SOUTH SALT LAKE COMMUNITY DEVELOPMENT

JONATHAN WEIDENHAMER

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

# AGENDA
# PLANNING COMMISSION MEETING

Thursday, January 18, 2024
South Salt Lake Council Chambers
220 East Morris Avenue

## PLANNING COMMISSION WORK MEETING AT 6:45 P.M.

1. Review of the Regular Meeting Agenda

## PLANNING COMMISSION MEETING AT 7:00 P.M.

Pledge of Allegiance: Chad Ewell
Approve Agenda: George Pechmann

## STAFF BUSINESS – INFORMATION ITEMS

None at this time

## PLANNING COMMISSION BUSINESS

Election of a New Chairperson for 2024

Approval of the December 7, 2023 Planning Commission Minutes
**ACTION ITEM**

## CONTINUING BUSINESS

None at this time

## NEW BUSINESS

**1. PUBLIC HEARING**
An application for final plat approval to consolidate six existing parcels into a 3-lot subdivision plat, for a Multi-Family Dwelling at 2252 South 300 West.
**ACTION ITEM**
Applicant: Woodbury Corporation
Address: 2252 South 300 West, Times Square Project

**2. PUBLIC HEARING**
An application for preliminary plat approval to consolidate three existing parcels into one lot, for an Auto Dealership expansion, located at 3535 South State Street.
**ACTION ITEM**
Applicant: Katmark Partners, LLC
Address: 3535 South State Street, 130 East Winslow Avenue, and 3499-3555 South 200 East, Mark Miller Subaru

**3. PUBLIC HEARING**
An application for preliminary plat approval for a one lot plat, to construct and operate and Indoor Climate Controlled Storage development, located at 2385 South 300 West.
**ACTION ITEM**
Applicant: A8-South Salt Lake, LLC, represented by Jarod Hall
Address: 2385 South 300 West

**4. PUBLIC HEARING**

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING AUXILIARY COMMUNICATIVE AIDS OR OTHER SERVICES FOR THIS MEETING SHOULD CONTACT ELIZA UNGRICHT, (801) 483-6013, GIVING AT LEAST 24 HOURS NOTICE.

CHERIE WOOD
MAYOR

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A petition to the Planning Commission to forward a positive recommendation to the South Salt Lake City Council for all or only portions of the new Accessory Dwelling Unit general considerations and design standards, and also to correct some technical errors in code, and to update definitions.
**ACTION ITEM**
Applicant: South Salt Lake

**Join Zoom Webinar**
Please click the link below to join the webinar:
https://zoom.us/j/94724281477
Webinar ID: 947 2428 1477

*Planning Commission Meeting Minutes*
*Thursday, January 18, 2024*
*South Salt Lake Council Chambers*
*220 East Morris Avenue*
*Time: 7:00 p.m.*

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| **Commission Members Present:** | George Pechmann, Chair<br>Sophie Bellina<br>Jeremy Carter<br>Chad Ewell<br>Suzanne Slifka<br>Mary Anna Southey<br>Olivia Spencer |
| **Staff Members Present:** | Jonathan Weidenhamer, Community Development Director<br>Brianne Brass, Deputy City Attorney<br>Eliza Ungricht, Deputy Community Development Director<br>Kate Ades, City Planner Intern<br>Jed Shum, City Planner<br>Tereza Bagdasarova, City Planner<br>Alex White Halleck, Planning Consultant (via Zoom) |
| **Others:** | Brent Malili<br>Kris Longson<br>Brian Junge<br>TJ Moon<br>Josh Goldsmith (via Zoom)<br>Stuart Shellenberger (via Zoom)<br>Kyle Lane<br>Alonzo Williams<br>Bret Gardner (via Zoom)<br>Jeff Kane (via Zoom)<br>Tyler Froelich (via Zoom)<br>Jarod Hall<br>Adam _____ (via Zoom) |

## PLANNING COMMISSION MEETING

Chair Pechmann called the Planning Commission Meeting to order at 7:02 p.m.

**Pledge of Allegiance:** **Commissioner Ewell**

**Motion to APPROVE the Agenda:**

**Motion:** **Commissioner Carter**

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| **Second:** | **Commissioner Bellina** |
| **Vote:** | **Commissioner Bellina – Yes;**<br>**Commissioner Carter– Yes;**<br>**Commissioner Ewell– Yes**<br>**Commissioner Slifka - Yes**<br>**Commissioner Southey – Yes;**<br>**Commissioner Spencer – Yes;**<br>**Chair Pechmann – Yes.** |
| | **The vote was unanimous.** |

## STAFF BUSINESS – INFORMATION ITEMS

None at this time.

## PLANNING COMMISSION BUSINESS

### 1. Election of New Chairperson for 2024.

Chair Pechmann asked if anyone was interested in taking over the Chair position. It was noted that Commissioner Carter was interested in serving and Chair Pechmann could become Vice-Chair.

**Motion to CHANGE the 2024 Planning Commission Chair from Commissioner Pechmann to Commissioner Carter:**

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| **Motion:** | **Commissioner Carter** |
| **Second:** | **Commissioner Pechmann** |
| **Vote:** | **Commissioner Bellina – Yes;**<br>**Commissioner Carter– Yes;**<br>**Commissioner Ewell– Yes**<br>**Commissioner Slifka - Yes**<br>**Commissioner Southey – Yes;**<br>**Commissioner Spencer – Yes;**<br>**Chair Pechmann – Yes.** |
| | **The vote was unanimous.** |

Following the vote, Commissioner Carter assumed the Chair position and continued the meeting.

**Motion to APPOINT Commissioner Pechmann as 2024 Planning Commission Vice-Chair:**

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| **Motion:** | **Commissioner Southey** |
| **Second:** | **Commissioner Slifka** |

**Vote:** **Commissioner Bellina – Yes;**
**Commissioner Ewell– Yes**
**Commissioner Slifka - Yes**
**Commissioner Southey – Yes;**
**Commissioner Spencer – Yes;**
**Commissioner Pechmann – Yes;**
**Chair Carter– Yes.**

**The vote was unanimous.**

**2. Approval of the December 7, 2023, Planning Commission Meeting Minutes.**

**Motion to APPROVE the December 7, 2023, Planning Commission Meeting Minutes:**

**Motion:** **Commissioner Southey**

**Second:** **Commissioner Spencer**

**Vote:** **Commissioner Bellina – Yes;**
**Commissioner Ewell– Yes**
**Commissioner Slifka - Yes**
**Commissioner Southey – Yes;**
**Commissioner Spencer – Yes;**
**Commissioner Pechmann – Yes;**
**Chair Carter– Yes.**

**The vote was unanimous.**

## CONTINUING BUSINESS

There was no Continued Business.

## NEW BUSINESS

**1. PUBLIC HEARING – An Application for Final Plat Approval to Consolidate Six Existing Parcels into a Three-Lot Subdivision Plat, for a Multi-Family Dwelling at 2252 South 300 West.**

**Action Item**

**Applicant:** Woodbury Corporation
**Address:** 2252 South 300 West, Times Square Project

Planning Consultant, Alex White Halleck, presented the Staff Report and stated that the application is for Final Plat approval of property located at 2252 South 300 West. In September 2023, a Preliminary Subdivision Plat was presented to the Planning Commission for the Times Square

Project. She shared a map of the area and identified six existing parcels, several of which have the same address. The intention was to consolidate and re-subdivide them into three new parcels, which were shown on the presentation slides. In the end, there would be three individual lots. Lot 1 is a proposed multi-family building and Lots 2 and 3 are vacant land. All of the parcels are in the Downtown District so there was no request to change the zoning. The only use that was currently being considered was Lot 1, which was the multi-family building.

The applicant is currently going through the Conditional Use Permit application process. Ms. White Halleck explained that the Conditional Use Permit application will come to the Planning Commission at a future meeting. The details of the multi-family building would be reviewed at that time. Images of the existing conditions were shared. Ms. White Halleck reported that an ALTA survey was completed as part of the platting process. 300 West, Bugatti Avenue, and Bearcat Drive are all South Salt Lake City public rights-of-way. There are a lot of utilities in those rights-of-way, which was part of the analysis done with South Salt Lake Engineering to ensure that there is adequate infrastructure. There were right-of-way dedications taking place on the plat, specifically along Bugatti Avenue. There would be a widening of the road and improvement to the curb, gutter, and sidewalk along the proposed development.

Ms. White Halleck noted that some existing utilities fell through Lot 2 of the proposed plat. Those would remain in place with public easements over them. At the time the lot was ultimately redeveloped, the owners will need to design around them or work through the process with South Salt Lake Engineering. She identified a private utility and stated that it would be relocated. The yellow on the map represented overhead power, which would be coordinated with Rocky Mountain Power for relocation. Ms. White Halleck reported that Parley's Trail comes along the west side of 300 West and the north side of the proposed development. It would remain in place and easements were on the plat to account for that.

Lot 1 was the proposed multi-family development. During the Conditional Use Permit process, additional details about that development would be reviewed. The developer is proposing to phase the construction of the project partly due to funding needs. The idea was to build Phase I of the multi-family building along the 300 West corridor. When construction was completed on that half, the western half would be constructed. Ms. White Halleck reiterated that additional details about the phased approach would be shared during the Conditional Use Permit process. She reported that a Utah Transit Authority ("UTA") South Salt Lake easement is proposed, as there is a UTA substation in the middle of the development. Access needs to be maintained to that substation. It is also a good location for fire access for Lots 1 and 2.

Ms. White Halleck reviewed the elevation renderings. When the Conditional Use Permit application comes to the Planning Commission, there will be updated renderings to show it at full build-out. The Final Plat was shared. Ms. White Halleck stated that this is a three-lot subdivision and identified Lots 1, 2, and 3 on the plat. The only thing that was not currently showing was a Public Utility Easement ("PUE") where the utilities connect. That would be added through the engineering review process. The plat was reviewed by South Salt Lake Engineering, third party engineering, and was in the review process with Salt Lake County for the technical review. General Plan considerations were reviewed. The Downtown District encourages this type of growth and density. The proposed uses were found to comply with what the zoning allowed. There were several examples in the General Plan to support the development.

Staff recommended that the Planning Commission move to approve, with conditions, the Final Plat subdivision for the proposed development. The Staff Report included Findings of Fact, Conclusions of Law, and Conditions of Approval. Ms. White Halleck reported that the applicant is participating in the Public Infrastructure District ("PID") for the sewer infrastructure that will be increased in the neighborhood. The Planning Commission has the option to approve, deny, or continue the application. She noted that a project representative was present.

The applicant's representative, Chris Longson, gave his address as 4954 Fairview Drive in Holladay. He was available to answer questions. Chair Carter noted that the multi-family development will be done in phases and asked for additional information. Mr. Longson pointed out that the phasing will be addressed more completely during the Conditional Use Permit process, but explained that the proposal was to build it in two different phases due to the current market conditions. The first phase would contain a certain number of units and the second phase would account for the remainder of the units. A portion of the surface parking would be done in Phase I. He reiterated that detailed information would be shared with the Commission in the future.

Commissioner Pechmann asked about the timeframe between the two phases. Mr. Longson explained that it would depend on market conditions. Once the Conditional Use Permit and Building Plans are approved, the Phase I development will move ahead immediately. The desire was to complete as much of the construction in 2024 as possible.

Chair Carter opened the public hearing. There were no comments. The public hearing was closed.

**Motion to APPROVE the Application by Woodbury, on behalf of North 300 West, LLC, for a Final Subdivision Plat to consolidate six (6) existing unsubdivided parcels and subdivide into three (3) new parcels located at approximately 320 to 460 West Bugatti Avenue subject to the following:**

**Findings of Fact:**

1. **On April 4, 2023, Woodbury Corporation submitted a subdivision application on behalf of North 300 West, LLC to consolidate six (6) existing unsubdivided parcels so that they are able to legally subdivide three (3) new lots via subdivision plat to comply with South Salt Lake Municipal Code.**

2. **The subject existing properties are located at 320 W Bugatti Avenue, 332-336 W Bugatti Avenue, 360 W Bugatti Avenue, 358 W Bugatti Avenue (2 parcels with the same address), and 430 W Bearcat Drive. The three new lots will be addressed 2252 South 300 West, 358 West Bugatti Avenue, and 436 W Bearcat Drive. North 300 West, LLC will retain ownership of all three remaining parcels.**

3. **The purpose of the subdivision is to create a development lot on lot 1 of the subdivision for a 214-unit Multi-Family Dwelling development located at 2252 South 300 West. Lots 2 and 3 in the subdivision will be developed at a later date.**

4. **The property at 2252 South 300 West (Lot 1) is 2.1 Acres. The property at 358 W Bugatti Avenue (Lot 2) is 2.269 Acres. The property at 436 W Bearcat Drive (Lot 3) is 0.916 Acres.**

5. **All subject properties are located in the Downtown – Mixed Use subdistrict.**

6. **The Multi-Family Dwelling use is a conditional use in the Downtown District.**

7. **All subject properties are currently vacant land.**

8. **The proposed development will be served by existing and new vehicular and pedestrian access points on Bugatti Avenue and Bearcat Drive.**

9. **The applicant applied for a design review application on March 31, 2023, for the development of Lot 1. The Design Review Committee reviewed the application on August 3, 2023.**

10. **Staff has reviewed this subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and found that this subdivision application is compliant with this section, as outlined above.**

**Conclusions of Law:**

1. **The subdivision, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.**

2. **The subdivision, as specifically conditioned below is compatible in use, scale, and design with the allowed uses in the Downtown District.**

3. **The subdivision, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.**

4. **The subdivision, as specifically conditioned below does not impose disproportionate burdens on the citizens of the City.**

**Subdivision Plat Conditions of Approval:**

1. **The applicant will continue to work with City staff to make all technical corrections necessary prior to recording.**

2. **Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide City Staff the final plat mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto.**

3. **The applicant shall complete (or post an adequate improvement completion assurance), warrant, and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights.**

4. **The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code.**

5. **The Street Lighting Pan shall be submitted with the following:**

    a. **The Lighting Plan shall show where they are connecting to the power source. This must be approved by Rocky Mount Power.**

    b. **The plan shall call out the SSLC Supplementary Standard Plan for the pole base detail.**

    c. **The plan shall show the conduit layout.**

    d. **The lighting fixtures and pole height shall comply with the SSL Lighting Master Plan.**

6. **The applicant shall dedicate an easement to the City of South Salt for purposes of stormwater management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office.**

7. **The applicant shall dedicate a perpetual easement to the City of South Salt Lake across "Easement 15" on the subdivision plat for the purpose of Public Safety Access and Circulation.**

8. **The applicant shall relocate the Dominion Energy easement prior to the mylar plat being recorded.**

9. **The proposed building shall be constructed according to South Salt Lake design standards.**

10. **The proposed Multi-Family development shall meet all requirements of the South Salt Lake Community Development Department, the South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering Department.**

**11. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake Building Permit.**

**12. All items of the staff report.**

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| **Motion:** | **Commissioner Pechmann** |
| **Second:** | **Commissioner Southey** |
| **Vote:** | **Commissioner Bellina – Yes;**<br>**Commissioner Ewell– Yes**<br>**Commissioner Slifka - Yes**<br>**Commissioner Southey – Yes;**<br>**Commissioner Spencer – Yes;**<br>**Commissioner Pechmann – Yes;**<br>**Chair Carter– Yes.** |
| | **The vote was unanimous.** |

**2. PUBLIC HEARING – An Application for Preliminary Plat Approval to Consolidate Three Existing Parcels into One Lot, for an Auto Dealership Expansion, Located at 3535 South State Street.**

**Action Item**

**Applicant:** Katmark Partners, LLC

**Address:** 3535 South State Street, 130 East Winslow Avenue, and 3499-3555 South 200 East, Mark Miller Subaru

Ms. Ungricht presented the Staff Report and reported that the application is for a Preliminary Plat. The property is located at 3535 South State Street, which is Mark Miller Subaru. She informed the Commission that there are four separate applications for the project. The first two were approved in February 2023 and included a zone change and vacation of the right-of-way. Currently, the Planning Commission is considering consolidation of three existing parcels into one lot. The last application for the property was the Conditional Use Permit, which would place conditions on the business. However, the final application was not currently being considered.

Images of the existing conditions were reviewed. Ms. Ungricht identified the Mark Miller Subaru dealership on State Street and the house on Winslow Avenue that is used as a marketing office. An image of the back portion of the property was shared. She explained that the applicant intends to expand a portion of their parking onto that area. After consolidation, the parcels will be approximately 7.19 acres. The Proposed Site Plan was reviewed. There are 566 parking stalls and the Code requires a minimum of 18 parking stalls. As a result, there was an adequate number of parking stalls. The marketing office will remain in place and the vacant property will become additional parking. Areas where the parking lot will be expanded will need to meet the buffering

requirements. There will be an eight to 10-foot buffer around those areas, depending on whether there are single-family or non-single-family residences nearby.

As the property is updated through the years and repaved, certain requirements will need to be met. Currently, since only the eastern portion of the property is to be repaved, that is the only part that needs to be brought into compliance. Ms. Ungricht shared the Preliminary Plat. She noted that there is an 11.5-foot dedication along Winslow Avenue. Additionally, there are several access points that will remain open. As part of the project, some of the powerlines and phone lines that were above ground will be buried, which will clean up the area visually. A handful of General Plan considerations that were met:

- Land Use and Neighborhood Strategy 8: Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term;
- Economic Development Vision Statement: South Salt Lake is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in South Salt Lake is enhanced through sustainable businesses in a sustainable community. South Salt Lake encourages and supports businesses by helping them form, expand, and thrive in our community. We build on past success for our future;
- Economic Development Goal 3: Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program;
- Economic Development Strategy 5: Maintain and enhance neighborhood health, vitality, and integrity.

Staff recommended that the Planning Commission approve the Preliminary Subdivision Plat to consolidate three parcels into one lot located at 3535 South State Street based upon the information submitted by the applicant, the General Plan considerations, and ordinance analysis. Staff proposed several Findings of Fact, Conclusions of Law, and Conditions of Approval. Ms. Ungricht noted that the Planning Commission can approve, deny, or continue the application.

Commissioner Slifka commented that on one of the maps shown, there is a note that she asked about. Ms. Ungricht explained that it was simply a note to state that an update had been made. Commissioner Bellina asked about additional conditions that could be placed to address lighting and noise. Ms. Ungricht clarified that those types of conditions will be part of the Conditional Use Permit application. The plan was to present the Final Plat approval and the Conditional Use Permit at a future Planning Commission Meeting. The Conditional Use Permit would include the lighting requirements and sound ordinance requirements. Commissioner Pechmann asked about the consequences for violations of set conditions. Ms. Brass stated that there were enforcement provisions. Commissioner Slifka thought it would be beneficial to review the enforcement measures so that all involved clearly understand. Chair Carter assumed that if the current application were approved there would be a review of those measures during the next phase.

Commissioner Bellina noted that seven driveways were shown on the property. The one on the top left corner is close to State Street. She wondered if that was still conforming because she recalled a different situation where a driveway was determined to be too close to an intersection. Ms. Ungricht reported that the South Salt Lake Engineering Department reviewed the application and

approved the location of the driveway but that could be confirmed. Commissioner Pechmann also agreed that the location looked close to the road.

The applicant's representative, Kyle Lane, gave his address as 2605 Bonneville Terrace in Ogden and identified himself as the General Contractor. Commissioner Southey referenced the other two properties on Winslow Avenue and wondered if there were any plans for them. Mr. Lane shared information about those properties. He referenced the discussion that took place during the Work Meeting. He stated that the lighting was changed in the last week and complied with the current City standards. The angle of the lights was changed to ensure that the lights shine only on the property. In addition, the applicant was investing in a new technology that would allow the vehicles to be located by GPS. That meant that blinking and horns would no longer be part of the process. The owners care deeply about the business and the nearby residents. He explained that the applicant is committed to South Salt Lake City and wants to remain there.

Council Member Southey thanked him for the information, as it seemed that many concerns expressed via resident email had been addressed. Commissioner Pechmann hoped the change in lights would improve the situation for residents. There was also support for the vehicle location technology.

Chair Carter opened the public hearing.

*Alonzo Williams* gave his address as 153 Winslow Avenue and stated that approximately one year ago; the proposed change to Mark Miller Subaru was discussed. His concern was that with the consolidation, which is currently being considered by the Planning Commission, the applicant would incrementally encroach. Mr. Williams noted that one year ago he reached out to Subaru USA to ask them about the quotas dealers are required to have. According to them, a limit on cars is not set for dealers. That means that the dealership does not have to keep a certain number of vehicles.

There were no further comments. The public hearing was closed.

Chair Carter believed the fear of encroachment by the business was mitigated by the zoning. If a house is torn down that does not mean that anything can be placed there and it would have to conform to the current zone of the property. He did not recall that any of the homes were on commercially zoned properties. Ms. Ungricht reported that the area in question has RM Zoning, which allows for single-family homes and more high-density if certain standards are met. Commissioner Slifka believed the concern from Mr. Williams was that the parcel would be vacant and that the applicant could state that there is nothing there as a way to request or encourage a rezone to be approved. Chair Carter understood that concern but stated that he was opposed to spot zoning. He reminded those present that the Commission was discussing the Preliminary Plat.

Commissioner Pechmann wondered if the plat includes the driveways. This was denied. Commissioner Bellina asked if there were any plans for the applicant to build a new marketing office. Ms. Ungricht was not aware of any plans for that. Currently, there is a Building Permit to expand the service bay and the showroom. She believed the marketing office would remain as it is currently. Chair Carter referenced the email received in advance of the Planning Commission

Meeting. He encouraged the citizen to either attend the meeting for the Conditional Use Permit application or submit another comment prior to that meeting.

**Motion to APPROVE an Application by Katmark Partners, LLC, to consolidate three parcels into one lot, located at 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East subject to the following:**

**Findings of Fact:**

1. **On June 25, 2021, Katmark Partners, LLC, submitted a plat application to consolidate three parcels, in order to expand the existing Auto Dealership on site.**

2. **The subject parcels are located at 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East.**

3. **All three parcels are located in the Commercial Corridor land use district.**

4. **The proposed consolidation plat will consolidate three parcels into a 7.19-acre lot.**

5. **The business will have access from State Street, Winslow Avenue, Baird Avenue, and 200 East.**

**Conclusions of Law:**

1. **The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.**

2. **The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Commercial Corridor land use district.**

3. **The subdivision as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.**

4. **The subdivision, as specifically conditioned below does not impose disproportionate burdens on the citizens of the City.**

5. **Staff has reviewed this subdivision for compliance with SSL Municipal Code Section "17.10.140 Subdivision Development Lot Standards" and found that this subdivision is compliant with this section, as outlined above.**

6. **Staff has reviewed this subdivision for compliance with SSL Municipal Code Section "17.10.150 Subdivision and Condominium Plat Layout Requirements" and found that this subdivision is compliant with this section, as outlined above.**

7. **Staff has reviewed this subdivision for compliance with SSL Municipal Code Sections 17.10.160, 17.10.170, 17.10.180, 17.10.190, 17.10.200, and 17.10.210, and found that this subdivision is compliant with those sections, as outlined above.**

**Conditions of Approval:**

1. **The applicant will continue to work with City staff to make all technical corrections necessary prior to recording.**

2. **Prior to plat recordation and issuance of full building permits for the subsequent lot, the applicant must provide City Staff the final plat mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto.**

3. **The applicant shall complete (or post an adequate improvement completion assurance), warrant, and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights, within two years of receiving final plat approval.**

4. **The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code.**

5. **The applicant shall dedicate an easement to the City of South Salt Lake for purposes of stormwater management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office.**

6. **The proposed development shall meet all requirements of the South Salt Lake Community Development Department, the South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering Department.**

7. **The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake Building Permit.**

8. **The applicant shall record the plat with the Salt Lake County Recorder's Office within 365 days of receiving final plat approval, or the approval will expire. However, if the applicant elects to install Infrastructure Improvements has deposited a 10% Warranty Assurance, and is actively working on the**

**issued building permit, the plat approval will not expire until two years after final plat approval.**

9. **All undergrounding of utilities shall be completed within 365 days of receiving final plat approval.**

10. **All items of the staff report.**

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| **Motion:** | **Commissioner Ewell** |
| **Second:** | **Commissioner Slifka** |
| **Vote:** | **Commissioner Bellina – Yes;**<br>**Commissioner Ewell– Yes**<br>**Commissioner Slifka - Yes**<br>**Commissioner Southey – Yes;**<br>**Commissioner Spencer – Yes;**<br>**Commissioner Pechmann – Yes;**<br>**Chair Carter– Yes.**<br><br>**The vote was unanimous.** |

**3. PUBLIC HEARING – An Application for Preliminary Plat Approval for a One Lot Plat, to Construct and Operate an Indoor Climate Controlled Storage Development, Located at 2385 South 300 West.**

**Action Item**

**Applicant:** A8-South Salt Lake, LLC, Represented by Jarod Hall

**Address:** 2385 South 300 West

Ms. Ungricht presented the Staff Report and explained that the application was for a Preliminary Plat for property located at 2385 South 300 West. She stated that an Ordinance Amendment was approved approximately 1 ½ years ago to allow indoor climate-controlled storage facilities in South Salt Lake City. There is now a Preliminary Plat application for the property before the Planning Commission. The Conditional Use Permit would be brought before the Planning Commission when the item is brought for Final Plat approval.

Ms. Ungricht reported that a legal lot is needed to have any Building Permits, which was the reason the application was before the Commission for a one-lot subdivision plat. The building on the front of the parcel that fronts 300 West will remain in place. That building was compliant with parking. It was more the back half of the parcel, which was outlined in red on the image shown, where the new project will be built. That area was the focus of the discussion. Images of the existing conditions were shared. There are currently 140 units. The City no longer allows externally loaded storage units in the City, so that would be considered a non-conforming use. What was proposed would be conforming and more secure than the externally loaded units.

The proposed elevations were shown. Ms. Ungricht reviewed the rendering and explained that there will be four stories and approximately 110,000 square feet. The lot in total was slightly over two acres but she reiterated that construction would only occur on the eastern half of the property. The ALTA survey was shared, which is where the existing storage units were currently. She explained that it took some time for the application to come before the Planning Commission because a storm drain was proposed to be relocated. Figuring out all of those details took time. The storm drain was shown in pink on the ALTA survey. There are easements in the orange shown and the red represents the property line. In addition, there is a billboard on the site, which can be seen on the left-hand side of the survey. That billboard would remain in place, as the newly proposed building will not encroach on that.

Ms. Ungricht reviewed the Proposed Site Plan. The red indicated the fire access on the site. She reported that the proposal was to move the storm drain to the southern portion of the property. To do that, there had been some coordination with the Utah Department of Transportation ("UDOT"), UTA, and South Salt Lake City. The site was found to meet all of the requirements for the indoor climate-controlled facility in terms of parking and fire access. Additional details will be shared during the Conditional Use Permit process. The Preliminary Plat was shared. Ms. Ungricht pointed out that there is a dedication along 300 West that varies from half a foot to 0.63 feet. She explained that there is variation there because the property line itself is not straight. All of the improvements along 300 West will remain in place. The sidewalk, gutter, and curb, will not be relocated. The billboard easement was referenced and she reiterated that it would remain.

The General Plan considerations were reviewed, which included the following:

- Land Use and Neighborhoods Strategy 3: Require a high level of design in areas transitioning to new uses and densities;
- Land Use and Neighborhoods Strategy 8: Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term;
- Economic Development Strategy 2: Strengthen Downtown South Salt Lake.

Staff recommended approval of the one-lot Preliminary Subdivision Plat, S-22-005 to construct and operate an Indoor Climate Controlled Storage Facility located at 2385 South 300 West based on the information submitted by the applicant, the General Plan considerations, and ordinance analysis. Staff proposed several Findings of Fact, Conclusions of Law, and Conditions of Approval. The Planning Commission could approve, deny, or continue the application.

The applicant's representative, Jarod Hall, gave his address as 454 North 600 West in Salt Lake City and stated that he is the Architect associated with the project. A lot of time had been spent on the project with the zoning and he looked forward to continuing to move the process forward. Commissioner Spencer asked about the price point to rent the units. Mr. Hall was not certain.

Chair Carter opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Slifka asked why the City no longer allows outward-facing doors. Ms. Ungricht explained that it is for safety and security reasons. Commissioner Slifka asked if it would be easy for people to use the indoor facilities. Commissioner Pechmann stated that people would use carts

and elevators to move items. Ms. Ungricht noted that there is a loading area so it will be possible for people to access the elevator. It was also possible to pull into the building.

**Motion to APPROVE the Application submitted for one-lot Preliminary Subdivision Plat, S-22-005, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West subject to the following:**

**Findings of Fact:**

1. **On July 13, 2022, Jarod Hall submitted an application for a Conditional Use Permit ("CUP") on behalf of A8-South Salt Lake, LLC to operate an Indoor Climate Controlled Storage Facility located at 2385 South 300 West.**

2. **The subject location, 2385 South 300 West, is located in the Downtown District – Retail Destination subdistrict.**

3. **There are currently two businesses located at 2385 South 300 West, they are:**

    a. **Self-storage on the East Half of the Property.**

    b. **Warehousing/Retail on the West Half of the Property.**

4. **The proposed development will have access along 300 West.**

5. **The proposed development will be four (4) stories and be about 110,000 square feet.**

6. **Section 17.03.010 of the City Code classifies Indoor Climate Controlled Storage Facilities as Conditional Uses subject to Planning Commission approval.**

7. **The proposed business is required to have at least four (4) off-street parking stalls. They will have access to seven (7) off-street parking stalls.**

8. **The trash and recycling bins will be collected and held inside one of the storage units. A waste management company will come and remove the trash and recycling from the site.**

9. **There are no environmentally sensitive lands on site.**

**Conclusions of Law:**

1. **The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.**

2. **The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Downtown District – Retail Destination Subdistrict.**

3. **The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.**

4. **As there are no environmentally sensitive lands on site, no impact on environmentally sensitive lands is expected to occur as part of the business.**

5. **The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the City.**

6. **No specific hazards or adverse impacts are expected due to the proposed use.**

**Conditions of Approval:**

1. **The applicant will continue to work with City staff to make all technical corrections necessary prior to recording.**

2. **Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto.**

3. **The applicant shall complete (or post an adequate improvement completion assurance), warrant, and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights.**

4. **The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code.**

5. **The applicant shall dedicate an easement to the City of South Salt Lake for purposes of stormwater management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office.**

6. **The proposed development shall meet all requirements of the South Salt Lake Community Development Department, the South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering Department.**

7. **The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake Building Permit.**

8. **The applicant shall record the plat with the Salt Lake County Recorder's Office within 365 days of receiving final plat approval or if the applicant elects to install Infrastructure Improvements prior to Plat recordation, the applicant shall have applied for the proper permits, deposited a 10% Warranty Assurance and be actively working on the issued permit.**

9. **The applicant shall relocate the stormwater pipe to the standards and satisfaction of the City Engineer and Storm Water Manager.**

10. **All items of the staff report.**

**Motion:** **Commissioner Pechmann**

**Second:** **Commissioner Spencer**

**Vote:** **Commissioner Bellina – Yes;**
**Commissioner Ewell– Yes**
**Commissioner Slifka - Yes**
**Commissioner Southey – Yes;**
**Commissioner Spencer – Yes;**
**Commissioner Pechmann – Yes;**
**Chair Carter– Yes.**

**The vote was unanimous.**

**4. PUBLIC HEARING – A Petition to the Planning Commission to Forward a Positive Recommendation to the South Salt Lake City Council for All or Only Portions of the New Accessory Dwelling Unit General Considerations and Design Standards, and Also to Correct Some Technical Errors in Code, and to Update Definitions.**

**Action Item**

**Applicant:** South Salt Lake City

Ms. Ungricht presented the Staff Report and stated that the application pertains to ADUs. The matter was previously before the Planning Commission during the Work Meeting on December 7, 2023. It was discussed by the City Council on December 13, 2023, during a Work Meeting. A few changes have been made since the initial presentations. The ordinance would address ADUs and allow I-ADUs and E-ADUs in the R1 and RM Zones. She clarified that I-ADUs are already allowed but the ordinance language will add some standards. In addition to the ordinance language, there were a few typos that would be corrected, and updated definitions proposed. The matter would be brought to the City Council on January 24, 2024.

Ms. Ungricht reviewed some of the proposed changes. One of the most significant definition modifications was the removal of the barber shop definition so there could be a more comprehensive cosmetology definition instead. Throughout the Code, references to a barber shop would be replaced with cosmetology. Some definitions would also be added that would apply to ADUs, such as building footprint, canopy structure, carport, mobile home, primary dwelling, recreation vehicle, and trailer. Most of those were already defined in the Code but would be clarified.

One of the definitions was for a short-term rental. It would state that a short-term rental is a unit that is rented for less than 30 days. As discussed during the Work Meeting, it was recommended that all ADUs be prohibited from being short-term rentals. That meant an ADU could only be rented out for 30 days or more. Ms. Ungricht reported that there would also be definitions included for ADU, I-ADU, and E-ADU. The definitions were as follows:

- Dwelling Unit, Accessory ("ADU") means an additional, self-contained housing unit that is secondary to the primary dwelling, including I-ADUs and E-ADUs.
- Dwelling Unit, Internal Accessory, means an ADU created:
    - Within a primary dwelling;
    - Within the footprint of the primary dwelling at the time the I-ADU is created; and
    - For the purpose of offering a long-term rental of 30 consecutive days or longer.
- Dwelling Unit, External Accessory, means an ADU that is not part of the primary dwelling's footprint or sharing a common wall.

17.03.010 – Land Use Matrix was discussed. Ms. Ungricht explained that I-ADUs and E-ADUs would be added to the Land Use Matrix as permitted uses in the R1 and RM Districts. Additionally, the reference from the barber shop/hair salon would be replaced with cosmetology. In the Permitted Use section, there were standards in place for I-ADUs and E-ADUs. Those would be a permitted use, but would need to meet the following standards in order to legally operate:

- Set a maximum number of ADUs at two per property, one internal and one external;
- Prohibit short-term rentals;
- Require a Business License;
- Prohibit the use of mobile homes, portable containers, carports, canopy structures, and other similar structures as an ADU;
- Require owner occupancy, with a few exceptions, like active military service.

Commissioner Pechmann asked about portable containers. He assumed that referenced shipping containers but asked about a commercial product that takes something similar and refurbishes it into a dwelling unit. Ms. Ungricht explained that if someone can refurbish it, have it connected to a permanent foundation, and have it meet all design standards, that would be permitted. However, there could not be a shipping container used as an ADU without those steps.

For 17.06.130 and 17.06.140, a few cleanups would be made to the language but there was nothing new proposed there. In 17.06.150 – Access Management, there was a minimum driveway width added of 10 feet. Without that in place, there was a concern that driveways would be too small to accommodate a vehicle. Ms. Ungricht added that without that standard, there could be more

vehicles parking off-site. Additionally, there was a minimum driveway separation included for residential areas, which was written as three feet from the flare to the property line. For 17.06.160 – Parking Stall Requirements, there was some general cleanup done. One on-site parking stall would be required per ADU, in addition to the requirements there were for a single-family dwelling.

Council Member Slifka asked if the parking stall requirements meant that four parking stalls on the property would be needed to accommodate an ADU. Ms. Ungricht confirmed this if there was both an I-ADU and an E-ADU on a property. She noted that the State regulated that for I-ADUs, there could only be one parking stall required, but the State did not regulate anything for E-ADUs. It was previously proposed that two stalls be required for E-ADUs, which would mean five parking stalls would be needed if there were an I-ADU and an E-ADU. However, based on the feedback from the City Council, there was a desire to require one stall per ADU.

Title 17.07 pertains to Design Standards for Internal and External ADUs. Ms. Ungricht explained that 17.07.030 – Development Standards has to do with the driveway separation. A requirement would be added to the setback table to state that hard surfaces needed a 3-foot buffer from property lines, to prevent water runoff onto adjacent properties. For 17.07.070 – Single-Family Building Form, there was some general cleanup proposed. It would also state that the accessory structure (non-habitable) setbacks would be three feet instead of two feet. That would align with the driveway separation and prevent any water runoff and snow shed affecting adjacent properties.

Chair Carter reported that he and his neighbor essentially share a curb cut. In a situation like that, where something already exists, he wondered if that could be a reason to deny an ADU application. Ms. Ungricht did not believe so as long as the ADU met the setbacks. If something already exists, it is acceptable, but the City would not permit any new curb cuts like that.

Ms. Ungricht continued to review the Design Standards. The standards are that ADUs are permitted in the RM and R1 Land Use Districts, pending that there is a 6,000-square-foot lot and the lot is 50 feet in width. The exterior entrance must have four feet of weather protection and a designated address next to the dwelling entrance. The latter had been requested by the Fire Chief for emergency service purposes. All applicable Building and Fire codes must be conformed to and a South Salt Lake Rental Business License needed to be maintained. For E-ADUs, there were some additional requirements listed, as it was a separate structure. Those requirements stated:

- The maximum height is either the same height as the primary dwelling or twenty (20) feet, whichever is more restrictive;
- The structure may not cover more than 50% of the rear yard area;
- Setbacks are 10 feet behind the primary dwelling, five feet from the side and rear yards;
- No more than two (2) bedrooms;
- Rooftop patios are prohibited;
- Conversion of an existing accessory structure may occur only where the existing accessory structure meets the setback requirements for an ADU and meets the applicable Building Code;

- Balconies are permitted, provided the balcony does not extend into a required ADU setback and extends no further than five feet from an exterior wall of the ADU. Balconies are prohibited on facades abutting adjacent residential properties;
- Second stories should have windows that face the primary dwelling, not adjacent properties.

Commissioner Slifka referenced the last E-ADU requirement. She wondered whether "shall" should be used instead of "should," to ensure that the language was clear and enforceable. Ms. Ungricht confirmed that the language could be changed. Chair Carter agreed with the suggestion. He also referenced the following language: "…exterior entrance must have 4-foot weather protection." He wondered what direction the four feet was meant to be. Ms. Ungricht explained that it was four feet extending from the house. Commissioner Bellina asked if it would be possible for someone to turn an existing garage into an ADU if it did not meet the setback requirements. Ms. Ungricht explained that it would not be possible in that scenario, because it did not conform to the setbacks. Mr. Weidenhamer shared additional information about windows. On Page 243 of the Meeting Materials Packet, in Section K, there was the following language:

- Second Story Windows: Windows on the second story of an E-ADU are prohibited on an exterior wall that is adjacent to a side or rear property line unless:
    - The window is a clerestory window where the bottom of the window is at least six feet above the finished floor of the second story;
    - The window is on a wall that faces an elevation of the primary dwelling;
    - The window faces and is at least 10 feet from a side or rear property line;
    - The exterior wall is adjacent to an alley; or
    - The window faces a side or rear property line that is adjacent to a property in a land use district that permits commercial uses or a property that contains a non-residential use.

Ms. Ungricht explained that there are a handful of General Plan considerations that were met through the proposed Code updates. Those ranged from Land Use and Neighborhood Goals to Housing Goals and Economic Development Goals. She read the following considerations:

- Land Use and Neighborhoods Goal 1 – Strategy 1: Accommodate a diversity of housing types, costs, and densities to encourage a diverse population;
- Housing Goals Goal 1 – Strategy 3: Encourage the development of housing that ranges in size and scale to accommodate the needs of all residents. Utilize ADU legislation in designated areas through a streamlined process to provide housing options for small families or individuals;
- Housing Goals Goal 2 – Strategy 5: Ensure that all residents have access to retail, services, and neighborhood amenities that are easily and safely accessible by foot, bike, or transit;
- Economic Development Goal 1 – Strategy 5: Maintain and enhance neighborhood health, vitality, and integrity. Encourage incremental development where appropriate to avoid vacant and underutilized parcels.

Staff recommended that the Commission forward a recommendation of approval to the City Council for all or only portions of the new ADU Ordinance in Title 17 of the South Salt Lake City

Municipal Code and to correct technical errors in the Code and update some definitions. Commissioner Bellina asked roughly how many lots would qualify under the requirements in the zoning districts. Ms. Ungricht reported that a little under 3,000 lots would qualify for an ADU.

Chair Carter opened the public hearing.

*Alonzo Williams* gave his address as 153 Winslow Avenue and had a question about short-term rentals. He asked if the language was intended to prevent Airbnb-type operations from occurring. Chair Carter believed that was the reason for the language shown.

There were no further comments. The public hearing was closed.

Commissioner Southey wanted to respond to some of the points Commissioner Slifka made during the Work Meeting. She agreed that some valid concerns had been expressed at that time. However, she pointed out that there was a lot of strong language in the ordinance to prevent some of the nuisances that were described. A lot came down to enforcement. Commissioner Southey thought it might be a good thing that the City is trying to make ADUs work. Commissioner Pechmann agreed with the comments shared by Commissioner Southey. He felt the proposed language did a good job of mitigating most of the issues it was possible to mitigate.

Commissioner Bellina felt that compared to other cities, South Salt Lake City is strict enough but also lenient enough. She acknowledged that growth is continuing to occur. It is necessary to plan for that growth instead of simply letting it happen. ADUs allow property owners to do something with their property to offset their own housing costs. She believed Staff had done a good job with what was proposed. Commissioner Slifka reiterated her earlier comments. She shared information about the R1 and RM Zones and explained that the purpose of the R1 Zone is to "establish single-family neighborhoods, which provide persons who reside therein a comfortable, healthy, safe, and pleasant environment." If several property owners in the R1 Zone chose to have ADUs, she questioned whether that would still be considered single-family housing. Commissioner Slifka questioned whether a compromise could be reached.

Commissioner Bellina stated that a maximum of three units per lot sounds fairly low-density. She understood the concerns expressed by Commissioner Slifka but noted that growth is continuing to occur in the City. It was necessary to plan for that. Commissioner Slifka shared concerns about parking. Four parking stalls are required to accommodate the uses, but she did not believe four vehicles would all park in a driveway. It would likely result in a lot of on-street parking. Discussions were had about transit use in the future as well as the use of personal vehicles.

Chair Carter appreciated all of the comments shared. As a lifelong resident of the City, he has seen it change over the years. He noted that the State Legislature has certain agendas. Being on the Planning Commission allows Commissioners to mitigate some of those impacts. He referenced some of the mitigation language proposed by Staff and shared information about his neighborhood. Commissioner Slifka asked if the State Legislature requires ADUs. Mr. Weidenhamer explained that they deregulated the ability for cities to regulate I-ADUs, with a few minor constraints. It was a clear mandate not to get in the way of property rights or building additional housing stock. He noted that when cities tried to regulate more, the State Legislature often seemed to set a higher standard in the future.

Ms. Brass reported that the State Legislature indicated that providing housing is a priority. It did not appear that the Legislature believed that cities were doing enough and felt some of the regulations were prohibitive. Mr. Weidenhamer pointed out that if a municipality had something on the books, there was a higher chance that it could remain. Ms. Ungricht explained that the reason short-term rentals are specifically recommended to be prohibited in the ADU language was because it could mitigate a lot of impacts on neighborhoods. Mr. Weidenhamer made note of the owner-occupied requirement. The intention was to respect the State but also respect the quality of life for residents.

Commissioner Pechmann asked if it would be possible to state that if a home already has an ADU, it would not be possible to construct an E-ADU. Ms. Brass stated that the Planning Commission could make that recommendation to the City Council. Commissioner Ewell understood the concerns previously expressed by Commissioner Slifka and liked the idea of there either being an I-ADU or an E-ADU rather than allowing there to be both. Chair Carter asked to take an informal poll to determine whether the Commission was in favor of two ADUs or one. Based on the informal poll, it was split with some Commissioners preferring one and others preferring to allow two ADUs. Chair Pechmann explained that the reason he supported two was because it was necessary to increase housing in the community. Commissioner Bellina added that an E-ADU would be expensive to build and likely limit the number that would be constructed. However, the language would still allow that to be a possibility for those interested.

There was additional discussion about ADUs and their potential impacts. Chair Carter believed that the way the language is drafted would mitigate impacts on neighbors. He did not see a reason to limit ADUs to one or the other. Commissioner Southey moved to forward a recommendation of approval to the City Council. Ms. Ungricht asked for clarification. She wanted to know if the motion was to recommend all or only a portion of what had been presented. Commissioner Southey clarified that she wanted to recommend approval for all of the language.

**Motion to forward a recommendation of APPROVAL to the City Council for the New Accessory Dwelling Unit Ordinance in Title 17 of the South Salt Lake City Municipal Code and also to correct some technical errors in the Code and update some definitions.**

| | |
|---|---|
| **Motion:** | **Commissioner Southey** |
| **Second:** | **Commissioner Bellina** |
| **Vote:** | **Commissioner Bellina – Yes;**<br>**Commissioner Ewell– No;**<br>**Commissioner Slifka – No;**<br>**Commissioner Southey – Yes;**<br>**Commissioner Spencer – Yes;**<br>**Commissioner Pechmann – Yes;**<br>**Chair Carter– Yes.** |
| | **The motion passed 5-to-2.** |

**ADJOURNMENT**

**Motion to ADJOURN:**

| | |
|---|---|
| **Motion:** | **Commissioner Pechmann** |
| **Second:** | **Commissioner Bellina** |
| **Vote:** | **Commissioner Bellina – Yes;**<br>**Commissioner Ewell– Yes**<br>**Commissioner Slifka - Yes**<br>**Commissioner Southey – Yes;**<br>**Commissioner Spencer – Yes;**<br>**Commissioner Pechmann – Yes;**<br>**Chair Carter– Yes.**<br><br>**The vote was unanimous.** |

The Planning Commission Meeting adjourned at approximately 8:36 p.m.

**For Planning Commission**

**Community Development**

# PLANNING COMMISSION STAFF REPORT

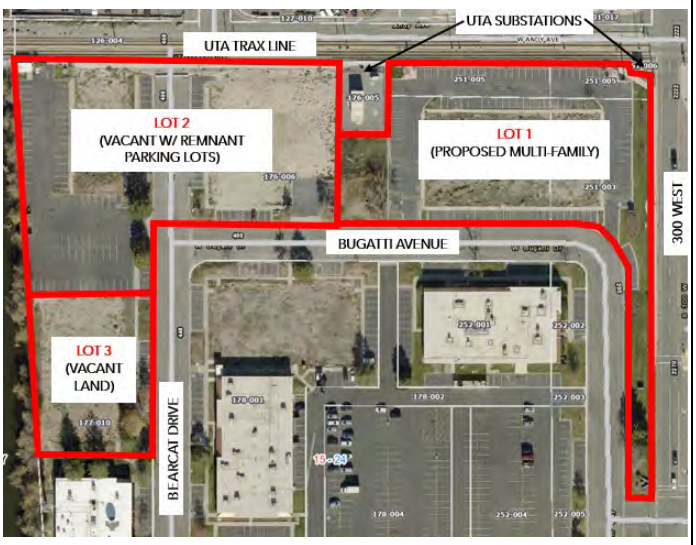
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|---|---|
| MEETING DATE: | January 18, 2023 |
| PROJECT NUMBERS: | 2320033 |
| REQUESTS: | An application for final subdivision plat approval to consolidate six (6) existing parcels and subdivide into three (3) new lots. |
| ADDRESS: | 320 W Bugatti Avenue; 332-336 W Bugatti Avenue; 360 W Bugatti Avenue; 358 W Bugatti Avenue (2 parcels with same address); 430 W Bearcat Drive |
| PARCEL NUMBERS: | 15-24-251-003-0000; 15-24-251-005-4001; 15-24-251-005-4002; 15-24-251-002-0000; 15-24-176-006-0000; 15-24-177-010-0000 |
| PROPERTY OWNER: | North 300 West, LLC |
| APPLICANT: | Woodbury Corporation |
| TYPE OF APPLICATION: | Administrative – Subdivision Plat Approval |

## STAFF RECOMMENDATION:

Staff recommends that the Planning Commission move to approve, with conditions, the application for final subdivision plat approval to consolidate six (6) existing parcels and subdivide into three (3) new lots located at approximately 320 to 430 West Bugatti Avenue. Staff's recommendation is based upon its analysis and findings included below.

## SYNOPSIS:

Woodbury Corporation, on behalf of North 300 West, LLC, submitted an application for a subdivision plat to consolidate six (6) existing unsubdivided parcels to subdivide them into three (3) new lots to support the development of a new phased 214-unit multifamily dwelling development located on Lot 1 of the subdivision. Lots 2 and 3 will undergo development entitlement at a later date. All three subject parcels are currently vacant land, as the existing office buildings were demolished in 2021.




The entitlement process for this project includes the following applications: 1) ordinance amendment petition; 2) administrative design review; 3) subdivision plat application; and 4) conditional use permit application.

The Planning Commission held a public hearing on the ordinance amendment application on June 15, 2023 to amend setbacks in the Downtown District to allow zero lot line development. The City Council reviewed the ordinance amendment application in a Council work meeting on June 14, 2023, and in a regular council meeting on July 12, 2023, and voted in the July 12, 2023 meeting to approve the petition for an ordinance amendment.
The South Salt Lake Design Review Committee reviewed the design review application on August 3, 2023. The design review analysis comments are available below in the staff report.

The Planning Commission held a public hearing for a preliminary plat subdivision on September 21, 2023, and unanimously voted approval.

The Planning Commission is the Land Use Authority on all subdivision plat applications.

| EXISTING ZONING | EXISTING USE | SURROUNDING LAND USE DISTRICTS | PROPOSED USES |
|---|---|---|---|
| Downtown District (DT) – Mixed Use Subdistrict | Vacant Land | North: DT – Mixed Use Subdistrict<br>South: DT – Mixed Use Subdistrict<br>East: DT – Mixed Use Subdistrict<br>West: DT – Mixed Use Subdistrict | Multi-Family Housing |

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

## GENERAL INFORMATION:

**Location & Parcel Size:**

320 W Bugatti Avenue
(15-24-251-003-0000) – 0.83 Acres
332-336 W Bugatti Avenue
(15-24-251-002-0000) – 0.84 Acres
360 W Bugatti Avenue
(15-24-176-006-0000) – 1.29 Acres
358 W Bugatti Avenue (2 parcels)
(15-24-251-005-4001) – 0.24 Acres
(15-24-251-005-4002) – 0.16 Acres
430 W Bearcat Drive
(15-24-177-010-0000) – 3.37 Acres

Figure 1: Existing Lot Lines

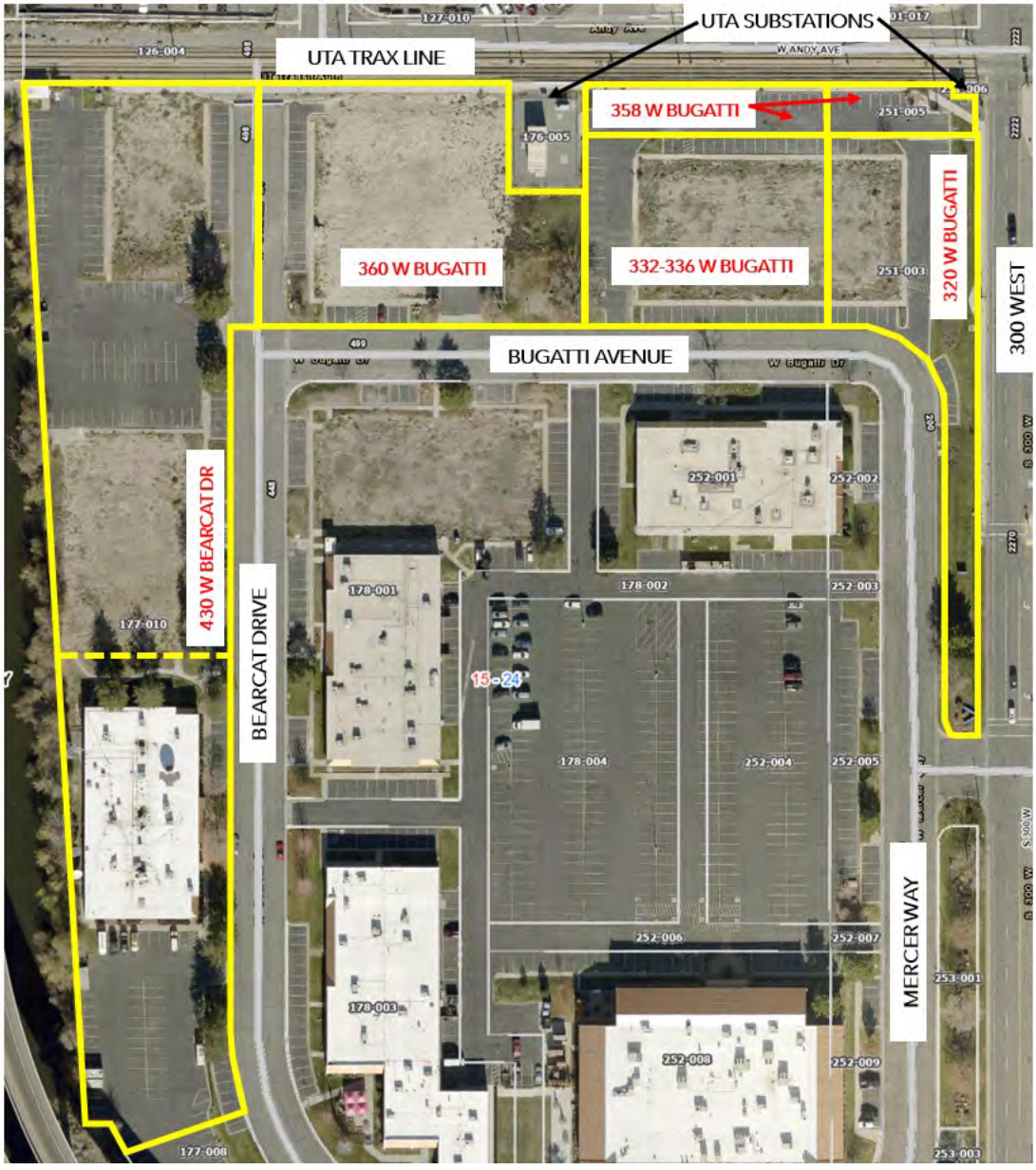


Figure 2: Existing Zoning

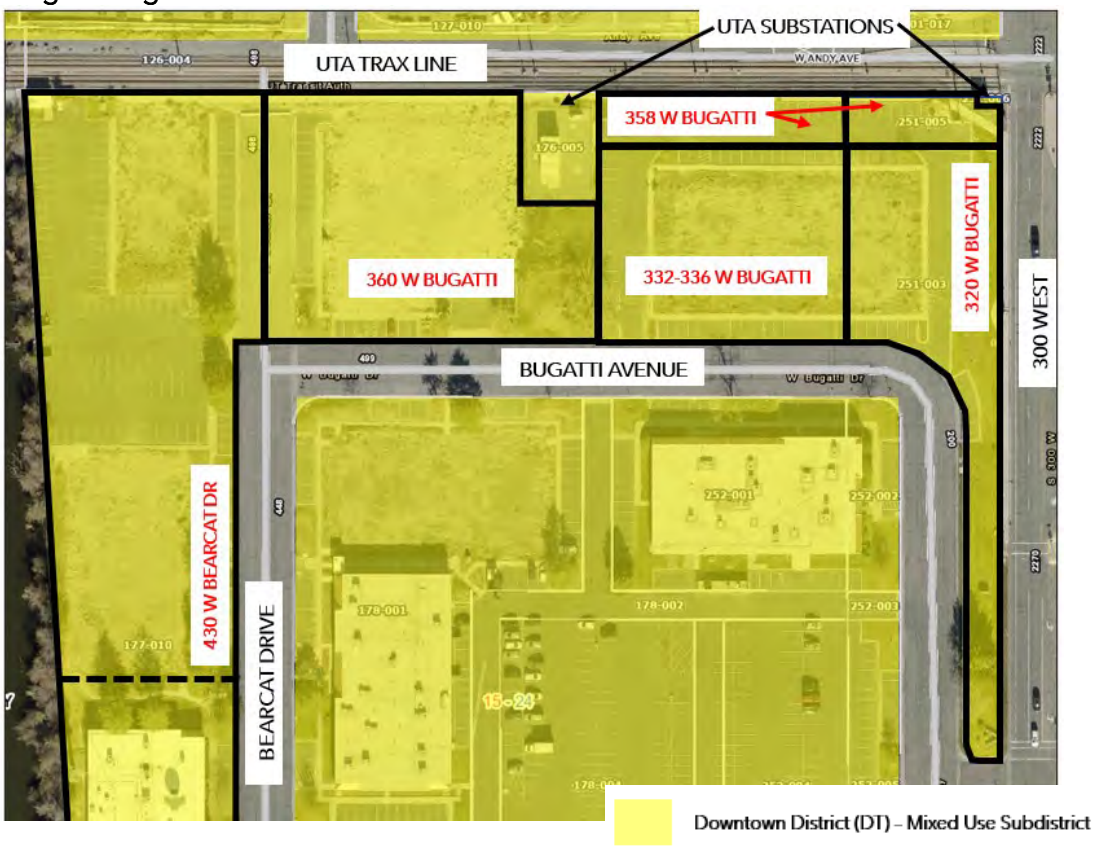



Figure 3: Existing Site Conditions









Figure 4: Proposed Plat Map

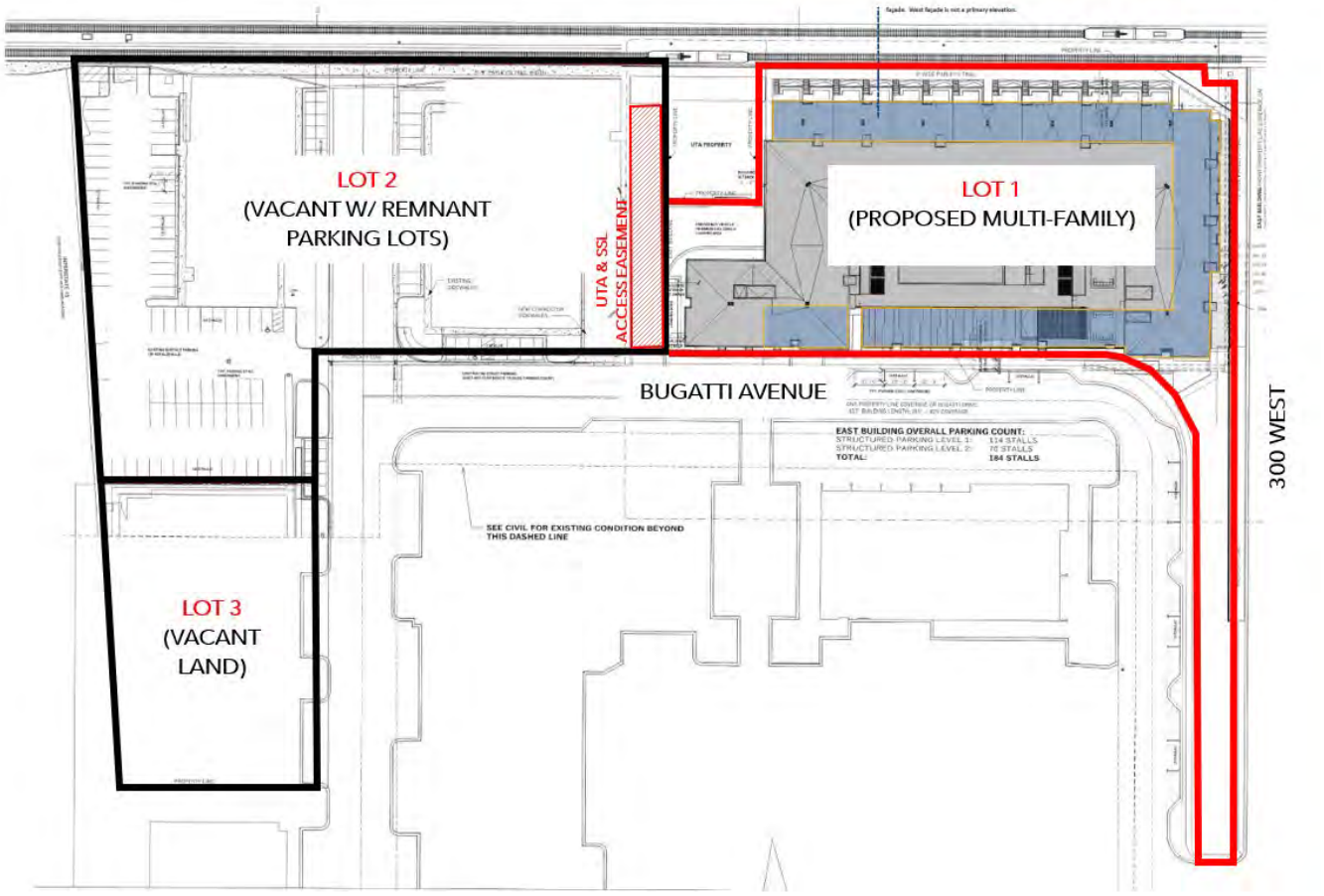
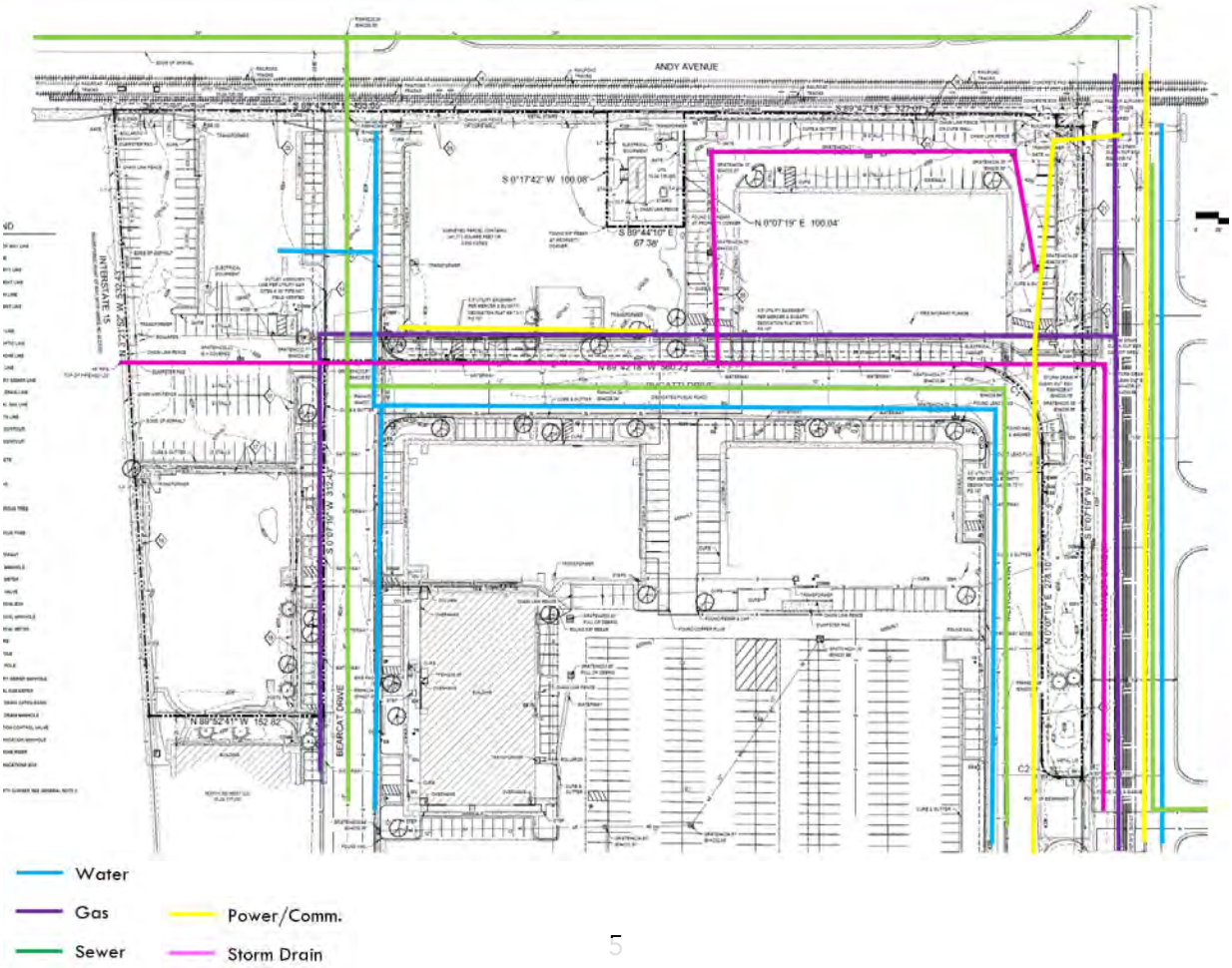



Figure 5: Proposed Elevations





Figure 6: ALTA Survey



## PLANNING COMMISSION AUTHORITY:

**17.11.030. Land use authority designations.**

Pursuant to state law, the following administrative land use authority designations are made:

A. **Planning Commission.** The planning commission is the land use authority on issues of: **subdivision and subdivision plat approval**, vacating, altering or amending a Subdivision Plat; Conditional Use Permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

## GENERAL PLAN CONSIDERATIONS:

**Land Use & Neighborhoods Goal 1.** Continue to welcome new residents and businesses into South Salt Lake.

**Analysis:** The proposed development will add an additional 214 new dwelling units in the city.

**Land Use & Neighborhoods Goal 2.** Concentrate higher density development near transportation and transit in mixes use neighborhood.

**Analysis:** The proposed development adds a high-density transit-oriented development near the Central Pointe TRAX station. The proposed project also abuts the Parley's Trail system.

**Land Use & Neighborhoods Goal 3.** Enhance urban and streetscape design in the city to support South Salt Lake's distinct image and enhance community pride.

**Analysis:** As part of the development of the proposed project, the streetscape infrastructure along 300 West and Bugatti Avenue will be upgraded to comply with the Downtown District standards. This will include larger sidewalks, street trees, and other amenities.

**Environmental, Social, and Economic Sustainability Goal 1.** Reduce vehicle miles travelled and improve air quality.

**Analysis.** The proposed development is directly adjacent to the Central Pointe TRAX Station. It is anticipated that some of the vehicle miles traveled will be eliminated or reduced because of the availability and location of the transit station.

## DESIGN REVIEW ANALYSIS

In accordance with Section 10 of the Downtown Form Base Code, the Design Review Committee "shall review the application for its compatibility with the intent of this ordinance."

A design review was conducted on August 3, 2023. The committee was comprised of the following departments: South Salt Lake Mayor, South Salt Lake Community Development, South Salt Lake Police, South Salt Lake Fire, South Salt Lake Engineering, South Salt Lake Public Works, South Salt Lake City Recorder, South Salt Lake Neighborhoods, South Salt Lake Finance, and South Salt Lake Attorney's Office.

Topics discussed during the meeting for the development of Lot 1 of the subdivision included:

Amenities – The Design Review Committee discussed the proposed dog park along 300 West. The proposed location is along the public right of way and trail system. The Design Review Committee would like to see it open to the public and landscaped to activate the public right of way.

Parking – The applicant is proposing a 20% reduction in parking, as allowed per code. The Design Review Committee raised the question of whether or not ground floor commercial would be provided in the project. The code does not have a requirement for it in this location.

Parley's Trail – The Design Review Committee discussed the potential transient issues along the Parley's Trail corridor and the need for adequate lighting.

Noise – The Design Review Committee discussed what is being done for the reduction of noise inside the building along the TRAX, 300 West, and Freeway frontages. The applicant hired an acoustical engineer to do a study to evaluate. The project architect has implemented the recommended strategies.

South Salt Lake Municipal Code §17.10 sets forth the following standard for review for subdivision and platting.

## SUBDIVISION ORDINANCE ANALYSIS

| Ordinance | Finding | Notes / Insufficiency |
|---|---|---|
| **Downtown District Code** | | |
| **17.10.120 – Requirements for Improvements & Design** | | |
| A. Compliance with laws, rules and regulations | Application complies. | |
| B. South Salt Lake construction specifications and standard drawings (Road profile dedications) | Application complies – The applicant will be dedicating 9 feet along Bugatti Avenue to and installing public infrastructure that complies with Title 17.10 of the South Salt Lake Municipal Code. | |
| C. Self-Imposed restrictions | No restriction has been proposed by the applicant. | |
| D. Restrictions due to character of the land | Not applicable | |
| **17.10.140 – Subdivision Development Lot Standards** | | |
| A. All Final Plats shall result in the creation of compliant Lots and Building sites. | The proposed new lots will be as follows: Lot 1 – 2.1 acres; Lot 2 – 2.269 acres; Lot 3 – 0.916 acres. There is no minimum lot size requirement in the Downtown District. | |
| B. Frontage on public street | All three proposed lots will have frontage along Bugatti Avenue and Bearcat Avenue. | |
| C. Street right-of-way shall be separate and distinct from subdivided lots. | As part of the subdivision plat, the applicant will be formally dedicating public right of way along Bugatti Avenue and Bearcat Avenue. This area is separate and distinct. | |
| D. Minimum area and dimensions shall conform. | There is no acreage requirement in the Downton district. | |
| E. Side boundary lines shall be at right angles to the street. | All newly created side boundary lines are at right angles to all adjacent streets with the exception of where the street is rounded. | |
| F. Side boundary lines of lots shall be radial to center of a Cul-de-Sac | Not Applicable | |
| G. Corner lots for residential uses shall be platted wider than interior lots | Not Applicable | |
| H. Lots shall not divide City boundary | All existing and proposed parcels are located within South Salt Lake City. | |
| I. Double frontage SF residential lots | Not Applicable | |

| | | |
|---|---|---|
| J. Multiple building yard areas | At this time, only one building is proposed on Lot 1 of the subdivision. | |
| K. Side lot lines shall be at right angles to street lines | All newly created side boundary lines are at right angles to street lines with exception of where the street is rounded. | |
| L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings | The preliminary site plan indicates sufficient size to allow for erection of buildings. | |
| M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities | The preliminary site plan provides adequate off-street parking. At least 177 parking stalls are required, and 184 parking stalls will be provided on Lot 1 of the subdivision. | |
| N. New Single-Family lots | Not Applicable | |
| O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street | Not applicable | |
| P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets | There is ingress and egress provided from Bugatti Avenue. | |
| Q. Lots shall be laid out to provide positive drainage away from all buildings. | Per the Engineering review, there is positive drainage away from all buildings. | |
| 17.10.160(A) - Drainage and Storm Sewers General Requirements | | |
| A. Each plat shall make adequate provision for storm or flood water runoff. | Per the Engineering review, there is adequate provision for storm or flood water runoff. | |
| 17.10.160(B) – Nature of Stormwater Facilities | | |
| A. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision. | Not applicable | |
| B. Adequate underground stormwater systems shall be constructed and maintained. | Per the Engineering review, there is an adequate underground stormwater system. | |
| C. Accommodation of Upstream Drainage Areas. | Not applicable | |
| D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity. | Per the Engineering review, there is adequate storm or flood water drainage. | |
| E. Areas of poor drainage shall be remediated as applicable. | The submitted soils report indicates a water table at 3.7 feet on the subject site. Sufficient drainage is provided per Engineering review. | |
| F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area. | No flood plain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer. | |
| 17.10.170 - Water Facilities | | |
| A. Applicant shall extend public culinary water supply-system for | South Salt Lake provides water services to the subject property. The applicant intends | |

| | | |
|---|---|---|
| the purpose of providing an adequate water-supply to the Plat | to connect to the city system from Bugatti Avenue. Adequate water supply provisions are proposed per South Salt Lake Engineering review. | |
| B. Applicant shall install adequate water facilities including fire hydrants. | All proposed water infrastructure has been reviewed by South Salt Lake Engineering and complies with city standards. | |
| C. Water extensions shall meet City's standards | Not applicable | |
| D. Fire flow shall be approved by the Fire Marshal. | A fire flow test was performed, and the results were reviewed by the Fire Marshall. The Fire Marshal has reviewed and approved all proposed fire flow rates. | |
| E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty. | The applicant has proposed using all existing fire hydrants for the purposes of supplying fire suppression to the building proposed on Lot 1. The SSL Fire Marshal has reviewed the hydrant layout. | |
| F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any. | There are no private facilities at this location to be maintained by South Salt Lake City. | |
| G. Fire hydrants required for all plats. | There are two existing fire hydrants along Lot 1 – both are located along Bugatti Avenue. | |
| 17.10.180 - Sewer Facilities | | |
| A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority. | South Salt Lake provides sewer services to the subject property. The applicant intends to connect to the city system from Bugatti Avenue. The property owner is participating in the Public Infrastructure District (PID), which will increase the sewer capacity in this neighborhood. Construction of PID infrastructure will begin about the same time as construction is anticipated on this project. The property owner is working with South Salt Lake Engineering to ensure phasing coordination and implementation of new sewer infrastructure. | |
| B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority | South Salt Lake Engineering has reviewed and approved the civil plans for the proposed development. All proposed infrastructure complies with South Salt Lake requirements. | |
| 17.10.190 – Utilities | | |
| A. Utility facilities shall be located underground in new subdivisions. | All new utilities are shown to be underground. All existing overhead power lines shall be put underground as part of the development process. The only overhead power lines on the subject properties are private connection lines. | |
| B. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such | The applicant will provide new Public Utility Easements on the plat, where applicable. | A SSL public safety access easement has been requested |

| | | |
|---|---|---|
| easements shall be at least 10' wide. | | over the boundaries of "Easement 15" (UTA Access Easement) on the Subdivision Plat. This area is a designated fire lane and hammerhead turnaround.<br><br>The Dominion Energy easement shall be relocated prior to the mylar plat being recorded. |
| 17.10.200 - Sidewalks, Trails, and Bike Paths | | |
| A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc. | The proposed improvements are compliant with SSL standards. The applicant will be dedicating an additional 9 feet of public right of way along Bugatti Avenue. All public infrastructure will be updated to comply with the standards found in Title 17.10. | |
| B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography. | The site is relatively flat. Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code. The applicant is working with SSL Engineering and SL County to protect and improve existing connections for the Parley's Trail along the project area. | |
| C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan. | The Trails Master Plan outlines the alignment and configuration of the Parley's Trail along this corridor. The Parley's Trail has been enhanced with additional connections being provided from private development on Lot 1 of the subdivision. | |

## STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve, with conditions, the final subdivision plat for the Multi-family Dwelling development based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

*Findings of Fact:*

1. On April 4, 2023, Woodbury Corporation submitted a subdivision application on behalf of North 300 West, LLC to consolidate six (6) existing unsubdivided parcels so that they are able to legally subdivide three (3) new lots via subdivision plat to comply with South Salt Lake Municipal Code.

2. The subject existing properties are located at 320 W Bugatti Avenue, 332-336 W Bugatti Avenue, 360 W Bugatti Avenue, 358 W Bugatti Avenue (2 parcels with same address) and 430 W Bearcat Drive. The three new lots will be addressed 2252 South 300 West, 358 West Bugatti Avenue, and 436 W Bearcat Drive. North 300 West, LLC will retain ownership of all three remaining parcels.

3. The purpose of the subdivision is to create a development lot on lot 1 of the subdivision for a 214-unit Multi-Family Dwelling development located at 2252 South 300 West. Lot 2 and 3 in the subdivision will be developed at a later date.

4. The property at 2252 South 300 West (Lot 1) is 2.1 Acres. The property at 358 W Bugatti Avenue (Lot 2) is 2.269 Acres. The property at 436 W Bearcat Drive (Lot 3) is 0.916 Acres.

5. All subject properties are located in the Downtown – Mixed Use subdistrict.

6. The Multi-Family Dwelling use is a conditional use in the Downtown District.

7. All subject properties are currently vacant land.

8. The proposed development will be served by existing and new vehicular and pedestrian access points on Bugatti Avenue and Bearcat Drive.

9. The applicant applied for a design review application on March 31, 2023 for the development of Lot 1. The Design Review committee reviewed the application on August 3, 2023.

10. Staff has reviewed this subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and found that this subdivision application is compliant with this section, as outlined above.

*Conclusions of Law:*

1. The subdivision, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.

2. The subdivision, as specifically conditioned below is compatible in use, scale, and design with the allowed uses in Downtown District.

3. The subdivision, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.

4. The subdivision, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

*Subdivision Plat Conditions of Approval:*

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;

2. Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;

3. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights;

4. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;

5. The street lighting plan shall be submitted with the following:

a. The lighting plan shall show where they are connecting to the power source. This must be approved by Rocky Mount Power.
b. The plan shall call out SSLC Supplementary Standard Plan for the pole base detail.
c. The plan shall show the conduit layout.
d. The lighting fixtures and pole height shall comply with the SSL Lighting Master Plan;

6. The applicant shall dedicate an easement to the City of South Salt for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;

7. The applicant shall dedicate a perpetual easement to the City of South Salt Lake across "Easement 15" on the subdivision plat for the purpose of Public Safety Access and Circulation;

8. The applicant shall relocate the Dominion Energy easement prior to the mylar plat being recorded;

9. The proposed building shall be constructed according to South Salt Lake design standards;

10. The proposed Multi-Family development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;

11. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;

12. All items of the staff report.

## PLANNING COMMISSION OPTIONS:

### Subdivision:

#### Option 1: Approval
Move to approve the application by Woodbury, on behalf of North 300 West, LLC, for a final subdivision plat to consolidate six (6) existing unsubdivided parcels and subdivide into three (3) new lots located at approximately 320 to 460 West Bugatti Avenue, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

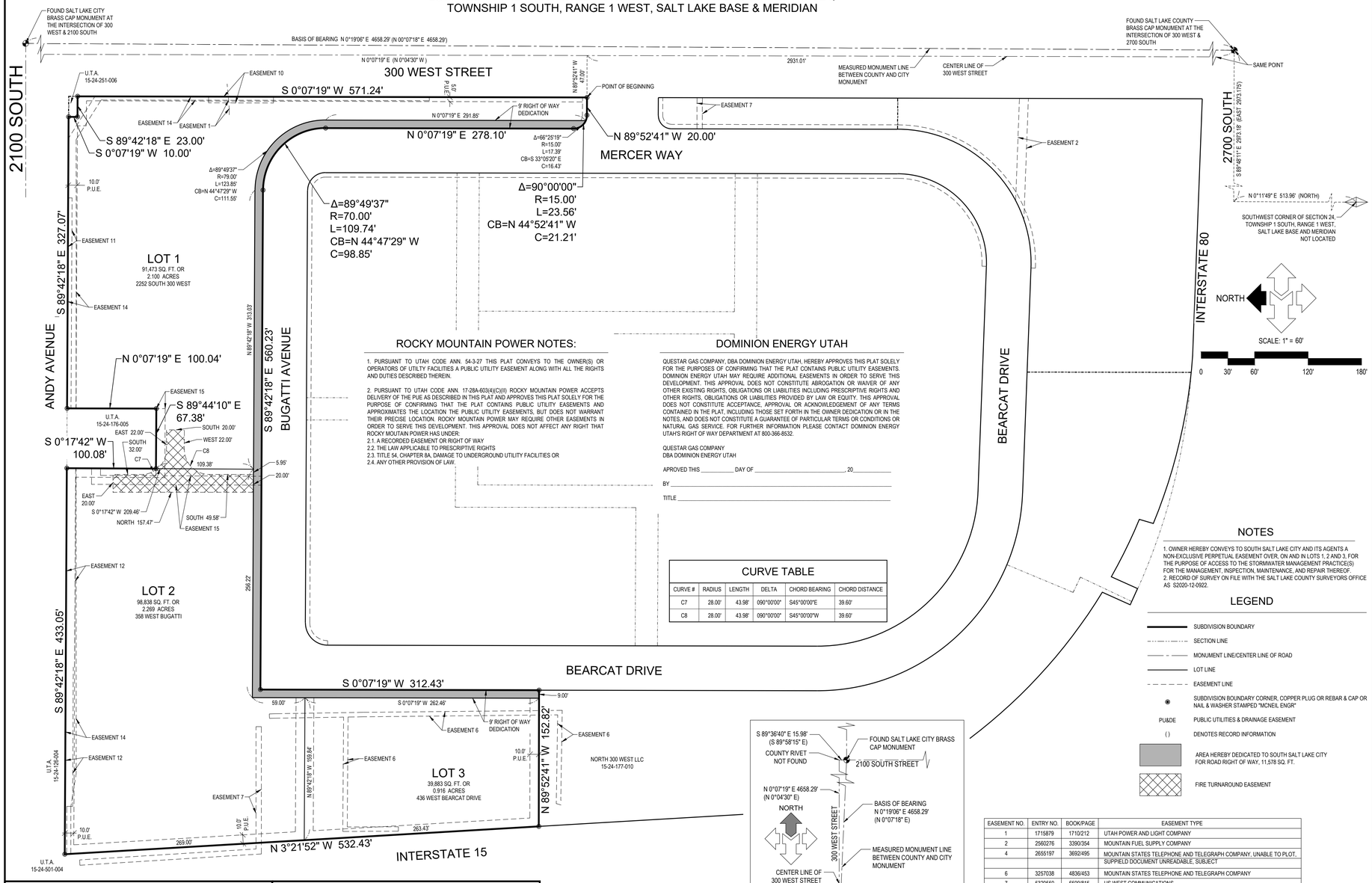
#### Option 2: Denial
Move to deny the application by Woodbury, on behalf of North 300 West, LLC, for a final subdivision plat to consolidate six (6) existing unsubdivided parcels and subdivide into three (3) new lots located at approximately 320 to 460 West Bugatti Avenue, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

#### Option 3: Continuance
Move to table the decision for the application by Woodbury, on behalf of North 300 West, LLC, for a final subdivision plat to consolidate six (6) existing unsubdivided parcels and subdivide into three (3) new lots located at approximately 320 to 460 West Bugatti Avenue, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

### Attachments:
1. Plat
2. ALTA Survey
3. Renderings
4. Landscape Plan
5. Civils

# TIMES SQUARE SUBDIVISION

LOCATED IN THE NORTHWEST & NORTHEAST QUARTERS OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN




## ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-28A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT OF WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

## DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OR NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT OF WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

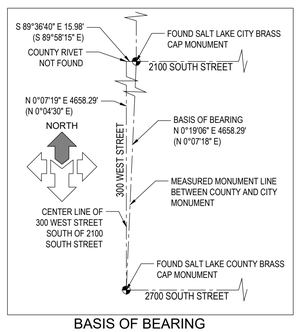
APPROVED THIS _____ DAY OF _____, 20_____

BY _____

TITLE _____

## CURVE TABLE

| CURVE # | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD DISTANCE |
|---|---|---|---|---|---|
| C7 | 28.00' | 43.98' | 090°00'00" | S45°00'00"E | 39.60' |
| C8 | 28.00' | 43.98' | 090°00'00" | S45°00'00"W | 39.60' |




BASIS OF BEARING
EXHIBIT

## NOTES

1. OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOTS 1, 2 AND 3, FOR THE PURPOSE OF ACCESS TO THE STORMWATER MANAGEMENT PRACTICE(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE, AND REPAIR THEREOF.
2. RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE AS S2020-12-0922.

## LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- PU&DE — PUBLIC UTILITIES & DRAINAGE EASEMENT
- ( ) — DENOTES RECORD INFORMATION
- AREA HEREBY DEDICATED TO SOUTH SALT LAKE CITY FOR ROAD RIGHT OF WAY, 11,578 SQ. FT.
- FIRE TURNAROUND EASEMENT

| EASEMENT NO. | ENTRY NO. | BOOK/PAGE | EASEMENT TYPE |
|---|---|---|---|
| 1 | 1715879 | 1710/212 | UTAH POWER AND LIGHT COMPANY |
| 2 | 2560276 | 3390/354 | MOUNTAIN FUEL SUPPLY COMPANY |
| 4 | 2655197 | 3692/495 | MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, UNABLE TO PLOT, SUPPIELD DOCUMENT UNREADABLE, SUBJECT |
| 6 | 3257038 | 4836/453 | MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY |
| 7 | 5320550 | 6509/815 | US WEST COMMUNICATIONS |
| 8 | 10986903 | 9839/5100 | UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT, VACATED, NOT SHOWN |
| 10 | 12349013 | 10467/4789 | PERPETUAL EASEMENT |
| 11 | 12349017 | 10467/4809 | PERPETUAL EASEMENT |
| 12 | 12349018 | 10467/4814 | PERPETUAL EASEMENT |
| 14 | | | PARLEYS TRAIL AGREEMENT |
| 15 | 14063092 | 11396/2350 | U.T.A. ACCESS EASEMENT |

SHEET 1 OF 1

## RECORD OF SURVEY

R.O.S. NO. S2020-12-0922.

COUNTY SURVEYOR REVIEWER — DATE

## LUMEN

APPROVED THIS _____ DAY OF _____, A.D., 20____, BY LUMEN.

LUMEN

## COMCAST

APPROVED THIS _____ DAY OF _____, A.D., 20____, BY COMCAST.

COMCAST

## PLANNING COMMISSION

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

PLANNING COMMISSION CHAIR

## SOUTH SALT LAKE COMMUNITY DEVELOPMENT DIRECTOR

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

SOUTH SALT LAKE COMMUNITY DEVELOPMENT DIRECTOR

## SOUTH SALT LAKE CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

DATE: CITY ENGINEER

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

## ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, A.D., 20____, BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

## SALT LAKE COUNTY HEALTH DEPT.

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

SALT LAKE COUNTY HEALTH DEPT.

## SOUTH SALT LAKE CITY FIRE MARSHAL

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

SOUTH SALT LAKE CITY FIRE MARSHAL

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____

CITY ATTORNEY

## CITY APPROVAL

PRESENTED TO THE SOUTH SALT LAKE CITY CITY MAYOR THIS _____ DAY OF _____ A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER — CITY MAYOR

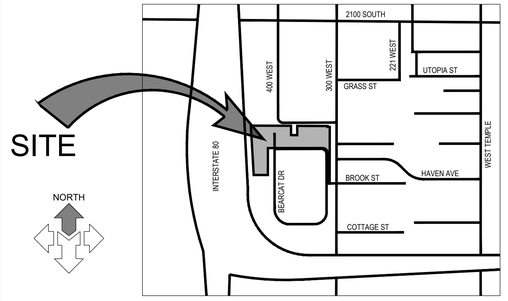
## SALT LAKE COUNTY RECORDER

RECORD NO. _____.

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ — SALT LAKE COUNTY RECORDER




## VICINITY MAP

SCALE: N.T.S.

## 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:

TIMES SQUARE SUBDIVISION

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

## SUBDIVISION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, PARCEL BEING A PORTION OF THOSE CERTAIN PARCELS CONVEYED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 16, 2019 AS ENTRY NO. 13074890 IN BOOK 10831 AT PAGE 3040 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A THE INTERSECTION OF A NORTHERLY RIGHT OF WAY LINE OF MERCER WAY AND THE WEST RIGHT OF WAY LINE OF 300 WEST STREET, SAID POINT BEING NORTH 00°07'19" EAST 2931.01 FEET ALONG THE CENTER LINE OF SAID 300 WEST STREET AND NORTH 89°52'41" WEST 47.00 FEET FROM A MONUMENT FOUND AT THE INTERSECTION OF 2700 SOUTH AND 300 WEST, SAID MONUMENT BEING NORTH 0°11'49" EAST (NORTH BY DEED) 513.96 FEET AND SOUTH 89°48'11" EAST 2973.18 FEET ( EAST 2973.175 FEET BY DEED) FROM THE SOUTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID MERCER WAY AND THE NORTH RIGHT OF WAY LINE OF BUGATTI AVENUE, AND THE WEST RIGHT OF WAY LINE OF BEARCAT DRIVE THE FOLLOWING FIVE COURSES: 1) NORTH 89°52'41" WEST 20.00 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; 2) NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 44°52'41" WEST 21.21 FEET), 3) NORTH 00°07'19" EAST 278.10 FEET TO A POINT OF CURVATURE OF A 70.00 FOOT RADIUS CURVE TO THE LEFT, 4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'37" A DISTANCE OF 109.74 FEET (CHORD BEARS NORTH 44°47'29" WEST 98.85 FEET), 5) NORTH 89°42'18" WEST 560.23 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BEARCAT DRIVE; THENCE SOUTH 00°07'19" WEST 312.43 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 89°52'41" WEST 152.82 FEET TO A POINT ON THE EASTERLY NON-ACCESS AND RIGHT OF WAY LINE OF INTERSTATE 15; THENCE NORTH 03°21'52" WEST 532.43 FEET ALONG SAID EASTERLY NON-ACCESS AND RIGHT OF WAY LINE; THENCE SOUTH 89°42'18" EAST 433.05 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO THE UTAH TRANSIT AUTHORITY BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 26, 2008 AS ENTRY NO. 10528907 IN BOOK 9646 AT PAGE 105, AND SPECIAL WARRANTY DEED RECORDED SEPTEMBER 26, 2008 AS ENTRY NO. 10528908 IN BOOK 9646 AT PAGE 107 IN THE OFFICE OF SAID COUNTY RECORDER, THENCE ALONG THE WEST, SOUTH, AND EAST PROPERTY LINES THE FOLLOWING THREE COURSES: 1) SOUTH 00°17'42" WEST 100.08 FEET, 2) SOUTH 89°44'10" EAST 67.38 FEET, 3) NORTH 00°07'19" EAST 100.04 FEET; THENCE SOUTH 89°42'18" EAST 327.07 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO UTAH TRANSIT AUTHORITY BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 26, 2008 AS ENTRY NO. 10528906 IN BOOK 9646 AT PAGE 103, AND SPECIAL WARRANTY DEED RECORDED SEPTEMBER 26, 2008 AS ENTRY NO. 10528905 IN BOOK 9646 AT PAGE 101 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE WEST AND SOUTH LINE OF SAID PARCEL THE FOLLOWING TWO COURSES: 1) SOUTH 00°07'19" WEST 10.00 FEET, 2) SOUTH 89°42'18" EAST 23.00 FEET TO A POINT ON WEST RIGHT OF WAY LINE OF 300 WEST; THENCE SOUTH 00°07'19" WEST 571.24 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 241,773 SQ. FT. OR 5.55 ACRES (3 LOTS)

PROFESSIONAL LAND SURVEYOR — DAVID B. DRAPER — No. 6861599 — DATE 9-7-23 — STATE OF UTAH

DAVID B. DRAPER
LICENSE NO. 6861599

## OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT BY ALL THESE PRESENTS THAT, THE UNDERSIGNED ARE THE OWNERS _____OF THE ABOVE DESCRIBED TRACT OF LAND, TO BE HEREIN AFTER KNOWN AS:

TIMES SQUARE SUBDIVISION

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____A.D., 20_____

BY: _____
(PRINT NAME)

ITS: _____
(TITLE)

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

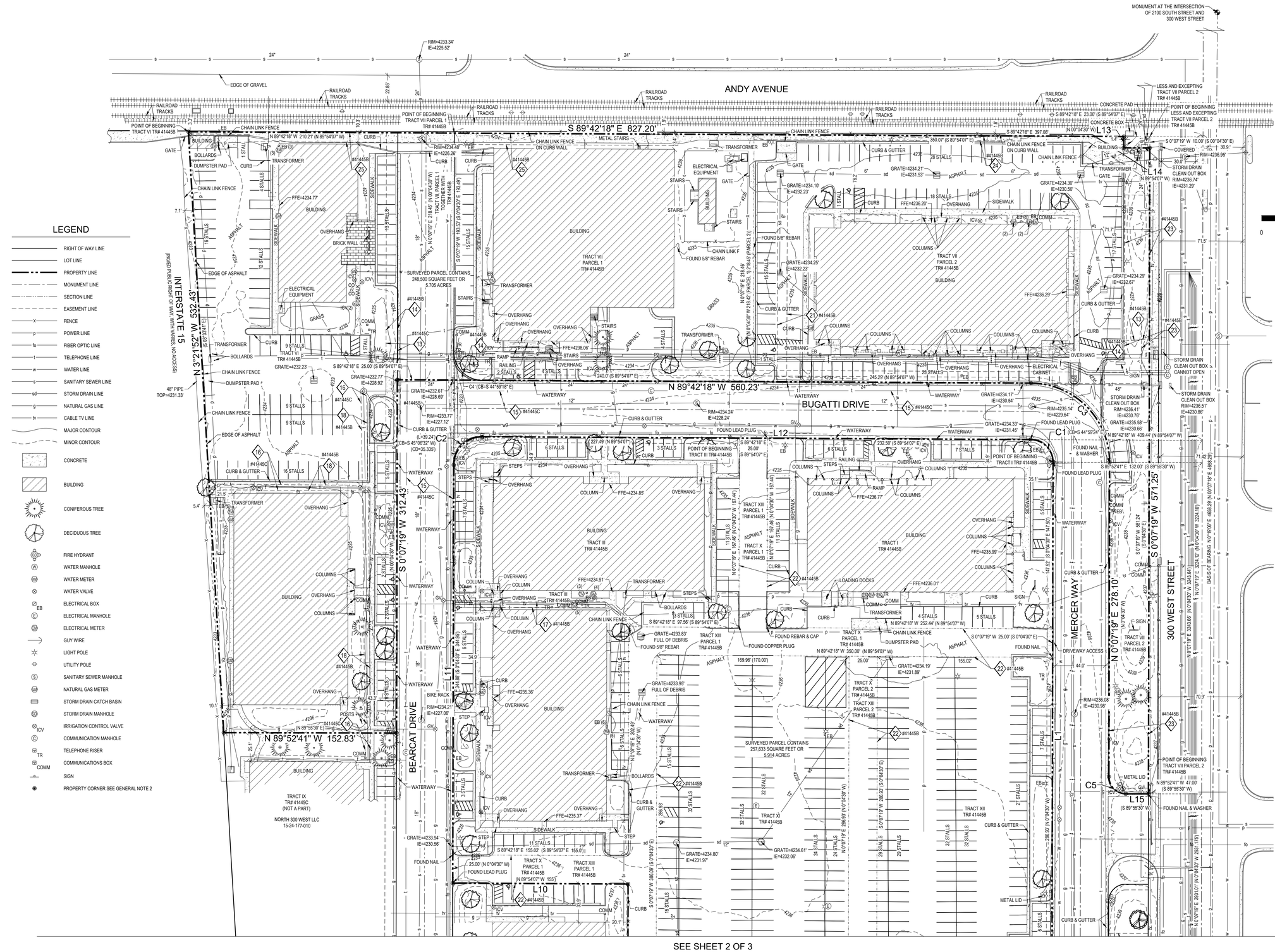
ON THE _____ DAY OF _____ A.D., 20____, _____PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

## TIMES SQUARE SUBDIVISION

LOCATED IN THE NORTHWEST & NORTHEAST QUARTERS OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
SOUTH SALT LAKE CITY, UTAH

S:\2020\Files\20560\Survey\Prod Dwg\2021\20560sp rev.dwg Sep 07, 2023 - 7:59am




## LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- POWER LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- NATURAL GAS LINE
- CABLE TV LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING
- CONIFEROUS TREE
- DECIDUOUS TREE
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- ELECTRICAL METER
- GUY WIRE
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- NATURAL GAS METER
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CONTROL VALVE
- COMMUNICATION MANHOLE
- TELEPHONE RISER
- COMMUNICATIONS BOX
- SIGN
- PROPERTY CORNER SEE GENERAL NOTE 2

SEE SHEET 2 OF 3

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# THE RAILS

332-335 & 360 W BUGATTIE AVE, 430, 443-453, 380 W BEARCAT AVE & 2300 S 300 W
SOUTH SALT LAKE CITY, UTAH
LOCATED IN THE NW & NE 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L.B. & M.

| REVISIONS | | |
|---|---|---|
| REV | DATE | DESCRIPTION |
| A | 2-8-21 | ADD LINE AND CURVE TABLE |

| | |
|---|---|
| PROJECT NO: | 20560 |
| CAD FILE: | 20560 ALT |
| DRAWN BY: | KSL, EAM |
| CALC BY: | DBD |
| FIELD CREW: | SS, ZH |
| CHECKED BY: | DBD |
| DATE: | 12-1-20 |

**ALTA/NSPS LAND TITLE SURVEY**

**1 OF 3**

Plotted: Jan 07, 2021 @ 10:17am by Kyle Lawson
S:\Projects\20560 ALT\Drawings\20560 ALT.dwg

SEE SHEET 1 OF 3

## DESCRIPTION PER TITLE REPORT TR#41445B

TRACT I (TIMESQUARE - 1) (15-24-252-001 & 15-24-252-002)
A PART OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE WEST LINE OF MERCER WAY, LYING NORTH 0°04'30" WEST 3,224.10 FEET AND SOUTH 89°55'30" WEST 132.00 FEET FROM A COUNTY SURVEYORS MONUMENT LOCATED AT THE INTERSECTION 2700 SOUTH AND 300 WEST STREETS, (SAID MONUMENT BEING LOCATED 513.96 FEET NORTH AND 2,973.175 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 24), AND RUNNING THENCE SOUTH 0°04'30" EAST ALONG THE SAID WEST LINE OF MERCER WAY, 147.50 FEET; THENCE NORTH 89°54'07" WEST 252.44 FEET; THENCE NORTH 0°04'30" WEST 167.44 FEET TO THE SOUTH LINE OF BUGATTI STREET; THENCE SOUTH 89°54'07" EAST ALONG THE SAID SOUTH LINE 232.50 FEET TO THE POINT OF CURVATURE OF A 20 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, RIGHT 31.355 FEET, (THE LONG CHORD BEARS SOUTH 44°59'24" EAST 28.24 FEET) TO THE POINT OF BEGINNING.

TRACT III (TIMESQUARE - 3 & 4) (15-24-178-001)
A PART OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE SOUTH LINE OF BUGATTI STREET SAID POINT BEING NORTH 0°04'30" WEST 3,243.64 FEET AND NORTH 89° 54'07" WEST 409.44 FEET FROM A COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF 2700 SOUTH AND 300 WEST STREET (SAID MONUMENT BEING LOCATED 513.96 FEET NORTH AND 2,973.175 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°54'07" WEST, ALONG THE SAID SOUTH LINE OF BUGATTI STREET, 227.49 FEET TO THE POINT OF CURVATURE OF A 25 FOOT RADIUS CURVE LEFT; THENCE ALONG THE ARC OF SAID 25 FOOT RADIUS CURVE LEFT, 39.24 FEET (CENTER OF CURVE BEARS SOUTH 0°04'30" WEST AND THE LONG CHORD BEARS SOUTH 45° 06'32" WEST 35.335 FEET); THENCE SOUTH 0°04'30" EAST ALONG THE EAST LINE OF BEARCAT DRIVE, 344.95 FEET; THENCE SOUTH 89° 54'07" EAST 155.0 FEET; THENCE NORTH 0°04'30" WEST 202.49 FEET; THENCE SOUTH 89°54'07" EAST 97.56 FEET; THENCE NORTH 0° 04'30" WEST 167.44 FEET TO THE POINT OF BEGINNING.

TRACT VI (TIMESQUARE - 7, 8 & 9) (15-24-177-010)
A PART OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
BEGINNING ON THE EASTERLY NO-ACCESS AND RIGHT-OF-WAY LINE OF A STATE HIGHWAY AT A POINT WHICH IS NORTH 0°04'30" WEST ALONG THE 300 WEST STREET MONUMENT LINE 3,512.11 FEET AND NORTH 89°54'07" WEST PARALLEL WITH AND 12.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, A DISTANCE OF 897.21 FEET FROM THE COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF 2700 SOUTH STREET AND 300 WEST STREET, SAID MONUMENT BEING LOCATED 513.96 FEET NORTH AND 2,973.175 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 03°33'41" EAST ALONG SAID STATE HIGHWAY NO-ACCESS AND RIGHT-OF-WAY LINE 532.43 FEET; THENCE NORTH 89°55'30" EAST 152.83 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BEARCAT DRIVE, THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 00°04'30" WEST 312.43 FEET, THENCE SOUTH 89°54'07" EAST 25.00 FEET TO THE CENTERLINE OF SAID BEARCAT DRIVE, THENCE ALONG SAID CENTERLINE NORTH 00°04'30" WEST 218.45 FEET TO THE NORTHERLY LINE OF THE ENTIRE TRACT, THENCE ALONG SAID NORTHERLY LINE NORTH 89°54'07" WEST 210.21 FEET TO THE POINT OF BEGINNING.

TRACT VII (TIMESQUARE - 10 & 11)
PARCEL 1: (15-24-176-006)
A PART OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE COMMON BOUNDARY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF TIMESQUARE INDUSTRIAL PARK, NORTH 0°04'30" WEST 3512.11 FEET ALONG THE CENTER LINE OF 300 WEST STREET AND NORTH 89°54'07" WEST 662.0 FEET FROM A SALT LAKE COUNTY SURVEYOR'S MONUMENT AT 2700 SOUTH AND 300 WEST, (SAID MONUMENT BEING LOCATED NORTH 513.96 FEET AND EAST 2973.175 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24); AND RUNNING THENCE SOUTH 0°04'30" EAST ALONG THE EAST LINE OF BEARCAT DRIVE, 193.49 FEET TO THE POINT OF CURVATURE OF A 25 FOOT RADIUS CURVE LEFT; THENCE ALONG THE ARC OF SAID CURVE, LEFT 39.19 FEET (LONG CHORD BEARS SOUTH 44°59'18" EAST 35.30 FEET); THENCE SOUTH 89°54'07" EAST, ALONG THE NORTH LINE OF BUGATTI STREET, 240.0 FEET; THENCE NORTH 0°04'30" WEST 218.42 FEET TO SAID COMMON BOUNDARY LINE; THENCE NORTH 89°54'07" WEST ALONG SAID COMMON BOUNDARY, 264.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 1/2 VACATED PORTION OF BEARCAT DRIVE ABUTTING THE WEST, AS SET FORTH IN THAT STREET VACATION PLAT RECORDED JULY 22, 2009, AS ENTRY NO. 10759742, IN BOOK 9748, AT PAGE 448.

LESS AND EXCEPTING A PARCEL OF LAND IN FEE, FOR THE "WEST VALLEY LIGHT RAIL TRANSIT", A UTAH TRANSIT AUTHORITY PROJECT, BEING PART SITUATE IN THE E1/2NW1/4 OF SECTION 24, T. 1S., R. 1 W., SLB&M, THE BOUNDARIES OF SAID OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE COMMON BOUNDARY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF TIMESQUARE INDUSTRIAL PARK, N.00°04'30"W. 3512.11 FEET ALONG THE CENTER LINE OF 300 WEST STREET AND N89°54'07"W. 662.00 FEET FROM THE SALT LAKE COUNTY SURVEYOR'S MONUMENT AS 2700 SOUTH AND 300 WEST, (SAID MONUMENT BEING LOCATED NORTH 513.96 FEET AND EAST 2973.175 FEET AND S.89°54'07"E. 264.93 FEET FROM THE SOUTHWEST COMER OF SAID SECTION 24; THENCE S.00°04'30"E. 100.05 FEET; THENCE N.89°55'59"W. 67.38 FEET; THENCE N.00° 05'3"E. 100.08 FEET; THENCE S.89°54'07"E. 67.08 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (15-24-251-002 & 15-24-251-003 & 15-24-251-005-4001 & 15-24-251-005-4002)
BEGINNING AT A POINT WHICH IS NORTH 513.96 FEET AND EAST 2973.175 FEET AND NORTH 0°04'30" WEST 2931.175 FEET AND SOUTH 89°55'30" WEST 47 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°55'30" WEST 20 FEET; THENCE WESTERLY AND NORTHERLY ALONG A CURVE TO THE RIGHT 23.56 FEET; THENCE NORTH 0°04'30" WEST 278.1 FEET; THENCE NORTHERLY AND WESTERLY ALONG A CURVE TO THE LEFT 109.75 FEET; THENCE NORTH 89°54'07" WEST 245.29 FEET; THENCE NORTH 0°04'30" WEST 218.45 FEET; THENCE SOUTH 89°54'07" EAST 350.07 FEET; THENCE SOUTH 0°04'30" EAST 581.24 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING A PARCEL OF LAND IN FEE, FOR THE "WEST VALLEY LIGHT RAIL TRANSIT", A UTAH TRANSIT AUTHORITY PROJECT, BEING PART SITUATE IN THE W1/2NW1/4 OF SECTION 24, T. 1 S., R. 1 W., SLB&M, THE BOUNDARIES OF SAID OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 513.96 FEET AND THENCE EAST 2,973.18 FEET AND N.00°04'30"W. 2,931.18 FEET AND THENCE S.89°55'30"W. 47.00 FEET AND N.00°04'30"W. 581.24 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE S.00°04'30"E. 10.00 FEET; THENCE N.89°54'07"W. 23.00 FEET; THENCE N.00°04'30"W. 10.00 FEET; THENCE S.89° 54'07"E. 23.00 FEET TO THE POINT OF BEGINNING.

TRACT X (ROADWAY PARCELS 7 & 9)
PARCEL 1: (15-24-176-002 & 15-24-252-003)
BEGINNING AT A POINT WHICH IS NORTH 0°04'30" WEST 2,489.87 FEET AND WEST 457.88 FEET FROM THE COUNTY SURVEYOR'S MONUMENT LOCATED 513.96 FEET NORTH AND 2,973.175 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°04'30" WEST 151.04 FEET; THENCE NORTH 89° 54'07" WEST 49.10 FEET; THENCE NORTH 0°04'30" WEST 208.59 FEET; THENCE NORTH 89°54'07" WEST 155 FEET; THENCE NORTH 0° 04'30" WEST 25 FEET; THENCE SOUTH 89°54'07" EAST 155 FEET; THENCE NORTH 0°04'30" WEST 202.49 FEET; THENCE SOUTH 89° 54'07" EAST 97.56 FEET; THENCE NORTH 0°04'30" WEST 167.44 FEET; THENCE SOUTH 89°54'07" EAST 25.00 FEET; THENCE SOUTH 0° 04'30" EAST 167.44 FEET; THENCE SOUTH 89°54'07" EAST 252.44 FEET; THENCE SOUTH 0°04'30" EAST 25 FEET; THENCE NORTH 89° 54'07" WEST 350 FEET; THENCE SOUTH 0°04'30" EAST 386.085 FEET; THENCE SOUTH 85°54'07" EAST 49.10 FEET; THENCE SOUTH 0°04'30" EAST 176.845 FEET; THENCE NORTH 88°03'41" WEST 25.0 I FEET TO THE POINT OF BEGINNING.

PARCEL 2: (15-24-251-006 & 15-24-252-007)
BEGINNING AT A POINT WHICH IS NORTH 0°04'30" WEST 2739.28 FEET AND NORTH 89°54'07" WEST 132.02 FEET FROM THE COUNTY SURVEYOR'S MONUMENT, SAID MONUMENT BEING LOCATED 513.96 FEET NORTH AND 2973.175 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°54'07" WEST 350 FEET; THENCE NORTH 0°04'30" WEST 25 FEET; THENCE SOUTH 89°54'07" EAST 170 FEET; THENCE NORTH 0°04'30" WEST 286.925 FEET; THENCE SOUTH 89°54'07" EAST 25 FEET; THENCE SOUTH 0°04'30" EAST 286.925 FEET; THENCE SOUTH 89°54'07" EAST 155 FEET; THENCE SOUTH 0°04'30" EAST 25 FEET TO THE POINT OF BEGINNING.

TRACT XI (PARKING PARCEL) (15-24-178-004)
BEGINNING AT A POINT NORTH 0°04'30" WEST 2764.279 FEET AND NORTH 89°54'07" WEST 312.109 FEET FROM A COUNTY SURVEYOR'S MONUMENT LOCATED AT THE INTERSECTION OF 2700 SOUTH AND 300 WEST STREETS (SAID MONUMENT BEING LOCATED 513.96 FEET NORTH AND 2973.175 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN); AND RUNNING THENCE NORTH 0°04'30" WEST 286.925 FEET; THENCE SOUTH 89°54'07" EAST 170.00 FEET TO THE POINT OF BEGINNING.

TRACT XII (PARKING PARCEL) (15-24-252-004 & 15-24-252-005)
BEGINNING AT A POINT WHICH IS NORTH 513.96 FEET AND EAST 2973.175 FEET AND NORTH 0°04'30" WEST 2764.39 FEET AND NORTH 89°54'07" WEST 132 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°04'30" WEST 286.925 FEET; THENCE NORTH 89°54'07" WEST 155 FEET; THENCE SOUTH 0° 0430" EAST 286.925 FEET; THENCE SOUTH 89°54'07" EAST 155 FEET TO THE POINT OF BEGINNING.

TRACT XIII (EASEMENT)
NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DECLARATION OF ACCESS EASEMENT RECORDED SEPTEMBER 12, 2011 AS ENTRY NO. 11241915 IN BOOK 9949 AT PAGE 3864, OVER THE FOLLOWING DESCRIBED PROPERTY, TO WIT: (TRACT X (ROADWAY PARCELS 7 & 9)

PARCEL 1: (15-24-178-002 & 15-24-252-003)
BEGINNING AT A POINT WHICH IS NORTH 0°04'30" WEST 2,489.87 FEET AND WEST 457.88 FEET FROM THE COUNTY SURVEYOR'S MONUMENT LOCATED 513.96 FEET NORTH AND 2,973.175 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°04'30" WEST 151.04 FEET; THENCE NORTH 89° 54'07" WEST 49.10 FEET; THENCE NORTH 0°04'30" WEST 208.59 FEET; THENCE NORTH 89°54'07" WEST 155 FEET; THENCE NORTH 0° 04'30" WEST 25 FEET; THENCE SOUTH 89°54'07" EAST 155 FEET; THENCE NORTH 0°04'30" WEST 202.49 FEET; THENCE SOUTH 89° 54'07" EAST 97.56 FEET; THENCE NORTH 0°04'30" WEST 167.44 FEET; THENCE SOUTH 89°54'07" EAST 25.00 FEET; THENCE SOUTH 0° 04'30" EAST 167.44 FEET; THENCE SOUTH 89°54'07" EAST 252.44 FEET; THENCE SOUTH 0°04'30" EAST 25 FEET; THENCE NORTH 89° 54'07" WEST 350 FEET; THENCE SOUTH 0°04'30" EAST 386.085 FEET; THENCE SOUTH 85°54'07" EAST 49.10 FEET; THENCE SOUTH 0°04'30" EAST 176.845 FEET; THENCE NORTH 88°03'41" WEST 25.0 I FEET TO THE POINT OF BEGINNING.

## DESCRIPTION PER TITLE REPORT TR#41445C

TRACT II (TIMESQUARE - 2) (15-24-178-003)
A PART OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTH LINE OF BEARCAT DRIVE, LYING NORTH 0°04'30" WEST 2,489.87 FEET AND WEST 457.88 FEET FROM SALT LAKE COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF 2700 SOUTH STREET AND 300 WEST STREET (SAID MONUMENT BEING LOCATED 513.96 FEET NORTH AND 2,973.175 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 24), AND RUNNING THENCE ALONG THE SAID NORTH LINE OF BEARCAT DRIVE, NORTH 88°03'41" WEST 30.45 FEET TO THE POINT OF A CURVATURE OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 180.00 FOOT RADIUS CURVE RIGHT 276.417 FEET (THE LONG CHORD BEARS NORTH 44°04'05" WEST 250.046 FEET); THENCE NORTH 0°04'30" WEST ALONG THE EAST LINE OF BEARCAT DRIVE, 179.29 FEET; THENCE SOUTH 89°54'07" EAST 155.00 FEET; THENCE SOUTH 0°04'30" EAST 208.59 FEET; THENCE SOUTH 89°54'07" EAST 49.10 FEET; THENCE SOUTH 0°04'30" EAST 151.04 FEET TO THE POINT OF BEGINNING.

TRACT IV (TIMESQUARE - 5) (15-24-252-008 & 15-24-252-009)
A PART OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE WEST LINE OF MERCER WAY, SAID POINT BEING NORTH 0°04'30" WEST 2,739.79 FEET AND NORTH 89° 54'07" WEST 132.019 FEET FROM A COUNTY SURVEYOR'S MONUMENT LOCATED AT THE INTERSECTION OF 2700 SOUTH AND 300 WEST STREET (SAID MONUMENT BEING LOCATED 513.96 FEET NORTH AND 2,973.175 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 24), AND RUNNING THENCE SOUTH 0°04'30" EAST ALONG SAID WEST LINE OF MERCER WAY, 160.59 FEET (LONG CHORD BEARS SOUTH 45°55'54" WEST 143.886 FEET) TO THE NORTH LINE OF BEARCAT DRIVE; THENCE NORTH 88°03'41" WEST 197.50 FEET; THENCE NORTH 0°04'30" WEST 176.845 FEET; THENCE NORTH 89°54'07" WEST 49.10 FEET; THENCE NORTH 0°04'30" WEST 74.155 FEET; THENCE SOUTH 89°54'07" EAST 350.00 FEET TO THE POINT OF BEGINNING.

TRACT V (TIMESQUARE - 6) (15-24-177-009)
BEGINNING AT A POINT ON THE NORTH LINE OF A STATE HIGHWAY SAID POINT BEING NORTH 0°04'30" WEST ALONG THE MONUMENT LINE 2,239.36 FEET AND NORTH 88°03'41" WEST 334.95 FEET AND NORTHWESTERLY ALONG A CURVE TO THE RIGHT 19.28 FEET (ALONG CHORD BEARING NORTH 87°16'47" WEST) FROM A MONUMENT AT THE INTERSECTION OF 2700 SOUTH AND 300 WEST STREET (SAID MONUMENT BEING EAST 2,973.175 FEET AND NORTH 513.96 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN); AND RUNNING THENCE NORTH 0°04'30" WEST 184.72 FEET; THENCE NORTH 88°03'41" WEST 136.163 FEET TO A POINT OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 82.405 FEET; THENCE SOUTH 22°28' WEST 80.49 FEET; THENCE SOUTH 64°48'49" EAST 18.93 FEET; THENCE SOUTH 25°11'11" WEST 64.495 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A STATE HIGHWAY AND A POINT ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH IS NORTH 25°11'11" EAST 706.51 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE 267.385 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THAT PROPERTY TAKEN BY UDOT BY VIRTUE OF THAT FINAL JUDGMENT OF CONDEMNATION RECORDED DECEMBER 14, 2006 AS ENTRY NO. 9939454, IN BOOK 9394, AT PAGE 3829 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN FEE FOR THE RECONSTRUCTION OF A FREEWAY

## DESCRIPTION PER TITLE REPORT TR#41445C

KNOWN AS PROJECT NO. 15-7, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SE1/4NW1/4 OF SECTION 24, T.1 S., R. 1 W., SLB&M. THE BOUNDARIES OF SAID PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EXISTING NORTHEASTERLY NO-ACCESS AND RIGHT OF WAY LINE OF A STATE HIGHWAY, SAID POINT BEING 682.557 METERS (2239.36 FEET) (ACTUAL MEASURED DISTANCE BEING 682.065 METERS, BEING 2237.71 FEET) NORTH 0°4'30" WEST ALONG THE MONUMENT LINE AND 102.093 METERS (334.95 FEET) NORTH 88°03'41" WEST FROM A MONUMENT AT THE INTERSECTION OF 2700 SOUTH AND 300 WEST STREETS (SAID MONUMENT BEING 998.224 METERS (2,973.175 FEET) EAST AND 156.555 METERS (513.96 FEET) NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 24), RUNNING WESTERLY 87.377 METERS (286.67 FEET) ALONG THE ARC OF A 215.344 METER (706.51 FOOT) RADIUS CURVE TO THE RIGHT AND ALONG SAID EXISTING NORTHEASTERLY NO-ACCESS AND RIGHT OF WAY LINE OF A STATE HIGHWAY (NOTE: CHORD TO SAID CURVE BEARS NORTH 76°29'14" WEST FOR A DISTANCE OF 86.779 METERS (284.71 FEET)) TO A POINT OF COMPOUND CURVATURE WITH A 144.158 METER (472.96 FOOT) RADIUS CURVE TO THE RIGHT NORTHWESTERLY 99.941 METERS (327.89 FEET) ALONG THE ARC OF SAID CURVE AND ALONG SAID EXISTING NORTHEASTERLY NO-ACCESS AND RIGHT OF WAY LINE OF A STATE HIGHWAY (NOTE: CHORD TO SAID CURVE BEARS NORTH 44°57'09" WEST FOR A DISTANCE OF 97.952 METERS (321.36 FEET)); THENCE NORTH 03°33'41" WEST 12.900 METERS (43.32 FEET) ALONG THE EASTERLY NO ACCESS AND RIGHT OF WAY LINE OF A FREEWAY; THENCE NORTH 88°4'324" EAST 6.148 METERS (20.17 FEET); THENCE SOUTHEASTERLY 99 .706 METERS (327.12 FEET) ALONG THE ARC OF A 180.330 METERS (591.63 FOOT) RADIUS NON TANGENT CURVE TO THE LEFT (NOTE: CHORD OF SAID CURVE BEARS SOUTH 42°57'08" EAST FOR A DISTANCE OF 98.440 METERS (322.97 FEET)); THENCE SOUTH 23°57'49" EAST 10.484 METERS (34.40 FEET); THENCE SOUTH 66°02' 11" EAST 6.096 METERS (20.00 FEET); NORTH 23°57'49" EAST 9.814 METERS (32.20 FEET); THENCE SOUTHEASTERLY 21.854 METERS (71.70 FEET) ALONG THE ARC OF A 180.330 METER (591.63 FOOT) RADIUS NON TANGENT CURVE TO THE LEFT (NOTE: CHORD OF SAID CURVE BEARS SOUTH 64°14'44" EAST FOR A DISTANCE OF 21.841 METERS (71.66 FEET)); THENCE SOUTH 16°03'17" WEST 4.973 METERS (16.32 FEET); THENCE EASTERLY 59.315 METERS (194.60 FEET) ALONG THE ARC OF A 185.274 METER (607.86 FOOT) RADIUS NON TANGENT CURVE TO THE LEFT (NOTE: CHORD OF SAID CURVE BEARS SOUTH 77°01'24" EAST FOR A DISTANCE OF 59.062 METERS (193. 77 FEET)); TO THE POINT OF BEGINNING.

TRACT VIII (TIMESQUARE 12 & LANDSCAPE AREA)
PARCEL 1: (15-24-253-002 & 15-24-253-003)
BEGINNING AT A POINT ON THE WEST LINE OF 300 WEST STREET, NORTH 0°04'30" WEST 2239.36 FEET AND NORTH 88°03'41" WEST 47.02 FEET FROM A COUNTY SURVEYORS MONUMENT LOCATED AT 2700 SOUTH STREET AND 300 WEST STREET, SAID MONUMENT BEING EAST 2973.175 FEET AND NORTH 513.96 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE I WEST, SALT LAKE BASE AND MERIDIAN. SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST PROPERTY CORNER OF TIMESQUARE INDUSTRIAL PARK; AND RUNNING THENCE NORTH 0°04'30" WEST, ALONG THE WEST LINE OF 300 WEST STREET, 341.58 FEET; THENCE SOUTH 89°55'30" WEST, 35.0 FEET TO A POINT CURVATURE OF A 150 FOOT RADIUS CURVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE 240.89 FEET, (LONG CHORD BEARS SOUTH 45°55'55" WEST 215.83 FEET); THENCE NORTH 88°03'41" WEST 116.80 FEET, THENCE SOUTH 0° 04'30" EAST 184.72 FEET TO A POINT ON CURVE OF A 706.51 FOOT CURVE EASTERLY ALONG THE SOUTH LINE OF SAID TIMESQUARE; THENCE ALONG THE ARC OF SAID 706.51 FOOT RADIUS CURVE, 19.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE, (LONG CHORD BEARS SOUTH 87°16'47" EAST 19.28 FEET); THENCE SOUTH 88°03'41" EAST, ALONG THE SOUTH LINE OF SAID TIMESQUARE, 287.92 FEET TO THE POINT OF BEGINNING.

## DESCRIPTION PER TITLE REPORT TR#41445C

PARCEL 2: (15-24-253-001)
BEGINNING AT A POINT WHICH IS NORTH 513.96 FEET AND EAST 2,973.175 FEET AND NORTH 0°04'30" WEST 2851.11 FEET AND SOUTH 89°55'30" WEST 47 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°55'30" WEST 268.42 FEET; THENCE SOUTH 89°55'30" WEST 35 FEET; THENCE NORTH 0° 04'30" WEST 253.42 FEET; THENCE NORTHERLY AND EASTERLY ALONG A CURVE TO THE RIGHT 23.56 FEET; THENCE NORTH 89°55'30" EAST 20 FEET TO THE POINT OF BEGINNING.

TRACT IX (PARKING LOT) (15-29-177-008 AND PART OF 15-24-177-010)

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BEARCAT DRIVE, WHICH IS NORTH 3,173.45 FEET AND EAST 2,225.28 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE SOUTHEASTERLY ALONG A 230.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 270.80 FEET (CHORD BEARS SOUTH 33°48'15" EAST 255.42 FEET), MORE OR LESS; THENCE SOUTH 22°26' WEST 80.49 FEET; THENCE SOUTH 64°48'49" EAST 18.94 FEET; THENCE SOUTH 25°11'11" WEST 63.79 FEET TO THE NORTHEASTERLY LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION PROPERTY; THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 66° 02'11" WEST 4.12 FEET, THENCE (2) NORTH 23°57'49" EAST 34.40 FEET, THENCE (3) NORTHWESTERLY ALONG A 591.63 RADIUS NON-TANGENT CURVE TO THE RIGHT, 327.12 FEET (CHORD BEARS NORTH 42°57'08" WEST 322.97 FEET), THENCE (4) SOUTH 88°4324" WEST 20.17 FEET, THENCE (5) NORTH 03°33'41" WEST 395.89 FEET TO THE NORTHERLY LINE OF THE ENTIRE TRACT, THENCE ALONG SAID NORTHERLY LINE NORTH 89°55'30" EAST 152.83 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BEARCAT DRIVE, THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 00°04'30" EAST 311.95 FEET TO THE POINT OF BEGINNING.

TRACT XIV (EASEMENT)

NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS SET FORTH IN THAT CERTAIN RECIPROCAL ACCESS AND PARKING AGREEMENT RECORDED OCTOBER 16, 2019 AS ENTRY NO. 13100468, IN BOOK 10846, PAGE 2417 OF OFFICIAL RECORDS, AS AMENDED AND RESTATED IN ITS ENTIRETY BY THAT CERTAIN AMENDED AND RESTATED RECIPROCAL ACCESS AND PARKING AGREEMENT RECORDED OCTOBER 26, 2019 AS ENTRY NO. 13109139, IN BOOK 10851, PAGE 3726.

| UTILITY COMPANY | CONTACT | CONTACT INFO | STATUS |
|---|---|---|---|
| AT&T | ROB WILLIAMSON | 208-850-7448 | NOT RECEIVED |
| COMCAST | JEFF HOUSTON | 435-224-2356 | SHOWN |
| AMERICAN FORK CITY | MICAH HUNSAKER | 801-854-5967 | NOT RECEIVED |
| MCI | DEAN BOYERS | 972-729-6322 | NOT RECEIVED |
| DOMINION ENERGY | SL MAPPING DEPT. | 801-324-3970 | SHOWN |
| CENTURYLINK | ROBERT VIGIL | 801-238-0235 | SHOWN |
| SL COUNTY OPERATIONS | TONYA KELLER | 385-468-6124 | NOT RECEIVED |
| ROCKY MOUNTAIN POWER | JOEL SIMMONS | joel.simmons@pacificorp.com | SHOWN |
| SOUTH SALT LAKE CITY | ED RUFENER | 801-412-3210 | SHOWN |
| SYRINGA NETWORKS | ENGINEERING | 800-454-7214 | SHOWN |
| UTOPIA | XIAOTONG WU | 801-613-3854 | SHOWN |
| ZAYO FIBER | SYLVAN STEWART | 801-808-7365 | SHOWN |

NORTH
SCALE: 1" = 40'
0 20' 40' 80' 120'

LEGEND
- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- POWER LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- NATURAL GAS LINE
- CABLE TV LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING
- CONIFEROUS TREE
- DECIDUOUS TREE
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- ELECTRICAL METER
- GUY WIRE
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- NATURAL GAS METER
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CONTROL VALVE
- COMMUNICATION MANHOLE
- TELEPHONE RISER
- COMMUNICATIONS BOX
- SIGN
- PROPERTY CORNER SEE GENERAL NOTE 2

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

# THE RAILS

332-335 & 360 W BUGATTIE AVE, 430, 443-453, 380 W BEARCAT AVE & 2300 S 300 W
SOUTH SALT LAKE CITY, UTAH
LOCATED IN THE NW & NE 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 2-8-21 | ADD LINE AND CURVE TABLE |

PROJECT NO: 20560
CAD FILE: 20560 ALT
DRAWN BY: KSL, EAM
CALC BY: DBD
FIELD CREW: SS, ZH
CHECKED BY: DBD
DATE: 12-1-20

ALTA/NSPS LAND TITLE SURVEY

2 OF 3

Plotted: Dec 01, 2020 - 1:47pm
C:\Users\Eric\Documents\Projects\20560 The Rails\Drawings\20560 ALT.dwg

## TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED. FROM TITLE COMMITMENT NO. 41445B PREPARED BY STEWART TITLE COMPANY. EFFECTIVE DATE: APRIL 20, 2020, AT 8:00 AM AND FROM TITLE COMMITMENT NO. 41445C PREPARED BY STEWART TITLE COMPANY. EFFECTIVE DATE: APRIL 20, 2020, AT 8:00 AM.

## SCHEDULE B-2 EXCEPTIONS TR#41445B

(4) EASEMENT AND THE TERMS AND PROVISIONS THEREOF: GRANTOR: ZIONS SECURITIES CORPORATION
GRANTEE: UTAH POWER AND LIGHT COMPANY
DATED: NOVEMBER 19, 1959
RECORDED: MAY 13, 1960
ENTRY NO.: 1715879
BOOK/PAGE: 1710/212 (AFFECTS TRACT VII)
**SURVEY FINDINGS: APPROXIMATE LOCATION SHOWN HEREON**

(14) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: PRICE VENTURES, INC.
GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY
DATED: AUGUST 3, 1973
RECORDED: AUGUST 9, 1973
ENTRY NO.: 2560276
BOOK/PAGE: 3390/354
**SURVEY FINDINGS: SHOWN HEREON**

(15) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: J. HAMPSHIRE
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
DATED: AUGUST 20, 1973
RECORDED: DECEMBER 7, 1973
ENTRY NO.: 2586654
BOOK/PAGE: 3472/1
**SURVEY FINDINGS: NO SPECIFIC EASEMENT LOCATION DESCRIBED**

(16) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: PRICE VENTURES, INC.
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
DATED: AUGUST 5, 1974
RECORDED: OCTOBER 1, 1974
ENTRY NO.: 2655197
BOOK/PAGE: 3692/495
**SURVEY FINDINGS: SUPPLIED DOCUMENT IS ILLEGIBLE UNABLE TO PLOT**

(17) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: PRICE VENTURES, INC.
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
DATED: SEPTEMBER 30, 1975
RECORDED: OCTOBER 14, 1975
ENTRY NO.: 2750849
BOOK/PAGE: 3996/403
**SURVEY FINDINGS: ASSUMED LOCATION SHOWN HEREON, SPECIFIC LINE MAY HAVE TO BLUE STAKED OR VERIFIED WITH CENTURYLINK**

(18) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: PRICE VENTURES, INC.
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
DATED: MARCH 15, 1979
RECORDED: MARCH 29, 1979
ENTRY NO.: 3257038
BOOK/PAGE: 4836/453
**SURVEY FINDINGS: SHOWN HEREON**

(19) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: PRICE DEVELOPMENT COMPANY
GRANTEE: US WEST COMMUNICATIONS, INC.
DATED: JULY 14, 1992
RECORDED: AUGUST 28, 1992
ENTRY NO.: 5320550
BOOK/PAGE: 6509/815
**SURVEY FINDINGS: SHOWN HEREON**

(21) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTEE: UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT
DATED: MAY 28, 2010
RECORDED: JULY 8, 2010
ENTRY NO.: 10986903
BOOK/PAGE: 9839/5100
**SURVEY FINDINGS: SHOWN HEREON**

(22) DECLARATION OF ACCESS AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:
DECLARANT: 1500 BROADWAY L.L.C., A UTAH LIMITED LIABILITY COMPANY
DATED: SEPTEMBER 12, 2011
RECORDED: SEPTEMBER 12, 2011
ENTRY NO.: 11241915
BOOK/PAGE: 9949/3864
**SURVEY FINDINGS: ROADWAY PARCELS SHOWN HEREON**

(23) PERPETUAL EASEMENT, AND THE TERMS AND PROVISIONS THEREOF:
IN FAVOR OF: SALT LAKE COUNTY
DATED: AUGUST 22, 2016
RECORDED: AUGUST 23, 2016
ENTRY NO.: 12349013
BOOK/PAGE: 10467/4789
**SURVEY FINDINGS: SHOWN HEREON**

(24) PERPETUAL EASEMENT, AND THE TERMS AND PROVISIONS THEREOF:
IN FAVOR OF: SALT LAKE COUNTY
DATED: AUGUST 22, 2016
RECORDED: AUGUST 23, 2016
ENTRY NO.: 12349017
BOOK/PAGE: 10467/4809
**SURVEY FINDINGS: SHOWN HEREON**

(25) PERPETUAL EASEMENT, AND THE TERMS AND PROVISIONS THEREOF:
IN FAVOR OF: SALT LAKE COUNTY
DATED: AUGUST 22, 2016
RECORDED: AUGUST 23, 2016
ENTRY NO.: 12349018
BOOK/PAGE: 10467/4814
**SURVEY FINDINGS: SHOWN HEREON**

(26) PERPETUAL EASEMENT, AND THE TERMS AND PROVISIONS THEREOF:
IN FAVOR OF: SALT LAKE COUNTY
DATED: AUGUST 22, 2016
RECORDED: AUGUST 23, 2016
ENTRY NO.: 12349019
BOOK/PAGE: 10467/4819
**SURVEY FINDINGS: SHOWN HEREON**

(27) NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS SET FORTH IN THAT CERTAIN RECIPROCAL ACCESS AND PARKING AGREEMENT RECORDED OCTOBER 16, 2019 AS ENTRY NO. 13100468, IN BOOK 10846, PAGE 2417 OF OFFICIAL RECORDS, AS AMENDED AND RESTATED IN ITS ENTIRETY BY THAT CERTAIN AMENDED AND RESTATED RECIPROCAL ACCESS AND PARKING AGREEMENT RECORDED OCTOBER 28, 2019 AS ENTRY NO. 13109139, IN BOOK 10851, PAGE 3726. (AFFECTS THIS AND OTHER PROPERTY)
**SURVEY FINDINGS: BLANKETS SURVEYED AND OTHER PARCELS**

## SCHEDULE B-2 EXCEPTIONS TR#41445C

(7) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
GRANTEE: UTAH POWER AND LIGHT COMPANY
DATED: MAY 17, 1963
RECORDED: AUGUST 6, 1963
ENTRY NO.: 1937464
BOOK/PAGE: 2082/381
(AFFECTS TRACT VIII).
**SURVEY FINDINGS: APPROXIMATE LOCATION SHOWN HEREON**

(13) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: PRICE VENTURES, INC.
GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY
DATED: AUGUST 3, 1973
RECORDED: AUGUST 9, 1973
ENTRY NO.: 2560276
BOOK/PAGE: 3390/354
(AFFECTS TRACTS V, VIII, AND IX)
**SURVEY FINDINGS: SHOWN HEREON**

(14) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: J. HAMPSHIRE
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
DATED: AUGUST 20, 1973
RECORDED: DECEMBER 7, 1973
ENTRY NO.: 2586654
BOOK/PAGE: 3472/1
(AFFECTS ALL TRACTS)
**SURVEY FINDINGS: EXACT EASEMENT LOCATIONS ARE NOT DESCRIBED OR DEPICTED**

(15) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: PRICE VENTURES, INC.
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
DATED: AUGUST 5, 1974
RECORDED: OCTOBER 1, 1974
ENTRY NO.: 2655197
BOOK/PAGE: 3692/495
(AFFECTS TRACT II)
**SURVEY FINDINGS: POSSIBLE REFERRED TO LINES ARE LABELED HEREON, VERIFICATION FROM CENTURYLINK MAY BE NEEDED TO SHOW ACTUAL EASEMENTS, SAID LINES APPEAR TO BE WITHIN ROADS RIGHTS OF WAY**

(16) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: PRICE VENTURES, INC.
GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
DATED: MARCH 15, 1979
RECORDED: MARCH 29, 1979
ENTRY NO.: 3257038
BOOK/PAGE: 4836/453
(AFFECTS TRACT IX)
**SURVEY FINDINGS: SHOWN HEREON**

(17) RIGHT OF WAY AND EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION
RECORDED: JANUARY 9, 1980
ENTRY NO.: 3386362
BOOK/PAGE: 5022/252
(AFFECTS TRACT VIII)
**SURVEY FINDINGS: SHOWN HEREON**

(18) EASEMENT AND THE TERMS AND PROVISIONS THEREOF:
GRANTOR: PRICE DEVELOPMENT COMPANY
GRANTEE: US WEST COMMUNICATIONS, INC.
DATED: JULY 14, 1992
RECORDED: AUGUST 28, 1992
ENTRY NO.: 5320550
BOOK/PAGE: 6509/815
(AFFECTS TRACT VIII)
**SURVEY FINDINGS: SHOWN HEREON**

(19) ORDER OF FINAL CONDEMNATION AND RELINQUISHMENT OF ACCESS TO I-80
RECORDED: DECEMBER 14, 2006
ENTRY NO.: 9939454
BOOKPAGE: 9394/3879
(AFFECTS TRACTS V, AND IX)
**SURVEY FINDINGS:**

(20) NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS SET FORTH IN THAT CERTAIN RECIPROCAL ACCESS AND PARKING AGREEMENT RECORDED OCTOBER 16, 2019 AS ENTRY NO. 13100468, IN BOOK 10846, PAGE 2417 OF OFFICIAL RECORDS, AS AMENDED AND RESTATED IN ITS ENTIRETY BY THAT CERTAIN AMENDED AND RESTATED RECIPROCAL ACCESS AND PARKING AGREEMENT RECORDED OCTOBER 28, 2019 AS ENTRY NO. 13109139, IN BOOK 10851, PAGE 3726.
**SURVEY FINDINGS: BLANKETS SURVEYED AND OTHER PARCELS**

## SURVEYOR'S CERTIFICATE

TO NORTH 300 WEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2020.

DATE OF PLAT OR MAP: DECEMBER 1, 2020

DAVID B. DRAPER
LICENSE NO. 6861599




## SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°19'06" EAST ALONG THE MONUMENT LINE OF 300 WEST STREET, BETWEEN THE FOUND MONUMENTS, LOCATED AT THE INTERSECTIONS OF 2700 SOUTH AND 2100 SOUTH STREETS AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED PER A SURVEY PREPARED BY BUSH AND GUDGELL, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS S2013-01-0060.

## GENERAL NOTES

1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

2. CORNER MONUMENTS WITH REBAR AND CAP OR NAIL AND WASHER STAMPED "MCNEIL ENGR".

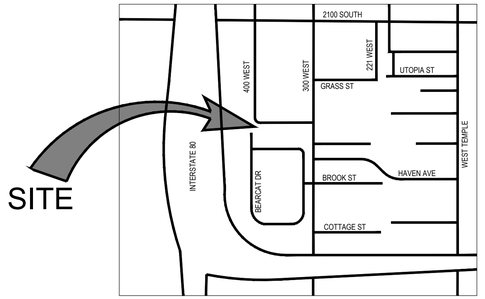
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.

4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.

5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

## SIGNIFICANT OBSERVATIONS

NONE OBSERVED




VICINITY MAP
SCALE: N.T.S.

### LINE TABLE

| LINE # | DIRECTION | LENGTH |
|---|---|---|
| L1 | S 00°07'19" W | 484.44' |
| L2 | N 89°42'18" W | 349.99' |
| L3 | S 00°07'19" W | 74.16' |
| L4 | S 89°42'18" E | 49.10' |
| L5 | S 00°07'19" W | 176.83' |
| L6 | N 87°51'52" W | 25.02' |
| L7 | N 00°07'19" E | 151.03' |
| L8 | N 89°42'18" W | 49.10' |
| L9 | N 00°07'19" E | 208.59' |
| L10 | N 89°42'18" W | 155.03' |
| L11 | N 00°07'19" E | 369.87' |
| L12 | S 89°42'18" E | 485.00' |
| L13 | S 00°07'19" W | 10.00' |
| L14 | S 89°42'18" E | 23.00' |
| L15 | N 89°52'41" W | 20.00' |

### CURVE TABLE

| CURVE # | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD DISTANCE |
|---|---|---|---|---|---|
| C1 | 20.00' | 31.36' | 089°49'37" | N44°47'29"W | 28.24' |
| C2 | 25.00' | 39.35' | 090°11'01" | S45°12'12"W | 35.41' |
| C3 | 70.00' | 109.74' | 089°49'37" | N44°47'29"W | 98.85' |
| C4 | 25.00' | 39.19' | 089°49'15" | S44°47'29"E | 35.30' |
| C5 | 15.00' | 23.56' | 090°00'00" | S44°52'41"E | 21.21' |

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

# THE RAILS

332-335 & 360 W BUGATTIE AVE, 430, 443-453, 380 W BEARCAT AVE & 2300 S 300 W
SOUTH SALT LAKE CITY, UTAH
LOCATED IN THE NW & NE 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 2-8-21 | ADD LINE AND CURVE TABLE |

| | |
|---|---|
| PROJECT NO: | 20560 |
| CAD FILE: | 20560 ALT |
| DRAWN BY: | KSL, EAM |
| CALC BY: | DBD |
| FIELD CREW: | SS, ZH |
| CHECKED BY: | DBD |
| DATE: | 12-1-20 |

ALTA/NSPS LAND TITLE SURVEY

3 OF 3

plotted: 11" - 17x7 '00, nc1 /xxxx/xxx /xxx/xxxx/xxxx/xxxx/xxxx.xx




# TIMES SQUARE

## BUILDINGS ONE & TWO

**PRE-DEVELOPMENT APPLICATION**
**August 03, 2022**

WOODBURY CORPORATION

BLOX VENTURES

Axis Architects

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AXIS ARCHITECTS
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111 P 801.355.3303

TIMES SQUARE
SOUTH SALT LAKE, UTAH

| No. | Date | Description |
|---|---|---|

AXIS JOB # 2203
OWNER #
DATE
DRAWN
CHECKED




## Lead Architect of Record

| | |
|---|---|
| Company Name: | **Axis Architects** |
| Team Members: | Pierre Langue AIA, Design Principal |
| | Brian Junge AIA, Principal |
| | Jeff Douglass Associate AIA, Project Manager |
| | Lena Borisenko AIA, Interior Designer |

**Development Team**

| | |
|---|---|
| Company Name: | **Woodbury Corporation & Blox Ventures** |
| Team Members: | Lynn S. Woodbury, Sr. VP Architecture & Construction, Woodbury Corporation |
| | Jeff K. Woodbury, Sr. VP Development & Acquisitions, Woodbury Corporation |
| | Arthur Woodbury, Chief Investment Officer, Woodbury Corporation |
| | Jason Oberman, CEO, Blox Ventures |
| | Jacob Smith, Director of Development, Woodbury Corporation |
| | Jason Wedlick, Sr. Project Manager, Woodbury Corporation, Vice President of Construction |
| | Kris Longson, KLD Commercial Development |

## TABLE OF CONTENTS:

Architectural Documents

Landscape Design Documents

Site Photometrics

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AXIS ARCHITECTS
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P 801.355.3003

**TIMES SQUARE**
SOUTH SALT LAKE, UTAH

| No. | Date | Description |
|---|---|---|

AXIS JOB # 2203
OWNER #
DATE
DRAWN
CHECKED



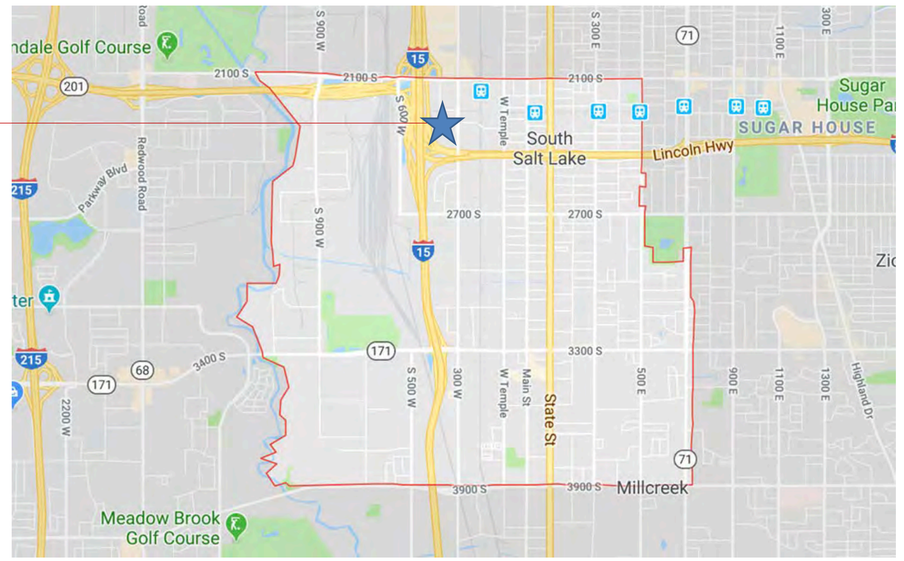
## Overview

South Salt Lake has been recognized as the Center of Industry for many years as two-thirds of the city is zoned for light industrial or commercial properties.  This history has made South Salt Lake a commercial hub of the region.

