SOUTH SALT LAKE COMMUNITY DEVELOPMENT

JONATHAN WEIDENHAMER

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

AGENDA
PLANNING COMMISSION MEETING

Thursday, February 1, 2024
South Salt Lake Council Chambers
220 East Morris Avenue

PLANNING COMMISSION WORK MEETING AT 6:15 P.M.

1. Subdivision and Billboard Training
2. Review of the Regular Meeting Agenda

PLANNING COMMISSION MEETING AT 7:00 P.M.

Pledge of Allegiance: Stacey Holscher
Approve Agenda: Jeremy Carter

STAFF BUSINESS – INFORMATION ITEMS

None at this time

PLANNING COMMISSION BUSINESS

None at this time

CONTINUING BUSINESS

None at this time

NEW BUSINESS

1. PUBLIC HEARING
A petition for an extension for the final plat approval to subdivide eight existing parcels into a 61-lot subdivision plat, located at 547-617 East 3900 South.
ACTION ITEM
Applicant: C.W. Urban, represented by Chase Freebairn
Address: 547-617 East 3900 South

2. PUBLIC HEARING
An application for final 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

3. PUBLIC MEETING
An application for a Conditional Use Permit, 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

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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.

4. PUBLIC HEARING

An application for Final plat approval to consolidate three existing parcels into one lot, for Mark Miller Subaru, 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

5. PUBLIC MEETING

An application for a Conditional Use Permit for Mark Miller Subaru, an Auto Dealership, 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

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, February 1, 2024
South Salt Lake Council Chambers
220 East Morris Avenue
Time: 7:00 p.m.

Commission Members Present:	Jeremy Carter, Chair Chad Ewell Suzanne Slifka Mary Anna Southey Olivia Spencer (arrived at 6:36 p.m.)
Staff Members Present:	Jonathan Weidenhamer, Community Development Director (via Zoom) Brianne Brass, Deputy City Attorney Eliza Ungricht, Deputy Community Development Director Kate Ades, City Planner Intern Jed Shum, City Planner Tereza Bagdasarova, City Planner
Attendees:	Maxwell Walker (via Zoom) Jeff (via Zoom) M. Ungricht (via Zoom) Brent Mailili Josh Goldsmith Talia Walker Marion L. Smith James D. Smith Chris Hetch Lindsey Hetch Chase Freebairn Adam Cooter Nina Price

PLANNING COMMISSION MEETING

Chair Carter called the Regular Meeting to order at 7:00 p.m.

Pledge of Allegiance:	**Commissioner Spencer**
Motion to APPROVE the Agenda:	
Motion:	**Commissioner Southey**
Second:	**Commissioner Slifka**

Vote:

Commissioner Ewell– Aye
Commissioner Slifka - Aye
Commissioner Southey – Aye;
Commissioner Spencer – Aye;
Chair Carter – Aye.

The vote was unanimous.

STAFF BUSINESS – INFORMATION ITEMS

None at this time.

PLANNING COMMISSION BUSINESS

None at this time.

CONTINUING BUSINESS

None at this time.

NEW BUSINESS

1. PUBLIC HEARING – A Petition for an Extension for the Final Plat Approval to Subdivide Eight Existing Parcels into a 61-Lot Subdivision Plat, Located at 547-617 East 3900 South.

Action Item

Applicant: C.W. Urban, Represented by Chase Freebairn
Address: 547-617 East 3900 South

City Planner, Tereza Bagdasarova, presented the Staff Report and explained that the application was a petition for an extension of the Final Plat approval for property located at 547-617 East 3900 South. The intention was to subdivide eight existing parcels into a 61-lot subdivision plat. The Monroe Townhomes Project had been before the Planning Commission in the past. On June 15, 2023, the Planning Commission approved the Final Subdivision Plat amendment for the C.W. Urban three-lot plat. The approval came with the condition that the applicant record the final "The Monroe" subdivision plat within 180 days of the approval.

On November 13, 2023, Chase Freebairn, representing C.W. Urban, submitted a plat application to petition the Planning Commission for a one-year extension of the Final Subdivision Plat. The plat extension application, along with supporting documentation and analysis of the pertinent Code sections and General Plan goals, had remained unchanged since the previous Staff Report and original application. Since approval of the Final Plat, the applicant has worked to fulfill the Conditions of Approval, had applied for Building Permits, and had chosen to offer a 10% Warranty

Assurance. However, the plat could not be recorded until the right-of-way was complete, a process that typically took six months. The applicant was working to ensure that conditions were met.

Ms. Bagdasarova shared images to illustrate the existing site conditions. She next presented the Site Plan to the Planning Commission. Proposed renderings were reviewed. The top photo highlighted the life/work building space and the bottom photo highlighted some of the amenities. It was reiterated that the General Plan considerations had not changed since the last time the application was reviewed. Ms. Bagdasarova noted that they were enumerated in the Staff Report.

Staff recommended that the Planning Commission approve the petition for an extension lasting one year from the date of the request, focusing on the Final Subdivision Plat amendment to subdivide eight existing parcels into a 61-lot subdivision plat, situated at 547-617 East 3900 South, based on the information submitted by the applicant, the General Plan considerations and ordinance analysis. Findings of Fact, Conclusions of Law, and Conditions of Approval were proposed. The extension fell within the provisions of 17.10.100(B)(7)(d) and could be granted accordingly. The Commission had the option to approve, deny, or table discussion on the request.

Chair Carter noted that the extension would be based on the date of the request. He wondered if that was the date the request was submitted to the City or the date of approval by the Planning Commission. Ms. Bagdasarova clarified that it was based on the request submitted to the City, which was November 13. There were no Commissioner questions for the applicant.

Chair Carter opened the public hearing.

James Smith gave his address as 3774 South 645 East. His main concern with the project was that the property development in the area occurred in bits and pieces. As a 645 East resident, he wanted to make clear that he opposed any attempt to extend 645 East onto the applicant's property. Mr. Smith noted that there was not a lot of clarity about the road that went along the east side of the property. The way it was presented, it looked like there would be a barrier there. He was concerned about traffic in the area if there was not a barrier between the proposed subdivision and the existing structures. Mr. Smith reiterated his concerns about traffic and access.

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

Chair Carter asked about previous extension durations. Ms. Brass stated that it is typical to have 180 days as a Condition of Approval. By Code, it is not required but was included to move the process along. Ms. Ungricht reported that for extensions, one year is the maximum. With more recent extensions, there have been 360 or 365 days. Commissioner Ewell asked if 180 days was sufficient to resolve the right-of-way issue. Ms. Brass was not certain about that. Mr. Freebairn was present representing C.W. Urban and gave his address as 3451 Redtail Way in Layton. He confirmed that 180 days was sufficient. The plan was to break ground next month. Demolition was completed last month. The hope was to have the plat recorded in late spring or early summer.

Commissioner Slifka noted that she had not been part of the discussions that took place last year. She asked about the concerns expressed during the public hearing regarding the layout. Ms. Brass clarified that the petition was for the extension. The Final Subdivision had already been approved.

What was before the Commission was only the extension request. Commissioner Southey pointed out that the applicant was present and asked that he address the residents' concerns. Mr. Freebairn reported that there is a shared private drive with the medical clinic. There had been negotiations for a shared access easement, so both parties would use that.

Chair Carter stated that a year extension seemed like a lot. However, he noted that the demolition work had been done and it appeared that the project was moving forward. Commissioner Slifka thought it would be better to have a shorter extension. Commissioner Southey pointed out that it was in the interest of the applicant to move as quickly as possible. She believed it was possible to trust that the work would continue to move ahead. Commissioner Spencer did not feel the applicant needed to come back to the Commission, so a longer extension made the most sense.

Motion to APPROVE the application by Chase Freebairn, on behalf of C.W. Urban for an extension of one year from the date of this request, for the petition for a Final Subdivision Plat for a 61-lot subdivision at the subject properties, located at 547-617 East 3900 South, to include the TO with the conditions enumerated in the Staff Report and stated on the record. An extension can be granted under 17.10.100(B)(7)(d). The motion was subject to the following:

Findings of Fact:

1. **The subject properties, located at 547-617 East 3900 South, consist of eight separate parcels.**

2. **All eight parcels are located in the Mixed-Use land use district.**

3. **The subject properties are currently vacant, undeveloped land.**

4. **The proposed zoning map amendment is to add the Townhome Overlay to the existing zoning.**

5. **The proposed subdivision will subdivide eight parcels located at 547-617 East 3900 South.**

6. **The proposed subdivision will create 61 lots that will be 3.98 acres in size.**

7. **The property owner is applying for the subdivision and zoning amendment to construct a townhome development.**

8. **The proposed development will be located in the Mixed-use, and if the City Council approves the pending rezone application, the Townhome Overlay land use districts.**

9. **The proposed building falls into the Dwelling, Townhome land use category.**

10. **The Dwelling, Townhome use is a permitted land use in the Townhome Overlay.**

11. **The proposed lot will be served by new vehicular and pedestrian access points on 3900 South.**

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 Commercial Corridor.**

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 Sections: 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190, 17.10.200, and 17.10.300, and found that this subdivision is compliant with those sections, as outlined above.**

Conditions of Approval:

1. **If The Monroe plat is approved, the plat shall not be recorded until such time that the South Salt Lake Planning Commission grants the final plat approval of the Center Square Subdivision plat and said plat is recorded with the office of the Salt Lake County Recorder.**

2. **If the zoning map amendment is approved, the petition for the zoning map amendment will not take effect until such time that the South Salt Lake Planning Commission grants the final plat approval of The Monroe subdivision plat and Center Square Subdivision plat and said plats are recorded with the office of the Salt Lake County Recorder.**

3. **If the zoning map amendment is approved, and the applicant fails to record the final Monroe subdivision plat and Center Square Subdivision plat within 180 days of final subdivision plat approval, the zoning map amendment petition approval is void.**

4. **If the zoning map amendment is approved, it will not take effect until such time that the Development Agreement is executed. The Development Agreement shall be executed prior to final subdivision plat approval for The Monroe subdivision plat and Center Square Subdivision plat.**

5. **The Development Agreement shall have a sunset clause of 180 days from approval on entitlement if construction and execution of the project does not commence.**

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

7. **Prior to plat recordation and any additional development of the subsequent lots, 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.**

8. **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.**

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

10. **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.**

11. **The proposed buildings shall be constructed according to South Salt Lake townhome design standards.**

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

Motion: **Commissioner Southey**

Second: **Commissioner Ewell**

Vote: **Commissioner Ewell– Aye**
Commissioner Slifka - Aye
Commissioner Southey – Aye;
Commissioner Spencer – Aye;
Chair Carter – Aye.

The vote was unanimous.

2. PUBLIC HEARING – An Application for Final 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 Final Plat approval for a one-lot plat for property located at 2385 South 300 West. The matter was before the Planning Commission at the last meeting. There were two separate applications associated with the project including the Plat Application and Conditional Use Permit for an Indoor Climate Controlled Storage Facility. Images of the existing conditions were shared. Ms. Ungricht reported that there is an externally loaded storage building with 140 existing units on the site. The proposed elevations were reviewed. As part of the project, an Indoor Climate Controlled Storage Facility use was added. There were design standards associated with it that the building would meet. She explained that there will be 40% windows on the primary façade and 20% windows on the side and rear facades. The ALTA survey was shared. She reminded Commissioners that there was a lengthier process due to the relocation of a storm drain. Currently, it is at the top of the property, but the storm drain will be relocated to the south. She reminded the Commissioners that there is a billboard on the site, which was outlined in orange. The billboard would remain, and the proposed building would not conflict with the existing easement.

The Proposed Site Plan was shared. Ms. Ungricht explained that the red sections identify fire access. There are seven parking stalls, which meet the Code as well as a loading truck area that is separate from the customer parking area. That loading truck area was shown in the center, and it would allow trucks and vehicles to pull in to load the items that would be stored. The Proposed Fencing Plan was shared next. For the most part, the perimeter of the property will be fenced. The building that fronts 300 West, which is not being changed as part of this application, will act as a fence for a portion of the property. There are two automatic gates as well. One is on 300 West, which will be for customers to use. There is also an access road where there will be a security fence for fire access. The Final Plat was reviewed. It included right-of-way dedication that varied from 0.5 feet to 0.63 feet along 300 West. The billboard easement was shown as well as the new storm drain easement mentioned earlier.

The application met a number of General Plan considerations, 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 Final Subdivision Plat, to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based on the

information submitted by the applicant, General Plan considerations and ordinance analysis, and the proposed Findings of Fact, Conclusions of Law, and Conditions of Approval. The Planning Commission had the option to approve, deny, or table discussion on the request.

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

Motion to APPROVE the application submitted for a one-lot Final Subdivision Plat, 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 streetlights.**

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 Slifka**

Second: **Commissioner Spencer**

Vote: **Commissioner Ewell– Aye**
Commissioner Slifka - Aye
Commissioner Southey – Aye;
Commissioner Spencer – Aye;
Chair Carter – Aye.

The vote was unanimous

3. PUBLIC MEETING – An Application for a Conditional Use Permit 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 Conditional Use Permit to construct and operate an Indoor Climate Controlled Storage Development at 2385 South 300 West. She explained that this was the same property that was discussed during the previous item. Staff found that the property meets all conditions for an Indoor Climate Controlled Storage Facility, most of which had to do with security. She reported that the fencing would be an eight-foot metal picket-style fence. There will be security requirements as well as a requirement

for a Management Plan. Those details were still forthcoming because the applicant did not currently know which company would purchase and maintain the actual project.

Motion to APPROVE the application submitted for a Conditional Use Permit, to 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 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 shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake Building Permit.**

2. **The proposed indoor climate-controlled storage facility 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.**

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

4. **The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain a South Salt Lake building permit and a Certificate of Completion.**

5. **The applicant shall obtain a South Salt Lake City sign permit prior to any sign installation.**

6. **The applicant shall maintain seven (7) parking spaces on-site for the proposed development.**

7. **The applicant shall maintain the designated loading area.**

8. **The applicant shall maintain the 8-foot fencing around the property.**

9. **The applicant shall apply for and receive a South Salt Lake Commercial Business License application.**

10. **All business shall be conducted within an enclosed structure.**

11. **The applicant shall remove any trash and solid waste that builds up on the property.**

12. **The applicant shall provide on-site management and security.**

13. **Staff shall review and approve the on-site management and security plan.**

14. **The applicant shall provide, implement, and maintain a security plan to prevent the deterioration of public health and public safety.**

15. **The applicant shall provide, implement, and maintain an outdoor lighting plan that adequately screens lighting to mitigate its impact on surrounding Uses.**

16. **The applicant shall provide, implement, and maintain best management practices to minimize the production, accumulation, disposal, and transportation of solid waste.**

17. **The applicant shall provide, implement, and maintain a loading and services plan, including fire access.**

18. **The applicant shall provide, implement, and maintain an energy efficiency plan.**

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

Motion:	**Commissioner Ewell**
Second:	**Commissioner Slifka**
Vote:	**Commissioner Ewell– Aye** **Commissioner Slifka - Aye** **Commissioner Southey – Aye;** **Commissioner Spencer – Aye;** **Chair Carter – Aye.** **The vote was unanimous.**

4. PUBLIC HEARING – An Application for Final Plat Approval to Consolidate Three Existing Parcels into One Lot, for Mark Miller Subaru, 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 explained that the application is for Final Plat approval to consolidate three existing parcels into one lot. The property is Mark Miller Subaru, and the addresses are 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East. She reported that the property was before the Planning Commission two weeks ago for Preliminary Plat approval. The third and fourth steps were now before the Commission. There was a zone change and vacation approved by the City Council in February 2023. Currently, before the Commission was the Final Plat approval. The next item was the Conditional Use Permit.

The Proposed Site Plan was shared. Ms. Ungricht explained that landscaping will be installed along the portion of the parking lot that is to be improved. The rest of the parking lot will remain as-is. However, there was a Condition of Approval to state that when other portions of the parking lot were improved, the landscaping required in the Code at that time would need to be installed. Ms. Ungricht reported that there were 566 parking stalls, which met the minimum requirement set by Subaru. It also exceeds the Code requirement of at least 18 parking stalls. There was access to the property from 200 East, Baird Avenue, Winslow Avenue, and State Street. The access on 200 East would be used for car deliveries, Baird Avenue was the service entrance area, and State Street was the primary entrance. On Winslow Avenue, there were three drive approaches. For the closest one to State Street on the west side, there would be a Condition of Approval for that to be closed as it did not meet the standard for the proximity to State Street.

The Final Plat was reviewed. There was a 10-foot Public Utility Easement around the property as well as an 11.5-foot right-of-way dedication along Winslow Avenue. Ms. Ungricht reported that there was no dedication along State Street or Baird Avenue. All of the existing right-of-way infrastructure would remain in place. The application met several General Plan considerations:

- 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 Final Subdivision Plat to consolidate three parcels into one lot, located at 3535 South State Street, based on the information submitted by the applicant, the General Plan considerations and ordinance analysis, and the proposed Findings of Fact, Conclusions of Law, and Conditions of Approval.

Ms. Ungricht reported that as part of the proposed Site Plan, there would be a limit for when certain uses could occur on the property. For instance, speakers being on, lighting, deliveries, and other maintenance. Those kinds of uses could not occur before 7:00 a.m. or after 10:00 p.m. As part of the Conditional Use Permit, which would be reviewed later on, security lights could be left on after 10:00 p.m. in order to deter any nuisance activity that might occur on the property. Ms. Ungricht explained that as part of the Subdivision Plat, lighting was considered, and a Photometric Study had been submitted as part of the application. The study met all City standards for lighting requirements. The applicant had adjusted some of the lights already and shields had been ordered for some of the lights as well. As part of the Conditional Use Permit, the lights could not be on between the hours of 10:00 p.m. and 7:00 a.m. except for previously mentioned security lighting.

At the last Planning Commission Meeting, there was discussion about noise. South Salt Lake City adopted the Salt Lake County Noise Ordinance, which limited sound levels between 10:00 p.m. and 7:00 a.m. The Health Department received a noise complaint at the property in June 2023. There was a visit and no sound issues were observed, but there had been a discussion with the Service Manager and employees about not using the car alarms to locate the vehicles. Additionally, it was verified that there were signs on site stating that it was not appropriate to use the panic button to locate vehicles. Ultimately, the Health Department recommended that the non-emergency police line be called if there was another issue. It was noted that the dealership had purchased a GPS tracking device system to locate vehicles. There was a Conditional of Approval with the Conditional Use Permit to prohibit car alarms from locating vehicles on the lot.

During the zone change and vacation process, a resident expressed concerns about the noise from the waste containers. As part of the Conditional Use Permit, it stated that waste containers could not be emptied between 10:00 p.m. and 7:00 a.m. The applicant intended to install a trash compactor, which would decrease the number of times that the waste containers were emptied. Currently, those containers are emptied daily, but with a trash compactor, that would only be done every three weeks or so. The applicant was working to put that compactor in place.

Ms. Ungricht shared additional information about the complaint history at the property. In the past two years, there had been no full reports generated from calls of service for any of the properties on Winslow Avenue. There had been a handful of full reports generated for the dealership, but all of the reports had been for property damage, theft, burglary, and suspicious circumstances. As for code enforcement, in the past two years, the only code enforcement case was for a mattress that was dumped on the property located at 140 East Winslow Avenue. Ms. Ungricht reviewed a chart with Subaru standards, which compared the previous standards to the standards required for 2024.

Information about the service bay expansion was reviewed. Ms. Ungricht explained that it was on Baird Avenue. That expansion was currently being reviewed by the Engineering Department as well as Building, Fire, Planning, and Zoning. Staff found the addition met all design standards, but as part of the Conditional Use Permit process, any Building Permit where a building was being constructed or expanded needed to go before the Planning Commission as a design review.

Commissioner Slifka asked to review the map that showed the entrances. She next asked about the landscaping. Ms. Ungricht pointed out the area that the applicant had vacated and one of the properties approved with the zone change. The code required there to be a landscape buffer whenever a parking lot was improved. As a result, the section that was being improved required the installation of a landscape buffer. The buffer had to have a certain percentage of live plant material. Commissioner Slifka had a question about the improved right-of-way. Ms. Ungricht explained that it had to do with the 11.5-foot right-of-way dedication along Winslow Avenue. Commissioner Slifka wanted to know where the new vehicles were dropped off. Ms. Ungricht explained that the deliveries occurred on 200 East. The code allowed semi-trucks to be on residential streets for deliveries. The way the site currently circulated, most of the loading and unloading was off of State Street on the side of the road. What was proposed would be better.

Commissioner Slifka thought the 10:00 p.m. time mentioned earlier was a bit late. She wondered whether that was what the City required. Ms. Ungricht explained that the City had adopted what the County had in place. The County standard was 10:00 p.m. Commissioner Slifka asked if that was something that could be changed or negotiated. Ms. Ungricht believed it could be part of the Conditional Use Permit. She noted that the municipal code had standards as well. The question posed by Commissioner Slifka could be addressed during the Conditional Use Permit application. Commissioner Slifka expressed concerns about the trash compactor and the associated noise.

Commissioner Slifka asked for additional information about the security lighting and how that compared to the regular lighting. Ms. Ungricht explained that currently, the dealership had one light on in the middle of their property in order to illuminate the parking. Based on the Photometric Study, there wasn't any light trespass with the light changes proposed. The subject property would be illuminated and there would not be any light trespass onto the adjacent properties.

Commissioner Slifka noted that a resident had submitted videos with time stamps, but Ms. Ungricht found that no official reports had been made. Ms. Ungricht stated that it would be best to contact code enforcement if there was an issue because then it would be a code compliance issue. Commissioner Slifka asked what kind of proof would be beneficial. Ms. Brass explained that the difficulty in assessing noise from a video was that there were strict standards where specific equipment was used to measure the noise levels. It was harder to assess the issue from a video. Ms. Brass stated that the City had the ability to hold businesses to Conditions of Approval. If those were not met, it was possible to take enforcement action as deemed necessary. Complaints would not be left unaddressed, but sometimes, there might not be evidence to prove something.

Commissioner Southey wondered whether multiple reports to code enforcement from different residents, with or without video, would be enough for the City would take action. Ms. Brass stated that it would be something that would be looked into. Chair Carter pointed out that people could contact code enforcement, whether or not there was an actual infraction. That could create a false

background of infractions. He encouraged residents to do their due diligence and provide any evidence it was possible to provide. Commissioner Slifka asked about the process for a full report to be made. Ms. Brass explained that if the non-emergency line was called, the police would respond and take a report. Chair Carter appreciated Staff sharing some of the Conditional Use Permit information during the Final Plat presentation because the permit was not a public hearing.

The applicant, Josh Goldsmith, gave his address as 11618 South Terendale Lane in Sandy. Commissioner Slifka asked about the GPS locators for the vehicles. Mr. Goldsmith explained that due to the way business was conducted, the price tags were updated based on the market, and there was a lot of paper use as a result of that. There was a company that previously offered digital price tags that could be remotely updated, but that company went out of business, so another business had been identified. He explained that the business was located in Germany and that Mark Miller Subaru would be the first dealership in the United States to have that technology in place. It was a digital price tag that would have all the vehicle information. Additionally, it had a GPS locator, so the sales team could put in the stock number and the location of the vehicle would be shown on an app. He believed those digital price tags would arrive within the next month or two.

Commissioner Slifka asked if there had been discussions with employees about how to reduce noise. This was confirmed. Mr. Goldsmith explained that when the feedback was first received about the car alarms, the immediate response was to put up signage throughout the dealership. He noted that sometimes when alarms went off, it was not caused by employees, but when a tow truck driver dropped off a car. He informed those present that alarms were not set off on purpose and employees understood the importance of reducing the number of times that car alarms went off.

Chair Carter had a question about traffic flow and how new vehicles were brought onto the lot. He believed that access would be off of 200 East, but wondered whether it would be a forward motion for the semi-truck or if it needed to back up onto the property in order to drop the vehicles off. Mr. Goldsmith reported that they had not worked directly with the vehicle delivery company yet, but it was anticipated that the vehicles would pull onto 200 East and back into the lot in order to make the departure easier. He explained that in that scenario, it would be easier to pull off of 200 East and regain access to 3300 South at the stop light where the traffic was more controlled.

Commissioner Slifka asked where the trash compactor would be located. Mr. Goldsmith pointed out the location on a map of the area and explained that it was where the dumpsters were currently located. There was already a contract signed for the compactors and once there was approval, that would move forward. As for the noise component, it was not every time the trash or cardboard was loaded that it would need to be compacted. There was also a hydraulic piston, so it would be a fairly quiet process in comparison to the clanging of a dumpster. There would not be a reason for that use to occur anywhere near 10:00 p.m. The cleaning crew would throw trash into the compactor, but would not have access to turn the compactor on. That could be implemented as soon as the process with the City was completed, and conduit was run over to the compactor area.

Chair Carter asked about the traffic flow pattern for the trash collection. Mr. Goldsmith explained that there was access to the lot off Baird Avenue. The trash collection vehicle could pull around, back up, and take that container off-site. It would then be emptied and returned to the property. Chair Carter wondered what the regular operating hours were. Mr. Goldsmith reported that the

service department opened at 7:00 a.m. and closed at 6:00 p.m. Monday through Friday. The sales department technically closed at 8:00 p.m. Rarely did the dealership open past 8:30 p.m.

Commissioner Spencer wanted to know if deliveries were received before 7:00 a.m. or after 10:00 p.m. Mr. Goldsmith reported that vehicle deliveries did not come after 10:00 p.m. because access to the lot was needed. Currently, the company that delivered parts off of State Street came around 6:00 a.m. and he anticipated that would continue, but it was a semi-truck that was unloading boxes into a warehouse. There was no loud clanging noise associated with that type of delivery service.

Commissioner Ewell noted that a representative attended the last Planning Commission Meeting who indicated that some of the lighting issues had been addressed already. Mr. Goldsmith explained that along the north property line, there were light poles. The last light pole was near the property line between Katmark Properties and the neighboring area. He reported that the lights there had been adjusted to 60-degree tilts towards the property line in order to make sure there was compliance. Everything along the property line had been tilted and adjusted. There was still a light pole that they were waiting on a shield for because it was unable to tilt down. Custom shields had been ordered for those four lights to make sure the lighting would not be an issue.

Chair Carter opened the public hearing.

Talia Walker gave her address as 174 East Winslow Avenue and explained that she was the resident who submitted an email to the Planning Commission ahead of the last meeting. She asked if it would be possible to share a longer comment since she was the person who made the complaint to the Department of Health. Ms. Brass explained that it was at the discretion of the Chair. Chair Carter did not have an issue with allowing additional time but asked that she be direct with her comments. Ms. Walker shared several images with the Commission. She thanked the Commissioners who read her previous email and appreciated that they had taken it seriously.

Ms. Walker outlined what had occurred over the last two years. She purchased her home in June 2021 and within one week of moving into the home, she had requested that the lights shining into her property be replaced, changed, or removed. In two years, the only thing that had been accomplished was that the lights were switched off at 9:30 p.m. instead of midnight and the lights were turned on at 6:00 a.m. instead of 5:00 a.m. Within one month of living in the home, she notified Mark Miller Subaru about their use of car alarms being a problem to the enjoyment of their property. Since then, numerous letters have been submitted, calls have been made, and noise complaints files with the Department of Health, but nothing has come from those efforts.

Ms. Walker explained that neighbors had lost faith in the City because of this situation. There had been meetings with City Staff to discuss the problems, but the City had always taken Mark Miller Subaru at their word. Even when neighbors had evidence to refute those claims, it seemed that their concerns were completely dismissed. Ms. Walker clarified that she was never against the consolidation of the land and believed there was a way for everyone to work together. However, it had been extremely difficult to understand the procedure at hand. It was an undisputed fact that Mark Miller Subaru needed a Conditional Use Permit to operate on the land they were on. It was also an undisputed fact that Mark Miller Subaru had never obtained a Conditional Use Permit to operate on the land that they were on. As a result, she assumed they were operating without the

appropriate license. Under the municipal code, any request to enlarge the territory of land requires the land to be in compliance with the Conditional Use Permit requirements. Her email last week informed the Commission that their current use of land was in violation. Everything that had been discussed so far related to the expansion rather than the current stance of the land.

Staff made references to the 7:00 a.m. to 10:00 p.m. requirements, which were under the Municipal Code a17.05.04. In addition to all of the other requirements for a Conditional Use Permit under the municipal code, auto dealerships had additional measures that they had to have in place in order to be granted any permit. Ms. Walker noted that when a business was adjacent to a residential use, a buffer between the residential use and the business shall be required. However, the only setback requirements that had been discussed by City Staff were specific to the additional new lot.

Ms. Walker shared comments about the lighting. She noted that representatives from Mark Miller Subaru had spoken about changes being made but she referenced the pictures that had been shared with the Commission. There were photos taken two weeks ago as well as photos that were taken last night from her property. Before the Final Plat or Conditional Use Permit was approved, she asked that the Commissioners ensure that the changes mentioned were actually in place. Ms. Walker explained that the lights did not only intrude into her backyard but into the home as well. She understood the need to use lights for safety but believed there were other lights the dealership could use that would create a safe environment. Ms. Walker also wanted to address the noise issues. She played recordings of the car alarms going off and the sound of locking and unlocking vehicles. There was no setback between the dealership and her property, so noise was an issue.

An email from the Health Department was read aloud. It was noted that the property had been visited and there had been discussions with several people who worked there. During the time the Health Department employee was there, no alarms went off, and since the Health Department does not work on-call, it was not possible to do anything more for the case. Ms. Walker wanted to understand what could be done when there were issues. She had several recordings, but if the recordings were not considered evidence for enforcement, she did not know what else to do. Before the Conditional Use Permit was approved, she asked that the GPS tags be in place. She had been told for two years that there was a plan to put a system in place, but it had not been done.

Ms. Walker pointed out that the Mark Miller Subaru lot is 7.19 acres in size. The GPS tracking system would provide a general vicinity of the location of the vehicle. She was concerned that alarms would still need to be used to locate the vehicle exactly. It would make more sense to number the parking spots and put a key on a number. There were different methods that could be implemented.

In the photographs that had been shared with the Commission, there were two of Winslow Avenue. That was the street they intended to allow semi-trucks to drive through. Ms. Walker explained that Conditional Use Permits must consider the street capacity and the surrounding structures. Additionally, it must not be a nuisance. She reported that the street was narrow and there were children playing on it often. It was a quiet residential street. The applicant was unable to explain how the turn would be made from Winslow Avenue to 200 East with a semi-truck. She was concerned about the amount of traffic that would be in the area and the size of vehicles passing.

Ms. Walker discussed buffers and explained that she had a new fence put in between her home and the dealership because it was previously a chain link fence. However, she had discovered that the dealership was required to have 10-foot fences and a buffered area. Ms. Walker understood that there were a lot of benefits associated with a dealership like Mark Miller Subaru. She believed it was possible for everyone to work and live in a way that benefited all involved, but the current conditions with the lights and the noise were extremely disruptive to the neighborhood.

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

Ms. Brass reminded the Commission that the item currently being discussed is the Final Plat approval and not the Conditional Use Permit. Commissioner Slifka wondered when it would be appropriate to talk about the concerns expressed. Ms. Brass explained that if the Planning Commission had concerns about areas of non-compliance with the code, that could be addressed. Commissioner Southey asked Staff to respond to some of the resident comments, specifically about the lack of buffer and the property not being up to code. The buffer seemed like a reasonable consideration. Ms. Brass stated that it was her understanding that the property was annexed from the County and there was a grandfathered use. The applicant was looking to expand one portion.

Chair Carter thought the buffer and grandfathered use could be discussed in more depth during the Conditional Use Permit portion of the meeting. He stressed the importance of discussing matters related to the Final Plat currently. Commissioner Slifka wondered whether approval of the Final Plat would allow the truck to come in near the home of Ms. Walker. Commissioner Ewell believed that was part of the Conditional Use Permit discussion. Ms. Ungricht confirmed that those conditions would be part of the Conditional Use Permit application. What was currently before the Commission had to do with redrawing the boundary lines to make the three parcels into one.

Commissioner Slifka noted that there had been a comment about the current status of the land. She asked for additional information about that. Ms. Ungricht believed that related to the Conditional Use Permit. As stated by Ms. Brass, it was not possible to do anything about that until expansion was requested, because the use was grandfathered in. Commissioner Ewell asked about the buffer area. Ms. Ungricht explained that it would depend on what was done with the properties. Commissioner Slifka felt that all of the concerns expressed during the public hearing needed to be addressed. Chair Carter noted that those matters would be discussed during the next agenda item.

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 streetlights, and closing the westernmost curb cut along Winslow Avenue within one year 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. **The western drive approach along Winslow Avenue shall be closed. Once closed, it shall match the existing sidewalk and landscaping.**

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

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

Motion: **Commissioner Southey**

Second: **Commissioner Spencer**

Vote: **Commissioner Ewell– Aye**
Commissioner Slifka - Aye
Commissioner Southey – Aye;
Commissioner Spencer – Aye;
Chair Carter – Aye.

The vote was unanimous.

5. PUBLIC MEETING – An Application for a Conditional Use Permit for Mark Miller Subaru, an Auto Dealership, 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 stated that this was the same property that was discussed during the last agenda item. She was available to answer any Commissioner questions about the Conditional Use Permit application. Chair Carter asked if it was possible to ask the applicant to create a buffer between the residential properties and the dealership. Ms. Brass explained that there was not a requirement for a Conditional Use Permit on the portion that was not being expanded, due to the grandfathered use. The intention was to mitigate potential issues related to the new expansion area. Ms. Ungricht noted that one of the Conditions of Approval was that there would need to be a landscape buffer when there was a Paving Permit.

Chair Carter asked if the Engineering Department had looked at the way new vehicles would be delivered. Ms. Ungricht confirmed this. What was proposed meets the Code, as the Code allows the use of residential streets for deliveries. Chair Carter wanted to know if the Engineering Department was aware of the width of the streets. Ms. Ungricht confirmed this. Commissioner Slifka did not like the idea that the delivery vehicles would need to back up, because of the noise. There was no way to get a truck in and continue forward and through. It needed to turn around and back in. Ms. Ungricht was unable to confirm the size of the trucks and turning radiuses.

The applicant, Josh Goldsmith stated that his address was 11618 South Terendale Lane in Sandy. Commissioner Spencer wondered if there was another option for deliveries. Mr. Goldsmith explained that there was a benefit to having the delivery come in from a quiet street. It did not have to be done there, but the benefit was that there would not be deliveries on State Street in front of driveways and entryways. The length of the dump truck was significantly shorter than the length of the trailer with the vehicles on it, which was the reason that Baird Avenue could not be used.

Commissioner Southey believed that what was proposed was for the delivery trucks to go back onto 200 East. She was concerned about the noise associated with that. Mr. Goldsmith did not

know the specifics about the trucks that handled the deliveries. There had not been an opportunity to speak to the trucking company to discuss the new access point. As a result, he did not know the logistics of how the trucks would access the lot. Chair Carter did not anticipate that the process of backing up would take a significant amount of time but asked how often deliveries were received. Mr. Goldsmith explained that new vehicle deliveries typically happened once or twice a week.

Commissioner Southey referenced the photos that had been shared by Ms. Walker. She asked if that was the light in question that the shades would be added to. Mr. Goldsmith confirmed this. The lights that were in the photographs were the lights that were unable to be angled due to the mounting bracket. While lights along the property line had been angled, he was still waiting on the shields for the remaining lights. The size and design of the shields had been determined based on the Photometric Study. The shield would ensure that the light would be more contained. Discussions were had about numbered parking spots rather than GPS locators. Mr. Goldsmith explained that numbered spots were not typically as successful. However, there was a desire to be a good neighbor, which was the reason that the GPS locators had been pursued. Mark Miller Subaru was happy to work on reaching a mutual solution that worked for all involved.

Commissioner Slifka expressed concerns about the issues that had been shared by residents. She referenced the noise that was impacting neighbors, especially when it came to locating vehicles, and wondered what would be done to ensure that employees were respectful. Mr. Goldsmith explained that any potential disciplinary action would be handled internally. It was not something he felt needed to be public information. Being a good neighbor was something they took seriously. He explained that the matter was discussed during initial employee onboarding, which ensured that everyone had been notified of the policy. In addition, there was clear signage posted. In the event that an employee was using the alarm to locate a vehicle, a conversation would be had.

Chair Carter noted that the applicant was aware that they were being observed. He imagined that they would do whatever possible to mitigate the negative impacts on neighbors. It was in the best interest of the dealership to work with the neighborhood. It was also in the best interest of the neighborhood to be diligent and persistent to make sure that all promises were met. He encouraged the neighbors and the dealership to continue working toward creative solutions. Commissioner Slifka pointed out that Ms. Walker had been trying to have the issues addressed for two years, but there had not been a resolution. Commissioner Ewell noted that a Conditional Use Permit was an enforcement tool that could ultimately be used to hold the dealership accountable. Commissioner Southey stated that the Planning Commission could not require the applicant to put in a buffer between the neighborhood, but it seemed that would be worthwhile for them to pursue.

Motion to APPROVE the application submitted by Mark Miller Subaru for a Conditional Use Permit, to expand the existing Auto Dealership, located at 3535 South State Street, 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 streetlights, and closing the westernmost curb cut along Winslow Avenue within one year 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. **The western drive approach along Winslow Avenue shall be closed. Once closed, it shall match the existing sidewalk and landscaping.**

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

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

Motion:	**Commissioner Southey**
Second:	**Commissioner Ewell**
Vote:	**Commissioner Ewell– Aye** **Commissioner Slifka - Aye** **Commissioner Southey – Aye;** **Commissioner Spencer – Aye;** **Chair Carter – Aye.** **The vote was unanimous.**

ADJOURNMENT

Motion to ADJOURN.

Motion:	**Commissioner Ewell**
Second:	**Commissioner Spencer**
Vote:	**Commissioner Ewell– Aye** **Commissioner Slifka - Aye** **Commissioner Southey – Aye;** **Commissioner Spencer – Aye;** **Chair Carter – Aye.** **The vote was unanimous.**

The Planning Commission Meeting adjourned at approximately 8:50 p.m.

For Planning Commission

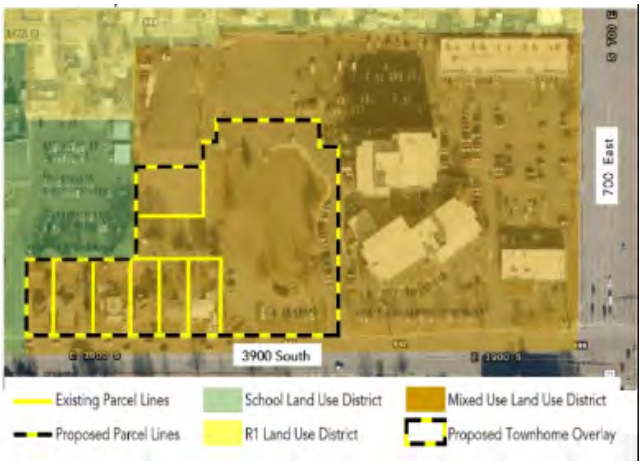
Community Development

PLANNING COMMISSION STAFF REPORT

MEETING DATE:	February 1, 2024
REQUEST:	A petition for an extension for the final subdivision plat amendment to subdivide eight existing parcels into a 61-lot subdivision plat.
ADDRESS:	547-617 East 3900 South
PARCEL NUMBER(S):	16-31-429-006; 007; 008; 009; 010; 011; 019; 024
PROPERTY OWNER:	CW The Monroe, LLC
APPLICANT:	C.W. Urban, Chase Freebairn, Representative

SYNOPSIS:
On June 1, 2023, the Planning Commission approved C.W. Urban's preliminary subdivision plat amendment for a three-lot plat for the redevelopment of eight existing parcels located at 547-617 East 3900 South.

On June 15, 2023, the Planning Commission approved C.W. Urban's final subdivision plat amendment for the three-lot plat. This approval came with the condition that the applicant record the final "The Monroe" subdivision plat within 180 days of the final subdivision plat approval.



On November 13, 2023, Chase Freebairn, representing C.W. Urban, submitted a plat application to petition the Planning Commission for a 365-day extension of the final subdivision plat.

Per 17.10.100(B)(7)(d) of the South Salt Lake Municipal Code and extension can be approved by the Planning Commission if the following apply:

- The applicant writes to the Community Development Department prior to the expiration of the approval,
- The Applicant can demonstrate no change in circumstance that would result in an unmitigated impact or would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request; and
- Notice of the request extension shall be provided consistent with the requirements for Final Plat. C.W. Urban has not made any changes to their subdivision plat proposal.

The Planning Commission is the final land use authority on all subdivision plats. Per the South Salt Lake Municipal Code, an extension may be granted under 17.10.100(B)(7)(d) when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request.

STAFF RECOMMENDATION:
Staff recommends that the Planning Commission modify the extension timeline from 180 days to 365 days. Staff also proposes approving the petition for an extension lasting 365 days from the date of this request, focusing on the final subdivision plat amendment to subdivide eight existing parcels into a 61-lot subdivision plat situated at 547-617 East 3900 South. The recommendation from the staff is grounded in the analysis and findings detailed below. The extension falls within the provisions of 17.10.100(B)(7)(d) and can be granted accordingly.

