

Councilman Mascaro asked if the City Lights access would not be used. Mr. Barnes stated that it would be fenced off with a 6 foot chain link fence. He stated that, at the City's request, there would not even be a gate. Mr. Murphy stated that there would be better opportunities to provide pedestrian access when the South side property is developed in the future. Councilwoman Newbold asked if there would be a problem with a fence at the end of the road. Mr. Murphy stated that there would be no problem. Mr. Leetham stated that the road is full width.

Councilman Mabey seconded Councilwoman Newbold's motion. The vote was unanimous in favor.

13. Conditional Use-Final Site Plan: Cornerstone Condominiums, Phase II, 10165 South Redwood Road, 36 Units, R-M Zone. (Lynn Holt)

Mr. Leetham stated that the City Engineer has been able to prepare a landscaping bond estimate for phase II. Councilwoman Newbold asked if this included the picnic area. Mr. Leetham said that it would.

Councilman Christensen made the motion to approve the Conditional Use-Final Site Plan of Cornerstone Condominiums, Phase II, 10165 South Redwood Road, 36 Units, R-M Zone for Lynn Holt subject to landscaping plans and a bond being prepared. Councilman Mabey seconded the motion. Mayor Hutchings said that they were using the previous plans. Councilwoman Newbold said that plans would be needed for the picnic area. Mr. Leetham said this was true.

Councilman Christensen revised his previous motion and made the motion to approve the Conditional Use-Final Site Plan of Cornerstone Condominiums, Phase II, 10165 South Redwood Road, 36 Units, R-M Zone for Lynn Holt subject to the picnic area plans and a bond being prepared. Councilman Mabey seconded the motion. The vote was unanimous in favor.

14. Rezoning Approval: Application #SJ-211-93Z, 1800 West 11400 South Street, 17 Acres, C-C to R-2.5. (George Hall & Rycor, Inc.)

Mayor Hutchings declared the public hearing open. Mr. Leetham stated that he would recommend denial of this application because of the surrounding zoning and proximity to the Equestrian Park. He stated that this area is typically known for its' R-1.8 zoning. Mr. Leetham said that the Planning Commission recommended denial of the application in view of the surrounding zoning and the close proximity of the

May 21, 1993

Mr. Lynn A. Holt  
10041 South 1700 West  
South Jordan, UT 84065

RE: Cornerstone Condominiums, Phase 2 Final Site Plan.

Dear Lynn:

I tried to reach you by telephone today to let you know that the final site plan for phase 2 of your project was not placed on the Planning Commission agenda for May 25. The reason for this is that the plan you submitted does not contain sufficient information or detail to approve it as a final plan.

After a review by the various City departments, the following items were identified as necessary for adequate review by the Planning Commission and City Council:

1. Detailed utility plans.
2. Proposed landscaping plan.
3. General site data such as site size, lot coverage, and impervious surface area.
4. Dimensions should be indicated such as driveway widths, drive aisle widths, parking spaces, distance between buildings, and turning radii.
5. A striping plan or other detail on the RV parking area.
6. Proposed fencing.
7. Proposed outdoor lighting.
8. Proposed drainage plan.

The City Public Works Department would also like to review with you your plans to provide water service to the new phase.

I would suggest that if you have questions that we meet as soon as possible. Please call me if you would like to meet and go over these comments.

Sincerely,



Ken Leetham  
Planning Director



SOUTH JORDAN  
U T A H

Ken Leetham reviewed this item. He stated that this project received preliminary approval from the City Council on June 18, 1991 as Dalton Cove Subdivision. The Planning Commission gave final approval to Dalton Cove Subdivision on July 9, 1991. The plat has changed somewhat since that time and now contains 9 lots. Mr. Leetham stated that this item was tabled at a previous Planning Commission meeting.

Scott White explained the reason for the change stating that they do not own the property that fronts 11400 South. This eliminated 3 lots.

Ken Keown stated that when approval was given on the previous application, it was with full improvements on 11400 South. Mr. White stated that they do not own the property.

Ken Leetham asked if it would present a problem if these 3 lots are included in the subdivision. It is not necessary to own the lots to include them in the subdivision. It would be necessary for the property owners to sign the plat, but they would probably not object to getting the improvements on 11400 South. The applicant indicated that he would amend the plat to reflect the preliminary approval, including improvements along 11400 South Street.

Ken Keown stated that there appears to be a ditch on the front of the property. This may have to be piped. Kent Nickell stated that this can be done. He stated that Doug Dalton has signed a letter concerning this ditch.

Chairman Doug Law called for a motion. Ken Keown made a motion to approve the final plat for East Jordan Meadows Subdivision subject to revising the plat to include the 3 lots in the subdivision that were in the original plat, with full improvements on 11400 South and letters of agreement from affected ditch users on file with the City. Doug Law gave the motion a second. The vote was unanimous in favor.