With a population of just over 25,000 residents, there is a need to expand the residential offerings in this area of town.  The Woodbury / Blox Ventures Development team is answering this need with the creation of a new, vibrant multi-family community that will integrate nicely within the current context of modest single-family homes, quaint bungalows, and small apartments.

Lovingly referred to as SoSaLa, the city is on the cusp of big change with the introduction of this residential community project

## Project Location




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## Master Planning

The new multi-family project is located west of 300 West at approximately 2300 South in South Salt Lake City, Utah. The parcel for the new two-phase building is approximately 4.06 acres. Building 1 will be located on the northeast corner and occupy approximately one-half of the total site. Building 2 will be located on the northwest corner of the site comprising the other half of the project. The two buildings will be linked on the third floor by a pedestrian bridge tying everything together.

The project area makes up only a portion of the Woodbury / Blox Ventures entire land holding in this area. The Times Square property totals 22.5 acres with multiple buildings. The existing buildings that will remain over the next decade might be demolished, renovated, or torn down for additional housing or for new office or life science/R&D buildings on the site. This project is only the first of several future phases that will ultimately built out over time bringing needed change to this area of South Salt Lake.

Located along Parley's Trail, the new multi-family projects will add a new dimension to this area of South Salt Lake City, expanding residential neighborhoods into zones that have been primarily commercially oriented. The two-phase project will introduce 400+ unit residential community and will also be linked to the 1200-unit development on the east side of 300 West, introducing a critical mass of people that should invigorate the neighborhood with new business opportunities tailored to meet their needs.



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## Architecture

The two buildings combined stretch out over 750 feet in the east-west direction and over 190 feet in the north-south direction and are linked by a covered pedestrian bridge on the third floor, creating a collection of vibrant and convenient shared amenity spaces. Each amenity space, especially the expansive pool deck is oriented for optimal solar exposure and embraces key views of the surrounding Wasatch Front.

The Rails at Times Square apartment community has been tailored to meet the ever-expanding needs and lifestyle preferences of renters today. The building is designed to attract those who seek a healthy and active lifestyle. A large Fitness Center with adjoining Fitness Studio will provide renters with on-site, state of the art equipment and classes. The swimming pool is designed to accommodate lap swimming as well as a relaxing baja-shelf to enjoy Salt Lake City's clear skies, and soak in Vitamin D. The on-site sauna will reward renters with many health benefits by increasing metabolism and eliminating toxins from their bodies as they relax and recover from a workout. Abundant bike storage and direct access to Parley's Trail will allow renters immediate two-wheeled, eco-friendly routes to and from work, or simply access to the town.

Building One will offer 211 apartments in a variety of types including Studios, Jr. One-Bedrooms, One-Bedrooms, and Two-Bedroom units. Building Two will offer 191 apartments in a similar mix of unit types. Overall, the project will have ample on-site parking with 187 structured stalls in Building One and 200 in Building Two. There are also an additional 60 covered stalls at grade that will be secured with a rolling gate, along with several parallel parking stalls along Bugatti Drive for guests.

Bold massing and a singular concept drive the overall look and feel of the project. While sustainable, healthy lifestyle concepts drive the programming. Together, these ideas will generate an integrated, community oriented, modern alternative for those seeking a fresh approach to lifestyle in South Salt Lake, Utah.

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**TIMES SQUARE**
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## Sustainability

Across the country, the largest culprits of energy use are buildings. Therefore, it is critical for architects and developers to integrate energy efficient features into design in an effort to generally reduce the carbon footprint of the projects we design, and the communities we make. Renter's today are more aware than ever of these issues and demonstrate that with their choices and their wallets, when selecting places to live.

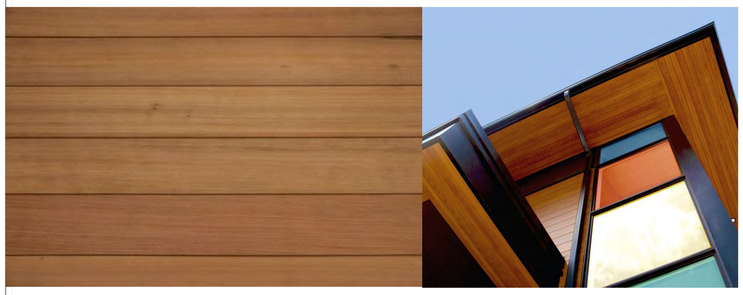
One of the most important steps in a low-energy design approach is by reducing the use of artificial lighting. This can be done at a large scale simply by orienting buildings properly to maximize natural light. Both phases of the Times Square projects layout in an East / West orientation and incorporate South facing courtyards thereby increasing access to natural light across the entire project. The design also incorporates multiple, generous, floor to ceiling windows into each unit and all public spaces allowing sufficient sunlight from outside to illuminate the inside spaces without the need for an excess of energy-absorbing light bulbs, etc.

The project also incorporates energy efficient appliances, energy efficient lightbulbs, low-flow showerheads, manually operated blinds at each window, and low VOC paints and floor coverings. These basic sustainable features ultimately create cheaper long-run operational costs, and less environmental damage, while appealing to the ever more discerning renters.



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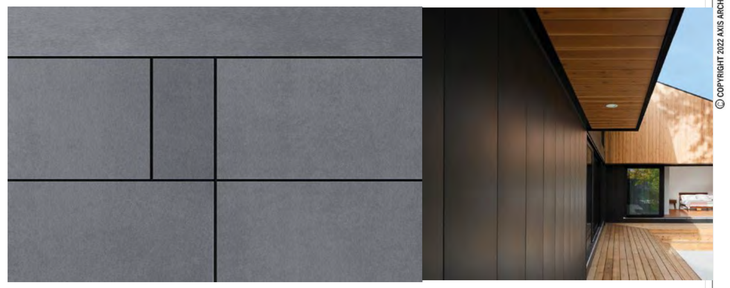
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WOOD LOOK MTL. PANEL – PHASE 1 & PHASE 2



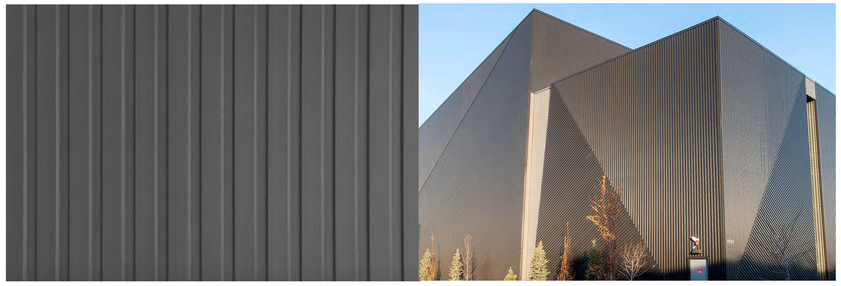
DARK CEMENTITIOUS PLASTER – PHASE 1 & PHASE 2



DARK ARCHITECTURAL MTL. PANEL – PHASE 1 & PHASE 2



LIGHT CEMENTITIOUS PLASTER – PHASE 1



GRAY VERTICAL RIB METAL SIDING – PHASE 2



WHITE BRICK – PHASE 1



GRAY BRICK - PHASE 2

## Exterior Materials

Every aspect of the building design is critical, not the least of which is the selection of enduring and high-quality building materials. The design team selected traditional building materials, such as brick, ribbed metal siding, flat metal panel and cementitious plaster applied in contemporary fashion.

The base of the two project phases, encompassing the two-story parking structure is clad in brick with large window openings. Phase One is depicted in a white brick, while Phase Two is a gray brick. The two-story scale of these elements suggests a commercial feel that is comfortable and appropriate at street level, creating an urban environment that integrates with many of the surrounding buildings.

At level three, above the building base, the façade treatment changes and is depicted as a horizontally oriented four-story element. Phase one is clad in white brick, and Phase Two is clad in a gray ribbed metal siding. These block-long building faces are interrupted by various vertical slots for apartment views with metal panel cladding between the individual windows. Where possible, the design locates two-bedroom apartments, such that the living rooms can take advantage of large corner windows. These windows become corner features on the exterior.

Various details and exposed soffits are clad in a warm wood-looking metal panel siding. This adds to the richness of the overall composition and highlights areas of interest amid the larger building forms.

At grade the design incorporates a storefront glazing system with dark anodized aluminum windows. Throughout the rest of the project, similarly colored vinyl windows are utilized.

The relatively limited material palette of brick, metal panel and cementitious plaster shows architectural restraint. The Times Square Apartments stand as singular expressions, meant to be seen as bold statements that are visible from the freeway and easily identified by their unique architectural expression. Over time, additional phases of the project will occur naturally creating an authentic neighborhood feel.

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**PHASE ONE**

GRAY BRICK | WHITE BRICK | WOOD LOOK METAL PANEL | LIGHT CEMENTITIOUS PLASTER | DARK CEMENTITIOUS PLASTER | GRAY VERTICAL RIB MTL. SIDING | DARK METAL PANEL

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ROOF LEVEL
163' - 0"

6TH FLOOR
151' - 6"

5TH FLOOR
141' - 6"

4TH FLOOR
131' - 6"

3RD FLOOR
121' - 6"

2ND FLOOR
111' - 0"

BROWNSTONE MAIN FLOOR
100' - 0"

1ST FLOOR
100' - 0"

FINISH GRADE
98' - 0"

**PHASE ONE**

GRAY BRICK | WHITE BRICK | WOOD LOOK METAL PANEL | LIGHT CEMENTITIOUS PLASTER | DARK CEMENTITIOUS PLASTER | GRAY VERTICAL RIB MTL. SIDING | DARK METAL PANEL

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**PHASE ONE**

GRAY BRICK | WHITE BRICK | WOOD LOOK METAL PANEL | LIGHT CEMENTITIOUS PLASTER | DARK CEMENTITIOUS PLASTER | GRAY VERTICAL RIB MTL. SIDING | DARK METAL PANEL

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ROOF LEVEL 163' - 0"
6TH FLOOR 151' - 6"
5TH FLOOR 141' - 6"
4TH FLOOR 131' - 6"
3RD FLOOR 121' - 6"
2ND FLOOR 111' - 0"
BROWNSTONE MAIN FLOOR 100' - 0"
1ST FLOOR 100' - 0"
FINISH GRADE 98' - 0"

## PHASE ONE

GRAY BRICK | WHITE BRICK | WOOD LOOK METAL PANEL | LIGHT CEMENTITIOUS PLASTER | DARK CEMENTITIOUS PLASTER | GRAY VERTICAL RIB MTL. SIDING | DARK METAL PANEL

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3RD FLOOR
121' - 6"

2ND FLOOR
111' - 0"

BROWNSTONE MAIN FLOOR
100' - 0"

1ST FLOOR
100' - 0"

FINISH GRADE
98' - 0"

**PHASE TWO**

GRAY BRICK | WHITE BRICK | WOOD LOOK METAL PANEL | LIGHT CEMENTITIOUS PLASTER | DARK CEMENTITIOUS PLASTER | GRAY VERTICAL RIB MTL. SIDING | DARK METAL PANEL

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3RD FLOOR 121' - 6"
2ND FLOOR 111' - 0"
BROWNSTONE MAIN FLOOR 100' - 0"
1ST FLOOR 100' - 0"
FINISH GRADE 98' - 0"

## PHASE TWO

GRAY BRICK | WHITE BRICK | WOOD LOOK METAL PANEL | LIGHT CEMENTITIOUS PLASTER | DARK CEMENTITIOUS PLASTER | GRAY VERTICAL RIB MTL. SIDING | DARK METAL PANEL

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**PHASE TWO**

GRAY BRICK | WHITE BRICK | WOOD LOOK METAL PANEL | LIGHT CEMENTITIOUS PLASTER | DARK CEMENTITIOUS PLASTER | GRAY VERTICAL RIB MTL. SIDING | DARK METAL PANEL

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**Bugatti Street**

Walkable, pedestrian friendly infrastructure is a key element of a complete community. Creating a streetscape that encourages pedestrian activity, accommodates alternative forms of transportation, and serves people of all ages and abilities. When sidewalks, parks, and trails are pleasant to walk, all communities benefit.

The Times Square project has created exactly this. The main entrances for both patrons and vehicles are located off Bugatti Street while lobbies and at-grade amenities line the street. Parallel parking for visitors is conveniently located across the entire south facing façade of the buildings. A seven-foot-wide sidewalk allows for activity in both directions, accentuated by trees, providing needed shade.

Large, commercial scale windows into the main lobbies, fitness center, fitness studio, bike storage and other functions adds life and activation. Outdoor café tables dot the street as well, providing places for patrons to sit and relax. Accent lighting will add warmth and security. Drought tolerant landscaping will bring color and movement, while also reducing heat gain at these community spaces.

Walkability is one of the most important components of a healthy community as it encourages physical activity, a core component of Times Square.




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# TIMES SQUARE

## SOUTH SALT LAKE, UTAH

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## Parley's Trail

Parley's Trail is a unique opportunity for this project and will help connect the development not only to the adjacent properties, but all the way across South Salt Lake. The trail extends to the west along the north side of the property all the way to the highway overpass.

Two-story Brownstone Units line the north side of the project and front Parley's Trail, creating a vibrant and active urban edge where back porches step out onto the trail from the individual units.

Drought tolerant landscaping separates the porches from Parley's trail offering a buffer, but also an eco-friendly environment for people enjoying the trail as well as patrons of Times Square.

Individual lighting elements provide a safe amount of illumination, providing security and a warm ambiance to offset the busy nature of the light rail tracks just across the sidewalk on Andy Avenue.




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## Amenities

The Woodbury / Blox Ventures Team will partner with globally recognized leader in rental housing for on site management. This partnership will add a significant level of experience for this specific project type, as they will work collaboratively with their clients to create spaces that provide true value for both residents, investors, but most of all the communities they serve.

As multifamily housing becomes a longer-term choice for people of all ages and incomes, innovative, stand-out amenities are rising as a key differentiator and a crucial component to the success of apartment communities. The importance of planning these wow-factor amenities is an important factor for the long-term success of the Times Square project.

At the core of the amenities program is a focus on wellness and fitness. The project will attract patrons who value their health and at The Rails they will find what they are seeking. In addition to this foundational component is the importance of evolving technologies, changing resident interests and the creation of true, connected communities within apartments for the benefit of a wholesome South Salt Lake City.

## Amenity Program Locations:

**Level One:**
Leasing Office
Concierge Desk
Work Room
Lobby / Lounge
Mail & Package Room
Fitness Center
Exercise Studio
Fitness Consultation Area
Dog Wash

**Level Two:**
Conference Room
Mezzanine Lounge

**Level Three:**
Pool Deck
Hot Tub
Sauna
Locker Rooms
Outdoor Fitness Area
BBQ Area
Outdoor Lounge Area
Fire Pit
Club Room
Co-Work Center

**Level Six:**
Rooftop Solarium

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## Compliance with South Salt Lake Amenity Requirements

In accordance with the Downtown South Salt Lake Zoning Ordinance & Design Standards Amenity Requirements, we have listed below the following selections.

Storefront: (3) Building Features / (4) Tenant Amenities / (4) Green Building.

## 5.0 BUILDING TYPES

**9. Residential Development Requirements.**

(1) Residential rental developments shall include:
- (a) Visitability features for at least 10% of units, including no-step entries, ADA restrooms and accessible controls.
- (b) In order to mitigate the impacts of near-road air pollution, all residential developments within 500' of a highway or arterial must be served by air filtration systems with a minimum efficiency reporting value (MERV) rating of 13, or an equivalent mitigation measure to be proposed by the developer and approved by the Land Use Authority.

**10. Building Amenities.**

All buildings must include a mix of amenities to ensure quality of development and quality of life for tenants. Developers may propose, for credit, alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.

Refer to Table 5.12 (1).

**Table 5.12 (1) Amenity Requirements**

| Building Features (minimum) | | Tenant Amenities (minimum) | | Green Building [1] (minimum) | |
|---|---|---|---|---|---|
| Storefront: | 3 | Storefront: | 4 | Storefront: | 4 |
| Urban Style: | 6 | Urban Style: | 5 | Urban Style: | 4 |
| Townhome: | 2 | Townhome (per development): | 4 | **Townhome:** | **2** |
| Civic: | 3 | Civic: | 4 | Civic: | 4 |
| Parking Structure: | 1 | Parking Structure: | 1 | Parking Structure: | 2 |
| Adaptive Reuse: | 1 | Adaptive Reuse: | 0 | Adaptive Reuse: | 2 |
| 1. Main floor retail space above requirement (one credit for additional 5%. No more than one credit can be earned) | | ✓ 1. Lobby (at least 500 sf. No more than one credit can be earned) | | 1. Installation of renewable energy source (PV panels, wind, geothermal, other) to provide at lease 20% of estimated energy demand | |
| 2. First floor café/eatery | | 2. Interior social area, such as kitchen, media room, or event room | | 2. Design and install required connection for future PB or solar hot water in the future | |
| 3. Rooftop/stepback terrace (location must be on street frontage and no higher than the first 3 floors) | | ✓ 3. Indoor Fitness room | | 3. Implementation of green infrastructure strategies to reduce storm water discharge below maximum levels allowed by the City Engineer | |
| 4. Design that allows solar access onto adjacent open spaces | | ✓ 4. Outdoor dining patio | | 4. Certification of use of 50% local materials (extracted and manufactured within 500 miles) | |
| 5. 35% upper story transparency | | 5. Secure bike storage and changing facilities | | 5. Certification of use of 50% hazard free or recycled materials | |
| 6. The installation of a public art amenity along a street-facaing façade or in a lobby area that is visible from the street | | 6. Sport Court | | 6. Tankless water systems in all units | |
| 7. Open Space above requirement (one credit for additional 5%. No more than one credit can be earned) | | 7. Enclosed storage units | | 7. Recycling program as a part of a rental agreement or HOA | |
| 8. Upgraded floor coverings in place of carpet | | 8. Community room open for regularly scheduled public programming (such as youth or senior activities) | | ✓ 8. Electric car charging plugs or stations for at least 5% of all project parking | |
| ✓ 9. Solid doors serving all main entrances, bedrooms, and bathrooms in unit | | ✓ 9. Pool (at least 400 sf) | | 9. Bike share station | |
| ✓ 10. Washer and dryer in every unit | | 10. Hot tub | | 10. Green roof | |
| ✓ 11. Full-time on site management | | 11. Community garden | | 11. Utilization of water reclamation strategies | |
| | | 12. Sound attenuation provided by the following Sound Transmission Class (STC), Impact Insulation Class (IIC) or equivalent:<br>(a) wall assemblies shall have a minium rating of 55 STC<br>(b) floor/ceiling assemblies shall have a minimum rating of 50 STC<br>(c) separating floor/ceiling assemblies shall have a minimum rating of 50 IIC | | ✓ 12. Utilization of passive solar to reduce energy consumption<br>✓ 13. Utilization of daylighting for interior common and private spaces<br>✓ 14. Water efficient fixtures | |
| | | | | 15. Smart metering/building management | |

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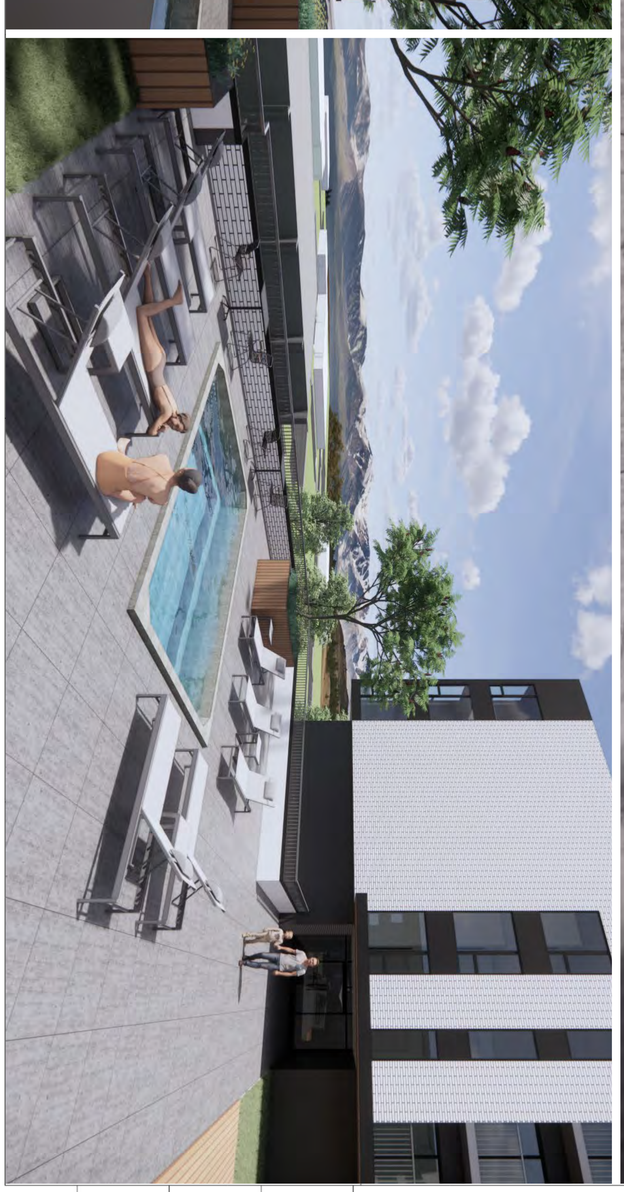
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## Services

Located between both buildings of Times Square is a service yard that has multiple functions. Importantly, it provides convenient access for UTA to maintain their equipment at the existing service yard. This gap between the buildings will also be used for trash collection, as both buildings have trash shoots that extend from each floor and are collected in distinct trash rooms with compactors at ground level.

Coordination with South Salt Lake fire officials has also been confirmed that this yard will also be accessed by fire equipment should there ever be a need. The 46-foot-long pedestrian bridge spans this yard connecting the project phases on Level Three with nearly 20’ of clear space below to accommodate virtually any service equipment or truck required.

Load-in/out for patrons is also accommodated in this location with areas for temporary parking and direct access to elevators in each building. This attention to detail assures that service activities are relegated to this specific location, separating this necessary, but otherwise back-of-house activity from the day-to-day functions of the apartment community.



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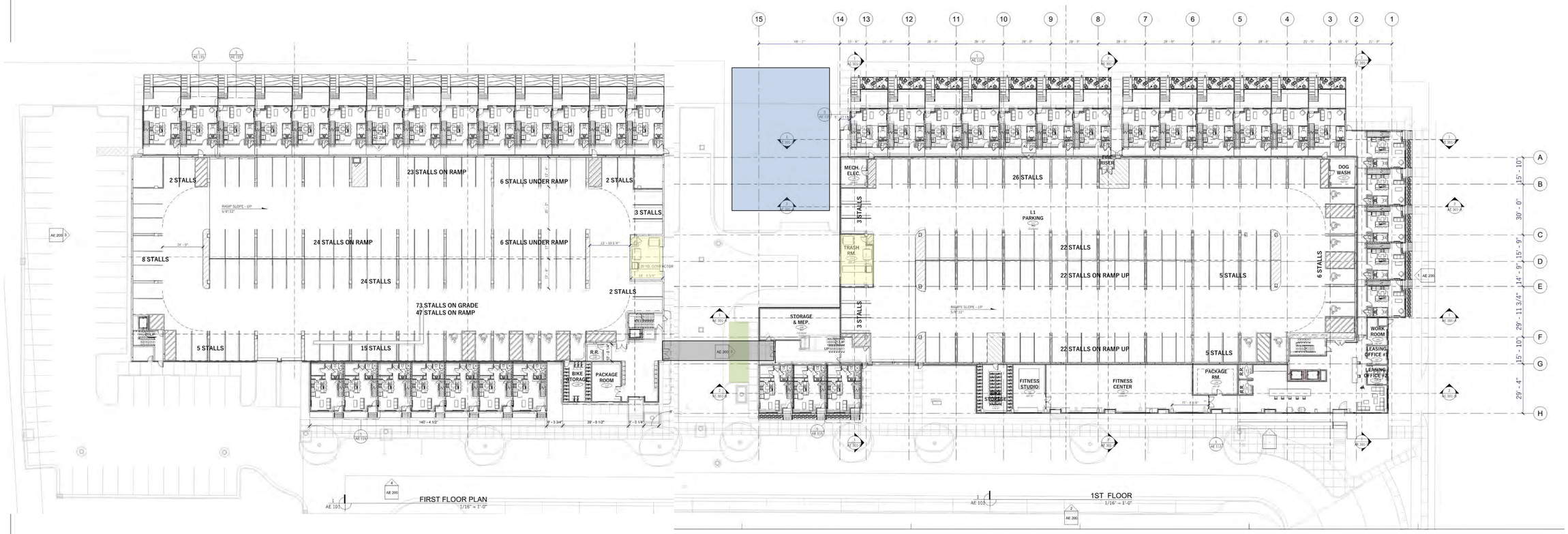
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## Services

UTA Equipment Yard

Trash Rooms

Pedestrian Bridge

Load In / Out Zone



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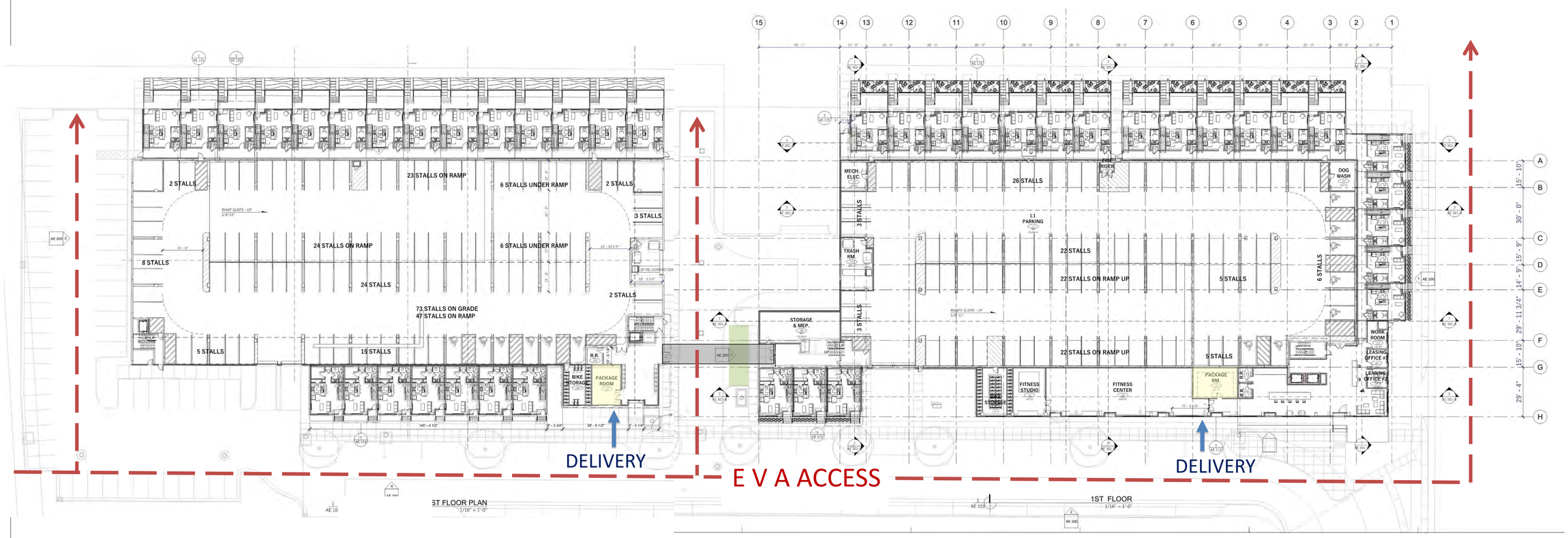
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## Services

Package Rooms

Pedestrian Bridge

Load In / Out Zone



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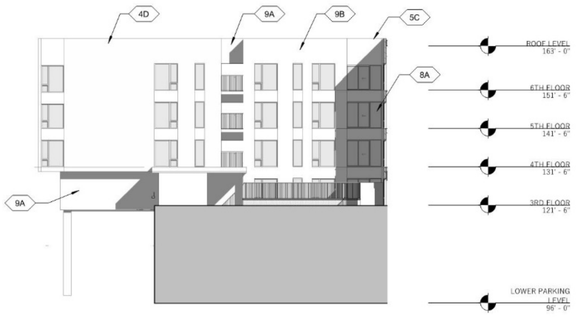
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**PODIUM ELEV. SECONDARY FACADE:** 3,954 SF

| | | TOTAL |
|---|---|---|
| BRICK: | 1,203 SF | = 30.4 % |
| CEMENTITIOUS PLASTER: | 795 SF | = 20.1 % |
| METAL PANEL: | 430 SF | = 10.8 % |
| GLASS: | 853 SF | = 21.5 % |

5 PODIUM ELEVATION 1
1/16" = 1'-0"




**EAST ELEVATION PRIMARY FACADE:** 11,465 SF

| | | TOTAL |
|---|---|---|
| BRICK: | 7,074 SF | = 61.7 % |
| CEMENTITIOUS PLASTER: | 249 SF | = 2.2 % |
| METAL PANEL: | 650 SF | = 5.6 % |
| GLASS: | 3,555 SF | = 31.0 % |

1 EAST ELEVATION
1/16" = 1'-0"




**SOUTH ELEVATION PRIMARY FACADE:** 16,455 SF

| | | TOTAL |
|---|---|---|
| BRICK: | 4,663 SF | = 28.3 % |
| CEMENTITIOUS PLASTER: | 2566 SF | = 15.6 % |
| METAL PANEL: | 1339 SF | = 8.1 % |
| CONCRETE: | 1180 SF | = 7.1 % |
| GLASS: | 6,365 SF | = 38.6 % |

**SOUTH SECONDARY FACADE:** 8,293 SF

| | | TOTAL |
|---|---|---|
| BRICK: | 0 SF | = 0 % |
| CEMENTITIOUS PLASTER: | 5591 SF | = 67.4 % |
| METAL PANEL: | 756 SF | = 9.1 % |
| CONCRETE: | 0 SF | = 0 % |
| GLASS: | 3,322 SF | = 40.0 % |

2 SOUTH ELEVATION
1/16" = 1'-0"

## KEYED NOTES

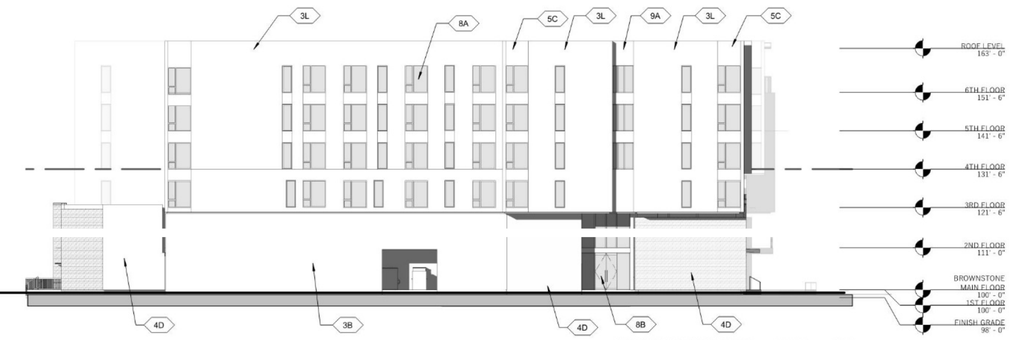
| | |
|---|---|
| 3B | CONCRETE WALL |
| 3L | CEMENTITIOUS PLASTER |
| 4A | THIN BRICK- COLOR 1 |
| 4D | BRICK |
| 5A | BRAKE METAL TO MATCH WINDOW SYSTEM |
| 5B | METAL GUARDRAIL |
| 5C | METAL PANEL |
| 5E | METAL SIGNAGE ADDRESS |
| 8B | SCHEDULED DOOR |
| 9A | PORTLAND CEMENTITIOUS PLASTER- COLOR 1 |
| 9B | PORTLAND CENMENTITIOUS PLASTER- COLOR 2 |




6 PODIUM ELEVATION 2
1/16" = 1'-0"

**PODIUM ELEV. SECONDARY FACADE** 3917 F

| | | | TOTAL |
|---|---|---|---|
| BRICK: | 915 | F | = 23.3 % |
| CEMENTITIOUS PLASTER: | 1,66 | SF | = 40,9 % |
| METAL PANEL: | 320 | F | = 8.1% |
| GLASS: | 1081 | F | = 27.5 % |




3 WEST ELEVATION
1/16" = 1'-0"

**WEST ELEV. SECONDARY FACADE:** 10,680 SF

| | | TOTAL |
|---|---|---|
| BRICK: | 1,680 SF | = 15.7 % |
| CEMENTITIOUS PLASTER: | 4,900 SF | = 45.8 % |
| METAL PANEL: | 200 SF | = 1.8 % |
| CONCRETE: | 1,680 SF | = 15.7 % |
| GLASS: | 1,727 SF | = 16.1 % |

**OVERALL FACADE MATERIAL BREAKDOWN** 76418 SF

| | | TOTAL |
|---|---|---|
| BRICK: | 25693 SF | = 33.62% |
| CEMENTITIOUS PLASTER: | 19446 SF | = 25.45% |
| METAL PANEL: | 4670 SF | = 6.03% |
| CONCRETE: | 2860 SF | = 3.74% |
| GLASS: | 23530 SF | = 30.79% |




4 NORTH ELEVATION
1/16" = 1'-0"

**NORTH ELEVATION PRIMARY FACADE:** 21,654 SF

| | | TOTAL |
|---|---|---|
| BRICK: | 10,158 SF | = 46.9 % |
| CEMENTITIOS PLASTER: | 3,741 SF | = 17.2 % |
| METAL PANEL: | 912 SF | = 4.2 % |
| GLASS: | 6,627 SF | = 30.6 % |

# TIMES SQUARE BUILDING 1

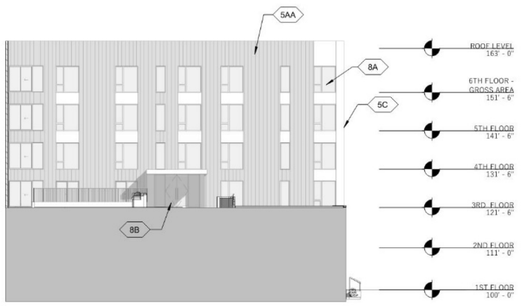
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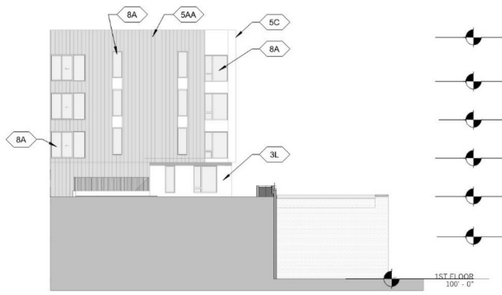
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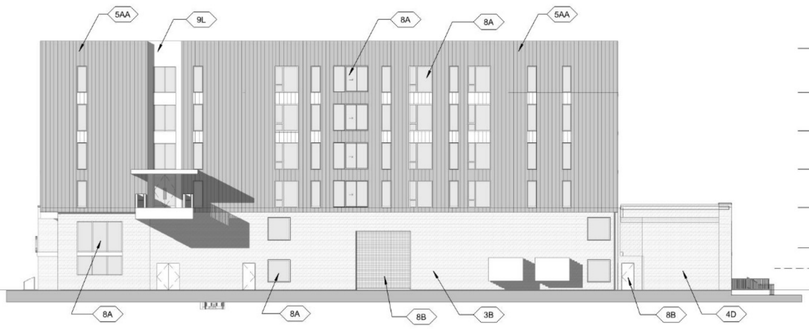

| PODIUM ELEV. SECONDARY FACADE: | 3,805 SF | TOTAL |
|---|---|---|
| METAL SIDING: | 2,525 SF | = 66.3 % |
| METAL PANEL: | 338 SF | = 8.8 % |
| GLASS: | 1,270 SF | = 33.3 % |

6 AE 200 — PODIUM ELEVATION 2
1/16" = 1'-0"



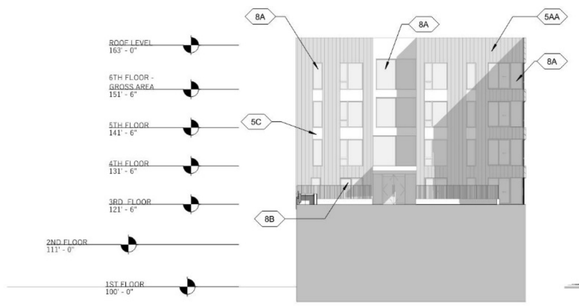

| PODIUM ELEV. SECONDARY FACADE: | 2,112 SF | TOTAL |
|---|---|---|
| METAL SIDING: | 1,049 SF | = 49.6 % |
| CEMENTITIOUS PLASTER: | 146 SF | = 6.9 % |
| METAL PANEL: | 183 SF | = 8.6 % |
| GLASS: | 421 SF | = 19.9 % |

5 AE 200 — PODIUM ELEVATION 1
1/16" = 1'-0"




| EAST ELEVTION SECONDARY FACADE: | 10,266 SF | TOTAL |
|---|---|---|
| BRICK: | 369 SF | = 3.5 % |
| CONCRETE: | 2034 SF | = 19.8 % |
| METAL SIDING: | 5,048 SF | = 49.2 % |
| CEMENTITIOUS PLASTER; | 214 SF | = 2.0 % |
| GLASS: | 1,493 SF | = 14.5 % |

1 AE 200 — EAST ELEVATION
1/16" = 1'-0"




| PODIUM ELEV. SECONDARY FACADE | 2,623 SF | TOTAL |
|---|---|---|
| METAL SIDING: | 1,282 SF | = 48.8 % |
| METAL PANEL: | 99 SF | = 3.7 % |
| GLASS: | 1,069 SF | = 40.7 % |

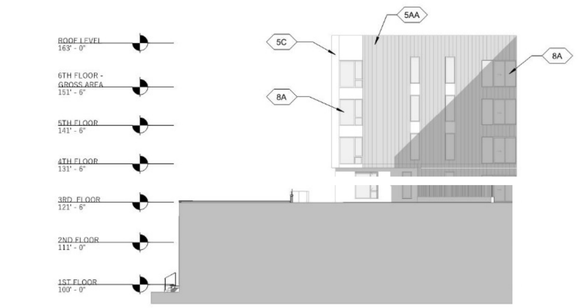
7 AE 200 — PODIUM ELEVATION 3
1/16" = 1'-0"




4 AE 200 — SOUTH ELEVATION
1/16" = 1'-0"

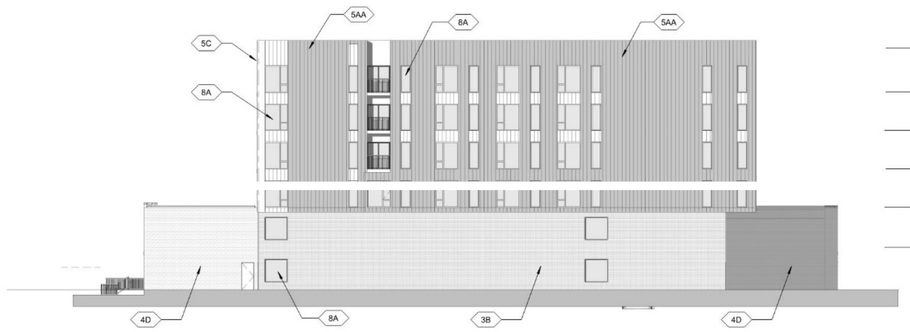
| SOUTH ELEV. PRIMARY FACADE: | 15,508 SF | TOTAL |
|---|---|---|
| BRICK: | 2,751 SF | = 17.7 % |
| CONCRETE: | 1950 SF | = 12.6 % |
| METAL SIDING: | 5,273 SF | = 34.0% |
| METAL PANEL: | 759 SF | = 4.9 % |
| GLASS: | 2,193 SF | = 14.1% |

| SOUTH ELEV. SECONDARY FACADE: | 5,350 SF | TOTAL |
|---|---|---|
| METAL SIDING: | 3,190 SF | = 59.6 % |
| METAL PANEL: | 270 SF | = 5.0 % |
| GLASS SECONDARY | 2,027 SF | = 37.8 % |




| PODIUM ELEV. SECONDARY FACADE | 2,085 SF | TOTAL |
|---|---|---|
| METAL SIDING: | 1,234 SF | = 59.2 % |
| METAL PANEL: | 183 SF | = 8.7 % |
| CEMENTITIOUS PLASTER: | 145 SF | = 6.9 % |
| GLASS: | 557 SF | = 26.7 % |

8 AE 200 — PODIUM E .EVATION 4
1/16" = 1'-0"




3 AE 200 — WEST ELEVATION
1/16" = 1'-0"

| WEST ELEV. SECONDARY FACADE: | 9,600 SF | TOTAL |
|---|---|---|
| BRICK: | 1,218 SF | = 12.6 % |
| CONCRETE: | 2,306 SF | = 24.0 % |
| METAL SIDING: | 4,166 SF | = 43.3 % |
| METAL PANEL: | 432 SF | = 4.5 % |
| GLASS: | 1,254 SF | = 13.0 % |




2 AE 200 — NORTH ELEVATION
1/16" = 1'-0"

| NORTH ELEV. PRIMARY FACADE: | 20,912 SF | TOTAL |
|---|---|---|
| BRICK: | 4,142 SF | = 18.8 % |
| CONCRETE: | 147 SF | = 0.7 % |
| METAL SIDING: | 9,066 SF | = 43.3 % |
| METAL PANEL: | 1,106 SF | = 5.3 % |
| GLASS: | 6,466 SF | = 30.9 % |

## KEYED NOTES

| | |
|---|---|
| 3B | CONCRETE WALL |
| 3L | CEMENTITIOUS PLASTER |
| 4D | BRICK |
| 5AA | METAL SIDING |
| 5C | METAL PANEL |
| 8A | SCHEDULED WINDOW |
| 8B | SCHEDULED DOOR |
| 9L | STUCCO |

| OVERALL FACADE MATERIAL BREAKDOWN | 72261 SF | TOTAL |
|---|---|---|
| BRICK: | 7480 SF | = 10.35% |
| METAL SIDING | 32833 SF | = 45.44% |
| CEMENTITIOUS PLASTER: | 505 SF | = 1.19% |
| METAL PANEL: | 3370 SF | = 4.66% |
| CONCRETE: | 6437 SF | = 8.91% |
| GLASS: | 16750 SF | = 23.18% |

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Axis Architects
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111
P 801-355-3063

# TIMES SQUARE BUILDING 2

SOUTH SALT LAKE, CITY

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|---|---|---|
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AXIS JOB # XXXXX
OWNER #
DATE 09/01/2020
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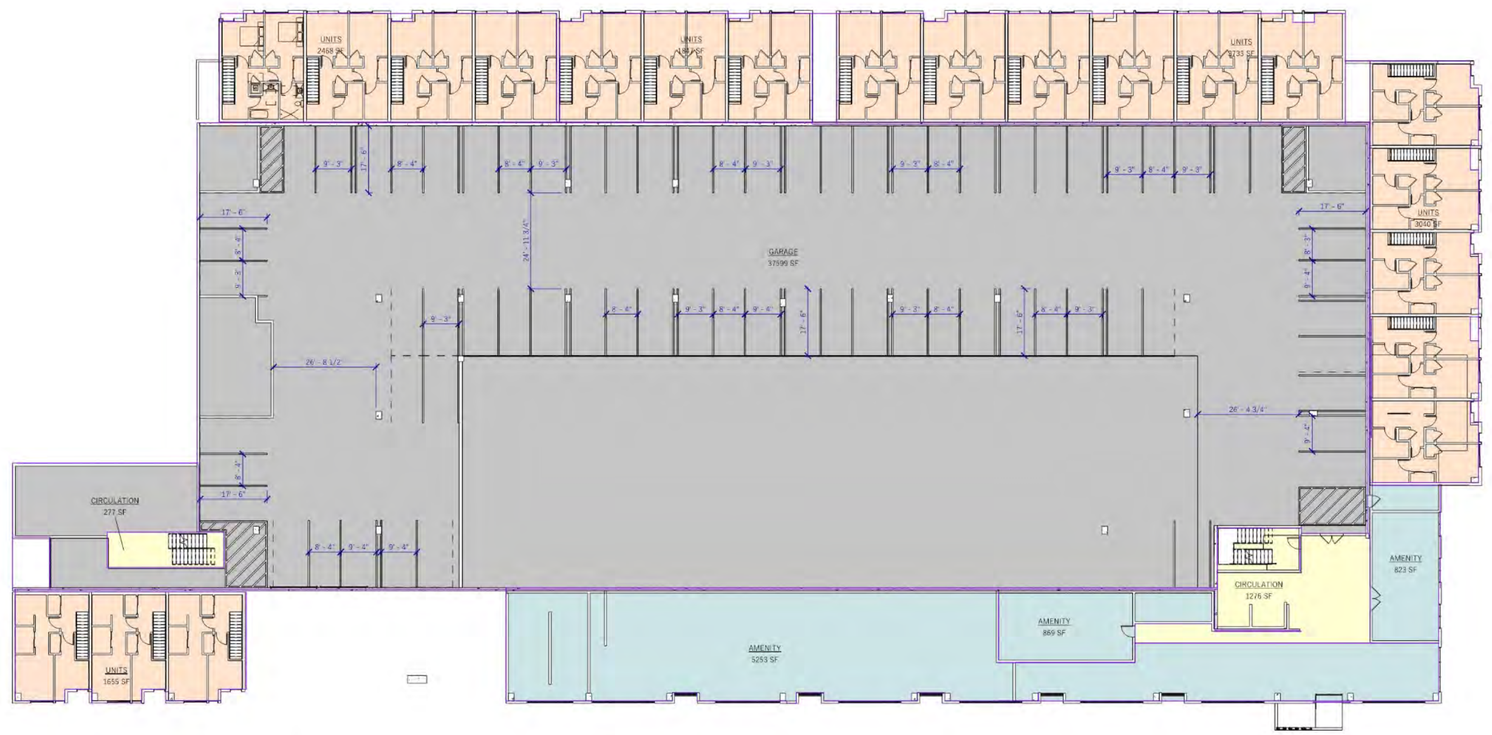
ELEVATIONS

AE 200

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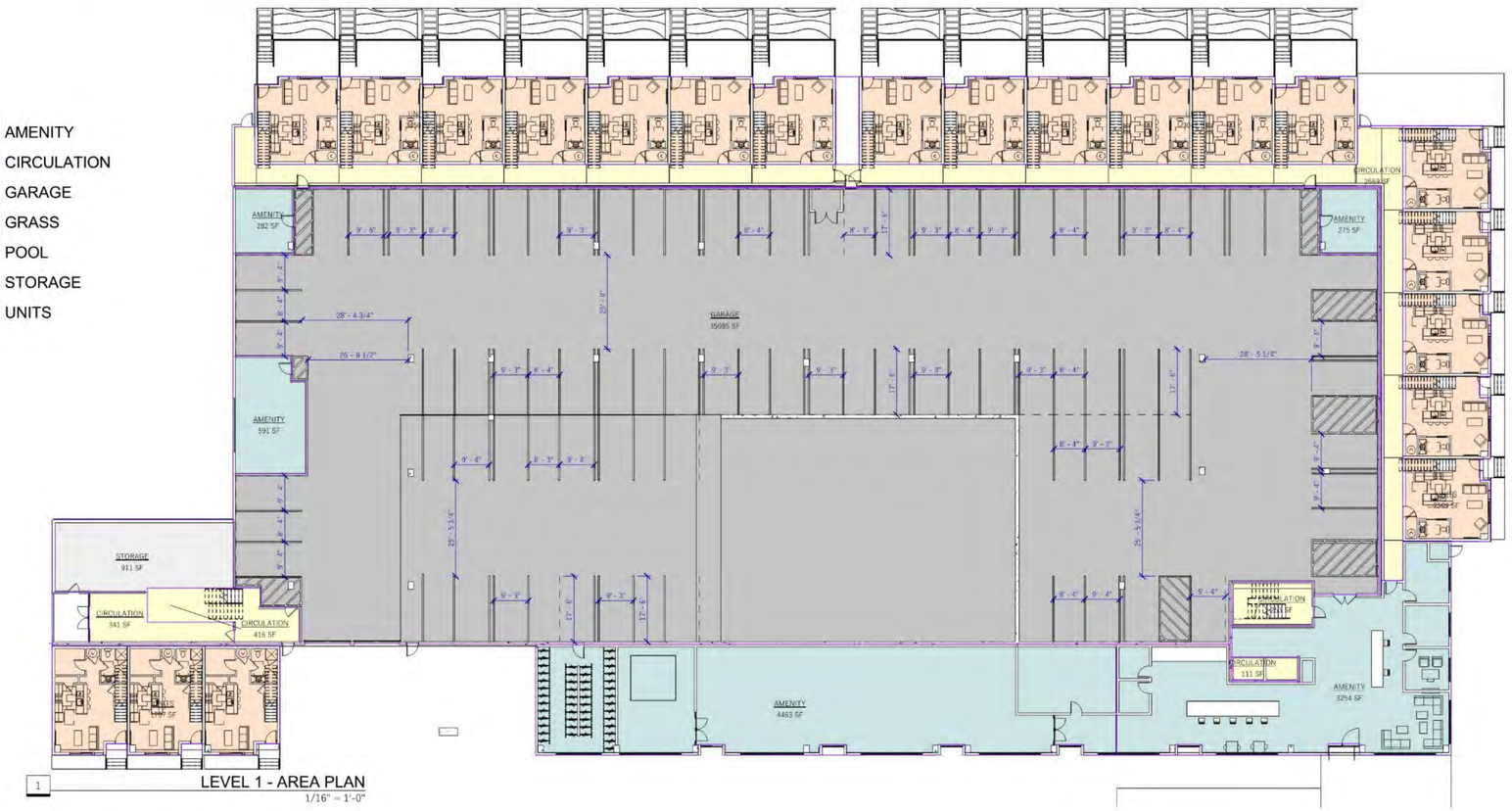
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2 LEVEL 2 - AREA PLAN
1/16" = 1'-0"

AMENITY
CIRCULATION
GARAGE
GRASS
POOL
STORAGE
UNITS




1 LEVEL 1 - AREA PLAN
1/16" = 1'-0"

# TIMES SQUARE BUILDING 1

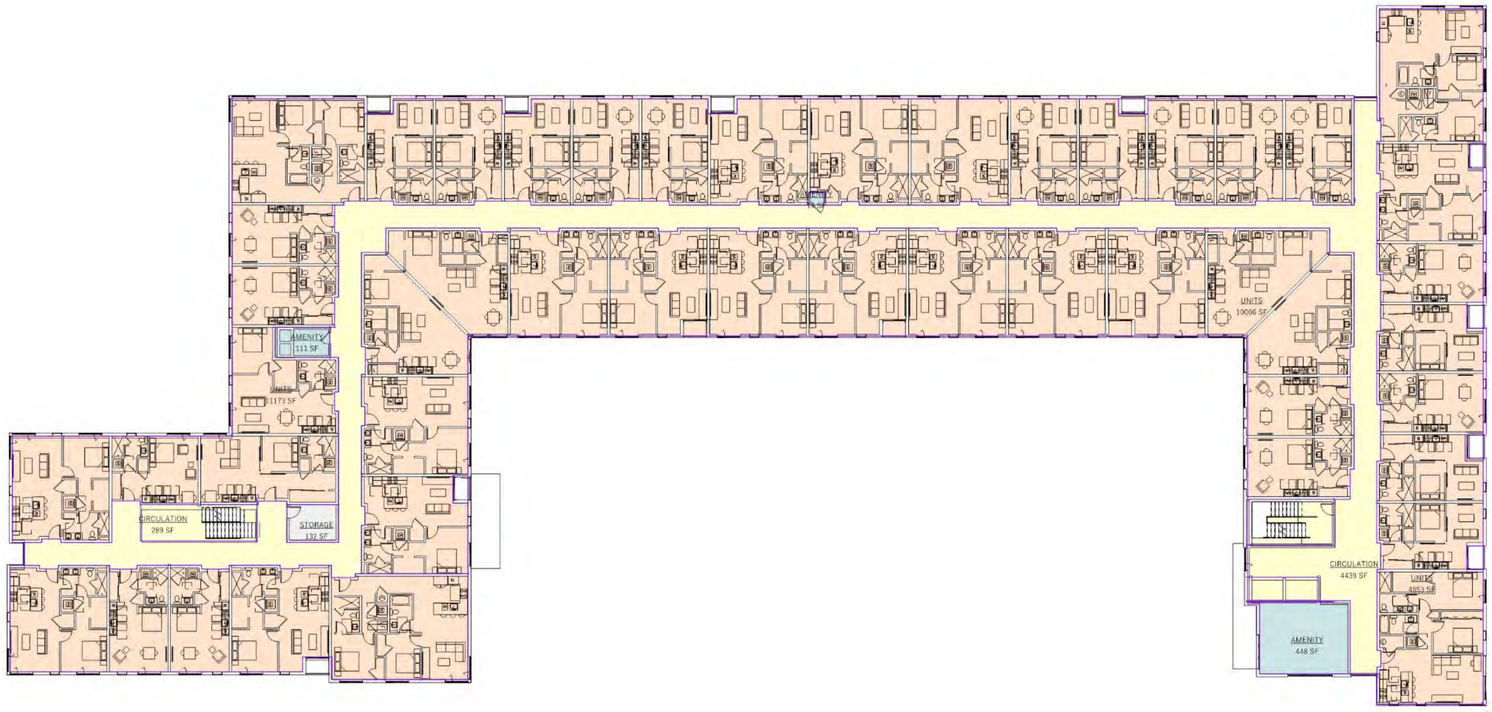
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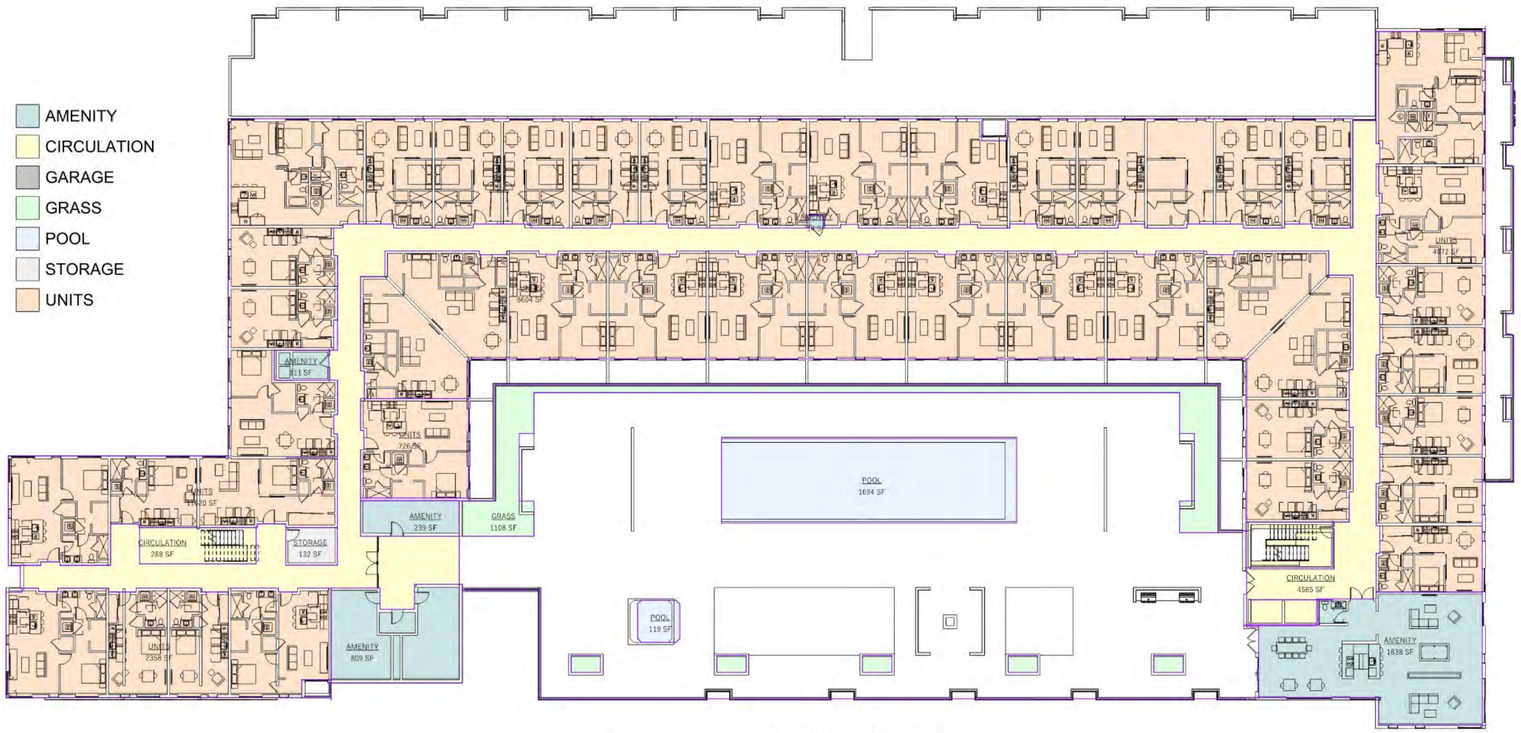
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OWNER #
DATE DRAWN 06/27/2022
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AREA COLOR PLANS

A 001




2 AE 002 LEVEL 4 - AREA PLAN
1/16" = 1'-0"




1 AE 002 LEVEL 3 - AREA PLAN
1/16" = 1'-0"

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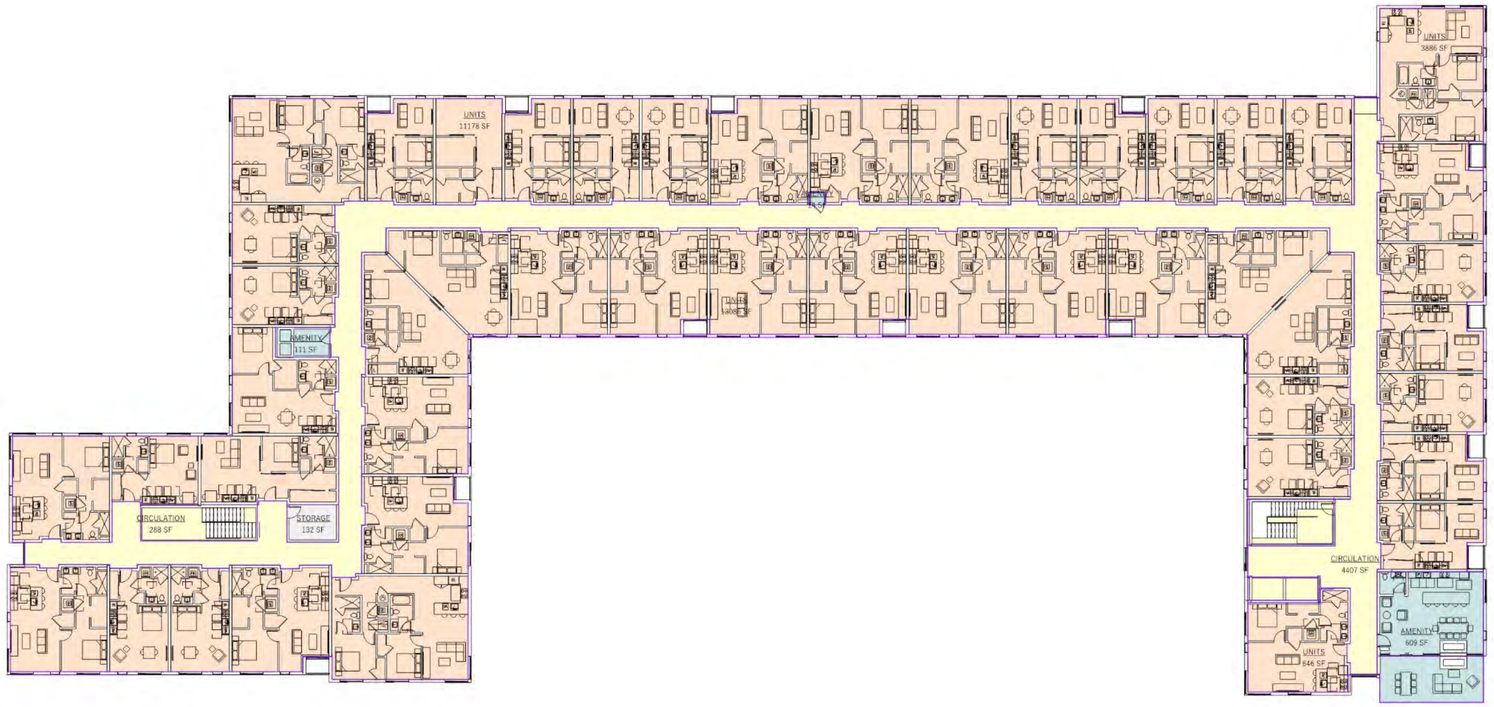
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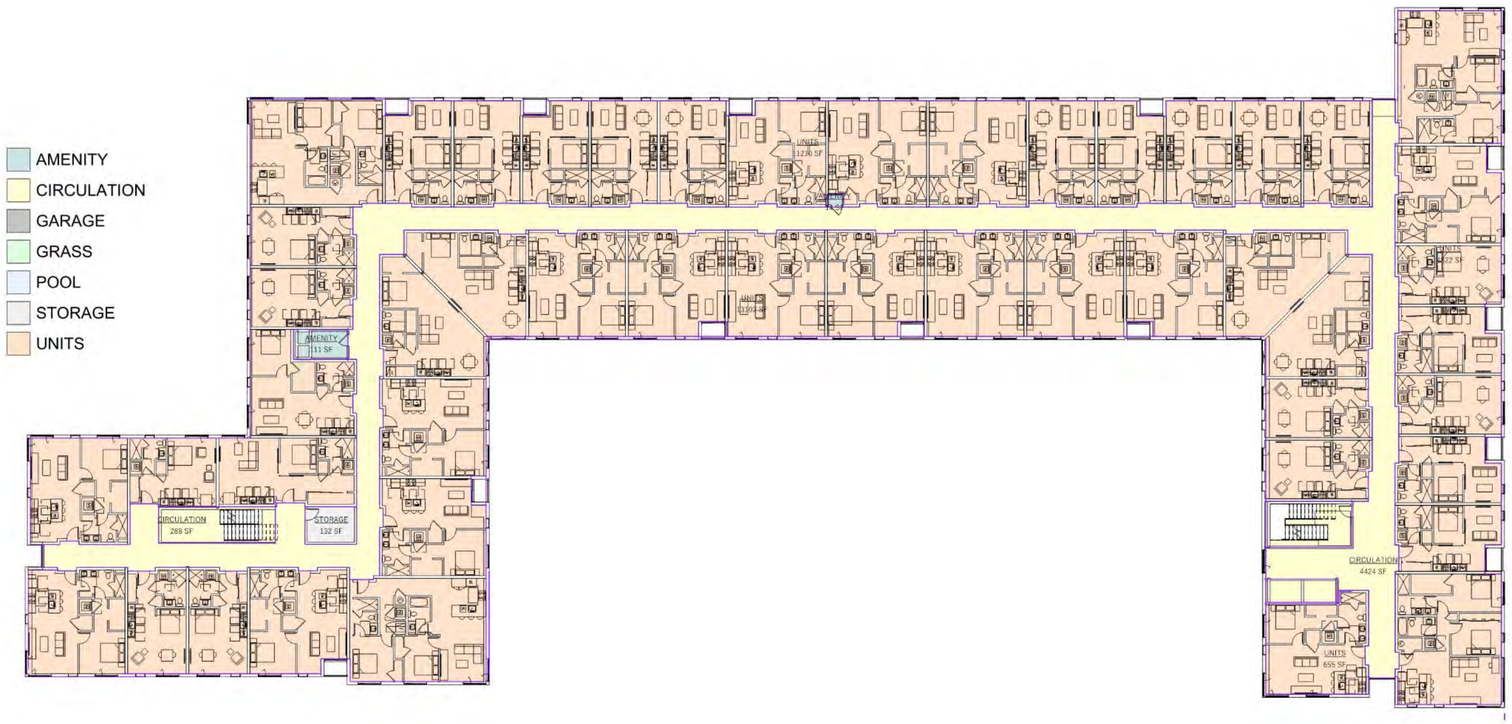
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|---|---|
| AXIS JOB # | 2203 |
| OWNER # | |
| DATE | 06/27/2022 |
| DRAWN | |
| CHECKED | |

AREA COLOR PLANS

AE 002




2 AE 003 LEVEL 6 - AREA PLAN
1/16" = 1'-0"




1 AE 003 LEVEL 5 - AREA PLAN
1/16" = 1'-0"

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| | | |

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|---|---|
| AXIS JOB # | 2203 |
| OWNER # | |
| DATE DRAWN | 06/27/2022 |
| CHECKED | |

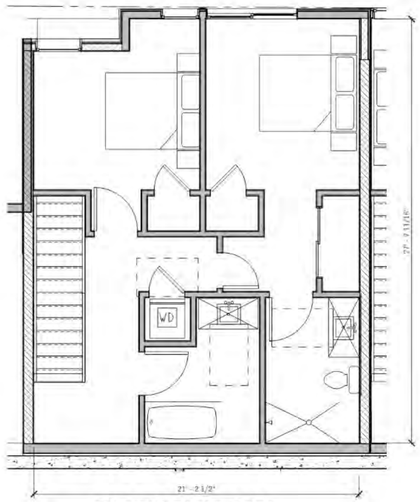
AREA COLOR PLANS

AE 003



443 SF USEABLE AREA

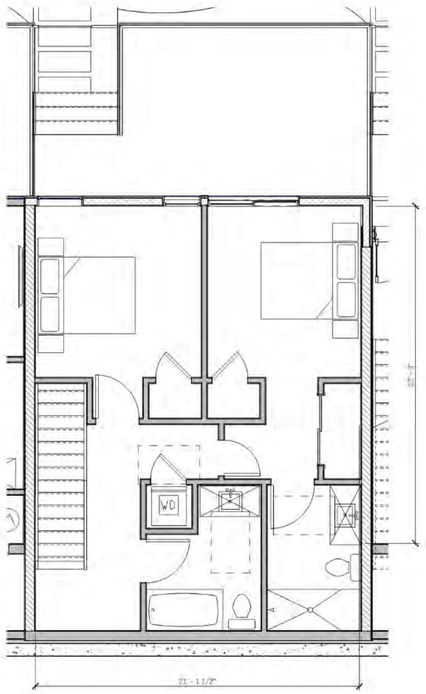
3 AE 115 BROWNSTONE A - 1ST FLOOR 1/4" = 1'-0"



564 SF USEABLE AREA

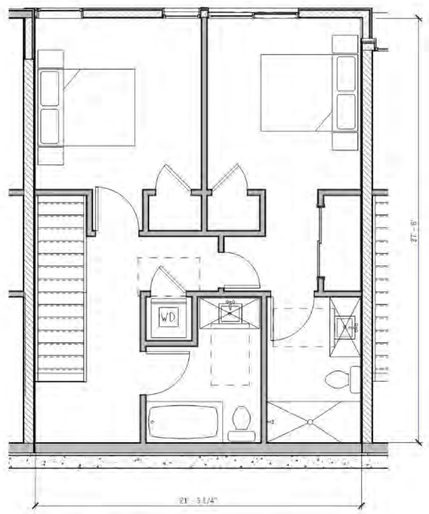
4 AE 115 BROWNSTONE A - 2ND FLOOR 1/4" = 1'-0"

| USUABLE SQUARE FOOTAGE | | | |
|---|---|---|---|
| UNIT TYPE | COUNT | AREA PER UNIT TYPE | Total Area per Unit Type |
| 1 BEDROOM - BALCONY | 4 | 703 SF | 2,812 SF |
| 1 BEDROOM - FIRE RISER | 4 | 712 SF | 2,848 SF |
| 1 BEDROOM A | 55 | 704 SF | 38,720 SF |
| 1 BEDROOM/ TRASH ROOM | 4 | 629 SF | 2,516 SF |
| 2 BEDROOM A | 11 | 980 SF | 10,780 SF |
| 2 BEDROOM SOUTH EAST | 2 | 938 SF | 1,876 SF |
| BROWNSTONE A | 12 | 1007 SF | 12,084 SF |
| BROWNSTONE B | 6 | 1059 SF | 6,354 SF |
| BROWNSTONE C | 3 | 1059 SF | 3,177 SF |
| JR 1 BEDROOM - BALCONY | 23 | 452 SF | 10,396 SF |
| JR 1 BEDROOM - CORNER | 16 | 581 SF | 9,296 SF |
| JR 1 BEDROOM A | 29 | 483 SF | 14,007 SF |
| JR 1 BEDROOM C | 4 | 634 SF | 2,536 SF |
| JR 1 BEDROOM D | 2 | 635 SF | 1,270 SF |
| STUDIO A | 32 | 420 SF | 13,440 SF |
| STUDIO B | 4 | 404 SF | 1,616 SF |
| Grand total: 211 | | | 133,728 SF |



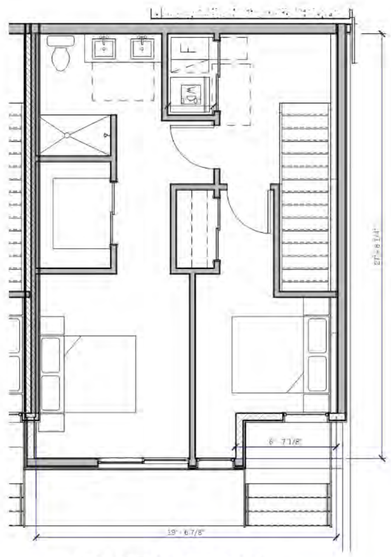
462 SF USEABLE AREA

1 AE 115 BROWNSTONE B - 1ST FLOOR 1/4" = 1'-0"



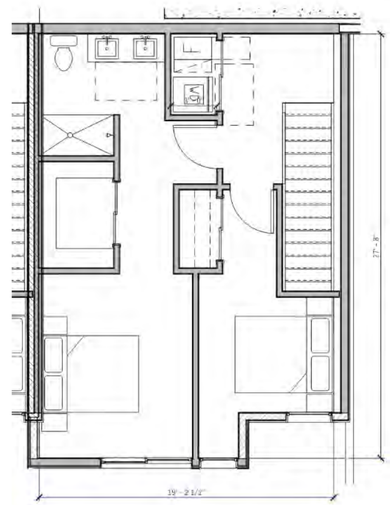
597 SF USEABLE AREA

2 AE 115 BROWNSTONE B - 2ND FLOOR 1/4" = 1'-0"



462 SF USEABLE AREA

5 AE 115 BROWNSTONE C - 1ST FLOOR 1/4" = 1'-0"



597 SF USEABLE AREA

6 AE 115 BROWNSTONE C - 2ND FLOOR 1/4" = 1'-0"

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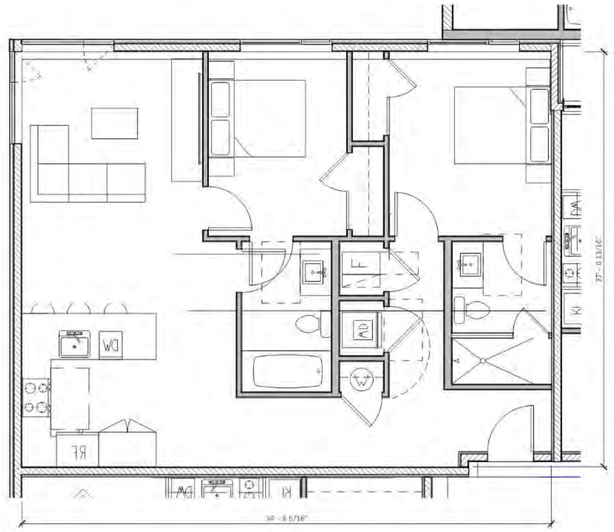
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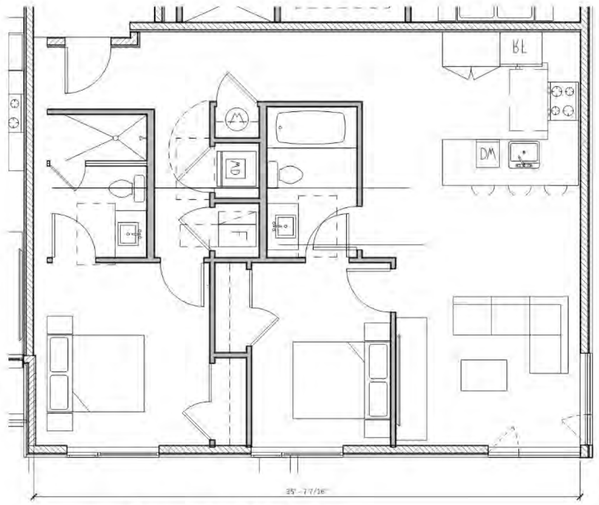
UNIT PLANS

AE 115



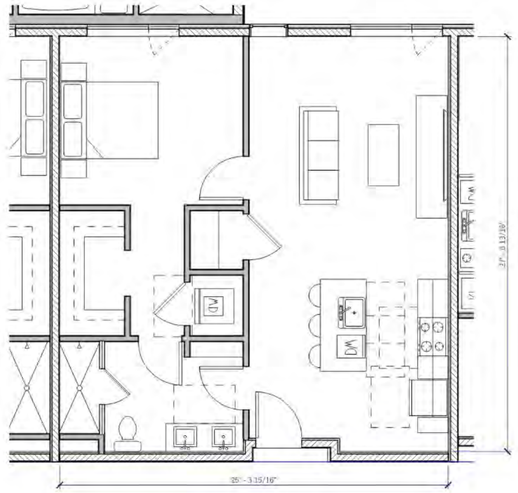
**944 SF USEABLE AREA**

1 / AE 116 — 2 BEDROOM A — 1/4" = 1'-0"



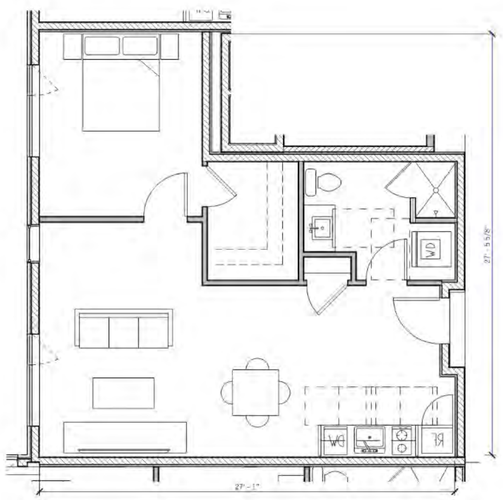
**980 SF USEABLE AREA**

2 / AE 116 — 2 BEDROOM D — 1/4" = 1'-0"



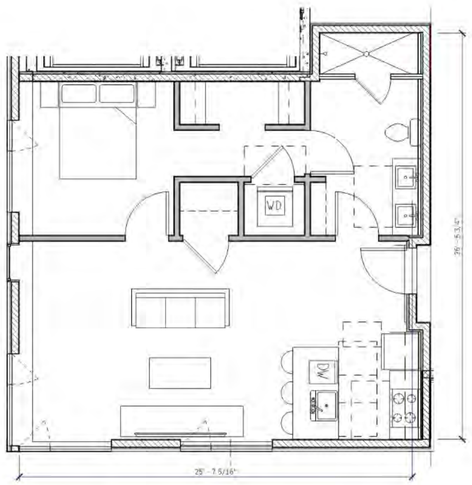
**704 SF USEABLE AREA**

4 / AE 116 — 1 BEDROOM A — 1/4" = 1'-0"



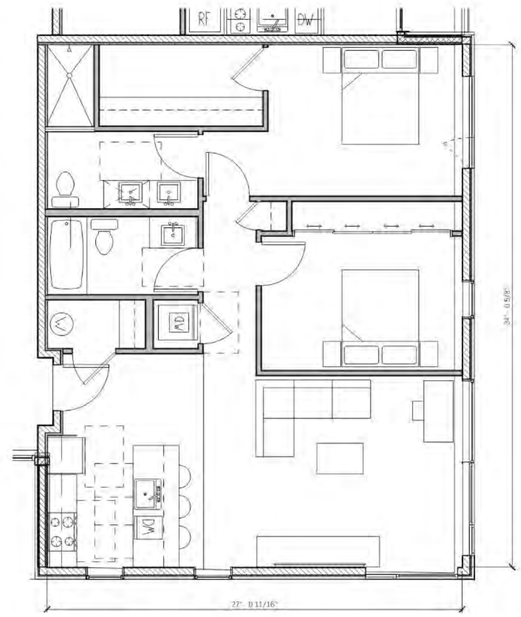
**629 SF USEABLE AREA**

3 / AE 116 — 1 BEDROOM/ TRASH ROOM — 1/4" = 1'-0"



**632 SF USEABLE AREA**

10 / AE 116 — 1 BEDROOM - SOUTH WEST — 1/4" = 1'-0"



**938 SF USEABLE AREA**

9 / AE 116 — 2 BEDROOM - SOUTH EAST — 1/4" = 1'-0"

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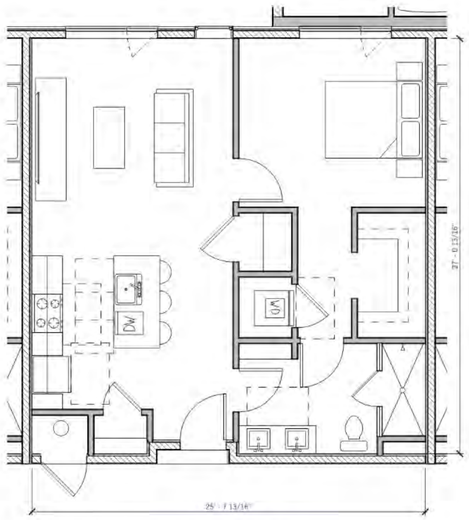
SOUTH SALT LAKE, UTAH

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|---|---|---|
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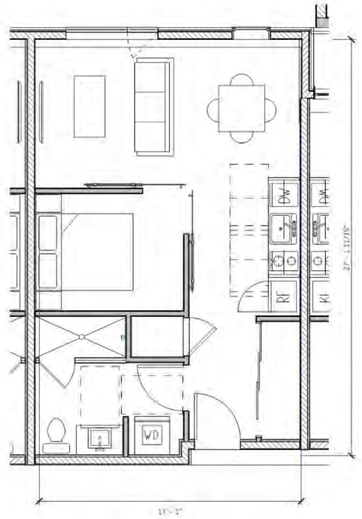
UNIT PLANS

AE 116



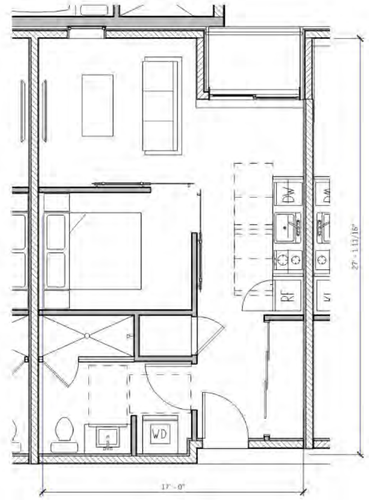
712 SF USEABLE AREA

1 AE 117 — 1 BEDROOM - FIRE RISER — 1/4" = 1'-0"



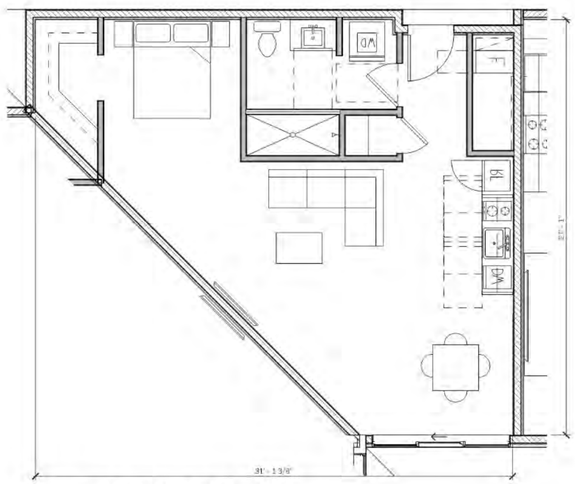
483 SF USEABLE AREA

6 AE 117 — JR 1 BEDROOM A — 1/4" = 1'-0"



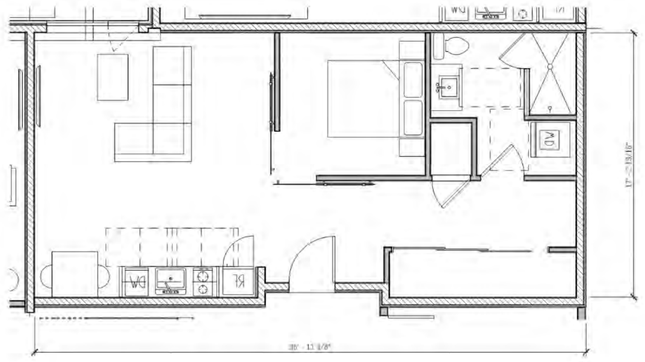
452 SF USEABLE AREA

3 AE 117 — JR 1 BEDROOM - BALCONY — 1/4" = 1'-0"



581 SF USEABLE AREA

2 AE 117 — JR 1 BEDROOM CORNER — 1/4" = 1'-0"



634 SF USEABLE AREA

7 AE 117 — JR 1 BEDROOM C — 1/4" = 1'-0"

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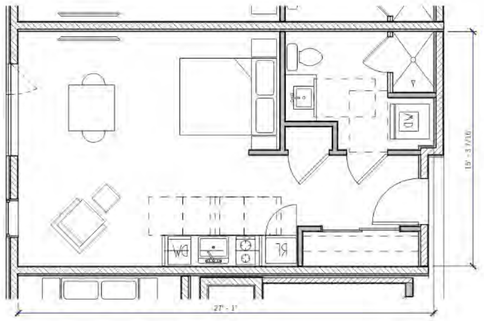
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|---|---|---|
| | | |

AXIS JOB # 2203
OWNER #
DATE 06/27/2022
DRAWN
CHECKED

UNIT PLANS

AE 117



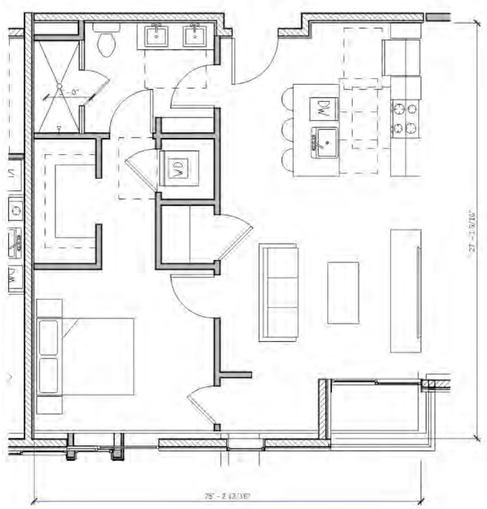
**420 SF USEABLE AREA**

1 AE 118 — STUDIO A — 1/4" = 1'-0"



**404 SF USEABLE AREA**

2 AE 118 — STUDIO B — 1/4" = 1'-0"



**660 SF USEABLE AREA**

3 AE 118 — 1 BEDROOM - BALCONY — 1/4" = 1'-0"

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977 SOUTH STATE STREET · SALT LAKE CITY UT 84111 · (801) 355-3003

**TIMES SQUARE BUILDING 1**

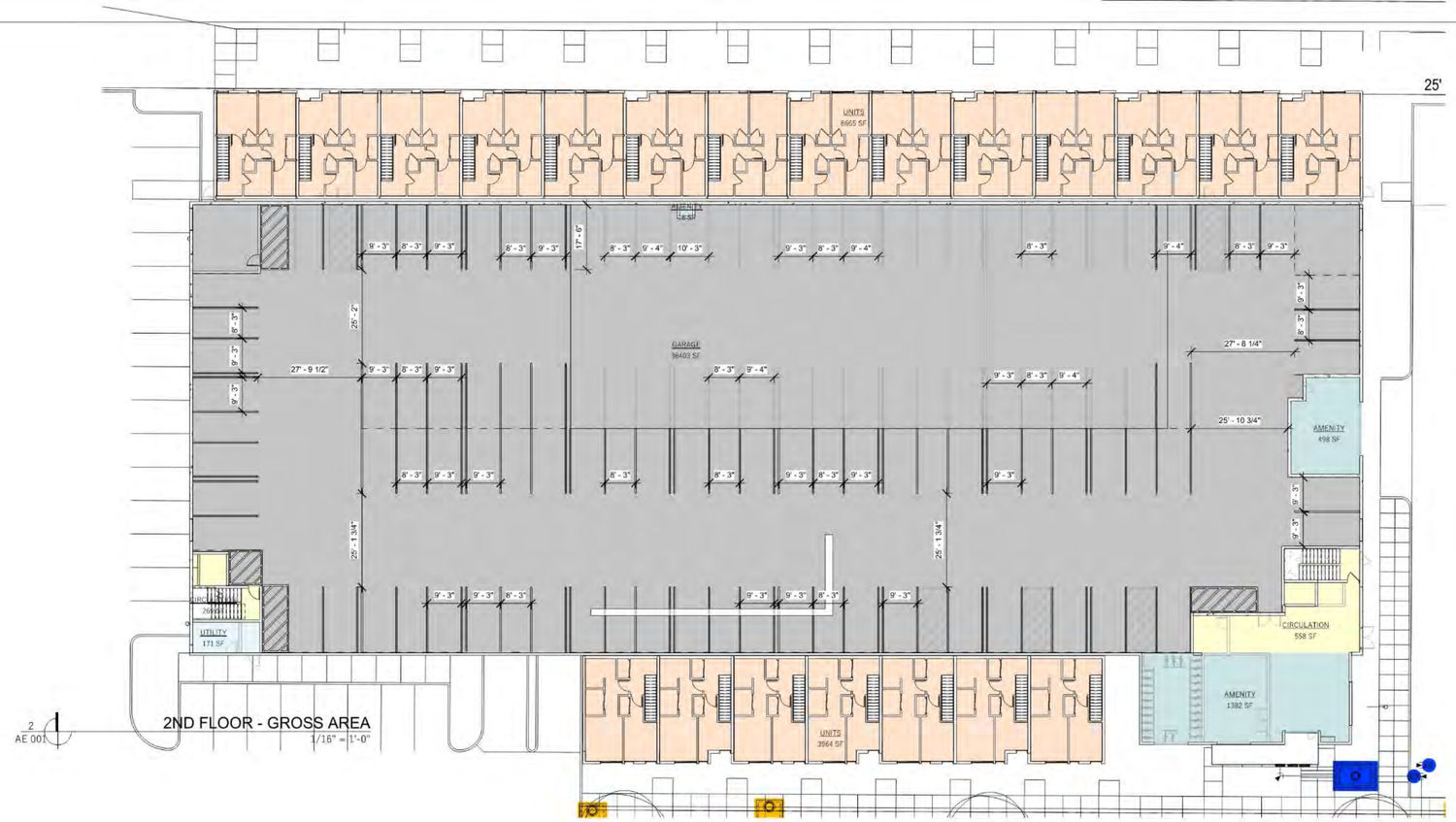
SOUTH SALT LAKE, UTAH

| No. | Date | Description |
|---|---|---|
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|---|---|
| AXIS JOB # | 2203 |
| OWNER # | |
| DATE DRAWN | 06/27/2022 |
| CHECKED | |

UNIT PLANS

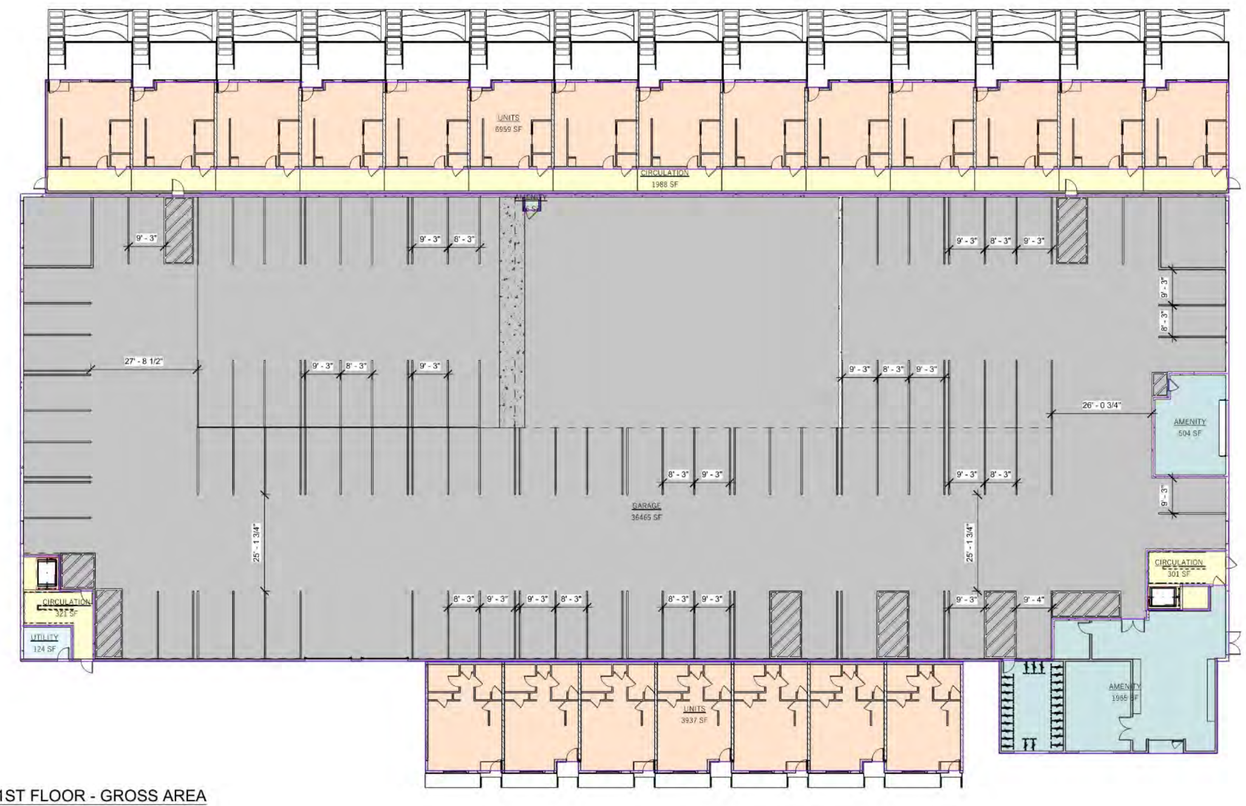
AE 118




2 AE 001

## 2ND FLOOR - GROSS AREA

1/16" = 1'-0"




1 AE 001

## 1ST FLOOR - GROSS AREA

1/16" = 1'-0"

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# THE RAILS - PHASE 2

SOUTH SALT LAKE, CITY

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|---|---|---|
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| AXIS JOB # | XXXXX |
| OWNER # | |
| DATE | 09/01/2020 |
| DRAWN | |
| CHECKED | |

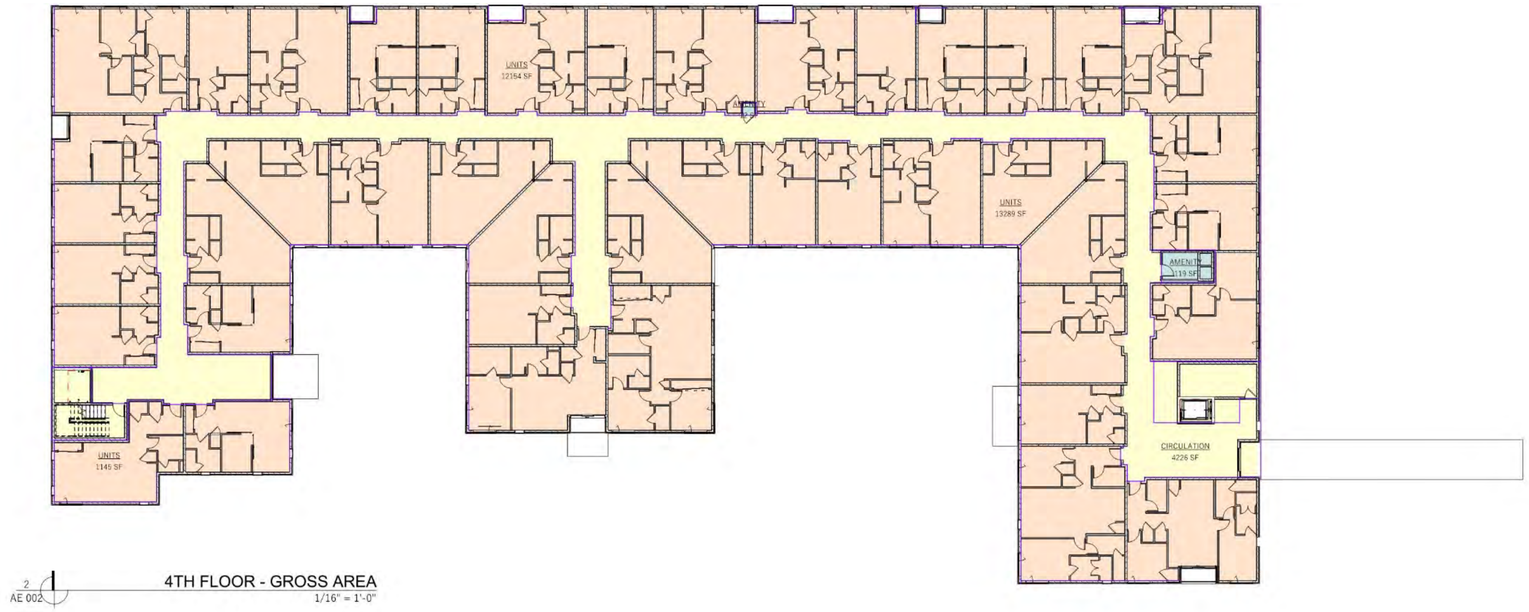
GROSS AREA COLOR PLANS

AE 001

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2 AE 002 4TH FLOOR - GROSS AREA
1/16" = 1'-0"

- AMENITY
- CIRCULATION
- GARAGE
- GRASS
- STORAGE
- UNITS
- UTILITY




1 AE 002 3RD FLOOR - GROSS AREA
1/16" = 1'-0"

# TIMES SQUARE BUILDING 2

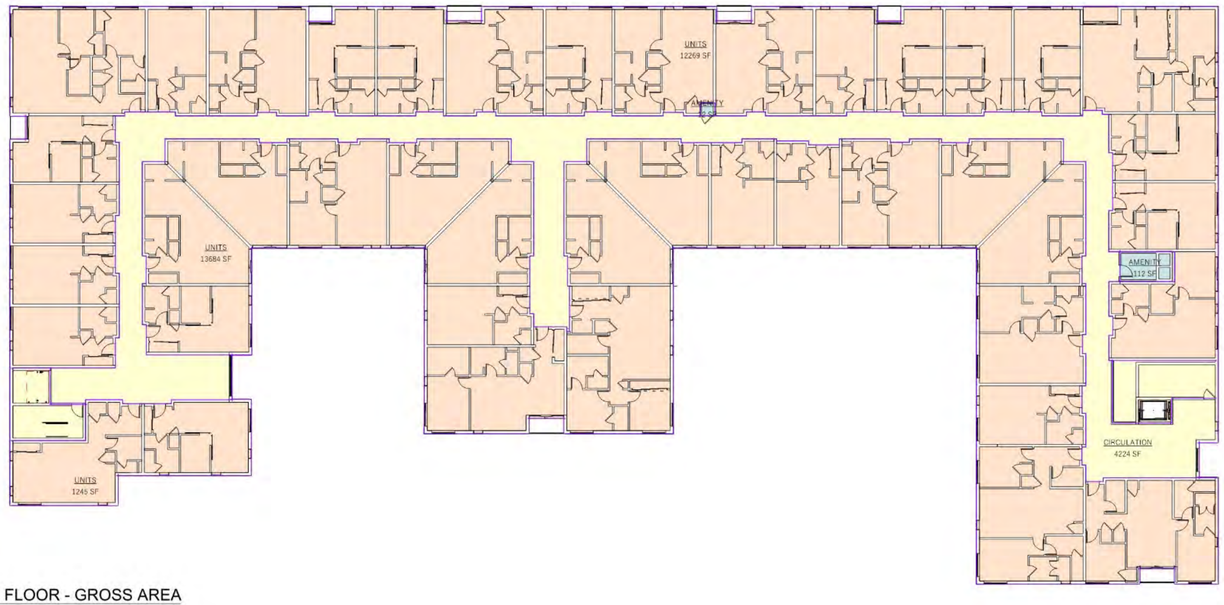
SOUTH SALT LAKE, CITY

| No. | Date | Description |
|---|---|---|
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|---|---|
| AXIS JOB # | XXXXX |
| OWNER # | |
| DATE DRAWN | 09/01/2020 |
| CHECKED | |

GROSS AREA COLOR PLANS

AE 002

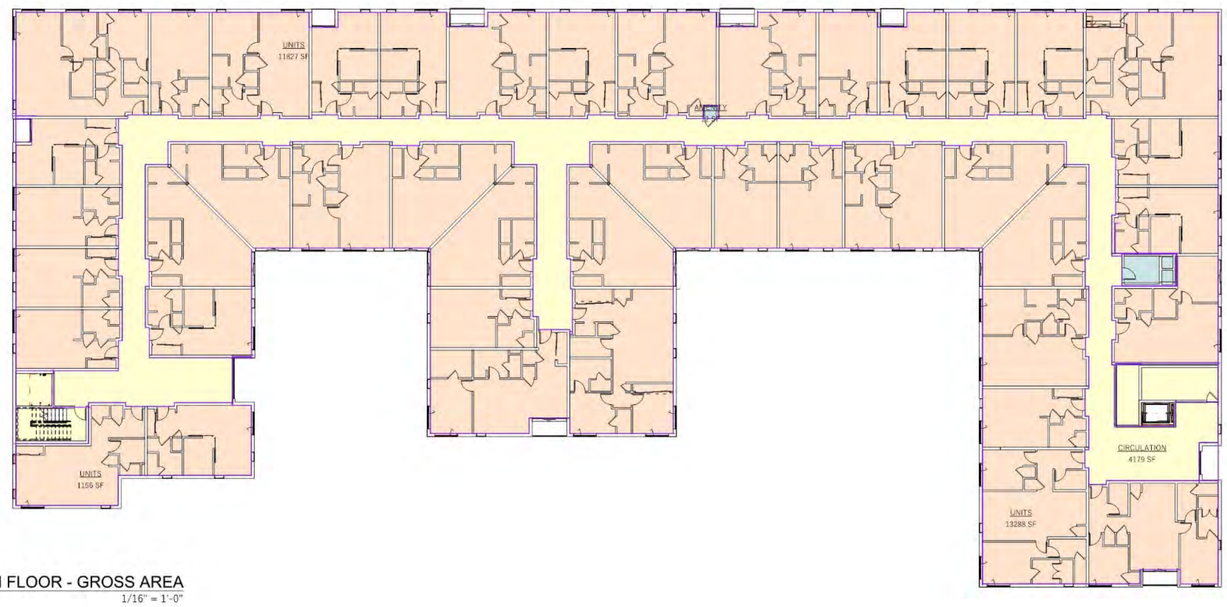



2 AE 003

6TH FLOOR - GROSS AREA

1/16" = 1'-0"

- AMENITY
- CIRCULATION
- GARAGE
- GRASS
- STORAGE
- UNITS
- UTILITY




1 AE 003

5TH FLOOR - GROSS AREA

1/16" = 1'-0"

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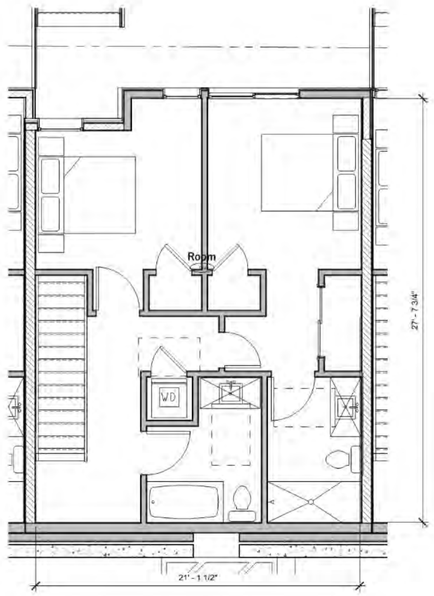
SOUTH SALT LAKE, CITY

| No. | Date | Description |
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AXIS JOB # XXXXX
OWNER #
DATE DRAWN 09/01/2020
CHECKED

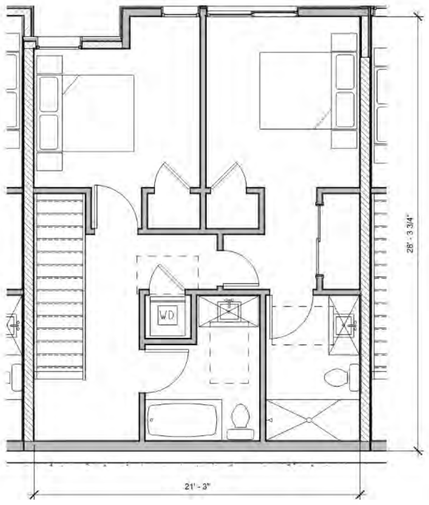
AREA COLOR PLANS

AE 003




443 SF USEABLE AREA

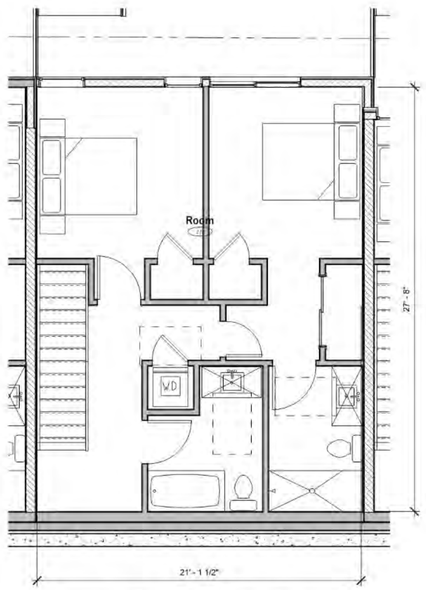
1 AE 115 BROWNSTONE A - FIRST FLOOR 1/4" = 1'-0"




564 SF USEABLE AREA

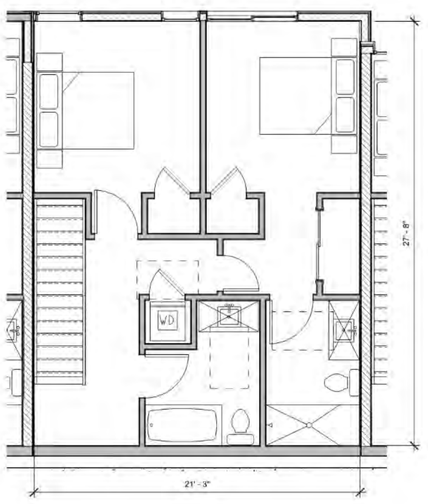
2 AE 115 BROWNSTONE A - SECOND FLOOR 1/4" = 1'-0"

| USUABLE SQUARE FOOTAGE | | | |
|---|---|---|---|
| UNIT TYPE | COUNT | AREA PER UNIT TYPE | Total Area per Unit Type |
| 1 BEDROOM + DEN | 3 | 1017 SF | 3,051 SF |
| 1 BEDROOM + DEN - BALCONY | 1 | 904 SF | 904 SF |
| 1 BEDROOM - BALCONY | 6 | 660 SF | 3,960 SF |
| 1 BEDROOM - FIRE RISER | 4 | 731 SF | 2,924 SF |
| 1 BEDROOM A | 18 | 704 SF | 12,672 SF |
| 1 BEDROOM B | 3 | 787 SF | 2,361 SF |
| 1 BEDROOM/ TRASH ROOM | 4 | 629 SF | 2,516 SF |
| 2 BEDROOM A | 7 | 944 SF | 6,608 SF |
| 2 BEDROOM B | 4 | 878 SF | 3,512 SF |
| 2 BEDROOM C | 4 | 968 SF | 3,872 SF |
| BROWNSTONE A | 7 | 1007 SF | 7,049 SF |
| BROWNSTONE B | 7 | 1059 SF | 7,413 SF |
| BROWNSTONE C | 7 | 1059 SF | 7,413 SF |
| JR 1 BEDROOM - BALCONY | 13 | 452 SF | 5,876 SF |
| JR 1 BEDROOM - CORNER | 32 | 581 SF | 18,592 SF |
| JR 1 BEDROOM A | 27 | 483 SF | 13,041 SF |
| JR 1 BEDROOM B | 4 | 500 SF | 2,000 SF |
| STUDIO A | 28 | 420 SF | 11,760 SF |
| STUDIO C | 8 | 454 SF | 3,632 SF |
| STUDIO D | 4 | 608 SF | 2,432 SF |
| TOTAL UNIT COUNT | 191 | | 121,588 SF |



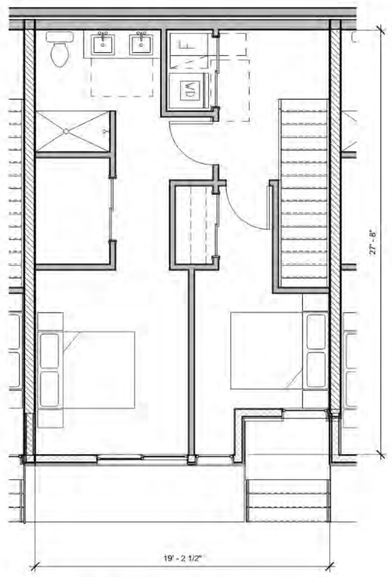

462 SF USEABLE AREA

3 AE 115 BROWNSTONE B - FIRST FLOOR 1/4" = 1'-0"



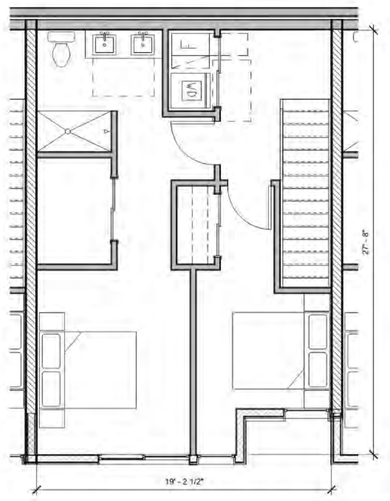

597 SF USEABLE AREA

4 AE 115 BROWNSTONE B - SECOND FLOOR 1/4" = 1'-0"




462 SF USEABLE AREA

5 AE 115 BROWNSTONE C - FIRST FLOOR 1/4" = 1'-0"




597 SF USEABLE AREA

6 AE 115 BROWNSTONE C - SECOND FLOOR 1/4" = 1'-0"

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TIMES SQUARE BUILDING 2

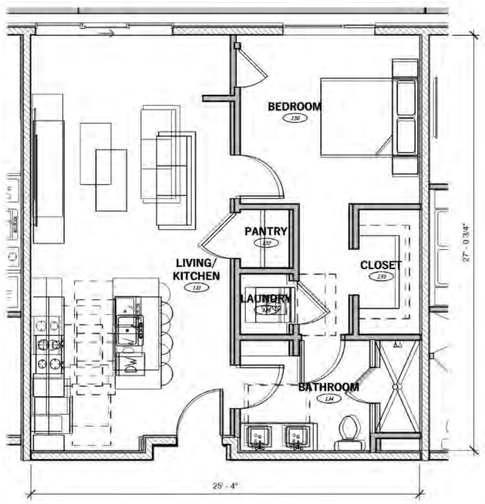
SOUTH SALT LAKE, CITY

| No. | Date | Description |
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AXIS JOB # XXXXX
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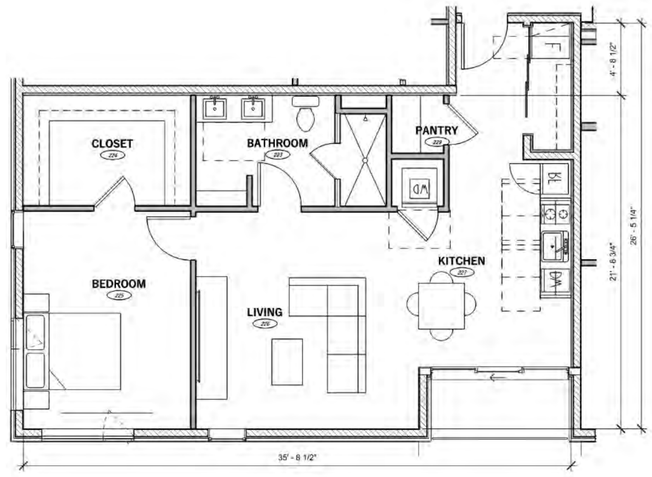
UNIT PLANS

AE 115



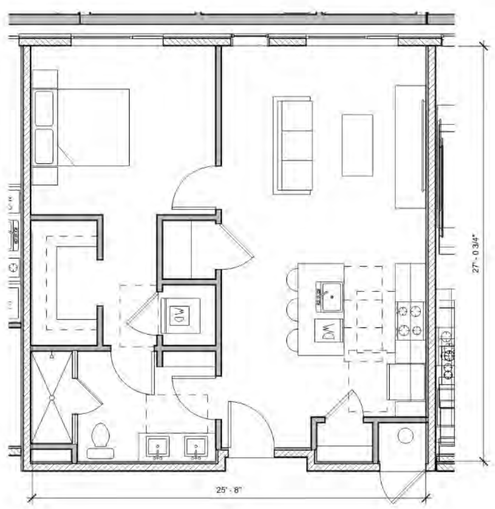

**704 SF USEABLE AREA**

9 AE 116 — 1 BEDROOM A — 1/4" = 1'-0"



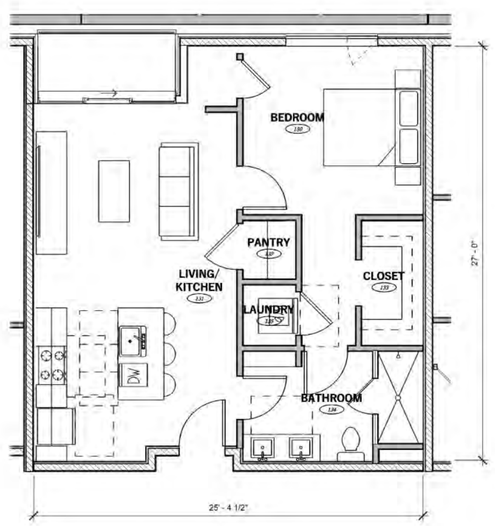

**787 SF USEABLE AREA**

3 AE 116 — 1 BEDROOM B — 1/4" = 1'-0"



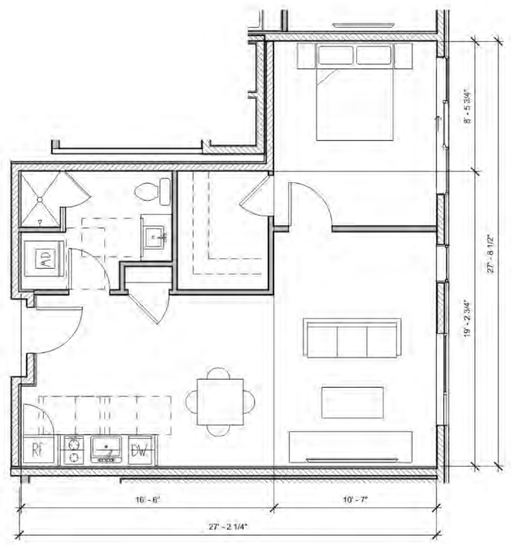

**731 SF USEABLE AREA**

4 AE 116 — 1 BEDROOM - FIRE RISER — 1/4" = 1'-0"




**660 SF USEABLE AREA**

8 AE 116 — 1 BEDROOM - BALCONY — 1/4" = 1'-0"




**629 SF USEABLE AREA**

1 AE 116 — 1 BEDROOM/ TRASH ROOM — 1/4" = 1'-0"

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**TIMES SQUARE BUILDING 2**

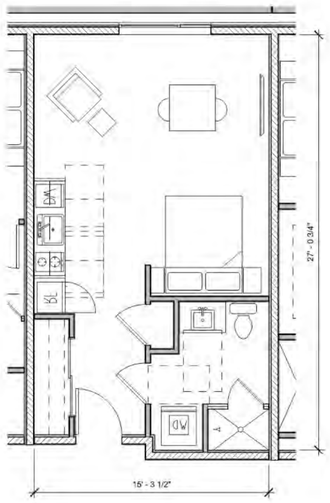
SOUTH SALT LAKE, CITY

| No. | Date | Description |
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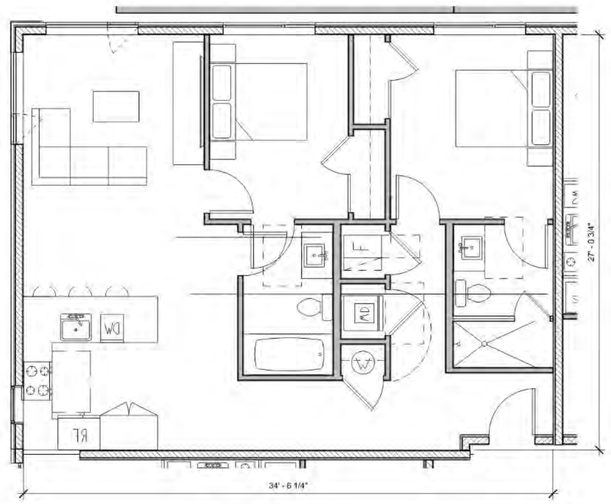
UNIT PLANS

AE 116



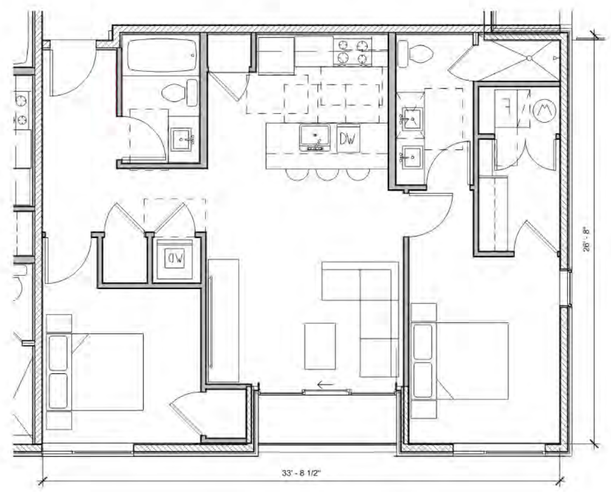

**420 SF USEABLE AREA**

6 AE 117 STUDIO A 1/4" = 1'-0"



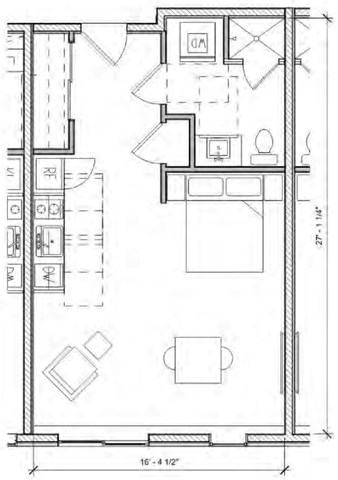

**944 SF USEABLE AREA**

1 AE 117 2 BEDROOM A 1/4" = 1'-0"



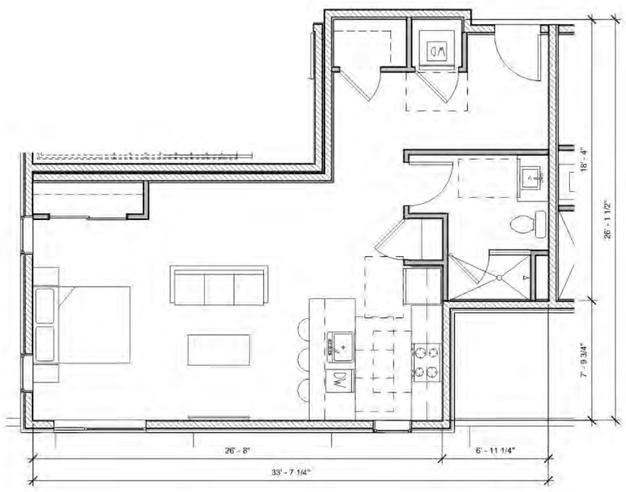

**878 SF USEABLE AREA**

3 AE 117 2 BEDROOM B 1/4" = 1'-0"



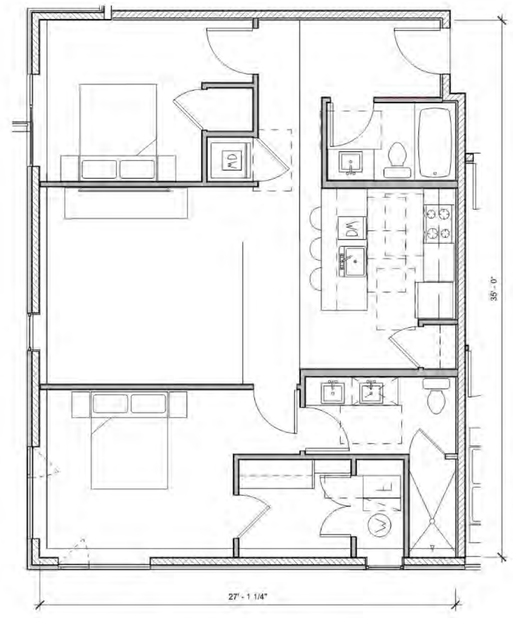

**454 SF USEABLE AREA**

5 AE 117 STUDIO C 1/4" = 1'-0"




**608 SF USEABLE AREA**

2 AE 117 STUDIO D 1/4" = 1'-0"




**968 SF USEABLE AREA**

4 AE 117 2 BEDROOM C 1/4" = 1'-0"

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**TIMES SQUARE BUILDING 2**

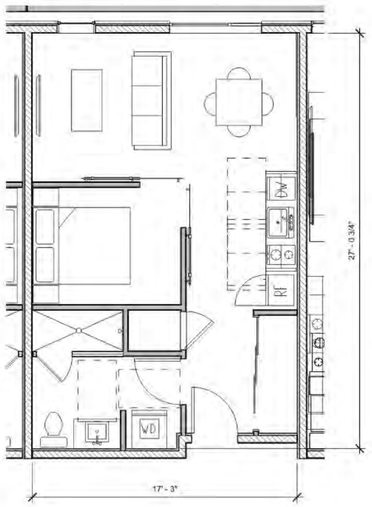
SOUTH SALT LAKE, CITY

| No. | Date | Description |
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OWNER #
DATE 09/01/2020
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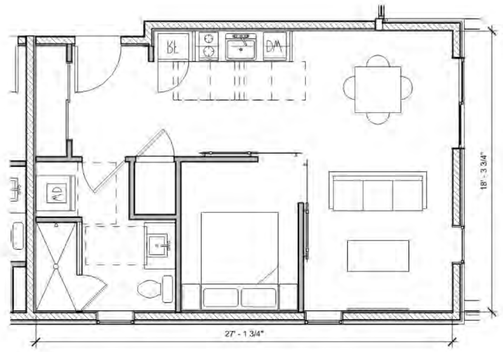
UNIT PLANS

AE 117



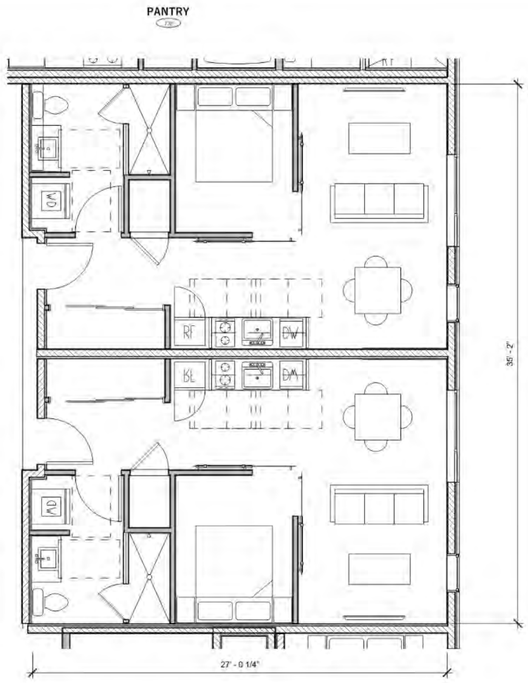

**483 SF USEABLE AREA**

1 AE 118 — JR 1 BEDROOM A — 1/4" = 1'-0"



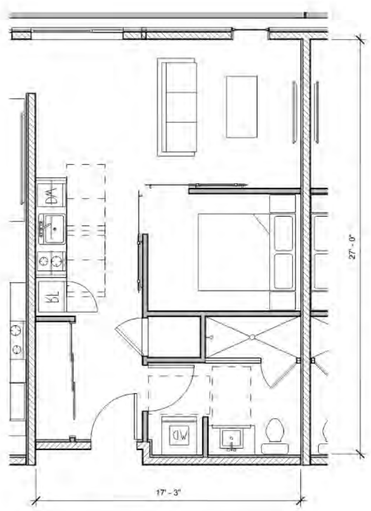

**500 SF USEABLE AREA**

2 AE 118 — JR 1 BEDROOM B — 1/4" = 1'-0"



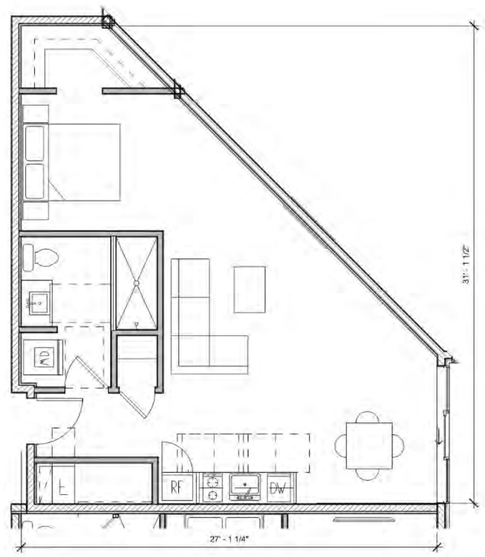

**952 SF USEABLE AREA**

6 AE 118 — 2 BEDROOM E — 1/4" = 1'-0"



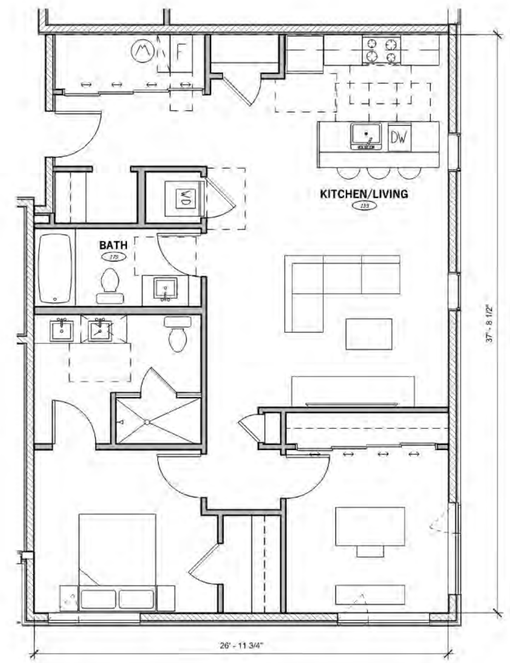

**452 SF USEABLE AREA**

3 AE 118 — JR 1 BEDROOM - BALCONY — 1/4" = 1'-0"




**581 SF USEABLE AREA**

4 AE 118 — JR 1 BEDROOM - CORNER — 1/4" = 1'-0"




**1017 SF USEABLE AREA**

5 AE 118 — 1 BEDROOM + DEN — 1/4" = 1'-0"

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**TIMES SQUARE BUILDING 2**

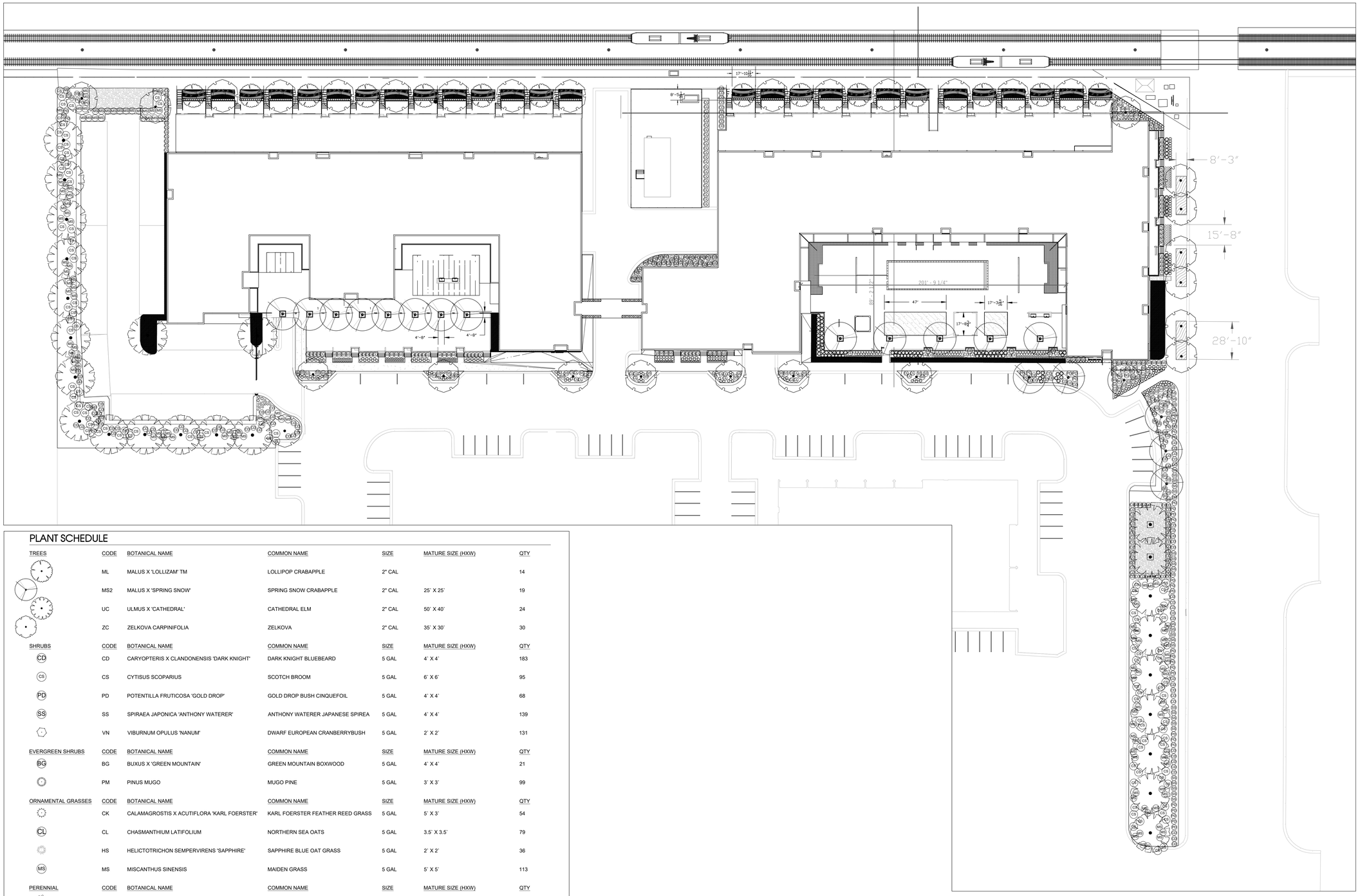
SOUTH SALT LAKE, CITY

| No. | Date | Description |
|---|---|---|
| | | |

AXIS JOB # XXXXX
OWNER #
DATE
DRAWN 09/01/2020
CHECKED

UNIT PLANS

AE 118




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| | ML | MALUS X 'LOLLIZAM' TM | LOLLIPOP CRABAPPLE | 2" CAL | | 14 |
| | MS2 | MALUS X 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 2" CAL | 25` X 25` | 19 |
| | UC | ULMUS X 'CATHEDRAL' | CATHEDRAL ELM | 2" CAL | 50` X 40` | 24 |
| | ZC | ZELKOVA CARPINIFOLIA | ZELKOVA | 2" CAL | 35` X 30` | 30 |

| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| CD | CD | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | DARK KNIGHT BLUEBEARD | 5 GAL | 4` X 4` | 183 |
| CS | CS | CYTISUS SCOPARIUS | SCOTCH BROOM | 5 GAL | 6` X 6` | 95 |
| PD | PD | POTENTILLA FRUTICOSA 'GOLD DROP' | GOLD DROP BUSH CINQUEFOIL | 5 GAL | 4` X 4` | 68 |
| SS | SS | SPIRAEA JAPONICA 'ANTHONY WATERER' | ANTHONY WATERER JAPANESE SPIREA | 5 GAL | 4` X 4` | 139 |
| | VN | VIBURNUM OPULUS 'NANUM' | DWARF EUROPEAN CRANBERRYBUSH | 5 GAL | 2` X 2` | 131 |

| EVERGREEN SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| BG | BG | BUXUS X 'GREEN MOUNTAIN' | GREEN MOUNTAIN BOXWOOD | 5 GAL | 4` X 4` | 21 |
| | PM | PINUS MUGO | MUGO PINE | 5 GAL | 3` X 3` | 99 |

| ORNAMENTAL GRASSES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| | CK | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 5 GAL | 5` X 3` | 54 |
| CL | CL | CHASMANTHIUM LATIFOLIUM | NORTHERN SEA OATS | 5 GAL | 3.5` X 3.5` | 79 |
| | HS | HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' | SAPPHIRE BLUE OAT GRASS | 5 GAL | 2` X 2` | 36 |
| MS | MS | MISCANTHUS SINENSIS | MAIDEN GRASS | 5 GAL | 5` X 5` | 113 |

| PERENNIAL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| | HF | HEMEROCALLIS FULVA | ORANGE DAYLILY | 1 GAL | 18" X 18" | 192 |
| | SM | SALVIA X SYLVESTRIS 'MAY NIGHT' | MAY NIGHT SAGE | 1 GAL | 24" X 24" | 206 |
| | SA | SEDUM X 'AUTUMN JOY' | AUTUMN JOY SEDUM | 1 GAL | 18" X 18" | 74 |

| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | SPACING | QTY |
|---|---|---|---|---|---|---|---|
| | GV | 3/8" PEA GRAVEL | 3/8" PEA GRAVEL | 3/8" GRAVEL | | | 1,998 SF |
| | AM | ARTIFICIAL TURF MANUFACTURED | SYNTHETIC | FLAT | | | 1,130 SF |
| | TA | THYMUS ADAMOVICII | CREEPING THYME | FLAT | | | 991 SF |
| | TP | THYMUS PRAECOX 'PINK CHINTZ' | PINK CHINTZ CREEPING THYME | FLAT | | | 94 SF |
| | VC | VINCA MINOR | COMMON PERIWINKLE | FLAT | | | 208 SF |

## PERCENTAGE_OF_LANDSCAPE

ESTIMATED S.F. OF OVERALL SITE = 198,000 S.F.
ESTIMATED S.F. OF LANDSCAPE AREA = 39,209 S.F.

TOTAL ESTIMATED LANDSCAPE AREA = 19.8%

0 15' 30' 60'
Scale: 1" = 30'-0"

ORIGINAL SHEET SIZE: 30" X 42"

MGB+A
The Grassli Group
Urban Designers
Land Planners
Landscape Architects
145 West 200 South
Salt Lake City, Utah 84101
Tel (801) 364-9696
Fax (801) 364-9719
www.grassligroup.com

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# TIMES SQUARE

SOUTH SALT LAKE CITY, UTAH

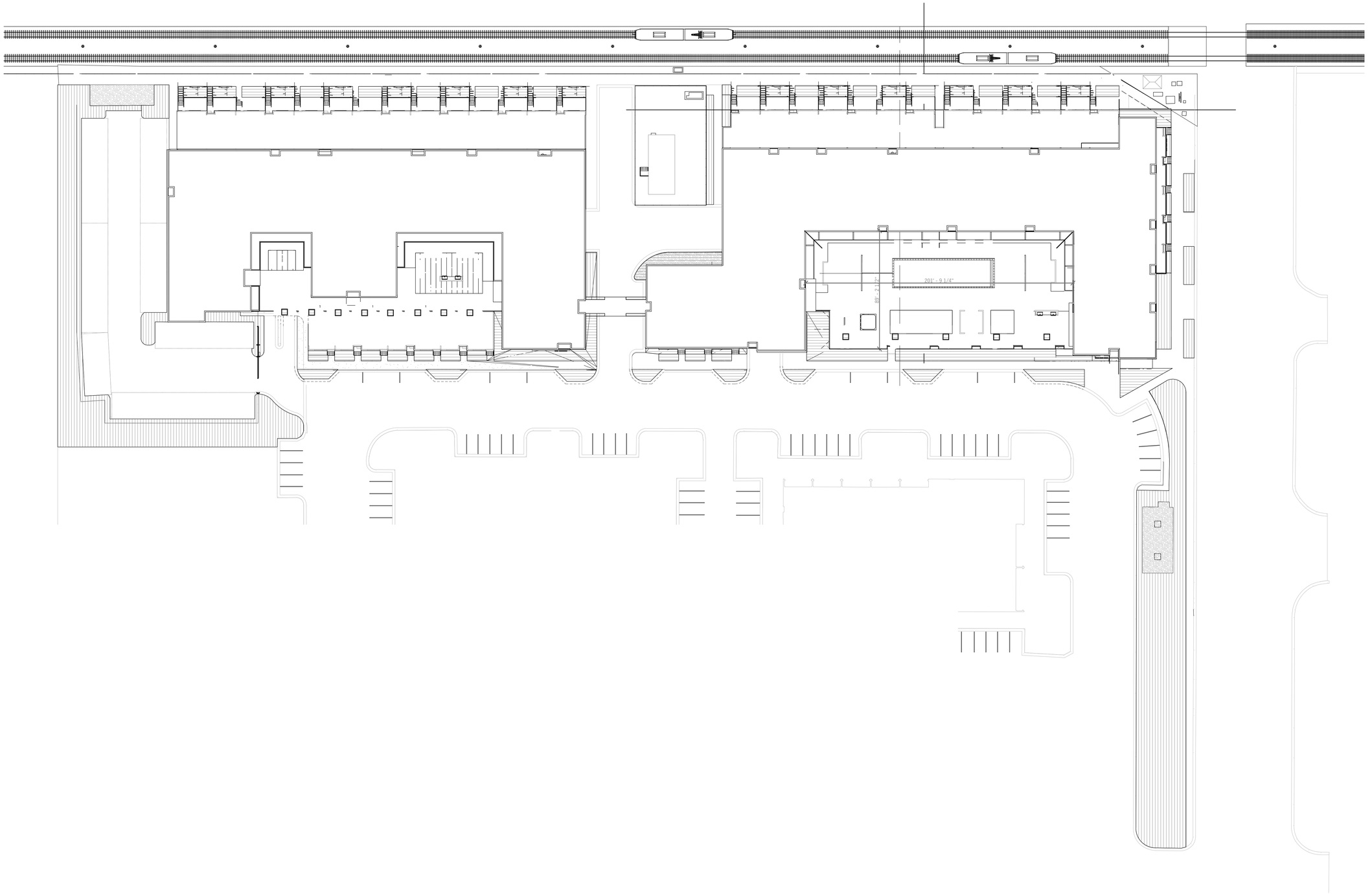
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Scale:
Drawn: BJR Checked: JAB
Project #: 22-107
Revisions:

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Sheet Name:
PLANTING PLAN

Sheet Number:
LP101

File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\02-DD\22-107 Planting.dwg




LEGEND

DRIP IRRIGATION
DRIPLINE IRRIGATION. SYSTEM TO INCLUDE:
SMART/WATER WISE CONTROLLER AND
FLOW SENSOR, AND BACKFLOW PREVENTER.

