 - Town Square Requirements		
DIMENSIONS		
1. Minimum Area		0.5 acres
2. Maximum Area		2.0 acres
3. Minimum Dimension		35'-0"
4. Minimum Access		50% of perimeter open to street frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		front
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		not permitted
8. Playground		not permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, kiosk
Paving	10. Minimum Total Area	30%
	11. Maximum Total Area	75%
	12. Maximum Impervious Pavement Area	50%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 150 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas at maturity (Trees not included)
16. Trees		1 / 400 sq. ft.
17. Bicycle Facilities		1 rack / 500 sq. ft.

4. BTZ PEDESTRIAN SPACE

A. INTENT

Pedestrian space within the build to zone (BTZ) is an extension of the public pedestrian space of the streetscape and is an effective way to improve the appearance, function, and experience of the street and building facade. These small open spaces provide distinction to individual buildings, spatial diversity within building facades, and functional outdoor space for amenities and activities like cafes, seating, gathering, events, and displays.

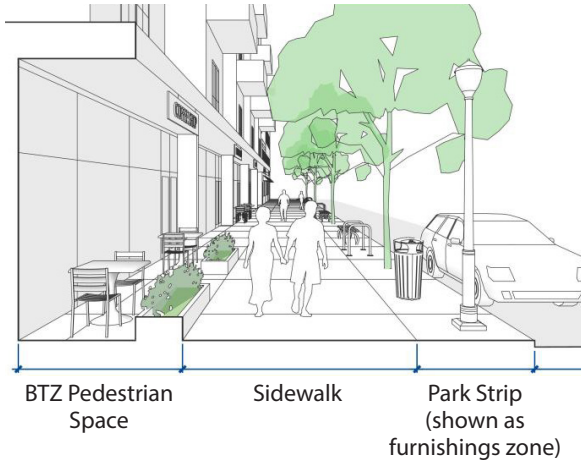


Figure 6.4 - BTZ pedestrian space example

Table 6.4 - BTZ Pedestrian Space Requirements		
DIMENSIONS		
1. Minimum Depth		BTZ min. depth
2. Maximum Depth		BTZ max. depth
3. Minimum Width		none
4. Maximum Width		full width of building facade
FRONTAGE AND BUILDING TYPES		
5. Frontage Types		per building type part 2 tables
6. Building Types		per building type part 2 tables
IMPROVEMENTS		
7. Permitted Structures		monument, sculpture, water feature, shade structure, stoop or porch (per entrance type)
Paving	8. Walkway	required, 1 per pedestrian entrance
	9. Driveway	required, 1 per vehicular entrance
	10. Amenity	paving between walkways/driveways as needed for amenities/activities
11. Lighting		permitted: bollard lights, landscaping lights, pole lights with 16'-0" max. pole fixture height
12. Seating		permitted
Landscaping	13. Front Street	planted areas to be 0% min. to 40% max. of net BTZ area
	14. Side Street	planted areas to be 0% min. to 80% max. of net BTZ area
	15. Curb	all planted areas to be enclosed by 6" tall concrete curbing
	16. Plant Coverage	planted areas to be 50% min. live plant coverage at maturity (excluding trees)
	17. Lawn	lawn is prohibited
	18. Trees	very narrow trees are permitted only with ARC approval
19. Bicycle Facilities		permitted

B. GENERAL REQUIREMENTS

1. By definition, BTZ pedestrian spaces are located on private property and are part of a project's site plan and design drawings.
2. Where a building facade is located directly on the right-of-way property line there is no BTZ pedestrian space.
3. BTZ pedestrian space is required, permitted, or not permitted according to building and frontage type as described in the building type part 2 tables in Chapter 5.0.
   - **(a)** Depth is measured from the right-of-way property line to the building facade, along a line perpendicular to the right-of-way property line.
   - **(b)** Net BTZ area is the total BTZ area (per street facade) minus the area for required walkway and driveway pavement.
   - **(c)** Must be open to the street and shall only be enclosed by the primary building facade.
     - **(i)** Primary building facade projections and encroachments requirements apply.
     - **(ii)** Shall not be enclosed with any fencing, walls, hedges, or other vertical barrier.
   - **(d)** Shall be open to public use.

Regulations for the BTZ pedestrian space open space type are defined in Table 6.4.

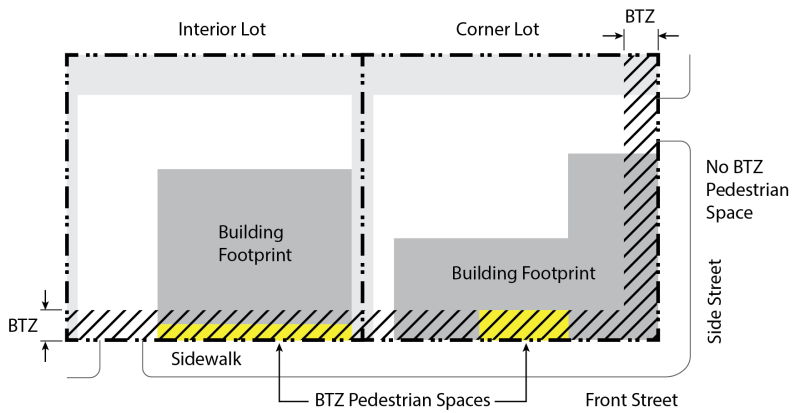


Figure 6.5 - BTZ shown as diagonal hatch pattern. BTZ pedestrian space shown in yellow. Not to scale.

5. PARK

A. INTENT

Park space is important to every community but it must be located and designed in order to be used by a variety of users at all times of the day and all days of the week. Park space should be oriented to pedestrian networks including convenient access to trail networks.

B. GENERAL REQUIREMENTS

Parks should be designed to be sensitive to community limitations on water usage and maintenance resources. Parks should be appropriately scaled to focus on neighborhood usage and be open to and welcome all users.

Parks are only permitted to be constructed by the city for county or public use.

Requirements for the park open space type are defined in Table 6.5.



Figure 6.6 - Park example

Table 6.5 - Park Requirements		
DIMENSIONS		
1. Minimum Area		none
2. Maximum Area		none
3. Minimum Dimension		80'-0"
4. Minimum Access		25% of perimeter open to street frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		front, side, rear
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		basketball, tennis, volleyball,pickleball
8. Playground		permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, splash pad
Paving	10. Minimum Total Area	10%
	11. Maximum Total Area	25%
	12. Maximum Impervious Pavement Area	15%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 250 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas
16. Trees		1 / 500 sq. ft.
17. Bicycle Facilities		1 rack / 600 sq. ft.

7.0 LANDSCAPING

1. GENERAL REQUIREMENTS

A. INTENT

The landscape standards outlined in this chapter are designed to meet the following set of goals:

1. To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and to create a buffer between pedestrian and vehicular travel lanes.
2. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
3. To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
4. To shade large expanses of pavement and reduce the urban heat island effect.

B. APPLICABILITY

Landscaping, trees, and buffers shall be installed as detailed in this section.

1. General Compliance. Application of this section to existing uses shall occur with the following developments:
   - **(a)** Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
   - **(b)** Alteration to an existing principal or accessory structure that results in a change of 15% or more in the structure's gross floor area.
   - **(c)** When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
2. Landscape buffers are required according to the provisions in this section with the following exceptions.
   - **(a)** Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
   - **(b)** Points of Access. Buffering is not required at driveways or other points of access to a lot.
3. These provisions do not apply to temporary uses, unless determined otherwise by the City.



Figure 7.1 - Example of waterwise landscape with good plant variety and plant coverage



Figure 7.2 - Low plantings provide adequate visibility at intersections

2. LANDSCAPING INSTALLATION

A. INTENT

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

B. APPLICABILITY

These provisions apply to landscape installation as required by this section.

C. GENERAL INSTALLATION REQUIREMENTS

The installation of landscaping shall adhere to the following standards.

1. National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.
   - **(a)** Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
   - **(b)** Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
2. Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.
   - **(a)** If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to the installation costs as estimated by a qualified professional is required. Bond calculations should be specific enough to include each plant species rather than a lump sum per given area.
   - **(b)** Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited. No temporary certificate of completeness or occupancy shall be issued.
3. Condition of Landscape Materials. The landscaping materials used shall be:
   - **(a)** Healthy and hardy with a good root system.
   - **(b)** Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
   - **(c)** Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
   - **(d)** Appropriate for the conditions of the site, including slope, water table, and soil type.
   - **(e)** Plants that will not cause a nuisance or have negative impacts on an adjacent property.
   - **(f)** Species native or naturalized to the Wasatch Front, whenever possible.
4. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
5. Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

D. GROUND PLANE VEGETATION

All unpaved areas shall be covered by planting beds.

1. Planting Beds
   - **(a)** Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
   - **(b)** Planting beds shall be planted such that a minimum of 50% their area is covered by live plant material, at plant maturity. Tree canopies are not included in coverage calculations.
   - **(c)** Nonliving materials, such as colored gravel or organic mulch, are permitted to be visible in no more than 50% of a bed area. Mulch depth should be a minimum of 3".
   - **(d)** Annual beds must be maintained seasonally and replanted as necessary.
   - **(e)** Planting beds should be designed and maintained to provide adequate visibility.
     - **(i)** Planting plans around known signage locations shall select low growing plants to provide long term sign visibility with minimal maintenance.

(ii) Planting beds near pedestrian and vehicular intersections should be designed to maintain safe sight lines for pedestrians and drivers.

2. Turf grass is not permitted in any of the three landscape zones described in this chapter.

E. TREE INSTALLATIONS

The installation of trees shall meet the following requirements:

1. Tree Measurement. The caliper of new trees shall be measured at 0'-6" above the mean grade of the tree's trunk for 0'-4" caliper or less, and 1'-0" above the mean grade of the tree's trunk for calipers above 0'-4", and noted as caliper inches throughout this ordinance.

2. Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.

3. Tree Size. All trees to be installed to meet the requirements of this section shall be a minimum of 0'-2" caliper at the time of installation.

4. Structural Soil. When a tree is to be planted within a park strip or paved area such as a plaza (and the pavement is not yet installed), structural soil is required underneath the adjacent pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits.

5. Energy conservation can be enhanced by plant placement. Plantings shall be designed to reduce the energy consumption needs of the development.

(a) Deciduous trees should be placed on the south and west sides of buildings to provide shade from the summer sun and allow heat from the winter sun to reach the buildings.

(b) Evergreen trees and other evergreen plants should be concentrated on the north side of buildings to dissipate the effect of winter winds.

F. IRRIGATION SYSTEMS

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

1. All irrigation systems shall be designed to minimize the use of water.

2. Non-residential landscape irrigation shall have an automatic clock-activated permanent controller. Smart controllers with wireless access are encouraged.

3. The irrigation system shall provide sufficient coverage to all landscaped areas.

4. The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.

5. All systems shall be equipped with a back-flow prevention device.

6. All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.

7. Irrigation systems shall be smart and weather-based instead of clock-based. A WaterSense label is required per the city's Waterwise Landscaping Ordinance.

G. MAINTENANCE OF LANDSCAPE

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

1. All required landscaping shall be maintained to adhere to all requirements of this ordinance.

2. Unhealthy plants shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.

3. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.

4. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.

5. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
6. Tree topping is permitted if required for overhead utilities clearance. It is not permitted as a personal preference. When necessary, crown reduction thinning or pruning is permitted.
7. All landscaped areas regulated by this may be inspected by the city.



Figure 7.3 - Using the same tree species on both sides of the street creates a stronger streetscape identity and experience

3. STREET TREES

A. INTENT

To line all streets with a consistent and appropriate planting of trees to establish tree canopy for environmental benefit and a sense of identity for each street.