10. Final Site Plan Approval: Cornerstone Condominiums, Phase II, 10165 South Redwood Road, 36 Units, R-M Zone, Lynn Holt. Lynn Holt was present. Planning Director Ken Leetham presented this item. He stated that he and the applicant have met with the Public Works Department and the City Engineer on this phase and they are working with Mr. Holt to approve the culinary water plans. Mr. Leetham asked if Mr. Holt had a plat that the Planning Commission could review?

Mr. Holt presented this to the Commission. He stated that this will be the same as the first phase. The units are the

same, the landscaping is the same, lighting is the same. Mr. Holt stated that he is staying with the same density which is 7 units per acre.

Planning Director Ken Leetham stated that he is satisfied that this phase will be the same as the first phase, but has some concern that plats have not been submitted to the City for review. He stated that the things Mr. Holt has mentioned should be shown on the plan. Mr. Leetham stated that he would also like to see a landscaping plan.

Mr. Holt stated that the landscaping will be the same as the first phase. Mr. Leetham stated that this is to Mr. Holt's benefit as well as the City's that these things are shown on a plan. He stated that he is very pleased with the development and what is planned.

G. Doug Wilkinson stated that in his line of work, he sees plans everyday that indicate "reference too". He stated that this is what is needed by the City. Mr. Holt stated that this can be done.

Chairman Doug Law called for a motion. Brent Arnold made a motion to approve the final plat of the Cornerstone Condominiums second phase subject to a final plan showing reference to the lighting, fencing and landscaping in the first phase. G. Doug Wilkinson gave the motion a second. The vote was unanimous in favor.

Ken Keown stated that he voted in approval, but is having difficulty voting for approval when there are so many requirements attached to the motion. Mr. Holt asked why the Planning Commission required having these things for their review? He stated that the final approval is given by the City Council and can understand being required to present a final plan to them. He stated that anything that is said or required by the Planning Commission doesn't mean anything.

G. Doug Wilkinson suggested that Mr. Holt should watch what he says. Mr. Holt stated that it does not matter if the Planning Commission votes in approval or denial, it will still go on to the City Council and they make the decision.

- 10a. Small Residential Approval: 10505 South 1300 West Street, .89 Acres, R-1.8 Zone, Jeff J. & Jan K. Tenney.  
This item was tabled earlier in the meeting to allow the applicants time to attend the meeting. Mr. Leetham stated that the Planning Commission can act on this item without the applicants being present, but there are some requirements that

STAFF REPORT

July 2, 1993

TO: City Council

SUBJECT: Final Site Plan Approval

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DEVELOPMENT: Cornerstone Condominiums, Phase II

APPLICANT: Lynn Holt

LOCATION: 10165 South Redwood Road

UNITS: 36 08

ZONING: R-M

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COMMENTS:

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I have requested that the applicant, Lynn Holt supply the City Council with detailed drawings of Phase II together with dimensions and a landscape plan.

I met with the Public Works Department and the City Engineer on the phase and they are working with Mr. Holt to approve culinary water plans.

The requested drawing should be available for the meeting.

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PLANNING COMMISSION ACTION:

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On June 8, 1993, the Planning Commission gave final approval to the Cornerstone Condominiums, Phase II subject to a final plan showing reference to the lighting, fencing, and landscaping as shown on phase I.



**BINGHAM ENGINEERING**

5160 Wiley Post Way, Salt Lake City, Utah 84116, 801 532-2520, 801 328-3381 FAX

July 22, 1993

Mr. Ken Leetham  
South Jordan City Planning Director  
11175 South Redwood Road  
South Jordan, Utah 84065

RE: Cornerstone Condominium Site Plan Review - Phase 2

Dear Ken:

I have reviewed the two drawings that have been submitted for the Cornerstone Condominium project. I have redlined the drawings, and submitted them to Bush and Gudgell for corrections.

The comments that I had on the drawings are summarized below:

#### **GRADING AND DRAINAGE PLAN**

- Drainage arrows should be added to show the direction of the drainage.
- Inlet boxes should be added at locations where curb and gutter end. Draining the curb onto asphalt is not a sound practice.
- Combination boxes should be called out where curb inlet boxes are proposed over the curb, and the pipe is located adjacent to the curb. Four foot manholes with grates in the lid are not acceptable for curb inlets.
- Cast in place, or precast boxes shall be used where there are more than two pipes entering or exiting the boxes. Four foot manholes are not acceptable for large diameter pipe junctions, other than straight through flow.
- In areas where there is less than 2% slope, overland flow over asphalt is not recommended. Add concrete waterway to channel water, with 2% slopes to waterway.
- Check existing pipe, I remember an 18" pipe. If it is 18", extend it to the west to the junction with the line to the south.