TOTAL IRRIGATED PLANTED AREA 37,299 SF

LANDSCAPE SITE DATA:
TOTAL PROJECT AREA 198,000 SF
TOTAL PLANTED AREA 37,299 SF
TOTAL DOG RUN AREA 1,910 SF
PERCENT OVERALL LANDSCAPE 19.8%

0 15' 30' 60'
Scale: 1" = 30'-0"

ORIGINAL SHEET SIZE: 30" X 42"

File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\02-DD\22-107 Irrigation.dwg

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# TIMES SQUARE

SOUTH SALT LAKE CITY, UTAH

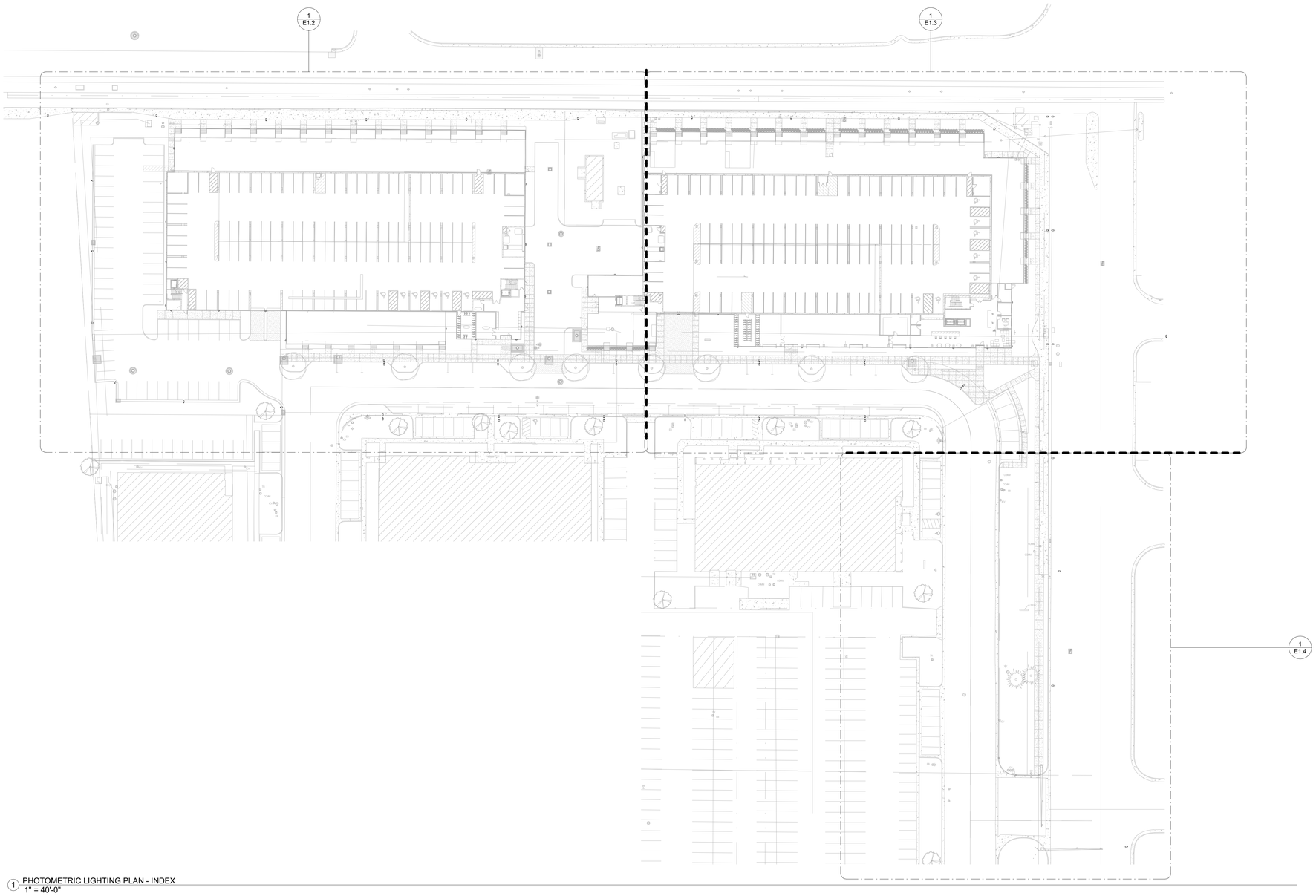
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Sheet Name:
IRRIGATION PLAN

Sheet Number:
LI101

1. GRID VALUES SHOWN ARE FOOT-CANDLES AT GROUND LEVEL.




1 PHOTOMETRIC LIGHTING PLAN - INDEX
1" = 40'-0"

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AXIS ARCHITECTS
927 SOUTH STATE STREET, SALT LAKE CITY, UT 84111 P:801-355-3003

# THE RAILS - PHASE 1

SOUTH SALT LAKE, UTAH

| No. | Date | Description |
|---|---|---|
| MARK | DATE | DESCRIPTION |

| | |
|---|---|
| AXIS JOB # | 2203 |
| OWNER # | |
| DATE | KDC |
| DRAWN | KDC |
| CHECKED | DIO |

## PHOTOMETRIC LIGHTING PLAN - INDEX

E1.1

0 16' 32' 1/16"=1'-0" | 0 8' 16' 1/8"=1'-0" | 0 4' 8' 3/16"=1'-0" | 0 4' 8' 1/4"=1'-0" | 0 2' 4' 3/8"=1'-0" | 0 1' 2' 1"=1'-0" | 0 1' 2' 3/4"=1'-0" | 0 1' 2' 1"=1'-0"

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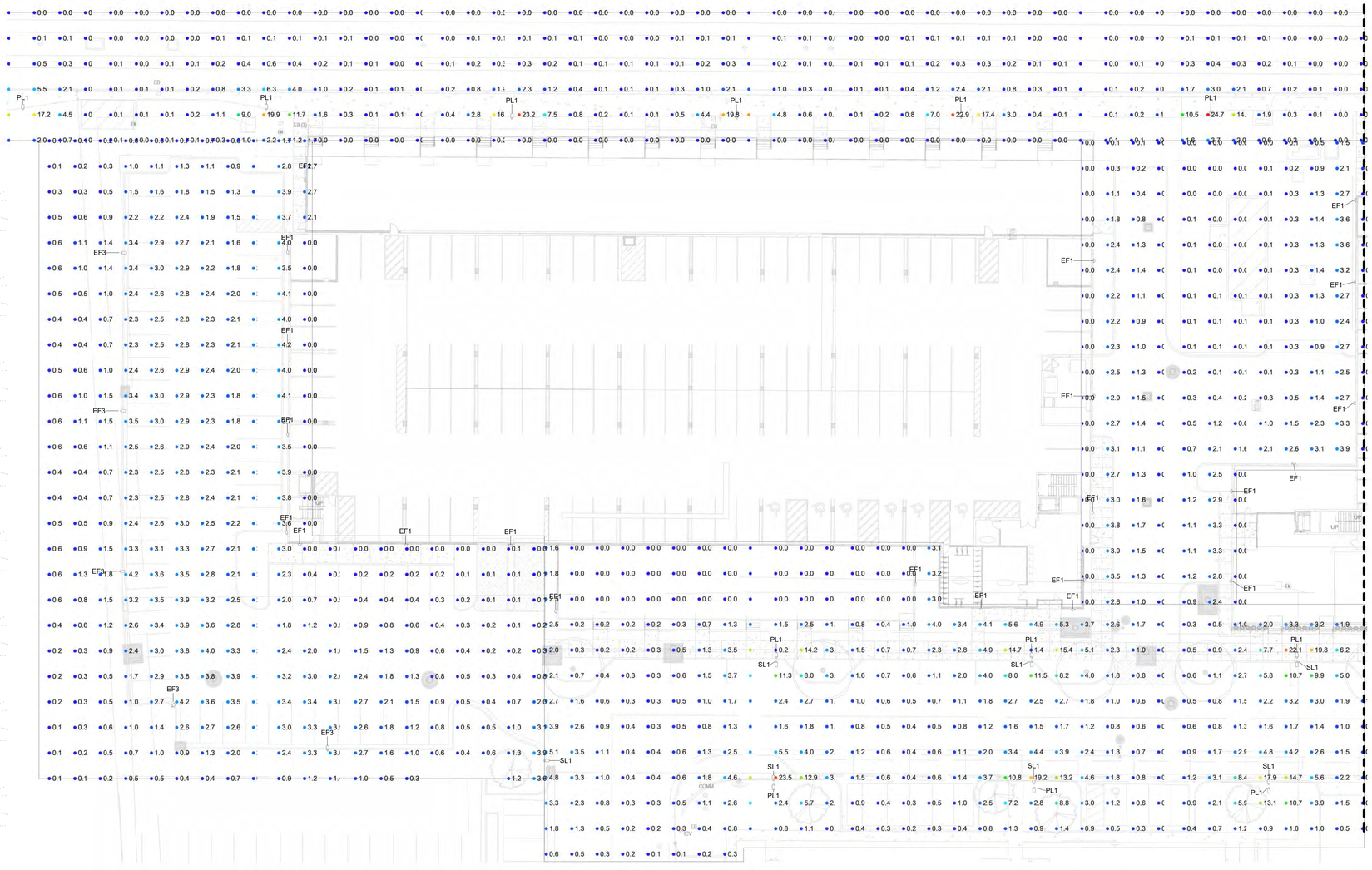
AXIS ARCHITECTS
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# THE RAILS - PHASE 1

SOUTH SALT LAKE, UTAH

| LIGHTING FIXTURE SCHEDULE | | | | | |
|---|---|---|---|---|---|
| Mark | Manufacturer | Model | Wattage | Lamp | Count |
| EF1 | Cooper Lighting | ICE-AF-450-LED-E1 | 26 W | LED | 32 |
| EF3 | Lithonia | DSX0-LED-P4-40K-TFTM_92W | 92 W | LED | 8 |
| PL1 | Landscape Forms | TORRES AH236-T2-21F | 25 W | LED | 25 |
| SL1 | Landscape Forms | TORRES AH256-T2-41F | 73 W | LED | 18 |

1. GRID VALUES SHOWN ARE FOOT-CANDLES AT GROUND LEVEL.




1 PHOTOMETRIC LIGHTING PLAN - WEST
1" = 20'-0"

| No. | Date | Description |
|---|---|---|
| MARK | DATE | DESCRIPTION |

AXIS JOB # 2203
OWNER #
DATE KDC
DRAWN KDC
CHECKED DIO

## PHOTOMETRIC LIGHTING PLAN - WEST

E1.2

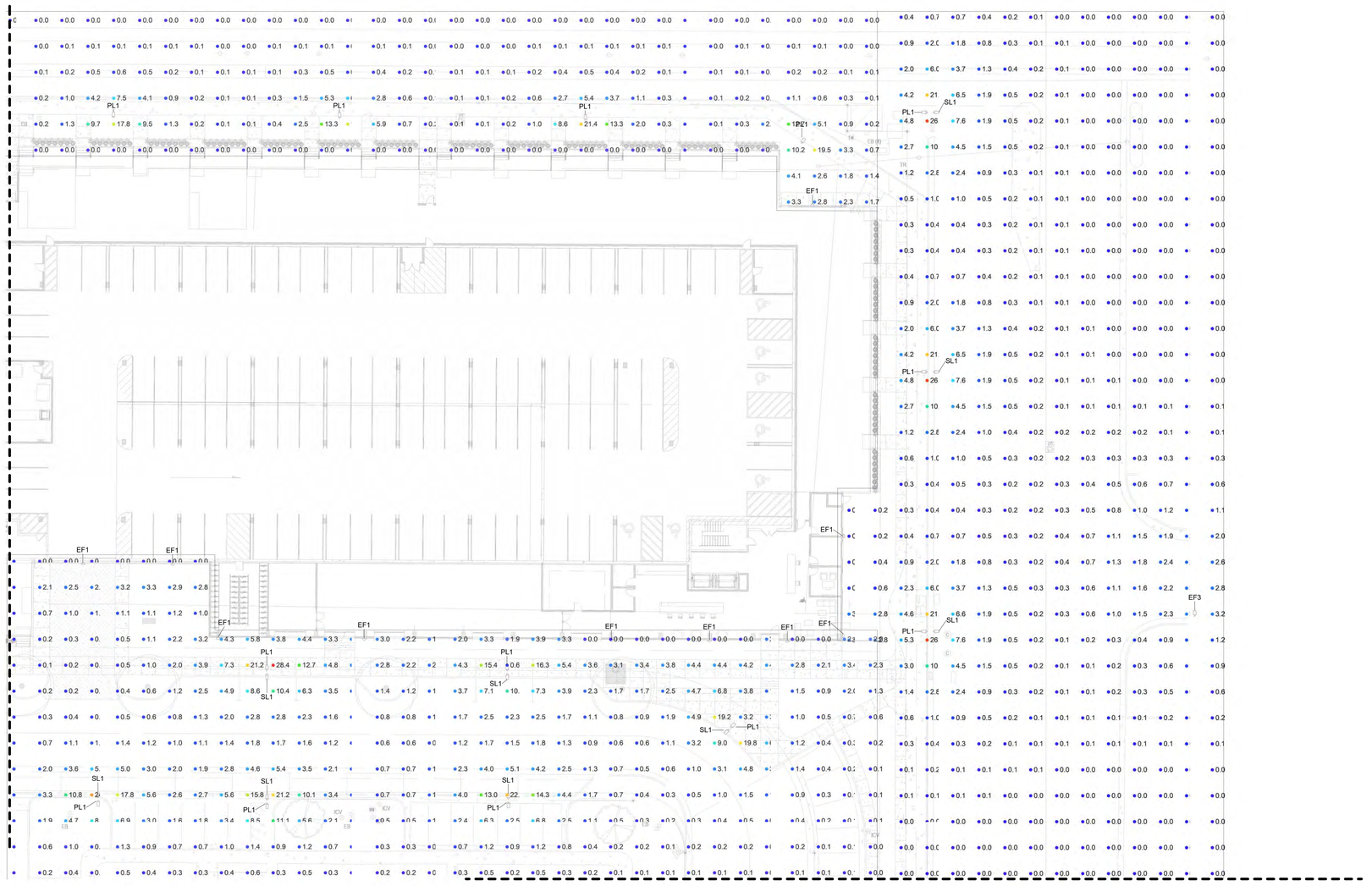
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| LIGHTING FIXTURE SCHEDULE | | | | | |
|---|---|---|---|---|---|
| Mark | Manufacturer | Model | Wattage | Lamp | Count |
| EF1 | Cooper Lighting | ICE-AF-450-LED-E1 | 26 W | LED | 32 |
| EF3 | Lithonia | DSXO-LED-P4-40K-TFTM_92W | 92 W | LED | 8 |
| PL1 | Landscape Forms | TORRES AH236-T2-21F | 25 W | LED | 25 |
| SL1 | Landscape Forms | TORRES AH256-T2-41F | 73 W | LED | 18 |

1. GRID VALUES SHOWN ARE FOOT-CANDLES AT GROUND LEVEL.




1 PHOTOMETRIC LIGHTING PLAN - EAST
1" = 20'-0"

# THE RAILS - PHASE 1

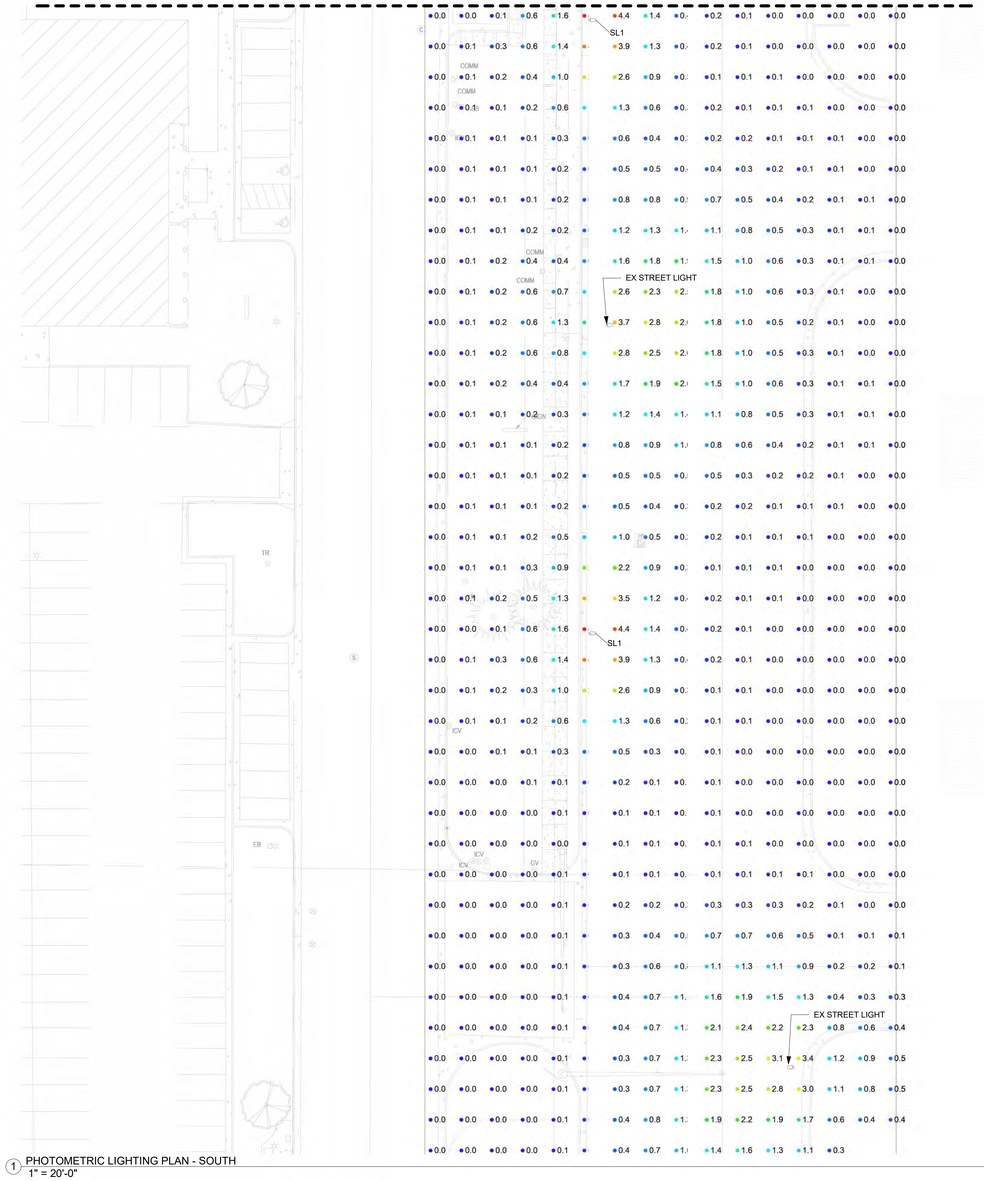
SOUTH SALT LAKE, UTAH

| No. | Date | Description |
|---|---|---|
| MARK | DATE | DESCRIPTION |

| | |
|---|---|
| AXIS JOB # | 2203 |
| OWNER # | |
| DATE | KDC |
| DRAWN | KDC |
| CHECKED | DIO |

**PHOTOMETRIC LIGHTING PLAN - EAST**

**E1.3**




1 PHOTOMETRIC LIGHTING PLAN - SOUTH
1" = 20'-0"

| LIGHTING FIXTURE SCHEDULE | | | | | |
|---|---|---|---|---|---|
| Mark | Manufacturer | Model | Wattage | Lamp | Count |
| EF1 | Cooper Lighting | ICE-AF-450-LED-E1 | 26 W | LED | 32 |
| EF3 | Lithonia | DSX0-LED-P4-40K-TFTM_92W | 92 W | LED | 8 |
| PL1 | Landscape Forms | TORRES AH236-T2-21F | 25 W | LED | 25 |
| SL1 | Landscape Forms | TORRES AH256-T2-41F | 73 W | LED | 18 |

1. GRID VALUES SHOWN ARE FOOT-CANDLES AT GROUND LEVEL.

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# THE RAILS - PHASE 1

SOUTH SALT LAKE, UTAH

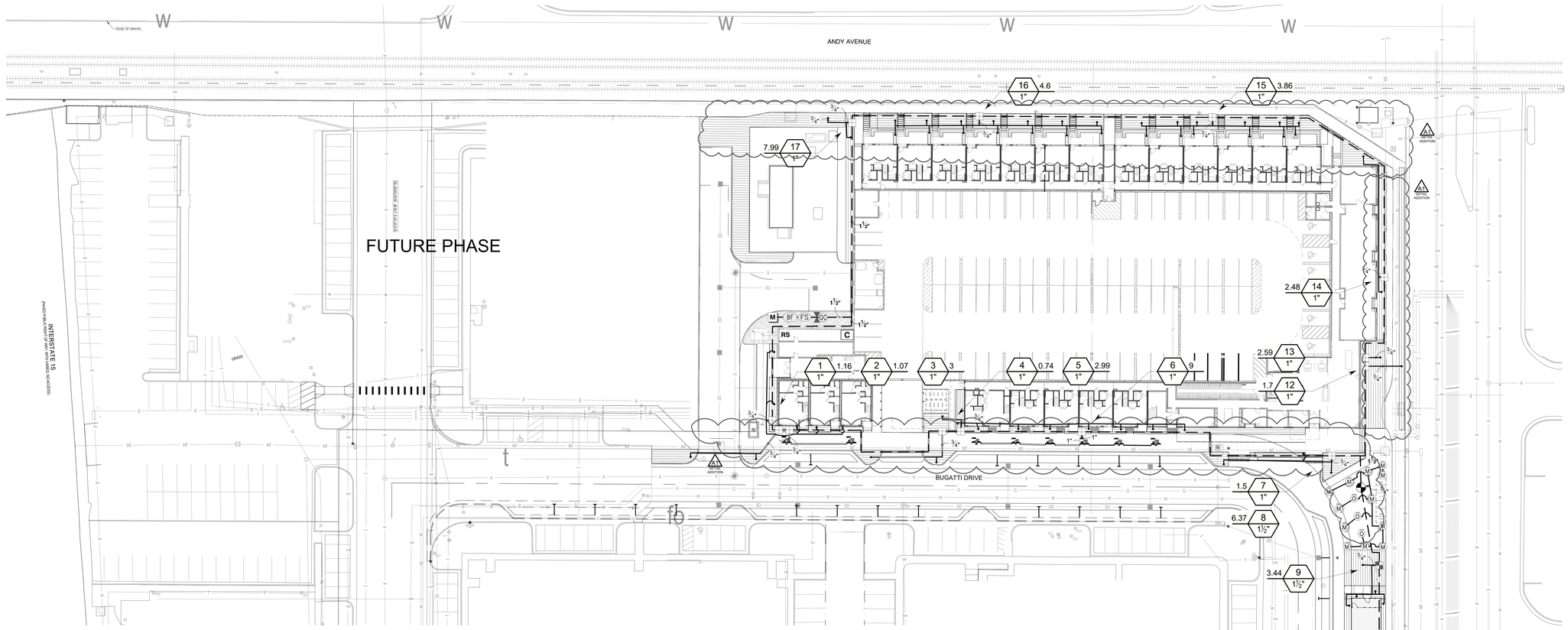
| No. | Date | Description |
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| MARK | DATE | DESCRIPTION |

| | |
|---|---|
| AXIS JOB # | 2203 |
| OWNER # | |
| DATE | KDC |
| DRAWN | KDC |
| CHECKED | DIO |

## PHOTOMETRIC LIGHTING PLAN - SOUTH

## E1.4

0 16' 32' 1/16"=1'-0" | 0 8' 16' 1/8"=1'-0" | 0 4' 8' 3/16"=1'-0" | 0 4' 8' 1/4"=1'-0" | 0 2' 4' 3/8"=1'-0" | 0 1' 2' 1/2"=1'-0" | 0 1' 2' 3/4"=1'-0" | 0 1' 2' 1"=1'-0"




## IRRIGATION GENERAL NOTES

1. THIS DRAWING IS DIAGRAMMATIC ONLY. ALL IRRIGATION COMPONENTS ARE TO BE INSTALLED IN LANDSCAPE AREAS. ITEMS SHOWN ON WALKWAYS AND BUILDINGS ARE FOR GRAPHIC CLARITY ONLY. CONTRACTOR TO VERIFY STATIC PRESSURE OF 90 PSI PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. LATERAL LINES MAY NEED TO BE ADJUSTED FROM PLAN TO PROTECT EXISTING UTILITIES, EXISTING TREE ROOTS, ETC.. THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE SYSTEM IN ACCORDANCE WITH THE DRAWINGS. LAYOUT MAY BE MODIFIED IF NECESSARY TO OBTAIN COVERAGE AS NEEDED TO SUIT THE SITE. THE SYSTEM SHALL BE TESTED FOR COMPLETE COVERAGE AND ALL ADJUSTMENTS MADE PRIOR TO ACCEPTANCE BY THE OWNER.

2. CONTRACTOR TO CONTACT LOCAL UTILITY PROVIDER(S) AND VERIFY ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES BEFORE CONSTRUCTION BEGINS. CONTRACTOR TO PROTECT AND PRESERVE ALL EXISTING UTILITIES LOCATED ON SITE WHICH ARE NOT SCHEDULED FOR REMOVAL ACCORDING TO DEMOLITION PLAN. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND/OR REPLACED BY CONTRACTOR TO OWNER'S STANDARDS, SPECIFICATIONS AND RECOMMENDATIONS. ANY EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE LABELED AS PART OF THE "AS-BUILT" DRAWING TO BE TURNED IN TO THE LANDSCAPE ARCHITECT ONCE PROJECT IS COMPLETED.

3. CONTRACTOR TO HAVE ON-SITE PRE-CONSTRUCTION MEETING WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION.

4. THE CONTRACTOR IS TO READ AND REFER TO THE ATTACHED DETAILS AND TECHNICAL SPECIFICATIONS FOR FURTHER CLARIFICATION.

5. POINT OF CONNECTION: CONTRACTOR TO INCLUDE BACKFLOW PREVENTER AND STOP AND WASTE VALVE AND ACCOMPANYING COMPONENTS AT POINT OF CONNECTION FOR SYSTEM. LOCATE STOP AND WASTE VALVE NEAR BACKFLOW IN FIELD. (STOP AND WASTE LOCATION NOT SHOWN ON PLANS.)

6. AS-BUILT DRAWINGS: CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE OWNER REP./ARCHITECT ONCE CONSTRUCTION IS COMPLETE FOR THE IRRIGATION SPRINKLER SYSTEM SHOWING EXACT MEASURED AND DIMENSIONED LOCATIONS OF ALL VALVES, IRRIGATION HEADS, AND OTHER BELOW GRADE IRRIGATION EQUIPMENT. TIE DIMENSIONS TO PERMANENT FEATURES SUCH AS EXISTING STRUCTURES.

7. IRRIGATION CONTROLLER: CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR NECESSARY TO MAKE CONTROLLER OPERATIONAL. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CODES, STANDARDS AND REGULATIONS.

8. MAINLINE & LATERAL LINES: PLACE MAINLINE MIN. OF 3' DISTANCE FROM ANY HARD EDGES (I.E. WALLS, SIDEWALKS, CONCRETE ETC.) LATERAL LINES: PLACE LATERAL LINES MIN. OF 12" DISTANCE FROM ANY HARD EDGES. ADJUST LINE LOCATIONS AS NEEDED TO AVOID TREES. LINE LOCATIONS SHOWN DIAGRAMMATICALLY IN PLANS.

9. VALVE BOXES: PLACE VALVE BOXES IN SHRUB BEDS WHERE FEASIBLE. IRRIGATION BOXES TO BE PLACED A MINIMUM OF 3' FROM WALKWAYS, WHERE APPLICABLE. BOXES IN SHRUB BEDS COLOR: TAN. BOXES IN LAWN COLOR: GREEN

10. SLEEVES: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES FOR IRRIGATION LATERAL LINE AND PRESSURE SUPPLY LINE UNDER HARDSCAPE PRIOR TO THE CONSTRUCTION OF HARDSCAPE PAVING. IF THE CONTRACTOR FAILS TO INSTALL ALL NECESSARY SLEEVES FOR SYSTEM OPERATION PRIOR TO THE HARDSCAPE CONSTRUCTION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES OF TRENCHING AND PATCHING OF CONCRETE AND/OR PAVING AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER. COORDINATE ALL SLEEVE AND CONDUIT FOR LATERALS AND WIRING WITH GENERAL CONTRACTOR PRIOR TO HARDSCAPE CONSTRUCTION.

11. ALL SLEEVING SHALL BE PERFORMED PER SPECIFICATION. WHERE NECESSARY UNDER EXISTING PAVEMENT CONTRACTOR IS TO BORE/MISSILE UNDER EXISTING PAVEMENT FOR PLACEMENT AND INSTALLATION OF NEW IRRIGATION PIPE AND CONTROL WIRE SLEEVE(S).

12. INCLUDE ADDITIONAL OPEN SLEEVE THE SAME DIAMETER AS SLEEVE BEING FILLED IN THE SAME LOCATION.

13. VALVE NOTES: PROVIDE VALVE I.D. TAGS TO ALL CONTROL VALVES IN ALL VALVE BOXES. ADD VALVE I.D. TAGS TO WIRING AT 3 WAY JUNCTIONS. TAGS SHALL INDICATE DIRECTION WIRING LEADS AND VALVES SERVED (E.G. EAST TO V46-V50 ETC.) TAGS TO BE ALUMINUM OR PLASTIC TAG WITH EMBEDDED OR RAISED NUMBERS. PRODUCT: RAIN BIRD VALVE TAGS OR APPROVED EQUAL.

14. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE LOCATED IN VALVE BOXES AND SHOWN ON AS-BUILTS. ALL CONTROL WIRE IN CONDUIT TO BE INSTALLED UNDER HARDSCAPE ARE TO BE INSTALLED IN PVC ELECTRICAL CONDUIT. SLEEVE SHALL RUN ALONG SIDE IRRIGATION MAINLINE. INSTALL SLEEVE MIN. 2" DIAMETER.

15. CONTRACTOR TO USE TWO-WIRE STRIPPING TOOL BY: KING INNOVATION 46200 WIRE STRIPPER. CONTRACTOR TO USE WIRE STRIPPING TOOL AND PROVIDE THREE (3) UNITS TO OWNER AT THE COMPLETION OF PROJECT.

16. 2-WIRE IRRIGATION CONTROL WIRING: 14-2 TWO-WIRE CABLE. CONTROL WIRE SHALL BE AS PER MANUFACTURER RECOMMENDATIONS FOR TWO-WIRE IRRIGATION CONTROLLER. PLACE 2-WIRE IN 1" PVC CONDUIT. PLACE CONDUIT IN SAME TRENCH AS MAINLINE.USE WATERPROOF WIRE DBR/Y CONNECTORS AT SPLICES AND LOCATE ALL SPLICES WITHIN VALVE BOXES. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE LOCATED IN VALVE BOXES AND SHOWN ON AS-BUILTS. ALL WIRES TO BE INSTALLED UNDER HARDSCAPE ARE TO BE INSTALLED IN PVC ELECTRICAL CONDUIT. SLEEVE SHALL RUN ALONGSIDE IRRIGATION MAINLINE. INSTALL SLEEVE SIZE AS SHOWN BELOW: CONTROL WIRE IN 1" PVC SCH. 40 CONDUIT, (1) 2" SCH. 40 PVC PIPE. ALL WIRES TO BE INSTALLED UNDER HARDSCAPE ARE TO BE INSTALLED IN GRAY PVC ELECTRICAL CONDUIT, TYPICAL PVC SCH 40 UNLESS UNDER VEHICULAR ROADWAYS WHICH ARE TO BE PVC SCH 80.

17. 2-WIRE STRIPPING TOOL: CONTRACTOR TO USE TWO-WIRE STRIPPING TOOL BY: KING INNOVATION 46200 WIRE STRIPPER. CONTRACTOR TO USE WIRE STRIPPING TOOL AND PROVIDE THREE (3) UNITS TO OWNER AT THE COMPLETION OF PROJECT.

18. 2-WIRE CONDUITS: CONDUIT: 1" PVC SCH. 40 CONDUIT: INSTALL CONTINUOUS CONDUIT FOR ALL CONTROL WIRE. USE SWEEP ELL TO BRING CONDUIT INTO VALVE BOXES PER DETAILS. 1" PVC SCH. 80 CONDUIT: INSTALL CONTINUOUS CONDUIT FOR ALL CONTROL WIRE, USE SCHEDULE 80 FOR ALL AREAS UNDER ROADWAYS. PLACE ALL WIRE IN CONDUITS. LEAVE MIN. 5' OF WIRE LENGTH AT EACH VALVE FOR SPLICING AT EACH DECODER. ALWAYS USE NEW CONNECTORS TO DECODERS. ADD 2-WIRE FUSE SWITCH AS SHOWN ON PLANS.

19. GRADING COORDINATION: ENSURE THAT EQUIPMENT, BOXES, MAINLINE AND LATERALS, ETC. ARE INSTALLED RELATIVE TO PROPOSED FINISHED GRADES. COORDINATE W/ GRADING PLAN FOR PROPOSED LOCATIONS OF BERMS, SLOPES AND OTHER LANDSCAPE GRADE TRANSITIONS.

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | PSI |
|---|---|---|
| M L O | HUNTER MP1000 PROS-04-PRS40-CV-F-R<br>TURF ROTATOR, 4IN. POP-UP M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC. | 40 |
| 1401 1402 1404 1408 | RAIN BIRD RWS-B-C W/ RWS-SOCK 1400 SERIES<br>ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 36IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE. | 20 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | NETAFIM LVCZ-150<br>PRE-ASSEMBLED CONTROL ZONE KITS WITH 1-1/2" SERIES 80 CONTROL VALVE. FLOW RANGE: 11-35 GPM. |
| | NETAFIM LVCZ10075-HFHP<br>PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1IN. 4.5GPM TO 17.6GPM. |
| | NETAFIM LVCZS8010075-LF<br>PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1IN. 0.25GPM TO 2GPM |
| | AREA TO RECEIVE DRIPLINE<br>NETAFIM TLCV-04-18<br>TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | RAIN BIRD PEB-PRS-D<br>1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE. |
| QC | RAIN BIRD 44-LRC<br>1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY. |
| | ISOLATION VALVE: APOLLO VALVES 77CLF10801<br>BALL VALVE (LEAD FREE), INLET SIZE 2IN., BS84-C89836 LEAD FREE BRONZE BODY, BLOW-OUT PROOF STEM DESIGN, MULTI-FILL PTFE SEATS & SEALS SIZE PER MAINLINE |
| BF | ZURN 375 1-1/2"<br>REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZES 1/2IN.,3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN. |
| C | RAIN BIRD ESP-LXD-LXMM W/ (2) ESPLXD-SM75<br>200 STATION, 2-WIRE DECODER BASED CONTROLLER IN POWDER COATED METAL, WALL-MOUNT CABINET., PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN RAIN BIRD LXMM POWDER COATED METAL, WALL-MOUNT CABINET. SYSTEM REQUIREMENT: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD RND. VALVE BOXES. INSTALL PER MFR. REC |
| RS | RAIN BIRD WR2-RFC<br>WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER. |
| FS | NETAFIM REED SWITCH REGISTER 2"<br>2 IN. MASTER VALVE/FLOW SENSOR MINIMUM WORKING PRESSURE 14 PSI. FEMALE PIPE THREAD, REED SWITCH REGISTER. |
| M | WATER METER 1" |
| | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 |
| | IRRIGATION MAINLINE: PVC CLASS 200 SDR 21<br>IRRIGATION MAINLINE: BLU-LOCK AND PVC CLASS 200 BLU-LOCK PIPE, AS MANUFACTURED BY HYDRO RAIN, 1/2" TO 1", THEN PVC CLASS 200 FOR 1-1/4" AND LARGER. |
| | PIPE SLEEVE: PVC SCHEDULE 80 |

Valve Callout
Valve Number
Valve Flow
Valve Size


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JAY BOLLWINKEL
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# TIMES SQUARE

SOUTH SALT LAKE CITY, UTAH

Drawing Date: 5-26-2023
Scale:
Drawn: BJR Checked: JAB
Project #: 22-107
Revisions:


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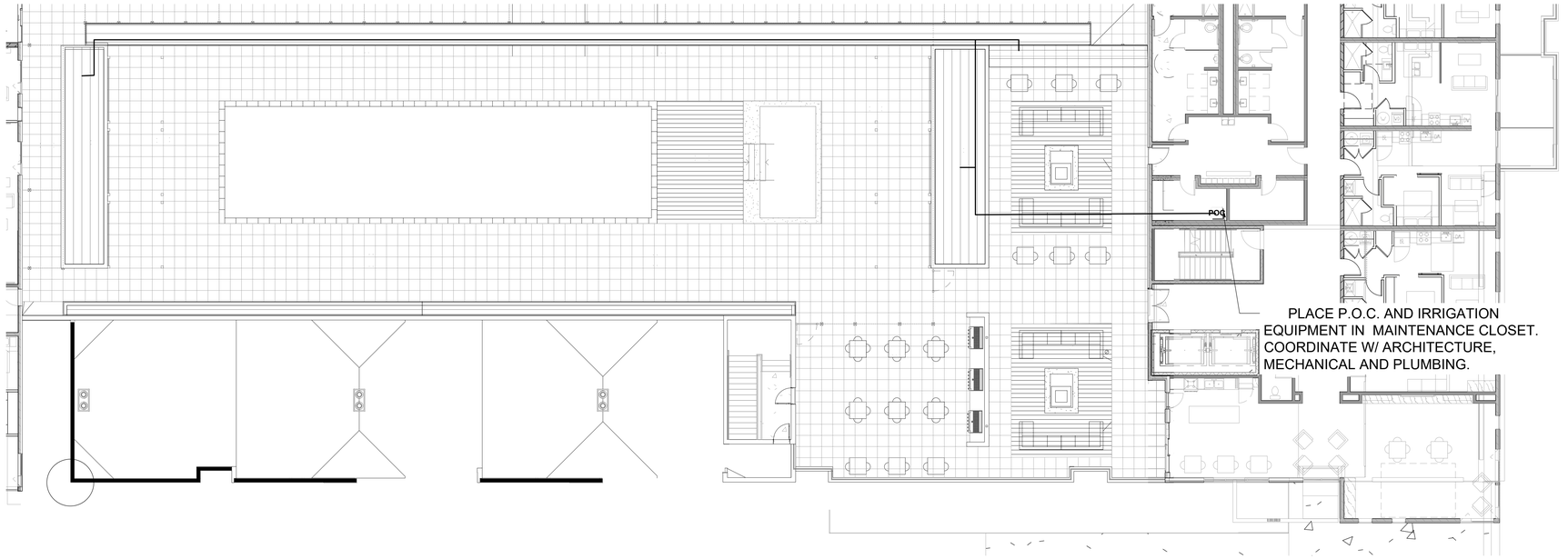

Sheet Name:
IRRIGATION PLAN

0 15' 30' 60'
Scale: 1" = 30'-0"

ORIGINAL SHEET SIZE: 30" X 42"

Sheet Number:
LI101

File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\03-CD\22-107 Irrigation.dwg



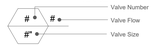

1 PHASE 1 – ROOF TOP EAST PLANTING PLAN

1"=10'

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | AREA TO RECEIVE DRIPLINE<br>NETAFIM TLCV-04-18<br>TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM. |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
| POC | WATER METER 1" |
| | IRRIGATION LATERAL LINE: BLU-LOCK AND PVC CLASS 200 BLU-LOCK PIPE, AS MANUFACTURED BY HYDRO RAIN, 1/2" TO 1". THEN PVC CLASS 200 FOR 1-1/4" AND LARGER. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE. |

Valve Callout




## IRRIGATION NOTES

DRIP IRRIGATION

DRIPLINE IRRIGATION. SYSTEM TO INCLUDE: SMART/WATER WISE CONTROLLER AND FLOW SENSOR, AND BACKFLOW PREVENTER.

## IRRIGATION GENERAL NOTES

1. THIS DRAWING IS DIAGRAMMATIC ONLY. ALL IRRIGATION COMPONENTS ARE TO BE INSTALLED IN LANDSCAPE AREAS. ITEMS SHOWN ON WALKWAYS AND BUILDINGS ARE FOR GRAPHIC CLARITY ONLY. CONTRACTOR TO VERIFY STATIC PRESSURE OF 90 PSI PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. LATERAL LINES MAY NEED TO BE ADJUSTED FROM PLAN TO PROTECT EXISTING UTILITIES, EXISTING TREE ROOTS, ETC.. THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE SYSTEM IN ACCORDANCE WITH THE DRAWINGS. LAYOUT MAY BE MODIFIED IF NECESSARY TO OBTAIN COVERAGE AS NEEDED TO SUIT THE SITE. THE SYSTEM SHALL BE TESTED FOR COMPLETE COVERAGE AND ALL ADJUSTMENTS MADE PRIOR TO ACCEPTANCE BY THE OWNER.
2. CONTRACTOR TO HAVE ON-SITE PRE-CONSTRUCTION MEETING WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR IS TO READ AND REFER TO THE ATTACHED DETAILS AND TECHNICAL SPECIFICATIONS FOR FURTHER CLARIFICATION.
4. POINT OF CONNECTION: CONTRACTOR TO INCLUDE BACKFLOW PREVENTER AND ACCOMPANYING COMPONENTS AT/NEAR POINT OF CONNECTION FOR SYSTEM.
5. AS-BUILT DRAWINGS: CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE LANDSCAPE ARCHITECT ONCE CONSTRUCTION IS COMPLETE FOR THE IRRIGATION SPRINKLER SYSTEM SHOWING EXACT MEASURED AND DIMENSIONED LOCATIONS OF ALL VALVES, IRRIGATION HEADS, AND OTHER BELOW GRADE IRRIGATION EQUIPMENT. TIE DIMENSIONS TO PERMANENT FEATURES SUCH AS EXISTING STRUCTURES.
6. IRRIGATION CONTROLLER: CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR NECESSARY TO MAKE CONTROLLER OPERATIONAL. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CODES, STANDARDS AND REGULATIONS.
7. VALVE BOXES: PLACE VALVE BOXES IN MECHANICAL ROOM W/ OTHER IRRIGATION P.O.C. EQUIPMENT.
8. SLEEVES: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES FOR IRRIGATION LATERAL LINE AND PRESSURE SUPPLY LINE UNDER HARDSCAPE PRIOR TO THE CONSTRUCTION OF ROOFTOP HARDSCAPE. IF THE CONTRACTOR FAILS TO INSTALL ALL NECESSARY SLEEVES FOR SYSTEM OPERATION PRIOR TO THE HARDSCAPE CONSTRUCTION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES OF TRENCHING AND PATCHING OF CONCRETE AND/OR PAVING AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER. COORDINATE ALL SLEEVE AND CONDUIT FOR LATERALS AND WIRING WITH GENERAL CONTRACTOR PRIOR TO HARDSCAPE CONSTRUCTION.
9. ALL SLEEVING SHALL BE PERFORMED PER SPECIFICATION. WHERE NECESSARY UNDER EXISTING PAVEMENT CONTRACTOR IS TO BORE/MISSILE UNDER EXISTING PAVEMENT FOR PLACEMENT AND INSTALLATION OF NEW IRRIGATION PIPE AND CONTROL WIRE SLEEVE(S).
10. INCLUDE ADDITIONAL OPEN SLEEVE THE SAME DIAMETER AS SLEEVE BEING FILLED IN THE SAME LOCATION.
11. ALL SLEEVING SHALL BE PERFORMED PER SPECIFICATION. COORDINATE WITH OTHER TRADES, ROADS, SIDEWALKS AND BUILDINGS FOR SCHEDULING OF INSTALLATION. SIZE SLEEVES PER SPECIFICATIONS.
12. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE LOCATED IN VALVE BOXES AND SHOWN ON AS BUILTS. ALL WIRES TO BE INSTALLED UNDER HARDSCAPE ARE TO BE INSTALLED IN GRAY PVC ELECTRICAL CONDUIT. SLEEVE SHALL RUN ALONG SIDE IRRIGATION MAINLINE. INSTALL SLEEVE SIZE AS SHOWN BELOW.

1 - 25 CONTROL WIRES: (1) 2" SCH. 40 PVC PIPE
26 - 50 CONTROL WIRES: (2) 2" SCH. 40 PVC PIPE

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# TIMES SQUARE
SOUTH SALT LAKE CITY, UTAH

Drawing Date: 5-26-2023
Scale:
Drawn: BJR Checked: JAB
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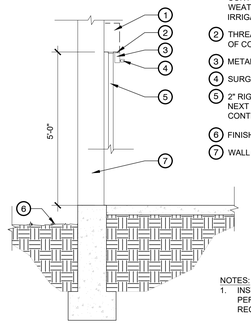
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Sheet Name:
ROOF TOP EAST IRRIGATION PLAN

Sheet Number:
LI102

ORIGINAL SHEET SIZE: 30" X 42"

File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\03-CD\22-107 Irrigation - Roof Top.dwg

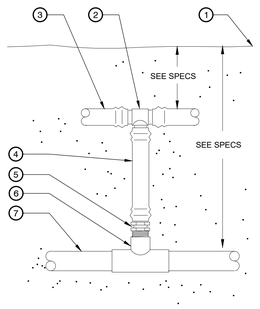



1. AUTOMATIC IRRIGATION CONTROLLER TO BE INSTALLED IN WEATHER PROOF BOX. PROVIDED BY IRRIGATION CONTRACTOR.
2. THREADED CONNECTOR TO BOTTOM OF CONTROLLER
3. METAL ELECTRICAL JUNCTION BOX
4. SURGE SUPPRESSOR
5. 2" RIGID STEEL CONDUIT LOCATED NEXT TO WALL (ONE FOR EACH CONTROLLER)
6. FINISH GRADE
7. WALL OF BUILDING

NOTES:
1. INSTALL IRRIGATION CONTROLLER PER MANUFACTURES RECOMMENDATIONS.

## 1 IRRIGATION CONTROLLER INTERNAL MOUNT

1/2" = 1'-0" P-22.107-103

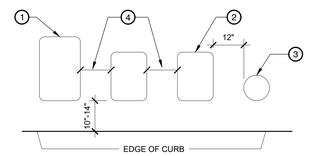



1. FINISH GRADE
2. TECHLINE TEE
3. TECHLINE TUBING
4. BLANK TECHLINE TUBING
5. TECHLINE 3/4" MALE ADAPTER
6. PVC TEE (SxSxT)
7. PVC PIPING

## 2 TECHLINE START CONNECTION

NTS P-22.107-87

1. 16" X 25" RECTANGULAR JUMBO VALVE BOX
2. 14" X 19" RECTANGULAR VALVE BOX
3. 10" DIA. ROUND VALVE BOX FOR QCV AND SPLICE BOX
4. 12" MIN SPACING IN LAWN AREAS 3' MIN. SPACING IN SHRUB BEDS

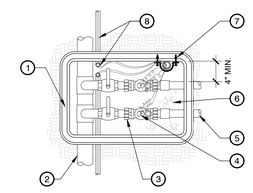



NOTES:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES FLUSH WITH FINISH GRADE IN PAVED AREA.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF CURB.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
5. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
6. ALL VALVE BOXES SHALL HAVE "T" TYPE BOLT DOWN LIDS.

## 3 VALVE BOX INSTALLATION

NTS P-22.107-20

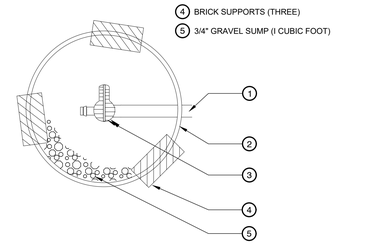
1. VALVE PER PLAN
2. SCH. 40 PVC MANIFOLD/ SUB-MAIN SUPPLY LINE, 18" DEPTH.
3. SCH. 80 PVC "ACTION" UNION. EACH SIDE OF VALVE
4. VALVE PER PLAN
5. SCH. 40 PVC LATERAL LINE 12" DEEP MIN
6. 3/4" CRUSHED GRAVEL SUMP
7. DECODER ATTACHED TO VALVE BOX WALL W/ STAINLESS STEEL CONDUIT CLAMP FASTENED TO SIDE OF VALVE BOX W/ STAINLESS STEEL BOLTS.
8. MAXI-CABLE WIRE IN CONDUIT SEE CONDUIT CAP DETAIL




NOTE:
1. ONE BALL VALVE TO BE INSTALLED PER VALVE.
2. TWO VALVES MAX. PER STD. BOX AND THREE VALVES MAX. PER JUMBO BOX.
3. BOX TO BE LOCATED IN PLANTING BED, NOT TURF AREAS.
4. VALVE FLOW CONTROL: AT TIME OF INSTALL OPEN VALVE(S) TO FULL AND THEN ADD TWO FULL TURNS TOWARD THE CLOSED POSITION.

## 4 VALVE ASSEMBLY

1" = 1'-0" P-22.107-83



1. TECHLINE CV LATERAL (OR EXHAUST HEADER)
2. VALVE BOX (INSTALL PER SPECS)
3. TECHLINE SHUT-OFF VALVE #TLSOV (BLANK TUBING MAY BE ATTACHED TO OUTLET)
4. BRICK SUPPORTS (THREE)
5. 3/4" GRAVEL SUMP (1 CUBIC FOOT)

## 5 TECHLINE CV MANUAL LINE FLUSH VALVE

NTS P-22.107-85







1. ROUND VALVE BOX, WITH EXTENSIONS AS NEEDED
2. VALVE COVER
3. FINISH GRADE
4. QUICK COUPLING VALVE PER PLANS
5. 3/4" PVC SCH 80 90 DEGREE TXT ELLS
6. PEA GRAVEL (EXTEND UNDER BRICKS)
7. SCH 40 PVC
8. 5/8" REBAR STAKES, 24' LENGTH
9. (2) 3/4" PVC SCH 80 NIPPLES. LENGTH AS NEEDED

NOTE:
1. ENSURE REBAR DOES NOT PUNCTURE WATERPROOF MEMBRANE OR STRUCTURE

## 6 QUICK COUPLING VALVE

NTS P-21.118-47




1. FINISH GRADE
2. VALVE BOX- SEE SPECS.
3. LINE FLUSHING VALVE TLSOV
4. BRICK SUPPORTS (THREE)
5. 3/4" GRAVEL SUMP (1 CUBIC FOOT)
6. TECHLINE CV 17MM TUBING

## 7 MANUAL LINE FLUSHING VALVE

TLSOV PLUMBED TO POLYETHALENE P-21.118-47




1. MANUAL LINE FLUSHING VALVE PLUMBED TO PVC OR POLY
2. TECHLINE START CONNECTION MALE ADAPTER
3. PVC OR POLY EXHAUST HEADER
4. BLANK TUBING EVERY 30' +/-
5. PVC OR POLY SUPPLY HEADER
6. TECHLINE START CONNECTION
7. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
8. AREA PERIMETER
9. TECHLINE CV TUBING
10. PERIMETER LATERALS 2" TO 4" FROM EDGE

## 8 TECHLINE CV CENTER FEED LAYOUT

NTS P-22.107-73




1. TECHLINE CV 17MM DRIPLINE
2. TECHLINE CV 17MM DRIPLINE CONNECTION FITTINGS (TEE'S, INSERT CROSSES AND INSERT COUPLERS AS NECESSARY)
3. IN-LINE DRIP EMITTER: 12" O.C. SPACING
4. TREE TRUNK LOCATION/ROOTBALL
5. DRIPLINE CONTINUES ON PER OTHER DETAILS. INSTALL DRIPLINE AS INDICATED PER BED LAYOUT DETAILS
6. CONNECT DRIPLINE ROWS W/ ADDITIONAL DRIPLINE SEGMENT

NOTES:
ADD CONNECTIONS AND EMITTERS AS TREE TRUNKS ARE ENCOUNTERED THROUGHOUT THE SITE. DRIPLINE TO RUN UNINTERRUPTED AS SHOWN IN OTHER DETAILS WHERE NO TREES ARE PRESENT. DRIPLINE TO FOLLOW CONTOURS AND DIRECTION PER SITE CONDITIONS. STRAIGHT LINES ARE DIAGRAMMATIC ONLY.

## 9 DRIPLINE AT TREE TRUNK LOCATION

NTS P-22.107-90




## 10 HYDROMETER DIAGRAM

BACKFLOW, MASTER VALVE, FLOW SENSOR P-22.107-96

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SOUTH SALT LAKE CITY, UTAH

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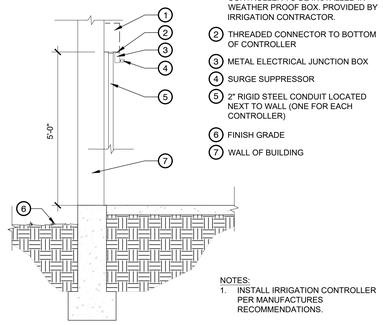
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Sheet Name:
GROUND LEVEL IRRIGATION DETAILS

Sheet Number:
LI501

ORIGINAL SHEET SIZE: 30" X 42"

File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\03-CD\22-107 Details.dwg

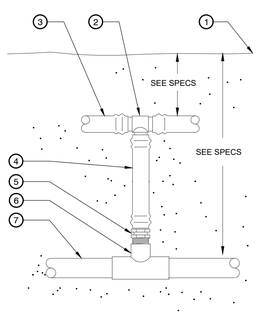



1. AUTOMATIC IRRIGATION CONTROLLER TO BE INSTALLED IN WEATHER PROOF BOX. PROVIDED BY IRRIGATION CONTRACTOR.
2. THREADED CONNECTOR TO BOTTOM OF CONTROLLER
3. METAL ELECTRICAL JUNCTION BOX
4. SURGE SUPPRESSOR
5. 2" RIGID STEEL CONDUIT LOCATED NEXT TO WALL (ONE FOR EACH CONTROLLER)
6. FINISH GRADE
7. WALL OF BUILDING

NOTES:
1. INSTALL IRRIGATION CONTROLLER PER MANUFACTURES RECOMMENDATIONS.

## 1 IRRIGATION CONTROLLER INTERNAL MOUNT

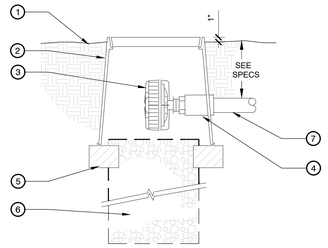
1/2" = 1'-0" P-21.118-14




1. FINISH GRADE
2. TECHLINE TEE
3. TECHLINE TUBING
4. BLANK TECHLINE TUBING
5. TECHLINE 3/4" MALE ADAPTER
6. PVC TEE (SxSxT)
7. PVC PIPING

## 2 TECHLINE START CONNECTION

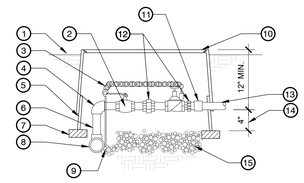
NTS P-22.107-63




1. FINISH GRADE
2. VALVE BOX - SEE SPECS.
3. LINE FLUSHING VALVE TL050MFV-1
4. PVC REDUCER ADAPTER Sx 1/2" FPT (SIZE AS REQ'D)
5. BRICK SUPPORTS (THREE)
6. 3/4" GRAVEL SUMP (I CUBIC FOOT)
7. PVC LATERAL (OR EXHAUST HEADER)

## 3 TECHLINE LINE FLUSHING VALVE

NTS P-21.118-40

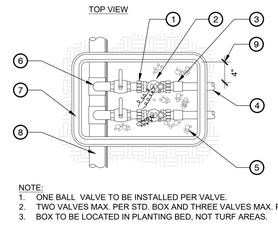



1. FINISH GRADE
2. BALL VALVE
3. 24" COILED WIRE
4. SCH. 80 SS90
5. VALVE BOX EXTENSION AS REQUIRED
6. SCH. 80 PVC TT NIPPLE
7. PAVING BRICK
8. PRESSURE SUPPLY LINE
9. WIRE TAPED TO SIDE OF MAIN LINE AT 10' - 0" O.C.
10. RECTANGULAR HEAVY DUTY PLASTIC VALVE BOX
11. SCH. 40 PVC COUPLER
12. SCH. 80 PVC "ACTION" UNIONS
13. SCH. 40 PVC LATERAL 12" DEEP MIN.
14. 4" CLEARANCE BETWEEN GRAVEL AND VALVE
15. 6" DEEP PEA GRAVEL SUMP

NOTE:
1. ONE BALL VALVE TO BE INSTALLED PER VALVE.

## 4 VALVE ASSEMBLY - CONVENTIONAL WIRE

NTS P-22.107-101

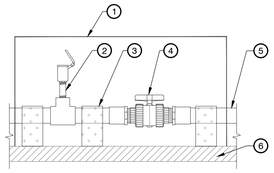



1. SCH. 80 PVC "ACTION" UNION EACH SIDE OF VALVE
2. VALVE PER PLAN
3. SCH. 40 PVC COUPLER
4. SCH. 40 PVC LATERAL LINE 12" DEEP MIN.
5. 3/4" CRUSHED GRAVEL SUMP
6. SCH. 80 SxS 90
7. RECTANGULAR VALVE BOX
8. SCH. 40 PVC MAIN SUPPLY LINE 18" DEEP MIN.
9. MIN. CLEARANCE

NOTE:
1. ONE BALL VALVE TO BE INSTALLED PER VALVE.
2. TWO VALVES MAX. PER STD. BOX AND THREE VALVES MAX. PER JUMBO BOX.
3. BOX TO BE LOCATED IN PLANTING BED, NOT TURF AREAS.

## 5 VALVE ASSEMBLY - CONVENTIONAL WIRE

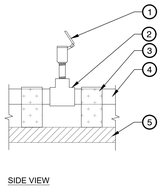
NTS P-22.107-102




1. IRRIGATION BOX (SEE PLANS)
2. QUICK COUPLER INSTALLED ON PVC TEE
3. GEO FOAM SUPPORT BLOCK. NOTCH OUT 1.5" FOR PIPE PLACEMENT, 4" MIN. HEIGHT ABOVE ROOF VARY WIDTHS AS NEEDED
4. TRUE UNION BALL VALVE
5. PVC MAIN LINE. SIZE PER PLANS
6. ROOF SLAB

## 6 QUICK COUPLING AND ISOLATION VALVES IN BOX

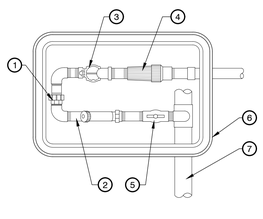
NTS P-22.107-42




1. QUICK COUPLER
2. PVC TEE
3. GEO FOAM SUPPORT BLOCK. NOTCH OUT 1.5" FOR PIPE PLACEMENT, 4" MIN. HEIGHT ABOVE ROOF VARY
4. WIDTHS AS NEEDED
5. ROOF SLAB

## 7 QUICK COUPLING VALVE

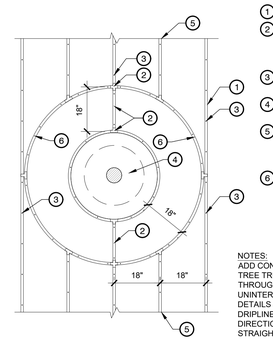
NTS P-22.107-41




1. SCH. 80 PVC UNION
2. 1" FILTER ASSEMBLY
3. 1" AUTOMATIC VALVE
4. 3/4" PRESSURE REGULATOR
5. PVC BALL VALVE TT
6. JUMBO RECTANGULAR VALVE BOX
7. MAIN SUPPLY LINE

## 8 DRIP VALVE ASSEMBLY

NTS P-22.107-34

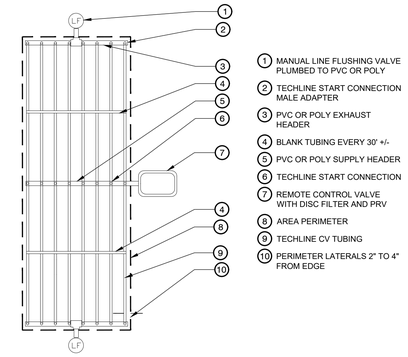



1. TECHLINE CV 17MM DRIPLINE
2. TECHLINE CV 17MM DRIPLINE CONNECTION FITTINGS (TEE'S, INSERT CROSSES AND INSERT COUPLERS AS NECESSARY)
3. IN-LINE DRIP EMITTER: 12" O.C. SPACING
4. TREE TRUNK LOCATION/ROOTBALL
5. DRIPLINE CONTINUES ON PER OTHER DETAILS. INSTALL DRIPLINE AS INDICATED PER BED LAYOUT DETAILS
6. CONNECT DRIPLINE ROWS W/ ADDITIONAL DRIPLINE SEGMENT

NOTES:
ADD CONNECTIONS AND EMITTERS AS TREE TRUNKS ARE ENCOUNTERED THROUGHOUT THE SITE. DRIPLINE TO RUN UNINTERRUPTED AS SHOWN IN OTHER DETAILS WHERE NO TREES ARE PRESENT. DRIPLINE TO FOLLOW CONTOURS AND DIRECTION PER SITE CONDITIONS. STRAIGHT LINES ARE DIAGRAMMATIC ONLY.

## 9 DRIPLINE AT TREE TRUNK LOCATION

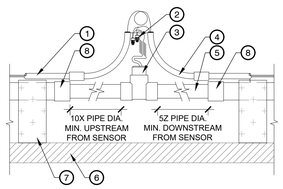
NTS P-22.107-62




1. MANUAL LINE FLUSHING VALVE PLUMBED TO PVC OR POLY
2. TECHLINE START CONNECTION MALE ADAPTER
3. PVC OR POLY EXHAUST HEADER
4. BLANK TUBING EVERY 30' +/-
5. PVC OR POLY SUPPLY HEADER
6. TECHLINE START CONNECTION
7. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
8. AREA PERIMETER
9. TECHLINE CV TUBING
10. PERIMETER LATERALS 2" TO 4" FROM EDGE

## 10 TECHLINE CV CENTER FEED LAYOUT

NTS P-22.107-46

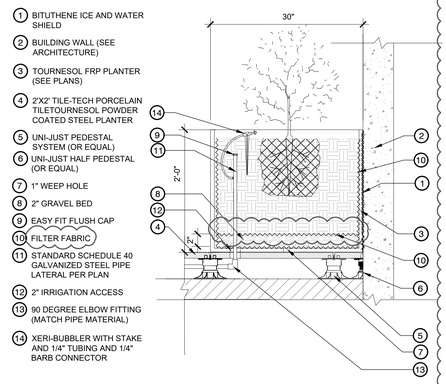



1. CABLE FROM MASTER VALVE TO CONTROLLER ASSEMBLY
2. WATER TIGHT CONNECTORS
3. FLOW SENSOR (SEE LEGEND)
4. 1 1/4" SCH. 40 WIRE CONDUIT WITH SWEEP FOR FLOW SENSOR/MASTER VALVE CABLE (TO CONTROLLER)
5. PVC MAIN LINE. SIZE PER PLAN.
6. ROOF SLAB
7. GEO FOAM SUPPORT BLOCK. NOTCH OUT 1.5" FOR PIPE PLACEMENT. 4" MIN. HEIGHT ABOVE ROOF VARY WIDTHS AS NEEDED.
8. PVC REDUCING BUSHING FOR REDUCTION IN PIPE SIZE AT FLOW SENSOR

NOTE:
1. INSTALL FLOW SENSOR AS PER MANUFACTURES RECOMMENDATIONS.

## 11 FLOW SENSOR

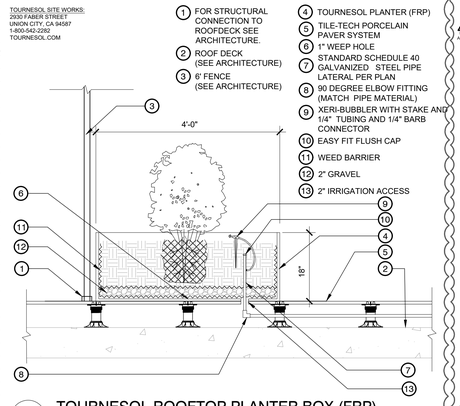
NTS P-22.107-39




1. BITUTHENE ICE AND WATER SHIELD
2. BUILDING WALL (SEE ARCHITECTURE)
3. TOURNESOL FRP PLANTER (SEE PLANS)
4. 2'X2' TILE-TECH PORCELAIN TILETOURNESOL POWDER COATED STEEL PLANTER
5. UNI-JUST PEDESTAL SYSTEM (OR EQUAL)
6. UNI-JUST HALF PEDESTAL (OR EQUAL)
7. 1" WEEP HOLE
8. 2" GRAVEL BED
9. EASY FIT FLUSH CAP
10. FILTER FABRIC
11. STANDARD SCHEDULE 40 GALVANIZED STEEL PIPE LATERAL PER PLAN
12. 2" IRRIGATION ACCESS
13. 90 DEGREE ELBOW FITTING (MATCH PIPE MATERIAL)
14. XERI-BUBBLER WITH STAKE AND 1/4" TUBING AND 1/4" BARB CONNECTOR

## 12 FRP PLANTER AND PAVER SYSTEM- ROOF

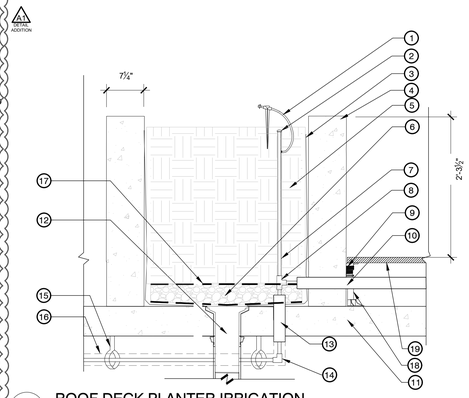
NTS P-22.107-93




1. FOR STRUCTURAL CONNECTION TO ROOFDECK SEE ARCHITECTURE.
2. ROOF DECK (SEE ARCHITECTURE)
3. 6' FENCE (SEE ARCHITECTURE)
4. TOURNESOL PLANTER (FRP)
5. TILE-TECH PORCELAIN PAVER SYSTEM
6. 1" WEEP HOLE
7. STANDARD SCHEDULE 40 GALVANIZED STEEL PIPE LATERAL PER PLAN
8. 90 DEGREE ELBOW FITTING (MATCH PIPE MATERIAL)
9. XERI-BUBBLER WITH STAKE AND 1/4" TUBING AND 1/4" BARB CONNECTOR
10. EASY FIT FLUSH CAP
11. WEED BARRIER
12. 2" GRAVEL
13. 2" IRRIGATION ACCESS

## 13 TOURNESOL ROOFTOP PLANTER BOX (FRP)

3/4" = 1'-0" P-22.107-79




1. XERI-BUBBLER WITH STAKE AND 1/4" TUBING AND 1/4" BARB CONNECTOR
2. EASY FIT FLUSH CAP
3. WATERPROOFING (SEE ARCHITECTURAL DETAILS)
4. PLANTER WALL (SEE ARCHITECTURE)
5. PLANTING SOIL MIX (SEE SPECIFICATIONS)
6. 4" PEA GRAVEL
7. STANDARD SCHEDULE 40 GALVANIZED STEEL PIPE LATERAL PER PLAN
8. CONNECTION FITTING (MATCH PIPE MATERIAL)
9. GEOFOAM RIGID INSULATION (SEE ARCHITECTURAL PLANS)
10. LATERAL PIPE IN SLEEVE
11. CONCRETE SLAB/CEILING (SEE ARCHITECTURAL PLANS)
12. PLANTER DRAIN
13. UNION PIPE & SLEEVE
14. 90 DEGREE ELBOW FITTING (MATCH PIPE MATERIAL)
15. POST-INSTALLED SCREW ANCHOR & GALVANIZED STEEL PIPE HANGER (SPACED 4' O.C.)
16. PIPE INSULATION (SEE ARCHITECTURAL PLANS)
17. PLACE FILTER FABRIC ON TOP AND BOTTOM OF GRAVEL
18. UNI-JUST PEDESTAL SYSTEM
19. TILE-TECH PORCELAIN TILE

NOTES:
1. LATERALS ONLY PENETRATE INTO THE PARKING GARAGE UNDER THE ROOF DECK POOL. ALL OTHER LATERALS AROUND THE POOL RUN THROUGH GEOFOAM.
2. LATERALS IN OTHER ROOFTOP LANDSCAPED AREAS WITHOUT GEOFOAM RUN UNDER PAVER PEDESTALS.
3. DRAWING IS DIAGRAMMATIC ONLY, SEE ARCHITECTURAL DETAILS FOR MORE INFORMATION

## 14 ROOF DECK PLANTER IRRIGATION

P-22.107-88

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JAY BOLLWINKEL
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# TIMES SQUARE

SOUTH SALT LAKE CITY, UTAH

Drawing Date: 5-26-2023
Scale:
Drawn: BJR Checked: JAB
Project #: 22-107
Revisions:

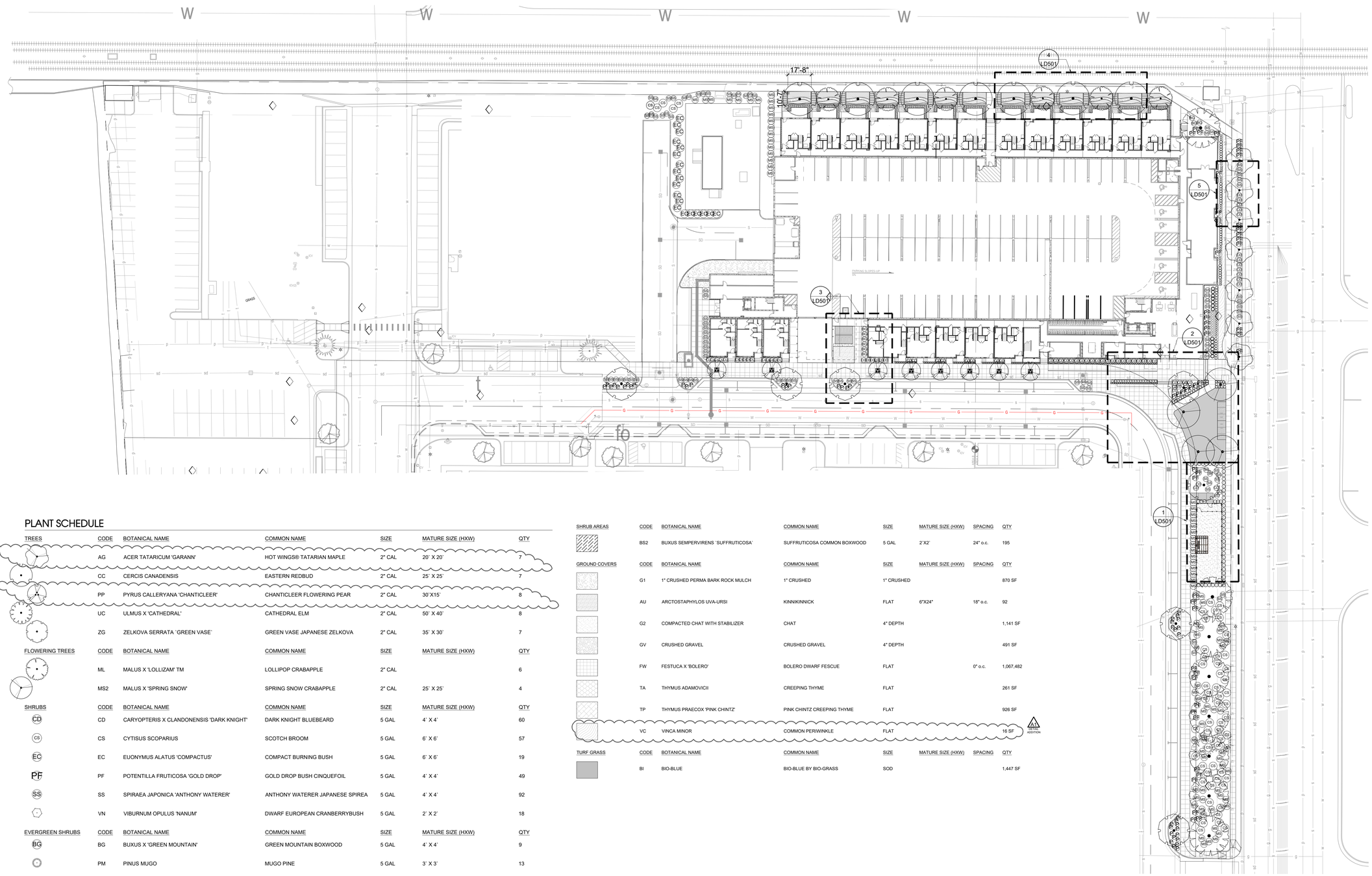
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Sheet Name:
ROOF LEVEL IRRIGATION DETAILS

Sheet Number:
LI502

ORIGINAL SHEET SIZE: 30" X 42"

File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\03-CD\22-107 Details.dwg




## PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| | AG | ACER TATARICUM 'GARANN' | HOT WINGS® TATARIAN MAPLE | 2" CAL | 20` X 20` | 7 |
| | CC | CERCIS CANADENSIS | EASTERN REDBUD | 2" CAL | 25` X 25` | 7 |
| | PP | PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER FLOWERING PEAR | 2" CAL | 30`X15` | 8 |
| | UC | ULMUS X 'CATHEDRAL' | CATHEDRAL ELM | 2" CAL | 50` X 40` | 8 |
| | ZG | ZELKOVA SERRATA `GREEN VASE` | GREEN VASE JAPANESE ZELKOVA | 2" CAL | 35` X 30` | 7 |

| FLOWERING TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| | ML | MALUS X 'LOLLIZAM' TM | LOLLIPOP CRABAPPLE | 2" CAL | | 6 |
| | MS2 | MALUS X 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 2" CAL | 25` X 25` | 4 |

| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| CD | CD | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | DARK KNIGHT BLUEBEARD | 5 GAL | 4` X 4` | 60 |
| CS | CS | CYTISUS SCOPARIUS | SCOTCH BROOM | 5 GAL | 6` X 6` | 57 |
| EC | EC | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL | 6` X 6` | 19 |
| PF | PF | POTENTILLA FRUTICOSA 'GOLD DROP' | GOLD DROP BUSH CINQUEFOIL | 5 GAL | 4` X 4` | 49 |
| SS | SS | SPIRAEA JAPONICA 'ANTHONY WATERER' | ANTHONY WATERER JAPANESE SPIREA | 5 GAL | 4` X 4` | 92 |
| | VN | VIBURNUM OPULUS 'NANUM' | DWARF EUROPEAN CRANBERRYBUSH | 5 GAL | 2` X 2` | 18 |

| EVERGREEN SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| BG | BG | BUXUS X 'GREEN MOUNTAIN' | GREEN MOUNTAIN BOXWOOD | 5 GAL | 4` X 4` | 9 |
| | PM | PINUS MUGO | MUGO PINE | 5 GAL | 3` X 3` | 13 |

| ORNAMENTAL GRASSES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| | CK | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 5 GAL | 5` X 3` | 54 |
| CL | CL | CHASMANTHIUM LATIFOLIUM | NORTHERN SEA OATS | 5 GAL | 3.5` X 3.5` | 15 |
| | HS | HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' | SAPPHIRE BLUE OAT GRASS | 5 GAL | 2` X 2` | 22 |
| MS | MS | MISCANTHUS SINENSIS | MAIDEN GRASS | 5 GAL | 5` X 5` | 81 |
| P | P | PENNISETUM ALOPECUROIDES | FOUNTAIN GRASS | 5 GAL | 3` X 3` | 42 |

| PERENNIAL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| | HF | HEMEROCALLIS FULVA | ORANGE DAYLILY | 1 GAL | 18" X 18" | 142 |
| | SM | SALVIA X SYLVESTRIS 'MAY NIGHT' | MAY NIGHT SAGE | 1 GAL | 24" X 24" | 81 |
| | SA | SEDUM X 'AUTUMN JOY' | AUTUMN JOY SEDUM | 1 GAL | 18" X 18" | 40 |

| SHRUB AREAS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | SPACING | QTY |
|---|---|---|---|---|---|---|---|
| | BS2 | BUXUS SEMPERVIRENS `SUFFRUTICOSA` | SUFFRUTICOSA COMMON BOXWOOD | 5 GAL | 2`X2` | 24" o.c. | 195 |

| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | SPACING | QTY |
|---|---|---|---|---|---|---|---|
| | G1 | 1" CRUSHED PERMA BARK ROCK MULCH | 1" CRUSHED | 1" CRUSHED | | | 870 SF |
| | AU | ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | FLAT | 6"X24" | 18" o.c. | 92 |
| | G2 | COMPACTED CHAT WITH STABILIZER | CHAT | 4" DEPTH | | | 1,141 SF |
| | GV | CRUSHED GRAVEL | CRUSHED GRAVEL | 4" DEPTH | | | 491 SF |
| | FW | FESTUCA X 'BOLERO' | BOLERO DWARF FESCUE | FLAT | | 0" o.c. | 1,067,482 |
| | TA | THYMUS ADAMOVICII | CREEPING THYME | FLAT | | | 261 SF |
| | TP | THYMUS PRAECOX 'PINK CHINTZ' | PINK CHINTZ CREEPING THYME | FLAT | | | 926 SF |
| | VC | VINCA MINOR | COMMON PERIWINKLE | FLAT | | | 16 SF |

| TURF GRASS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | SPACING | QTY |
|---|---|---|---|---|---|---|---|
| | BI | BIO-BLUE | BIO-BLUE BY BIO-GRASS | SOD | | | 1,447 SF |

## LANDSCAPE

OVERALL SITE = 220,322 SF.
PHASE I SITE = 122,801 SF.

GROUND LEVEL LANDSCAPE AREAS:
ACTIVE FRONTAGE = 570 SF.
BUFFER(S): N. RAILS AND SE = 12,735 SF.
EXISTING LANDSCAPE = 2,223 SF.
INTERIOR LANDSCAPE = 9,320 SF.

GROUND LEVEL LANDSCAPE TOTAL = 24,848 SF.
GROUND LEVEL LANDSCAPE PERCENTAGE = 20.2%

ROOFTOP LANDSCAPE AREAS:
LANDSCAPE AREAS = 1,667 SF.
GRAVEL AREA = 3,345 SF.

ROOFTOP LANDSCAPE TOTAL = 5,012 SF. PHASE I

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STATE OF UTAH
JAY BOLLWINKEL
PRO-EXPIRED
No. 168570
Licensed Landscape Architect

# TIMES SQUARE

SOUTH SALT LAKE CITY, UTAH

Drawing Date: 5-26-2023
Scale:
Drawn: EJR Checked: JAB
Project #: 22-107
Revisions:

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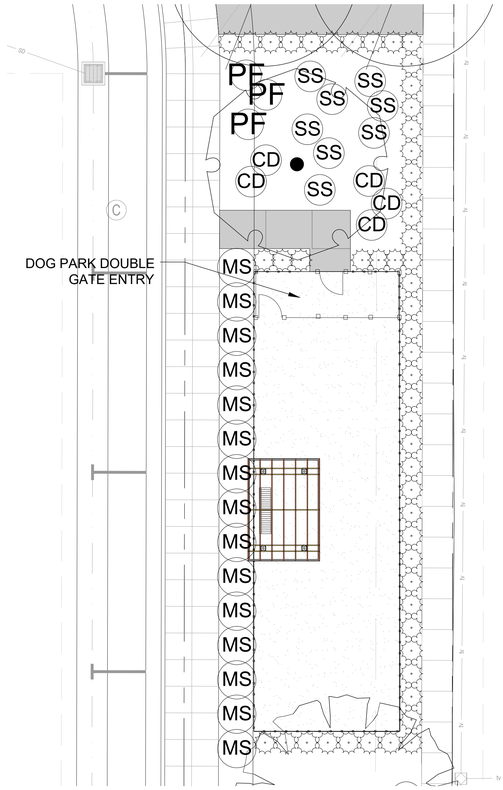
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PLANTING PLAN

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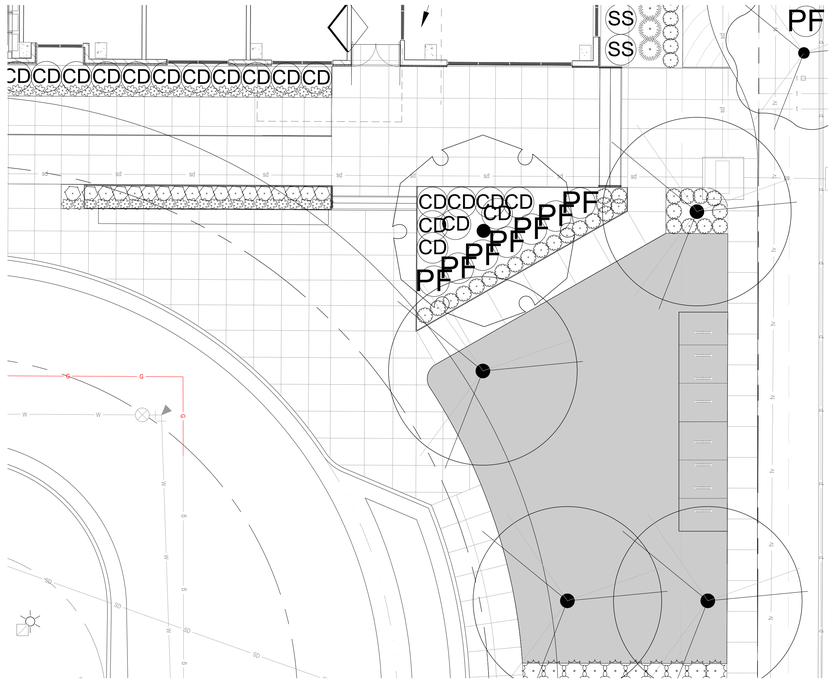
ORIGINAL SHEET SIZE: 30" X 42"

Sheet Number:
LP101

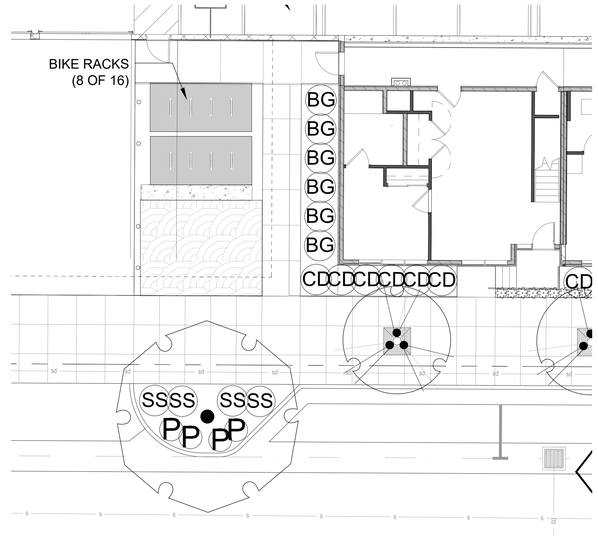
File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\03-CD\22-107 Planting.dwg




1 DOG PARK (8 OF 16 BIKE RACKS TO NORTH)
1/8" = 1'

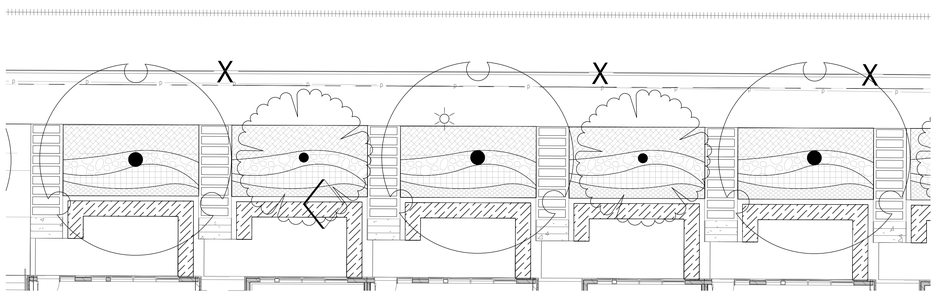



2 SOUTHEAST ENTRY PLAZA PLAN
1/8" = 1'

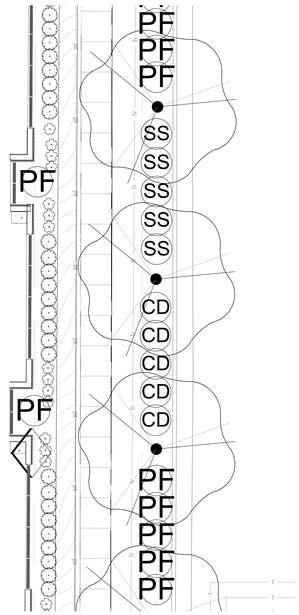



3 BIKE RACK LOCATION 2 (8 OF 16 RACKS)
1/8" = 1'

| FLOWERING TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | | QTY |
|---|---|---|---|---|---|---|---|
| | ML | MALUS X 'LOLLIZAM' TM | LOLLIPOP CRABAPPLE | 2" CAL | | | 6 |
| | MS2 | MALUS X 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 2" CAL | 25' X 25' | | 4 |
| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | | QTY |
| CD | CD | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | DARK KNIGHT BLUEBEARD | 5 GAL | 4' X 4' | | 60 |
| CS | CS | CYTISUS SCOPARIUS | SCOTCH BROOM | 5 GAL | 6' X 6' | | 57 |
| EC | EC | EUONYMUS ALATUS 'COMPACTUS' | COMPACT BURNING BUSH | 5 GAL | 6' X 6' | | 19 |
| PF | PF | POTENTILLA FRUTICOSA 'GOLD DROP' | GOLD DROP BUSH CINQUEFOIL | 5 GAL | 4' X 4' | | 49 |
| SS | SS | SPIRAEA JAPONICA 'ANTHONY WATERER' | ANTHONY WATERER JAPANESE SPIREA | 5 GAL | 4' X 4' | | 92 |
| | VN | VIBURNUM OPULUS 'NANUM' | DWARF EUROPEAN CRANBERRYBUSH | 5 GAL | 2' X 2' | | 18 |
| EVERGREEN SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | | QTY |
| BG | BG | BUXUS X 'GREEN MOUNTAIN' | GREEN MOUNTAIN BOXWOOD | 5 GAL | 4' X 4' | | 9 |
| | PM | PINUS MUGO | MUGO PINE | 5 GAL | 3' X 3' | | 13 |
| ORNAMENTAL GRASSES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | | QTY |
| | CK | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 5 GAL | 5' X 3' | | 54 |
| CL | CL | CHASMANTHIUM LATIFOLIUM | NORTHERN SEA OATS | 5 GAL | 3.5' X 3.5' | | 15 |
| | HS | HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' | SAPPHIRE BLUE OAT GRASS | 5 GAL | 2' X 2' | | 22 |
| MS | MS | MISCANTHUS SINENSIS | MAIDEN GRASS | 5 GAL | 5' X 5' | | 81 |
| P | P | PENNISETUM ALOPECUROIDES | FOUNTAIN GRASS | 5 GAL | 3' X 3' | | 42 |
| PERENNIAL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | | QTY |
| | HF | HEMERDCALLIS FULVA | ORANGE DAYLILY | 1 GAL | 18" X 18" | | 142 |
| | SM | SALVIA X SYLVESTRIS 'MAY NIGHT' | MAY NIGHT SAGE | 1 GAL | 24" X 24" | | 81 |
| | SA | SEDUM X 'AUTUMN JOY' | AUTUMN JOY SEDUM | 1 GAL | 18" X 18" | | 40 |
| SHRUB AREAS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | SPACING | QTY |
| | BS2 | BUXUS SEMPERVIRENS `SUFFRUTICOSA' | SUFFRUTICOSA COMMON BOXWOOD | 5 GAL | 2'X2' | 24" o.c. | 195 |
| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | SPACING | QTY |
| | G1 | 1" CRUSHED PERMA BARK ROCK MULCH | 1" CRUSHED | 1" CRUSHED | | | 870 SF |
| | AU | ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | FLAT | 6"X24" | 18" o.c. | 92 |
| | G2 | COMPACTED CHAT WITH STABILIZER | CHAT | 4" DEPTH | | | 1,141 SF |
| | GV | CRUSHED GRAVEL | CRUSHED GRAVEL | 4" DEPTH | | | 491 SF |
| | FW | FESTUCA X 'BOLERO' | BOLERO DWARF FESCUE | FLAT | | 0" o.c. | 1,067,482 |
| | TA | THYMUS ADAMOVICII | CREEPING THYME | FLAT | | | 261 SF |
| | TP | THYMUS PRAECOX 'PINK CHINTZ' | PINK CHINTZ CREEPING THYME | FLAT | | | 926 SF |
| | VC | VINCA MINOR | COMMON PERIWINKLE | FLAT | | | 16 SF |
| TURF GRASS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | SPACING | QTY |
| | BI | BIO-BLUE | BIO-BLUE BY BIO-GRASS | SOD | | | 1,447 SF |




4 NORTH PATIO PLANTING PLAN
1/8" = 1'




5 EAST PRIVATE PATIO PLANTING PLAN
1/8" = 1'

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SOUTH SALT LAKE CITY, UTAH

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Revisions:

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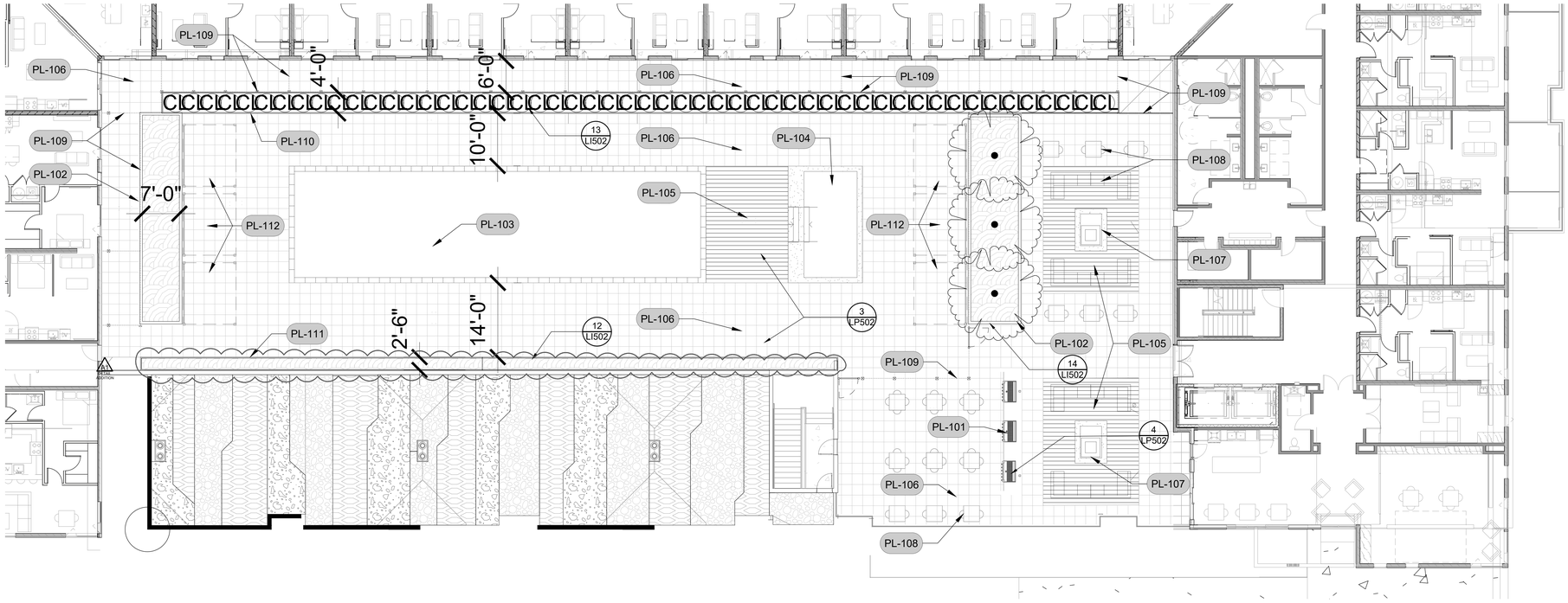
Sheet Name:
PLANTING PLAN

0 15' 30' 60'
Scale: 1" = 30'-0"

ORIGINAL SHEET SIZE: 30" X 42"

Sheet Number:
LP102

File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\03-CD\22-107 Planting.dwg




1 PHASE 1 – ROOF TOP PLANTING PLAN

1"=10'

## PLANT SCHEDULE

| FLOWERING TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| | ML | MALUS X 'LOLLIZAM' TM | LOLLIPOP CRABAPPLE | 2" CAL | | 3 |

| ORNAMENTAL GRASSES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | QTY |
|---|---|---|---|---|---|---|
| CL | CL | CHASMANTHIUM LATIFOLIUM | NORTHERN SEA OATS | 5 GAL | 3.5` X 3.5` | 52 |

| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | MATURE SIZE (HXW) | SPACING | QTY |
|---|---|---|---|---|---|---|---|
| | G3 | 1" CRUSHED MOUNTAIN WHITE MARBLE ROCK | 1" CRUSHED | 1" CRUSHED | | | 1,221 SF |
| | G1 | 1" CRUSHED PERMA BARK ROCK MULCH | 1" CRUSHED | 1" CRUSHED | | | 825 SF |
| | AU | ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | FLAT | 6"X24" | 18" o.c. | 414 |
| | G2 | COMPACTED CHAT WITH STABILIZER | CHAT | 4" DEPTH | | | 4,603 SF |

A1 DETAIL ADDITION

## REFERENCE NOTES SCHEDULE

| SYMBOL | PLANTING DESCRIPTION | DETAIL |
|---|---|---|
| PL-101 | BBQ GRILL- SEE ARCHITECTURE FOR COUNTER | 4/LP502 |
| PL-102 | RAISED PLANTER - SEE ARCHITECTURE | 14/LI502 |
| PL-103 | POOL - SEE ARCHITECTURE | |
| PL-104 | HOT TUB - SEE ARCHITECTURE | |
| PL-105 | 2'X2' TILE TECH WOOD PAVER: IPEA "WEATHERED" | 3/LP502 |
| PL-106 | 2'X2' TILE TECH PAVER: WHITE QUARTZITE | 3/LP502 |
| PL-107 | 6'X8' FIRE PIT BY ORE | |
| PL-108 | SITE FURNITURE: OWNER PROVIDED, CONTRACTOR INSTALLED. | |
| PL-109 | ORNAMENTAL STEEL FENCE (SEE ARCHITECTURAL) | |
| PL-110 | 4' WIDE PLANTER (18" TALL, 180' LONG) TOURNESOL STEEL PLANTER, COLOR: IRON | 13/LI502 |
| PL-111 | 30" WIDE PLANTER (24" TALL, XX' LONG) TOURNESOL STEEL PLANTER, COLOR: IRON | 12/LI502 |
| PL-112 | CABANA OWNER PROVIDED, CONTRACTOR INSTALLED | |

MGB+A
The Grassli Group
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145 West 200 South
Salt Lake City, Utah 84101
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STATE OF UTAH
JAY BOLLWINKEL
PLC-LIC NO. 168570
Licensed Landscape Architect

# TIMES SQUARE

SOUTH SALT LAKE CITY, UTAH

Drawing Date: 5-26-2023
Scale:
Drawn: EJR Checked: JAB
Project #: 22-107
Revisions:

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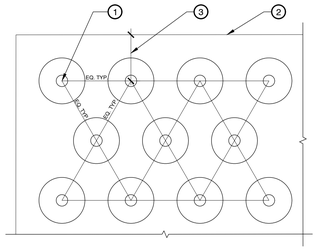
Sheet Name:
PHASE 1 ROOF TOP PLANTING PLAN

Sheet Number:
LP103

ORIGINAL SHEET SIZE: 30" X 42"

File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\03-CD\22-107 Planting - Roof Top.dwg

1. TRIANGULAR SPACING AT DISCTANCE AS DESIGNATED ON PLANS
2. EDGE OF PLANTING BED
3. 1/2 THE DISTANCE OF TRIANGULAR SPACING FROM EDGE OF PLANTING BED




## 1 TYPICAL TRIANGULAR SPACING IN PLANT BED

NTS P-22.107-02

1. ADJACENT EDGE
2. GRAVEL MULCH TO BE BELOW ADJACENT HARDSCAPE
3. GRAVEL MULCH PLACED AS DESCRIBED BELOW
4. PRE-EMERGENT PRIOR TO MULCH PLACEMENT
5. SUBGRADE




MULCH PRODUCTS:
1. GRAVEL MULCH PLACED TO A 3" DEPTH
2. CONTRACTOR TO PROVIDE SAMPLES OF GRAVEL MUCH TO LANDSCAPE ARCHITECT FOR APPROVAL
3. FINAL APPLICATION OF PRE-EMERGENT WEED CONTROL UPON COMPLETION OF MULCH INSTALLATION

## 6 GRAVEL MULCH

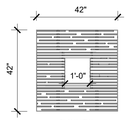
1 1/2" = 1'-0" P-22.107-06

☐ SELECT DESIRED CENTER OPENING:
- ☑ 12" (STANDARD)
- ☐ 16"
- ☐ 20"
- ☐ 24"

☐ SELECT DESIRED FINISH:
- ☐ RAW (STANDARD)
- ☑ BAKED-ON OIL FINISH
- ☐ POWDER COAT

☐ SELECT DESIRED MATERIAL:
- ☑ CAST IRON (STANDARD)
- ☐ CAST ALUMINUM
- ☐ CAST BRONZE

IRON AGE DESIGNS
2104 SW 152ND ST #4
BURIEN, WA 98166
TOLL FREE: 1-877-418-3568
www.ironagegrates.com




PLAN VIEW




FRONT ELEVATION

SPECIFICATIONS:
**PRODUCT ID:** RN1422-42HP
**ADA COMPLIANT:** YES - NO OPENINGS GREATER THAN 1/2"
**HEEL PROOF:** YES - NO OPENINGS GREATER THAN 1/4"
**WEIGHT:** 85 LBS EACH
-PIECES PER SET: 4
-DUE TO CASTING INCONSISTENCIES ALL DIMENSIONS ARE NOMINAL
-PEDESTRIAN LOAD ONLY

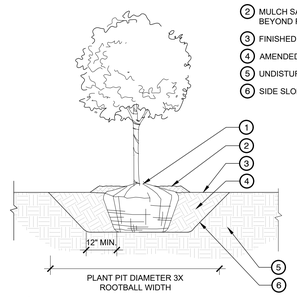
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS

* FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.

## 11 42" IRON AGE "RAIN" TREE GRATE

3/8" = 1'-0" P-22.107-109

1. SET BASE OF ROOT FLARE 1"-2" ABOVE FINISHED GRADE
2. MULCH SAUCER - EXTEND 6" BEYOND ROOTBALL
3. FINISHED GRADE
4. AMENDED BACKFILL
5. UNDISTURBED SUBGRADE
6. SIDE SLOPE - 45° ANGLE



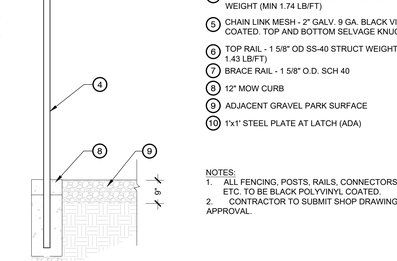

PLANT PIT DIAMETER 3X ROOTBALL WIDTH

NOTE:
1. AFTER PLACEMENT, CUT AND REMOVE ALL LACING A WIRE BASKETS FROM ROOTBALL. REMOVE BURLAP FROM SIDES OF ROOTBALL, RETAIN ON BOTTOM.
2. END WEED BARRIER FABRIC AND MULCH 4" FROM TREE TRUNK. MAINTAIN 8" DIA. SPACE AROUND TRUNK TO AVOID GIRDLING TRUNK WITH WEED FABRIC AND MULCH

## 2 TYPICAL TREE PLANTING IN PLANT PIT - GROUND

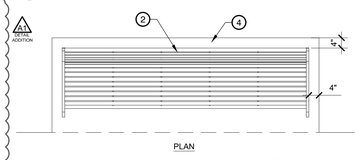
NTS P-22.107-03

1. NEW CONCRETE PAVING
2. 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
3. UNDISTURBED SUBGRADE OR 95% COMPACTION
4. 1/2" RADIUS
5. 1/2" EXPANSION JOINT 20' o.c.
6. 1/4" x 1" TOOLED CONTROL JOINT (SEE PLANS FOR SPACING)
7. THICKNESS OF CONCRETE VARIES (PEDESTRIAN OR VEHICULAR)

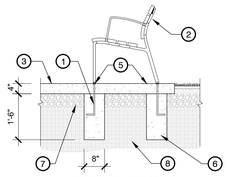



## 7 PEDESTRIAN/VEHICULAR CONCRETE

1" = 1'-0" P-22.107-78




PLAN




SECTION (ON CONCRETE)

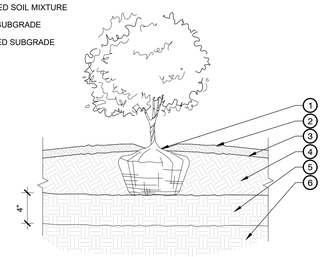
1. Ø 3/8" X 12" STEEL CONCRETE ANCHOR BOLTS
2. BENCH
3. CONCRETE PAVING
4. CONCRETE BASE UNDER BENCH
5. 2" X 2" STEEL SPACER
6. 8" DIA. X 18" CONCRETE FOOTING
7. 4" - 95% COMPACTED ROAD BASE
8. UNDISTURBED SUB-GRADE OR 95% COMPACTED

NOTES:
1. ALL HARDWARE TO BE CORROSION RESISTANT
2. INSTALL PER MANUFACTURERS RECOMMENDATION

## 12 BENCH ATTACHMENT

1/2" = 1'-0" P-22.107-30

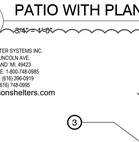
1. SET BASE ROOT FLARE 1"-2" ABOVE FINISHED GRADE
2. MULCH ENTIRE PLANTING BED PER SPEC.
3. FINISHED GRADE
4. PLANTING BED SOIL MIXTURE
5. PREPARED SUBGRADE
6. UNDISTURBED SUBGRADE



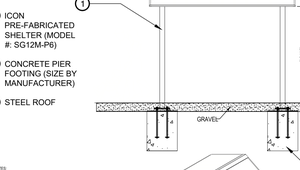

NOTE:
1. CONTAINER SHRUBS: CUT AND COMPLETELY REMOVE PLASTIC CONTAINER AT TIME OF PLANTING. GENTLY TEASE ROOTS AROUND ROOTBALL, DO NOT BREAK OR TWIST ROOTS

## 3 TYPICAL SHRUB PLANTING IN BED - ROOF

NTS P-22.107-01



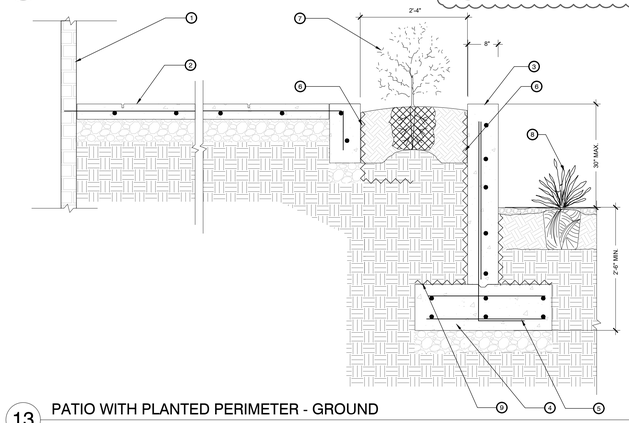

1. CONTROL JOINTS PLACED PER LAYOUT PLAN




NOTE:
1. ALL JOINTS TO BE SAW CUT WITH BEVEL EDGE. CHALK LINES TO BE VERIFY WITH OWNER OR LANDSCAPE ARCHITECT PRIOR TO SAW CUTTING
2. SEE CIVIL DRAWINGS FOR CONCRETE DEPTHS AND DETAILS

## 8 CONCRETE SIDEWALK SCORING PATTERN

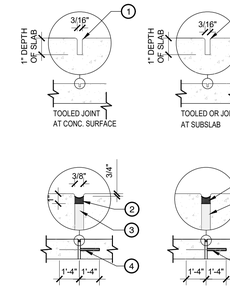
1/4" = 1'-0" P-22.107-67




1. BUILDING
2. CONCRETE PATIO (SEE ARCHITECTURAL PLANS)
3. 8" RE-INFORCED CONCRETE RETAINING WALL (SEE ARCHITECTURAL PLANS)
4. FOOTING (SEE ARCHITECTURAL PLANS)
5. #5 REBAR
6. WATERPROOFING MEMBRANE
7. BOXWOOD HEDGE
8. KARL FOERSTER PERENNIAL
9. WATER PROOFING FABRIC/PAINT

## 13 PATIO WITH PLANTED PERIMETER - GROUND

3/16" = 1'-0" P-22.107-54

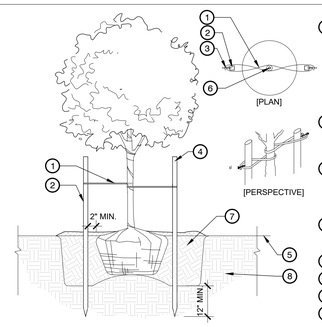



1. 3/4" CHAMFER
2. SEALANT
3. NON-EXTRUDED, BITUMINOUS-TYPE, RESILIENT FILLER
4. 3/4"Ø EPOXY COATED DOWEL AT 18" O.C.
5. 1"Ø EPOXY COATED DOWEL AT 12" O.C.

NOTE:
1. STOP REINFORCING WITHIN 2" OFEXPANSION JOINT

## 9 CONTROL & EXPANSION JOINT SECTIONS

1/4" = 1'-0" P-22.107-108



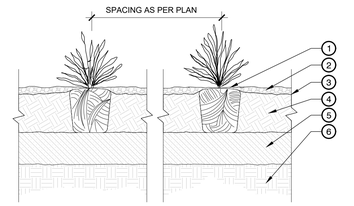

1. " FLAT WOVEN POLYPROPYLENE STRAP, 900 LB. BREAK STRENGTH, LOOP AROUND TRUNK. AFFIX NO HIGHER THAN 1/3 THE HEIGHT OF TREE. ALLOW TREE TO MOVE - DO NOT MAKE LOOP TOO TAUT
2. 2" HARDWOOD STAKE - DRIVE INTO SUBGRADE - DO NOT PIERCE ROOTBALL
3. FOLD ENDS OF STRAP UNDER AND ATTACH TO STAKE WITH 1" GALVANIZED ROOFING NAIL
4. POSITION STAKES ON EAST AND WEST SIDE OF TREE
5. FINISHED GRADE
6. TREE TRUNK
7. AMENDED BACKFILL
8. UNDISTURBED SUBGRADE

NOTE:
1. STAKE TREES PERPENDICULAR TO PREVAILING WIND DIRECTION
2. ALL STRAPS AND STAKES TO BE REMOVED ONE (1) YEAR AFTER PLANTING
3. TOP OF TREE STAKE TO BE 6" BELOW LOWEST BRANCH

## 4 TREE STAKING - SMALLER THAN 3.0" CAL - GROUND

NTS P-22.107-65

1. PLANT SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO EXISTING GRADE IN THE NURSERY
2. MULCH
3. FINISHED GRADE
4. PLANTING BED SOIL MIXTURE PER SPEC
5. AMENDED SUBGRADE
6. UNDISTURBED SUBGRADE



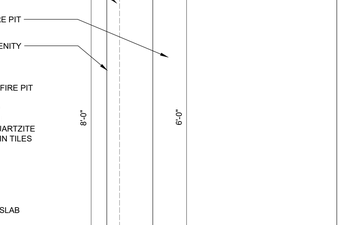

## 5 TYPICAL PERENNIAL PLANTING

NTS P-22.107-22

NOTE:
1. FOR REFERENCE ONLY
2. INSTALL PER MANUFACTURES RECOMMENDATION
3. SEE SPECIFICATIONS FOR POST SIZE/SPACING
4. ANY PAVERS CUT SHOULD NOT BE LESS THAN 4" WIDTH OR LENGTH

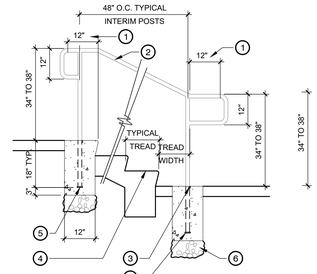



1. LANDSCAPE FORMS: BOLA BIKE RACK (COLOR: ELECTRO POLISHED STAINLESS STEEL)
2. 1 1/2" TUBING
3. GROUT IN CONCRETE SLAB
4. FINISH GRADE




## 10 BIKE RACK

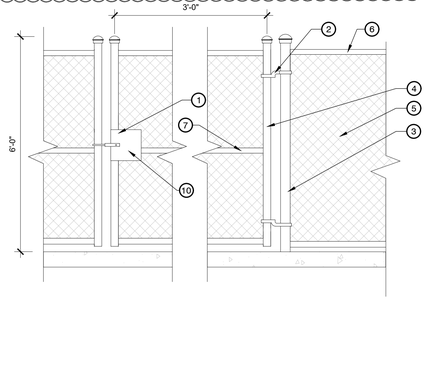
1" = 1'-0" P-22.107-91

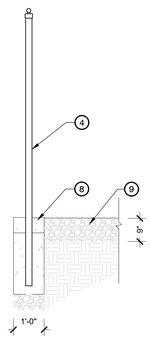



1. EXTEND 12" MIN. LEVEL DISTANCE TO LANDING SURFACE BEFORE RETURNED.
2. 1-1/2" DIAMETER SCHED 40STEEL PIPE HANDRAIL, SEE SPECIFICATIONS FOR PAINTING AND FINISH
3. 3x3x1/2" STEEL PLATE WELDED TO BOTTOM ON RAIL, TYP.
4. STAIRS AS OCCURS, SEE ARCHITECTURAL DRAWINGS.
5. TYPICAL CONC. POST FOOTING.
6. 6" THICK CRUSHED ROCK BASE, TYPICAL.

## 14 STAIR PIPE HANDRAIL

1/2" = 1'-0" P-22.107-105




1. CLOSING LATCH
2. COMMERCIAL GRADE HINGE SIZE PER WT. LOAD
3. END POST - 2 1/2" O.D. SS-40
4. GATE DOOR VERTICAL RAIL 1 7/8" OD SS-40 STRUCT WEIGHT (MIN 1.74 LB/FT)
5. CHAIN LINK MESH - 2" GALV. 9 GA. BLACK VINYL COATED. TOP AND BOTTOM SELVAGE KNUCKLED
6. TOP RAIL - 1 5/8" OD SS-40 STRUCT WEIGHT (MIN 1.43 LB/FT)
7. BRACE RAIL - 1 5/8" O.D. SCH 40
8. 12" MOW CURB
9. ADJACENT GRAVEL PARK SURFACE
10. 1'x1' STEEL PLATE AT LATCH (ADA)

NOTES:
1. ALL FENCING, POSTS, RAILS, CONNECTORS, RODS, ETC. TO BE BLACK POLYVINYL COATED.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.

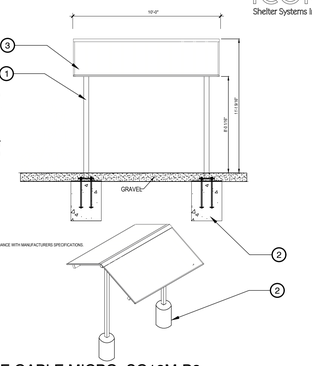
## 15 SWING BLACK VINYL COATED CHAINLINK GATE AND FENCE

1/2" = 1'-0" P-22.107-33

ICON SHELTER SYSTEMS INC.
1455 LINCOLN AVE.
HOLLAND MI. 49423
TOLL FREE: 1-800-748-0985
PHONE: (616) 396-0919
FAX: (616) 748-0999
www.iconshelters.com

ICON Shelter Systems Inc

1. ICON PRE-FABRICATED SHELTER (MODEL #: SG12M-P6)
2. CONCRETE PIER FOOTING (SIZE BY MANUFACTURER)
3. STEEL ROOF



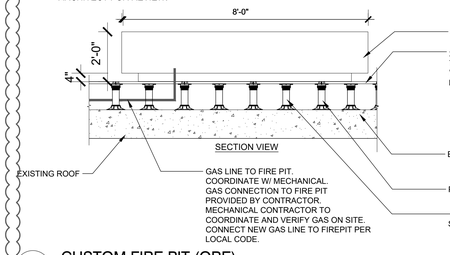

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
*PRELIMINARY: NOT FOR CONSTRUCTION

## 16 SQUARE GABLE MICRO SG12M-P6

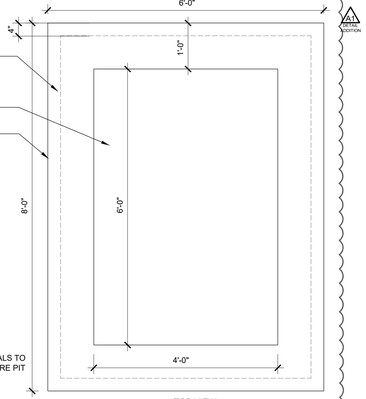
NTS P-22.107-113

**CUSTOM FIRE PIT**

96"L X 72"W X 24"H ALUMINUM LINEAR [.25, 4"SKIRTS ];
FINISH: POWDER COATING TO MATCH SCONCE LIGHTING
EMERGENCY STOP , QTY: 1
2 HOUR TIMER, QTY: 1
RECYCLED GLASS ROCK - COLOR TBD, QTY:
72"LX4"W CSA CERTIFIED ELECTRONIC IGNITION INTERLINK BURNER - NATURAL GAS - 200K BTU, QTY: 1
**CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW.*




SECTION VIEW




TOP VIEW

## 17 CUSTOM FIRE PIT (ORE)

NTS P-22.107-114


MGB+A
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STATE OF UTAH
JAY BOLLWINKEL
PRO EQUIVALENT
NO. 168570
Licensed Landscape Architect

# TIMES SQUARE

SOUTH SALT LAKE CITY, UTAH

Drawing Date: 5-26-2023
Scale:
Drawn: BJR Checked: JAB
Project #: 22-107
Revisions:


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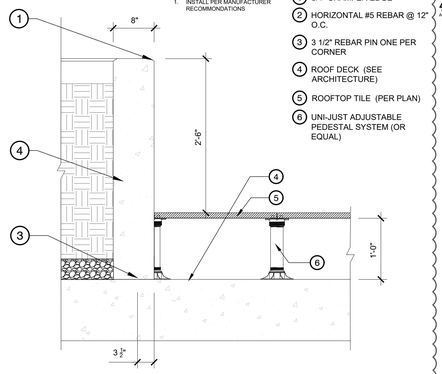

Sheet Name:
GROUND LEVEL PLANTING DETAILS

Sheet Number:
LP501

ORIGINAL SHEET SIZE: 30" X 42"

File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\03-CD\22-107 Details.dwg

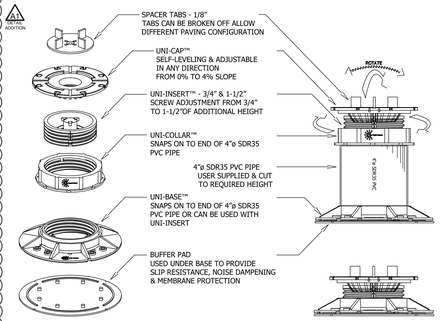
NOTES:
1. INSTALL PER MANUFACTURER RECOMMONDATIONS




1. 3/4" CHAMFER EDGE
2. HORIZONTAL #5 REBAR @ 12" O.C.
3. 3 1/2" REBAR PIN ONE PER CORNER
4. ROOF DECK (SEE ARCHITECTURE)
5. ROOFTOP TILE (PER PLAN)
6. UNI-JUST ADJUSTABLE PEDESTAL SYSTEM (OR EQUAL)

## 1 CONCRETE PLANTER(S) ON ROOFTOP TERRACE

NOT TO SCALE — P-22.107-89

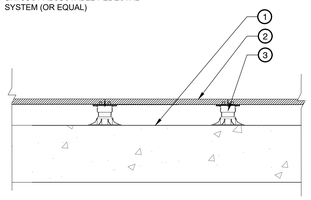



GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH TILE TECH INC PRODUCT SPECIFICATIONS.
2. DRAWING NOT TO SCALE.
3. USE OF BUFFER PADS IS MANDATORY.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.TILETECHPAVERS.com

## 2 UNI-JUST™ PEDESTAL SYSTEM (OR EQUAL)

NOT TO SCALE — P-22.107-56

NOTES:
1. TRANSITIONS TO ADJACENT PAVING MATERIALS ARE TO BE FLUSH
2. SEE ARCHITECTURAL DETAILS FOR CONCRETE FLOOR ASSEMBLY

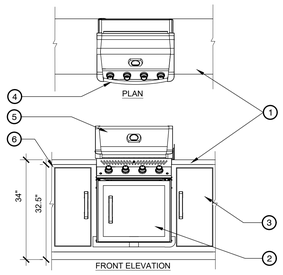



1. CONCRETE FLOOR ASSEMBLY - SEE ARCHITECTURAL PLANS
2. ROOFTOP TILE (PER PLAN)
3. UNI-JUST ADJUSTABLE PEDESTAL SYSTEM (OR EQUAL)

## 3 ROOFTOP PEDESTAL SYSTEM

NTS — P-22.107-68

*NOTES:
PRODUCT(S) SHOWN AS "BASIS OF DESIGN". CONTRACTOR TO PROVIDE PRODUCT(S) TO MEET ADA ACCESSIBILITY AS OUTLINED BELOW.
CONTRACTOR TO PROVIDE BBQ CABINET AND COUNTER TOP SHOP DRAWINGS FOR REVIEW AND APPROVAL.
PROVIDE MATERIAL AND COLOR SAMPLE SUBMITTALS FOR REVIEW AND APPROVAL. CONNECT TO GAS LINE, COORDINATE W/ ARCHITECTURE AND MECHANICAL.
CABINET TO BE NO TALLER THAN 32.5" HEIGHT FOR ADA ACCESSIBILITY. PROVIDE A 30" MIN. CLEAR 34" HIGH FORWARD APPROACH WORK SURFACE AT GRILL COUNTER.
OPERABLE PARTS SHALL BE LOCATED IN AN ACCESSIBLE REACH RANGE. PROVIDE SIDE GRILL HANDLE FOR ADA ACCESSIBILITY.




1. DEKTON COUNTERTOP, OR NATURAL STONE APPROVED EQUAL (COLOR TBD)
2. STAINLESS STEEL CABINET
3. ADA COMPLIANT CABINETS
4. OPERABLE PARTS SHOULD BE LOCATED IN AN ACCESSIBLE REACH RANGE.
5. NewAge PRODUCTS OUTDOOR KITCHEN PERFORMANCE GRILLSKU #66990
6. 32.5" ADA CABINET HEIGHT

NOTES:
1. STAINLESS STEEL CABINET(S)
2. WHITE DEKTON COUNTERTOP
3. BBQ INSERTS (3)
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SAMPLES ` FOR APPROVAL.

*SEE ARCHITECTURE FOR OVERALL LENGTHS AND DIMENSIONS

## 4 NEW AGE BBQ, CABINETS, AND COUNTERTOP

1/2" = 1'-0" — P-22.107-13

TOURNESOL SITE WORKS:
2930 FABER STREET
UNION CITY, CA 94587
1-800-542-2282
TOURNESOL.COM




1. BITUTHENE ICE AND WATER SHIELD
2. BUILDING WALL (SEE ARCHITECTURE)
3. BLACK TOURNESOL FRP PLANTER MODEL# WR-1203030 (SEE PLANS)
4. 2'X2' TILE-TECH PORCELAIN TILETOURNESOL POWDER COATED STEEL PLANTER
5. UNI-JUST PEDESTAL SYSTEM (OR EQUAL)
6. UNI-JUST HALF PEDESTAL (OR EQUAL)
7. 1" WEEP HOLE
8. 2" GRAVEL BED
9. FILTER FABRIC
10. STANDARD SCHEDULE 40 GALVANIZED STEEL PIPE LATERAL PER PLAN
11. 2" IRRIGATION ACCESS

## 5 30" (W) X 24" (H) FRP TOURNESOL PLANTER - ROOF

NTS — P-22.107-115

TOURNESOL SITE WORKS:
2930 FABER STREET
UNION CITY, CA 94587
1-800-542-2282
TOURNESOL.COM




1. FOR CONNECTION TO ROOFDECK SEE ARCHITECTURE.
2. ROOF DECK (SEE ARCHITECTURE)
3. 6' FENCE (SEE ARCHITECTURE)
4. BLACK TOURNESOL FRP PLANTER MODEL# WCR-724818 (SEE PLANS)
5. TILE-TECH PORCELAIN PAVER SYSTEM
6. 1" WEEP HOLE
8. FILTER FABRIC
9. 2" GRAVEL
10. 2" IRRIGATION ACCESS

## 6 48" (W) X 18" (H) FRP TOURNESOL ROOFTOP PLANTER

NOT TO SCALE — P-22.107-116


MGB+A
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STATE OF UTAH
JAY BOLLWINKEL
PRO EQUIN
PRO No. 108570
Licensed Landscape Architect

# TIMES SQUARE

SOUTH SALT LAKE CITY, UTAH

Drawing Date: 5-26-2023
Scale:
Drawn: BJR Checked: JAB
Project #: 22-107
Revisions:


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Sheet Name:
ROOF LEVEL
PLANTING DETAILS

Sheet Number:
LP502

ORIGINAL SHEET SIZE: 30" X 42"

File Name: P:\Projects\22-107 The Rails at Times Square (Axis)\02-Working\01-Drawings\03-CD\22-107 Details.dwg

# GENERAL NOTES

## 1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO SOUTH SALT LAKE CITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES, DEVELOPER AGREEMENT BETWEEN THE DEVELOPER AND THE CITY AND ALL OTHER APPLICABLE ORDINANCES, LAWS AND REGULATIONS.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

## 1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

## 1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S) INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

## 1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

## 1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL D1" SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

## 1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

## 1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

## 1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

## 1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

# SOUTH SALT LAKE CITY NOTES:

ANY FAULTY OR DEFECTIVE WORK SHALL BE CORRECTED BY THE DEVELOPER OR THE DEVELOPER'S CONTRACTOR WITHIN A PERIOD OF 30 DAYS FROM THE TIME OF THE CITY ENGINEER OR DESIGNEE'S INSPECTION WHEREIN DEFECTIVE WORK WAS NOTED AND WRITTEN NOTICE IS GIVEN. INSPECTIONS SHALL BE REQUIRED FOR DEVELOPMENT IMPROVEMENTS ACCORDING TO CITY SPECIFICATIONS. THE PERSON RESPONSIBLE FOR THE CONSTRUCTION SHALL SCHEDULE THE INSPECTIONS WITH THE CITY ENGINEER OR DESIGNEE AT LEAST ONE WORKING DAY PRIOR TO THE TIME THE INSPECTION WILL BE NEEDED.

PRIOR TO EXCAVATING OR STARTING WORK THE DEVELOPER SHALL MEET WITH THE CITY ENGINEER OR DESIGNEE FOR A PRE-CONSTRUCTION CONFERENCE AND SHALL BRING ALL CONSTRUCTION OR SUBCONTRACTORS RESPONSIBLE FOR BUILDING THE IMPROVEMENTS ASSOCIATED WITH THE PROJECT.

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT A COMPLETE DIGITAL SET OF AS-BUILT DRAWINGS IN PDF FORMAT TO THE CITY.

1

# LEGEND

| NEW | EXISTING | |
|---|---|---|
| | | MONUMENT LINE |
| | | CENTER LINE |
| | | SUBJECT PROPERTY LINE |
| | | ADJACENT PROPERTY LINE |
| | | EASEMENT LINE |
| | | DITCH FLOWLINE |
| X | X | FENCE LINE |
| ATMS | atms | ATMS CABLE |
| TV | tv | CABLE TV LINE |
| C | c | COMMUNICATIONS LINE |
| FO | fo | FIBER-OPTIC CABLE |
| F | f | FIRE LINE |
| IRR | irr | IRRIGATION LINE |
| G | g | NATURAL GAS LINE |
| OHC | ohc | OVERHEAD COMMUNICATIONS |
| OHP | ohp | OVERHEAD POWER LINE |
| OHT | oht | OVERHEAD TELEPHONE LINE |
| OHTV | ohtv | OVERHEAD TELEVISION LINE |
| P | p | POWER LINE |
| P/C | p/c | POWER/COMMUNICATIONS LINE |
| P/T | p/t | POWER/TELEPHONE LINE |
| P/T/C | p/t/c | POWER/TELE/COMM LINE |
| RD | rd | ROOF DRAIN LINE |
| SW | sw | SECONDARY WATER LINE |
| S | s | SANITARY SEWER LINE |
| ST | st | STEAM LINE |
| SD | sd | STORM DRAIN LINE |
| T | t | TELEPHONE LINE |
| T/C | t/c | TELEPHONE/COMM LINE |
| UD | ud | UNDERDRAIN |
| UGC | ugc | UNDERGROUND COMMUNICATIONS |
| UGP | ugp | UNDERGROUND POWER LINE |
| UGT | ugt | UNDERGROUND TELEPHONE LINE |
| UGTV | ugtv | UNDERGROUND TELEVISION |
| W | w | WATER LINE |
| T2 | 4572 | CONTOUR LINE |
| | | CURB & GUTTER (STD) |
| | | CURB & GUTTER (OUTFALL) |

| NEW | EXISTING | |
|---|---|---|
| | | SECTION CORNER (FOUND) |
| | | SECTION CORNER (NOT FOUND) |
| | | STREET MONUMENT |
| | | BRASS CAP MONUMENT |
| | | POWER POLE |
| | | UTILITY POLE |
| GUY | GUY | GUY ANCHOR |
| TRANS | TRANS | POWER TRANSFORMER |
| | | TRAFFIC SIGNAL CABINET |
| | | LIGHT POLE |
| TR | TR | TELEPHONE RISER |
| T | T | TELEPHONE MANHOLE |
| | | TRAFFIC SIGNAL BOX |
| W | W | WATER MANHOLE |
| | | WATER VALVE |
| WM | WM | WATER METER |
| | | FIRE HYDRANT |
| S | S | SANITARY SEWER MANHOLE |
| SSCO | SSCO | SANITARY SEWER CLEANOUT |
| SD | SD | STORM DRAIN MANHOLE |
| | | STORM DRAIN CURB INLET |
| | | STORM DRAIN CATCH BASIN |
| SD | SD | STORM DRAIN CLEANOUT |
| | | STORM DRAIN COMBO BOX |
| MB | MB | MAILBOX |
| | | SIGN |
| | | FLOW DIRECTION |
| 44.00 TOC | *44.00 EX TOC* | SPOT ELEVATION |
| | | CONIFEROUS TREE |
| | | DECIDUOUS TREE |

# ABBREVIATIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| AC | ACRE | DIP | DUCTILE IRON PIPE | GM | GAS METER | PCC | POINT OF COMPOUND CURVE | T | TOWNSHIP |
| ADA | AMERICANS WITH DISABILITIES ACT | DTREE | DECIDUOUS TREE | GMH | GAS MANHOLE | PI | POINT OF INTERSECTION | TBC | TOP BACK OF CURB |
| ATMS | ADVANCED TRAFFIC MGMT. SYSTEM | DYL | DOUBLE YELLOW LINE | GUY | GUY WIRE | PM | PARKING METER | TELE | TELEPHONE |
| B&C | BAR & CAP | E | EAST | GV | GAS VALVE | PP | POWER POLE | TFC | TOP FACE OF CURB |
| BC | BUILDING CORNER | EB | ELECTRIC BOX | HDPE | HIGH DENSITY POLYETHYLENE | PRC | POINT OF REVERSE CURVE | TFG | TOP FINISH GRADE |
| BFG | BOTTOM FINISH GRADE | EGL | ENERGY GRADE LINE | HG | HEADGATE | PRK | PARKING STRIPE | TL | TREE LINE |
| BLUE | BLUE STAKED ELECTRIC | ELEV | ELEVATION | HGL | HYDRAULIC GRADE LINE | POC | POINT OF CONNECTION | TMH | TELEPHONE MANHOLE |
| BLUFO | BLUE STAKED FIBER OPTIC | EM | ELECTRIC METER | HP | HIGH POINT | PT | POINT OF TANGENCY | TOA | TOP OF ASPHALT |
| BLUG | BLUE STAKED NATURAL GAS | EMH | ELECTRIC MANHOLE | HW | HEADWALL or HIGH WATER | PWR | POWER | TOC | TOP OF CONCRETE |
| BLUIRR | BLUE STAKED IRRIGATION | EOA | EDGE OF ASPHALT | HWY | HIGHWAY | PVC | POLYVINYL CHLORIDE PIPE | TOF | TOP OF FOOTING |
| BLUSD | BLUE STAKED STORM DRAIN | EOC | EDGE OF CONCRETE | ICO | IRRIGATION CLEANOUT | R | RANGE | TOG | TOP OF GRATE |
| BLUSS | BLUE STAKED SANITARY SEWER | EOG | EDGE OF GRAVEL | ICV | IRRIGATION CONTROL VALVE | RCP | REINFORCED CONCRETE PIPE | TOE | TOE OF SLOPE |
| BLUT | BLUE STAKED TELEPHONE | EOL | EDGE OF LAWN | IE | INVERT ELEVATION | RD | ROOF DRAIN | TOP | TOP OF SLOPE or TOP OF PIPE |
| BLUW | BLUE STAKED WATER | EX or EXIST | EXISTING | IRR | IRRIGATION | REV | REVISION | TOW | TOP OF WALL |
| BM | BENCHMARK | F | FIRE | LF | LINEAR FEET | ROW | RIGHT-OF-WAY | TR | TELEPHONE RISER |
| BOF | BOTTOM OF FOOTING | FC | FOUNDATION CORNER | LIP | LIP OF GUTTER | RR | RAILROAD | TV | TELEVISION |
| BOB | BOTTOM OF BOX | FD | FOUND or FOUNDATION DRAIN | LP | LOW POINT or LIGHT POLE | S | SOUTH | TW | FINISH GRADE AT TOP OF WALL |
| BOL | BOLLARD | FDC | FIRE DEPT. CONNECTION | MAX | MAXIMUM | SAD | SEE ARCHITECTURAL DRAWINGS | TRANS | TRANSFORMER |
| BOT | BOTTOM | FDMN | FOUND MONUMENT | MIN | MINIMUM | SD | STORM DRAIN | TSP | TRAFFIC SIGNAL POLE |
| BOV | BLOW-OFF VALVE | FDSC | FOUND SECTION CORNER | MON | MONUMENT | SDCB | STORM DRAIN CATCH BASIN | TSB | TRAFFIC SIGNAL BOX |
| BOW | BACK OF WALK | FFE | FINISHED FLOOR ELEVATION | MP | METAL PIPE | SDCO | STORM DRAIN CLEOUNOUT BOX | UD | UNDERDRAIN |
| BW | FINISH GRADE AT BOTTOM OF WALL | FG | FINISHED GRADE | MW | MONITORING WELL | SDMH | STORM DRAIN MANHOLE | UGC | UNDERGROUND COMMUNICATIONS |
| ℄ | CENTERLINE | FH | FIRE HYDRANT | N | NORTH | SEC | SECTION | UGP | UNDERGROUND POWER |
| CATV | CABLE TELEVISION | FL | FLOW LINE | NG | NATURAL GROUND | SPECS | SPECIFICATIONS | UGT | UNDERGROUND TELEPHONE |
| CBR | CONCRETE BARRIER | FNC | FENCE | NGRET | NG AT RETAINING WALL | SLB&M | SALT LAKE BASE & MERIDIAN | UGTV | UNDERGROUND TELEVISION |
| CC | CURB CUT | FNCCL | CHAIN LINK FENCE | NR | NAIL & RIBBON | SQ | SQUARE | U.N.O. | UNLESS NOTED OTHERWISE |
| COL | COLUMN | FNCIRN | IRON FENCE | NW | NAIL & WASHER | SQFT | SQUARE FEET | UP | UTILITY POLE |
| COMM | COMMUNICATIONS | FNCVYL | VINYL FENCE | NTS | NOT TO SCALE | SQYD | SQUARE YARD | VCP | VITRIFIED CLAY PIPE |
| CONC | CONCRETE | FNCWD | WOOD FENCE | OG | ORIGINAL GROUND | SS | SANITARY SEWER | VP | VERTICAL PIPE |
| CONST | CONSTRUCTION | FNCWR | WIRE FENCE | OH | OVERHANG | SSCO | SANITARY SEWER CLEANOUT | W | WEST or WATER |
| CMP | CORRUGATED METAL PIPE | FO | FIBER OPTIC | OHC | OVERHEAD COMMUNICATIONS | SSMH | SANITARY SEWER MANHOLE | WM | WATER METER |
| CP | CONTROL POINT | FOW | FRONT OF WALK | OHP | OVERHEAD POWER | ST | STEAM | WMH | WATER MANHOLE |
| CTREE | CONIFEROUS TREE | FT | FEET | OHT | OVERHEAD TELEPHONE | STA | STATION | WS | WATER SURFACE |
| CUFT | CUBIC FOOT | G | NATURAL GAS | OHTV | OVERHEAD TELEVISION | STD | STANDARD | WTR | WATER |
| CUYD | CUBIC YARD | GAR | GARAGE | ℄ | PROPERTY LINE | STM | STORM | WV | WATER VALVE |
| DEL | DELINEATOR | GB | GRADE BREAK | PB | POWER BOX | SYL | SOLID YELLOW LINE | WW | WATERWAY |
| DIA or Ø | DIAMETER | GL | GROUND LIGHT | PC | POINT OF CURVATURE | SWL | SOLID WHITE LINE | | |

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LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

| No. | Date | Description |
|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |
| 3 | 09/07/23 | PER SSLC COMMENTS |

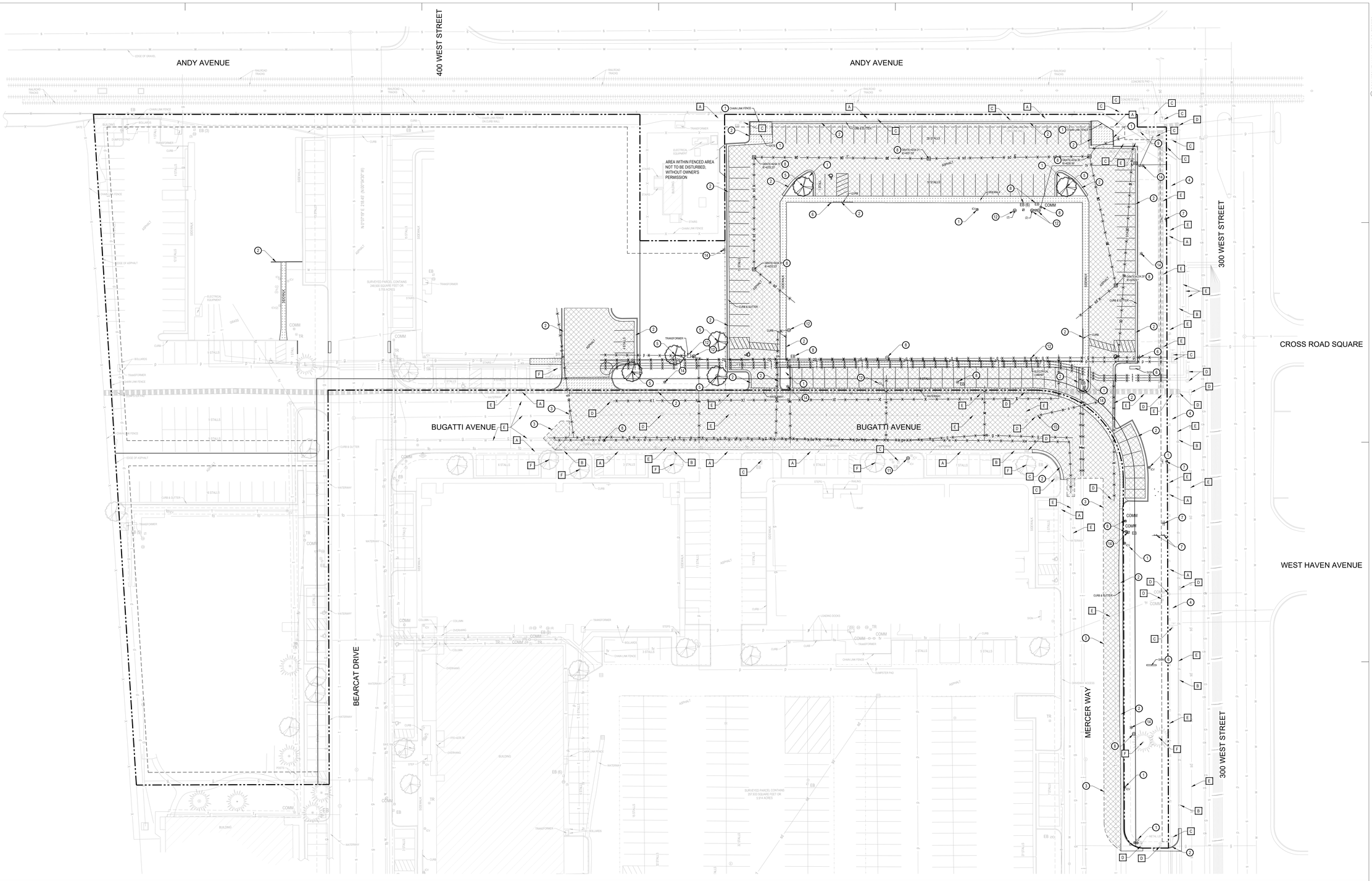
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# TIMES SQUARE

2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

GENERAL NOTES, LEGEND & ABBREVIATIONS

C001




## GENERAL NOTES:

ALL WORK TO COMPLY WITH SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

| UTILITY TYPE | PROVIDER |
|---|---|
| WATER: | SOUTH SALT LAKE CITY |
| SEWER: | SOUTH SALT LAKE CITY |
| STORM: | SOUTH SALT LAKE CITY |
| NATURAL GAS: | DOMINION ENERGY |
| ELECTRICAL POWER: | ROCK MOUNTAIN POWER |
| TELEPHONE: | CENTURY LINK |
| COMMUNICATIONS: | COMCAST |
| COMMUNICATIONS: | UTOPIA |

## KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

X X X EXISTING UNDERGROUND UTILITY LINE TO BE REMOVED AND PROPERLY DISPOSED OF. CONTRACTOR TO COORDINATE WITH UTILITY'S GOVERNING AGENCY FOR REMOVAL OF UTILITY LINE AND FOR POSSIBLE RE-ROUTE OF ANY UTILITY SERVICE THAT NEEDS TO REMAIN ACTIVE DURING CONSTRUCTION.

EXISTING ASPHALT PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.

EXISTING CONCRETE PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.

EXISTING CONCRETE FLATWORK TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.

1. EXISTING SITE FEATURES (FENCES, GATES, BOLLARDS, GRAVEL DRIVEWAYS, IRRIGATION GATES, CONCRETE DITCHES, WHEEL STOPS, LANDSCAPING, GROUND LIGHTING, IRRIGATION, MOWSTRIPS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
2. EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
3. SAWCUT EXISTING ASPHALT.
4. SAWCUT EXISTING CONCRETE.
5. EXISTING TREE(S) TO BE REMOVED AND PROPERLY DISPOSED OF.
6. EXISTING SIGN TO BE REMOVED AND PROPERLY DISPOSED OF.
7. EXISTING SIGN TO BE RELOCATED INTO PROPOSED PARK STRIP, PER SOUTH SALT LAKE STANDARDS AND SPECIFICATIONS.
8. EXISTING UNDERGROUND STRUCTURE TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
9. EXISTING UNDERGROUND UTILITY LINE TO BE GROUTED IN AT EXISTING STRUCTURE AND ABANDONED IN PLACE.
10. EXISTING SANITARY SEWER LATERAL TO BE REMOVED AND CORRESPONDING OPENING AT EXISTING MANHOLE TO BE GROUTED IN, PER SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
11. CONTRACTOR TO REMOVE EXISTING WATER METER EQUIPMENT AND COORDINATE THE RETURN TO SOUTH SALT LAKE CITY. EXISTING WATER METER VAULT AND ASSOCIATED WATER SERVICE LINE TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
12. EXISTING ABOVE-GROUND UTILITY STRUCTURE (TRANSFORMER, SWITCHGEAR, PEDESTAL, PULL BOX, UTILITY PAD, JUNCTION BOX, METER, ETC.) TO REMOVED AND PROPERLY DISPOSED OF.
13. EXISTING ABOVE-GROUND UTILITY STRUCTURE (TRANSFORMER, SWITCHGEAR, PEDESTAL, PULL BOX, UTILITY PAD, JUNCTION BOX, ETC.) TO BE RELOCATED. SEE SHEET C4.01 FOR NEW LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
14. EXISTING LIGHT POLE AND ASSOCIATED EQUIPMENT/HARDWARE TO BE REMOVED. CONTRACTOR AND OWNER TO COORDINATE ON LOCATION TO STORE FOR POSSIBLE RE-USE.

A. PRESERVE AND PROTECT EXISTING CONCRETE FLATWORK. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE FLATWORK FROM DAMAGE DURING CONSTRUCTION.

B. PRESERVE AND PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL FROM DAMAGE DURING CONSTRUCTION.

C. PRESERVE AND PROTECT EXISTING ABOVE-GROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

D. PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

E. PRESERVE AND PROTECT EXISTING UTILITY LINE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY LINE FROM DAMAGE DURING CONSTRUCTION.

F. PRESERVE AND PROTECT EXISTING TREE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING TREE FROM DAMAGE DURING CONSTRUCTION.