B. APPLICABILITY

The requirements herein apply to the reconstruction, and new construction, of all streets. Regulations for street trees are defined in Figure 7.4 and Table 7.1

C. MINIMUM STREET TREE REQUIREMENTS

All street trees shall meet the requirements set forth in the Murray City Code of Ordinances.

Table 7.1 - Street Tree Species	
COMMON NAME	BOTANICAL NAME
Common Hackberry	Celtis occidentalis
Eastern Redbud	Cercis canadensis
Green Vase Zelkova	Zelkova serrata 'Green Vase'
Japanese Tree Lilac	Syringa reticulata
Northern Acclaim Honeylocust	Gleditsia triacanthos inermis 'Northern Acclaim'
Wireless Zelkova	Zelkova serrata 'Wireless'

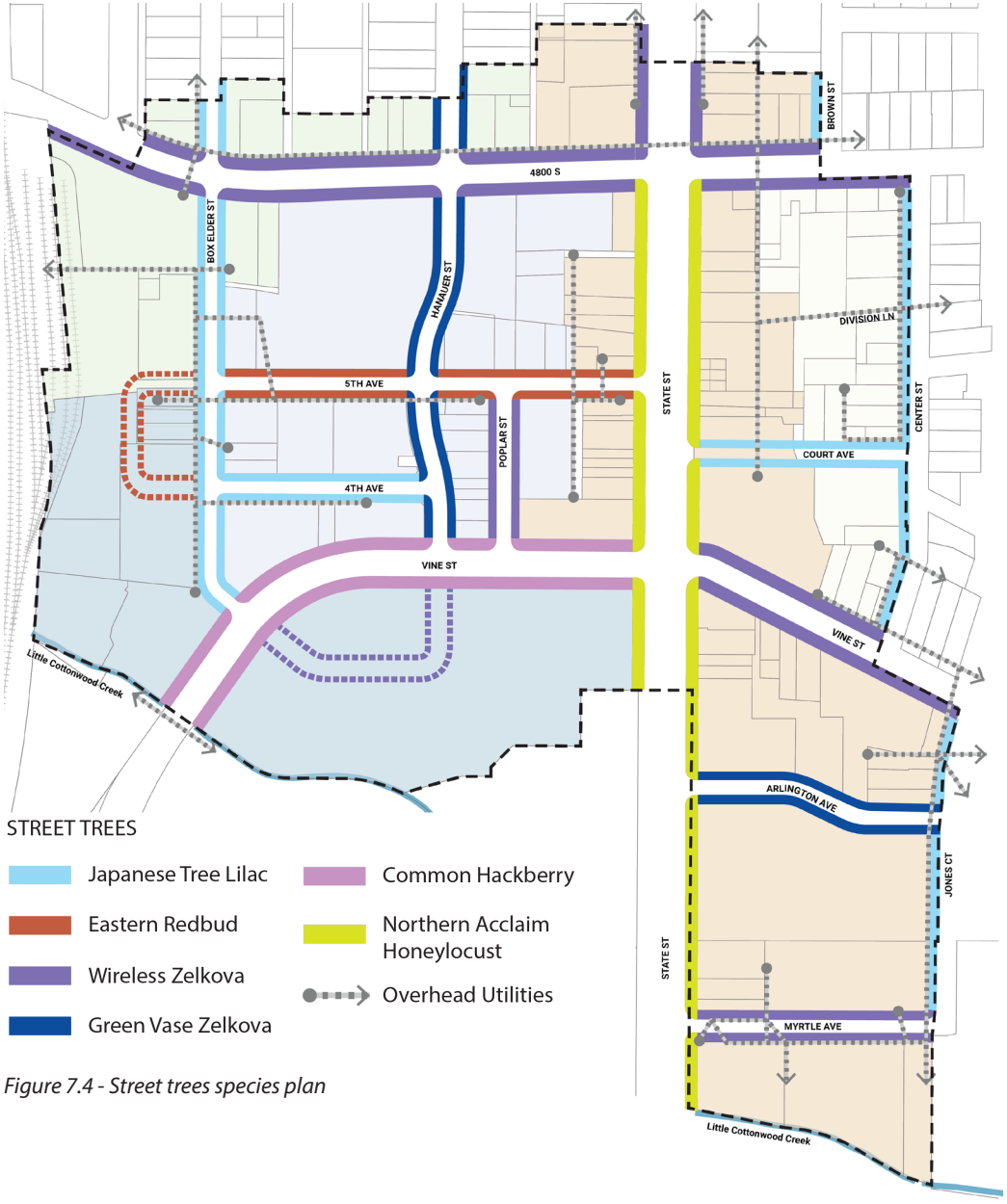


Figure 7.4 - Street trees species plan

4. LANDSCAPE AREAS

A. INTENT

To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses. This is accomplished by defining three different types of landscape areas. These areas help to screen, separate, and define the edges of a lot and the interior of surface parking lots.

The three landscape areas are:

1. Parking Lot Frontage Buffers
2. Parking Lot Interior Landscape
3. Side and Rear Landscape Buffers

B. PARKING LOT FRONTAGE BUFFERS

1. INTENT

Landscaped buffers around parking lots are designed to reduce the visual impact of vehicular areas on public streets and adjacent properties.

2. APPLICABILITY

Applies to properties in all form districts where a parking lot abuts a street frontage.

Regulations for the parking lot frontage buffer landscape area type are defined in Figure 7.5 and Table 7.2.

Table 7.2 - Parking Lot Frontage Buffer Requirements	
BUFFER REQUIREMENTS	
1. Location	required where a parking lot abuts a street frontage
2. Depth	5'-0" min.
PLANTING REQUIREMENTS	
3. Trees	required 30'-0" on center where there is efficient space for a buffer tree to be planted at the halfway point between street trees, on street side of fence when a fence is present
4. Ground Plane Vegetation	buffers are required to be planted with live plants with at least 50% coverage at maturity
FENCING (OPTIONAL)	
5. Height	3'-0" min. - 4'-0" max.
6. Location	2'-0" offset from parking lot outer curb
7. Opening	1 pedestrian opening allowed per street frontage, 4'-0" minimum width

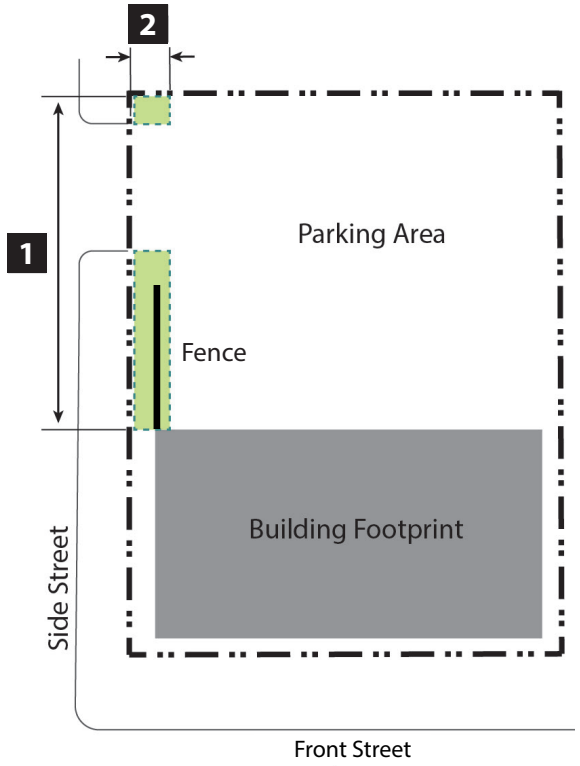


Figure 7.5 - Parking lot frontage buffer diagram. Not to scale.

C. PARKING LOT INTERIOR LANDSCAPE

1. INTENT

Landscaped areas within parking lots are designed to provide shade, reduce stormwater runoff, and improve the appearance of parking lots.

2. APPLICABILITY

All surface parking lots with fourteen or more parking spaces shall provide landscaping in accordance with the provisions of this section.

Regulations for the parking lot interior landscape area type are defined in Figure 7.6 and Table 7.3.

Table 7.3 - Parking Lot Interior Landscape Requirements	
LANDSCAPE ISLAND REQUIREMENTS	
1. Locations	1 island at the ends of each row/parking bay, including parking lot corners AND 1 island every ten stalls in each row/bay, on both edge and interior rows/bays
2. Width	5'-0" min. width AND structural soil area, 10'-0" radius from tree center, required for trees planted in any island narrower than 15'-0" wide
PLANTING REQUIREMENTS	
3. Trees	1 large shade tree / island min.
4. Ground Plane Vegetation	islands are required to be planted with live plants with at least 50% coverage at maturity

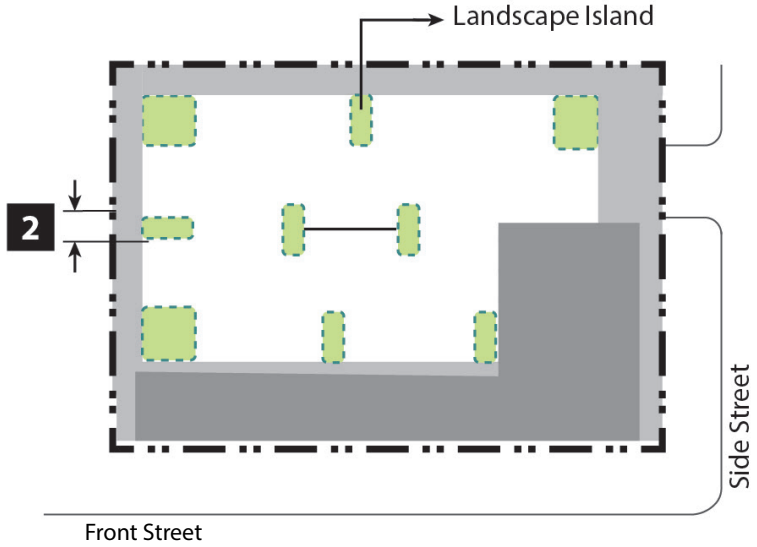


Figure 7.6 - Parking lot interior landscaping diagram. Not to scale.

D. SIDE AND REAR LANDSCAPE BUFFERS

1. INTENT

Landscaping along the rear and sides of a lot are designed to minimize negative impacts between adjacent developments and provide softening and screening between properties.

2. APPLICABILITY

These landscape buffers are required in all developments within the district.

Approved shared parking lots are exempt from side and rear landscape buffer requirements when the parking lot straddles a side or rear lot line.

Regulations for the side and rear landscape buffer landscape area type are defined in Figure 7.7 and Table 7.4.

Table 7.4 - Side & Rear Landscape Buffer Requirements	
BUFFER REQUIREMENTS	
1. Locations	required along side and rear lot lines (not along street frontages or across driveways)
2. Depth	8'-0" min.
LANDSCAPING REQUIREMENTS	
3. Trees	1 tree / 30'-0" of side and rear lot lines
4. Hedge Option*	A continuous double row of shrubs planted in the space between trees. Individual shrubs to have a minimum mature width of 3'-0" and minimum mature height of 4'-0" planted at no more than 3'-0" on center.
5. Fence Option*	An opaque fence with a minimum height of 6'-0" to be installed adjacent to the lot line. The buffer on the interior side of the fence is required to be planted with live plants with at least 50% coverage at maturity.

*Each side and rear buffer must use either the hedge or fence option.