#### **SEWER AND WATER PLAN**

- Submit to Sewer District for review and comments
- Add fire hydrants
- Field verify the existing 6" main, it should be an eight inch line that is to extend all of the way to Redwood Road.
- Washout assemblies are to be installed at the ends of the lines to allow the pipes to be flushed out.
- A six inch gate valve is to be located at the end of the line on the south. This valve will allow isolation during the testing and disinfection of phase three.
- Add detail of water meter vault.
- Show location of water meters.
- Installation of air valves should be investigated on the ends of the two inch lines.
- Blow offs should be installed on the two inch lines to allow the lines to be cleaned out and to aid in the removal of chlorine.

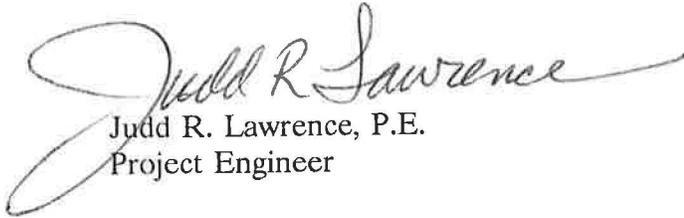
Mr. Ken Leetham  
July 22, 1993  
Page 2

In addition to the comments above, fencing requirements, and lighting requirements should be discussed.

After the drawings have been corrected, they should be submitted to the fire department and public works for comments.

If you have any further comments or questions on this matter, please call me. Sincerely,

**BINGHAM ENGINEERING**



Judd R. Lawrence, P.E.  
Project Engineer

**BINGHAM ENGINEERING**



RV PARKING



PHASE  
1

10200 SOUTH STREET

COMMUNITY CENTER

PICNIC AREA / PLAYGROUND

CORNERSTONE CONDOMINIUMS PHASE 2  
10200 SOUTH 1500 WEST  
SOUTH JORDAN, UTAH  
LOCATED: SEC 10, T3S, R1W, S.L.B. & M.

Sheet No. 02 Date: 1/18/03  
Author: JBD  
Checked: [ ]  
Approved: [ ]  
Scale: 1" = 30'  
Job No.: 52282



**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
666 South 300 East, Salt Lake City, Utah 84111  
(801) 366-1212, Fax: (801) 366-1228  
Offices: St. George, Utah - Page, Arizona

DATE	BY	REVISION

STAFF REPORT

July 30, 1993

TO: City Council

SUBJECT: Final Site Plan Approval

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DEVELOPMENT: Cornerstone Condominiums, Phase II

APPLICANT: Lynn Holt

LOCATION: 10165 South Redwood Road

UNITS: 36

ZONING: R-M

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COMMENTS:

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Final drawings have been submitted and approved by the City Engineer. An agreement regarding landscaping is also being finalized and should be completed by the meeting.

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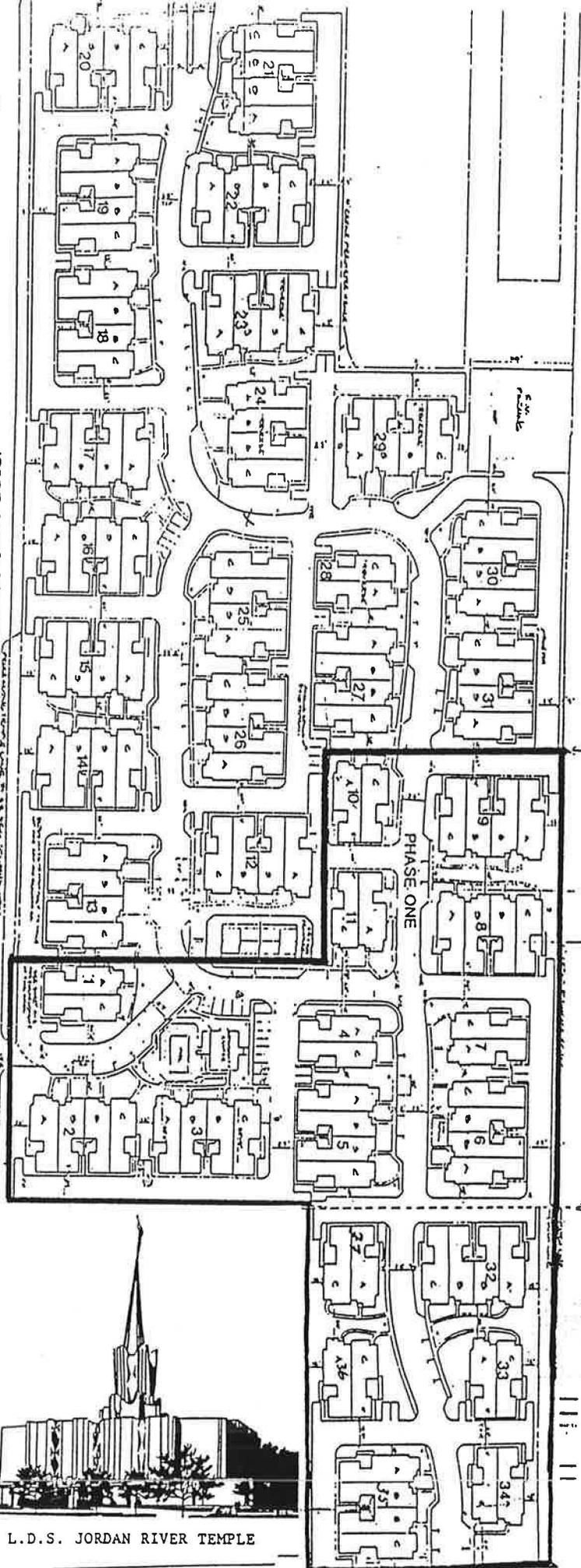
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PLANNING COMMISSION ACTION:

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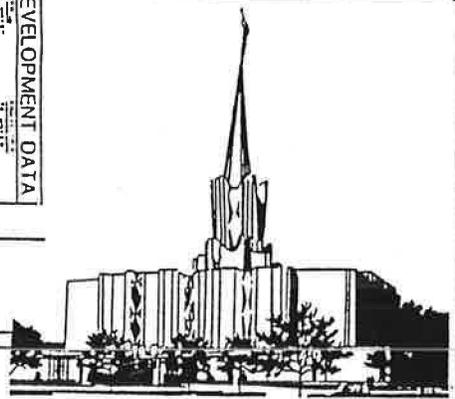
On June 8, 1993, the Planning Commission gave final approval to the Cornerstone Condominiums, Phase II subject to a final plan showing reference to the lighting, fencing, and landscaping as shown on phase I.



# PROJECT PLAN

**DEVELOPMENT DATA**

Site Area	10.00 Acres
Lot Area	1.00 Acres
Lot Count	36
Phase One	18
Phase Two	18
Phase One	18
Phase Two	18
Phase One	18
Phase Two	18
Phase One	18
Phase Two	18



L.D.S. JORDAN RIVER TEMPLE

1. Part of lots 1 through 36 are shown as existing buildings. 2. Part of lots 1 through 36 are shown as existing buildings. 3. Part of lots 1 through 36 are shown as existing buildings.



10200 South Redwood Road  
South Jordan  
Utah 84065

- 1- 5' chain link fence w/ stats  
on North of Project  
(same as phase I)
- 2- light's outside -  
3.5 lights per unit  
(same as phase I)
- 3- fence on Temple lane -  
Brick pillars / w rod iron  
lights on 1/2 pillars  
(same as phase I)
- 4- landscaping as per plan  
for phase I  
(as in phase I)

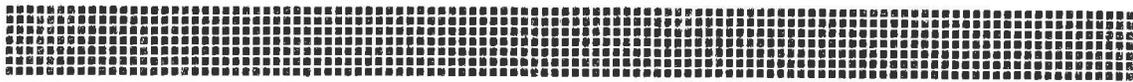
**BOND ESTIMATE**

Prepared for: Phase Two of Cornerstone Condominiums

Prepared by: BINGHAM ENGINEERING

Prepared August 18, 1993

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
<b>WATER SYSTEM</b>				
8" Main	LF	1120	9.00	10080.00
8" Gate Valve	EA	6	600.00	3600.00
Washout	EA	2	300.00	600.00
Fire hydrant	EA	3	1500.00	4500.00
Meter Connections	EA	6	600.00	3600.00
<b>WATER SYSTEM SUB-TOTAL</b>				<b>\$22,380.00</b>
<b>ROAD WORK</b>				
Excavation	CY	2000	3.50	7000.00
Road Base	SF	50000	0.30	15000.00
Curb and gutter	LF	1000	7.50	7500.00
Curb Wall	LF	1900	7.00	13300.00
Asphalt	SF	50000	0.60	30000.00
Waterway	LF	120	12.50	1500.00
<b>ROAD WORK SUB-TOTAL</b>				<b>\$74,300.00</b>
<b>STORM DRAINAGE</b>				
15" RCP	LF	1320	15.00	19800.00
Inlet Boxes	EA	2	300.00	600.00
Junction Manholes	EA	10	250.00	2500.00
<b>STORM DRAINAGE SUB-TOTAL</b>				<b>\$22,900.00</b>
<b>LANDSCAPING</b>				
Complete Landscaping	UNIT	36	1750.00	63000.00
Picnic/Playground Area	LUMP	1	25000.00	25000.00
<b>LANDSCAPING SUB-TOTAL</b>				<b>\$88,000.00</b>
<b>FENCING</b>				
6' Perimeter Fence	LF	570	6.50	3705.00
6' Decorative Fence	LF	430	35.00	15050.00
<b>FENCING SUB-TOTAL</b>				<b>\$18,755.00</b>
<b>PROJECT SUB-TOTAL</b>				<b>\$226,335.00</b>
Contingency (10%)				<b>\$22,633.50</b>
<b>TOTAL PROJECT BOND AMOUNT</b>				<b>\$248,968.50</b>