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

Blue Stakes of UTAH 811 bluestakes.org

**NOTICE!**

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LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# TIMES SQUARE

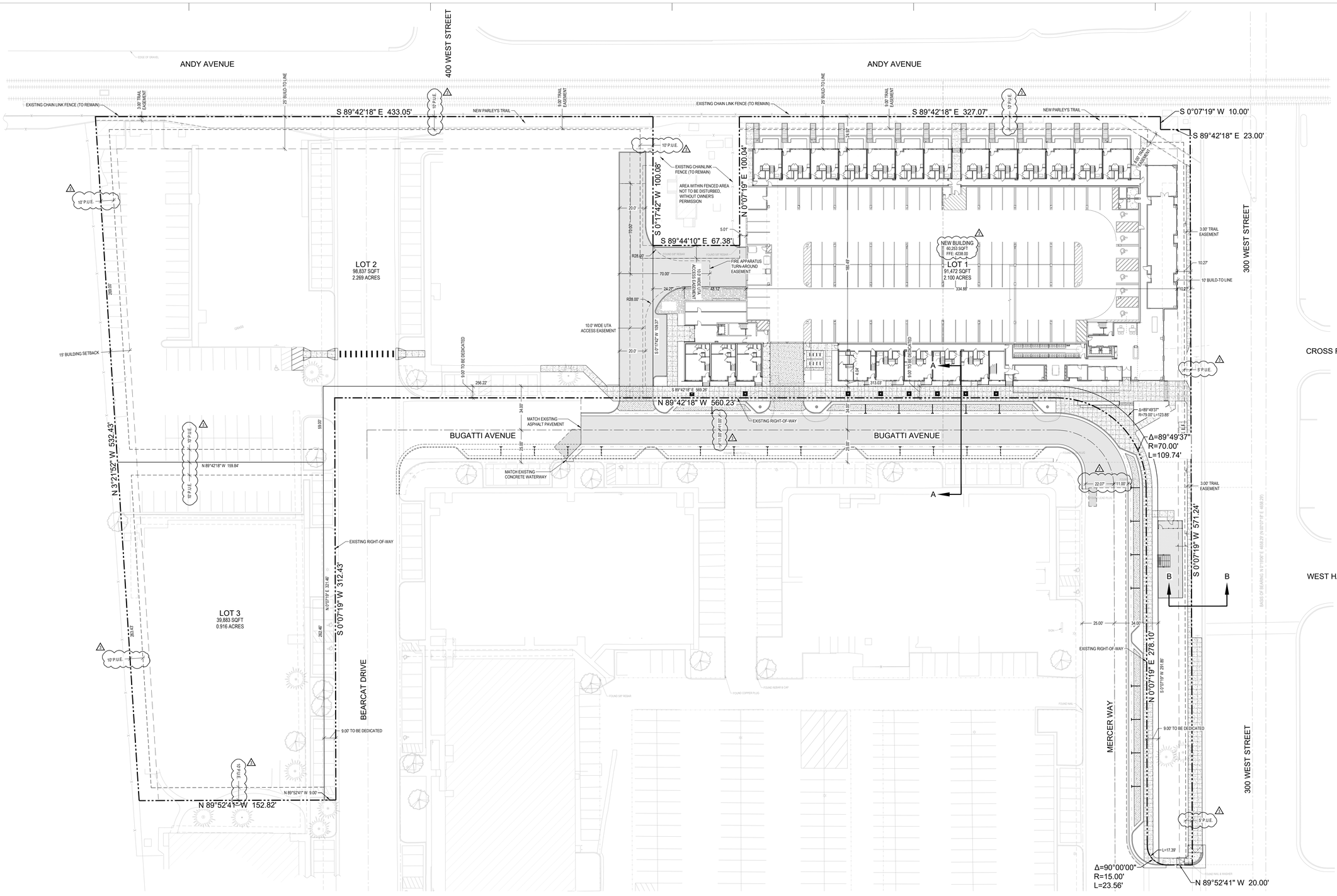
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SOUTH SALT LAKE CITY, UTAH

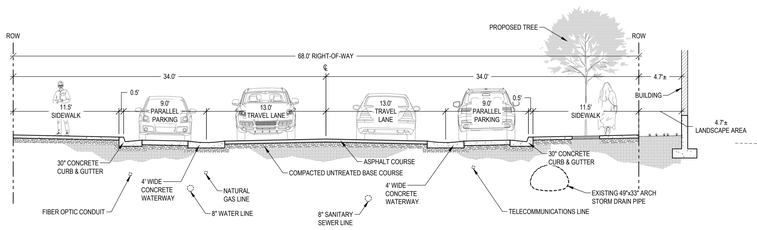
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SITE DEMOLITION PLAN

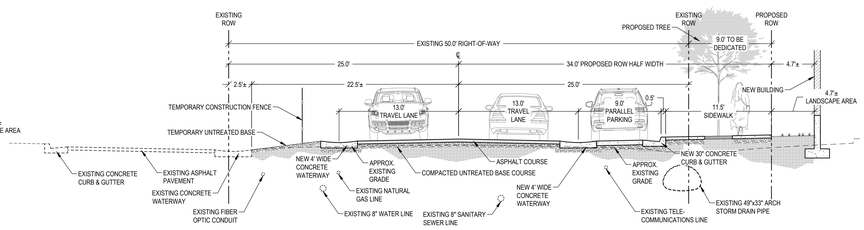
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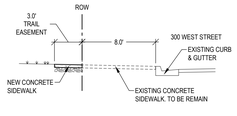

BUGATTI AVENUE - FUTURE BUILD-OUT SECTION

SCALE: N.T.S.



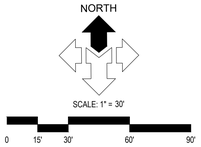

BUGATTI AVENUE - PHASE 1 CROSS SECTION (A)

SCALE: N.T.S.




300 WEST TRAIL SECTION (B)

SCALE: N.T.S.




**NOTICE!**

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Blue Stakes of UTAH 811 — Bluestakes.org

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No. 280090
THEODORE J. DIDAS
STATE OF UTAH

| No. | Date | Description |
|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |
| 2 | 06/29/23 | PER SSLC COMMENTS |
| 3 | 09/07/23 | PER SSLC COMMENTS |

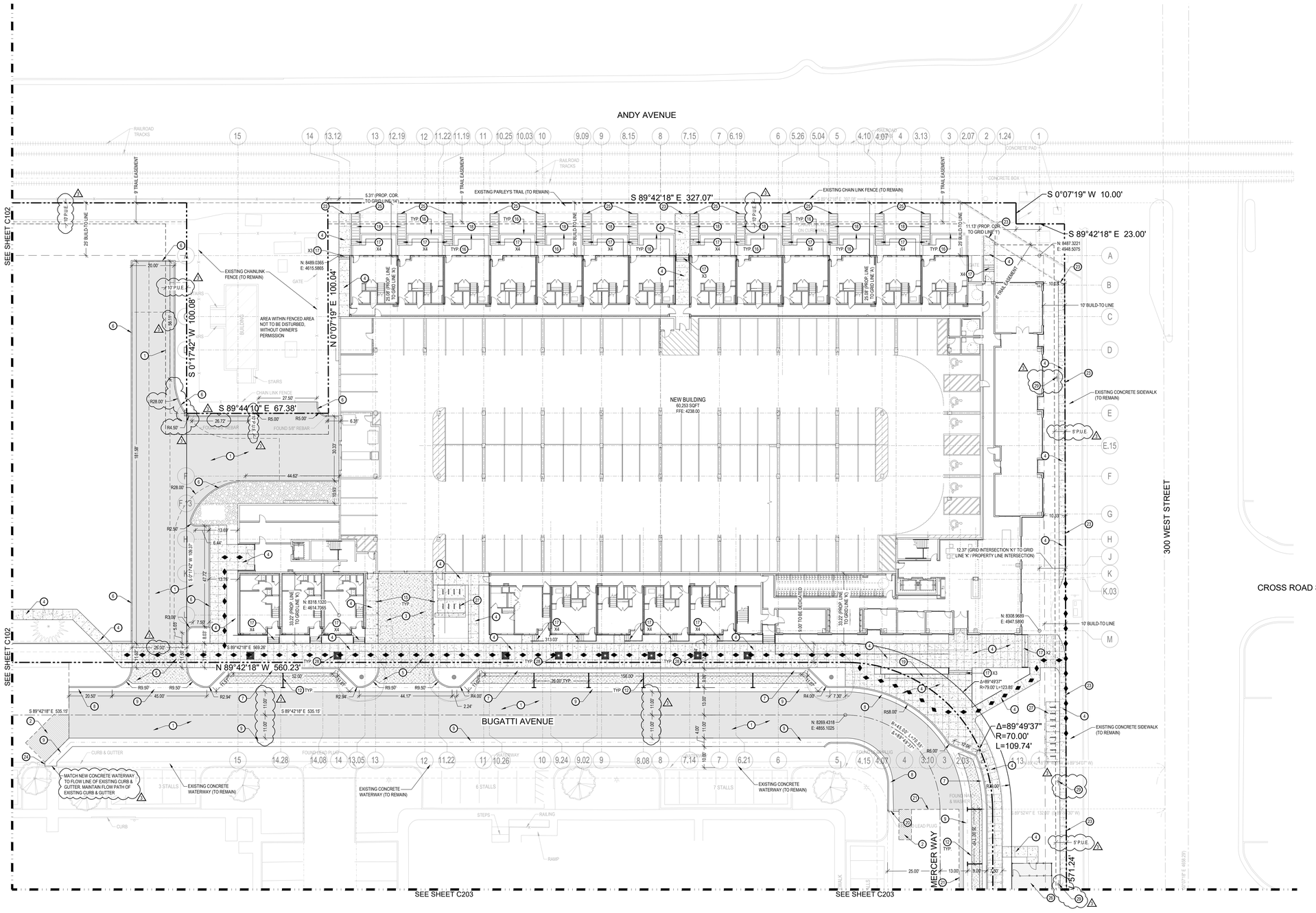
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| OWNER # | |
| DATE | 02/03/2023 |
| DRAWN | |
| CHECKED | |

# TIMES SQUARE

2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

## OVERALL CIVIL SITE PLAN

**C100**




## GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

## KEYED NOTES:

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

1. ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'E1', SHEET C501.
2. ASPHALT T-PATCH, PER SOUTH SALT LAKE CITY STD. DWG. 255.1, SHEET C503.
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C501.
4. CONCRETE SIDEWALK, PER SOUTH SALT LAKE CITY STD. DWG. 231, SHEET C503.
5. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225, SHEET C504.
6. CONCRETE CURB WALL. SEE DETAIL 'D2', SHEET C501.
7. 30" RELEASE CONCRETE CURB AND GUTTER, PER DETAIL 'E2', SHEET C501.
8. 30" CONCRETE CURB AND GUTTER, PER SOUTH SALT LAKE CITY STD. DWG. 205.1 'TYPE A', SHEET C503.
9. 48" WIDE CONCRETE WATERWAY, PER SOUTH SALT LAKE CITY STD. DWG. 211, SHEET C503.
10. NOT USED.
11. NOT USED.
12. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
13. NOT USED.
14. NOT USED.
15. BOLLARD. SEE DETAIL 'D3', SHEET C501.
16. CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAIL.
17. CONCRETE STEPS. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. STEPPING STONES / CONCRETE PAVERS. SEE LANDSCAPE PLANS FOR DETAILS.
19. BENCH. SEE LANDSCAPE PLANS FOR DETAILS.
20. SAWCUT AND MATCH EXISTING CONCRETE CURB AND GUTTER.
21. SAWCUT AND MATCH EXISTING ASPHALT PAVEMENT.
22. SAWCUT EXISTING CONCRETE SIDEWALK.
23. MATCH EXISTING CONCRETE SIDEWALK.
24. MATCH EXISTING CONCRETE WATERWAY.
25. MATCH STEPPING STONES TO EXISTING CONCRETE SIDEWALK.
26. DOG RUN. SEE LANDSCAPE PLANS FOR DETAILS.
27. BIKE RAKE(S). SEE LANDSCAPE PLANS FOR DETAILS.
28. TREE GRATE. SEE LANDSCAPE PLANS FOR DETAILS.
29. EXISTING SIGN TO BE RELOCATED OFF THE PROPOSED SIDEWALK WIDENING.

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

NOTICE!

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LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

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|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |
| 2 | 06/29/23 | PER SSLC COMMENTS |
| 3 | 09/07/23 | PER SSLC COMMENTS |

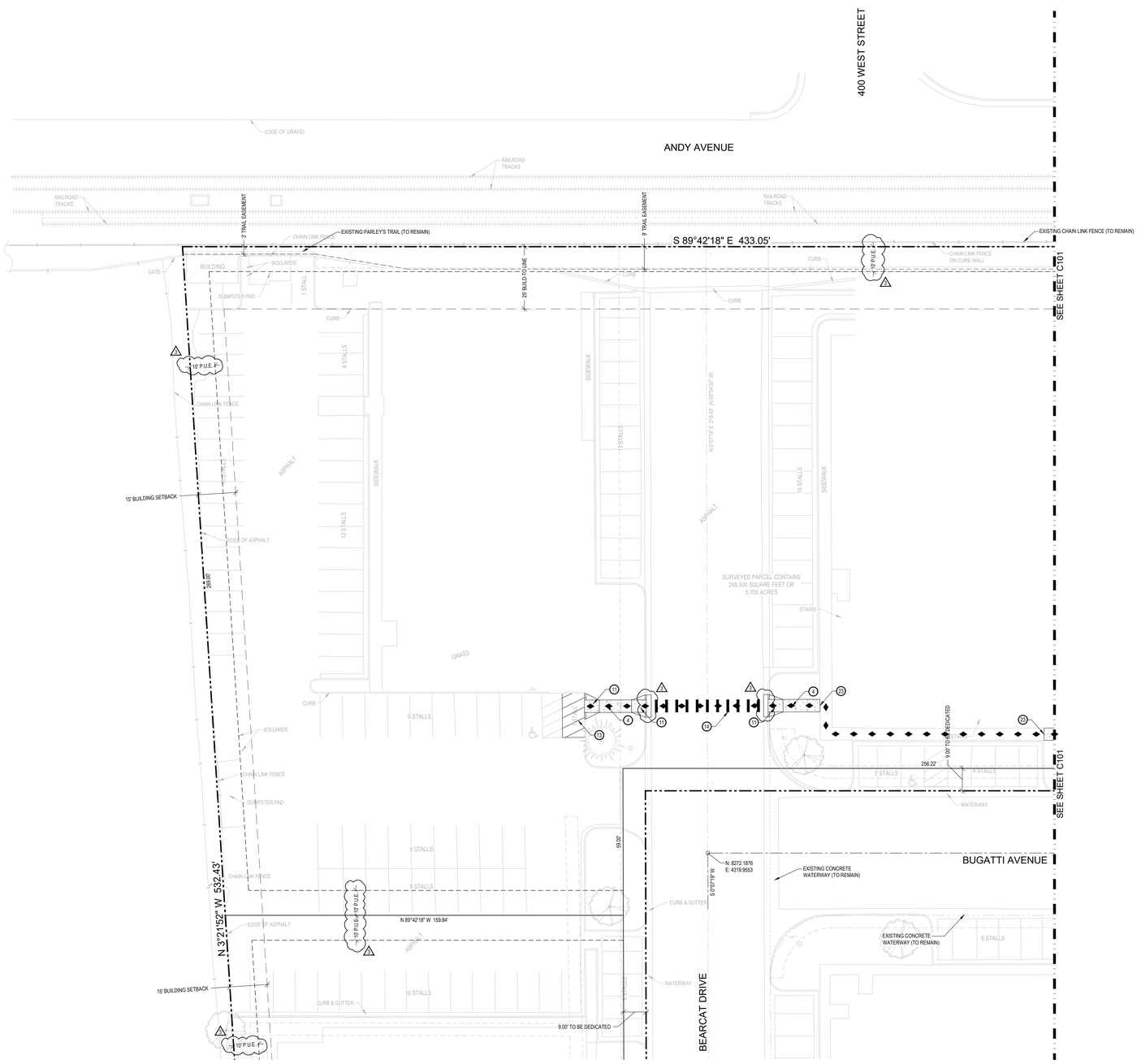
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OWNER #
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# TIMES SQUARE

2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

## CIVIL SITE PLAN - EAST

C101




## GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.

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## KEYED NOTES:

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

1. NOT USED.
2. NOT USED.
3. NOT USED.
4. CONCRETE SIDEWALK, PER SOUTH SALT LAKE CITY STD. DWG. 231, SHEET C503.
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. NOT USED.
11. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.1, SHEET C504 FOR RAMP DETAIL AND APWA PLAN NO. 238, SHEET C504 FOR DETECTABLE WARNING SURFACE DETAIL.
12. NOT USED.
13. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
14. 12" WIDE SOLID WHITE PEDESTRIAN CROSSWALK.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. NOT USED.
22. NOT USED.
23. MATCH EXISTING CONCRETE SIDEWALK.
24. NOT USED.
25. NOT USED.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. NOTE USED.

◆ ◆ ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

NOTICE!

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LICENSED PROFESSIONAL ENGINEER
09/07/23
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THEODORE J. DIDAS
STATE OF UTAH

# TIMES SQUARE

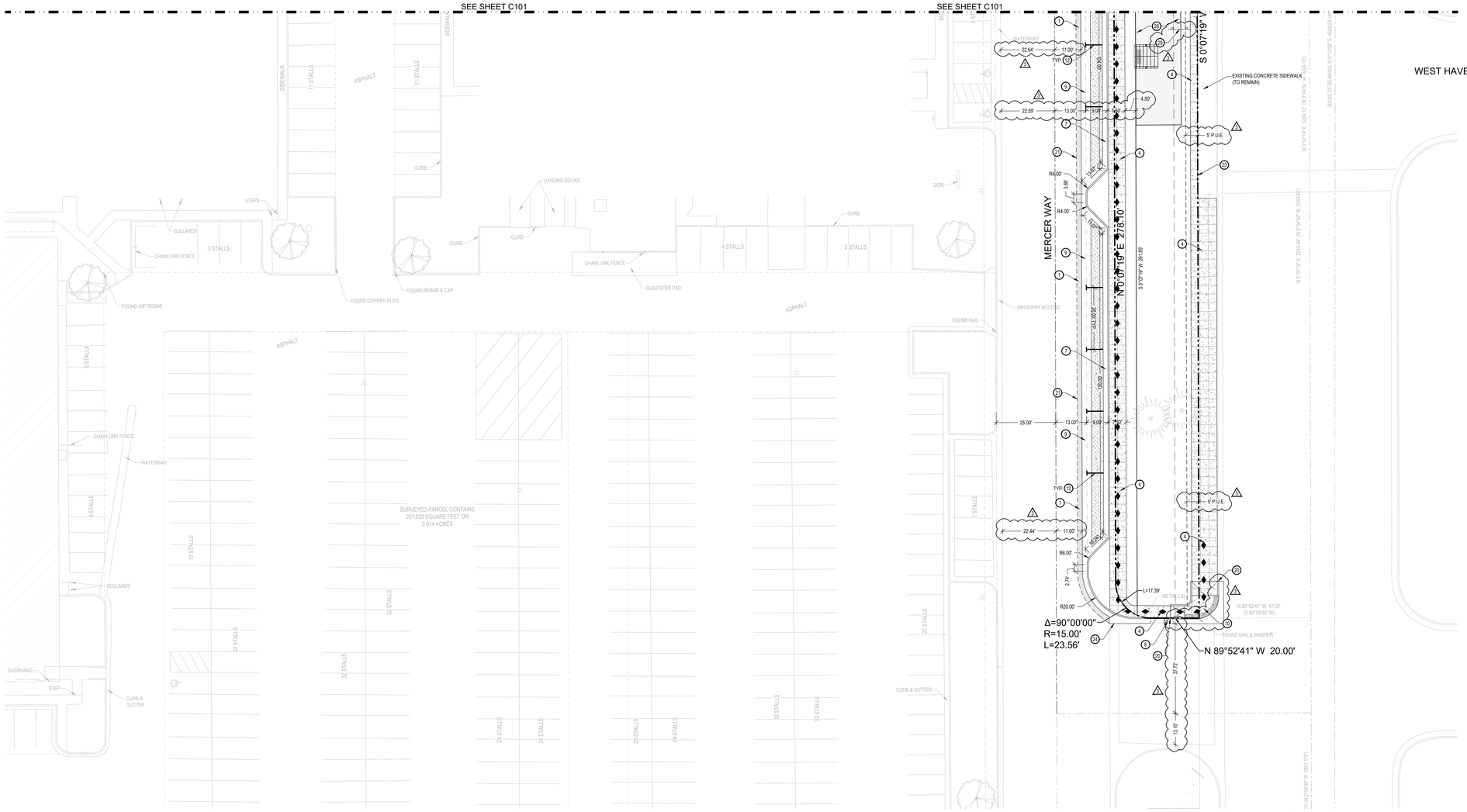
2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

| No. | Date | Description |
|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |
| 3 | 09/07/23 | PER SSLC COMMENTS |

| | |
|---|---|
| AXIS JOB # | XXXXX |
| OWNER # | |
| DATE | 02/03/2023 |
| DRAWN | |
| CHECKED | |

CIVIL SITE PLAN - WEST

C102




## GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

## KEYED NOTES:

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

1. ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'E1', SHEET C501.
2. NOT USED.
3. CONCRETE PAVEMENT WITH GRANULAR BASE, PER DETAIL 'D1', SHEET C501.
4. CONCRETE SIDEWALK, PER SOUTH SALT LAKE CITY STD. DWG. 231, SHEET C503.
5. NOT USED.
6. NOT USED.
7. 30" RELEASE CONCRETE CURB AND GUTTER, PER DETAIL 'E2', SHEET C501.
8. 30" CONCRETE CURB AND GUTTER, PER SOUTH SALT LAKE CITY STD. DWG. 205.1 'TYPE A', SHEET C503.
9. 48" WIDE CONCRETE WATERWAY, PER SOUTH SALT LAKE CITY STD. DWG. 211, SHEET C503.
10. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 235.3, SHEET C504 FOR RAMP DETAIL AND APWA PLAN NO. 238, SHEET C503 FOR DETECTABLE WARNING SURFACE DETAIL.
11. NOT USED.
12. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
13. NOT USED.
14. NOT USED.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. SAWCUT AND MATCH EXISTING CONCRETE CURB AND GUTTER.
21. SAWCUT AND MATCH EXISTING ASPHALT PAVEMENT.
22. SAWCUT EXISTING CONCRETE SIDEWALK.
23. MATCH EXISTING CONCRETE SIDEWALK.
24. MATCH EXISTING CONCRETE WATERWAY.
25. NOT USED.
26. DOG RUN. SEE LANDSCAPE PLANS FOR DETAILS.
27. NOT USED.
28. NOT USED.
29. EXISTING SIGN TO BE RELOCATED OFF THE PROPOSED SIDEWALK WIDENING.

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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AXIS ARCHITECTS
187 SOUTH 600 EAST STREET | SALT LAKE CITY, UT 84111 P 801.355.3003

LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# TIMES SQUARE

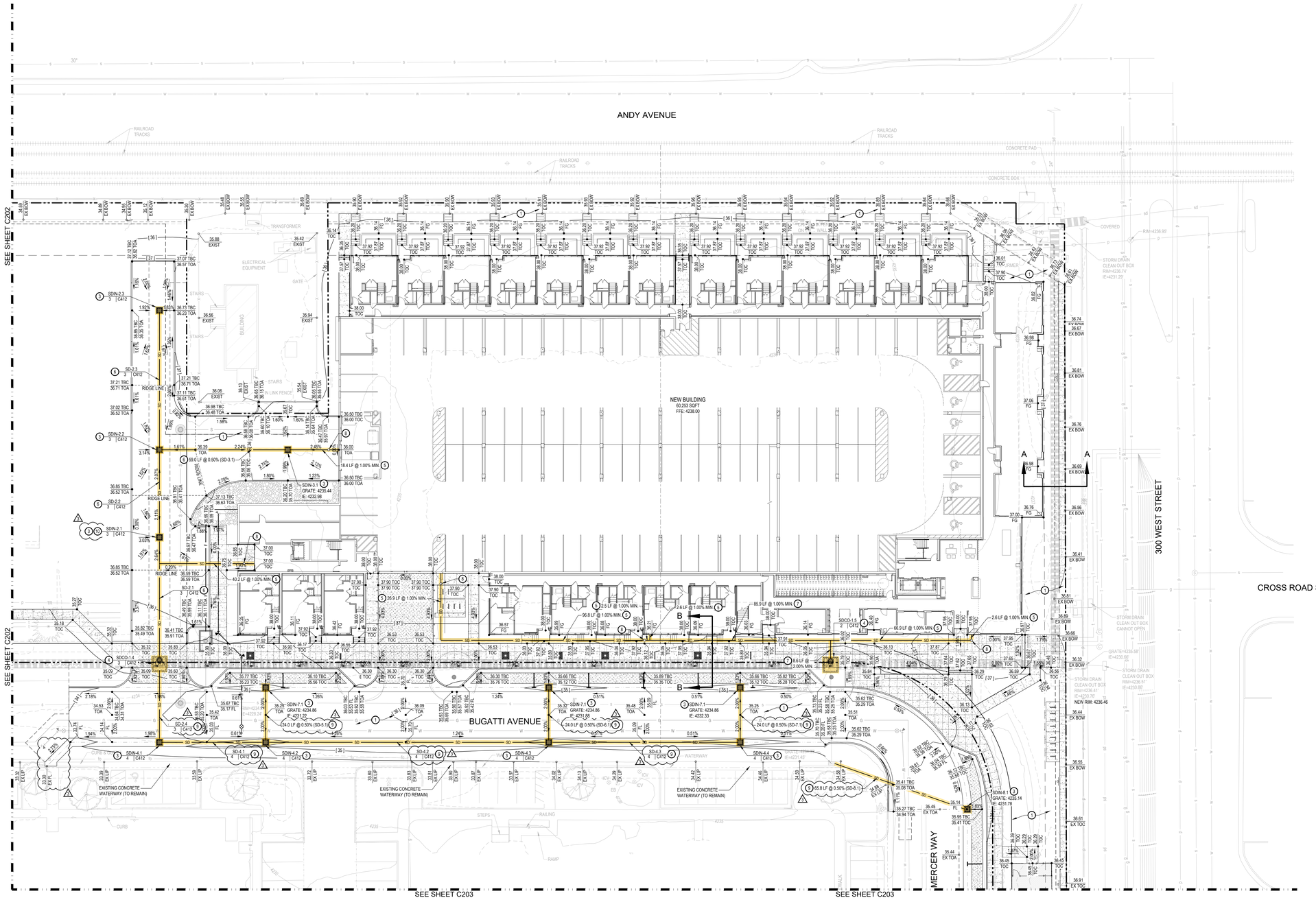
2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

| No. | Date | Description |
|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |
| 3 | 09/07/23 | PER SSLC COMMENTS |

AXIS JOB # XXXXX
OWNER #
DATE 02/03/2023
DRAWN
CHECKED

CIVIL SITE PLAN - SOUTH

C103




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AXIS ARCHITECTS
167 SOUTH 600 EAST STREET | SALT LAKE CITY, UT 84111 | P 801.355.0093

LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# TIMES SQUARE
2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

## GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C210 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

## KEYED NOTES:

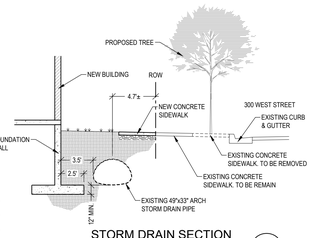
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. NOT USED.
3. STORM DRAIN AREA INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL "A3", SHEET C501.
4. STORM DRAIN CLEANOUT BOX. SEE DETAIL "A3, SHEET C501. RECONNECT EXISTING STORM DRAIN LINE(S) TO CLEANOUT BOX.
5. 4" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382, SHEET C504 FOR TRENCHING DETAIL.
6. 12" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382, SHEET C504 FOR TRENCHING DETAIL.
7. 6" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382, SHEET C504 FOR TRENCHING DETAIL.
8. STORM DRAIN CLEANOUT, PER APWA PLAN NO. 431, SHEET C505.
9. 15" DIAMETER RCP STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382, SHEET C504 FOR TRENCHING DETAIL.
10. INSTALL SNOUT OIL-WATER-DEBRIS SEPARATOR OVER OUTLET PIPE. SEE DETAIL 'C4', SHEET C5.01. MAINTAIN A MIN. 3' SUMP FROM OUTLET PIPE INVERT TO BOTTOM OF BOX.

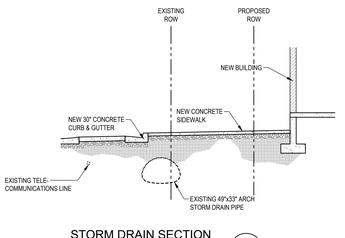
## AREA SUMMARY TABLE

| | PRE-DEVELOPMENT | POST-DEVELOPMENT |
|---|---|---|
| IMPERVIOUS AREA | 64,535 | 72,275 |
| TOTAL AREA | 91,472 | 91,472 |
| % IMPERVIOUS | 70.6% | 79.0% |

POST-DEVELOPMENT CONSTRUCTION IMPERVIOUS AREA IS AN INCREASE OF LESS THAN 10% OF THAT OF THE PRE-DEVELOPMENT IMPERVIOUS AREA. WITH THAT CONSIDERATION, THE PROJECT IS NOT REQUIRED TO PROVIDE ON-SITE L.I.D. OR STORM WATER DETENTION.




STORM DRAIN SECTION A-A
SCALE: N.T.S.




STORM DRAIN SECTION B-B
SCALE: N.T.S.

## COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

| | |
|---|---|
| - BFE | BASEMENT FLOOR ELEVATION |
| - BW | FINISH GRADE AT BOTTOM OF WALL |
| - EX or EXIST | EXISTING |
| - EOA | EDGE OF ASPHALT |
| - EOC | EDGE OF CONCRETE |
| - FFE | FINISH FLOOR ELEVATION |
| - FG | FINISH GRADE |
| - FL | FLOW LINE |
| - GB | GRADE BREAK |
| - HP | HIGH POINT |
| - LP | LOW POINT |
| - NG | NATURAL GROUND |
| - SDCB | STORM DRAIN CATCH BASIN |
| - SDCO | STORM DRAIN CLEANOUT BOX |
| - SDDB | STORM DRAIN DRAIN BASIN |
| - SDMH | STORM DRAIN MANHOLE |
| - TBC | TOP BACK OF CURB |
| - TOA | TOP OF ASPHALT |
| - TOC | TOP OF CONCRETE |
| - TOG | TOP OF GRATE |
| - TOW | TOP OF WALL |
| - TW | FINISH GRADE AT TOP OF WALL |
| - WW | WATERWAY |

## NOTES:

* REFER TO SHEET C412 FOR STORM DRAIN PROFILES AND ADDITIONAL INFO.
* SEE APWA PLAN NO. 381 FOR STORM TRENCHING DETAIL.
* STRUCTURE / PIPE TAG
* PLAN & PROFILE ID
* STRUCTURE / PIPE ID
* SHEET NO.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

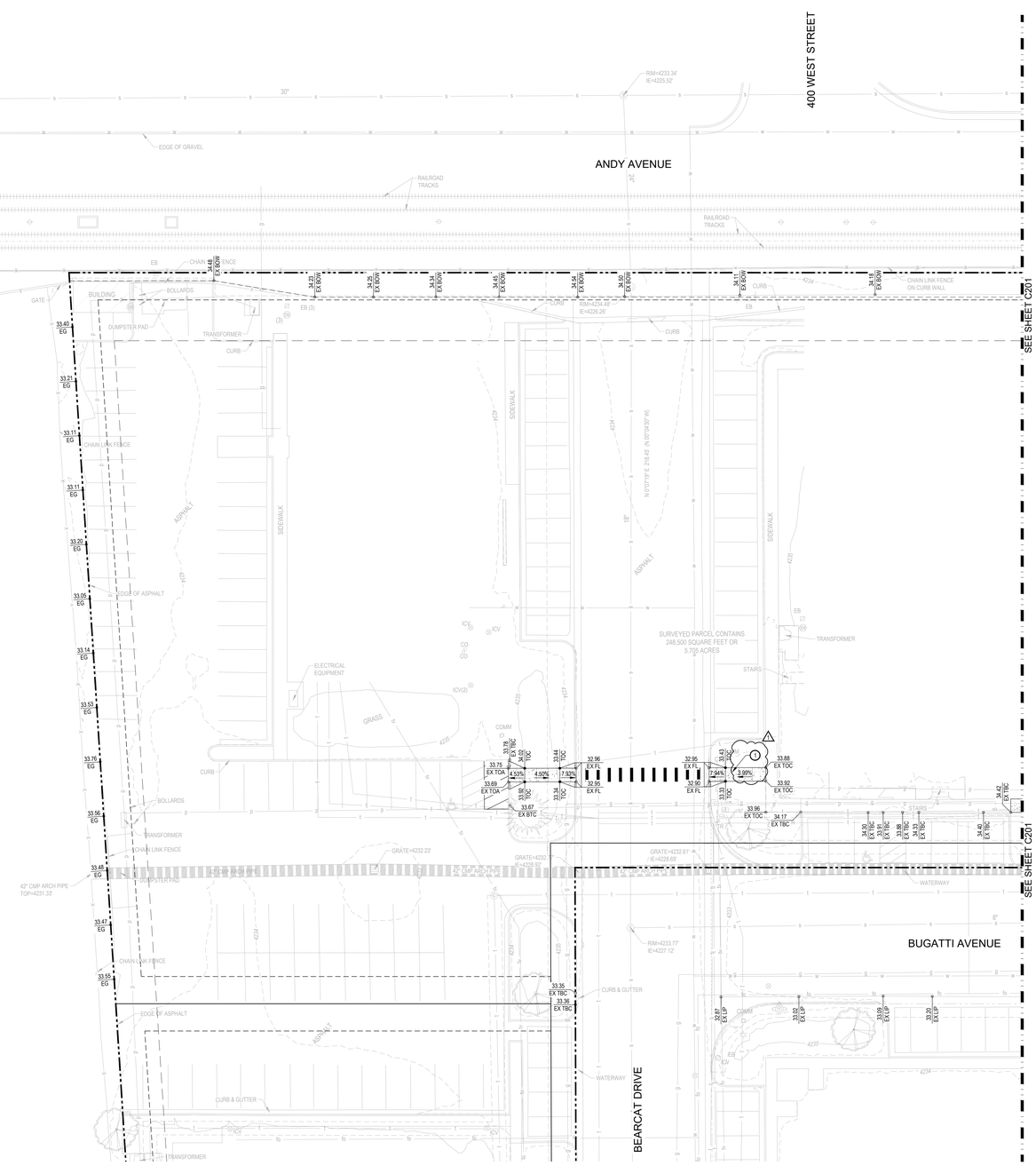
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| No. | Date | Description |
|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |
| 3 | 09/07/23 | PER SSLC COMMENTS |

| | |
|---|---|
| AXIS JOB # | XXXXX |
| OWNER # | |
| DATE DRAWN | 02/03/2023 |
| CHECKED | |

GRADING AND DRAINAGE PLAN - EAST

C201




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AXIS ARCHITECTS
187 SOUTH 600 EAST STREET | SALT LAKE CITY, UT 84111 P 801.355.0093

LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

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1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.

## NOTES:

* REFER TO SHEET C412 FOR STORM DRAIN PROFILES AND ADDITIONAL INFO.

* SEE APWA PLAN NO. 381 FOR STORM TRENCHING DETAIL.




## COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

| | |
|---|---|
| - BFE | BASEMENT FLOOR ELEVATION |
| - BW | FINISH GRADE AT BOTTOM OF WALL |
| - Ex or EXIST | EXISTING |
| - EOA | EDGE OF ASPHALT |
| - EOC | EDGE OF CONCRETE |
| - FFE | FINISH FLOOR ELEVATION |
| - FG | FINISH GRADE |
| - FL | FLOW LINE |
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| - HP | HIGH POINT |
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| - SDCB | STORM DRAIN CATCH BASIN |
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| - WW | WATERWAY |

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

Blue Stakes of UTAH 811 bluestakes.org

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| 1 | 06/01/23 | ADDENDUM 1 |

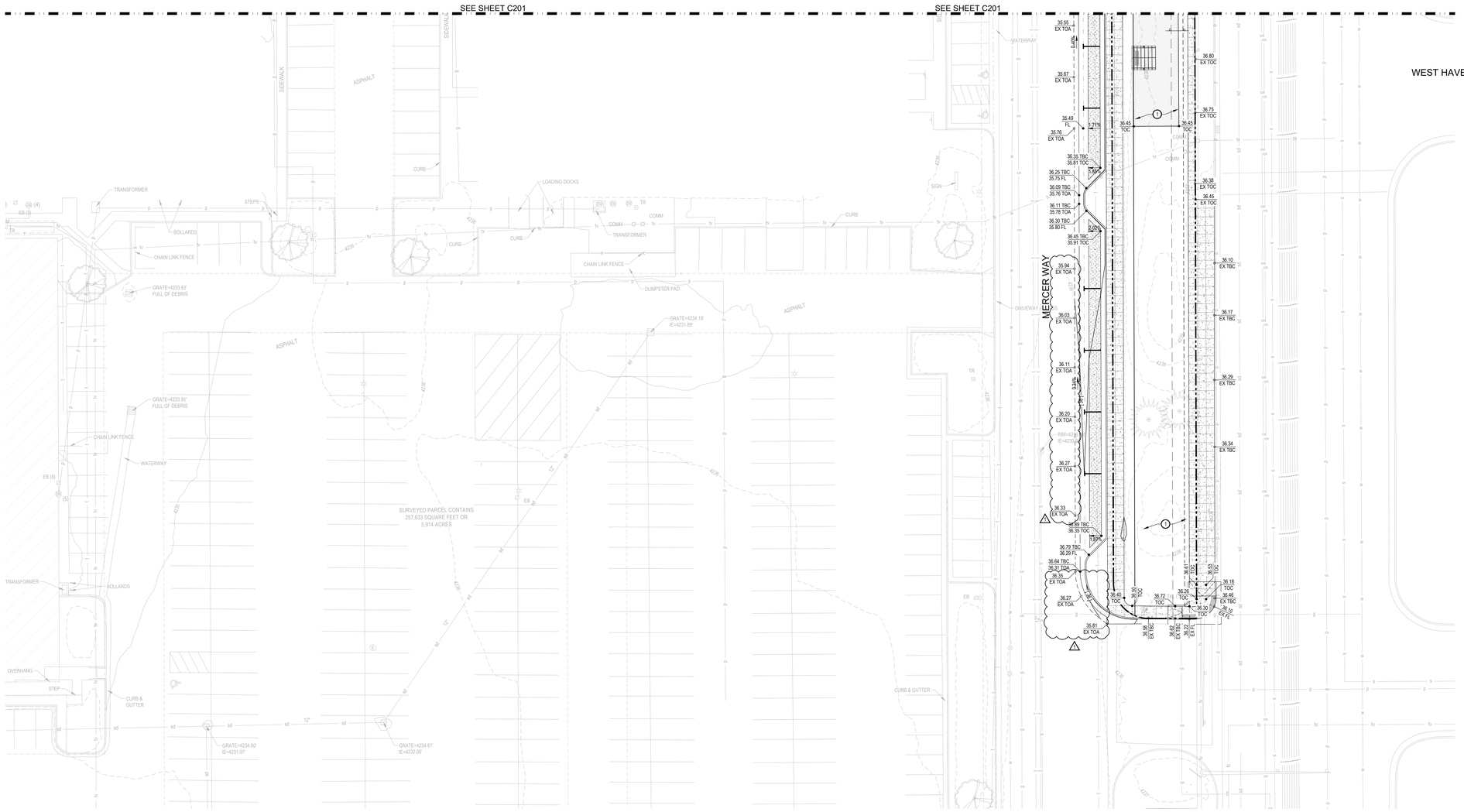
AXIS JOB # XXXXX
OWNER #
DATE 02/03/2023
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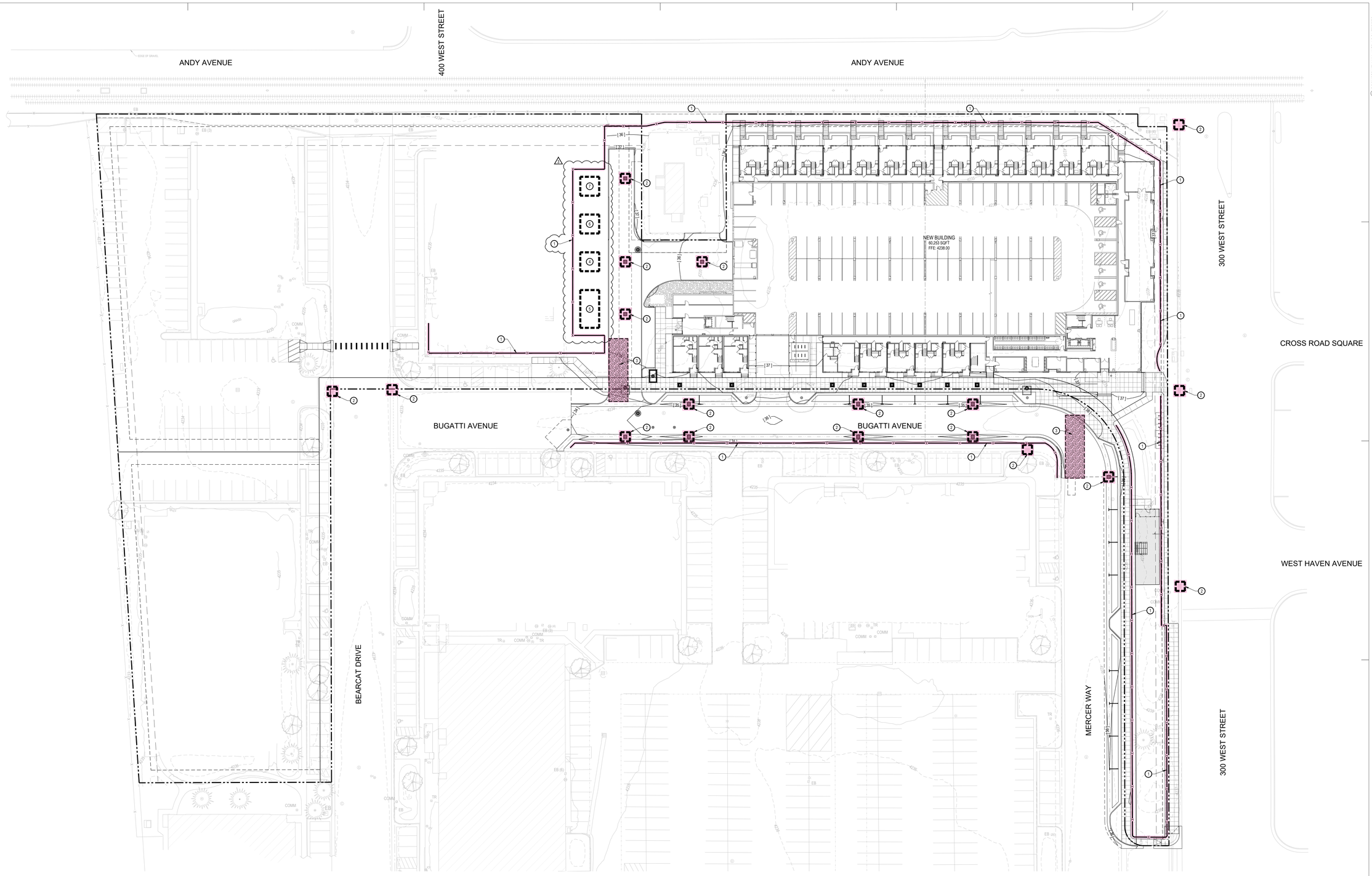
# TIMES SQUARE

2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

## GRADING AND DRAINAGE PLAN - WEST

C202


SEE SHEET C201
SEE SHEET C201
WEST HAVEN AVENUE
MERCER WAY
SURVEYED PARCEL CONTAINS
237,633 SQUARE FEET OR
5.914 ACRES
ASPHALT
SIDEWALK
CURB
CURB & GUTTER
TRANSFORMER
BOLLARDS
STEPS
LOADING DOCKS
CHAIN LINK FENCE
DUMPSTER PAD
WATERWAY
SIGN
COMM
TR
DRIVEWAY
OVERHANG
GRATE=4233.83'
FULL OF DEBRIS
GRATE=4233.95'
FULL OF DEBRIS
GRATE=4234.19'
IE=4231.89'
GRATE=4234.80'
IE=4231.93'
GRATE=4234.61'
IE=4232.06'
35.55 EX TOA
35.67 EX TOA
35.49 FL
35.76 EX TOA
36.45 TOC
36.80 EX TOC
36.75 EX TOC
36.38 EX TOC
36.45 EX TOC
36.35 TBC
35.81 TOC
36.25 TBC
35.75 FL
36.09 TBC
35.76 TOA
36.11 TBC
35.78 TOA
36.30 TBC
35.80 FL
36.45 TBC
35.91 TOC
35.94 EX TOA
36.03 EX TOA
36.11 EX TOA
36.20 EX TOA
36.27 EX TOA
36.33 EX TOA
36.10 EX TBC
36.17 EX TBC
36.29 EX TBC
36.34 EX TBC
36.59 TBC
36.35 TOC
36.79 TBC
36.29 FL
36.64 TBC
36.31 TOA
36.35 EX TOA
36.27 EX TOA
36.40 TOC
36.72 TOC
36.26 TOC
36.30 TOC
36.18 TOC
36.46 EX TBC
36.02 EX FL
36.81 TOC
36.52 TOC
36.52 TOC
36.35 TOC
36.62 EX TBC
36.62 EX FL
35.81 EX TOA
RIM=4234.19'
IE=4230.89'
RIM=4234.19'
IE=4230.89'
5.91%
7.59%
8.20%
7.71%
7.59%
5.41%
5.41%
5.41




## GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO SOUTH SALT LAKE CITY EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY SOUTH SALT LAKE CITY. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND PREVENT OFF-SITE TRACKING. SWEEP ADJACENT ACCESS STREETS DAILY TO REMOVE TRACKED MATERIALS.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 14 DAYS OR MORE THE AREA SHALL BE TEMPORARILY STABILIZED IN ACCORDANCE WITH UPDES, SWPPP, AND MS4 PERMIT REQUIREMENTS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

CONTRACTOR SHALL PREPARE, SUBMIT, AND OBTAIN APPROVAL FOR UTAH UPDES PERMIT AND CITY SWPPP / MS4 PERMIT PRIOR TO BEGINNING GROUND DISTURBANCE ACTIVITIES.

## KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C502.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C502.
3. STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C502. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C502. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 9" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C502. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C502. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

NOTICE!

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AXIS ARCHITECTS
157 SOUTH 600 EAST STREET | SALT LAKE CITY, UT 84111 | P 801.355.3003

LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# TIMES SQUARE

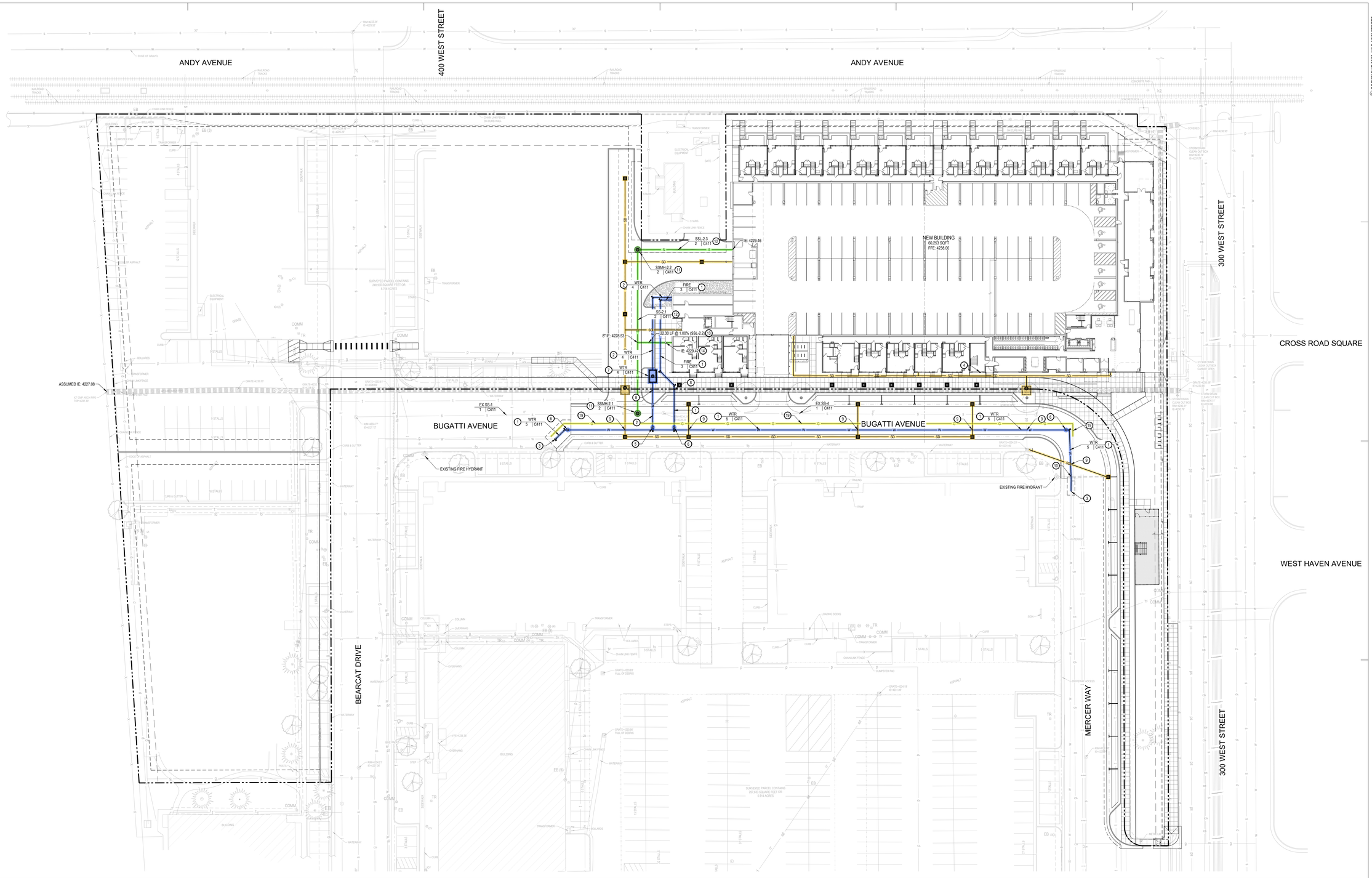
2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

| No. | Date | Description |
|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |
| 3 | 09/07/23 | PER SSLC COMMENTS |

| | |
|---|---|
| AXIS JOB # | XXXXX |
| OWNER # | |
| DATE | 02/03/2023 |
| DRAWN | |
| CHECKED | |

EROSION CONTROL PLAN

C210




## GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH PER SOUTH SALT LAKE CITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH PER SOUTH SALT LAKE CITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES. MAINTAIN A MINIMUM OF 10-FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND CULINARY WATER. ⚠

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

| | |
|---|---|
| UTILITY PROVIDERS: | |
| WATER: | SOUTH SALT LAKE CITY - (801) 412-3210 |
| SEWER: | SOUTH SALT LAKE CITY - (801) 412-3210 |
| STORM: | SOUTH SALT LAKE CITY - (801) 412-3210 |
| NATURAL GAS: | DOMINION ENERGY - (801) 324-3970 |
| ELECTRICAL POWER: | ROCK MOUNTAIN POWER - (503) 813-6993 |
| TELEPHONE: | LUMEN - (801) 238-0235 |
| COMMUNICATIONS: | COMCAST - (435) 224-2356 |
| COMMUNICATIONS: | UTOPIA - (801) 613-3854 ⚠ |

## KEYED NOTES:

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

1. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE APWA PLANS NO. 381 & 382, SHEET C504 FOR TRENCHING DETAIL AND APWA PLAN NO. 561, SHEET C505 FOR THRUST BLOCKING.
2. 4" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE APWA PLANS NO. 381 & 382, SHEET C504 FOR TRENCHING DETAIL AND APWA PLAN NO. 561, SHEET C505 FOR THRUST BLOCKING.
3. CONNECT NEW 8" PVC C-900 DR-18 WATER LINE TO EXISTING 8" WATER MAIN, PER SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
4. FIRE DEPARTMENT CONNECTION (FDC). SEE MECHANICAL PLANS FOR DETAILS. ⚠
5. 4" GATE VALVE WITH VALVE BOX. SEE DETAIL 'C1', SHEET C501. PROVIDE CONCRETE COLLAR, PER APWA PLAN NO. 574. COLLAR TO INCLUDE #4 REBAR REINFORCEMENT HOOP. COLLAR TO BE SET 1/4" MIN. TO 1/2" MAX. BELOW ADJACENT CONCRETE.
6. 8" GATE VALVE WITH VALVE BOX. SEE DETAIL 'C1', SHEET C501. PROVIDE CONCRETE COLLAR, PER APWA PLAN NO. 574. COLLAR TO INCLUDE #4 REBAR REINFORCEMENT HOOP. COLLAR TO BE SET 1/4" MIN. TO 1/2" MAX. BELOW ADJACENT CONCRETE.
7. 4" WATER SERVICE METER SET, PER APWA PLANS NO. 523 & 505, SHEET C505.
8. INSTALL WATER LOOP TO CLEAR UNDER UTILITY CROSSING. SEE APWA PLAN NO. 543.1, SHEET C505 FOR WATER LOOP DETAIL.
9. DEFLECT NEW WATER LINE UNDER UTILITY LINE AT CROSSING. IF NEEDED, INSTALL WATER LOOP, PER APWA PLAN NO 543.1, SHEET C505.
10. RECONNECT EXISTING FIRE HYDRANT SERVICE LINE TO NEW 8" WATER MAIN WITH 8"x8" TEE, PER SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
11. 4' DIAMETER SANITARY SEWER MANHOLE, PER APWA PLAN NO. 411, SHEET C504. FRAME AND COVER PER SOUTH SALT LAKE CITY STD. DWG. 362 & 402 SHEET C503. PROVIDE CONCRETE COLLAR. COLLAR TO BE SET 1/4" MIN. TO 1/2" MAX. BELOW ADJACENT CONCRETE. ⚠
12. 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE APWA PLANS NO. 381 & 382, SHEET C504 FOR TRENCHING.
13. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382, SHEET C504 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS, SHEET C505.
14. SANITARY SEWER CLEANOUT, PER APWA PLAN NO. 431, SHEET C505.
15. LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS.
16. ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS.
17. ELECTRICAL SWITCHGEAR. SEE ELECTRICAL PLANS FOR DETAILS.
18. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY ROCKY MOUNTAIN POWER WITH OTHER CONSTRUCTION.
19. APPROXIMATE LOCATION OF NEW NATURAL GAS FACILITIES. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
20. APPROXIMATE LOCATION OF NEW UNDERGROUND TELEPHONE LINE. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION BY CENTURY LINE WITH OTHER CONSTRUCTION.

## NOTES:

* REFER TO SHEET C411 FOR SANITARY SEWER AND WATER PROFILES AND ADDITIONAL INFO.
* SEE APWA PLAN NO. 381 FOR SANITARY SEWER AND WATER TRENCHING DETAIL.
* STRUCTURE / PIPE TAG — STRUCTURE / PIPE ID; SS-1 | C411; PLAN & PROFILE ID — SHEET NO.

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

Blue Stakes of UTAH 811 — Bluestakes.org

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AXIS ARCHITECTS
921 SOUTH 500 E STREET, SALT LAKE CITY, UT 84111
P 801-355-5093

LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

| No. | Date | Description |
|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |
| 3 | 09/07/23 | PER SSLC COMMENTS |

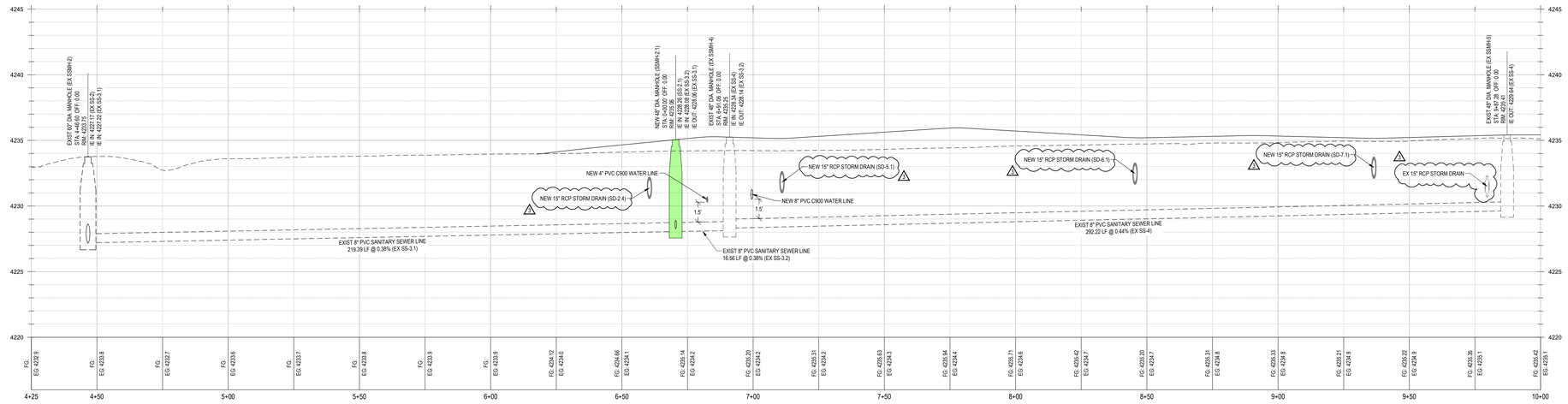
# TIMES SQUARE

2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

| | |
|---|---|
| AXIS JOB # | XXXXX |
| OWNER # | |
| DATE | 02/03/2023 |
| DRAWN | |
| CHECKED | |

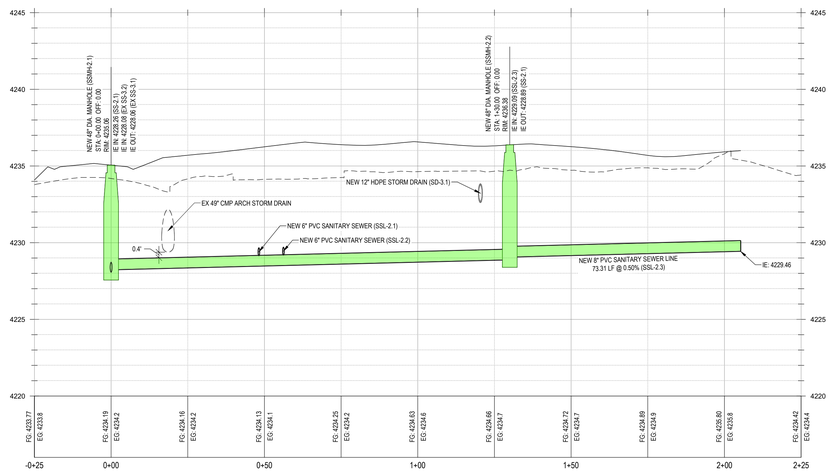
## SITE UTILITY PLAN

C400



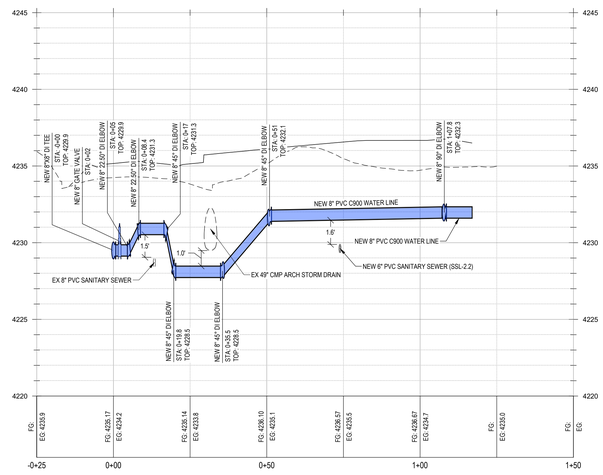

1 EXISTING MAIN LINE SANITARY SEWER - PROFILE VIEW

SCALE: HORZ: 1" = 20'
VERT: 1" = 4'



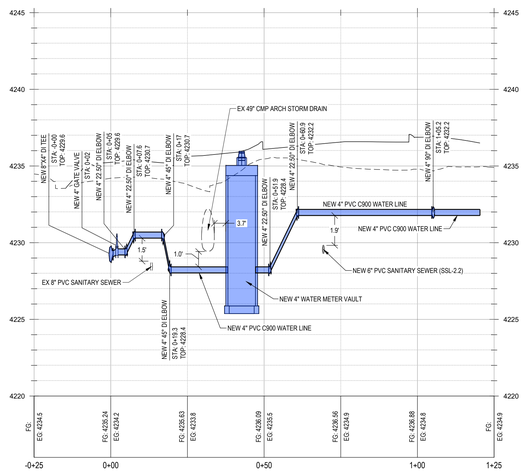

2 SERVICE MAIN LINE SANITARY SEWER - PROFILE VIEW

SCALE: HORZ: 1" = 20'
VERT: 1" = 4'



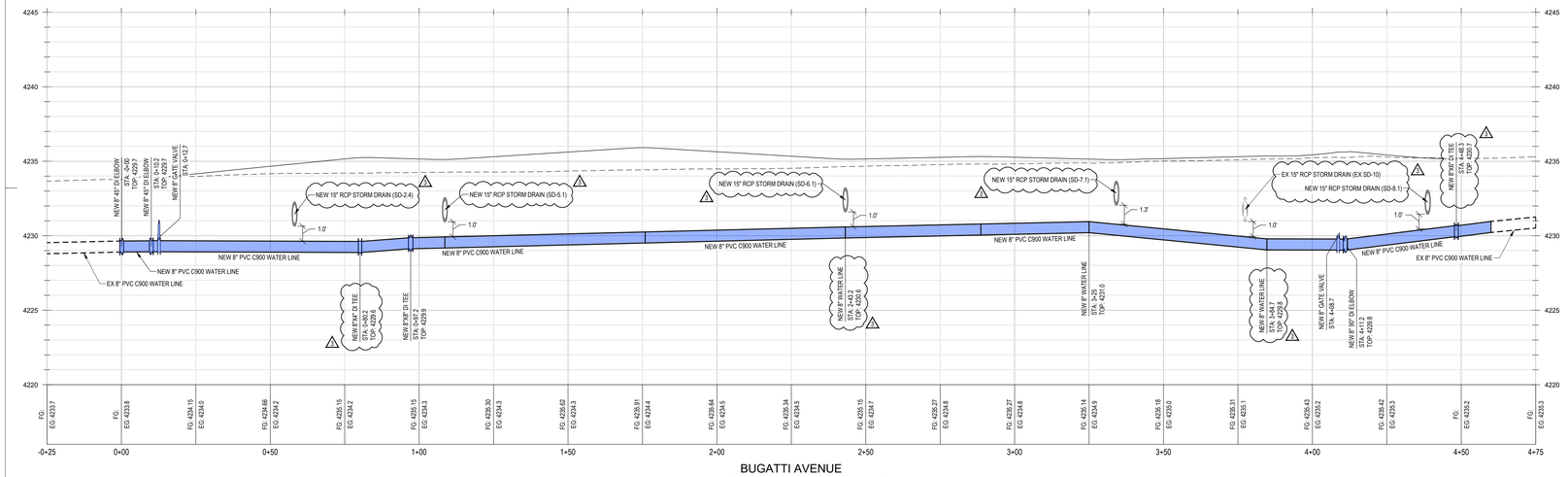

3 NEW BUILDING FIRE SERVICE LINE - PROFILE VIEW

SCALE: HORZ: 1" = 20'
VERT: 1" = 4'




4 NEW BUILDING WATER SERVICE LINE - PROFILE VIEW

SCALE: HORZ: 1" = 20'
VERT: 1" = 4'




5 BUGATTI AVENUE WATER MAIN LINE - PROFILE VIEW

SCALE: HORZ: 1" = 20'
VERT: 1" = 4'

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AXIS ARCHITECTS
321 SOUTH 500 EAST STREET, SALT LAKE CITY, UT 84111 P 801.355.0093

LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 2800090
THEODORE J. DIDAS
STATE OF UTAH

# TIMES SQUARE

## 2252 SOUTH 300 WEST
## SOUTH SALT LAKE CITY, UTAH

| No. | Date | Description |
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| 3 | 09/07/23 | PER SSLC COMMENTS |

| | |
|---|---|
| AXIS JOB # | XXXXX |
| OWNER # | |
| DATE | 02/03/2023 |
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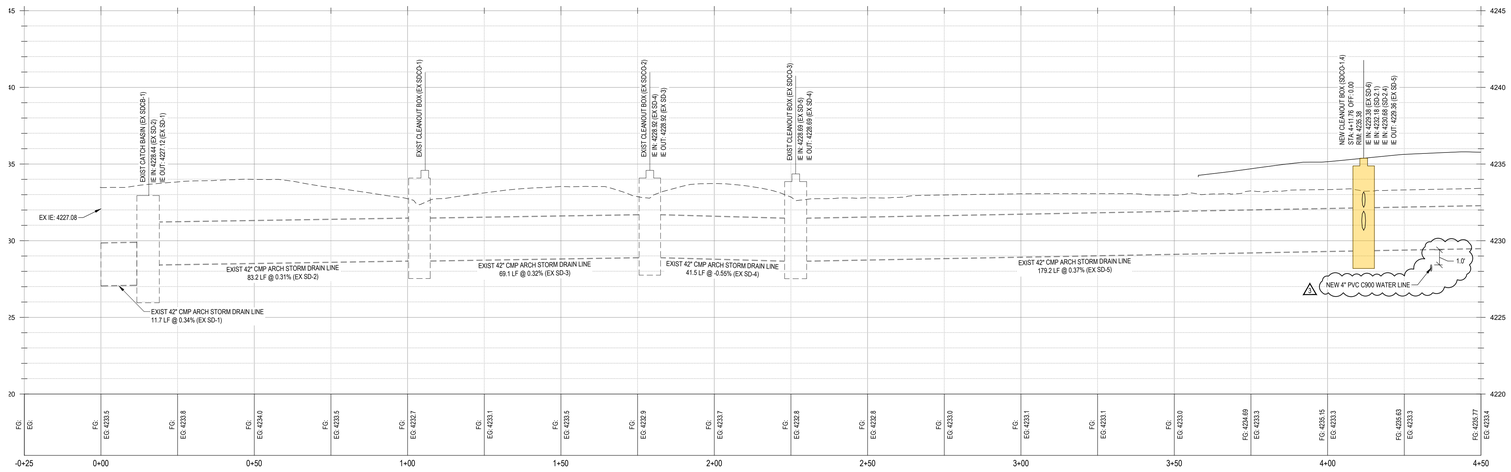
**SANITARY SEWER & WATER LINE PROFILES**

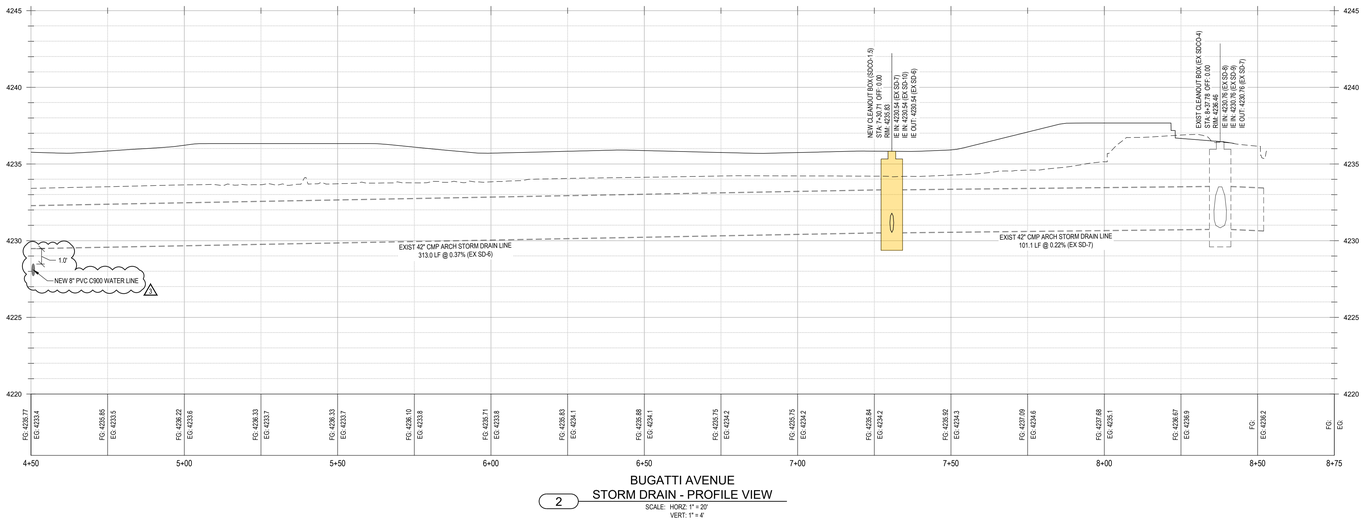
**C411**

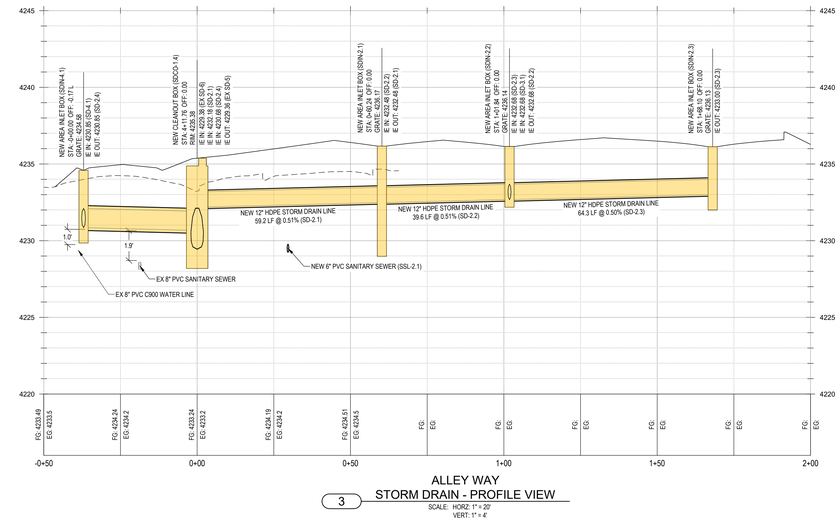
Blue Stakes of UTAH 811 Bluestakes.org

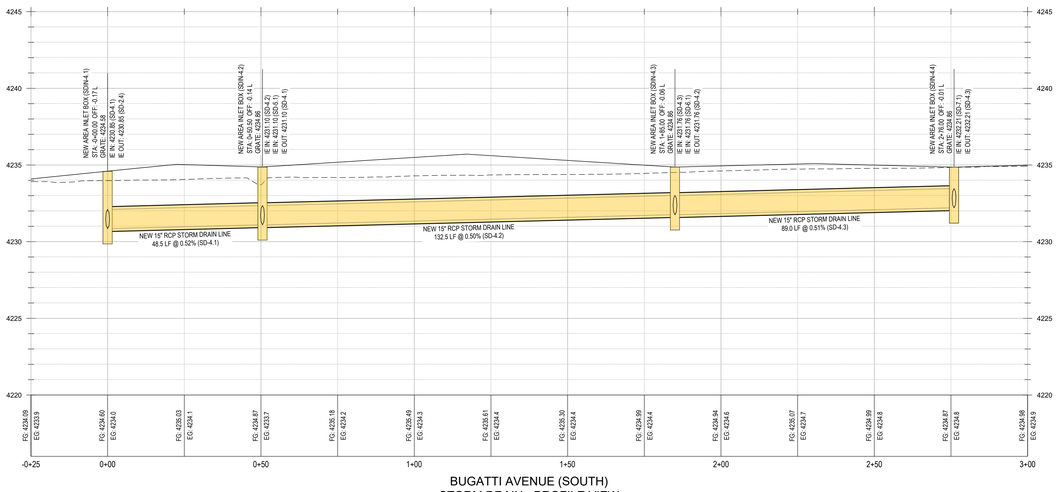
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AXIS ARCHITECTS
257 SOUTH 600 EAST STREET, SALT LAKE CITY, UT 84111 P:801.355.0093

LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 2800090
THEODORE J. DIDAS
STATE OF UTAH

# TIMES SQUARE

2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

| No. | Date | Description |
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| 3 | 09/07/23 | PER SSLC COMMENTS |

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| AXIS JOB # | XXXXX |
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| DATE | 02/03/2023 |
| DRAWN | |
| CHECKED | |

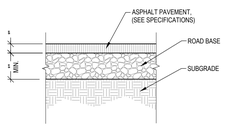
## STORM DRAIN PROFILES

C412

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

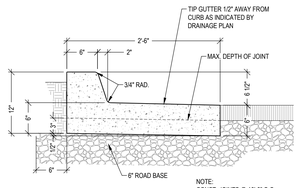
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.




| | |
|---|---|
| ASPHALT | 4" |
| BASE COURSE | 8" |

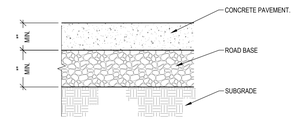
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION (E1)
SCALE: N.T.S.




NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

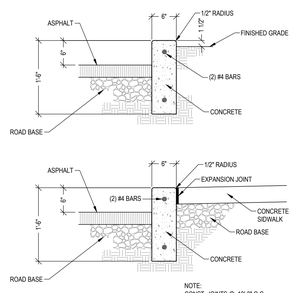
30" RELEASE CURB & GUTTER (E2)
SCALE: N.T.S.




| | |
|---|---|
| CONCRETE | 6" |
| ROAD BASE | 5" |

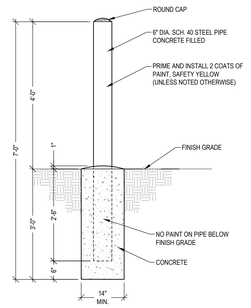
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

CONCRETE PAVEMENT SECTION (D1)
SCALE: N.T.S.

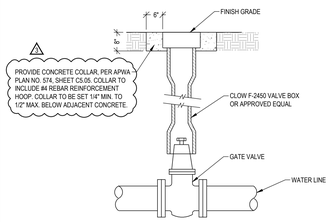



NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

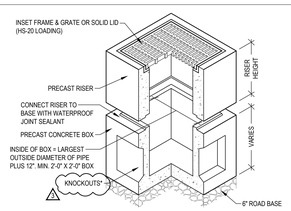
CURB WALL DETAIL (D2)
SCALE: N.T.S.




BOLLARD DETAIL (D3)
SCALE: N.T.S.



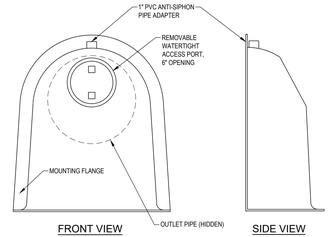

TYPICAL GATE VALVE DETAIL (C1)
SCALE: N.T.S.




NOTES:
1. JUNCTION BOX SHALL BE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
3. DURACRETE, OR EQUAL
4. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
5. PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
6. IF DEPTH OF BOX IS OVER 3 1/2', MIN. 3'-0" X 3'-0" BOX IS TO BE USED.

* BOXES WITHIN CITY ROW TO BE 6" MIN. UNIFORM WALL THICKNESS WITH CORED PIPE PENETRATIONS (NO KNOCKOUTS). SEE APWA PLAN NO. 315-317.

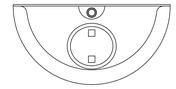
JUNCTION BOX (A3)
SCALE: N.T.S.




FRONT VIEW

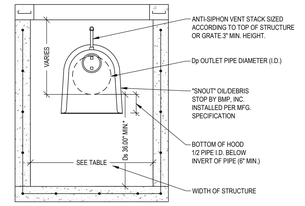


SIDE VIEW



PLAN VIEW

SNOUT CONFIGURATION



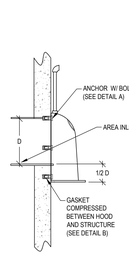

STRUCTURE DIMENSIONS:
PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

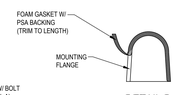
SIZING EXAMPLES:

| OUTLET HOLE SIZE | SNOUT SIZE | STRUCTURE SIZE |
|---|---|---|
| 11.9" O.D. OR LESS | 12 F or R | R FITS 36"-48" DIAM STRUCTURE |
| 12.0"-17.9" O.D. | 18 F or R | R FITS 48"-60" DIAM STRUCTURE |
| 18.0"-23.9" O.D. | 24 F or R | R FITS 48"-60" DIAM STRUCTURE |
| 24.0"-29.9" O.D. | 30 F or R | R FITS 60"-72" DIAM STRUCTURE |
| 30.0"-47.9" O.D. | 48 F | |
| 30.0"-53.9" O.D. | 54R/72 | |
| 48.0"-95.9" O.D. | 96 F | FITS 72" DIAM STRUCTURE ONLY |

NOTE:
USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

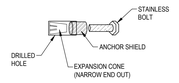
SPECIFICATIONS:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3156 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS



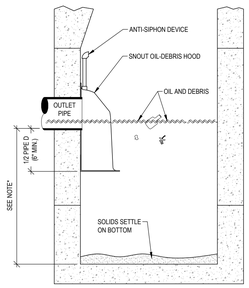




DETAIL B

INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".




DETAIL A




NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

TYPICAL INSTALLATION

US Patent # 6126817

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

| DESCRIPTION | DATE | SCALE |
|---|---|---|
| OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL) | 09/08/00 | NONE |
| | DRAWING NUMBER | |
| | SF-SN | |

SNOUT OIL-WATER-DEBRIS SEPARATOR (C4)
SCALE: N.T.S.

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AXIS ARCHITECTS
57 SOUTH 600 EAST STREET, SALT LAKE CITY, UT 84111
P 801.355.2493

LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

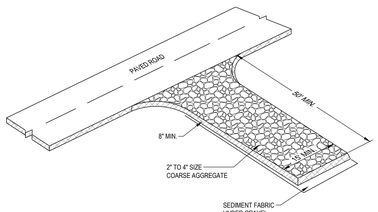
| No. | Date | Description |
|---|---|---|
| 3 | 09/07/23 | PER SSLC COMMENTS |

AXIS JOB # XXXXX
OWNER #
DATE 02/03/2023
DRAWN
CHECKED

MISCELLANEOUS CIVIL DETAILS

C501

TIMES SQUARE
2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH




DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ▪ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ▪ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

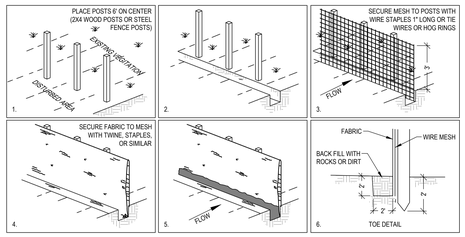
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- □ TRAINING

■ HIGH ▪ MEDIUM □ LOW

## STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.




DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK.
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ▪ CONTROL SITE PERIMETER
- ▪ CONTROL INTERNAL EROSION

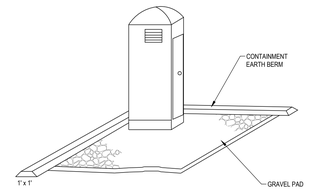
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ▪ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- □ TRAINING

■ HIGH ▪ MEDIUM □ LOW

## SILT FENCE C3
SCALE: N.T.S.




DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ▪ HOUSEKEEPING PRACTICES
- ▪ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ▪ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- □ TRAINING

■ HIGH ▪ MEDIUM □ LOW

## PORTABLE TOILETS C5
SCALE: N.T.S.

## FILTERSOCK SPECIFICATION:

### FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   - A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   - B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   - C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   - D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   - E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

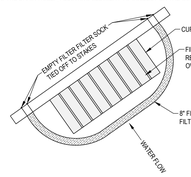
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

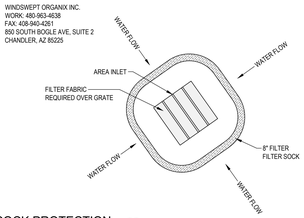
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 ML TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

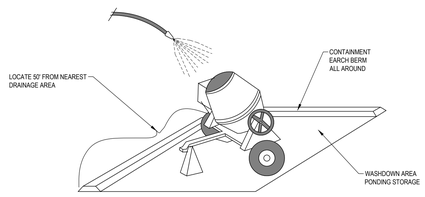
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225




## SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH




DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ▪ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

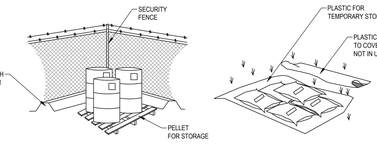
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ▪ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ▪ MAINTENANCE
- ▪ TRAINING

■ HIGH ▪ MEDIUM □ LOW

## CONCRETE WASTE MANAGEMENT A3
SCALE: N.T.S.




- ← CONTROLLED STORAGE LOCATION
- ← BERMED PERIMETER IMPOUNDMENT
- ← STORAGE OFF GROUND
- ← COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ▪ HOUSEKEEPING PRACTICES
- ▪ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ▪ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ▪ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- ■ TRAINING

■ HIGH ▪ MEDIUM □ LOW

## MATERIALS STORAGE A5
SCALE: N.T.S.

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AXIS ARCHITECTS
321 SOUTH 600 E STREET, SALT LAKE CITY, UT 84111 P 801.355.3093

LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

| No. | Date | Description |
|---|---|---|
| | | |

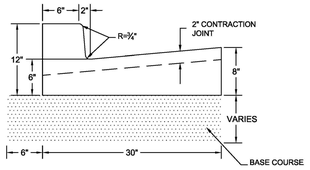
AXIS JOB # XXXXX
OWNER #
DATE 02/03/2023
DRAWN
CHECKED

# TIMES SQUARE
2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

## EROSION CONTROL DETAILS

C502

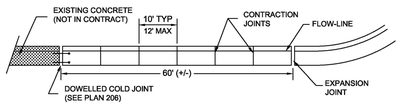
BACKFILL BEHIND CURB BEFORE PAVING AGAINST LIP OF GUTTER




CONCRETE AREA = 1.7 SQ. FT.

**Type A**

Notes:
1. APWA Type B, C, D, E, F, G, H, or HB30-7 Curb and Gutter may be used where applicable and only if approved by City Engineer.

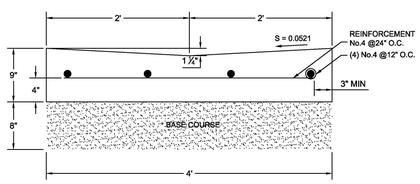



**JOINT DETAIL**

***Curb and gutter***

This drawing replaces APWA Plan 205.1 August 2018

SHEET 205.1 | DATE SEPTEMBER, 2018 | CURB AND GUTTER | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTH SALT LAKE PUBLIC SERVICES DEPARTMENT



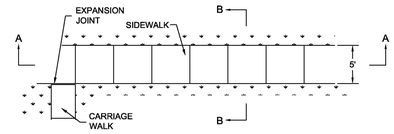

**4'-0" WATERWAY**

CONCRETE AREA = 2.583 SQ. FT.

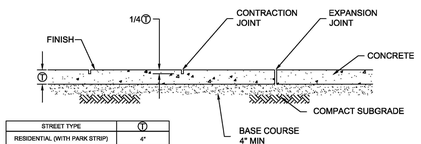
***Waterway***

This drawing replaces APWA Plan 211 August 2018

SHEET 211 | DATE SEPTEMBER, 2018 | WATERWAY | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTH SALT LAKE PUBLIC SERVICES DEPARTMENT



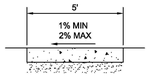

**PLAN**



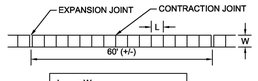

| STREET TYPE | T |
|---|---|
| RESIDENTIAL (WITH PARK STRIP) | 4" |
| RESIDENTIAL (NO PARK STRIP) | 6" |
| OTHER | 6" |
| REPLACING EXISTING SIDEWALK | MATCH EXISTING (4" MIN.) |

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

**SECTION A-A**




**SECTION B-B**




$L_{MIN} = W$

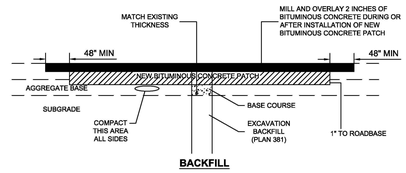
$L_{MAX}$ (in feet) = 2.5 x T (in inches) = 15 FEET MAX

**SIDEWALK JOINT DETAIL**

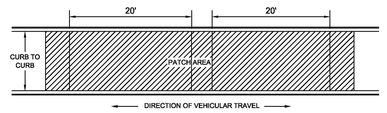
***Sidewalk***

This drawing replaces APWA Plan231 August 2018

SHEET 231 | DATE SEPTEMBER, 2018 | SIDEWALK | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTH SALT LAKE PUBLIC SERVICES DEPARTMENT




**BACKFILL**




**PATCH AREA**

***Asphalt pavement patch (5 years or newer)***

SHEET 255.1 | DATE SEPTEMBER, 2018 | ASPHALT PAVEMENT T-PATCH (5 YEARS OR NEWER) | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTH SALT LAKE PUBLIC SERVICES DEPARTMENT

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AXIS ARCHITECTS
157 SOUTH 500 E STREET | SALT LAKE CITY, UT 84111 | P 801.355.3093

LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# TIMES SQUARE

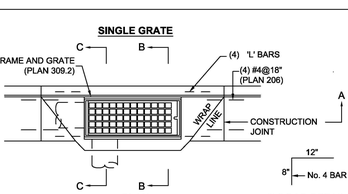
2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

| No. | Date | Description |
|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |
| 3 | 09/07/23 | PER SSLC COMMENTS |

| | |
|---|---|
| AXIS JOB # | XXXXX |
| OWNER # | |
| DATE | 02/03/2023 |
| DRAWN | |
| CHECKED | |

CITY OF SOUTH SALT LAKE STANDARD DRAWINGS

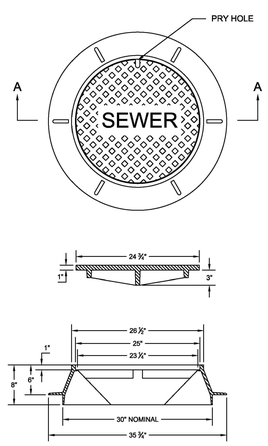
**C503**




***Catch basin***

This drawing replaces APWA Plan 315.1 August 2018

SHEET 315.1 | DATE SEPTEMBER, 2018 | CATCH BASIN | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTH SALT LAKE PUBLIC SERVICES DEPARTMENT

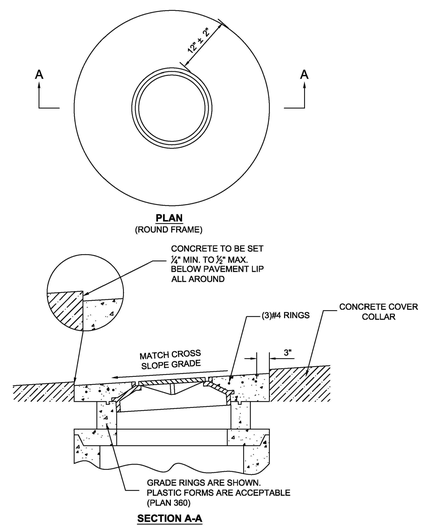



**SECTION A-A**

***30" Frame and cover***

This drawing replaces APWA Plan 402 August 2018

SHEET 402 | DATE SEPTEMBER, 2018 | 30" FRAME AND COVER | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTH SALT LAKE PUBLIC SERVICES DEPARTMENT

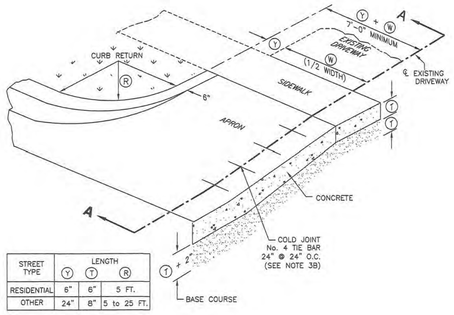



**SECTION A-A**

***Cover collar for storm drains***

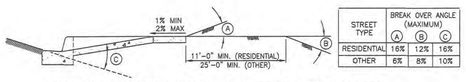
This drawing replaces APWA Plan 362 August 2018

SHEET 362 | DATE SEPTEMBER, 2018 | COVER COLLAR FOR STORM DRAINS | CITY OF SOUTH SALT LAKE STANDARD DRAWINGS | SOUTH SALT LAKE PUBLIC SERVICES DEPARTMENT



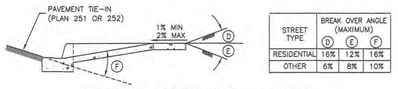

| STREET TYPE | LENGTH (Y) | (T) | (R) |
|---|---|---|---|
| RESIDENTIAL | 6" | 6" | 5 FT. |
| OTHER | 24" | 8" | 5 to 25 FT. |

**OBLIQUE**




| STREET TYPE | BREAK OVER ANGLE (MAXIMUM) (A) | (B) | (C) |
|---|---|---|---|
| RESIDENTIAL | 16% | 12% | 16% |
| OTHER | 6% | 8% | 10% |

**SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS**




| STREET TYPE | BREAK OVER ANGLE (MAXIMUM) (D) | (E) | (F) |
|---|---|---|---|
| RESIDENTIAL | 16% | 12% | 16% |
| OTHER | 6% | 8% | 10% |

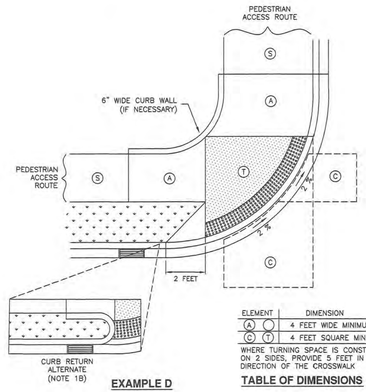
**SECTION A-A - TYPICAL DRIVEWAY APPROACH**

Utah Chapter APWA

*Open driveway approach*

Plan **225** December 2009

## TURNING SPACE AT STREET LEVEL

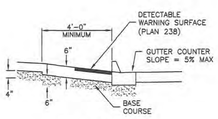



**EXAMPLE D**

| ELEMENT | | DIMENSION |
|---|---|---|
| (A) | (T) | 4 FEET WIDE MINIMUM |
| (C) | (T) | 4 FEET SQUARE MINIMUM |

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

**TABLE OF DIMENSIONS**




**MATERIALS**

| | | RUNNING SLOPE (%) MAXIMUM | CROSS SLOPE (%) MAXIMUM |
|---|---|---|---|
| TURNING SPACE | (T) | 2 | 2 |
| CLEAR SPACE | (C) | 5 | 2 (c) |
| SIDEWALK | (S) | STREET GRADE | 2 |
| APPROACH | (A) | 8.33 | 2 |

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

**SLOPE TABLE**

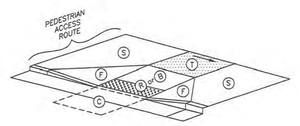
Utah Chapter APWA

*Corner curb cut assembly*

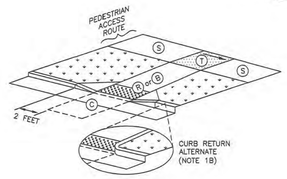
Plan **235.3** August 2011

## TURNING SPACE AT SIDEWALK LEVEL

THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION




**EXAMPLE 1**

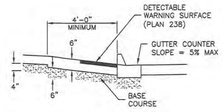



**EXAMPLE 2**

| ELEMENT | | DIMENSION |
|---|---|---|
| (R) | (B) | 4 FEET WIDE MINIMUM |
| (C) | (T) | 4 FEET SQUARE MINIMUM |

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

**TABLE OF DIMENSIONS**




**MATERIALS**

| | | RUNNING SLOPE (%) MAXIMUM | CROSS SLOPE (%) MAXIMUM |
|---|---|---|---|
| TURNING SPACE | (T) | STREET GRADE | 2 |
| CURB RAMP | (R) | 8.33 | 2 (c) |
| BLENDED TRANSITION | (B) | 5 | 2 (c) |
| CLEAR SPACE | (C) | 5 | 2 (c) |
| SIDEWALK | (S) | STREET GRADE | 2 |
| FLARE | (F) | 10 | -- |

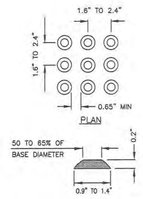
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

**SLOPE TABLE**

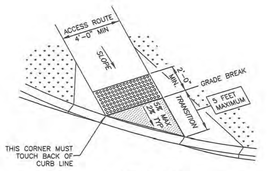
Utah Chapter APWA

*Mid-block curb cut assembly*

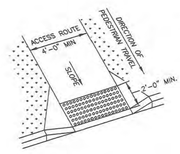
Plan **236.1** September 2011



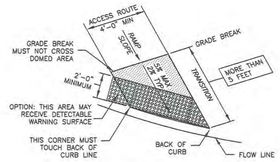

**TRUNCATED DOME DETAIL**



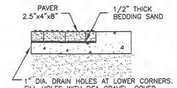

**TRANSITION 1**



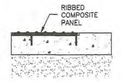

**PERPENDICULAR ASSEMBLY**



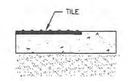

**NON-PERPENDICULAR ASSEMBLY**




**STYLE P**




**STYLE R**

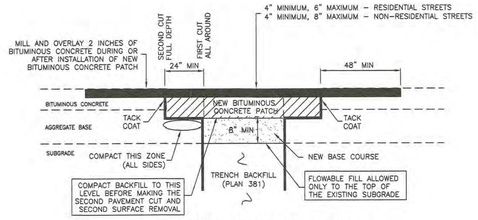



**STYLE T**

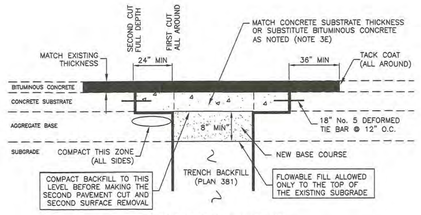
Utah Chapter APWA

*Detectable warning surface*

Plan **238** July 2011




**BITUMINOUS CONCRETE RESTORATION**



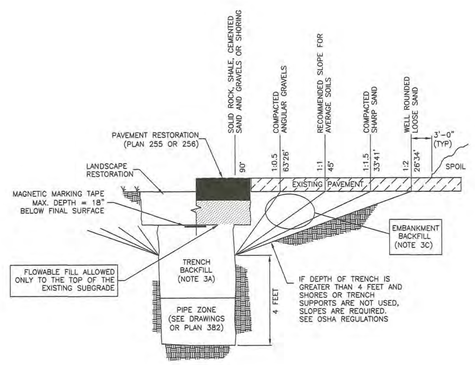

**COMPOSITE RESTORATION**

Utah Chapter APWA

*Bituminous pavement T-patch*

Plan **255** November 2015

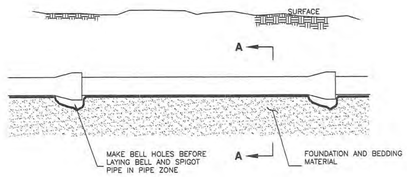
NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



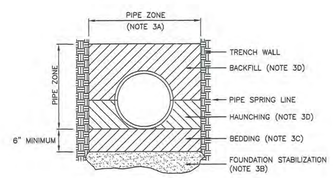

Utah Chapter APWA

*Trench backfill*

Plan **381** July 2016




**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"

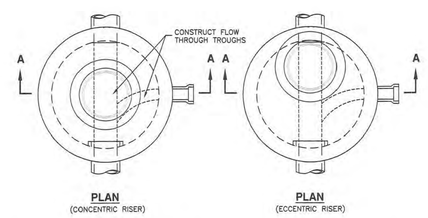
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACOTRY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

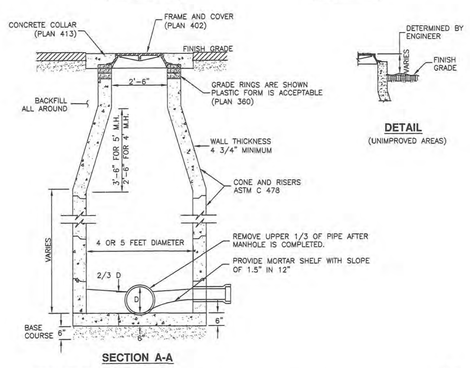
VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

Utah Chapter APWA

*Pipe zone backfill*

Plan **382** January 2011







**DETAIL**
(UNIMPROVED AREAS)

Utah Chapter APWA

*Sanitary sewer manhole*

Plan **411** April 2011

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LICENSED PROFESSIONAL ENGINEER
09/07/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

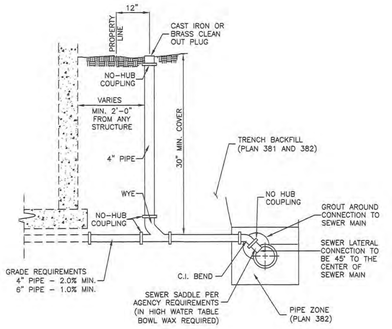
**TIMES SQUARE**
2252 SOUTH 300 WEST
SOUTH SALT LAKE CITY, UTAH

| No. | Date | Description |
|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |

AXIS JOB # XXXXX
OWNER #
DATE 02/03/2023
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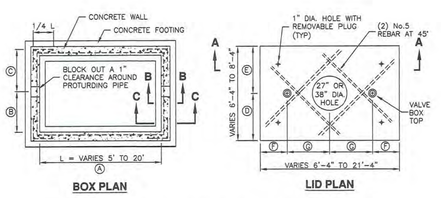
APWA STANDARD PLANS

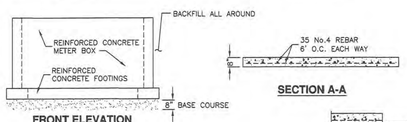
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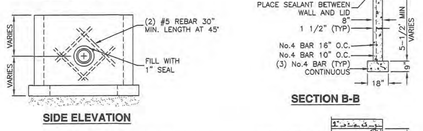



Sewer lateral connection

Plan 431 January 2011



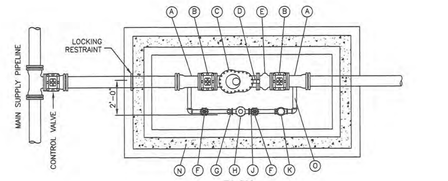



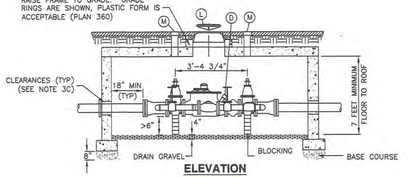




| TABLE OF DIMENSION | | | | | | |
|---|---|---|---|---|---|---|
| No. | METER SIZE | | | | | |
| | 10" | 8" | 6" | 3" & 4" | 1 1/2" & 2" | |
| (A) | 20'-0" | 11'-0" | 11'-0" | 9'-0" | 5'-0" | |
| (B) | 3'-10" | 3'-5" | 3'-5" | 3'-0" | 2'-6" | |
| (C) | 6'-2" | 3'-5" | 3'-5" | 2'-0" | 2'-6" | |
| (D) | 4'-6" | 4'-1" | 4'-1' | 3'-8" | 2'-6" | |
| (E) | 6'-10" | 4'-1" | 4'-1" | 2'-8" | 2'-6" | |
| (F) | 4'-8" | 3'-5 3/4" | 3'-10 1/4" | 3'-5 1/2" | CENTER | |
| (G) | 5'-4" | 2'-8 1/4" | 2'-3 3/4" | 1'-8 1/2" | | |

Concrete meter boxes

Plan 505 August 2001



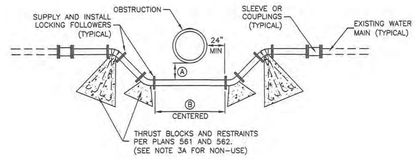

| LEGEND | | | |
|---|---|---|---|
| No. | * | ITEM | DESCRIPTION |
| (A) | | 3" OR 4" FLANGE x M.J. ADAPTER | |
| (B) | | 3" OR 4" GATE VALVE WITH 2"x2" OPERATING NUT | |
| (C) | | 3" OR 4" COMPOUND METER | |
| (D) | | 2" TEST ASSEMBLY | |
| (E) | | 3" OR 4" CHECK VALVE | |
| (F) | | 2" GATE VALVE | |
| (G) | | 2" METER FLANGE | |
| (H) | | 2" DISPLACEMENT METER | |
| (J) | | 2" MALE METER FLANGE | |
| (K) | | 2" CHECK VALVE | |
| (L) | | 27" FRAME AND COVER | PLAN 502 |
| (M) | | TOP SECTION OF VALVE BOX WITH LID | PLAN 574 |
| (N) | | CONCRETE BOX | PLAN 505 |
| (O) | | COPPER PIPING | |

* FURNISHED BY AGENCY

3" and 4" Compound meter with 2" bypass

Plan 523 August 2001

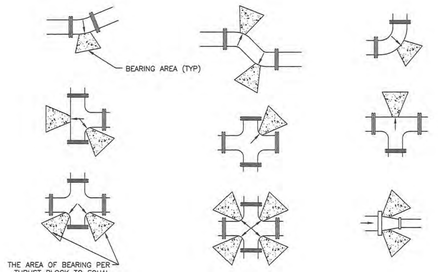
STYLE A




| TABLE OF DIMENSIONS | | |
|---|---|---|
| OBSTRUCTION | (A) | (B) |
| SEWER | 18" MIN | 20" MIN |
| OTHER | 12" MIN | O.D. + 48" |

Water main line loop

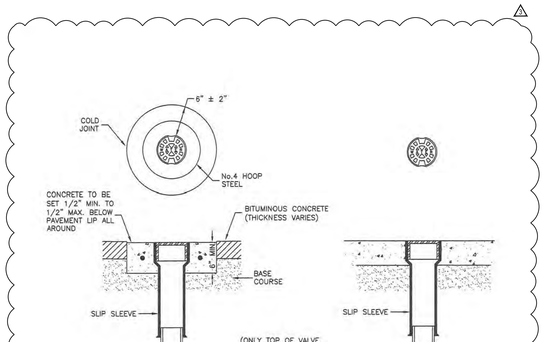
Plan 543.1 March 2011




| | MINIMUM BEARING AREA IN SQ. FT. | | | | |
|---|---|---|---|---|---|
| SIZE OF PIPE | TEES, VALVES DEAD ENDS | 90° BENDS | 45° BENDS | 22 1/2° BENDS | 11 1/4° BENDS |
| 4" | 2 | 3 | 2 | 2 | 2 |
| 6" | 4 | 5.5 | 3 | 2.5 | 2 |
| 8" | 6.5 | 9.5 | 5 | 2.75 | 2.5 |
| 12" | 14 | 20 | 11 | 5.5 | 3 |
| 14" | 19 | 26.5 | 14.5 | 7.5 | 4 |
| 16" | 24 | 34 | 18.5 | 9.5 | 6 |
| 20" | 27 | 52 | 28.5 | 14.5 | 9 |
| 24" | 53 | 74 | 41 | 21 | 12 |
| 30" | 81 | 114 | 62 | 32 | 16 |

Direct bearing thrust block

Plan 561 August 2010




Cover collar for water valve box

Plan 574 August 2001

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09/07/23
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| No. | Date | Description |
|---|---|---|
| 1 | 06/01/23 | ADDENDUM 1 |
| 3 | 09/07/23 | PER SSLC COMMENTS |

AXIS JOB # XXXXX
OWNER #
DATE 02/03/2023
DRAWN
CHECKED

APWA STANDARD PLANS

C505

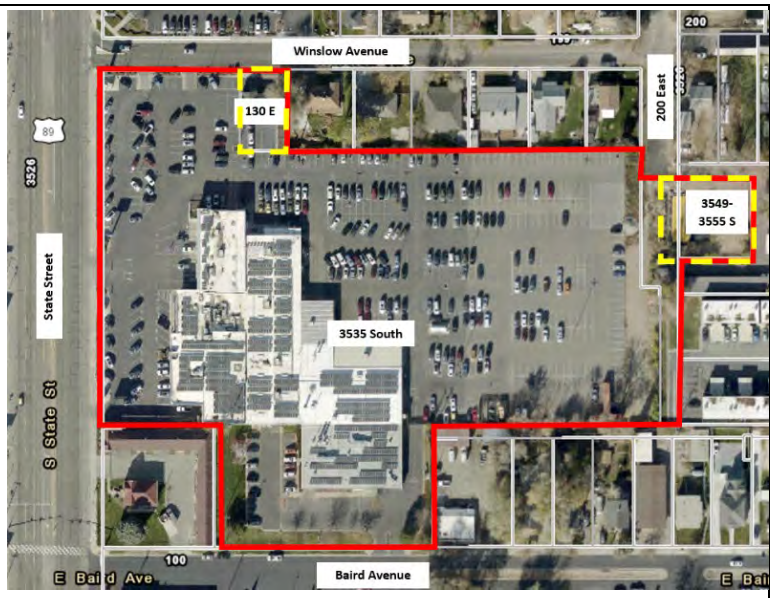
SOUTH SALT LAKE

# PLANNING COMMISSION STAFF REPORT

| | |
|---|---|
| **MEETING DATE:** | January 18, 2024 |
| **PROJECT NUMBER:** | S-19-009 |
| **REQUEST(S):** | An application for a Preliminary Subdivision Plat to consolidate three parcels into one-lot, located at 3535 South State Street. |
| **ADDRESS:** | 130 East Winslow Avenue, 3549-3555 South 200 East, and 3535 South State Street |
| **PARCEL NUMBERS:** | 16-31-103-020; 16-31-126-023; and 16-31-103-023 |
| **PROPERTY OWNER:** | Katmark Partners, LLC |
| **APPLICANT:** | Katmark Partners, LLC |
| **TYPE OF APPLICATION:** | Administrate – Subdivision Plat |

## STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the preliminary subdivision plat to consolidate three parcels into one-lot, located at 3535 South State Street. Staff's recommendation is based upon its analysis and findings included below.




## SYNOPSIS:

On June 25, 2021, Katmark Partners, LLC submitted a plat application. The plat application is to consolidate three parcels into one lot, in order to expand the existing Auto Dealership.

This is part of a larger project to update their Car Dealership. The other applications they have submitted have included:

1. Rezone Application – This application was reviewed by the Planning Commission and City Council to the change the zoning map from Residential Multiple (RM) to Commercial Corridor (CC) for the two parcels located at 130 East Winslow Avenue and 3549-3555 South 200 East. On February 8, 2023, the City Council approved the zone change.
2. A vacation of a portion of 200 East. This was reviewed and approved by the City Council on February 22, 2023.
3. Conditional Use Application for the operation of an Auto Dealership. This application will come before the Planning Commission at a later date.

The subject property located at 130 East Winslow Avenue is their marketing office for the dealership. The subject property at 3549-3555 South 200 East has been vacant land since late 2019. The applicant intends to expand their parking onto this area, once the subdivision plat has been approved and recorded. The subject property at 3535 South State Street is the existing Subaru Dealership.

The Planning Commission is the land use authority for a subdivision plat approvals.

| EXISTING ZONING | EXISTING USE | EXISTING PARCEL SIZES | PROPOSED LOT SIZE |
|---|---|---|---|
| Commercial Corridor | Vacant / Office / Auto Dealership | 3535 S: 6.73 acres<br>130 E Winslow: 0.13 acres<br>3549-3555 S: 0.19 acres | Total Size After Consolidation: 7.19 acres |

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

## GENERAL INFORMATION:

| | |
|---|---|
| Location: | 3535 South State Street<br>130 East Winslow Avenue<br>3549-3555 South 200 East |
| Proposed Project Size | 7.19 acres (after consolidation) |
| Surrounding Land Use Districts: | North: Residential Multiple<br>South: Commercial Corridor<br>East: Residential Multiple<br>West: Commercial Corridor |

Figure 1: Existing Parcel Lines

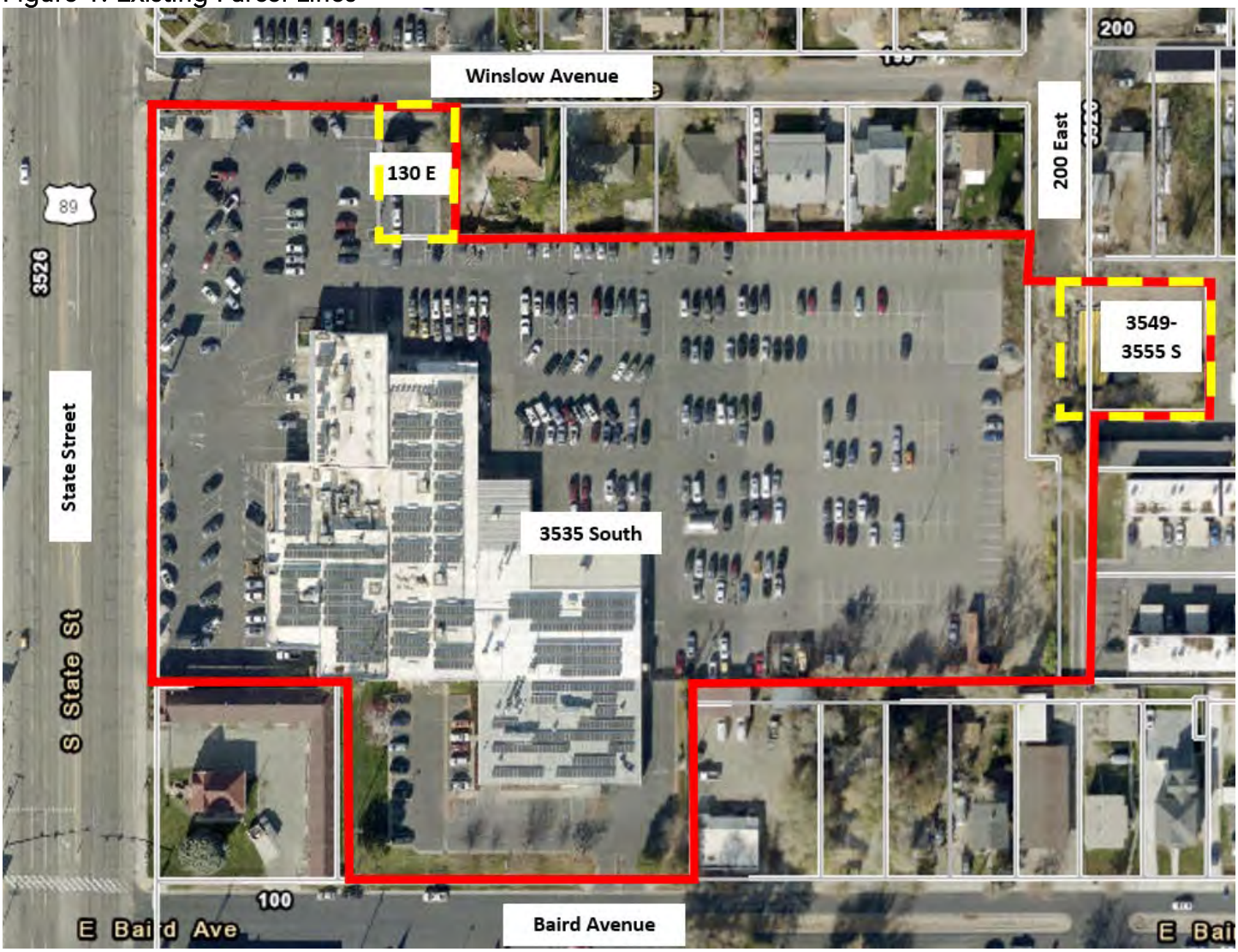


Figure 2: Existing Site Conditions

3535 S State St – Facing Northeast




3535 S State St – Facing Southeast

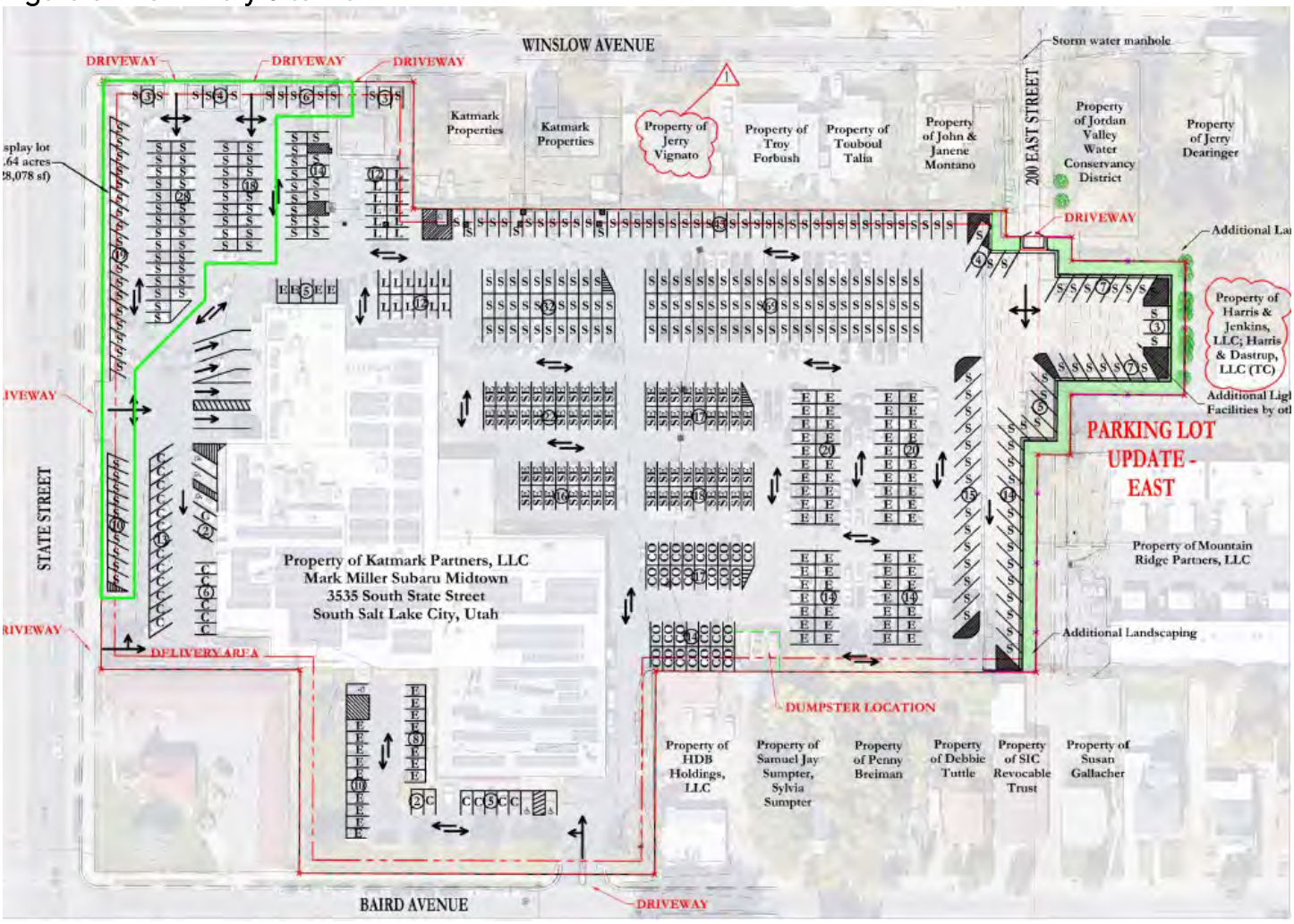


130 E Winslow Ave – Facing South



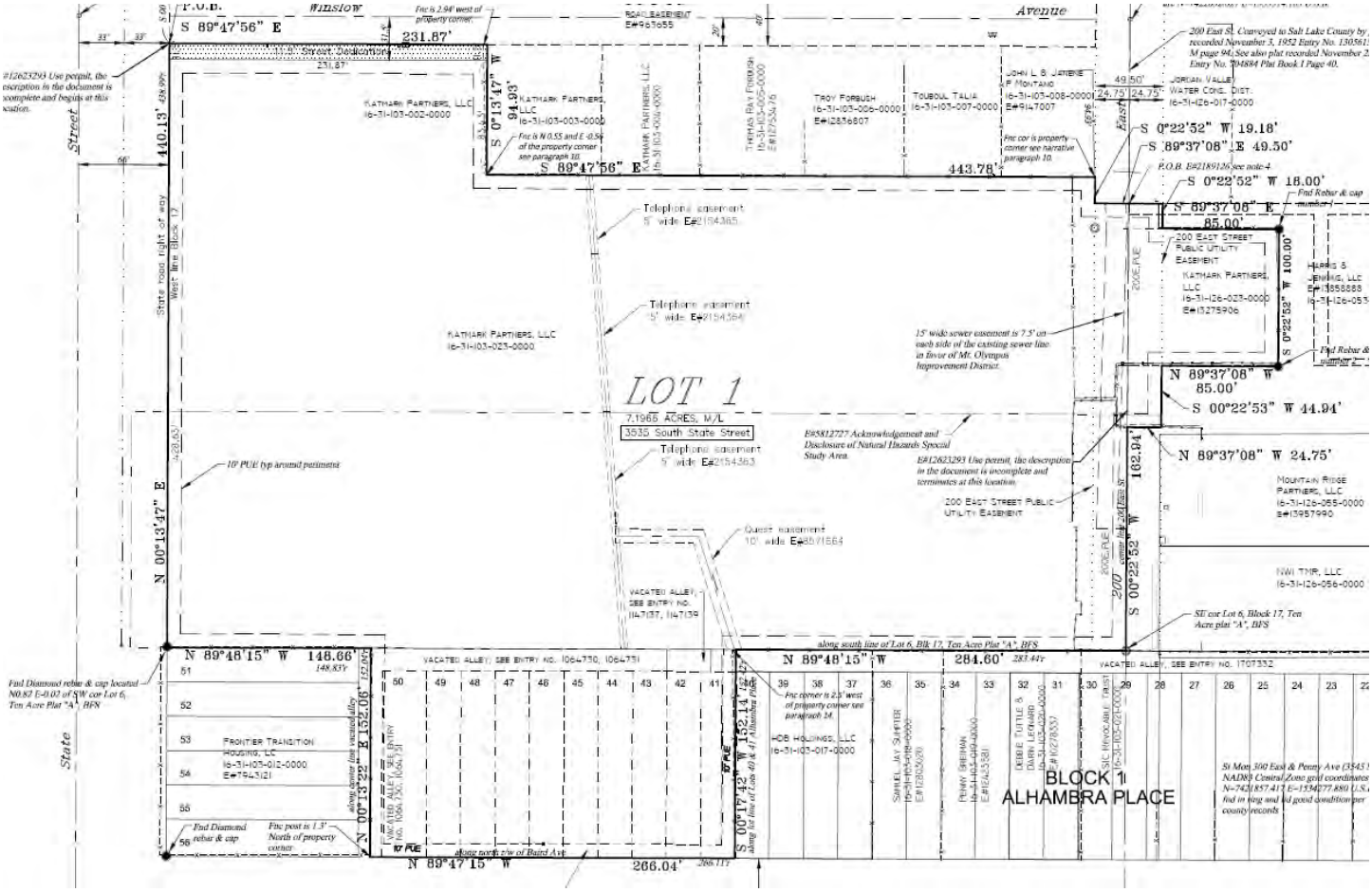



Figure 3: Preliminary Site Plan




*SITE PLAN IS CONCEPTUAL – SUBJECT TO TECHNICAL REVIEW

Figure 4: Preliminary Subdivision Plat **Full Preliminary Plat is the Attachments**




## PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

A. **Planning Commission.** The planning commission is the land use authority on issues of: Subdivision and Subdivision Plat approval, vacating, altering or amending a Subdivision Plat; Conditional Use Permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

## GENERAL PLAN CONSIDERATIONS:

**Land Use & Neighborhood Strategy 8:** Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.

**Analysis:** The proposed consolidation plat would make 130 E Winslow Avenue no longer a non-conforming in regards to the parking standards. This property does not meet the on-site parking standards for the office use. The property at 3549-3555 S is vacant and no development can occur until it is been platted via the plat application process.

**Economic Development Vision Statement:** South Salt Lake is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in South Salt Lake is enhanced through sustainable businesses in a sustainable community. South Salt Lake encourages and supports businesses by helping them form, expand, and thrive in our community. We build on past success for our future.

**Analysis:** The Economic Development Vision Statement calls out encouraging and supporting businesses to expand and thrive in the community. As stated above Mark Miller Subaru has been at this location in the City since 1961. The consolidation plat would allow a long existing, sustainable business, to expand its operations in order to comply with the manufacturer requirements, and continue to thrive in the City

**Economic Development Goal #3:** Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

**Analysis:** Mark Miller Subaru has been operating at this location in South Salt Lake since 1961. They have been a good partner with the City over the years. The dealership has outgrown their space and in order to meet the requirements of the Subaru manufacturer need more room on their lot to store cars. This stall requirement comes directly from the manufacturer and can affect their franchise status, which is why they have applied for a plat application to consolidate their properties. This consolidation will allow them to expand their business operations in order to meet the manufacturer requirements.

**Economic Development Strategy 5:** Maintain and enhance neighborhood health, vitality, and integrity.

**Analysis:** One of the actions for this strategy is "encourage incremental development where appropriate to avoid vacant and underutilized parcels". The property at 3549-3555 S is vacant and no development or building permits can be issued until a subdivision plat has been completed and recorded. Similarly, 3535 S State Street has not been legally platted before, and as a result, no building permits may be issued for this property until a subdivision plat has been completed and recorded.

## ORDINANCE ANALYSIS:

| Ordinance | Finding | Condition of Approval |
|---|---|---|
| **Title 17 – Land Use and Development** | | |
| **17.06.300 – Landscaping** | | |
| 1. Landscaped Areas. Landscaped Areas shall comprise not less than 15 percent of a commercial or professional office site. | The new areas that are being developed (3549-3555 S property) meet the 15% landscaping requirement. The rest of the site will be required to meet the landscape standards in place at that time that they are redeveloped. | The rest of the site shall be required to meet the landscape standards in place at that time that they are redeveloped. |
| 2. Plant Coverage. Live plants, not including tree canopies, shall cover at least 75% of required Landscaped Areas. | The new areas that are being developed (3549-3555 S) meet the 75% live plant material requirement. The rest of the site will be required to meet the landscape standards in place at that time that they are redeveloped. | The rest of the site shall be required to meet the landscape standards in place at that time that they are redeveloped. |
| 3. Water features, landscape boulders, decorative rocks, gravel, and organic mulch are permitted but shall not be | Not Applicable | |

| | | |
|---|---|---|
| considered a substitute for plants. | | |
| 4. If ornamental gravel is utilized, it must be contained within durable borders and arranged in a decorative pattern that incorporates varying sizes, types, or colors of gravel. | Not Applicable | |
| 17.10.140 – Subdivision Development Lot Standards | | |
| 1. All Final Plats shall result in the creation of compliant Lots and Building sites. | The proposed new lot will be 7.19 acres. This lot is compliant with the standards of the Commercial Corridor. | |
| 2. Frontage on public street | The exiting dealership fronts State Street. The existing marketing building fronts Winslow Avenue. There is also access to the property from 200 East and Baird Avenue. | |
| 3. Street right-of-way shall be separate and distinct from subdivided lots. | The lot is separate from the Right of Way and all development is to take place within the proposed property lines. | |
| 4. Minimum area and dimensions shall conform. | There is a one-acre minimum in the Commercial Corridor land use district. The proposed lot area is 7.19 acres, which is sufficient to accommodate the proposed development. | |
| 5. Side boundary lines shall be at right angles to the street. | All newly created side boundary lines are at right angles to all adjacent streets. | |
| 6. Side boundary lines of lots shall be radial to center of a Cul-de-Sac | Not Applicable | |
| 7. Corner lots for residential uses shall be platted wider than interior lots | Not Applicable | |
| 8. Lots shall not divide City boundary | All existing and proposed parcels are located within South Salt Lake City. | |
| 9. Double frontage residential lots | Not Applicable | |
| 10. Building envelope separation between Structures | The existing structures will remain as they are. All new development will meet the minimum separation standards. | |
| 11. Side lot lines shall be at right angles to street lines | The newly created side lot lines are at a right angle to street lines. | |
| 12. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings | The final site plan indicates sufficient size to allow for erection of buildings. | |
| 13. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities | The final site plan provides adequate off-street parking. There are 566 stalls provided, which meets the Auto Dealership requirement. The minimum required is 18 stalls. | |
| 14. New Single-Family lots | Not Applicable | |
| 15. If Access from an Arterial or Collector Street is necessary for | Not Applicable | |

| | | |
|---|---|---|
| new adjoining lots, such lots shall be served by separate local street | | |
| 16. Driveways shall be designed and arranged to avoid vehicles backing onto Streets | There is ingress and egress provided from State Street, 200 East, Winslow Avenue, and Baird Avenue. | |
| 17. Lots shall be laid out to provide positive drainage away from all buildings. | Per the Engineering review, there is positive drainage away from all buildings. | |
| 17.10.160(A) - Drainage and Storm Sewers General Requirements | | |
| 1. Each plat shall make adequate provision for storm or flood water runoff. | Per the Engineering review, there is adequate provision for storm or flood water runoff. | |
| 17.10.160(B) – Nature of Stormwater Facilities | | |
| 1. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision. | Not applicable per Engineering review. | |
| 2. Adequate underground stormwater systems shall be constructed and maintained. | Per the Engineering review, there is an adequate underground stormwater system. | |
| 3. Accommodation of Upstream Drainage Areas. | Not applicable | |
| 4. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity. | Per the Engineering review, there is adequate storm or flood water drainage. | |
| 5. Areas of poor drainage shall be remediated as applicable. | Per the Engineering review, there is adequate storm or flood water drainage. | |
| 6. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area. | No flood plain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer. | |
| 17.10.170 - Water Facilities | | |
| 1. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat | The proposed development connects to an existing water meter. Adequate water supply provisions are proposed per SSL Engineering review. | |
| 2. Applicant shall install adequate water facilities including fire hydrants. | There are three existing hydrants on or near the property. The hydrant locations are included on the ALTA Survey. | |
| 3. Fire flow shall be approved by the Fire Marshal. | A fire flow test was performed and the results were reviewed by the Fire Marshal. The Fire Marshal has reviewed and approved all proposed fire flow rates. | |
| 4. Water main extensions shall meet the City's standards. | Approved, per the SSL Engineering review. | |

| | | |
|---|---|---|
| 5. Location of all fire hydrants, all water and storage supply improvements shall be shown. | There are three existing hydrants on or near the property. The hydrant locations are included on the ALTA Survey. | |
| 6. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any. | Not applicable. There are no facilities at this location to be maintained by South Salt Lake City. | |
| 7. Fire hydrants required for all plats. | There are three existing hydrants on or near the property. The hydrant locations are included on the ALTA Survey. | |
| 17.10.180 - Sewer Facilities | | |
| 1. The applicant shall install sanctuary sewer facilities in a manner prescribed by the applicable sanitary sewer authority. | Per Mt. Olympus Improvement District, there is adequate sewer capacity in this area. | |
| 2. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority | Per Mt. Olympus Improvement District, there is adequate sewer capacity in this area. | |
| 17.10.190 – Utilities | | |
| 1. A. Utility facilities shall be located underground in new subdivisions. | All utilities will be undergrounded. | All undergrounding of utilities shall be completed within one-year of receiving final plat approval. |
| 2. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide. | The 10' PUE on the plat has been reviewed and approved by the City Engineer. | |
| 17.10.200 - Sidewalks, Trails, and Bike Paths | | |
| 1. Subdivision shall comply with the applicable road profile. | There is an 11.5-foot Right of Way dedication along Winslow Avenue. All existing Right of Way improvements along State Street, Winslow Avenue, and Baird Avenue will remain in place. | |
| 2. Trails, pedestrian paths, and bike paths shall relate appropriately to topography. | Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code. | |
| 3. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan. | The Trails Master Plan does not include any facilities adjacent to the subject property. | |

## STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the preliminary subdivision plat to consolidate three parcels into one-lot, located at 3535 South State Street, based upon the information submitted by the applicant, the general plan considerations and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Findings of Fact:

1. On June 25, 2021, Katmark Partners, LLC, submitted a plat application to consolidate three parcels, in order to expand the existing Auto Dealership on site.

2. The subject parcels are located at 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East.

3. All three parcels are located in the Commercial Corridor land use district.

4. The proposed consolidation plat will consolidate three parcels into a 7.19-acre lot.

5. The business will have access from State Street, Winslow Avenue, Baird Avenue, and 200 East.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.

2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Commercial Corridor land use district.

3. The subdivision as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.

4. The subdivision, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

5. Staff has reviewed this subdivision for compliance with SSL Municipal Code Section "17.10.140 Subdivision Development Lot Standards" and found that this subdivision is compliant with this section, as outlined above.

6. Staff has reviewed this subdivision for compliance with SSL Municipal Code Section "17.10.150 Subdivision and Condominium Plat Layout Requirements" and found that this subdivision is compliant with this section, as outlined above.

7. Staff has reviewed this subdivision for compliance with SSL Municipal Code Sections 17.10.160, 17.10.170, 17.10.180, 17.10.190, 17.10.200, and 17.10.210, and found that this subdivision is compliant with those sections, as outlined above.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;

2. Prior to plat recordation and issuance of full building permits for the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;

3. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights, within two years of receiving final plat approval;

4. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;

5. The applicant shall dedicate an easement to the City of South Salt Lake for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;

6. The proposed development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;

7. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;

8. The applicant shall record the plat with the Salt Lake County Recorder's Office within 365 days of receiving final plat approval; or the approval will expire. However, if the applicant elects to install Infrastructure Improvements has deposited a 10% Warranty Assurance, and is actively working on the issued building permit, the plat approval will not expire until two years after final plat approval.

9. All undergrounding of utilities shall be completed within 365 days of receiving final plat approval; and

10. All items of the staff report.

**PLANNING COMMISSION OPTIONS:**

Option 1: Approval

Move to approve an application by Katmark Partners, LLC to consolidate three parcels into one lot located at 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

Option 2: Denial

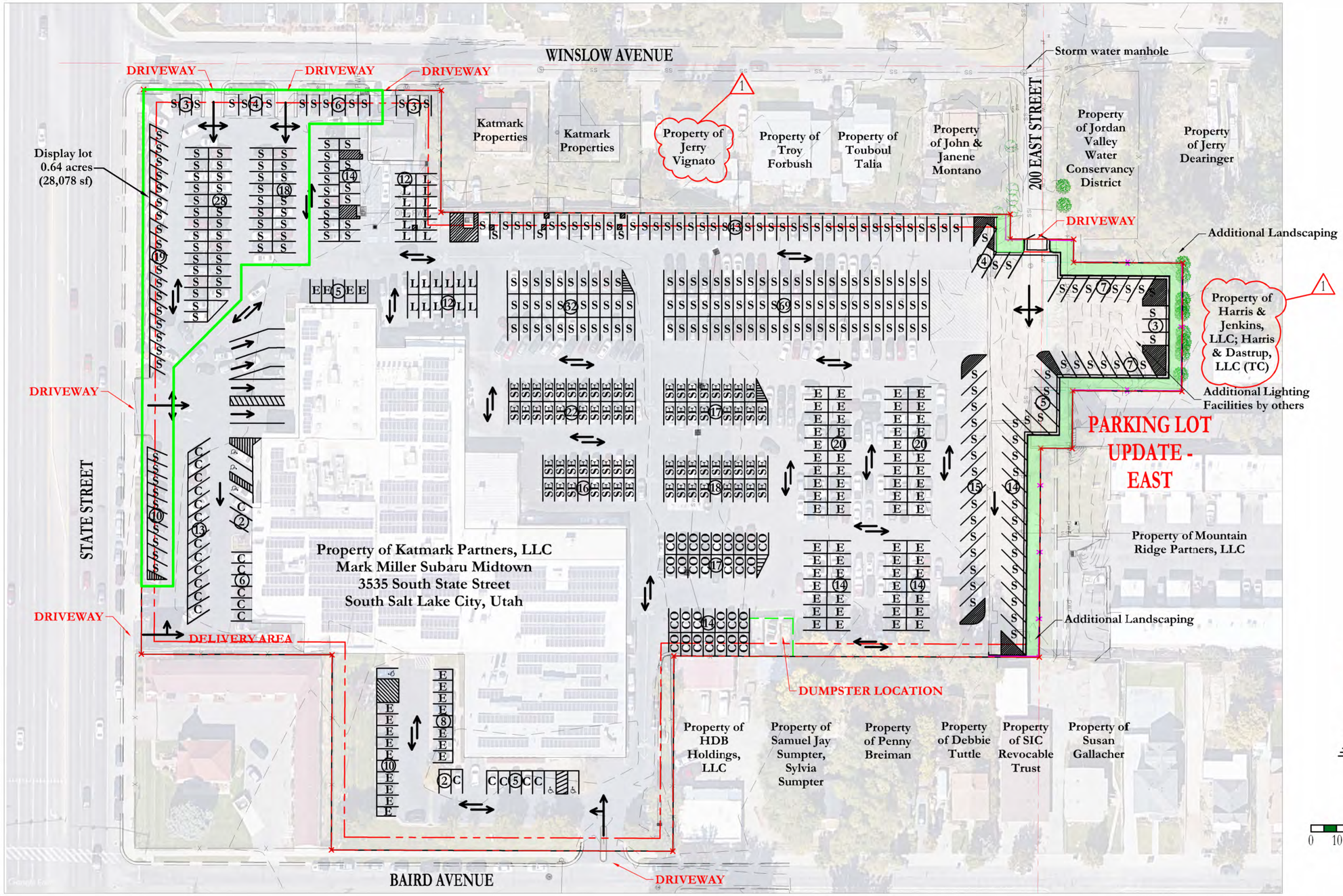
Move to deny the application by Katmark Partners, LLC to consolidate three parcels into one lot located at 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East, based on the findings discussed on the record.

Option 3: Continuance

Move to table the decision on the application by Katmark Partners, LLC to consolidate three parcels into one lot located at 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East, to a date certain to allow the Applicant and Staff time to respond to specific inquires or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

1. Proposed Site Plan
2. Civil Plan Set
3. ALTA Survey




| | | | | | |
|---|---|---|---|---|---|
| C | Customer Parking Stalls | 28 | L | Loaner Parking Stalls | 24 |
| CO | Collision Parking Stalls | 31 | S | Sales Parking Stalls | 304 |
| E | Emplyee Parking Stalls | 91 | SE | Service Que Parking Stalls | 73 |
| ♿ | Handicap Parking Stalls | 6 | | | |
| | | | | Total Parking Stalls | 557 |

0 10 20 40

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RIVERDALE, UT 84405
801.866.0550

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| 1 | 1/5/2023 | RTF | Parcel name update |

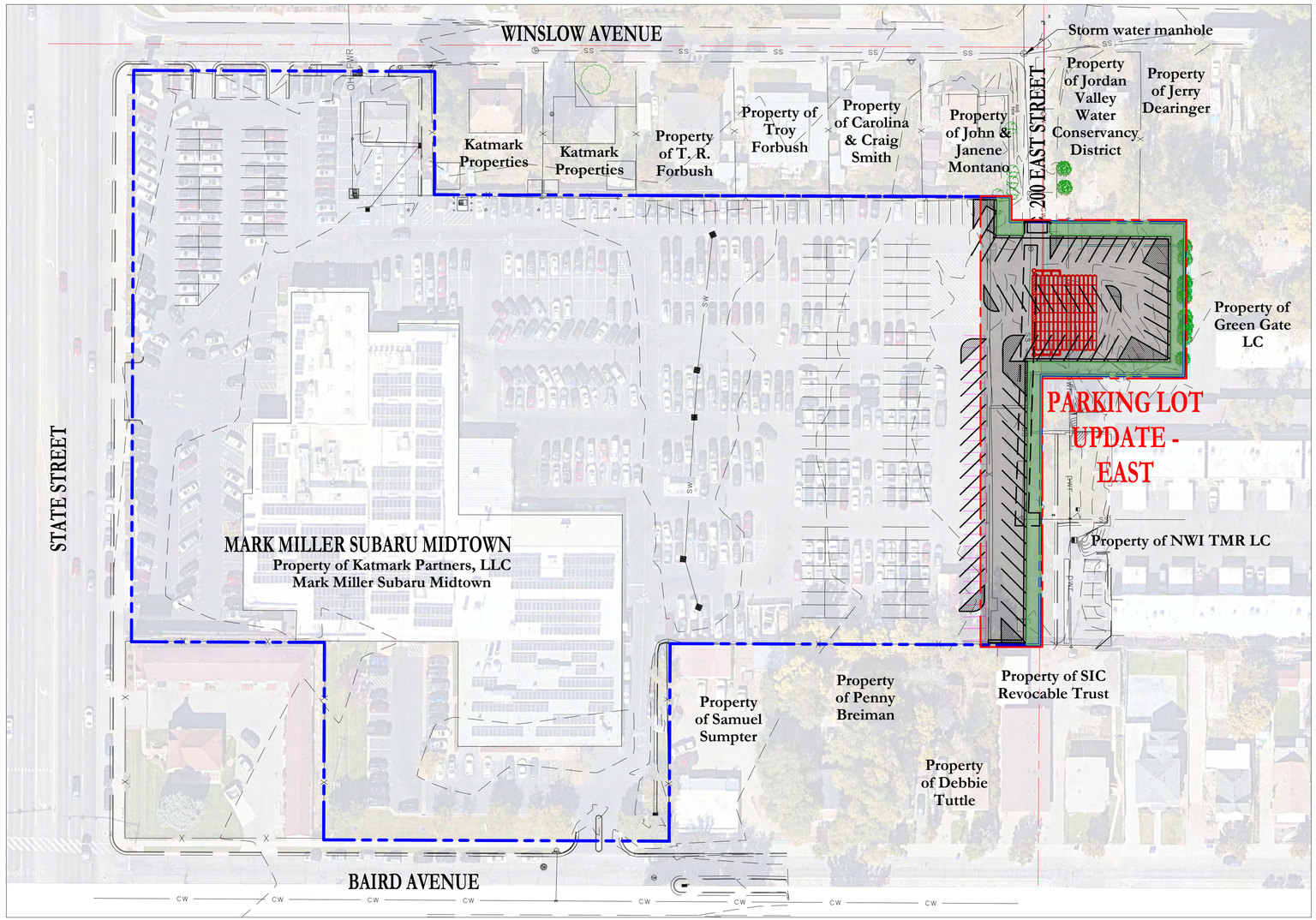
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DRAWN: JEO
CHECKED: RTF

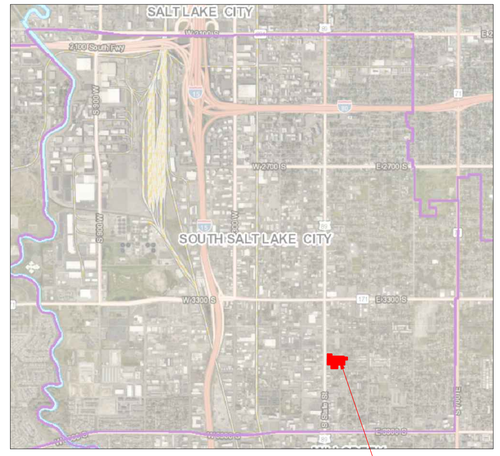
PROJECT / LOCATION:
KATMARK SUBDIVISION IMPROVEMENT
3535 SOUTH STATE STREET
SOUTH SALT LAKE, UTAH

TITLE:
PARKING & VEHICLE CIRCULATION

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch18001.dwg
SHEET: 1 of 1

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\(3D)\Parking and Vehicle Circulation DATE: 1/5/2024 9:39 AM




# VICINITY MAP

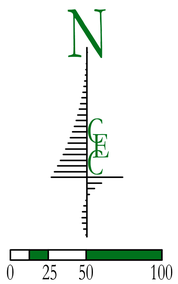
| SHEET INDEX | |
|---|---|
| 1 OF 6 | COVER |
| 2 OF 6 | NOTES |
| 3 OF 6 | EAST PARKING LOT - SITE PLAN |
| 4 OF 6 | EAST PARKING LOT - GRADING PLAN |
| 5 OF 6 | DETAILS |
| 6 OF 6 | DETAILS |

| STORM WATER POLLUTION PREVENTION PLAN SHEET INDEX | |
|---|---|
| SWPPP 1 | SWPPP NOTES & DETAILS |
| SWPPP 2 | EAST PARKING LOT - SWPPP |
| SWPPP 3 | SWPPP DETAILS |

## LEGEND AND SYMBOLS

- Centerline of road
- Contour line —1234
- Curb & gutter
- Easement line
- Fence — X — X — X
- Lot line
- Phase/boundary line
- Right of way line
- Section corner & line
- Culinary water manhole & pipe — CW — CW — CW
- Fiber optic box & line — FO — FO — FO
- Gas manhole & line — GAS — GAS — GAS
- Irrigation manhole and pipe — IRR — IRR — IRR
- Land drain manhole & pipe — LD — LD — LD
- Power pole and line — P — P — P
- Sanitary sewer manhole & pipe — SS — SS — SS
- Storm water manhole & pipe — SW — SW — SW
- Telephone pedestal & line — TELE — TELE — TELE
- Fire hydrant
- Storm water catch basin
- Street sign
- Street light
- Water meter
- Water valve

*Note: All existing features will be in a shaded line




25 SEPT 23
No. 9177441
TODD FREEMAN
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

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5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| | | | |

DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED: RTF

PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: COVER

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 1 of 6

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:45 AM

## EROSION CONTROL NOTES

1. During construction, the contractor shall be responsible for preventing and controlling soil erosion due to wind and water runoff. The contractor shall be sole responsible for constructing and maintaining the erosion control facilities. All surrounding streets shall be kept clean of debris from traffic from the project site.

2. The contractor shall comply with the requirements of the "best management practices" for storm water protection. This requirement may include protecting all inlet boxes, catch basins, drainage ditches, etc. during construction. The contractor shall protect all surrounding properties and streets from site runoff as required. Approved storm water protection methods and drainage provisions must be used to protect adjoining properties during construction.

3. The contractor shall use vehicle tracking control best management practices at all locations where vehicles will enter or exit the site. Control facilities must be maintained while construction work is in progress, adjusted when necessary, and removed from the site when the project is completed.

4. The contractor shall install storm water inlet protection devices immediately upon all individual storm water inlets becoming functional.

5. All wash water from construction vehicles (concrete trucks, vehicle cleaning, etc.) shall be disposed in a manner that prevents contact with natural storm water discharges from the site.

6. All construction materials spilled, dropped, washed or tracked from vehicles onto City roadways or into storm drainage facilities must be removed immediately.

7. No rubbish, trash, garbage or other such materials shall be discharged into drainage ditches or storm water runoff channels.