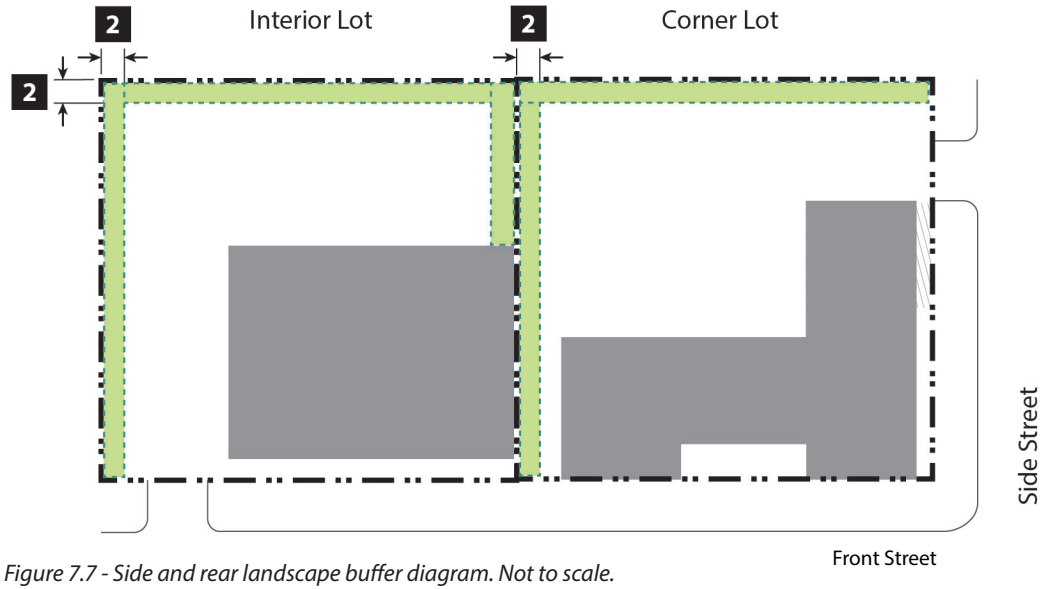


Figure 7.7 - Side and rear landscape buffer diagram. Not to scale.

8.0 PARKING

1. GENERAL REQUIREMENTS

A. INTENT

These provisions are established to accomplish the following:

1. Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of uses.
2. Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent uses and form districts.
3. Provide specifications for vehicular site access.

B. APPLICABILITY

This chapter shall apply to all new development and changes in use or intensity of use for existing development, in any form district.

1. Compliance with these required standards outlined shall be triggered by the following circumstances:
   - **(a)** Development of all new parking facilities, loading facilities, and driveways.
   - **(b)** Improvements to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
   - **(c)** Change in use requiring a change in the amount of parking.
2. Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this chapter.
3. Site Plan Approval. Parking quantities and parking design and layout shall be approved through the site plan approval process.
4. Landscaping Requirements. Side and rear landscape buffers (see Chapter 7.0) are required in the side and rear parking setbacks.

2. PARKING REQUIREMENTS

A. GENERAL PARKING REQUIREMENTS

1. Accessible Parking. Parking facilities accessible for persons with disabilities shall be in compliance with, or better than, the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility.
2. Approved Unlisted Uses. Upon receiving a site plan approval, occupancy certificate, or other permit application for a use not specifically addressed in Chapter 3.0, the city is authorized to apply off-street parking standards specified for the use deemed most similar to the proposed use. In instances where an equivalent may not be clearly determined, the city may require the applicant to submit a parking study or other evidence that will help determine the appropriate requirements.
3. EV Charging Stations. Charging facilities, or space to accommodate future charging facilities, shall be included in multi-family, commercial, and mixed use developments, per city requirements.

B. REQUIRED VEHICULAR AND BICYCLE PARKING

1. Parking requirements are organized by use and form district.
   - **(a)** Parking requirements are provided by use sub-category and form district; these numbers are applicable for all of the uses within each sub-category.
2. The parking requirement columns in Table 8.3 indicate maximum or minimum required off-street parking ratios, which may be subject to credits and other reductions, as detailed in this section.

Table 8.1 - Parking Site Requirements	
SETBACK (surface lot)	
1. Front Street	30'-0" min.
2. Side Street/Rear Street	5'-0" min.
3. Side	5'-0" min.
4. Rear	5'-0" min.
PARKING DRIVEWAY (surface lot & structured)	
Width	
5. Two-Way	25'-0" max.
6. Right turn in/Right turn out	25'-0" max.
7. One-Way	16'-0" max.
Corner Lot	
8. Location	side street or rear street
9. Distance from Corner	35'-0" min.
Interior Lot	
10. Location	shared driveway, rear street, front street as last resort
BICYCLE PARKING	
11. Bicycle parking to be provided in a secure location	

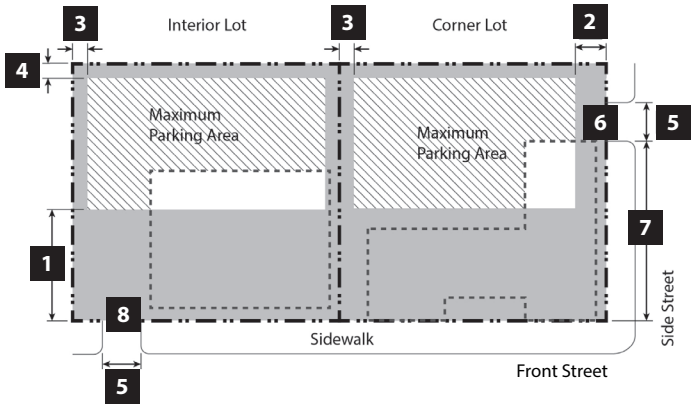


Figure 8.1 - Parking area placement example diagram. Not to scale

3. Bicycle parking facilities shall be a bike rack or bike locker that is firmly affixed to a wall, building, sidewalk, or other permanent structure. The number of bicycle parking spaces shall be equal to the bicycle capacity for which the bike rack or bike locker is designed. The immediate area surrounding bicycle parking spaces shall be sufficiently clear to allow convenient and safe access to cyclists. Table 8.2 indicates the minimum bicycle parking ratio for each given use.

4. Computation. Off-street parking spaces shall be calculated using the following information:

(a) Area Measurements. The following units of measurements shall be utilized to calculate parking requirements.

(i) Dwelling/Rooming Unit. Parking standards for residential uses shall be computed using dwelling unit, rooming unit, or room as the unit of measure, unless otherwise stated.

(ii) Net Leasable Floor Area. Unless otherwise expressly stated, parking standards for non-residential uses shall be computed using net leasable floor Area. This means gross floor area less the area used for common hallways, mechanical and storage areas, and rest rooms.

(iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on

Table 8.2 - Bicycle Parking Requirements	
USE CATEGORY OR TYPE	**MINIMUM REQUIRED BICYCLE PARKING SPACES**
1. Multifamily	the greater of either 4 spaces or 0.5 spaces / bedroom
2. Civic & Institutional	2 spaces AND 1 / each additional 10,000 sq. ft.
3. Retail	2 spaces AND 1 / each additional 5,000 sq. ft.
4. Service	2 spaces AND 1 / each additional 5,000 sq. ft.
5. Office/Professional	2 spaces AND 1 / each additional 10,000 sq. ft.
6. Open Space	per the ARC

Table 8.3 - Vehicular Parking Requirements by Use & Form District						
USE CATEGORY	MINIMUM PARKING REQUIREMENT					CALCULATION UNIT
	CC	BD	NC	TN	RT	
RESIDENTIAL & LODGING						
1. Single Family	2.0	2.0	2.0	2.0	2.0	per dwelling unit
2. Multifamily (Studio/1 Bed.)	1.0	1.0	1.0	1.0	1.0	per dwelling unit
3. Multifamily (2 Bedrooms)	1.5	1.5	1.5	1.5	1.5	per dwelling unit
4. Multifamily (3+ Bedrooms)	2.5	2.5	2.5	2.5	2.5	per dwelling unit
5. Hospitality	1.0	1.0	1.0	1.0	n/a	per room AND
	1.0	1.0	1.0	1.0	n/a	per 200 sq. ft. office & dining
6. Residential Care	n/a	0.5	0.5	0.5	n/a	per rooming unit AND
	n/a	0.5	0.5	0.5	n/a	per employee
CIVIC & INSTITUTIONAL						
7. Assembly (Public & Private)	0.2	0.25	0.2	0.2	n/a	per seat (capacity)
8. Medical/Dental Clinic	1.25	1.5	1.5	1.5	n/a	per treatment room AND
	0.75	1.0	1.5	1.5	n/a	per employee
9. Library/Museum/Post Office	0.75	1.0	1.0	1.0	n/a	per 600 sq. ft.
10. Police & Fire	n/a	n/a	n/a	n/a	n/a	per the ARC
11. School: Pre-K through Junior High	1.0	1.0	1.0	1.0	n/a	per classroom AND
	0.75	1.0	1.0	1.0	n/a	per 200 sq. ft. office space
12. School: High School & Higher Education	1.0	1.0	1.0	1.0	n/a	per classroom AND
	0.75	1.0	1.0	1.0	n/a	per 200 sq. ft. office space AND
	0.15	0.2	0.2	0.2	n/a	per student

TBD = to be determined by the ARC (Architectural Review Committee)

n/a = use is not permitted in the given form district

the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.

(iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each linear 2'-0" of such seating shall be counted as one seat.

(b) Fractions. When computation of the number of required off-street vehicular parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

(c) When there are multiple uses on a lot, spaces shall be calculated as an amount equal to the combined requirements for all uses on the lot.

(i) This calculation is not necessary when the ARC (Architectural Review Committee) has approved a shared parking agreement.

C. SHARED USE PARKING REDUCTIONS

The following reductions may be taken for multiple non-single family uses:

1. Shared vehicular parking is an arrangement in which two or more non-residential uses with different peak parking demand times use the

Table 8.3 cont. - Vehicular Parking Requirements by Use & Form District						
USE CATEGORY	PARKING REQUIREMENT					CALCULATION UNIT
	CC	BD	NC	TN	RT	
RETAIL						
12. General Retail	1.0	1.25	1.0	1.0	n/a	per 300 sq. ft.
13. Neighborhood Retail	0.75	1.0	1.0	1.0	0.5	per 300 sq. ft.
SERVICE						
14. General Service	0.5	0.75	0.5	0.5	n/a	per 250 sq. ft.
15. Neighborhood Service	0.5	0.75	0.5	0.5	0.5	per 250 sq. ft.
16. Bars & Restaurants	0.5	0.5	0.5	0.5	n/a	per seat (capacity) AND
	0.5	0.5	0.5	0.5	n/a	per employee
OFFICE & CRAFTSMAN						
17. Office/Professional	1.0	1.0	1.0	1.0	n/a	per 250 sq. ft.
18. Craftsman	n/a	1.0	1.0	1.0	n/a	per 500 sq. ft. retail space AND
	n/a	1.0	1.0	1.0	n/a	per 1,000 sq. ft. production space
SITE USES						
19. Open Space	TBD	TBD	TBD	TBD	TBD	per the ARC

TBD = to be determined by the ARC (Architectural Review Committee)

n/a = use is not permitted in the given form district

same off-street parking spaces to meet their off-street parking requirements.

2. General Provisions. After reviewing the site plan, the ARC may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces that are also provided for a nighttime or Sunday use, and vice versa.

3. Approval. In order to approve a shared parking arrangement, city planning staff must find, based on sufficient competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

Approved shared parking lots that straddle a side or rear lot line, occupying portions of each lot on either side of the lot line, are exempt from the parking lot setback requirements along that lot line. See Chapter 5.0

4. Peak Time Shared Parking Uses. The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the ARC.

The following uses are typically considered predominantly nighttime or Sunday uses: bars and restaurants, assembly uses, and other similar uses with peak activity at night or on Sundays, as authorized by the ARC.

5. Shared Vehicular Parking Reduction. When two or more categories of non-single family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:

(a) Reduction Calculations. Shared parking reductions will be approved in accordance with the following:

(i) For each applicable use category, calculate the number of spaces required as if it were the only use.

(ii) Use the figures for each individual use to calculate the number of spaces required for that use for each time period specified in Table 8.4. This table establishes six time periods per use.