**BINGHAM ENGINEERING**

5160 Wiley Post Way, Salt Lake City, Utah 84116, 801 532-2520, 801 328-3381 FAX

August 17, 1993

Mr. Ken Leetham  
South Jordan City Planning Director  
11175 South Redwood Road  
South Jordan, Utah 84065

RE: Cornerstone Condominiums, Phase 2 Bond Estimate

Dear Ken:

Enclosed is the bond estimate that I have prepared for the Cornerstone Condominiums, Phase 2. The items that have been included in the bond are the same as the items that were included in the bond for phase 1.

I have modified the method used to determine the landscaping slightly. The original bond broke the landscaping into several subcategories. This created a problem when it came to partial bond releases. I have changed the unit of measure to Units, where each condominium is considered a unit. This way we can simply count the number of units that have completed the required landscaping, and make the release based on that number of units.

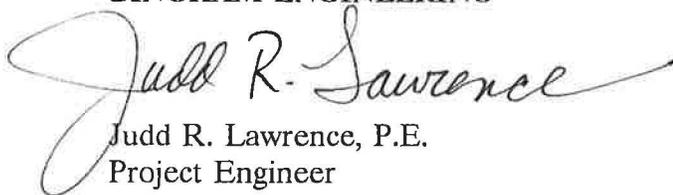
I have also included a lump sum amount for the picnic and playground area. This amount has been placed in the landscaping category. Since no specific plans were available, I estimated an amount that should cover most minor picnic and playground equipment. If you feel that this amount is too low, or too high, please call me and we can modify it prior to submitting it to Mike Mazuran.

Everything else is quite straight forward, and is identical to what we do for a typical subdivision.

If you have any questions or comments regarding this matter, please call me.

Sincerely,

**BINGHAM ENGINEERING**



Judd R. Lawrence, P.E.  
Project Engineer

enclosure

May 21, 1993

Mr. Lynn A. Holt  
10041 South 1700 West  
South Jordan, UT 84065

RE: Cornerstone Condominiums, Phase 2 Final Site Plan.

Dear Lynn:

I tried to reach you by telephone today to let you know that the final site plan for phase 2 of your project was not placed on the Planning Commission agenda for May 25. The reason for this is that the plan you submitted does not contain sufficient information or detail to approve it as a final plan.

After a review by the various City departments, the following items were identified as necessary for adequate review by the Planning Commission and City Council:

1. Detailed utility plans.
2. Proposed landscaping plan.
3. General site data such as site size, lot coverage, and impervious surface area.
4. Dimensions should be indicated such as driveway widths, drive aisle widths, parking spaces, distance between buildings, and turning radii.
5. A striping plan or other detail on the RV parking area.
6. Proposed fencing.
7. Proposed outdoor lighting.
8. Proposed drainage plan.

The City Public Works Department would also like to review with you your plans to provide water service to the new phase.

I would suggest that if you have questions that we meet as soon as possible. Please call me if you would like to meet and go over these comments.

Sincerely,



Ken Leetham  
Planning Director



SOUTH JORDAN  
U T J A H

Cornerstone Condos, Phase II

Final Site Plan

Several items are needed before this plan can be scheduled for the Planning Commission. They are:

1. Detailed utility plans,
2. Proposed landscaping plan,
3. General site data such as site size, lot coverage, impervious surface area,
4. Dimensions should be indicated such as: driveways, drive aisles, parking spaces, distance between buildings, radii,
5. Striping plan or other detail on the RV parking area,
6. Proposed fencing,
7. Lighting plan,
8. Proposed drainage plan.

SOUTH JORDAN CITY PLANNING COMMISSION  
11175 South Redwood Road  
South Jordan, Utah 84065

Attention Arcy

REQUEST FOR RECOMMENDATION

Application Name CORNERSTONE CONDO'S PHASE 2 Number 36 UNITS

For Property at \_\_\_\_\_ Size \_\_\_\_\_

Proposal: THIS WILL BE THE SECOND PHASE OF THE CONDOMINIUM  
PROJECT.

Submitted By: LYNN HOLT

In considering this application, the Planning Commission would appreciate receiving your observation and recommendation on the above proposal. Your prompt response will be greatly appreciated.