8. The contractor shall adhere to all conditions of the "Utah State Storm Water Pollution and Prevention Plan" adopted for this project. The contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) due to grade changes or other unforeseen conditions during development of the project.




## GENERAL CONSTRUCTION NOTES

1. The utilities shown on the drawings are for informational purposes only. The contractor shall locate all underground utilities, contact blue stakes and other applicable utilities prior to laying pipe within 200 feet of said utilities which may be exposed, damaged or crossed as shown on the drawings or as "blue staked". The contractor shall coordinate with the utility company to move the utility if necessary. The contractor shall not modify grade of project lines in order to go over and around existing utilities. The contractor shall pothole for the location of utilities prior to excavation.

2. The contractor shall review and verify all dimensions shown on the drawings.

3. The contractor shall be responsible to provide appropriate signing and barricading. All flagging, signage and barricades and all traffic control required shall be in compliance with the current "manual on uniform traffic control devices".

4. All public and private roadways must be cleaned daily, or as often as required, of all loose dirt, mud, gravel and all debris as a result of the construction work. This requirement shall apply continuously throughout the duration of the project and shall not be limited to normal construction working hours.

5. All dust on project site shall be controlled by sweeping and watering the construction area.

6. The contractor shall be completely responsible for the job site conditions during the course of construction, including safety of all persons and adjoining property. This requirement shall apply continuously throughout the duration of the project and not be limited to normal construction working hours.

7. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify project engineer of any discrepancies or conflicts prior to any connections being made.

8. The contractor shall be responsible for meeting all of the requirements established for safe trenching. (See OSHA and UOSHA requirements, latest editions).

9. Specific information provided in the contract documents shall supersede items covered in these drawings.

10. The contractor shall contact and coordinate all utility connections with the utility owner.

11. All construction to comply with specifications contained herein and with South Salt Lake City standards and specifications.

12. Follow all recommendations of the approved geotechnical report. South Salt Lake City Standard Specifications and Details shall govern, however, unless geotechnical report recommendations are more stringent.

13. All public improvements, which are to be owned and maintained by South Salt Lake City, shall be constructed according to the South Salt Lake City Standard Specifications and Details for Municipal Construction (latest edition).

14. Notify South Salt Lake City Public Works Inspection Department, 48 hours prior to beginning construction of any roadways or public improvements, including sewer facilities. All inspections must be done prior to, or concurrent with, construction. Failure to make this notification may result in the uncovering and/or removal of all construction done without notification, at the discretion of the City Engineer.

15. The use of motor oils and other petroleum-based or toxic liquids, for dust suppression, is absolutely prohibited.

16. Builder/Owner shall replace any existing sidewalk or curb & gutter along the frontage of this project, that is found to be defective, as directed by the South Salt Lake City Inspector.

17. Dust, mud, and erosion shall be adequately controlled by whatever means necessary, and the roadway shall be kept free of mud and debris, at all times.

18. Any proposed changes to the approved design shall be reviewed and approved by the Engineer or Architect of record and the City Engineer.

19. Provide slope away from buildings that complies with the requirements of the International Building Code (2% minimum/12% maximum on hard surfaces, 5% minimum / 2:1 maximum in landscape areas - for minimum 10 feet in any case).

## CAUTION NOTICE TO CONTRACTOR

The contractor is herewith instructed that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information shown is not to be relied on as being exact or complete. The contractor is required to call the appropriate utility company as least 48 hours before any excavation to request exact field location of utilities. Is the sole responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the drawings.

The contractor shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property. This requirement shall apply continuously and not be limited to the normal working hours; and the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from sole negligence of the owner or the engineer.

## ABBREVIATIONS USED IN DRAWINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| adj | adjust | dwg | drawing | hp | high point | pr | proposed | tbc | top back of curb |
| arv | air release valve | elec | electrical | in | inch | prc | point of reverse curve | tele | telephone |
| bw | back of walk | eg | existing grade | inv | invert | prv | pressure reducing valve | toa | top of asphalt |
| bvce | beginning vertical curve elev. | elev | elevation | irr | irrigation | pt | point of tangency | toe | toe of slope |
| bvcs | beginning vertical curve station | eoc | edge of concrete | lf | linear foot | pue | public utility easement | top | top of slope |
| bw | both ways | ep | edge of pavement | lip | lip of curb | pvc | polyvinyl chloride pipe | tow | top of wall |
| cb | catch basin | evce | end vertical curve elev. | lt | left | r | radius | tow | top of walk |
| chord | chord bearing | evcs | end vertical curve station | max | maximum | rc | rebar & cap | typ | typical |
| cl | centerline | ew | each way | mh | manhole | row | right of way | w | water |
| cmp | corrugated metal pipe | exist | existing | min | minimum | rt | right | wm | water meter |
| co | clean out | ff | finished floor elevation | mon | monument | sd | storm drain | wmh | water manhole |
| conc | concrete | fg | finished grade | nts | not to scale | sec cor | section corner | wv | water valve |
| conc | concrete | fh | fire hydrant | oc | on center | ser | south end radius | | |
| cw | culinary water | fl | flow line | ohp | over head power | ss | sanitary sewer | | |
| da | delta angle | fo | fiber optic | pc | point of curvature | ssmh | sanitary sewer manhole | | |
| det | detail | ft | foot | pi | point of intersection | sta | station | | |
| dia | diameter | gb | grade break | pl | property line | std | standard | | |
| dip | ductile iron pipe | hdpe | high density poly ethylene | pp | power pole | sw | secondary water | | |

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RIVERDALE, UT 84405
801.866.0550

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DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED: RTF

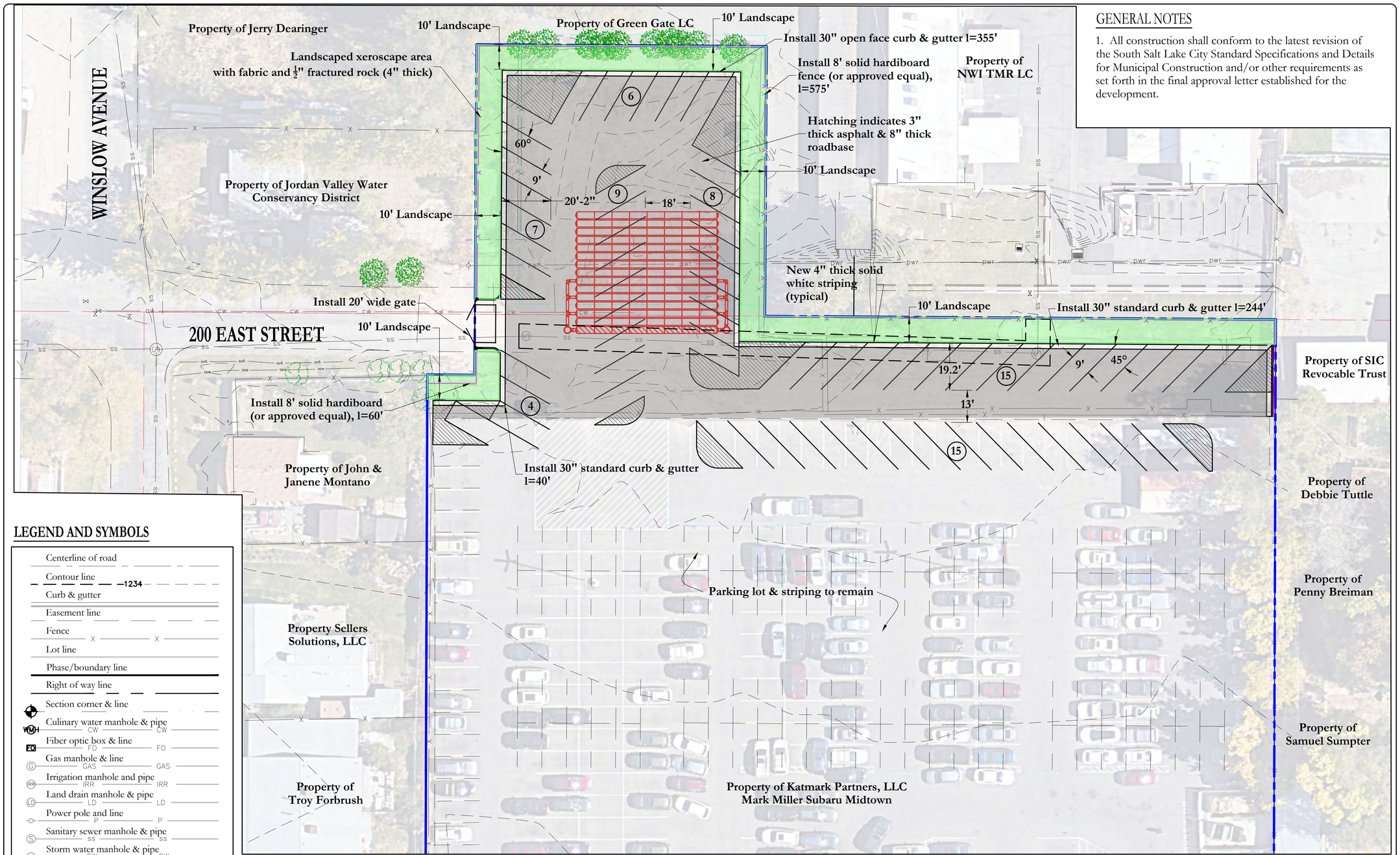
PROJECT / LOCATION:
KATMARK SUBDIVISION IMPROVEMENTS
SOUTH SALT LAKE, UTAH

TITLE: NOTES

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 2 of 6

LICENSED PROFESSIONAL ENGINEER
25 SEPT 23
No. 97341
R. TODD FREEMAN
STATE OF UTAH

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:45 AM




## GENERAL NOTES

1. All construction shall conform to the latest revision of the South Salt Lake City Standard Specifications and Details for Municipal Construction and/or other requirements as set forth in the final approval letter established for the development.

## LEGEND AND SYMBOLS

- Centerline of road
- Contour line —1234
- Curb & gutter
- Easement line
- Fence — X — X
- Lot line
- Phase/boundary line
- Right of way line
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- Gas manhole & line — GAS — GAS
- Irrigation manhole and pipe — IRR — IRR
- Land drain manhole & pipe — LD — LD
- Power pole and line — P — P
- Sanitary sewer manhole & pipe — ss — ss
- Storm water manhole & pipe — SW — SW
- Telephone pedestal & line — TELE — TELE
- Fire hydrant
- Storm water catch basin
- Street sign
- Street light
- Water meter
- Water valve

*Note: All existing features will be in a shaded line

0 10 20 40

## NOTES:

Parking Stalls: (9'x18' unless noted - matching existing)
(#) - indicates number of stalls available)

| | |
|---|---|
| Landscaping Area: | 5,686 sq. ft. (21%) |
| Impervious Area: | 20,883 sq. ft. (79%) |
| Total Site Area: | 26,569 sq. ft. |

## LEGEND

- Install 3" thick asphalt & 8" thick roadbase
- Landscape Area (21%)

LICENSED PROFESSIONAL ENGINEER — No. 341144-2202 — TODD FREEMAN — STATE OF UTAH — 25 SEPT 23

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RIVERDALE, UT 84405
801.866.0550

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DATE: SEPTEMBER 2023
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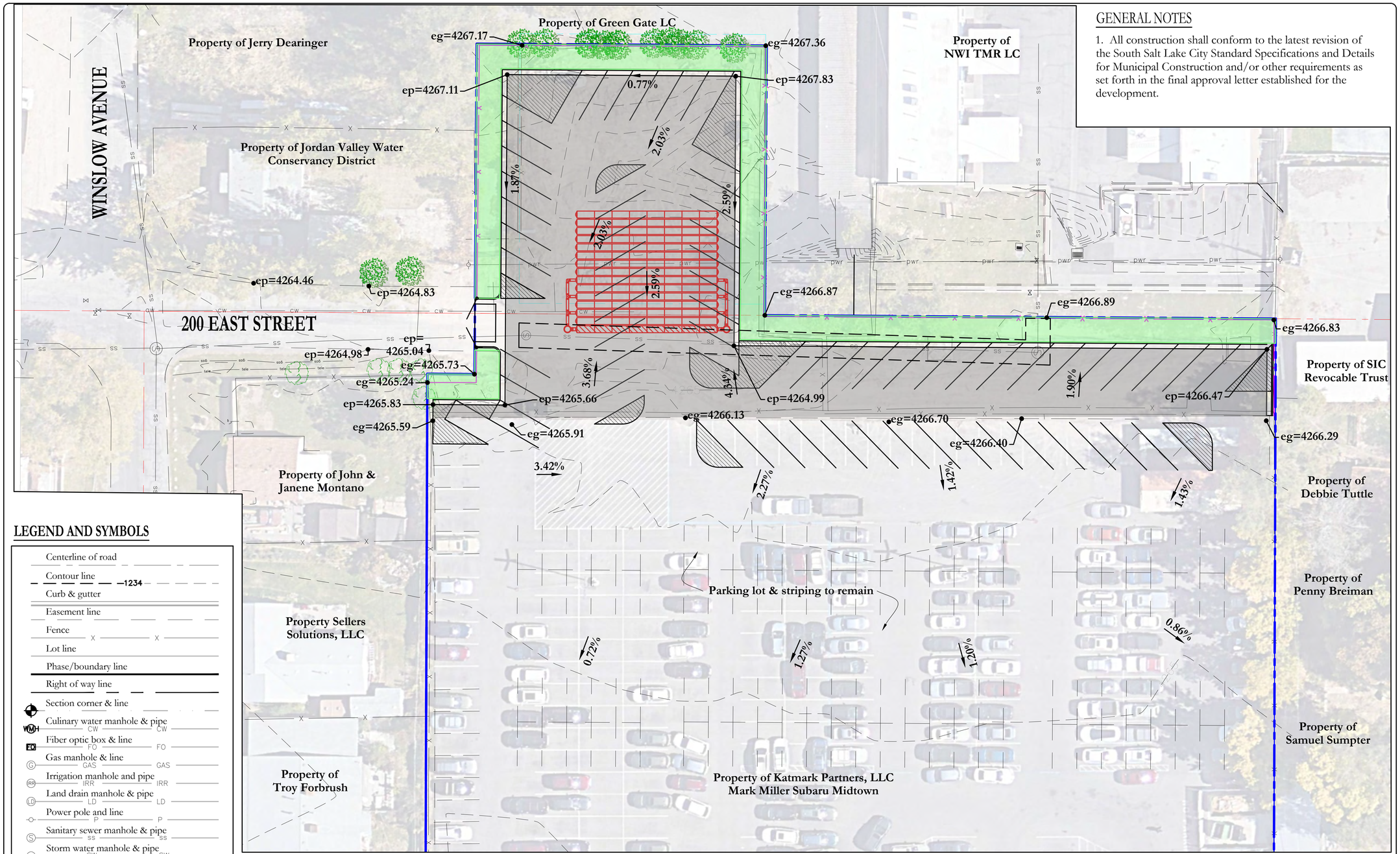
PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: EAST PARKING LOT - SITE PLAN

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 3 of 6

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:45 AM

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:45 AM




## GENERAL NOTES

1. All construction shall conform to the latest revision of the South Salt Lake City Standard Specifications and Details for Municipal Construction and/or other requirements as set forth in the final approval letter established for the development.

## LEGEND AND SYMBOLS

- Centerline of road
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- Curb & gutter
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- Right of way line
- Section corner & line
- Culinary water manhole & pipe CW CW
- Fiber optic box & line FO FO
- Gas manhole & line GAS GAS
- Irrigation manhole and pipe IRR IRR
- Land drain manhole & pipe LD LD
- Power pole and line P P
- Sanitary sewer manhole & pipe SS SS
- Storm water manhole & pipe SW SW
- Telephone pedestal & line TELE TELE
- Fire hydrant
- Storm water catch basin
- Street sign
- Street light
- Water meter
- Water valve

*Note: All existing features will be in a shaded line

0 10 20 40

**LEGEND**

Install 3" thick asphalt & 8" thick roadbase

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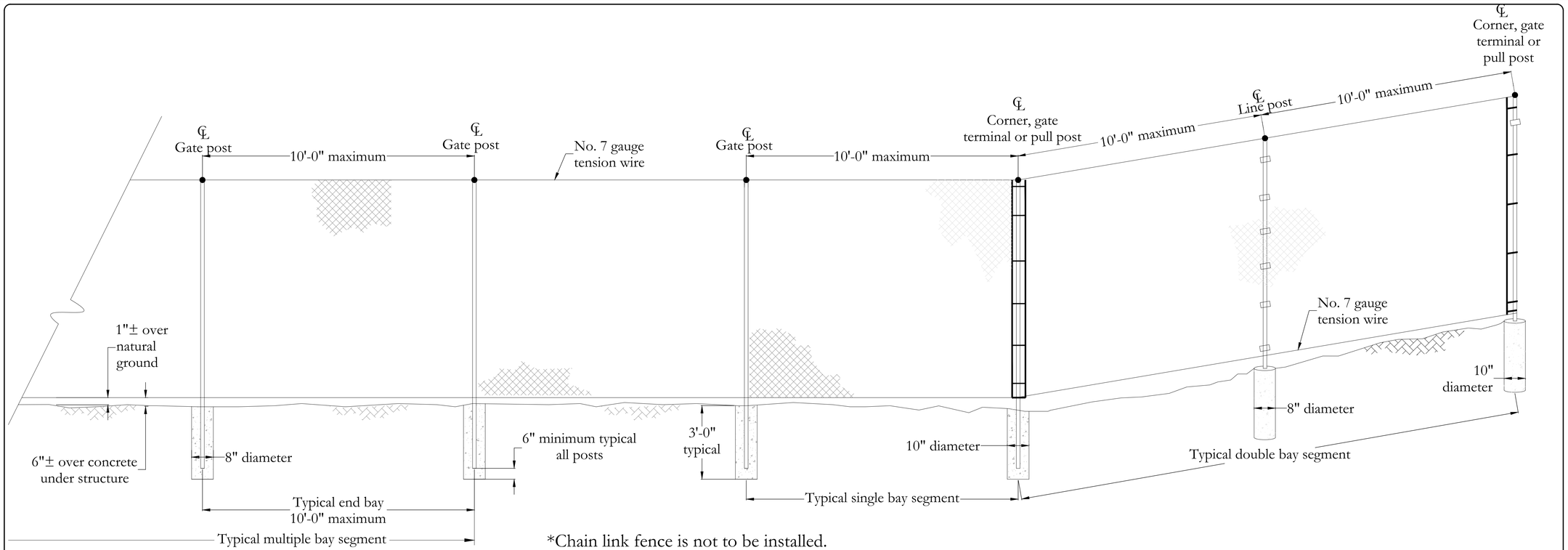
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DRAWN: JEO
CHECKED: RTF

PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: EAST PARKING LOT - GRADING PLAN

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 4 of 6

LICENSED PROFESSIONAL ENGINEER — 25 SEPT 23 — No. 97 — 341144-2202 — R. TODD FREEMAN — STATE OF UTAH




*Chain link fence is not to be installed.
This detail is for repair purposes only.

## NOTES:

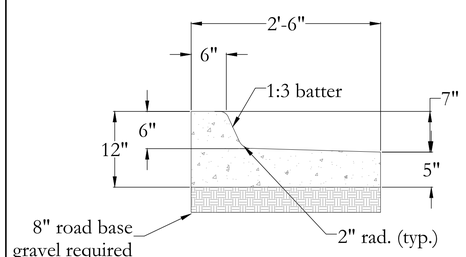
1. All fabric shall be 6' high chain link of 2" galvanized mesh of 9 gauge.
2. All steel pipe members shall conform to the requirements of astm designation a-120, schedule 40, hot dipped zinc coated steel pipe.
3. All posts shall be set in concrete and shall be topped with ball type or other approved ornament.
4. All end, corner or pull posts shall be 9 feet in length with a minimum diameter of 2-3/8 inches: all line posts shall be 8 feet 8 inches in length with a minimum diameter of 1-7/8 inches.

# TYPICAL CHAIN LINK FENCE

SCALE: NONE

1

-



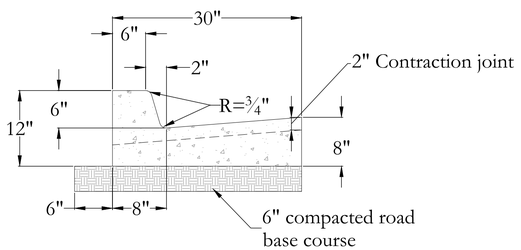

NOTE:
Sidewalks and curb & gutter shall be constructed with class "B" concrete (3500 p.s.i. 28 day compressive strength)

# OPEN FACE CURB & GUTTER

SCALE: NONE

2

-



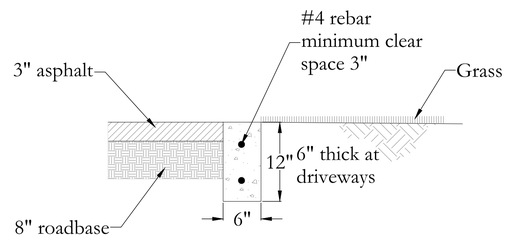

# STANDARD 30" CURB & GUTTER

SCALE: NONE

South Salt Lake City Type A

3

-




# CURB WALL DETAIL

SCALE: NONE

4

-

25 SEPT 23
No. 97
341144-2202
R. TODD FREEMAN
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

| NO. | DATE | BY | REVISIONS |
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DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED: RTF

PROJECT / LOCATION:
KATMARK SUBDIVISION IMPROVEMENTS
SOUTH SALT LAKE, UTAH

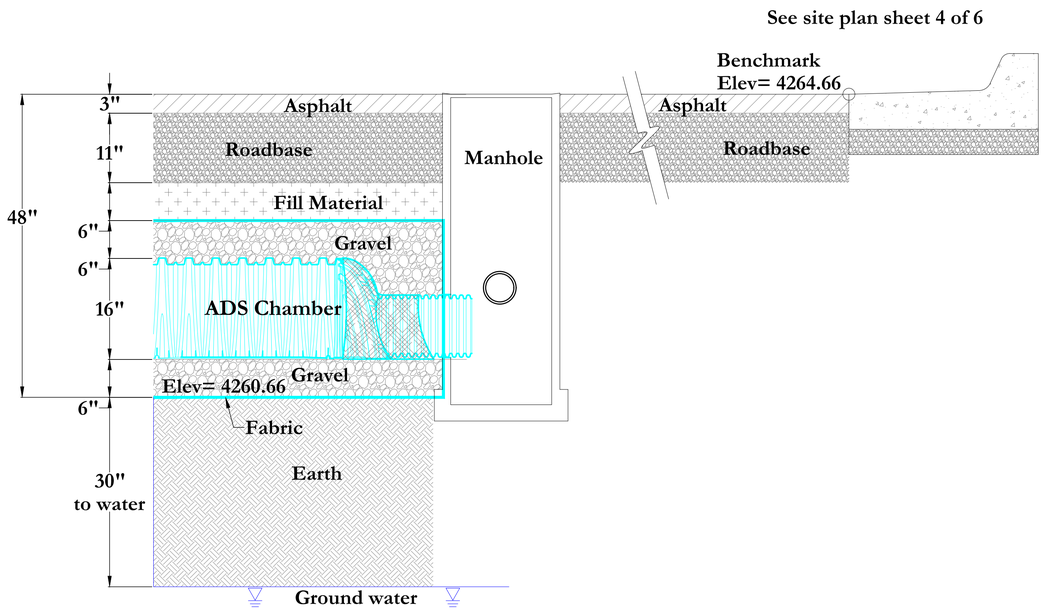
TITLE: DETAILS

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: details.dwg
SHEET: 5 of 6

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:46 AM

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:46 AM

See site plan sheet 4 of 6




CROSS-SECTION - EAST PARKING LOT
UNDERGROUND RETENTION
SCALE: NONE

1
-

**See Geotechnical Reports**
**by Christensen Geotechnical**

**12 December 2019 - Paving**
**30 December 2019 - Ground Water (East parking lot)**
**21 April 2021 - Ground Water (North parking lot)**

CIVIL ENGINEERING
CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|

DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED: RTF

PROJECT / LOCATION:
KATMARK SUBDIVISION
IMPROVEMENTS
SOUTH SALT LAKE, UTAH

TITLE:
DETAILS

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: details.dwg
SHEET: 6 of 6



# STORM WATER POLLUTION PREVENTION PLAN
# KATMARK SUBDIVISION

## SCOPE OF PROJECT

Regrading, removal, clearing and grubbing site. Install ADS underground storm water systems at two locations (see drawings). Install new parking lots with asphalt, roadbase and curb & gutter and storm water inlet boxes.

## SITE DETAILS

1. The Construction site is located within the boundaries of South Salt Lake City, Davis County. Estimated area that will be developed is 0.6 acres - East parking lot, 0.5 acres - North parking lot.

2. The Coefficient of Run-off following construction will be changed to reflect medium density for residential development. Upon project completion, a storm water detention basin will be fully operational and miscellaneous storm water facilities completed.

Pre-development (medium vegetation): C=0.35
Residential development (home & landscaping): C=0.55

3. The collection and detention of storm water will follow the South Salt Lake City approved design drawings.

4. The drainage pattern on the existing site will be altered to direct the storm water to be collected in 2 proposed ADS underground storm water systems.

## CLEARING AND GRUBBING

1. During the clearing and grubbing construction work, additional efforts will be extended to protect any debris from entering the South Salt Lake City Storm Water facilities.

2. These environmental controls will be monitored a minimum of every 14 days or after a 1/2" inch or more of rain fall. Sediment will be removed from these sediment traps when their capacity has been reduced by 50%.

3. Entrance to the site or exit from the site, a "Stabilized Construction Entrance" will be installed for vehicle cleaning.

4. Contractor shall monitor and remove from the site all loose construction waste, debris, and litter on a weekly basis and prevented from entering into the South Salt Lake City Storm Water facilities.

## MISCELLANEOUS NOTES

1. The construction wash out area is to be used for on-site construction activities only.

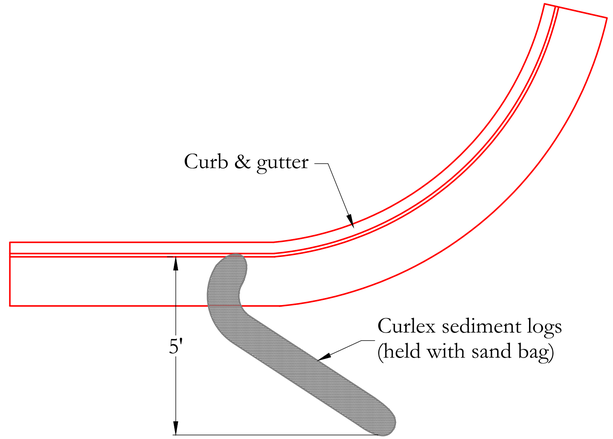
2. The contractor shall furnish portable restroom facilities and locate in a secure area.

3. The contractor shall establish a monitoring process to document the management of all Best Management Practices established on site. The monitoring process shall be noted, documented and maintained on a weekly basis.

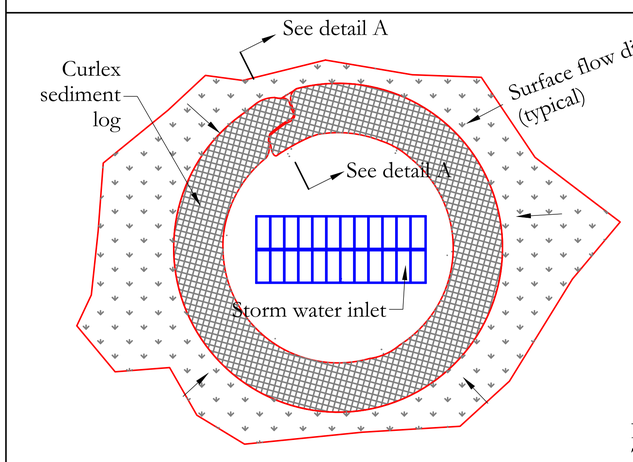
## LANDSCAPING NOTE

1. During the landscaping work the contractor will monitor the "Sediment Logs", "Silt Fencing" and the "Stabilized Construction Entrance". Sediment will be removed from these sediment traps when their capacity has been reduced by 50%.

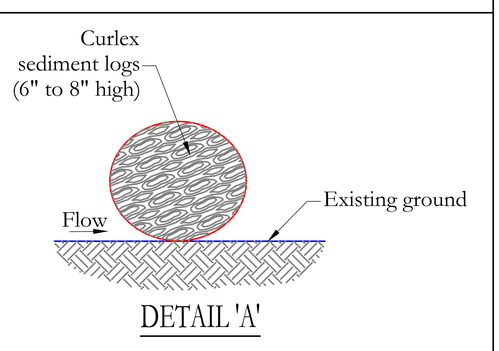
2. The "Stabilized Construction Entrance" and "Silt fencing" will be removed immediately prior to the landscaping work. The "Sediment Logs" will be relocated as required to allow proper construction to take place. Following the placement of sod and sweeping of roadways "Sediment Logs" will be removed.




CURLEX SEDIMENT LOG PROTECTION
SCALE: NONE
1
-

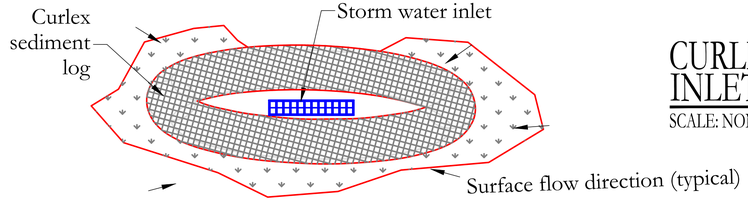



PLAN VIEW




DETAIL 'A'

NOTE:
The Contractor shall set a barricade over the catch basin to protect the curlex sediment logs.




CURLEX SEDIMENT LOG INLET PROTECTION
SCALE: NONE
2
-

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| | | | |

DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED:

PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: SWPPPP - NOTES & DETAILS

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: swppp.dwg
SHEET: SWPPP 1

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake ( Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:46 AM

Property of Jerry Dearinger

Property of Green Gate LC

Property of
NWI TMR LC

WINSLOW AVENUE

Property of Jordan Valley Water
Conservancy District

SWPPP fence

200 EAST STREET

Property of SIC
Revocable Trust

Property of John &
Janene Montano

Proposed contours

Stabilized construction entrance

Property of
Debbie Tuttle

Parking lot & striping to remain

Property of
Penny Breiman

Property of Jack &
Mahina Stearns

Existing contours

Property of Katmark Partners, LLC
Mark Miller Subaru Midtown

Property of
Samuel Sumpter

0 10 20 40

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:46 AM


CIVIL ENGINEERING
CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

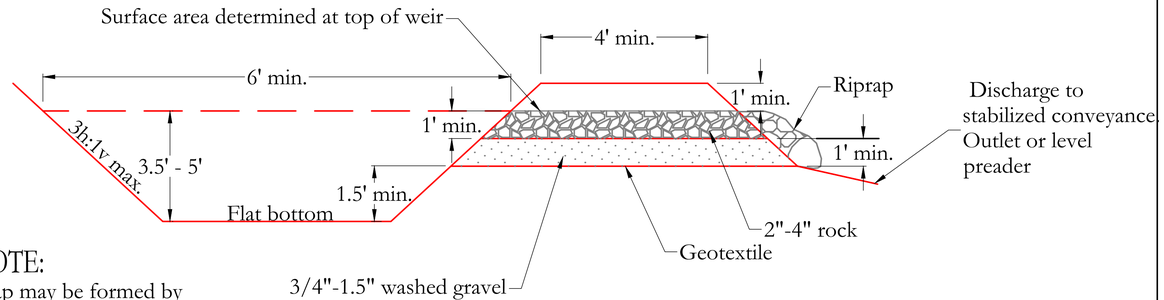

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| | | | |

DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED:

PROJECT / LOCATION:
KATMARK SUBDIVISION
IMPROVEMENTS
SOUTH SALT LAKE, UTAH

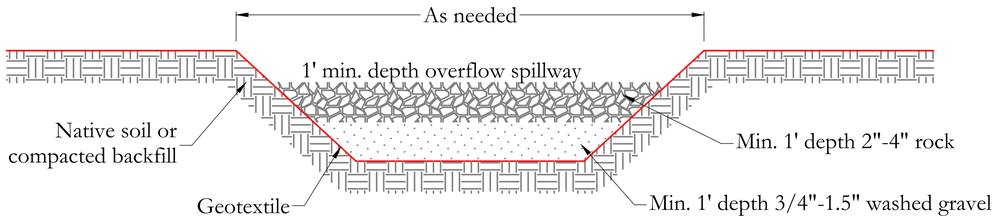
TITLE:
EAST PARKING LOT - SWPPP

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: swppp.dwg
SHEET: SWPPP 2




NOTE:
Trap may be formed by berm or by partial or complete excavation.

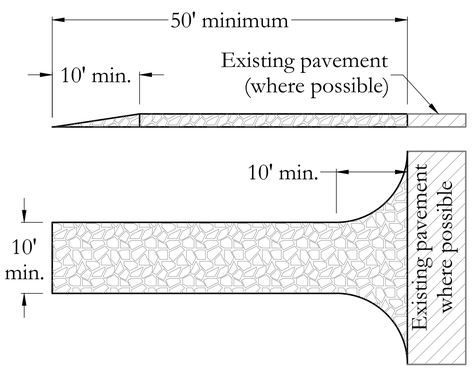
CROSS-SECTION




# SILT TRAP BASIN

SCALE: NONE

1
-




# STABILIZED CONSTRUCTION ENTRANCE PLAN

SCALE: NONE

2
-

NOTES:

1. STONE SIZE- Use 2 to 3-inch stone or reclaimed concrete equivalent.

2. LENGTH- As required, but not less than 50-feet.

3. THICKNESS- Not less than 8-inches.

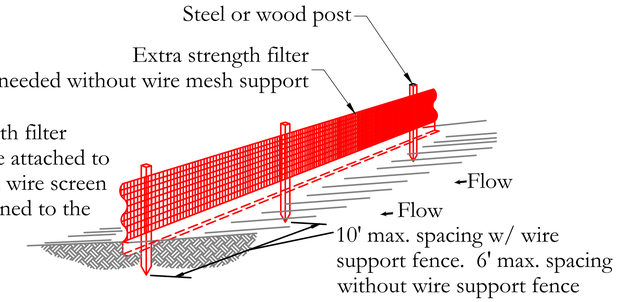
4. WIDTH- 10-foot minimum, but not less than the full width at points where ingress of egress occurs.

5. SURFACE WATER- All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 side slopes will be permitted.

6. MAINTENANCE- The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into the public right-of-way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-ways must be removed immediately.

7. Periodic inspection and needed maintenance shall be proved after each rainfall.

8. Geotextile underliner will be installed under stone covering.




NOTES:

1. The height of a silt fence shall not exceed 36-inches.

2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.

3. Posts shall be spaced a maximum of 10-feet apart at the barrier location and driven securely into the ground a minimum of 12-inches. When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.

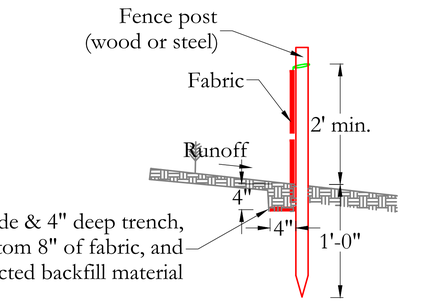
4. A trench shall be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.

5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1-inch long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2-inches and shall not extend more than 36-inches above the original ground surface.

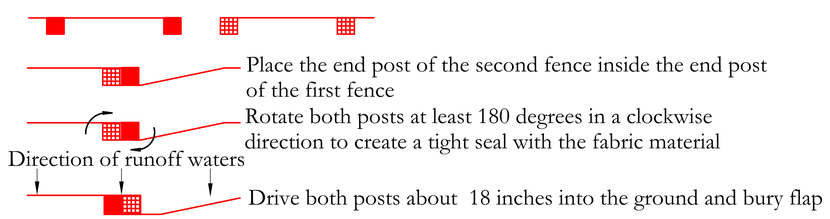
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. the fabric shall not extend more than 36-inches above the original ground surface.

7. The trench shall be backfilled and the soil compacted over the filter fabric.

8. Install per manufacturer's specifications.




SILT FENCE SECTION




ATTACHING TWO SILT FENCES

# SILT FENCE

SCALE: NONE

3
-

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| | | | |

DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED:

PROJECT / LOCATION:
KATMARK SUBDIVISION IMPROVEMENTS
SOUTH SALT LAKE, UTAH

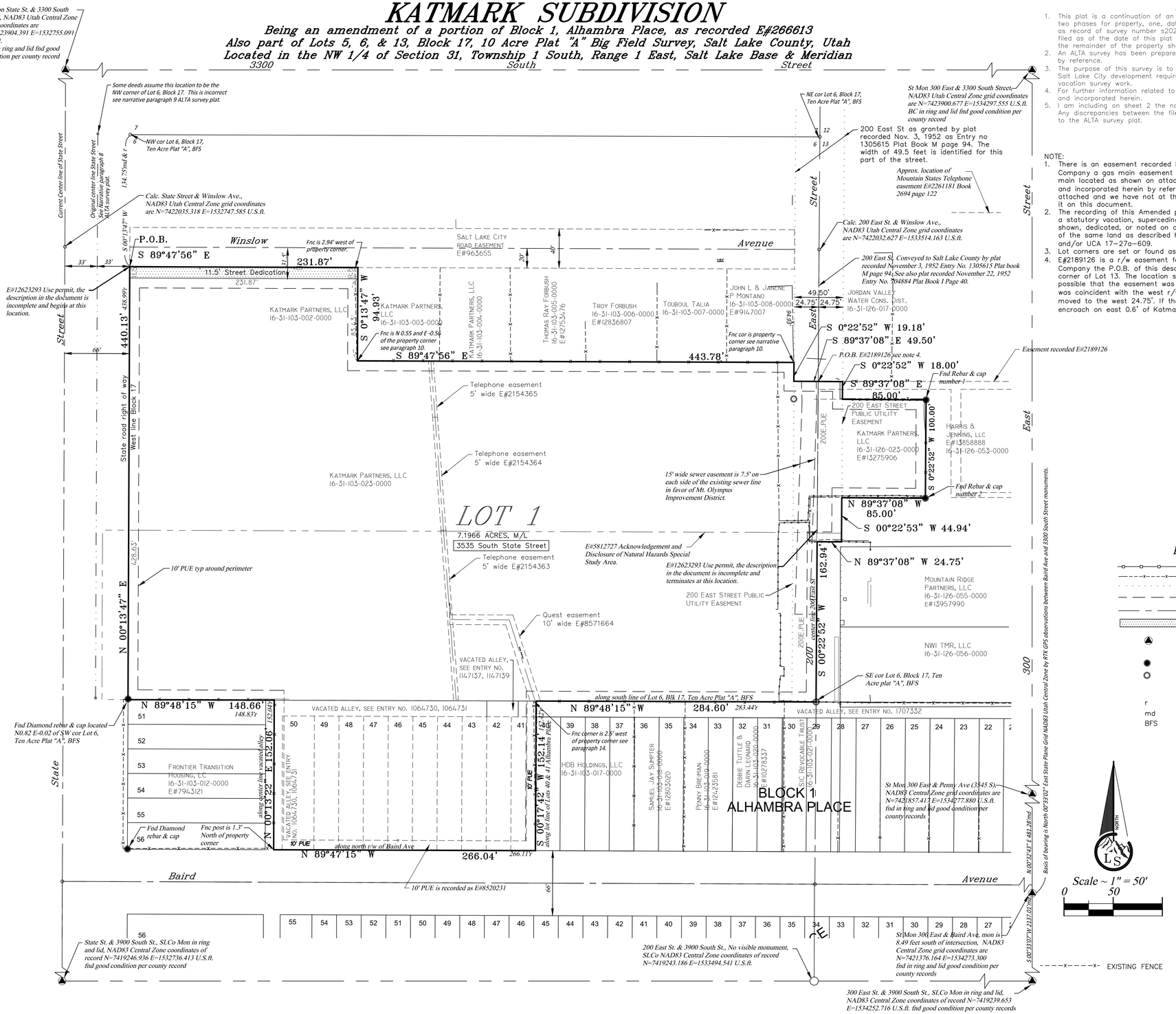
TITLE: SWPPP DETAILS

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: swppp.dwg
SHEET: SWPPP 3

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:46 AM

# KATMARK SUBDIVISION

***Being an amendment of a portion of Block 1, Alhambra Place, as recorded E#266613***
***Also part of Lots 5, 6, & 13, Block 17, 10 Acre Plat "A" Big Field Survey, Salt Lake County, Utah***
***Located in the NW 1/4 of Section 31, Township 1 South, Range 1 East, Salt Lake Base & Meridian***




## NARRATIVE

1. This plat is a continuation of an ALTA/NSPS surveys which have been completed in two phases for property, one, dated September 12, 2019 and filed with the county as record of survey number s2020-05-0331, two, is an ALTA that has not been filed as of the date of this plat but will be upon approval of this subdivision for the remainder of the property shown hereon as Lot 1.
2. An ALTA survey has been prepared for this project and is being incorporated herein by reference.
3. The purpose of this survey is to create a one (1) lot subdivision to meet South Salt Lake City development requirements and is to compliment the ALTA and vacation survey work.
4. For further information related to the boundaries see the three plats referenced and incorporated herein.
5. I am including on sheet 2 the narrative from the ALTA survey as a reference only. Any discrepancies between the filed ALTA survey and what is on this plat shall hold to the ALTA survey plat.

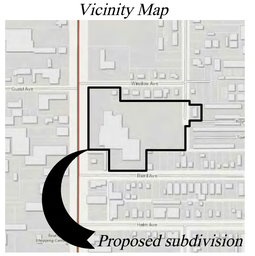
NOTE:
1. There is an easement recorded E#1299994 that grants to Mountain Fuel Supply Company a gas main easement that states the following "Center line of Gas main located as shown on attached Map No.1720, drawing No. 2991, referred to and incorporated herein by reference." This document does not have a map attached and we have not at this time been able to locate the map to identify it on this document.
2. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.
3. Lot corners are set or found as shown or noted hereon.
4. E#2189126 is a r/w easement for Mountain States Telephone and Telegraph Company the P.O.B. of this description is called to be 250' south of the NW corner of Lot 13. The location shown is plotted from that corner, however, it is possible that the easement was written thinking that the west line of Lot 13 was coincident with the west r/w of 200 West and the easement could be moved to the west 24.75'. If that were the situation the easement would encroach on east 0.6' of Katmark Partners, LLC E#13275906 parcel.

## Legend

- Existing fence (wood)
- Existing fence (general)
- 200 East Street PUE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ROAD/STREET DEDICATION
- STREET MONUMENT AS LABELED
- FND REBAR AND CAP
- SET #5x24" REBAR and CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA
- BFS BIG FIELD SURVEY

Scale ~ 1" = 50'
0 50

## Vicinity Map




## OWNER'S DEDICATION

Know all men by these presents that, the undersigned owner(s) [Katmark Partners, LLC], a Utah [limited liability company], of the below described tract of land to be hereafter known as KATMARK SUBDIVISION does hereby certify to have caused this plat to be prepared and does hereby dedicate for the perpetual use of the public all public roads and other areas shown on this plat as intended for public use. The undersigned owner(s) also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. The undersigned owner(s) also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.
Owner hereby conveys to South Salt Lake City and its agents a non-exclusive perpetual easement over, on and in Lot 1 for the purpose of access to the private stormwater management system(s) for the management, inspection, maintenance and repair thereof.
In witness whereof the owner has hereunto set this _____ day of _____ A.D., 20____.

_____
Katmark Partners, LLC, a Utah limited company,
_____ _____, Managing Member

### *Limited Liability Company Acknowledgement*

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this _____ day of _____ , 20____.

Katmark Partners, LLC, a Utah limited liability company

By: _____ By: _____

STATE OF UTAH )
) SS
COUNTY OF _____ )

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: _____ My Commission Expires: _____
(print name below signature):

## BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being a part of Lots 5, 6, and 13, of Block 17, Ten Acre Plat "A", Big Field Survey, Salt Lake County, Utah; having a basis of bearing of North 00°33'02" East between ring and lid monuments in 300 East Street established at the intersections of Baird Avenue (NAD83 coordinates N=7421376.164 E=1534273.300 U.S.ft.) and 3300 South Street (NAD83 coordinates N=7423900.677 E=1534297.555 U.S.ft.), said tract more particularly described by survey as follows;

BEGINNING at the Southeast corner of the intersection of State Street (100 East Street) and Winslow Avenue, said point being located 134.75 feet South 00°13'47" West, along the west line of Block 17, Ten Acre Plat "A", Big Field Survey, from the Northwest corner of Lot 6 said Block 17;
RUNNING thence South 89°47'56" East 231.87 feet, along the south right of way of Winslow Avenue;
Thence South 00°13'47" West 94.93 feet;
Thence South 89°47'56" East 443.78 feet, along or near an old existing fence line, to a fence corner being on the west right of way line of 200 East Street;
Thence South 00°22'52" West 19.18 feet, along said west right of way;
Thence South 89°37'08" East 49.50 feet, along the northerly vacated line of 200 East Street, to the east boundary of said vacated 200 East Street;
Thence South 00°22'52" West 18.00 feet, along said east boundary of vacated 200 East Street;
Thence South 89°37'08" East 85.00 feet, along a common boundary line identified by documents recorded as Entry numbers 13858888 and 13275906, to a rebar and cap representing a filed survey filed as number S2006-06-0608;
Thence South 00°22'52" West 100.00 feet, along said common boundary line identified by documents recorded as Entry numbers 13858888 and 13275906, to the southeast corner of said Entry number 13275906, to a rebar and cap representing said filed survey;
Thence North 89°37'08" West 85.00 feet, along a common boundary line identified by documents recorded as Entry numbers 13858888 and 13275906 to the east line of the vacated 200 East Street;
Thence South 00°22'53" west 44.94 feet, along said east line of vacated 200 East Street, to the common boundary line identified by documents recorded as Entry numbers 13858888 and 13957990;
Thence North 89°37'08" West 24.75 feet, along said common boundary line, to the center line of vacated 200 East Street;
Thence South 00°22'52" West 162.94 feet, along said center line, to the north boundary of Alhambra Place subdivision which is recorded as Entry no. 266613, June 1, 1910 in Book F page 54 (which line is the south line of Lot 6, said Block 17);
Thence North 89°48'15" West 284.60 feet, along said Alhambra Place, to a line being the extension of the lot line between Lots 40 and 41 said Alhambra Place;
Thence South 00°17'42" West 152.14 feet, along said line between Lots 40 ad 41, to the north right of way of Baird Avenue;
Thence North 89°47'15" West 266.04 feet, along said north right of way of Baird Avenue, to the center of a vacated alley of Alhambra Place, vacated by document recorded as E#1064730 and E#1064731, said point is also identified as the center of the vacated alley by deed recorded as E#7943121;
Thence North 00°13'22" East 152.06 feet, along an existing chain link fence line representing the physical location of the center of said vacated alley, to the south line of Lot 6 said Block 17 (being also the north line of Lot 5 said Block 17);
Thence North 89°48'15" West 148.66 feet, along or near an existing chain link fence line representing the physical location of the south line of said Lot 6 and north line of said Lot 5, to the east right of way of State Street (being the west line of said Block 17);
Thence North 00°13'47" East 440.13 feet, along said east right of way, to the point of beginning.
Containing 7.2578 acres, more or less.

## *SURVEYOR'S CERTIFICATE*

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements. No monuments have been set in this survey. Additionally, South Salt Lake City has stripped this plat of much of the pertinent survey data related to this property as a condition of approval. Any harm or damages that result from such removals, modifications or requirements shall not be accepted nor is such certified to by this survey.


**Landmark Surveying, Inc.**
*A Complete Land Surveying Service*
*www.LandmarkSurveyUtah.com*
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075


**DEVELOPER: Katmark Partners, LLC**
Address: 3113 Carrigan Canyon Road, SLC, Ut 84109

1 of 2

Part Lots 5, 6, & 13, Blk 17, 10 Acre Plat "A"
Big Field Survey, Salt Lake County, Utah
NW 1/4 of Section 31, T1S, R1E, SLB&M,

Subdivision - Amended Plat

| Revisions: | DRAWN BY: EDR |
|---|---|
| | CHECKED BY: ... |
| | DATE: July 31, 2023 |
| | PROJ: 3959 |

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

*Salt Lake County Recorder*

Entry no. _____
Fee paid _____
Filed for record and recorded _____day of _____ 20___.
at _____
in book _____ of official records,
on page _____
County Recorder: Rashelle Hobbs
By Deputy: _____


This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.


Project Name: 3959 CEC Miller sls Katmark Sub_05-24-2023.dwg Save Date: July 31, 2023 9:02 AM Sheet: 3959 Sub Plat 1

# KATMARK SUBDIVISION

***Being an amendment of a portion of Block 1, Alhambra Place, as recorded E#266613***
***Also part of Lots 5, 6, & 13, Block 17, 10 Acre Plat "A" Big Field Survey, Salt Lake County, Utah***
***Located in the NW 1/4 of Section 31, Township 1 South, Range 1 East, Salt Lake Base & Meridian***

### COMCAST

Approval as to Form, Signed this ____day of_____, 20__ .

_____
Signature

### SALT LAKE COUNTY HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this_____ day of _____

_____
Director, Salt Lake County Health Department

### FIRE MARSHAL

Approval as to Form, Signed this ____day of_____, 20__ .

_____
Signature

### APPROVAL AS TO FORM

Approved this ____day of_____, 20__ .

_____
South Salt Lake City Attorney

### SOUTH SALT LAKE CITY APPROVAL

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the City of South Salt Lake, Utah this day of 20__.

_____ Attest: _____
Mayor: City Recorder:

### SOUTH SALT LAKE CITY COMMUNITY DEVELOPMENT APPROVAL

This is to certify that this subdivision plat was duly approved by the City of South Salt Lake Community Development Director on the_____day of _____, 20 .

_____
Director, South Salt Lake Planning

### SOUTH SALT LAKE CITY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with City standards.
Signed this____day of_____, 20__ .

_____
Signature

### SOUTH SALT LAKE CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the City of South Salt Lake Planning Commission on the_____day of _____, 20___.

_____
Chair, South Salt Lake Planning

### PACIFICORP

Pacificorp shall have the right to instill, maintain and operate their equipment above and below ground and all other related facilities within the public utility easement 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 P.U.E. at the owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without prior written approval of RMP.
Approved by Rocky Mountain Power on this___day of , 20___.

_____ _____
By: Title:

### DOMINION ENERGY COMPANY

Dominion approves this plat solely for the purposes of approximating the location, boundaries, courses and dimensions of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s) or by prescription. Dominion may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication or the notes and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights-of-way, please contact Dominion's right-of-way department at 1-800-366-8532.
Approved by Dominion Energy on this_____day of_____, 20__.

_____ _____
By: Title:

### JORDAN VALLEY WATER CONSERVANCY DISTRICT

Approval as to Form, Signed this ____day of_____, 20__ .

_____
Signature

### MT. OLYMPUS IMPROVEMENT DISTRICT

Approval as to Form, Signed this ____day of_____, 20__ .

_____
Signature

### NARRATIVE from ALTA PLAT (See narrative Sheet 1, note 4)

1. This plat is a continuation of an ALTA/NSPS survey which was completed on a portion of this property September 12, 2019. In addition to the ALTA survey a vacating plat was prepared for a portion of 200 East Street and submitted to South Salt Lake City for them to complete the required process to vacate. Both documents are incorporated herein by this reference. The purpose of this survey is to create a one (1) lot subdivision to meet South Salt Lake City development requirements and is to compliment the ALTA and vacation survey work. This ALTA/NSPS Land Title Survey is being done under city requirements to get subdivision approval.
2. Utilities shown hereon are based on physical survey ties of visible utilities observed at the time of the survey. No representation as to accuracy of underground utilities is made herein. Unknown Public utilities which may be on this lot may have prescriptive rights, care should be exercised when dealing with such utilities.
3. Documents of record have been shown as provided in a title committment issued by Metro National Title, 345 East Broadway, SLC, 84111 commitment number 87685, dated October 7, 2021 at 7:45am. (If the certification contains different information the certification takes precedence.)
4. The subject property is described in three documents of record and a vacation plat. First, Katmark, LLC Entry number 13067740, which describes the property west of 200 East Street and the southerly 171.71 feet of the west half of 200 East. The second, NAMICA, LLC Entry number 13067740, which describes the property which is a small parcel on the east side of 200 East, and Katmark E#11769479 the small parcel on the north fronting on Winslow Ave. Along with the vacation of a portion of 200 East street these documents comprise what is being platted as Lot 1, Katmark Subdivision.
5. The basis of bearing for this plat is NAD83 State Plane grid Utah Central Zone as derived by RTK GPS observations on physical monuments as described in the Boundary Description for this plat.
6. On the first ALTA/NSPS which I have done on the "NAMICA, LLC" property there is a diagram of the county monuments which were surveyed to identify Block 17, Ten Acre Plat "A", Big Field Survey (BFS). That block base is still relevant in this work but will not be duplicated hereon.
7. The ALTA portion of the project began by establishing the location of Lots 5, 6 and 13 of Block 17, Ten Acre Plat "A", BFS (Big Field Survey). Existing monumentation as shown was located and surveyed for position and comparison to record information. These lot locations and dimensions are shown and noted hereon.
8. It should be noted that the west line of the block is the current east right of way line of State Street. It appears that State Street was a 66 foot (4 rod) wide road when originally platted as part of the BFS. Today, however, the street is 132 feet (8 rod) wide road and the expansion appears to have been to the west making the original west right of way line the current centerline of the street.
9. Winslow Ave. was established at a record distance 1869.088 feet along the center of State street from the monument at State St. & 3300 South St. The location of the intersection of Winslow Ave. & 200 East St. is discussed in said prior ALTA survey. The parcels on the south side of Winslow Ave. call for the property to be tied to the NW corner of Lot 6, Block 17 but when they are plotted the property locations are 33 feet too far east (this includes the Katmark E#11769479 parcel). It is apparent that they use east distances which come from the OLD center line of State Street. The identification of the NW corner of Lot 6 is based on a plat "SA323" with a note at the top "Part of 10 Acre "A" betw State to Road No. 9 East No.13-59". The document provides enough information to be able to prorate the lot lines for Block 17 holding the county monuments at the 4 intersections of the block.
10. The location of the east line of Katmark properties which is the second course in the surveyed boundary description (S00°15'32"W 94.93') is identified by a purchase by Katmark for parcel no. 16-31-103-004 and the Forbush property (E#12753476).
11. The east boundary of 13067740 describes the line to be 95.02 feet long while the west boundary of 11769479 describes the line to be 94.93 feet long. This would create a gap on the south of 11769479 as well as the south boundary of each parcel to the west. There is only one fence line along this boundary. At the SE corner of Montano property the east end of the fence corner matches the 94.93 foot distance from the south boundary of Winslow Ave. At the SW corner of former Martinez property (16-31-103-003) where the south fence runs East and North, the corner is 0.55 feet north of a line at 94.93 feet. The deed distance is held for the west line of Martinez. There is also a second fence to the north at the 94.93 foot distance.
12. The location of 200 East Street was identified in said ALTA survey. The narrative of that survey identifies how the street was established. As part of the ALTA survey project a vacating plat was required by the city to be prepared for a portion of 200 East Street. The line of that vacation was created as an extension of the north boundary of the NAMICA, LLC parcel. The boundaries of this NAMICA parcel are discussed in the ALTA survey.
13. Rebar and cap's number 1 and number 2 were found during said prior ALTA survey and, as discussed in that survey, it is understandable that they may not be precisely located due to the presence of trees and bushes that would have made it difficult to drive a rebar in the wood or roots in addition to the growth of the trees moving them. Fence posts were also found near these locations but because there are two fences along both the north and south of the parcel it is not known which is actually intended to be the property line. See ALTA survey plat Record of Survey number s2020-05-0331, for additional detail on the boundary.
14. The north boundary of Alhambra Place, which is a subdivision recorded as noted in the boundary description, is identified by an existing fence and is the southern boundary of Katmark. The fence is not precisely straight but does closely approximate the property line.
15. Katmark property Entry no 13067740 identifies the lot line between lots 40 and 41 of Alhambra Place as the boundary. There is a fence line near this lot line but does not run along the lot line boundary. The south end of the fence begins on or very near the lot line boundary and the fence deviates to the northwest as it runs northerly.
16. An existing chain link fence line is on the property line that is common to the east boundary of Frontier Transition Housing property (FTH). The north boundary of FTH is described as the lot line between Lots 5 and 6, Block 17, Ten Acre Plat "A", BFS. The chain link fence is close to this lot line.
17. The power company has an easement which was intended to be the inside 10 feet of the property on the south bordering Baird Street, a strip east of the center of the alley which is west of Lot 50. The easement was granted as Entry number 8520321 and when the description is drafted from the west line of Block 17 as described by the metes the easement is does not conform to the location indicated on Exhibit A of the document, which is a drawing, showing the location to be as shown and noted hereon as exception 23. This easement will be re-granted by the subdivision to ensure that the rights of the power company remain intact and as shown on the Exhibit A drawing.


Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075


**DEVELOPER: Katmark Partners, LLC**
Address: 3113 Carrigan Canyon Road, SLC, Ut 84109

2 of 2

Part Lots 5, 6, & 13, Blk 17, 10 Acre Plat "A"
Big Field Survey, Salt Lake County, Utah
NW 1/4 of Section 31, T1S, R1E, SLB&M,

Subdivision - Amended Plat

Revisions:

DRAWN BY: EDR
CHECKED BY: ...
DATE: July 31, 2023
PROJ: 3959


This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.


Salt Lake County Recorder

Entry no. _____

Fee paid _____

Filed for record and recorded

_____day of _____ 20___.

at _____

in book _____ of official records,

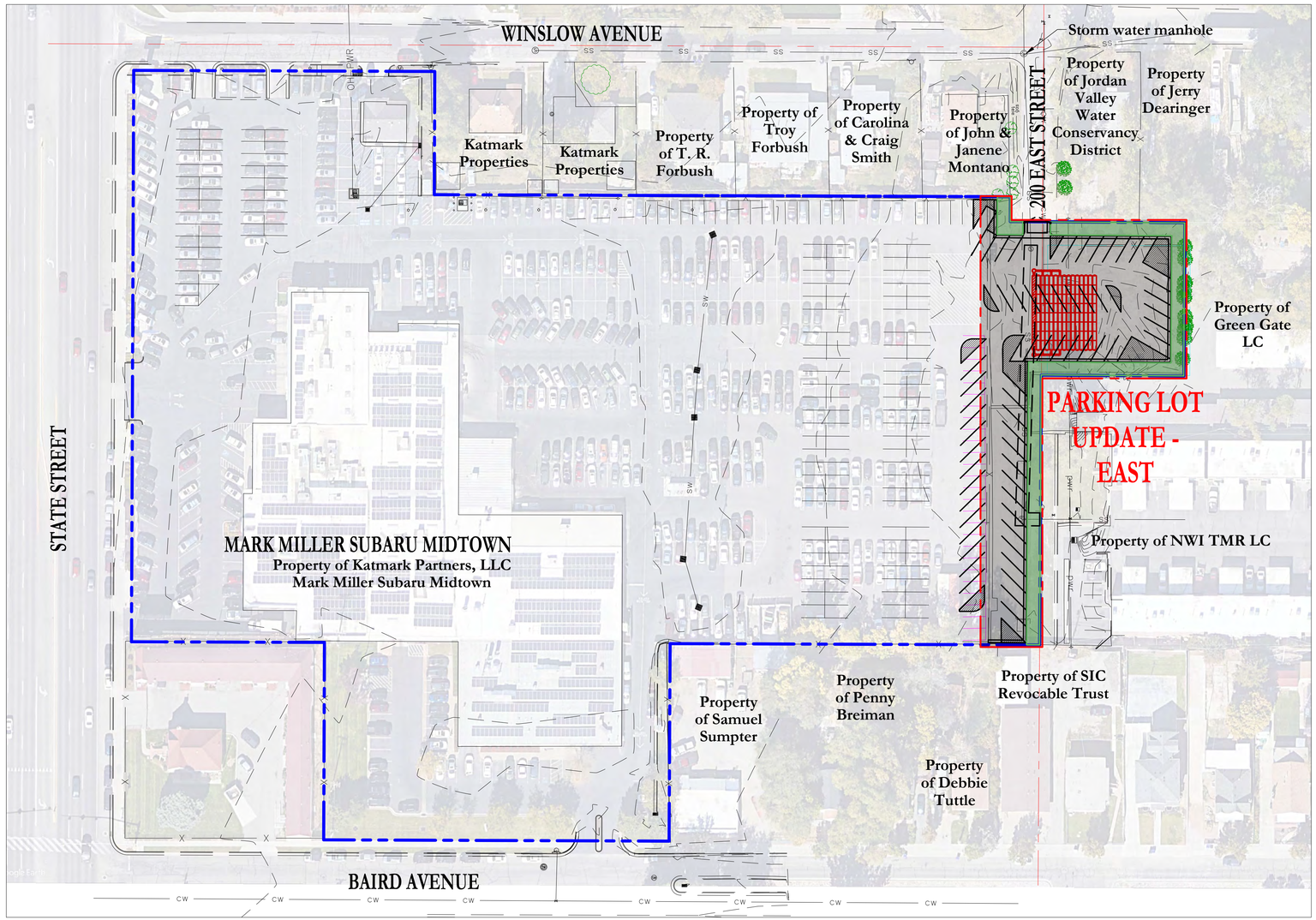
on page_____

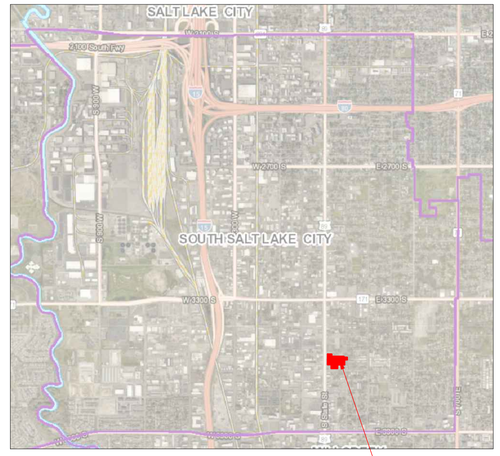
County Recorder: Rashelle Hobbs

By Deputy: _____


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Project Name: 3959 CEC Miller etc Katmark Sub_05-24-2023.dwg Save Date: July 31, 2023 9:02 AM Sheet: 3959 Sub Plat 2




# VICINITY MAP

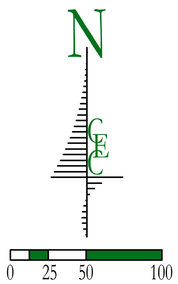
| SHEET INDEX | |
|---|---|
| 1 OF 6 | COVER |
| 2 OF 6 | NOTES |
| 3 OF 6 | EAST PARKING LOT - SITE PLAN |
| 4 OF 6 | EAST PARKING LOT - GRADING PLAN |
| 5 OF 6 | DETAILS |
| 6 OF 6 | DETAILS |

| STORM WATER POLLUTION PREVENTION PLAN SHEET INDEX | |
|---|---|
| SWPPP 1 | SWPPP NOTES & DETAILS |
| SWPPP 2 | EAST PARKING LOT - SWPPP |
| SWPPP 3 | SWPPP DETAILS |

## LEGEND AND SYMBOLS

- Centerline of road
- Contour line —1234
- Curb & gutter
- Easement line
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- Telephone pedestal & line — TELE — TELE — TELE
- Fire hydrant
- Storm water catch basin
- Street sign
- Street light
- Water meter
- Water valve

*Note: All existing features will be in a shaded line




25 SEPT 23
No. 9177441
TODD FREEMAN
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| | | | |

DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED: RTF

PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: COVER

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 1 of 6

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:45 AM

## EROSION CONTROL NOTES

1. During construction, the contractor shall be responsible for preventing and controlling soil erosion due to wind and water runoff. The contractor shall be sole responsible for constructing and maintaining the erosion control facilities. All surrounding streets shall be kept clean of debris from traffic from the project site.

2. The contractor shall comply with the requirements of the "best management practices" for storm water protection. This requirement may include protecting all inlet boxes, catch basins, drainage ditches, etc. during construction. The contractor shall protect all surrounding properties and streets from site runoff as required. Approved storm water protection methods and drainage provisions must be used to protect adjoining properties during construction.

3. The contractor shall use vehicle tracking control best management practices at all locations where vehicles will enter or exit the site. Control facilities must be maintained while construction work is in progress, adjusted when necessary, and removed from the site when the project is completed.

4. The contractor shall install storm water inlet protection devices immediately upon all individual storm water inlets becoming functional.

5. All wash water from construction vehicles (concrete trucks, vehicle cleaning, etc.) shall be disposed in a manner that prevents contact with natural storm water discharges from the site.

6. All construction materials spilled, dropped, washed or tracked from vehicles onto City roadways or into storm drainage facilities must be removed immediately.

7. No rubbish, trash, garbage or other such materials shall be discharged into drainage ditches or storm water runoff channels.

8. The contractor shall adhere to all conditions of the "Utah State Storm Water Pollution and Prevention Plan" adopted for this project. The contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) due to grade changes or other unforeseen conditions during development of the project.




## GENERAL CONSTRUCTION NOTES

1. The utilities shown on the drawings are for informational purposes only. The contractor shall locate all underground utilities, contact blue stakes and other applicable utilities prior to laying pipe within 200 feet of said utilities which may be exposed, damaged or crossed as shown on the drawings or as "blue staked". The contractor shall coordinate with the utility company to move the utility if necessary. The contractor shall not modify grade of project lines in order to go over and around existing utilities. The contractor shall pothole for the location of utilities prior to excavation.

2. The contractor shall review and verify all dimensions shown on the drawings.

3. The contractor shall be responsible to provide appropriate signing and barricading. All flagging, signage and barricades and all traffic control required shall be in compliance with the current "manual on uniform traffic control devices".

4. All public and private roadways must be cleaned daily, or as often as required, of all loose dirt, mud, gravel and all debris as a result of the construction work. This requirement shall apply continuously throughout the duration of the project and shall not be limited to normal construction working hours.

5. All dust on project site shall be controlled by sweeping and watering the construction area.

6. The contractor shall be completely responsible for the job site conditions during the course of construction, including safety of all persons and adjoining property. This requirement shall apply continuously throughout the duration of the project and not be limited to normal construction working hours.

7. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify project engineer of any discrepancies or conflicts prior to any connections being made.

8. The contractor shall be responsible for meeting all of the requirements established for safe trenching. (See OSHA and UOSHA requirements, latest editions).

9. Specific information provided in the contract documents shall supersede items covered in these drawings.

10. The contractor shall contact and coordinate all utility connections with the utility owner.

11. All construction to comply with specifications contained herein and with South Salt Lake City standards and specifications.

12. Follow all recommendations of the approved geotechnical report. South Salt Lake City Standard Specifications and Details shall govern, however, unless geotechnical report recommendations are more stringent.

13. All public improvements, which are to be owned and maintained by South Salt Lake City, shall be constructed according to the South Salt Lake City Standard Specifications and Details for Municipal Construction (latest edition).

14. Notify South Salt Lake City Public Works Inspection Department, 48 hours prior to beginning construction of any roadways or public improvements, including sewer facilities. All inspections must be done prior to, or concurrent with, construction. Failure to make this notification may result in the uncovering and/or removal of all construction done without notification, at the discretion of the City Engineer.

15. The use of motor oils and other petroleum-based or toxic liquids, for dust suppression, is absolutely prohibited.

16. Builder/Owner shall replace any existing sidewalk or curb & gutter along the frontage of this project, that is found to be defective, as directed by the South Salt Lake City Inspector.

17. Dust, mud, and erosion shall be adequately controlled by whatever means necessary, and the roadway shall be kept free of mud and debris, at all times.

18. Any proposed changes to the approved design shall be reviewed and approved by the Engineer or Architect of record and the City Engineer.

19. Provide slope away from buildings that complies with the requirements of the International Building Code (2% minimum/12% maximum on hard surfaces, 5% minimum / 2:1 maximum in landscape areas - for minimum 10 feet in any case).

## CAUTION NOTICE TO CONTRACTOR

The contractor is herewith instructed that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information shown is not to be relied on as being exact or complete. The contractor is required to call the appropriate utility company as least 48 hours before any excavation to request exact field location of utilities. Is the sole responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the drawings.

The contractor shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property. This requirement shall apply continuously and not be limited to the normal working hours; and the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from sole negligence of the owner or the engineer.

## ABBREVIATIONS USED IN DRAWINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| adj | adjust | dwg | drawing | hp | high point | pr | proposed | tbc | top back of curb |
| arv | air release valve | elec | electrical | in | inch | prc | point of reverse curve | tele | telephone |
| bw | back of walk | eg | existing grade | inv | invert | prv | pressure reducing valve | toa | top of asphalt |
| bvce | beginning vertical curve elev. | elev | elevation | irr | irrigation | pt | point of tangency | toe | toe of slope |
| bvcs | beginning vertical curve station | eoc | edge of concrete | lf | linear foot | pue | public utility easement | top | top of slope |
| bw | both ways | ep | edge of pavement | lip | lip of curb | pvc | polyvinyl chloride pipe | tow | top of wall |
| cb | catch basin | evce | end vertical curve elev. | lt | left | r | radius | tow | top of walk |
| chord | chord bearing | evcs | end vertical curve station | max | maximum | rc | rebar & cap | typ | typical |
| cl | centerline | ew | each way | mh | manhole | row | right of way | w | water |
| cmp | corrugated metal pipe | exist | existing | min | minimum | rt | right | wm | water meter |
| co | clean out | ff | finished floor elevation | mon | monument | sd | storm drain | wmh | water manhole |
| conc | concrete | fg | finished grade | nts | not to scale | sec cor | section corner | wv | water valve |
| conc | concrete | fh | fire hydrant | oc | on center | ser | south end radius | | |
| cw | culinary water | fl | flow line | ohp | over head power | ss | sanitary sewer | | |
| da | delta angle | fo | fiber optic | pc | point of curvature | ssmh | sanitary sewer manhole | | |
| det | detail | ft | foot | pi | point of intersection | sta | station | | |
| dia | diameter | gb | grade break | pl | property line | std | standard | | |
| dip | ductile iron pipe | hdpe | high density poly ethylene | pp | power pole | sw | secondary water | | |

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

| NO. | DATE | BY | REVISIONS |
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DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED: RTF

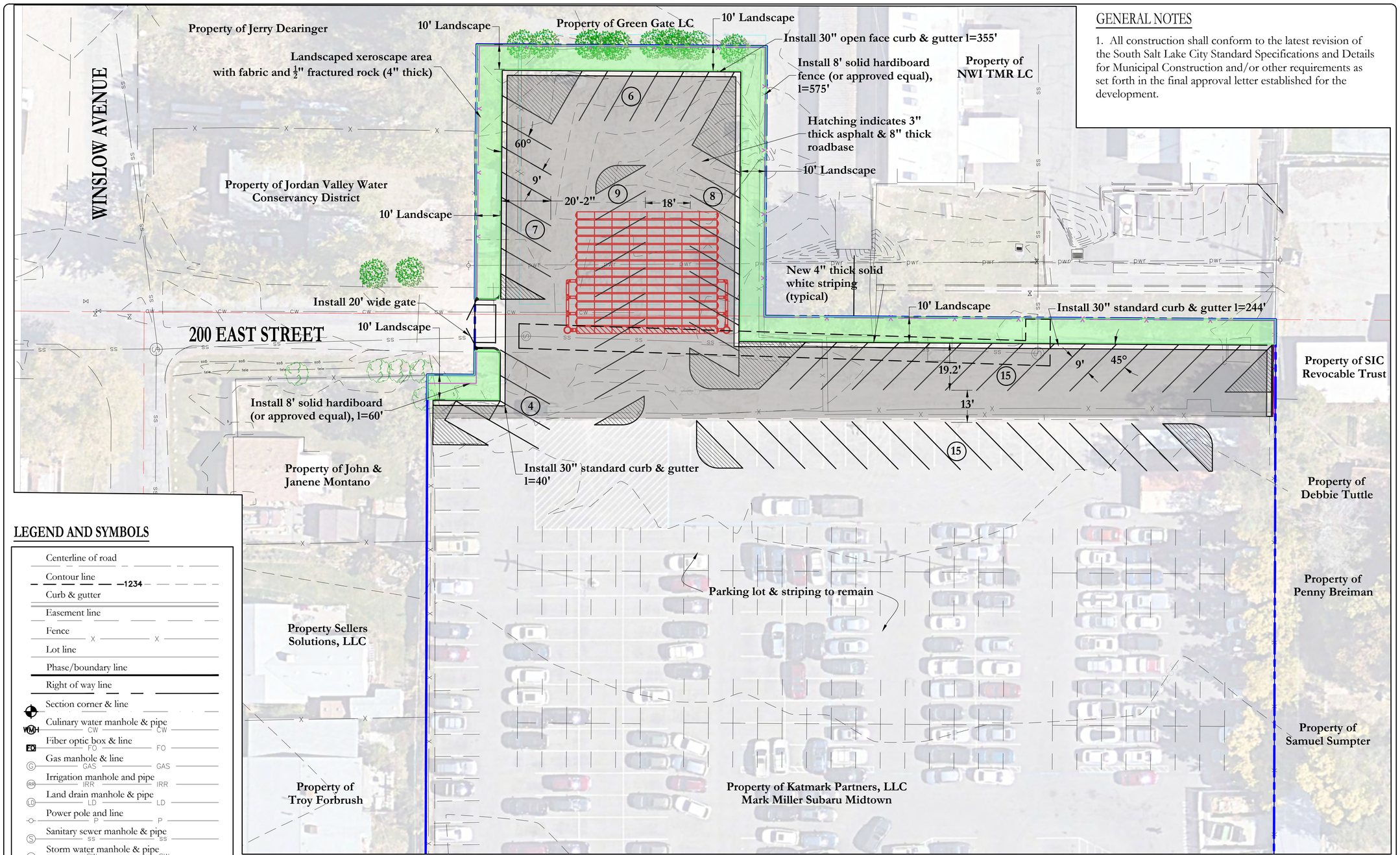
PROJECT / LOCATION:
KATMARK SUBDIVISION IMPROVEMENTS
SOUTH SALT LAKE, UTAH

TITLE: NOTES

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 2 of 6

LICENSED PROFESSIONAL ENGINEER
25 SEPT 23
No. 97341
R. TODD FREEMAN
STATE OF UTAH

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:45 AM




## GENERAL NOTES

1. All construction shall conform to the latest revision of the South Salt Lake City Standard Specifications and Details for Municipal Construction and/or other requirements as set forth in the final approval letter established for the development.

## LEGEND AND SYMBOLS

- Centerline of road
- Contour line —1234
- Curb & gutter
- Easement line
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- Storm water manhole & pipe — SW — SW
- Telephone pedestal & line — TELE — TELE
- Fire hydrant
- Storm water catch basin
- Street sign
- Street light
- Water meter
- Water valve

*Note: All existing features will be in a shaded line

0 10 20 40

## NOTES:

Parking Stalls: (9'x18' unless noted - matching existing)
(#) - indicates number of stalls available)

| | |
|---|---|
| Landscaping Area: | 5,686 sq. ft. (21%) |
| Impervious Area: | 20,883 sq. ft. (79%) |
| Total Site Area: | 26,569 sq. ft. |

## LEGEND

- Install 3" thick asphalt & 8" thick roadbase
- Landscape Area (21%)

LICENSED PROFESSIONAL ENGINEER — No. 341144-2202 — TODD FREEMAN — STATE OF UTAH — 25 SEPT 23

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

| NO. | DATE | BY | REVISIONS |
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DATE: SEPTEMBER 2023
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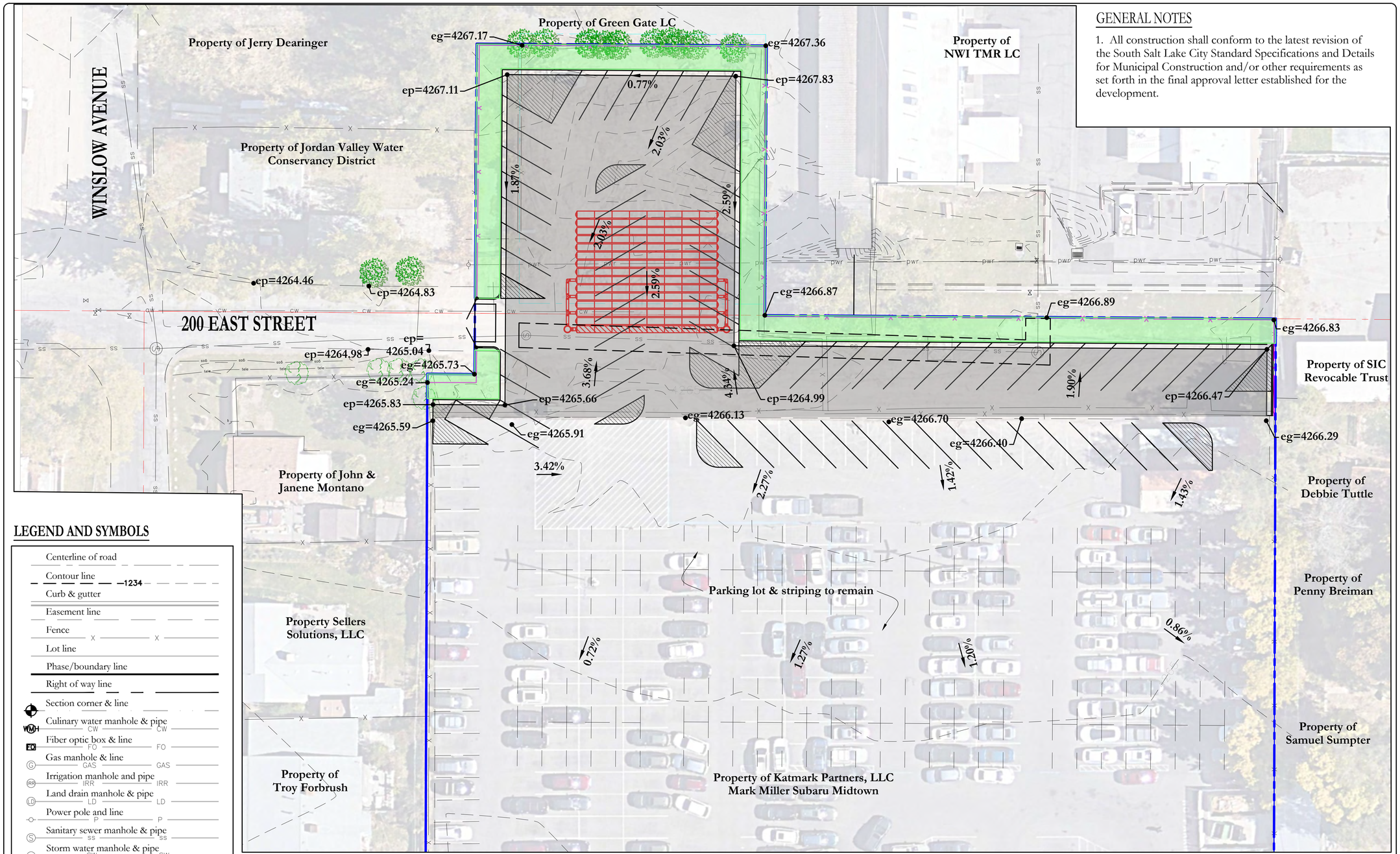
PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: EAST PARKING LOT - SITE PLAN

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 3 of 6

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:45 AM

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:45 AM




## GENERAL NOTES

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## LEGEND AND SYMBOLS

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- Fire hydrant
- Storm water catch basin
- Street sign
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- Water valve

*Note: All existing features will be in a shaded line

0 10 20 40

**LEGEND**

Install 3" thick asphalt & 8" thick roadbase

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

| NO. | DATE | BY | REVISIONS |
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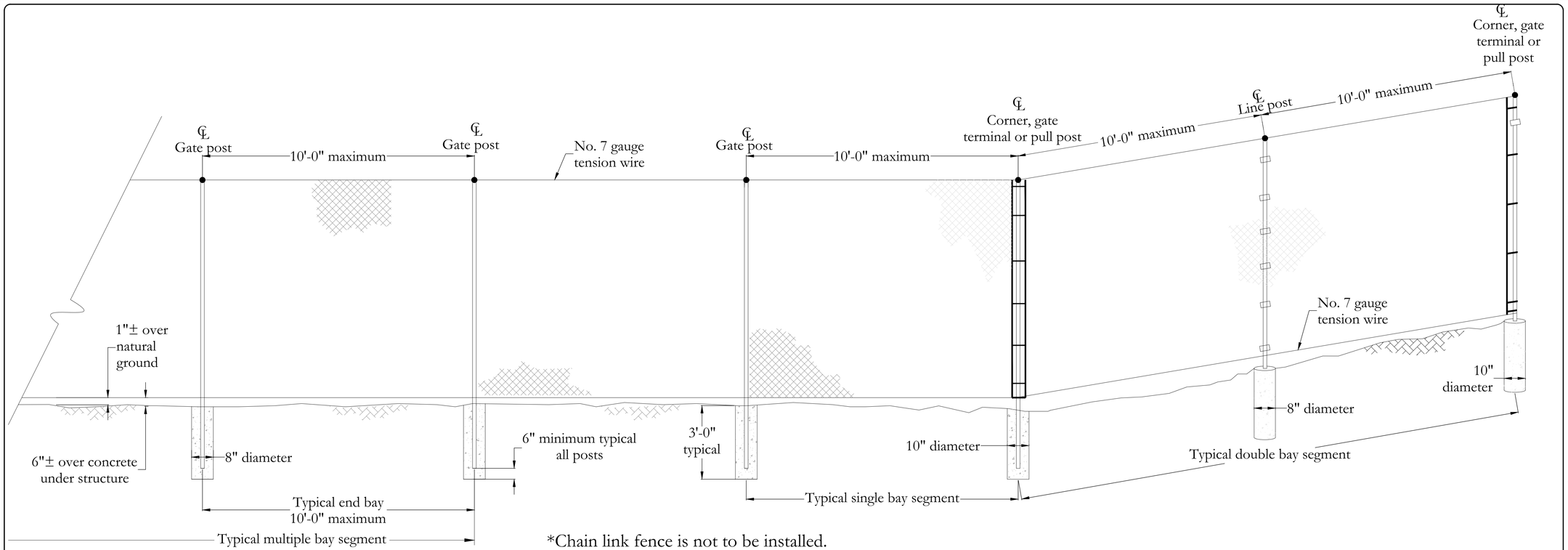
DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED: RTF

PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: EAST PARKING LOT - GRADING PLAN

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 4 of 6

LICENSED PROFESSIONAL ENGINEER — 25 SEPT 23 — No. 97 — 341144-2202 — R. TODD FREEMAN — STATE OF UTAH




*Chain link fence is not to be installed.
This detail is for repair purposes only.

## NOTES:

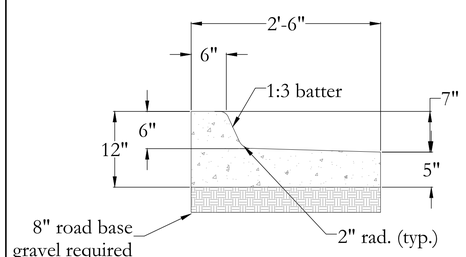
1. All fabric shall be 6' high chain link of 2" galvanized mesh of 9 gauge.
2. All steel pipe members shall conform to the requirements of astm designation a-120, schedule 40, hot dipped zinc coated steel pipe.
3. All posts shall be set in concrete and shall be topped with ball type or other approved ornament.
4. All end, corner or pull posts shall be 9 feet in length with a minimum diameter of 2-3/8 inches: all line posts shall be 8 feet 8 inches in length with a minimum diameter of 1-7/8 inches.

# TYPICAL CHAIN LINK FENCE

SCALE: NONE

1

-



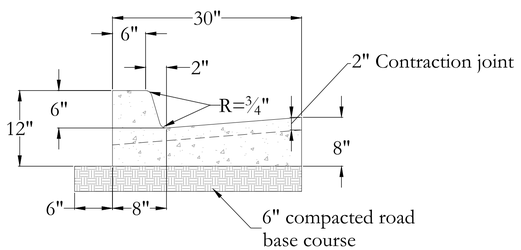

NOTE:
Sidewalks and curb & gutter shall be constructed with class "B" concrete (3500 p.s.i. 28 day compressive strength)

# OPEN FACE CURB & GUTTER

SCALE: NONE

2

-



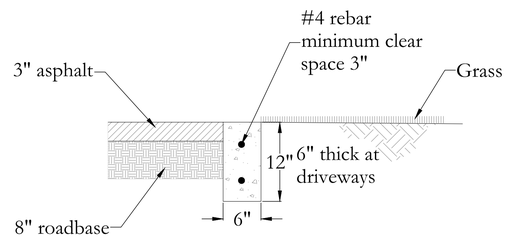

# STANDARD 30" CURB & GUTTER

SCALE: NONE

South Salt Lake City Type A

3

-




# CURB WALL DETAIL

SCALE: NONE

4

-

25 SEPT 23
No. 97
341144-2202
R. TODD FREEMAN
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

CIVIL ENGINEERING CONSULTANTS, PLLC.
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KATMARK SUBDIVISION IMPROVEMENTS
SOUTH SALT LAKE, UTAH

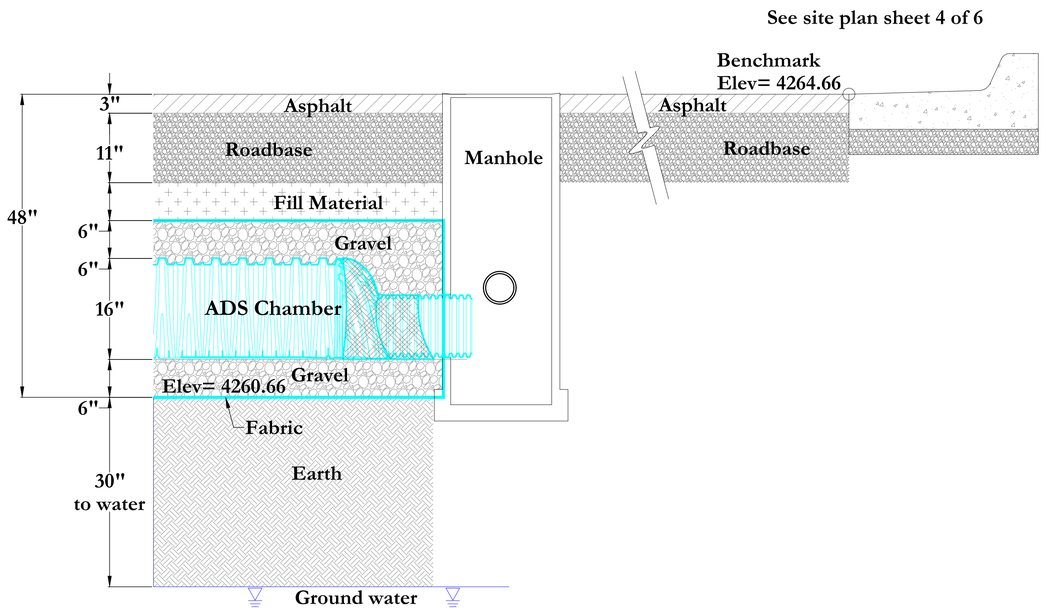
TITLE: DETAILS

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: details.dwg
SHEET: 5 of 6

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:46 AM

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:46 AM

See site plan sheet 4 of 6




CROSS-SECTION - EAST PARKING LOT
UNDERGROUND RETENTION
SCALE: NONE

1
-

**See Geotechnical Reports**
**by Christensen Geotechnical**

**12 December 2019 - Paving**
**30 December 2019 - Ground Water (East parking lot)**
**21 April 2021 - Ground Water (North parking lot)**

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RIVERDALE, UT 84405
801.866.0550

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DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED: RTF

PROJECT / LOCATION:
KATMARK SUBDIVISION
IMPROVEMENTS
SOUTH SALT LAKE, UTAH

TITLE:
DETAILS

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: details.dwg
SHEET: 6 of 6



# STORM WATER POLLUTION PREVENTION PLAN
# KATMARK SUBDIVISION

## SCOPE OF PROJECT

Regrading, removal, clearing and grubbing site. Install ADS underground storm water systems at two locations (see drawings). Install new parking lots with asphalt, roadbase and curb & gutter and storm water inlet boxes.

## SITE DETAILS

1. The Construction site is located within the boundaries of South Salt Lake City, Davis County. Estimated area that will be developed is 0.6 acres - East parking lot, 0.5 acres - North parking lot.

2. The Coefficient of Run-off following construction will be changed to reflect medium density for residential development. Upon project completion, a storm water detention basin will be fully operational and miscellaneous storm water facilities completed.

Pre-development (medium vegetation): C=0.35
Residential development (home & landscaping): C=0.55

3. The collection and detention of storm water will follow the South Salt Lake City approved design drawings.

4. The drainage pattern on the existing site will be altered to direct the storm water to be collected in 2 proposed ADS underground storm water systems.

## CLEARING AND GRUBBING

1. During the clearing and grubbing construction work, additional efforts will be extended to protect any debris from entering the South Salt Lake City Storm Water facilities.

2. These environmental controls will be monitored a minimum of every 14 days or after a 1/2" inch or more of rain fall. Sediment will be removed from these sediment traps when their capacity has been reduced by 50%.

3. Entrance to the site or exit from the site, a "Stabilized Construction Entrance" will be installed for vehicle cleaning.

4. Contractor shall monitor and remove from the site all loose construction waste, debris, and litter on a weekly basis and prevented from entering into the South Salt Lake City Storm Water facilities.

## MISCELLANEOUS NOTES

1. The construction wash out area is to be used for on-site construction activities only.

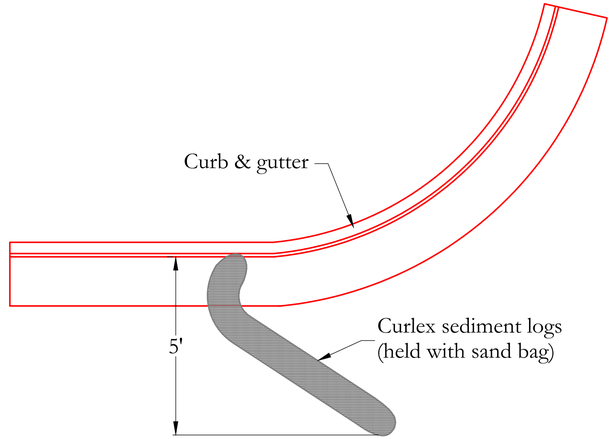
2. The contractor shall furnish portable restroom facilities and locate in a secure area.

3. The contractor shall establish a monitoring process to document the management of all Best Management Practices established on site. The monitoring process shall be noted, documented and maintained on a weekly basis.

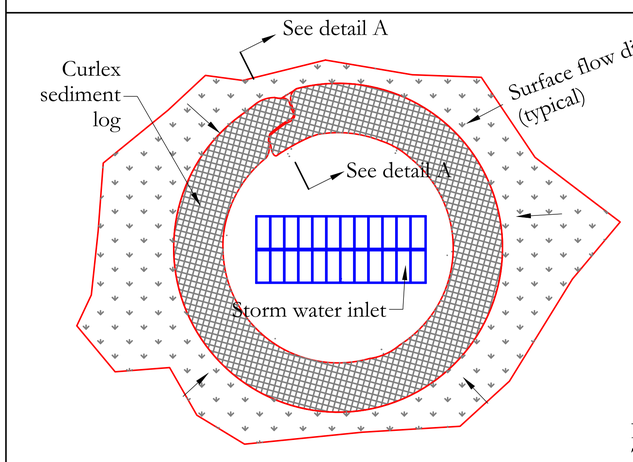
## LANDSCAPING NOTE

1. During the landscaping work the contractor will monitor the "Sediment Logs", "Silt Fencing" and the "Stabilized Construction Entrance". Sediment will be removed from these sediment traps when their capacity has been reduced by 50%.

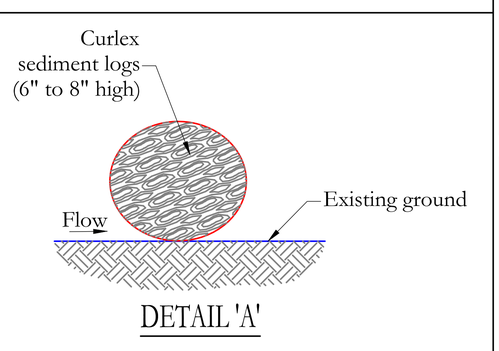
2. The "Stabilized Construction Entrance" and "Silt fencing" will be removed immediately prior to the landscaping work. The "Sediment Logs" will be relocated as required to allow proper construction to take place. Following the placement of sod and sweeping of roadways "Sediment Logs" will be removed.




CURLEX SEDIMENT LOG PROTECTION
SCALE: NONE
1
-

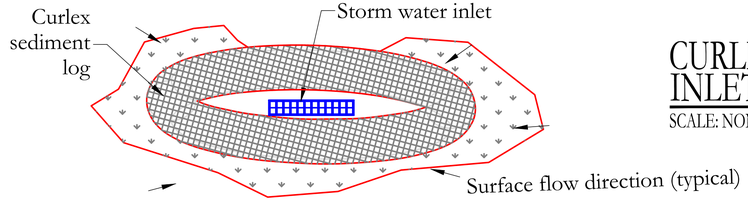



PLAN VIEW




DETAIL 'A'

NOTE:
The Contractor shall set a barricade over the catch basin to protect the curlex sediment logs.




CURLEX SEDIMENT LOG INLET PROTECTION
SCALE: NONE
2
-

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DATE: SEPTEMBER 2023
DRAWN: JEO
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PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: SWPPPP - NOTES & DETAILS

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: swppp.dwg
SHEET: SWPPP 1

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake ( Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:46 AM

Property of Jerry Dearinger

Property of Green Gate LC

Property of
NWI TMR LC

WINSLOW AVENUE

Property of Jordan Valley Water
Conservancy District

SWPPP fence

200 EAST STREET

Property of SIC
Revocable Trust

Property of John &
Janene Montano

Proposed contours

Stabilized construction entrance

Property of
Debbie Tuttle

Parking lot & striping to remain

Property of
Penny Breiman

Property of Jack &
Mahina Stearns

Existing contours

Property of Katmark Partners, LLC
Mark Miller Subaru Midtown

Property of
Samuel Sumpter

0 10 20 40

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:46 AM


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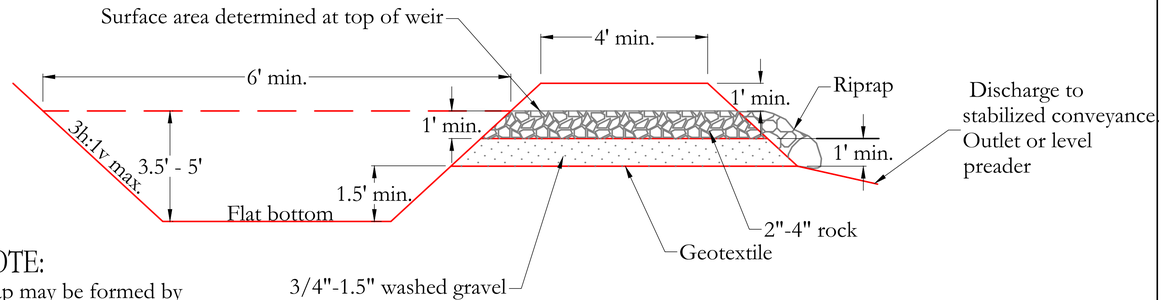

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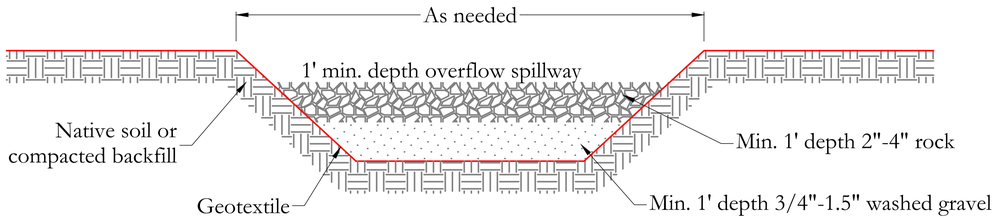
TITLE:
EAST PARKING LOT - SWPPP

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: swppp.dwg
SHEET: SWPPP 2




NOTE:
Trap may be formed by berm or by partial or complete excavation.

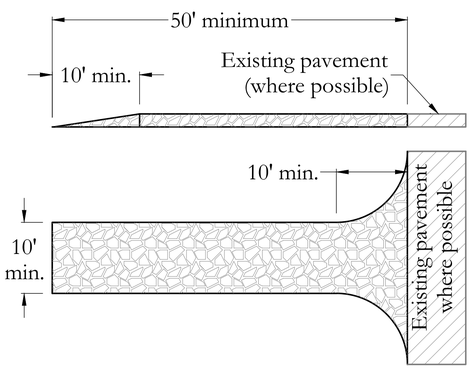
CROSS-SECTION




# SILT TRAP BASIN

SCALE: NONE

1
-




# STABILIZED CONSTRUCTION ENTRANCE PLAN

SCALE: NONE

2
-

NOTES:

1. STONE SIZE- Use 2 to 3-inch stone or reclaimed concrete equivalent.

2. LENGTH- As required, but not less than 50-feet.

3. THICKNESS- Not less than 8-inches.

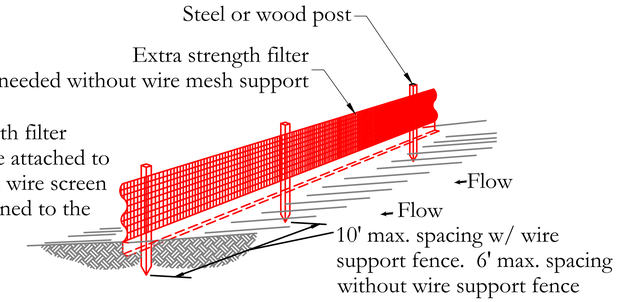
4. WIDTH- 10-foot minimum, but not less than the full width at points where ingress of egress occurs.

5. SURFACE WATER- All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 side slopes will be permitted.

6. MAINTENANCE- The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into the public right-of-way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-ways must be removed immediately.

7. Periodic inspection and needed maintenance shall be proved after each rainfall.

8. Geotextile underliner will be installed under stone covering.




NOTES:

1. The height of a silt fence shall not exceed 36-inches.

2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.

3. Posts shall be spaced a maximum of 10-feet apart at the barrier location and driven securely into the ground a minimum of 12-inches. When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.

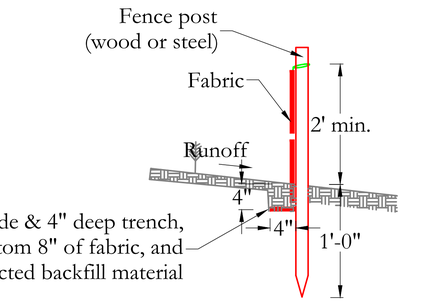
4. A trench shall be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.

5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1-inch long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2-inches and shall not extend more than 36-inches above the original ground surface.

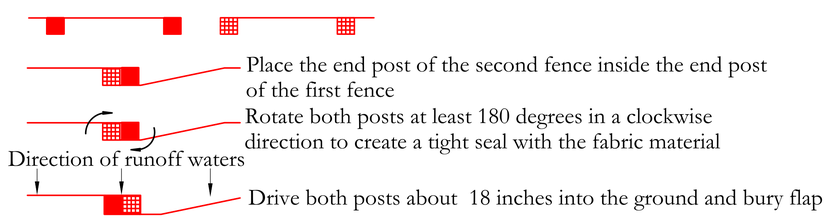
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. the fabric shall not extend more than 36-inches above the original ground surface.

7. The trench shall be backfilled and the soil compacted over the filter fabric.

8. Install per manufacturer's specifications.




SILT FENCE SECTION




ATTACHING TWO SILT FENCES

# SILT FENCE

SCALE: NONE

3
-

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DATE: SEPTEMBER 2023
DRAWN: JEO
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PROJECT / LOCATION:
KATMARK SUBDIVISION IMPROVEMENTS
SOUTH SALT LAKE, UTAH

TITLE: SWPPP DETAILS

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: swppp.dwg
SHEET: SWPPP 3

LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\C3D DATE: 9/26/2023 11:46 AM

# ALTA / NSPS LAND TITLE SURVEY
# PART OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
# Being a part of Lot 6, Block 17, Plat A, Big Fields Survey

## COMMITMENT DESCRIPTIONS

**Metro National Title**
**345 East Broadway**
**Salt Lake City, Utah 84111**

**Commitment Number: 87685, Dated: October 7, 2021 at 7:45 AM**

**Parcel 1:**
**Beginning South 0°00'45" East 134.75 feet and North 89°59'15" East 33.00 feet from the Northwest corner of Lot 6, Block 17, Ten Acre Plat "A", Big Field Survey, and running thence North 89°57'32" East 171.87 feet along the South right of way line of Winslow Avenue, thence South 0°00'45" East 95.02 feet; thence North 89°59'15" East 503.11 feet to the West right of way line of 200 East Street; thence South 0°12'45" West 172.15 feet along said 200 East Street; thence North 89°59'15" East 24.75 feet to the centerline of 200 East; thence South 0°12'45" West 171.71 feet along the centerline of 200 East to the Southeast corner of Lot 6, Block 17, Ten Acre Plat A, B.F.S.; thence South 89°58'15" West 283.44 feet along said Lot 6 to the Extension of the West line of Lot 41 of Alhambra Place Subdivision; thence South 0°3'15" West 152.42 feet along said West line to the North right of way line of Baird Avenue; thence North 89°56'45" West 266.11 feet along said right of way line to the centerline of a 17.66 foot road as shown on said Alhambra Place Subdivision Plat; thence North 0°03'15" East 152.04 feet along said center line to the South line of said Lot 6; thence South 89°58'15" West 148.83 feet along said South line to the East right of way line of State Street; thence North 0°00'45" West 438.99 feet along the East right of way line of State Street to the point of beginning.**
**Less and excepting therefrom that portion of the subject property lying within 200 East Street as disclosed by that certain recorded plat recorded November 3, 1952 in as Entry No. 1305615 Plat Book M at Page 94. (Note: There is not a legal description, just the drawing showing adjacent land owners at time of recording.)**

**ALSO INCLUDING THE FOLLOWING:**
**Beginning at a point on the center line of Second East Street, said point being North 207.88 feet and West 726.0 feet from the Southeast corner of Lot 13, Block 17, Ten Acre Plat "A", Big Field Survey, and running thence North 100 feet; the East 109.75 feet: thence South 100 feet; thence West 109.75 feet to the point of beginning.**
**Less and excepting therefrom that portion of the subject property lying within 200 East Street as disclosed by that certain recorded plat recorded November 3, 1952 in as Entry No. 1305615 Plat Book M at Page 94. (Note: There is not a legal description, just the drawing showing adjacent land owners at time of recording.)**

**Parcel 2:**
**18' Strip Description:**
**A tract of land located in the Northwest Quarter of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being a part of Lot 13, of Block 17, Ten Acre Plat "A", Big Field Survey, Salt Lake County, Utah; having a basis of bearing of North 00°33'02" East between ring and lid monuments in 300 East Street established at the intersections of Baird Avenue (NAD83 coordinates N=7421376.164 E=1534273.300 U.S.ft.) and 3300 South Street (NAD83 coordinates N=7423900.677 E=1534297.555 U.S.ft.), said tract currently having a Salt Lake County serial number of 16-31-126-023-0000, more particularly described by survey as follows;**
**COMMENCING at a point located the following courses,**
**1) 134.75 feet South 00°13'47" West, along the west line of Block 17, Ten Acre Plat "A", Big Field Survey, to the Southeast corner of the intersection of State Street (100 East Street) and Winslow Avenue, and**
**2) 231.87 feet South 89°47'56" East, along the south right of way of Winslow Avenue, and**
**3) 94.93 feet South 00°13'47" West, and**
**4) 443.78 feet South 89°47'56" East, along or near an old existing fence line, to a fence corner being on the west right of way line of 200 East Street, and**
**5) 37.18 feet South 00°22'52" West, along said west right of way, and 6) 49.50 feet South 89°37'08" East, to the east right of way line of 200 East Street; FROM the Northwest corner of Lot 6 said Block 17, said point being the northwest corner of a parcel described in document recorded as Entry number 13275906 and being a common corner of a parcel described in document recorded as Entry number 13168229; RUNNING thence South 89°37'08" East 85.00 feet, along the common boundary of said Entry numbers 13275906 and 13168229; Thence North 00°22'52" East 18.00 feet, to the north boundary of said Entry number 13168229; Thence North 89°37'08" West 85.00 feet, along said north boundary, to said east right of way line of 200 East Street; Thence South 00°22'52" West 18.00 feet, along said east right of way, to the point of beginning.**

**Parcel 3:**
**Vacating Description as shown on the vacating plat:**
**A tract of land being a portion of 200 East Street that has not been previously vacated between the south line of Lot 13, Block 17, Ten Acre Plat "A", Big Field Survey, Salt Lake County, Utah, and a point approximately 152.56 feet southerly of the center of Winslow Avenue, said tract being described by metes and bounds as follows:**
**A tract of land located in the Northwest Quarter of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being a part of said Lot 13, having a basis of bearing of North 00°33'02" East between ring and lid monuments in 300 East Street established at the intersections of Baird Avenue (NAD83 coordinates N=7421376.164 E=1534273.300 U.S.ft.) and 3300 South Street (NAD83 coordinates N=7423900.677 E=1534297.555 U.S.ft.), more particularly described by survey as follows;**
**COMMENCING at a point located 8.47 feet North 00°32'43" East, along the monument line between Baird Avenue and Penny Avenue, and 763.66 feet North 89°47'15 West, along the center line of Baird Avenue, and 185.23 feet North 00°22'52" East, along the center line of 200 East Street, to the North boundary of said Alhambra Place being a subdivision recorded as Entry number 266613 in Book "F" of plats page 54 on June 1st 1910 (said point of beginning being the common corner to Lots 5, 6, 13, and 14, of said Block 17; FROM said monument at Baird Avenue and 300 East Street; RUNNING thence North 89°48'15" W 24.75 feet, along the north boundary of said Alhambra Place (being the south line of said Lot 6, Block 17, to the west right of way line of said 200 East Street; Thence North 00°22'52" East 325.96 feet, along said west right of way line; Thence South 89°37'08" East 49.50 feet, to the east right of way line of said 200 East Street; Thence South 00°22'52" West 325.80 feet, along said east right of way line, to said north boundary of Alhambra Place (being the south line of said Lot 13, Block 17; Thence North 89°48'15" W 24.75 feet, to the point of beginning.**

**The above 3 parcels are also described as follows as shown on the proposed plat of Katmark Subdivision:**
**A tract of land located in the Northwest Quarter of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being a part of Lots 5, 6, and 13, of Block 17, Ten Acre Plat "A", Big Field Survey, Salt Lake County, Utah; having a basis of bearing of North 00°33'02" East between ring and lid monuments in 300 East Street established at the intersections of Baird Avenue (NAD83 coordinates N=7421376.164 E=1534273.300 U.S.ft.) and 3300 South Street (NAD83 coordinates N=7423900.677 E=1534297.555 U.S.ft.), said tract currently having a Salt Lake County serial number of 16-31-126-023-0000, more particularly described by survey as follows;**
**BEGINNING at the Southeast corner of the intersection of State Street (100 East Street) and Winslow Avenue, said point being located 134.75 feet South 00°13'47" West, along the west line of Block 17, Ten Acre Plat "A", Big Field Survey, from the Northwest corner of Lot 6 said Block 17; RUNNING thence South 89°47'56" East 386.71 feet, along the south right of way of Winslow Avenue; Thence South 00°15'32" East 94.93 feet;**
**Thence South 89°47'56" East 288.13 feet, along or near an old existing fence line, to a fence corner being on the west right of way line of 200 East Street; Thence South 00°22'52" West 19.18 feet, along said west right of way;**
**Thence South 89°37'08" East 134.50 feet, a portion of which is along the northerly vacated line of 200 East Street and the north boundary of a parcel described in document recorded as Entry number 13168229; Thence South 00°22'52" West 118.00 feet, along a common boundary line identified by documents recorded as Entry numbers 13168229 and 13275906 (a portion of which is an extension of said common boundary line), to the southeast corner of said Entry number 13275906 as surveyed;**
**Thence North 89°37'08" West 85.00 feet, along a common boundary line identified by documents recorded as Entry numbers 13168229 and 13275906 to the east line of the vacated 200 East Street;**
**Thence South 00°22'53" West 44.94 feet, along said east line of vacated 200 East Street, to the common boundary line identified by documents recorded as Entry numbers 13168229 and 12994031; Thence North 89°37'08" West 24.75 feet, along said common boundary line, to the center line of vacated 200 East Street; Thence South 00°22'53" West 162.94 feet, along said center line, to the north boundary of Alhambra Place subdivision which is recorded as Entry no. 266613, June 1, 1910 in Book F page 54 (which line is the south line of Lot 6, said Block 17); Thence North 89°48'15" West 284.60 feet, along said Alhambra Place, to a line being the extension of the lot line between Lots 40 and 41 said Alhambra Place;**
**Thence South 00°17'42" West 152.14 feet, along said line between Lots 40 ad 41, to the north right of way of Baird Avenue (3605 South Street); Thence North 89°47'15" West 266.04 feet, along said north right of way of Baird Avenue, to the center of a vacated alley of Alhambra Place, vacated by document recorded as E#1064730 and E#1064731, said point is also identified as the center of the vacated alley by deed recorded as E#7943121; Thence North 00°13'22" East 152.06 feet, along an existing chain link fence line representing the physical location of the center of said vacated alley, to the south line of Lot 6 said Block 17 (being also the north line of Lot 13 said Block17); Thence North 89°48'15" West 148.66 feet, along or near an existing chain link fence line representing the physical location of the south line of said Lot 6 and north line of said Lot 13, to the east right of way of State Street (being the west line of said Block 17); Thence North 00°13'47" East 440.13 feet, along said east right of way, to the point of beginning.**

## MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS
## (Effective February 23, 2016)

**5. A. Monuments**
**i. The location, size, character, and type of any monuments found during the fieldwork.**
**SURVEY RESPONSE: All such have been shown and identified.**
**ii. The location , size, character, and type of any monuments set during the fieldwork, if item 1 of Table A was selected or if otherwise required by applicable jurisdictional requirements and/or standards of practice.**
**SURVEY RESPONSE: No corners have been set in this project.**
**iii. The location, description, and character of any lines that control the boundaries of the surveyed property.**
**SURVEY RESPONSE: This information is contained throughout the Narrative and on the plats.**

**5. B. Rights of Way and Access**
**i. The distance from the appropriate corner or corners of the surveyed property to the nearest right of way line, if the surveyed property does not abut a right of way.**
**SURVEY RESPONSE: This property abuts public rights of way.**
**ii. The name of any street, highway, or other public or private way abutting the surveyed property, together with the width of the traveled way and the location of each edge of the traveled way including on divided streets and highways. If the documents provided to or obtained by the surveyor pursuant to Section 4 indicate no access from the surveyed property to the abutting street or highway, the width and location of the traveled way needed to be located.**
**SURVEY RESPONSE: Points of access to public streets have been shown.**
**iii. Visible evidence of physical access (e.g., curb cuts, driveways) to any abutting streets, highways, or other public or private ways.**
**SURVEY RESPONSE: Other access drives, roads, or lanes have been shown.**
**iv. The location and character of vehicular, pedestrian, or other forms of access by other than the apparent occupants of the surveyed property to or across the surveyed property observed in the process of conducting the fieldwork (e.g., driveways, alleys, private roads, railroads, railroad sidings and spurs, sidewalks, footpaths).**
**SURVEY RESPONSE: Such have been shown.**
**v. Without expressing a legal opinion as to ownership or nature, the location and extent of any potentially encroaching driveways, alleys, and other ways of access from adjoining properties onto the surveyed property observed in the process of conducting the fieldwork.**
**SURVEY RESPONSE: The only observed points of access have been shown and appear to all be on the subject property. It does not appear that there are points of encroachment to the property. There are fences surrounding much of the property (which fences will be addressed later) but no visible points of entry were observed in the conduct of the survey.**
**vi. Where documentation of the location of any street, road, or highway right of way abutting, on or crossing the surveyed property was not disclosed in documents provided to or obtained by the surveyor, or was not otherwise available from the controlling jurisdiction (see Section 6.C.iv. below), the evidence and location of parcel corners on the same side of the street as the surveyed property recovered in the process of conducting the fieldwork which may indicate the location of such right of way lines (e.g., lines of occupation, survey monuments).**
**SURVEY RESPONSE: This is being addressed with respect to 200 East Street with a proposed vacation of the portion of the street that is within the surveyed property.**
**vii. Evidence of access to and from waters adjoining the surveyed property observed in the process of conducting the fieldwork (e.g., paths, boat slips, launches, piers, docks).**
**SURVEY RESPONSE: No such waters or access points were observed.**

**5. C. Lines of Possession and Improvements along the Boundaries**
**i. The character and location of evidence of possession or occupation along the perimeter of the surveyed property , both by the occupants of the surveyed property and by adjoiners, observed in the process of conducting the fieldwork.**
**SURVEY RESPONSE: Such observed items have been surveyed, shown and noted herein as well as being discussed throughout the narrative. There appear to be two areas where the fences encroach on to the subject property, one, being on the northern boundary and two, a portion of a north-south section of fence line that is near the Lot line of Lots 40 and 41, Alhambra Place.**
**ii. Unless physical access is restricted, the character and location of all walls, buildings, fences, and other improvements within five feet of each side of the boundary lines, observed in the process of conducting the fieldwork. Trees, bushes, shrubs, and other natural vegetation need not be located other than as specified in the contract, unless they are deemed by the surveyor to be evidence of possession pursuant to Section 5.C.i.**
**SURVEY RESPONSE: Where access was available to adjoining properties such have been shown. Also, see Minimum Standards Item 5.C.i.**
**iii. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the evidence, location and extent of potentially encroaching structural appurtenances and projections observed in the process of conducting the fieldwork (e.g., fire escapes, bay windows, windows and doors that open out, flue pipes, stoops, eaves, cornices, areaways, steps, trim) by or onto adjoining property, or onto rights of way, easements, or setback lines disclosed in documents provided to or obtained by the surveyor.**
**SURVEY RESPONSE: No such items were observed on the properties.**

**5.D. Buildings**
**i. The location of buildings on the surveyed property observed in the process of conducting the fieldwork.**
**SURVEY RESPONSE: Shown and noted on the plat.**

**5.E. Easements and servitudes**
**i. Evidence of any easements or servitudes burdening the surveyed property as disclosed in the documents provided to or obtained by the surveyor pursuant to Section 4 and observed in the process of conducting the fieldwork.**
**SURVEY RESPONSE: Only records provided by the client, clients title company in the title policy have been examined which are on record with the County Recorder's Office.**
**ii. Evidence of easements, servitudes, or other uses by other than the apparent occupants of the surveyed property not disclosed in the documents provided to or obtained by the surveyor pursuant to Section 4, but observed in the process of conducting the fieldwork if they appear to affect the surveyed property (e.g., roads; drives, sidewalks, paths, and other ways of access; utility service lines; water courses; ditches; drains; telephone, fiber optic lines, or electric lines; or water, sewer, oil or gas pipelines on or across the surveyed property and on adjoining properties).**
**SURVEY RESPONSE: To the best of our ability such observed items that exist within the properties surveyed are shown and noted.**
**iii. Surface indications of underground easements or servitudes on or across the surveyed property observed in the process of conducting the fieldwork (e.g., utility cuts, vent pipes, filler pipes).**
**SURVEY RESPONSE: The only underground utilities that would be shown on this plat are those that may have had "blue stakes" (811 Locator markings) that were there at the time of the survey. There were no other observed evidence of such items.**
**iv. Evidence on or above the surface of the surveyed property observed in the process of conducting the fieldwork, which evidence may indicate utilities located on, over or beneath the surveyed property. Examples of such evidence include pipeline markers, manholes, valves, meters, transformers. pedestals, clean-outs, utility poles, overhead lines and guy wires.**
**SURVEY RESPONSE: Such evidence has been shown and noted.**
**5.F. Cemeteries**
**As accurately as the evidence permits, the perimeter of cemeteries and burial grounds, and the location of isolated gravesites not within a cemetery or burial ground, (i) disclosed in the documents provided to or obtained by the surveyor, or (ii) observed in the process of conducting the fieldwork.**
**SURVEY RESPONSE: There were no observed evidence of such items nor have I been provided with any verbal information relating to such.**

**5. G. Water Features**
**i. The location of springs, ponds, lakes, streams, rivers, canals, ditches, marshes, and swamps on, running through, or outside, but within five feet of the perimeter boundary of, the surveyed property , observed during the process of conducting the fieldwork.**
**SURVEY RESPONSE: This is an urban setting and no such items were observed.**
**ii. The location of any water feature forming a boundary of the surveyed property. The attribute(s) of the water feature located (e.g., top of bank, edge of water, high water mark) should be congruent with the boundary as described in the record description or, in the case of an original survey, in the new description (see Section 6.B.vi. below).**
**SURVEY RESPONSE: No boundaries are described to be coincident with a water course.**

## TABLE A of the ALTA STANDARDS

There were no Table A items selected as part of this ALTA/NSPS Land Title Survey request.

## SECHEDULE B - PART II, Exceptions

SCHEDULE B Section II - Exceptions: Commitment Number: 041-5920118 revised as dated July 31, 2018.
Only numbered exceptions as contained hereon have been addressed by this survey for the properties described herein.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a Public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
SURVEY RESPONSE: This is not a survey item and will not be addressed in this survey.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
SURVEY RESPONSE: This item is limited to matters that are visible with respect to the property described. In a physical inspection of the property there does not appear to be any public uses or encroachments excepting that of 200 East Street and a portion of an alley not vacated of Alhambra Place. The property does front on public roads, State Street, Baird Avenue, and 200 East Street. There is a portion of 200 East Street that is being proposed to be vacated prior to or concurrent with a subdivision plat being approved by the city. There is also a portion of an alley that is shown on the recorded plat of Alhambra Place which has not presently been vacated. This is noted on the plat on the north of Lot 41 Alhambra Place with the note beginning with; "E#1988261 Probate distribution, ...". I'm not sure at this point how the city is going to handle this public interest item which appears to still be valid based on the Alhambra Park plat. They may require a formal ordinance to vacate or they could use the proposed subdivision plat under UCA 10-9a-609 which would statutorily vacate, superceed, and replace any contrary provision shown, dedicated, or noted on or in a previously recorded plat. See note 2 sheet 2 of this ALTA survey.

3.Easements, liens or encumbrances or claims thereof, not shown by the Public Record.
SURVEY RESPONSE: Except for utilities in 200 East Street, there does not appear to be any such items that could be considered public or quasi-public utilities which are not covered by written documents of record. Respecting 200 East Street, the sewer line has a recorded document, see exception, and the storm drain facility does not appear to have a recorded document. There may be other underground utilities that are not known at this time which may have an encumbrance on the street property. The status of some of the visible utilities not covered by recorded documents, which are shown and noted as observed in the survey, is not known. There are sewer, water, storm drain, irrigation, telecommunications, and electrical facilities (this list may not be comprehensive) in and around the property which were not identified in the documents contained in the title report, the status of such is not known.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
SURVEY RESPONSE: Such items relating to the occupation of the property (fences), public streets, alleys, utilities (only those identified as public) are shown and noted with this exception or other exceptions. The south 171.71 feet of the west half of 200 East Street is included in the deed of record for the Miller's but to my knowledge has never been vacated. See exception 2 above.

5. a) Unpatented mining claims;
SURVEY RESPONSE: A search for such in the BLM records has not been done in connection with this survey for such claims. In an examination of the property, though not thorough, evidence of mining activity was not noted.
5. b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
SURVEY RESPONSE: This section is not designated as a School Trust Land section, therefore, no reservations associated with such would be present. Other Acts that may exist have not been researched nor information on such provided.
I have not researched the title to locate Federal Patents nor have such been provided by the title company for examination. No statement related to this item is being made nor inferred regarding any rights associated therewith.
5. c) water rights, claims or title to water, whether or not the matters excepted under a), b) or c) are shown by the Public Records.
SURVEY RESPONSE: I have not searched any water title records nor is such a part of this survey.

6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
SURVEY RESPONSE; This is not a survey item and will not be addressed in this survey.

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
SURVEY RESPONSE: This is not a survey item and will not be addressed in this survey.

8. The following affects Parcel 1:
Lien of Taxes, now accruing as a lien, but not yet due and payable Year: 2021
Tax ID No.: 16-31-103-023; Prior year: 2020 Paid; Amount: $133,601.05
SURVEY RESPONSE: This is not a survey item and will not be addressed in this survey.

Lien of Taxes, now accruing as a lien, but not yet due and payable Year: 2021
Tax ID No.: 16-31-103-002; Prior year: 2020 Paid; Amount: $2,776.26
SURVEY RESPONSE: This is not a survey item and will not be addressed in this survey.

9. The following affects Parcel 2:
Lien of Taxes, now accruing as a lien, but not yet due and payable Year: 2021
Tax ID No.: 16-31-126-023; Prior year: 2020 Paid; Amount: $1,107.96
SURVEY RESPONSE: This is not a survey item and will not be addressed in this survey.

10. The following affects Parcel 3:
The county has not assigned a Tax Parcel Number to that portion of the subject property located in 200 East Street.

11. The land described herein is located within the boundaries of South Salt Lake and is subject to any assessments levied thereby. For current status call (801) 483-6000.
The land described herein is located within the boundaries of the Mt. Olympus Improvement District and is subject to any assessments levied thereby. For current status call (801) 262-2904
SURVEY RESPONSE: This is not a survey item and will not be addressed in this survey.

The following affects an undivided ½ interest of Parcel 2: (this designation of Parcel 2 is the remaining property as surveyed and shown hereon excepting that designated as Parcel 1)
10.Taxes for the year 2018 now a lien, not yet due. General property taxes for the year 2017 were paid in the amount of $90.23.
Tax Parcel No. CD-154-D.
SURVEY RESPONSE: This is an item that this survey will not address.

11.The land is included within the boundaries of Summit County, Weber Basin Water Conservancy District, Summit County Special Service District No. and Rhoades Valley Recreational Service District, , and is subject to charges and assessments made thereby.
SURVEY RESPONSE: This is an item that is not shown nor noted on the plat. For details related to the effect that this item has on the property refer to the creation documents.

12. Water rights, claims or title to water, whether or not shown by the public records.
SURVEY RESPONSE: See exception 5.c. above.

13. The following affects Parcel 1:
Easement(s), Setbacks, notes and restrictions, as shown on the subdivision plat Alhambra Place Subdivision:
Recorded: June 10, 1910; Entry No.: 266613; Book / Page: F / 54
SURVEY RESPONSE: The Owner's Dedication as written on said plat is as follows:
"Know all men by these presents, that Marshall Helm, owner of the above described tract of land, having caused the same to be subdivided into blocks, lots, streets, avenues, and alleys, to be hereafter known as ALHAMBRA PLACE, does hereby dedicate for the perpetual use of the public all parcels of land designated in the Surveyor's Certificate and shown on this map as intended for public uses. In witness whereof I have hereunto set my hand and seal this 19 day of February A.D., 1910."
The surveyor's certificate as written on said plat is as follows:
"I hereby certify that the tract of land shown on this map and owned by Marshall Helm widower, is described as follows to-wit.
Being all of Lots 5 and 14, Block 17, Ten Acre Plat A, B.F.S., that I have by authority of said owner thereof, subdivided the same into blocks, lots, streets, avenues, and alleys, to be known as ALHAMBRA PLACE, that the same has been correctly surveyed and subdivided, and that the Steel Tape used in making the survey thereof was of correct length.
"NAMES AND DIMENSIONS OF PARCELS OF LAND DESIGNATED FOR PUBLIC USE.
"Baird Avenue is 66 ft wide and 1429.9 ft. long running N.89°56' E.
"Helm [Avenue is] 66 ft [wide and] 1426.57 ft. [long running] N.89°56' E.
"ALLEYS,
"One Alley 16 feet, wide running .89°56' E. through Block 2 as shown,
"[One Alley] running through Block 1, is as shown on the map.
"Two Alleys running through Block 1 and 2 are as shown on the map.
"DIMENSIONS OF LOTS.
"Lots 2 to 7, 51 to 56, Block 1 and 2 to 11, 57 to 66, Block 2 are 25 feet by 140 feet.
"[Lots] 8 to 50, Block 1 are 25 ft. by 136.00 feet. Lots 1 & 56 Block 1 are as shown on map.
"[Lots] 13 to 55, and 68 to 110 Block 2 are 25 ft. by 136.0 ft, Lots 7 & 50, Block 1 area 32.28 feet.
"[Lots] 1, 11, 56, and 66 Block 2 are 31.5 ft. by 140 ft. [blank space] by 136.00 ft.
"[Lots] 12, 55, 67 and 110; Block 2 are 32.28 ft. by 136.0 ft. Lot 1 Block 3 is 1.76 ft by 1426.57 ft.
"This map is drawn to a scale of 60 ft. to 1 in."
and signed by the surveyor.
The alley ways dedicated in this plat have been vacated by various documents noted herein except for a small piece above lot 41 Alhambra Place. See exception 2.

14. The following affects a portion of Parcel 1:
Easement, and the terms and conditions thereof:
Imposed by: Vacation Resolution
Of: The Alley North and West of Lots 43 through 50, Block 1, in Alhambra Subdivision
Purpose: Reserves easements for existing utilities that may have been constructed across the vacated street or alley.
Dated: November 25, 1946; Recorded: November 27, 1946; Entry No.: 1064730;
Book/Page: 508 / 373
SURVEY RESPONSE: Shown and noted.

Order
Recorded: November 27, 1946 Entry No: 1064731; Book/Page: 508/374
SURVEY RESPONSE: This order is "vacating of a certain alley" which is shown and noted.

15. The following affects a portion of Parcel 1:
Easement, and the terms and conditions thereof:
Imposed by: Vacation Resolution
Of: The alley North of Lots 42 and a portion of Lot 41, Block 1, Alhambra Subdivision.
Purpose: Reserves easements for existing utilities that may have been constructed across the vacated street or alley.
Dated: January 28, 1949; Recorded: February 1, 1949; Entry No.: 1147137; Book/Page: 659 / 462
SURVEY RESPONSE: Shown and noted.

Order
Recorded: February 1, 1949 Entry No: 1147139; Book/Page: 659/465
SURVEY RESPONSE: This order is "vacating of a certain alley" which is shown and noted.

16. The following affects Parcel 1:
Right of Way Easement Grant, and the terms and conditions thereof:
Grantor:
Grantee: Mountain Fuel Supply Company, a corporation
Purpose: A right of way and easement 5 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities. Recorded: September 15, 1952; Entry No.: 1299994; Book/Page: 953 / 561
SURVEY RESPONSE: See note 1 Sheet 2.

17. The following affects Parcel 1:
Easement, and the terms and conditions thereof:
Grantee: Mountain States Telephone and Telegraph Company
Purpose: The right, privilege and authority to construct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures upon, under, over and across the property.
Recorded: May 5, 1966; Entry No.: 2154363; Book/Page: 2456 / 107
SURVEY RESPONSE: As shown and noted.

18. The following affects Parcel 1:
Easement, and the terms and conditions thereof:
Grantee: Mountain States Telephone and Telegraph Company
Purpose: The right, privilege and authority to construct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures upon, under, over and across the property.
Recorded: May 5, 1966; Entry No.: 2154364; Book/Page: 2456 / 108
SURVEY RESPONSE: As shown and noted.

19. The following affects Parcel 1:
Easement, and the terms and conditions thereof:
Grantee: Mountain States Telephone and Telegraph Company
Purpose: The right, privilege and authority to construct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures upon, under, over and across the property.
Recorded: May 5, 1966; Entry No.: 2154365; Book/Page: 2456 / 109
SURVEY RESPONSE: As shown and noted.

20. The following affects Parcel 2:
Easement, and the terms and conditions thereof:
Grantee: Mountain States Telephone and Telegraph Company
Purpose: The right, privilege and authority to construct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures upon, under, over and across the property.
Recorded: February 21, 1967; Entry No.: 2189126; Book/Page: 2531 / 461
SURVEY RESPONSE: Affects a northeasterly portion of 200 East Street as shown and noted. See note 4 sheet 2.

21. The following affects Parcel 1:
Agreement, including the terms and conditions thereof: Between: W.J. Leitheiser
And: Salt Lake County
Dated: July 27, 1981; Recorded: July 29, 1981; Entry No.: 3589526; Book/Page: 5275 / 757
SURVEY RESPONSE: This document states, "On April 28, 1981 Salt Lake County granted a temporary extension of time to the requirement for installation of the off-site improvements consisting of curb, gutter and sidewalk abutting the property owned by SECOND PARTY located at 130 Winslow Avenue and more particularly described as follows:" The description is plotted herein and is parcel 16-31-103-002 Entry no. 11769479. The curb appears to be installed which by the terms of the agreement would nullify said agreement.

22. The following affects Parcel 1:
Acknowledgement and Disclosure
Dated: December 9, 1993; Recorded: May 4, 1994; Entry No.: 5812727; Book/Page: 6932 / 2182
Wherein the subject property is either partially or wholly located within a Natural Hazards Special Study Area as shown on the Natural Hazards Map adopted by the Board of County Commissioners of Salt Lake County pursuant to Ordinance No. 1074 for: High Liquefaction Potential
SURVEY RESPONSE: This document is a notice and covers a southerly portion of Lot 6 Block 17 Plat A Big Field Survey which is a southerly portion of the Miller's property.

23. The following affects Parcel 1:
Utility Easement, and the terms and conditions thereof:
Grantor: CARS-DB4, L.P.
Grantee: Utah Power
Purpose: An easement for the purpose of a underground power line.
Recorded: February 5, 2003 Entry No.: 8520231; Book/Page: 8734 / 88
SURVEY RESPONSE: See narrative paragraph 17 for explanation of the easement being shown in two different locations.

24. The following affects Parcel 1:
Easement Agreement, and the terms and conditions thereof:
Grantor: Qwest Corporation
Grantee: Mountain Fuel Supply Company, a corporation
Purpose: A right of way and easement 10 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities. Recorded: March 18, 2003
Entry No.: 8571664; Book/Page: 8757 / 7132
SURVEY RESPONSE: As shown and noted. One of the courses in the description states, "thence West 60.71 feet, said course being 10.00 feet North of the face of the existing building." The plotting of the metes of the description do not coincide with a building face as it exists today. This document was executed March 10, 2003. There is an ALTA survey on file with the county as s2011-10-0364 (See exception 30) which shows a different building configuration which is shown hereon.

25. The following affects Parcel 1:
Legally Existing Nonconforming Use Certificate , and the terms and conditions thereof: Recorded: December 31, 2013; Entry No.: 11783095; Book/Page: 10202 / 6404
Wherein: Zoning Violation
SURVEY RESPONSE: This affects parcel 16-31-103-002 Entry no. 11769479 and is shown and noted. See document for details.

26. The following affects parcel 1:
Conditional Use Permit including the terms and conditions thereof: Between: South Salt Lake Community Development
And: Katmark Partners LLC
Dated: March 4, 2015; Recorded: September 26, 2017; Entry No.: 12623293; Book/Page: 10602 / 1424
SURVEY RESPONSE: This document is a permit which states, "[a]t a public meeting held on Wednesday, 4 March 2015, the Department of Community Development approved a conditional use permit to install a 684-panel photovoltaic solar array on the roof of the Mark Miller Subaru Midtown Facility, located at 3535 South State Street, ...".
This facility has not been surveyed nor is it shown on this plat.

27. The following affects a portion of Parcel 1:
The interest, if any, of Salt Lake County in and to that certain Alley lying North of the East 18 feet of Lot 41, Block 1, Alhambra Subdivision. The alley to the West was vacated by that certain Resolution recorded February1, 1949 as Entry No. 1147137 and on the East by that certain Resolution recorded March 23, 1960 as Entry No. 1707332 in Book 7696 at Page 681. The vested owner has shown an interest in that portion of the alley lying North of the East 18 feet of said Lot 41 since that certain Decree recorded March 25, 1964 as Entry No. 1988261 in Book 2170 at Page 276 of Official Records.
SURVEY RESPONSE: Shown and noted.

28. The interest, if any, of Katmark Partners, LLC, a Utah limited liability company as to the Southerly 172.26 feet of the Westerly half of portion of 200 East lying adjacent to Lot 6, Block 17, Ten Acre, Plat "A", Big Field Survey. 200 East Street was conveyed to Salt Lake County by that certain Plat recorded November 3, 1952 as Entry No. 1305615 in Plat Book M at Page 94. Mark Miller acquired title to the adjacent part of said Lot 6 by Quit Claim Deed recorded October 2, 1980 as Entry No. 3484705 in Book 5158 at Page 1048. It appears that Mark Miller conveyed his interest in the adjacent part of Lot 6 and included the adjacent 172.26 feet of adjacent 200 East Street by that certain Warranty Deed recorded November 23, 1999 as Entry No. 7519275 in Book 8325 at Page 881. There is no Ordinance vacating 200 East Street of record between 1980 and 1999.
SURVEY RESPONSE: It is unknown if the public rights associated with 200 East Street of this affected parcel have been vacated between 1952, the date of the dedication by plat and 1980. As part of the project being worked on this section of 200 East Street is being proposed to be vacated by South Salt Lake City.

29. Any rights, interests or easements in favor of the public, or others entitled thereto, to use for street purposes, that portion of the subject land lying within the boundaries of State Street and 200 East Street.. Note: There is no Vacation Ordinance for the West 24.75 feet of 200 East.
SURVEY RESPONSE: As part of the project being worked on this section of 200 East Street is being proposed to be vacated by South Salt Lake City.

30. The following affects Parcel 1:
Subject, but not limited, to the following items, as disclosed by a survey prepared by Bush & Gudgell, Inc., having been certified under the date of May 18, 2011 , by Robert R. Hermandson, a Registered Land Surveyor holding License No. 6362432, as Job No. 112008, and filed in the office of the Salt Lake County Surveyor as Plat S2011-10-0364 including but not limited to the following:
a. Fence Line doesn't match deed lines.
b. Overhead power line across the property appears to encroach on the 6400 square foot building footprint and a 49,266 square foot building footprint.
c. Easement #2154363 appears to encroach on the 49, 266 square foot building.
d. Matters since the date of survey.
SURVEY RESPONSE: It is not within the scope of this survey to evaluate this document for relevance to current conditions. Also see exception 24.

31. The following affects Parcel 3:
Subject, but not limited, to the following items, as disclosed by a survey prepared by Benchmark Engineering & Land Surveying, having been certified under the date of December 2, 2013 , by Dale K. Bennett, a Registered Land Surveyor holding License No. 103381, as Job No.1312203bt , and filed in the office of the Salt Lake County Surveyor as Plat S2014-02-0107 including but not limited to the following:
a. Fence lines do not match deed lines.
b. Matters since the date of survey.
SURVEY RESPONSE: It is not within the scope of this survey to evaluate this document for relevance to current conditions. However, the adjoining properties to this parcel are owned by Katmark and by merger of title any discrepancies respecting occupation would be eliminated by merger of title.

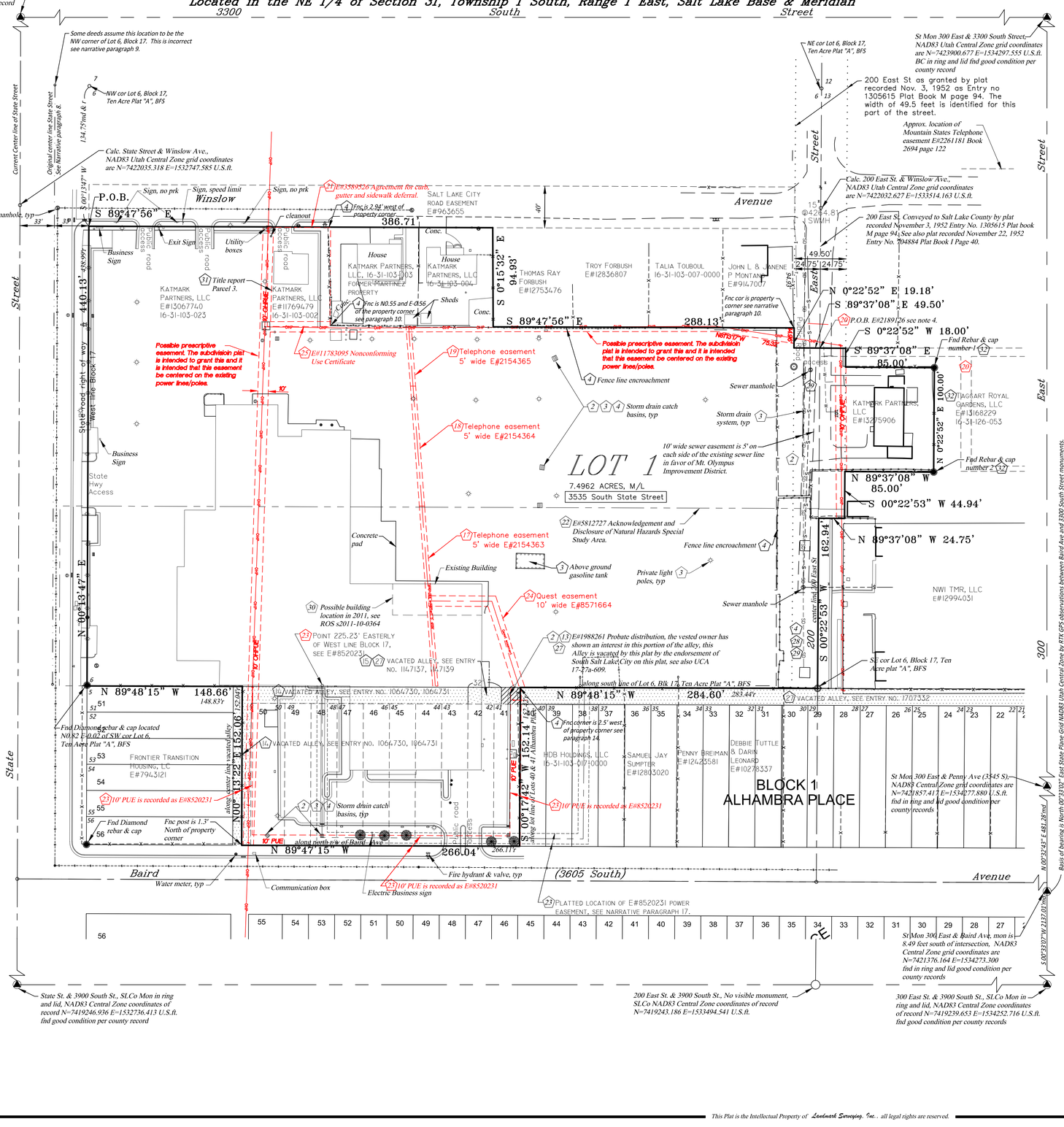
32. Subject, but not limited, to the following items, as disclosed by a survey prepared by Bush & Gudgell, Inc., having been certified under the date of January 30, 2006 , by Clinton S. Peatross , a Registered Land Surveyor holding License No. 155666, as Job No.474719 and filed in the office of the Salt Lake County Surveyor as Plat S2006-06-0608 , including but not limited to the following:
a. Fence lines do not match deed lines.
b. Matters since the date of survey.
SURVEY RESPONSE: It is not within the scope of this survey to evaluate this document for relevance to current conditions. However, the rebar and cap monuments set in this survey were found and measured and shown and noted hereon. These monuments are being held by this survey as marking the boundary.

33. Subject, but not limited, to the following items, as disclosed by a survey prepared by Landmark Surveying, Inc., having been certified under the date of September 12, 2019 , by Ernest Rowley, a Registered Land Surveyor holding License No.(Not Readable), as Job No. 3959 and filed in the office of the Salt Lake County Surveyor as Plat S2020-05-0331, including but not limited to the following:
a. Fence lines do not match deed lines.
b. Matters since the date of survey.
SURVEY RESPONSE: To clarify the license number, My license number is 171781. This survey is being incorporated herein as supplemental to the project.