(iii) For each time period, add the number of spaces required for all applicable uses to obtain a grand total for each of the six time periods.

(iv) Select the time period with the highest total parking requirement. This is the total

number of parking spaces required for the shared parking reduction.

6. Uses in Different Buildings. After reviewing the site plan the ARC may approve the shared parking reduction agreement if any of the uses are not located in the same structure or building.
7. Any shared parking location must be within 500'-0" from the entrance of the use to the closest parking space within the shared parking lot, measured along a dedicated pedestrian path.
8. Off-Site Shared Parking Agreement. An agreement approved by the city attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the ARC during review of the site plan.

   Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.

   If the agreement is no longer in force, then parking must be immediately provided as otherwise required in this chapter.

D. PARKING CREDITS

Vehicular parking standards in Table 8.3 may be reduced by achieving one or all of the following credits.

1. Public Parking Credit. For all non-residential uses, off- street public parking spaces located within 350'-0" of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.
2. Transit Credit. For all uses, vehicular parking requirements may be reduced with proximity to any transit line with headways of 15 minutes or less. Proximity is measured along a walking path from any point along the property line to the platform or transit stop:
   - **(a)** Within 400'-0" a reduction of up to 15% of the required off-street parking is permitted.
   - **(b)** Within 800'-0" a reduction of up to 10% of the required off-street parking is permitted.

Table 8.4 - Shared Parking Reduction Calculation Table

USE CATEGORY OR TYPE	WEEKDAYS			WEEKENDS		
	Midnight 7:00 am	7:00 am 6:00 pm	6:00 pm Midnight	Midnight 7:00 am	7:00 am 6:00 pm	6:00 pm Midnight
1. Residential	100%	50%	80%	100%	80%	80%
2. Hospitality	100%	65%	100%	100%	65%	100%
3. Retail & Service	5%	100%	80%	5%	100%	60%
4. Place of Worship	0%	30%	50%	0%	100%	75%
5. Theater/Entertainment	5%	30%	100%	5%	80%	100%
6. Bars & Restaurants	50%	70%	100%	70%	60%	100%
7. Office/Professional	5%	100%	5%	5%	5%	5%

9.0 SIGNAGE

1. GENERAL REQUIREMENTS

A. INTENT

This chapter seeks to enhance the economic and aesthetic appeal of Murray's City Center through the reasonable, orderly, safe, and effective display of signage. Signage should contribute to the identity and brand of each area.

Regulations in the Murray City Code of Ordinances, may be substituted if required by the Architectural Review Committee (ARC).

B. GENERAL REQUIREMENTS

Compliance with the regulations outlined shall be attained under the following situations:

1. Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs shall comply with these regulations.
2. Change in Sign Type. For existing signage, whenever the existing sign is changed to a new sign type, the new sign and content shall comply with these regulations.
3. Maximum Sign Area. Unless otherwise specified, the total area of all permanent signage associated with any building shall be no more than 15% of the area of the primary building facade.
4. Sign Quantity. Indicates the number of signs permitted per unit.
   - **(a)** For the per commercial tenant unit, a commercial tenant is the entity that occupies one or more commercial units in the building and is the owner or lessee of the unit(s).
   - **(b)** Different sign types may be used by different commercial tenants on the same building.
5. Sign Location. Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.
   - **(a)** Certain sign types may project beyond a property line into the right-of-way or into public property.
   - **(b)** No sign shall be attached to a utility pole, traffic pole, tree, standpipe, gutter, drain, or other vertical support structure that was not purpose-built to support the sign.
   - **(c)** Signs shall be erected so as to permit free ingress to and egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
   - **(d)** No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.

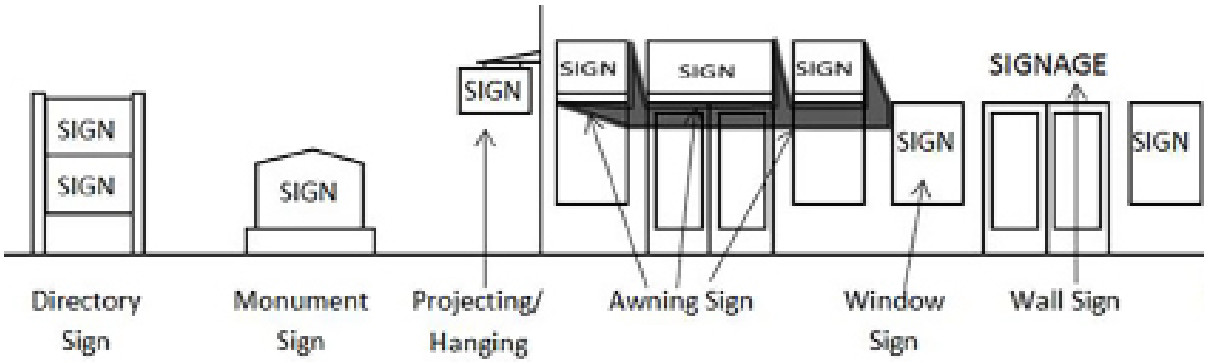


Figure 9.1 - Sign types diagram. Not to scale.

(e) Signs oriented to the pedestrian realm are required for each entryway on a public street. These signs should be mounted at a comfortable height and be clear and legible from the close range at which a pedestrian encounters the sign. The bottom edge of each sign should be no higher than 9'-0" from the ground plane, and shall not exceed a total area of 25 square feet.

6. Illumination. All signs shall be illuminated according to the following provisions unless otherwise stated:

(a) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it.

(b) Individual letters or logos may be internally illuminated as permitted per each sign type; when this type of lighted lettering is used, no other portion of the sign shall be internally illuminated.

(c) Gas-discharge tube signage, commonly known as a "neon sign," is permitted as a design element on any sign type, given that the requirements for that sign type are met.

(d) Electronic message centers, also known as electronic message boards, digital displays, or digital marquee signs, are signs that use computer-generated messages or some other electronic means of changing the words. Electronic message centers are not permitted.

(e) When an external artificial light source is used to illuminate a sign, the light source (lamp, bulb, LED array) shall be located, shielded, and oriented so as to not be visible from any public street or private residence.

(i) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 1'-6" from the face of the sign.

(ii) Sign output counts towards minimum light output per property. See 100k lumens/acre limit in Chapter 7.0

(iii) Light must be directed downward with no light transmitted above horizontal plane of luminaire.

7. Temporary Signs. The following standards apply to temporary signage:

(a) Each non-residential tenant may be allowed one temporary A-frame sign.

(b) Temporary signs shall not be located in the public right-of-way or clear view area.

(c) Temporary sign exposure is limited to three 30 day periods per year.

(d) Temporary signs shall not count toward the requirements of any other sign type.

8. Double sided signs are permitted with certain sign types. A double sided sign has two sign faces of equal dimensions that are coplanar and face in opposite directions.

Table 9.1 - Sign Type by Form District

SIGN TYPE	FORM DISTRICT				
	CC	BD	NC	TN	RT
1. Wall	P	P	P	P	N
2. Awning	P	P	P	P	N
3. Hanging/Projecting	P	P	P	P	P
4. Monument	P	P	P	P	N
5. Wayfinding	P	P	P	P	P
6. Window	P	P	P	P	P
7. Directory	P	P	P	P	N

P = Permitted | N = Not Permitted

(a) When a double sided sign is permitted the sign area requirements apply to each side of the sign separately.

9. Sign Type Requirements. The following pertain to specific sign types detailed in this chapter.

(a) Temporary Signs. A-Frame signs constructed of white plastic or wood and internally weighted are allowed. Such signs shall be no greater than 8 square feet per side. No other temporary signs are permitted.

(b) Window Signs shall not count toward the signage quantity and area or size requirements for any other sign type.

(c) Signs Facing onto Parking Lots. One parking lot facing sign is permitted in addition to the maximum requirements for other sign types.

(i) Permitted sign types for parking lot facing signs are wall, projecting, or awning signs.

(ii) Maximum sign area is 30 square feet.

(iii) Permitted location is either a side or rear facade that faces a parking lot.

(iv) If such signs face existing single family homes, they may not be illuminated.

(d) Iconic Sign Elements. Iconic signs, such as those with a historical or other significant meaning, may be allowed at the discretion of the city if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify the unique area. Such signs shall comply with the following:

(i) Symbol or Logo Size. The symbol or logo may not be larger than 10'-0" across in any direction.

(ii) No moving parts or external illumination of the symbol or log may be provided.

(iii) The text component of the sign may not be more than 30% of the overall area of the sign.

(e) Historic Signs. Any existing signs that the city has identified as historic, or of local significance, shall be included in the site plan approval process in order to encourage their preservation and/or reuse.



Figure 9.2 - Example of a storefront with excessive signage

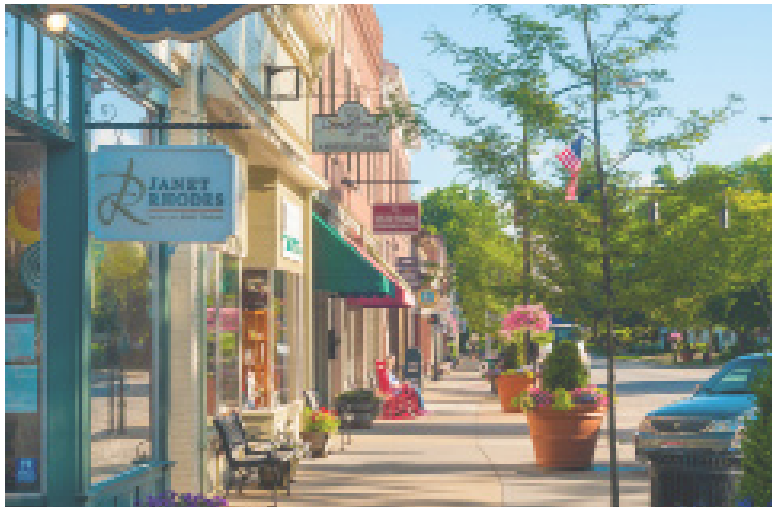


Figure 9.3 - Example of a street with sufficient signage

2. WALL SIGNS

A. INTENT

Wall signs, also known as flat, channel letter, or band signs, are mounted directly to the building face to which the sign is parallel.

B. REGULATIONS

Wall signs shall be developed according to the standards in Table 9.2.

1. Wall signs shall not cover windows or other building openings.
2. Wall signs shall not cover architectural building features, and shall be architecturally compatible with the building.
3. Painted signs, a type of wall sign painted directly onto the building facade, are permitted.
4. Nameplate signs indicate the name or occupation of the tenant. They shall be subject to all of the requirements of the wall sign type, but shall be no larger than 3 square feet maximum per tenant.
5. No wall signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the city.

C. CALCULATION

The area of a wall sign is calculated using the following information:

1. For attached signs, area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as illustrated in Figures 9.4 and 9.5.
2. For painted signs, area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

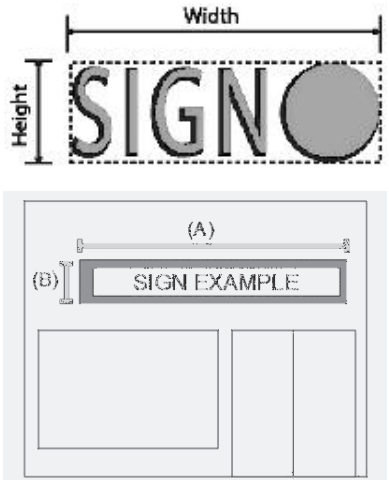


Figure 9.4 - Sign measuring diagrams: mounted sign (top), painted sign (bottom). Not to scale.