RECOMMENDATIONS: *Need more information  
No Fire Hydrants noted on Drawings. North side of Phase 2 shows  
only 1/2 of roadway being developed with this Phase should be entire  
Road for Access of Fire Apparatus.*

Department: File

Name: Gary Whitcomb

Title: Chief

DATE: 5-20-93

Date Requested

County:

Flood Control \_\_\_\_\_  
Board of Health \_\_\_\_\_  
Fire Department \_\_\_\_\_  
City Engineer \_\_\_\_\_  
Police Chief \_\_\_\_\_  
Public Works \_\_\_\_\_

State Highway \_\_\_\_\_  
Sewer District \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Exhibit Attached:

Yes \_\_\_\_\_ No \_\_\_\_\_

STAFF REPORT

July 30, 1993

TO: City Council

SUBJECT: Final Site Plan Approval

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DEVELOPMENT: Cornerstone Condominiums, Phase II

APPLICANT: Lynn Holt

LOCATION: 10165 South Redwood Road

UNITS: 36

ZONING: R-M

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COMMENTS:

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I have requested that the applicant, Lynn Holt supply the City Council with detailed drawings of Phase II together with dimensions and a landscape plan.

I met with the Public Works Department and the City Engineer on the phase and they are working with Mr. Holt to approve culinary water plans.

The requested drawing should be available for the meeting.

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PLANNING COMMISSION ACTION:

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On June 8, 1993, the Planning Commission gave final approval to the Cornerstone Condominiums, Phase II subject to a final plan showing reference to the lighting, fencing, and landscaping as shown on phase I.

SOUTH JORDAN CITY PLANNING COMMISSION  
11175 South Redwood Road  
South Jordan, Utah 84065

Attention \_\_\_\_\_

REQUEST FOR RECOMMENDATION

Application Name LYNN HOLT

Number \_\_\_\_\_

For Property at 10200 S. REDWOOD ROAD

Size \_\_\_\_\_

Proposal: SECOND PHASE OF THE CORNERSTONE CONDOMINIUMS.

Submitted By: LYNN HOLT

In considering this application, the Planning Commission would appreciate receiving your observation and recommendation on the above proposal. Your prompt response will be greatly appreciated.

RECOMMENDATIONS: RECOMMEND APPROVAL WITH THE CONDITION THEY MET THE CITY REQUIREMENTS ON METER STATIONS, AND BACKFLOW PREVENTERS, PHASE 1 THE CITY FURNISHED THE METERS, WHAT'S GOING TO HAPPEN ON PHASE 2.

Department: PUBLIC WORKS

Name: [Signature]

Title: WATER SUPERINTENDENT

DATE: 7-19-93

Date Requested

County:

Flood Control \_\_\_\_\_  
Board of Health \_\_\_\_\_  
Fire Department \_\_\_\_\_  
City Engineer \_\_\_\_\_  
Police Chief \_\_\_\_\_  
Public Works \_\_\_\_\_

State Highway \_\_\_\_\_  
Sewer District \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Exhibit Attached:

Yes \_\_\_\_\_ No \_\_\_\_\_

SOUTH JORDAN CITY PLANNING COMMISSION  
11175 South Redwood Road  
South Jordan, Utah 84065

Attention Judd

REQUEST FOR RECOMMENDATION

Application Name CORNERSTONE CONDO'S PHASE 2 Number 36 UNITS

For Property at \_\_\_\_\_ Size \_\_\_\_\_

Proposal: THIS WILL BE THE SECOND PHASE OF THE CONDOMINIUM  
PROJECT.

Submitted By: LYNN HOLT

In considering this application, the Planning Commission would appreciate receiving your observation and recommendation on the above proposal. Your prompt response will be greatly appreciated.

RECOMMENDATIONS: This project needs more information in order to make any recommendations.

Department: Engineering

Name: Greg L. Rasmussen

DATE: May 24, 1993

Title: Assistant City Engineer

Date Requested

County:

Flood Control \_\_\_\_\_  
Board of Health \_\_\_\_\_  
Fire Department \_\_\_\_\_  
City Engineer \_\_\_\_\_  
Police Chief \_\_\_\_\_  
Public Works \_\_\_\_\_

State Highway \_\_\_\_\_  
Sewer District \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Exhibit Attached:

Yes \_\_\_\_\_ No \_\_\_\_\_

SOUTH JORDAN CITY PLANNING COMMISSION  
11175 South Redwood Road  
South Jordan, Utah 84065

Attention Alden

REQUEST FOR RECOMMENDATION

Application Name CORNERSTONE CONDO'S PHASE 2 Number 36 UNITS

For Property at \_\_\_\_\_ Size \_\_\_\_\_

Proposal: THIS WILL BE THE SECOND PHASE OF THE CONDOMINIUM PROJECT.