34. Subject to the rights of parties in possession of the subject property under unrecorded leases, rental or occupancy agreements and any claims thereunder.
SURVEY RESPONSE: This is not a survey item and is not being addressed

# KATMARK SUBDIVISION

**Being an amendment of a portion of Block 1, Alhambra Place, as recorded E#266613**
**Also part of Lots 5, 6, & 13, Block 17, 10 Acre Plat "A" Big Field Survey, Salt Lake County, Utah**
**Located in the NE 1/4 of Section 31, Township 1 South, Range 1 East, Salt Lake Base & Meridian**




## BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being a part of Lots 5, 6, and 13, of Block 17, Ten Acre Plat "A", Big Field Survey, Salt Lake County, Utah; having a basis of bearing of North 00°33'02" East between ring and lid monuments in 300 East Street established at the intersections of Baird Avenue (NAD83 coordinates N=7421376.164 E=1534273.300 U.S.ft.) and 3300 South Street (NAD83 coordinates N=7423900.677 E=1534297.555 U.S.ft.), said tract currently having a Salt Lake County serial number of 16-31-126-023-0000, more particularly described by survey as follows;

BEGINNING at the Southeast corner of the intersection of State Street (100 East Street) and Winslow Avenue, said point being located 134.75 feet South 00°13'47" West, along the west line of Block 17, Ten Acre Plat "A", Big Field Survey, from the Northwest corner of Lot 6 said Block 17;

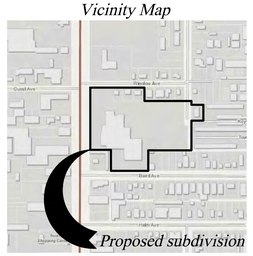
RUNNING thence South 89°47'56" East 386.71 feet, along the south right of way of Winslow Avenue;
Thence South 00°15'32" East 94.93 feet;
Thence South 89°47'56" East 288.13 feet, along or near an old existing fence line, to a fence corner being on the west right of way line of 200 East Street;
Thence South 00°22'52" West 19.18 feet, along said west right of way;
Thence South 89°37'08" East 49.50 feet, along the northerly vacated line of 200 East Street and the north boundary of a parcel described in document recorded as Entry number 13168229, to the east boundary of said vacated 200 East Street;
Thence South 00°22'52" West 18.00 feet, along said east boundary of vacated 200 East Street;
Thence South 89°37'08" East 85.00 feet, along a common boundary line identified by documents recorded as Entry numbers 13168229 and 13275906, to a rebar and cap representing a filed survey filed as number S2006-06-0608;
Thence South 00°22'52" West 100.00 feet, along said common boundary line identified by documents recorded as Entry numbers 13168229 and 13275906, to the southeast corner of said Entry number 13275906, to a rebar and cap representing said filed survey;
Thence North 89°37'08" West 85.00 feet, along a common boundary line identified by documents recorded as Entry numbers 13168229 and 13275906 to the east line of the vacated 200 East Street;
Thence South 00°22'53" West 44.94 feet, along said east line of vacated 200 East Street, to the common boundary line identified by documents recorded as Entry numbers 13168229 and 12994031;
Thence North 89°37'08" West 24.75 feet, along said common boundary line, to the center line of vacated 200 East Street;
Thence South 00°22'53" West 162.94 feet, along said center line, to the north boundary of Alhambra Place subdivision which is recorded as Entry no. 266613, June 1, 1910 in Book F page 54 (which line is the south line of Lot 6, said Block 17);
Thence North 89°48'15" West 284.60 feet, along said Alhambra Place, to a line being the extension of the lot line between Lots 40 and 41 said Alhambra Place;
Thence South 00°17'42" West 152.14 feet, along said line between Lots 40 ad 41, to the north right of way of Baird Avenue (3605 South Street);
Thence North 89°47'15" West 266.04 feet, along said north right of way of Baird Avenue, to the center of a vacated alley of Alhambra Place, vacated by document recorded as E#1064730 and E#1064731, said point is also identified as the center of the vacated alley by deed recorded as E#7943121;
Thence North 00°13'22" East 152.06 feet, along an existing chain link fence line representing the physical location of the center of said vacated alley, to the south line of Lot 6 said Block 17 (being also the north line of Lot 13 said Block17);
Thence North 89°48'15" West 148.66 feet, along or near an existing chain link fence line representing the physical location of the south line of said Lot 6 and north line of said Lot 13, to the east right of way of State Street (being the west line of said Block 17);
Thence North 00°13'47" East 440.13 feet, along said east right of way, to the point of beginning.
Containing 7.6057 acres, more or less.

NOTE:
1. Exception 16: There is an easement recorded E#1299994 that grants to Mountain Fuel Supply Company a gas main easement that states the following "Center line of Gas main located as shown on attached Map No.1720, drawing No. 2991, referred to and incorporated herein by reference." This document does not have a map attached and we have not at this time been able to locate the map to identify it on this document.
2. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.
3. Lot corners are set or found as shown or noted hereon.
4. Exception 20. E#2189126 is a r/w easement for Mountain States Telephone and Telegraph Company the P.O.B. of this description is called to be 250' south of the NW corner of Lot 13. The location shown is plotted from that corner, however, it is possible that the easement was written thinking that the west line of Lot 13 was coincident with the west r/w of 200 West and the easement could be moved to the west 24.75'. If that were the situation the easement would encroach on east 0.6' of Katmark Partners, LLC E#13275906 parcel.
5. Not all vegetation that is on the property has been shown.

## NARRATIVE

1. This plat is a continuation of an ALTA/NSPS survey which was completed on a portion of this property September 12, 2019. In addition to the ALTA survey a vacating plat was prepared for a portion of 200 East Street and submitted to South Salt Lake City for them to complete the required process to vacate. Both documents are incorporated herein by this reference. The purpose of this survey is to create a one (1) lot subdivision to meet South Salt Lake City development requirements and is to compliment the ALTA and vacation survey work. This ALTA/NSPS Land Title Survey is being done under city requirements to get subdivision approval.
2. Utilities shown hereon are based on physical survey ties of visible utilities observed at the time of the survey. No representation as to accuracy of underground utilities is made herein. Unknown Public utilities which may be on this lot may have prescriptive rights, care should be exercised when dealing with such utilities.
3. Documents of record have been shown as provided in a title commitment issued by Metro National Title, 345 East Broadway, SLC, 84111 commitment number 87685, dated October 7, 2021 at 7:45am. (If the certification contains different information the certification takes precedence.)
4. The subject property is described in three documents of record and a vacation plat. First, Katmark, LLC Entry number 13067740, which describes the property west of 200 East Street and the southerly 171.71 feet of the west half of 200 East. The second, NAMICA, LLC Entry number 13067740, which describes the property which is a small parcel on the east side of 200 East, and Katmark E#11769479 the small parcel on the north fronting on Winslow Ave. Along with the vacation of a portion of 200 East street these documents comprise what is being platted as Lot 1, Katmark Subdivision.
5. The basis of bearing for this plat is NAD83 State Plane grid Utah Central Zone as derived by RTK GPS observations on physical monuments as described in the Boundary Description for this plat.
6. On the first ALTA/NSPS which I have done on the "NAMICA, LLC" property there is a diagram of the county monuments which were surveyed to identify Block 17, Ten Acre Plat "A", Big Field Survey (BFS). That block base is still relevant in this work but will not be duplicated hereon.
7. The ALTA portion of the project began by establishing the location of Lots 5, 6 and 13 of Block 17, Ten Acre Plat "A", BFS (Big Field Survey). Existing monumentation as shown was located and surveyed for position and comparison to record information. These lot locations and dimensions are shown and noted hereon.
8. It should be noted that the west line of the block is the current east right of way line of State Street. It appears that State Street was a 66 foot (4 rod) wide road when originally platted as part of the BFS. Today, however, the street is 132 feet (8 rod) wide road and the expansion appears to have been to the west making the original west right of way line the current centerline of the street.
9. Winslow Ave. was established at a record distance 1869.088 feet along the center of State street from the monument at State St. & 3300 South St. The location of the intersection of Winslow Ave. & 200 East St. is discussed in said prior ALTA survey. The parcels on the south side of Winslow Ave. call for the property to be tied to the NW corner of Lot 6, Block 17 but when they are plotted the property locations are 33 feet too far east (this includes the Katmark E#11769479 parcel). It is apparent that they use east distances which come from the OLD center line of State Street. The identification of the NW corner of Lot 6 is based on a plat "SA323" with a note at the top "Part of 10 Acre "A" betw State to Road No 9 East No.13-59". The document provides enough information to be able to prorate the lot lines for Block 17 holding the county monuments at the 4 intersections of the block.
10. The location of the east line of Katmark properties which is the second course in the surveyed boundary description (S00°15'32"W 94.93') is identified by a purchase by Katmark for parcel no. 16-31-103-004 and the Forbush property (E#12753476).
11. The east boundary of 13067740 describes the line to be 95.02 feet long while the west boundary of 11769479 describes the line to be 94.93 feet long. This would create a gap on the south of 11769479 as well as the south boundary of each parcel to the west. There is only one fence line along this boundary. At the SE corner of Montano property the east end of the fence corner matches the 94.93 foot distance from the south boundary of Winslow Ave. At the SW corner of former Martinez property (16-31-103-003) where the south fence runs East and North, the corner is 0.55 feet north of a line at 94.93 feet. The deed distance is held for the west line of Martinez. There is also a second fence to the north at the 94.93 foot distance.
12. The location of 200 East Street was identified in said ALTA survey. The narrative of that survey identifies how the street was established. As part of the ALTA survey project a vacating plat was required by the city to be prepared for a portion of 200 East Street. The line of that vacation was created as an extension of the north boundary of the NAMICA, LLC parcel. The boundaries of this NAMICA parcel are discussed in the ALTA survey.
13. Rebar and cap's number 1 and number 2 were found during said prior ALTA survey and, as discussed in that survey, it is understandable that they may not be precisely located due to the presence of trees and bushes that would have made it difficult to drive a rebar in the wood or roots in addition to the growth of the trees moving them. Fence posts were also found near these locations but because there are two fences along both the north and south of the parcel it is not known which is actually intended to be the property line. See ALTA survey plat Record of Survey number s2020-05-0331, for additional detail on the boundary.
14. The north boundary of Alhambra Place, which is a subdivision recorded as noted in the boundary description, is identified by an existing fence and is the southern boundary of Katmark. The fence is not precisely straight but does closely approximate the property line.
15. Katmark property Entry no 13067740 identifies the lot line between lots 40 and 41 of Alhambra Place as the boundary. There is a fence line near this lot line but does not run along the lot line boundary. The south end of the fence begins on or very near the lot line boundary and the fence deviates to the northwest as it runs northerly.
16. An existing chain link fence line is on the property line that is common to the east boundary of Frontier Transition Housing property (FTH). The north boundary of FTH is described as the lot line between Lots 5 and 6, Block 17, Ten Acre Plat "A", BFS. The chain link fence is close to this lot line.
17. The power company has an easement which was intended to be the inside 10 feet of the property on the south bordering Baird Street, a strip east of the center of the alley which is west of Lot 50. The easement was granted as Entry number 8520321 and when the description is drafted from the west line of Block 17 as described by the metes the easement is does not conform to the location indicated on Exhibit A of the document, which is a drawing, showing the location to be as shown and noted hereon as exception 23. This easement will be re-granted by the subdivision to ensure that the rights of the power company remain intact and as shown on the Exhibit A drawing.

## Vicinity Map




## Legend

- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- STREET MONUMENT AS LABELED
- FND REBAR AND CAP
- SET #5x24" REBAR and CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA
- BFS BIG FIELD SURVEY
- LIGHT POLE
- Exception number
- ROAD/STREET DEDICATION

Scale ~ 1" = 50'
0 50 100

## SURVEYOR'S CERTIFICATE

To Katmark Partners, LLC and Metro National Title, 345 East Broadway, Salt Lake City, Utah 84111.
This is to certify that these maps or plats and the survey on which it is based were made in accordance with the 2006 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by American Land Title Association and The National Society of Professional Surveyors. No Table A items are addressed herein. The field work was completed between June 2019 and November 2021. Date of Maps or Plats are as noted hereon. Any warranties, express or implied, are limited to the above named party(s), no certification or warranties are extended to successor(s), assign(s) or heir(s) of said party(s) nor to adjacent owner(s) of properties of which may or may not share a common boundary with the property(s) surveyed herein.

PROFESSIONAL LAND SURVEYOR ERNEST D. ROWLEY III 171781 11-15-2021 STATE OF UTAH


Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075


**DEVELOPER: Katmark Partners, LLC**
Address: 3113 Carrigan Canyon Road, SLC, Ut 84109

2 of 2

Part Lots 5, 6, & 13, Blk 17, 10 Acre Plat "A" Big Field Survey, Salt Lake County, Utah NW 1/4 of Section 31, T1S, R1E, SLB&M,

ALTA/NSPS Land Title Survey

| Revisions: | DRAWN BY: EDR |
|---|---|
| | CHECKED BY: ... |
| | DATE: November 15, 2021 |
| | PROJ: 3959 |

Salt Lake County Surveyor

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.

Project Name: 3959 CEC Miller stc Katmark Sub_ALTA.dwg Save Date: April 5, 2022 5:52 PM Sheet: ###

SOUTH SALT LAKE

# PLANNING COMMISSION STAFF REPORT

| | |
|---|---|
| **MEETING DATE:** | January 18, 2024 |
| **PROJECT NUMBER:** | S-22-005 |
| **REQUEST:** | An application for a one-lot Preliminary Subdivision Plat, in order to construct and operate an Indoor Climate Controlled Storage Facility. |
| **ADDRESS:** | 2385 South 300 West |
| **PARCEL NUMBER:** | 15-24-257-002-0000 |
| **PROPERTY OWNER:** | A8-South Salt Lake, LLC |
| **APPLICANT:** | A8-South Salt Lake, LLC, represented by Jarod Hall |
| **TYPE OF APPLICATION:** | Administrative – Subdivision Plat Approval |

## STAFF RECOMMENDATION:

Staff recommends approval for a one-lot Preliminary Subdivision Plat, S-22-005, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West.

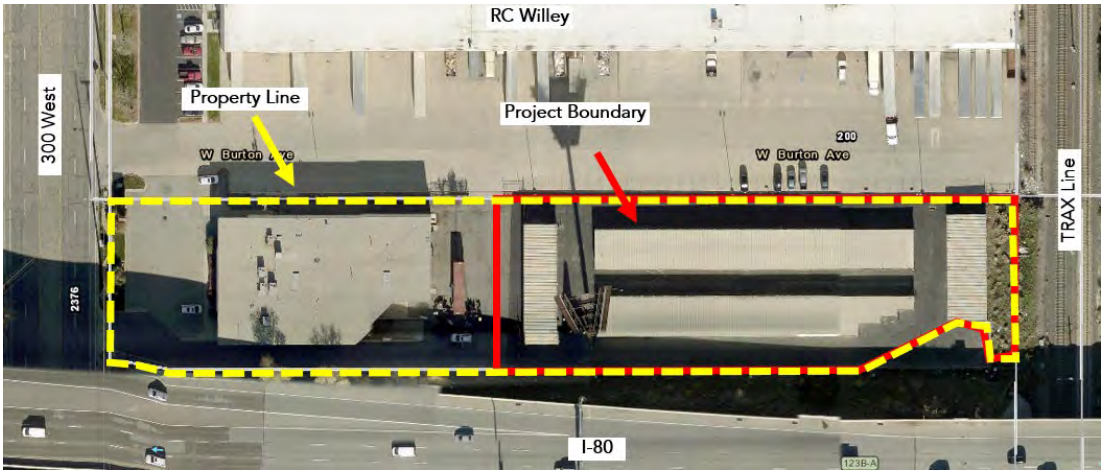
## SYNOPSIS:

On July 13, 2022, Jarod Hall with Di'velept Design, submitted a Plat application to for a one-lot Subdivision Plat on behalf of A8-South Salt Lake, LLC, in order to construct operate an Indoor Climate Controlled Storage Facility located at 2385 South 300 West.

The proposed development is located on the east portion of the parcel, which currently has an exterior loaded storage facility. The existing 140-unit self-storage building will be demolished and will be replaced with the Indoor Climate Controlled Storage Facility. The existing building that fronts 300 West will remain in place. The proposed development will be four (4) stories totaling 110,000 square feet.

There is a two-step application process for this project. 1) A Plat application and 2) a Conditional Use Permit application.

The Planning Commission is the Land Use Authority for all Subdivision Plat approvals.




| EXISTING ZONING | EXISTING LAND USE | SURROUND ZONING | SITE IMPROVEMENTS | SIZE OF PROPERTY |
|---|---|---|---|---|
| Downtown District – Retail Destination Subdistrict | West portion of Parcel – Warehouse / Retail<br>East portion of Parcel – Self-Storage | North – Downtown District<br>South – TOD<br>East – Downtown District<br>West – Downtown District | Demolish existing 140-unit self-storage and replace with new Indoor Climate Controlled Storage Facility | 2.31 acres |

PLANNING COMMISSION STAFF REPORT

## GENERAL INFORMATION:

| | |
|---|---|
| **Location:** | 2385 South 300 West |
| **Proposed Project Size:** | 2.31 Acres |
| **Surrounding Land Use Districts:** | North – Downtown District<br>South – TOD<br>East – Downtown District<br>West – Downtown District |

Figure 1: Existing Parcel Lines

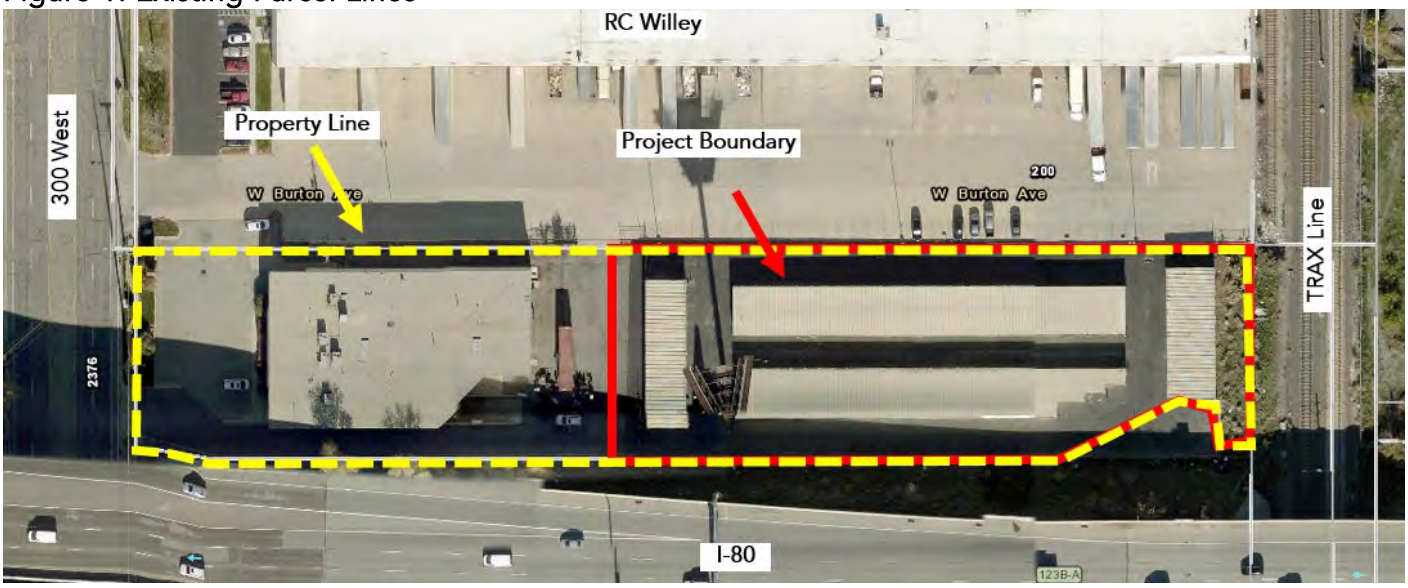



Figure 2: Existing Building Elevations



Figure 3: Proposed Building Renderings






Figure 4: Proposed Site Plan

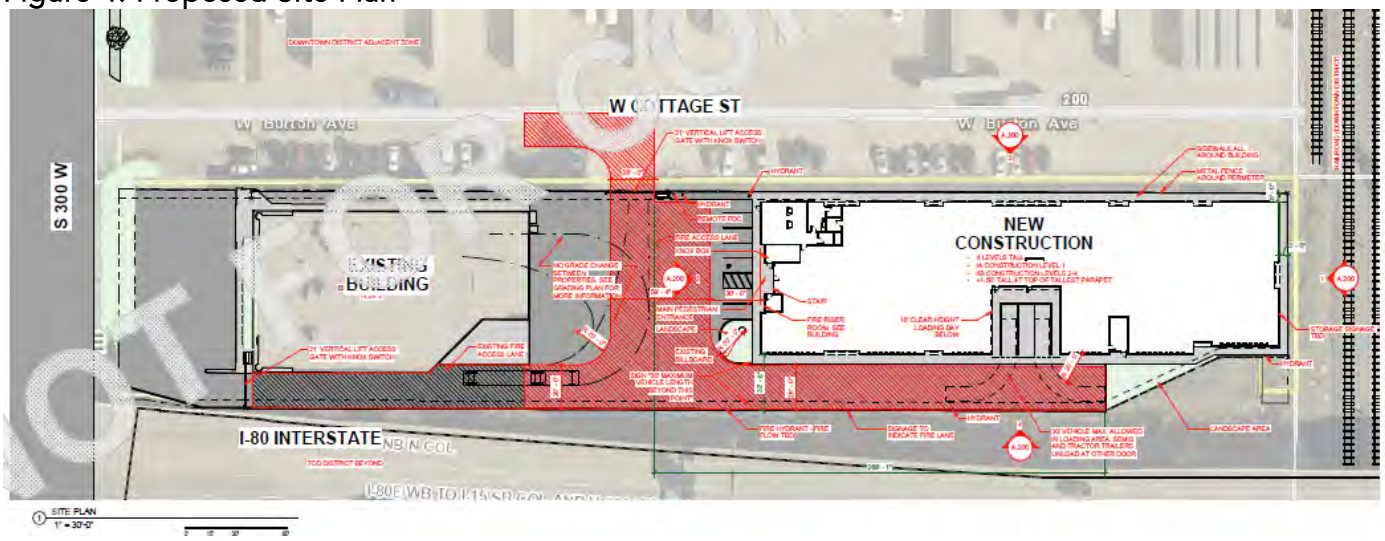
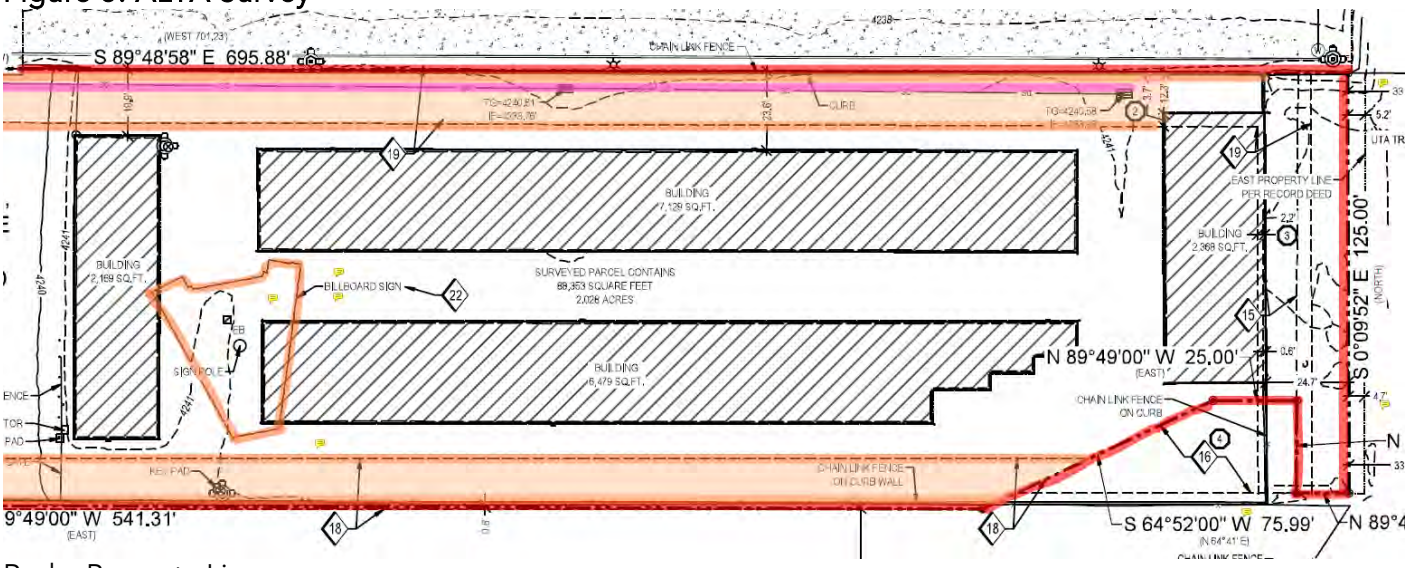
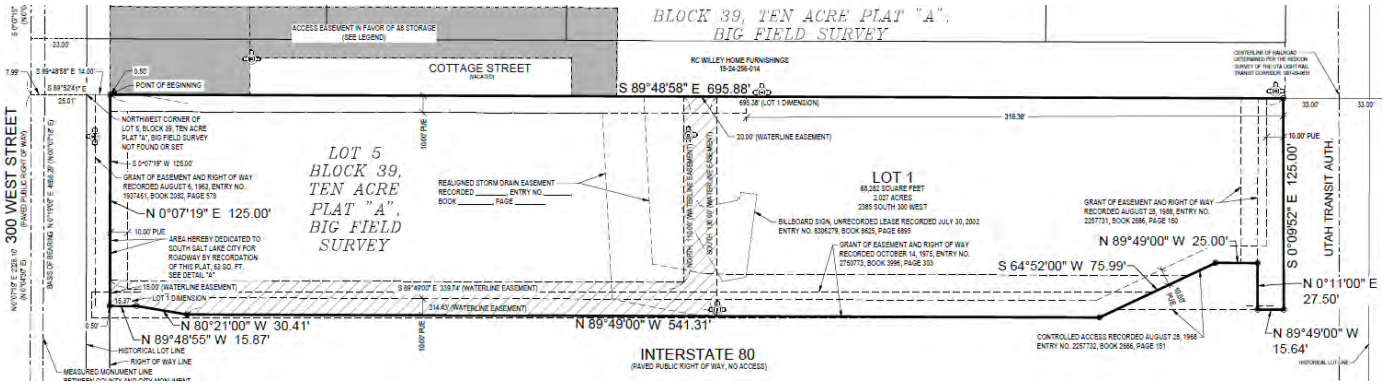



Figure 5: ALTA Survey




Red – Property Line
Light Orange – Easements
Pink – Storm Drain

Figure 6: Preliminary Subdivision Plat **Full Preliminary Plat is the Attachments**



## PLANNING COMMISSION AUTHORITY:

**17.11.030. Land use authority designations.**
Pursuant to state law, the following administrative land use authority designations are made:

A. **Planning Commission.** The planning commission is the land use authority on issues of: **Subdivision and Subdivision Plat approval,** vacating, altering or amending a Subdivision Plat; Conditional Use Permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

## GENERAL PLAN CONSIDERATIONS:

**Land Use & Neighborhoods Strategy 3:** Require a high level of design in areas transitioning to new uses and densities.

**Analysis:** There is a high level of design for Indoor Climate Controlled Storage Facilities in South Salt Lake. These design elements include all four sides of the facilities containing the same level of architectural detail and ensuring that a minimum of 40% of the primary façade contains windows. When the design standards were adopted, the City wanted to ensure this building form was not just a big box with no windows. This property is on the edge of the Downtown District, which is the area with the highest concentrated development and density.

**Land Use & Neighborhoods Strategy 8:** Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.

**Analysis:** South Salt Lake no longer allows externally loaded storage units, like what currently exists on the site. This redevelopment of this property, will allow for a new conforming project and building.

**Economic Development Strategy 2:** Strengthen Downtown South Salt Lake.

**Analysis:** The proposed development will provide secure storage units for residents and businesses throughout the city and valley. This will be a great amenity for all of the new redevelopment occurring in the Downtown District. It will be the first Indoor Climate Controlled Storage building in the Downtown District and in South Salt Lake.

## ORDINANCE ANALYSIS:

| Ordinance | Finding | Condition of Approval |
|---|---|---|
| **Title 17 – Land Use and Development** | | |
| **17.07.170 – Indoor Storage Climate Controlled Building** | | |
| 1. Materials | The proposed building elevations comply with the Primary and Secondary materials and percentages. The main materials proposed are insulated metal paneling and colored CMU. | The applicant shall comply with all design and development standards found in Title 17 and in the Downtown Form Based Code. |
| 2. Facades | The proposed building meets all of the façade requirements with the different depth variations, weather protection, no exterior ground floor overhead doors on the Primary Façade, etc. | The applicant shall comply with all design and development standards found in Title 17 and in the Downtown Form Based Code. |

| | | |
|---|---|---|
| 3. Windows | The proposed building has 40% windows on the Primary Façade and at least 20% windows on the other facades. This complies with the code. | The applicant shall comply with all design and development standards found in Title 17 and in the Downtown Form Based Code. |
| 4. Fencing | An 8-foot metal picket perimeter fence will be provided to separate the conditional use from adjoining properties. | The applicant shall comply with all design and development standards found in Title 17 and in the Downtown Form Based Code. The applicant shall maintain the 8-foot fencing around the property. |
| 5. Loading Areas | There is a loading area shown on the site plan. This is a separate area from the customer parking and the pedestrian areas. This loading area complies with the code. | The applicant shall maintain the 8-foot fencing around the property. The applicant shall maintain the loading area and it shall remain a designated loading area. |
| 17.10.140 – Subdivision Development Lot Standards | | |
| 1. All Final Plats shall result in the creation of compliant Lots and Building sites. | The proposed new lot will be 2.31 acres. This lot is compliant with the standards of the Downtown District – Retail Destination subdistrict. | A new storm drain easement will need to be reviewed and approved by the South Salt Lake City Attorney's Office before plat recordation. |
| 2. Frontage on public street | The proposed building will front 300 West. Access is proposed to come from 300 West. | |
| 3. Street right-of-way shall be separate and distinct from subdivided lots. | The proposed lot is separate from the Right of Way and all development is to take place within the proposed property lines and Downtown district setbacks. | |
| 4. Minimum area and dimensions shall conform. | There is no acreage requirement in the Downton district. The proposed lot area is 2.31 acres, which is sufficient to accommodate the proposed development. | |
| 5. Side boundary lines shall be at right angles to the street. | All newly created side boundary lines are at right angles to all adjacent streets. | |
| 6. Side boundary lines of lots shall be radial to center of a Cul-de-Sac | Not Applicable | |
| 7. Corner lots for residential uses shall be platted wider than interior lots | Not Applicable | |
| 8. Lots shall not divide City boundary | All existing and proposed lots are located within South Salt Lake City. | |
| 9. Double frontage lots | Not Applicable | |
| 10. Multiple building yard areas | An existing structure on the west side of the parcel will remain as is, in | |

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| | addition to the new proposed development. | |
| 11. Side lot lines shall be at right angles to street lines | The newly created side lot lines are at a right angle to street lines. | |
| 12. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings | The final site plan indicates sufficient size to allow for erection of buildings. | |
| 13. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities | The final site plan provides adequate off-street parking. There are 7 stalls provided, which meets the requirement of 1 stall per employee, plus 3 stalls. | |
| 14. New Single-Family lots | Not Applicable | |
| 15. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street | Not Applicable | |
| 16. Driveways shall be designed and arranged to avoid vehicles backing onto Streets | There is ingress and egress provided from 300 West. | |
| 17. Lots shall be laid out to provide positive drainage away from all buildings. | Per the Engineering review, there is positive drainage away from all buildings. | |
| 17.10.160(A) - Drainage and Storm Sewers General Requirements | | |
| 1. Each plat shall make adequate provision for storm or flood water runoff. | Per the Engineering review, there is adequate provision for storm or flood water runoff. Engineering and Storm Water have reviewed and approved the relocation of the storm drain and line on-site. | A new storm drain easement will need to be reviewed and approved by the South Salt Lake City Attorney's Office before plat recordation. |
| 17.10.160(B) – Nature of Stormwater Facilities | | |
| 1. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision. | Not applicable per Engineering review. | |
| 2. Adequate underground stormwater systems shall be constructed and maintained. | Per the Engineering review, there is an adequate underground stormwater system. Engineering and Storm Water have reviewed and approved the relocation of the storm drain and line on-site. | A new storm drain easement will need to be reviewed and approved by the South Salt Lake City Attorney's Office before plat recordation. |
| 3. Accommodation of Upstream Drainage Areas. | Not applicable | |

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| 4. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity. | Per the Engineering review, there is adequate storm or flood water drainage. | |
| 5. Areas of poor drainage shall be remediated as applicable. | The submitted soils report indicates a water table at approximately 7.5-8.5 feet on the subject site. Sufficient drainage is provided per Engineering review. | |
| 6. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area. | No flood plain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer. | |
| 17.10.170 - Water Facilities | | |
| 1. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat | The proposed development connects to an existing water meter. Adequate water supply provisions are proposed per SSL Engineering review. | |
| 2. Applicant shall install adequate water facilities including fire hydrants. | There are three existing hydrants on or near the property. A new hydrant will be installed directly west of the new building. The hydrant locations are also included on the site plan. | |
| 3. Fire flow shall be approved by the Fire Marshal. | A fire flow test was performed and the results were reviewed by the Fire Marshal. The Fire Marshal has reviewed and approved all proposed fire flow rates. | |
| 4. Water main extensions shall meet the City's standards. | There is a 6" water line that will remain as is, that enters the property from 300 West. | |
| 5. Location of all fire hydrants, all water and storage supply improvements shall be shown on the Preliminary and Final Plat. | The location of all proposed fire hydrants, all water and storage supply improvements that need to be served must be shown on the plat or site plan. | |
| 6. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any. | Not applicable. There are no facilities at this location to be maintained by South Salt Lake City. | |
| 7. Fire hydrants required for all plats. | There are three existing hydrants on or near the property. A new hydrant will be installed directly west of the new building. The hydrant locations are also included | |

| | | |
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| | on the site plan. | |
| **17.10.180 - Sewer Facilities** | | |
| 1. The applicant shall install sanctuary sewer facilities in a manner prescribed by the applicable sanitary sewer authority. | The project will be part of the PID, which will increase the sewer capacity in this area. | |
| 2. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority | The project will be part of the PID, which will increase the sewer capacity in this area. | |
| **17.10.190 – Utilities** | | |
| 1. A. Utility facilities shall be located underground in new subdivisions. | All new utilities are shown to be underground. | |
| 2. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide. | The PUE on the plat has been reviewed and approved by the City Engineer. | |
| **17.10.200 - Sidewalks, Trails, and Bike Paths** | | |
| 1. Subdivision shall comply with the applicable road profile. | There is a Right of Way dedication along 300 West. It varies from 0.5-feet to 0.63-feet. All current right of way improvements along 300 West will remain in place. | |
| 2. Trails, pedestrian paths, and bike paths shall relate appropriately to topography. | Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code. | |
| 3. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan. | The Trails Master Plan does not include any facilities adjacent to the subject property. | |

## STAFF RECOMMENDATION:

Staff recommends approval for a one-lot Preliminary Subdivision Plat, S-22-005, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based upon the information submitted by the applicant, the general plan considerations and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law and Conditions of Approval.

### Findings of Fact:

1. On July 13, 2022, Jarod Hall submitted an application for a Conditional Use Permit ("CUP") on behalf of A8-South Salt Lake, LLC to operate an Indoor Climate Controlled Storage Facility located at 2385 South 300 West.

2. The subject location, 2385 South 300 West, is located in the Downtown District – Retail Destination subdistrict.

3. There are currently two businesses located at 2385 South 300 West, they are:
    a. Self-Storage on the East Half of Property.
    b. Warehousing/Retail on the West Half of Property.

4. The proposed development will have access along 300 West.

5. The proposed development will be four (4) stories and be about 110,000 square feet.

6. Section 17.03.010 of the City Code classifies Indoor Climate Controlled Storage Facilities as Conditional Uses subject to Planning Commission approval.

7. The proposed business is required to have at least four (4) off-street parking stalls. They will have access to seven (7) off-street parking stalls.

8. The trash and recycling bins will be collected and held inside one of the storage units. A waste management company will come and remove the trash and recycling from the site.

9. There are no environmentally sensitive lands on site.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.

2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Downtown District – Retail Destination Subdistrict.

3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.

4. As there are no environmentally sensitive lands on site, no impact to environmentally sensitive lands is expected to occur as part of the business.

5. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

6. No specific hazards or adverse impacts are expected due to the proposed use.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;

2. Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;

3. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights;

4. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;

5. The applicant shall dedicate an easement to the City of South Salt Lake for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;

6. The proposed development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;

7. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;

8. The applicant shall record the plat with the Salt Lake County Recorder's Office within 365 days of receiving final plat approval or if the applicant elects to install Infrastructure Improvements prior to Plat recordation, the applicant shall have applied for the proper permits, deposited a 10% Warranty Assurance and be actively working on the issued permit;

9. The applicant shall relocate the storm water pipe to the standards and satisfaction of the City Engineer and Storm Water Manager; and

10. All items of the staff report.

## PLANNING COMMISSION OPTIONS:

### Option 1: Approval

Move to approve the application submitted for one-lot Preliminary Subdivision Plat, S-22-005, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

### Option 2: Denial

Move to deny the application submitted for one-lot Preliminary Subdivision Plat, S-22-005, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based on the reasoning set forth in the record.

### Option 3: Continuance

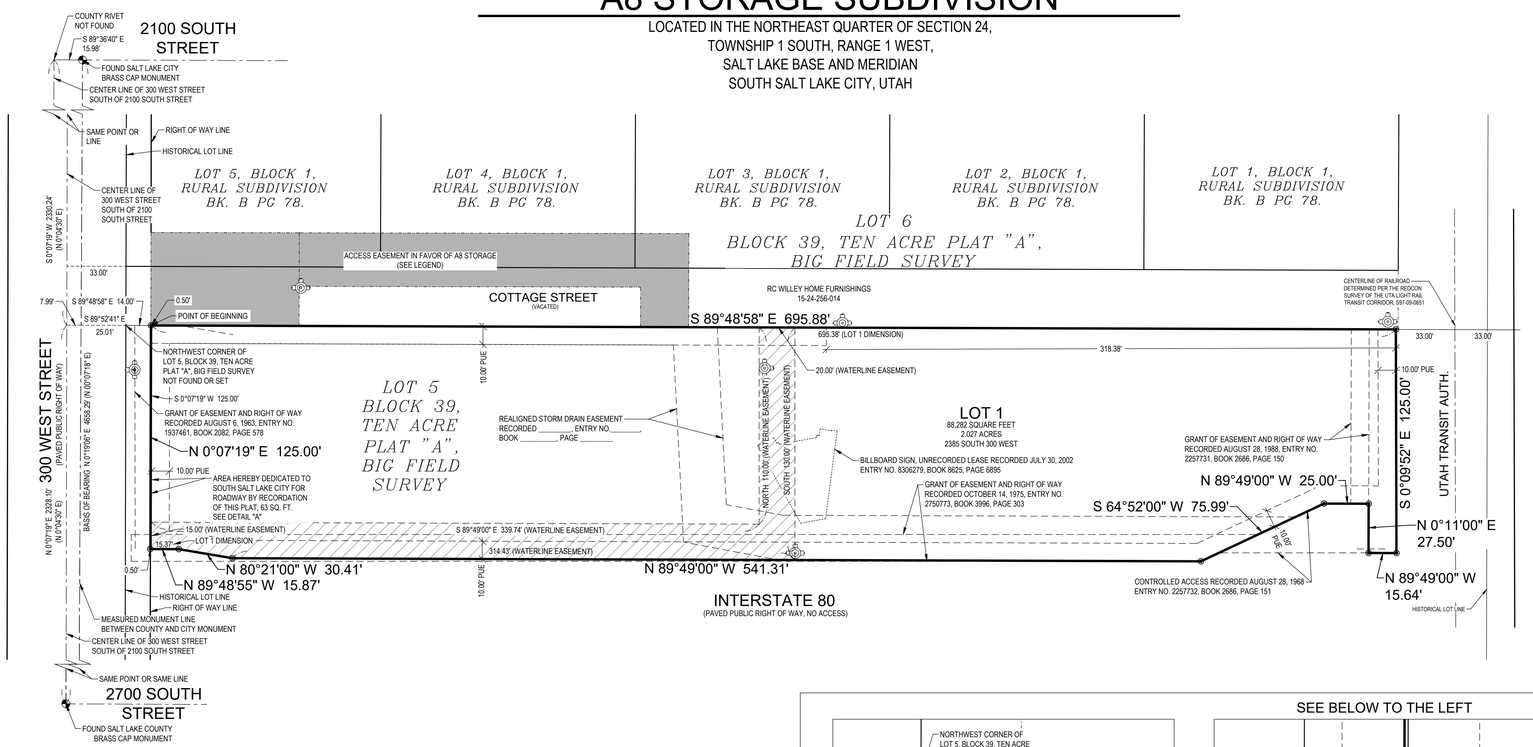
Move to table the decision on the application submitted for one-lot Preliminary Subdivision Plat, S-22-005, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

### Attachments:

1. Civil Plans
2. ALTA Survey
3. Proposed Building Elevations and Renderings

# A8 STORAGE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, UTAH




NORTH

SCALE: 1" = 40'

0 20' 40' 80' 120'

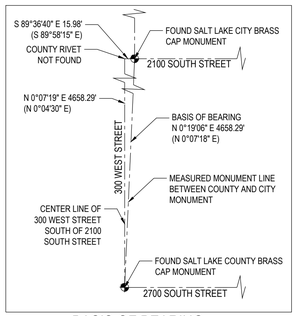
## LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT/CENTER LINE
- EASEMENT LINE
- DEED LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- ( ) DENOTES RECORD INFORMATION
- FIRE HYDRANT
- WATERLINE EASEMENT DEDICATED TO SOUTH SALT LAKE CITY BY RECORDATION OF THIS PLAT.
- ACCESS EASEMENT CITED IN WARRANTY DEED RECORDED AUGUST 25, 2011 AS ENTRY NO. 11233400 IN BOOK 9945 AT PAGE 4488

## NOTES

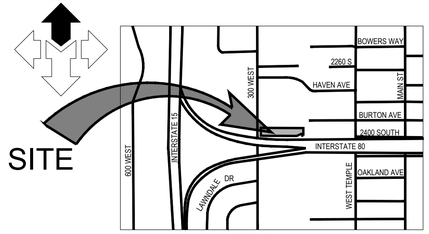
1. OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOT 1 FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

2. RECORD OF SURVEY FILED WITH THE SALT LAKE COUNTY SURVEYOR AS S2021-10-0658.



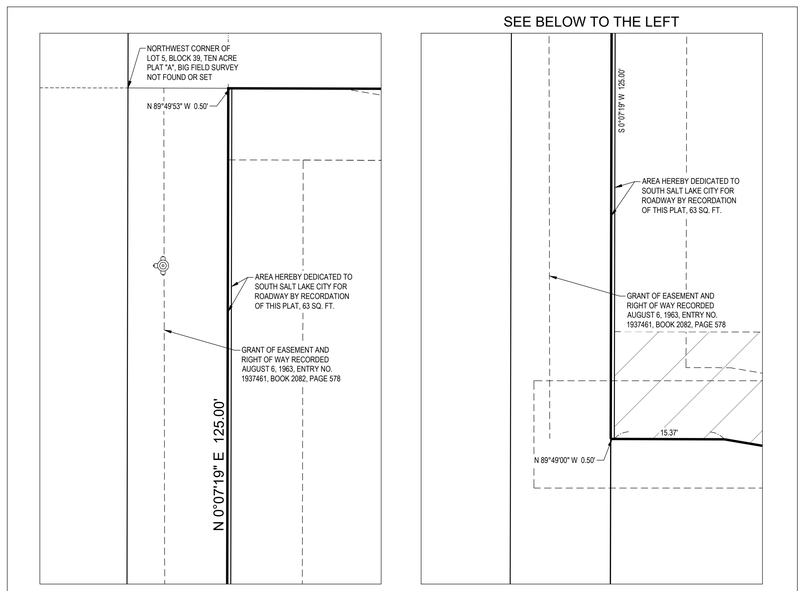

BASIS OF BEARING
EXHIBIT

NORTH




VICINITY MAP
SCALE: N.T.S.

SEE BELOW TO THE LEFT




SEE ABOVE TO THE RIGHT

DETAIL "A"

NORTH

SCALE: 1" = 10'

OWNER: A8 SOUTH SALT LAKE, LLC
ADDRESS: 2385 SOUTH 300 WEST
SOUTH SALT LAKE CITY
84115

SHEET 1 OF 1

## 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 MONUMENTS AS REPRESENTED ON THIS 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:

### A8 STORAGE SUBDIVISION

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

## SUBDIVISION DESCRIPTION

A PARCEL OF LAND LOCATED IN LOT 5, BLOCK 39, TEN ACRE PLAT A, BIG FIELD SURVEY, SAID PARCEL ALSO LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SAID PARCEL BEING CONVEYED BY WARRANTY DEED RECORDED AUGUST 25, 2011 AS ENTRY NO. 11233400 IN BOOK 9945 AT PAGE 4488 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 5 AND THE EAST RIGHT OF WAY LINE OF 300 WEST STREET, SAID POINT BEING NORTH 00°7'19" EAST ALONG THE CENTER LINE OF SAID 300 WEST STREET 2328.10 FEET (NORTH 0°04'30" WEST BY MANY DOCUMENTS OF RECORD) AND SOUTH 89°52'41" EAST 33.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND SOUTH 89°48'58" EAST ALONG SAID NORTH LINE 14.00 FEET FROM A MONUMENT FOUND AT THE INTERSECTION 2700 SOUTH AND 300 WEST STREETS, AND RUNNING THENCE SOUTH 89°48'58" EAST ALONG SAID NORTH LINE 695.88 FEET TO A POINT ON THE WESTERLY LINE OF THE UTAH TRANSIT AUTHORITY RIGHT OF WAY AS DETERMINED BY A SURVEY PREPARED BY REDCON, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYORS OFFICE AS S97-09-0651; THENCE SOUTH 00°09'52" EAST ALONG SAID WESTERLY LINE 125.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY AND NON-ACCESS LINE OF INTERSTATE 80; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY AND NON-ACCESS LINE THE FOLLOWING SEVEN COURSES: 1) NORTH 89°49'00" WEST 15.64 FEET, 2) NORTH 00°11'00" EAST 27.50 FEET, (3) NORTH 89°49'00" WEST 25.00 FEET, (4) SOUTH 64°52'00" WEST 75.99 FEET, (5) NORTH 89°49'00" WEST 541.31 FEET, (6) NORTH 80°21'00" WEST 30.41 FEET, (7) NORTH 89°48'55" WEST 15.87 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE; THENCE NORTH 00°07'19" EAST ALONG SAID RIGHT OF WAY LINE 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 88,345 SQ. FT. OR 2.028 ACRES (1 LOT)

DAVID B. DRAPER
LICENSE NO. 6861599

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) A8-SOUTH SALT LAKE, LLC, A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

### A8 STORAGE SUBDIVISION

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. .

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____, A.D., 20_____

A8-SOUTH SALT LAKE, LLC, A UTAH LIMITED LIABILITY COMPANY

BY: KEITH R. ANDERSON
ITS: MANAGER

## ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-28A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT OF WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

## DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OR NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT OF WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20_____

BY _____

TITLE _____

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D., 20____, KEITH R. ANDERSON PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF A8-SOUTH SALT LAKE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

## RECORD OF SURVEY

R.O.S. NO. S2021-10-0658.

COUNTY SURVEYOR REVIEWER DATE

## LUMEN/CENTURYLINK

APPROVED THIS _____ DAY OF _____ A.D., 20____, BY LUMEN/CENTURYLINK.

LUMEN/CENTURYLINK

## COMCAST

APPROVED THIS _____ DAY OF _____ A.D., 20____, BY COMCAST.

COMCAST

## PLANNING COMMISSION

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

PLANNING COMMISSION CHAIR

## COMMUNITY DEVELOPMENT DIRECTOR

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

COMMUNITY DEVELOPMENT DIRECTOR

## SOUTH SALT LAKE CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

DATE: SOUTH SALT LAKE ENGINEER

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

## A8 STORAGE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, UTAH

## ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____ A.D., 20____, BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

## SALT LAKE COUNTY HEALTH DEPARTMENT

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

SALT LAKE COUNTY HEALTH DEPARTMENT

## SOUTH SALT LAKE CITY FIRE MARSHAL

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

SOUTH SALT LAKE CITY FIRE MARSHAL

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

SOUTH SALT LAKE ATTORNEY

## CITY APPROVAL

PRESENTED TO THE SOUTH SALT LAKE MAYOR THIS _____ DAY OF _____ A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER SOUTH SALT LAKE MAYOR

## SALT LAKE COUNTY RECORDER

RECORD NO. _____.

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ DEPUTY SALT LAKE COUNTY RECORDER

S:\2021Files\21607\Survey\Prod Dwg\21607sp.dwg Sep 27, 2023 - 4:24pm

# GENERAL NOTES

## 1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO SOUTH SALT LAKE CITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES, DEVELOPER AGREEMENT BETWEEN THE DEVELOPER AND THE CITY AND ALL OTHER APPLICABLE ORDINANCES, LAWS AND REGULATIONS.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

## 1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

## 1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

## 1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

## 1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINIUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

## 1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

# GENERAL NOTES: CONTINUED

## 1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE. REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

## 1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

## 1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

## SOUTH SALT LAKE CITY NOTES:

ANY FAULTY OR DEFECTIVE WORK SHALL BE CORRECTED BY THE DEVELOPER OR THE DEVELOPER'S CONTRACTOR WITHIN A PERIOD OF 30 DAYS FROM THE TIME OF THE CITY ENGINEER OF DESIGNEE'S INSPECTION WHEREIN DEFECTIVE WORK WAS NOTED AND WRITTEN NOTICE GIVEN.

CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH THE CITY STAFF AND/OR DESIGNEE, WITH ALL SUBCONTRACTORS AND CONTRACTORS PRESENT BEFORE EXCAVATION BEGINS.

CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS IN A PDF FORMAT FOR THE CITY.

# LEGEND

| NEW | EXISTING | |
|---|---|---|
| | | MONUMENT LINE |
| | | CENTER LINE |
| | | SUBJECT PROPERTY LINE |
| | | ADJACENT PROPERTY LINE |
| | | EASEMENT LINE |
| | | DITCH FLOWLINE |
| X | X | FENCE LINE |
| ATMS | atms | ATMS CABLE |
| TV | tv | CABLE TV LINE |
| C | c | COMMUNICATIONS LINE |
| FO | fo | FIBER-OPTIC CABLE |
| F | f | FIRE LINE |
| IRR | irr | IRRIGATION LINE |
| G | g | NATURAL GAS LINE |
| OHC | ohc | OVERHEAD COMMUNICATIONS |
| OHP | ohp | OVERHEAD POWER LINE |
| OHT | oht | OVERHEAD TELEPHONE LINE |
| OHTV | ohtv | OVERHEAD TELEVISION LINE |
| P | p | POWER LINE |
| P/C | p/c | POWER/COMMUNICATIONS LINE |
| P/T | p/t | POWER/TELEPHONE LINE |
| P/T/C | p/t/c | POWER/TELE/COMM LINE |
| RD | rd | ROOF DRAIN LINE |
| SW | sw | SECONDARY WATER LINE |
| S | s | SANITARY SEWER LINE |
| ST | st | STEAM LINE |
| SD | sd | STORM DRAIN LINE |
| T | t | TELEPHONE LINE |
| T/C | t/c | TELEPHONE/COMM LINE |
| UD | ud | UNDERDRAIN |
| UGC | ugc | UNDERGROUND COMMUNICATIONS |
| UGP | ugp | UNDERGROUND POWER LINE |
| UGT | ugt | UNDERGROUND TELEPHONE LINE |
| UGTV | ugtv | UNDERGROUND TELEVISION |
| W | w | WATER LINE |
| 72 | 4572 | CONTOUR LINE |
| | | CURB & GUTTER (STD) |
| | | CURB & GUTTER (OUTFALL) |

| NEW | EXISTING | |
|---|---|---|
| | | SECTION CORNER (FOUND) |
| | | SECTION CORNER (NOT FOUND) |
| | | STREET MONUMENT |
| | | BRASS CAP MONUMENT |
| | | POWER POLE |
| | | UTILITY POLE |
| GUY | GUY | GUY ANCHOR |
| TRANS | TRANS | POWER TRANSFORMER |
| | | TRAFFIC SIGNAL CABINET |
| | | LIGHT POLE |
| TR | TR | TELEPHONE RISER |
| | | TELEPHONE MANHOLE |
| | | TRAFFIC SIGNAL BOX |
| | | WATER MANHOLE |
| | | WATER VALVE |
| | | WATER METER |
| | | FIRE HYDRANT |
| | | SANITARY SEWER MANHOLE |
| SSCO | SSCO | SANITARY SEWER CLEANOUT |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN CURB INLET |
| | | STORM DRAIN CATCH BASIN |
| | | STORM DRAIN CLEANOUT |
| | | STORM DRAIN COMBO BOX |
| MB | MB | MAILBOX |
| | | SIGN |
| | | FLOW DIRECTION |
| 44.00 TOC | 44.00 EX TOC | SPOT ELEVATION |
| | | CONIFEROUS TREE |
| | | DECIDUOUS TREE |

# ABBREVIATIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| AC | ACRE | DIP | DUCTILE IRON PIPE | GM | GAS METER | PCC | POINT OF COMPOUND CURVE |
| ADA | AMERICANS WITH DISABILITIES ACT | DTREE | DECIDUOUS TREE | GMH | GAS MANHOLE | PI | POINT OF INTERSECTION |
| ATMS | ADVANCED TRAFFIC MGMT. SYSTEM | DYL | DOUBLE YELLOW LINE | GUY | GUY WIRE | PM | PARKING METER |
| B&C | BAR & CAP | E | EAST | GV | GAS VALVE | PP | POWER POLE |
| BC | BUILDING CORNER | EB | ELECTRIC BOX | HDPE | HIGH DENSITY POLYETHYLENE | PRC | POINT OF REVERSE CURVE |
| BFG | BOTTOM FINISH GRADE | EGL | ENERGY GRADE LINE | HG | HEADGATE | PRK | PARKING STRIPE |
| BLUE | BLUE STAKED ELECTRIC | ELEV | ELEVATION | HGL | HYDRAULIC GRADE LINE | POC | POINT OF CONNECTION |
| BLUFO | BLUE STAKED FIBER OPTIC | EM | ELECTRIC METER | HP | HIGH POINT | PT | POINT OF TANGENCY |
| BLUG | BLUE STAKED NATURAL GAS | EMH | ELECTRIC MANHOLE | HW | HEADWALL or HIGH WATER | PWR | POWER |
| BLUIRR | BLUE STAKED IRRIGATION | EOA | EDGE OF ASPHALT | HWY | HIGHWAY | PVC | POLYVINYL CHLORIDE PIPE |
| BLUSD | BLUE STAKED STORM DRAIN | EOC | EDGE OF CONCRETE | ICO | IRRIGATION CLEANOUT | R | RANGE |
| BLUSS | BLUE STAKED SANITARY SEWER | EOG | EDGE OF GRAVEL | ICV | IRRIGATION CONTROL VALVE | RCP | REINFORCED CONCRETE PIPE |
| BLUT | BLUE STAKED TELEPHONE | EOL | EDGE OF LAWN | IE | INVERT ELEVATION | RD | ROOF DRAIN |
| BLUW | BLUE STAKED WATER | EX or EXIST | EXISTING | IRR | IRRIGATION | REV | REVISION |
| BM | BENCHMARK | F | FIRE | LF | LINEAR FEET | ROW | RIGHT-OF-WAY |
| BOF | BOTTOM OF FOOTING | FC | FOUNDATION CORNER | LIP | LIP OF GUTTER | RR | RAILROAD |
| BOB | BOTTOM OF BOX | FD | FOUND or FOUNDATION DRAIN | LP | LOW POINT or LIGHT POLE | S | SOUTH |
| BOL | BOLLARD | FDC | FIRE DEPT. CONNECTION | MAX | MAXIMUM | SAD | SEE ARCHITECTURAL DRAWINGS |
| BOT | BOTTOM | FDMN | FOUND MONUMENT | MIN | MINIMUM | SD | STORM DRAIN |
| BOV | BLOW-OFF VALVE | FDSC | FOUND SECTION CORNER | MON | MONUMENT | SDCB | STORM DRAIN CATCH BASIN |
| BOW | BACK OF WALK | FFE | FINISHED FLOOR ELEVATION | MP | METAL PIPE | SDCO | STORM DRAIN CLEOUNOUT BOX |
| BW | FINISH GRADE AT BOTTOM OF WALL | FG | FINISHED GRADE | MW | MONITORING WELL | SDMH | STORM DRAIN MANHOLE |
| ℄ | CENTERLINE | FH | FIRE HYDRANT | N | NORTH | SEC | SECTION |
| CATV | CABLE TELEVISION | FL | FLOW LINE | NG | NATURAL GROUND | SPECS | SPECIFICATIONS |
| CBR | CONCRETE BARRIER | FNC | FENCE | NGRET | NO AT RETAINING WALL | SLB&M | SALT LAKE BASE & MERIDIAN |
| CC | CURB CUT | FNCCL | CHAIN LINK FENCE | NR | NAIL & RIBBON | SQ | SQUARE |
| COL | COLUMN | FNCIRN | IRON FENCE | NW | NAIL & WASHER | SQFT | SQUARE FEET |
| COMM | COMMUNICATIONS | FNCVYL | VINYL FENCE | NTS | NOT TO SCALE | SQYD | SQUARE YARD |
| CONC | CONCRETE | FNCWD | WOOD FENCE | OG | ORIGINAL GROUND | SS | SANITARY SEWER |
| CONST | CONSTRUCTION | FNCWR | WIRE FENCE | OH | OVERHANG | SSCO | SANITARY SEWER CLEANOUT |
| CMP | CORRUGATED METAL PIPE | FO | FIBER OPTIC | OHC | OVERHEAD COMMUNICATIONS | SSMH | SANITARY SEWER MANHOLE |
| CP | CONTROL POINT | FOW | FRONT OF WALK | OHP | OVERHEAD POWER | ST | STEAM |
| CTREE | CONIFEROUS TREE | FT | FEET | OHT | OVERHEAD TELEPHONE | STA | STATION |
| CUFT | CUBIC FOOT | G | NATURAL GAS | OHTV | OVERHEAD TELEVISION | STD | STANDARD |
| CUYD | CUBIC YARD | GAR | GARAGE | ℘ | PROPERTY LINE | STM | STORM |
| DEL | DELINEATOR | GB | GRADE BREAK | PB | POWER BOX | SYL | SOLID YELLOW LINE |
| DIA or Ø | DIAMETER | GL | GROUND LIGHT | PC | POINT OF CURVATURE | SWL | SOLID WHITE LINE |

| | | |
|---|---|---|
| T | TOWNSHIP | |
| TBC | TOP BACK OF CURB | |
| TELE | TELEPHONE | |
| TFC | TOP FACE OF CURB | |
| TFG | TOP FINISH GRADE | |
| TL | TREE LINE | |
| TMH | TELEPHONE MANHOLE | |
| TOA | TOP OF ASPHALT | |
| TOC | TOP OF CONCRETE | |
| TOF | TOP OF FOOTING | |
| TOG | TOP OF GRATE | |
| TOE | TOE OF SLOPE | |
| TOP | TOP OF SLOPE or TOP OF PIPE | |
| TOW | TOP OF WALL | |
| TR | TELEPHONE RISER | |
| TV | TELEVISION | |
| TW | FINISH GRADE AT TOP OF WALL | |
| TRANS | TRANSFORMER | |
| TSP | TRAFFIC SIGNAL POLE | |
| TSB | TRAFFIC SIGNAL BOX | |
| UD | UNDERDRAIN | |
| UGC | UNDERGROUND COMMUNICATIONS | |
| UGP | UNDERGROUND POWER | |
| UGT | UNDERGROUND TELEPHONE | |
| UGTV | UNDERGROUND TELEVISION | |
| U.N.O. | UNLESS NOTED OTHERWISE | |
| UP | UTILITY POLE | |
| VCP | VITRIFIED CLAY PIPE | |
| VP | VERTICAL PIPE | |
| W | WEST or WATER | |
| WM | WATER METER | |
| WMH | WATER MANHOLE | |
| WS | WATER SURFACE | |
| WTR | WATER | |
| WV | WATER VALVE | |
| WW | WATERWAY | |


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05/17/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# A8 STORAGE

## 2385 SOUTH 300 WEST
## SOUTH SALT LAKE CITY, 84115
LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, T1S, R1W, SLB&M

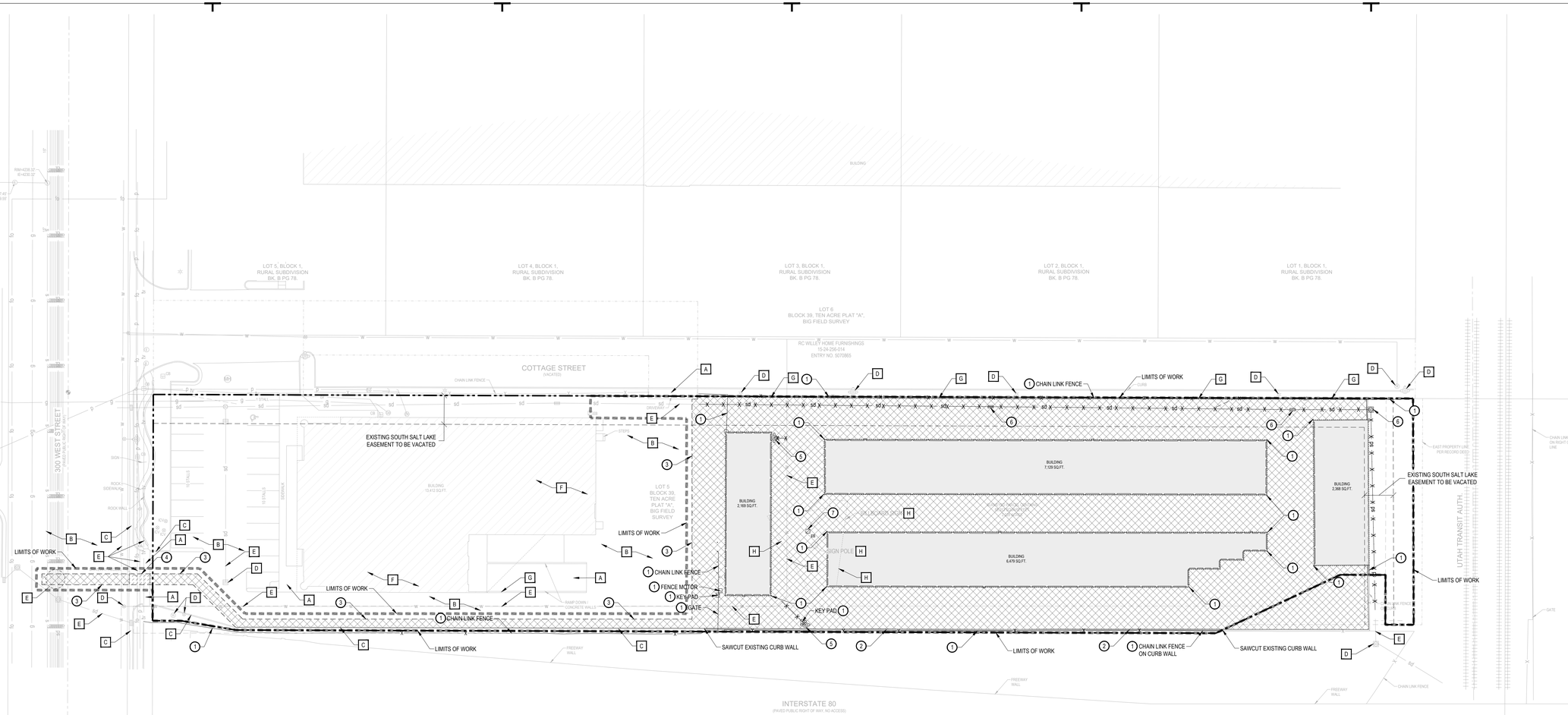
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| REV | DATE | DESCRIPTION |
| 1 | 03/21/23 | PER SSLC COMMENTS |

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|---|---|
| PROJECT NO: | 21607 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | JULY 07, 2022 |

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

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## GENERAL NOTES:

ALL WORK TO COMPLY WITH SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

| UTILITY TYPE | PROVIDER |
|---|---|
| WATER: | SOUTH SALT LAKE CITY |
| SEWER: | SOUTH SALT LAKE CITY |
| STORM: | SOUTH SALT LAKE CITY |
| NATURAL GAS: | DOMINION ENERGY |
| ELECTRICAL POWER: | ROCKY MOUNTAIN POWER |
| COMMUNICATIONS: | COMCAST |
| COMMUNICATIONS: | SYRINGA |
| COMMUNICATIONS: | UTOPIA |
| TELEPHONE: | LUMEN / CENTURY LINK |

## KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- X X X EXISTING UNDERGROUND UTILITY LINE TO BE REMOVED AND PROPERLY DISPOSED OF.
- // // // EXISTING UNDERGROUND UTILITY LINE TO BE ABANDONED IN PLACE.
- EXISTING BUILDING/STRUCTURE/BASEMENT (INCLUDING WALLS, FOOTINGS, CONCRETE SLABS, LIFTS, OVERHANGS, AWNINGS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- EXISTING ASPHALT PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- EXISTING CONCRETE PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.

(1) EXISTING SITE FEATURES (FENCES, GATES, BOLLARDS, GRAVEL DRIVEWAYS, IRRIGATION GATES, CONCRETE DITCHES, WHEEL STOPS, LANDSCAPING, GROUND LIGHTING, IRRIGATION, MOWSTRIPS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.

(2) EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.

(3) SAWCUT EXISTING ASPHALT.

(4) SAWCUT EXISTING CONCRETE.

(5) EXISTING FIRE HYDRANT AND ASSOCIATED VALVE TO BE REMOVED AND PROPERLY DISPOSED OF.

(6) EXISTING UNDERGROUND STRUCTURE TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.

(7) EXISTING UTILITY STRUCTURE (TRANSFORMER, SWITCHGEAR, PEDESTAL, PULL BOX, UTILITY PAD, JUNCTION BOX, ETC.) TO REMOVED AND PROPERLY DISPOSED OF.

[A] PRESERVE AND PROTECT EXISTING CONCRETE FLATWORK. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE FLATWORK FROM DAMAGE DURING CONSTRUCTION.

[B] PRESERVE AND PROTECT EXISTING ASPHALT PAVEMENT. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ASPHALT PAVEMENT FROM DAMAGE DURING CONSTRUCTION.

[C] PRESERVE AND PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL FROM DAMAGE DURING CONSTRUCTION.

[D] PRESERVE AND PROTECT EXISTING UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

[E] PRESERVE AND PROTECT EXISTING UTILITY LINE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

[F] PRESERVE AND PROTECT EXISTING BUILDING. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING BUILDING FROM DAMAGE DURING CONSTRUCTION.

[G] PRESERVE AND PROTECT EXISTING RETAINING WALL. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING RETAINING WALL FROM DAMAGE DURING CONSTRUCTION.

[H] PRESERVE AND PROTECT EXISTING SIGN. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SIGN FROM DAMAGE DURING CONSTRUCTION.

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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05/17/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# A8 STORAGE

## 2385 SOUTH 300 WEST
SOUTH SALT LAKE CITY, 84115
LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, T1S, R1W, SLB&M

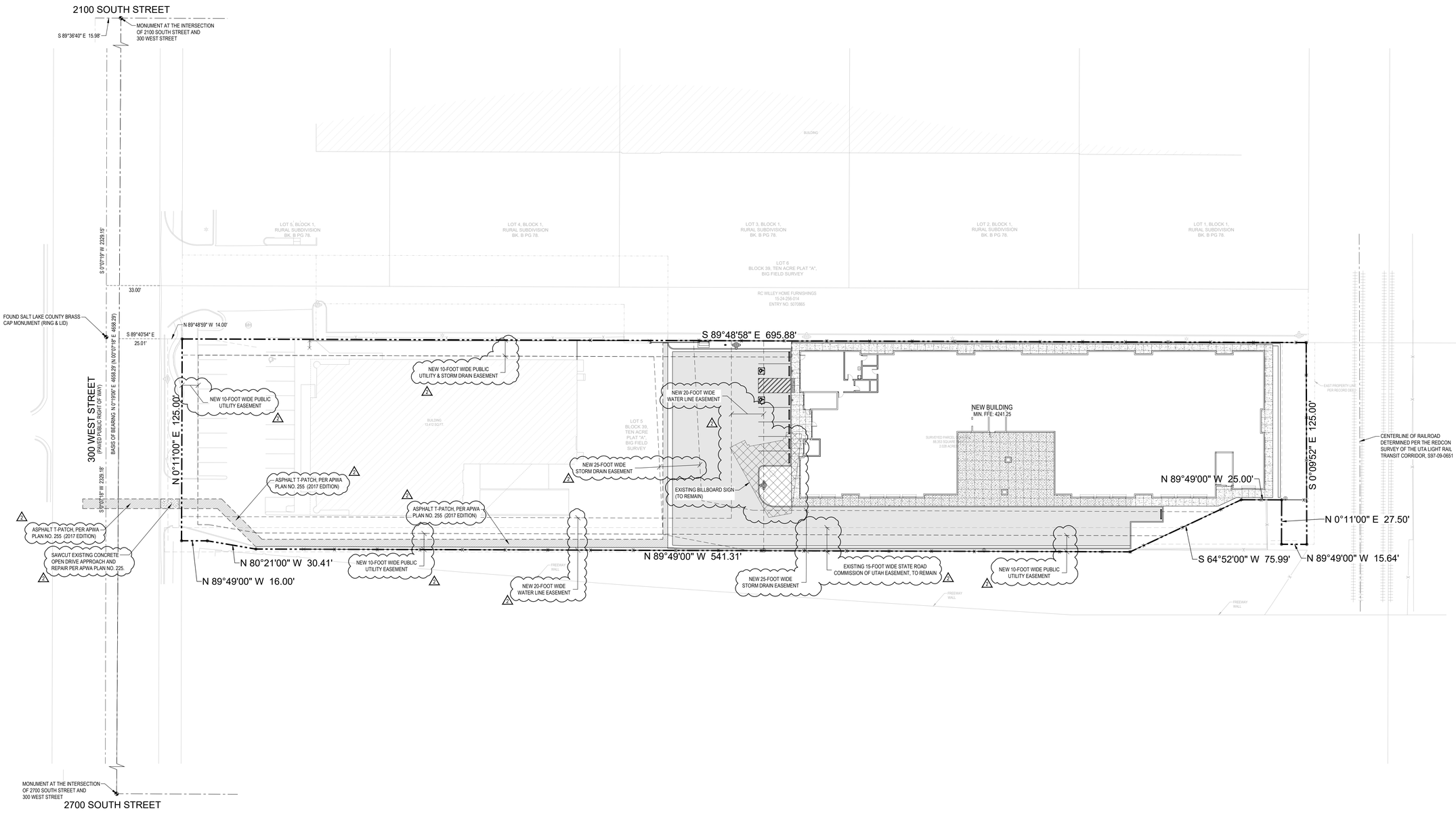
| REVISIONS | | |
|---|---|---|
| REV | DATE | DESCRIPTION |
| 2 | 03/21/23 | PER SSLC COMMENTS |

| | |
|---|---|
| PROJECT NO: | 21607 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | JULY 07, 2022 |

2 SITE DEMOLITION PLAN

C0.10

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NOTES:
NO PROJECT IMPROVEMENTS ARE WITHIN A FEMA DESIGNATED FLOODPLAIN. 2

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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LICENSED PROFESSIONAL ENGINEER
05/17/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# A8 STORAGE

## 2385 SOUTH 300 WEST
SOUTH SALT LAKE CITY, 84115
LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, T1S, R1W, SLB&M

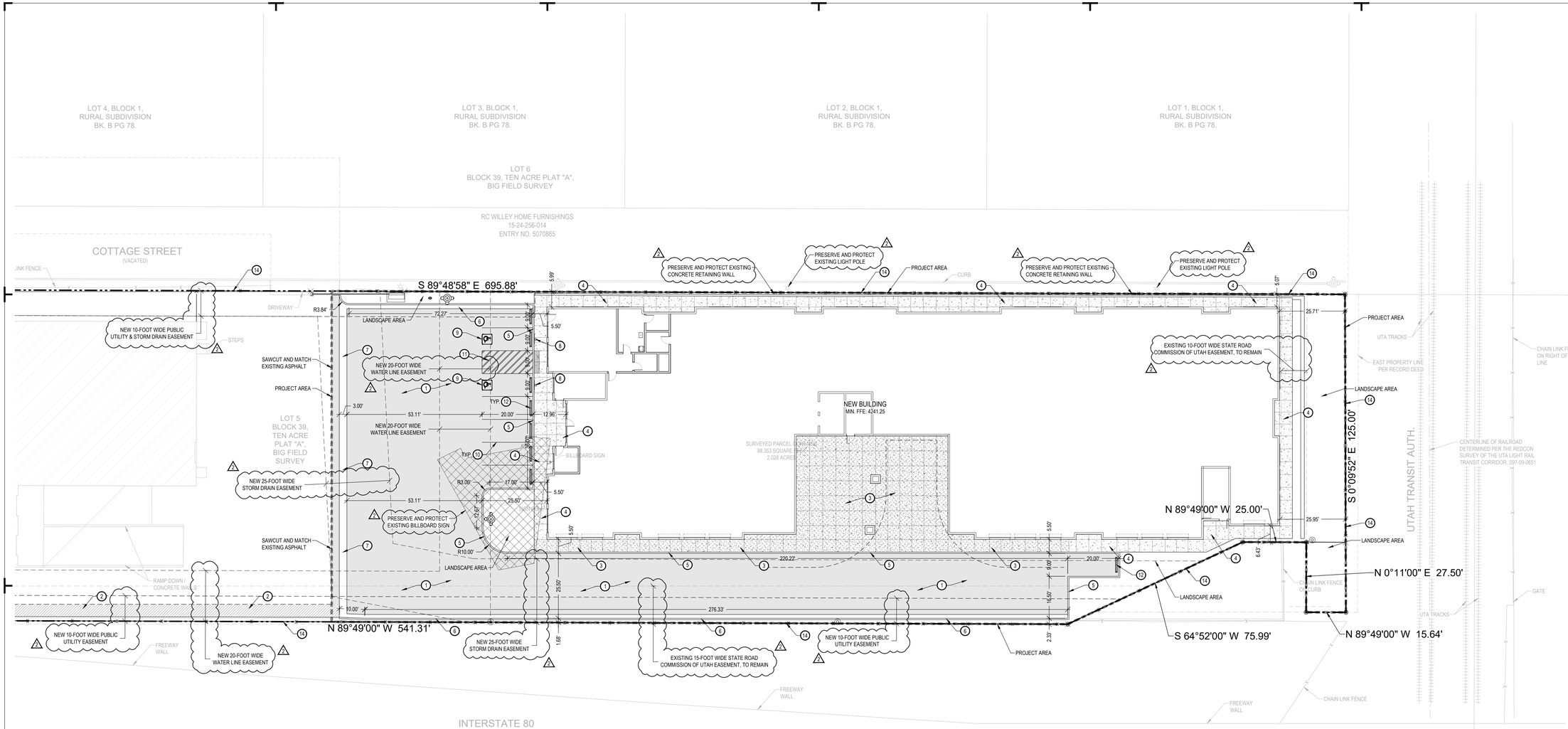
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| REV | DATE | DESCRIPTION |
| 1 | 11/28/22 | PER SSLC COMMENTS |
| 2 | 03/21/23 | PER SSLC COMMENTS |

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|---|---|
| PROJECT NO: | 21607 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | JULY 07, 2022 |

**OVERALL CIVIL SITE PLAN**

**C1.00**

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## REVISION NOTE:

THE BUILDING FOOTPRINT WAS REVISED SUCH THAT THERE WERE SIGNIFICANT CHANGES TO THE SITE LAYOUT, GRADING AND DRAINAGE. IT WAS DEEMED IMPRACTICAL TO CLOUD ALL THE CHANGES. IT SHOULD BE ASSUMED THAT ALL SITE DIMENSIONS, GRADES AND DRAINAGE FACILITIES WERE REVISED. 1

## GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH SOUTH SALT LAKE CITY STANDARDS AND SPECIFICATIONS. 1

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

## KEYED NOTES:

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

1. ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. ASPHALT T-PATCH, PER APWA PLAN NO. 255 (2017 EDITION). 1
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
4. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
5. CONCRETE CURB WALL. SEE DETAIL 'D2', SHEET C5.01.
6. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
7. 36" WIDE CONCRETE WATERWAY. SEE DETAIL 'C2', SHEET C5.01.
8. VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
9. PAINTED ADA SYMBOL. SEE DETAIL 'D4' & 'D5', SHEET C5.01.
10. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
11. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
12. CONCRETE WHEEL STOP. SEE DETAIL 'C5', SHEET C5.01.
13. ~~BOLLARD. SEE DETAIL 'C6', SHEET C5.01.~~
14. 8-FOOT HIGH STEEL FENCE. SEE LANDSCAPE PLANS FOR DETAILS. 1

## PARKING SUMMARY 1

| TYPE | STALLS REQUIRED* | STALLS PROVIDED* |
|---|---|---|
| STANDARD STALLS | 5 | 5 |
| VAN ACCESSIBLE ADA STALLS | 1 | 2 |
| **TOTAL** | **6** | **7** |

* STANDARD STALLS REQUIRED AND PROVIDED TO ACCOMMODATE FOR (2) EMPLOYEES AND (3) CUSTOMER STALLS

## PROJECT SUMMARY 1

| DESCRIPTION | AREA (SQFT) | % |
|---|---|---|
| HARDSCAPE | 20,991 | 42% |
| BUILDING | 24,039 | 48% |
| LANDSCAPE | 4,765 | 10% |
| **TOTAL PROJECT AREA** | **49,795** | **100%** |

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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LICENSED PROFESSIONAL ENGINEER
05/17/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# A8 STORAGE

2385 SOUTH 300 WEST
SOUTH SALT LAKE CITY, 84115
LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, T1S, R1W, SLB&M

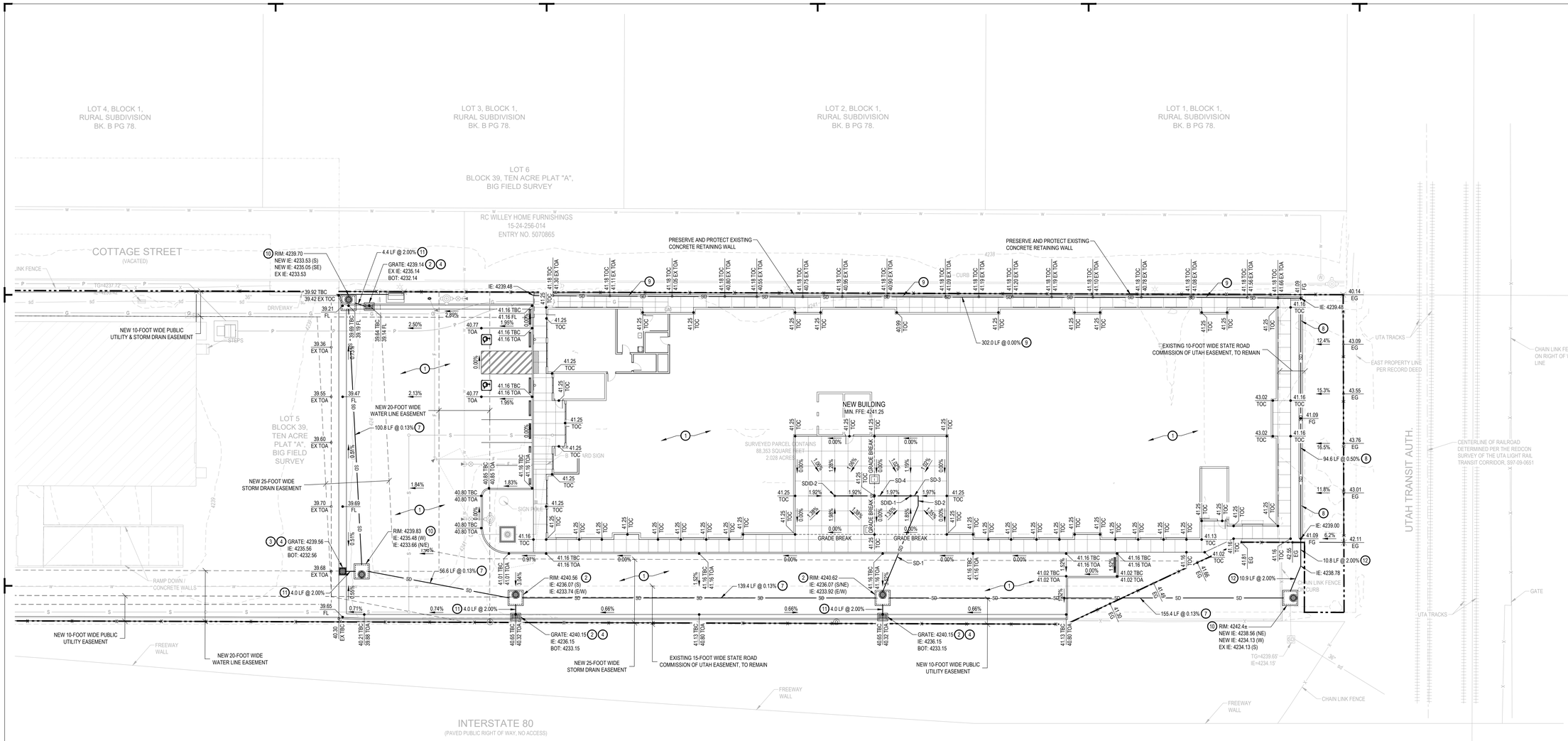
| REV | DATE | DESCRIPTION |
|---|---|---|
| 1 | 11/28/22 | PER SSLC COMMENTS |
| 2 | 03/21/23 | PER SSLC COMMENTS |

| | |
|---|---|
| PROJECT NO: | 21607 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | JULY 07, 2022 |

CIVIL SITE PLAN

C1.01

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## GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

## KEYED NOTES:

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

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A3', SHEET C5.01.
3. STORM DRAIN AREA INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A6', SHEET C5.01.
4. INSTALL SNOUT OIL-WATER-DEBRIS SEPARATOR OVER OUTLET PIPE.
5. 12" HDPE INLINE DRAIN BASIN WITH HEAVY DUTY, PEDESTRIAN SAFE GRATE. SEE DETAIL 'A1', SHEET C5.01.
6. 8" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
7. 36" DIAMETER RCP STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
8. FRENCH DRAIN. SEE DETAIL 'B5', SHEET C5.01.
9. FRENCH DRAIN WITH WALL. SEE DETAIL 'B6', SHEET C5.01.
10. STORM DRAIN CLEANOUT BOX, PER APWA PLAN NO. 331.2.
11. 12" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
12. 6" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.

## STORM DRAIN PIPE TABLE

| ID | LENGTH (LF) | SLOPE | KEYED NOTE |
|---|---|---|---|
| SD-1 | 36.6 | 1.20% | 6 |
| SD-2 | 3.9 | 1.20% | 6 |
| SD-3 | 3.0 | 1.20% | 6 |
| SD-4 | 29.8 | 1.20% | 6 |

## STORM DRAIN STRUCTURE TABLE

| ID | GRATE | INVERT IN | INVERT OUT | KEYED NOTE |
|---|---|---|---|---|
| SDID-1 | 4240.97 | 4236.59 | 4236.59 | 5 |
| SDID-2 | 4240.95 | - | 4236.95 | 5 |

## DRAINAGE AREA SUMMARY TABLE

| | PRE-DEVELOPMENT | POST-DEVELOPMENT |
|---|---|---|
| IMPERVIOUS AREA | 46,593 | 45,233 |
| TOTAL AREA | 49,795 | 49,795 |
| % IMPERVIOUS | 93.6% | 90.8% |

POST-DEVELOPMENT CONSTRUCTION PROVIDES A REDUCTION TO THE PRE-DEVELOPMENT IMPERVIOUS AREA.
WITH THOSE CONSIDERATIONS, THE PROJECT IS NOT REQUIRED TO PROVIDE ON-SITE L.I.D. OR STORM WATER DETENTION.

## COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

| | |
|---|---|
| - BFE | BASEMENT FLOOR ELEVATION |
| - BW | FINISH GRADE AT BOTTOM OF WALL |
| - EX or EXIST | EXISTING |
| - EOA | EDGE OF ASPHALT |
| - EOC | EDGE OF CONCRETE |
| - FFE | FINISH FLOOR ELEVATION |
| - FG | FINISH GRADE |
| - FL | FLOW LINE |
| - GB | GRADE BREAK |
| - HP | HIGH POINT |
| - LP | LOW POINT |
| - NG | NATURAL GROUND |
| - SDCB | STORM DRAIN CATCH BASIN |
| - SDCO | STORM DRAIN CLEANOUT BOX |
| - SDDB | STORM DRAIN DRAIN BASIN |
| - SDMH | STORM DRAIN MANHOLE |
| - TBC | TOP BACK OF CURB |
| - TOA | TOP OF ASPHALT |
| - TOC | TOP OF CONCRETE |
| - TOG | TOP OF GRATE |
| - TOW | TOP OF WALL |
| - TW | FINISH GRADE AT TOP OF WALL |
| - WW | WATERWAY |

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

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NOTICE!

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# A8 STORAGE

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SOUTH SALT LAKE CITY, 84115
LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, T1S, R1W, SLB&M

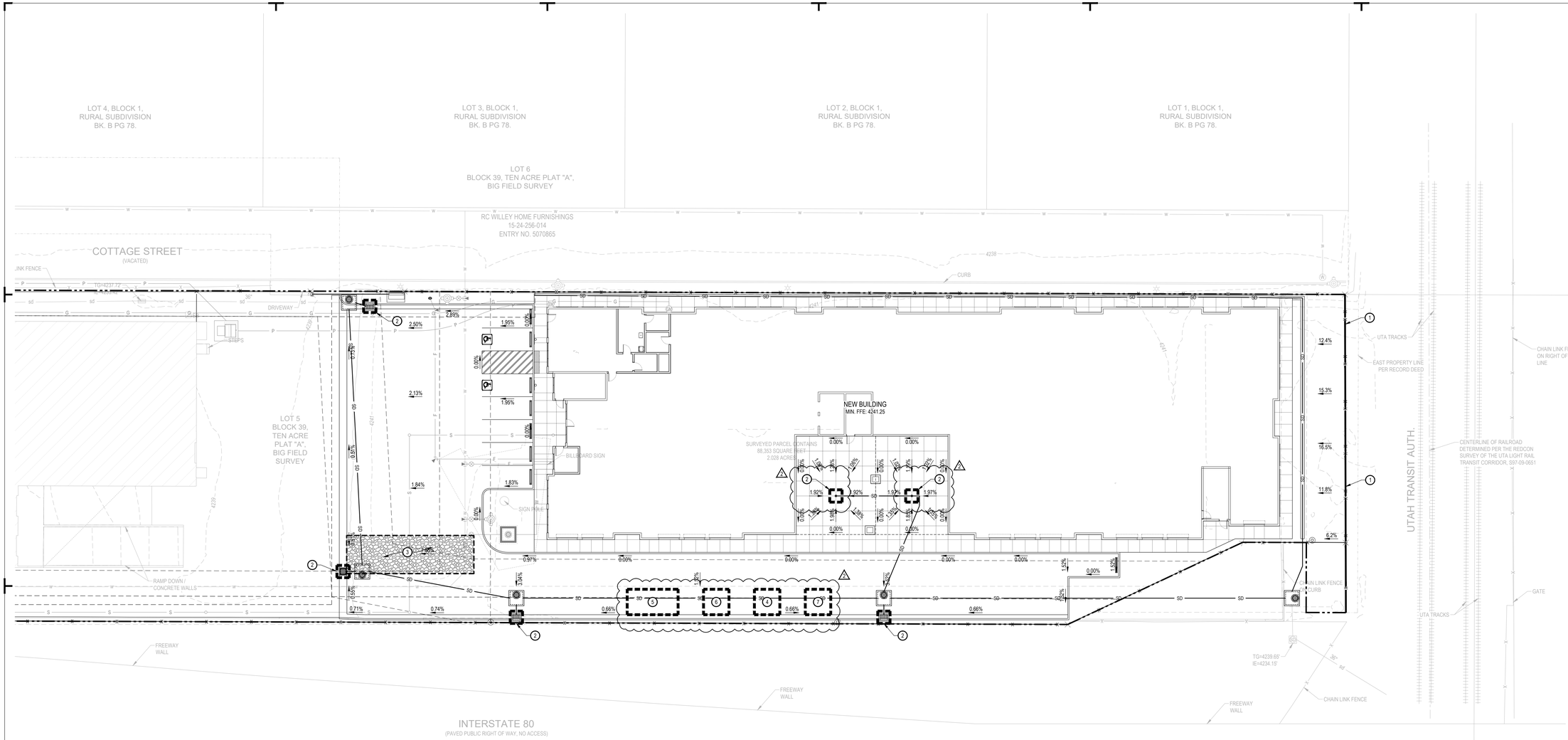
| REVISIONS | | |
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| 1 | 11/28/22 | PER SSLC COMMENTS |
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| 3 | 05/17/23 | PER SSLC COMMENTS |

| | |
|---|---|
| PROJECT NO: | 21607 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | JULY 07, 2022 |

GRADING AND DRAINAGE PLAN

C2.01

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## GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE SOUTH SALT LAKE CITY EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY SOUTH SALT LAKE CITY. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED. (2)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

## MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

## KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.02.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.02.
3. STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED. (2)
5. CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

NOTICE!

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STATE OF UTAH

# A8 STORAGE

## 2385 SOUTH 300 WEST
SOUTH SALT LAKE CITY, 84115
LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, T1S, R1W, SLB&M

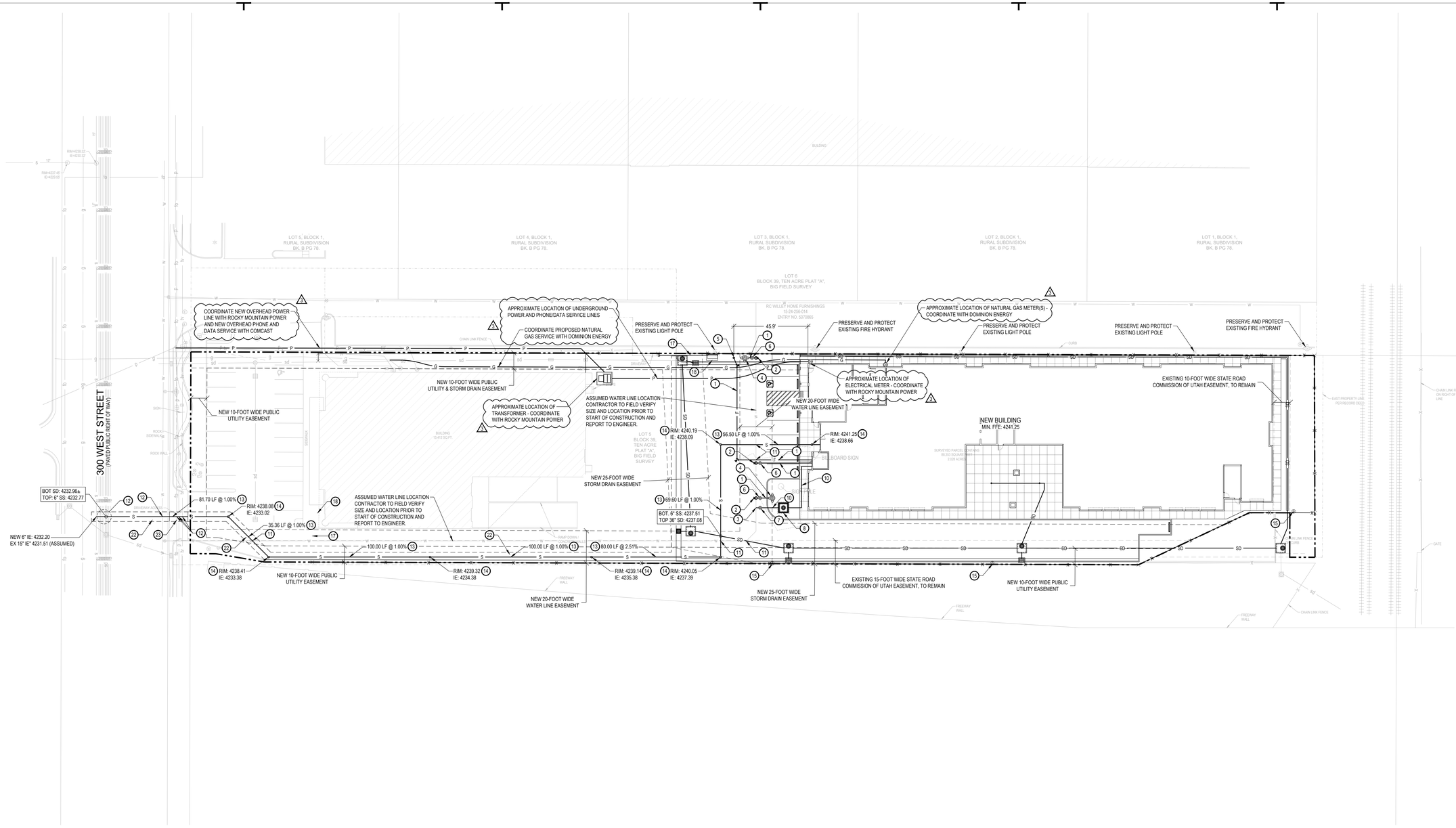
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| | |
|---|---|
| PROJECT NO: | 21607 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | JULY 07, 2022 |

**EROSION CONTROL PLAN**

**C2.10**

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## GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SOUTH SALT LAKE CITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SOUTH SALT LAKE CITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
- WATER: SOUTH SALT LAKE CITY
- SEWER: SOUTH SALT LAKE CITY
- STORM: SOUTH SALT LAKE CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- COMMUNICATIONS: COMCAST
- COMMUNICATIONS: SYRINGA
- COMMUNICATIONS: UTOPIA
- TELEPHONE: LUMEN / CENTURY LINK

## KEYED NOTES:

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

1. 6" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
2. CONNECT NEW 6" PVC C-900 WATER SERVICE LINE TO EXISTING WATER MAIN, PER SOUTH SALT LAKE STANDARDS AND SPECIFICATIONS.
3. CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING WATER MAIN, PER APWA PLAN NO. 552.
4. FIRE HYDRANT ASSEMBLY COMPLETE, PER APWA PLANS NO. 511.
5. FREE-STANDING FIRE DEPARTMENT CONNECTION (FDC). SEE MECHANICAL PLANS FOR DETAILS.
6. 6" GATE VALVE WITH VALVE BOX. SEE DETAIL 'C4', SHEET C5.01.
7. 1-1/2" CORPORATE STOP VALVE, PER APWA PLAN NO. 552.
8. 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
9. ~~1-1/2" IRRIGATION SERVICE METER SET, PER APWA PLANS NO. 522 & 505.~~
10. 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
11. CONTRACTOR TO POTHOLE AND FIELD VERIFY LOCATION AND ELEVATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION OR FABRICATION AND REPORT TO ENGINEER. IF NECESSARY, INSTALL WATER LOOP TO CLEAR UNDER UTILITY CROSSING. SEE APWA PLAN NO. 543.2 FOR WATER LOOP DETAIL.
12. CONTRACTOR TO POTHOLE AND FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY AT SANITARY SEWER CROSSING PRIOR TO CONSTRUCTION OR FABRICATION AND REPORT TO ENGINEER.
13. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS.
14. SANITARY SEWER CLEANOUT, PER APWA PLAN NO. 431.
15. LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS.
16. ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR DETAILS.
17. AUTOMATIC GATE. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. AUTOMATIC GATE MOTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
19. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY ROCKY MOUNTAIN POWER WITH OTHER CONSTRUCTION.
20. APPROXIMATE LOCATION OF NEW NATURAL GAS FACILITIES. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
21. APPROXIMATE LOCATION OF NEW UNDERGROUND TELEPHONE LINE. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION BY CENTURY LINE WITH OTHER CONSTRUCTION.
22. ASPHALT T-PATCH, PER APWA PLAN NO. 255 (2012 EDITION).
23. SAWCUT EXISTING CONCRETE OPEN DRIVE APPROACH AND REPAIR PER APWA PLAN NO. 225.

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

Blue Stakes of UTAH 811 Bluestakes.org

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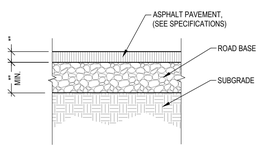
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| PROJECT NO: | 21607 |
| DRAWN BY: | JHF |
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| DATE: | JULY 07, 2022 |

SITE UTILITY PLAN

C4.01

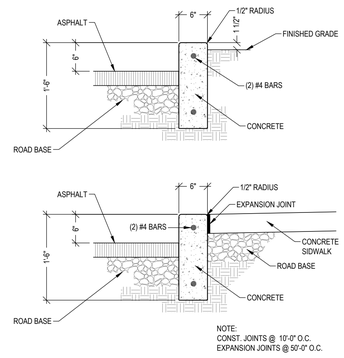
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| | |
|---|---|
| ASPHALT | 3" |
| BASE COURSE | 8" |

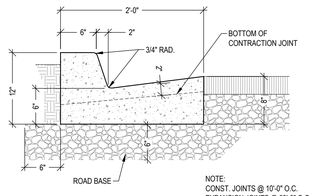
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION — D1
SCALE: N.T.S.



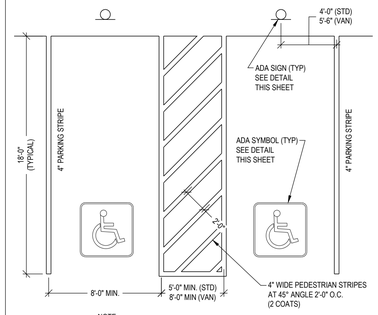

NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

CURB WALL DETAIL — D2
SCALE: N.T.S.




NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

24" CURB & GUTTER — D3
SCALE: N.T.S.




NOTE:
CROSS SLOPES WITHIN ADA PARKING STALLS AND ACCESSIBLE ROUTES NOT TO EXCEED 1:48 SLOPE.

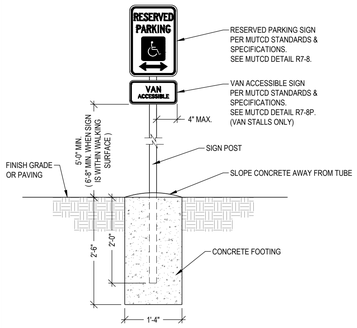
ADA PARKING DETAIL — D4
SCALE: N.T.S.




PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

PAINTED ADA SYMBOL — D5
SCALE: N.T.S.



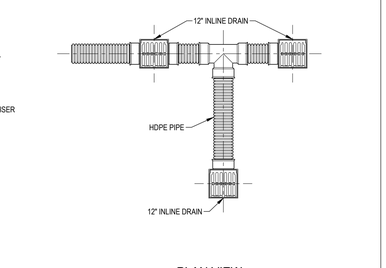

ADA PARKING SIGN — D6
SCALE: N.T.S.




| | |
|---|---|
| CONCRETE | 6" |
| ROAD BASE | 4" |

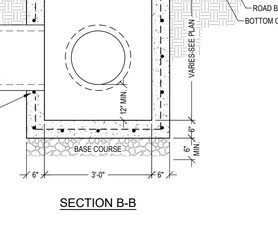
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

CONCRETE PAVEMENT SECTION — C1
SCALE: N.T.S.




NOTE:
ASPHALT TO BE 1/4" HIGHER
THAN LIP OF CONCRETE

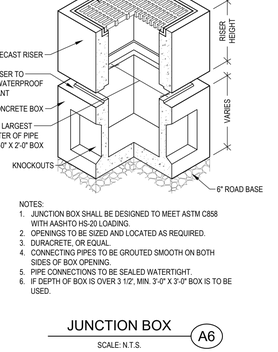
36" CONCRETE WATERWAY — C2
SCALE: N.T.S.




TYPICAL GATE VALVE DETAIL — C4
SCALE: N.T.S.



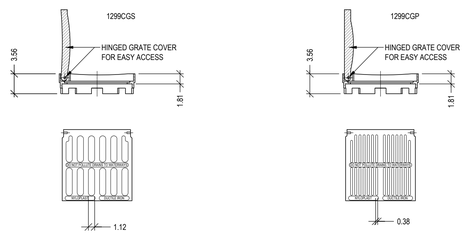

CONCRETE WHEEL STOP — C5
SCALE: N.T.S.




BOLLARD DETAIL — C6
SCALE: N.T.S.

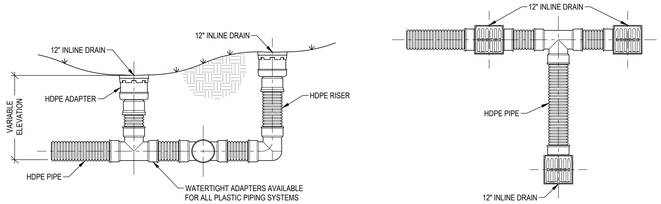
## NYLOPLAST 12" GRATES/COVERS

STANDARD GRATE MEETS H-20 LOAD RATING.
PEDESTRIAN GRATE MEETS H-10 LOAD RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B.
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
LOCKING DEVICE AVAILABLE UPON REQUEST.




STANDARD GRATE
APPROX. DRAIN AREA = 60.62 SQ. IN.
APPROX. WEIGHT WITH FRAME = 40.68 LBS.

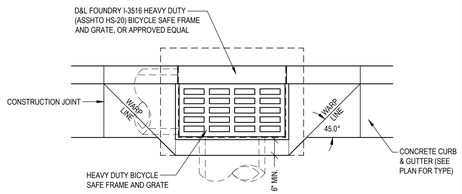
PEDESTRIAN GRATE
APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.



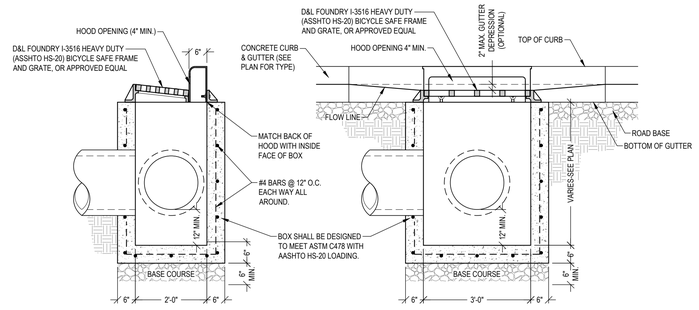

SECTION VIEW — PLAN VIEW

HDPE INLINE DRAIN DETAIL — A1
SCALE: N.T.S.

NOTES:
1. GUTTER INLET SHALL BE DESIGNED TO MEET ASTM C478 WITH AASHTO HS-20 LOADING.
2. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
3. DURACRETE, OR EQUAL.
4. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
5. PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
6. IF DEPTH OF BOX IS OVER 3 1/2", MIN. 3'-0" X 3'-0" BOX IS TO BE USED.

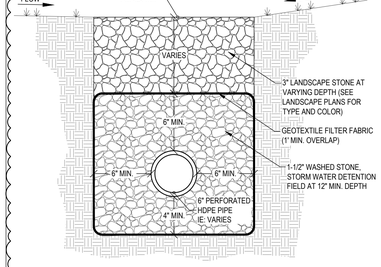



PLAN

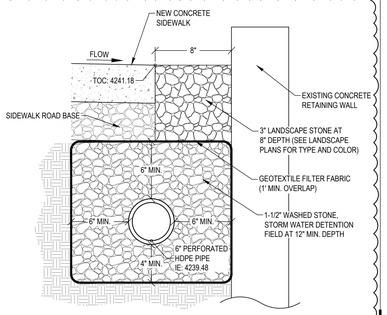



SECTION A-A — SECTION B-B

CATCH BASIN — A3
SCALE: N.T.S.




FRENCH DRAIN — B5
SCALE: N.T.S.




FRENCH DRAIN WITH WALL — B6
SCALE: N.T.S.




NOTES:
1. JUNCTION BOX SHALL BE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
3. DURACRETE, OR EQUAL.
4. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
5. PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
6. IF DEPTH OF BOX IS OVER 3 1/2", MIN. 3'-0" X 3'-0" BOX IS TO BE USED.

JUNCTION BOX — A6
SCALE: N.T.S.

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Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
05/17/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# A8 STORAGE

2385 SOUTH 300 WEST
SOUTH SALT LAKE CITY, 84115
LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, T1S, R1W, SLB&M

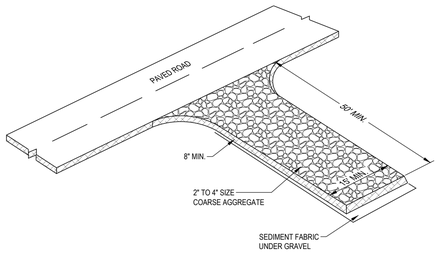
| REVISIONS | | |
|---|---|---|
| REV | DATE | DESCRIPTION |
| 1 | 10/17/2023 | PER CITY COMMENTS |

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|---|---|
| PROJECT NO: | 21607 |
| DRAWN BY: | JHF |
| CHECKED BY: | TJD |
| DATE: | JULY 01, 2022 |

CIVIL DETAILS

C5.01

S:\2021Files\21607\Civil\Prod Dwg\21607 01.dwg Jake May 17, 2023 - 1:49pm




DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

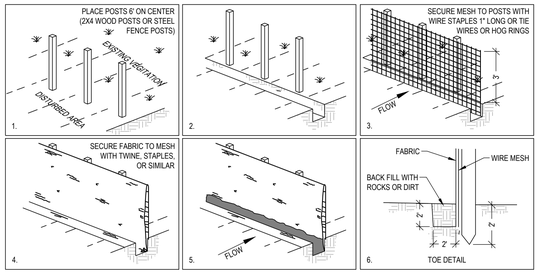
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

## STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.




DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

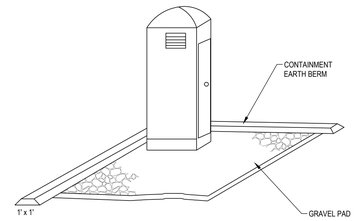
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

## SILT FENCE C3
SCALE: N.T.S.




DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

## PORTABLE TOILETS C5
SCALE: N.T.S.

## FILTERSOCK SPECIFICATION:

### FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTREXX REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

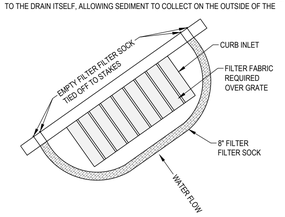
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS "FILTREXX FILTERSOCK" PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

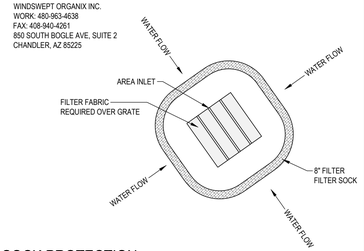
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

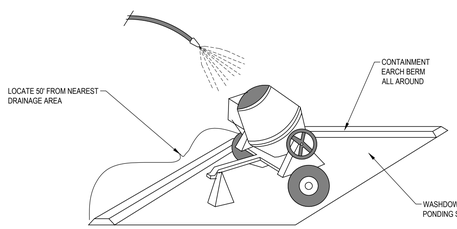
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4251
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225




## SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH




DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

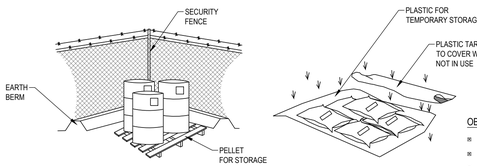
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

## CONCRETE WASTE MANAGEMENT A3
SCALE: N.T.S.




- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- ■ TRAINING

■ HIGH ※ MEDIUM □ LOW

## MATERIALS STORAGE A5
SCALE: N.T.S.

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

LICENSED PROFESSIONAL ENGINEER
05/17/23
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

# A8 STORAGE
## 2385 SOUTH 300 WEST
## SOUTH SALT LAKE CITY, 84115
LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, T1S, R1W, SLB&M

REVISIONS

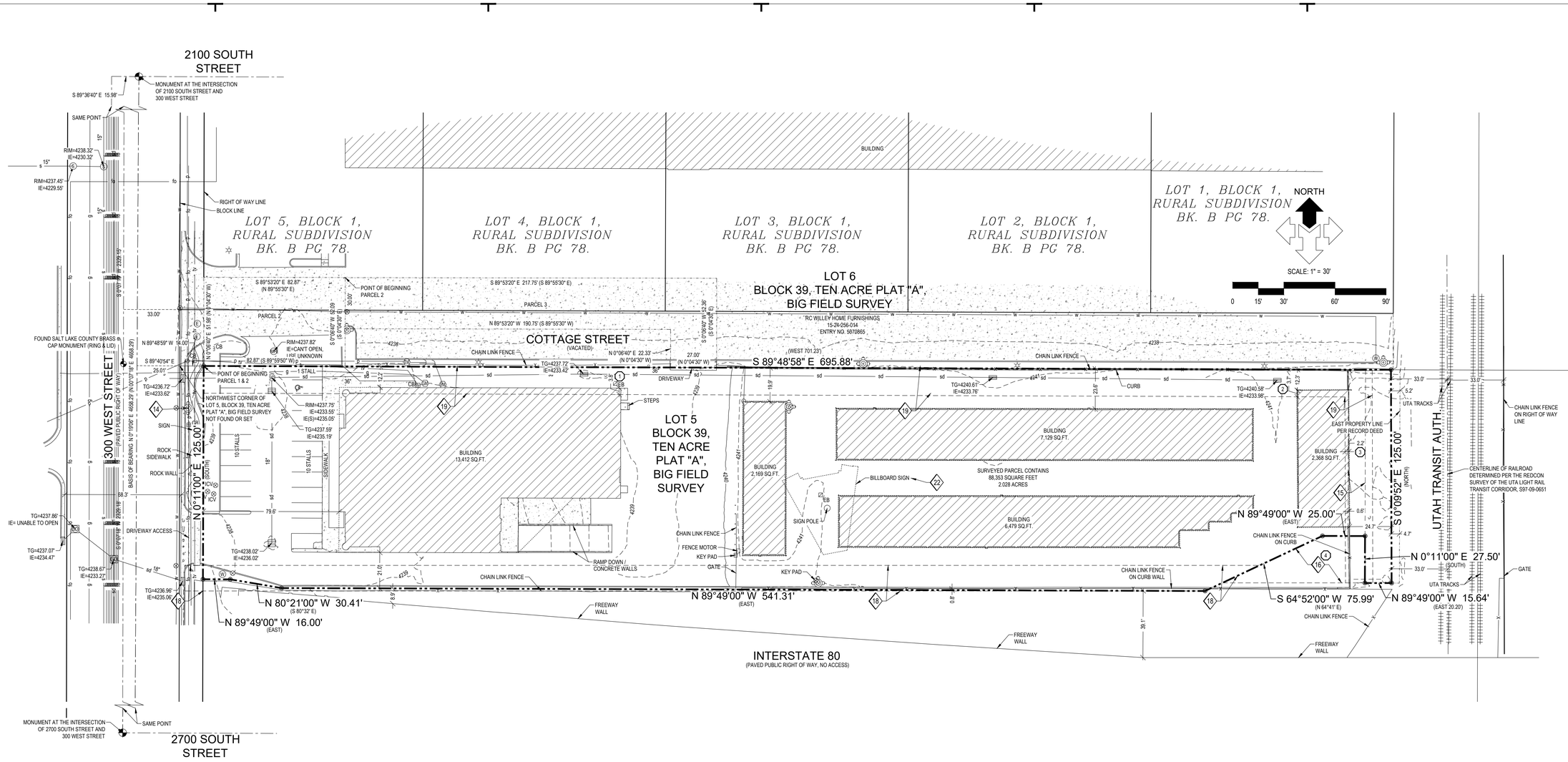
| REV | DATE | DESCRIPTION |
|---|---|---|

PROJECT NO: 21607
DRAWN BY: JHF
CHECKED BY: TJD
DATE: JULY 01, 2022

EROSION CONTROL DETAILS

C5.02

S:\2021Files\21607\Civil\Prod Dwg\21607 DT.dwg Jake May 17, 2023 - 1:49pm




## DESCRIPTION PER TITLE REPORT

PARCEL 1:

BEGINNING AT A POINT 14 FEET EAST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY; RUNNING THENCE SOUTH 125 FEET; THENCE EAST 16.0 FEET; THENCE SOUTH 80°32'EAST 30.41 FEET; THENCE EAST 541.31 FEET; THENCE NORTH 64°41'EAST 75.99 FEET; THENCE EAST 25.0 FEET; THENCE SOUTH 27.50 FEET; THENCE EAST 20.20 FEET; THENCE NORTH 125.0 FEET; THENCE WEST 701.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NONEXCLUSIVE PERPETUAL EASEMENT AND RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A PART OF LOT 5, BLOCK 1 AND A PART OF VACATED COTTAGE STREET OF RURAL SUBDIVISION, BEING A PART OF LOT 6, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY IN SALT LAKE COUNTY, UTAH: BEGINNING AT THE INTERSECTION OF SAID EAST LINE OF WIDENED 300 WEST STREET AND THE SOUTH LINE OF SAID RURAL SUBDIVISION, SAID POINT OF INTERSECTION BEING 14.00 FEET NORTH 89°59'50" EAST ALONG THE LOT LINE FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 39 OF SAID TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE NORTH 0°04'30" WEST 51.98 FEET ALONG THE EAST LINE OF SAID WIDENED 300 WEST STREET; THENCE NORTH 89°55'30" EAST 82.87 FEET; THENCE SOUTH 0°04'30" EAST 52.09 FEET TO THE SOUTH LINE OF SAID LOT 6, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE SOUTH 89°59'50" WEST 82.87 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING.

PARCEL 3:

A NONEXCLUSIVE PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR VEHICULAR INGRESS AND EGRESS DURING REGULAR BUSINESS HOURS (8:00 A.M. TO 6:00 P.M., MONDAY THROUGH SATURDAY, EXCLUDING HOLIDAYS) BY MERCHANDISE DELIVERY PERSONNEL ONLY FOR THE LIMITED PURPOSE OF DELIVERING MERCHANDISE AND PICKING UP MERCHANDISE OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A PART OF LOT 5, BLOCK 1 AND A PART OF VACATED COTTAGE STREET OF RURAL SUBDIVISION, BEING A PART OF LOT 6, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY IN SALT LAKE COUNTY, UTAH: BEGINNING AT A POINT 51.98 FEET NORTH 0°04'30" WEST ALONG THE EAST LINE OF WIDENED 300 WEST STREET, AND 82.87 FEET NORTH 89°55'30" EAST FROM THE INTERSECTION OF SAID EAST LINE OF WIDENED 300 WEST STREET AND THE SOUTH LINE OF SAID RURAL SUBDIVISION, SAID POINT OF INTERSECTION BEING 14.00 FEET NORTH 89°59'50" EAST ALONG THE LOT LINE FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 39 OF SAID TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE NORTH 89°55'30" EAST 217.75 FEET; THENCE SOUTH 0°04'30" EAST 52.36 FEET TO THE SOUTH LINE OF SAID LOT 6, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE SOUTH 89°59'50" WEST 27.00 FEET ALONG SAID LOT LINE; THENCE NORTH 0°04'30" WEST 22.33 FEET; THENCE SOUTH 89°55'30" WEST 190.75 FEET; THENCE NORTH 0°04'30" WEST 30.00 FEET TO THE POINT OF BEGINNING.

## SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°11'06" EAST ALONG THE MONUMENT LINE OF 300 WEST STREET, BETWEEN THE FOUND MONUMENTS, LOCATED AT THE INTERSECTIONS OF 2700 SOUTH AND 2100 SOUTH STREETS AS SHOWN ON THIS SURVEY. THE EAST PROPERTY LINE WAS ESTABLISHED AT THE WEST RIGHT OF WAY LINE OF THE UTA RAILROAD RIGHT OF WAY ESTABLISHED PER THE REDCON SURVEY CITED HEREON. THE REST OF THE PROPERTY LINES WERE ESTABLISHED PER DEED.

## TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: 205239BFA PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: MAY 6, 2021, AT 8:00 AM.

## SURVEYOR'S CERTIFICATE

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JUNE 4TH, 2021.

DATE OF PLAT OR MAP: JUNE 15TH, 2021

DAVID B. DRAPER
LICENSE NO. 6861599

PROFESSIONAL LAND SURVEYOR — DAVID B. DRAPER — No. 6861599 — STATE OF UTAH — 06/15/21

## GENERAL NOTES

1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

2. CORNER MONUMENTS NOT FOUND WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG." UNLESS NOTED OTHERWISE HEREON.

3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.

4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.

5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

6. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE _X, AREA OF MINIMAL FLOOD HAZARD, PER MAP NO. 49035C0282H EFFECTIVE ON AUGUST 2, 2012.

## SCHEDULE B-2 EXCEPTIONS

(13) ACCESS IS LIMITED TO THOSE OPENINGS PERMITTED BY THE STATE OF UTAH AS EVIDENCED BY THAT CERTAIN QUIT CLAIM DEED (CONTROLLED ACCESS) RECORDED JULY 14, 1961 AS ENTRY NO. 1788717 IN BOOK 1822 AT PAGE 225, OF THE OFFICIAL RECORDS.
RELINQUISHMENT OF ACCESS RIGHTS RECORDED OCTOBER 14, 1975 AS ENTRY NO. 2750772 IN BOOK 3996 AT PAGE 302, OF THE OFFICIAL RECORDS.
**SURVEY FINDINGS: NOTHING TO PLOT**

(14) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH POWER & LIGHT COMPANY
RECORDED: AUGUST 6, 1963
ENTRY NO.: 1937461
BOOK: 2082
PAGE: 578, OF THE OFFICIAL RECORDS.
**SURVEY FINDINGS: SHOWN HEREON**

(15) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: STATE ROAD COMMISSION OF UTAH
RECORDED: AUGUST 28, 1968
ENTRY NO.: 2257731
BOOK: 2686
PAGE: 150, OF THE OFFICIAL RECORDS.
**SURVEY FINDINGS: SHOWN HEREON**

(16) ACCESS IS LIMITED TO THOSE OPENINGS PERMITTED BY THE STATE OF UTAH AS EVIDENCED BY THAT CERTAIN QUIT CLAIM DEED (CONTROLLED ACCESS) RECORDED AUGUST 28, 1968 AS ENTRY NO. 2257732 IN BOOK 2686 AT PAGE 151, OF THE OFFICIAL RECORDS.
**SURVEY FINDINGS: PARCEL SHOWN HEREON**

(18) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: STATE ROAD COMMISSION OF UTAH
RECORDED: OCTOBER 14, 1975
ENTRY NO.: 2750773
BOOK: 3996
PAGE: 303, OF THE OFFICIAL RECORDS.
**SURVEY FINDINGS: SHOWN HEREON**

## SIGNIFICANT OBSERVATIONS

1. BUILDING IS 3.8' NORTH OF EASEMENT LINE
2. BUILDING IS 3.7' NORTH OF EASEMENT LINE
3. BUILDING IS 2.2' EAST OF EASEMENT LINE
4. PARCEL IS OCCUPYING U.D.O.T. PROPERTY CITED IN EXCEPTION 16.

## SCHEDULE B-2 EXCEPTIONS

(19) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: CITY OF SOUTH SALT LAKE
RECORDED: OCTOBER 13, 1981
ENTRY NO.: 3613294
BOOK: 5301
PAGE: 499, OF THE OFFICIAL RECORDS.
**SURVEY FINDINGS: SHOWN HEREON**

(21) THE TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF THAT CERTAIN PRIVATE EASEMENT AGREEMENT:
RECORDED: MAY 23, 1991
ENTRY NO.: 5070868
BOOK: 6318
PAGE: 2697, OF THE OFFICIAL RECORDS.
**SURVEY FINDINGS: LOCATION NOT DESCRIBED OR DEPICTED BUT ASSUMED TO BE THE DRIVEWAY TO THE NORTH OF SURVEYED PARCEL JUST SOUTH OF THE RC WILLEY BUILDING**

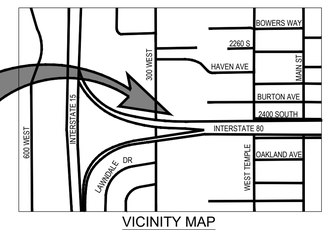
(22) AN UNRECORDED LEASE EXECUTED BY DAVID K. RICHARDS, AS LESSOR, AND REAGAN OUTDOOR ADVERTISING, AS LESSEE, AS DISCLOSED BY THAT CERTAIN NOTICE OF CLAIM OF INTEREST:
RECORDED: JULY 30, 2002
ENTRY NO.: 8306279
BOOK: 8625
PAGE: 6895, OF OFFICIAL RECORDS.

AMENDED NOTICE OF CLAIM OF INTEREST RECORDED OCTOBER 3, 2014 AS ENTRY NO. 11924201 IN BOOK 10265 AT PAGE 2648, OF THE OFFICIAL RECORDS.
**SURVEY FINDINGS: BILLBOARD SIGN SHOWN HEREON**

| UTILITY COMPANY | CONTACT | CONTACT INFO | STATUS |
|---|---|---|---|
| COMCAST | JEFF HOUSTON | 435-224-2356 | NOT RECEIVED |
| LUMEN CENTURYLINK | LARRY BUHLER | 385-479-7357 | NOT RECEIVED |
| DOMINION ENERGY | SL MAPPING DEPT. | 801-324-3970 | NOT RECEIVED |
| ROCKY MOUNTAIN POWER | JOEL SIMMONS | 801-813-6993 | SHOWN |
| SYRINGA NETWORKS | ENGINEERING | 800-454-7214 | SHOWN |
| SOUTH SALT LAKE CITY | ED RUFENER | 801-412-3210 | NOT RECEIVED |
| UTOPIA | XIAOTONG WU | 801-613-3854 | SHOWN |
| ZAYO FIBER SOLUTIONS | SYLVAN STEWART | 801-808-7365 | NOT RECEIVED |

## LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- POWER LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- NATURAL GAS LINE
- CABLE TELEVISION LINE
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- ELECTRICAL METER
- GUY WIRE
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- NATURAL GAS METER
- PROPERTY CORNER
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CONTROL VALVE
- COMMUNICATIONS BOX
- PROPERTY CORNER
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING




VICINITY MAP
SCALE: N.T.S.

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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

# SOUTH SALT LAKE LLC PARCEL

2385 SOUTH 300 WEST
SALT LAKE CITY, UTAH
LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, S.L.B. & M.

| REVISIONS | | |
|---|---|---|
| REV | DATE | DESCRIPTION |

| | |
|---|---|
| PROJECT NO: | 21397 |
| CAD FILE: | 21397 ALT |
| DRAWN BY: | KSL |
| CALC BY: | EAM |
| FIELD CREW: | SS |
| CHECKED BY: | DBD |
| DATE: | 06-15-21 |

**ALTA/NSPS LAND TITLE SURVEY**

**1 OF 1**




FACADE: 3745 SF
GLAZING: 840 SF (22%)
METAL PANEL: 1,994 SF (53%)
COLORED CMU: 530 SF (14%)

1 EAST ELEVATION
1/16" = 1'-0"

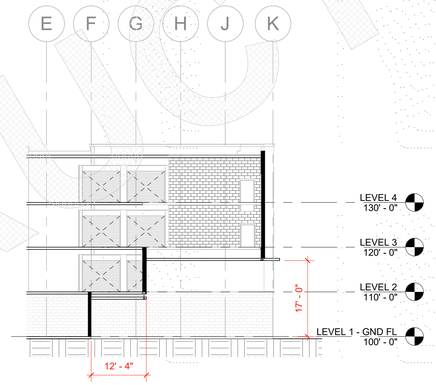
0' 8' 16' 32'




FACADE: 3880 SF
GLAZING: 1545 SF (40%)
METAL PANEL: 1952 SF (50%)
COLORED CMU: 460 SF (10%)

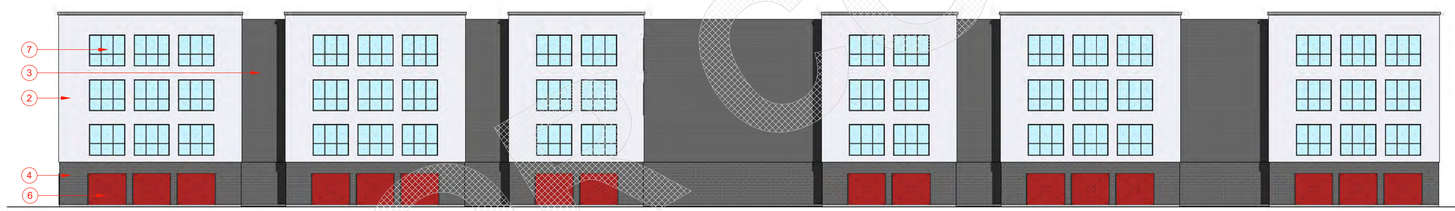
2 WEST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'




5 LOADING BAY SECTION
1/16" = 1'-0"

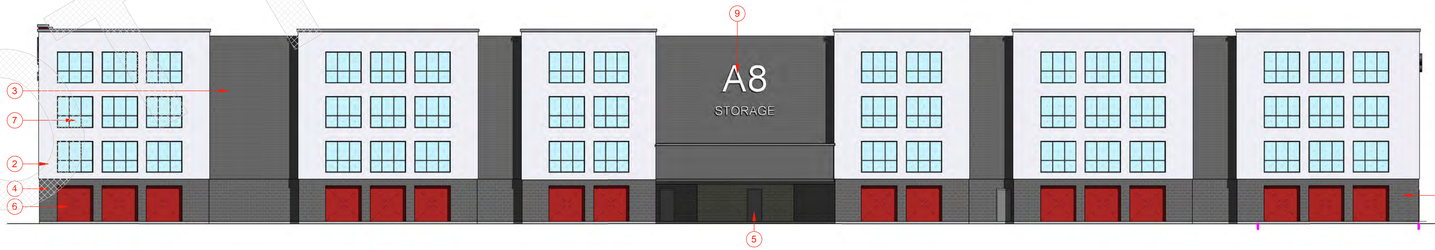
0' 8' 16' 32'




FACADE: 13,030 SF
GLAZING: 2688 SF (20%)
METAL PANEL: 7445 SF (57%)
COLORED CMU: 2170 SF (17%)

3 NORTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'




FACADE: 13,030 SF
GLAZING: 2688 SF (20%)
METAL PANEL: 7547 SF (57%)
COLORED CMU: 2107 SF (16%)

4 SOUTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

## KEYNOTES

1 INSULATED METAL PANEL - ACCENT
2 INSULATED METAL PANEL - GRAY
3 INSULATED METAL PANEL - BLACK
4 CMU - CHARCOAL
5 MAN DOOR
6 OVERHEAD COILING DOOR
7 ALUMINUM STOREFRONT GLAZING SYSTEM - BLACK FRAME
9 ILLUMINATED CHANNEL LETTER BUILDING SIGNAGE

divelept DESIGN
454 N 600 W, SLC, UT 84116
e: howdy@divelept.com
p: 801-680-4485
w: www.divelept.com

# A8 STORAGE

REVISIONS:

| No. | Date | Description |
|---|---|---|

PROFESSIONAL SEAL:

OWNER: WHITE BUFFALO
PROJECT ADDRESS: 2385 S 300 W SOUTH SALT LAKE CITY, UT 84115
CITY PERMIT #:
ARCH PROJECT #: 21-02
A.O.R.: JDH
PHASE: PLANNING SUBMISSION
PUBLISH DATE: 12 MAY 2021
SHEET SCALE: 1/16" = 1'-0"
SHEET NAME:

## ELEVATIONS & SECTIONS

SHEET NUMBER:

# A.200

9/13/2022 12:07:55 PM

DIVELEPT DESIGN LLC © 2020

NOT FOR CONSTRUCTION

# PLANNING COMMISSION STAFF REPORT

| | |
|---|---|
| MEETING DATE: | January 18, 2024 |
| REQUEST: | A petition to the Planning Commission to forward a positive recommendation to the South Salt Lake City Council for all or only portions of the new Accessory Dwelling Unit ordinance, which includes permitted use standards and design standards, and to correct some technical errors and update some definitions in Title 17. |
| APPLICANT: | South Salt Lake City |
| TYPE OF ITEM: | Legislative – Code Amendment |

## SYNOPSIS:

City staff has found a few technical errors within Title 17 that need to be amended to increase clarity and correct inconsistencies within the ordinance. Staff is also proposing to add permitted use standards and design standards for Internal and External ADUs.

The proposed ADU ordinance would allow certain properties within the R1 and RM land use districts to add an Internal or an External ADU to their property. This will increase the housing stock within South Salt Lake as well as allowing for people to generate additional income from renting them. The property the ADU is located on would need to be Owner occupied and Short-Term Rentals would be prohibited. All proposed standards can be found in the table below and in the attached ordinance.

The Planning Commission is the recommending body for amendments to land use ordinances and the City Council is the land use authority for amendments to land use ordinances.

Staff has provided a summary of proposed amendments below. For the full amendment to Title 17, please see the attachments provided herein that include a full-redlined ordinance.

## RECOMMENDATIONS:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for all or only portions of the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Title 17") to correct technical errors, to add permitted use standards and design standards for Accessory Dwelling Units ("ADU"), and to add and update some definitions.

| CODE SECTIONS | HIGHLIGHT OF CHANGES |
|---|---|
| Amending Title 17.01 Definitions | 17.01.010 Definitions<br>✓ Update several definitions to more current language.<br>✓ Replace Barber Shop definition with a more comprehensive Cosmetology definition.<br>✓ Include definitions or update definitions needed to support the ADU ordinance, including Building Footprint, Canopy Structure, Carport, Mobile Home, Primary Dwelling, Recreation Vehicle, and Trailer.<br>✓ Include Short-Term Rental Definition<br>▪ A unit that is rented for less than 30 days.<br>✓ Include definitions for ADU, Internal ADU, and External ADU<br>▪ Dwelling Unit, Accessory ("ADU") means an additional, self-contained housing unit that is secondary to the Primary Dwelling including Internal ADUs and External ADUs.<br>▪ Dwelling Unit, Internal Accessory means an ADU created:<br>• Within a Primary Dwelling; |

| | |
|---|---|
| | • within the footprint of the Primary Dwelling at the time the Internal ADU is created; and<br>• for the purpose of offering a long-term rental of 30 consecutive days or longer.<br>▪ Dwelling Unit, External Accessory means an ADU that is not part of the Primary Dwelling's footprint or sharing a common wall. |
| Amending Title 17.03<br>Land-use Districts and Matrix | 17.03.010 Land Use Matrix<br>✓ Add Internal and External ADU to the Land Use Matrix, as permitted uses in R1 and Residential Multiple ("RM") districts.<br>✓ Replace Barber Shop/ Hair Salon with Cosmetology.<br>▪ There are no proposed changes to where this use would be permitted. |
| Amending Title 17.04<br>Permitted Uses | 17.04.030 Permitted Use Review<br>✓ Add the specific standards for Internal and External ADUs.<br>▪ Sets maximum number of ADUs at 2 per property, one Internal and one External.<br>▪ Prohibits Short-Term Rentals.<br>▪ Requires a business license.<br>▪ Prohibits the use of Mobile Homes, Portable Containers, Carports, Canopy Structures, and other similar Structures as an ADU.<br>▪ Requires Owner occupancy, with a few exceptions like active military service. |
| Amending Title 17.06<br>Parking Requirements | 17.06.130 & 17.06.140 Parking Lot Design Requirements and Criteria<br>✓ General Clean Up<br>17.06.150 Access Management<br>✓ Includes minimum single-family driveway width of 10'.<br>▪ Without a standard in place, driveways may be too small to accommodate a car. Without a standard in place, it could lead to more cars parking off-site.<br>✓ Includes minimum driveway separation in residential areas of 3' from the flare to the property line.<br>▪ This will allow for the 6' driveway separate that is required. This will help prevent water drainage and runoff onto adjacent properties.<br>17.06.160 Parking Stall Requirements<br>✓ General Clean Up<br>✓ One (1) on-site parking stall per ADU, in addition to the requirements for a Single Family Dwelling. |
| Amending Title 17.07<br>Design Standards for Internal and External ADU's | 17.07.030 Development Standards<br>✓ Add at-grade Hard Surface (paving) to the Architectural Elements and Mechanical Equipment into Yard Areas Table. Hard Surface needs a 3' buffer from property lines, to help prevent water runoff on to adjacent properties.<br>▪ This will align with the driveway separation standard.<br>17.07.070 Single Family Building Form<br>✓ General Clean Up<br>✓ Change the Accessory Structure (non-habitable) setbacks from 2' to 3'.<br>▪ This will align with the driveway separation. The additional one-foot setback will help prevent water runoff and snow shed onto adjacent properties.<br>✓ Adds design standards for Internal and External ADUs.<br>✓ Adds design standards that are applicable to all ADUs. |

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| | ▪ The minimum Lot Area for a Primary Building (Single-Family Dwelling) is 6,000 square feet in the R1 and RM land use districts.<br>▪ The minimum Lot width is 50' in the R1 and RM land use district.<br>▪ The exterior entrance must have 4' weather protection.<br>▪ Have a designated address next to the dwelling entrance.<br>▪ Conform to all applicable building and fire codes.<br>▪ Maintain a South Salt Lake Rental Business License.<br>✓ Adds design standards that are applicable to External ADUs<br>▪ The maximum height is either the same height of the Primary Dwelling or twenty (20) feet, whichever is the more restrictive.<br>▪ The Structure may not cover more than 50% of the Rear Yard area.<br>▪ Setbacks are, 10 feet behind Primary Dwelling, 5 feet from Side and Rear Yards.<br>▪ No more than two (2) bedrooms.<br>▪ Rooftop patios are prohibited.<br>▪ Conversion of existing an Accessory Structure may only occur where the existing Accessory Structure meets the setback requirements for an ADU and meets the applicable building code.<br>▪ Balconies are permitted, provided the balcony does not extend into a required ADU setback and extends no further than 5 feet from an exterior wall of the ADU. Balconies are prohibited on Facades abutting adjacent residential properties.<br>▪ Second stories should have windows that face the Primary Dwelling, not the adjacent properties. |

## GENERAL PLAN CONSIDERATIONS

Land Use and Neighborhoods Goal 1 – Strategy 1: Accommodate a diversity of housing types, costs, and densities to encourage a diverse population.

Analysis: This goal is met by encouraging residents to provide new and varied types of housing to new residents.

Housing Goals Goal 1 – Strategy 3: Encourage the development of housing that ranges in size and scale to accommodate the needs of all residents. Utilize ADU legislation in designated areas through a streamlined process to provide housing options for small families or individuals.

Analysis: The City's new ordinance will manage and encourage homeowners to build either an Internal or External ADU (or both) to house additional family members or to provide housing to new residents of South Salt Lake.

Housing Goals Goal 2 – Strategy 5: Ensure that all residents have access to retail, services and neighborhood amenities that are easily and safely accessible by foot, bike, or transit.

Analysis: The inclusion of ADU's in the R1 and RM land use districts will allow new residents to have access to the streetcar, restaurants, and parks within the city that will ensure a more livable experience.

Economic Development Goal 1 – Strategy 5: Maintain and enhance neighborhood health, vitality, and integrity. Encourage incremental development where appropriate to avoid vacant and underutilized parcels.

**Analysis:** The City's new ADU ordinance allows development of parcels located in the R1 and RM district to 6,000 square feet or larger to ensure that all available space wanted for additional housing is encouraged.

## STAFF RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for all or only portions of the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Title 17") to correct technical errors, to add general considerations and design standards for Accessory Dwelling Units, and to add and update some definitions.

## PLANNING COMMISSION AUTHORITY:

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

A. The Planning Commission makes recommendations to the City Council for:

a. The general plan and amendments to the general plan;

b. The Land Use Map, and amendments to the Land Use Map;

c. Amendments to land use ordinances;

d. Proposed Application processes and the delegation of power under the land use ordinance.

## PLANNING COMMISSION REVIEW:

Utah Code Ann. § 10-9a-502. Preparation and adoption of land use regulation states:

1. A planning commission shall:

a. provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4);

b. hold a public hearing on a proposed land use regulation;

c. if applicable, consider each written objection filed in accordance with Subsection 10-9a-205(4) prior to the public hearing; and

d. i. review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality; and

ii. forward to the legislative body all objections filed in accordance with Subsection 10-9a-205(4).

## PLANNING COMMISSION OPTIONS:

### Option 1: Approval

Move to forward a recommendation of approval to the City Council for all or only portions, as specified on the record, of the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Title 17") to correct technical errors, to add general considerations and design standards for Accessory Dwelling Units, and to add and update some definitions.

### Option 2: Recommendation of Denial

Move to forward a recommendation of denial to the City Council for all or only portions of the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Title 17") to correct technical errors, to add general considerations and design standards for Accessory Dwelling Units, and to add and update some definitions.

Option 3: Continuance

Move to table the recommendation to the City Council for all or only portions of the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Title 17") to correct technical errors, to add general considerations and design standards for Accessory Dwelling Units, and to add and update some definitions.

Attachments:

1. Redlined Ordinance Amendment

# Chapter 17.01 DEFINITIONS

## 17.01.010 Definitions.

"Active Business" means a business holding a current South Salt Lake City business license.

"Administrative Law Judge" means a person appointed by the Mayor or the Mayor's designee to preside over administrative hearings.

"Adult Day Care" means non-residential daytime care and supervision of three (3) or more functionally impaired adults. Adult Day Care is not Day Treatment or a Homeless Shelter.

"Affected Entity" for the purposes of required notice of public hearings for a General Plan amendment or the adoption or revision of a Land Use Regulation, means a county, municipality, local school district, special service district under Utah Code Annotated (UCA) Title 17D, Chapter 1, Special Service District Act, school district, interlocal cooperation entity established under UCA Title 11, Chapter 13, Interlocal Cooperation Act, specified public utility under UCA Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act, a property Owners' association, or the Utah Department of Transportation, if:

1. The entity's services or facilities are likely to require expansion or significant modification because of an intended Use of land;
2. The entity has filed with the City a copy of the entity's general or long-range plan; or
3. The entity has filed with the City a request for notice during the same calendar year and before the City provides notice to an Affected Entity in compliance with a requirement imposed under the state Land Use Development and Management Act.

"Alcoholic Beverage, Banquet and Catering" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 6, On-Premise Banquet License, and corresponding City liquor license.

"Alcoholic Beverage, Bar Establishment" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 4, Bar Establishment License, and corresponding City liquor license.

"Alcoholic Beverage, Beer Recreational" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 7, On-premise Beer Retailer License, and corresponding City beer license.

"Alcoholic Beverage, Beer Wholesaler" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 13, Beer Wholesaling License Act, and corresponding City beer license.

"Alcoholic Beverage, Hotel" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 8b, Hotel License Act, and corresponding City liquor license.

"Alcoholic Beverage, Liquor Warehouse" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 12, Liquor Warehousing License Act, and corresponding City liquor license.

"Alcoholic Beverage, Local Industry Representative" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 11, Part 6, Local Industry Representative License Act, and corresponding City liquor license.

"Alcoholic Beverage, Manufacturer" means an entity operating under and holding the required (a) Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B:

1. Chapter 11, Part 3, Winery Manufacturing License,
2. Chapter 11, Part 4, Distillery Manufacturing License, or
3. Chapter 11, Part 5, Brewery Manufacturing License; and

(b) Corresponding City liquor license.

"Alcoholic Beverage, Off-Premise Beer" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 7, Off-Premise Beer Retailer Act, and corresponding City beer license, and only as a component of a Convenience Store with Fuel Pumps, General Retail, or Manufacturer Alcoholic Beverage Use.

"Alcoholic Beverage, Package Agency" means an entity other than the state operating a retail liquor location to sell packaged liquor for consumption off the premises of the package agency under (a) an agreement with the Department of Alcoholic Beverage Control, as authorized by the Alcoholic Beverage Control Commission in accordance with Utah Code Annotated Title 32B, Chapter 2, Part 6, Package Agency, and (b) corresponding City liquor license.