EXISTING ZONING	EXISTING USE	PROPOSED USES	PROPOSED LOT	PROPERTY ACCESS
Mixed Use	Vacant Land	Residential Townhomes	Approx.: 3.98 acres	3900 South

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 547 East 3900 South
561 East 3900 South
567 East 3900 South
571 East 3900 South
585 East 3900 South
595 East 3900 South
617 East 3900 South

Proposed Project Size: Approx.: 3.98 acres

Surrounding Land Use Districts: North: Mixed Use
South: R-2-10 (Medium Density Residential Zone – Millcreek)
East: Mixed Use
West: School (Granite Peaks Adult Education serves adult learners via teaching English classes, GED preparation, adult high school diploma courses, etc.)

Figure 1: Existing Zoning and Proposed Townhome Overlay District

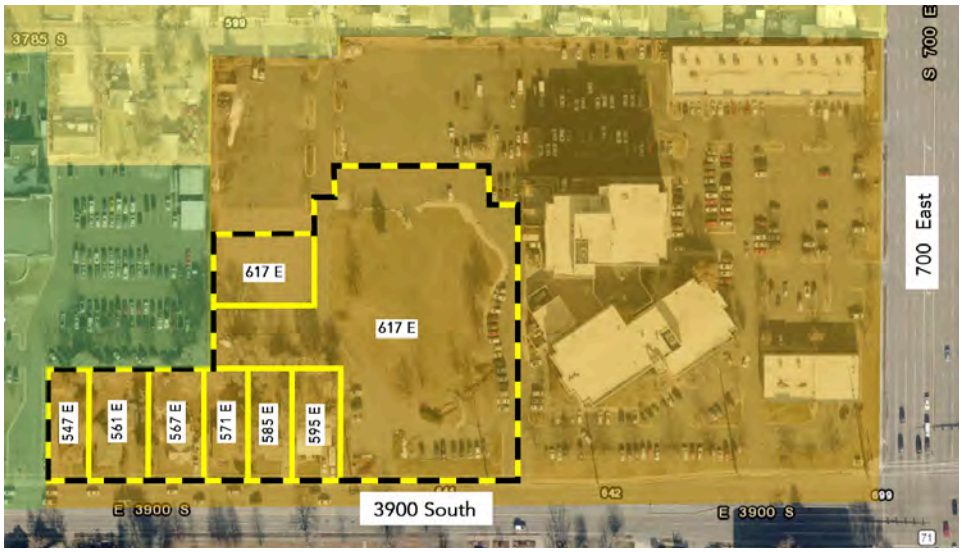


Figure 2: Existing Site Conditions

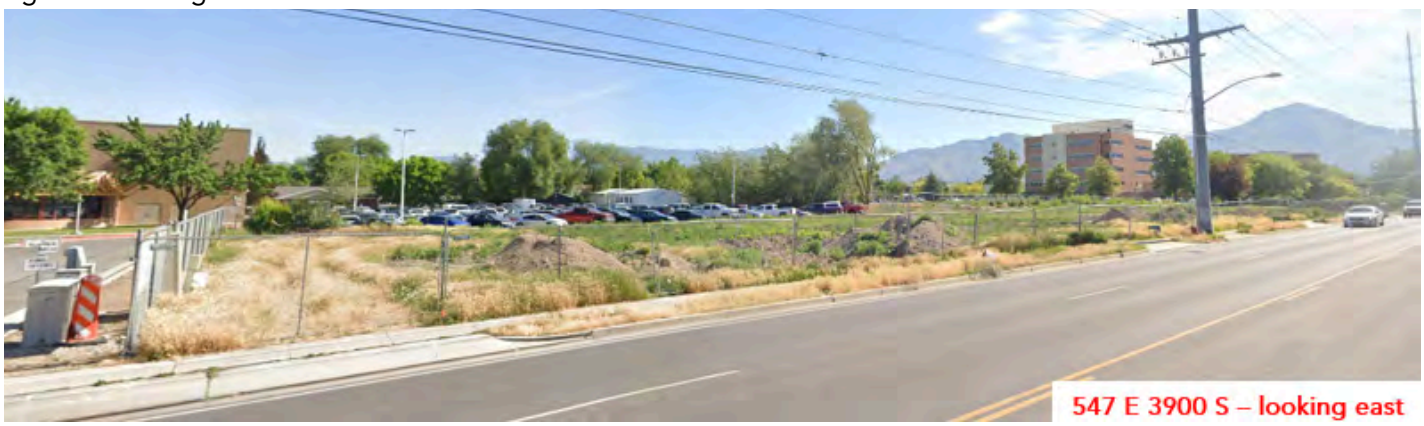






Figure 3: Proposed Renderings





3 Building B Rear/Left

Proposed 5-plex with Live/Work Units



Building G Front/Right

Proposed 7-plex



Building G Rear/Right

Proposed 7-plex



Figure 4: Applicant's Conceptual Site Plan ***Final Plat in attachments***

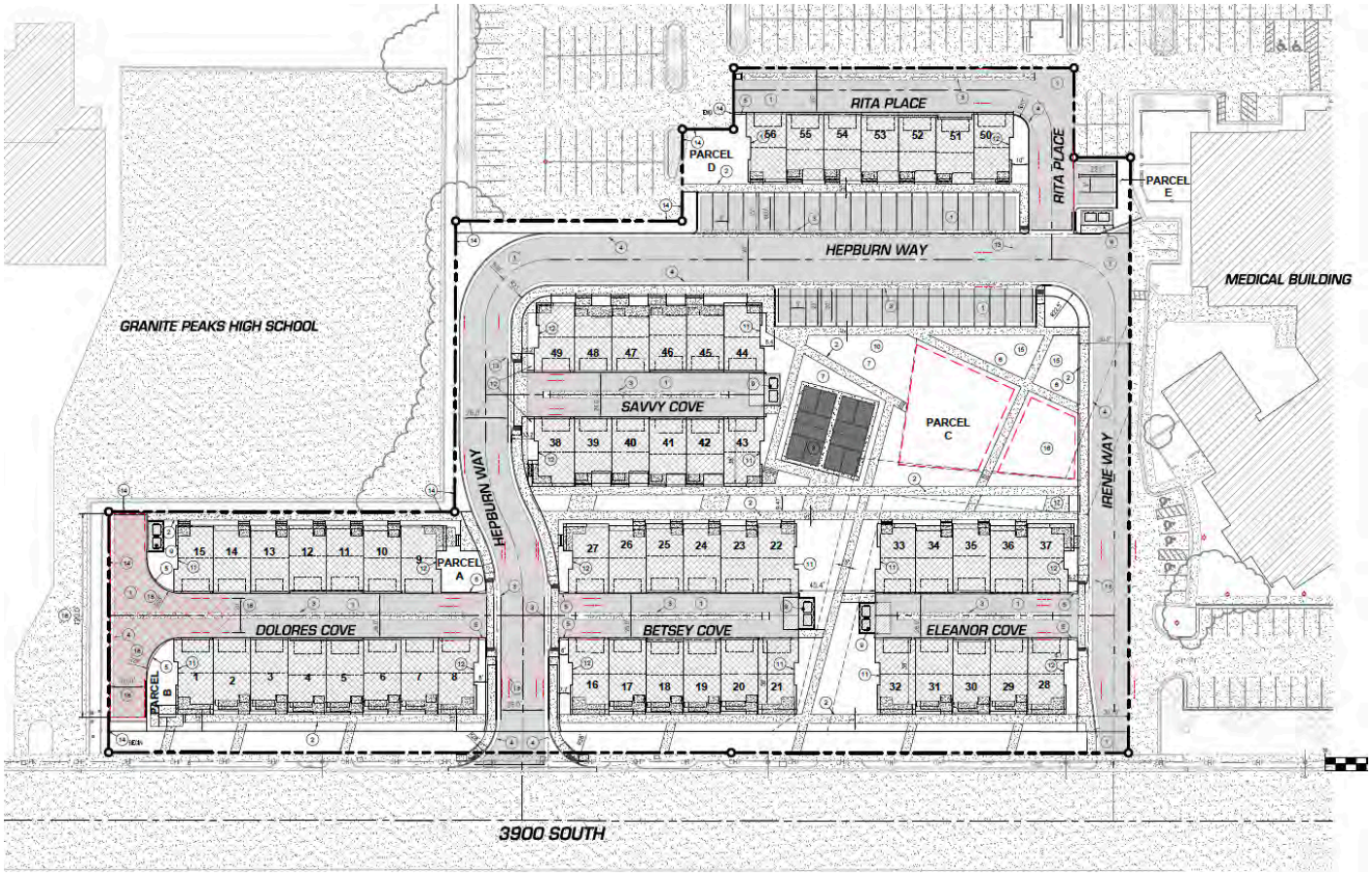
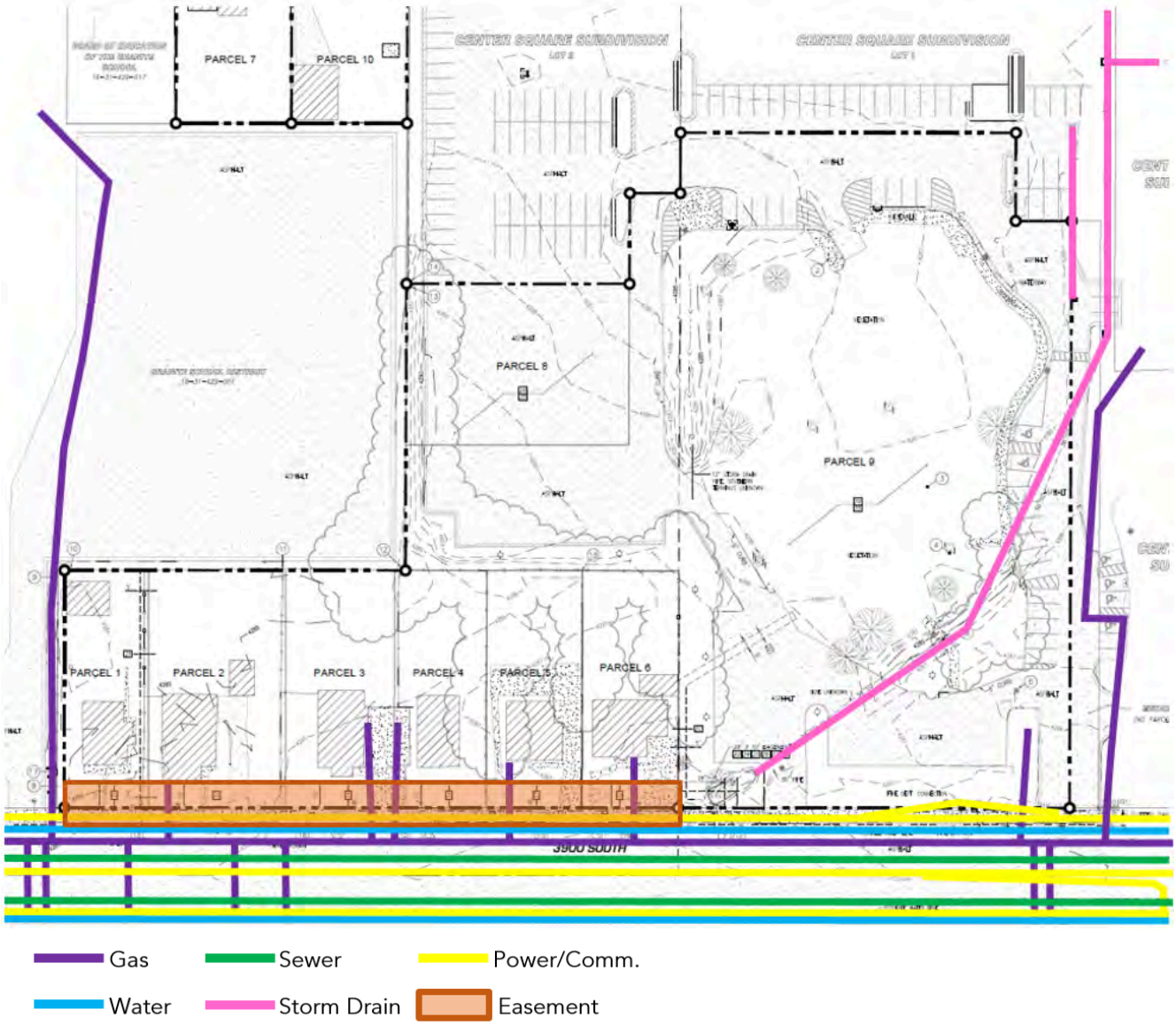


Figure 5: ALTA Survey



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:

C.W. Urban's plat extension application, along with supporting documentation and analysis of the pertinent code sections and general plan goals, does not include any changes from the original application and staff report for the final subdivision plat amendment. The general plan considerations remain unchanged and can be found in the previous staff report.

STAFF RECOMMENDATION:

Findings of Fact

The findings of fact for the final subdivision plat amendments of C.W. Urban are listed in the preceding Staff Report. The information submitted for C.W. Urban's plat extension application, along with supporting documentation and analysis of the pertinent code sections and general plan goals, does not include any changes from the original application and staff report. The provided information remains unchanged.

Conclusions of Law

Per 17.10.100(B)(7)(d), The Planning Commission may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request.

C.W. Urban's plat extension application, along with supporting documentation and analysis of the pertinent code sections and general plan goals, does not include any changes from the original application and staff report. Notice of the request for extension shall be provided consistent with the requirements for a Final Plat.

Conditions of Approval

At the time of the approval of the C.W. Urban final subdivision plat amendment, the following additional conditions were applied:

1. If The Monroe plat is app-oved, the plat shall not be recorded until such time that the South Salt Lake Planning Commission grants the final plat approval of the Center Square Subdivision plat, and said plat is recorded with the office of the Salt Lake County Recorder;
2. If the zoning map amendment is approved, the petition for the zoning map amendment will not take effect until such time that the South Salt Lake Planning Commission grants the final plat approval of The Monroe subdivision plat and Center Square Subdivision plat, and said plats are recorded with the office of the Salt Lake County Recorder;
3. If approved and the applicant fails to record the final The Monroe subdivision plat and Center Square Subdivision plat within 180 days of final subdivision plat approval, the zoning map amendment petition approval is void. 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 2 years after final plat approval.
4. If the zoning map amendment is approved, it will not take effect until such time that the Development Agreement is executed. The Development Agreement shall be executed prior to final subdivision plat approval for The Monroe subdivision plat and Center Square Subdivision plat.
5. The Development Agreement shall have a sunset clause of 180 days from approval on entitlement, if construction and execution of the project does not commence.
6. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;
7. Prior to plat recordation and any additional development of the subsequent lots, 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;
8. 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;
9. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
10. 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;
11. The proposed buildings shall be constructed according to South Salt Lake townhome design standards; and
12. All items of the staff report.

C.W. Urban has been actively working to fulfill the conditions of approval. Since the final subdivision plat was approved, they have chosen to offer a 10% Warranty Assurance. However, the plat cannot be recorded until the right of way is completed, a process that typically takes six months. C.W. Urban is actively working to ensure that all the necessary conditions are met.

PLANNING COMMISSION OPTIONS:

Option 1: Approval
Move to approve the application by Chase Freebairn, on behalf of C.W. Urban for an extension one-year from the date of this request, for the petition for a final subdivision plat for a 61-lot subdivision at the subject properties located at 547-617 East 3900 South, to include the TO, with the conditions enumerated in the staff report and stated on the record. An extension can be granted under 17.10.100(B)(7)(d).

Option 2: Denial
Denial Move to deny the application by Chase Freebairn, on behalf of C.W. Urban for an extension of one-year from the date of this request, for the petition for a final subdivision plat for a 61-lot subdivision at the subject properties located at 547-617 East 3900 South, to include the TO, with the conditions enumerated in the staff report and stated on the record.

Option 3: Continuance
Continuance Move to table the decision on the application by Chase Freebairn, on behalf of C.W. Urban for an extension of one-year from the date of this request, for the petition for a final subdivision plat for a 61-lot subdivision at the subject properties located at 547-617 East 3900 South, 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. June 15, 2023 Staff Report

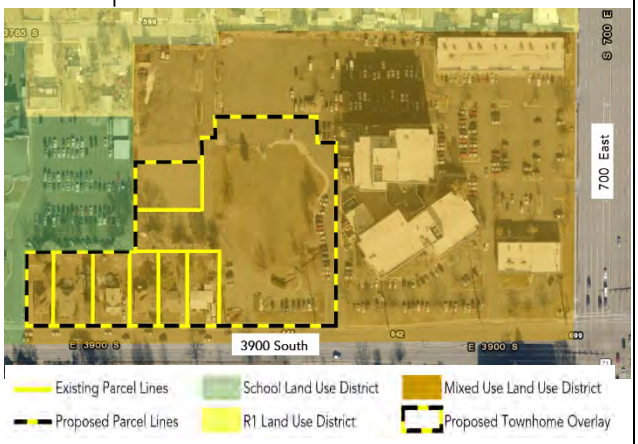
PLANNING COMMISSION STAFF REPORT

MEETING DATE:	June 15, 2023
REQUEST:	A petition for final subdivision plat approval to subdivide eight existing parcels into a 61-lot subdivision plat.
ADDRESS:	547-617 East 3900 South
PARCEL NUMBER(S):	16-31-429-006; 007; 008; 009; 010; 011; 019; 024
PROPERTY OWNER:	CW The Monroe, LLC
APPLICANT:	C.W. Urban, Ian Cahoon, Representative
TYPE OF ITEM:	Administrative – Final Subdivision Plat Approval

CITY COUNCIL DECISION:
On June 7, 2023, the City Council held a public meeting to discuss the approval of the Townhome Overlay (TO) on the subject properties. The City Council voted 6-0 in approval of including the TO, with one council member abstaining from the vote. Overall, the Council was supportive of the project.

PLANNING COMMISSION PRELIMINARY PLAT HEARING:
On April 20, 2023, the Planning Commission held a public hearing for this application. There was one public comment about the security of the parking lot in the northwest corner. The member of the public was concerned that the development would create a pocket that is not easily visible and nuisance activity would occur. The developer stated that if there were an increase in nuisance activity they would look at different options to mitigate the issue. The Planning Commission has a few questions about the where the parking would be located for the live/work units. The Planning Commission unanimously approved the preliminary subdivision plat amendment.

STAFF RECOMMENDATION:
Staff recommends the Planning Commission hold a public hearing and approve a final subdivision plat to subdivide eight existing parcels located at 547-617 East 3900 South into a 61-lot plat. Staff's recommendation is based upon its analysis and findings included below.



SYNOPSIS:
C.W. Urban is proposing redevelopment of eight existing parcels located at 547-617 East 3900 South. In order to redevelop the property into townhomes, the applicant is making two requests.

1. Consideration of final plat approval for a 61-lot townhome subdivision located at 547-617 East 3900 South. The 61 lots include the 56 dwelling units and the 5 common space lots.

2. Consideration for a recommendation of approval to the City Council to amend the zoning to include the Townhome Overlay (TO).

The subject property currently has no existing buildings/structures. The applicant intends to construct nine townhome buildings containing 56 dwelling units and common amenity space for the property owners. They are also proposing to have 19 of the 56 units be live/work units, which will provide a ground floor commercial space that can be used by the tenant. Some of the uses that would be permitted in the Mixed Use land use district are retail, art studio, art gallery, and hair salons.

The Planning Commission is the Land Use Authority on all subdivision plat applications and amendments. The City Council is the Authority on use of the TO.

EXISTING ZONING	EXISTING USE	PROPOSED USES	PROPOSED LOT	PROPERTY ACCESS
Mixed Use	Vacant Land	Residential Townhomes	Approx.: 3.98 acres	3900 South

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 547 East 3900 South
561 East 3900 South
567 East 3900 South
571 East 3900 South
585 East 3900 South
595 East 3900 South
617 East 3900 South

Proposed Project Size: Approx.: 3.98 acres

Surrounding Land Use Districts:
North: Mixed Use
South: R-2-10 (Medium Density Residential Zone – Millcreek)
East: Mixed Use
West: School (Granite Peaks Adult Education serves adult learners via teaching English classes, GED preparation, adult high school diploma courses, etc.)

Figure 1: Existing Zoning and Proposed Townhome Overlay District

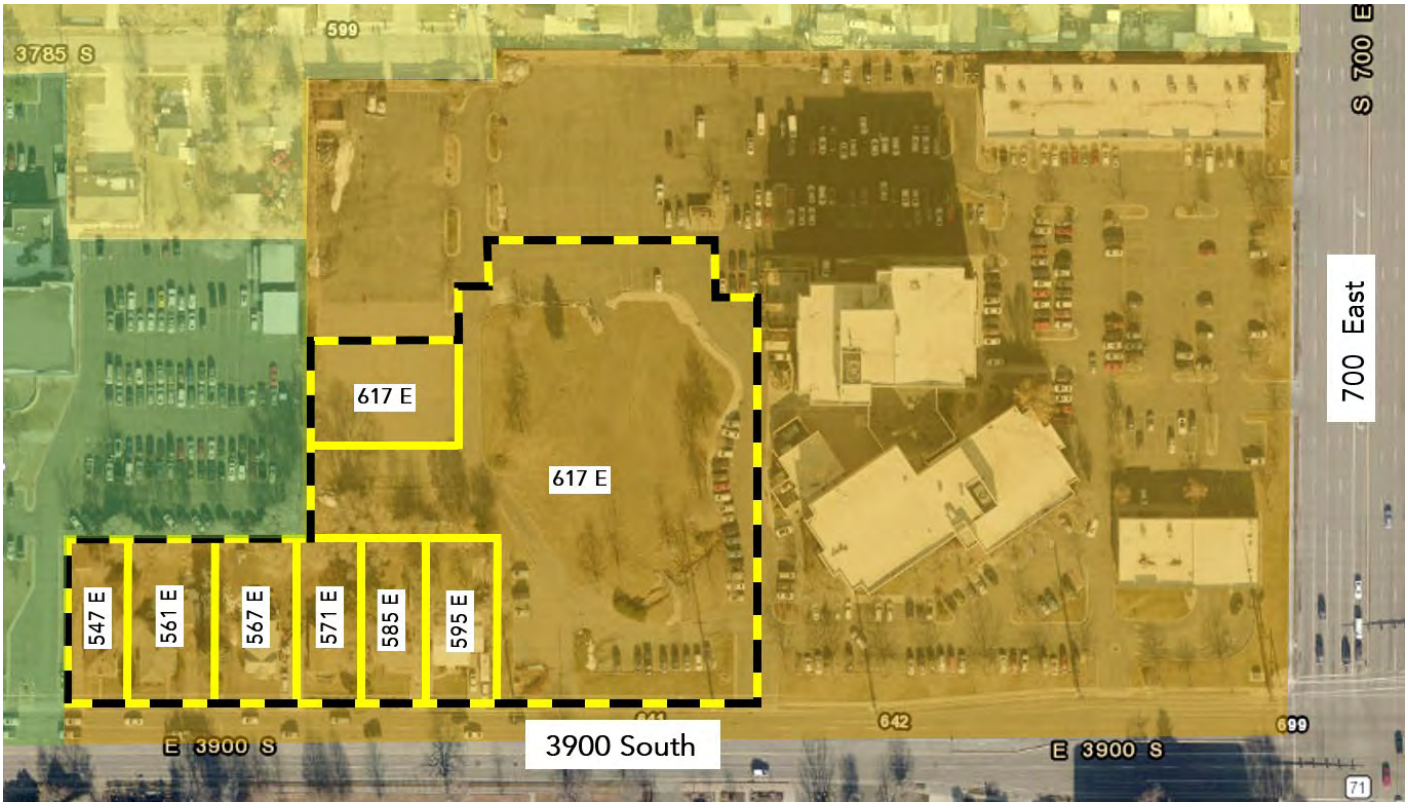


Figure 2: Existing Site Conditions



547 E 3900 S – looking east



571 E 3900 S – looking north



617 E 3900 S – looking northwest

Figure 3: Proposed Renderings



Proposed Live/Work Building



3 **Building B Rear/Left**

Proposed 5-plex with Live/Work Units



Building G Front/Right

Proposed 7-plex



Building G Rear/Right

Proposed 7-plex



Figure 4: Applicant's Conceptual Site Plan ***Final Plat in attachments***

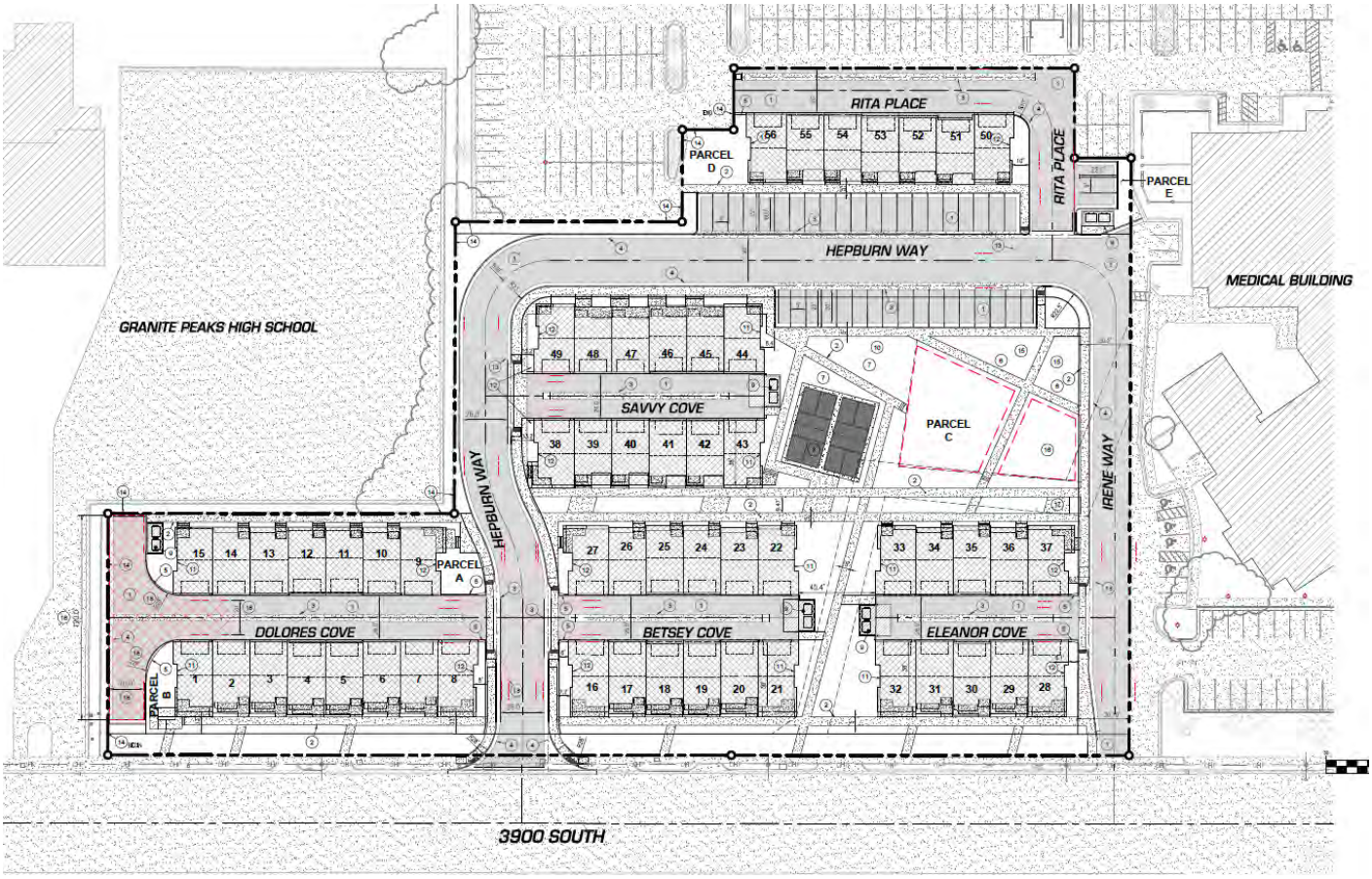
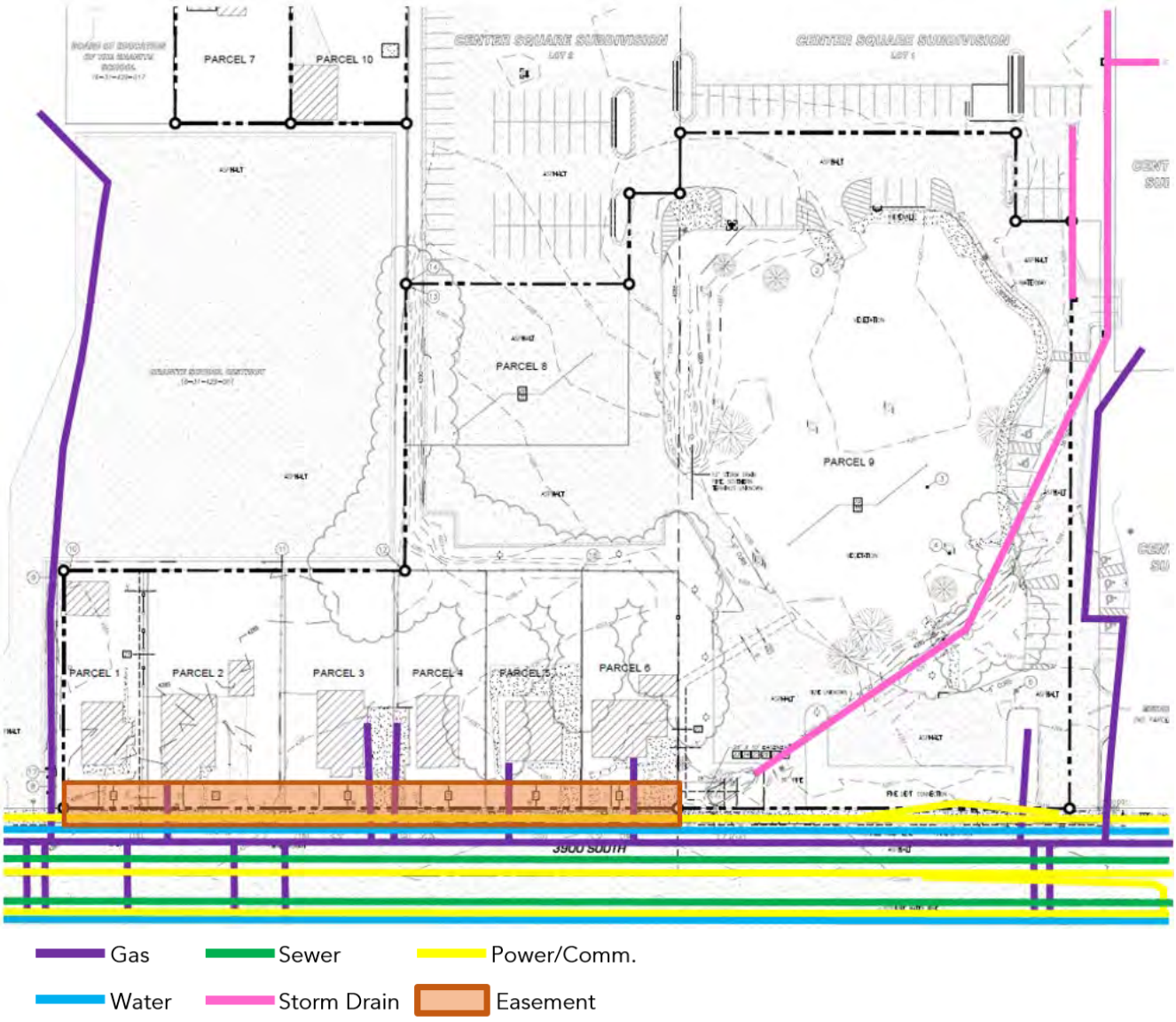


Figure 5: ALTA Survey



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:

Community Values Goal 1. Ensure that existing and new development has equitable access to all service and amenities in South Salt Lake.

Analysis: The proposed development meets all of the required unit, general, recreational, and energy efficiency amenities.

Community Values Goal 2. Support neighborhood livability by creating pedestrian, bike, and play environments appropriate to the surrounding housing types.

> **Analysis:** The proposed development will add to the livability of the area by adding new sidewalks, streets, and play environments within the development. This project will also improve the sidewalk and walkability along 3900 South.

Community Values Goal 3. Take advantage of opportunities relating to the city's location at the center of the regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.

> **Analysis:** The proposed development is located nearby multiple bus stops, I-15, 700 East, and State Street. It is also a little over a mile to the new Granite Library.

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

> **Analysis:** The proposed development will create 56 new housing units, which will bring new residents to South Salt Lake.

Housing Goals Strategy 3. Encourage the development of housing that ranges in size and scale to accommodate the needs of all residents.

> **Analysis**: The proposed development will include 19 live/work units. The project will also have 2-bedroom and 3-bedroom units. The live/work units and the traditional units with the different number of bedrooms will help accommodate the different needs of residents in the city. The live/work units will also allow residents to have a commercial space that they can use for their own business. Some of the uses that would be permitted in the Mixed Use land use district are retail, art studio, art gallery, and hair salons.

Housing Goals 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 proposed development will include 19 live work units. The live/work units will allow the owners to have a commercial space on the ground floor of their unit. Some of the uses that would be permitted in the Mixed Use land use district are retail, art studio, art gallery, and hair salons. There are also multiple restaurants and retail shops that are accessible by foot, bike, and transit.

Economic Development Strategy 3. Encourage development and preservation of neighborhood-based shops and services in strategic locations.

> **Analysis:** The proposed development will have 19 live/work units in three of the buildings. Some of the uses that would be permitted in the Mixed Use land use district are retail, art studio, art gallery, and hair salons. The 19 units will help encourage and bring in neighborhood-based retail that will benefit all the residents in the area.

ORDINANCE ANALYSIS:

Ordinance	Complies	Notes / Insufficiency
Title 17 – Land Use and Development		
17.10.120 – Requirements for Improvement and Design		
A. Townhome Internal Primary Access roads shall be 26 feet of unobstructed travel lanes, plus 2.5 feet of curb/gutter on both sides.	All internal primary access roads have 26 feet of unobstructed travel lanes plus 2.5 feet of curb and gutter on both sides.	

B. Townhome Secondary Access roads shall be 26 feet of unobstructed alley access lanes.	All secondary access roads have 26 feet of unobstructed alley lanes.	
17.10.150 – Subdivision and Condominium Plat Layout Requirements		
A. Roads shall be graded to City standards; access shall minimize conflict of movement of different types of traffic; proposed streets extend to boundary.	Adequate grading has been shown per the Engineering review.	
B. All subdivisions must have frontage on and access from an existing street; subdivisions using existing street frontage shall suitably improve the road; all streets must integrate into the streets masterplan; streets shall be configured to address specific current and future traffic generators.	The subdivision fronts along 3900 South. This street frontage will remain as is. The traffic study did not recommend any mitigation measures. Additionally, the existing and projected traffic will not change the current Level of Service. The provided traffic study was reviewed by Engineering.	
C. Street lights shall be placed according to SSL Design Standards, as approved by the City Engineer.	Per the SSL Engineer, street lights are not required for this project.	
D. Roads shall comply with SSL design standards Construction Specifications and Standard Drawings, and Streets Master Plan.	All roads comply with the SSL design standards per the Engineering review.	
E. All Structures must meet the requirements of Appendix D of the International Fire Code in effect in the state of Utah.	All structures comply with Appendix D of the IFC per the Fire Marshal.	
F. The minimum curb radius for all intersections is 28 feet.	All curb radiuses have a minimum of 28-feet.	
G. The applicant shall be required to dedicate and improve such areas along the Right-of-Way.	There is a 12.5-foot right of way dedication along 3900 South.	
17.10.160(A) - Drainage and Storm Sewers General Requirements		
A. Each plat shall make adequate provision for storm or flood water runoff.	Adequate provision for storm or flood water runoff is provided per SSL Engineering review.	
17.10.160(B) – Nature of Stormwater Facilities		
A. Upon recommendation of the City Engineer, applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or because of the subdivision.	Not applicable per Engineering review.	
B. Adequate underground stormwater systems shall be constructed and maintained.	Adequate underground storm water systems are provided per Engineering review.	
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.	Adequate storm and flood water drainage is provided per Engineering review.	
E. Areas of poor drainage shall be remediated as applicable.	The submitted soils report indicates a water table ranges from 14 to 15.5 feet at 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 the purpose of providing an adequate water-supply to the Plat	Adequate water supply provisions are proposed per SSL Engineering review and the Jordan Valley Water Conservancy will serve letter.	
B. Applicant shall install adequate water facilities including fire hydrants.	There are 7 proposed fire hydrants throughout the project area. All locations are included on the plat or site plan. They have also been approved by the Fire Marshall.	
C. Fire flow shall be approved by the Fire Marshal.	A fire flow test was performed and the results were adequate for the proposed subdivision per Fire Marshal review.	
D. Water main extensions shall meet the City's standards.	The water main extensions meet SSL standards per SSL Engineering review. All work shall be inspected to ensure compliance with South Salt Lake standards.	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the Final Site Plan.	The location of all fire hydrants, all water and storage supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed to be served are shown on the final site plan.	
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City.	Not applicable. There are no facilities at this location to be maintained by South Salt Lake City.	
G. Fire hydrants required for all plats.	There are 7 proposed fire hydrants throughout the project area. All locations are included on the plat or site plan. They have also been approved by the Fire Marshall.	
17.10.180 - Sewer Facilities		
A. General Requirements. Applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	A will serve letter has been submitted from Mt. Olympus Improvement District.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.	All new utilities are shown to be underground.	
B. Easements. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities.	All of the common spaces (Parcel A, B, C, D, and E) as well as the roadways will serve at the public utility easements. This has been reviewed and approved by the City Engineer.	
17.10.200 - Sidewalks, Trails, and Bike Paths		
A. Subdivision shall comply with the applicable road profile.	Current right of way improvements include curb/gutter, a park strip of approximately three feet, and a five-foot sidewalk. The proposed site plans included leaving the current infrastructure in place along 3900 South. A 12.5-foot dedication is required along 3900 South.	

B. 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.	
C. 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.	

PLANNING COMMISSION PRELIMINARY PLAT HEARING:

On April 20, 2023, the Planning Commission held a public hearing for this application. There was one public comment about the security of the parking lot in the northwest corner. The member of the public was concerned that the development would create a pocket that is not easily visible and nuisance activity would occur. The developer stated that if there were an increase in nuisance activity they would look at different options to mitigate the issue. The Planning Commission has a few questions about the where the parking would be located for the live/work units. The Planning Commission unanimously approved the preliminary subdivision plat amendment.

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 amendment and proposes the following findings of fact and conclusions of law and conditions of approval:

Findings of Fact:

1. The subject properties, located at 547-617 East 3900 South, consist of eight separate parcels.
2. All eight parcels are located in the Mixed Use land use district.
3. The subject properties are currently vacant, undeveloped land.
4. The proposed zoning map amendment is to add the Townhome Overlay to the existing zoning.
5. The proposed subdivision will subdivide eight parcels located at 547-617 East 3900 South.
6. The proposed subdivision will create 61-lots that will be 3.98 acres in size.
7. The property owner is applying for the subdivision and zoning amendment to construct a townhome development.
8. The proposed development will be located in the Mixed Use, and if City Council approves the pending rezone application, the Townhome Overlay land use districts.
9. The proposed building falls into the Dwelling, Townhome land use category.
10. The Dwelling, Townhome use is a permitted land use in the Townhome Overlay.
11. The proposed lot will be served by new vehicular and pedestrian access points on 3900 South.

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 Commercial Corridor.
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 Sections: 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190, 17.10.200, and 17.10.300, and found that this subdivision is compliant with those sections, as outlined above.

Conditions of Approval:

1. If The Monroe plat is approved, the plat shall not be recorded until such time that the South Salt Lake Planning Commission grants the final plat approval of the Center Square Subdivision plat, and said plat is recorded with the office of the Salt Lake County Recorder;
2. If the zoning map amendment is approved, the petition for the zoning map amendment will not take effect until such time that the South Salt Lake Planning Commission grants the final plat approval of The Monroe subdivision plat and Center Square Subdivision plat, and said plats are recorded with the office of the Salt Lake County Recorder;
3. If the zoning map amendment is approved, and the applicant fails to record the final The Monroe subdivision plat and Center Square Subdivision plat within 180 days of final subdivision plat approval, the zoning map amendment petition approval is void;
4. If the zoning map amendment is approved, it will not take effect until such time that the Development Agreement is executed. The Development Agreement shall be executed prior to final subdivision plat approval for The Monroe subdivision plat and Center Square Subdivision plat.
5. The Development Agreement shall have a sunset clause of 180 days from approval on entitlement, if construction and execution of the project does not commence.
6. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;
7. Prior to plat recordation and any additional development of the subsequent lots, 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;
8. 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;
9. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
10. 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;
11. The proposed buildings shall be constructed according to South Salt Lake townhome design standards; and
12. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval
Move to approve the application by C.W. Urban for a final subdivision plat for a 61-lot subdivision at the subject properties located at 547-617 East 3900 South, to include the TO, with the conditions enumerated in the staff report and stated on the record.

Option 2: Denial
Move to deny the application by C.W. Urban for a final subdivision plat for a 61-lot subdivision at the subject properties located at 547-617 East 3900 South, to include the TO, with the conditions enumerated in the staff report and stated on the record.