Figure 9.5 - Mounted wall sign example

Table 9.2 - Wall Sign Requirements

1. Permitted Districts	CC, BD, NC, TN
2. Sign Area	2.0 sq. ft. of sign area / linear foot of facade bay width, 200 sq. ft. max. area / sign 3 sq. ft. max. / tenant for nameplate signs
3. Height	3'-0" max. letter or element height
4. Location	permitted on frontages
5. Placement	1'-0" max. projection from building face
6. Quantity	1 max. / commercial tenant / frontage
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements

3. AWNING SIGNS

A. INTENT

A sign that is mounted, painted, or otherwise applied on or attached to an awning.

B. REGULATIONS

Awning signs shall be developed according to the standards in Table 9.3 and the encroachment regulations in Chapter 5.0.

C. CALCULATION

The area of the awning is defined as the rectangular area of the building facade that is covered by the awning, i.e. awning height x awning width.

The sign area is a percentage of the surface area of the awning. The surface area is the total area of the sides and front of the awning, including both vertical and sloped or rounded parts of the awning. Sign area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as illustrated in Figure 9.4.



Figure 9.6 - Awning sign example

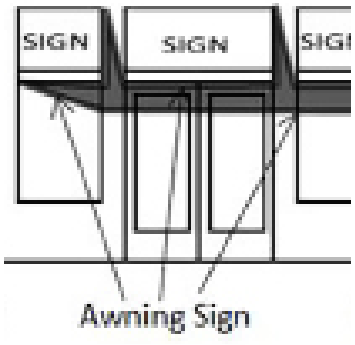


Figure 9.7 - Awning sign diagram. Not to scale.

Table 9.3 - Awning Sign Requirements	
1. Permitted Districts	CC, BD, NC, TN
2. Awning Area	3.0 sq. ft. of awning area / linear foot of primary facade bay width, 300 sq. ft. max. area / sign
3. Sign Area	up to 50% of the awning surface area may be used for signage
4. Height	8'-0" min. vertical clearance above the ground plane
5. Location	permitted on frontages
6. Placement	maximum projection from the building facade is determined by street frontage type, see Chapter 5.0 shall not project within less than 2'-0" from the back of curb shall not overlap, block, or cover any window, door, or roof
7. Quantity	1 max. / commercial tenant / frontage
8. Internal Illumination	not permitted
9. Materials	awning surface shall be made of canvas, metal, glass, or wood, plastic is not permitted all structural supports shall be made of metal or wood

4. HANGING/PROJECTING SIGNS

A. INTENT

A projecting sign is attached to and projects from a building face or hangs from a support structure that projects from the building face. Sign faces are typically perpendicular to the building face, but may be angled away from the facade no less than 45 degrees. The sign may be vertically or horizontally oriented.

B. REGULATIONS

Projecting signs shall be developed according to the standards in Table 9.4.

1. Double sided signs are permitted.
2. No projecting signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the city.
3. Backlit box or cabinet signs are not permitted.



Figure 9.9 - Projecting sign example

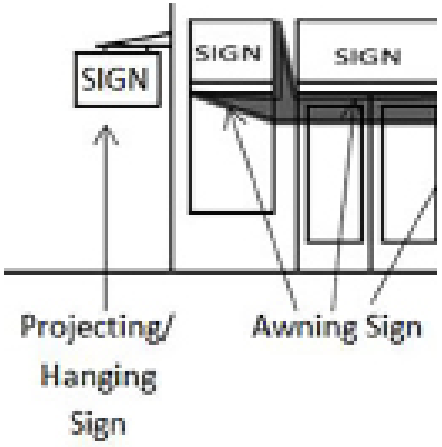


Figure 9.8 - Projecting sign diagram. Not to scale.

Table 9.4 - Hanging / Projecting Sign Requirements	
1. Permitted Districts	CC, BD, NC, TN, RT
2. Sign Area	1.5 sq. ft. of sign area / linear foot of primary facade bay width, 160 sq. ft. max. area / sign face
3. Total Size	8'-0" max. W x 20'-0" max. H, including sign faces(s) and all support structures
4. Location	permitted on frontages
5. Placement	10'-0" min. clearance above the ground plane shall not project further than 8'-0" from the building face shall not project within less than 2'-0" from the back of curb sign faces and structural supports shall not extend above any eave or parapet
6. Quantity	1 max. / commercial tenant / frontage
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

5. WINDOW SIGNS

A. INTENT

A window sign is posted, painted, placed, or affixed to or near the interior surface of a window for public viewing on the exterior of the window. Window signs should be durable and attached securely to the interior surface.

B. REGULATIONS

Window signs shall be developed according to the standards in Table 9.5.

C. CALCULATION

The total window area is a sum of the areas of individual windows and glass doors. A continuous set off windows is a group of one or more windows or glass doors that are separated by mullions or frames less than 0'-8" in width. To measure sign area percentage, divide the total sign area by the total window area.

1. Window signs are not counted toward a site's maximum signage allowance.
2. Address and hours of operation signs are considered exempt and are not counted in the window sign area calculation.
3. Temporary window signs shall be included in the total percentage of signage per window calculation.
4. Window signs may not be internally illuminated. Neon (gas-discharge tube), LED screens and shapes, marquee signs, and other similar illuminated signs are not permitted.



Figure 9.10 - Window sign example

Table 9.5 - Window Sign Requirements	
1. Permitted Districts	CC, BD, NC, TN, RT
2. Sign Area	the maximum signage coverage for any continuous set of windows is 25% the maximum signage coverage for any individual window is 40%
3. Height	no max. or min.
4. Location	permitted on all facades
5. Placement	permitted on ground and upper story windows not occupied by a residential use
6. Quantity	ground story: no maximum, determined by sign area upper stories: 1 individual window or continuous bank of windows max. / commercial tenant
7. Internal Illumination	not permitted
8. Materials	paint, wood, glass, plastic, metal, and other similar materials are permitted

6. WAYFINDING SIGNS

A. INTENT

Wayfinding signs are pedestrian scale signage and may be mounted on one or two poles. Three configurations are permitted:

5. A sign mounted onto a double set of poles.
6. A sign mounted on a single pole.
7. A sign hanging from a single pole.

Other mounting may be allowed, subject to city approval.

B. REGULATIONS

Wayfinding signs are only permitted for wayfinding purposes for the entire development, not for individual businesses.

Wayfinding signs shall be developed according to the standards in Table 9.6.

Double sided signs are permitted.



Figure 9.11 - Wayfinding sign example

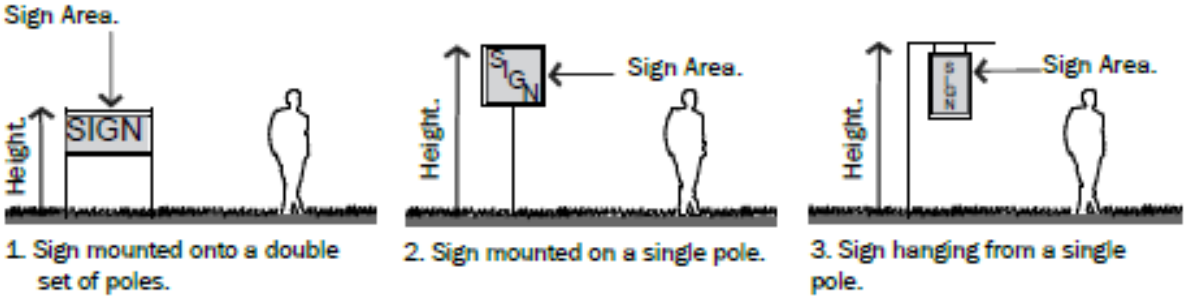


Figure 9.12 - Wayfinding sign diagrams. Not to scale.

Table 9.6 - Wayfinding Sign Requirements	
1. Permitted Districts	CC, BD, NC, TN, RT
2. Sign Area	8 sq. ft. max. area / sign face
3. Height	8'-0" max. for signs mounted or hanging on a single pole 5'-0" max. for signs mounted on a double set of poles
4. Pole Size	0'-4"x 0'-4" max. pole cross section
5. Location	front street and side street BTZ, rear yard, side w
6. Placement	pole setback 2'-0" min. from right-of-way property lines property line overhangs are not permitted
7. Quantity	as needed for wayfinding around the development
8. Internal Illumination	not permitted
9. Materials	solid wood and metal are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

7. MONUMENT SIGNS

A. INTENT

A monument sign is freestanding and located in a front yard or side yard of a lot.

B. REGULATIONS

This sign's location and quantity requirements are the same as those of the directory sign type and the maximum quantity is cumulative between the two sign types. E.g. If each sign type has a maximum of 2, that means 2 total between the types, not 4 total, and can be 2 of either type or 1 of each type.

Monument signs shall be developed according to the standards in Table 9.7.

1. Multiple tenant buildings on a lot with a width of greater than 300'-0", measured across the front property line, may have signage with the following parameters:
   - **(a)** Up to two monument signs on one frontage.
   - **(b)** Signs shall be at least 150'-0" apart.
2. Monument Signs may not be pole-mounted.
3. Manually changeable text is not permitted for monument signs.
4. May serve multiple purposes such as seating.
5. If placed closer than 5'-0" from the front and corner side property lines, signs must meet clear view requirements.
6. Double sided signs are permitted
7. Cabinet style monument signs are not permitted



Figure 9.13 - Monument sign diagram. Not to scale.



Figure 9.14 - Monument sign example

Table 9.7 - Monument Sign Requirements	
1. Permitted Districts	CC, BD, NC, TN
2. Sign Area	50 sq. ft. max. area / sign face
3. Total Size	6'-0" H x 10'-0" W x 3'-0" W max. including sign face(s) and all support structures
4. Location	front street and side street BTZ
5. Placement	when placed at the intersection of two street frontages, the sign shall not obstruct safety sight lines
6. Quantity	1 max. / development / street frontage (cumulatively shared with the directory sign quantity maximum)
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

8. DIRECTORY SIGNS

A. INTENT

Directory signs are a specialized monument sign. They list multiple businesses that are located within the same development. The intent is to provide one collectively shared sign rather than one sign for each separate business.

B. REGULATIONS

The directory sign location and quantity requirements are the same as those of the monument sign type and the maximum quantity is cumulative between the two sign types. E.g. If each sign type has a maximum of 2, that means 2 total between the types, not 4 total, and can be 2 of either type or 1 of each type.

Directory signs shall be developed according to the requirements in Table 9.8.

1. Double sided signs are permitted.



Figure 9.15 - Monument mounted directory sign example

Table 9.8 - Directory Sign Requirements	
1. Permitted Districts	CC, BD, NC, TN
2. Sign Area	10'-0" max. height, 5'-0" max. width / sign face,
3. Total Size	12'-0" max. height, 6'-0" max. width, including sign face(s) all support structures
4. Location	front street and side street BTZ
5. Placement	2' -0" min. setback from right-of-way property lines property line overhangs are not permitted
6. Quantity	1 max. / development / street frontage (cumulatively shared with the monument sign quantity maximum)
7. Internal Illumination	Permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

9. MARQUEE SIGNS

A. INTENT

A marquee sign is a canopy located above the main entrance of a theater, cinema, or other type of performance hall. The sides and front of the canopy display the name of the establishment in permanent text and the name of what is currently playing in variable text. The variable text must be manually changeable, not an electronic display or mechanically changeable text. The name of the establishment may also be displayed on a vertically-oriented hanging/projecting sign immediately above the canopy.

The intent is for marquee signs in the Murray City Center FBC area to be of a traditional style, not a modern electronic message sign style.

B. REGULATIONS

Marquee sign canopies that encroach into the public right-of-way are subject to the encroachment requirements and limitations for canopies found in the part 2 building type tables. See chapter 5.

If there is a vertically-oriented hanging/projecting sign above the canopy it shall be located above, not adjacent to, the canopy. A hanging/projecting sign shall meet the requirements of the hanging/projecting sign type with one exception: the sign face and structural supports are permitted to extend above the roof of the building but not beyond the hanging/projecting sign maximum height.