"Alcoholic Beverage, Reception Center" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 9, Reception Center License, and corresponding City liquor license.

"Alcoholic Beverage, Restaurant (Beer Only)" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 9, Beer-Only Restaurant License, and corresponding City beer license.

"Alcoholic Beverage, Restaurant (Limited Service)" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 3, Limited-service Restaurant License, and corresponding City liquor license.

"Alcoholic Beverage, Restaurant (Full Service)" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 2, Full-service Restaurant License, and corresponding City liquor license.

"Alcoholic Beverage, Special Use (Educational)" means an entity operating under and holding the required Department of Alcoholic Beverage Control educational use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Special Use Permit Act, and corresponding City special-use license.

"Alcoholic Beverage, Special Use (Industrial/Manufacturing)" means an entity operating under and holding the required Department of Alcoholic Beverage Control industrial or manufacturing use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Part 4, Industrial or Manufacturing Use Permit, and corresponding City special-use license.

"Alcoholic Beverage, Special Use (Scientific)" means an entity operating under and holding the required Department of Alcoholic Beverage Control scientific use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Special Use Permit Act, and corresponding City special-use license.

"Alcoholic Beverage, Special Use (Religious)" means an entity operating under and holding the required Department of Alcoholic Beverage Control religious wine use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Part 6, Religious Use of Alcoholic Products, and corresponding City special-use license.

"Alcoholic Beverage, Tavern" means an entity operating under and holding the required Department of Alcoholic Beverage Control license for a tavern, issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 7, On-premise Beer Retailer License, and corresponding City beer license.

"Alcoholic Beverage, State Liquor Store" means an means a facility established by the Alcoholic Beverage Control Commission in accordance with Utah Code Annotated Title 32B, Chapter 2, Part 5, State Store, the for the sale of packaged liquor located on premises owned or leased by the state and operated by a state employee. State Liquor Store does not include any other Alcoholic Beverage Use.

"All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service" means the indoor sale or lease of any motorized off-road vehicle fifty (50) inches or less in overall width, with a dry weight of eight hundred (800) pounds or less, or other similarly sized motorized vehicles, not including automobiles, trucks, trailers, etc. This Use includes the incidental and subordinate service of such motorized off-road vehicles but does not include any outdoor storage or sales.

"Alley" means a paved Right-of-Way that provides secondary vehicular access and is not intended for general traffic circulation.

"Alteration" means any change or rearrangement in the structural parts or design of a Sign, whether by extending on a side, by increasing in area or height or in moving from one location or position to another. Alteration does not include the regular repair or maintenance of a Sign.

"Amusement Device" means any machine, device, or contrivance, not prohibited or declared unlawful by the City or the state of Utah, designed or intended to be operated or used for amusement or the playing of a game upon or in exchange for paying a fee or inserting a coin or token.

"Animal Boarding/Raising (Farm)" means a business primarily engaged in raising or boarding animals for profit on a farm.

"Animal Hospital/Veterinary Office (Small Animal)" means an establishment operated by a licensed veterinarian, at which small or medium-sized farm animals or household pets are treated within a completely enclosed Structure. Animal Hospital or Veterinary Office includes the incidental and subordinate boarding of small animals.

"Animal Kennel/Day Care, Commercial" means a facility where three (3) or more pet animals, owned by another person, are temporarily boarded for pay, trade, barter, commission, or remuneration of any sort. Commercial Animal Kennels do not include zoos, Veterinary Offices, or Animal Hospitals.

"Antenna" means a transmitting or receiving device used in telecommunications that radiates or captures radio signals.

"Antique or Classic Automobile" means an automobile that is at least 25 years old, with enough historical interest to be collectable and worth preserving or restoring rather than scrapping.

"Apiary" means a place where beehives are kept and maintained, where bees are raised primarily for honey.

"Applicant" means a property Owner, or the property Owner's designee, who submits an Application regarding the property Owner's land.

"Application" means a submission required by the City to obtain a Land Use Decision. An Application does not include a Petition to (a) enact, amend, or repeal a Land Use Regulation; or (b) modify the General Plan.

"Architectural Elements" means the unique details and component parts that, together, form the architectural style of a Structure.

"Art Gallery" means a business engaged in the exhibition and sale of artwork. Art Gallery does not include the sale of art supplies or other raw materials used in the creation of artwork.

"Art Studio" means a place where artwork is created. An Art Studio includes, but is not limited to, a place to paint, sculpt and fire clay, or engrave and work metal into artistic forms. An Art Studio does not include a place to practice or perform Performance Art.

"Assisted Living Facility" means a residential facility, licensed by the state of Utah, with a home-like setting that provides an array of coordinated supportive personal, health care services, aides in daily living, social and recreational services, available twenty-four (24) hours per day, to residents who have been assessed under Utah

Department of Health or Department of Human Services regulations to need any of these services. Assisted Living Facilities create service plans for residents based on assessment that include:

1. Specified services of intermittent nursing care;
2. Administration of medication; or
3. Support services promoting the resident's independence and self-sufficiency.

An Assisted Living Facility does not include Adult Daycare or Homeless Shelter.

"ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)" means any unattended self-service device that performs services upon a required payment or command by the user. Such services include but are not limited to banking or financial functions at a location remote from the controlling Financial Institution; dispensing anything of value including food, beverage, goods, wares, merchandise, or services; or posting of notices or advertisements.

"Auction House" means a Structure or area within a Building used for the public sale of goods, wares, merchandise, livestock, or equipment to the highest bidder.

"Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)" means a business engaged in the sale, lease, or rental of automobiles, light trucks, vans, RVs, boats, or trailers and includes incidental parking of such vehicles, and warranty repair work and other repair services that is incidental and subordinate to the sale, lease, or rental aspect of the business.

"Auto Auction" means the sale of automobiles though a process in which multiple bidders compete to acquire a vehicle that is ultimately sold to the person offering the highest price.

"Auto Body Repair" means a facility for repairing passenger vehicles, light and medium trucks, and other motor vehicles such as motorcycles, boats, and recreational vehicles. Auto Body Repair includes auto body painting.

"Automotive Restoration" means the process of repairing degraded aspects of Antique or Classic Automobiles to return them to an "authentic" condition.

"Automotive Service and Repair" means a business engaged in the repair, accessorizing, or maintenance of motor vehicles, trailers, or recreational vehicles. Automotive Service and Repair does not include Auto Body Repair or auto dismantling or salvage.

"Automotive Service Station (Non-Mechanical)" means a business that provides routine maintenance (windshield, tire, fluids, etc.) for passenger vehicles, while the customer waits on-site.

"Aviary" means an enclosure specifically constructed to hold live birds in confinement. Aviary does not include Urban Poultry.

"Bail Bonds" means any sole proprietor or entity that: (a) is licensed under Utah Code § 31A-35-404(1) or (2); (b)(i) is the agent of a surety insurer that sells a bail bond in connection with judicial proceedings; (ii) pledges the assets of a letter of credit from a Utah depository institution for a bail bond in connection with judicial proceedings; or (iii) pledges personal or real property, or both, as security for a bail bond in connection with judicial proceedings; and (c) receives or is promised money or other things of value for a service described in Subsection b.

"Bakery, Commercial" means an establishment that makes and sells food products such as bread, cake, or pastries for large-scale distribution and wholesale.

"Bakery, Neighborhood" means an establishment that is no more than 2,000 square feet, primarily serving the surrounding neighborhood, that makes and sells food products such as bread, cake, and pastries.

~~"Barber Shop/Hair Salon" means a business that primarily provides hair coloring or trimming services for a fee. A Barber Shop/Hair Salon does not include a Day Spa. A Barber Shop/Hair Salon may perform other personal~~

~~hygiene related services such as manicures, pedicures, or make-up application. A Barber Shop/Hair Salon does not include any massage related services.~~

"Berm" means an earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other similar purposes.

"Billboard" means a Detached Sign that is designed or intended to direct attention to a business, product or service that is not sold, offered, or existing on the property where the Sign is located. A Billboard is an outdoor advertising Structure as defined by state statutes. The following also apply to Billboards:

1. "Nonconforming Billboard" means an existing Billboard that is located in a zoning district or otherwise situated, sized, or constructed in a way that would not be permitted by the provisions of this Title.
2. "Embellishment" means an extension of the Billboard resulting in increased square footage as part of an artistic design to convey a specific message or advertisement.

"Biotech/Biolife" means applied science that uses living organisms and their derivatives to produce products and processes. Biotech/Biolife uses are conducted in a controlled office/lab setting. Biotech/Biolife does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis, or tobacco products.

"Block" means the aggregate of Lots, Parcels, and Right-of-Ways, other than Alleys or lanes, bounded on all sides by Streets.

"Blood/Plasma Donation Center" means an appointment only facility, that is not accessory to a Medical Clinic, where blood and/or plasma is donated or sold, and then distributed for use in medical or other similar products.

"Buffer" means an open space, Landscaped Area, fence, wall, Berm, or any combination thereof used to physically separate or screen one Use or property from another so as to visually shield or block noise, lights, or other nuisances.

"Build-to Standard" means the area of a Lot in which the Primary Façade of the Main Building must be located and is parallel to the Front or Corner Property Line. The Build-To Standard defines the area in which the locations of Building fronts can vary within a specified range.

"Buildable Area" means the area of a Lot—excluding wetlands, steep slopes, and easements—available for construction after the minimum Yard, parking, and open space requirements of this Title have been met.

"Building" means any Structure having a roof supported by columns or walls, for the occupancy or enclosure of persons, animals, or chattel.

"Building, Elevation" means the entire wall surface on one side of a Building, measured as the full horizontal distance of a Façade wall from Grade to the underside of an overhanging eave or cornice.

"Building Footprint" means the perimeter of a building at the outer edge of the outside walls of the building, including cantilevered portions of a building.

"Building Height" means the vertical distance of a Structure measured from the average of the midpoint of the two (2) tallest elevations, as measured from adjacent Grade to the highest point of the coping of a flat roof, the deck line of a mansard roof, or the midpoint between ridge and eaves of a sloped roof.

"Building, Historic" means any Building or Structure that is historically or architecturally significant according to the requirements found in Section 17.03.160.

"Building, Main or Primary" means the principal Building, or one of the principal Buildings on a Lot, that contains the Primary Use on the Lot.

"Building Line" means the line circumscribing the Buildable Area of a Lot in a vertical plane that intersects the ground and the heavens.

"Building Permit" means a permit issued by the City's Community Development Department authorizing Construction Activity on a Property or Lot.

"Canopy Structures" means all structures, canopies, temporary carports, membrane structures or other canopies that are temporary coverings of plastic, cloth, nylon, or other similar materials supported by a frame, including, but not limited to, prefabricated canopies available from retail outlets.

~~"Carport" means a private garage open on two (2) or more sides.~~

"Carport" means a roofed Structure enclosed on not more than three sides and providing space for the parking of motor vehicles.

"Car Wash" means a Building used for washing and cleaning motor vehicles and other light duty equipment. Car Wash includes motor vehicle and other light equipment interior detailing services.

"Change of Use, Building/Fire" means where the current International Building Code (IBC) or International Fire Code (IFC) required a greater degree of safety, accessibility, structural strength, fire protection, means of egress, ventilation or sanitation than is existing in the current building or structure.

"Change of Use, Zoning" means that change of one land use category to another as shown in the Land Use Matrix.

"Child Care" means the provision, day or night, of supplemental parental care, instruction and supervision for a non-related child or children, on a regular basis, and for less than 24 hours a day. Child Care does not include babysitting services on a casual, non-recurring nature or in the child's home, nor cooperative, reciprocal child care by a group of parents in their respective domiciles.

1. "Child Care, In-Home Babysitting" means the provision of child care for eight (8) or fewer children within a Dwelling or within a commercial Building outside of residential zoning districts.
2. "Child Care, Family" means the provision of child care for up to eight (8) children, including the provider's children who are under the age of 18, within the provider's primary residence.

"Child Care Center" means a Building, including outside play areas, used for the provision of Child Care for more than four (4) children for less than 24 hours a day, that is not a primary residence.

"City" means South Salt Lake City.

"City Building" means any Building or space within a Building that is owned or operated by the City.

"City Council" means the legislative body of the South Salt Lake City government.

"Clear View Area" means that portion of a Corner Lot lying within a triangular area formed by a diagonal line connecting lines located at the curb line 30 feet (30') from the projected intersection of such curb lines. Where no curb exists, the Clear View Area shall include that portion of a Corner Lot lying within a triangular area formed by a diagonal line connecting lines located at the Property Line 20 feet (20') from the intersection of said Property Line. Where Property Lines of adjacent properties extend into the Right-of-Way, the calculations shall be made from the edge of the improved Right-of-Way for a distance of 30 feet (30').

"Code" means the City of South Salt Lake Municipal Code.

"Collocation" means locating a wireless communications facility on an existing structure, tower, or Building in a manner that precludes the need for that wireless communications facility to be located on a freestanding Structure of its own.

"Commercial Repair Services" means a business primarily engaged in the provision of repair services to individuals, households, and/or other businesses, but excluding automotive and equipment repair.

"Common Wall" means a dividing partition between two (2) adjoining Buildings that is shared by the occupants of each residence or business. Also known as a "party wall."

"Community Garden" means an area of land managed and maintained by an identifiable group of community members used to grow and harvest food crop, for personal or group use. Generally operated as not for profit. A Community Garden does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis products.

"Community Location", for the purposes of compliance with state law regulating Tobacco Specialty Retail establishments, means a:

1. public or private kindergarten, Elementary, middle, junior high, or high School;
2. licensed Child Care facility or Preschool;
3. trade or Technical school;
4. Place of Worship;
5. public Library;
6. public playground;
7. public park;
8. youth center or other space used primarily for youth-oriented activities;
9. public Recreational Center;
10. public arcade; or
11. for a new license issued on or after July 1, 2018, a homeless shelter.

"Compatible" or "Compatibility" means the characteristics of different Uses or designs that integrate with and relate to one another to maintain and/or enhance the context of a surrounding area or neighborhood. Elements affecting Compatibility include, but are not limited to, height, Scale, mass and bulk of Building, pedestrian and vehicular circulation, parking, Landscaping and architecture, topography, environmentally sensitive Areas, and Building patterns.

“Cosmetology” means a business that primarily provides hair coloring or trimming services for a fee. Cosmetology does not include a Day Spa. Cosmetology may perform other personal hygiene related services such as manicures, pedicures, or make-up application, body piercing and microblading. It may also include dry styling of hair. Cosmetology does not include any massage related services.

"Construction Activity" means (a) all grading, excavation, construction, grubbing, mining, or other Development that materially disturbs or changes the natural vegetation, Grade, or existing Structure; or (b) the act of adding an addition to an existing Structure, or the erection of a new principal or Accessory Structure on a Lot or Property.

"Condominium" means the ownership of a single unit in a multi-unit project together with an undivided interest in the common areas and facilities of the property.

"Construction Codes" means the nationally recognized Construction Codes adopted by the state of Utah.

"Contributory Structure" means a Structure that was built within the historic period (50 years or older), retains most of its original appearance without major changes to the structure, is eligible for the National Register because of architectural significance, and is deemed to contribute to the Historic and Landmark district by the Historic and Landmark Commission.

"Convenience Store with Fuel Pumps" means a business that primarily sells petroleum products to consumers as well as incidental and subordinate sales of vehicle-related products, tobacco products, alcohol, food, and/or beverages.

"Courtyard" means an outdoor area enclosed by a Building on at least two (2) sides and open to the sky.

"Coverage" means that percentage of the Parcel or Lot Area covered by the Building. This term can also be referred to as "Building Coverage."

"Crime Prevention Through Environmental Design (CPTED)" means the set of design principles for creating safer built environments by incorporating natural surveillance, access control, territorial reinforcement, a sense of ownership, management, and maintenance.

"Crematory/Embalming Facility" means a business, properly licensed by the state, that is devoted to cremation and/or embalming of the dead, but does not include facilities for burial, internment, body viewing, or funeral services.

"Day Spa" means a business that provides at least four (4) distinct therapeutic and/or personal grooming services—performed by a state licensed barber, cosmetologist, electrologist, esthetician, nail technician, massage therapist, or acupuncturist—and does not provide any service for which a state license is not required.

"Day Treatment Center" means a state licensed outpatient treatment center that provides care to four (4) or more persons who are unrelated to the Owner or provider and have emotional, psychological, physical, or behavioral dysfunctions, impairments, or chemical dependencies for fewer than 24 hours a day. A Day Treatment Center does not include Adult Day Care or a Homeless Shelter.

"Dedication/Dedicated" means the intentional transfer of land by the Owner to the City for public Use and/or ownership.

"Density" means the intensity or number of non-residential and Residential Uses expressed in terms of unit equivalents per acre or Lot or units per acre. Density is a function of both the number and type of Dwelling Units and/or non-residential units and the land area.

"Development" means any Building activity or clearing of land as an adjunct of construction.

"Drive Aisle" means the area within a Parking Lot, garage, or Structure providing access to and from Parking Stalls.

"Drive-up Window" means a Building opening, including windows, doors, or mechanical devices, through which the occupants of a motor vehicle receive or obtain a product or service.

"Dry Cleaning/Laundromat" means a business that launders or dry cleans garments, draperies, etc., that are dropped off directly by the customer, or a business where articles are dropped off, sorted, and picked up, but not where laundering or dry cleaning occurs.

"Dwelling" means any Building, or portion thereof, that is used for long-term Residential Use.

"Dwelling, Employee Housing" means a Dwelling Unit, located within a mixed-use Structure that shall be available for long term lease for employees of the business located within the same mixed-use Structure and contains a shared kitchen/dining area and shared restroom/shower facilities for up to four individuals per Dwelling Unit. Dwelling, Employee Housing is for employees only and shall not be leased to individuals not employed in the business located within the same mixed-use Structure. Dwelling, Employee Housing does not include short-term rentals.

"Dwelling, Live/Work" and "Live/Work" means an integrated Dwelling Unit and workspace within the Townhome Overlay Zone, designed to accommodate joint residential occupancy and work activity, and that is occupied and utilized by the person or Family residing in the attached Dwelling Unit. A Live/Work Dwelling incorporates the Residential Use above the attached workspace. A Live/Work Dwelling does not include any workspace used for Massage Therapy.

"Dwelling, Multi-Family" and "Multi-Family" means a Building containing fifty (50) or more independent and individual Dwelling Units, or equivalent residential units, including units that are located one over another.

“Dwelling, Primary” means the principal Building, or one of the principal Buildings on a Lot, that contains the Primary Use on the Lot.

"Dwelling, Single-Family" and "Single-Family" means a Building containing one Dwelling Unit occupied by one Family that is not attached to any other Dwelling and is surrounded by open space or Yards.

"Dwelling, Townhome" and "Townhome" means a Dwelling Unit, located on its own Lot or a Condominium, that shares one or more Common Walls with one or more Dwelling Units. Townhome Dwellings are individually owned and do not share common floor/ceilings with other Dwelling Units. A Townhome Structure may include a ground floor commercial Use below the Dwelling Unit if such commercial Use is both allowed in the base zone and is specifically addressed in an approved Development Agreement.

"Dwelling Unit" means a Building or portion thereof, with sleeping and kitchen facilities for the exclusive Use of up to four (4) unrelated persons or one (1) Family. A Dwelling Unit does not include a Hotel, Motel, Lodge, Nursing Home, or Homeless Shelter.

"Dwelling Unit, Accessory" ("ADU") means an additional, self-contained housing unit that is secondary to the Primary Dwelling including Internal ADUs and External ADUs.

"Dwelling Unit, Internal Accessory" means an ADU created:

1. Within a Primary Dwelling;
2. Within the footprint of the Primary Dwelling at the time the Internal ADU is created; and
3. For the purpose of offering a long-term rental of 30 consecutive days or longer.

"Dwelling Unit, External Accessory" means an ADU that is not part of the Primary Dwelling's footprint, or sharing a common wall.

"Education, After School (Children)" means developmental or educational programs for children that occur outside the typical school day.

"Education, Elementary or Secondary" means any school, that meets state requirements for Elementary or Secondary Education.

"Education, Higher (Public)" means a public institution for higher learning—beyond high school—that grants associate's or bachelor's degrees. Public Higher Education includes accredited Community Colleges that grant Certificates of Completion in business or technical fields.

"Education, Preschool" means a school for the instruction of children prior to entrance into kindergarten.

"Education, Technical" means a secondary or higher education facility that primarily teaches skills that prepare students for jobs in a trade. Technical Education includes trade and vocational schools.

"Electronic Cigarette Product" means the same as that term is defined in UCA Section 76-10-101, and as may be amended.

"Electronic Message Center" means a mechanism or device that uses a combination of lights or lighted panels that are controlled electronically to produce words, symbols, or messages that may flash, travel, or scintillate within a given panel area.

"Employment Agency/Temporary Staffing" means a commercial organization that finds jobs for people seeking them, finds people to fill jobs that are open, or supplies employees to other businesses on a temporary basis.

"Equestrian Facility" means a commercial horse, donkey, or mule facility consisting of detached Buildings designed and used to care for such animals. An Equestrian Facility includes horse ranches, boarding stables, riding schools, and exhibition facilities.

"Equipment Sales, Service, and Rental (Heavy and Farm)" means a business primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment. Equipment Sales, Service, and Rental includes accessory storage, maintenance, and service for such equipment.

"Escort Service" means any person who furnishes or arranges for an escort to accompany another individual for: (a) companionship; and (b)(i) a salary; (ii) a fee; (iii) a commission; (iv) for hire; (v) for profit; or (vi) any amount similar to an amount listed in this Title.

"Façade" means that portion of any exterior elevation of a Structure extending from Grade to the top of the parapet, wall, or eaves, and extending the entire width of the Structure's elevations.

"Façade, Distinctly Different Primary" means a Primary Façade that materially differs from other Primary Façades in the same Subdivision. Distinctly Different Primary Façades do not include mirror images.

"Façade, Primary" means the Façade parallel to the Street the Building derives its Street address from and includes the primary entrance for the Building.

"Family" means (a) one (1) person living alone or two (2) or more persons related by blood, marriage, or adoption, according to the laws of the state of Utah; or (b) a group not to exceed four (4) unrelated persons living together as a single housekeeping unit for which a lawfully located off-Street Parking Stall is provided for each person.

"Farmers Market" means the sale of fresh agricultural products directly to the consumer at an open-air market sponsored by the City of South Salt Lake.

"Final Grading" means the last stage of grading soil or gravel prior to Landscaping, the installation of concrete or bituminous paving, or other required final surfacing material.

"Financial Institution" means the provision of financial or banking services to consumers or clients. Financial Institution does not include a Non-Depository Institution such as: Check Cashing, Title Loan, Payday Loan, Pawnshop, or Precious Metal Recycling.

"Fitness Center" means a commercial establishment providing space within a Building, or a portion thereof, for fitness classes, martial arts classes or competition, dance classes, exercise equipment, game courts, swimming facilities, saunas, showers, and lockers.

"Floor Area" means the sum of the gross horizontal areas of each Story of a Building or Buildings, measured from the exterior faces of the exterior walls or from the centerline of Common Walls. Basements, interior balconies and mezzanines, elevator shafts, stairwells, and enclosed Porches are included in Floor Area. Also referred to as "Gross Floor Area."

"Food Processing (Large-Scale)" means an establishment containing a full commercial kitchen, where food is processed or otherwise prepared for eventual human consumption.

"Food Processing (Small-Scale)" means an establishment containing a full commercial kitchen, where food is processed or otherwise prepared for human consumption, within a facility 3,000 square feet or less in size.

"Food Truck/Food Trailer " means a fully enclosed food service establishment on a motor vehicle or on a trailer that a motor vehicle pulls to transport and from which a Food Truck Vendor, standing within the frame of the vehicle, prepares, cooks, sells, or serves food or beverages for immediate human consumption.

"Food Truck Park " means three (3) or more Food Trucks or Trailers that congregate at an established private property location to offer food or beverages for sale to the public.

"Food Truck/Food Trailer Vendor" means a person who prepares, sells, cooks, or serves food or beverages for immediate human consumption from a Food Truck or Trailer.

"Frontage" means that portion of a Lot abutting a Right-of-Way that provides access to the Lot and is ordinarily regarded as the front of the Lot.

"Funeral/Mortuary Home" means a state licensed establishment for the storage of dead human bodies prior to autopsy, burial, cremation, or release to survivors. A Funeral/Mortuary Home also includes the arrangement and management of funerals and may include accessory caretaker facilities.

"Garage, Attached" means a Building or Structure, or portion thereof, used or designed to be used for the parking and storage of motor vehicles that shares a Common Wall with the Primary Structure and is incidental and subordinate to the Primary Use.

"Garage, Detached" means a detached Structure that is on the same Lot and incidental and subordinate to a Primary Building or Primary Use, has legal vehicular access from a public Right-of-Way, and is used and designed for the parking and storage of vehicles.

"Garage, Front Loading" means a Building designed and used for parking vehicles, that is accessed from the front of the Building via a public or private Right-of-Way.

"Garage, Rear Loading" means a Building designed and used for parking vehicles, that is accessed from the rear of the Building from a Private Street, Alley, or driveway.

"Good Cause" means providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to Density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of the City and furthering the health, safety, and welfare of the South Salt Lake community.

"Grade" means (a) the lowest point of elevation of the finished surface of the ground, paving, or sidewalk between the Building and the Property Line; or (b) when the Property Line is more than five (5) feet from the Building, between the Building and a line five (5) feet from the Building.

"Grooming Services (Pets)" means a commercial facility where domestic animals are bathed, clipped, or brushed for the purpose of enhancing their aesthetic value or health.

"Group Home" an establishment that provides residence to individuals with prolonged care needs, is located in a residential area, maintains the residential character of the area, is properly licensed by the state and the City and provides an on-site caregiver for purposes of providing medical and physical assistance due to age and/or disability of the tenant(s). A Group Home does not include a Homeless Shelter or a treatment facility for persons who are actively abusing drugs.

"Guaranty" means a security to ensure completion of work other than public Landscaping and Infrastructure Improvements.

"Hard Surface" means a surface covered with concrete, brick, asphalt, or other Impervious Material.

"Haunted House" means a City licensed business that is advertised to the public as a Haunted House, and for a fee, patrons are directed through a Building, tent, or other similar Structure that contains Halloween-related displays, acts, exhibits, live performances, or other attractions intended to entertain or amuse patrons. A Haunted House does not include a Sexually Oriented Business.

"Historic Building" means any Building listed in the National Register of Historic Places, the Utah State Register of Historic Sites, or designated as a Historic Building by the City Council.

"Historic and Landmark Commission" means the Planning Commission.

"Home Craft Production" means the production of items, materials, or wares, manufactured in a Dwelling or Accessory Structure that does not create an adverse impact on the surrounding neighborhood. Home Craft Production includes but is not limited to: laser engraving, etching and cutting, 3D printing, wood and metal work, jewelry making, textile arts, ceramics, light furniture assembly, and small Cottage Food Production in a Dwelling as defined by the state of Utah and subject to approval by the Salt Lake County Health Department.

"Home Occupation, Category I" means any business carried on entirely within a Dwelling by occupants of such Dwelling that is clearly incidental and secondary to the Residential Use of the Dwelling, has no outside impacts on the neighborhood in which it is located, and does not change the character of the Dwelling or the neighborhood in which it is located. Home Occupation, Category I does not involve any clients/customers going to the Dwelling.

"Home Occupation, Category II" means any business carried on entirely within a Dwelling by occupants of such Dwelling that is clearly incidental and secondary to the Residential Use of the Dwelling, has no outside impacts on the neighborhood in which it is located, and does not change the character of the Dwelling or the neighborhood in which it is located. Home Occupation, Category II includes clients/customers going to the Dwelling.

"Homeless Shelter" means a facility that is professionally designed, constructed, and managed to safely provide homeless individuals temporary overnight accommodation, on a site selected by and funded through the Utah Homeless Coordinating Committee, with the concurrence of the housing and community development division of the Department of Workforce Services. A Homeless Shelter is not Adult Day Care or Day Treatment.

"Horticulture/Produce Sales" means the commercial production of fruits, vegetables, flowers, nursery stock, or cultured sod.

"Hospital, Specialty" means a business, licensed by the state of Utah, that meets the state definitions for Rehabilitation, Long-Term Acute Care, Orthopedic, or Critical Access Specialty Hospitals.

"Hotel" means a Building containing 15 or more sleeping rooms, each accessed from within the Building, for the occupancy of guests on a nightly basis for a fee. A Hotel is not a Homeless Shelter.

"Hotel, Extended-Stay" means a Building containing 15 or more sleeping rooms, each accessed from within the Building, for the occupancy of guests on a nightly basis for a fee that also contain kitchen facilities for food preparation including, but not limited to, refrigerators, stoves, and ovens. Extended Stay Hotel does not include a Motel or a Homeless Shelter.

"Impervious Surface" means concrete or asphalt.

"Improvement Completion Assurance" means a cash deposit, or other financially equivalent security to ensure the proper completion of public Landscaping or an Infrastructure Improvement required as a condition precedent to: (a) recording a Subdivision Plat; or (b) Development of a commercial, industrial, Mixed-Use, Condominium, or Multi-Family Dwelling project.

"Improvement Warranty" means an Applicant's unconditional warranty that the Applicant's installed and accepted Landscaping or Infrastructure Improvement: (a) complies with the municipality's written standards for design, materials, and workmanship; and (b) will not fail in any material respect, as a result of poor workmanship or materials, within the Improvement Warranty Period.

"Improvement Warranty Period" means a period: (a) no later than one year after the City's acceptance of required Landscaping; or (b) no later than one year after the City's acceptance of required infrastructure, unless the City: (i) determines for Good Cause that a one-year period would be inadequate to protect the public health, safety, and welfare; and (ii) has substantial evidence, on record: (A) of prior poor performance by the Applicant; or (B) that the area upon which the infrastructure will be constructed contains suspect soil and the City has not otherwise required the Applicant to mitigate the suspect soil.

"Impound and Tow Lot" means a Parcel of land or a Structure that is used for the temporary (less than 30 days) storage of motor vehicles awaiting insurance adjustment, transport to a repair shop, or to be claimed by titleholders or their agents. Impound and Tow Lot does not include the permanent storage of motor vehicles.

"Infrastructure Completion Agreement" means an agreement between the City and a property Owner to install improvements secured by a cash deposit or another financial-equivalent approved method, in an amount corresponding to the City's estimate to install required Landscaping and Infrastructure Improvements.

"Infrastructure Improvement" means permanent infrastructure that an Applicant must install: (a) pursuant to published installation and inspection specifications for Public Improvements; and (b) as a condition of: (i) recording a Subdivision Plat; or (ii) Development of a commercial, industrial, Mixed-Use, Condominium, or Multi-Family Dwelling project.

"Jail" means a state licensed facility for judicially required detention or incarceration of people, where inmates and detainees are under 24-hour supervision by professionals, except when on approved leave.

"Juvenile Detention Facility" means a state operated facility, for judicially required detention of delinquent juveniles.

"Landscaping" means the finishing and adornment of unpaved Yard areas. Landscaping includes any combination of living elements such as grass, trees, shrubs, and flowers, that are generally not considered to be weeds or noxious plants. Landscaping may also include rocks, water features, benches, Berms, or other similar structural features that create an attractive and pleasing environment.

"Landscape Plan" means a plan clearly and accurately depicting the proposed location, type, and size of new and existing trees, shrubs, and ground cover to be planted on the site and a complete water efficient irrigation system plan, pursuant to Chapter 17.06 of the Municipal Code.

"Landscaped Area" means the entire Lot or Parcel, less the Building footprint, driveways, non-irrigated portions of Parking Lots, hardscape (such as decks and patios), and other Impervious Surfaces. Water features are included in the meaning of Landscaped Area.

"Land Use Decision" means an administrative decision of a land use authority regarding: (a) a Land Use Permit; (b) an Application; or (c) the enforcement of a Land Use Regulation, Land Use Permit, or Development agreement.

"Land Use Decision, Final" means the written decision of the appeal authority regarding a Land Use Decision.

"Land Use Map" means the map adopted by the City Council identifying the location of all land use districts within the City.

"Land Use Matrix" means the table of land use categories and land use districts located within Chapter 17.03 of the Municipal Code.

"Land Use Permit" means a permit issued by the land use authority.

"Land Use Regulation" means an ordinance, law, map, resolution, specification, fee, or rule, in any provision of the South Salt Lake Municipal Code, that governs the Use or Development of land, including the adoption or amendment of a Land Use Map.

"Lattice Tower" means a self-supporting, multi-sided, open steel frame Structure used to support telecommunications equipment.

"Library" means a public, nonprofit Building constructed to house literary, musical, artistic, or reference materials.

"Live Plant Material" means any combination of living elements such as turf grass, ornamental grass, shrubs, trees, and flowers that are generally not considered to be weeds or noxious plants.

"Lot" means a tract of land described as such in a recorded Subdivision Plat.

"Lot Area" means the total area contained within a Lot, typically expressed in square feet or acres.

"Lot, Corner" means a Lot situated on two (2) or more improved public or Private Streets, the interior angle of such intersection not exceeding 135 degrees (135°).

"Lot Depth" means the minimum distance measured from the Front Property Line to the Rear Property Line of the same Lot.

"Lot, Interior" means a Lot that fronts on a Street, other than a Corner Lot.

"Lot Line" means any line defining the boundaries of a Lot.

"Lot Line Adjustment" means a relocation of a Lot Line boundary between adjoining Lots or Parcels, whether or not the Lots are located in the same Subdivision, in accordance with UCA § 10-9a-608, with the consent of the Owners of record. A Lot Line Adjustment does not authorize the relocation of a boundary line that:

1. Creates an additional Lot; or

2. Constitutes a Subdivision.

"Lot, Through/Double Frontage" means an Interior Lot with Frontage on two (2) approximately parallel public or private Rights-of-Way, excluding an Alley.

"Low Power Radio Services Facility" means an unmanned Structure which consists of equipment used primarily for the transmission, reception, or transfer of voice or data through radio wave or wireless transmissions.

"Maintenance Facility, Vehicle/Transit" means any Building, premises, or land upon which a unit of government: (a) services or maintains motor vehicles or transit equipment; or (b) stores vehicles or equipment used for servicing off-site facilities or infrastructure.

"Manufactured Home" means a transportable, factory-built Dwelling Unit constructed on or after June 15, 1976, in one or more sections, which: (a) in the traveling mode, is eight feet or more in width or 40 feet or more in length, or when erected on site, is at least 400 square feet; and (b) is designed to be used as a Dwelling with a permanent foundation, connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.

"Manufactured Home Park" means any area or tract of land used or designed to accommodate two (2) or more Manufactured or Mobile Homes, for Dwelling or sleeping purposes, regardless of whether a fee is paid for such accommodation.

"Manufacturing, Major" means the manufacturing, fabrication, processing, or assembly of materials in a raw form in a manner that creates greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Major Manufacturing does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis, or tobacco products.

"Manufacturing, Minor" means any business engaged in research and development, manufacturing, processing, fabrication, packaging, or assembly of goods that do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Minor Manufacturing does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis, or tobacco products.

"Massage Therapy" means a business, located within a licensed Medical Office, where state licensed massage therapists, physical therapists, medical doctors, or chiropractors, perform nonmedical and nonsurgical manipulative exercises on the muscle or tissue of the human body for other than cosmetic or beautifying purposes. Massage Therapy does not include Reiki.

"Master Plan" means the Site Plan, elevations, and regulations approved by the City for a specific Master Planned Mixed-Use Development.

"Material, Primary" means any material that occupies at least 60 percent of the exterior Façade(s) of a Building or Structure.

"Material, Secondary" means any material that occupies no more than 20 percent of the exterior Façade(s) of a Building or Structure.

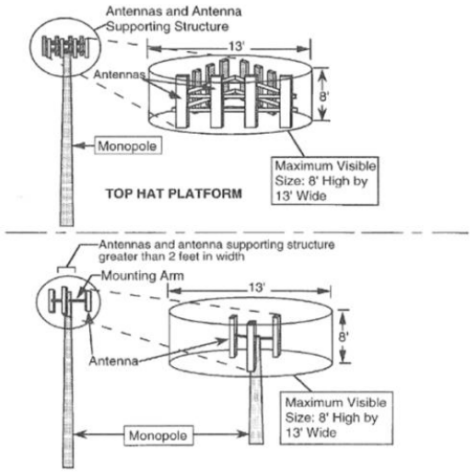
"Mixed-Use" and "Mixed-Use Development" means a Development project that includes a Residential Use combined with one or more of the following Uses: Retail, service, or office; that integrates critical massing of physical and functional components into a coherent plan that promotes walkability through uninterrupted pedestrian connections; and reduces traffic and parking impacts.

~~"Mobile Home" means a transportable, factory-built Dwelling Unit built prior to June 15, 1976, in accordance with a state mobile home code that existed prior to the HUD code.~~

"Mobile Home" means a factory assembled structure or structures equipped with the necessary service connections and made so as to be readily movable as a unit or units on its (their) own running gear and designed to be used as a dwelling unit(s) without a permanent foundation. A modular home transported on wheels to its foundation shall not be considered a Mobile Home.

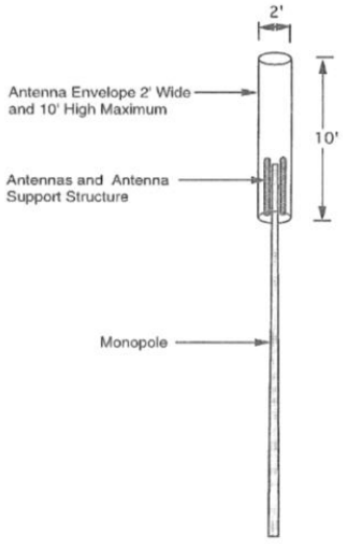
"Monopole" means a single, self-supporting, cylindrical pole that acts as the support Structure for Antennae.

"Monopole, Major" means a Monopole with Antennae or Antenna support Structures, which exceed two feet (2') in width, but not more than 15 feet in width, and with a maximum vertical length of eight feet (8'), viewed from the same elevation as the Antennae and Antenna support Structure.




**MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES EXCEEDING 2 FEET IN WIDTH**

"Monopole, Minor" means a Monopole with Antennae and Antenna support Structures, which do not exceed two feet (2') in width and ten feet (10') in vertical length, viewed from the same elevation as the Antennae and Antenna support Structure.




**MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURE LESS THAN 2 FEET IN WIDTH**

"Motel" means a Building or series of Buildings in which temporary, over-night accommodation is offered for a fee, that provides direct independent access to, and adjoining parking for, each rental unit.

"Movie Studio/Sound Stage" means a Building primarily used for motion picture, television, video, sound, computer, and other communications media production, including the construction and use of indoor sets. A Movie Studio or Sound Stage does not include a Sexually Oriented Business.

"Museum" means a Building or group of Buildings that house objects of cultural, historical, artistic, or scientific interest.

"Nature Center" means an establishment designed expressly for and used principally to educate and connect visitors with the natural environment.

"Noncomplying Structure" means a Structure that legally existed before its current land use designation and because of one or more subsequent Land Use Regulation changes, does not conform to Setback, height restrictions, or other regulations, excluding those regulations that govern the Use of land.

"Nonconforming Use" means a Use of land that: (a) legally existed before its current land use designation; (b) has been maintained continuously since the time the Land Use Regulations governing the land changed; and (c) because of one or more subsequent Land Use Regulations changes, does not conform to the regulations that now govern the Use of land.

"Non-Contributory Structure" means a Structure that is not contributing or is ineligible for registry to the Historic and Landmark District, as deemed by the Historic and Landmark Commission, or as a result of a historic survey by a certified architectural historian. Non-Contributory Structure status is typically due to the Structure not being built during the historic period (50 years or older), having major alterations or additions, and/or the Structure no longer retains historic integrity.

"Non-Depository Institution" means a business, other than a Financial Institution, that is registered by the state of Utah pursuant to the Check Cashing and Title Lending Registration Act. Included in Non-Depository Institutions:

1. "Check Cashing Business" means a person or business that, for compensation, engages in cashing a check for consideration or extending a Deferred Deposit Loan. Check Cashing does not include depository institutions, as defined by the state of Utah, Financial Institutions, or a Retail seller engaged primarily in the business of selling goods or services to Retail buyers that cash checks or issue money orders for a minimum flat fee not exceeding one percent of the check or one dollar ($1.00) as a service fee that is incidental to its main purpose or business.
2. "Payday Loan Business" means an establishment providing loans to individuals in exchange for personal checks or assignment of wages as collateral.
3. "Title Loan Business" means an establishment providing short-term loans to individuals in exchange for the title of a motor vehicle, motor home, or other motor vehicle as collateral.
4. "Deferred Deposit Loans" means a business that conducts transactions where a person presents to a check casher a check written on that person's account or provides written or electronic authorization to a check casher to affect a debit from that person's account using an electronic payment and the check casher provides the maker an amount of money that is equal to the face value of the check or the amount of the debit less any fee or interest charged for the transaction and agrees not to cash the check or process the debit until a specific date.

"Nursery, Commercial" means a Business that grows and sells trees, shrubs, flowers, ground cover, and other similar plants. A Commercial Nursery also includes the sale of related products, including fertilizers, mulch, and landscape decoration. A Commercial Nursery does not include growing or selling federally controlled substances.

"Nursing Home" means a long-term, intermediate care/nursing facility, licensed by the State of Utah, for the care of individuals who due to illness, advanced age, disability, or impairment require assistance and/or supervision on a 24 hour per day basis. A Nursing Home includes skilled nursing facilities, elderly care facilities, convalescent homes, and rest homes. A Nursing Home does not include: Adult Daycare or a Homeless Shelter.

"Occupiable Space" means an enclosed space in which individuals congregate for amusement, education, habitation, or similar purposes, or in which the occupants are engaged in labor.

"Office, Medical, Dental, Health Care" means a Building, or portion thereof containing, offices and facilities for providing medical, dental, or psychiatric services supervised by a licensed M.D./D.O., D.C., D.D.S./D.M.D.,

N.D./N.M.D., D.P.T., D.P.M., NP, PA, O.D, ACMHC, CMHC, AMFT, or LMFT for outpatients only. A Medical or Dental Health Care Office does not include overnight care of patients.

"Office, Professional" means a Building or portion thereof that houses firms or organizations providing professional services to individuals and businesses, where a majority of client contact occurs at the office including advertising, accounting, architecture, law, insurance, real estate, investment, engineering, and computer services. A Professional Office does not include technical, medical, or dental offices.

"Open Space, Common" means an area of land, including Landscaping, outdoor recreation areas, club houses, private roads, and sidewalks, within a Lot or Parcel that is commonly owned and used by the residents and guests of the Development.

"Open Space, Public" means an area of land or water that may be used by the public for passive or active recreation, conservation, Landscaped Areas, preserves of the natural environment, or scenic land.

"Open Space, Usable" means an area of land within a Lot or Parcel, that is intended to be used as outdoor space for the benefit of the Owners or tenants of a Development. Usable Open Space may include Landscaped Areas, shade structures, play equipment, play courts, landscaped plazas, Accessory Structures, and stormwater facilities that function as Usable Open Space. Usable Open Space does not include Setbacks, Buffers, Parking, driveways, or any privately-owned spaces.

"Overlay District" means an area designated on the Land Use Map, where certain additional requirements or Uses are added to a base zoning district.

"Owner" means the property owner of record.

"Owner Occupied Residential Development" means those Developments wherein each Dwelling Unit is Subdivided and recorded with a unique tax Parcel identification number.

"Parcel" means any real property that is not a Lot or Condominium.

"Parcel Boundary Adjustment" means a recorded agreement between the Owners of adjoining Parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with UCA § 57-1-45, if no additional Parcel is created and:

1. None of the property identified in the agreement is Subdivided Land; or
2. The adjustment is to the boundaries of a single person's Parcels; and
3. Does not mean an adjustment that:
    a. Creates an additional Parcel; or
    b. Constitutes a Subdivision.

"Park and Ride" means an off-Street Parking Lot or Parking Structure, owned and operated by Utah Transit Authority, the state, or South Salt Lake City, that is designed for parking automobiles, the occupants of which transfer to public transit to continue their travel.

"Park Strip" means the Landscaped Area within a public Right-of-Way located between the back of the Street curb and the sidewalk, or, in the absence of a sidewalk, located between the back of the Street curb and the Property Line.

"Parking Area" means a public or private area, associated with a Building or Structure, that is designed and used for parking motor vehicles. Driveways, Garages, and Parking Lots are Parking Areas.

"Parking Lot" means an off-Street, paved area, used for parking more than four (4) automobiles at one time, that is available for public Use whether free, for compensation, or as an accommodation for clients or customers.

"Parking, Public" means a Parking Area designated for public use.

"Parking, Reciprocal Access" means an off-Street Parking Lot that services two or more commercial properties that share an unobstructed Property Line so that the Parking Areas are accessible to both properties.

"Parking, Shared" means the Development and Use of Parking Areas for joint Use by two (2) or more businesses or residents of adjacent properties.

"Parking Stall" means a designated spot within a Parking Area for parking one motor vehicle, that meets the dimensional requirements of this Title.

"Parking Structure" means a standalone, multi-level Structure designed and used for temporarily parking motor vehicles.

"Pawn Broker" means a person or business that engages in the following activities:

1. Loans money on one or more deposits of personal property;
2. Deals in the purchase, exchange, or possession of personal property on condition of selling the same property back again to the pledger or depositor;
3. Loans or advances money on personal property by taking chattel mortgage security on the property and takes or receives the personal property into his possession, and who sells the unredeemed pledges;
4. Deals in the purchase, exchange or sale of used or secondhand merchandise or personal property; or
5. Engages in a licensed business enterprise as a Pawnshop.

"Pawnshop" means the physical location or premises where a Pawn Broker conducts business.

"Permanent Supportive Housing" means long term, community-based housing that also provides supportive services for homeless persons with disabilities and enables special needs populations to live as independently as possible in a permanent setting. Permanent Supportive Housing does not include a Homeless Shelter.

"Petitioner" means a Petition to (a) enact, amend, or repeal a Land Use Regulation; or (b) modify the General Plan.

"Pharmacy" means any place where a state licensed pharmacist (a) dispenses drugs, (b) provides pharmaceutical care, or (c) processes or handles drugs for eventual use by a patient. A Pharmacy does not include production of federally regulated substances, nor the sale of Cannabis or Cannabis related products.

"Place of Worship" means a meetinghouse, church, temple, mosque, synagogue, or other permanent Structure used primarily for regular religious worship.

"Plat" means a map or other geographic representation of land or land and Condominium units that a licensed land surveyor prepares in accordance with UCA § 10-9a-603.

"Plat, Final" means a Plat approved by the Planning Commission.

"Plat Amendment" means the combining of existing, properly subdivided Lots into one or more Lots or the amendment of recorded Final Plat notes or other recorded Final Plat elements.

"Porch" means a roofed area, open on three-sides, that is attached to and derives access from a Building.

"Portable Container" means a large, fully enclosed, durable, reusable receptacle that is typically prefabricated for the purpose of transporting or storing freight or other goods and not for human occupancy. Portable Container does not include a waste receptacle, dumpster, or similar container.

"Poultry, Urban" means the keeping of up to six (6) hens on a residential Lot or Parcel, by the Owner of such residential Lot or Parcel, for egg harvesting or companionship, and not for on-site slaughter.

"Precious Metal Recycling" means a business that purchases precious metals from the general public for recycling and refining. Precious Metal Recycling does not include Financial Institutions, a purchaser of precious metals who purchases from a seller seeking a trade-in or allowance, jewelry manufacturers, manufacturers of other items composed in whole or in part of gold, silver, or platinum, or a purchaser of precious metals for his/her own use or ownership and not for resale or refining.

"Printing, Large Scale" means a business specializing in reproduction of written or graphic materials on a custom order basis for individuals or businesses. Large Scale Printing includes photocopy, blueprint, offset printing, publishing, binding, and engraving.

"Property Line" means a boundary line of a Parcel or Lot. See also Lot Line.

"Property Line, Corner" means a boundary of a Lot or Parcel that is approximately perpendicular to the Front Property Line and is directly adjacent to a public Right-of-Way, other than an Alley or railroad.

"Property Line, Front" means the boundary of a Lot or Parcel abutting a Right-of-Way, other than an Alley or lane, from which the required Setback or Build-to Standard is measured.

"Property Line, Rear" means the boundary of a Lot or Parcel that is approximately parallel to the Front Property Line. The Rear Property Line that separates Lots from one another or separates a Lot from an Alley.

"Property Line, Side" means the boundary of a Lot or Parcel that is approximately perpendicular to the Front and Rear Property Lines.

"Protective Housing Facility" means a facility operated, licensed, or contracted by a governmental entity, or operated by a charitable, nonprofit organization, limited to no more than twelve (12) occupants at any one time, that provides temporary, protective housing exclusively to:

1. Abused or neglected children awaiting placement in foster care;
2. Pregnant or parenting teens;
3. Victims of sexual abuse; or
4. Victims of domestic abuse.

"Public Improvement" means any Structure, Street, curb, gutter, sidewalk, water or sewer line, storm sewer, public Landscaping, flood control facility, and other similar facility for which the City may ultimately assume responsibility, or which may affect a City improvement.

"Public Utility Easement" means the area on a recorded Plat, map, or other recorded document that is Dedicated to the use and installation of Public Utility Facilities or accessory equipment.

"Public Utility Facility" means any Structure or Building used by a public utility agency to (a) store, distribute, or generate electricity, gas, or telecommunications, and any related equipment, or (b) to capture, pump, or to otherwise engage in all aspects of treating and distributing water or effluent. A Public Utility Facility does not include storage or treatment of solid or hazardous waste.

"Recording Studio" means a Building, or portion thereof, used by a Business primarily engaged in producing music, publishing music, or other sound recording services. This may also include space for music rehearsal; however, no rehearsal shall be advertised as a live performance or performed in front of an audience not engaged in producing, publishing, or recording such music.

"Recreation Center" means an establishment that provides a variety of recreation and fitness activities including activities within a Structure as well as incidental and subordinate outdoor recreational activities on the same Lot.

"Recreational Vehicle" means a vehicular unit primarily designed as a temporary dwelling for travel, recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle.

"Recycling Collection/Drop-Off Facility" means a facility, entirely contained within a Building, that collects recyclable materials for transport to a separate location for processing and recovery. Recyclable materials include glass, plastic, paper, cloth, and other materials collected for recovery and re-use. This definition does not include two (2) or fewer: a) newspaper recycling bins or b) other similar self-service recycling bins that are not staffed by on-site employees.

"Rehabilitation Center" means a facility licensed by the state to provide temporary occupancy and supervision of adults or juveniles to deliver rehabilitation, treatment, or counseling services that are overseen by a

state licensed practitioner Rehabilitation Centers provide services related to delinquent behavior, alcohol and drug abuse, conditions resulting from alcohol or drug abuse, sex offenses, sexual abuse, or mental health. A Rehabilitation Center does not include a Homeless Shelter or Transitional Care and Rehabilitation.

"Residential Density" means the average number of Dwelling Units allowed per acre of land in a particular Development.

"Restaurant" means a business in which food is prepared and sold for consumption on the premises.

"Retail" means the sale of goods or services directly to the consumer, that generates point-of-sale sales tax revenues for South Salt Lake City. Retail does not include "Auto Body Repair", "Automotive Restoration" "Automotive Service and Repair" or "Automotive Service Station (Non-Mechanical)".

"Retail, Accessory" means a business engaged in the selling or rental of goods and/or merchandise. An Accessory Retail business is a maximum of 1,000 square feet and is subordinate and incidental to a Primary Use other than Retail.

"Retail, General" means a business, that occupies a Building greater than 60,000 square feet, that provides goods, including tobacco products and/or alcohol to other businesses in wholesale trade or directly to the consumer. General Retail includes membership warehouse clubs. General Retail does not include "Auto Body Repair", "Automotive Restoration" "Automotive Service and Repair" or "Automotive Service Station (Non-Mechanical)".

"Retail, Neighborhood" means a neighborhood-Scale Retail establishment, that occupies a Building, or portion thereof, less than 60,000 square feet, engaged in the selling of goods or merchandise, but not alcohol or tobacco products, to other businesses in wholesale trade or directly to the consumer. Neighborhood Retail does not include "Auto Body Repair", "Automotive Restoration" "Automotive Service and Repair" or "Automotive Service Station (Non-Mechanical)".

"Retention Area" means a pond, pool, or basin used for the permanent storage of water runoff.

"Right-of-Way" means a strip of land acquired by reservation, Dedication, prescription, easement, or condemnation that is intended to be occupied by a Street, trail, sidewalk, Park Strip, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar uses.

"Roof-Mounted Antenna" means an Antenna or series of individual Antennae mounted on a roof, mechanical room, or penthouse of a Building.

"Scale" means the size of a Building, Structure, Street, sign, or other element compared to the proposed and the existing built environment.

"Screening" means a method of visually shielding or Buffering one abutting or nearby Structure or Use from another by fencing, walls, Berms, or densely planted vegetation.

"Secondhand Merchandise Dealer" means an Owner or operator of a business, that occupies no less than 3,000 square feet, and that: (a) deals in the purchase, exchange, or sale of used or secondhand merchandise or personal property; and (b) is not a Pawn Broker. Secondhand Merchandise Dealer does not include:

1. The Owner or operator of an antique shop;
2. Any class of businesses exempt by administrative rule under Section 13-32a-112.5 (Utah Code Ann.) or its successor;
3. Any person or entity who operates an Auction House, flea market, or vehicle, vessel, and outboard motor dealer as defined in Section 41-1a-102 (Utah Code Ann.) or its successor;
4. The sale of secondhand goods at events commonly known as "garage sales", "yard sales", or "estate sales";
5. The sale or receipt of secondhand books, magazines, or post cards;

6. The sale or receipt of used merchandise donated to recognized nonprofit, religious, or charitable organizations or any school-sponsored association, and for which no compensation is paid;
7. The sale or receipt of secondhand clothing and shoes;
8. Any person offering his own personal property for sale, purchase, consignment, or trade via the Internet;
9. Any person or entity offering the personal property of others for sale, purchase, consignment, or trade via the Internet, when that person or entity does not have, and is not required to have, a local business or occupational license or other authorization for this activity;
10. Any Owner or operator of a Retail business that contracts with other persons or entities to offer those persons' secondhand goods for sale, purchase, consignment, or trade via the Internet;
11. Any dealer as defined in Section 76-6-1402 (Utah Code Ann.) or its successor, which concerns scrap metal and secondary metals; or
12. The purchase of items in bulk that are:
    a. Sold at wholesale in bulk packaging;
    b. Sold by a person licensed to conduct business in Utah; and
    c. Regularly sold in bulk quantities as a recognized form of sale.

"Setback" means the minimum allowable distance between a Structure and the closest Property Line, edge of curb, or platted public or private Right-of-Way.

"Sexually Oriented Business" means any business defined as such in Chapter 5.01 of the Municipal Code.

"Short-Term Rental" means renting all or portion of a property for less than thirty (30) days at a time.

"Sign" means any advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface, or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service. A Sign shall also include the structure, supports, lighting system, and any attachments, ornaments, or other features used to draw the attention of observers. A Sign does not include a flag, badge, or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

"Sign, Abandoned/Non-Maintained" means any of the following:

1. A Sign that no longer identifies or advertises a current, Active Business located on the property on which the Sign is situated;
2. A Sign for which no legal Owner can be found;
3. Signs for which required licenses have not been maintained for at least one year;
4. A Sign in poor condition displaying peeling paint, rust, and or other evidence of neglect; or
5. Signs considered abandoned or non-maintained as defined by the state of Utah.

"Sign, Animated" means any Sign that uses movement or change of lighting to depict action or to create a special effect or scene (compare with "Flashing Sign").

"Sign Area" means the total area of any Sign, excluding the minimum frame and supports.

"Sign, Attached" means any Sign that is fastened, attached, connected, or supported in whole or in part to a Building or Building component and includes, but is not limited to, the following:

1. Awning Signs;
2. Canopy Signs;

3. Extended Signs;
4. Flat Signs;
5. Marquee Signs;
6. Roof Signs (allowed only as a special exception);
7. Window Signs; and
8. Painted Wall Signs (allowed only as a special exception).

"Sign, Detached" means any Sign not attached to a Building or Building component and supported permanently upon the ground by poles or braces. A Detached Sign may consist of more than one Sign panel, provided all such Sign panels are attached to one common integrated Sign structure. The total area of all such panels may not exceed the maximum allowable Sign Area specified for the location for Detached Signs. Detached Signs include but are not limited to:

1. Pole Signs;
2. Ground Signs; and
3. Low-profile Signs.

"Sign, Directional (Off-Premise)" means a Sign containing no more than a logo, a name, and directions to the institution or business and is located not located on the same property as the institution or business is located.

"Sign, Incidental " means a small Sign, emblem, or decal informing the public of goods, facilities, or services available on the premises. Examples of Incidental Signs include: a credit card Sign, a Sign indicating hours of business, or residential Signs that are limited and temporary in nature such as "Welcome Home" or "It's a Boy!"

"Sign, Nonconforming " means a Sign or a Sign Structure or portion thereof lawfully existing at the time this Title became effective that does not conform to all height, location, placement, construction standards, area, and Yard regulations prescribed in this Title and in the district in which it is located.

"Sign, Roof" means a Sign erected partly or wholly on or over the roof of a Structure, including Detached Signs that rest on or overlap 12 inches or more.

"Sign, Temporary" means and includes any sign, with or without frames, intended to be displayed out of doors for a short period of time and shall be limited to the following:

1. A banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wall board or other light materials;
2. Balloons;
3. Festoons; and
4. Any Sign not permanently attached to a support or Building as required by this Title.

"Sign, Wall (painted)" means a Sign that is painted on a wall or is painted without a frame or separation from the wall or facing so that it appears to be painted on a wall.

"Sign, Window" means a Sign that is attached to or painted on a window or door or is located within a Building and is visible from the exterior of the Building through a window or door.

"Significant Vegetation" means any large tree of six-inch (6") caliper or greater, grove of five (5) or more smaller trees each of less than six-inch (6") caliper, or clump of oak or maple trees covering an Area of 50 square feet as measured to their canopy driplines.

"Site Plan" means a plan that outlines the Use and Development of any tract of land within South Salt Lake City for the purposes of determining compliance with this Code.

"Slaughterhouse/Animal Processing " means any facility where livestock or poultry are slaughtered and prepared for distribution to butcher shops, processing facilities, or Retail sales establishments such as grocery stores. A Slaughterhouse is entirely enclosed with a Building and may include packing, treating, storage, on-site sale of animal by-products, or tanning of animal skins and hides.

"Solar Energy System" means an energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy to meet a Structure's energy demands. A Solar Energy System includes systems that are integrated into a Building or Structure, as well as those that are mounted outside of a Building or Structure.

"Specialty Recreational Installation" means a Structure dedicated to the support of one or more outdoor recreational pursuits. Specialty Recreational Installation is limited to a pavilion, bicycle-share/rental Structure, active nature-play Structure, animal or ecosystem observation Structure, amphitheater and built trail improvement. Specialty Recreational Installation does not include any Structure dedicated to the support of camping or overnight recreational pursuits.

"Storage, Outdoor" means the keeping of any components, products, debris, materials, merchandise, equipment, vehicles, or trailers in any unenclosed area outside of a Structure on a subject parcel.

"Storage Facility, Indoor Climate Controlled" means a Building used to provide separate, indoor climate controlled storage areas for individuals or businesses that is designed for direct, private access by the tenant to each unit from an enclosed corridor.

"Storage Facility, Outdoor" means an outdoor equipment yard, depository, stockpiling or storage of materials and products, or contractor's yard. Outdoor Storage Facilities include the storage of items used for non-Retail or industrial trade, merchandise inventory, or bulk materials such as sand, gravel, and other building materials. Storage Facility, Outdoor does not include the outdoor storage of motor vehicles. Storage Facility, Outdoor does not include a business that is designed for direct, private access by the tenant to each unit.

"Storage Facility, Warehouse" means a Building that is primarily used for the indoor storage of goods and merchandise and includes a distribution facility. A Storage Warehouse does not include outdoor storage of any kind.

"Story" means the vertical measurement between floors taken from finish floor to finish floor. For the top Story, the vertical measurement is taken from the top finish floor to the top of the wall Plate of the roof.

"Street" means any improved public Right-of-Way for vehicular traffic or any private Right-of-Way Dedicated and improved to City standards that provides Access to property.

"Street, Arterial" means a Street designated in the Master Streets Plan as a controlled-access highway or major Street parkway.

"Street, Cul-de-Sac" and "Cul-de-Sac" means a minor terminal (dead end) Street with a turn-around.

"Street, Freeway" means a Street with fully controlled access designed to link major destination points.

"Street, Local" means a Street that is designated as such in the Master Streets Plan.

"Street, Major Collector" means a Street that is designated as such in the Master Streets Plan.

"Street, Minor Collector" means a Street, that is designated as such in the Master Streets Plan.

"Street, Private" means a Right-of-Way that has been improved to City standards and Dedicated by a recorded Plat as a private access, with the right of public use, to serve specific property.

"Street, Public" means a Right-of-Way that has been Dedicated to the City by Plat, or that the City has acquired by prescriptive right, deed, or other form of legal Dedication.

"Streetscape" means the visual elements of a Street, including paving materials, adjacent space on both sides of the Street, Landscaping, retaining walls, sidewalks, Building Façades, lighting, medians, Street furniture, and signs that, in combination, form the Street's character.

"Structure" means anything constructed or erected that is permanently affixed to the ground in any manner. A Structure includes a Building.

"Structure, Accessory" means a Structure that: (1) is clearly incidental and subordinate to a Primary Building located on the same Lot or Parcel; (2) is operated and maintained under the same ownership as Primary Building and the Primary Use; (3) houses an Accessory Use only; (4) contains no living space; (5) is not attached to a Primary Building; and (6) is at least 200 square feet. Accessory Structures include garages and sheds.

"Structure, Primary" means a Structure that houses the Primary Use associated with the Lot or Parcel.

"Structure, Temporary" means any physical space that is constructed without a foundation or footings, or that contains a hitch, wheels, or trailer base, and can be removed from a location when the designated time period, activity, or Use for which the Structure was erected ceases.

"Subdivided Land" means the land, tract, or Lot described in a properly recorded Subdivision Plat.

"Subdivision" means any land that is divided, re-subdivided, or proposed to be divided into one or more Lots, Parcels, sites, units, plots, or other division of land for the purpose—whether immediate or future—for sale, lease, or Development. A Subdivision includes the division or Development of residential or non-residential zoned land by deed, metes and bounds description, devise and testacy, map, Plat, or other recorded instrument.

"Tailoring Shop" means a business that primarily engages in clothing alteration, clothing repair, and made-to measure clothing or other garments.

"Tattoo Shop/Parlor" means any location, place, area, Structure, or business used for the practice of tattooing or the instruction of tattooing. Tattoo Shop/Parlor does not include businesses that primarily engages in permanent cosmetics application to restore eyebrows or enhance lips or eyelines.

"Theater, Live Performance" means an establishment for the performance of dramatic, dance, music, or other live performances with fixed seating for audiences. Live Performance Theaters do not include Sexually Oriented Businesses or Movie Theaters.

"Theater, Movie" means a Building, or portion thereof, devoted to showing motion pictures for a fee. Movie Theaters include Accessory Uses such as food, beverage, and other concession sales.

"Tobacco Shop" means a tobacco retailer whose business involves the sale of tobacco products and includes the incidental and subordinate sale of related tobacco products. A tobacco shop also includes an incidental and subordinate social/lounge room for smoking on the premises. A Tobacco Shop does not include tobacco specialty retail.

"Tobacco Specialty Retail" means a commercial establishment in which:

1. Sales of tobacco products, Electronic Cigarette Products, and nicotine products account for more than thirty-five (35) percent of the total quarterly gross receipts for the establishment;
2. Twenty (20) percent or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products, Electronic Cigarette Products, or nicotine products;
3. Twenty (20) percent or more of the total shelf space is allocated to the offer, display, or storage of tobacco products, Electronic Cigarette Products, or nicotine products;
    a. The commercial establishment: holds itself out as a retail tobacco specialty business; and
    b. Causes a reasonable person to believe the commercial establishment is a retail tobacco specialty business;
4. Any flavored Electronic Cigarette Product is sold; or
5. The retail space features a self-service display (as that term is defined in UCA Section 76-10-105.1, or any amendment thereto) for tobacco products, Electronic Cigarette Products, or nicotine products.

"Trailer" means any object designed to be towed or pulled behind a vehicle, and designed to travel along the ground by use of wheels, treads, runners, or slides. "Trailer" includes semi-trailers.

"Transitional Housing" means a facility that provides free temporary housing to homeless persons for at least thirty (30) days while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A Transitional Housing facility does not include:

1. A Homeless Shelter;
2. A Dwelling Unit provided to a Family for its exclusive use as part of a transitional housing program for more than one hundred eighty (180) days;
3. A Residential Facility for Persons with a Disability;
4. Permanent Supportive Housing; or
5. Assisted Living Facilities.

"Transitional Care and Rehabilitation" means a facility that provides mental health services or drug rehabilitation and treatment to homeless persons.

"Turf Grass" means a variety of grasses—such as Kentucky bluegrass or perennial rye grass—grown to form turf, or lawn, as opposed to tufted ornamental grass.

"Upholstery Shop" means a business that repairs and replaces upholstery for household and office furnishings. Upholstery Shop does not include motor vehicle upholstering or repair.

"Use" means the purpose or purposes for which land or Structures are approved, occupied, maintained, arranged, designed, or intended.

"Use, Accessory" or "Accessory" means a subordinate and incidental Use located upon the same Lot, and in the same zoning district, as the Primary Use or Building.

"Use, Conditional" means a Use that, because of its unique characteristics or potential impact on the City, surrounding neighbors, or adjacent Uses, may not be Compatible in some areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

"Use, Intensity of" means the maximum number of residential units, commercial patrons, or industrial space within a specified land Area designated for that purpose.

"Use, Primary" means the principal Permitted Use established on a Lot or Parcel.

"Use, Residential" means any Use that is primarily residential in nature, but where the Primary Use is human habitation. Residential Use includes occupancy of a Dwelling as living quarters and all Accessory Uses but does not include Temporary Structures or unaffixed shelter such as tents, containers, railroad cars, vehicles, trailers, or similar units.

"Use, Temporary " means a seasonal business, licensed by the City, that engages in the temporary sale of goods, wares, or merchandise from a tent, vending cart, or other area on property owned or leased by the person, firm, or corporation, such as: firework or Christmas tree stands. Temporary Uses are incidental and subordinate to the Primary Use or Structure existing on the property, and not incompatible with the intent of the district.

"Variance" means a modification of a zoning requirement made necessary because some unique aspect of a parcel makes the requirement burdensome or unfair.

"Wall-Mounted Antenna" means an Antenna or series of Antennae mounted to the Façade of a Building or a chimney.

"Whip Antenna" means an Antenna that is cylindrical in shape. Whip Antennae can be directional or omnidirectional and vary in size depending upon the frequency and gain for which they are designed.

"Yard" means the portion of a Lot between a Lot Line and its nearest Setback line.

"Yard, Corner Side" means the Yard space adjacent to a Street that extends from the Front Yard Setback line and the Rear Property Line and between the Corner Side Setback line and the Street Property Line.

"Yard, Front" means the area that includes the full width of the Lot or Parcel extending from the Main Building to any Lot Line abutting a Street, or private right of access. On a vacant Lot or Parcel, the area that includes the full width of the Lot from the depth of the minimum Setback to any Lot Line abutting any Street. A Corner Lot or a Double Frontage Lot has two Front Yards.

"Yard, Rear" means the Yard extending across the full width of the Lot between the Rear Lot Line and the nearest line or point of the Building. The Rear Yard is that portion of the Yard opposite the Front Yard.

"Yard, Side" means the Yard extending from the Front Yard to the Rear Yard between the Side Lot Line and the nearest line or point of the Building.

# Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

## 17.03.010 Land Use Matrix.

A. Any Use not specifically permitted or conditionally permitted in this Land Use Matrix is prohibited. Only the following Uses are allowed:

   1. Uses indicated by the letter "P" below are Permitted Uses only where designated.

   2. Uses indicated by the letter "C" are Conditional Uses only where designated.

B. All Permitted Uses are subject to the general and specific standards, as applicable, contained in Section 17.04, as well as the regulations of each particular zoning district where permitted.

C. All Conditional Uses are subject to the general and specific standards, as applicable, contained in Section 17.05, as well as the regulations of each particular zoning district.

| Land Use Categories | Commercial Corridor | Commercial Neighborhood | Commercial General | TOD and TOD-Core | Mixed Use | Business Park | Flex | Historic and Landmark | Jordan River | School | City Facility | Open Space | R1 | Residential Multiple | Crossing MPMU - Anchor Tenant | Crossing MPMU - 2100 S/State St. | Crossing MPMU- Transit District | Riverfront MPMU - Flex/Office | Riverfront MPMU - RM1 | Riverfront MPMU - School | Riverfront MPMU - R1 | Granite MPMU - Townhome | Granite MPMU - Library | Granite Lofts Townhome | Tracy Aviary's Jordan River Nature Center | SSLC-PD | Downtown - Station | Downtown - Greenway | Downtown - Mixed-Use | Downtown - Retail | East Streetcar Nbhd. - State Street Gateway | East Streetcar Nbhd. - North Haven | East Streetcar Nbhd. - 500 East Gateway | Townhome Overlay |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Adult Daycare | C | | C | C | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcoholic Beverage, Banquet and Catering | P | P | P | P | P | | P | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | | |
| Alcoholic Beverage, Bar Establishment | C | | | C | | | | | | | | | | | C | C | | | | | | | | | | | C | C | C | C | | | | |
| Alcoholic Beverage, Beer Recreational | P | P | P | P | P | | P | | | | | | | | P | P | | | | | | | | | | | P | P | P | P | | | | |
| Alcoholic Beverage, Beer Wholesaler | | | | | | | C | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcoholic Beverage, Hotel | P | P | P | P | P | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | |
| Alcoholic Beverage, Liquor Warehouse | | | | | | | C | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcoholic Beverage, Local Industry Representative | P | P | P | P | P | P | P | P | | | | | | | P | P | P | P | | | | | | | | | P | P | P | P | | | | |
| Alcoholic Beverage, Industry Representative | C | | | C | | | C | | | | | | | | | | | | | | | | | | | | C | C | C | C | | | | |
| Alcoholic Beverage, Manufacturer | C | | | C | | | C | | | | | | | | | | | | | | | | | | | | C | C | C | C | | | | |
| Alcoholic Beverage, Off-Premises Beer | P | P | P | P | P | | P | | | | | | | | P | P | | | | | | | | | | | P | P | P | P | | | | |
| Alcoholic Beverage, Package Agency | P | | P | P | P | | P | | | | | | | | P | P | | | | | | | | | | | P | P | P | P | | | | |
| Alcoholic Beverage, Reception Center | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcoholic Beverage, Restaurant (Beer Only) | P | P | P | P | P | | P | | | | | | | | | P | | | | | | | | | | | P | P | P | P | P | P | P | |
| Alcoholic Beverage, Restaurant (Limited Service) | P | P | P | P | P | | P | | | | | | | | | P | | | | | | | | | | | P | P | P | P | P | P | P | |
| Alcoholic Beverage, Restaurant (Full Service) | P | P | P | P | P | | P | | | | | | | | | P | | | | | | | | | | | P | P | P | P | P | P | P | |
| Alcoholic Beverage, Special Use (Educational) | P | | | P | | | P | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Alcoholic Beverage, Special Use (Industrial/Manufacturing) | | | P | | | | P | | | | | | | | | | | P | | | | | | | | | P | P | P | P | | | | |
| Alcoholic Beverage, Special Use (Scientific) | P | | P | P | | | P | | | | | | | | | | | P | | | | | | | | | P | P | P | P | | | | |

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| Alcoholic Beverage, Special Use (Religious) | P | P | P | P | P | P | P | P | | | | | P | P | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Alcoholic Beverage, Tavern | C | | | C | | | | | | | | | | | C | C | | | | | | | | | | | C | C | C | C | | | | |
| Alcoholic Beverage, State Liquor Store | C | | | C | | | C | | | | | | | | | C | | | | | | | | | | | C | C | C | C | C | C | C | |
| All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service | P | | P | | | | P | | | | | | | | | | | | | | | | | | | | | | P | P | | | | |
| Amusement Device | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Animal Hospital/Veterinary Office (Small Animal) | P | | P | P | P | | P | | | | | | | | | P | | P | | | | | | | | | P | P | P | P | | | | |
| Animal Kennel/Day Care, Commercial | C | | C | C | C | | C | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Animal Kennel/Day Care, Commercial (Indoor Only) | | | | | | | | | | | | | | | | | | | | | | | | | | | C | C | C | C | C | C | C | |
| Antenna, Lattice Tower | | | | | | | | C | | C | | C | | | | | | | | | | | | | | | | | | | | | | |
| Antenna Mounted on City-Owned Structure | P | | | | | | P | | P | | P | P | | | | | | | | | | | | | | | | | | | | | | |
| Antenna, Roof-Mounted | P | | | | | | P | | C | | P | C | C | C | | | | | | | | | | | | | | | | | | | | |
| Antenna, Wall-Mounted | P | | | | | | P | | C | | P | C | C | P | | | | | | | | | | | | | | | | | | | | |
| Apiary | | | | | | | | | P | | | | P | | | | | | | | | | | | | | | | | | | | | |
| Art Gallery | P | P | P | P | P | | P | P | | | P | | | | | P | | P | | | | | | | | | P | P | P | P | P | P | P | |
| Art Studio | P | P | P | P | P | | P | P | | | P | | | | | P | | P | | | | | | | | | P | P | P | P | P | P | P | |
| Assisted Living Facility | C | C | | C | C | | | | | | | | | C | | | | | | | | | | | | | C | C | C | C | C | C | C | |
| ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors) | P | P | P | P | P | P | P | | | | P | | | | | P | | | | | | | | | | | P | P | P | P | P | P | P | |
| Auction House | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) | C | | C | | | | C | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Auto Auction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Auto Body Repair | | | | | | | P | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Automotive Restoration | | | P | | | | P | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Automotive Service and Repair | | | P | | | | P | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Automotive Service Station (Non-Mechanical) | | | P | | | P | P | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Aviary | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bail Bonds | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bakery, Commercial | | | P | | | | P | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | | |
| Bakery Neighborhood | P | P | P | P | P | | | | | | | | | | | P | P | | | | | | | | | | P | P | P | P | P | P | P | |

| ~~Barber Shop/Hair Salon~~ | ~~P~~ | ~~P~~ | ~~P~~ | ~~P~~ | ~~P~~ | | | | | | | | | | | ~~P~~ | ~~P~~ | | | | | | | | | ~~P~~ | ~~P~~ | ~~P~~ | ~~P~~ | ~~P~~ | ~~P~~ | ~~P~~ | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BioTech/Biolife | | | | | | | | | | | | | | | | ~~P~~ | ~~P~~ | | | | | | | | | P | P | P | P | | | | |
| Blood/Plasma Donation Center | P | P | P | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bowling Alley | P | | P | P | P | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | |
| Car Wash | C | C | C | C | C | | C | | | | | | | | | | | | | | | | | | | | | | C | | | | |
| Child Care Center | C | C | C | C | C | C | | | | | | C | | | | | C | | | | | | | | | | C | C | C | C | C | C | C |
| City Building | | | | | | | | | | | P | | | | | | | | | | | | | | | P | | | | | | | |
| City Park | | | | | | | | | | | P | P | | | | | | | | | | | | | | | | | | | | | |
| Community Garden | | | | | | | | | | | P | P | | | | | | | | | | | | | | | | | | | | | |
| Commercial Repair Services | P | P | P | P | P | P | P | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P |
| Convenience Store with Fuel Pumps | C | C | C | C | C | | C | | | | | | | | | | | | | | | | | | | | | | | C | | | |
| Cosmetology | P | P | P | P | P | | | | | | | | | | | P | P | | | | | | | | | | P | P | P | P | P | P | P |
| Crematory/Embalming Facility | | | | | | | C | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Day Spa | C | | | | | | | | | | | | | | | C | | | | | | | | | | | | C | C | C | | |
| Day Treatment Center | | | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drive-Up Window | P | P | P | P | P | P | P | | | | | | | | | P | | | | | | | | | | | | | | | | | |
| Dry Cleaning/Laundromat | P | P | P | P | P | | P | | | | | | | | | P | | | | | | | | | | | P | P | P | P | P | P | P |
| Dwelling, Live/Work | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | P |
| Dwelling, Multi-Family | C | | | C | C | | | | | | | | | C | | C | C | | C | | | | | | | | C | C | C | C | C | C | C |
| Dwelling, Single-Family | | | | | | | | | P | | | | P | P | | | | | | | | P | | | | | | | | | | | |
| Dwelling, Townhome | | | | | | | | | | | | | | | | C | C | | | | | | P | | P | | | | | | | | P |
| Dwelling Unit, Internal Accessory | | | | | | | | | | | | | P | P | | | | | | | | | | | | | | | | | | | |
| Dwelling Unit, External Accessory | | | | | | | | | | | | | P | P | | | | | | | | | | | | | | | | | | | |
| Education, After School (Children) | C | C | C | C | C | | | | C | | C | P | | C | C | | | | | | | C | | | | | | C | C | C | C | C | C |
| Education, Elementary or Secondary | | | | | | | | | | C | | | | | | | | | | | | | | | | | | | | | | | |
| Education, Higher (Public) | | | | | | | | | | C | | | | | | | | | | | | | | | | | | | | | | | |
| Education, Preschool | C | C | C | C | C | | | C | | C | P | | C | C | | | | | | | | | | | | | C | C | C | C | C | C | C |
| Education, Technical | | | | | | | | | | C | | | | | | | | | | | | | | | | | | | | | | | |
| Employment Agency/Temporary Staffing | P | | P | P | P | | P | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P |
| Equestrian Facility | | | | | | | | | C | | | | | | | | | | | | | | | | | | | | | | | | |
| Equipment Sales, Service, and Rental (Heavy and Farm) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Escort Service | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Farmers Market | C | C | C | C | C | | | P | | | P | C | | | | | | | | | | | | | | | C | C | C | C | C | C | C |

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| Financial Institution | P | | P | P | P | P | P | | | | | | | | | P | | | | | | | | | | | P | P | P | P | P | P | P | |
| Fitness Center | P | P | P | P | P | | P | P | | | P | | | | | P | | P | | | | | | | | | P | P | P | P | P | P | P | |
| Food Truck/Food Trailer | P | P | P | P | P | | P | P | | | P | | P | P | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Food Processing (Large-Scale) | | | | | | | P | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Food Processing (Small-Scale) | P | P | P | P | P | P | P | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | | |
| Food Truck Park | P | P | P | P | P | P | P | P | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Funeral/Mortuary Home | | | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grooming Services (Pets) | P | P | P | P | P | | P | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Haunted House | | | | | | | | | | | P | | | | | | | | | | | | | | | | | | | | | | | |
| Home Occupation, Category I | P | P | P | P | P | | | | | | | | P | P | | P | P | | P | | P | P | | P | | | P | P | P | P | P | P | P | |
| Home Occupation, Category II | C | C | | C | C | | | | | | | | C | C | | C | C | | C | | C | C | | C | | | C | C | C | C | C | C | C | |
| Homeless Shelter | | | | | | | | | C | | | | | | | | | | | | | | | | | | | | | | | | | |
| Horticulture/Produce Sales | | C | C | | | | C | C | C | | P | | | | | | | | | | | | | | | | C | C | C | C | C | C | C | |
| Hospital, Specialty | C | | | C | | | | | | | | | | | | | | | | | | | | | | | C | C | C | C | | | | |
| Hotel | C | C | C | C | C | | | | | | | | | | | | | | | | | | | | | | C | C | C | C | C | C | C | |
| Hotel, Extended-Stay | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Impound and Tow Lot | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jail | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Juvenile Detention Facility | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Library | | | | | | | | | | | P | | | | | | | | | | | | P | | | | | | | | | | | |
| Maintenance Facility, Vehicle/Transit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Major Monopole exceeding mix district Height | C | | | | | | C | | C | | C | C | | | | | | | | | | | | | | | | | | | | | | |
| Major Monopole not exceeding max district Height | P | | | | | | P | | P | | P | P | | | | | | | | | | | | | | | | | | | | | | |
| Manufactured Home Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manufacturing, Major | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manufacturing, Minor | | | P | | | | P | | | | | | | | | | | P | | | | | | | | | | | | | | | | |
| Massage Therapy | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Medical, Dental, Health Care Office | P | P | P | P | P | P | P | | | | P | | | | | P | | P | | | | | | | | | P | P | P | P | P | P | P | |
| Minor Monopole exceeding max district Height | C | | | | | | C | | C | | | | | C | C | C | C | | | | | | | | | | | | | | | | | |
| Minor Monopole not exceeding max district Height | | | | | | P | P | | P | | P | P | | | | | | | | | | | | | | | | | | | | | | |

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| Monopole w/ Structure >15 ft. Wide | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Motel | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Movie Studio/Sound Stage | | | | | | | | | | | P | | | | | | | | | | | | | | | | | | | | | | |
| Museum | P | P | P | P | P | | | P | | | P | C | | | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Nature Center | | | | | | | | | | | | | | | | | | | | | | | | | P | | | | | | | | |
| Non-Depository Institution | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nursery, Commercial | | | P | | | | P | | P | | | | | | | | | | | | | | | | | | | | | | | | |
| Nursing Home | | C | | C | C | | | | | | | | | C | | | | | | | | | | | | | C | C | C | C | C | C | C | |
| Office, Medical, Dental, Health Care | P | P | P | P | P | P | P | | | | P | | | | | P | | P | | | | | | | | | P | P | P | P | P | P | P | |
| Office, Professional | P | P | P | P | P | P | P | P | | | P | | | | | P | P | P | | | | | | | | | P | P | P | P | P | P | P | |
| Park and Ride | C | | | C | | | | | | | | | | | | | | | | | | | | | | | C | | | | | | |
| Parking Structure | P | P | P | P | P | | P | | | | P | | | P | | | | | | | | | | | | | P | P | P | P | P | P | P | |
| Pawn Shop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Permanent Supportive Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pharmacy | C | C | C | C | C | | C | | | | | | | | | C | | | | | | | | | | | C | C | C | C | C | C | C | |
| Place of Worship | C | C | C | C | C | C | C | C | | | | | C | C | | | | | | | | | | | | | C | C | C | C | C | C | C | |
| Portable Container | P | P | P | P | P | P | P | | | | P | | P | P | P | P | P | P | P | | P | P | | P | P | P | | | | | | | | |
| Poultry, Urban | | | | | | | | | P | | | | P | P | | | | | | | P | | | | | | | | | | | | |
| Precious Metal Recycling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Printing, Large-Scale | | | | P | | P | P | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | | |
| Protective Housing | | | | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Public Utility Facility | C | C | C | C | C | C | C | | C | | C | C | | | | | | | | | | | | | | | C | C | C | C | C | C | C | |
| Recording Studio | | | P | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Center | C | C | C | C | C | C | C | C | | | P | C | | | | C | | | | | | | | | | | C | C | C | C | C | C | C | |
| Recycling Collection/Drop-Off Facility | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rehabilitation Center | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Restaurant | P | P | P | P | P | | | | | | | | | | | P | P | | | | | | | | | | P | P | P | P | P | P | P | |
| Retail, Accessory | P | P | P | P | P | P | P | P | | | P | | | | | P | P | P | | | | | | | | | P | P | P | P | P | P | P | |
| Retail, General | P | P | P | P | P | P | P | | | | P | | | | P | P | | P | | | | | | | | | P | P | P | P | | | | |
| Retail, Neighborhood | P | P | P | P | P | P | P | P | | | P | | | | | P | | | | | | | | | | | P | P | P | P | P | P | P | |
| Secondhand Merchandise Dealer | P | P | | P | P | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sexually Oriented Business | | | | | | C | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Slaughterhouse/Animal Processing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Storage Facility, Indoor climate controlled | C | | | | | | | | | | | | | | | | | | | | | | | | | | C | C | C | C | | | | |
| Storage Facility, Outdoor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Storage Facility, Warehouse | | | | | | | P | | | | P | | | | | | | P | | | | | | | | | | | | | | | |

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| Tattoo Shop/Parlor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Temporary Use | C | C | C | C | | | | | | | | | | | C | C | | | | | | | | | | | | | | | | | |
| Theater, Live Performance | C | | | C | | | | | | | P | P | | | | | | | | | | | | | | | P | P | P | P | | | |
| Theater, Movie | C | | | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | |
| Tobacco Specialty Retail | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Transitional Care and Rehabilitation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Transitional Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Upholstery Shop/Tailoring Shop | P | P | P | P | P | | P | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P |

### 17.03.020 R1 District.

A. Purpose. The purpose of the R1 district is to provide for low Density Single-Family, residential housing neighborhoods on Lots not less than six thousand (6,000) square feet in size.

B. Uses. No Building, Structure, Site or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in Section 17.03.010. Uses shall be Compatible with the existing Scale and intensity and shall preserve the existing character of the neighborhood.

C. Standards.

1. Area. The minimum area of any new Lot in this district is (6,000) square feet.
2. Minimum Width. Width regulations are as follows:
    a. The minimum width of any Lot shall be fifty (50) feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
    b. The Land Use Authority may decrease the minimum Lot width along the Frontage for residential Parcels accessed from a Cul-de-Sac or turnaround area. ~~The~~
3. Maximum Height. The maximum Height for any Structure is thirty-five (35) feet.
4. Required Setbacks. See Chapter 17.07.

## Chapter 17.04 PERMITTED USE REVIEW

### 17.04.030 Permitted Uses with Specific Standards.

The Uses listed below require compliance with the following standards in addition to any other applicable requirements of this Code.

A. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "P"—Permitted Uses—in the Title 17 Land-Use Matrix are subject to the following restrictions:

1. Alcoholic Beverage, Banquet and Catering; Alcoholic Beverage, Beer Recreational; Alcoholic Beverage, Hotel; Alcoholic Beverage, Off-Premise Beer; Alcoholic Beverage, Package Agency; Alcoholic Beverage, Restaurant (Beer Only, Limited Service, and Full Service); and Alcoholic Beverage, Special Use (Educational, Scientific, and Industrial/Manufacturing) Uses may not be located (a) any closer to a residential district than six hundred (600) feet, as measured at the closest Property Lines, (b) any closer to a community location than permitted under section 32B-1-202 of the Utah Code, as amended, (c) nor any closer to a Homeless Shelter than two thousand six hundred forty (2,640) feet, as measured at the closest Property Lines.
2. Such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, as warranted, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.
3. Such Uses shall maintain throughout all areas of the subject premises during all business hours a minimum of one candle power light measured at a level five feet above the floor.

B. Accessory Dwelling Units (ADU). This Use shall comply with the following criteria:

1. Design Standards. Refer to 17.07 for Primary Dwelling (Single-Family Dwelling) standards.

2. A Single-Family Dwelling is the Primary Dwelling on the property.
3. A lot may only contain one (1) Internal ADU and one (1) External ADU.
4. The Primary Dwelling and the proposed ADU shall not be used as a Short-Term Rental.
5. The following applications and licenses, must be obtained and completed to establish and ADU in the city.
    a. Predevelopment application
    b. Evidence of Owner occupancy
    c. Building Permit application
    d. Rental Business License application
    e. Any other applicable land use application
6. Mobile Homes. No ADU or extended living area shall be constructed within a Mobile Home, Portable Container, Trailer, Carport, Canopy Structure, or similar Structure.
7. The occupants of the ADU shall not sublease any portion of the accessory dwelling to other individuals.
8. Owner Occupancy. The Primary Dwelling or the ADU shall be Owner occupied.
9. Owner Occupancy Exceptions:
    a. Owner occupancy is not required for an ADU located on a property with a principal use as, Multi-Family Dwelling.
    b. The property Owner is on active military service or is placed in a Hospital, Nursing Home, Assisted Living Facility, or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

~~B.~~ C. ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors). This Use shall be located in a manner that does not interfere with or cause difficulty in the safe movement of pedestrians. Machines and Kiosks shall be located:

1. Next to a Main Building on the property; and
2. In a manner that will not:
    a. Reduce required Landscaped Areas;
    b. Cause customers to wait in vehicle Drive Aisles or Parking Areas; or
    c. Create a public nuisance or a hazard to public safety.

~~C.~~D. Auto Body Repair. This Use shall comply with the following criteria:

1. All wrecked or inoperable vehicles must be stored within the Main or Accessory Structure. Only operable vehicles used by the business, customers, and employees may be parked outdoors.
2. This Use may use only high-volume, low-pressure, spray guns in painting operations.
3. Within two hundred (200) feet of a residential district, hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.

~~D.~~ E. Automotive Restoration. This Use shall comply with the following criteria:

1. Every vehicle associated with Automotive Restoration shall be an Antique or Classic Automobile.

2. All vehicles and parts must be stored within the Main or Accessory Structure. Only operable vehicles used by the business, its customers, and its employees may be parked outdoors.
3. This Use may use only high-volume, low-pressure, spray guns in painting operations.
4. Within one hundred fifty (150) feet of a residential district, hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.

~~E.~~F. Automotive Service and Repair. This Use shall comply with the following criteria:

1. An eight-foot solid wall is required along all Property Lines shared with another property Owner.
    a. Required construction materials for all walls shall be brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials of equivalent quality and durability;
2. All drives, parking, storage and maneuvering areas shall be paved with concrete or asphalt.
3. Storage areas are restricted as follows:
    a. Outdoor Storage is prohibited.
    b. All vehicle parts or accessories must be stored indoors.
    c. All wrecked or inoperable vehicles must be stored within the Main or Accessory Structure.
    d. Only operable vehicles used by the business, customers, and employees may be parked outdoors. No vehicle may be stored outdoors for more than seventy-two (72) hours.
    e. All outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
    f. The Applicant shall maintain the Property and all Buildings free of insect and rodent infestation.
    g. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).
    h. The Use shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff, or alter topography in such a way that creates hazards to the proposed site, other properties, or the City.
    i. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids that complies with all federal, state and local standards.

~~F.~~G.- Employment Agency and Temporary Staffing. This Use is limited to the placement of patrons in "office-only" jobs. Where the Use requires patrons to come to the location to view job opportunities and/or receive wages, the following additional requirements apply:

1. The Use must be located at least three hundred (300) feet away from any Residential Use, as measured at the closest Property Lines.
2. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.

~~G.~~ H. Food Processing (Large-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales. A Facility housing this Use:

1. Must be greater than three thousand (3,000) square feet in size;
2. Must only be used by a single food-processor/food-preparer;
3. Must use an in-ground grease trap system meeting City Engineering requirements; and
4. May not be used by Food Truck/Food Trailer operators or have Food Truck/Food Trailers parked on the Lot or Parcel.

~~H.~~I Food Processing (Small-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales.

1. A *de minimis* onsite Retail component is allowed.
2. A Facility housing this Use:
    a. May be shared among various food processors or food preparers; and
    b. Is limited in size to three thousand (3,000) square feet or less.
3. Each instance of the Use must have:
    a. Designated Parking Stalls for all Food Trucks/Food Trailers located to side or rear of Building;
    b. A maximum of 15 Food Truck/Food Trailer operators working out of each location;
    c. Outdoor electrical outlets (one per Food Truck/Food Trailer) located in Landscaped Area;
    d. An onsite operator sign-in roster and require the use of such sign-in roster;
    e. A full commercial kitchen (no exceptions); and
    f. Use an in-ground grease trap system meeting City Engineering requirements.

~~I.~~J. Food Truck/Food Trailer.

1. Special Events. Food Trucks or Food Trailers on public property must have a City special event permit, for the Use, on file with the South Salt Lake City Recorder.
2. Licensing. Food Truck or Food Trailer Vendors must meet all applicable state and City Code licensing requirements.
3. Permitted Vehicles. All mobile food vending business shall take place in either a Food Truck or a Food Trailer.
4. Food Trucks or Food Trailers on private property as an Accessory Use.
    a. Food Trucks or Food Trailers that comply with the standards outlined in this Section are allowed on private property.
    b. Food Trucks or Food Trailers that are Accessory Uses shall not use parking that is required for the Main Use during business hours;
    c. Excluding private events, Food Trucks or Food Trailers within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:
        i. Hours of operation are limited to 10:00 a.m. to 10:00 p.m.;
        ii. Must comply with all Salt Lake County Health Department noise regulations; and
        iii. Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
    d. For private properties without a Primary Use, such as a Parking Lot or vacant Parcel, Food Trucks or Food Trailers may be permitted by meeting the requirements of this Section.
5. Food Truck Parks on private property as a Primary Use.
    a. Food Truck Parks are allowed in specific districts as outlined in Chapter 17.03 and are subject to Infrastructure Improvements being completed. Required Infrastructure Improvements include paving, parking, drainage, Landscaping, lighting, and Buffering requirements as found in Title 17.
    b. All Food Trucks and Food Trailers must be separated by a minimum of ten feet (10') between vendor walk up windows

c. All Food Trucks Parks shall provide one on-site Parking Stall per Food Truck or Food Trailer for customer parking.

6. Food Trucks and Food Trailers on public property.

   a. Two (2) Food Trucks or Food Trailers per City Block may operate in the Right-of-Way on the following Streets and subject to the following conditions:

      i. Permitted Areas:

         a) City-owned Streets abutting Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.

         b) City-owned Streets abutting parks.

         c) To be located on another agency's roads, agency consent is required prior to operation. All roads must abut Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.

      ii. Food Trucks or Food Trailers located within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:

         a) Hours of operation are limited from 10:00 a.m. to 10:00 p.m.;

         b) Must comply with all Salt Lake County Health Department noise regulations; and

         c) Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.

      iii. Food Trucks or Food Trailers operating in the Right-of-Way must comply with all applicable parking and traffic regulations. No operation shall extend into vehicle travel or bicycle lanes.

      iv. Food Trucks or Food Trailers operating in the Right-of-Way must orient the vending window to face away from the Right-of-Way.

      v. All Food Trucks or Food Trailer must maintain liability insurance as determined by South Salt Lake City Attorney's Office.

   b. All Food Trucks or Food Trailers must contain no fixed infrastructure or accessory infrastructure in the Right-of-Way. Any mobile food vending infrastructure outside of the Food Truck or Food Trailer must be located on private property.

7. Specific Requirements. All Food Trucks or Food Trailers shall meet the specifications set forth in this Subsection.

   a. Mobility. All Food Trucks or Food Trailers shall be constructed in a way that they may be easily removed on a daily basis. All Food Trucks or Food Trailers must have functioning wheels.

   b. Food Trucks or Food Trailers shall not be left overnight or stored on the subject property or in a Right-of-Way.

   c. Design. All Food Trucks or Food Trailers shall not have a Drive-Through Window and shall be kept in good operating condition.

   d. Limits by Location. To assure public safety and limit restrictions or impediments to traffic flow, Food Trucks or Food Trailers are only allowed in areas specified in this Section:

i. No Food Truck or Food Trailer shall conduct business in the Right-of-Way within fifty (50) feet of a minor arterial intersection or one hundred (100) feet of a major arterial intersection.

ii. All Food Trucks or Food Trailers must comply with Clear View Area requirements.

iii. All Food Trucks or Food Trailers shall be parked on asphalt, concrete, or an engineered dustless surface.

e. Umbrellas, Canopies and Other Coverings. Each Food Truck or Food Trailer may have one umbrella or canopy. Tents or other coverings with opaque walls are not allowed. Alternate shading systems may be proposed to the City and are subject to approval by the Community Development Department.

f. Trash Receptacles. All Food Trucks or Food Trailers shall provide at least one trash receptacle meeting Salt Lake County Health Department standards. The trash receptacle shall be removed with the Food Truck or Food Trailer on a daily basis.

g. Clean Area. All Food Trucks or Food Trailers are required to clean the area occupied by the Food Truck or Food Trailer and the surrounding 50-foot area on a daily basis.

h. Hours of Operation. All activity related to Food Trucks or Food Trailers shall be temporary. Food Truck or Food Trailer operation shall not exceed eighteen (18) hours within a twenty-four (24) hour period at any one location.

i. Provisions. The sale of any products other than food and beverages for human consumption is prohibited.

8. Prohibited Activities. Any violation of the following activities shall be subject to loss of City business license and other penalties of law.

a. Food Trucks or Food Trailers shall not include the sale or provision of alcoholic beverages of any kind.

b. Amplified music and the use of any amplified sound system is prohibited.

c. Business operations shall not create any public nuisance, including: (1) noises audible from within an enclosed vehicle or from within an enclosed Building; (2) accumulations of litter; (3) obstruction of pedestrian and vehicle access or travel areas; (4) reduction in required Parking Stalls or other similar activities; and (5) any violation of City or state regulations.

9. Review Standards. The Community Development Department shall apply the following review standards:

a. The arrangement of the Site including access, Buildings, Parking Areas, Landscaping, and other facilities.

b. Any reduction in Parking Stalls resulting in insufficient spaces for existing businesses and the Food Truck or Food Trailer's customers would result in the location being unsuitable.

c. Other Site and area-specific items as outlined in Title 17.

10. Signs and Advertising. Food Truck or Food Trailer may have one Sign that meets the requirements of Chapter 17.08. Vinyl wraps are permitted.

11. Lighting. Food Trucks or Food Trailers operating in evening hours may use battery-powered low voltage lighting systems for safety and convenience. All lighting systems shall only be for the purpose of continued operation. Moving, flashing, or other advertising-oriented lights are prohibited.

~~J.~~K. Home Occupation, Category I.

1. Regulations.

a. Category I Home Occupations generate no off-site impacts and have no more than *de minimis* customer or delivery traffic.

b. Category I Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.

c. A Category I Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.

d. An Accessory Structure separate from the Dwelling may be used for a Category I Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the use of the Accessory Structure for the Home Occupation.

e. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.

f. No business Sign is allowed.

g. Explosive or combustible materials shall not be stored in a Dwelling with a Category I Home Occupation.

h. Yard and garage sales associated with a Home Occupation are prohibited.

i. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.

j. Category I Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.

k. Category I Home Occupations shall meet all licensing requirements of the City, county, and state.

~~K Reserved.~~

L. Portable Container. This Use shall comply with the following standards:

1. A Portable Container shall only be Accessory to a Primary Use.
2. Portable Containers may not be Used as a Dwelling or living quarters, nor for camping, cooking, or recreational purposes for any amount of time in any district.
3. Portable Containers must be kept in good repair (capable of being moved intact, free of holes, rust, graffiti, or other damage, and free of vermin or other pest infestation, etc.), be secured against unauthorized entry, comply with health regulations, and be stored on a Hard Surface.
4. Portable Containers may not be stacked or have any materials stacked on top of them.
5. Portable Containers shall not be stored in Rights-of-Way, fire access lanes, landscaped Front Yard areas, or in an area visible from the Street along the Main Building's Primary Façade.
6. In residential districts the following additional standards apply:
    a. Only one Portable Container is permitted on a Lot or Parcel for a maximum of 90 days in any twelve-month (12) period.

b. Unless a Building Permit has been issued, Portable Containers are not permitted on vacant Lots or Parcels.

c. If a Building Permit has been issued, the Portable Container of the permitted construction must be removed within ten-days of the completion of construction or final Building inspection, whichever is sooner.

d. Portable Containers must be located on an approved driveway or behind the Main Building's Primary Façade.

7. In non-residential districts the following additional standards apply:

a. Portable Containers shall only be used for:

1. Shipping and receiving of merchandise and goods, provided that the Portable Container is removed within 30 days;

2. Storage of merchandise or goods, provided that the Portable Container is properly located according to the requirements of this Title;

3. If a Building Permit has been issued, storage Accessory to construction or remolding of a Structure located on the same Lot, provided that the Portable Container is removed within 180 days. The Community Development Department may approve 30-day extensions when construction or remolding is ongoing, and the Building Permit remains valid; or

4. A licensed firework stand limited to the times the fireworks stand may lawfully occupy a space as described in Chapter 8.18 of this Code.

b. Portable Containers shall not be located in designated Parking Areas.

c. Portable Containers shall not be located on Lots or Parcels that abut a residential district.

M. Wireless Communications Facilities. All commercial and low power radio services and facilities, such as "cellular" or "PCS" (personal communications system) communications and paging systems shall comply with the following criteria:

1. Site Location Priorities. Except as otherwise provided in this Subsection, all wireless communication facilities shall be subject to the provisions of Table below.

a. Providers of wireless telecommunications services will first seek to locate facilities on existing City structures, such as Buildings, communication towers, water tanks and smokestacks; provided, however, that if existing structures owned by the City are not available, or do not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then attempt to locate their facilities on privately owned structures, such as Buildings, communication towers, water tanks or smokestacks.

b. If providers are unable to locate on existing structures, and a Monopole is necessary, providers will first seek to locate their Monopoles on City-owned property; provided, however, that if City property is unavailable, or does not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then seek to lease property for the Monopole from a private property Owner.

c. To encourage the location of wireless facilities on City-owned Structures and property and privately-owned existing Structures, wireless telecommunication facilities are Permitted Uses in all districts of the City if the land or existing Structures are owned or leased by the City. Except in low Density residential districts, facilities located on any existing Structure are also an allowed Use.

d. Wireless providers will agree to locate their facilities on City-owned or leased property only when the provider and government entity agree on the terms and conditions of the Site lease, including fair and reasonable compensation for the Use of the property. If no agreement can be reached, the provider will locate its facilities on privately owned property.

2. Regulations. The following shall apply to all wireless communication facilities:

   a. In addition to the regulations provided in this Section, all low power radio services facilities shall comply with all other ordinances of the City, and with all applicable regulations of the Federal Communications Commission and the Federal Aviation Administration. All facilities shall be subject to design review standards of this Title.

   b. Low power radio services facilities are characterized by the type or location of the Antenna structure. There are five general types of such Antenna structure: wall-mounted Antennae; Roof-Mounted Antennae; Monopoles with Antennae and Antenna support Structure less than two feet in width; Monopoles with Antennae and Antenna support Structure greater than two feet in width; and Lattice Towers. If an Antenna Structure is allowed in a designated zoning district under the Land Use Matrix either as a Permitted or Conditional Use, the minimum standards for the installation of each type of Antenna are as follows:

      i. Wall-Mounted Antenna.

         a) Wall-mounted Antennae may not extend above the wall line of the Building or extend more than four (4) feet horizontally from the face of the Building.

         b) Antennae, equipment and the supporting Structure shall be painted to match the color of the Building or Structure or the background against which they are most commonly seen. Antennae and the supporting Structure on a Building shall be architecturally Compatible with the Building. Whip Antennae are not allowed on a wall-mounted Antenna Structure.

         c) Antennae mounted directly on existing parapet walls, penthouses or mechanical equipment rooms are considered a wall-mounted Antenna if no portion of the Antenna extends above the roof line of the Building.

      ii. Wall-Mounted Antennae.

         a) Roof-Mounted Antennae shall be constructed, painted or fully screened to match as closely as possible the color and texture of the Building and wall on which it is mounted.

         b) Roof-Mounted Antennae may be mounted on the top of existing penthouses or mechanical equipment rooms if the Antennae and Antenna support structures are enclosed or visually screened from view. The Screening Structures may not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.

         c) Antennae not mounted on a penthouse or mechanical equipment room shall be mounted at least five (5) feet back from the exterior wall of the Building. The maximum height of an Antenna mounted between five (5) and ten (10) feet back from the exterior wall shall be directly proportional to the Setback distance and may not exceed ten (10) feet above the roof line of the Building. Antennae shall be mounted at least five (5) feet behind any parapet wall. The maximum height of an Antenna mounted between five (5) and ten (10) feet behind a parapet wall shall be directly proportional to the Setback distance and may not exceed a height of ten (10) feet above the top of the parapet wall. An Antenna may not extend more than 15 feet above the roof line of the Building itself except as allowed as a Conditional Use. Similarly, a Roof-

Mounted Antenna may not extend above the roof line of a penthouse or mechanical equipment room except as allowed as a Conditional Use.

iii. Monopoles. The height of a Monopole with Antennae and Antenna support Structure/s shall not exceed the lesser of the maximum Building Height for the tallest Structure allowed in the District, up to 60' in height.

a) A Monopole within one hundred fifty (150) feet of a residential district, is a separately regulated Conditional Use.

iv. Lattice Towers. Except as provided in this Subsection, Lattice Towers may not be located within 330 feet of a residential district.

a) A Lattice Tower maybe located closer than 330 feet from a residential district if the Planning Commission finds that the tower's apparent height would not exceed the apparent height of any public utility pole, wire, cable, or similar Structure located in the same vicinity as the proposed tower, when viewed from a height of six (6) feet at the nearest adjacent residential district boundary.

b) Lattice Towers may not exceed a height equal to 90 percent of the tower's distance from nearest adjacent residential district boundary, and in any case the height may not exceed 150 feet.

c. Location on Parcel. Monopoles and Lattice Towers shall be located only in the Rear Yard area of the affected Lot or Parcel, though a different location may be approved by the Planning Commission in compelling circumstances, but only to prevent a violation of federal law and to carry out the intent and purpose of these regulations. These Structures may not be located in a required Landscaped Area, Buffer area, or required Parking Area.

d. Area Limitations for Wall- and Roof-Mounted Antennae. A combination of both roof- and wall-mounted Antennae are allowed on a Building. Except as allowed under a Conditional Use permit, the total area for all wall- and Roof-Mounted Antennae and supporting structures combined shall not exceed the lesser of 60 square feet or five (5) percent of each exterior wall of the Building. The total area is the sum of the area of each individual Antenna face and the visible portion of the supporting Structure as viewed when looking directly at the face of the Building. The total area for a Roof-Mounted Antenna shall apply to the closest exterior wall.

e. Height Regulation—Monopoles with Antennae. The height of Monopoles with Antennae and Antenna support Structures is restricted to the maximum Building Height of the tallest permitted Structure of the District.

f. Wall- and Roof-Mounted Antennae on Noncomplying Buildings that Exceed the Maximum Building Height Limit of the Zoning District. Wall-mounted Antennae which otherwise are permitted or approved under this Chapter may be mounted on noncomplying Buildings that exceed the maximum Building Height of the zoning district in which they are located. Roof-Mounted Antennae which are mounted on a Noncomplying Structure above the maximum Building Height of the zoning district require Conditional Use approval.

# Chapter 17.06 DEVELOPMENT STANDARDS

**Sections:**

## *ARTICLE I. GENERAL DEVELOPMENT STANDARDS*

## 17.06.010 Site Development Plan and Development Lot Required.

No Building Permit shall be issued for the construction of any Building or Structure located on a Lot or Parcel that does not conform to these regulations.

A. The Applicant shall prepare Site Development plans consistent with the standards contained herein and shall pay for the design, evaluation, construction and inspection of any Public Improvements required.

B. No one shall alter any terrain or remove any vegetation from the proposed Development Site or engage in any Site Development until an Applicant has obtained the necessary Development Permits.

C. The Community Development Department shall review submitted plans for:

   1. Design;

   2. Conformity to the Master Plans;

   3. Compliance with this Title;

   4. Adequacy of Public Improvements serving the Lot; and

   5. Environmental quality of the Development Design.

D. Plans of proposed Developments may be referred by the Community Development Department to any City department, special district, governmental board, bureau, utility company, and other agency that will provide public or private facilities and services to the Development for their information and comment. The Community Development Department shall coordinate comments received from public and private entities and share such comments with the Applicant.

E. The City Engineer shall review and comment on the engineering plans and specifications for the improvements required for Site Development consist with this Title, the Construction Standards and Specifications for Public Improvements and other applicable ordinances and shall be responsible for determining the appropriate amount of an Infrastructure Improvement Assurance, Improvement Warranty, and any Guaranty should be, and for inspecting the required improvements for compliance with this Title.

F. The City Attorney shall verify that the Infrastructure Improvement Assurance, Warranty and any other Guaranty provided by the Applicant is acceptable.

## 17.06.020 Payment of fees.

No permit shall be issued unless the Applicant has first paid to the City all applicable fees required and, as applicable and has reimbursed the City for all out of pocket costs incurred in review and enforcement of the Application. The amounts of all fees shall be listed in the fee schedule which may be amended from time to time by the City Council. Payment of fees does not affect the Applicant's obligation to construct and Dedicate Public Improvements or meet other obligations of Development approval.

## 17.06.030 Review required.

Each person who proposes to Develop land shall first request a concept review from the Community Development Department. No Development shall be considered for approval until a written concept plan has been received from the Community Development Department. This provides the Applicant with an opportunity to consult with and receive assistance from the City regarding the regulations and design requirements applicable to the Development of property before submitting a complete Application.

## 17.06.040 General Site Development Standards.

A. For all Development, prior to issuance of a Building Permit, the Development Site must meet the following criteria:

1. The proposed Development is on a legal Lot.
2. All required curb and gutter must be installed unless the City allows such installation to be deferred until a later stage of the Development; if deferred, then the location and elevation of curb and gutter must be clearly marked in a manner acceptable to the City and the Applicant must have posted a Site Development Guaranty to secure installation of curb and gutter before a date certain;
3. All underground utilities located under the Street or access way surface are installed and accepted by the City and appropriate agencies;
4. Fire hydrants are fully operational in the area of the Development where permits are requested, with adequate culinary water lines fire flow to meet the demands of all properties served by the line;
5. Streets or access ways are rough graded and provided with an all-weather surface acceptable to the City; and
6. Continuous access to the area of the requested permit through the project is provided by an access, approved by the City, and improved with an all-weather surface.

B. Limits of Disturbance/Vegetation Protection. A plan for vegetation protection during construction and for revegetation after construction is required. A security will be required to be posted to ensure compliance with the Limits of Disturbance plan.
   1. All Construction Activity must be contained within the Limits of Disturbance line, with the balance of the Property remaining undisturbed. Access to the Limits of Disturbance Area should be along the planned driveway.
   2. Building Pad lines may be specified on some Plats instead of Limits of Disturbance. If Building Pad lines are designated, no part of the new construction may lie outside of the Building Pad line.
   3. Limits of Disturbance must be designated in the field prior to commencement of excavation with temporary fencing approved by the Building Department.

C. Final Grading Required. No Certificate of Occupancy shall be issued until Final Grading has been completed in accordance with the civil engineering plans approved with the final Subdivision Plat and the Lots recovered with top soil with an average depth of at least six inches (6") which shall contain no particles over two inches (2") in diameter over the entire Area of the Lot, except that portion covered by Buildings or included in Streets, or where the Grade has not been changed or natural vegetation damaged.

D. Revegetation, Seed and Sod. All disturbed Areas on Lots shall be covered with topsoil and landscaped in accordance with Section 17.06.200.

E. Debris and Waste. Unless otherwise approved by the City Engineer and Building Official, no cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any Lot or Street at the time of issuance of a Certificate of Occupancy, and removal of same shall be required prior to issuance of any Certificate of Occupancy in a Subdivision, nor shall any be left or deposited in any Area of the Subdivision at the time of expiration of the Infrastructure Improvement Assurance or acceptance of Dedication of Public Improvements, whichever is sooner.

F. Maintenance. Until the Site Development is completed and accepted by the City and all appropriate agencies, the Owner/Applicant shall be responsible for the following in the area where Building Permits have been issued:
   1. Maintaining roads and access ways in a manner that allows continuous access for emergency vehicles; and
   2. Maintaining continuous flow capacities to all relevant hydrants in the Development.

G. Guaranty. The Applicant shall issue a Guaranty to the reasonable satisfaction of the City Attorney that shall include an amount to ensure completion of all requirements contained in these regulations including, but

not limited to, soil preservation, Final Grading, Lot drainage, Landscaping, lawn-grass seeding, removal of debris and waste, Fencing, and all other required Lot improvements.

1. Governmental units to which a Guaranty applies may file in lieu of said contract or guaranties a certified resolution or ordinance from officers or agencies authorized to act in their behalf, agreeing to comply with the provisions of this Title.

### 17.06.050 Site Development/Occupancy.

Property Access Requirements. No Building Permit shall be issued on a Lot or Parcel that is not an improved Lot. There shall be no human occupancy of any Building until all required Infrastructure Improvements have been completed and an occupancy permit has been issued.

A. Disclosure Required. It shall be unlawful for any person to transfer any portion of an approved Development prior to certificate of occupancy unless that person has advised the prospective buyer that occupancy permits will not be issued until all required improvements are completed.

B. Occupancy Restrictions. Occupancy will not be allowed until the following conditions are met:

   1. All necessary utilities are installed: e.g., culinary water lines, sanitary sewer, quad duct, flood control facilities, electric power, natural gas, and telephone transmission lines;

   2. Finished road surfaces and pedestrian safety infrastructure are installed.

   3. All building code requirements are met as confirmed by the City Building Official.

   4. Public Safety and Utility Access. Throughout construction and occupancy, all land Uses and Structures shall maintain unobstructed public utility and safety vehicle access in accordance with Appendix D of the International Fire Code in effect in the state of Utah.

## *ARTICLE II. PARKING, ACCESS, AND CIRCULATION REQUIREMENTS*

### 17.06.110 Purpose.

Off-Street Parking Areas and access management are an integral part of all land use categories in the City of South Salt Lake. Vehicle and bicycle parking, access, loading and circulation requirements are established to reduce Street congestion, traffic hazards, vehicle and pedestrian interaction and to develop standards for organized off-Street parking. The regulations in this Section are intended to complement design and Use standards found elsewhere in this Title.

### 17.06.120 General provisions.

A. Parking Area Development. The minimum off-Street Parking Stalls with adequate provisions for ingress and egress shall be provided at the time when one or more of the following improvements occur:

   1. New site Development.

   2. Structure Additions or Expansions. If a Building Permit is issued for an addition or expansion of a non-residential property that would increase the number of stalls required for the land Use.

   3. Parking areas, driveways, or drive lanes are expanded to include additional property or land area that was not included when the Development was originally approved.

   4. Change of Use to a more intensive Use of a Building through the addition of Dwelling Units, Floor Area, or seating capacity. When the Use of an existing Building or Structure is changed to a different type of Use, parking shall be provided in the amount required for such new Use.

   5. Shared Parking is proposed by two or more land Uses that have different parking patterns and peak parking demand hours. These Uses shall be able to use the off-Street Parking Stalls that are on the

same parcel or within the condominium plat throughout the day to reduce the total demand for Parking Stalls.

6. Existing hard surfacing is removed from the Parking Area and replaced with new hard surfacing as per Section 17.06.140(B).

B. Existing parking and loading areas. If existing nonconforming parking and loading facilities are below the requirements as established in this Chapter, they shall not be further reduced.

C. Floor Area. For the purposes of parking requirements, Floor Area shall be defined as the gross footage of the Building measured from the exterior corners. Parking ratios more than one-half will be rounded upward to the next highest whole number. Ratios less than one-half will be disregarded.

D. Shared Parking. Property Owners and developers are encouraged to work out Shared Parking agreement with adjacent users, that have off-Street Parking Stalls that are on the same parcel or within the condominium plat, wherever possible according to the provisions for Shared Parking contained in Section 17.06.160(F).

E. Continued obligation to provide Parking Stalls. Compliance with this Chapter is a continuing obligation so long as the Use continues. It shall be unlawful for any Owner of any Building or for any person responsible for providing parking to discontinue, eliminate or reduce a required Parking Area without providing some other approved vehicle Parking Area that meets the requirements of this Chapter, unless approval of the land use authority is obtained for the change in Parking Area.

F. Nonconforming Parking Areas. The area and number of available Parking Stalls in nonconforming parking facilities shall not be further reduced. Any reconstruction, alteration or other change in Use shall be subject to the provisions of this Chapter.

G. Parking for persons with disabilities. Parking Stalls for persons with disabilities shall meet the ADA and Uniform Federal Accessibility Standards, shall be provided in off-Street Parking Lot areas, and shall count towards fulfilling the minimum required automobile parking.

H. Storage. All areas designated for off-Street parking, maneuvering, loading or Site Landscaping shall not be used for outdoor storage of materials, repair, dismantling or inventory.

I. Nonconforming, unused or abandoned drive approaches. When the requirements listed in Subsection (A) are met, nonconforming, unused or abandoned curb cuts and other drive approaches serving property within any land use district shall be brought into compliance with the provisions of this Chapter.

J. Shared drive approaches. Shared driveways between and among Lots or Parcels are allowed only if both Owners execute and record an easement in a form approved by the City to ensure access in perpetuity for both Lots or Parcels.

K. No Tandem parking is allowed, except for in an enclosed garage within the Townhome Overlay District.

## 17.06.130 Residential parking requirements and regulations.

A. Vehicles must be parked on a Hard Surface. All areas used for parking shall be paved with a Hard Surface of concrete or asphalt material.

B. Trailer and ~~recreational vehicle~~ Recreational Vehicle parking surface. All areas for parking ~~trailers~~ Trailers and ~~recreational vehicles~~ Recreational Vehicles shall be accessed from an approved driveway, incorporated into the original development design, and shall be paved with a Hard Surface of concrete or asphalt material. Townhome developments shall not incorporate ~~trailer or recreational vehicle~~ Trailer or Recreational Vehicle parking.

C. Commercial vehicle parking. The following vehicles are prohibited from parking in an R-1 land Use district, except for commercial vehicles making or receiving deliveries or vehicles engaged in active permitted Development activities:

1. Commercial truck, trailer, or construction vehicle exceeding one ton in capacity.
2. Truck-tractor.
3. Semi-trailer.

## 17.06.140 Commercial Parking Lot design criteria.

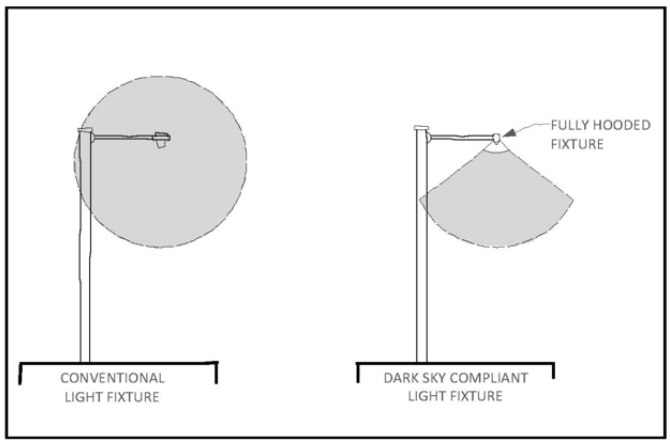
A. Parking plans. Parking Development plans for any proposed Parking Area or facility shall be submitted to the land use authority. For Parking Lot areas that are not associated with new Building construction or redevelopment, the property Owner or its designated agent shall submit a parking Development plan to the City for review. Work shall not commence on Parking Lot improvements until the City has approved such improvements and issued a permit. The parking Development plan shall indicate the following proposed improvements with accurate measurements, including, but not limited to:

1. Parcel size and dimensions.
2. Building layout.
~~2.~~3. Curb cuts for ingress and egress.
~~3~~.4. Parking dimensions and configuration.
~~4~~.5. Striping and traffic control markings.
~~5~~.6. Landscaping as required in this Chapter and other relevant sections.
~~6~~.7. Lighting.
~~7~~.8. Drainage calculations and facilities for on-site detention and introduction into the storm sewer.
~~8.9.~~ Traffic or parking study if requested by the City or other government agency.
~~9~~.10. Any necessary agreements with adjacent property Owners for Shared Parking, ingress and egress, drainage or utilities.
~~10.~~11. Prior approvals from other government agencies which require approval for ingress or egress.

B. Parking Area surfacing. Every Lot or Parcel of land used for a vehicle Parking Area or facility shall be paved with impervious asphalt or concrete surfacing.

C. Parking Area lighting. When an existing Parking Area is proposed for redeveloped, or for additional lighting, an Applicant must submit proposed lighting plans to the City and a photometric study showing the following items:

1. Location and description of each outdoor lighting fixture, aiming angle and mounting heights.
2. Description of the outdoor light fixture including specifications of lamp optics and cutoff angles.
3. A schedule providing for the reduction of on-site lighting during the hours when the facility is not in operation while still providing for levels necessary for security purposes.
4. All new and replacement lighting shall have directional shields or control devices to reflect light trespass away from adjacent Uses and roadways.
5. To control light trespass onto adjacent properties or Streets, the maximum illumination, when measured at the Property Line at a height of five feet and facing the light fixture(s), shall be no greater than 0.5 foot-candles.
6. All Parking Lot lighting shall use a down lit fixture in order to encourage the practice of "dark sky" friendly practices.




D. Curb. The perimeter of all paved surfaces shall be finished with a six-inch high curbing with ADA ramps where necessary. Bumper curbs shall be installed where appropriate to keep property and vehicles from being damaged and to prevent vehicles from over-hanging sidewalks. Where such curbs serve as a wheel stop for Parking Stalls, not less than thirty-six (36) inches shall be provided in the planting area as overhang clearance for tree locations. Curbs shall be designed to allow storm water to enter Landscaped Areas.




E. Landscaping. Parking Lot Landscaping shall meet the requirements as found in Chapter 17.06.300.

F. Drainage. Parking Lots shall be graded and drained to detain and dispose of all surface water as required by the City. The introduction of storm water into the storm sewer system shall meet minimum retention requirements as approved by the City.

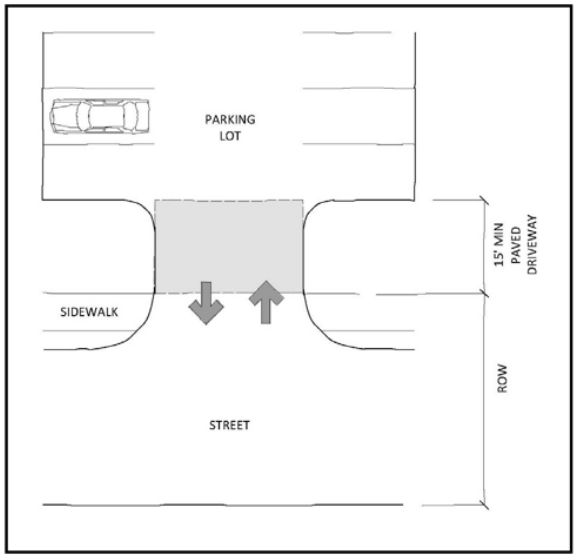
G. Parking Area location. See Chapter 17.07 Design Standards.

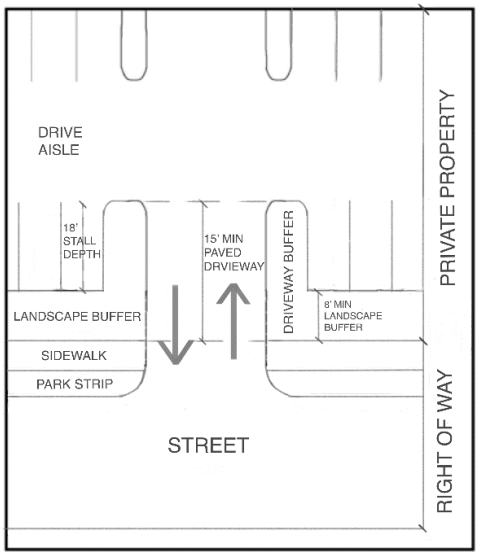
H. Nonconforming driveways. Existing, nonconforming driveways and Parking Lots shall be reconstructed or removed upon Development of a new Building or other substantial site improvement.

## 17.06.150 Access management.

A. Ingress and egress for non-residential Development.

1. All Parking Areas shall be designed to provide ingress and egress from a Public Street. Development shall not include parking that would require that a vehicle back onto a Right-of-Way.
2. All off-Street Parking Lots shall have access to a Public Street by means of a paved driveway.
3. There shall be a minimum of 15 feet of driveway length between the public Right-of-Way and the nearest Parking Stall, with no parking allowed within this area.
4. Parking Stalls located at the end of a dead-end Drive Aisle shall have a minimum of a five-foot (5') back-up area.




5. Parking Lots shall be designed to include the necessary dimensions and circulation for the on-site maneuvering of fire and refuse trucks as determined by the City Engineer and the Fire Marshal. Fire access shall be continuously maintained for all driveway access and Parking Areas

6. As a condition of issuance of each Building Permit, any unused or abandoned drive approaches or portions thereof shall be restored to the original curb and gutter section by the removal of the drive approach and replacement of improvements required for the applicable road profile (i.e. curb, gutter, Park Strip, Landscaping, sidewalk, etc.) designated in this Chapter and the Roadways and Functional Classifications in the General Plan.

B. Ingress/Egress, Driveway Access and separation.

1. Residential driveways. Single Family Residential Driveways Located on Local Streets.

   a. Each Parcel shall have one permitted driveway with a maximum width of 20 feet as measured at the flare of the driveway. A second driveway may be allowed for a residence located on a Corner Lot to access a garage or Carport Parking Area in the rear yard.

   b. Driveways shall be a minimum of 10 feet wide along any point.

   c. Circular driveways may be allowed in required Front Yard area, along with a second drive leading from the circular driveway to a garage or Carport. Such driveways shall not exceed more than 12 feet in width. To qualify for a circular driveway:

      i. a Lot shall be a minimum of 75 feet in width;

      ii. the Owner shall maintain approved Landscaping at least 15 feet in depth from the Front Property Line to the closest edge of the drive.

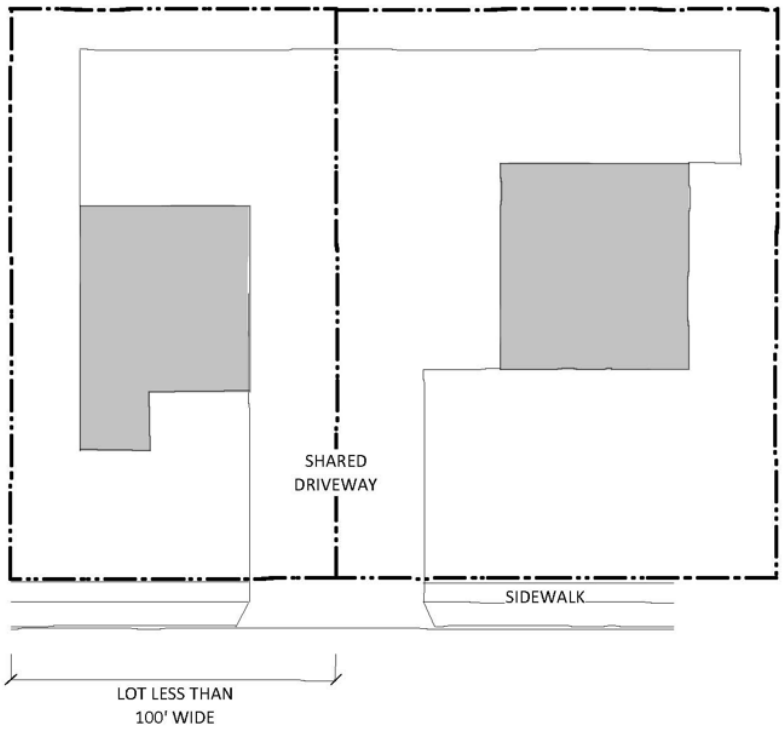
   d. Driveways on neighboring Lots shall be separated by a minimum of six feet (6'), as measured at the flare of the adjacent driveways. There shall be a minimum of three feet (3') of separation, as measured from the flare to the Property Line.

   e. For Corner Lots, no driveway shall be located closer than 30 feet from on another at the point of curb intersections.

   f. Clear View Areas shall be unobstructed as depicted below:




2. Townhome Unit Project Driveway Access. Vehicular access for Townhome Units shall be rear loaded, either from an Internal Primary Access Road, where the Unit fronts on a Street identified in the City's Standard Road Profiles, Roadways and Functional Classifications in the General Plan or from a Secondary Internal Access Road, where the Unit Fronts on an Internal Primary Access Road or on significant, platted Open Space.
3. Multi-Family, commercial and industrial driveways.
    a. Lots with fewer than 100 feet of Frontage on Arterial or Collector Streets shall have only one approach. The maximum approach width is 30 feet. Shared common drive approaches are encouraged in order to reduce the number of entrances on the Street and to support efficient travel of vehicles.




    b. Lots that have Frontage greater than 100 feet may have one additional drive approach every 100 feet. Drive approaches shall not be greater than 30 feet in width, as measured from the flares on each approach.
    c. On Lots that have Frontage greater than 100 feet, the City Engineer or designee may approve an increase to a drive approach within the Flex, Downtown, or Master Plan Mixed Use Zones for driveways up to 50 feet in width, based upon a traffic or parking study performed by a licensed-Professional Engineer and review of relevant factors, including, but not limited to:

i. Safety.

ii. Alternative access points and potential for reciprocal or shared accesses.

iii. Sight lines.

iv. Impact on traffic flow.

v. Site circulation.

d. Driveways adjacent to intersections on Corner Lots shall meet the following minimum distance requirements as measured from the flare of the drive approach to the point of the corner intersection.

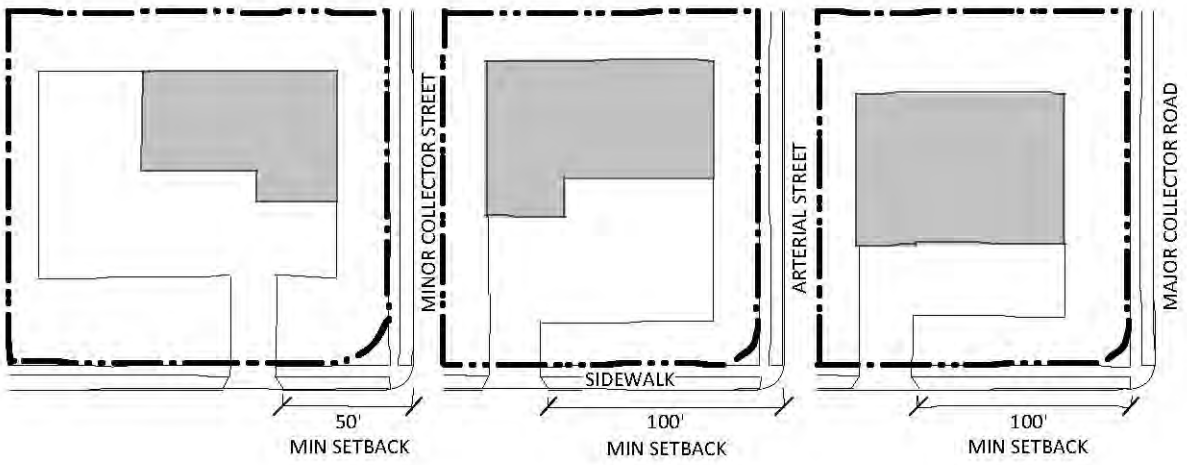
i. Major/Minor Arterial: 100 feet.

ii. Major Collector: 100 feet.

iii. Minor Collector: 50 feet.

e. Driveways on abutting commercial Lots shall be separated a minimum of 20 feet and no driveway shall be located close to a Property Line than seven (7) feet unless jointly shared (by recorded easement ) by adjoining properties.

f. On Lots that have Frontage greater than 100 feet, the City Engineer or designee may approve a modification to the drive approach separation requirements based upon a site visit and review of relevant factors, including, but not limited to:
   i. Safety.
   ii. Alternative access points and potential for reciprocal or shared accesses.
   iii. Sight Lines.
   iv. Impact on traffic flow.
   v. Site Circulation.




4. The following shall be considered when reviewing driveway access points:

   a. The movement of vehicular traffic;

   b. Public Improvements;

   c. Alternative access points and shared access; and

   d. Clear View Area regulations and safety.

## 17.06.160 Parking Stall requirements.

A. Parking requirements for specific Uses. Off-Street parking shall be provided for Uses as indicated in the following matrix.

1. Uses Not Specifically Listed. Parking requirements for Permitted or Conditional Uses not specifically listed in the following matrix shall be provided in the same ratio as the Use most closely approximating the characteristics of the unlisted Use, as determined by the Community Development Director.

2. Employee parking for Uses with an employee component shall be determined using the maximum number of employees working on the largest shift.

3. Uses located in the Transit Oriented Development and Transit Oriented Development—Core district and Commercial Neighborhood district that have a bicycle parking requirement shall provide 1 bicycle parking space per every 15 vehicle Parking Stalls. This requirement supersedes those ratios established in the matrix below.

4. A traffic or parking study may be requested by the City for Uses that are over 10,000 square feet.

5. Matrix of Parking Requirements by Use. Uses are grouped into categories that have similar parking requirements. The following matrix indicates the required parking for Uses in the City:

| **Parking Requirements by Use** | | |
|---|---|---|
| **Land Use** | **Number of Stalls Required** | **Number of Public Bicycle Parking Spaces Required** |
| **Dwelling** | | |
| Dwelling Unit, Accessory | 1 on-site parking space in addition to the requirements for a Single-Family Dwelling per ADU. | N/A |
| Dwelling, Single-Family | 2 stalls per Single-Family Dwelling Unit~~; for Dwelling, Accessory Unit (external and internal) 1 additional parking stall~~ | N/A |
| Dwelling, Multi-Family | TOD-C District: 1.2 stalls per unit plus 0.5 stalls guest parking per unit;<br><br>Downtown District: 1 stall per studio/one bedroom unit; 1.2 stalls per tow /three bedroom unit;<br>East Streetcar District: 1.5 stalls per unit<br><br>All other districts: 1.5 stalls per studio or one bedroom unit; 2 stalls per two-bedroom unit; 2.5 stalls per three+ bedroom unit: plus 0.5 stalls ~~gest~~ guest parking per unit.<br><br>One moving truck parking stall per 100 units - required in all land use districts. | 1 per 15 units for visitor and .25 secure spaces per unit |

| | | |
|---|---|---|
| Dwelling, Townhome | 2 stalls per Dwelling Unit, in an enclosed garage; .5 stalls guest parking per Dwelling Unit; 3 spaces per 1000 square feet of ground floor commercial space/workspace for Live/Work configuration | Space for bicycle storage within each Unit is required as well as common area bicycle storage to accommodate one bicycle attributable to each of 20% of the Project units |
| Assisted Living Facility | .5 stalls per bedroom plus 1 stall per employee | N/A |
| Nursing Home | | |
| Homeless Shelter | .25 stalls per bed plus 1 stall per employee | N/A |
| **Retail Commercial** | | |
| Auto Body Repair | 1 stall per employee, 1 stall per 200 square feet of office, and 1 stall per 500 square feet of shop area | N/A |
| Automotive Restoration | | |
| Automotive Service and Repair | | |
| Automotive Service Station (Non-Mechanical) | | |
| All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service | 1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified. | |
| Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent) | | |
| Bakery, Neighborhood | 4 stalls per 1,000 square feet Downtown District: 3 stalls per 1,000 for General Retail and Service; 2 stalls per 1,000 square feet for Neighborhood Retail and Service | 1 per 20 stalls |
| Commercial Repair Services | | |
| Convenience Store with Fuel Pumps | | |
| Farmers Market | | |
| Horticulture / Produce Sales | | |
| Pharmacy | | |
| Retail, Accessory | | |
| Retail, General | | |
| Retail, Neighborhood | | |
| Secondhand Merchandise Dealer | | |
| Upholstery Shop / Tailoring Shop | | |
| **Commercial Service / Office** | | |
| Animal Hospital / Veterinary Office (Small Animal) | 4 stalls per 1,000 square feet; for data processing or telemarketing Uses, 1 stall per employee | N/A |
| Animal Kennel / Day Care, Commercial | | |
| ~~Barber Shop / Hair Salon~~ | Downtown District: 3 stalls per 1,000 for Civic, General Retail and Service, and Office; 2 stalls per 1,000 square feet for Neighborhood Retail and Service | 1 per 20 stalls (or 1 per 25 employees for data processing or telemarketing Uses) |
| BioTech / Biolife | | |
| Blood / Plasma Donation Center | | |
| City Building | | |
| Commercial Repair Services | | |
| Cosmetology | | |
| Day Spa | | |
| Employment Agency / Temporary Staffing | | |
| Financial Institution | | |
| Grooming Services (Pet) | | |
| Library | | |

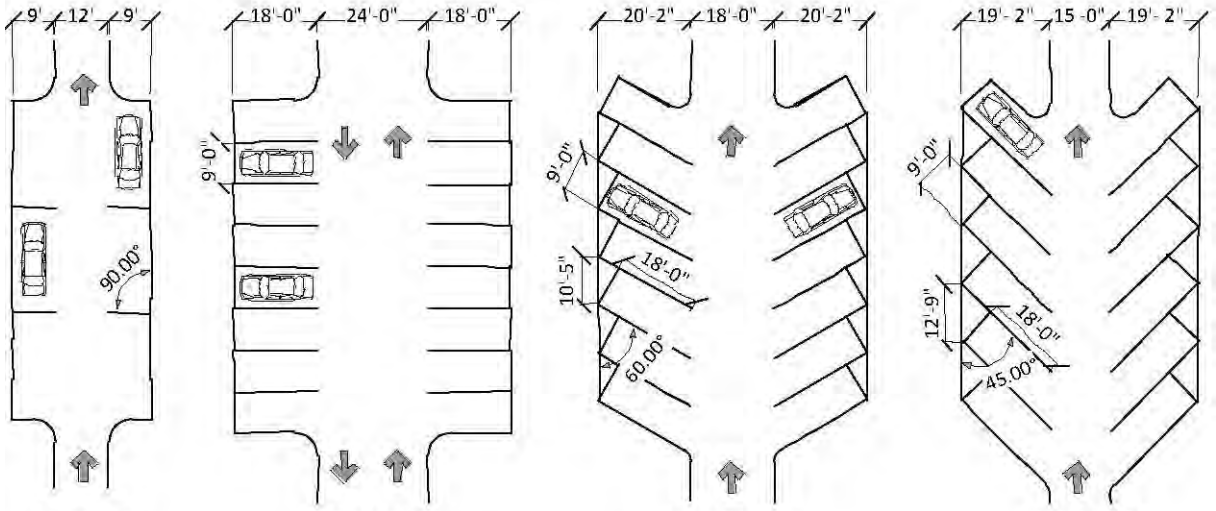
| | | |
|---|---|---|
| Office, Professional | | |
| Printing, Large Scale | | |
| Sexually Oriented Business | | |
| Day Treatment Center | 4 stalls per 1,000 square feet | 1 per 25 stalls |
| Massage Therapy | | |
| Medical, Dental, Health Care Office | | |
| Adult Daycare | 1 stall per 5 children, plus unloading area | N/A |
| Child Care Center | | |
| Car Wash | 1 stall per employee, 1 stall per 200 square feet of office, and 3 stacked spaces per bay, and 5 stacked spaces for automated facility | N/A |
| Crematory / Embalming Facility | 1 stall per 100 square feet of assembly area plus one per employee | N/A |
| Funeral / Mortuary Home | | |
| Hotel | 1 stall per unit plus 1 stall per 200 square feet of office, meeting, assembly, conference or banquet stall | 1 per 50 stalls |
| Storage Facility, Indoor Climate Controlled | 1 stall per employee, 3 stalls located at the registration area | 1 per 50 stalls |
| Temporary Use | 1 stall for every 3 patrons to the event | N/A |
| Equestrian Facility | 1 stall per 1,000 square feet | 1 per 50 stalls |
| Laundromat | | |
| **Arts / Recreation** | | |
| Art Gallery | 2 stalls per 1,000 square feet | 1 per 30 stalls |
| Art Studio | | |
| Bowling Alley | | |
| Museum | | |
| Nature Center | | |
| Fitness Center | 1 stall per 300 square feet; 1 stall per 100 square feet for dance halls | 1 per 15 stalls; 1 per 25 stalls for dance halls |
| Recreation Center | | |
| Movie Studio / Sound Stage | 4 stalls per 1,000 square feet | 1 per 30 stalls |
| Theater, Live Performance | 1 stall for every 3 seats | |
| Theater, Movie | | |
| **Restaurant** | | |
| Restaurant (fast-food) | 1 stall per 100 square feet of Floor Area | 1 per 20 stalls |
| Restaurant (sit-down) | 1 stall per 3 seats plus .50 stall per employee (outdoor dining seating shall not be counted towards the total number of seats) | 1 per 15 stalls |
| Food Truck Park | 3 stalls per food truck/food trailer | 1 per 20 stalls |
| **Public Uses** | | |
| Hospital, Specialty | 1 stall per every 2 beds | 1 per 50 stalls |
| Education, Preschool | 1 stall per teacher and staff, plus 1 additional stall per every 2 classrooms for elementary or | 1 per 25 stalls |
| Education, Elementary or Secondary | | |

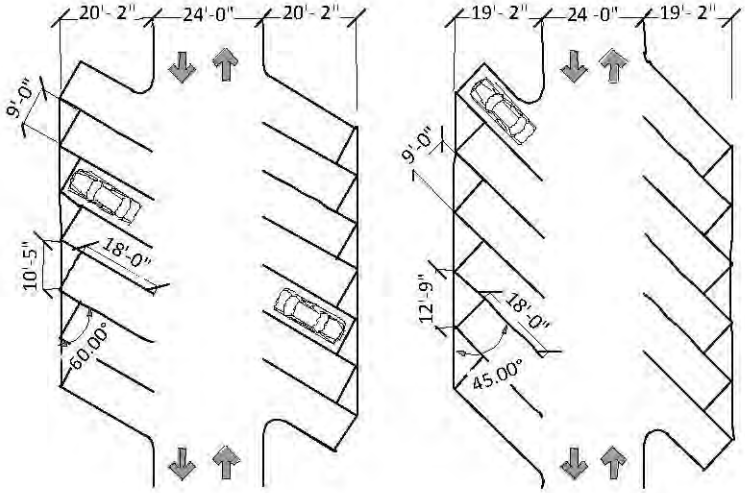
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|---|---|---|
| | middles schools or plus 1 additional stall for every 10 students for high schools | |
| Education, Higher (Public) | 1 stall for every 3 seats | |
| Education, Technical | | |
| Place of Worship | 1 stall for every 4 seats in the Place of Worship | |
| **Alcoholic Beverage** | | |
| Alcoholic Beverage—Bar Establishment | 3 stalls per 1,000 square feet | N/A |
| Alcoholic Beverage—Tavern | | |
| Alcoholic Beverage—Manufacturer | 1 stall per employee | 1 per 50 stalls |
| Alcoholic Beverage—Beer Wholesaler | 1 stall per 1,000 square feet | |
| Alcoholic Beverage—Liquor Warehouse | | |
| **Industrial** | | |
| Bakery, Commercial | 1 stall per employee | 1 per 50 stalls |
| Manufacturing | | |
| Food Processing | 2 stalls per 1,000 square feet plus designated parking stall for all food trucks/food trailers | N/A |
| Storage Facility, Warehouse | 1 stall per 1,000 square feet | 1 per 50 stalls |

B. Parking Stall Configuration. The minimum Parking Stall and Drive Aisle configurations are provided in the following table and illustration.

| Parking Stall Dimension Table * | | | | | |
|---|---|---|---|---|---|
| Angle of Parking | Stall Width | Stall Depth | Curb Length Per Vehicle | Minimum Drive Aisle Width (One Way) | Minimum Drive Aisle Width (Two Way) |
| Parallel along the curb - 0 degree | 9 ft. | 23 ft. | 23 ft. | 12 ft. | 24 ft. |
| 45 degree | 9 ft. | 18 ft. | 9 ft. | 15 ft. | 24 ft. |
| 60 degree | 9 ft. | 18 ft. | 9 ft. | 18 ft. | 24 ft. |
| 90 degree | 9 ft. | 18 ft. | 9 ft. | 24 ft. | 24 ft. |

*Drive Aisle widths may be increased when required by the City Fire Marshal or City Engineer.




| Parking Structure Stall Dimension Table* | | | | | | |
|---|---|---|---|---|---|---|
| Angle of Parking | Stall Width | Stall Depth | Aisle Width | Wall to Wall Module Width | Interlock Reduction | Overhang Allowance |
| 0 | 22'-0" | 8'-3" | 12'-8" | 29'-2" | 0'-0" | 2'-0" |
| 45 | 8'-3" | 16'-10" | 14'-11" | 48'-7" | 2'-3" | 2'-0" |
| 50 | 8'-3" | 17'-5" | 15'-6" | 50'-4" | 2'-0" | 2'-0" |
| 55 | 8'-3" | 17'-11" | 16'-2" | 52'-0" | 1'-10" | 2'-1" |
| 60 | 8'-3" | 18'-3" | 16'-10" | 53'-4" | 1'-7" | 2'-2" |
| 65 | 8'-3" | 18'-6" | 17'-9" | 54'-9" | 1'-4" | 2'-3" |

| | | | | | | |
|---|---|---|---|---|---|---|
| 70 | 8'-3" | 18'-7" | 18'-7" | 55'-9" | 1'-1" | 2'-4" |
| 75 | 8'-3" | 18'-6" | 20'-1" | 57'-1" | 0'-10" | 2'-5" |
| 90 | 8'-3" | 17'-6" | 24'-10" | 59'-10" | 0'-0" | 2'-6" |
| | | | | | | |
| 0 | 22'-0" | 8'-6" | 11'-11" | 28'-11" | 0'-0" | 2'-0" |
| 45 | 8'-6" | 16'-10" | 14'-2" | 47'-10" | 2'-3" | 2'-0" |
| 50 | 8'-6" | 17'-5" | 14'-9" | 49'-7" | 2'-0" | 2'-0" |
| 55 | 8'-6" | 17'-11" | 15'-5" | 51'-3" | 1'-10" | 2'-1" |
| 60 | 8'-6" | 18'-3" | 16'-1" | 52'-7" | 1'-7" | 2'-2" |
| 65 | 8'-6" | 18'-6" | 17'-0" | 54'-0" | 1'-4" | 2'-3" |
| 70 | 8'-6" | 18'-7" | 17'-10" | 55'-0" | 1'-1" | 2'-4" |
| 75 | 8'-6" | 18'-6" | 19'-4" | 56'-4" | 0'-10" | 2'-5" |
| 90 | 8'-6" | 17'-6" | 24'-1" | 59'-1" | 0'-0" | 2'-6" |
| | | | | | | |
| 0 | 22'-0" | 8'-9" | 10'8" | 28'-2" | 0'-0" | 2'-0" |
| 45 | 8'-9" | 16'-10" | 13'-5" | 47'-1" | 2'-3" | 2'-0" |
| 50 | 8'-9" | 17'-5" | 14'-0" | 48'-10" | 2'-0" | 2'-0" |
| 55 | 8'-9" | 17'-11" | 14'8" | 50'-6" | 1'-10" | 2'-1" |
| 60 | 8'-9" | 18'-3" | 15'-4" | 51'-10" | 1'-7" | 2'-2" |
| 65 | 8'-9" | 18'-6" | 16'-3" | 53'-3" | 1'-4" | 2'-3" |
| 70 | 8'-9" | 18'-7" | 17'-1" | 54'-3" | 1'-1" | 2'-4" |
| 75 | 8'-9" | 18'-6" | 18'-7" | 55'-7" | 0'-10" | 2'-5" |
| 90 | 8'-9" | 17'-6" | 23'-4" | 58'-4" | 0'-0" | 2'-6" |
| | | | | | | |
| 0 | 22'-0" | 9'-0" | 9'-5" | 27'-5" | 0'-0" | 2'-0" |
| 45 | 9'-0" | 16'-10" | 12'-6" | 46'-4" | 2'-3" | 2'-0" |
| 50 | 9'-0" | 17'-5" | 13'-3" | 48'-1" | 2'-0" | 2'-0" |
| 55 | 9'-0" | 17'-11" | 13'-11" | 49'-9" | 1'-10" | 2'-1" |
| 60 | 9'-0" | 18'-3" | 14'-7" | 51'-1" | 1'-7" | 2'-2" |
| 65 | 9'-0" | 18'-6" | 15'-6" | 52'-6" | 1'-4" | 2'-3" |
| 70 | 9'-0" | 18'-7" | 16'-4" | 53'-6" | 1'-1" | 2'-4" |
| 75 | 9'-0" | 18'-6" | 17'-10" | 54'-10" | 0'-10" | 2'-5" |
| 90 | 9'-0" | 17'-6" | 22'-7" | 57'-7" | 0'-0" | 2'-6" |

*Parking spaces located adjacent to walls or columns shall be one foot (1') wider to accommodate door opening clearance and vehicle maneuverability.