Option 3: Continuance
Move to table the decision on the application by C.W. Urban for a final subdivision plat for a 61-lot subdivision at the subject properties located at 547-617 East 3900 South, to include the TO, 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 Final Plat
2. Civil Engineering Drawings
3. Proposed Elevations

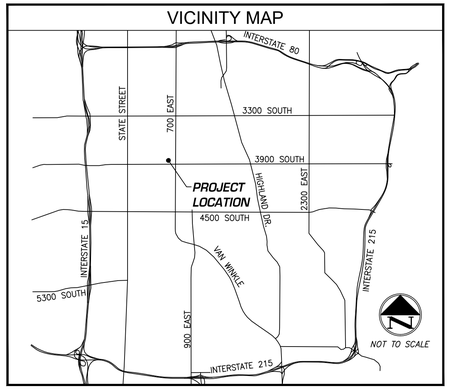
THE MONROE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH
JUNE 2023

ADDRESS TABLE

LOT/ UNIT	ADDRESS	LOT/ UNIT	ADDRESS	LOT/ UNIT	ADDRESS
1	561 E. DOLORES COVE	20	599 E. BETSEY COVE	39	589 E. SAVVY COVE
2	563 E. DOLORES COVE	21	603 E. BETSEY COVE	40	593 E. SAVVY COVE
3	567 E. DOLORES COVE	22	602 E. BETSEY COVE	41	597 E. SAVVY COVE
4	569 E. DOLORES COVE	23	598 E. BETSEY COVE	42	599 E. SAVVY COVE
5	571 E. DOLORES COVE	24	596 E. BETSEY COVE	43	601 E. SAVVY COVE
6	573 E. DOLORES COVE	25	594 E. BETSEY COVE	44	602 E. SAVVY COVE
7	577 E. DOLORES COVE	26	592 E. BETSEY COVE	45	598 E. SAVVY COVE
8	579 E. DOLORES COVE	27	588 E. BETSEY COVE	46	596 E. SAVVY COVE
9	578 E. DOLORES COVE	28	623 E. ELEANOR COVE	47	592 E. SAVVY COVE
10	576 E. DOLORES COVE	29	619 E. ELEANOR COVE	48	588 E. SAVVY COVE
11	572 E. DOLORES COVE	30	617 E. ELEANOR COVE	49	586 E. SAVVY COVE
12	568 E. DOLORES COVE	31	613 E. ELEANOR COVE	50	619 E. RITA PLACE
13	566 E. DOLORES COVE	32	611 E. ELEANOR COVE	51	617 E. RITA PLACE
14	564 E. DOLORES COVE	33	612 E. ELEANOR COVE	52	613 E. RITA PLACE
15	562 E. DOLORES COVE	34	614 E. ELEANOR COVE	53	611 E. RITA PLACE
16	589 E. BETSEY COVE	35	618 E. ELEANOR COVE	54	609 E. RITA PLACE
17	591 E. BETSEY COVE	36	622 E. ELEANOR COVE	55	603 E. RITA PLACE
18	593 E. BETSEY COVE	37	624 E. ELEANOR COVE	56	601 E. RITA PLACE
19	597 E. BETSEY COVE	38	587 E. SAVVY COVE		

VICINITY MAP



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 OF 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 MOUNTAIN 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.*

JT ENGINEERING

JT Engineering, PC
7886 South 2325 East
South Weber, Utah
Mobile 801.866.7702

LAYTON SURVEYS LLC

1857 N. 1000 W. SUITE 1
CLINTON, UT 84015
(801)-663-1641
willis.long@laytonsurveys.com

SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, OF LAYTON SURVEYS LLC, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE No. 10708886 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE MONROE TOWNHOMES AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

JUNE 9, 2023
DATE:

LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
WILLIS D LONG
0708886
STATE OF UTAH
FOR REVIEW

WILLIS D. LONG
LICENSE NO. 10708886

BOUNDARY DESCRIPTION:

(AS SURVEYED, OVERALL BOUNDARY FOR PARCELS 1, 2, 3, 4, 5, 6, 8 & 9)

ALL OF THAT CERTAIN PROPERTY COMPRISED OF EIGHT (8) INDIVIDUAL PARCELS HEREAFTER TO BE KNOWN AS PARCELS 1, 2, 3, 4, 5, 6, 8, & 9 AND REFERENCED BY THE VESTING DOCUMENTS LISTED AT THE END OF THIS DESCRIPTION.

PARCELS 1 THROUGH 6, AND PARCEL 8 ARE LOCATED WITHIN LOT 2 OF BLOCK 19, TEN ACRE PLAT "A" BIG FIELD SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. PARCEL 9 IS LOCATED WITHIN LOTS 1 AND 2 OF SAID BLOCK 19. THE EXTERIOR BOUNDARY FOR SAID PARCELS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT LOCATED AT THE INTERSECTION OF 500 EAST AND 3900 SOUTH STREETS AND RUNNING THENCE, SOUTH 89°58'25" EAST, A DISTANCE OF 794.47 FEET; THENCE, NORTH 00°12'23" EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 19; THENCE, NORTH 00°12'23" EAST A DISTANCE OF 7.00 FEET TO THE POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 3900 SOUTH STREET AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, NORTH 89°58'25" WEST, ALONG THE NORTHERLY SIDELINE OF SAID 3900 SOUTH STREET AND THE SOUTHERLY LINE OF PARCELS 1 THROUGH 6, A DISTANCE OF 365.70 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE, NORTH 00°01'33" EAST, ALONG THE WEST LINE OF PARCEL 1, A DISTANCE OF 141.50 FEET TO THE NORTHWEST CORNER OF PARCEL 1; THENCE, SOUTH 89°58'25" EAST, ALONG THE NORTHERLY LINE OF PARCELS 1, 2, 3, & 4, A DISTANCE OF 203.19 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 4; THENCE, NORTH 00°12'23" EAST, ALONG THE WEST LINE OF PARCELS 9 & 8, A DISTANCE OF 170.97 FEET TO THE NORTHWEST CORNER OF PARCEL 8 AND THE SOUTHWEST CORNER OF LOT 2 OF THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P AT PAGE 216, OF OFFICIAL RECORDS; THENCE, CONTINUING ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2, THE SOUTHERLY AND THE WESTERLY LINES OF LOT 1 OF SAID CENTER SQUARE SUBDIVISION, THE FOLLOWING 7 COURSES: (1) SOUTH 89°58'48" EAST, A DISTANCE OF 132.93 FEET; (2) NORTH 00°12'24" EAST, A DISTANCE OF 54.00 FEET; (3), SOUTH 89°59'03" EAST, A DISTANCE OF 30.06 FEET; (4) NORTH 00°12'23" EAST, A DISTANCE OF 36.05 FEET; (5) SOUTH 89°59'08" EAST, A DISTANCE OF 199.88 FEET; (6) SOUTH 00°12'11" WEST, A DISTANCE OF 52.54 FEET; (7) SOUTH 89°59'06" EAST, A DISTANCE OF 33.35 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED A QUIT CLAIM DEED RECORDED AS ENTRY No. 10639758, IN BOOK 9694, AT PAGE 3031, OF OFFICIAL RECORDS; THENCE, SOUTH 00°11'40" WEST, ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF PARCEL 9, A DISTANCE OF 350.05 FEET TO THE NORTHERLY SIDELINE OF 3900 SOUTH STREET; THENCE NORTH 89°58'25" WEST, A DISTANCE OF 233.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 19, AND THE POINT OF BEGINNING.

CONTAINS 3.981 ACRES, MORE OR LESS

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND TRAFFIC AND VEHICULAR PARKING AS DISCLOSED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED AUGUST 2, 2002 AS ENTRY NO. 831054 7 IN BOOK 8628 AT PAGE 2329 OF OFFICIAL RECORDS.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ALL UTILITIES AND DRAINAGE SYSTEMS AS DISCLOSED AGREEMENT RECORDED MAY 12, 2005 AS ENTRY NO. 9375372 IN BOOK 9130 AT PAGE 2898 OF OFFICIAL RECORDS.

THE PARCELS INCLUDED IN THE DESCRIPTION ABOVE ARE DESCRIBED IN THE VESTING DOCUMENTS LISTED BELOW, PROVIDED BY OLD REPUBLIC TITLE, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 1: WARRANTY DEED RECORDED ON JANUARY 30, 2015 AS ENTRY No. 11985338, IN BOOK 1029, AT PAGE 7392. PARCEL 2: WARRANTY DEED RECORDED ON APRIL 1, 2005 AS ENTRY No. 9338477, IN BOOK 9113, AT PAGE 2666. PARCEL 3: WARRANTY DEED RECORDED ON MARCH 13, 1997 AS ENTRY No. 6593283, IN BOOK 7618, AT PAGE 1111. PARCEL 4: WARRANTY DEED RECORDED ON FEBRUARY 13, 1979 AS ENTRY No. 3236156, IN BOOK 4813, AT PAGE 268. PARCEL 5: WARRANTY DEED RECORDED ON OCTOBER 23, 2006 AS ENTRY No. 9884995, IN BOOK 9369, AT PAGE 5094. PARCEL 6: WARRANTY DEED RECORDED ON APRIL 1, 2005 AS ENTRY No. 9338451, IN BOOK 9113, AT PAGE 2503.

PARCEL 8: WARRANTY DEED RECORDED ON JANUARY 27, 1994 AS ENTRY No. 5724647, IN BOOK 6860, AT PAGE 1786.

LESS AND EXCEPTING THAT PORTION LYING WITH THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P, AT PAGE 216.

PARCEL 9: WARRANTY DEED RECORDED ON JANUARY 27, 1994 AS ENTRY No. 5724646, IN BOOK 6860, AT PAGE 1783.

LESS AND EXCEPTING THAT PORTION LYING WITH THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P, AT PAGE 216.

ALSO LESS AND EXCEPTING THAT PORTION LYING WITHIN THE PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED ON MARCH 5, 2009 AS ENTRY No. 10639758, IN BOOK 9694, AT PAGE 3031.

(NOTE, PARCEL 7 WAS NOT USED IN THIS DESCRIPTION OR PURPOSE. THESE PARCEL NUMBERS ARE CONSISTENT WITH THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY JTE ENGINEERING, PC AND LAYTON SURVEYS IN MARCH 2021)

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) CW THE MONROE, LLC, A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

THE MONROE TOWNHOMES

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 THE OWNER(S) HAS/HAVE HEREUNTO SET OUT HANDS THIS ____ DAY OF _____, 20___.

NAME: DARLENE CARTER, ITS MANAGER

NOTARY ACKNOWLEDGEMENT:

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

ON THIS ____ DAY OF_____ A.D., 2022, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED DARLENE CARTER THE MANAGER OF CW THE MONROE, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE MONROE TOWNHOMES AND WAS SIGNED BY HER ON BEHALF OF SAID CW THE MONROE, LLC, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

COMMISSION NUMBER

MY COMMISSION EXPIRES:

PRINT NAME:
NOTARY PUBLIC COMMISSIONED IN ____

LIEN HOLDER CONSENT:

ON THE ____ DAY OF _____, 2022, _____ A UTAH _____ COMPANY ENTERED INTO A CONSTRUCTION DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING ("DEED OF TRUST") WITH McKINLEY REALTY PARTNERS, LLC, A _____ LIMITED LIABILITY COMPANY, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON _____ ___, 202___, ENTRY No. _____ IN BOOK _____ AT PAGE _____, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE.

McKINLEY REALTY PARTNERS, LLC, A _____ LIMITED LIABILITY COMPANY, IS FULLY AWARE THAT CW THE MONROE, LLC, A UTAH LIMITED LIABILITY COMPANY, IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS THE MONROE TOWNHOMES, AND McKINLEY REALTY PARTNERS, LLC, A _____ LIMITED LIABILITY COMPANY, HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS _____ DAY OF _____ 2022.

McKINLEY REALTY PARTNERS, LLC
A _____ LIMITED LIABILITY COMPANY

BY:_____

PRINT NAME:_____

ITS: _____

NOTARY ACKNOWLEDGEMENT:

STATE OF UTAH }
COUNTY OF } S.S.

ON THIS _____ DAY OF _____ A.D., 2022, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE AUTHORIZED AGENT OF McKINLEY REALTY PARTNERS, LLC, A _____ LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT REGARDING THE MONROE TOWNHOMES AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID McKINLEY REALTY PARTNERS, LLC, A _____ LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

COMMISSION NUMBER

MY COMMISSION EXPIRES:

PRINT NAME:
NOTARY PUBLIC COMMISSIONED IN UTAH

LUMEN

APPROVED THIS _____DAY OF _____, 20___.

LUMEN

RECORD OF SURVEY

RECORD OF SURVEY NO. _____

COUNTY SURVEYOR DATE

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 OF 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:_____.

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER

PLANNING COMMISSION

APPROVED AS TO FORM THIS _____DAY OF_____, A.D. 20___.

PLANNING COMMISSION APPROVAL

SALT LAKE COUNTY HEALTH DEPT

APPROVED THIS _____DAY OF _____, 20___.

SALT LAKE COUNTY HEALTH DEPT.

SOUTH SALT LAKE FIRE MARSHAL

APPROVED AS TO FORM THIS _____DAY OF_____, A.D. 20___.

SOUTH SALT LAKE FIRE MARSHAL

SOUTH SALT LAKE CITY ENGINEER

APPROVED THIS _____DAY OF_____, 20____.

SOUTH SALT LAKE CITY ENGINEER

JORDAN VALLEY WATER CONSERVANCY DISTRICT

APPROVED THIS _____DAY OF _____, 20___.

JORDAN VALLEY WATER CONSERVANCY DISTRICT

MOUNT OLYMPUS IMPROVEMENT DISTRICT

APPROVED THIS _____DAY OF _____, 20___.

MT. OLYMPUS IMPROVEMENT DISTRICT

SOUTH SALT LAKE COMMUNITY DEVELOPMENT

APPROVED AS TO FORM THIS _____DAY OF_____, A.D. 20___.

COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____DAY OF_____, A.D. 20___.

SOUTH SALT LAKE CITY ATTORNEY

SOUTH SALT LAKE CITY APPROVAL

APPROVED AS TO FORM THIS _____DAY OF_____, A.D., 20___.

MAYOR

ATTEST: RECORDER

THE MONROE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____.

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

DATE _____ TIME _____ BOOK _____ PAGE _____.

FEE $ _____

DEPUTY SALT LAKE COUNTY RECORDER

THE MONROE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH
JUNE 2023

CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	26.94	20.00	77°11'12"	15.96	24.95	S38°37'12"W
C2	26.94	20.00	77°11'14"	15.96	24.95	S38°34'02"E
C3	4.47	20.00	12°48'46"	2.25	4.46	S83°34'02"E
C4	4.47	20.00	12°48'47"	2.25	4.46	S83°37'12"W
C5	7.14	22.00	18°35'43"	3.60	7.11	N9°19'29"E
C6	7.10	22.00	18°29'24"	3.58	7.07	S9°13'07"E
C7	35.04	78.50	25°34'33"	17.82	34.75	N14°13'17"W
C8	47.19	100.00	27°02'08"	24.04	46.75	N13°29'29"W
C9	55.33	121.50	26°05'33"	28.15	54.85	N13°57'47"W
C10	15.61	121.50	7°21'35"	7.81	15.60	S23°19'46"E
C11	10.60	78.50	7°44'21"	5.31	10.60	S23°08'23"E
C12	47.19	100.00	27°02'08"	24.04	46.75	S13°29'29"E
C13	37.04	78.50	27°02'08"	18.87	36.70	S13°29'29"E
C14	24.36	78.50	17°46'51"	12.28	24.26	S8°51'50"E
C15	2.08	78.50	1°30'57"	1.04	2.08	S18°30'44"E
C16	25.92	16.50	90°00'00"	16.50	23.33	S45°01'35"W
C17	59.69	38.00	90°00'00"	38.00	53.74	S45°01'35"W
C18	25.97	16.50	90°10'05"	16.55	23.37	N44°53'22"W
C19	44.06	28.00	90°10'05"	28.08	39.66	N44°53'22"W
C20	14.51	10.00	83°07'24"	8.87	13.27	N41°32'07"W
C21	39.27	25.00	90°00'00"	25.00	35.36	S44°58'25"E

LINE TABLE

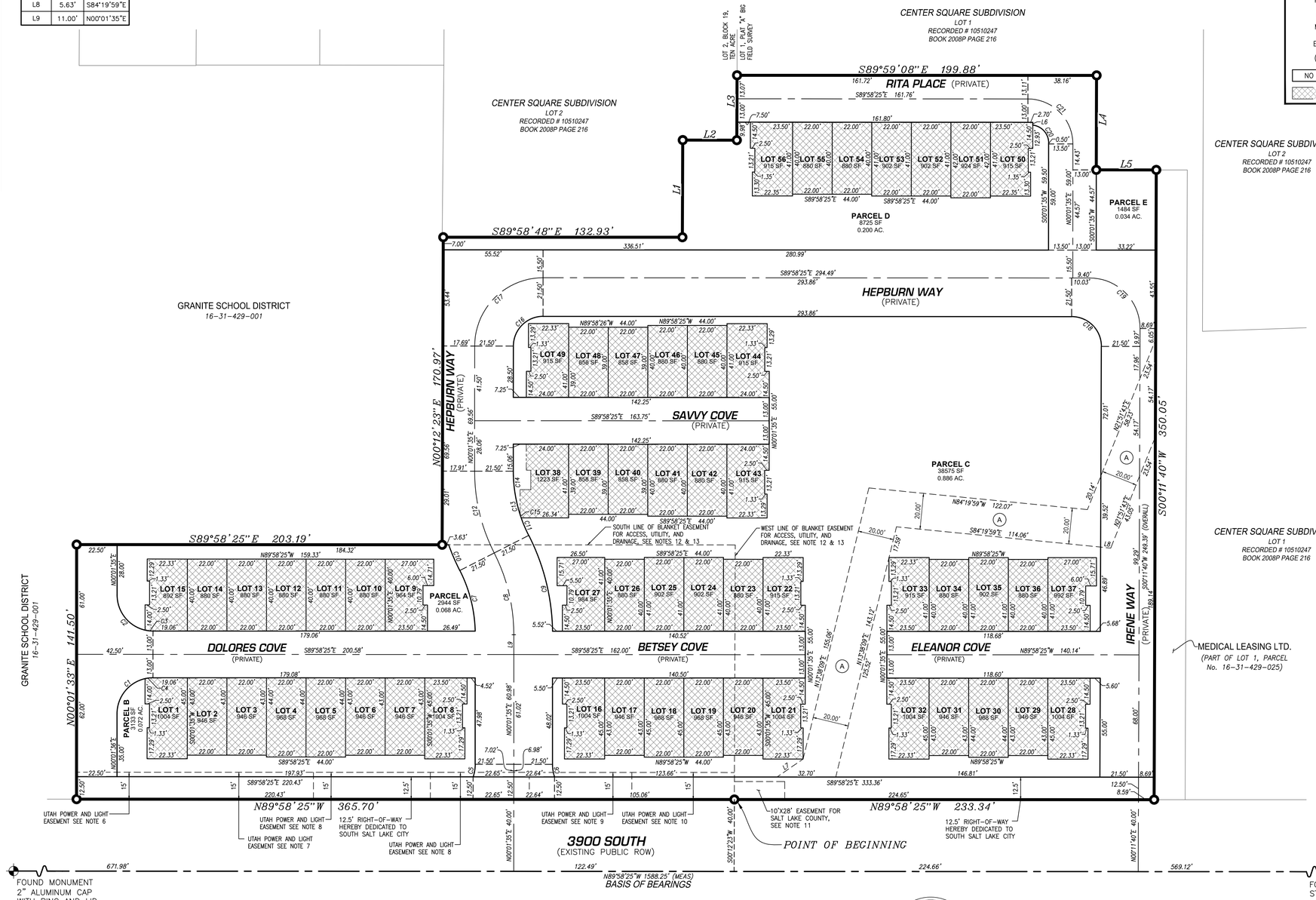
LINE	LENGTH	DIRECTION
L1	54.00'	N00°12'24"E
L2	30.06'	S89°59'03"E
L3	36.05'	N00°12'23"E
L4	52.54'	S00°12'11"W
L5	33.35'	S89°59'06"E
L6	1.57'	S00°01'35"W
L7	17.65'	N55°30'25"E
L8	5.63'	S84°19'59"E
L9	11.00'	N00°01'35"E

LEGEND & ABBREVIATIONS:

- SECTION MONUMENT
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- UNIT LOT LINE
- EXISTING PARCEL LINE
- EASEMENT LINE
- BOUNDARY SEGMENT MARKER
- ROW — RIGHT-OF-WAY
- TYP — TYPICAL
- MON — MONUMENT
- ESMT — EASEMENT
- (A) — 20' WIDE EASEMENT DEDICATED TO THE BIG DITCH IRRIGATION COMPANY
- NO HATCH — COMMON AREA, U.N.O.
- PRIVATE AREA

NOTES:

1. ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATIONS AS SET FORTH IN THE CC&R'S FOR THIS PROJECT. SAID CC&R'S WERE RECORDED _____ ___, 20__ AS ENTRY No. _____ IN BOOK ____ AT PAGE ____, OF OFFICIAL RECORDS.
2. ALL COMMON AREAS, PARCEL A, B, C, D, E, AND PRIVATE ROADWAYS TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS AND TO BE OWNED AND MAINTAINED BY THE MONROE TOWNHOMES HOME OWNER'S ASSOCIATION.
3. HOA SHALL MAINTAIN ALL UTILITIES INSTALLED AND MAINTAINED FOR THE BENEFIT OF THE OWNERS COLLECTIVELY, INCLUDING UTILITY LINES SERVICING MORE THAN A SINGLE LIVING UNIT. INDIVIDUAL OWNERS SHALL MAINTAIN ALL UTILITY LINES THAT SERVICE ONLY THEIR SINGLE LIVING UNIT.
4. OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN PARCEL A, B, C, COMMON AREAS, AND PRIVATE ROADWAYS FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.
5. BOUNDARY CORNERS WILL BE SET WITH A REBAR AND CAP. WHERE THE BOUNDARY CORNER LIES IN CONCRETE OR ASPHALT, A NAIL WILL BE SET.
6. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON OCTOBER 25, 2002 AS ENTRY No. 8397668 IN BOOK 8671, AT PAGE 6674, OF OFFICIAL RECORDS.
7. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON OCTOBER 25, 2002 AS ENTRY No. 8397663 IN BOOK 8671, AT PAGE 6659, OF OFFICIAL RECORDS.
8. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON AUGUST 26, 2003 AS ENTRY No. 8789729 IN BOOK 8869, AT PAGE 8498, OF OFFICIAL RECORDS.
9. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON APRIL 2, 2003 AS ENTRY No. 8594842 IN BOOK 8770, AT PAGE 1093, OF OFFICIAL RECORDS.
10. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON DECEMBER 19, 2002 AS ENTRY No. 8466578 IN BOOK 8706, AT PAGE 4229, OF OFFICIAL RECORDS.
11. THERE IS AN EXISTING 28' X 10' EASEMENT, AS SHOWN HEREON, FOR THE PURPOSE OF A BOX CULVERT IN FAVOR OF SALT LAKE COUNTY. FIVE (6) DOCUMENTS WERE RECORDED FOR THIS EASEMENT AS FOLLOWS:
    - ENTRY No. 2821379, BOOK 4223, PAGE 8, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821381, BOOK 4223, PAGE 10, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821384, BOOK 4223, PAGE 13, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821387, BOOK 4223, PAGE 16, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821389, BOOK 4223, PAGE 18, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821393, BOOK 4223, PAGE 22, RECORDED ON JUNE 7, 1976.
12. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AS DESCRIBED IN THAT CERTAIN UTILITY AND DRAINAGE EASEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH SALT LAKE SURGICAL CENTER, AND CENTER SQUARE MEDICAL RECORDED ON MAY 12, 2005 AS ENTRY No. 9375372 IN BOOK 9130 AT PAGE 2898, OF OFFICIAL RECORDS. THIS IS A BLANKET EASEMENT THAT ENCUMBERS APPROXIMATELY THE NORTH HALF AND EAST HALF OF THE PROJECT AS SHOWN HEREON.
13. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AS DESCRIBED IN THAT CERTAIN PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND TRAFFIC AND VEHICULAR PARKING EASEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH SALT LAKE SURGICAL CENTER, AND MEDWOOD, LC RECORDED ON AUGUST 2, 2002 AS ENTRY No. 8310547 IN BOOK 8628 AT PAGE 2329, OF OFFICIAL RECORDS. THIS IS A BLANKET EASEMENT THAT ENCUMBERS APPROXIMATELY THE NORTH HALF AND EAST HALF OF THE PROJECT AS SHOWN HEREON.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah
Mobile 801.866.7702

SALT LAKE COUNTY RECORDER

RECORDED # _____.

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

_____

DATE _____ TIME _____ BOOK _____ PAGE _____.

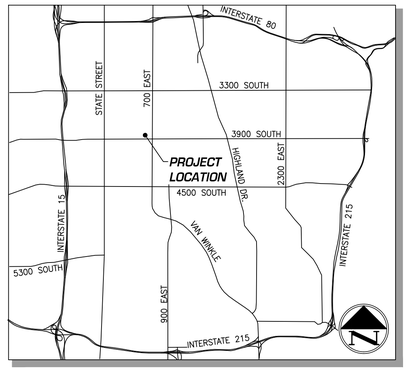
FEE $ _____ DEPUTY SALT LAKE COUNTY RECORDER

2 of 2

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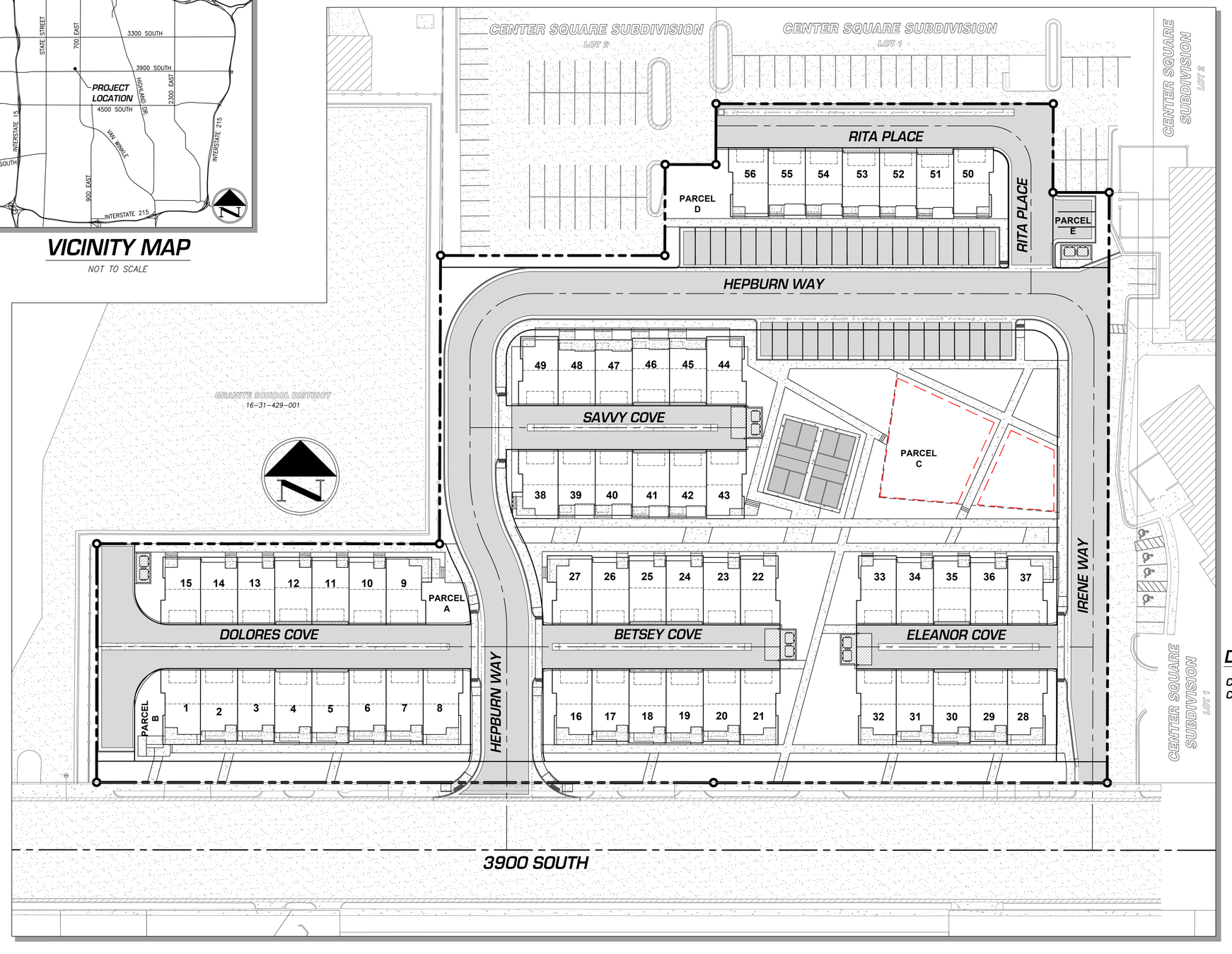
THE MONROE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP

NOT TO SCALE



INDEX OF DRAWINGS

#	SHEET	SHEET TITLE
1	CV1	COVERSHEET
2	GN1	GENERAL NOTES
3	1 OF 3	ALTA/NSPS LAND TITLE SURVEY
4	2 OF 3	ALTA/NSPS LAND TITLE SURVEY
5	3 OF 3	ALTA/NSPS LAND TITLE SURVEY
6	1 OF 2	PRELIMINARY PLAT
7	2 OF 2	PRELIMINARY PLAT
8	2 OF 2	PRELIMINARY PLAT WITH SITE OVERLAY
9	DP1	DEMOLITION PLAN
10	SP1	SITE PLAN
11	UT1	UTILITY PLAN
12	GP-KEY	GRADING PLAN KEY SHEET
13	GP1	GRADING PLAN
14	GP2	GRADING PLAN LOTS 1 TO 15
15	GP3	GRADING PLAN LOTS 16 TO 27
16	GP4	GRADING PLAN LOTS 28 TO 37
17	GP5	GRADING PLAN LOTS 38 TO 49
18	GP6	GRADING PLAN LOTS 50 TO 56
19	GP7	GRADING PLAN
20	CS1	CROSS SECTIONS
21	CS2	CROSS SECTION I
22	PP-KEY	PLAN AND PROFILE KEY SHEET
23	PP1	HEPBURN WAY STA 10+00 TO 14+00
24	PP2	HEPBURN WAY STA 14+00 TO 16+90
25	PP-3	IRENE WAY EDGE OF ASPHALT STA 9+80 TO 13+00
26	PP4	DOLORES AND BETSEY COVE STA 9+80 TO 13+50
27	PP5	BETSEY AND ELEANOR COVE STA 13+00 TO 16+00
28	PP6	SAVVY COVE STA 9+80 TO 12+50
29	PP7	RITA PLACE STA 9+80 TO 12+10
30	PP8	36" STORM DRAIN STA 9+80 TO 13+25
31	PP9	36" STORM DRAIN STA 12+50 TO 16+10
32	PP10	PARCEL C DETENTION BASIN
33	EC1	EROSION CONTROL PLAN
34	EC2	EROSION CONTROL PLAN
35	DT1	PROJECT DETAILS
36	DT2	JVWCD WATER DETAILS
37	DT3	MOID SEWER DETAILS
38	DT4	STORMTECH DETAILS
39	DT5	STORMTECH DETAILS
40	DT6	STORMTECH DETAILS
41	DT7	STORMTECH DETAILS

DEVELOPER

CW URBAN, LLC
CONTACT: WALKER WOOD
IAN CAHOON
(866) 744-2489

CIVIL ENGINEER

JT ENGINEERING, PC
7886 SOUTH 2325 EAST
SOUTH WEBER, UTAH 84405

CONTACT: JASON THOMPSON
(801) 866-7702

PROJECT DATA

ACREAGE SUMMARY	
LOTS:	1.193
PARCELS:	1.260
PRIVATE ROAD	1.357
PUBLIC R.O.W.	0.172
TOTAL AREA:	3.982
TOTAL UNITS:	56

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

PRELIMINARY
FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
1/10/2023
STATE OF UTAH

#	DATE	BY	REVISIONS DESCRIPTION
1	01/10/23	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES
COVERSHEET
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 30'
V. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
CV1
1 of 41

PATH: 01_CV1_Coversheet.dwg PLOTTED: January 10, 2023 2:35 P

A. GENERAL NOTES

1. ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN SOUTH SALT LAKE INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE SOUTH SALT LAKE CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY CODE, THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, AND ANY STATE OR FEDERAL REGULATIONS AND PERMIT REQUIREMENTS OF VARIOUS GOVERNING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT ITS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, SURVEY MONUMENTS, AND STREET IMPROVEMENTS THAT ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

5. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

6. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS SHALL BE REMOVED AND REPLACED.

7. 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 AND EXISTING SURFACES. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.

8. ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER SOUTH SALT LAKE CITY REQUIREMENTS.

9. ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL, AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

10. ALL CONSTRUCTION MATERIALS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.

11. REQUEST FOR INSPECTION BY SOUTH SALT LAKE CITY ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES MAY BE ANTICIPATED.

12. WORK IN PUBLIC WAY, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM ALL CONTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO: STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.

14. POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED BY CONTRACTOR AT NO EXPENSE TO SOUTH SALT LAKE CITY. POWER LINES AND ALL OTHER AERIAL UTILITIES ARE TO BE BURIED AND POLES REMOVED.

15. CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR A GRADE PRIOR TO CONSTRUCTION AND SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION, WITH TEST RESULTS SUBMITTED TO THE CITY ENGINEER.

16. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

17. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW, AS WELL AS PROVIDING A CITY APPROVED STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.

18. DEVELOPER IS RESPONSIBLE FOR LOCATING AND REPAIRING ALL UNDERGROUND STREETLIGHT WIRES, WATER LINES, STORM DRAIN LINES.

19. ALL PUBLICLY MAINTAINED UTILITIES INCLUDING; WATERLINES, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS FOR THE BENEFIT OF THE PUBLIC TO THE SATISFACTION OF THE CITY ATTORNEY.

20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AS-BUILT DRAWINGS THAT DEPICT ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATERLINES, IRRIGATION, STREET LIGHTING, AND POWER.

21. ASPHALT PAVING BETWEEN OCTOBER 15 AND APRIL 15 IS NOT ALLOWED.

22. ALL SANITARY SEWER INSTALLATION MUST CONFORM TO MOUNT OLYMPUS IMPROVEMENT DISTRICT STANDARDS.

B. TRAFFIC NOTES

1. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING PROMPTLY SHALL BE RESTORED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.

2. THE CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO ORDERING STREET SIGNS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL MEET CITY STANDARDS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

4. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR PER APPROVED CONSTRUCTION DRAWINGS.

5. BEFORE ANY WORK IS STARTED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING PUBLIC STREETS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PER THE CURRENT EDITION ADOPTED BY UDOT AND BE APPROVED BY SOUTH SALT LAKE CITY ENGINEER BEFORE CONSTRUCTION BEGINS.

C. STREET LIGHT NOTES

1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SOUTH SALT LAKE CITY STANDARDS AND N.E.C. (NATIONAL ELECTRIC CODE). A STREET LIGHT PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SOUTH SALT LAKE CITY FOR COMMENT AND APPROVAL. NO CONSTRUCTION MAY COMMENCE WITHOUT PRIOR SOUTH SALT LAKE CITY APPROVAL. NO DEVIATION OF STREET LIGHT, PULL BOXES, CONDUITS, ETC., OR LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY ENGINEER OR HIS/HER REPRESENTATIVE.

2. LOCATION OF THE STREET LIGHT POLE.
   A. SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.
   B. SHALL BE A MINIMUM OF 5 FEET FROM ANY TREE LIMBS AT FULL GROWTH.
   C. TREE TRUNKS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY.

3. ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.

4. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.

5. ANY STRUCTURE SUCH AS BLOCK WALLS, FENCES, RETAINING WALLS, ETC. SHALL LEAVE A MINIMUM OF EIGHTEEN (18) INCHES TO THE FACE OF THE STREET LIGHT POLE ON ALL SIDES.

6. ALL SERVICE POINT(S) SHALL BE COORDINATED WITH ROCKY MOUNTAIN POWER AND WHENEVER POSSIBLE BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINT(S) SHALL BE SHOWN ON THE PLANS WITH A SCHEMATIC FROM ROCKY MOUNTAIN POWER. POLE LOCATIONS AS SHOWN ON THE APPROVED PLANS MAY BE ADJUSTED IN THE FIELD BY THE CITY ENGINEERING PRIOR TO INSTALLATION AT NO COST TO THE CITY.

7. IN THE ABSENCE OF AN EXISTING WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUITS SUBJECT TO APPROVAL BY ROCKY MOUNTAIN POWER AND THE CITY ENGINEER.

8. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF THE STREET LIGHT CIRCUITS AND/OR STREETLIGHT POLES, THOSE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER, THE CITY, AND ROCKY MOUNTAIN POWER BEFORE THE STREET LIGHT BASES ARE CONSTRUCTED. THE RESOLUTION MUST BE APPROVED IN WRITING BY SOUTH SALT LAKE CITY ENGINEER AND ROCKY MOUNTAIN POWER.

9. THE CONTRACTOR SHALL FURNISH A COMPLETE SERVICE TO THE TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS AND/OR IS DEEMED NECESSARY BY ROCKY MOUNTAIN POWER OR THE SOUTH SALT LAKE CITY ENGINEER.

10. A STREET LIGHT PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SOUTH SALT LAKE CITY FOR COMMENT AND APPROVAL PRIOR TO CONSTRUCTION.

11. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A 10 DAY BURN TEST OF THE STREET LIGHTS AFTER THEY ARE CONNECTED AND ENERGIZED BY ROCKY MOUNTAIN POWER. THIS TEST SHALL BE COORDINATED AND WITNESSED BY THE CITY ENGINEER.

D. GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR AND SUBMITTED FOR REVIEW BY AND APPROVAL OF THE CITY ENGINEER TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL CUT AND FILL SLOPES SHALL BE PROTECTED FROM EXPOSURE TO THE ELEMENTS UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER.

6. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE PUBLIC WORKS DEPARTMENT AND JORDAN VALLEY WATER CONSERVANCY DISTRICT.

7. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHTS-OF WAY IN A CLEAN, SAFE, AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK, OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IN A CLEAN, SAFE, AND USABLE CONDITION.

8. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEMS ARE REQUIRED THAT ARE NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT ITS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS, AND BARRICADES, ETC.

9. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

E. FIRE DEPARTMENT NOTES

1. ON ANY NEW BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY FOR FIRE FLOW.

2. CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT, MOUNT OLYMPUS IMPROVEMENT DISTRACT, AND THE CITY ENGINEERING INSPECTOR FOR UNDERGROUND INSPECTION, PRESSURE, AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING THE LINES.

3. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE PRECEDED BY WRITTEN APPROVAL OF THE CITY ENGINEER BEFORE BEING CONSTRUCTED.

4. A FLOW TEST MUST BE WITNESSED AND APPROVED BY THE SOUTH SALT LAKE CITY FIRE DEPARTMENT PRIOR TO CONSTRUCTION AND OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY AND FIRE FLOW.

5. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED, A.W.W.A. APPROVED, AND MEET CITY STANDARDS.

6. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN FORTY-FIVE FEET (45') OUTSIDE RADIUS AND TWENTY-TWO FEET (22') INSIDE RADIUS AND SHALL BE PAVED.

7. ROADS AND ACCESSES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS. SURFACE SHALL BE PAVED BEFORE THE INTRODUCTION OF COMBUSTIBLE MATERIAL TO THE PROPERTY.

F. WATER NOTES

1. THE FOLLOWING WATER NOTES ARE INTENDED FOR GENERAL WATER STANDARDS ONLY AND ARE NOT ALL INCLUSIVE. JORDAN VALLEY WATER CONSERVANCY DISTRICT (JVWCD) STANDARDS AND SPECIFICATIONS ARE TO BE REVIEWED CAREFULLY BY THE CONTRACTOR AND MUST BE COMPLYED WITH AT ALL TIMES.

2. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT AND JORDAN VALLEY WATER CONSERVANCY DISTRICT FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING INSPECTOR.

3. CITY WORK WITHIN SOUTH SALT LAKE CITY SHALL CONFORM TO SOUTH SALT LAKE AND JVWCD STANDARDS AND SPECIFICATIONS, NSF/ANSI 61, AWWA, APWA, AND THE UTAH DIVISION OF DRINKING WATER STANDARDS.

4. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED (PER AWWA C651-05), FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE JVWCD CULINARY WATER DISTRIBUTION SYSTEM. (PER AWWA STANDARDS)

5. JVWCD MUST APPROVE WATER SHUT DOWN WHICH MAY REQUIRE EVENING AND WEEKEND SHUT DOWN AS DEEMED NECESSARY, REQUIRING THE CONTRACTOR TO BE BILLED FOR OVERTIME. AT A MINIMUM, A 48 HOUR NOTICE IS REQUIRED.

6. ALL LINES TO BE PRESSURE TESTED ACCORDING TO JVWCD AND AWWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.

7. NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED IN WRITING BY THE JVWCD ENGINEER, AND THAT WRITTEN APPROVAL HAS BEEN FILED WITH THE CITY AND WITH BLUESTAKES.ORG.

8. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE JVWCD ENGINEER AND THE CITY ENGINEER.

9. ALL WATER VAULTS WILL BE CONSTRUCTED PER JVWCD STANDARD DRAWINGS AND SPECIFICATIONS. NO VAULTS ARE ALLOWED IN TRAFFIC AREAS WITHOUT PRIOR WRITTEN APPROVAL OF THE JVWCD ENGINEER AND THE CITY ENGINEER.

10. LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.

11. ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND JVWCD WATER IS FLOWING THROUGH THE PIPE, ONLY JVWCD PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.