Marquee signs shall be developed according to the requirements in Table 9.9.



Figure 9.16 - Marquee sign example

Table 9.9 - Marquee Sign Requirements	
1. Permitted Uses	performance theater, concert hall, movie theater
2. Permitted Building Types	canopy permissions vary by building type and frontage, see part 2 building type tables in chapter 5
3. Sign Area	limited to the canopy faces which are not attached to the building
4. Total Size	canopy faces 8'-0" max. height
5. Location	permitted at one main entrance along the front facade
6. Placement	10'-0" min. clearance above the ground plane shall not project within less than 2'-0" from the back of curb
7. Quantity	1 max. / theater, cinema, or performance hall
8. Internal Illumination	permitted for individual letters and logos
9. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

10.0 ADMINISTRATION

1. GENERAL REQUIREMENTS

A. INTENT

This code intends to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of Murray City. This code intends to increase conformity to the greatest extent possible.

Any permanent updates or revisions to this FBC must be approved by the City Council.

2. SCOPE OF REGULATIONS

A. NEW DEVELOPMENT

All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.

B. CHANGES TO EXISTING BUILDINGS

1. NON-HISTORIC BUILDINGS

For non-historic buildings, all renovations affecting a change of use that is greater than 25% of the gross square footage of the existing building shall be subject to all applicable regulations of this code.

2. HISTORIC BUILDINGS

For historic buildings, use changes that do not include changes to the building's exterior are not subject to the regulations of this code. Exterior changes in the Exempt Activities list are permitted.

When an addition is built onto a historic building, the addition is subject to the regulations in this code but the historic building is not. Special exceptions for the addition may need to be made, for example, reducing the minimum height requirement. Any exceptions to this code for historic building additions shall be determined by city planning staff and the ARC, where necessary.

C. APPROVED DESIGN REVIEW APPLICATIONS

Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following:

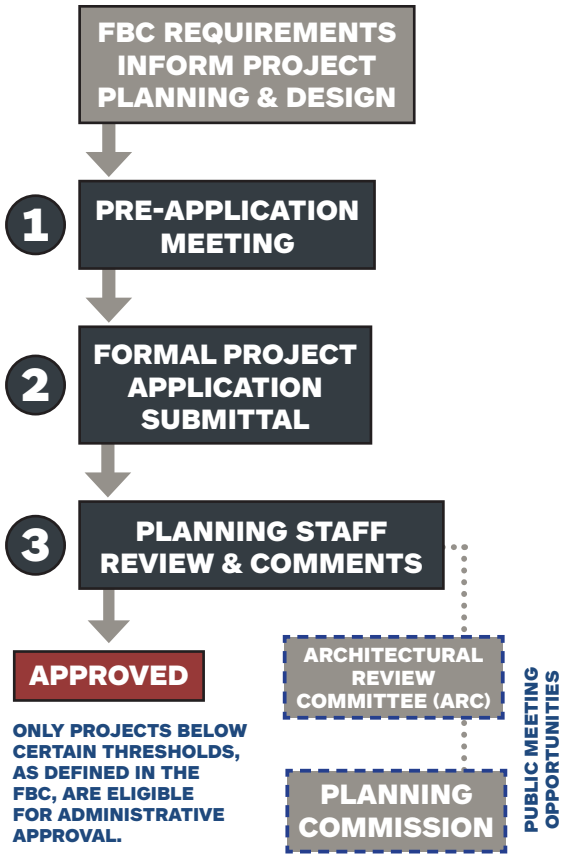


Figure 10.1 - Proposed FBC application and administration process

1. Work or construction is begun within one year of the effective date of this code.
2. Work or construction continues diligently toward completion.

Table 10.1 - Proposed Tier 1 FBC Area Nonconformity Regulations	
TIER 1	
Triggers	1. New sign
	2. Minor facade changes that do not significantly alter the visual character or function and cost less than 50% of the building's appraised value
	3. New accessory structure
Limitations	1. No change in the number of dwelling units
Remedies	1. All signage on buildings and on site shall be brought into FBC compliance
	2. Architectural massing, features, and detailing shall be brought into closer FBC compliance
Administration	1. Design review
	2. Use permit

Table 10.2 - Proposed Tier 2 FBC Area Nonconformity Regulations	
TIER 2	
Triggers	1. Expansion where the total floor area of the expansion does not exceed 10% of the existing total floor area
Limitations	1. No expansions that will intrude into any FBC required setbacks
	2. No expansions that will create a new FBC nonconformity
Remedies	1. All signage on buildings and on site shall be brought into FBC compliance
	2. Landscaping shall be brought into closer FBC compliance
	3. Architectural massing, features, and detailing shall be brought into closer FBC compliance
Administration	1. Design review
	2. Site plan review
	3. Use permit

Table 10.3 - Proposed Tier 3 FBC Area Nonconformity Regulations	
TIER 3	
Triggers	1. Major facade changes that significantly alter the visual character or function of the building
	2. Building facade changes that cost more than 50% of the building's appraised value
	3. Expansion where the total floor area of the expansion is more than 10% and less than 25% of the existing total floor area
Limitations	1. No expansions that will intrude into any FBC required setbacks
	2. No expansions that will create a new FBC nonconformity
Remedies	1. All signage on buildings and on site shall be brought into FBC compliance
	2. Landscaping shall be brought into closer FBC compliance
	3. Architectural massing, features, and detailing shall be brought into closer FBC compliance
Administration	1. Design review
	2. Site plan review
	3. Use permit

3. NON-CONFORMANCE

After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered non-conforming and are subject to the standards of this code.

Nonconformity means not conforming with the city's current zoning regulations. There are two types of nonconformity:

1. Legal nonconformities were permitted and conforming when they were established but have become nonconforming due to a zoning regulation change.
2. Illegal nonconformities were not permitted when they were established and/or are a result of a non-permitted, nonconforming change.

Municipal nonconformity regulations define how legal nonconformities are addressed after a zoning regulation change. The adoption of a Form Based Code (FBC) will create legal nonconformities so these nonconformity regulations are very important for current property owners and all future changes to nonconformities within the FBC area.

A. DEFINITIONS

1. Permission: Permitted changes that require no remedy
2. Limitation: Limitations placed on permissions
3. Trigger: A change that requires a specific remedy

4. Remedy: The remedy required by a specific trigger
5. Exemption: Conditions in which the trigger does not require a remedy
6. Abandoned: A use, structure, or sign that has not been continuously and actively operated or used for a period of 12 months, or more, from the time that the use, structure, or sign became nonconforming, regardless of intent to resume operation
7. Change of Use: An existing nonconforming use that has been terminated and replaced by another use. Any change of use in violation of the FBC is deemed an immediate abandonment of the nonconforming use.
8. Non-conforming buildings that have been destroyed by natural causes may be replaced to their original condition within one year of casualty.

B. EXEMPT ACTIVITIES

The following activities are exempt from the administrative requirements:

1. Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
2. Replacement of existing windows, doors, or fixtures that do not change the transparency percentage of the building.
3. Interior construction that does not result in change of use and is not visible from the exterior of the building.
4. Emergency repairs ordered by a city official in order to protect health and safety.

4. REVIEW AND APPROVALS

1. All development applications for the City Center area will be reported to the planning commission and city council in staff reports.
2. All development applications in the Residential Transition (RT) districts will be required to appear in a public meeting.
3. Developments in the CC, NC, TN, or BD form districts that meet one or both of the following criteria will not require a public meeting or planning commission review, application approval will be made administratively:
   - **(a)** Development lot is smaller than 1 acre
   - **(b)** Structure size is less than 20,000 square feet

A. APPEALS

All city decisions which interpret or administer this chapter may be appealed through the existing appeals proceedings.

Following final action by the applicable land use authority, any person with standing to challenge the decision may, within ten days of the final action, appeal the decision to the appeal authority following the process defined in the Murray City Code of Ordinances.

B. CHANGING FORM DISTRICTS

A property owner who wishes to change the form district designation of their property shall go through the City's standard zone change process.

C. MINOR MODIFICATIONS OF AN APPROVED SITE PLAN

Minor modifications of an approved site plan shall be evaluated through a letter of application, the provision of the reasoning behind the request, and the new, modified site plan. Such requests may be made for:

1. Minor modifications to proposed landscaping plans, pursuant to the modification standards established.
2. Minor modifications to buildings, including building placement and materials, pursuant to the modification standards.
   - **(a)** Building materials that reflect the intent of the original material.
   - **(b)** The city may modify the requirements of this chapter where full compliance is impossible due to the existing site or building conditions.
3. Minor modifications to parking requirements, pursuant to the development of an alternative parking plan.

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D. APPROVAL BY DEGREE OF CHANGE

The degree of modification of an approved site plan determines which body must approve the changes. The percentage of change is determined by city planning staff through a review of the letter of application and a comparison of the original, approved site plan and the modified site plan.

1. CHANGES LESS THAN 10%

Minor modification of less than 10% of an approved site plan must be approved by city planning staff.

2. CHANGES FROM 10% TO 20%

Minor modifications of between 10% and up to 20% of an approved site plan must be approved by CED staff.

3. CHANGES GREATER THAN 20%

Minor modifications greater than 20% of an approved site plan must be approved by the ARC.

11.0 GLOSSARY

1. GRAPHICS

The graphics, tables, and text used throughout this Form Based Code (FBC) are regulatory. In case of a conflict, text shall override tables and graphics, and tables shall override graphics.

2. WORD DEFINITIONS & USES

The meaning and usage of terminology is not universal. Some of the terms in this FBC are used differently in other contexts. The definitions provided in this FBC are specific to how they are used within the FBC. These definitions are not subject to multiple interpretations and shall not be altered. When a definition is not provided herein, refer to the Murray City Municipal Code.

3. DEFINED TERMS

For the purposes of this code, the following terms shall have the following meanings:

1. Accessory Structure. Structures located on the same lot as, but detached from, the principal building(s) with use(s) that are incidental to the use(s) of the principal building(s). Examples include a garage, ADU, parking lot canopies, parking structure, storage, utility, and maintenance sheds, etc.,
2. Animal. All non-human members of the animal kingdom, including domestic and livestock species.
3. Applicant. The owner of a subject property or the authorized representative of the owner on which a land development application is being made.
4. ARC. Architectural Review Committee
5. Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst community residents in a public or private setting. Assembly includes uses such as a community center, house of worship, and private clubs and lodges.
6. Auto-Related Use. An establishment primarily engaged in the sale or rental of goods, merchandise, and services related to vehicles, such as repair, body work, painting, detailing, vehicle and vehicle-related equipment sales. These uses do not include auto dismantling, salvage, junk yards, and similar uses.
7. Bay or Facade Bay. Used to refer to one vertical facade division.
8. Blank Wall Limitation. A restriction of the amount of windowless area permitted on a facade that fronts on a street.
9. Block. The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
10. Block Depth. A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
11. Block Ends. The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.
12. Block Face. The aggregate of all the building facades on one side of a block.
13. Block Length. A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
14. Build to Zone (BTZ). The area in which the front or corner side facade of a building shall be located. The BTZ is expressed as the area, or zone, between a minimum offset and a maximum

offset, as measured from the right-of-way property line(s).

15. BTZ Pedestrian Space. A type of public open space that is located between a right-of-way property line and adjacent building facade, within the BTZ.

16. Building Type. A structure defined by the combination of configuration, form, and function. Refer to Chapter 5.0 Building Types for more information and the list of permitted Building Types.

17. Cannabis Cultivation Facility. A person or entity that

(a) possesses cannabis;

(b) grows or intends to grow cannabis; and

(c) sells or intends to sell cannabis to a cannabis cultivation facility or to a cannabis processing facility.