Submitted By: LYNN HOLT

In considering this application, the Planning Commission would appreciate receiving your observation and recommendation on the above proposal. Your prompt response will be greatly appreciated.

RECOMMENDATIONS:

*RECOMMEND APPROVAL NEEDS TO COMPLY WITH THE NEW METER REQUIREMENTS, BACKFLOW ETC. DO NOT WANT THE SAME TRESS THATS IN PHASE #1*

Department: Public Works

Name: [Signature]

DATE: \_\_\_\_\_

Title: Water Superintendent

Date Requested

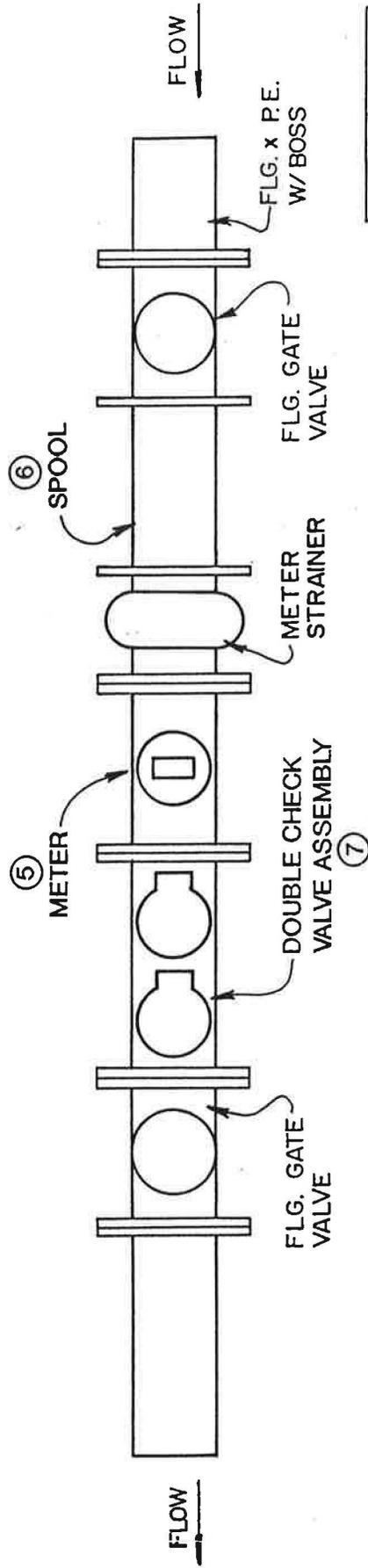
County:

Flood Control \_\_\_\_\_  
Board of Health \_\_\_\_\_  
Fire Department \_\_\_\_\_  
City Engineer \_\_\_\_\_  
Police Chief \_\_\_\_\_  
Public Works \_\_\_\_\_

State Highway \_\_\_\_\_  
Sewer District \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Exhibit Attached:

Yes \_\_\_\_\_ No \_\_\_\_\_



METER SIZE	CONC. BOX
2"	5' x 8'
3"	5' x 8'
4"	5' x 8'
6"	6' x 9'
8"	6' x 9'

**NOTES:**

1. ALL WORK MUST BE INSPECTED BY SOUTH JORDAN CITY PRIOR TO BACKFILL.
2. ALL UNSPECIFIED FITTINGS & NIPPLES TO BE BRASS. NO GALVANIZED MATERIAL ALLOWED.
3. SEE CONCRETE METER BOX DETAIL. STANDARD PLAN NO. "B".
4. ALL FLANGES TO BE 125# DRILLING.
5. BADGER RECORDALL COMPOUND METER WITH REMOTE READING.
6. SPOOL REQUIRED TO BE A MINIMUM OF 5 PIPE DIAMETERS IN LENGTH.
7. MUST HAVE APPROPRIATE BACKFLOW PROTECTION DEPENDING ON TYPE OF USE. CONTACT SOUTH JORDAN CITY PUBLIC WORKS FOR PROPER TYPE.
8. VALVES SHALL BE AWWA C-509 RESILIENT WEDGE GATE VALVES WITH HANDWHEEL OPERATORS.