12. ALL FITTINGS TO BE INSTALLED PER JVWCD STANDARDS AND SPECIFICATIONS.

13. MAIN WATER LINES SHALL CROSS ABOVE SANITARY SEWER MAIN LINES AND SHALL BE SEPARATED BY A MINIMUM OF 18" VERTICALLY.

14. MAIN WATER LINES SHALL BE SEPARATED HORIZONTALLY FROM SANITARY SEWER LINES A MINIMUM OF 10 FEET.

15. MAIN WATER LINES SHALL BE BURIED A MINIMUM OF 5' BELOW FINISHED GRADE.

16. ALL PIPES AND FITTINGS MUST BE LEAD FREE.

17. MANUFACTURER'S INSTALLATION PROCEDURES ARE TO BE FOLLOWED FOR THE FOLLOWING PIPE TYPES, WHERE USED:
   - DUCTILE IRON PIPE: AWWA C600-10
   - PVC PIPE: ASTM D2774 AND AWWA M23
   - HDPE PIPE: ASTM D2774 AND AWWA M55
   - STEEL PIPE: AWWA C604-11

18. NO PIPE MAY BE DROPPED INTO A TRENCH.

19. THRUST BLOCKING, ANCHORING, TIE RODS, OR RESTRAINTS ARE REQUIRED FOR ALL TEES, BENDS, PLUGS, AND HYDRANTS PER APWA AND AWWA STANDARDS AND SPECIFICATIONS.

20. WATER SYSTEM TO BE PRESSURE AND LEAK TESTED PER AWWA C600-10.

21. OPEN ENDS OF PIPE TO BE SEALED AT END OF DAY'S CONSTRUCTION PER APWA AND AWWA STANDARDS AND SPECIFICATIONS.

22. CONTRACTOR TO PROTECT EXISTING WATER AND SEWER LINES IN PLACE.

23. CONSTRUCTION WATER TO BE DISPOSED WITH IN ACCORDANCE WITH UAC R309-500.

G. SANITARY SEWER NOTES

1. ALL WORK SHALL REQUIRE A PERMIT AND BE PERFORMED ACCORDING TO THE MT. OLYMPUS IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. THEY MAY BE CONTACTED AT (801) 262-2906.

LEGEND

	BOUNDARY
	RIGHT OF WAY
	LOT LINE
	CENTERLINE
	PUE&D
	SIDEWALK
	CURB AND GUTTER
	ASPHALT ROADWAY
4590	PROPOSED MAJOR CONTOUR
4586	PROPOSED MINOR CONTOUR
4592	EXISTING MAJOR CONTOUR
4590	EXISTING MINOR CONTOUR
	DAYLIGHT - FILL
	DAYLIGHT - CUT
SW	EX. SECONDARY WATER (SIZE AS NOTED)
SS	EX. SANITARY SEWER (SIZE AS NOTED)
W	EX. CULINARY WATER (SIZE AS NOTED)
SD	EX. STORM DRAIN (SIZE AS NOTED)
8"PI	SECONDARY WATER - PVC C900 (SIZE AS NOTED)
8" SD	STORM DRAIN - RCP CLASS III (SIZE AS NOTED)
8"W	CULINARY WATER - PVC C900 (SIZE AS NOTED)
8" SS	SANITARY SEWER - PVC SDR35 (SIZE AS NOTED)
	SEWER MANHOLE (EX. & PROP.)
	STREET LIGHT (EX. & PROP.)
	WATER VALVE (EX. & PROP.)
	PIPE FITTINGS
	BLOW OFF
	FIRE HYDRANT (EX. & PROP.)
	STORM DRAIN INLET (EX. & PROP.)
SL	SEWER SERVICE LATERAL
	WATER METER AND SERVICE LATERAL
	SECONDARY WATER SERVICE LATERAL
4.8%	SLOPE OF PROP./EX. GRADE ARROW POINTS DOWN GRADIENT

ABBREVIATIONS

AC	ASPHALT CONCRETE PAVEMENT
BV	BUTTERFLY VALVE
BLDG.	BUILDING
CI	CAST IRON
℄	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
COM	COMPRESSION FITTING
CONC	CONCRETE
CONST	CONSTRUCT
CTS	COPPER TUBE STEEL
C.Y.	CUBIC YARD
d	DEPTH OF FLOW
D	DIAMETER OF PIPE
DWG	DRAWING
DIA	DIAMETER
DIM.	DIMENSION
DIP	DUCTILE IRON PIPE
E	EAST
EA	EACH
EL, ELEV	ELEVATION
ESMT	EASEMENT
EW	EACH WAY
EXIST OR EX	EXISTING
FIT	FEMALE IRON PIPE FITTING
FM	FORCE MAIN
FRP	FIBERGLASS REINFORCED PLASTIC
FL	FLOW LINE
FLG	FLANGE FITTING
FE	FLANGE END
FT	FOOT
FPS	FEET PER SECOND
GV	GATE VALVE
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
", IN	INCH(ES)
INV	INVERT
LT	LEFT
MAX	MAXIMUM
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MJ	MECHANICAL JOINT FITTING
N	NORTH, FRICTION FACTOR
N/A	NOT APPLICABLE
#, NO	NUMBER
NTS	NOT TO SCALE
PERM	PERMANENT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
ℙ	PROPERTY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PWD	PUBLIC WORKS DEPARTMENT
Q	RATE OF FLOW
REINF	REINFORCEMENT, REINFORCING
REQD	REQUIRED
RES	RESERVOIR
REV	REVISION
RT	RIGHT
R/W	RIGHT OF WAY
S	COUTH, SLOPE
ST STL	STAINLESS STEEL
STD	STANDARD
STA	STATION
TEMP	TEMPORARY
TYP	TYPICAL
UBC	UNTREATED BASE COURSE
UNO	UNLESS NOTED OTHERWISE
V	VELOCITY
VERT	VERTICAL
W	WEST

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DATE	BY	DESCRIPTION
			REVISIONS

THE MONROE TOWNHOMES
GENERAL NOTES
600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
V. SCALE: N/A
DATE: SEPT. 30, 2022
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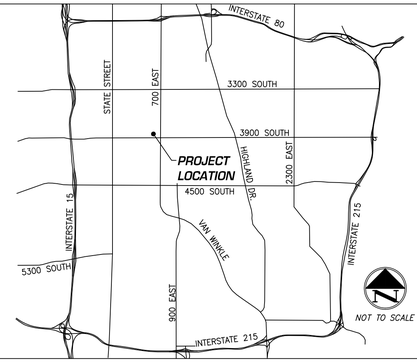
SHEET NO.
GN1
2 of 41

PATH: 02_GN1_General Notes.dwg PLOTTED: October 5, 2022 2:7 P

LEGEND, SYMBOLS, AND ABBREVIATIONS

SECTION CORNER AS NOTED	12"SS — SANITARY SEWER PIPE (SIZE AS NOTED)	TYP	TYPICAL
1/4 CORNER AS NOTED	24"W — CULINARY WATER PIPE (SIZE AS NOTED)	ROW	RIGHT OF WAY
BOUNDARY CORNER, SET 5/8" RBC MARKED LS#10708886 WHERE INDICATED	8"IRR — SECONDARY WATER PIPE (SIZE AS NOTED)	EX	EXISTING
BOUNDARY LINE	18"SD — STORM DRAIN PIPE (SIZE AS NOTED)	(R1)	SEE SURVEYS REFERENCED IN GENERAL NOTE 4A
SECTION LINE	GAS — GAS PIPE (SIZE AS NOTED)	(R2)	SEE PLAT REFERENCED IN GENERAL NOTE 4B
PARCEL LINE (INTERIOR)	BE — BURIED ELECTRICAL (SIZE AS NOTED)	(MEAS)	MEASURED
PARCEL LINE (EXTERIOR)	OHP — OVERHEAD POWER	MON	MONUMENT
4750 EX. MAJOR CONTOUR LINE	COMM — COMMUNICATION LINES	RBC	REBAR AND CAP
EX. MINOR CONTOUR LINE	FIRE HYDRANT — S.D. MANHOLE	S.S.	SANITARY SEWER
PRECAST FENCE	WATER METER — S.D. CURB INLET BOX	S.D.	STORM DRAIN
WOOD FENCE	IRRIGATION SERVICE — S.D. INLET BOX	#	EXCEPTION # FROM TITLE REPORT (SEE GENERAL NOTE 3)
VINYL FENCE	WATER VALVE — S.D. COMBINATION BOX		
CHAIN LINK FENCE	IRRIGATION VALVE — S.S. MANHOLE		
DITCH FLOWLINE	STREET LIGHT — S.S. LATERAL		
ASPHALT PAVEMENT	STREET MONUMENT — POWER POLE WITH STREET LIGHT		
CURB AND GUTTER	TREES/SHRUBS — APPROXIMATE EXTENT OF TREE COVER		
BUILDING			

VICINITY MAP



SURVEYORS NARRATIVE:

AT THE REQUEST OF CW URBAN, LLC, A SURVEY WAS PERFORMED IN CONFORMANCE WITH THE MINIMUM STANDARDS FOR AN ALTA/NSPS LAND TITLE SURVEY AND SATISFIES THE FOLLOWING TABLE "A" ALTA ITEMS (2, 4, 5, AND 13) AS DEFINED BY THE CLIENT AND AS INDICATED IN THE SURVEYOR'S CERTIFICATE, AND THE FINAL BOUNDARY DETERMINATION IS SUPPORTED BY THE FOLLOWING: A TITLE REPORT FURNISHED BY THE CLIENT (SEE GENERAL NOTE 1), ADJACENT SUBDIVISION AND SURVEYS FOR THE SUBJECT PROPERTY AND ADJACENT PROPERTIES (SEE GENERAL NOTE 4) WHICH BOUNDS THE SUBJECT PARCEL ON THE NORTH AND EAST SIDES OF THE SURVEY. EVIDENCE OF OCCUPATION, FOUND MONUMENTS, SUPPORTING LEGAL DOCUMENTS AND PREVIOUS SURVEYS WERE ALL TAKEN INTO CONSIDERATION WHEN FINALIZING THE OVERALL BOUNDARY OF THE SURVEY SHOWN HEREON.

BASIS OF BEARINGS:

THE BEARING NORTH 89°58'25" WEST ALONG THE MONUMENT LINE BETWEEN THE MONUMENT AT THE INTERSECTION OF 500 EAST AND 3900 SOUTH AND THE MONUMENT AT THE INTERSECTION OF 700 EAST AND 3900 SOUTH, AS MEASURED AND SHOWN HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

SURVEYOR'S CERTIFICATE:

1) CW URBAN, LLC
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP 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, AND INCLUDES ITEMS 2, 4, 5, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2021.

DATE OF MAP: APRIL 20, 2022

WILLIS D. LONG
LICENSE NO. 10708886

LICENSED PROFESSIONAL SURVEYOR — 4-20-22 — WILLIS D LONG 10708886 — UTAH

PROPERTY DESCRIPTION:

(AS SURVEYED, OVERALL BOUNDARY FOR PARCELS 1, 2, 3, 4, 5, 6, 8 & 9)

ALL OF THAT CERTAIN PROPERTY COMPRISED OF EIGHT (8) INDIVIDUAL PARCELS HEREAFTER TO BE KNOWN AS PARCELS 1, 2, 3, 4, 5, 6, 8, & 9 AND REFERENCED BY THE VESTING DOCUMENTS LISTED AT THE END OF THIS DESCRIPTION.

PARCELS 1 THROUGH 6, AND PARCEL 8 ARE LOCATED WITHIN LOT 2 OF BLOCK 19, TEN ACRE PLAT "A" BIG FIELD SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. PARCEL 9 IS LOCATED WITHIN LOTS 1 AND 2 OF SAID BLOCK 19. THE EXTERIOR BOUNDARY FOR SAID PARCELS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT LOCATED AT THE INTERSECTION OF 500 EAST AND 3900 SOUTH STREETS AND RUNNING THENCE, SOUTH 89°58'25" EAST, A DISTANCE OF 794.47 FEET; THENCE, NORTH 00°12'23" EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 19; THENCE, NORTH 00°12'23" EAST A DISTANCE OF 7.00 FEET TO THE POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 3900 SOUTH STREET AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, NORTH 89°58'25" WEST, ALONG THE NORTHERLY SIDELINE OF SAID 3900 SOUTH STREET AND THE SOUTHERLY LINE OF PARCELS 1 THROUGH 6, A DISTANCE OF 365.70 FEET TO THE SOUTHWEST CORNER OF PARCEL 1; THENCE, NORTH 00°01'33" EAST, ALONG THE WEST LINE OF PARCEL 1, A DISTANCE OF 141.50 FEET TO THE NORTHWEST CORNER OF PARCEL 1; THENCE, SOUTH 89°58'25" EAST, ALONG THE NORTHERLY LINE OF PARCELS 1, 2, 3, & 4, A DISTANCE OF 203.19 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 4; THENCE, NORTH 00°12'23" EAST, ALONG THE WEST LINE OF PARCELS 9 & 8, A DISTANCE OF 170.97 FEET TO THE NORTHWEST CORNER OF PARCEL 8 AND THE SOUTHWEST CORNER OF LOT 2 OF THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P AT PAGE 216, OF OFFICIAL RECORDS; THENCE, CONTINUING ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2, THE SOUTHERLY AND THE WESTERLY LINES OF LOT 1 OF SAID CENTER SQUARE SUBDIVISION, THE FOLLOWING 7 COURSES: (1) SOUTH 89°58'48" EAST, A DISTANCE OF 132.93 FEET; (2) NORTH 00°12'24" EAST, A DISTANCE OF 54.00 FEET; (3), SOUTH 89°59'03" EAST, A DISTANCE OF 30.06 FEET; (4) NORTH 00°12'23" EAST, A DISTANCE OF 36.05 FEET; (5) SOUTH 89°59'08" EAST, A DISTANCE OF 199.88 FEET; (6) SOUTH 00°12'11" WEST, A DISTANCE OF 52.54 FEET; (7) SOUTH 89°59'06" EAST, A DISTANCE OF 33.35 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED A QUIT CLAIM DEED RECORDED AS ENTRY No. 10639758, IN BOOK 9694, AT PAGE 3031, OF OFFICIAL RECORDS; THENCE, SOUTH 00°11'40" WEST, ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF PARCEL 9, A DISTANCE OF 350.05 FEET TO THE NORTHERLY SIDELINE OF 3900 SOUTH STREET; THENCE NORTH 89°58'25" WEST, A DISTANCE OF 233.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 19, AND THE POINT OF BEGINNING.

CONTAINS 3.981 ACRES, MORE OR LESS

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND TRAFFIC AND VEHICULAR PARKING AS DISCLOSED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED AUGUST 2, 2002 AS ENTRY NO. 831054 7 IN BOOK 8628 AT PAGE 2329 OF OFFICIAL RECORDS.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ALL UTILITIES AND DRAINAGE SYSTEMS AS DISCLOSED AGREEMENT RECORDED MAY 12, 2005 AS ENTRY NO. 9375372 IN BOOK 9130 AT PAGE 2898 OF OFFICIAL RECORDS.

THE PARCELS INCLUDED IN THE DESCRIPTION ABOVE ARE DESCRIBED IN THE VESTING DOCUMENTS LISTED BELOW, PROVIDED BY OLD REPUBLIC TITLE, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 1: WARRANTY DEED RECORDED ON JANUARY 30, 2015 AS ENTRY No. 11985338, IN BOOK 1029, AT PAGE 7392. PARCEL 2: WARRANTY DEED RECORDED ON APRIL 1, 2005 AS ENTRY No. 9338477, IN BOOK 9113, AT PAGE 2666. PARCEL 3: WARRANTY DEED RECORDED ON MARCH 13, 1997 AS ENTRY No. 6593283, IN BOOK 7618, AT PAGE 1111. PARCEL 4: WARRANTY DEED RECORDED ON FEBRUARY 13, 1979 AS ENTRY No. 3236156, IN BOOK 4813, AT PAGE 268. PARCEL 5: WARRANTY DEED RECORDED ON OCTOBER 23, 2006 AS ENTRY No. 9884995, IN BOOK 9369, AT PAGE 5094. PARCEL 6: WARRANTY DEED RECORDED ON APRIL 1, 2005 AS ENTRY No. 9338451, IN BOOK 9113, AT PAGE 2503.

PARCEL 8: WARRANTY DEED RECORDED ON JANUARY 27, 1994 AS ENTRY No. 5724647, IN BOOK 6860, AT PAGE 1786.

LESS AND EXCEPTING THAT PORTION LYING WITH THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P, AT PAGE 216.

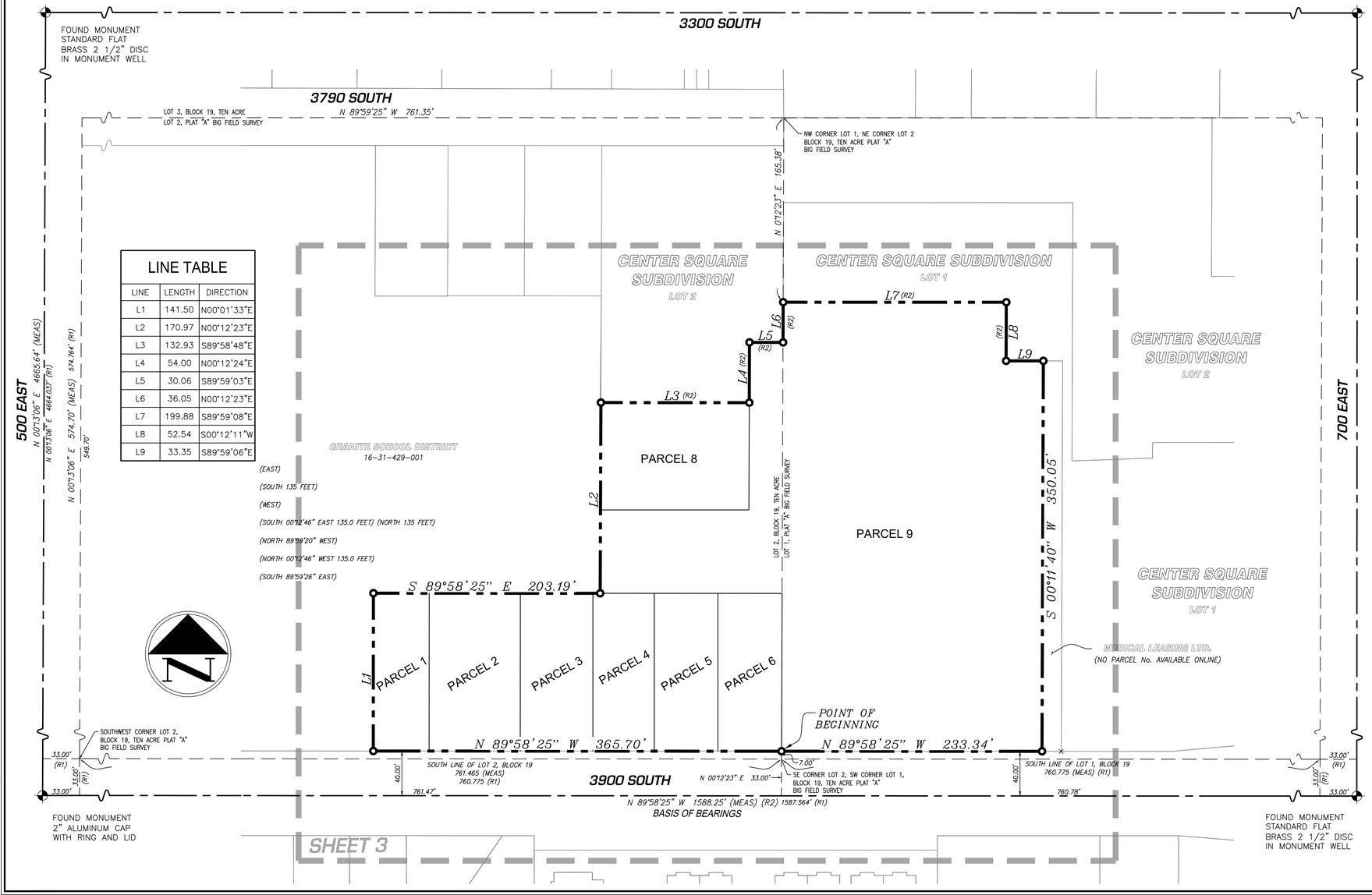
PARCEL 9: WARRANTY DEED RECORDED ON JANUARY 27, 1994 AS ENTRY No. 5724646, IN BOOK 6860, AT PAGE 1783.

LESS AND EXCEPTING THAT PORTION LYING WITH THE CENTER SQUARE SUBDIVISION RECORDED ON AUGUST 29, 2008 AS ENTRY No. 10510247, IN BOOK 2008P, AT PAGE 216.

ALSO LESS AND EXCEPTING THAT PORTION LYING WITHIN THE PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED ON MARCH 5, 2009 AS ENTRY No. 10639758, IN BOOK 9694, AT PAGE 3031.

(NOTE, PARCEL 7 WAS NOT USED IN THIS DESCRIPTION ON PURPOSE. THESE PARCEL NUMBERS ARE CONSISTENT WITH THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY JTE ENGINEERING, PC AND LAYTON SURVEYS IN MARCH 2021)

BASIS OF BEARINGS / SECTION DETAIL & KEY MAP



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	141.50	N00°01'33"E
L2	170.97	N00°12'23"E
L3	132.93	S89°58'48"E
L4	54.00	N00°12'24"E
L5	30.06	S89°59'03"E
L6	36.05	N00°12'23"E
L7	199.88	S89°59'08"E
L8	52.54	S00°12'11"W
L9	33.35	S89°59'06"E

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702
jason@tengpc.com

REVISIONS

#	DATE	DESCRIPTION
1	3/17/21	RELEASED TO CLIENT
2	7/22/21	ADD EXISTING GAS LINES
3	4/20/22	SEE GENERAL NOTE 7 ON SHEET 2

MEDICAL LEASING LTD. PROPERTY

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
SCALE: 1" = 50'
DRAWN BY: JHT
CHECKED BY: WDL
PROJECT No: 210205

SHEET NO.
1 OF 3

PATH: 3900 South ALTA - DELTA 2.dwg PLOTTED: April 20, 2022 1:50PM



GENERAL NOTES:

1) THIS SURVEY IS BASED UPON THE FILE NO. 2153677CM, DATED JANUARY 19, 2021 PREPARED AND ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

2) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.

3) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE OF REFERENCED COMMITMENTS FOR TITLE INSURANCE, SCHEDULE B, PART II:

ITEMS 1–4 NOT ADDRESSED BY THIS SURVEY

ITEM 5 IT IS THE INTENT OF THIS SURVEY TO REPRESENT A CORRECT SURVEY

ITEMS 6–20 NOT ADDRESSED BY THIS SURVEY

ITEM [21] IN FAVOR OF: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: A RIGHT OF WAY AND EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ITS UNDERGROUND TELEPHONE AND TELEGRAPH CABLES.
RECORDED: AUGUST 26, 1963; ENTRY No. 1942036 (ALSO HANDWRITTEN AS 1924036); IN BOOK 2091, AT PAGE 175
SURVEYOR'S NOTE: APPEARS TO AFFECTS PARCEL 1, AS SHOWN HEREON

ITEM [22] IN FAVOR OF: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: A RIGHT OF WAY AND EASEMENT AND RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES AS MAY BE REQUIRED.
RECORDED: FEBRUARY 11, 1976; ENTRY No. 2784776; IN BOOK 4102, AT PAGE 63.
SURVEYOR'S NOTE: APPEARS TO AFFECTS PARCEL 9, AS SHOWN HEREON.

ITEM [23] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821379; IN BOOK 4223, AT PAGE 8.
SURVEYOR'S NOTE: APPEARS TO AFFECTS PARCEL 9, AS SHOWN HEREON.

ITEM [24] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821381; IN BOOK 4223, AT PAGE 10.
SURVEYOR'S NOTE: APPEARS TO BE THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 23 AND APPEARS TO AFFECT PARCEL 9, AS SHOWN HEREON.

ITEM [25] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821384; IN BOOK 4223, AT PAGE 13.
SURVEYOR'S NOTE: APPEARS TO BE THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 23 AND APPEARS TO AFFECT PARCEL 9, AS SHOWN HEREON.

ITEM [26] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821387; IN BOOK 4223, AT PAGE 16.
SURVEYOR'S NOTE: APPEARS TO BE THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 23 AND APPEARS TO AFFECT PARCEL 9, AS SHOWN HEREON.

ITEM [27] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821389; IN BOOK 4223, AT PAGE 18.
SURVEYOR'S NOTE: APPEARS TO BE THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 23 AND APPEARS TO AFFECT PARCEL 9, AS SHOWN HEREON.

ITEM [28] IN FAVOR OF: SALT LAKE COUNTY
PURPOSE: A PERPETUAL EASEMENT TO CONSTRUCT A BOX CULVERT.
RECORDED: JUNE 7, 1976; ENTRY No. 2821393; IN BOOK 4223, AT PAGE 22.
SURVEYOR'S NOTE: APPEARS TO BE THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 23 AND APPEARS TO AFFECT PARCEL 9, AS SHOWN HEREON.

ITEM [29] BETWEEN: MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH SALT LAKE SURGICAL CENTER, AND MEDWOOD, L.C.
PURPOSE: A NON–EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND TRAFFIC AND VEHICULAR PARKING.
RECORDED: AUGUST 2, 2002; ENTRY No. 8310547; IN BOOK 8628, AT PAGE 2329.
SURVEYOR'S NOTE: BLANKET EASEMENT, APPEARS TO AFFECT PARCELS 8 & 9

ITEM [30] IN FAVOR OF: UTAH POWER AND LIGHT COMPANY
PURPOSE: AN OVERHANG EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRICAL POWER LINES, TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES.
RECORDED: OCTOBER 25, 2002; ENTRY No. 8397663; IN BOOK 8671, AT PAGE 6659.
SURVEYOR'S NOTE: APPEARS TO AFFECT THE SOUTH 15 FEET OF PARCEL 2, AS SHOWN HEREON.

ITEM [31] IN FAVOR OF: UTAH POWER AND LIGHT COMPANY
PURPOSE: AN OVERHANG EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRICAL POWER LINES, TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES.
RECORDED: OCTOBER 25, 2002; ENTRY No. 8397668; IN BOOK 8671, AT PAGE 6674
SURVEYOR'S NOTE: APPEARS TO AFFECT THE SOUTH 15 FEET OF PARCEL 1, AS SHOWN HEREON.

ITEM [32] IN FAVOR OF: UTAH POWER AND LIGHT COMPANY
PURPOSE: AN OVERHANG EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRICAL POWER LINES, TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES.
RECORDED: DECEMBER 19, 2002; ENTRY No. 8466578; IN BOOK 8706, AT PAGE 4229
SURVEYOR'S NOTE: APPEARS TO AFFECT THE SOUTH 15 FEET OF PARCEL 6, AS SHOWN HEREON.

ITEM [33] IN FAVOR OF: UTAH POWER AND LIGHT COMPANY
PURPOSE: AN OVERHANG EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRICAL POWER LINES, TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES.
RECORDED: APRIL 2, 2003; ENTRY No. 8594842; IN BOOK 8770, AT PAGE 1093
SURVEYOR'S NOTE: APPEARS TO AFFECT THE SOUTH 15 FEET OF PARCEL 5, AS SHOWN HEREON.

ITEM [34] IN FAVOR OF: UTAH POWER AND LIGHT COMPANY
PURPOSE: AN OVERHANG EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF ELECTRICAL POWER LINES, TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES.
RECORDED: AUGUST 26, 2003; ENTRY No. 8789729; IN BOOK 8869, AT PAGE 8498
SURVEYOR'S NOTE: APPEARS TO AFFECT THE SOUTH 15 FEET OF PARCELS 3 & 4, AS SHOWN HEREON.

ITEM [35] BETWEEN: MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH SALT LAKE SURGICAL CENTER, AND CENTER SQUARE MEDICAL, LTD.
PURPOSE: A NON–EXCLUSIVE EASEMENT FOR EXISTING AND FUTURE UTILITIES AND DRAINAGE SYSTEMS.
RECORDED: MAY 12, 2005; ENTRY No. 9375372; IN BOOK 9130, AT PAGE 2898
SURVEYOR'S NOTE: BLANKET EASEMENT, AFFECTS PARCELS 8 & 9

ITEM 36 NOT WITHSTANDING THOSE ITEMS DESCRIBED HEREIN ABOVE, THE LAND IS ALSO SUBJECT TO AND ADDITIONAL DISCREPANCIES OR CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN A.L.T.A. SURVEY (MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS"), MAY DISCLOSE.

ITEMS 37–38 NOT ADDRESSED BY THIS SURVEY

4) DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY, NOT LISTED ABOVE OR IN THE AS–SURVEYED DESCRIPTIONS, ARE AS FOLLOWS:

A. BLOCKS 19, 20, 10 – ACRE PLAT "A", AREA REFERENCE PLAT, PREPARED BY THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR, DATE CONVERTED: 11/12/92, REVISION 13, 8–8–08.
B. CENTER SQUARE SUBDIVISION RECORDED AUGUST 29, 2008, AS ENTRY No. 10510247 IN BOOK 2008P, AT PAGE 216, OF OFFICIAL RECORDS.
C. RECORD OF SURVEY DATED SEPTEMBER 30, 2008, SIGNED AND CERTIFIED BY RICHARD W. MILLER, MILLER ASSOCIATES, INC, FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS FILE NUMBER S2009–01–0059.
D. RECORD OF SURVEY DATED SEPTEMBER 20, 2012, SIGNED AND CERTIFIED BY ROBERT R. HERMANSON OF BUSH & GUDGELL, INC., FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS FILE NUMBER S2013–06–0227.
E. RECORD OF SURVEY DATED JUNE 27, 2001, SIGNED AND CERTIFIED BY MICHAEL D. HOFFMAN, MONEI ENGINEERING AND LAND SURVEYING, LC, FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS FILE NUMBER S01–08–0552.

5) SUBJECT PROPERTY IS LOCATED AT 547 EAST 3900 SOUTH, SOUTH SALT LAKE, UTAH 84107 AS PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE

6) EXISTING GAS LINES SHOWN ARE BASED ON MAPS PROVIDED BY DOMINION ENERGY.

7) AT THE REQUEST OF THE CLIENT, CW URBAN, LLC, PARCELS 7 AND 10 WERE REMOVED FROM THIS SURVEY AS PART OF DELTA REVISION No. 2. THESE PARCELS HAVE BEEN SOLD AND ARE NO LONGER OWNED BY CLIENT AND ARE NOT A PART OF THEIR PROPOSED DEVELOPMENT.

PROPERTY DESCRIPTION:

(AS DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE)

PARCEL 1:

BEGINNING 315.7 FEET WEST AND 7 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE WEST 50 FEET; THENCE NORTH 141.5 FEET; THENCE EAST 50 FEET; THENCE SOUTH 141.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING 234 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE WEST 81.7 FEET; THENCE NORTH 148.5 FEET; THENCE EAST 81.7 FEET; THENCE SOUTH 148.5 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 3, 1976 AS ENTRY NO. 2791143 IN BOOK 4124 AT PAGE 29, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR HIGHWAY PURPOSES KNOWN AS PROJECT NO. CR–220(2) BEING PART OF AN ENTIRE TRACT OF PROPERTY IN LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 234 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE WEST 81.7 FEET; THENCE NORTH 7.0 FEET; THENCE EAST 81.7 FEET; THENCE SOUTH 7.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING 525 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE NORTH 148.5 FEET; THENCE EAST 15 FEET; THENCE SOUTH 148.5 FEET; THENCE WEST 15 FEET TO BEGINNING.

ALSO:
COMMENCING 540 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE NORTH 148.5 FEET; THENCE EAST 50 FEET; THENCE SOUTH 148.5 FEET; THENCE WEST 50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 26, 1975 AS ENTRY NO. 2746132 IN BOOK 3981 AT PAGE 266 AND BY THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 26, 1975 AS ENTRY NO. 2746133 IN BOOK 3981 AT PAGE 267, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR HIGHWAY PURPOSES KNOWN AS PROJECT NO. CR–220(2) BEING PART OF AN ENTIRE TRACT OF PROPERTY IN LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 525 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE EAST 65 FEET; THENCE NORTH 7.0 FEET; THENCE WEST 65 FEET; THENCE SOUTH 7.0 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT ON THE NORTH LINE OF 3900 SOUTH STREET 590 FEET EAST AND 7 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 19 TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE NORTH 141.5 FEET; THENCE EAST 55 FEET; THENCE SOUTH 141.5 FEET; THENCE WEST 55 FEET TO BEGINNING.

PARCEL 5:

BEGINNING AT A POINT WHICH IS WEST 57.0 FEET FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY; RUNNING THENCE WEST 57.0 FEET; THENCE NORTH 148.5 FEET; THENCE EAST 57.0 FEET; THENCE SOUTH 148.5 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 21, 1975 AS ENTRY NO. 2762459 IN BOOK 4033 AT PAGE 168, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 57 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE WEST 57 FEET; THENCE NORTH 7.0 FEET; THENCE EAST 57 FEET; THENCE SOUTH 7.0 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE WEST 57 FEET; THENCE NORTH 148.5 FEET; THENCE EAST 57 FEET; THENCE SOUTH 148.5 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF SAID PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED MAY 25, 1976 AS ENTRY NO. 2817796 IN BOOK 4210 AT PAGE 404 THAT CERTAIN WARRANTY DEED RECORDED MAY 25, 1976 AS ENTRY NO. 2817797 IN BOOK 4210 AT PAGE 405, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE WEST 57 FEET; THENCE NORTH 7.0 FEET; THENCE EAST 57 FEET; THENCE SOUTH 7.0 FEET TO THE POINT OF BEGINNING.

PARCEL 7: (SURVEYOR'S NOTE: NOT ADDRESSED BY THIS SURVEY, SEE GENERAL NOTE 7)

BEGINNING AT A POINT 231.96 FEET NORTH 89°59'26" WEST AND 24.75 FEET SOUTH 0°12'38" WEST FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE NORTH 89°59'26" WEST 68.74 FEET; THENCE SOUTH 0°12'46" EAST 135.0 FEET; THENCE SOUTH 89°59'20" EAST 68.74 FEET; THENCE NORTH 0°12'38" EAST 135.0 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

BEGINNING NORTH 0°12'23" EAST 148.69 FEET AND NORTH 89°58'40" WEST 163.33 FEET AND NORTH 0°12'30" EAST 74.61 FEET FROM THE SOUTHWEST CORNER OF LOT L, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE SOUTH 89°58'48" EAST 133.26 FEET; THENCE NORTH 0°12'24" EAST 96.21 FEET; THENCE NORTH 89°58'48" WEST 132.93 FEET; THENCE SOUTH 0°12'30" WEST 96.25 FEET TO THE POINT OF BEGINNING.

PARCEL 9:

BEGINNING NORTH 0°12'23" EAST 7 FEET FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 19, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE NORTH 0°12123 11 EAST 141.69 FEET; THENCE NORTH 89°58'40" WEST 163.33 FEET; THENCE NORTH 0°12'30" EAST 74.61 FEET; THENCE SOUTH 89°58'4811 EAST 133.26 FEET; THENCE NORTH 0°12'2411 EAST 150.21 FEET; THENCE SOUTH 89°59103 11 EAST 30.06 FEET; THENCE NORTH 0°12'2311 EAST 36.05 FEET; THENCE SOUTH 89°59'0811 EAST 199.88 FEET; THENCE SOUTH 0°12'1L11 WEST 52.54 FEET; THENCE SOUTH 89°59'06" EAST 33.35 FEET MORE OR LESS; THENCE SOUTH 0011 14011 WEST 350.05 FEET; THENCE NORTH 89°58125 11 WEST 233.34 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 10: (SURVEYOR'S NOTE: NOT ADDRESSED BY THIS SURVEY, SEE GENERAL NOTE 7)

COMMENCING 162.96 FEET WEST AND 1.5 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 2, BLOCK 19, TEN ACRE PLAT 11A11, BIG FIELD SURVEY, THENCE WEST 69 FEET; THENCE SOUTH 135 FEET; THENCE EAST 69 FEET; THENCE NORTH 135 FEET TO BEGINNING.

PARCEL 11:

TOGETHER WITH A NON–EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND TRAFFIC AND VEHICULAR PARKING AS DISCLOSED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED AUGUST 2, 2002 AS ENTRY NO. 831054 7 IN BOOK 8628 AT PAGE 2329 OF OFFICIAL RECORDS.

SURVEYOR'S NOTE: PARCEL 11 IS AN EASEMENT AGREEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUND SALT LAKE SURGICAL CENTER, AND MEDWOOD L.C. THE EASEMENT APPEARS TO AFFECT PARCEL 9 (SHOWN HEREON), THE CENTER SQUARE SUBDIVISION, AND ASSESSOR'S PARCEL No. 16–32–301–006 (PARCEL IS ALSO DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON NOVEMBER 3, 2020 AS ENTRY NO. 13449246 IN BOOK 11053 AT PAGE 3231 OF OFFICIAL RECORDS).

PARCEL 12:

TOGETHER WITH A NON–EXCLUSIVE EASEMENT FOR ALL UTILITIES AND DRAINAGE SYSTEMS AS DISCLOSED AGREEMENT RECORDED MAY 12, 2005 AS ENTRY NO. 9375372 IN BOOK 9130 AT PAGE 2898 OF OFFICIAL RECORDS.

SURVEYOR'S NOTE: PARCEL 12 IS AN EASEMENT AGREEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUND SALT LAKE SURGICAL CENTER, AND CENTER SQUARE MEDICAL. THE EASEMENT APPEARS TO AFFECT PARCEL 9 (SHOWN HEREON), THE CENTER SQUARE SUBDIVISION, AND ASSESSOR'S PARCEL No. 16–32–301–006 (PARCEL IS ALSO DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED ON NOVEMBER 3, 2020 AS ENTRY NO. 13449246 IN BOOK 11053 AT PAGE 3231 OF OFFICIAL RECORDS).

JT ENGINEERING
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jason@tengpc.com

REVISIONS

#	DATE	DESCRIPTION
1	3/17/21	RELEASED TO CLIENT
2	7/22/21	ADD EXISTING GAS LINES
3	4/20/22	SEE GENERAL NOTE 7 ON SHEET 2

MEDICAL LEASING LTD. PROPERTY

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
SCALE: 1" = 20'
DRAWN BY: JHT
CHECKED BY: WDL
PROJECT No: 210205

SHEET NO.
2 OF 3

PATH: 3900 South ALTA – DELTA 2.dwg PLOTTED: April 25, 2022 10:11AM

KEY NOTES

1. APPARENT OLD CONCRETE DUMPSTER PAD
2. ELECTRICAL TRANSFORMER
3. 3-INCH VERTICAL PVC PIPE STUB
4. 4-INCH VERTICAL PVC PIPE STUB
5. PEDESTRIAN BRIDGE
6. STORM DRAIN INLET, FULL OF SILT AND DEBRIS
7. CULVERT CONCRETE HEADWALL
8. CHAIN LINK FENCE, WITH CONCRETE MOW STRIP 4.0 FEET OUTSIDE PROPERTY
9. CHAIN LINK FENCE, WITH CONCRETE MOW STRIP 4.7 FEET OUTSIDE PROPERTY
10. CHAIN LINK FENCE 0.2 FEET OUTSIDE PROPERTY
11. CHAIN LINK FENCE 1.0 FEET OUTSIDE PROPERTY
12. CHAIN LINK CORNER, 0.3 FEET NORTH AND 1.3 FEET WEST OF PROPERTY CORNER
13. CHAIN LINK FENCE 0.6 FEET INSIDE PROPERTY
14. CMU FENCE BEGINS 2.5 FT NORTH OF PROPERTY
15. MAILBOX
16. VAULT WITH METAL LID
17. MULTIPLE ABOVE GROUND UTILITY BOXES
18. FOUND NAIL AND WASHER MARKED BUSH & GUDGELL IN WOOD POST

NOTES:

1. PAVEMENT MARKINGS WERE NOT SHOWN WITHIN THE BOUNDARY OF THIS PROJECT WHERE IT IS ANTICIPATED THAT DEMOLITION WILL OCCUR WITH PROPOSED DEVELOPMENT.
2. DRY UTILITIES SUCH AS FIBEROPTIC, COMMUNICATIONS, GAS, AND ETC, SHOWN HEREON ARE BASED ON BLUESTAKES PAINT MARKINGS AND MUST BE VERIFIED BY OWNER. OTHER UTILITIES SUCH AS MANHOLES, FIRE HYDRANTS, AND OTHER STRUCTURES/OBJECTS VISIBLE ON THE SURFACE, WERE LOCATED WITH SURVEY GRADE GPS EQUIPMENT.
3. DUE TO SWPPP MEASURES PLACED ON INLET BOXES AND SILT IN OTHERS, NOT ALL PIPE FLOWLINES WERE ABLE TO BE MEASURED AND THEREFORE THE PRESENCE OF PIPES INTERCONNECTING INLETS IS INCOMPLETE.
4. EXISTING GAS LINES SHOWN ARE BASED ON MAPS PROVIDED BY DOMINION ENERGY. IT IS NOT THE INTENT OF THIS INFORMATION TO REPRESENT THE EXACT LOCATION OF THE GAS LINES.