18. Cannabis Processing Facility. A person or entity that:

(a) acquires or intends to acquire cannabis from a cannabis production establishment or holder of an industrial hemp processor license;

(b) possesses cannabis with the intent to manufacture a cannabis product;

(c) manufactures or intends to manufacture a cannabis product from unprocessed cannabis or a cannabis extract; and

(d) sells or intends to sell a cannabis product to a medical cannabis pharmacy or the state central fill medical cannabis pharmacy.

19. Cannabis Product. A product that:

(a) is intended for human use and

(b) contains cannabis or tetrahydrocannabinol.

20. Cannabis Production Establishment. A cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.

21. Carport/ Storage Building. A private garage not completely enclosed by walls or doors.

22. Clinic. A building or portion of a building containing an office or offices of medical doctors, dentists, psychiatrists, chiropractors, physical therapists and other members of the medical professions which provide facilities and services for outpatient care, diagnosis, treatment, and observation of individuals suffering from illness, injury or other conditions requiring medical, surgical or therapeutic services. This definition does not include facilities providing patient beds for overnight care.

23. Community Location includes:

(a) a public or private kindergarten, elementary, middle, junior high, or high school;

(b) a licensed child-care facility or preschool;

(c) a trade or technical school;

(d) a church;

(e) a public library;

(f) a public playground;

(g) a public park;

(h) a youth center or other space used primarily for youth-oriented activities;

(i) a public recreational facility;

(j) a public arcade

(k) a homeless shelter

24. Courtyard. An outdoor area enclosed by a building on at least two sides and is open to the sky.

25. Corner Facade. On corner lots only, the new facade plane created when the two facade planes that meet at the corner of a building are chamfered.

26. Coverage, Building. The percentage of a lot developed with a principal or accessory structure.

27. Coverage, Impervious Site. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

28. Craftsman Use. See "Industrial/Craftsman".

29. Critical Root Zone. Also referred to as dripline. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).

30. Dedication. The intentional appropriation of land by the owner to the City for public use and/or ownership.

31. Density. The number of dwelling units located in an area of land, usually denoted as units per acre.

32. Drive-Through Restaurant. A restaurant that includes a window or similar feature which allows food to be ordered and taken from the premises for consumption elsewhere without leaving a vehicle.

33. Dwelling Unit. A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.

34. Easement. A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.

35. Eave. The edge of a pitched roof; it typically overhangs beyond the side of a building.

36. Encroachment. An encroachment refers to portions of a building that project into, or over, the ROW property line. Encroachments are permitted, by building type and form district for:

(a) Roof overhang

(b) Balcony

(c) Awning

(d) Canopy (street level only)

37. Entrance Type. The permitted treatment types of the ground floor facade of a building type. Entrance types include:

(a) Storefront

(b) Arcade

(c) Stoop

(d) Porch

38. Expression Line. An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.

39. Facade. The exterior face of a building, including but not limited to the walls, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.

40. Facade Bay. Synonymous with Vertical Facade Division. See Vertical Facade Division.

41. Family. Family is defined as one of the following:

(a) Two or more persons, each related to the other by blood, marriage, or adoption together with usual domestic servants and not more than one bona fide guest, all living together as a common household unit.

(b) Up to three persons all of whom are not necessarily related to each other by blood, marriage, or adoption, and their children living together as a common household unit.

(c) For the purposes of this code, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of this code.

42. Fire. See "Police and Fire".

43. Form District. A defined area to which the same set of requirements are applied in the Form Based Code. Refer to Chapter 2.0 Form Districts

44. Front Facade. The building facade along the front property line and front street.

45. Front Street. The street abutting a lot which has the highest frontage type within the frontage types hierarchy.

46. Frontage.

(a) A designation along each street that determines where the front of a building is located.

(b) The spatial interface between the public and private spaces that exists continuously along both sides of each street.

(c) The portion of a lot's property line which is collocated along a public right-of-way.

(d) The horizontal distance between the Side Property Lines, measured at the Front Property Lines.

47. Gas Station. A retail facility primarily dedicated to selling gasoline, and other automotive fuels, to vehicles. May include a small convenience store. Does not include automobile repair or maintenance services.

48. Grade. The average level of the finished surface of the ground story adjacent to the exterior walls of a building.

49. Gross Floor Area. The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing or goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.

50. Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.

51. Horizontal Facade Division. A horizontal section of a facade that is visually separated by a horizontal expression line that runs the length of the entire facade or one or more vertical facade divisions.

52. Hospitality. A facility offering temporary or long term lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. Bed and Breakfasts are permitted.

53. Impervious Surface. Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.

54. Independent Cannabis Testing Laboratory. A person or entity that:

(a) conducts a chemical or other analysis of cannabis or a cannabis product; or

(b) acquires, possesses, and transports cannabis or a cannabis product with the intent to conduct a chemical or other analysis of the cannabis or cannabis product.

55. Industrial/Craftsman Use. A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products, that includes a showroom or small retail outlet.

(a) These uses may also include associated facilities such as offices and small scale warehousing, but distribution is limited.

(b) The maximum overall gross floor area is limited to 20,000 square feet, unless otherwise noted.

(c) Outdoor activities and storage of goods are not permitted.

56. Itinerant merchant. Any person who engages in a temporary business of selling or offering to sell any goods, wares, merchandise or services from a stand, cart, tent or other structure not permanently affixed to real property.

57. Landscape Area. Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.

58. Library/Museum/Post Office. Libraries and museums are open to the general public for housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop. A post office is a publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.

59. Lodging. Specialized residential uses such as hotel, inn, and residential care facility.

60. Lot. One or more parcels that are included in the same development project. Most of the regulations in this FBC apply to the lot rather than the parcel.

(a) Projects that are developed in phases shall be considered one lot if only one permitting application process is required and 2 lots if 2

permitting application processes are required, 3 lots for 3 permits, etc.

61. Lot, Corner. A lot abutting at least two vehicular rights-of-way, excluding an alley, at their intersection.

62. Lot, End Through. A lot at the end of a block that abuts a different right-of-way on 3 of its sides and adjacent lot(s) on its fourth side.

63. Lot, Flag. A lot having its only access to the adjacent vehicular right-of-way through a narrow strip of land, excluding an alley.

64. Lot, Interior. A lot abutting a vehicular right-of-way, excluding an alley, along one (1) property line; surrounded by lots along the remaining property lines.

65. Lot, Through. Also referred to as a double frontage lot. An interior lot having frontage on two vehicular rights-of-way which are on opposite sides of the lot, excluding an alley.

66. Lot Area. The computed area contained within the property lines; it is typically denoted in square feet or acres.

67. Lot Depth. The smallest horizontal distance between the Front and Rear Property Lines measured approximately parallel to the Corner and/or Side Property Line.

68. Medical Cannabis Pharmacy. A retail pharmacy where medical cannabis is sold, pursuant to Utah Code Title 4-41a.

69. Medical/Dental Clinic. A facility or institution, whether public or private, principally engaged in providing services for health maintenance and the treatment of mental or physical conditions.

70. Museum. See "Library/Museum/Post Office".

71. Nonconformance. A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this code, but that cannot be constructed, platted, or operated after the effective date of or Amendment to this code.

72. Occupation of Corner. Locating a building's front and side facades within the front and corner build to zones, respectively.

73. Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

74. Office/Professional. A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers.

75. Open Space. A use of land for active or passive, public or private, outdoor space, including such uses as parks and town squares. See Chapter 6.0. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair.

76. Open Space, Minimum Access. This requirement ensures access and visibility for the open space. It is described in two ways:

- **(a)** The percentage of the total perimeter that must be adjacent to a public right-of-way.
- **(b)** The minimum number of and/or spacing between access points into the open space.

77. Open Space Type. The permitted and regulated types of open spaces in this code:

- **(a)** Pocket park
- **(b)** Town square
- **(c)** BTZ pedestrian space
- **(d)** Park

78. Open Water. A pond, lake, reservoir, or other water feature with the water surface fully exposed.

79. Owner. The legal or beneficial title-holder of land or holder of a written option or contract to purchase the land.

80. Parcel. A tract of land that is specifically defined in legal terms for both taxation and ownership purposes. It is the smallest portion of land that may be defined in this way.

81. Parking Lot. An uncovered paved surface used solely for the parking of vehicles. Parking lot locations are regulated by frontage type.

82. Parking Structure, Attached. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the

same lot. Parking Structures within the buildings are regulated per building type.

83. Parking Structure, Detached. A shared parking structure owned by the city, a parking district, a government agency, or other public entity intended to accommodate public and leased parking.

84. Pedestrian Street. A street type that is designed and designated primarily for pedestrian use with secondary use limited to specific vehicles.

85. Pedestrianway. A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

86. Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

87. Plat. A map or chart of a division and/or combination of lots.

88. Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included.

89. Post Office. See "Library/Museum/Post Office".

90. Principal Building. They primary building that contains the dominant use(s) of the lot. Multiple principal buildings are permitted on some lots.

91. Professional. See "Office/Professional".

92. Property Line. Also referred to as lot line. A boundary line of a parcel of land or lot.

93. Property Line, Front. A property line located along the front street of a lot. Front property lines are always located along a street right-of-way.

94. Property Line, Rear. A property line located opposite the front property line of a lot. Rear property lines may be located along a right-of-way or abutting adjacent property lines, depending on lot type.

95. Property Line, Side. A property line located between front and rear property lines. Side property lines may be located along a right-of-way or abutting adjacent property lines, depending on lot type.

96. Residential. Facilities in which people reside. Often called "housing", this includes several different building types and configurations of dwelling units meant for individuals and groups of people, such as a family. Units are typically occupied for long periods of time and may be leased or owner-occupied.

97. Residential Care. A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Residential care includes such uses as independent and assisted living facilities, nursing homes, and residential care homes. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building.

98. Retail, General. Retail uses occupying a space larger than 12,000 square feet, and engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including, but not limited to, convenience stores, department stores, grocery stores, hobby shops, etc.

99. Retail, Neighborhood. Retail uses occupying a space smaller than 12,000 square feet, and engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including, but not limited to, convenience stores, department stores, grocery stores, hobby shops, etc.

100. Retail Tobacco Specialty Business. A commercial establishment in which:

- **(a)** the sale of tobacco products accounts for more than 35% of the total quarterly gross receipts for the establishment;
- **(b)** 20% or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products;

(c) 20% or more of the total shelf space is allocated to the offer, display, or storage of tobacco products; or

(d) the retail space features a self-service display for tobacco products.

101. Right-of-Way. Land dedicated or utilized for a Street Type, trail, pedestrianway, utility, railroad, or other similar purpose.

102. Roof Type. The detail at the top of a building that finishes a facade and encloses the top of the building. Permitted roof types include:

(a) Parapet roof

(b) Pitched roof

(c) Flat roof

(d) Tower (roof feature, not a roof type)

103. Scale. The relative size of a building, street, sign, or other element of the built environment.

104. School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

105. Service, General. Service uses occupying a space larger than 12,000 square feet and are primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, including, but not limited to, entertainment uses, repair of small goods and electronics (not including vehicles), home furniture, restaurants, etc.

106. Service, Neighborhood. Service uses occupying a space smaller than 12,000 square feet, are primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, including, but not limited to, entertainment uses, repair of small goods and electronics (not including vehicles), home furniture, restaurants, etc. Multiple neighborhood service uses can be aggregated in one development.

107. Semi-Pervious Surface. Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

108. Setback. The horizontal distance from a property line toward the interior of a lot, along a line perpendicular to the property line.

109. Sexually Oriented Business. Nude entertainment businesses, sexually oriented outcall services, adult businesses, seminude dancing bars and seminude dancing agencies.

110. Sign. An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.

(a) Wall Sign. A sign attached directly to the building facade and coplanar with the building facade.