**2" TO 8" METER PLAN**

**SOUTH  
JORDAN  
CITY**

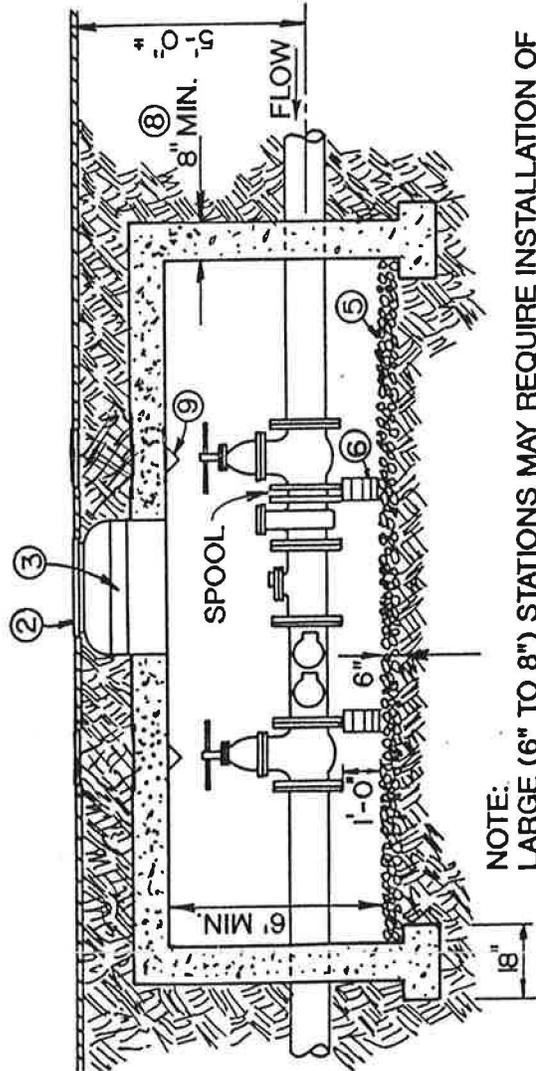
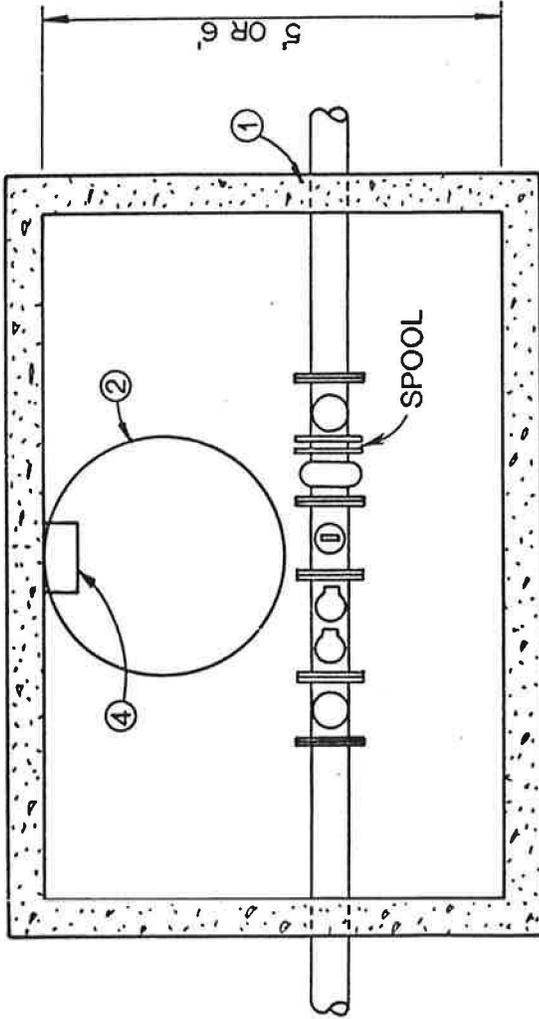
**STANDARD  
PLAN NO.**

**"A"**

Rev. By Date Approved By

**NOTES:**

1. PROVIDE 1" CLEARANCE AROUND WATERLINE THROUGH WALL, TO BE SEALED WITH COMPRESSIBLE MATERIAL.
2. INSTALL 30" RING & COVER
3. GRADE RINGS AS REQUIRED.
4. INSTALL LADDER RUNGS.
5. INSTALL CLEAN WASHED GRAVEL, 2" MINUS, 6" DEEP MIN.
6. INSTALL PEDESTALS AS REQUIRED.
7. OFF SET WATER LINE IN BOX FOR EASE OF ENTERING AND EXITING METER BOX.
8. CONCRETE THICKNESS AND REINFORCEMENT SHALL BE DESIGNED BASED ON LOCATION AND LOADING CONDITIONS. MINIMUM WALL THICKNESS SHALL BE 8". MINIMUM STEEL SHALL BE #4 BARS AT 12" OC EACH WAY. SUBMIT VAULT DESIGN TO CITY PRIOR TO CONSTRUCTION.
9. PROVIDE LIFTING LUGS IN CEILING ON METER INSTALLATIONS LARGER THAN 2".



CONCRETE METER BOX

STANDARD  
PLAN NO.

SOUTH  
JORDAN  
CITY

"B"