GRAPHIC SCALE

60 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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jason@jtengpc.com

REVISIONS

#	DATE	DESCRIPTION
1	3/17/21	RELEASED TO CLIENT
2	7/22/21	ADD EXISTING GAS LINES
3	4/20/22	SEE GENERAL NOTE 7 ON SHEET 2

4-20-22
WILLIS D LONG
10708886
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

MEDICAL LEASING LTD. PROPERTY

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
SCALE: 1" = 30'
DRAWN BY: JHT
CHECKED BY: WDL
PROJECT No: 210205

SHEET NO.
3 OF 3

PATH: 3900 South ALTA – DELTA 2.dwg PLOTTED: April 20, 2022 1:51PM



1 **Building A Front/Left**



3 **Building A Rear/Left**



2 **Building A Front/Right**



4 **Building A Rear/Right**

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PROJECT theMONROE

3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building A - 3D Views

SHEET:
A000.1

ISSUE DATE :



1 **Building B Front/Left**



2 **Building B Front/Right**



3 **Building B Rear/Left**



4 **Building B Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building B - 3D Views

SHEET:
B000.1

ISSUE DATE :



1 **Building C Front/Left**



2 **Building C Front/Right**



3 **Building C Rear/Left**



4 **Building C Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building C - 3D Views

SHEET:
C000.1

ISSUE DATE :



1 **Building D Front/Left**



2 **Building D Front/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building D - Front
3D Views

SHEET:
D000.1

ISSUE DATE :



1 **Building D Rear/Left**



2 **Building D Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
3D Views - Rear Building D

SHEET:
D000.2

ISSUE DATE :



1 **Building E Front/Left**



2 **Building E Front/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building E - Front
3D Views

SHEET:
E000.1

ISSUE DATE :



1 **Building E Rear/Left**



2 **Building E Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building E - Rear 3D Views

SHEET:
E000.2

ISSUE DATE :



1 **Building F Front/Left**



2 **Building F Front/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building F - Front 3D Views

SHEET:
F000.1

ISSUE DATE :



1 **Building F Rear/Left**



2 **Building F Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building F - Rear 3D Views

SHEET:
F000.2

ISSUE DATE :



1 **Building G Front/Left**



2 **Building G Front/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building G - Front
3D Views

SHEET:
G000.1

ISSUE DATE :



1 **Building G Rear/Left**



2 **Building G Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building G - Rear 3D Views

SHEET:
G000.2

ISSUE DATE :



1 **Building H Front/Left**



2 **Building H Front/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building H - Front
3D Views

SHEET:
H000.1

ISSUE DATE :



1 **Building H Rear/Left**



2 **Building H Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building H - Rear 3D Views

SHEET:
H000.2

ISSUE DATE :



1 **Building J Front/Left**



2 **Building J Front/Right**

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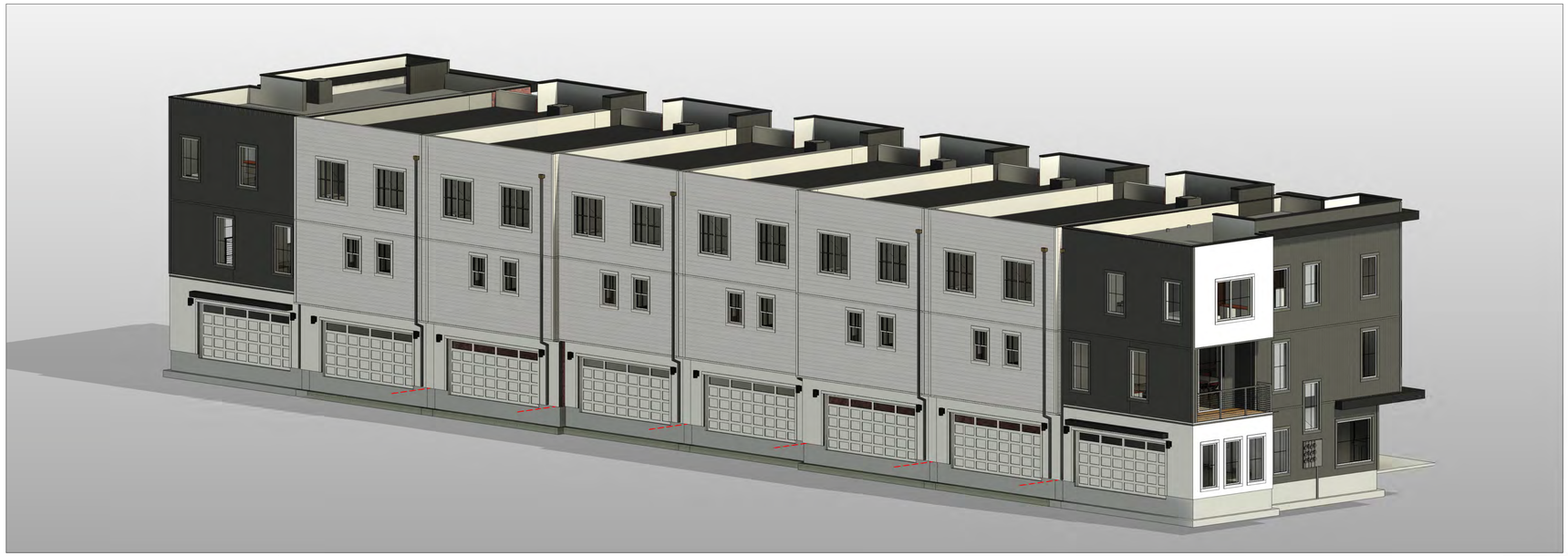
PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building J - Front 3D Views

SHEET:
J000.1

ISSUE DATE :



1 **Building J Rear/Left**



2 **Building J Rear/Right**

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PROJECT
theMONROE
3900 S 700 E, SOUTH SALT LAKE

REVISIONS:

TITLE:
Building J - Rear 3D Views

SHEET:
J000.2

ISSUE DATE :

THE MONROE TOWNHOMES

WITH SITE OVERLAY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CURVE DATA

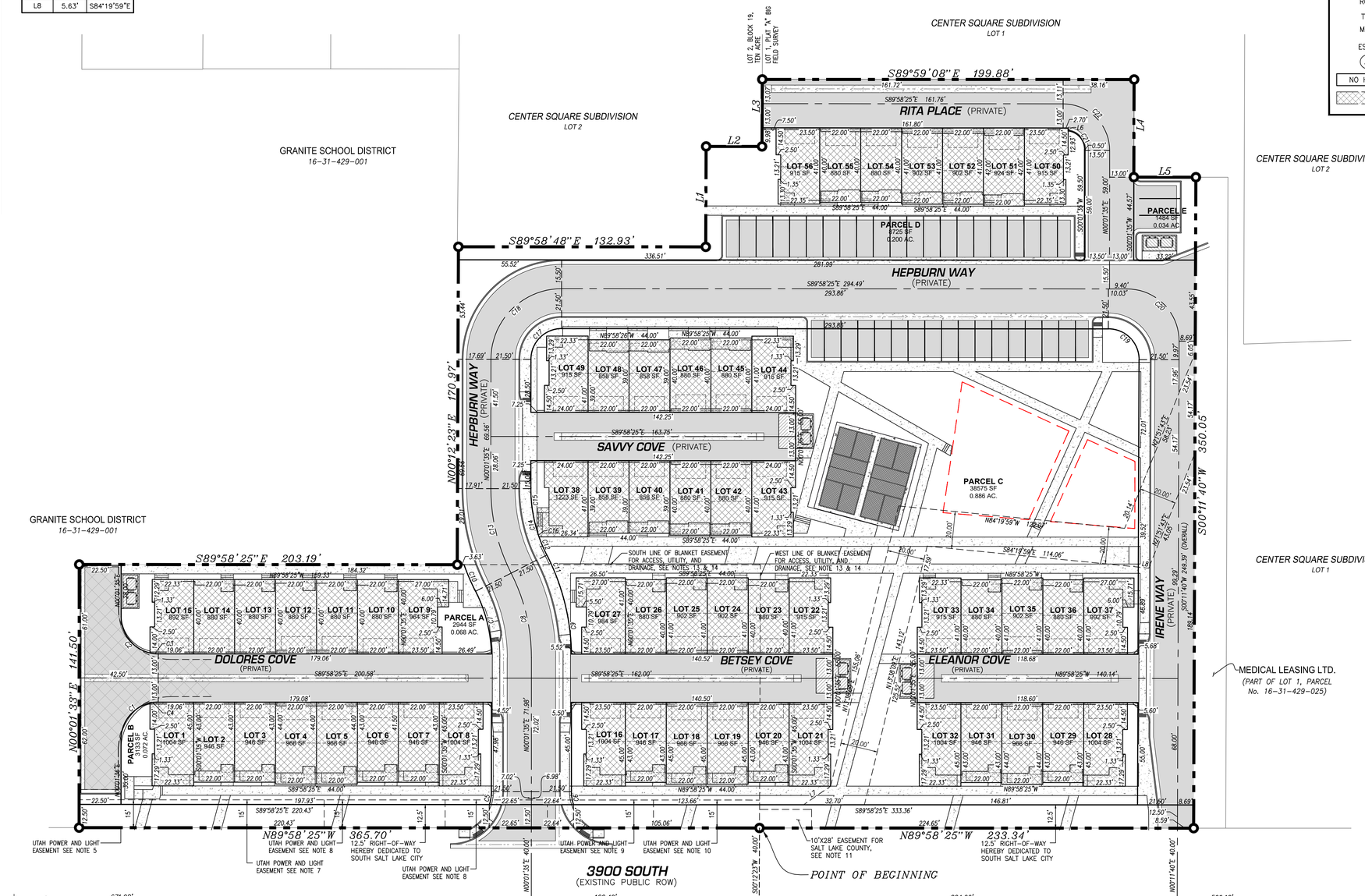
SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	26.94	20.00	77°11'12"	15.96	24.95	S38°37'12"W
C2	26.94	20.00	77°11'14"	15.96	24.95	S38°34'02"E
C3	4.47	20.00	12°48'46"	2.25	4.46	S83°34'02"E
C4	4.47	20.00	12°48'47"	2.25	4.46	S83°37'12"W
C5	7.14	22.00	18°35'43"	3.60	7.11	N9°19'29"E
C6	7.10	22.00	18°29'24"	3.58	7.07	S9°13'07"E
C7	35.04	78.50	25°34'33"	17.82	34.75	N14°13'17"W
C8	47.19	100.00	27°02'08"	24.04	46.75	N13°29'29"W
C9	41.95	121.50	19°47'00"	21.19	41.74	N10°48'30"W
C10	15.61	121.50	7°21'35"	7.81	15.60	S23°19'46"E
C11	13.38	121.50	6°18'33"	6.70	13.37	N23°51'17"W
C12	10.60	78.50	7°44'21"	5.31	10.60	S23°08'23"E
C13	47.19	100.00	27°02'08"	24.04	46.75	S13°29'29"E
C14	37.04	78.50	27°02'08"	18.87	36.70	S13°29'29"E
C15	24.36	78.50	17°46'51"	12.28	24.26	S8°51'50"E
C16	2.08	78.50	1°30'57"	1.04	2.08	S18°30'44"E
C17	25.92	16.50	90°00'00"	16.50	23.33	S45°01'35"W
C18	59.69	38.00	90°00'00"	38.00	53.74	S45°01'35"W
C19	25.97	16.50	90°10'05"	16.55	23.37	N44°53'22"W
C20	44.06	28.00	90°10'05"	28.08	39.66	N44°53'22"W
C21	14.51	10.00	83°07'24"	8.87	13.27	N41°32'07"W
C22	39.27	25.00	90°00'00"	25.00	35.36	S44°58'25"E

LINE TABLE

LINE	LENGTH	DIRECTION
L1	54.00'	N00°12'24"E
L2	30.06'	S89°59'03"E
L3	36.05'	N00°12'23"E
L4	52.54'	S00°12'11"W
L5	33.35'	S89°59'06"E
L6	1.57'	S00°01'35"W
L7	17.65'	N55°30'25"E
L8	5.63'	S84°19'59"E

LEGEND & ABBREVIATIONS:

- SECTION MONUMENT
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- UNIT LOT LINE
- EXISTING PARCEL LINE
- EASEMENT LINE
- BOUNDARY SEGMENT MARKER
- ROW — RIGHT-OF-WAY
- TYP — TYPICAL
- MON — MONUMENT
- ESMT — EASEMENT
- (A) — 20' WIDE EASEMENT DEDICATED TO THE BIG DITCH IRRIGATION COMPANY
- NO HATCH — COMMON AREA, U.N.O.
- PRIVATE AREA



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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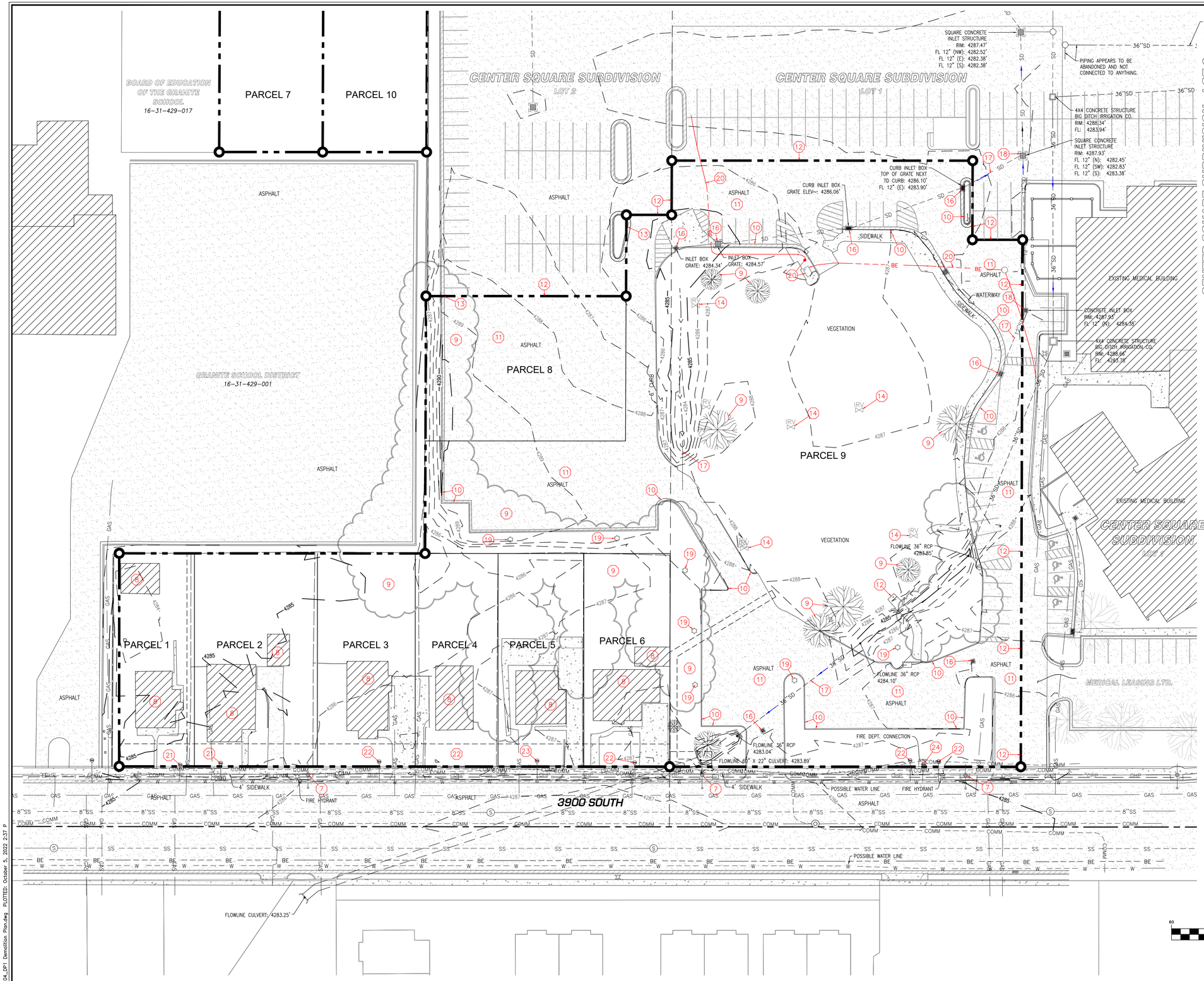
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SALT LAKE COUNTY RECORDER

2 of 2

PATH: 03_Plat (FINAL).dwg PLOTTED: February 1, 2023 4:38PM



KEY NOTES

1. APPARENT OLD CONCRETE DUMPSTER PAD
2. ELECTRICAL TRANSFORMER
3. PEDESTRIAN BRIDGE
4. CULVERT CONCRETE HEADWALL
5. VAULT WITH METAL LID
6. MULTIPLE ABOVE GROUND UTILITY BOXES
7. EXISTING POWER LINE WITH METAL TOWERS TO BE PROTECTED IN PLACE
8. ALL BUILDINGS TO BE REMOVED
9. ALL TREES TO BE REMOVED
10. ALL CURB AND GUTTER AND WATERWAYS TO BE REMOVED
11. REMOVE ALL ASPHALT WITHIN THE PROJECT BOUNDARY
12. SAW CUT ASPHALT ALONG PROPERTY LINE
13. SAWCUT CURB AND REMOVE PORTION WITHIN PROJECT BOUNDARY
14. REMOVE IRRIGATION VALVES, HEADS, PIPING, ETC.
15. REMOVE CONCRETE PATH AND BRIDGE STRUCTURE
16. REMOVE INLET BOX
17. REMOVE EXISTING STORM DRAIN PIPING
18. GROUT PIPE IN BOX AFTER PIPE REMOVAL
19. REMOVE LIGHT POLE AND CONCRETE BASE. TERMINATE POWER AND ABANDON UNDERGROUND WIRING
20. ELECTRICAL WIRING, TRANSFORMERS, METERS, ETC TO BE MODIFIED OR REMOVED AND RE-ROUTED AS DIRECTED BY ROCKY MOUNTAIN POWER.
21. REPLACE METER AND LATERAL WITH 2" METER AND LATERAL PER JVWCD SPECIFICATIONS
22. REMOVE METER AND LATERAL AT MAIN PER JVWCD SPECIFICATIONS
23. REPLACE METER AND LATERAL WITH 1-1/2" METER AND LATERAL PER JVWCD SPECIFICATIONS
24. REMOVE FDC AND EXTEND 4" LINE INTO PROJECT AS SHOWN ON THE UTILITY PLAN

NOTES:

1. DRY UTILITIES SUCH AS FIBEROPTIC, COMMUNICATIONS, GAS, AND ETC, SHOWN HEREON ARE BASED ON BLUESTAKES PAINT MARKINGS AND MUST BE VERIFIED BY OWNER/CONTRACTOR. OTHER UTILITIES SUCH AS MANHOLES, FIRE HYDRANTS, AND OTHER STRUCTURES/OBJECTS VISIBLE ON THE SURFACE, WERE LOCATED WITH SURVEY GRADE GPS EQUIPMENT.
2. DUE TO SWPPP MEASURES PLACED ON INLET BOXES AND SILT IN OTHERS, NOT ALL PIPE FLOWLINES WERE ABLE TO BE MEASURED AND THEREFORE THE PRESENCE OF PIPES INTERCONNECTING INLETS IS INCOMPLETE.
3. EXISTING GAS LINES SHOWN ARE BASED ON MAPS PROVIDED BY DOMINION ENERGY. IT IS NOT THE INTENT OF THIS INFORMATION TO REPRESENT THE EXACT LOCATION OF THE GAS LINES.
4. OWNER/CONTRACTOR TO COORDINATE WITH DRY UTILITY COMPANIES FOR REMOVAL, TERMINATION, AND RELOCATION OF ALL UTILITIES WITH THE SITE. THERE ARE OVERHEAD POWER LINES AND EVEN SOME POLE SERVICING THE EXISTING RESIDENTIAL HOMES THAT ARE NOT SHOWN ON THIS MAP.
5. ANY WORK REQUIRING A SHUTDOWN TO THE 10" WATERMAIN ALONG 3900 SOUTH SHOULD BE SCHEDULED FOR A TIME THAT IS ACCEPTABLE TO THE GRANITE CONNECTION SCHOOL AND ALSO TO THE MEDICAL FACILITIES LOCATED 3802 S 700 E AND AT 3830 S 700 E.
6. DEVELOPER IS RESPONSIBLE FOR PROPER DISPOSAL FOR ANY ASBESTOS CEMENT PIPE THAT IS REMOVED WITH THIS PROJECT.

GRAPHIC SCALE

60 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
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JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE
	REVISIONS		

THE MONROE TOWNHOMES

DEMOLITION PLAN

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 30'
V. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
DP1
9 of 41

PATH: 04_DP1 Demolition Plan.dwg PLOTTED: October 5, 2022 2:37 P

TWO RESIDENTIAL PROPERTIES

GRANITE PEAKS HIGH SCHOOL

MEDICAL BUILDING

RITA PLACE

HEPBURN WAY

SAVVY COVE

DOLORES COVE

BETSEY COVE

ELEANOR COVE

IRENE WAY

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

3900 SOUTH

KEY NOTES

1. ASPHALT (PAVEMENT STRUCTURE TO BE PROVIDED BY OTHERS.
2. SIDEWALK, WIDTH AS SHOWN.
3. 4' WATERWAY
4. 30" CURB AND GUTTER
5. 12" EDGE CURB
6. COMMUNITY GARDENS, SEE LANDSCAPE PLAN FOR DETAILS.
7. BBQ/PICNIC AREA, SEE LANDSCAPE PLAN FOR DETAILS.
8. PICKLEBALL COURTS
9. DUMPSTER ENCLOSURE (5 TOTAL), SEE LANDSCAPE DESIGN PLANS FOR DETAIL.
10. COMMUNITY MAILBOX LOCATION, SEE LANDSCAPE PLAN FOR DETAILS.
11. ELECTRICAL POWER METERS, COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
12. NATURAL GAS METERS, COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
13. 20 FT WIDE TRAVEL PATH WITH 28' INSIDE CURVE RADIUS
14. INSTALL 6' TALL IRON FENCE ALONG WEST PROPERTY LINE AS SHOWN. SEE LANDSCAPE PLANS FOR COLOR, MATERIAL, AND STYLE.
15. YOGA GARDEN, SEE LANDSCAPE PLAN FOR DETAILS.
16. TOT LOT PLAYGROUND, SEE LANDSCAPE PLAN FOR DETAILS.
17. BIKE LOCKERS AND BIKE REPAIR STATION, SEE LANDSCAPE PLAN FOR DETAILS.
18. DASHED LINE REPRESENTS A HAMMERHEAD CONFIGURATION BASED ON THE 2021 INTERNATIONAL FIRE CODE APPENDIX D, SECTION D103 "120' HAMMERHEAD".

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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THE MONROE TOWNHOMES

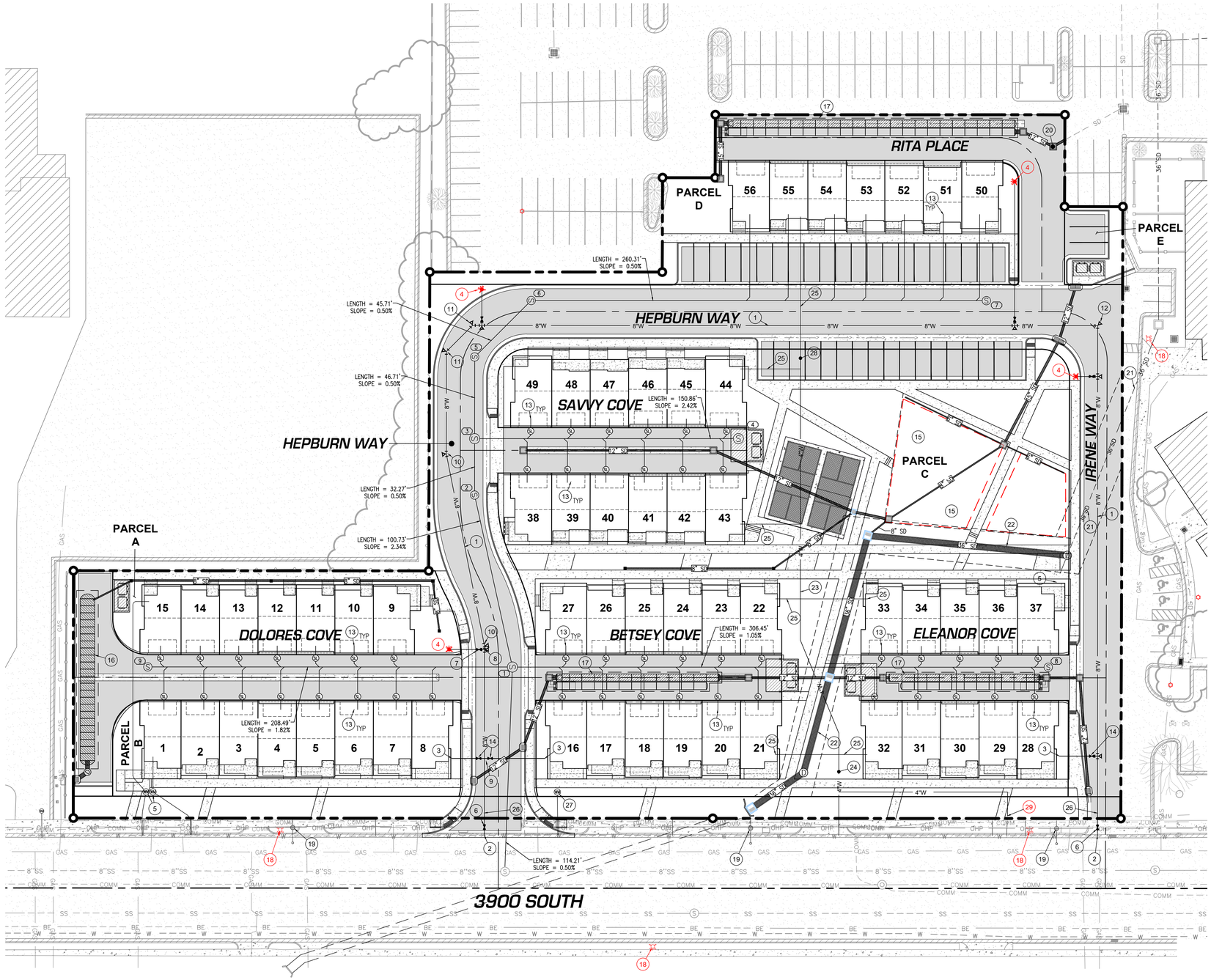
SITE PLAN

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 10'
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SHEET NO.
SP1
10 of 41

PATH: 05_SP1 Site Plan.dwg PLOTTED: December 19, 2022 5:20 P



KEY NOTES

1. 8" PVC-C900 (DR18) CULINARY WATERLINE
2. HOT TAP EXISTING 10" ASBESTOS CEMENT WATERLINE
3. 2" POLY FIRE LINE TO BUILDING
4. FIRE HYDRANT WITH 6" LATERAL
5. 2" WATER SERVICE LATERAL WITH METER BOX PER JVWCD STANDARDS
6. 8" GATE VALVE
7. 6" GATE VALVE
8. 8"X6" TEE
9. 8"X6" CROSS
10. 11.25 DEGREE BEND
11. 45 DEGREE BEND
12. 90 DEGREE BEND
13. 4" PVC SDR-35 SANITARY SEWER LATERAL
14. 2" BUTTERFLY VALVE
15. DETENTION AREA, SEE GRADING PLAN FOR ADDITIONAL INFORMATION
16. UNDERGROUND RETENTION AREA, SEE GRADING PLAN FOR ADDITIONAL INFORMATION
17. UNDERGROUND DETENTION AREA, SEE GRADING PLAN FOR ADDITIONAL INFORMATION
18. EXISTING FIRE HYDRANT
19. EXISTING SINGLE-CIRCUIT 138 kV STEEL POLE
20. CONNECT TO EXISTING INLET BOX. ADJUST INLET BOX TO GRADE AND INSTALL SOLID RING AND LID.
21. EXISTING 36-INCH RCP PIPE FOR BIG DITCH IRRIGATION COMPANY
22. NEW 36-INCH RCP PIPE TO RE-ROUTE THE BIG DITCH IRRIGATION COMPANY PIPING AND OPEN DITCH.
23. 4" PVC-C900 (DR18) CULINARY WATERLINE
24. INSTALL 4" METER WITH VAULT PER JVWCD STANDARDS
25. 2" WATER SERVICE LATERAL
26. INSTALL FIRE BOX PER JVWCD STANDARDS
27. 1-1/2" WATER SERVICE LATERAL WITH METER BOX PER JVWCD STANDARDS
28. TRANSITION FROM 4" MAIN TO 2" LATERAL
29. CONNECT TO EXISTING 4" FIRE LINE AND INSTALL 4" GATE VALVE

SEE SITE PLAN FOR UTILITY METER LOCATIONS.

NOTES:

1. ANY WORK REQUIRING A SHUTDOWN TO THE 10" WATERMAIN ALONG 3900 SOUTH SHOULD BE SCHEDULED FOR A TIME THAT IS ACCEPTABLE TO THE GRANITE CONNECTION SCHOOL AND ALSO TO THE MEDICAL FACILITIES LOCATED AT 3802 S 700 E AND AT 3830 S 700 E.
2. VERIFY OUTSIDE DIAMETER ON THE EXISTING 10" ASBESTOS CEMENT WATERLINE PRIOR TO START OF WORK TO CONFIRM THE SERVICE SADDLES AND HOT TAP SADDLES HAVE THE CORRECT O.D. RANGE.
3. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) 50-100 PSI COMPRESSIVE STRENGTH WILL BE REQUIRED FOR THE PIPE ZONE BACKFILL MATERIAL ON THE 10" ASBESTOS CEMENT WATERLINE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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THE MONROE TOWNHOMES

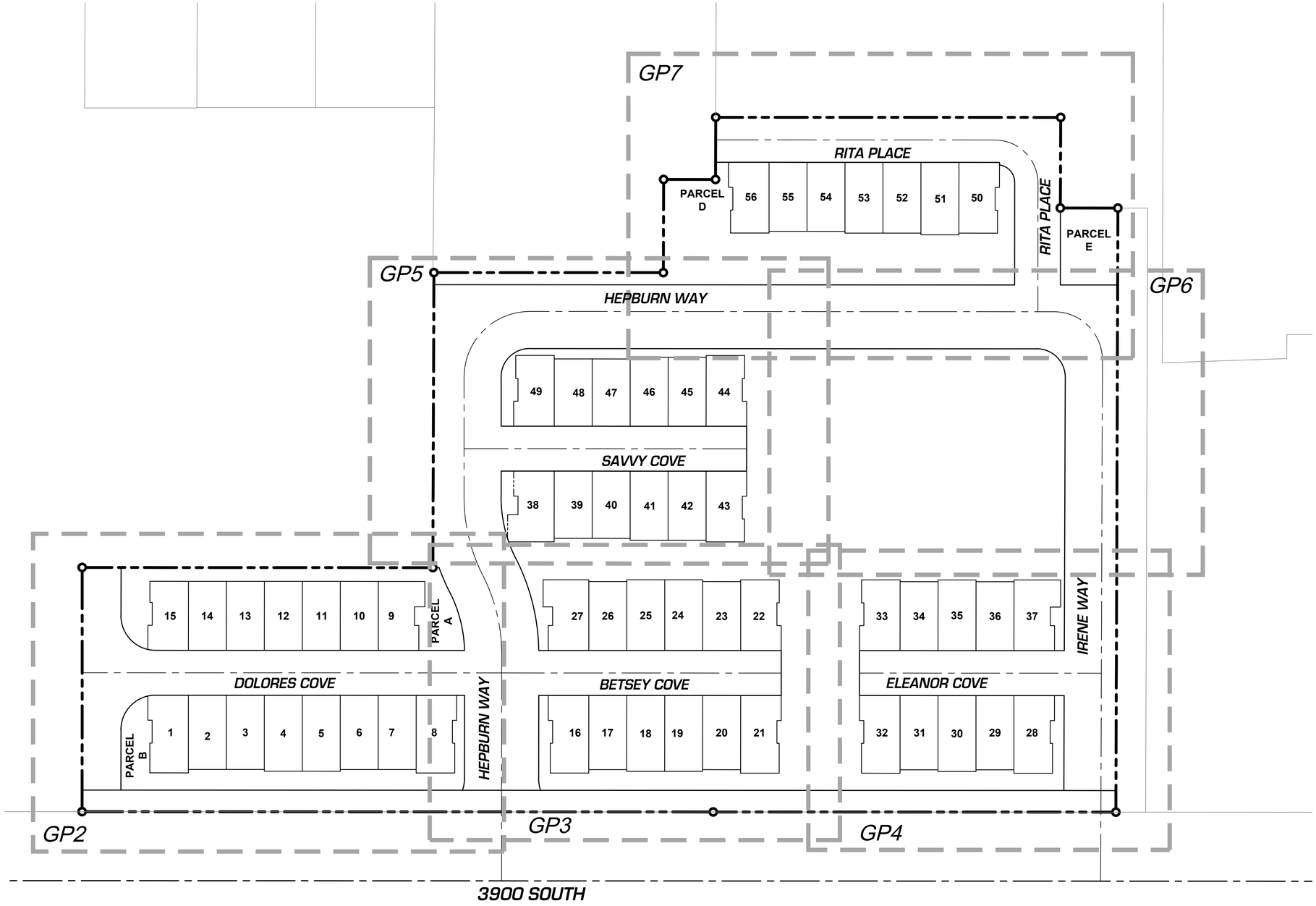
UTILITY PLAN

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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UT1
11 of 41

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600 EAST 3900 SOUTH
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GRADING PLAN KEY SHEET

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SHEET NO.
GP-KEY
12 of 41

PATH: 07_GP-KEY Grading Plan Key Sheet.dwg PLOTTED: October 5, 2022 2:43 P



(#) STORM DRAIN STRUCTURE IDENTIFICATION SYMBOL AND NUMBER SEE GP2-GP7 AND THE PP SHEETS FOR STRUCTURE DESIGN INFORMATION SUCH AS RIM AND FLOWLINE ELEVATIONS.

NOTES:

1. EROSION CONTROL PLAN AND SWPPP WILL BE PREPARED BY A 3RD PARTY WITH THE FINAL DESIGN AND APPROVALS. SAID PLAN WILL INCLUDE BMP'S SUCH AS SILT FENCE, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, TOILET AREA, ETC.
2. CMT ENGINEERING LABORATORES ENCOUNTERED GROUNDWATER AT DEPTHS OF 14 TO 15.5 FEET DURING THEIR FIELD EXPLORATION.
3. THE BOTTOM OF THE GRAVEL BELOW THE STORMTECH MC-7200 CHAMBERS WILL BE APPROXIMATELY 8 FEET BELOW THE TOP OF ASPHALT.
4. THE BOTTOM OF THE GRAVEL BELOW THE STORMTECH SC-740 CHAMBERS WILL BE APPROXIMATELY 5 FEET BELOW THE TOP OF ASPHALT.

GRAPHIC SCALE

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(IN FEET)
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THE MONROE TOWNHOMES

GRADING PLAN

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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GP1
13 of 41

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GRANITE PEAKS HIGH SCHOOL

GRANITE PEAKS HIGH SCHOOL

HEPBURN WAY

DOLORES COVE

3900 SOUTH

FFE:4287.87'

FFE:4288.05'

LOT	ADDRESS
LOT 15	562 E
LOT 14	564 E
LOT 13	566 E
LOT 12	568 E
LOT 11	572 E
LOT 10	576 E
LOT 9	578 E
LOT 1	561 E
LOT 2	563 E
LOT 3	567 E
LOT 4	569 E
LOT 5	571 E
LOT 6	573 E
LOT 7	577 E
LOT 8	579 E

PARCEL A

PARCEL B

GRAPHIC SCALE

10 0 5 10 20 40

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THE MONROE TOWNHOMES

GRADING PLAN

LOTS 1 TO 15

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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GP2
14 of 41

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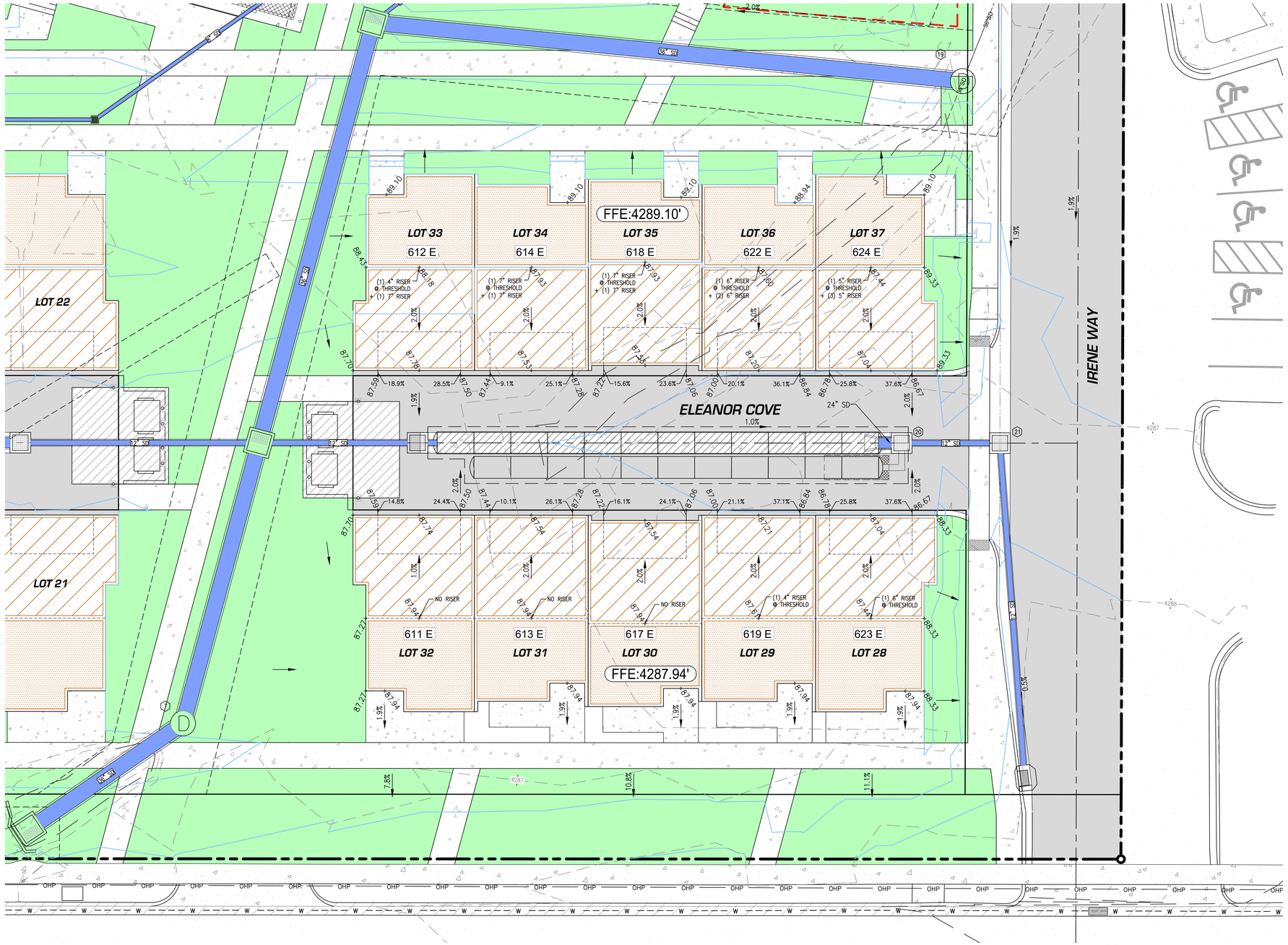
REVISIONS

THE MONROE TOWNHOMES
GRADING PLAN
LOTS 16 TO 27
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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GP3
15 of 41