(b) Awning Sign. A sign that is mounted, painted, or otherwise applied on or attached to an awning.

(c) Hanging/Projecting Sign. A sign that is attached to and projects from a building face or hangs from a support structure that projects from the building face.

(d) Freestanding Post Sign. A sign that is mounted to or hanging from one or two freestanding posts.

(e) Monument Sign. A sign attached to a freestanding structure which is typically constructed with brick, concrete, metal, wood, or stone.

(f) Window Sign. A sign that is posted, painted, placed, or affixed to or near the interior surface of a window for public viewing from the exterior of the window.

(g) Directory Sign. A sign that lists multiple businesses which are located within the same development in order to provide one collective sign rather than many individual signs. May be mounted on any of the other sign type support structures.

111. Story. A habitable level within a building measured from finished floor to finished floor.

112. Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

113. Story, Half. A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

114. Story, Upper. Also referred to as upper floor. The floors located above the ground story of a building.

115. Street Face. The facade of a building that faces a public right-of-way.

116. Street, Front. The street where the primary facade or front of the building must be located.

117. Street, Side. The street adjacent to the front street on a corner or end through lot.

118. Street Type. The permitted and regulated types of streets in this code. Street types include:

- **(a)** State Street
- **(b)** Avenue
- **(c)** Connector street
- **(d)** Neighborhood street
- **(e)** Pedestrian street
- **(f)** Lane

119. Streetwall. The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.

120. Swale. A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.

121. Tobacco Product.

- **(a)** Any cigar, cigarette, or electronic cigarette,
- **(b)** a tobacco product, including:
  - **(i)** chewing tobacco; or
  - **(ii)** any substitute for a tobacco product, including flavoring or additives to tobacco; and
  - **(iii)** Tobacco paraphernalia

122. Transit Station. A covered passenger boarding and alighting facility for a bus or other transit mode.

123. Transparency, Minimum Ground Story and Upper Floor. The minimum amount of transparency required on building facades located along a street frontage.

124. Transparency. Any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.

125. Tree Canopy. The uppermost area of spreading branches and leaves of a tree.

126. Tree Canopy Coverage. The area of ground covered or shaded by a tree's canopy, measured in square feet.

127. Use. Also referred to as land use. A purpose or activity that may occur within a building or a lot.

128. Use, Accessory. A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.

129. Use, Principal. The specific, primary purpose for which a lot or building is utilized.

130. Utility/ Infrastructure. A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure include such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.

131. Vending Cart. A non-motorized mobile device or pushcart on wheels that is pushed or pulled and does not move under its own power. It is used for the sale of goods.

132. Vertical Facade Division. A vertical section of the facade that is separated by varying facade features such as BTZ location (setback), materials, fenestration, articulation, vertical expression lines, etc. One vertical facade division is also referred to as a "bay" or "facade bay."

133. Vehicle Access Type. The specific structure that vehicles traverse when entering a lot from a right-of-way.

134. Visible Basement. A half story partially below grade and partially exposed above with required transparency on the street facade.

135. Water Body. A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.

136. Yard. The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal building.

137. Yard, Corner Side. A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.

138. Yard, Front. A yard extending from the front facade of the principal building along the full length of the front property line, between the side property lines or side and corner side property lines.

139. Yard, Rear. A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards.

140. Yard, Side. A yard extending from the side building facade along a side property line between the front yard and rear property line.

FORM BASED CODE WORKSHEET

Please fill in the charts below with the specific details about the proposed project. City Planning staff will determine if this project is compliant with the Murray City Center Form Based Code (FBC). If this project does not meet the minimum requirements, please provide a detailed explanation of the non-compliance.

For questions about the FBC please contact:

OFFICE USE ONLY	
1. DATE RECEIVED:	
2. PROJECT #:	
3. REVIEW STATUS:	1ST 2ND 3RD 4TH

PROJECT GOALS AND VISION	
PLEASE EXPLAIN IN DETAIL HOW THIS PROJECT'S DESIGN FURTHERS THE MURRAY CITY COMMUNITY VISION FROM THE CITY'S GENERAL PLAN	
DESIGN GOAL	**COMMUNITY VISION**

1. PROJECT INFORMATION						STAFF COMMENTS
1. SITE ADDRESS						
2. SITE CHARACTERISTICS	Form District:			Lot Type:		
	Frontage Type(s):					
3. BUILDING TYPE(S)	General	Limited Bay	Row	Yard	Civic	
4. LOT SIZE AND DIMENSIONS						
5. EXISTING CONDITIONS						

2. STREET STANDARDS CHAPTER HYPERLINK		STAFF COMMENTS
1. STREET TYPE(S) (SELECT)	State Street Avenue Connector Street Neighborhood Street Pedestrian Street Lane	
2. PROPOSED STREET(S) (IF ANY)		
3. ACTIVE TRANSPORTATION COMPONENTS		

3. BUILDING STANDARDS CHAPTER HYPERLINK					
A. BUILDING TYPE					STAFF COMMENTS
1. BUILDING TYPE(S) (SELECT)	General	Limited Bay	Row	Yard	Civic
B. BUILDING USE CHAPTER HYPERLINK					STAFF COMMENTS
2. GROUND FLOOR	Table hyperlink				
3. UPPER FLOOR(S)	Table hyperlink				

4. PARKING WITHIN BUILDING (SELECT)	Yes No	
5. INTERIOR OCCUPIED SPACE DISTANCE (FEET)	Front Street: Side Street (if any):	
C. BUILDING SITING		**STAFF COMMENTS**
6. OCCUPYING CORNER (IF ANY)	Yes No	
7. FRONT STREET SETBACK (FEET)		
8. SIDE STREET SETBACK (IF ANY) (FEET)		
9. SIDE SETBACK (FEET)		
10. REAR SETBACK (FEET)		
11. ACCESSORY STRUCTURES (IF ANY)	Yes No Quantity:	
12. PARKING LOCATION (SELECT)	Rear Yard Side Yard	
13. SERVICE ENTRANCE LOCATION (SELECT)	Rear Yard Side Yard	

14. VEHICULAR ACCESS	Type: Location:	
15. SCREENING REQUIREMENT	Type: Length (feet):	
D. BUILDING HEIGHT		**STAFF COMMENTS**
16. PRINCIPAL BUILDING HEIGHT	Number of Above Ground Stories:	
17. ACCESSORY STRUCTURE HEIGHT	Number of Above Ground Stories (if any):	
18. GROUND FLOOR HEIGHT (FEET)		
19. UPPER FLOOR HEIGHT(S) (FEET)		
E. BUILDING FACADE		**STAFF COMMENTS**
20. PRIMARY ENTRANCE TYPE	Storefront Arcade Stoop Porch	
21. FACADE WIDTH (FEET)		
22. VERTICAL ARTICUL. (IF ANY)	Number of bays: Bay Width(s) (feet):	
23. STREET SIDE ENTRANCES	Quantity:	
24. ENTRANCE SPACING (FEET)		
25. GROUND FLOOR TRANSPARENCY	Percentage:	

26. UPPER FLOOR TRANSPARENCY	Percentage:	
27. BLANK WALL LIMITATION MET	Yes No	
F. BUILDING PROJECTIONS		**STAFF COMMENTS**
28. FRONT STREET	Quantity: Type: Distance (feet):	
29. SIDE STREET (IF ANY)	Quantity: Type: Distance (feet):	
F. ROOF		**STAFF COMMENTS**
30. ROOF TYPE (SELECT)	Parapet Pitched Flat	
31. TOWER	Yes No	

4. OPEN SPACE STANDARDS CHAPTER HYPERLINK		**STAFF COMMENTS**
1. REQUIRED OPEN SPACE	BTZ Pedestrian Space	
2. CIVIC SPACE TYPE(S) (SELECT)	Pocket Park Town Square Park	
3. DIMENSIONS AND ADJACENT PARCELS		
4. DESCRIPTION OF IMPROVEMENTS		

5. LANDSCAPING CHAPTER HYPERLINK		STAFF COMMENTS
1. LANDSCAPE TYPE(S) (SELECT)	Parking Lot Frontage Buffer Parking Lot Interior Side and Rear Lot Buffer	
2. LOCATION WITHIN THE SITE		
3. DIMENSIONS		
4. VEGETATION TYPES/SPACING/ COVERAGE %		

6. PARKING CHAPTER HYPERLINK		
A. NUMBER OF SPACES		STAFF COMMENTS
1. REQUIRED SPACES		
2. PROVIDED SPACES		
3. PARKING REDUCTION TYPE (IF ANY)		

B. PARKING LOT SITING		STAFF COMMENTS
4. FRONT STREET SETBACK (FEET)		
5. SIDE STREET SETBACK (IF ANY) (FEET)		
6. SIDE SETBACK (FEET)		
7. REAR SETBACK (FEET)		
C. DRIVEWAYS		**STAFF COMMENTS**
8. NUMBER OF DRIVEWAYS		
9. DRIVEWAY WIDTH(S) (FEET)		
10. LOCATION(S) (SELECT)	Side Rear Front	
D. MISCELLANEOUS		**STAFF COMMENTS**
11. PLAN FOR ON SITE STORMWATER MANAGEMENT		

7. SIGNAGE CHAPTER HYPERLINK					STAFF COMMENTS
1. SIGN TYPE(S) (SELECT)	Wall	Awning	Hanging/Projecting	Monument	
	Wayfinding	Window	Directory	Marquee	
2. SIGNAGE CALCULATIONS					

8. ADDITIONAL DESIGN STANDARDS	STAFF COMMENTS
1. EXTERIOR MATERIALS AND COLORS (PERCENTAGES FOR EACH)	
2. AWNING AND SHUTTER MATERIALS (IF ANY)	
3. CORNER TREATMENT (IF ANY)	

4. BALCONY DIMENSIONS (IF ANY) (FEET)		
5. FACADE DIVISIONS OR FENESTRATION DESCRIPTION		
6. METERS AND EQUIPMENT LOCATION(S)		
7. SOLAR POWER SHADOW STUDY	Yes No	
8. VISITABILITY REQUIREMENTS MET	Yes No	
9. AMENITIES DESCRIPTION		

Zachary Smallwood

From: Jaimie Petersen <19cervo@gmail.com>
Sent: Thursday, April 10, 2025 12:08 PM
To: Planning Commission Comments
Subject: [EXTERNAL]MCCD

I am very much against any additional high rise apartments being built in the former historic district. The traffic has become a real issue and street parking is a big problem. I'm also astounded that the city is forcing out businesses that bring in sales tax revenue and replacing them with apartments which I really doubt bring is as much property tax revenue. The historic district should have been saved, our history should be a priority, I'm very disappointed in the city's decisions on this matter.

Zachary Smallwood

From: JANICE STROBELL <strobellfamily@comcast.net>
Sent: Thursday, April 10, 2025 1:11 PM
To: Zachary Smallwood
Cc: Anthony Goodman
Subject: [EXTERNAL]Murray City Form Based Code

Zach,

What will be the impact of adopting Murray City Form Based Code as it relates to potential development along the eastern boundary - Center Street and Jones Court? How do you see it changing from the zoning that is currently in place?

To me it has always seemed crazy that the west side of Center Street is zoned commercial, especially that part north of Court (even though before Center Court apartments was built in 2008 that whole side of Center Street was small homes and a couple duplexes). My best understanding is that a resident back in the 1950's had that side of Center changed from residential to commercial due to their desire to operate a business from their garage.

Presently there is a height restriction of 35' for the commercial lots on Center Street north of Court (thanks to the efforts of our council member at the time, Jim Brass). What would be the height restriction with the form based code? Any other details of this form based code that would be helpful for me to understand, especially when we have this commercial boundary butting right up to small residential lots, the oldest historic neighborhood in the city?

Thank you Zach for your timely response.

Janice Strobell
801.918.5745 cell