C. Vehicle stacking capacity in drive-thru lanes. The following table shall be used when determining stacking capacity for the following drive-thru Uses:

| **Vehicle Stacking Capacity in Drive-Thru Lanes** | | |
|---|---|---|
| **Use** | **Minimum Stack** | **Measured From** |
| Automated teller machine (ATM) | 3 per machine | Teller machine |
| Car Wash | 3 per lane | Wash bay entrance |
| Dry cleaner | 2 per lane | Drive-up Window |

| | | |
|---|---|---|
| Financial Institution with teller lane | 3 per lane | Teller or Drive-up Window |
| Pharmacy | 3 per lane | Drive-up Window |
| Restaurant with drive-thru* | 5 per lane | Order box |

* More stacking may be required by the City Engineer, subject to a queue analysis completed by a licensed Professional Engineer with a background in transportation engineering or related field based on peak hour traffic.

D. Parking Reduction Plan. The land use authority may approve a modification in the number of off-Street Parking Stalls required for a Development in accordance with the ratios established in this Section. This section may not be applied in a Townhome Overlay District.

1. Residential Parking:

a. The Applicant must submit evidence that the proposed Development meets one (1) of the following below.

i. Located in a Transit Oriented Development – Core (TOD-Core), Downtown, or East Streetcar district, or

ii. Located within a quarter (1/4) mile of a TRAX or Streetcar station.

b. All Developments must submit a parking and traffic study performed by a licensed Professional Engineer with a background in transportation engineering or related field. In addition, the Development shall submit a detailed description of the proposed, anticipated parking demand, proposed circulation plan, and describe any unique circumstances that would otherwise reduce the parking requirement.

c. All documentation shall be submitted to the Community Development Department and must comply with all applicable standards contained this Chapter with the following exceptions:

i. The standard requirement for residential parking in the district the development is located.

ii. The land use authority may consider increases or reductions to standards outlined in the accompanying table. The maximum decrease from any standard parking rate for a Residential Use shall be twenty percent (20%) or 1:1 stall per unit ratio.

iii. Dedicated visitor parking. Developers shall clearly indicate the location of dedicated visitor parking through directional signage, marked stalls, or other means to be determined in Site Plan review.

d. The following table provides all eligible parking rate reductions available for Developments that meet the requirements in 17.06.160(D):

| **Eligible Parking Rate Reductions** | |
|---|---|
| **Amenity** | **Recommended Reduction (Stalls/Unit)** |
| Car share (limit 1 car/100 units) | 0.05 |
| Unbundled parking (100% of units) | 0.1 |
| Bike share | 0.05 |
| Bike lockers/storage | 0.05 |
| Development supplied transit passes to 100% of units | 0.15 |
| Senior housing | 0.2 |
| Student housing (< .25 miles from campus) | 0.1 |

2. Commercial Parking.

a. Commercial Use in Transit-Oriented Developments may receive up to a twenty percent (20%) reduction in parking when located within the Transit Oriented Development-Core District, Downtown, and East Streetcar districts. A Development must comply with at least two (2) additional requirements below to qualify for the parking reductions:

i. Shared Parking. The Development consists of two (2) or more land Uses that have different parking patterns and peak parking demand hours. Regulations for Shared Parking can be followed as found in Subsection (G) of this Section except for the following additional provisions:

a) In Mixed-Use Developments, no one Use may consist of less than 20% of the Building square footage; and

b) Mixed-Use Buildings must be comprised of at least 50% Residential Use.

ii. Transit passes are provided to 100% of employees at the Development.

iii. Provisions are made for long term bicycle storage for residential tenants or business employees. Long-term storage shall consist of facilities such as lockers, indoor Parking Areas, or other secure areas designated for parking.

iv. Alternative proposals approved by the land use authority that will encourage and provide for increased transit ridership.

E. Manufacturing and Storage Warehouse Uses may receive up to twenty percent (20%) reduction in parking when located within the Flex District. The applicant shall provide documentation supporting the proposed reduction. The parking reduction is at the discretion of the City Engineer based on the following standards.

a. All Developments must submit a parking and traffic study performed by a licensed transportation engineer or related field. In addition the Development shall submit a detailed description of the proposed Use (include the square footage), hours of operation, anticipated parking demand, proposed circulation plan, and describe any unique circumstances that would otherwise reduce the parking requirement.

b. Any Change of Use, expansion of use (employees, Use, Development), or transfer of property ownership would require the property owner to resubmit for consideration of any approved parking reduction.

F. Excessive parking. Commercial Developments shall not have parking in excess of that required by this Chapter, without prior written approval of the land use authority. If more Parking Stalls are requested, written justification of the specific need for more Parking Stalls than the provisions of this Chapter allow may be required. The land use authority may require a parking and/or traffic impact analysis by a licensed Professional Engineer with a background in transportation engineering or related field when the request exceeds 20 stalls or an increase of ten percent (10%).

G. Shared Parking. Flexibility through Shared Parking may be allowed when two (2) or more Uses within the same Project, with access to the same Parking Stalls, have different parking patterns and peak parking demand hours. These Uses shall be able to use the off-Street Parking Stalls that are on the same parcel or within the condominium plat throughout the day to reduce the total demand for Parking Stalls. The following schedule of Shared Parking is provided to indicate how Shared Parking for certain Uses might be used to reduce the total parking required. This provision does not apply to Townhome Developments.

| **Schedule of Shared Parking** | | | | | | |
|---|---|---|---|---|---|---|
| **General Use Classification** | **Weekday** | | | **Weekend[1]** | | |
| | Midnight—7:00 a.m. | 7:00 a.m.—6:00 p.m. | 6:00 p.m.—Midnight | Midnight—7:00 a.m. | 7:00 a.m.—6:00 p.m. | 6:00 p.m.—Midnight |
| Residential | 100% | 50% | 80% | 100% | 75% | 75% |

| | | | | | | |
|---|---|---|---|---|---|---|
| Office | 5% | 100% | 20% | 5% | 20% | 10% |
| Retail/Commercial[2] | 5% | 80% | 100% | 5% | 100% | 90% |
| Hotel | 100% | 65% | 100% | 100% | 65% | 100% |
| Light industrial | 10% | 100% | 10% | 10% | 50% | 10% |
| Entertainment[3] | 10% | 50% | 100% | 10% | 50% | 100% |
| Places of worship | 5% | 30% | 50% | 5% | 100% | 75% |
| Community centers | 5% | 75% | 85% | 5% | 100% | 100% |

1. For Shared Parking purposes weekend shall begin on Friday at 6:00 p.m.

2. Provision shall be made between shared Uses for typical design day for commercial Uses to ensure sufficient parking.

3. Percentage of Shared Parking reduction for entertainment Uses may be increased by the land use authority depending on the intensity of the Use and Compatibility with Shared Parking uses.

1. To qualify for approval of Shared Parking, Applications shall contain the following:
    a. Proof that all uses subject to the Shared Parking Application are within the same Project;
    b. Location and identity of each Use that will share the Parking Area;
    c. Total parking requirement for each Use;
    d. The projected hours of operation of each Use and the hours during which the peak parking demand will be experienced;
    e. The number of proposed Parking Stalls;
    f. A Site Plan showing that the furthest Parking Stall is no greater than 300 feet from the nearest entrance of each Use intended to share the parking;
    g. A Site Plan showing that the proposed Shared Parking Area will comply with all standards required by this Chapter for Parking Area Development;
    h. A Pedestrian circulation plan that shows connections and walkways between Parking Areas and land Uses; and
    i. No one single Use may be less than ten percent (10%) of the overall Building square footage.
2. Other Uses. If one or more of the land Uses intended to share parking facilities does not conform to the general land use classifications in the Shared Parking matrix, an Applicant may submit data to specify the principal operating hours of the uses. The land use authority may also take this information into account in determining the appropriate Shared Parking accommodation, if any, for such Uses.
3. Shared Parking Among Lots Under Different Ownership. When a Shared Parking reduction is to be applied to Uses on several Lots under different ownership, the following shall be provided:
    a. A plan that provides for deed restrictions to ensure the parking and uses cannot be separated without a change in occupancy and a deed release from the City;
    b. Recorded easements that provide, at a minimum, for:
        i. Cross-access for both vehicles and pedestrians among the Parking Areas and connections;
        ii. Allocation of maintenance responsibilities;
    c. Parking for all Uses shall be located within 300 feet from the nearest entrance of each Use intended to share the parking.

d. Shared Parking among Lots under different ownership may be approved by the land use authority following submittal of a parking Development plan Application and compliance with the provisions detailed above.

## 17.06.170 Loading areas.

A. All Buildings with loading docks or loading areas shall meet the following requirements:

1. All loading and unloading areas must be located behind the Primary Façade and must not be visible from a Public Right-of-Way.
2. All loading and unloading associated with the Use shall be performed on-site. Such on-site loading area shall be in addition to required off-Street parking and shall not be located within driveways or Drive Aisles.
3. All loading docks and unloading areas shall be located so that no delivery vehicle will be parked or require maneuvering within the public Right-of-Way. Maneuvering and backing space to the loading dock shall be accommodated on-site.
4. Public Rights-of-Way shall not be used for loading or unloading.
5. Each loading area shall not be less than thirty-five (35) feet in length and twelve (12) feet in width. Enclosed or covered loading and unloading areas shall have an overhead clearance of not less than fourteen (14) feet.
6. Off-Street loading areas shall not block use of required Parking Stalls areas on the Site or adjacent Sites.
7. Loading/unloading areas shall be asphalt or concrete and constructed to drain and dispose of surface water on-site, away from the Building.

B. Standing and Passenger Loading Areas. Uses such as daycares, schools, hotels, and places for public assembly shall provide at least one safe off-Street passenger loading/unloading area that is adequately signed and striped. Such passenger loading/unloading areas shall be located at the point of primary pedestrian access from the Parking Lot area to the adjacent Building, or Buildings, and shall be designed in such a manner that vehicles waiting in the loading area do not impede vehicular or pedestrian circulation in the Parking Area. This does not include deliveries such as package delivery and third party food services.

## 17.06.180 Temporary event parking.

Temporary Parking Lot may be approved by the City for a special event if the following conditions are met:

A. Compacted road base, gravel, or recycled asphalt is used;

B. Signage is provided that designates the temporary Parking Area; and

C. Use of the Parking Lot is limited in duration, which Use shall not exceed thirty (30) days in any 365-day

## 17.06.190 Bicycle parking standards.

All new Development or change of Use must install parking for bicycles as required in the parking matrix. Required bicycle parking areas shall comply with the following standards:

A. Bicycle parking shall be provided with racks that allow the frame and one wheel to be locked to the rack with a high security, U-shaped or chain/cable lock.

B. Racks shall be clearly visible and accessible yet should not interfere with pedestrian traffic or other site furnishings.

C. Parking areas shall be well-lit for theft protection, personal security and accident prevention.

D. Location of bicycle parking shall be separated from vehicle parking and roads with space and physical barriers in order to prevent potential damage to parked bikes or vehicles. Bicycle parking shall not be located on sidewalks or in areas that obstruct pedestrian traffic flow.

E. Parking areas shall be located within one hundred (100) feet of the Main Building entrance.

F. Where feasible, the use of existing overhangs or covered areas are encouraged to provide weather protection for bicycle parking areas.

### 17.06.200 Parking Lot maintenance.

A. Designated Parking Areas shall be continually maintained to properly function for the intended vehicle parking Use.

B. When surfacing materials are removed, changes are made to the Grade, or changes that would require a review by the City, the property Owner or agent shall submit a parking Development plan as outlined in Section 17.06.140, and obtain a permit from the City to ensure that the replaced surfacing and drainage meets current City regulations.

C. Parking Lot striping for stalls and pedestrian crossings shall be maintained on a regular basis so that striping is visible.

D. Slurry seals, seal coating, patching or crack sealing does not require a permit for maintenance unless such work changes the Grade or Retention Areas of the Site.

## Chapter 17.07 DESIGN STANDARDS

**Sections:**

### 17.07.010 Applicability.

In addition to all applicable Construction Codes and the South Salt Lake Lighting Master Plan, the following design standards shall apply to:

A. All new Structures;

B. Any Change of Use, addition, expansion, remodel, or intensification of the Use of any property that increases or modifies the Floor Area of a Building or Use by 50% or more; and

C. All Noncomplying Structures that are a part of any Development identified in Subsection B.

### 17.07.020 Building Form by Land Use District.

A. Building Forms. Only Building forms designated by the letter A in the following matrix are allowed in each district. All other Building forms are prohibited.

| | Single-Family | Townhome | Urban-Style Multi-Family | Single-Story Commercial | Civic | Office | Large Format Commercial | Flex | Indoor Climate Controlled Storage Building | Accessory Structure to Non-Res. Building |
|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Commercial Corridor | | | A | A | A | A | A | | A | A |
| Commercial Neighborhood | | | | A | A | | | | | A |
| Commercial General | | | | A | A | A | | | | A |
| TOD & TOD-Core | | | A | A | A | A | A | A | | A |
| Mixed-Use | | | A | A | A | A | A | | | A |
| Townhome Overlay | | A | | | | | | | | |
| Business Park | | | | A | | A | | A | | A |
| Flex | | | | A | A | A | A | A | | A |
| Historic | | | | | A | | | | | A |
| Jordan River | A | | | | | | | | | |
| City Facility | | | | | A | | | | | A |
| Open Space | | | | | | | | | | |
| R1 | A | | | | A | | | | | A |
| Residential Multiple | A | | A | | A | | | | | A |
| Riverfront Flex/Office | | | | | | | | A | | A |
| Riverfront R1 | A | | | | | | | | | |
| Riverfront RM1 | | | | | | | | | | |
| Riverfront School | | | | | A | | | | | A |
| Crossing MPMU - Anchor Tenant | | | | | | | A | | | A |
| Crossing MPMU - 2100 S/State St. | | | A | A | | | | | | A |
| Crossing MPMU - Transit District | | | | A | | A | A | | | A |
| Downtown* | | | A | A | A | A | A | | A | A |
| East Streetcar** | | | A | A | A | | | | | A |
| Granite Library | | | | | A | | | | | A |
| Granite Townhome | | A | | | | | | | | |
| Granite Lofts | | A | | | | | | | | |

*Excludes Station District

** See East Streetcar MPMU

B. Building Form Does Not Determine Land Use. Regardless of Building form, all Uses carried on within a Building shall be limited to the Permitted Uses in the land use district in which the Building is located.

## 17.07.030 Development Standards.

In addition to the Subdivision and platting requirements contained elsewhere in this Title, the following Development standards apply to all Structures:

A. Yard Areas. All Development shall comply with the Setbacks, both for each Building and for the Project perimeter, designated for each district. All Yard areas shall be free of any Structure and shall not be used for parking, unless otherwise provided herein.

1. Setbacks.

| | Front Yard | Corner Side Frontage Yard | Side Yard | Side Yard Combined | Rear yard | Project Perimeter | Building Separation |
|---|---|---|---|---|---|---|---|
| Commercial Corridor | 10' | 10' | 0 | 0 | 0 | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Commercial Neighborhood | 10' | 10' | 5' | 12' | 0 | | |
| Commercial General | 10' | 10' | 0 | 0 | 0 | | |
| TOD & TOD-Core | 5' | 5' | 0 | 0 | 0 | | |
| Mixed-Use | 5' | 5' | 5' | 12' | 20' | | |
| Business Park | 15' | 10' | 0 | 0 | 0 | | |
| Flex | 10' | 10' | 0 | 0 | 0 | | |
| Historic and Landmark | 15' | 15' | 15' | 30' | 15' | | |
| Jordan River | 30' | 10' | 20' | 40' | 20' | | |
| School | 25' | 25' | 25' | 50' | 25' | | |
| City Facility | 15' | 10' | 0 | 0 | 0 | | |
| R1 | 20' | 12' | 5' | 12' | 20' | | |
| Townhome Overlay | 10' | 10' | | | | 10' to SF; 8' to non-SF | 20' between abutting facades, 45' on street radius |
| Residential Multiple | 20' | 10' | 5' | 12' | 20' | | |
| Riverfront MPMU - Flex/Office | 20' | 5' | 5' | 10' | 25' | | |
| Riverfront MPMU - R1 | 20' | 10' | 5' | 10' | 20' | | |
| Riverfront MPMU - RM1 | 10' | 10' | 10' | 20' | 20' | | |
| Riverfront MPMU - School | 20' | 20' | 20' | 40' | 20' | | |
| Crossing MPMU - Anchor Tenant | * | * | * | * | * | | |
| Crossing MPMU - 2100 S./State St. | * | * | * | * | * | | |
| Crossing MPMU - Transit | * | * | * | * | * | | |
| Downtown | 5’ | 5’ | 0’ | 0’ | 0’ | | |
| East Streetcar | * | * | * | * | * | | |
| Granite Lofts Townhome Units 1-5,8-11,14-15,20-23 | 8' | 236ft$^2$ | 0 | 0 | 12' | | |
| Granite Lofts Townhome Units 6,7,12,13,18,19,24,25 | 8' | 236ft$^2$ | 8' | 20' | 0 | | |
| Granite MPMU - Library | * | * | * | * | * | | |
| Granite MPMU - Townhome | * | * | * | * | * | | |

* See Approved MPMU or Overlay District

** Double Frontage Lots shall two (2) Front Yards and no Rear Yard.

2. Yard Requirements and Qualifications.

   a. Outdoor Storage is prohibited in all Yard areas, off-Street Parking Areas, maneuvering and loading areas, and site Landscaping.

   b. All Front and Corner Side Yard areas shall be landscaped according to the landscape standards established in this Title.

   c. Yard areas shall not be used for parking, except for driveways or garages as required by this Title.

   d. Fences, Courtyards, and patios are permitted in certain Yard areas in specific districts, provided they meet requirements established elsewhere in this Title.

B. Build-to Standards. All Structures shall conform to the following Build-to Standards, as applicable:

| Build-to Standard | Commercial Corridor | Commercial Neighborhood | Commercial General | TOD & TOD-Core | Mixed-Use | Business Park | Flex (Building footprint <85K s.f.) | Jordan River | City Facility | R1 | Townhome Overlay | Residential Multiple | Riverfront Flex/Office | Riverfront R1 | Riverfront RM1 | Riverfront School | The Crossing Anchor Tenant | The Crossing 2100 S./State Street Frontage | The Crossing Transit | Downtown | East Streetcar | Granite Lofts Units 6,7,12,13,18,19,24,25 | Granite Library | SSLC-PD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Min—In Feet | 10 | 10 | 10 | 5 | 5 | 15 | 10 | 20 | 15 | 20 | *** | 20 | 20 | 20 | 10 | 20 | * | * | * | 0’ | * | 0 | 10 | ** |
| Max—In Feet | 25 | 20 | 20 | 15 | 30 | 20 | 25 | 30 | 20 | 25 | *** | 30 | 25 | N/A | 15 | 40 | * | * | * | (25’ to transit) | * | 5 | 30 | ** |

* See Approved MPMU

** See Approved SSLC-PD Accessory Structure siting regulations

*** Equal to required perimeter setback

A Structure may encroach into the Front Yard to comply with a Build-to Standard.

C. Architectural Elements and Mechanical Equipment into Yard Areas.

1. All architectural elements and mechanical equipment must be confined within the Building Lot or designated Building pad.
2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.
3. Architectural elements and mechanical equipment, specified below, may project into required Yard areas according to the standards established in the following table.

| Element | Front and Corner Side Yard | Side Yard | Rear Yard |
|---|---|---|---|
| Steps, Porches, landings, stoops, and porticos | 6 feet | 2 feet | 4 feet |
| Decks > 1' above base elevation | 6 feet | 2 feet | 4 feet |
| Eaves, cornices, and overhangs | 3 feet | | 4 feet |
| Required overhead weather protection | 6 feet | | 4 feet |
| Bay windows, cantilevered rooms, and awnings | 6 feet | 2 feet | 4 feet |
| Balconies | Shall not project into Yard areas. | | 6 feet |

| | | | |
|---|---|---|---|
| Mechanical equipment and chimneys | Shall not project into Yard areas. | 2 feet | 4 feet |
| Exterior staircases as allowed | Shall not project into Yard areas. | | 4 feet |
| Hard Surface (at-grade level) | Shall not project into Yard areas, excluding the driveway. | 2 feet | 17 feet |

2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.

## 17.07.040 Crime Prevention through Environmental Design (CPTED).

The following principles shall be addressed in the design of all Buildings and Developments:

1. Natural Surveillance. Physical design that keeps potential intruders under the perception of continual watch, such as view to Streets, driveways, and Parking Lots, and visual permeability in architecture, lighting, and Landscaping.
2. Natural Access Control. Physical design that guides the mobility of people, decreases crime opportunity, and increases perception of risk to potential offenders.
3. Territorial Enforcement. Physical design that encourages users of property to develop ownership over it. Territorial Enforcement includes Developing space with an easily discernable purpose, using symbolic barriers such as low-lying fences and walls, Landscaping and signage, eliminating ambiguous spaces, encouraging easy maintenance, and discouraging crime.
4. Landscaping Standards. Shrubs shall be a maximum height of two (2) to three (3) feet and trees shall have a ground clearance of seven (7) feet above walkways and sidewalks.
5. Public Safety. In order to encourage public safety solid windowless walls shall not be permitted adjacent to Streets, pedestrian areas, and open space.
6. Maintenance and Management. Proper maintenance and management of a site and Building discourages criminal activity. Site maintenance to keep grounds and Building clean and orderly, and where indicated, public access management plan. Public access management plans shall address strategies: (1) to limit public WIFI access outdoors during evening hours; (2) to avoid single-user restrooms; (3) to control or eliminate exterior electrical outlets; (4) for strategic irrigation to prevent overnight camping; (5) for scheduling activities in common areas; and (6) for site lighting to discourage criminal activity.
7. Lighting. Lighting consistent with the design standards in the lighting character district identified in the South Salt Lake Lighting Master Plan, or the nearest lighting character district to any proposed Development that is not within an area identified as a lighting character district.

## 17.07.050 General Design Review Considerations.

In addition to the specific design standards required for each Building form all Development shall comply with the following:

A. General. All Development shall:

1. Minimize the impacts of Development on utility facilities including water, sewer, storm drainage, power, gas, and communications;
2. Incorporate CPTED principles in Building design, site layout, and Landscaping design;
3. Integrate permitted signage into architectural and site design; and

4. Design patios, Accessory Structures, awnings, and other appurtenances to blend with the design of the Main Buildings and site.

B. Façades.

1. All Buildings shall be designed with all Façades using similar quality materials and percentage of windows.
2. Primary Façade. All Buildings shall have at least one Primary Façade. The Primary Façade shall contain at least one primary entrance. Buildings on Corner Lots shall locate the Primary Façade on the corner closest to the adjacent Street intersection.
3. Every man-door shall have overhead weather protection at least four-feet in depth.

C. Height Transition. Any Building located within 100 feet an R-1 district, as measured from the closest Property Line, shall be subject to the following height transition requirements:

1. Beginning at the Setback of the subject property abutting the R-1 district the maximum Building Height shall be 35 feet measured from Grade to the peak of the roof or, for flat roofed structures, from Grade to the top of the parapet;
2. An additional one (1) vertical foot of Building Height for every two (2) horizontal feet of distance from the subject property Setback abutting the adjacent R-1 district may be added to achieve the lesser of the maximum district height or the maximum Building form height;
3. This Building Height transition requirement shall end 100 feet (100') from the abutting R-1 district; and

D. Traffic Safety and Congestion. All Development shall design and locate on a Site Plan all:

1. Vehicular and pedestrian entrances, exits, drives, and walkways;
2. Off-Street parking;
3. Loading and service areas;
4. Circulation patterns within the Development;
5. Connections to abutting and nearby sites; and
6. Site lighting

To minimize the impacts of the Development on traffic safety and congestion in the surrounding neighborhood.

E. Building and Site Layout. All Developments shall:

1. Minimize Structure silhouette and massing, site location, elevations, and impacts on abutting and nearby Buildings;
2. Ensure Compatibility of Building Façades with abutting and nearby Buildings in terms of height, color, materials, Primary Façades, placement of windows, rooflines and roof pitches, and the arrangement of Buildings on approved Development Lot(s);
3. Design energy efficient Structures through the use of energy efficient building materials, passive solar designs or Solar Energy Systems, and Landscaping; and
4. Use durable, high quality building materials.

F. Roofs. All roof vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except chimneys, shall be located on the rear Façade or configured to have a minimum visual impact as seen from any adjacent Street.

G. Fencing and Clear View Regulations.

1. Fences.
    a. All fences shall meet the Clear View Area requirements contained in this Title.
    b. All fences shall be maintained in a state of good repair.
    c. All Fences and retaining walls shall meet applicable building code requirements and shall meet or exceed City engineering standards.
    d. Development of all fences over six feet (6') and any retaining wall require a Building Permit.
    e. Retaining Walls. Where a retaining wall protects a cut below or a fill above the natural Grade and abuts a Boundary Line, such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at the location, as measured from the Grade of the higher side ground level.
    f. Barbed Wire. Fences containing strands of barbed wire, including all forms of security wire, shall be prohibited in all districts, except that barbed or security wire shall be permitted as a security fence on Jail property.
    g. Electrified Fences. Electrified fences shall be prohibited in all districts, except that electrified fences shall be permitted as a security fence on Jail property. This provision does not prohibit an "invisible" fence (wired or wireless) to contain canines with a collar receiver.
    h. Vacant Lots and Parcels. Vacant Lots and Parcels shall be fenced with a six-foot (6') temporary security fence.
    i. All Development shall ensure that the location, height, and materials of walls and fences are Compatible with abutting and nearby Development and the character of the neighborhood, and shall completely conceal storage areas, utility installations, waste containers, or other Uses that are required to be screened from view by the standards in this Title.
    j. Exceptions.
        i. The height and location requirements contained in this Section shall not limit state imposed fencing requirements for public utility installations, public schools, or other public Buildings.
        ii. Specialty fences requiring greater heights than allowed in this Title, such as tennis courts or basketball backstops may be allowed, subject to the following conditions:
            a) They do not create a hazard, nuisance, or violation of other ordinances; and
            b) The Applicant has submitted the signed approval of all property Owners whose property abuts the Applicant's property.
2. Clear View Regulations.
    a. On Corner Lots, no obstruction to view will be permitted on that portion of the Lot defined as the Clear View Area.
    b. No view-obstructing fence, wall, hedge or planting exceeding four feet (4') in height above the level of the sidewalk shall be located in the triangular area bounded by lines drawn from a point on the centerline of any driveway, set back 15 feet from the Front Property Line to points on the Property Line at the Street in front of the property fifteen feet (15') on either side of the driveway.
    c. Shade trees may be located or maintained in the Clear View Area in excess of the permitted height, provided the Clear View Area shall be clear of all obstruction between (1) the ground and 14 feet in height above all public Rights-of-Way; or (2) the ground and six feet (6') in height above any private property.

H. Permanent Structures and Occupiable Space.

1. All Structures and Occupiable Space shall be permanently affixed to a foundation and of permanent construction without a chassis, hitch, wheels, or other features that would make the Structure mobile.
2. Prefabricated or relocatable Structures or Occupiable Space shall conform to one of the Building forms and accompanying design standards established in this Code.
3. Prefabricated or relocatable Structures or Occupiable Space shall be permanently affixed to a foundation, in compliance with the International Building Code.

I. Loading and Service Areas. Loading and service areas shall be configured to avoid disruption of primary vehicular access and circulation on the site and shall be separated from customer parking, pedestrian areas, and main Drive Aisles.

J. Waste Containers and Enclosures.

1. Waste container enclosures are required for all new non-residential, Multi-Family, or Townhome Development, redevelopment, improvement, or construction.
2. All waste container enclosures shall be constructed according to the requirements of this Title.
3. All waste containers shall be located at the rear of each Building, in the service area, or in another properly fenced and screened area approved by the land use authority.
4. All waste containers shall be located so they are not visible from a public Right-of-Way.
5. Height. Waste container enclosures shall be constructed to a height 12" above the highest part of the waste container that the waste container enclosure will house. Waste container enclosures shall not be less than six feet (6') in height, including gates.
6. Materials and Construction Methods. Waste container enclosures shall have walls constructed of finished masonry units (block or brick), decorative pre-cast concrete, metal, or a combination of these materials. The materials and colors used for all waste container enclosures shall be Compatible with the materials used on the Main Building.
    a. Masonry and Brick Walls. All exterior Façades of waste container enclosures shall be constructed with finished block, brick, or split-faced blocks installed according to industry standards. All masonry walls shall have a permanent block or pre-cast end cap to prevent deterioration from climate exposure.
    b. Concrete Walls. Pre-cast or poured concrete walls shall have a decorative textured finish. Pre-cast walls shall be installed according to industry standards.
    c. Metal Enclosures.
        i. Exterior walls of any metal waste container enclosure shall be constructed of at a minimum, 16-gauge metal cladding.
        ii. Attachments of cladding to structural frame shall not exceed 32 inches (32") center-to-center in either direction.
        iii. All structural posts, and their foundations, shall be adequately sized to support the walls and gates and shall be spaced at a maximum of six feet (6') center-to-center.
        iv. Structural frame members shall have a minimum steel thickness of $3/16^{th}$ of an inch (3/16") and consists of structural tubing, angle iron.
        v. Corrugated roofing or other metal roofing materials are prohibited.
7. Gates. All enclosures shall have service access gates.

a. All gates shall be constructed with a sturdy metal frame.

b. Gate posts shall be embedded on the outside of the enclosure to limit damage when the waste container is removed from the enclosure.

c. All gates shall be constructed with commercial grade hinges, poles, and hasps.

d. Waste container enclosures with gates that swing out from the dumpster shall be set back from the Property Line a distance at least equal to the width of the gate.

e. Gates shall be closed except during scheduled collection periods.

f. Vinyl gates are prohibited.

8. Pads.

a. All waste container enclosures and waste containers shall be placed on poured concrete or any existing hardened paving system.

b. New pads shall be a minimum thickness of six inches (6") using 3,500 psi steel-reinforced concrete. If subgrade conditions are poor, the minimum thickness increases to eight inches (8").

c. All pads shall have an interior drain or shall have a maximum two percent (2%) grade for water to drain from the enclosure.

d. When an enclosure is constructed as part of new construction there shall be a minimum ten-foot (10') apron with a minimum 12-inch thickened edge.

9. Bollards and Wheel Stops. The corners of all waste container enclosures, where the gate hinges are attached, shall be protected with colored bollards to prevent vehicles from driving into the enclosure. Each waste container enclosure shall have bollard or pre-cast concrete curb wheel stops attached to the slab to keep the waste container from hitting the back of the enclosure.

10. Location. All waste containers and enclosures shall be located on major drives within Developments to provide adequate circulation of waste collection vehicles. Waste container enclosures shall be located so that waste collection vehicles can pull in front of the enclosure, empty, and reset the container without physically removing the container from the enclosure. Waste Containers in Townhome Developments shall be located within 150 feet of each Townhome building and shall be hidden from public view.

11. Maintenance. Waste container enclosures shall be maintained in good condition and appearance at all times.

a. Screening materials shall be replaced immediately when found to be in disrepair.

b. Gates and latches shall remain in place and shall be kept fully operable.

c. Gates shall be closed except during scheduled collection periods.

d. Waste container enclosure pads and access drives shall be repaired or rebuilt whenever the pavement Structure deteriorates.

e. Graffiti shall be removed immediately.

K. Utilities. All utility lines shall be underground in designated easements.

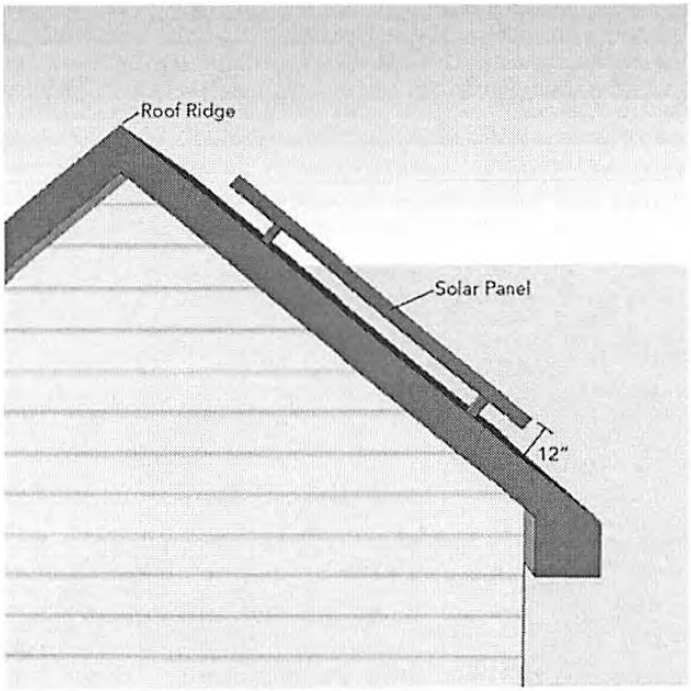
1. Underground utility lines serving multi-Building Developments shall be placed within Drive Aisles or fire lanes.

2. No pipe, conduit, cable, water line, gas, sewage, drainage, or any other energy or service equipment shall be installed permanently above ground, except for backflow devices.

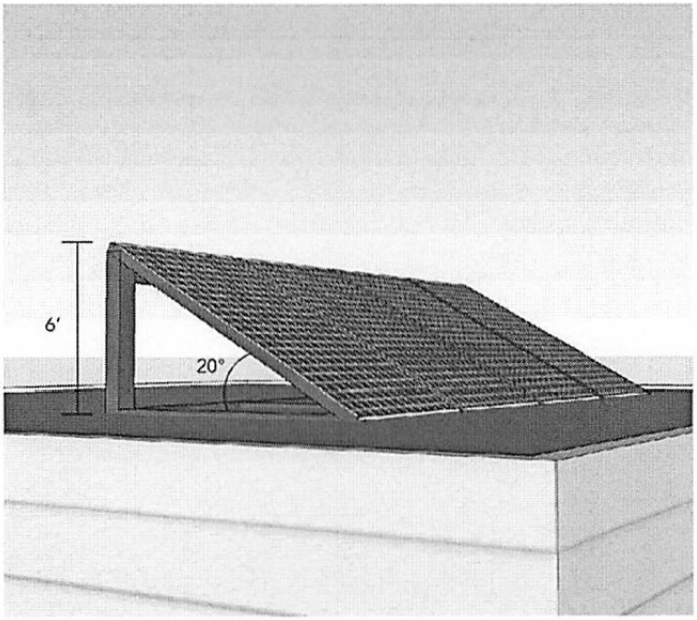
3. Gas meters, electric service meter panels, transformers, and other utility equipment shall be grouped together and shall be painted to match the adjacent Building wall.

L. Solar Energy Systems. All Solar Energy Systems shall comply with the following standards:

1. Solar Energy Systems that do not comply with the following standards are prohibited.
2. Solar Energy Systems in the Historic and Landmark district shall be subject to additional standards found in Chapter 17.03.
3. Panels shall be constructed of non-glare glass with an aluminum frame or equal or better quality.
4. All Solar Energy Systems shall minimize visual impacts on the surrounding neighborhood by preserving natural vegetation, Screening adjoining properties, or other appropriate measures.
5. Setback and Location.
    a. Building-mounted systems shall be mounted only on lawfully permitted Structures.
    b. Free-standing Solar Energy Systems are subject to the Accessory Structure design standards in this Chapter.
    c. Free-standing Solar Energy System shall not extend into the Yard area.
6. Roof-Mounted Systems. The following design standards apply to all roof mounted Solar Energy Systems:
    a. All Solar Energy Systems shall meet all design review, Screening, and visibility requirements found elsewhere in this Chapter.
    b. Pitched Roofs.
    i. Solar Energy Systems that face the Front Yard shall be mounted a maximum 12 inches from the roof, as measured from the roof surface and the highest edge or surface of the system.
        ii. No Solar Energy System shall extend past the roof ridge, roof bottom, or side edges of the roof.
        iii. Solar Energy Systems that face the Front Yard or a public Right-of-Way shall be installed at the same angles and contour as the roof on which they are installed.




c. Flat Roof. Solar Energy Systems installed on flat roofs shall only extend up to six feet (6') above the roof and shall be placed at a maximum 20° angle.




7. Design.
    a. Solar Energy Systems shall be designed to blend into the architecture of the Building upon which it is mounted and the surrounding neighborhood.
    b. Solar Energy Systems shall be screened from view from public Rights-of-Way through use of one or more of the following methods:
        i. Parapet wall;

ii. Setback from the roof edge; or

iii. Architectural Elements attached to the Building.

## 17.07.060 General Design Standards for Residential Buildings/Development.

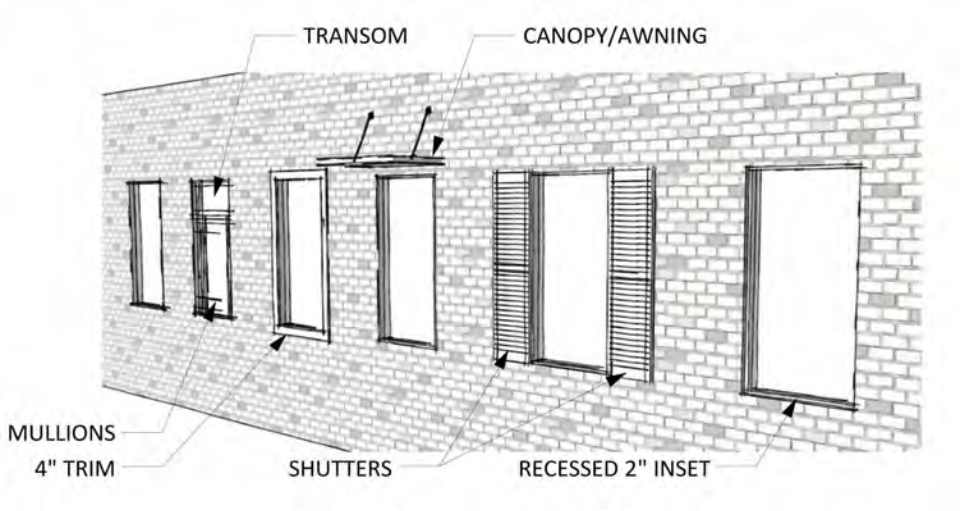
In addition to the general design standards contained in 17.07.050 the following design standards apply to all residential Building forms:

A. Frontage and Orientation.

1. Single-Building Developments. Single-Building Developments shall front on a Street.
2. Multi-Building Developments (excluding Townhome Developments). All multi-Building Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
    a. public Street;
    b. perimeter Street;
    c. primary internal Street;
    d. park or other Common Open Space; and
    e. secondary internal Street.
3. Townhome Developments. All Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
    a. Public Street;
    b. perimeter Street;
    c. primary internal Street; and
    d. park or other approved Common Open Space.

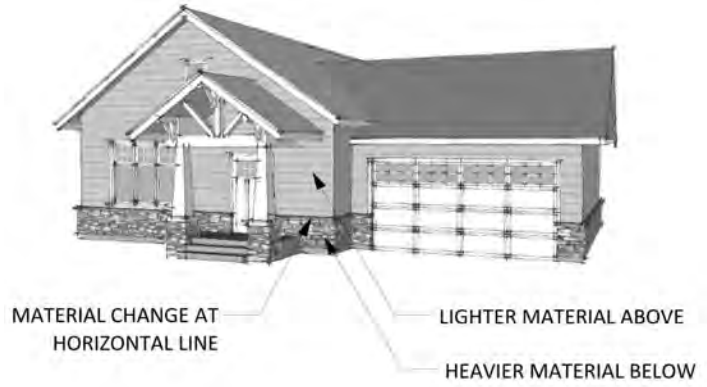
B. Windows and Doors.

1. Windows are required on the Primary Façade of all Buildings.
2. Windows on the Primary Façade shall have a minimum transparency of 70%.
3. All windows on the Primary Façade shall incorporate at least two (2) of the following features:
    a. mullions and/or transoms;
    b. trim or molding at least four inches (4") in width;
    c. canopies, shutters, or awnings proportional to window size; or
    d. recessed insets from the Primary Façade by at least two inches (2").




C. Materials.

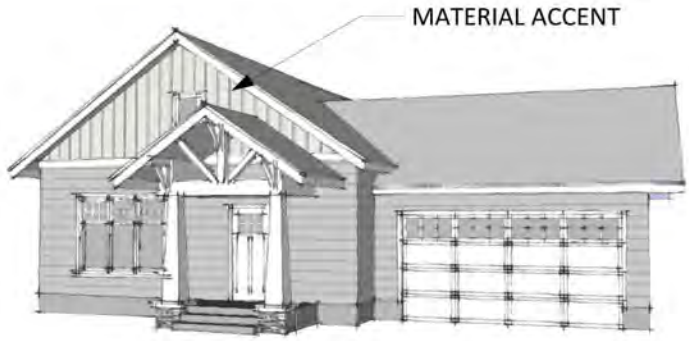
1. Primary Materials. All Buildings shall use one of the following materials on at least 80% of each Façade:
    a. Brick;
    b. Wood;
    c. Stone; or
    d. Hardie-board or equivalent material.
2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:
    a. Stucco;
    b. Corrugated metal siding;
    c. Split-faced masonry block;
    d. Exposed smooth-finish concrete block;
    e. Architectural metal panels;
    f. Cementous fiber board; or
    g. EIFS.
3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.
4. Roofs. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or a material of equivalent quality and durability.
5. Arrangement.
    a. Where two or more materials are proposed to be combined on a Façade, the heavier and more massive material shall be located below the lighter material.







b. All material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.



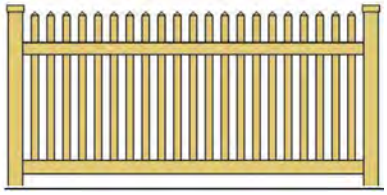

c. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings on Corner Lots shall extend the full length of the sides visible from a Street or pedestrian Right-of-Way.




D. Compatibility. New Building forms shall be Compatible with the existing neighborhood.

E. Fencing.

1. Fences in Front Yards shall not exceed four feet (4') in height.
2. Fences in Corner Side Yards shall not exceed six feet (6') in height.
3. Fences in Rear Yards shall not exceed six feet (6') in height.
4. Fences may extend to the back of sidewalks, where permitted.
5. A straight classic vinyl picket fence is allowed:



6. Other Vinyl fences are prohibited.
7. Chain link fences are prohibited in any new multi-family or townhome development.

## 17.07.070 Single-Family Building Form.

In addition to the standards contained in 17.07.050 and 17.07.060, the following design standards apply to all Single-Family Buildings.



A. Orientation. All Buildings shall front on a Public Street.

B. Primary Façade. Any Primary Façade of 30 feet or more shall incorporate wall offsets in the form of projections or recesses. Required offsets shall have a minimum depth of two feet (2').

C. Building Height.

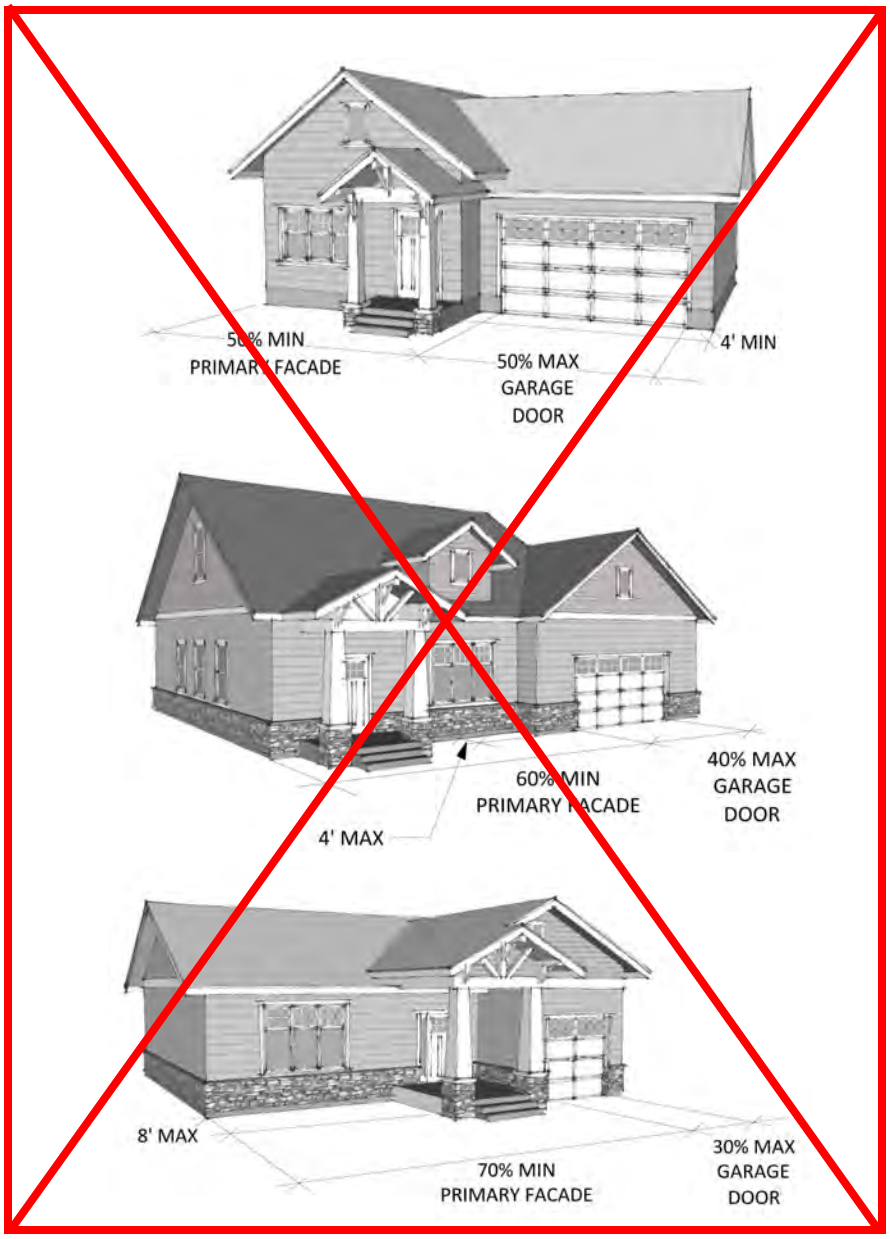
1. The maximum height for any Building shall be 35 feet measured from Grade to the peak of the roof or, for flat roofed Buildings, from Grade to the top of the parapet.
2. Buildings on Lots that abut existing single-Story residential Buildings in existing R1, RM, or Jordan River districts shall have a maximum height of 30 feet.

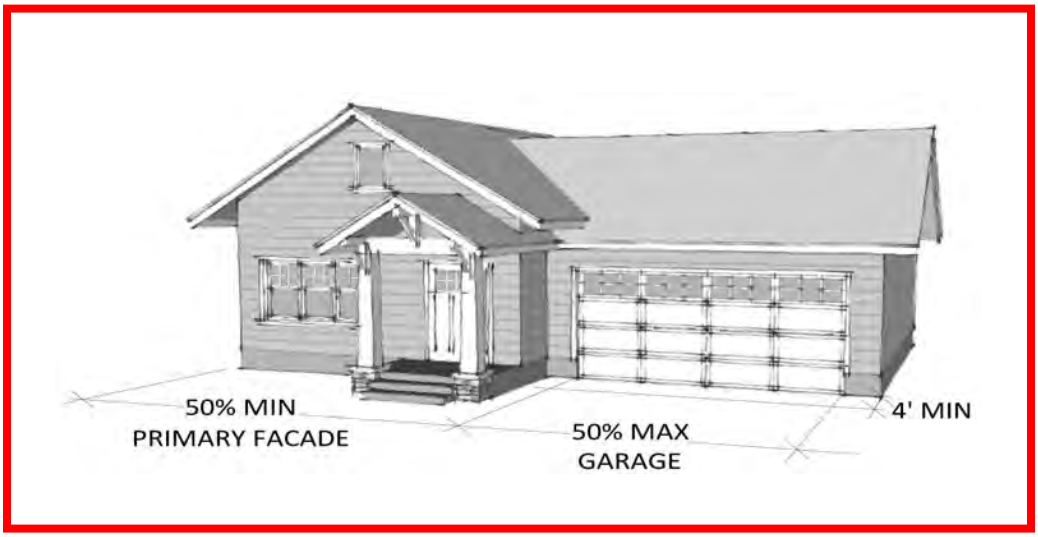
D. Materials. Additional permitted Primary Materials include:

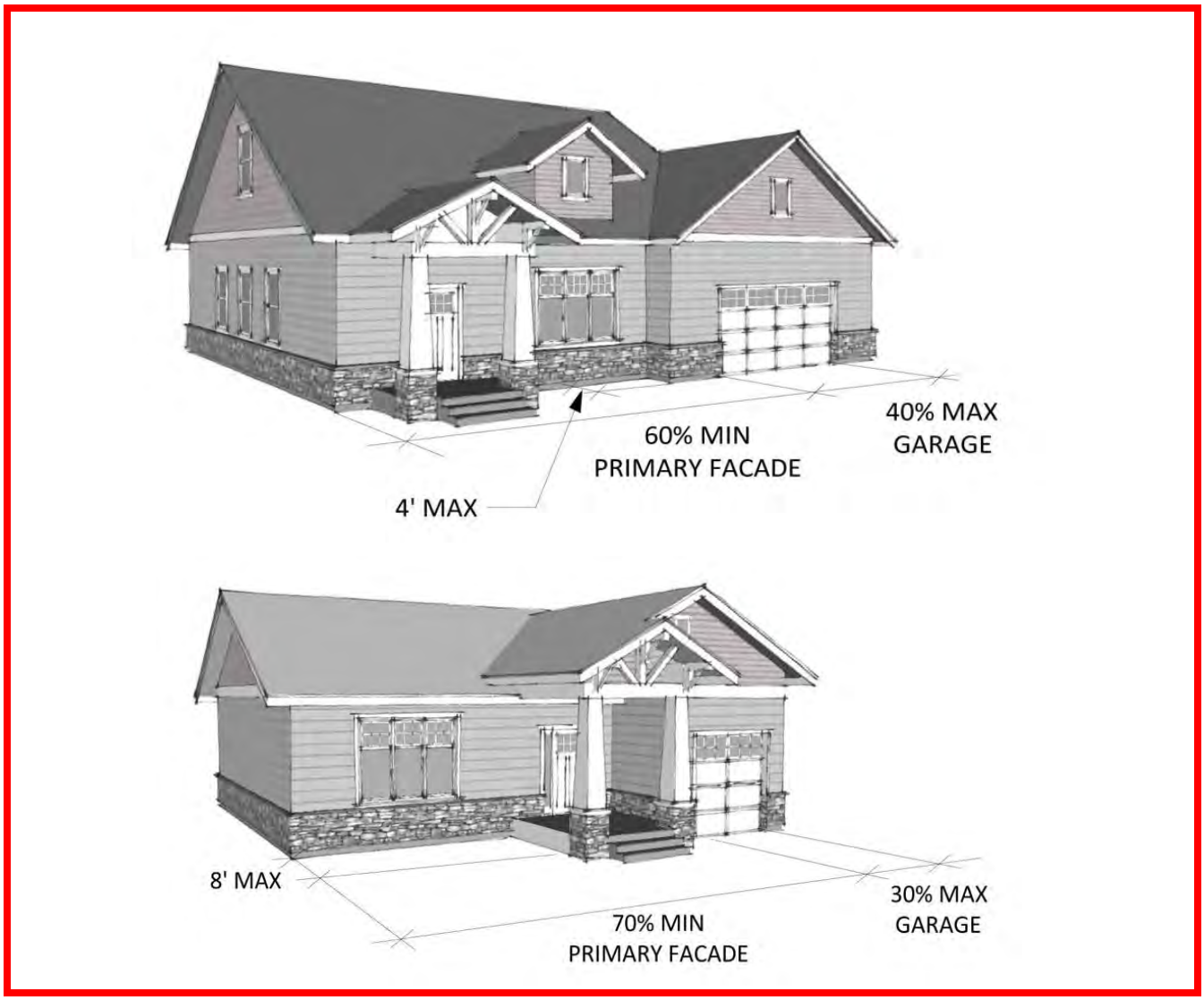
1. Wood clapboard; or
2. Wood board and batten.

E. Garages. All Buildings shall include a garage. The following garage standards shall apply:

1. Garages shall not visually or architecturally dominate the Primary Façade of the Main Building.
2. Garages shall not comprise more than 50% of the Primary Façade.
3. Garages that comprise between 40% and 50% of the Primary Façade shall be recessed from the Primary Façade by at least four feet (4').
4. Garages that comprise less than 40% of the Primary Façade may be flush with the Primary Façade.
5. Garages that comprise no more than (30%) of the Primary Façade may protrude from the Primary Façade but shall not protrude more than eight feet (8'). All Buildings with garages protruding more than four feet (4') from the Primary Façade shall include a Porch or covered landing that extends at least six feet (6') from the plane of the living space.
6. All garages protruding four feet (4') or more from the Primary Façade shall have garage doors with windows.
7. Garages with more than two bays or with doors greater than 16 feet wide shall be located on the rear Façade or shall be Side-Loaded.
8. Side-Loaded Garages. All Buildings with side-loaded garages shall incorporate a portico, arbor, trellis, or other element to emphasize the primary entrance on the Primary Façade.
9. All garages must contain at least three (3) of the following design features:
    a. Single carriage house garage doors with windows;
    b. Garage doors that include windows and are painted to match the main or accent color of the Dwelling;
    c. Ornamental light fixtures flanking the doors;
    d. Arbor or trellis;
    e. Columns flanking doors and/or an eyebrow overhand;
    f. Portico;
    g. Dormers;
    h. Twelve-inch overhangs over garage doors;
    i. Eaves with exposed rafters with a minimum six-inch (6") projection from the front plane; or
    j. Roof line changes.
10. Carports are not permitted.

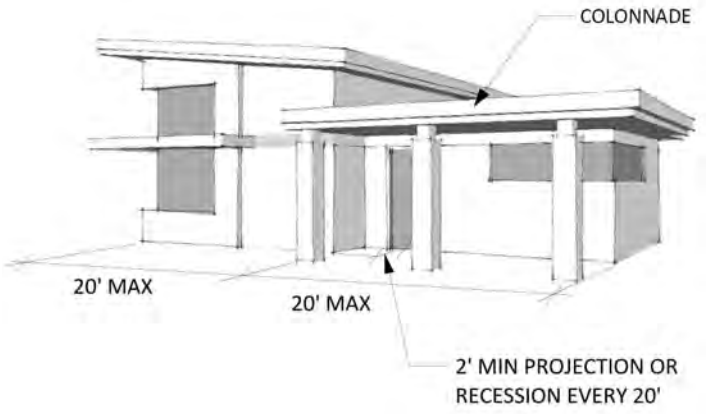

50% MIN
PRIMARY FACADE
50% MAX
GARAGE
DOOR
4' MIN
60% MIN
PRIMARY FACADE
40% MAX
GARAGE
DOOR
4' MAX
8' MAX
70% MIN
PRIMARY FACADE
30% MAX
GARAGE
DOOR

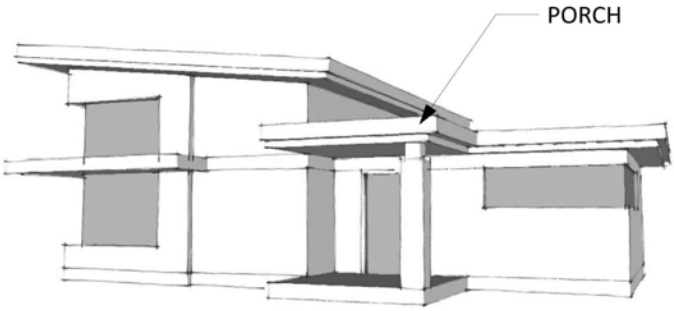

50% MIN
PRIMARY FACADE
50% MAX
GARAGE
4' MIN

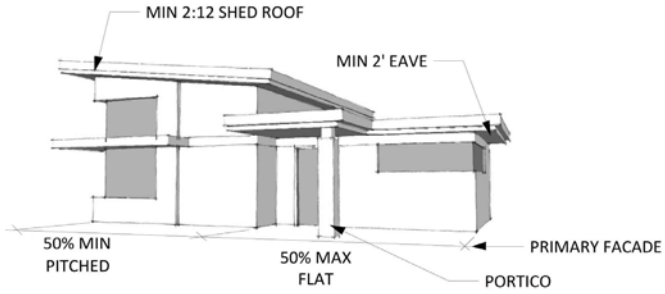



F. Roofs and Overhangs. Roofs and overhangs shall comply with the following standards:

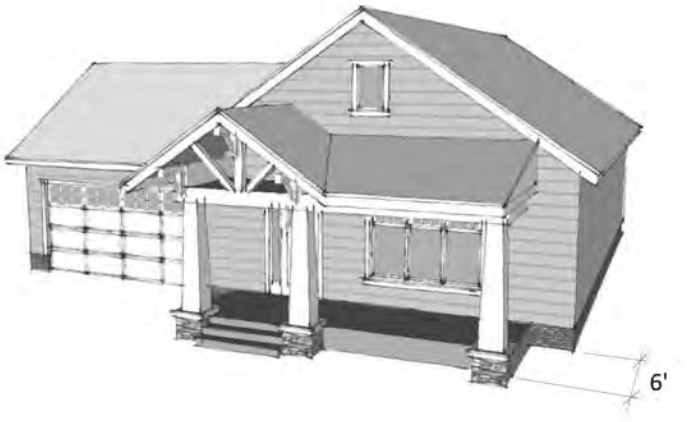
1. Pitched roofs covering the main body of the Building shall be hip style, shed style, mansard, or shall have symmetrical gables.
2. Shed roofs shall maintain a minimum pitch of 2:12 and all other roofs covering the main body shall maintain a minimum roof pitch of 6:12.
3. Overhanging eaves may expose rafters. Flush eaves shall be finished with profiled molding or gutters.
4. Flat Roofs. All flat roofs shall require a minimum two-foot (2') parapet wall. All flat roofs shall also include two (2) of the following:
    a. Gables, shed roofs, or pitched roof elements covering at least 50% of the length of the Primary Facade;
    b. A Porch, portico, or colonnade located along the Primary Façade of the Building, emphasizing the front door; or
    c. Additional two-foot (2') projections or recesses in the Façade plane every 20 feet (20').




G. Porches. All Buildings shall have a covered Porch that is the prominent Architectural Element of the Primary Façade and that is least six feet (6') deep.



H. Accessory Structures. (Non-Habitable) Accessory Structures shall be built in the same architectural style with a similar roofline and exterior materials as the ~~Main Building~~ Primary Dwelling. The following standards shall apply to all Accessory Structures:

1. Building Requirements.
    a. Accessory Structures shall not exceed one Story and shall total no more than 700 square feet.
    b. Accessory Structures shall be clad in similar materials and shall be a similar color as the ~~Main Building~~ Primary Dwelling.
    c. Accessory Structures shall only be accessed at Grade.
    d. Windows are permitted on Accessory Structures. Façades of Accessory Structures facing abutting properties shall have the heads or upper casings of windows no higher than eight feet (8') above Grade of the Structure. Greenhouses and Structures with clerestory windows that are at least eight feet (8') above Grade are exempt from this requirement.
    e. Accessory structures shall not be connected to sewer service. All other utilities for Accessory Structures shall be accessed from the ~~Main Building~~ Primary Dwelling.
2. Setbacks.
    a. Accessory Structures shall be located behind the ~~Main Structure~~ Primary Dwelling.
    b. Accessory Structures shall be separated from the ~~Main Building~~ Primary Dwelling by at least ten feet (10').
    c. Accessory Structures shall be located at least ~~two~~ three feet (~~2~~ 3') from any Property Line.
3. Height. Accessory Structures may not exceed 20 feet in height. Accessory Structures shall have a maximum first floor height of 14 feet measured from Grade to ceiling. Pitched roofs may extend to 20 feet.
4. Carports. The following requirements apply to all Carports.
    a. Carports are only permitted for existing Single-Family Buildings.
    b. Carports shall have a maximum height of 14 feet and shall only house one car.
    c. Carports must be placed on a properly located Hard-Surfaced driveway.
    d. Carports must be permanently affixed to the ground with a proper foundation and footings.

I. Internal ADU Development and Design Standards

1. Internal ADU Development Standards:
    a. Maximum Number of Units per Parcel. One (1) Internal ADU is permitted per Parcel where a Single-Family Dwelling is the Primary Dwelling.
    b. Area: The minimum Lot Area for a Primary Dwelling (Single-Family Dwelling) in the R1 and RM District to develop a new Internal ADU is 6,000 square feet.
    c. Minimum Width. The minimum width of any Lot shall be fifty (50) feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
    d. Location. The Internal ADU shall be located within the Primary Dwelling (Single-Family Dwelling).
    e. Parking. One (1) on-site parking stall is required in addition to the parking stall requirements for the Primary Dwelling. In no case shall fewer than three (3) total off-street parking stalls be provided. If the Primary Dwelling provides more than four (4) total off-street parking stalls, there shall be no additional parking stall requirement.

2. Internal ADU Design Standards:
    a. The Internal ADU shall have an exterior entrance with weather protection.
    b. The Internal ADU shall have a designated address next to the dwelling entrance.
    c. The Internal ADU shall conform to all applicable standards and codes.
    d. The Internal ADU shall be subject to the same standards for decks, patios, and other encroachments that apply to the Primary Dwelling.

J. External ADU Development and Design Standards. External ADU Development Standards
    a. Maximum Number of Units per Parcel. One (1) External ADU is permitted per Parcel where a Single-Family Dwelling is the Primary Dwelling.
    b. Area. The minimum Lot Area for a Single-Family Dwelling in the R1 and RM District to develop a new External ADU is 6,000 square feet.
    c. Minimum Width. The minimum width of any Lot shall be fifty (50) feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
    d. Maximum Height. The maximum Height for any External ADU is either the same height of the Primary Dwelling or twenty (20) feet, whichever is the more restrictive. The External ADU shall not exceed two stories.
    e. Maximum Size. The maximum square footage of the External ADU shall not exceed 50% of the Primary Dwelling's total square footage, not including the garage, or up to 1,000 square feet, whichever is more restrictive.
    f. Rear Yard Coverage. An External ADU may not cover more than 50% of the Rear Yard area.
    g. Required Setbacks.
        i. Distance from Primary Dwelling (Single-Family Dwelling) – 10 feet
        ii. Side Yard Setback – 5 feet
        iii. Rear Yard Setback – 5 feet
    h. Parking. One (1) additional on-site parking stall is required in addition to the parking stall requirements for the Primary Dwelling. Any additional vehicles owned by occupants must be accommodated on-site.

2. External ADU Design Standards.
    a. The External ADU shall have an exterior entrance with weather protection.
    b. The External ADU shall not contain more than two (2) bedrooms.
    c. The External ADU shall conform to all applicable standards and codes.
    d. The External ADU shall not be located in a Front or Corner Side Yard and shall meet the same setbacks as required for the Primary Dwelling in the land use district.
    e. Any External ADU located in a required Side Yard must comply with the setbacks for the Primary Dwelling and shall have adequate facilities for all discharge from roof and other drainage.
    f. Solar panels attached to the roof of an External ADU are permitted to exceed the maximum height of the Structure up to four feet.
    g. Conversion of existing Accessory Structures may only occur where the existing Accessory Structure meets the setback requirements for an ADU in the land use district and meets the applicable building codes.

h. Rooftop patios on an External ADU are prohibited.

i. Patios are permitted. A patio may be covered with a roof provided the square footage of the roof is no larger than 120 square feet and the covered patio complies with the setbacks required of the ADU. A covered patio shall not count towards the maximum square footage requirement of the ADU but does count toward the total building coverage of the lot.

j. Balconies are permitted provided they do not extend into a required ADU setback and extend no further than 5 feet from an exterior wall of the ADU. Balconies shall not contain HVAC equipment nor be used as storage areas. Balconies are prohibited on Facades abutting adjacent residential properties.

k. Second Story Windows: Windows on the second story of an External ADU are prohibited on an exterior wall that is adjacent to a Side or Rear Property Line unless:

i. The window is a clerestory window where the bottom of the window is at least 6 feet above the finished floor of the second story;

ii. The window is on a wall that faces an elevation of the Primary Dwelling;

iii. The window faces and is at least 10 feet from a Side or Rear Property Line;

iv. The exterior wall is adjacent to an alley; or

v. The window faces a Side or Rear Property Line that is adjacent to a property in a land use district that permits commercial uses or a property that contains a non-residential use.

~~I.~~ K. Solar Energy Systems. In addition to the requirements found in 17.07.050, all Solar Energy Systems installed on Single-Family Buildings with flat roofs shall have a maximum height of three feet (3') above the roof and shall be placed at a maximum 20° angle. All Solar Energy Systems shall meet all design review, Screening, and visibility requirements found elsewhere in this Chapter.

~~J.~~ L. Architectural Variability.

1. Developments with three to ten (3-10) units shall have a minimum of three (3) Distinctly Different Primary Façade variations.
2. Developments with greater than ten units shall add one additional Distinctly Different Primary Façade variation for each additional ten (10) units.
3. Mirror images of the same Primary Façade are not Distinctly Different Primary Façades.
4. Distinctly Different Primary Façades shall utilize at least one of the Required Architectural Variability standards and three (3) of the Optional Architectural Variability standards listed in the following table:

**Architectural Variability Table:**

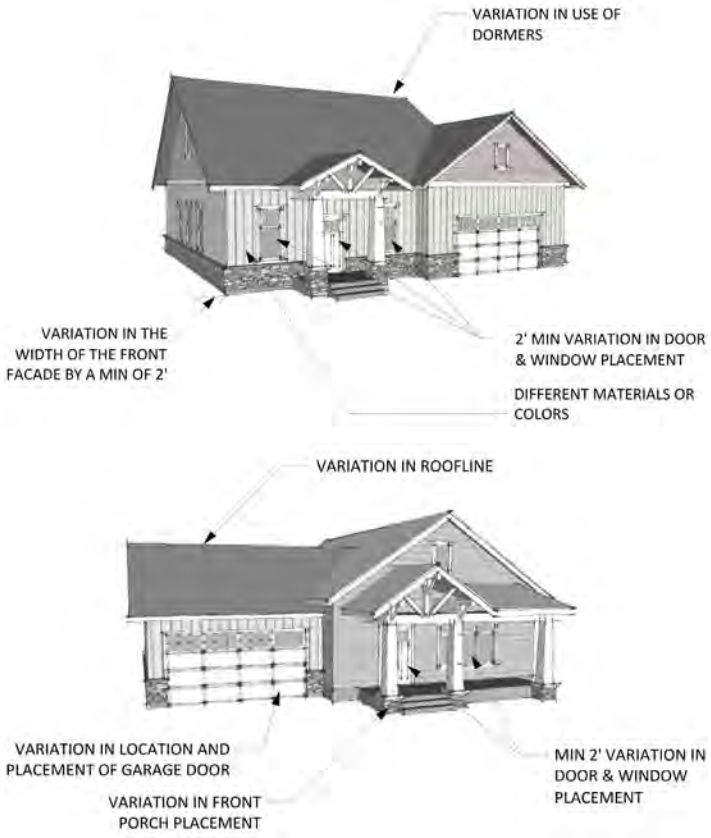
| **Required Architectural Variability Standards (must choose one)** | **Optional Architectural Variability Standards (must choose three)** |
|---|---|
| The use of different exterior materials or colors | Variation in the width of the Primary Façade by two feet or more |
| Variation in the location and proportion of front Porches | At least a two-foot horizontal or vertical variation of the placement or size of windows or doors on the Primary Façade |
| Variation in trim or quoins | Variation in rooflines, pitches, or the use of dormers |
| | Variation in the location or proportion of garages and garage doors |

5. No Primary Façade design shall be used:

a. Within 3 Lots of the same Primary Façade design;

b. Directly across the Street from the same Primary Façade design; or

c. On more than 25% of the Buildings within a single phase of a Development.



# Times Square
# Final Subdivision Plat

320 W Bugatti Avenue
332-336 W Bugatti Avenue
358 W Bugatti Avenue (2 parcels with same address)
360 W Bugatti Avenue
430 W Bearcat Drive

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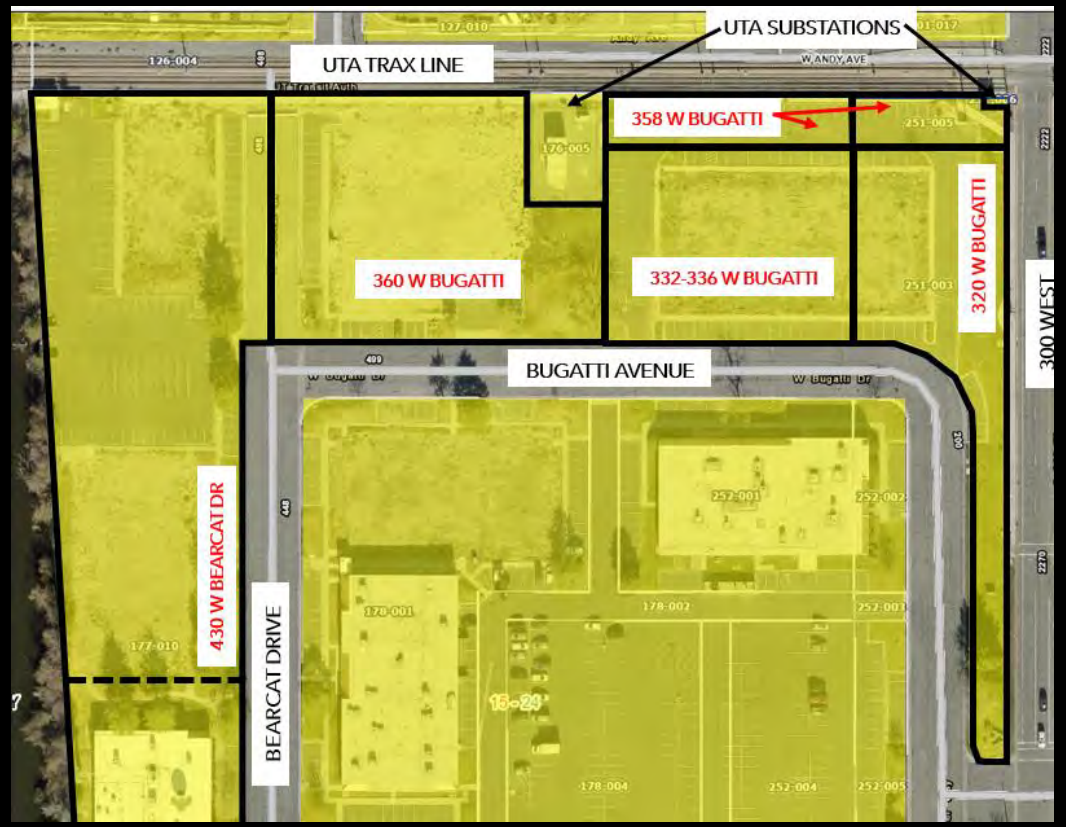
SSLC Planning Commission

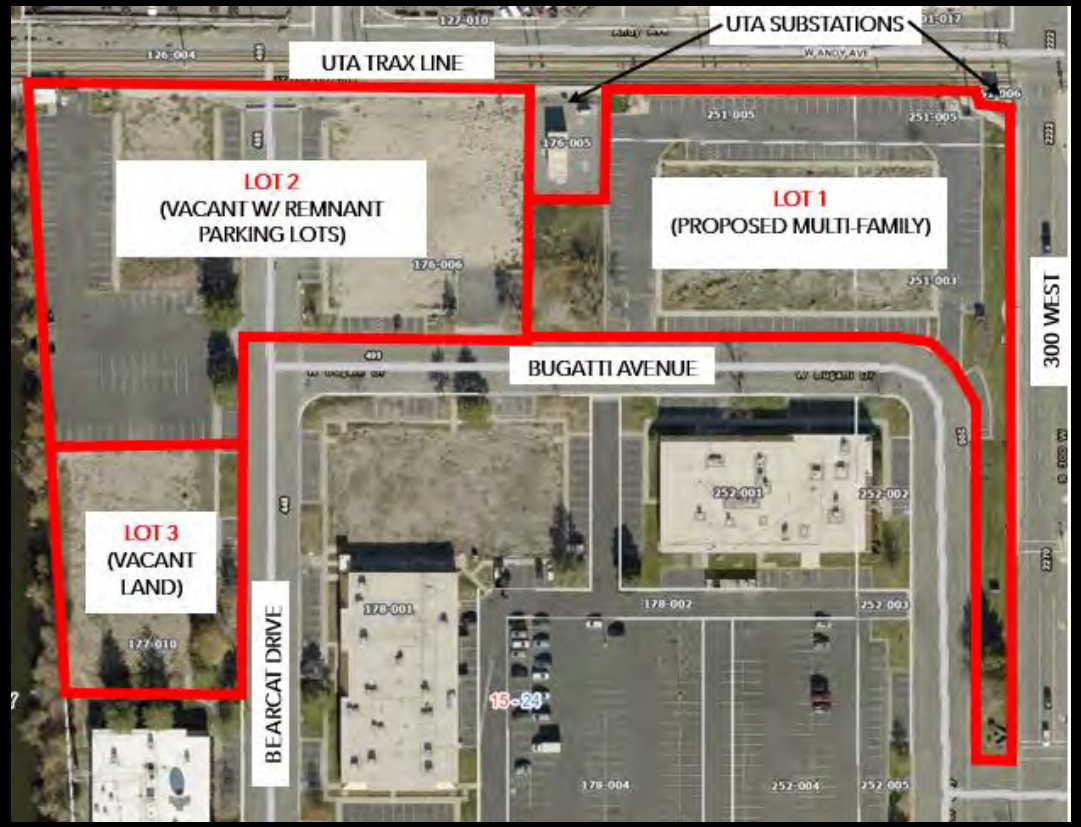
January 18, 2024

SOUTH SALT LAKE

# General Information

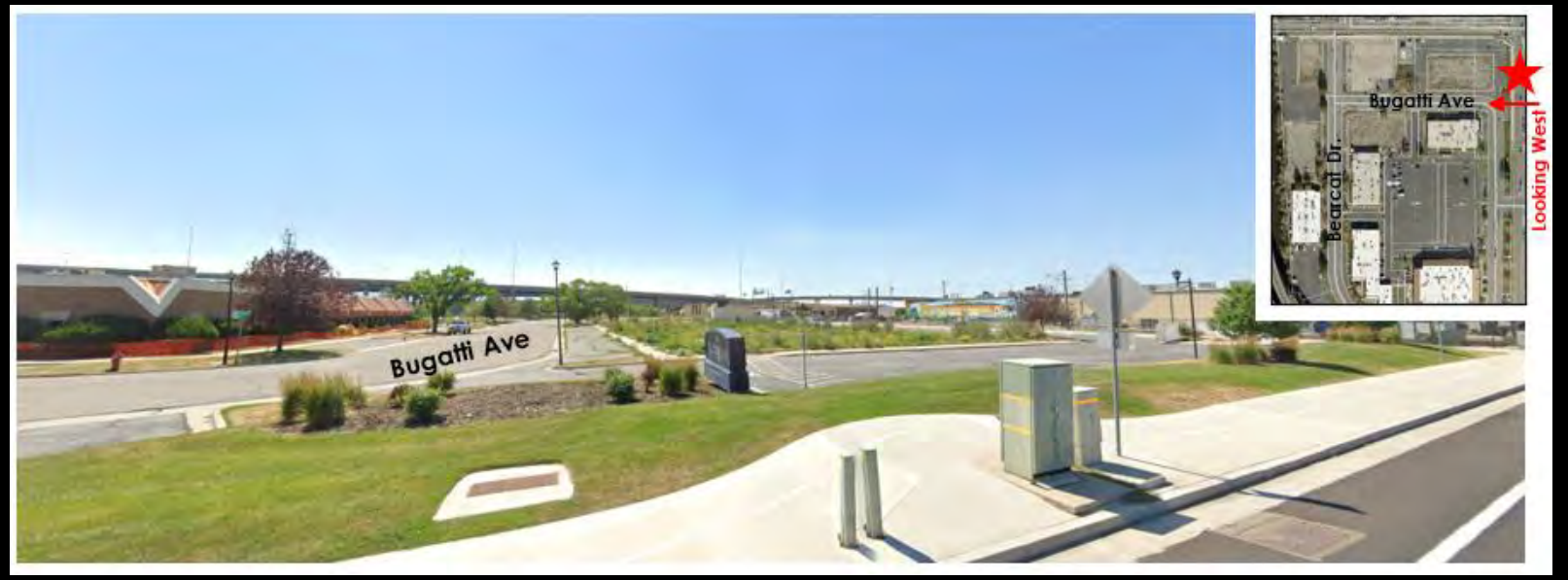
- Petition for a subdivision plat to consolidate six (6) existing parcels and subdivide into three (3) new parcels
- Zoning: Downtown District
- Use: Multi-Family - Conditional Use




SOUTH SALT LAKE

# Existing Conditions

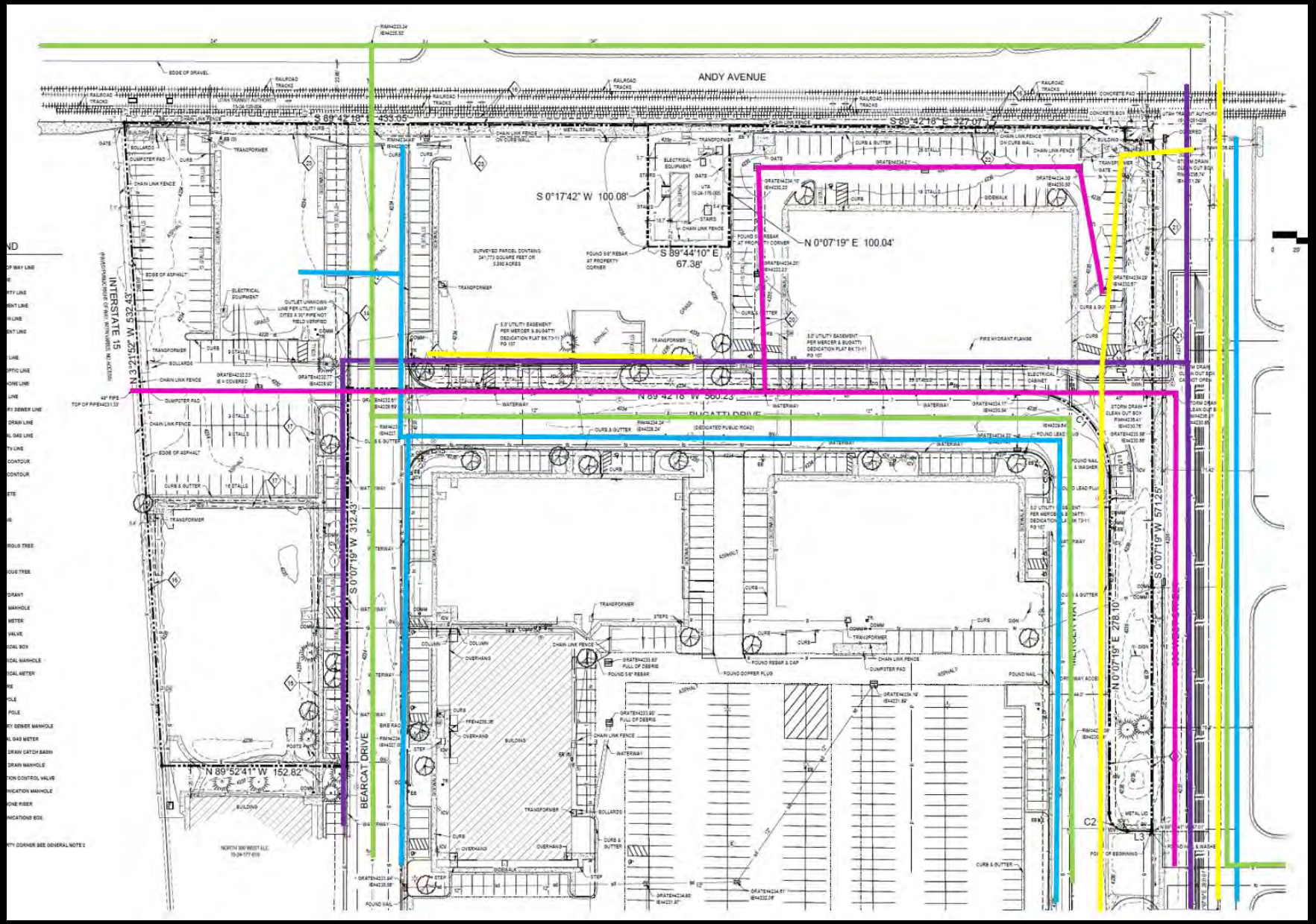






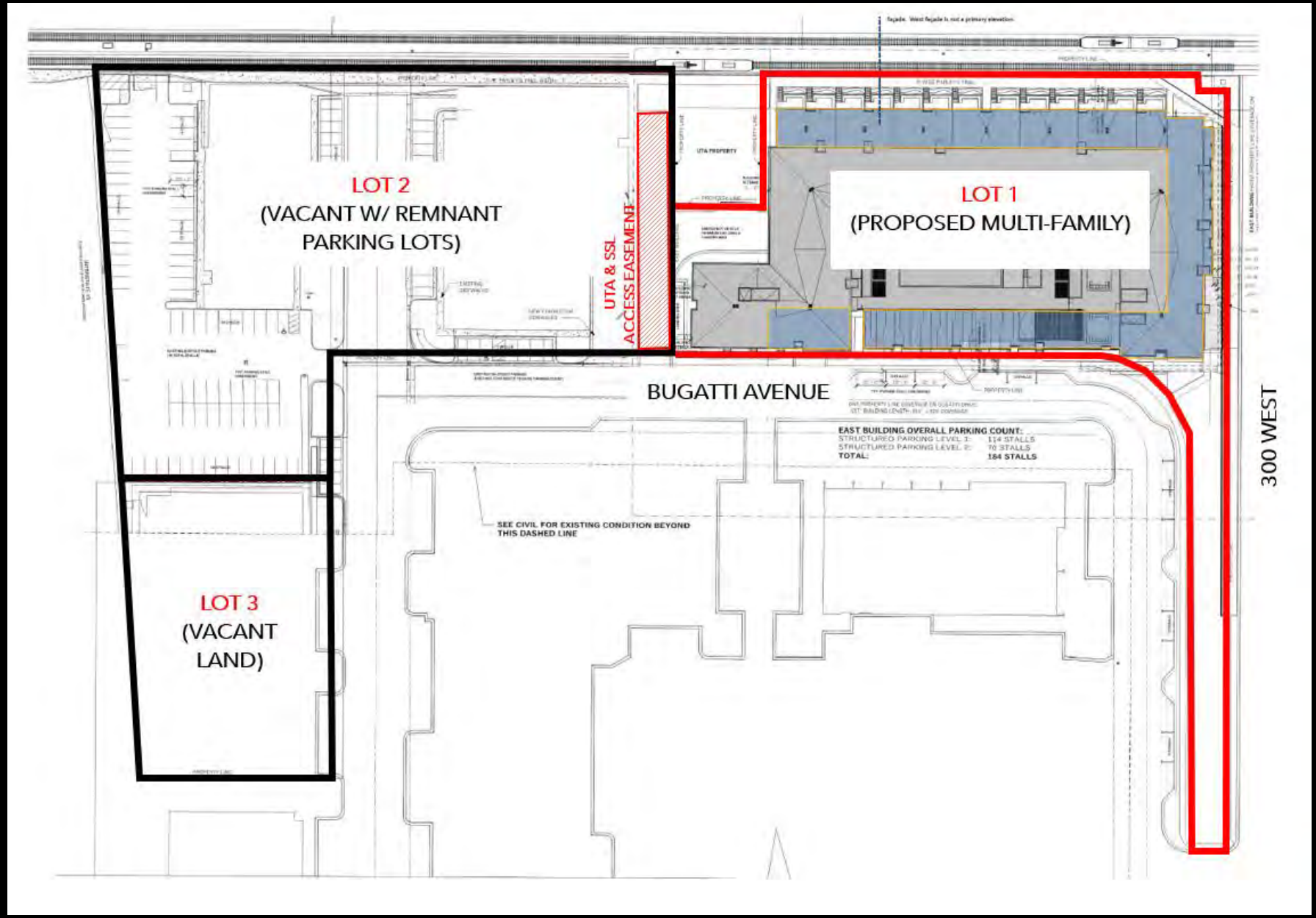
SOUTH SALT LAKE

# ALTA Survey




SOUTH SALT LAKE

# Proposed Site Plan




SOUTH SALT LAKE

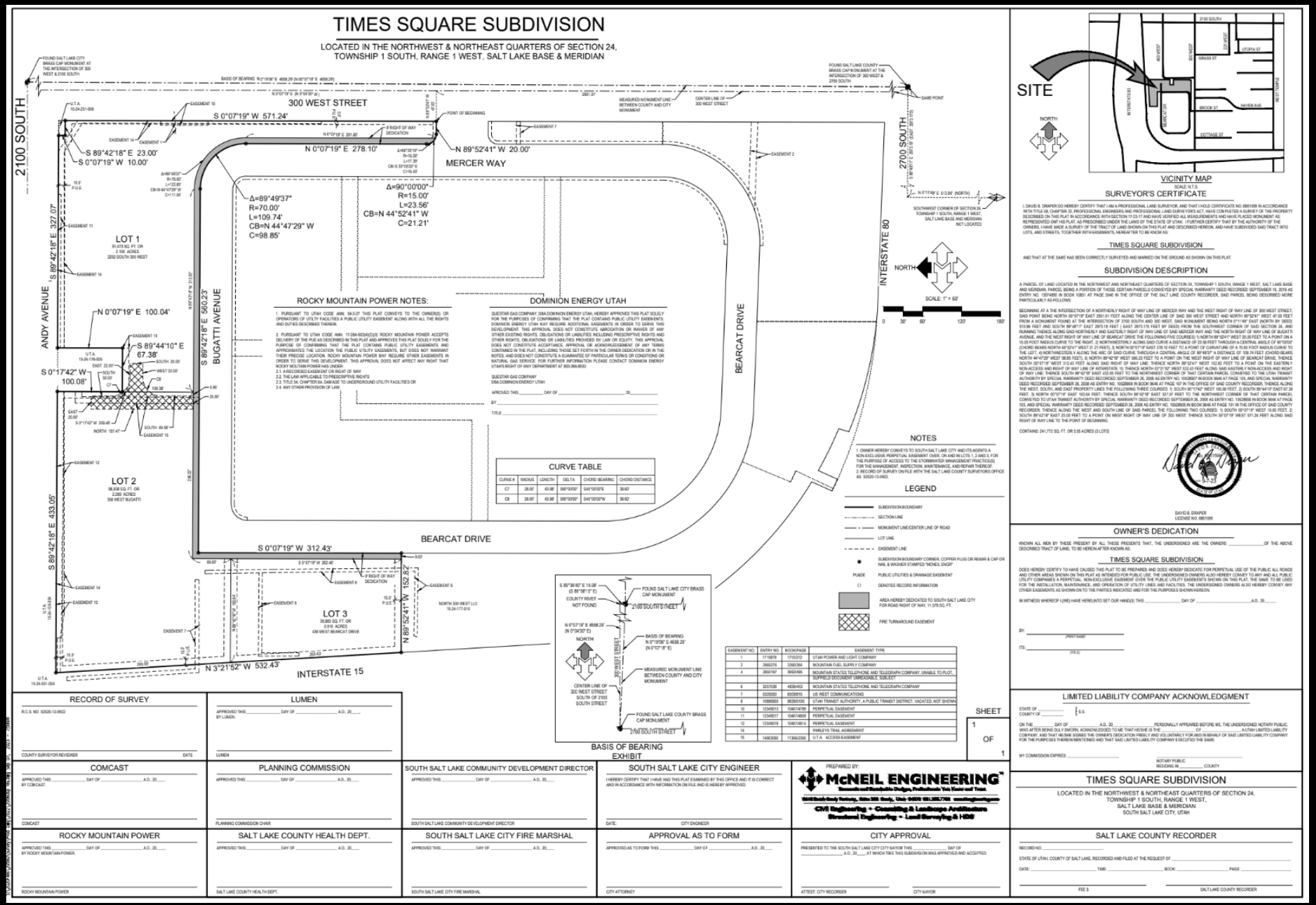
# ELEVATIONS







# Final Plat


TIMES SQUARE SUBDIVISION
LOCATED IN THE NORTHWEST & NORTHEAST QUARTERS OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
300 WEST STREET
2100 SOUTH
2700 SOUTH
MERCER WAY
BEARCAT DRIVE
BUGATTI AVENUE
ANDY AVENUE
INTERSTATE 80
INTERSTATE 15
LOT 1
LOT 2
LOT 3
ROCKY MOUNTAIN POWER NOTES:
DOMINION ENERGY UTAH
CURVE TABLE
NOTES
LEGEND
SITE
VICINITY MAP
SURVEYOR'S CERTIFICATE
SUBDIVISION DESCRIPTION
OWNER'S DEDICATION
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
BASIS OF BEARING EXHIBIT
RECORD OF SURVEY
LUMEN
COMCAST
PLANNING COMMISSION
SOUTH SALT LAKE COMMUNITY DEVELOPMENT DIRECTOR
SOUTH SALT LAKE CITY ENGINEER
ROCKY MOUNTAIN POWER
SALT LAKE COUNTY HEALTH DEPT.
SOUTH SALT LAKE CITY FIRE MARSHAL
APPROVAL AS TO FORM
CITY APPROVAL
SALT LAKE COUNTY RECORDER
PREPARED BY:
McNEIL ENGINEERING
SHEET 1 OF 1

# General Plan Considerations

**Land Use & Neighborhoods Goal 1.** Continue to welcome new residents and businesses into South Salt Lake.

**Analysis:** The proposed development will add an additional 214 new dwelling units in the city.

**Land Use & Neighborhoods Goal 2.** Concentrate higher density development near transportation and transit in mixes use neighborhood.

**Analysis:** The proposed development adds a high-density transit-oriented development near the Central Pointe TRAX station. The proposed project also abuts the Parley's Trail system.

**Land Use & Neighborhoods Goal 3.** Enhance urban and streetscape design in the city to support South Salt Lake's distinct image and enhance community pride.

**Analysis:** As part of the development of the proposed project, the streetscape infrastructure along 300 West and Bugatti Avenue will be upgraded to comply with the Downtown District standards. This will include larger sidewalks, street trees, and other amenities.

**Environmental, Social, and Economic Sustainability Goal 1.** Reduce vehicle miles travelled and improve air quality.

**Analysis.** The proposed development is directly adjacent to the Central Pointe TRAX Station. It is anticipated that some of the vehicle miles traveled will be eliminated or reduced because of the availability and location of the transit station.

SOUTH SALT LAKE

# Staff Recommendation

Staff recommends the Planning Commission move to approve, with conditions, the final subdivision plat for the Multi-family Dwelling development based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

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# Planning Commission Options

**Option 1: Approval**
Move to approve the application by Woodbury, on behalf of North 300 West, LLC, for a final subdivision plat to consolidate six (6) existing unsubdivided parcels and subdivide into three (3) new parcels located at approximately 320 to 460 West Bugatti Avenue, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

**Option 2: Denial**
Move to deny the application by Woodbury, on behalf of North 300 West, LLC, for a final subdivision plat to consolidate six (6) existing unsubdivided parcels and subdivide into three (3) new parcels located at approximately 320 to 460 West Bugatti Avenue, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

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# Planning Commission Options

**Option 3: Continuance**

Move to table the decision for the application by Woodbury, on behalf of North 300 West, LLC, for a final subdivision plat to consolidate six (6) existing unsubdivided parcels and subdivide into three (3) new parcels located at approximately 320 to 460 West Bugatti Avenue to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

SOUTH SALT LAKE

# Katmark Partners / Mark Miller Subaru

3535 South State, 130 E Winslow, and
3549-3555 South 200 East

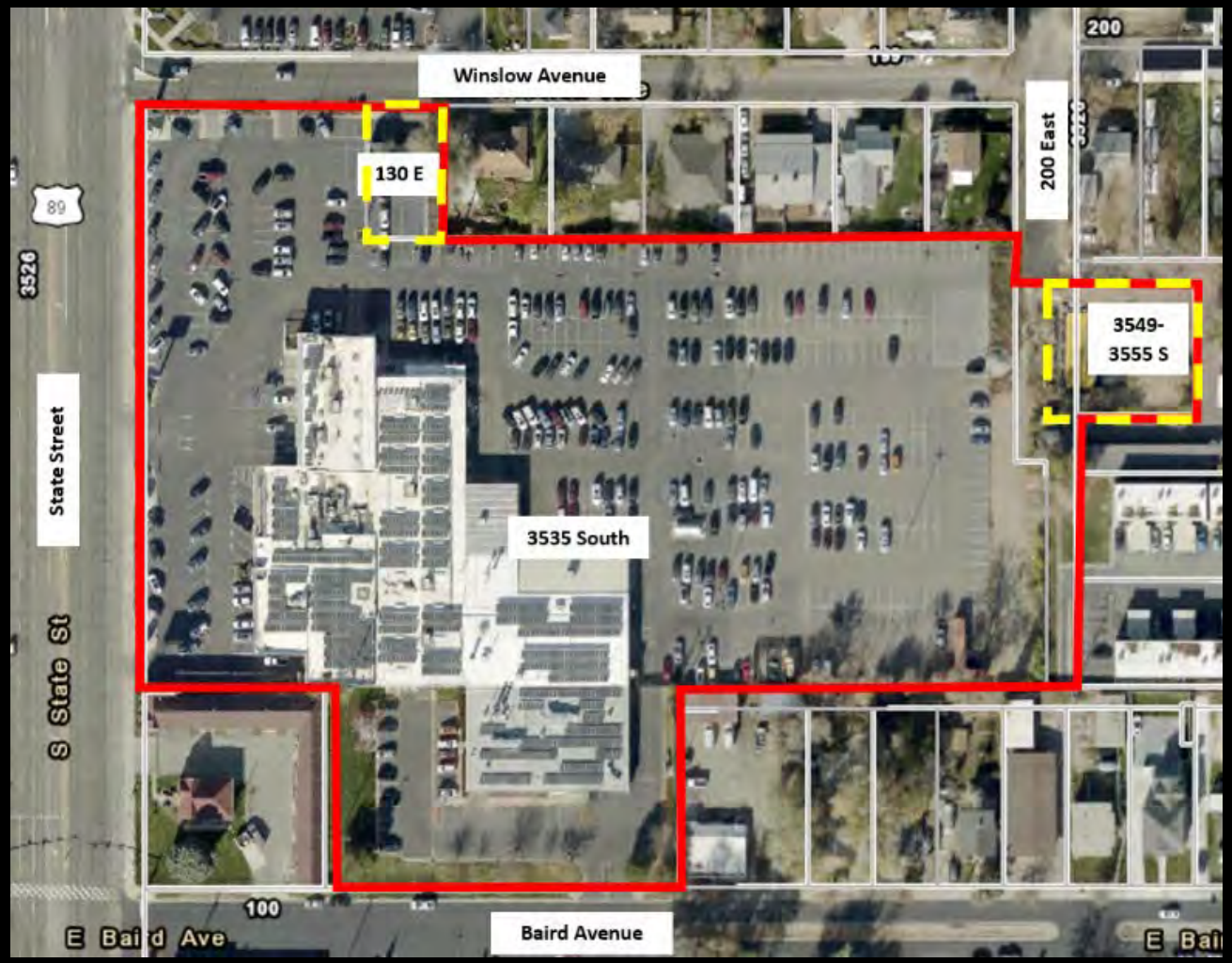
SSLC Planning Commission

January 18, 2024

SOUTH SALT LAKE

# General Information

- **Four Separate Applications:**
  1. Zone Change for 130 E Winslow and 3549-3555 S 200 E – approved in February 2023
  2. Vacation of a Right of Way – approved in February 2023
  3. **Consolidate parcels via a plat**
  4. Conditional Use Permit for an Auto Dealership



# Existing Conditions

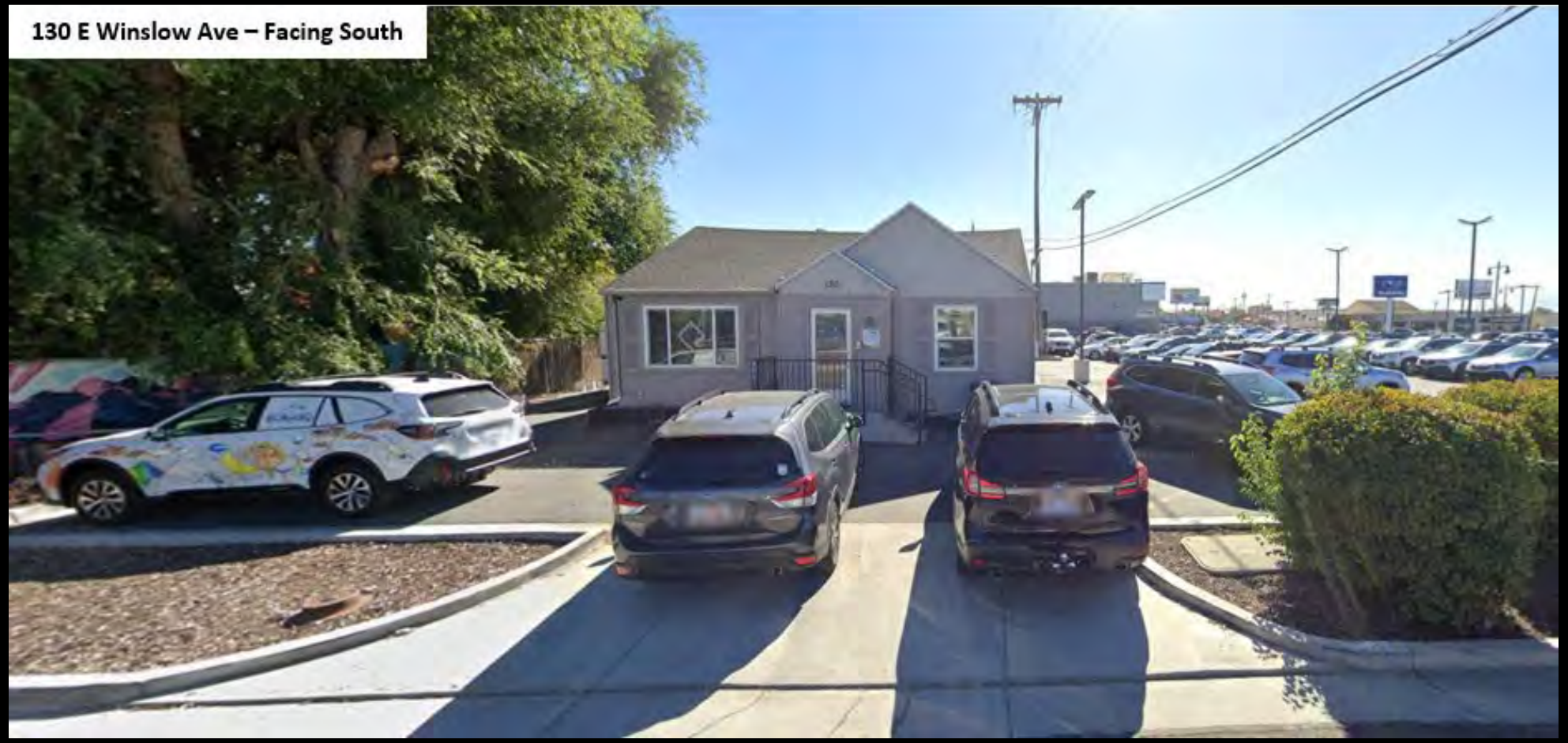






SOUTH SALT LAKE

# Existing Conditions

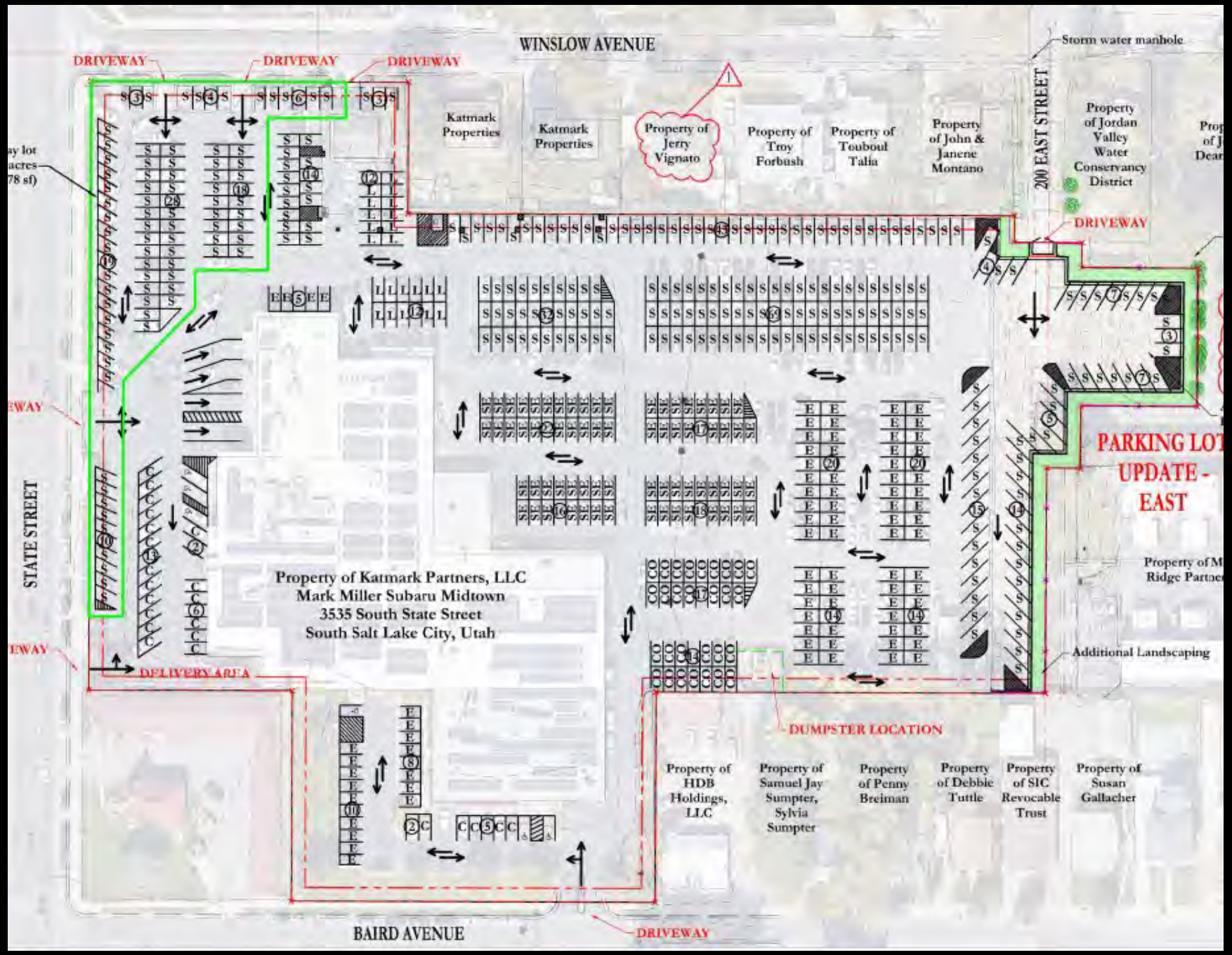


# Existing Conditions



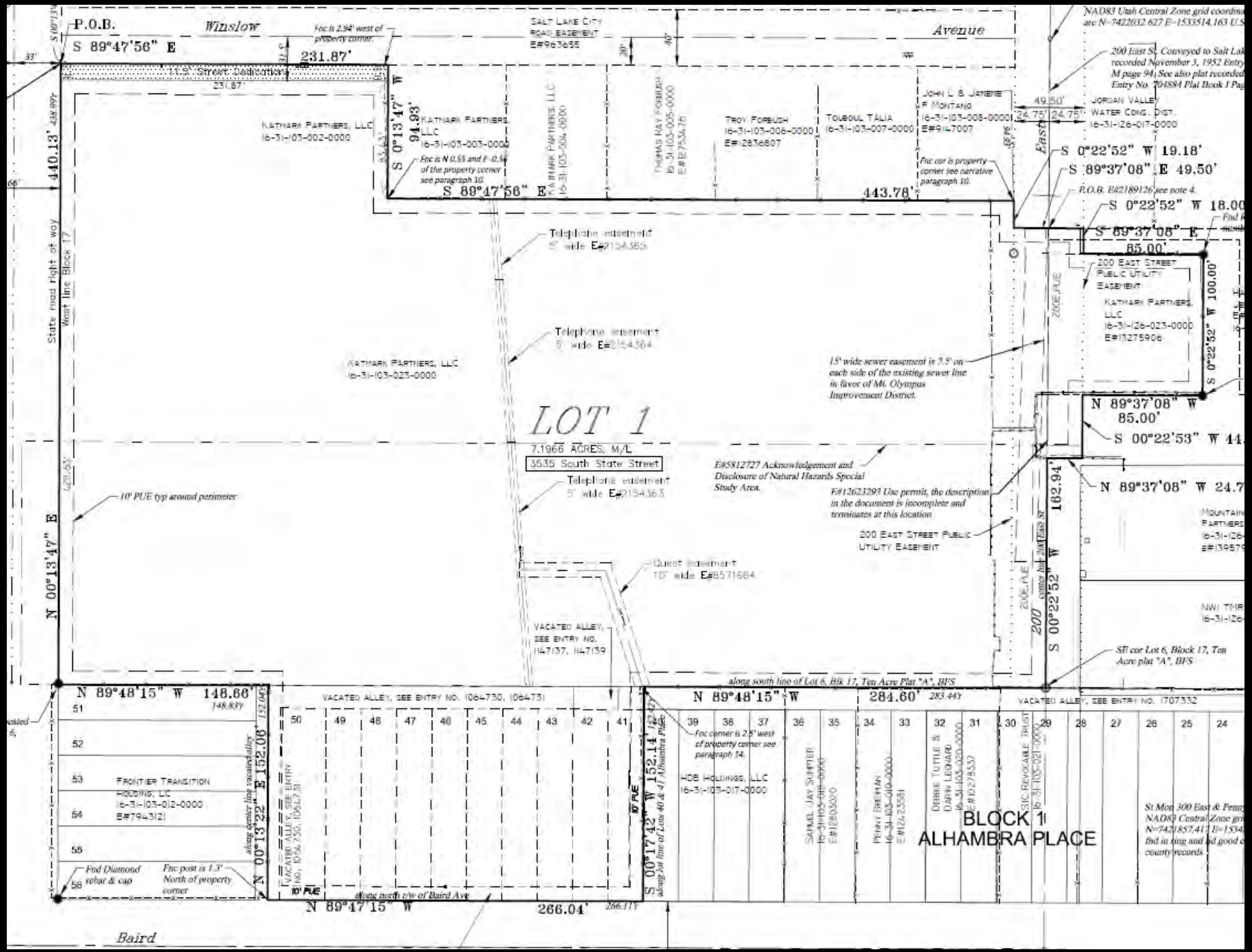

SOUTH SALT LAKE

# Proposed Site Plan




SOUTH SALT LAKE

# Preliminary Plat




SOUTH SALT LAKE

# General Plan Considerations

- **Land Use & Neighborhood Strategy 8:** Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.

- **Economic Development Vision Statement:** South Salt Lake is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in South Salt Lake is enhanced through sustainable businesses in a sustainable community. South Salt Lake encourages and supports businesses by helping them form, expand, and thrive in our community. We build on past success for our future.

- **Economic Development Goal 3:** Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

- **Economic Development Strategy 5:** Maintain and enhance neighborhood health, vitality, and integrity.

SOUTH SALT LAKE

# Staff Recommendation

Staff recommends the Planning Commission approve the preliminary subdivision plat to consolidate three parcels into one-lot, located at 3535 South State Street, based upon the information submitted by the applicant, the general plan considerations and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law and Conditions of Approval.

# Planning Commission Options

**Option 1: Approval**

Move to approve an application by Katmark Partners, LLC to consolidate three parcels into one lot located at 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

# Planning Commission Options

**Option 2: Denial**

Move to deny the application by Katmark Partners, LLC to consolidate three parcels into one lot located at 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East, based on the findings discussed on the record.

**Option 3: Continuance**

Move to table the decision on the application by Katmark Partners, LLC to consolidate three parcels into one lot located at 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East, to a date certain to allow the Applicant and Staff time to respond to specific inquires or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

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# A8 Indoor Climate Controlled Storage

2385 South 300 West

SSLC Planning Commission

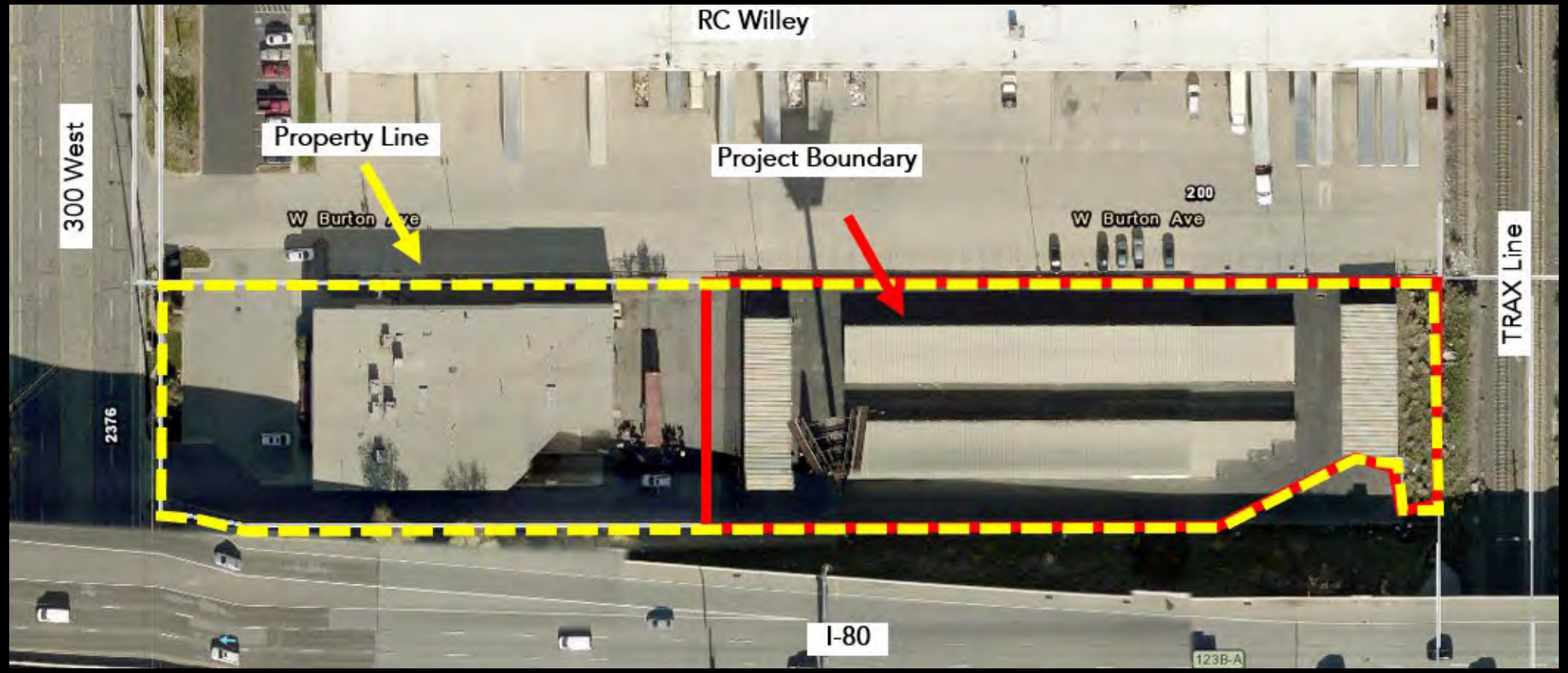
January 18, 2024

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# General Information

<u>Two Separate Applications:</u>

1. **Plat Application**
2. Conditional Use Permit for an Indoor Climate Controlled Storage Facility

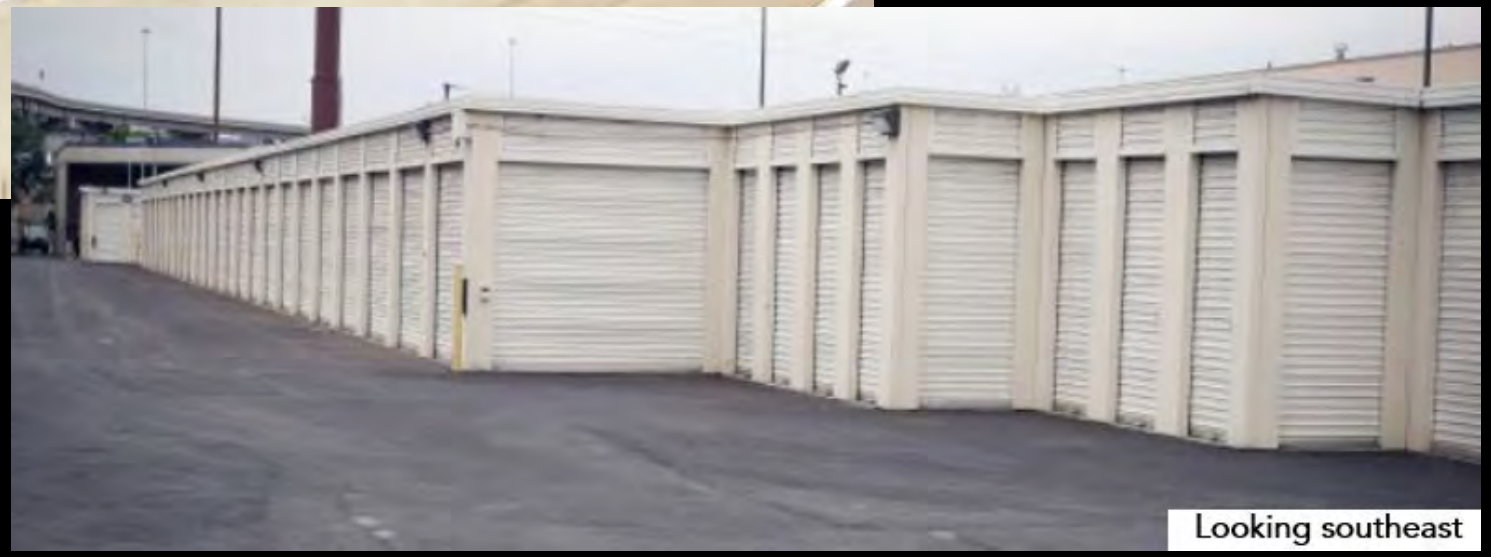



SOUTH SALT LAKE

# Existing Conditions

Looking northeast from I-80





Looking southeast

SOUTH SALT LAKE

# Proposed Elevations



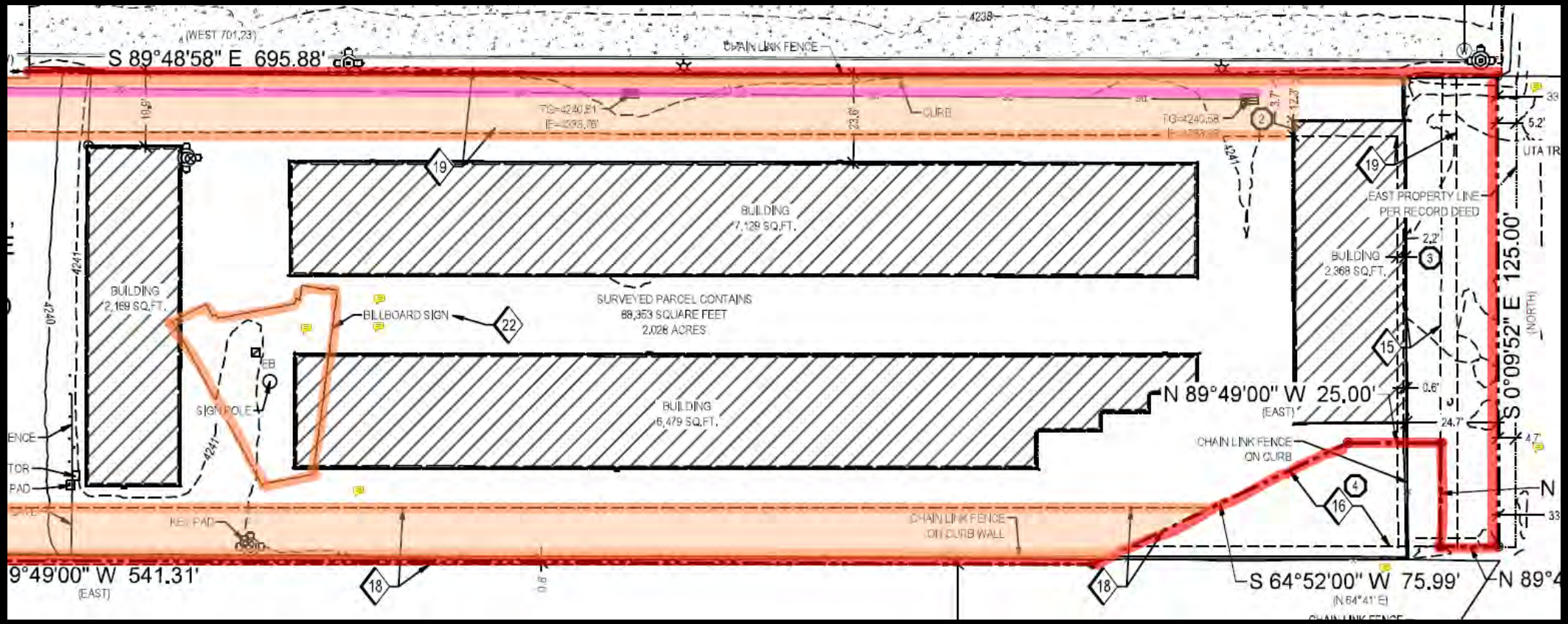

SOUTH SALT LAKE

# Proposed Elevations




SOUTH SALT LAKE

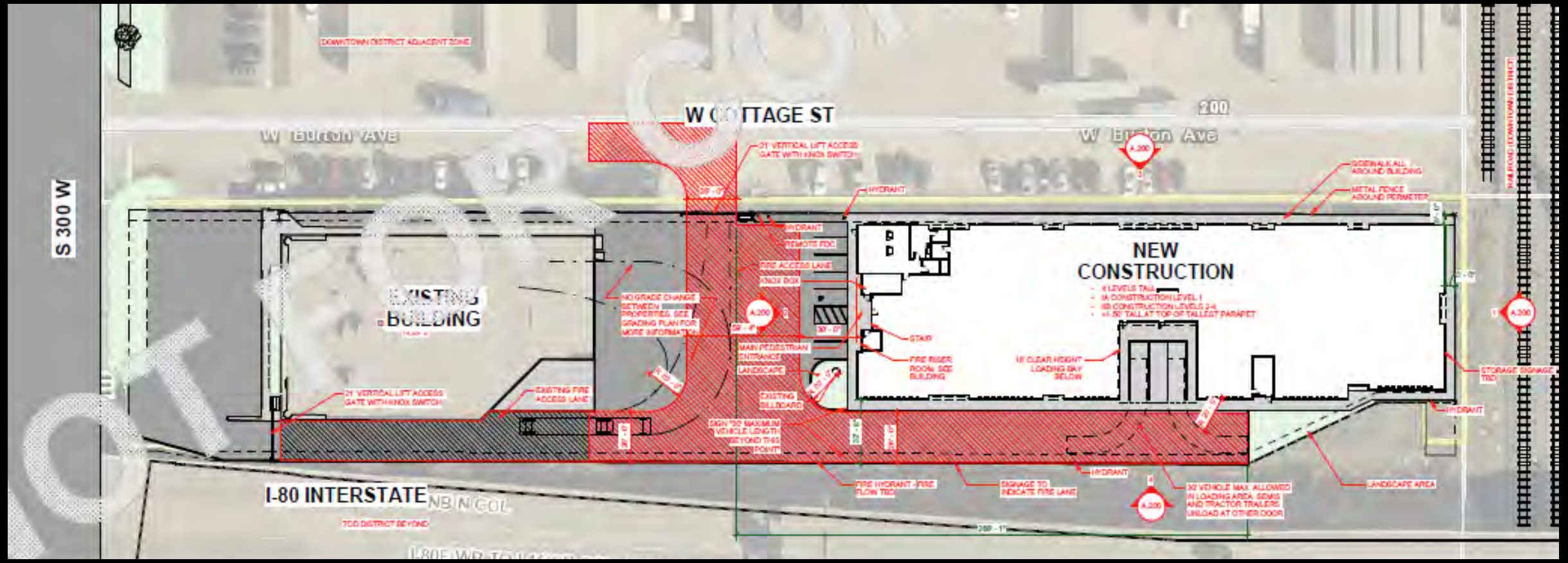
# ALTA Survey



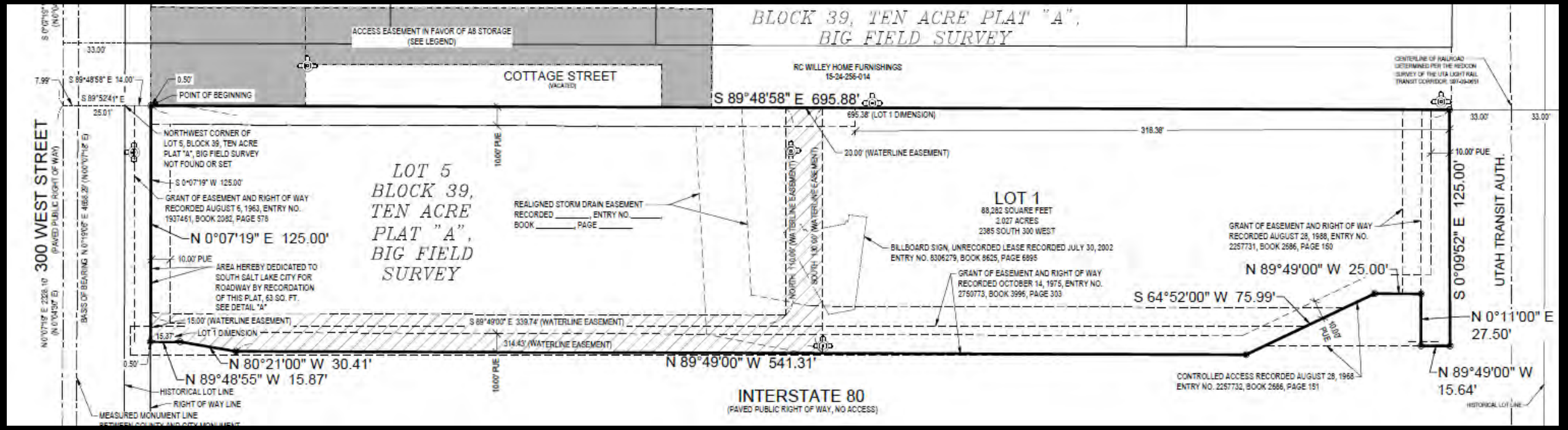

Red – Property Line
Light Orange – Easements
Pink – Storm Drain

SOUTH SALT LAKE

# Proposed Site Plan



# Preliminary Plat



# General Plan Considerations

- **Land Use & Neighborhoods Strategy 3:** Require a high level of design in areas transitioning to new uses and densities.

- **Land Use & Neighborhoods Strategy 8:** Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.

- **Economic Development Strategy 2:** Strengthen Downtown South Salt Lake.

# Staff Recommendation

Staff recommends approval for a one-lot Preliminary Subdivision Plat, S-22-005, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based upon the information submitted by the applicant, the general plan considerations and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law and Conditions of Approval.

# Planning Commission Options

**Option 1: Approval**

Move to approve the application submitted for one-lot Preliminary Subdivision Plat, S-22-005, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

# Planning Commission Options

**Option 2: Denial**

Move to deny the application submitted for one-lot Preliminary Subdivision Plat, S-22-005, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based on the reasoning set forth in the record.

**Option 3: Continuance**

Move to table the decision on the application submitted for one-lot Preliminary Subdivision Plat, S-22-005, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

# Accessory Dwelling Unit Ordinance

SSLC Planning Commission

January 18, 2024

SOUTH SALT LAKE

# Overview of Proposed Ordinance Amendment

- This was reviewed by the Planning Commission during the December 7, 2023 work meeting. It was also reviewed by the City Council during the December 13, 2023 work meeting.

- Provide an ordinance that addresses Accessory Dwelling Units ("ADU")
  - This will allow Internal and External ADUs in the R1 and RM zones, pending they meet the standards in place.

- An addition to the ADU ordinance there are some typos that are being fixed and some definitions are being updated.

- Staff intends to bring this before the City Council during the January 24th regular meeting.

SOUTH SALT LAKE

# Overview of Proposed Ordinance Amendment

| CODE SECTIONS | HIGHLIGHT OF CHANGES |
|---|---|
| Amending Title 17.01<br>Definitions | 17.01.010 Definitions<br>✓ Update several definitions to more current language.<br>✓ Replace Barber Shop definition with a more comprehensive Cosmetology definition.<br>✓ Include definitions or update definitions needed to support the ADU ordinance, including Building Footprint, Canopy Structure, Carport, Mobile Home, Primary Dwelling, Recreation Vehicle, and Trailer.<br>✓ Include Short-Term Rental Definition<br>▪ A unit that is rented for less than 30 days.<br>✓ Include definitions for ADU, Internal ADU, and External ADU<br>▪ Dwelling Unit, Accessory ("ADU") means an additional, self-contained housing unit that is secondary to the Primary Dwelling including Internal ADUs and External ADUs.<br>▪ Dwelling Unit, Internal Accessory means an ADU created:<br>• Within a Primary Dwelling;<br>• within the footprint of the Primary Dwelling at the time the Internal ADU is created; and<br>• for the purpose of offering a long-term rental of 30 consecutive days or longer.<br>▪ Dwelling Unit, External Accessory means an ADU that is not part of the Primary Dwelling's footprint or sharing a common wall. |

SOUTH SALT LAKE

# Overview of Proposed Ordinance Amendment

| | |
|---|---|
| Amending Title 17.03<br>Land-use Districts and Matrix | **17.03.010 Land Use Matrix**<br>✓ Add Internal and External ADU to the Land Use Matrix, as permitted uses in R1 and Residential Multiple ("RM") districts.<br>✓ Replace Barber Shop/ Hair Salon with Cosmetology.<br>▪ There are no proposed changes to where this use would be permitted. |
| Amending Title 17.04<br>Permitted Uses | **17.04.030 Permitted Use Review**<br>✓ Add the specific standards for Internal and External ADUs.<br>▪ Sets maximum number of ADUs at 2 per property, one Internal and one External.<br>▪ Prohibits Short-Term Rentals.<br>▪ Requires a business license.<br>▪ Prohibits the use of Mobile Homes, Portable Containers, Carports, Canopy Structures, and other similar Structures as an ADU.<br>▪ Requires Owner occupancy, with a few exceptions like active military service. |

SOUTH SALT LAKE

# Overview of Proposed Ordinance Amendment

| | |
|---|---|
| Amending Title 17.06<br>Parking Requirements | **17.06.130 & 17.06.140 Parking Lot Design Requirements and Criteria**<br>✓ General Clean Up<br>**17.06.150 Access Management**<br>✓ Includes minimum single-family driveway width of 10'.<br>▪ Without a standard in place, driveways may be too small to accommodate a car. Without a standard in place, it could lead to more cars parking off-site.<br>✓ Includes minimum driveway separation in residential areas of 3' from the flare to the property line.<br>▪ This will allow for the 6' driveway separate that is required. This will help prevent water drainage and runoff onto adjacent properties.<br>**17.06.160 Parking Stall Requirements**<br>✓ General Clean Up<br>✓ One (1) on-site parking stall per ADU, in addition to the requirements for a Single Family Dwelling. |

SOUTH SALT LAKE

# Overview of Proposed Ordinance Amendment

| | |
|---|---|
| Amending Title 17.07<br>Design Standards for Internal and External ADU's | **17.07.030 Development Standards**<br>✓ Add at-grade Hard Surface (paving) to the Architectural Elements and Mechanical Equipment into Yard Areas Table. Hard Surface needs a 3' buffer from property lines, to help prevent water runoff on to adjacent properties.<br>▪ This will align with the driveway separation standard.<br>**17.07.070 Single Family Building Form**<br>✓ General Clean Up<br>✓ Change the Accessory Structure (non-habitable) setbacks from 2' to 3'.<br>▪ This will align with the driveway separation. The additional one-foot setback will help prevent water runoff and snow shed onto adjacent properties. |

SOUTH SALT LAKE

# Overview of Proposed Ordinance Amendment

| | |
|---|---|
| Amending Title 17.07<br>Design Standards for Internal and External ADUs | ✓ Adds design standards for Internal and External ADUs.<br>✓ Adds design standards that are applicable to all ADUs.<br>▪ The minimum Lot Area for a Primary Building (Single-Family Dwelling) is 6,000 square feet in the R1 and RM land use districts.<br>▪ The minimum Lot width is 50' in the R1 and RM land use district.<br>▪ The exterior entrance must have 4' weather protection.<br>▪ Have a designated address next to the dwelling entrance.<br>▪ Conform to all applicable building and fire codes.<br>▪ Maintain a South Salt Lake Rental Business License.<br>✓ Adds design standards that are applicable to External ADUs<br>▪ The maximum height is either the same height of the Primary Dwelling or twenty (20) feet, whichever is the more restrictive.<br>▪ The Structure may not cover more than 50% of the Rear Yard area.<br>▪ Setbacks are, 10 feet behind Primary Dwelling, 5 feet from Side and Rear Yards.<br>▪ No more than two (2) bedrooms.<br>▪ Rooftop patios are prohibited.<br>▪ Conversion of existing an Accessory Structure may only occur where the existing Accessory Structure meets the setback requirements for an ADU and meets the applicable building code.<br>▪ Balconies are permitted, provided the balcony does not extend into a required ADU setback and extends no further than 5 feet from an exterior wall of the ADU. Balconies are prohibited on Facades abutting adjacent residential properties.<br>▪ Second stories should have windows that face the Primary Dwelling, not the adjacent properties. |

SOUTH SALT LAKE

# General Plan Considerations

- **Land Use and Neighborhoods Goal 1 – Strategy 1:** Accommodate a diversity of housing types, costs, and densities to encourage a diverse population.
- **Housing Goals Goal 1 – Strategy 3:** Encourage the development of housing that ranges in size and scale to accommodate the needs of all residents. Utilize ADU legislation in designated areas through a streamlined process to provide housing options for small families or individuals.
- **Housing Goals Goal 2 – Strategy 5:** Ensure that all residents have access to retail, services and neighborhood amenities that are easily and safely accessible by foot, bike, or transit.
- **Economic Development Goal 1 – Strategy 5:** Maintain and enhance neighborhood health, vitality, and integrity. Encourage incremental development where appropriate to avoid vacant and underutilized parcels.

SOUTH SALT LAKE

# Staff Recommendation

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for all or only portions of the new Accessory Dwelling Unit ordinance in Title 17 of the South Salt Lake City Municipal Code and also to correct some technical errors in Code and to update some definitions.

SOUTH SALT LAKE

# Questions?

# Planning Commission Options

## Option 1: Recommend Approval

- Move to forward a recommendation of approval of all or only portions to the City Council for the new Accessory Dwelling Unit ordinance in Title 17 of the South Salt Lake City Municipal Code and also to correct some technical errors in Code and to update some definitions.

## Option 2: Recommendation of Denial

- Move to forward a recommendation of all or only portions to the City Council to deny the new Accessory Dwelling Unit ordinance in Title 17 of the South Salt Lake City Municipal Code and also to correct some technical errors in Code and to update some definitions.

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# Planning Commission Options

## Option 3: Continuance

Move to table the recommendation to the City Council for the new Accessory Dwelling Unit ordinance in Title 17 of the South Salt Lake City Municipal Code and also to correct some technical errors in Code and to update some definitions to a date certain to allow the Applicants and Staff time to respond to specific inquires or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

SOUTH SALT LAKE

# PLANNING COMMISSION MEETING SIGN-IN SHEET

**Meeting Date:** 01-18-2024

Please sign and pass on, thank you.

| Name | City | Representing |
|---|---|---|
| Brent Malili | Taylorsville | Forza Dev. |
| Kris Longson | Holladay | BLOX |
| Brian Junge | Salt Lake City | Axis Architects |
| Tj Thon | Salt Lak City | Axis Architects. |
| Josh Goldsmith | (online) | |
| Stuart Shellenberger | (online) | |
| Kyle P. Lann | Ogden, UT | Mark Miller |
| Alonzo B. Williams | South Salt Lake, City | Winslow Avenue |
| Bret Gardner. | (online) | |
| Jeff Kane | (online) | |
| Tyler Froelich. | (Online) | |
| Aeon Hall | SLC | Divelpt Design |
| Adam | (Online) | |
| | | |
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