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GRAPHIC SCALE

10 0 5 10 20 40

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THE MONROE TOWNHOMES

GRADING PLAN

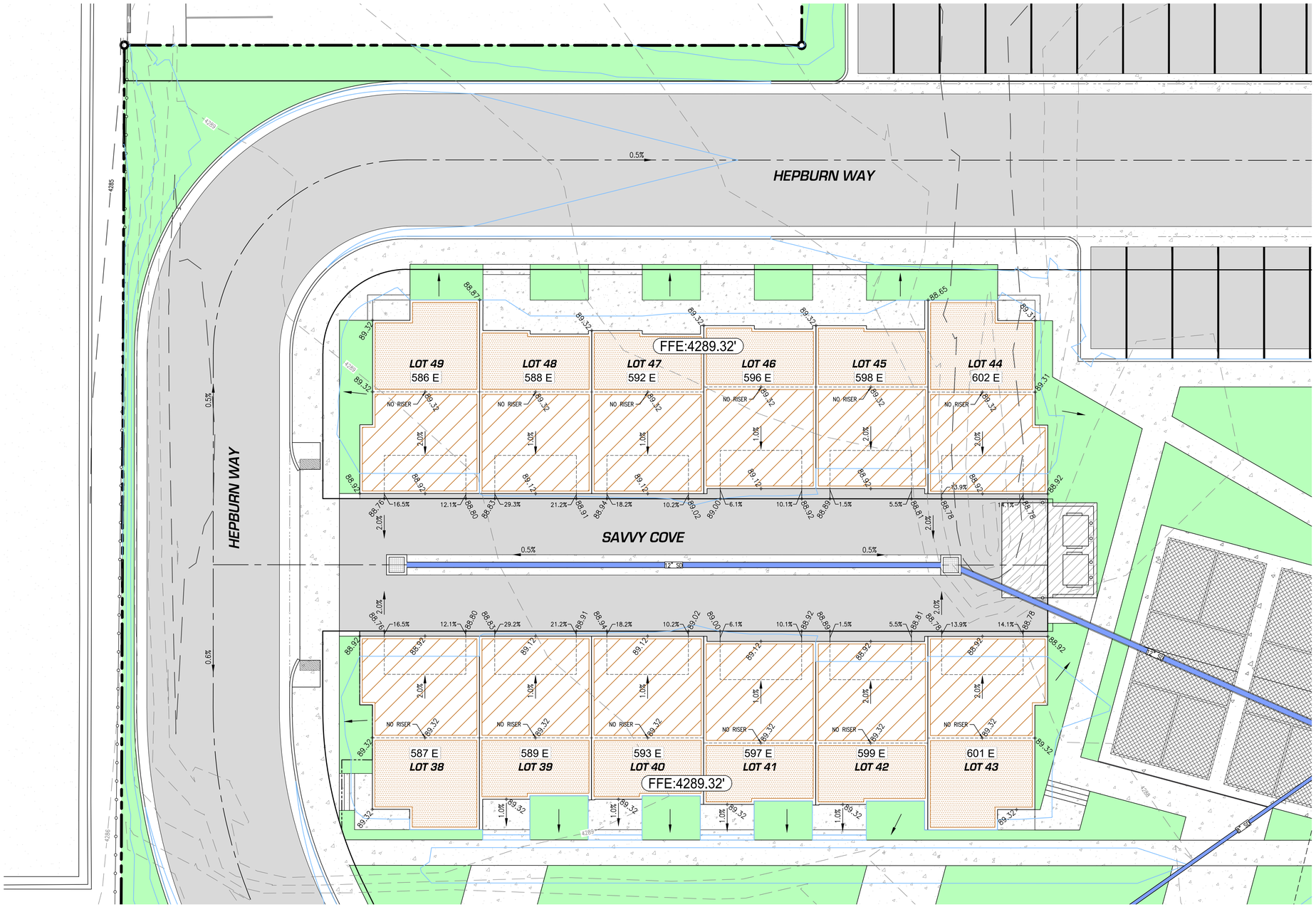
LOTS 28 - 37

600 EAST 3900 SOUTH
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GP4
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GRAPHIC SCALE

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#	DESCRIPTION	BY	DATE

REVISIONS

THE MONROE TOWNHOMES

GRADING PLAN

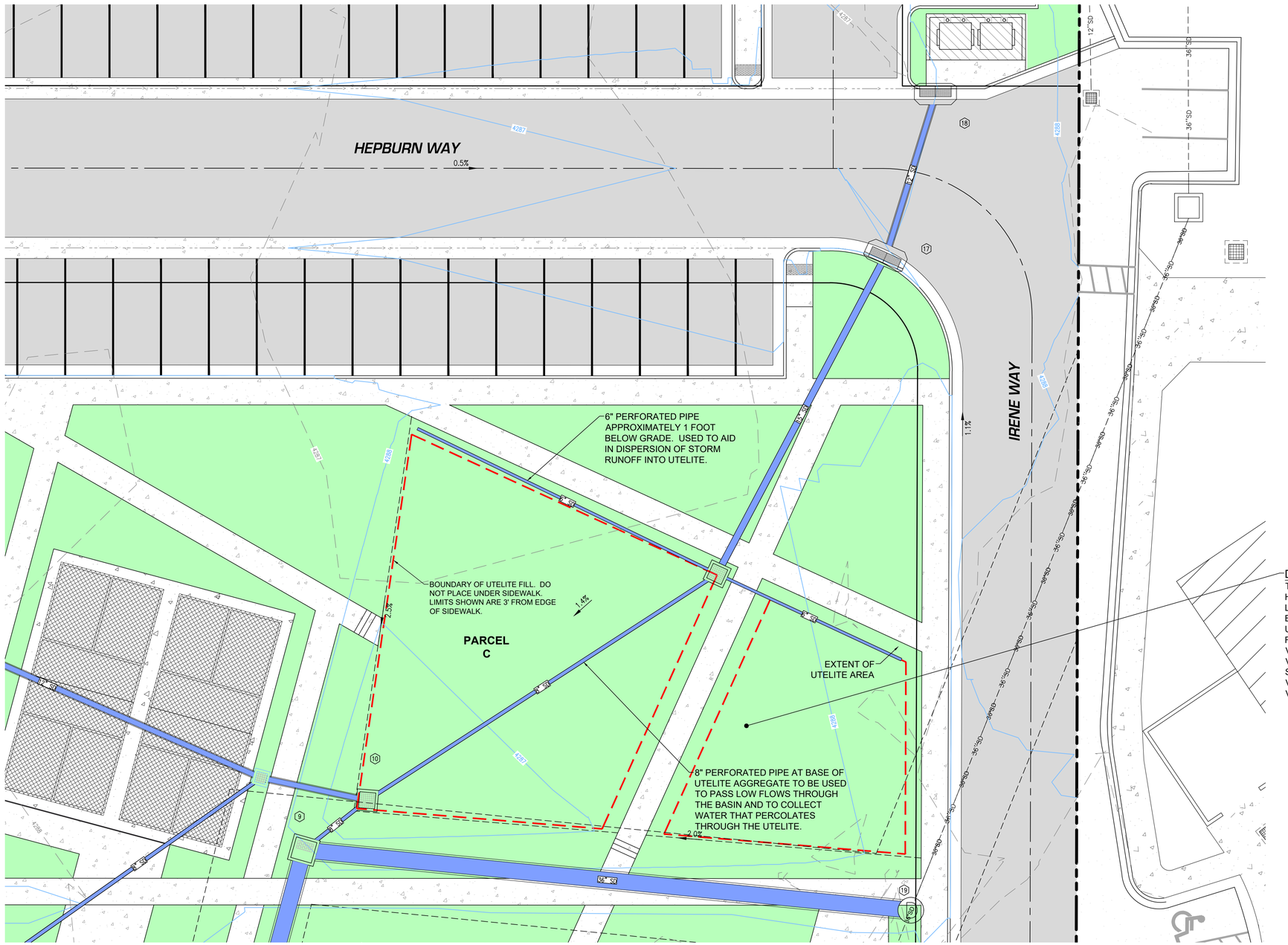
LOTS 38 - 49

600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 10'
V. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
GP5
17 of 41

PATH: 12_GPS Grading Plan.dwg PLOTTED: October 7, 2022 3:20 P



BOUNDARY OF UTELITE FILL. DO NOT PLACE UNDER SIDEWALK. LIMITS SHOWN ARE 3' FROM EDGE OF SIDEWALK.

DETENTION BASIN

TOP OF BASIN: 4288.1'
HIGH WATER LEVEL: 4287.1'
LOWEST GRADE: 4286.1'
BELOW GRADE, UTELITE (45% VOID RATIO) WILL BE UTILIZED TO SUPPLEMENT ABOVE GRADE STORAGE.
FLOOR OF UTELITE: 4284.25'
VOLUME PROVIDED ABOVE GRADE: 450 CU. FT.
VOLUME PROVIDED BELOW GRADE IN UTELITE VOID SPACE: 5,720 CU. FT.
VOLUME REQUIRED: 5,643 CU. FT.
VOLUME PROVIDED: 6,170 CU. FT.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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PRELIMINARY FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
12/19/2022
STATE OF UTAH

#	DATE	BY	REVISIONS DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES

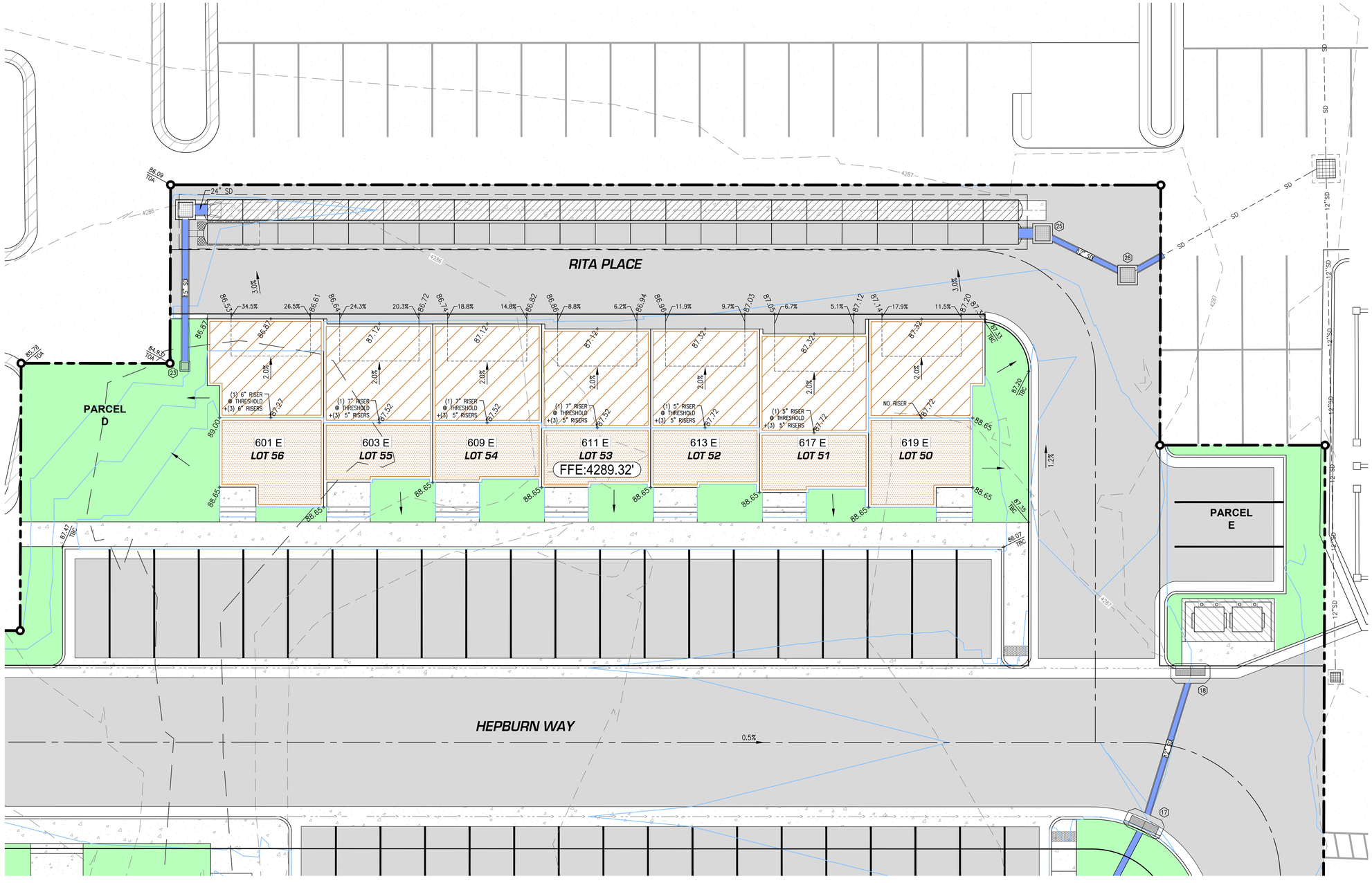
GRADING PLAN

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 10'
V. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
GP6
18 of 41

PATH: 13_GP6 Grading Plan.dwg PLOTTED: December 19, 2022 5:46 P



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE

REVISIONS

THE MONROE TOWNHOMES

GRADING PLAN

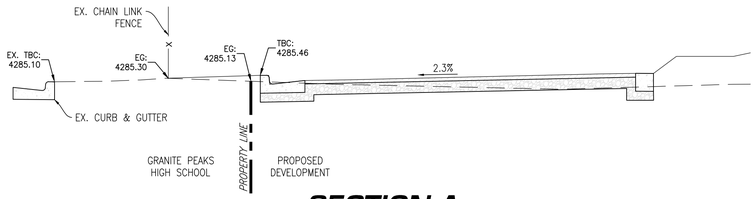
LOTS 50 - 56

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 10'
V. SCALE: N/A
DATE: SEPT. 30, 2022
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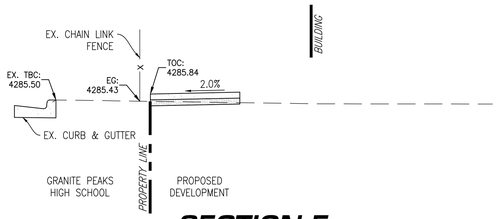
SHEET NO.
GP7
19 of 41

PATH: 14_GP7 Grading Plan.dwg PLOTTED: October 5, 2022 3:14 P



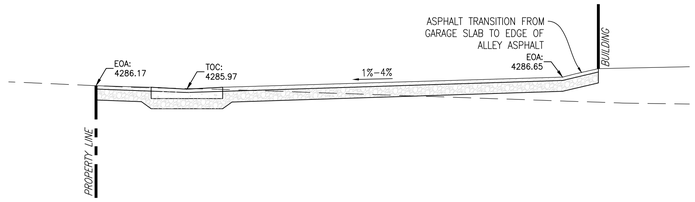
SECTION A

SCALE: 1" = 4'



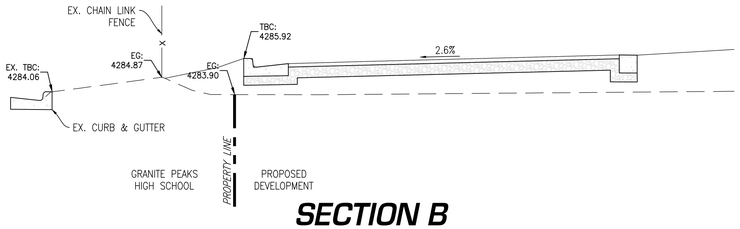
SECTION E

SCALE: 1" = 4'



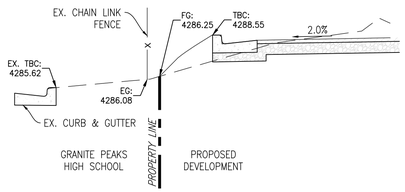
SECTION J

SCALE: 1" = 4'



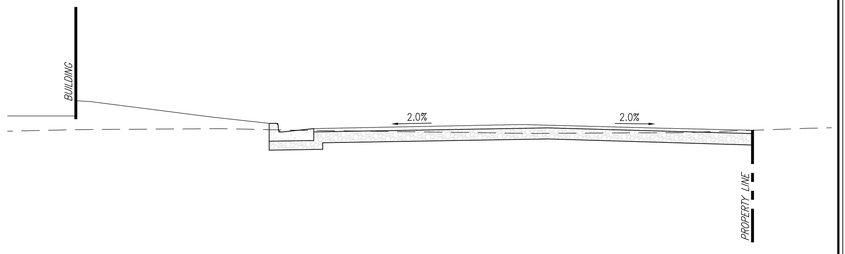
SECTION B

SCALE: 1" = 4'



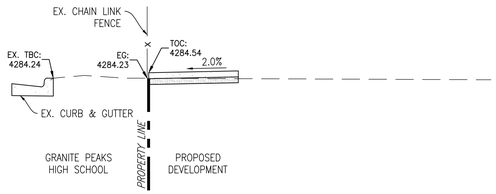
SECTION F

SCALE: 1" = 4'



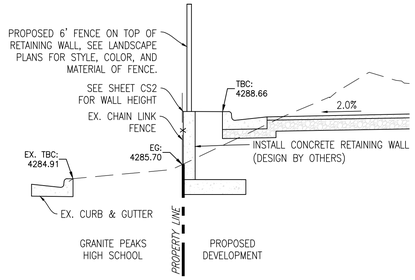
SECTION K

SCALE: 1" = 4'



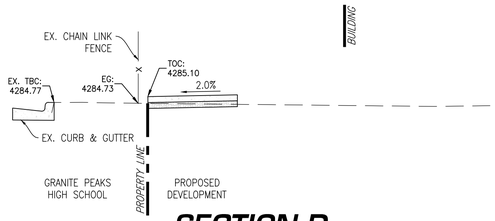
SECTION C

SCALE: 1" = 4'



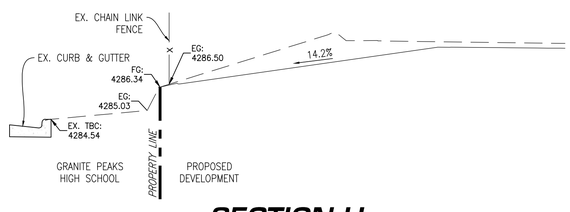
SECTION G

SCALE: 1" = 4'



SECTION D

SCALE: 1" = 4'



SECTION H

SCALE: 1" = 4'

NOTE: FENCING WILL BE INSTALLED ALONG THE WESTERLY BOUNDARY OF THE PROJECT. SEE THE SITE PLAN FOR THE EXACT EXTENTS OF THE FENCING. THE FENCING IS NOT SHOWN ON THESE CROSS-SECTIONS FOR CLARITY PURPOSES.

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	DATE	BY

REVISIONS

THE MONROE TOWNHOMES

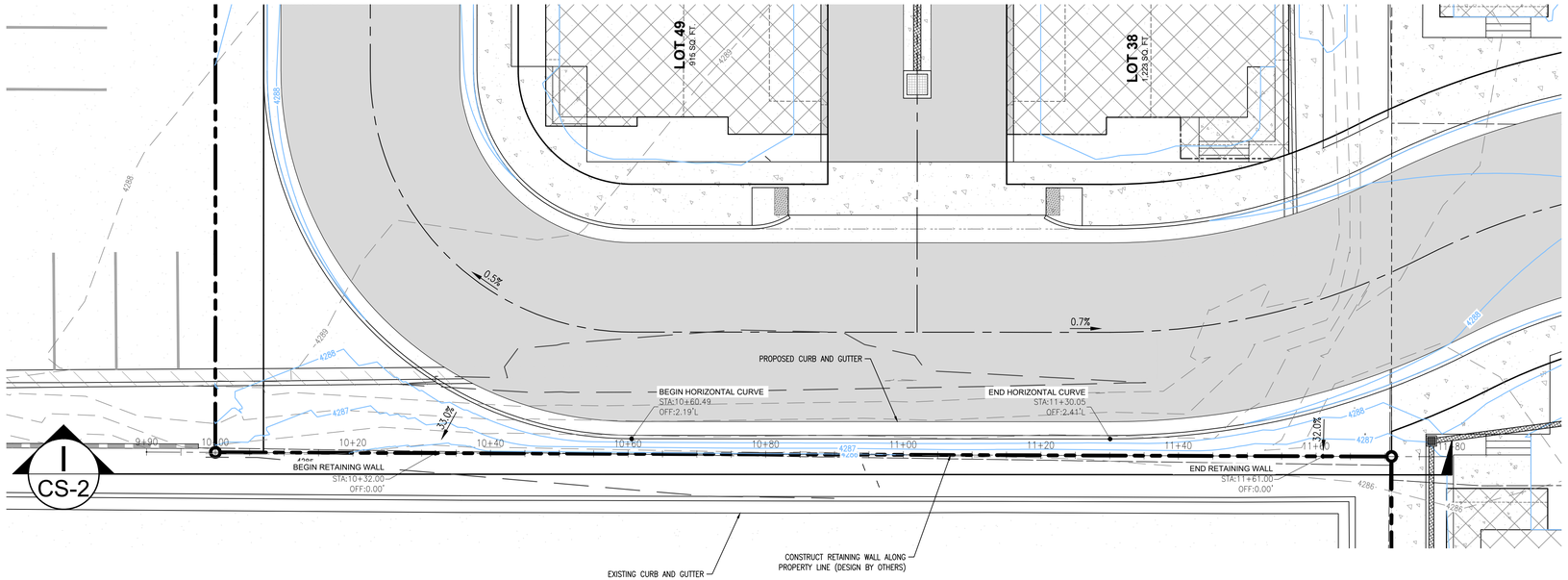
CROSS SECTIONS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
V. SCALE: 1" = 4'
DATE: SEPT. 30, 2022
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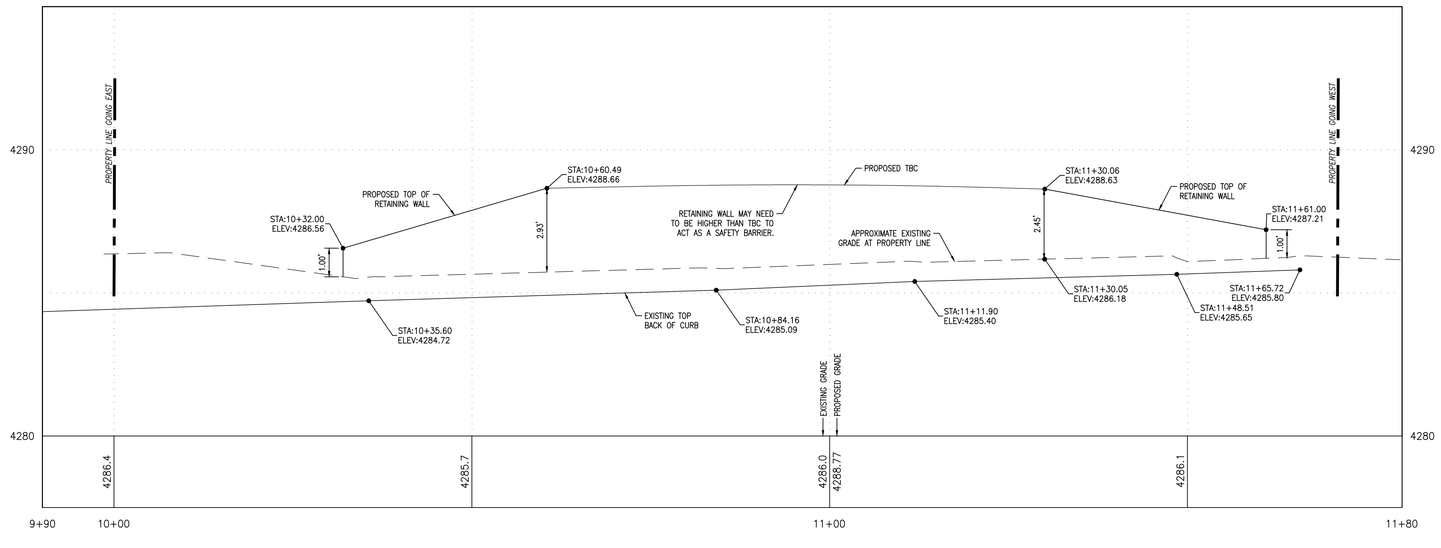
SHEET NO.
CS1
20 of 41

PATH: 15_CS1 Cross Sections.dwg PLOTTED: October 5, 2022 3:38 P



CROSS SECTION I

STA. 9+90.00 TO 11+80.00



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
H-Scale 1 inch = 10 ft.
V-Scale 1 inch = 2.5 ft.

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FOR REVIEW

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No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE

REVISIONS

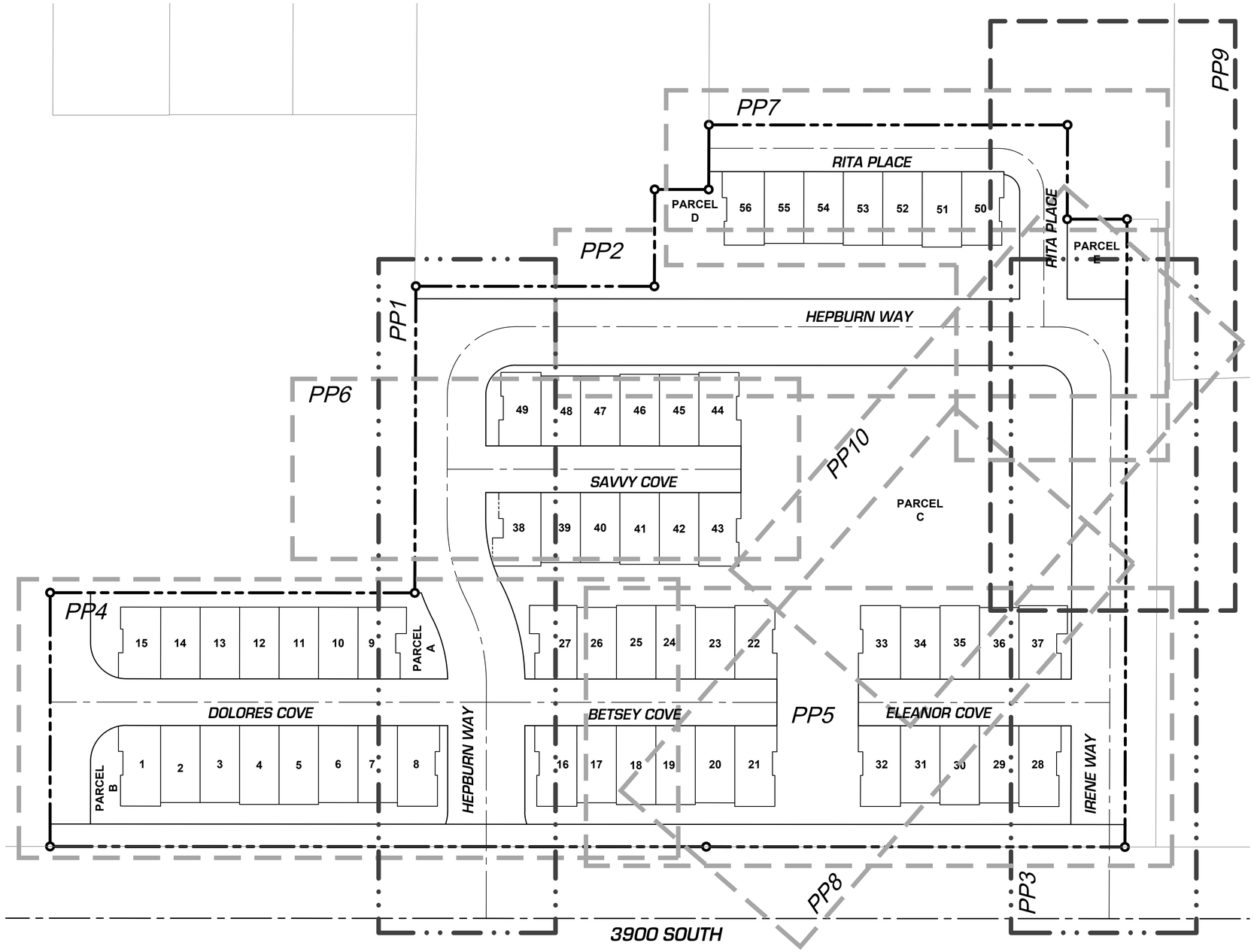
THE MONROE TOWNHOMES
600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CROSS SECTION I

SHEET SIZE: ARCH D
H. SCALE: 1" = 10'
V. SCALE: 1" = 2.5'
DATE: SEPT. 30, 2022
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SHEET NO.
CS2
21 of 41

PATH: 16_CS2 Cross Section I.dwg PLOTTED: October 5, 2022 3:39 P



GRAPHIC SCALE

60 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE
REVISIONS			

THE MONROE TOWNHOMES

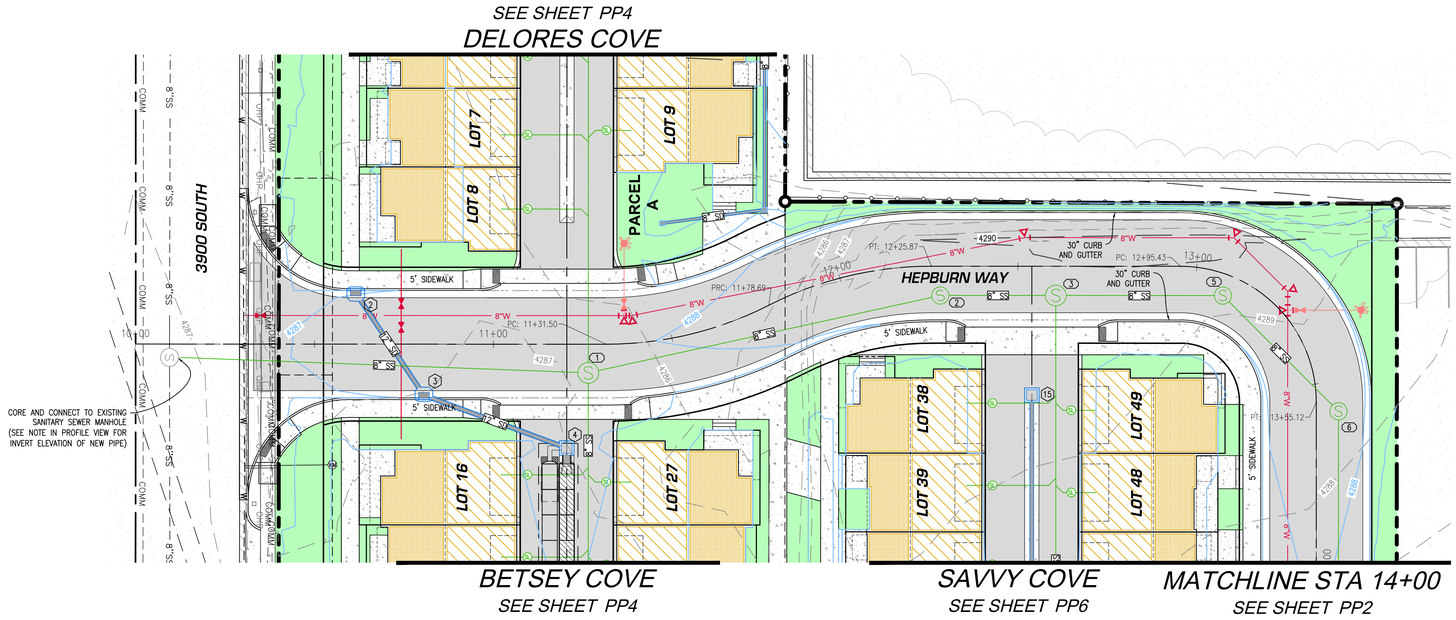
PLAN AND PROFILE KEY SHEET

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

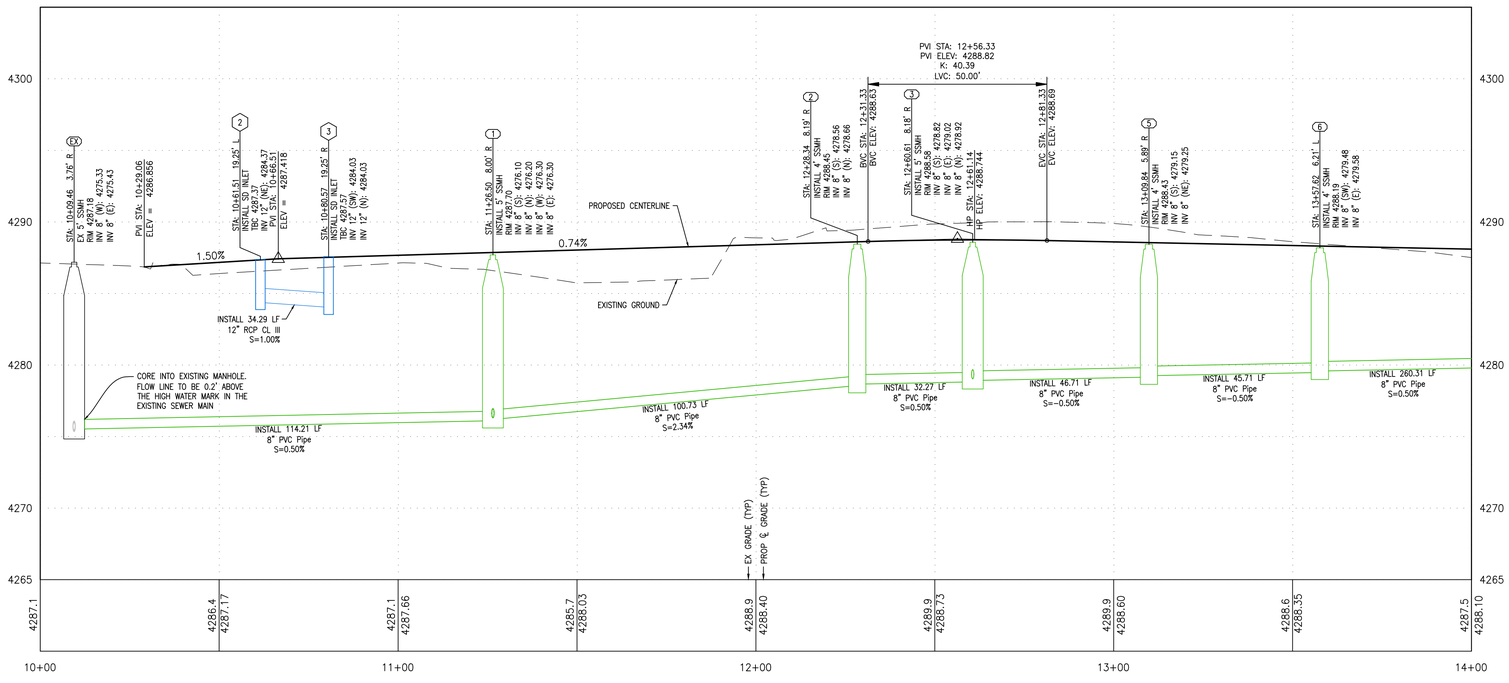
SHEET SIZE: ARCH D
H. SCALE: 1" = 30'
V. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
PP-KEY
22 of 41

PATH: 17_PP-KEY P&P Key Sheet.dwg PLOTTED: October 5, 2022 3:42 P



HEPBURN WAY
STA. 10+00.00 TO 14+00.00







(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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PRELIMINARY FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
1/10/2023
STATE OF UTAH

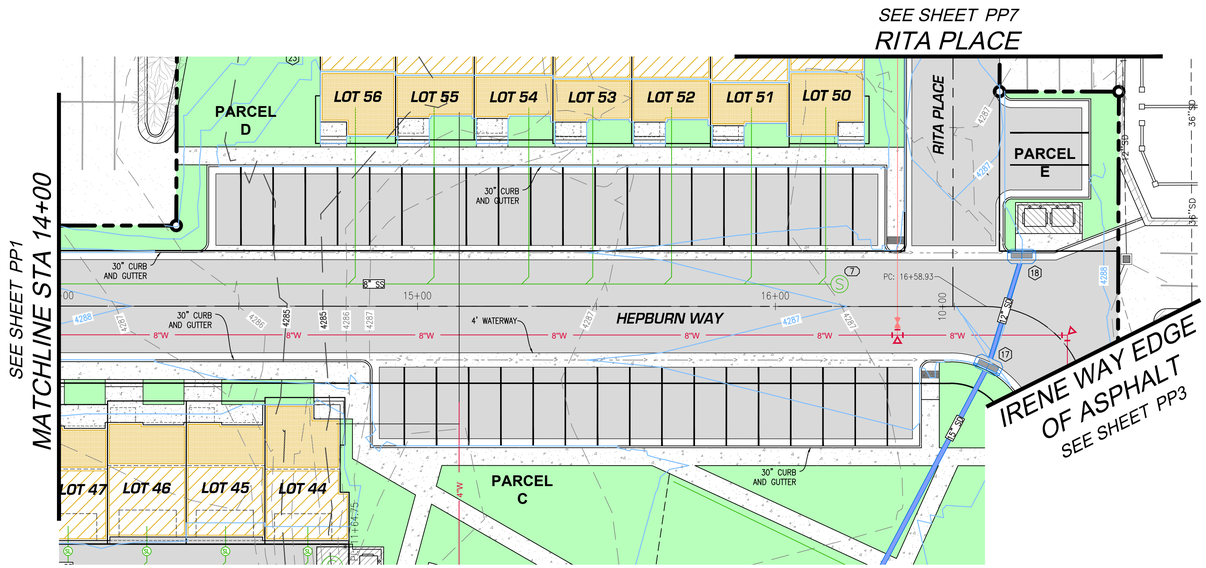
#	DATE	BY	DESCRIPTION
1	01/10/23	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES
HEPBURN WAY
STA 10+00 TO 14+00
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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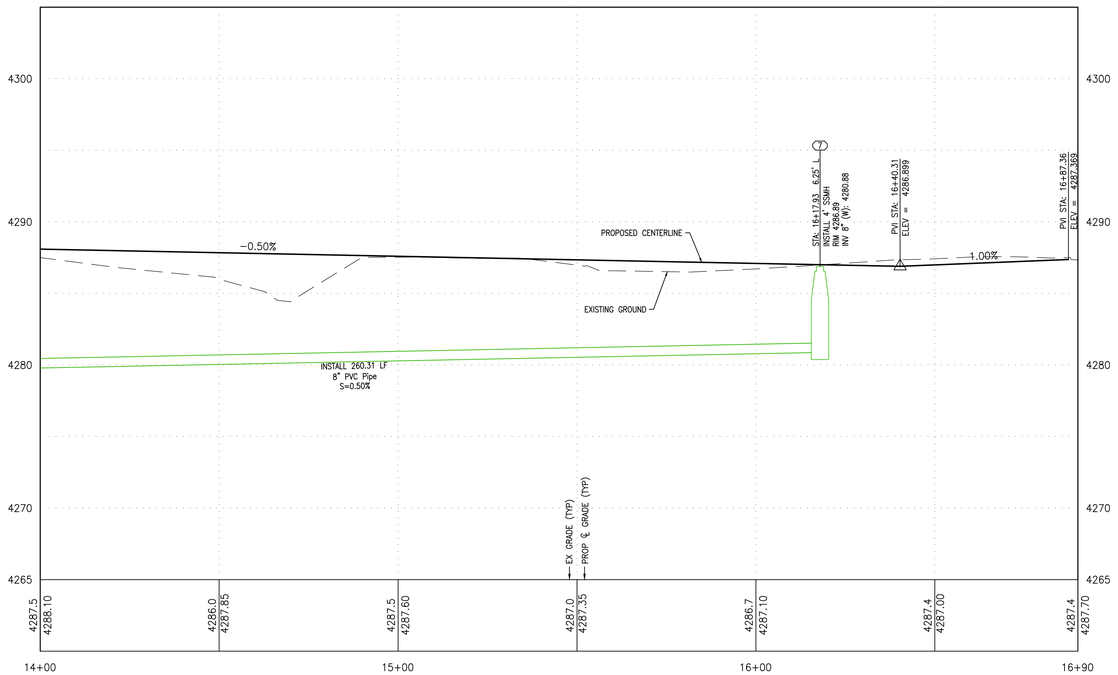
SHEET NO.
PP1
23 of 41

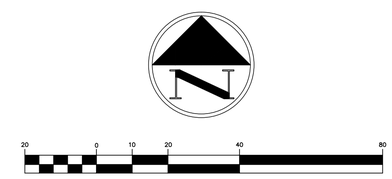
PATH: 18_PP1 Plan & Profile.dwg PLOTTED: January 10, 2023 2:35 P



HEPBURN WAY

STA. 14+00.00 TO 16+90.00





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12/16/2022
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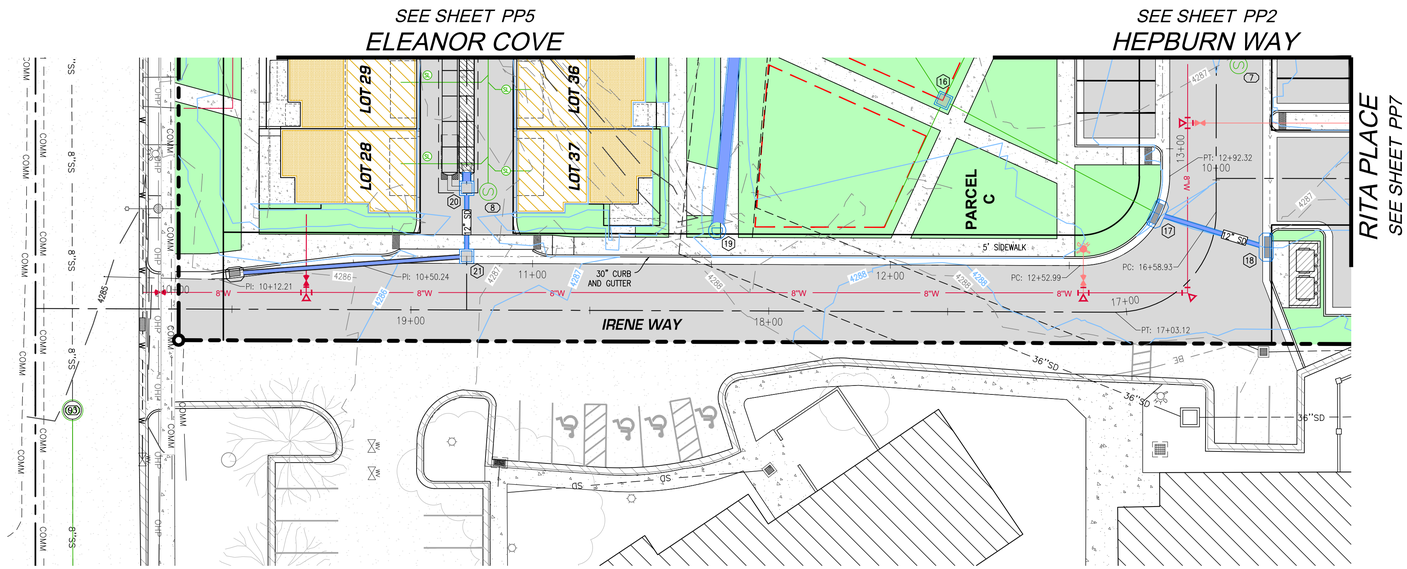
#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES
HEPBURN WAY
STA 14+00 TO 16+90
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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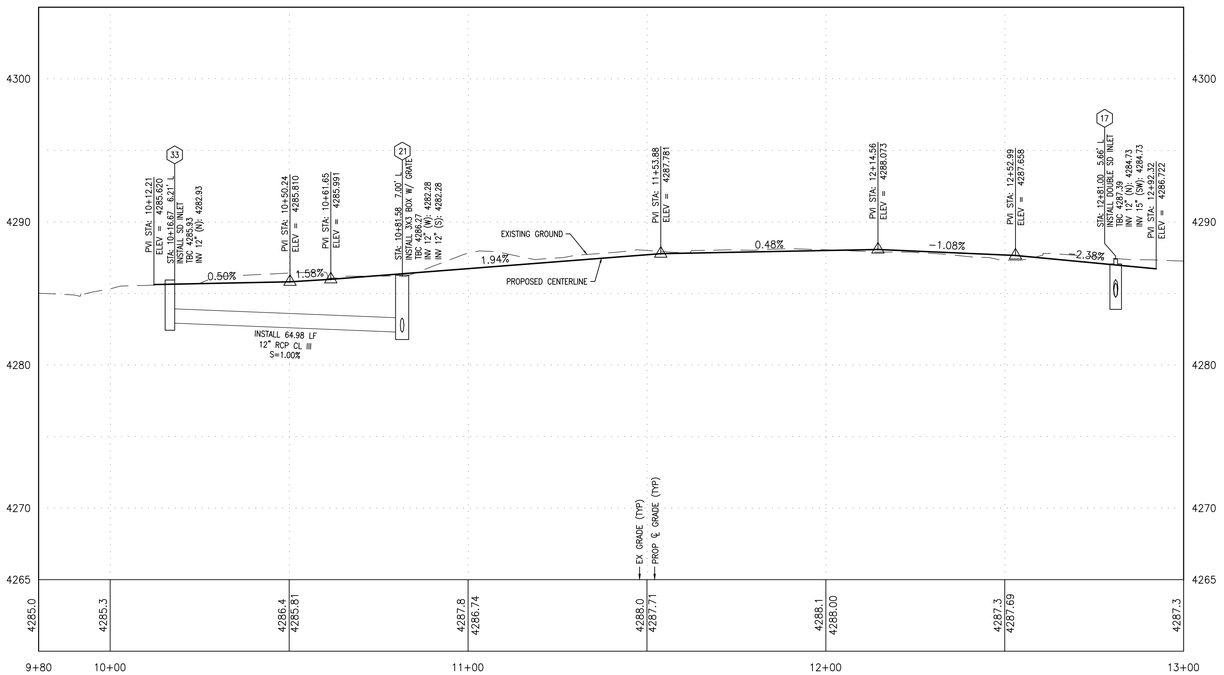
SHEET NO.
PP2
24 of 41

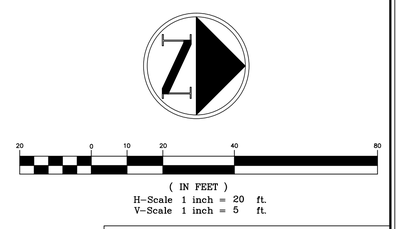
PATH: 19_PP2 Plan & Profile.dwg PLOTTED: December 15, 2022 11:15 A



IRENE WAY EDGE OF ASPHALT

STA. 9+80.00 TO 13+00.00





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12/19/2022
STATE OF UTAH

#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES

IRENE WAY EDGE OF ASPHALT

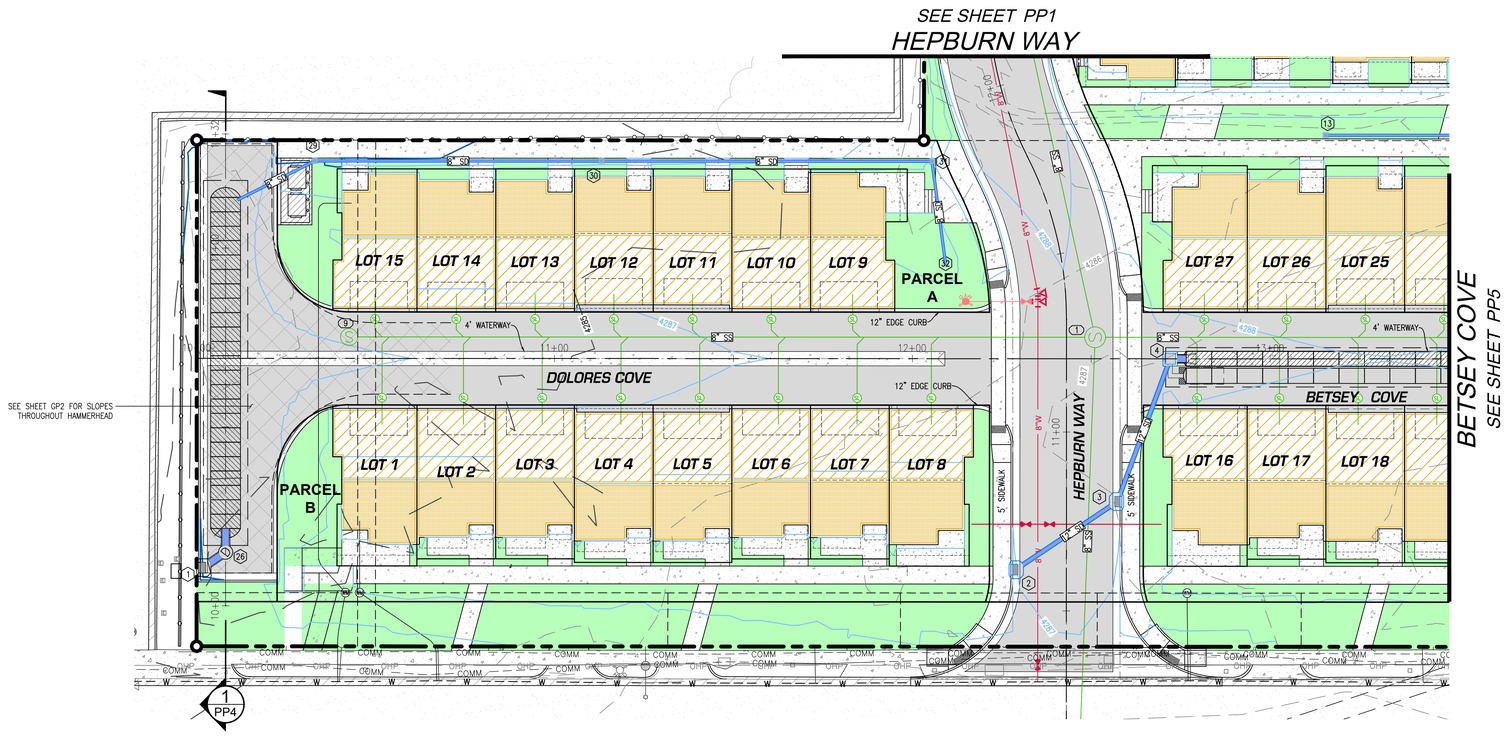
STA 9+80 TO 13+00

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
© COPYRIGHT 2022

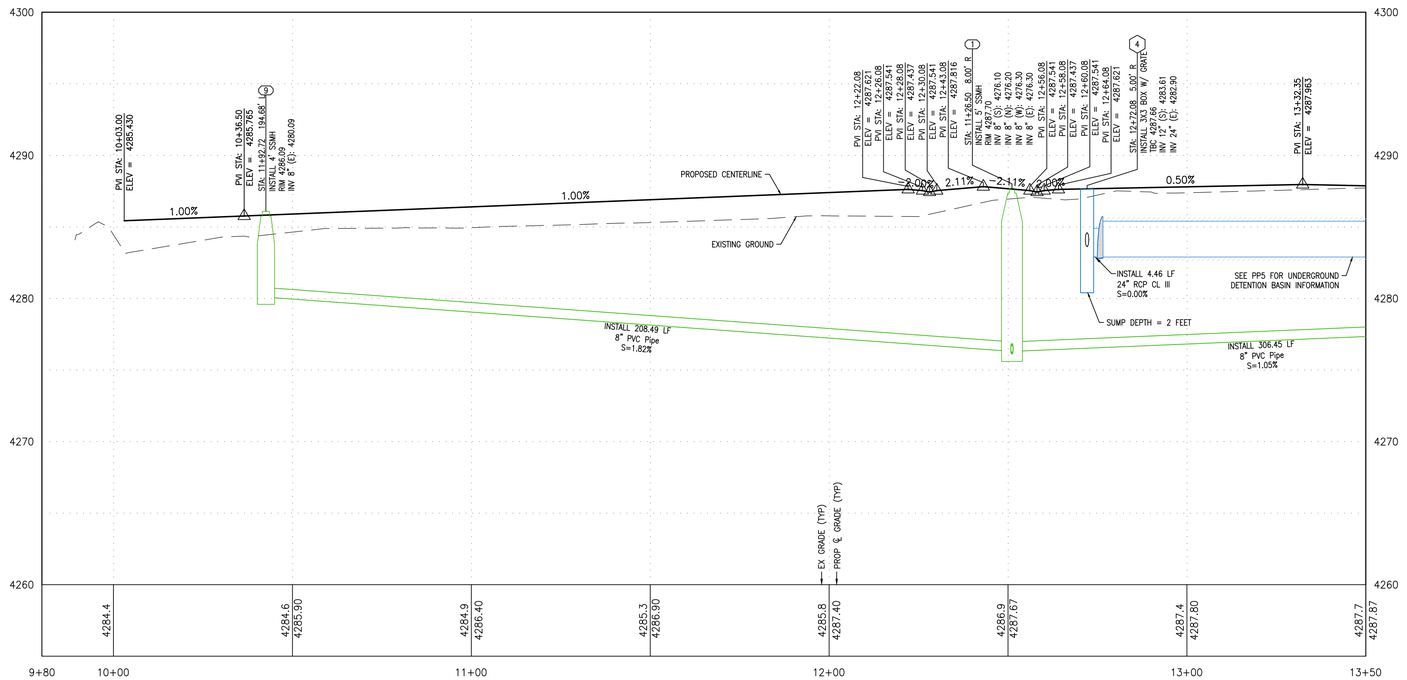
SHEET NO.
PP3
25 of 41

PATH: 20_PP3 Plan & Profile.dwg PLOTTED: December 19, 2022, 5:40 P



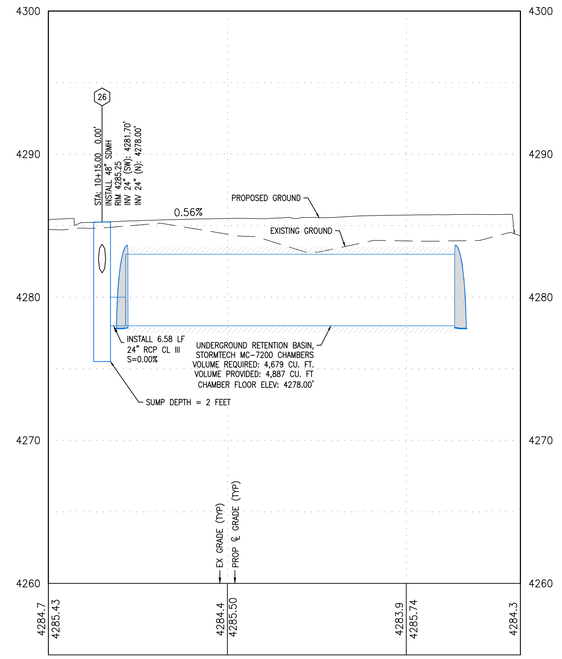
DOLORES AND BETSY COVE

STA. 9+80.00 TO 13+50.00



SECTION 1

STA. 10+00.00 TO 11+31.89







(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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12/19/2022
STATE OF UTAH

#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES

DOLORES AND BETSEY COVE

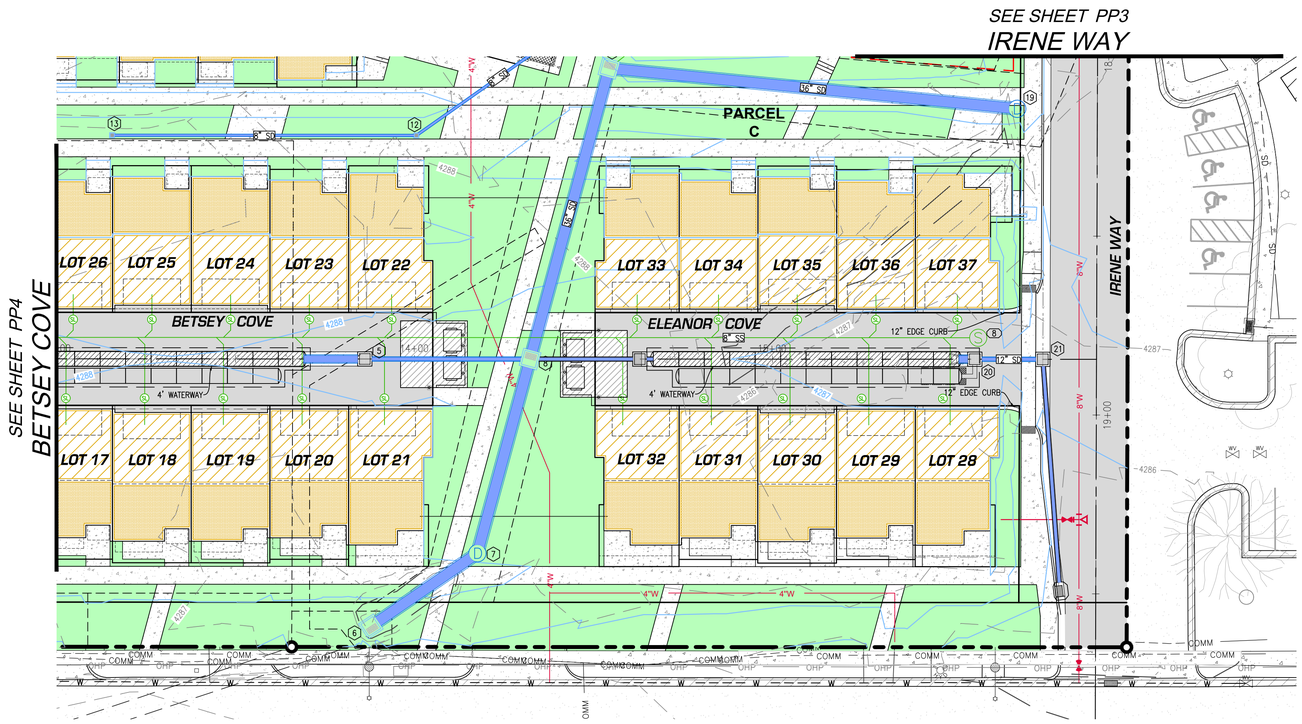
STA 9+80 TO 13+50

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
© COPYRIGHT 2022

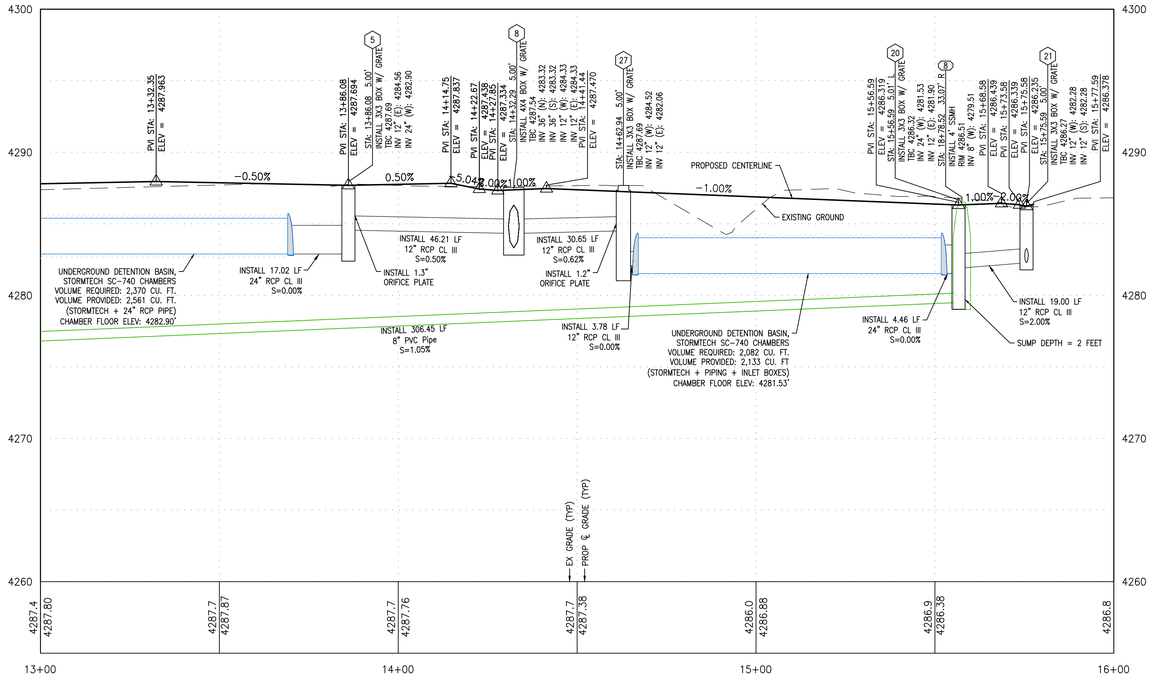
SHEET NO.
PP4
26 of 41

PATH: 21_PP4 Plan & Profile.dwg PLOTTED: December 19, 2022 5:42 P



BETSY AND ELEANOR COVE

STA. 13+00.00 TO 16+00.00







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PRELIMINARY FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
12/19/2022
STATE OF UTAH

#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES

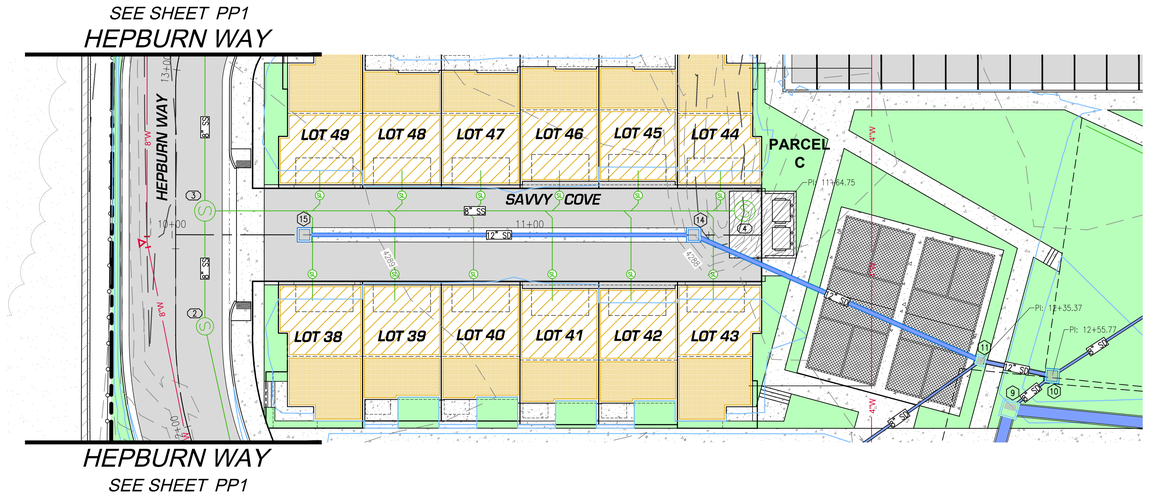
BETSEY AND ELEANOR COVE
STA 13+00 TO 16+00

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: SEPT. 30, 2022
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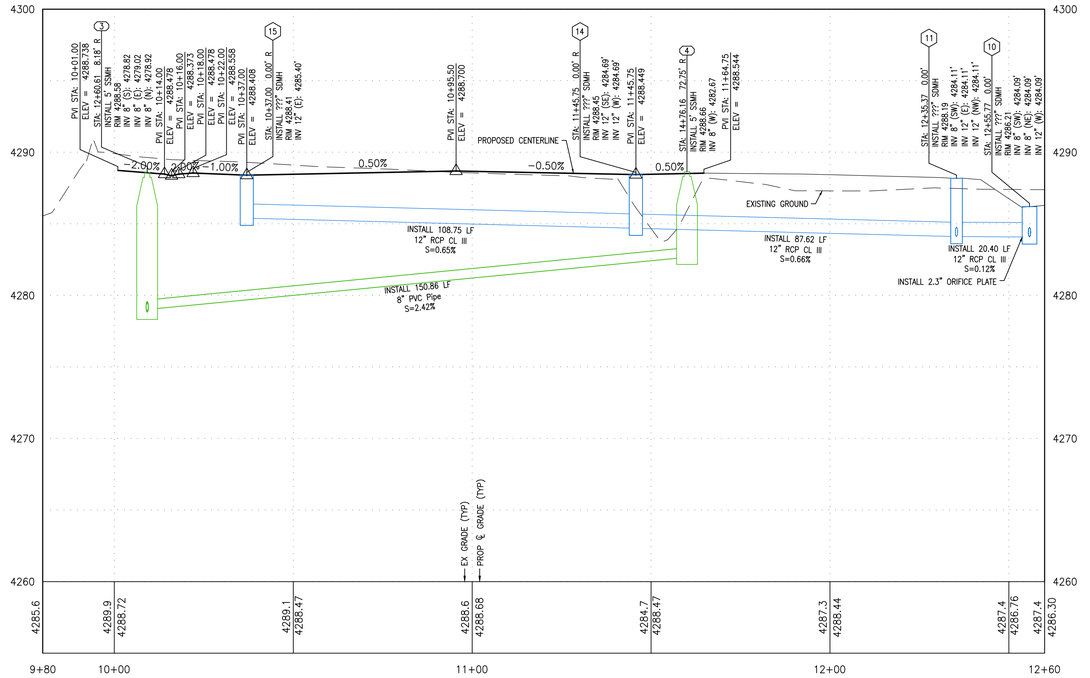
SHEET NO.
PP5
27 of 41

PATH: 22_PP5 Plan & Profile.dwg PLOTTED: December 19, 2022, 5:42 P



SAVVY COVE

STA. 9+80.00 TO 12+60.00





(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
12/16/2022
STATE OF UTAH

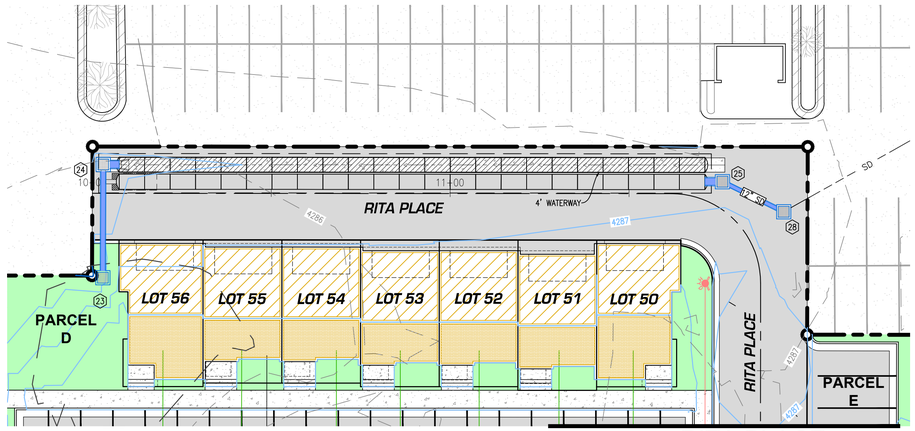
#	DATE	BY	DESCRIPTION
1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES
SAVVY COVE
STA 9+80 TO 12+50
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

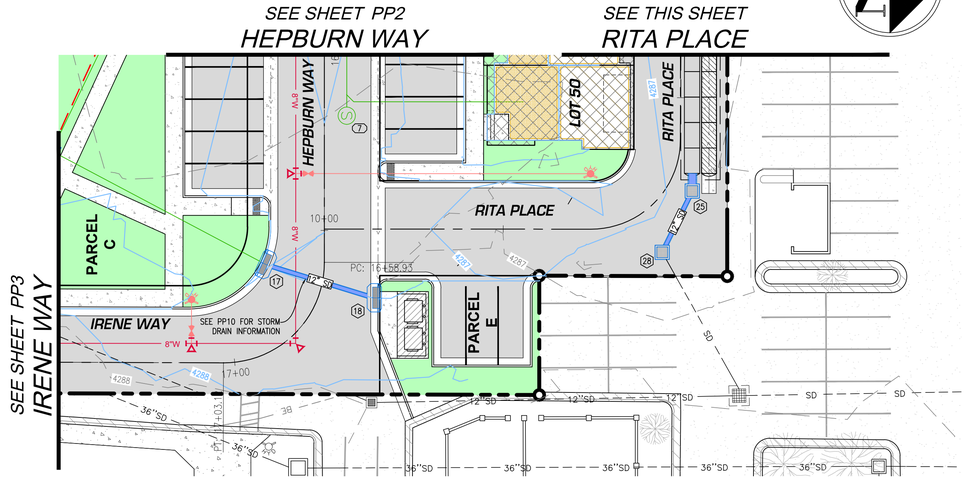
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V. SCALE: 1" = 5'
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SHEET NO.
PP6
28 of 41

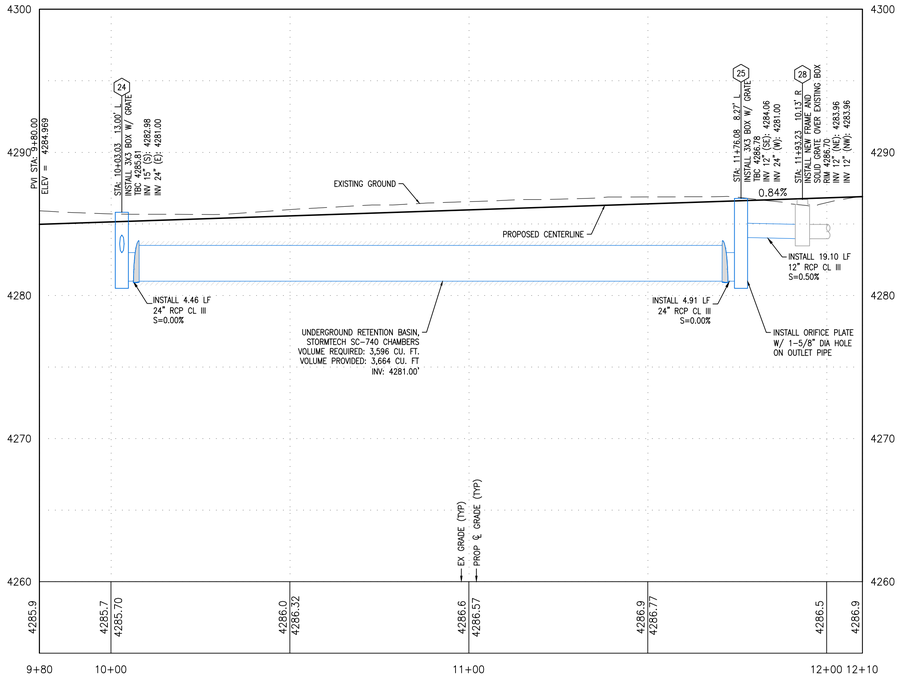
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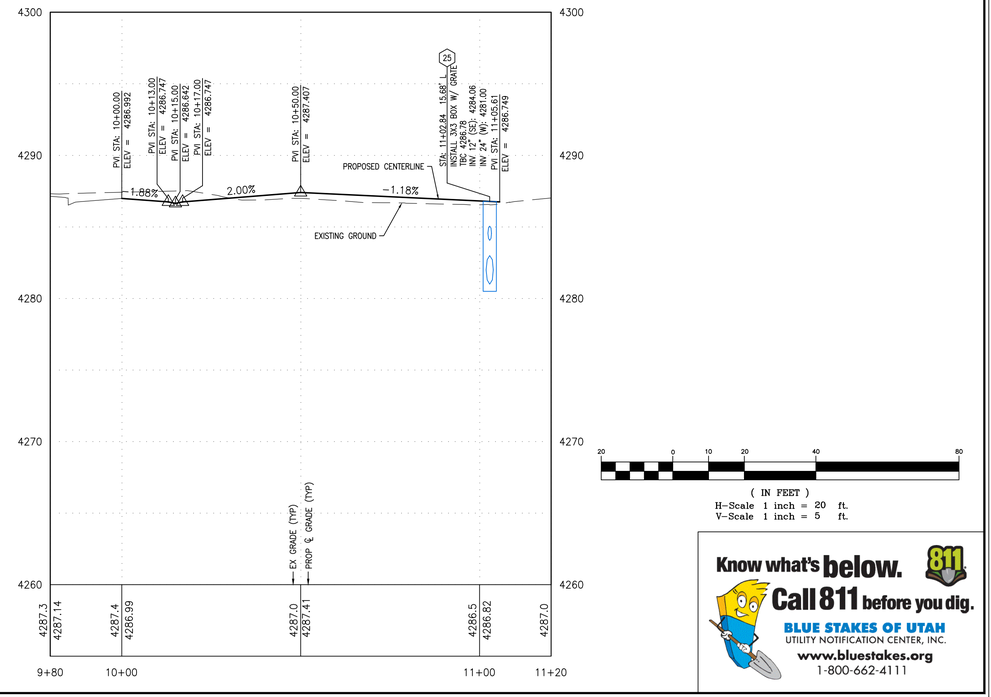
RITA PLACE
SEE THIS SHEET



RITA PLACE
STA. 9+80.00 TO 12+10.00



RITA PLACE
STA. 9+80.00 TO 11+20.00



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JASON H. THOMPSON
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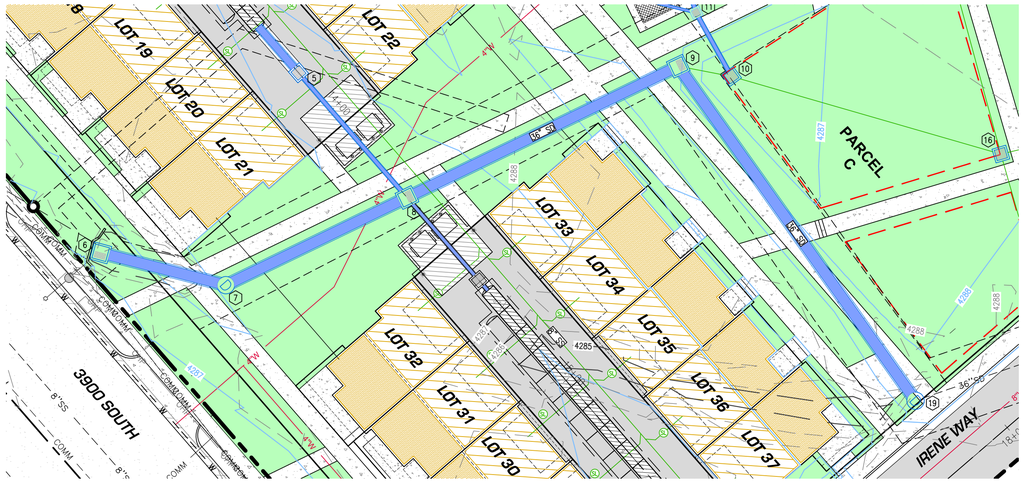
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1	12/16/22	JHT	ADDRESS CITY COMMENTS

THE MONROE TOWNHOMES
RITA PLACE
STA 9+80 TO 12+10
600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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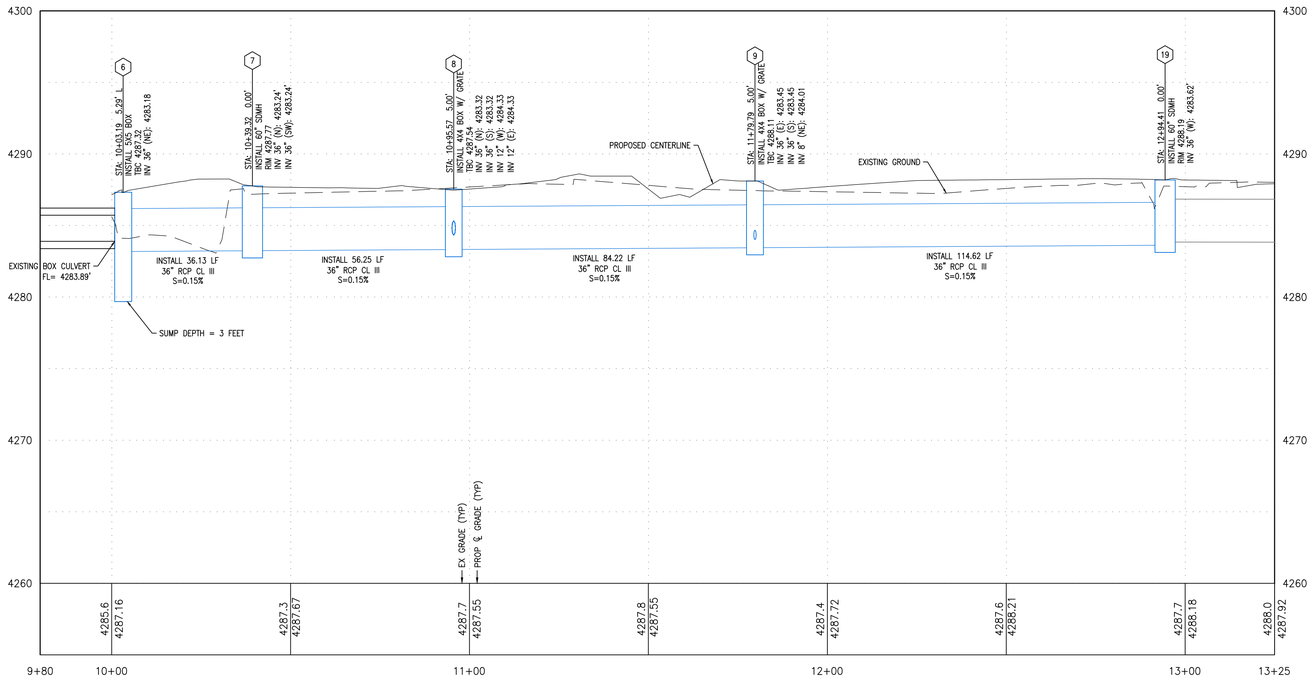
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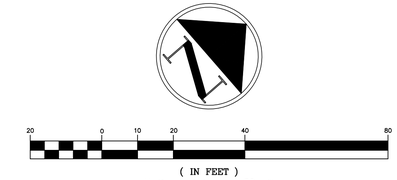
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36" STORM DRAIN

STA. 9+80.00 TO 13+25.00





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THE MONROE TOWNHOMES

36" STORM DRAIN

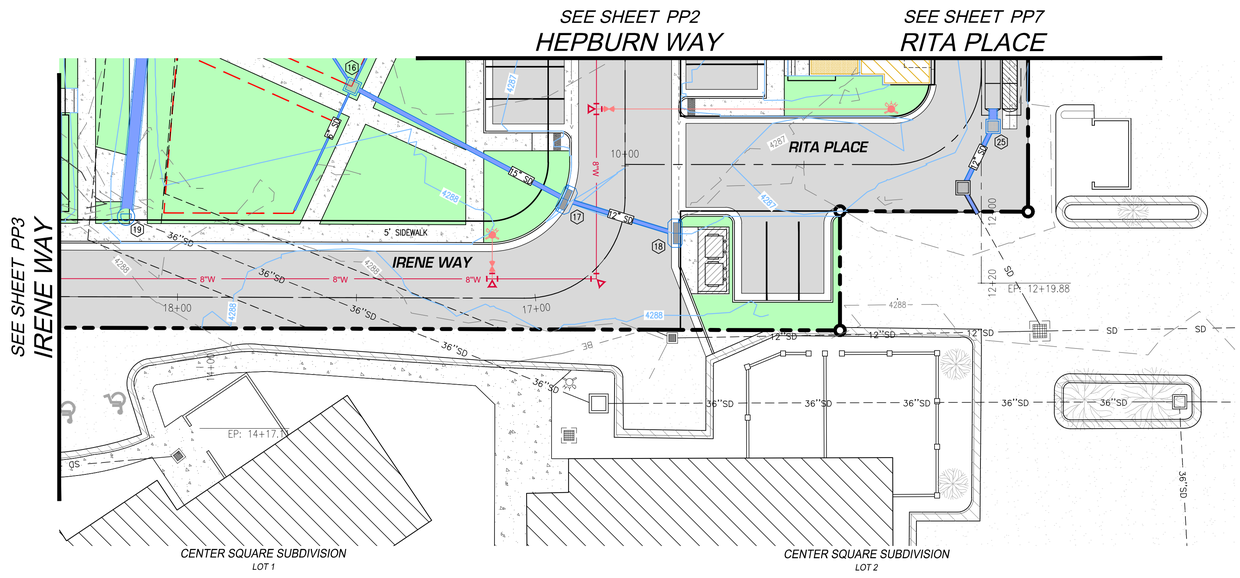
STA 9+80 TO 13+25

600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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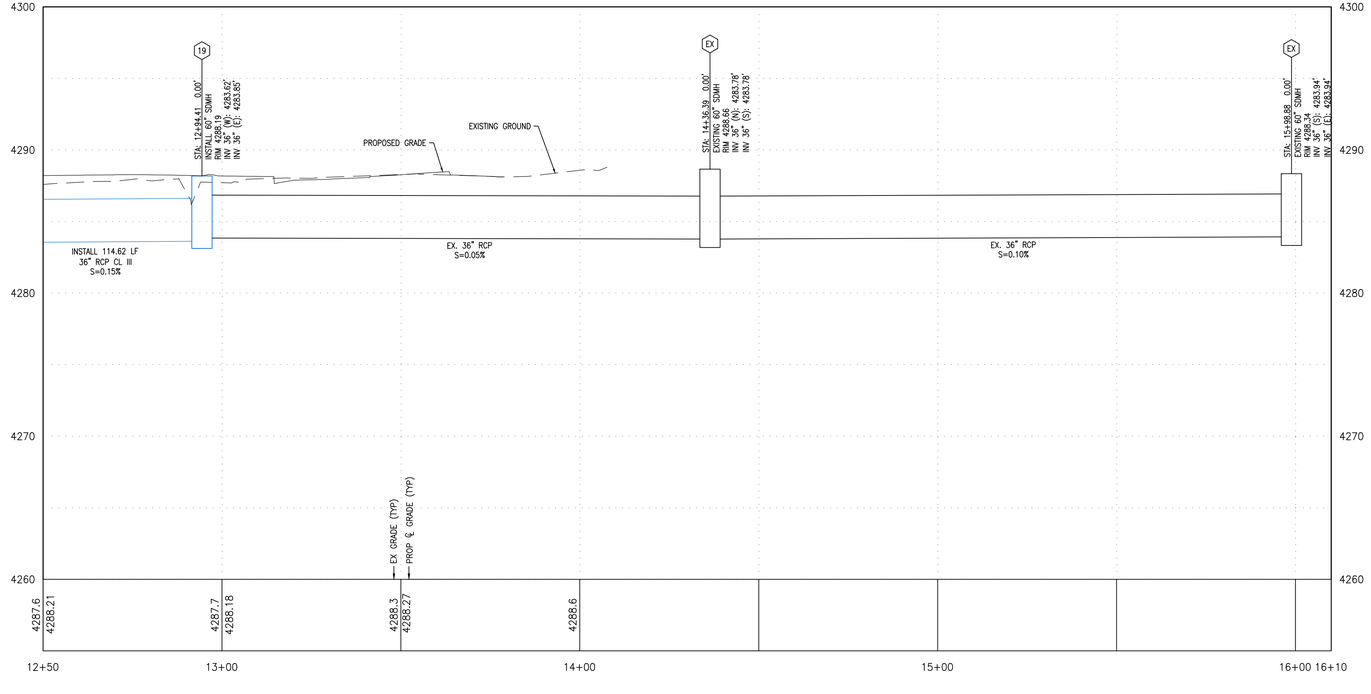
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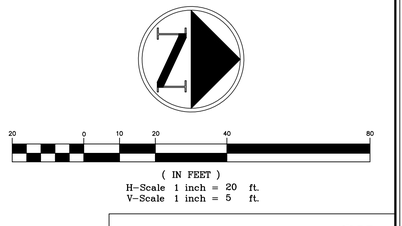
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36" STORM DRAIN

STA. 12+50.00 TO 16+10.00





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THE MONROE TOWNHOMES

36" STORM DRAIN

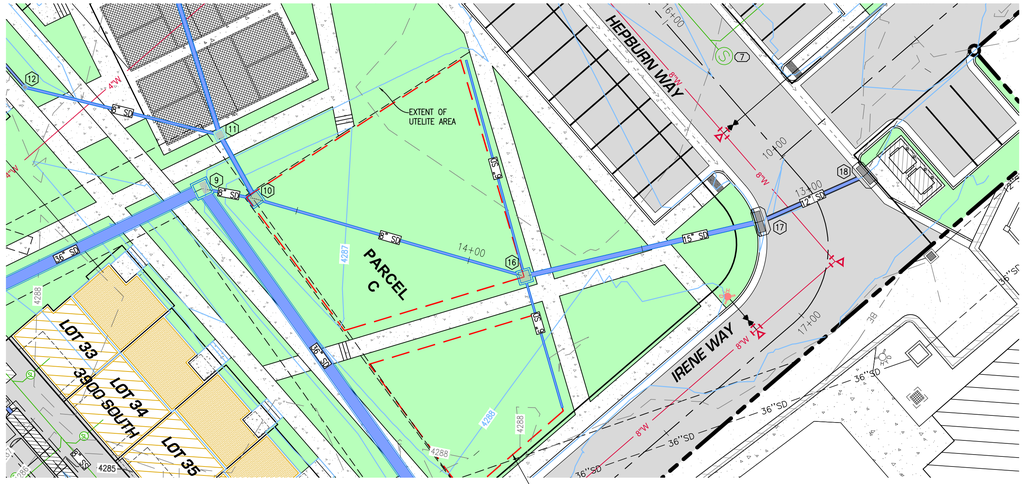
STA 12+50 TO 16+10

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V. SCALE: 1" = 5'
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PP9
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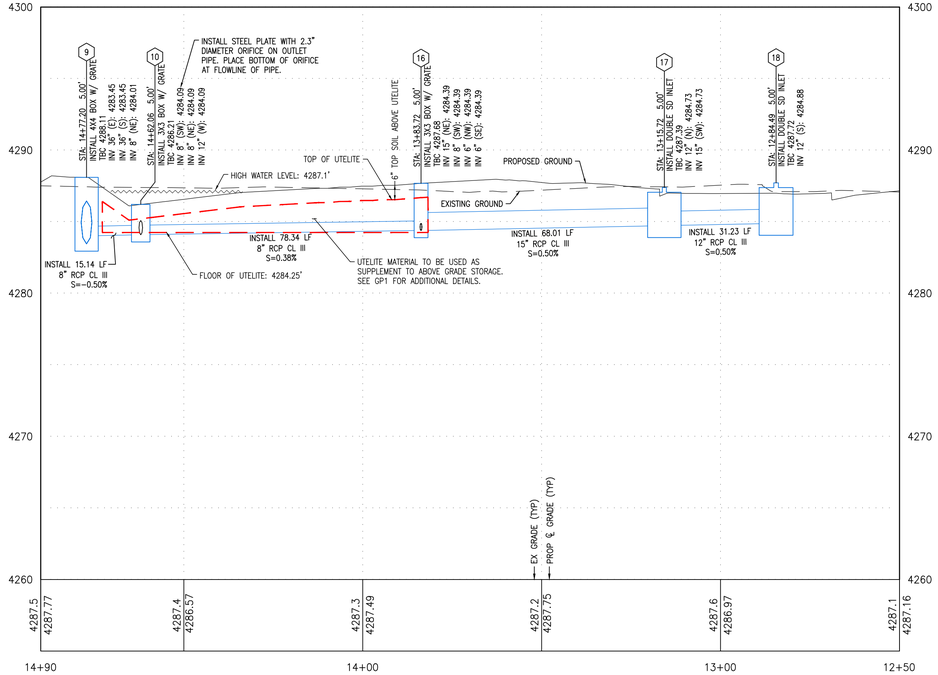
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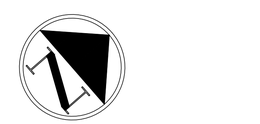


BOUNDARY OF UTELITE FILL. DO NOT PLACE UNDER SIDEWALK. LIMITS SHOWN ARE 3' FROM EDGE OF SIDEWALK.

PARCEL C DETENTION BASIN

STA. 12+50.00 TO 14+90.00







(IN FEET)
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THE MONROE TOWNHOMES

PARCEL C DETENTION BASIN

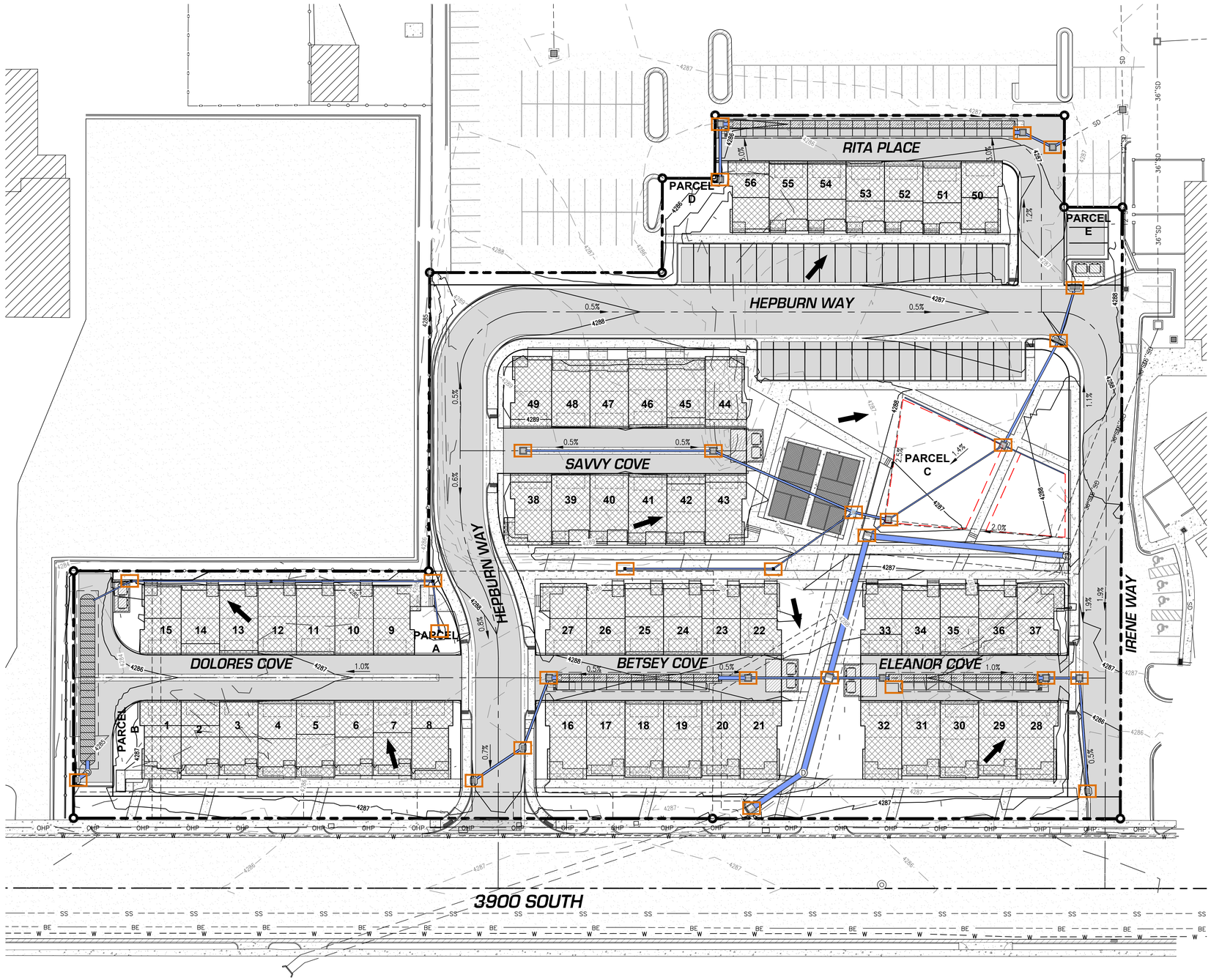
STA 12+50 TO 14+90

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PP10
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LEGEND

- BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CENTERLINE
- PUE&D
- SIDEWALK
- CURB AND GUTTER
- ASPHALT ROADWAY
- 4590 PROPOSED MAJOR CONTOUR
- 4588 PROPOSED MINOR CONTOUR
- 4592 EXISTING MAJOR CONTOUR
- 4590 EXISTING MINOR CONTOUR
- DAYLIGHT – FILL
- DAYLIGHT – CUT
- SD EX. STORM DRAIN (SIZE AS NOTED)
- 18" SD STORM DRAIN – RCP CLASS III (SIZE AS NOTED)
- STORM DRAIN INLET (EX. & PROP.)
- 4.8% SLOPE OF PROP./EX. GRADE ARROW POINTS DOWN GRADIENT
- DIRECTION OF EXISTING GROUND OVERLAND FLOW
- SILT FENCE
- INLET PROTECTION, KEY NOTE 2

KEY NOTES

1. SILT FENCE
2. INLET PROTECTION
3. CONCRETE WASHOUT AREA
4. STABILIZED CONSTRUCTION ENTRANCE
5. PORTABLE TOILET

NOTE: SEE SHEET EC2 FOR DETAILS PERTAINING TO THE ABOVE BMP'S AND FOR THE EROSION CONTROL NOTES.

GRAPHIC SCALE

60 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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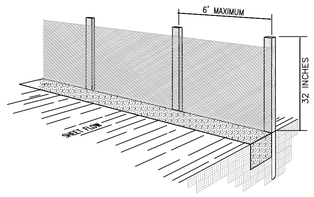
THE MONROE TOWNHOMES
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EROSION CONTROL PLAN

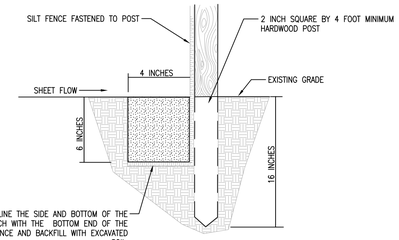
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EC1
33 of 41

PATH: 28_EC1_Erosion Control Plan.dwg PLOTTED: December 19, 2022 5:49 P



PERSPECTIVE VIEW



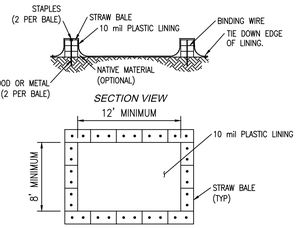
PLAN VIEW

SILT FENCE GENERAL NOTES:

1. *WHERE POSSIBLE, LAYOUT THE SILT FENCE 5 FOOT TO 10 FOOT BEYOND THE TOE OF SLOPE.*
2. *ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.*
3. *WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.*
4. *AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6 INCH OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.*
5. *MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.*
6. *REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.*
7. *WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.*

1 SILT FENCE DETAIL

SCALE: NTS

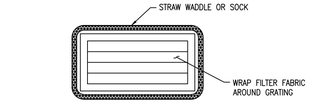


CONCRETE WASHOUT GENERAL NOTES:

1. *TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH A RECOMMENDED MINIMUM LENGTH OF 12 FEET AND WIDTH OF 8 FEET.*
2. *THE WASHOUT WILL BE A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS.*
3. *PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.*
4. *SIGNS SHALL BE POSTED MARKING THE LOCATION OF THE WASHOUT AREA TO ENSURE EQUIPMENT OPERATORS USE THE PROPER FACILITY.*
5. *THE WASHOUT AREA WILL BE CONSTRUCTED BEFORE CONCRETE POURS OCCUR AT THE SITE.*
6. *THE WASHOUT AREAS WILL BE INSPECTED DAILY TO ENSURE THAT ALL CONCRETE WASHING IS BEING DISCHARGED INTO THE WASHOUT AREA, NO LEAKS OR TEARS ARE PRESENT, AND TO IDENTIFY WHEN CONCRETE WASTES NEED TO BE REMOVED. THE WASHOUT AREAS WILL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75 PERCENT OF THE HOLDING CAPACITY. THEN THE CONCRETE WASTES WILL BE ALLOWED TO HARDEN, BE BROKEN UP, AND REMOVED.*

3 CONCRETE WASHOUT AREA

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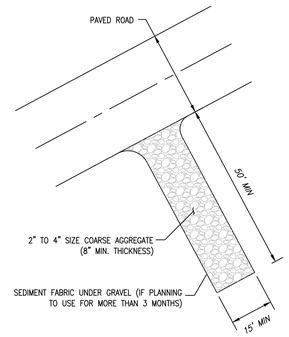


INLET PROTECTION GENERAL NOTES:

1. *PLACE WOOD BOARD OVER TOP OF BOX UNTIL READY TO PLACE TOP SECTION WITH INLET GRATE.*
2. *SURROUND INLET BOX WITH STRAW WADDLE OR SOCK UNTIL PLACEMENT OF CONCRETE COLLAR, WATERWAYS AND ASPHALT.*
3. *PROVIDE MINIMUM 2 FOOT OVERLAP OF ENDS OF WADDLE OR SOCK TO ENSURE NO GAP OCCURS. SECURE SECTIONS TO EACH OTHER AT BOTH ENDS OF THE OVERLAP.*
4. *AFTER COMPLETION OF THE TOP OF BOX, WRAP INLET GRATE WITH FILTER FABRIC AND PLACE ON INLET.*
5. *INSPECT WEEKLY AND AFTER STORM EVENTS. REMOVE ACCUMULATED SILTS ON THE FILTER FABRIC. REPLACE FILTER FABRIC IF RIPPED.*
6. *CLEAN OUT INLET BOX AT END OF CONSTRUCTION.*

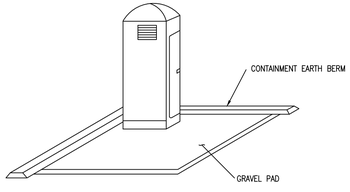
2 INLET PROTECTION

SCALE: N.T.S.



4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.



PORTABLE TOILET GENERAL NOTES:

1. *LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.*
2. *PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.*
3. *CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.*
4. *PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.*
5. *REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.*

5 PORTABLE TOILET

SCALE: N.T.S.

EROSION & SEDIMENTATION CONTROL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%
6. EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

   (A) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

   (B) WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

   (C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10 TO 20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF SPANISH FORK CITY MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION. PLEASE NOTE THAT BOTH EXISTING AND PROPOSED CONTOURS ARE SHOWN ON THIS PLAN.
11. THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:

    THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;

    INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART III.D.1. OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND

    A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2. OF THE PERMIT.
12. THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13. THE TOTAL AREA TO BE DISTURBED CONTAINS APPROXIMATELY 1.7 ACRES. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES IS 0.35.
14. THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
16. THIS PROPERTY IS LOCATED IN AN AREA "SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE". SEE LETTER OF MAP REVISION (LOMC) ISSUED APRIL 14, 2015, EFFECTIVE AUGUST 24, 2015 FOR CASE No. 15-08-0603P.
17. THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
18. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES..
19. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
20. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
21. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
22. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
23. ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
24. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP AND THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
25. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
26. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
27. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
29. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLNG OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
30. THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
31. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
32. IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVED ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
33. THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
34. EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION FENCE SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DATE	BY	DESCRIPTION
			REVISIONS

THE MONROE TOWNHOMES

SWPPP NOTES

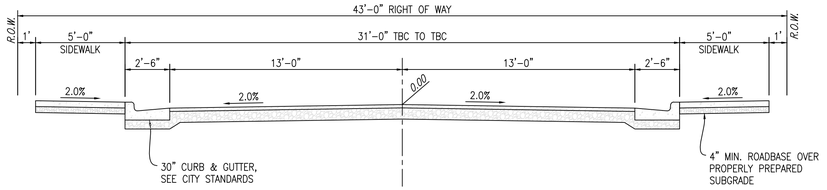
600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
V. SCALE: N/A
DATE: SEPT. 30, 2022
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EC2
34 of 41

PATH: 29_EC2_SWPPP Notes.dwg PLOTTED: October 5, 2022 4:27 P



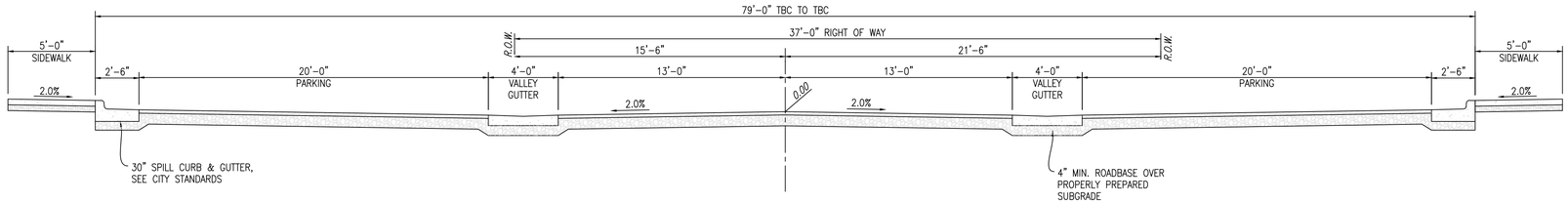
PRIMARY ROAD - CROSS-SECTION

SCALE: 1" = 4'



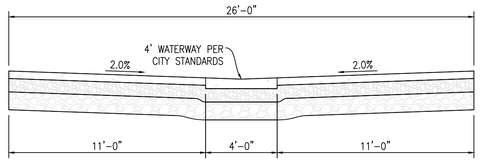
PAVEMENT SECTION FOR ROADWAYS

PAVEMENT SECTION BASED ON THE GEOTECHNICAL ENGINEERING PROVIDED BY CMT ENGINEERING PROJECT NO. 900129, DATED APRIL 8, 2021



PRIMARY ROAD - CROSS-SECTION @ PARKING

SCALE: 1" = 4'



26' ROAD CROSS-SECTION

SCALE: 1" = 4'

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
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10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE
	REVISIONS		

THE MONROE TOWNHOMES

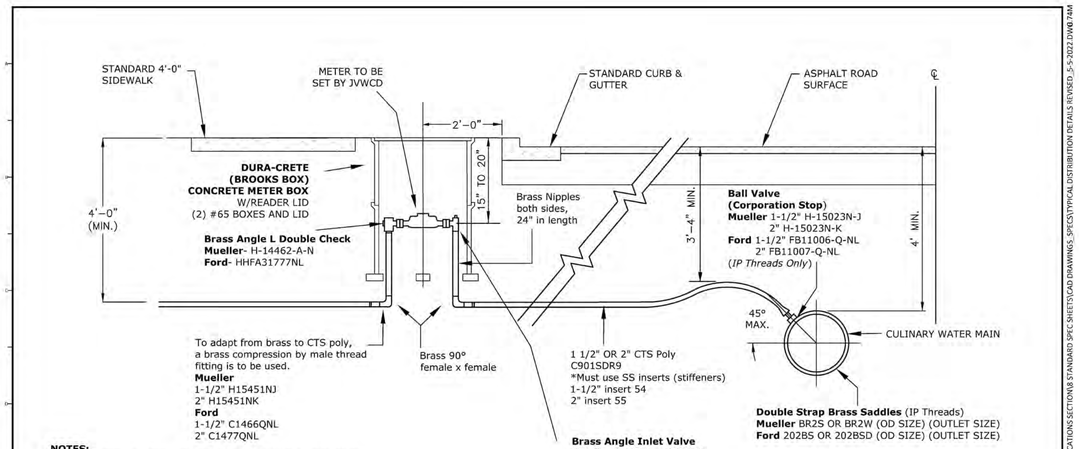
PROJECT DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
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SHEET NO.
DT1
35 of 41

PATH: 30_DT1_Details.dwg PLOTTED: October 5, 2022 4:28 P



NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.
3. ANGLE L DOUBLE CHECK FITTINGS ONLY AVAILABLE WITH 2" OUTLET, MAY NEED TO USE 2 x 1-1/2" BRASS BUSHING FOR 1-1/2" METER APPLICATIONS.

1 1/2" OR 2" WATER SERVICE

N.T.S.

REVISIONS			
REV.	DESCRIPTION	BY	DATE

JORDAN VALLEY WATER CONSERVANCY DISTRICT
8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

LINE IS 1 INCH IF NOT AS SHOWN (IF NOT 1"- SCALE ACCORDINGLY) — SHEET B
SCALE: SCALE
DESIGN: FFC
DRAWING: KDR
PROJ. MGR.: FFC
APPROVAL:

JVWCD DISTRIBUTION DETAILS

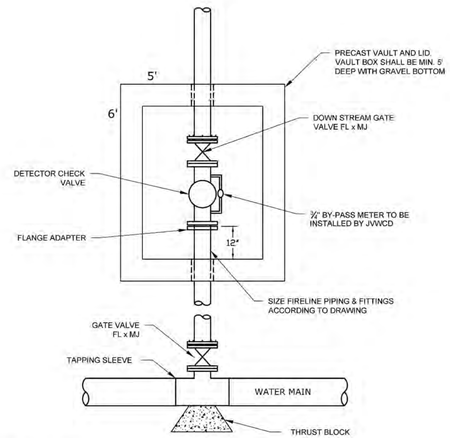
1.5" or 2" WATER SERVICE CONNECTION

DATE 5/5/2022
PROJECT NUMBER
CONSECUTIVE SHEET NUMBER 2
TOTAL SHEETS IN SET 2 OF 5

I:\MAINTENANCE\PIPELINE MAINTENANCE DIVISION\INSPECTIONS-LOCATIONS SECTION\8.STANDARD SPEC SHEETS\CAD DRAWINGS_SPEC\STYPICAL DISTRIBUTION DETAILS REVISED_5-5-2022.DWG 7:44A

NOTES:

1. A DOWN STREAM GATE VALVE, DETECTOR CHECK VALVE, AND FLANGE ADAPTER ARE REQUIRED TO BE INSTALLED INSIDE OF THE FIRELINE BOX BY THE CONTRACTOR.
2. TAPPING VALVE MUST HAVE A SLIP TYPE VALVE BOX AND SHALL BE SET TO FINISH GRADE.
3. ALL KNOCK OUTS FOR PIPE COMING INTO AND GOING OUT OF THE BOX MUST BE CEMENT GROUTED ONCE PIPE IS IN PLACE.
4. ALL BOLTS & NUTS UPSTREAM OF THE BOX MUST BE GREASED AND WRAPPED. ALL BOLTS WILL BE COATED WITH AN ACCEPTABLE THREAD LUBRICANT PRIOR TO INSTALLATION.
5. STANDARD SIZE 24" RING AND LID IS REQUIRED FOR VAULT ENTRANCE.
6. TYPICAL FIRELINE VAULT IS TO BE A MINIMUM OF 5'x6' IN SIZE WITH A GRAVEL BOTTOM, DESIGNED FOR H-20 LOADING. FLOOR SHALL HAVE A MINIMUM OF 12" GRAVEL SPREAD EVENLY THROUGHOUT.
7. A 12-GUAGE UNDERGROUND RATED LOCATING WIRE MUST BE LAID WITH THE PIPE.
8. DETECTOR CHECK VALVE SHALL BE EQUIPPED WITH ¾" BYPASS, ¾" BALL VALVES AND CHECK VALVE. DETECTOR CHECK SHALL BE MUELLER MODEL EDCIV, FEBCO SERIES 800 LF, OR APPROVED EQUAL. SUBMIT DATA CUT SHEET TO JVWCD FOR APPROVAL.
9. CONTRACTOR TO FURNISH AND INSTALL ¾" BYPASS PLUMBING. JVWCD TO FURNISH AND INSTALL ¾" BYPASS METER.
10. TAPPING SLEEVES SHALL BE ROMAC SSTIII, FORD FTSS, OR APPROVED EQUAL.
11. GATE VALVES SHALL BE MUELLER A2361 SERIES, CLOW VALVE MODEL 2638, OR APPROVED EQUAL.



FIRELINE BOX DETAIL

N.T.S.

REVISIONS			
REV.	DESCRIPTION	BY	DATE

JORDAN VALLEY WATER CONSERVANCY DISTRICT
8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

LINE IS 1 INCH IF NOT AS SHOWN (IF NOT 1"- SCALE ACCORDINGLY) — SHEET B
SCALE: SCALE
DESIGN: FFC
DRAWING: KDR
PROJ. MGR.: FFC
APPROVAL:

JVWCD DISTRIBUTION DETAILS

FIRELINE BOX DETAIL

DATE 5/5/2022
PROJECT NUMBER
CONSECUTIVE SHEET NUMBER 5
TOTAL SHEETS IN SET 5 OF 5

I:\MAINTENANCE\PIPELINE MAINTENANCE DIVISION\INSPECTIONS-LOCATIONS SECTION\8.STANDARD SPEC SHEETS\CAD DRAWINGS_SPEC\STYPICAL DISTRIBUTION DETAILS REVISED_5-5-2022.DWG 7:44A

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

REVISIONS			
NO.	DESCRIPTION	BY	DATE

THE MONROE TOWNHOMES

JVWCD WATER DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

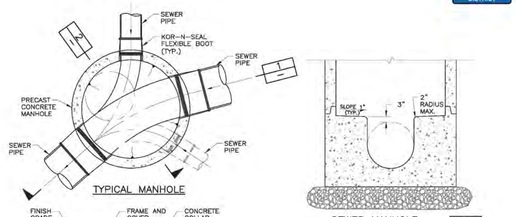
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H. SCALE:	N/A
DATE:	SEPT. 30, 2022
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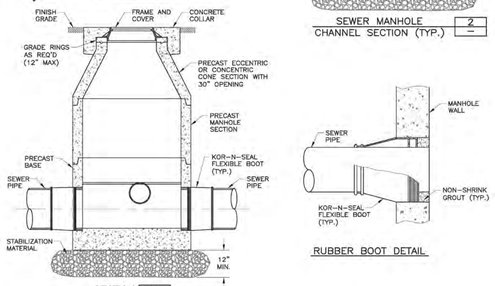
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Typical Sanitary Sewer Manhole



TYPICAL MANHOLE

SEWER MANHOLE CHANNEL SECTION (TYP.) 2 —



SECTION 1 —

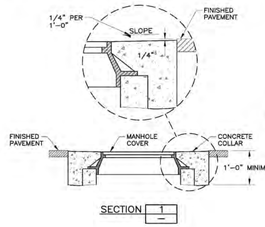
RUBBER BOOT DETAIL

NOTES:

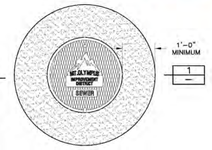
1. MANHOLE SIZE:
   A. DIAMETER IS 4 FEET: FOR SEWERS UNDER 12" DIAMETER.
   B. DIAMETER IS 5 FEET: FOR SEWERS 12" THROUGH 24", OR WHEN 3 OR MORE PIPES INTERSECT THE MANHOLE.
   C. CONSULT WITH MTOID FOR SEWERS LARGER THAN 24".
2. PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ASTM C 478. JOINTS SHALL BE RUBBER GASKET, OR SEALED WITH APPROVED SEALANT.
3. CONCRETE: CLASS 4000, APWA SECTION 03 30 04.
4. GROUT: 2 PARTS SAND TO 1 PART CEMENT MORTAR, ASTM C 1329. GROUT SHALL BE NON-SHRINK.
5. MANHOLES SHALL NOT HAVE STEPS.
6. ADDITIONAL WATERPROOFING OF MANHOLES MAY BE REQUIRED WITHIN 400 FEET OF WATERBODIES AT THE DISCRETION OF THE DISTRICT ENGINEER.

SHEET 1

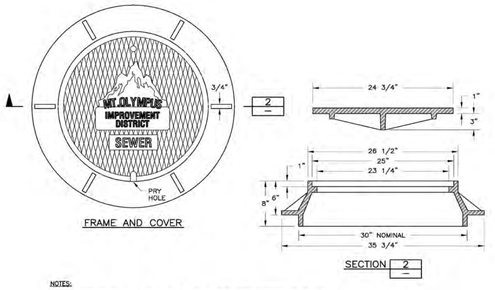
Manhole Collar



SECTION 1 —



MANHOLE COLLAR



FRAME AND COVER

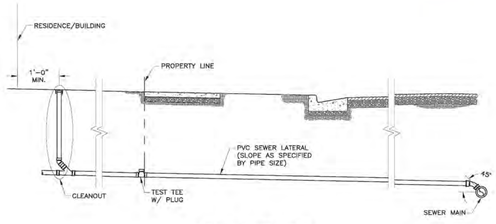
SECTION 2 —

NOTES:

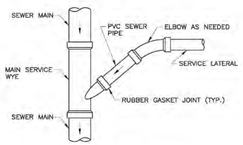
1. CONCRETE SHALL BE CLASS 4000 AS PER APWA SECTION 03 30 04. U-CART OR HAND MIXED CONCRETE WILL NOT BE ACCEPTED.
2. BACKFILL WITH GRADE 1 UNTREATED BASE COURSE AS PER APWA 32 11 23 2.1.
3. GRADE RINGS SHALL BE APWA STANDARD PLAN NO. 361. MTOID ALLOWS THE USE OF WHIRLYGIG OR APPROVED EQUIVALENT FOR SETTING GRADE RINGS.
4. CONCRETE COLLAR SHALL BE APWA STANDARD PLAN NO. 362.
5. LID SHALL BE CAST WITH "MTOID" LOGO.

SHEET 3

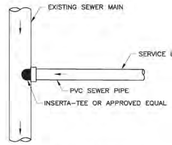
Typical Sewer Lateral & Cleanout



TYPICAL SEWER LATERAL



SERVICE CONNECTION TO NEW MAIN



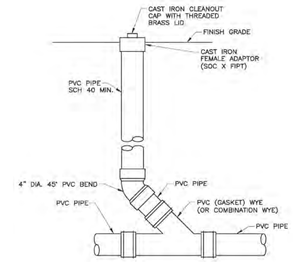
SERVICE CONNECTION TO EXISTING MAIN

NOTES:

1. SERVICE LATERAL SHALL BE 4" OR 6" AS SHOWN ON PLANS OR AS DIRECTED BY MT. OLYMPUS IMPROVEMENT DISTRICT.
2. SEWER LATERALS SHALL CONNECT TO SEWER MAIN AT EITHER A 22.5° OR 45° ANGLE.
3. LATERAL CONNECTIONS SHALL BE A MINIMUM OF 24 INCHES OFF OF BELL SPIGOT OF SEWER MAIN.
4. ONLY ONE (1) NEW LATERAL CONNECTION SHALL BE ALLOWED PER 4 FOOT SEGMENT OF SEWER MAIN PIPE.

SHEET 5

Typical Sewer Lateral & Cleanout (Cont.)



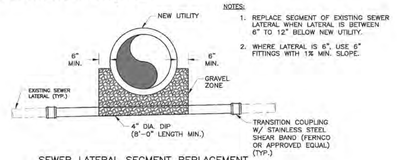
CLEANOUT

NOTES:

1. SIZE OF PIPING AS SHOWN ON DRAWINGS OR AS DETERMINED BY MT. OLYMPUS IMPROVEMENT DISTRICT.
2. PVC JOINTS SHALL BE GASKETED JOINTS. NO GLUE JOINTS ARE ALLOWED.
3. WHEN CONNECTING TO INTERIOR PIPING, SHEAR BAND FERNCO OR APPROVED EQUAL SHALL BE USED.

SHEET 6

Lateral Replacement & Cap-Off



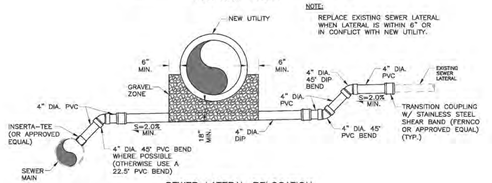
SEWER LATERAL SEGMENT REPLACEMENT FOR NEW UTILITY

NOTES:

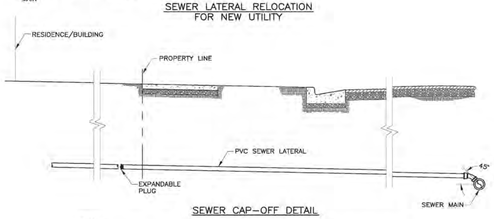
1. REPLACE SEGMENT OF EXISTING SEWER LATERAL WHEN LATERAL IS BETWEEN 6" TO 12" BELOW NEW UTILITY.
2. WHERE LATERAL IS 6", USE 6" FITTINGS WITH 1% MIN. SLOPE.

NOTE:

REPLACE EXISTING SEWER LATERAL WHEN LATERAL IS WITHIN 6" OR IN CONFLICT WITH NEW UTILITY.



SEWER LATERAL RELOCATION FOR NEW UTILITY



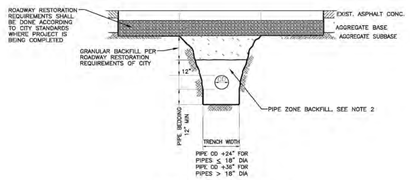
SEWER CAP-OFF DETAIL

NOTES:

1. A BAG OF QUIK-CRETE OR APPROVED EQUAL SHALL BE USED TO MIX AND FILL AROUND EXPANDABLE PLUG.
2. CAP-OFF SHALL BE BEHIND PROPERTY LINE. OLD PROPERTY LINE CLEANOUTS SHALL BE ABANDONED AS PART OF CAP-OFF PROCESS.

SHEET 7

Typical Trench Detail



TYPICAL TRENCH SECTION

NOTES:

1. TRENCH EXCAVATION IN ACCORDANCE WITH APWA 31 23 16, OSHA, AND UOSH SAFETY STANDARDS.
2. PIPE ZONE MATERIAL TO BE A-1-a OR A-1-b ASTM D 3282 3/4" MAXIMUM PARTICLE SIZE. PEA GRAVEL AND "SQUEEGY" IS NOT ALLOWED IN ANY PART OF THE PIPE ZONE. MATERIAL SHALL BE PLACED IN LIFT NOT EXCEEDING 8" AND COMPACTED TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER (PER ASTM 1557) WITHOUT DAMAGING OR DEFLECTING PIPE.
3. RECYCLED ASPHALT SHALL NOT BE USED FOR BACKFILL IN ANY PART OF THE TRENCH.
4. FOR NEW CONNECTIONS TRENCH WIDTH SHALL BE 4 FOOT MINIMUM.

SHEET 8

JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE

REVISIONS

THE MONROE TOWNHOMES

MOID SEWER DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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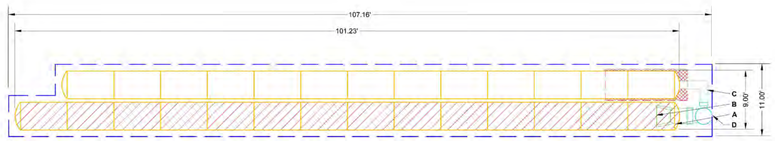
SHEET NO.
DT3
37 of 41

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PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
27	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.00
4	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
2347	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	3.50
		TOP OF SC-740 CHAMBER:	3.00
		12" x 12" TOP MANIFOLD INVERT:	1.54
		24" ISOLATOR ROW PLUS INVERT:	0.51
1145	SYSTEM AREA (SF)	BOTTOM OF SC-740 CHAMBER:	0.50
236.3	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	C	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	D	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER, SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

MONROE BETSEY
SOUTH SALT LAKE, UT
DRAWN: JT
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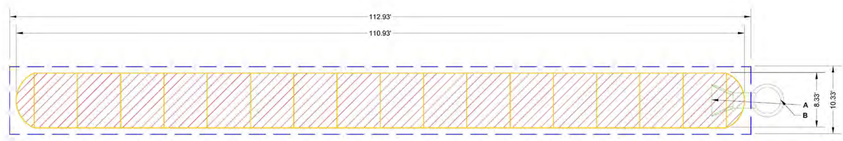
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SHEET
2 OF 6

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
16	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.75
2	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.25
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	7.75
0	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	7.75
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	7.75
4887	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	6.75
		TOP OF MC-7200 CHAMBER:	5.75
		24" ISOLATOR ROW PLUS INVERT:	0.94
		BOTTOM OF MC-7200 CHAMBER:	0.75
1167	SYSTEM AREA (SF)	BOTTOM OF STONE:	0.00
246.5	SYSTEM PERIMETER (ft)		

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
FLAMP	A	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC7200024RAMP		
CONCRETE STRUCTURE	B	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER, SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
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MONROE-DOLORES
SOUTH SALT LAKE, UT
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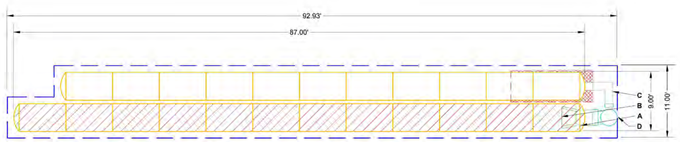
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SHEET
2 OF 5

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
23	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.00
4	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
2018	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	3.50
		TOP OF SC-740 CHAMBER:	3.00
		12" x 12" TOP MANIFOLD INVERT:	1.54
		24" ISOLATOR ROW PLUS INVERT:	0.51
988	SYSTEM AREA (SF)	BOTTOM OF SC-740 CHAMBER:	0.50
207.9	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	C	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	D	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
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MONROE-ELEANOR
SOUTH SALT LAKE, CITY, UT
DRAWN: JT
CHECKED: N/A
DATE:
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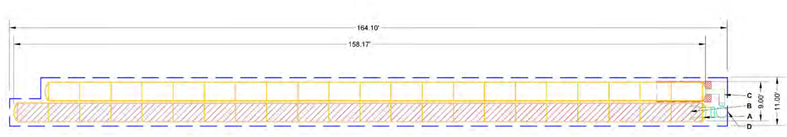
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SHEET
2 OF 6

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
43	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.00
4	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
3665	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	3.50
		TOP OF SC-740 CHAMBER:	3.00
		12" x 12" TOP MANIFOLD INVERT:	1.54
		24" ISOLATOR ROW PLUS INVERT:	0.51
1771	SYSTEM AREA (SF)	BOTTOM OF SC-740 CHAMBER:	0.50
350.2	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	C	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	D	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
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MONROE-RITA PLACE
SOUTH SALT LAKE, UT
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2 OF 6

JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DESCRIPTION	BY	DATE
	REVISIONS		

THE MONROE TOWNHOMES

STORMTECH DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
DT4
38 of 41

PATH: 33_DT4_Details.dwg PLOTTED: October 5, 2022 4:30 P

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADS Advanced Drainage Systems, Inc.

ADS SiteAssist® FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

MONROE BETSEY

SOUTH SALT LAKE, UT

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (+1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

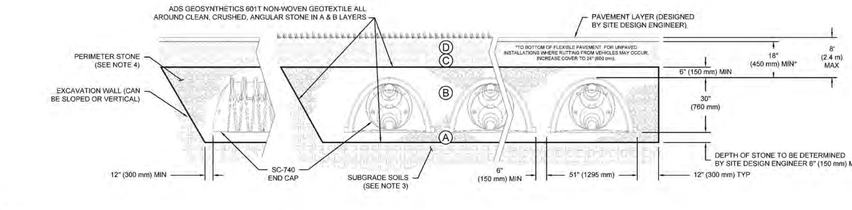
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE.	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE.	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MONROE BETSEY
SOUTH SALT LAKE, UT
DRAWN: JT
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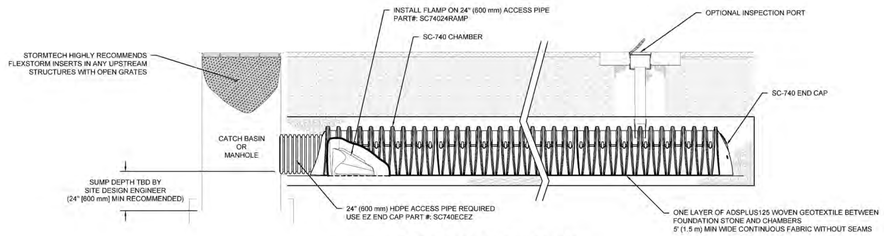
DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS AT THE TIME OF THIS DRAWING. ADS RESERVES THE RIGHT TO REVISE THIS DRAWING AND/OR REVISE THE LAYOUT BASED ON ADDITIONAL INFORMATION PROVIDED TO ADS AFTER THE DRAWING HAS BEEN ISSUED. THE LAYOUT SHOWN ON THIS DRAWING MAY NOT REFLECT AS-BUILT CONDITIONS. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE FINAL SITE LAYOUT MEETS ALL APPLICABLE REGULATIONS AND PROJECT REQUIREMENTS. REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE FINAL SITE LAYOUT MEETS ALL APPLICABLE REGULATIONS AND PROJECT REQUIREMENTS. REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE

SHEET
3 OF 6



SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MONROE BETSEY
SOUTH SALT LAKE, UT
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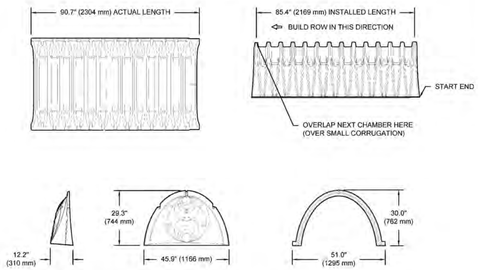
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SHEET
4 OF 6

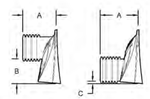
SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS.



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR".
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.5" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

MONROE BETSEY
SOUTH SALT LAKE, UT
DRAWN: JT
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DATE:
PROJECT #:

DATE	DRW	CHK	DESCRIPTION

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888-892-2694 | WWW.STORMTECH.COM

ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

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SHEET
5 OF 6

JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

REVISIONS			
#	DATE	BY	DESCRIPTION

THE MONROE TOWNHOMES
600 EAST 3000 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

STORMTECH DETAILS

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
DT5
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NYLOPLAST DRAIN BASIN

NTS

NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR-35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2608AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

MONROE BETSEY
SOUTH SALT LAKE, UT

DATE:
PROJECT #:
DRAWN: JT
CHECKED: NIA

DATE	DRW	CHK	DESCRIPTION

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO YOU OR WHEN THE DIRECTION OF PIPE OR CURVES HAS BEEN SPECIFIED BY YOU OR YOUR REPRESENTATIVE, WE ASSUME NO RESPONSIBILITY FOR THE EFFICIENCY OR PROPER FUNCTION OF THE SYSTEM SHOWN. THE RESPONSIBILITY FOR THE ADEQUACY AND PROPER FUNCTION OF THE SYSTEM AS DESIGNED IS THAT OF THE ENGINEER OF RECORD FOR THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE INSTALLATION MEETS OR EXCEEDS ALL MANUFACTURER RECOMMENDATIONS AND LOCAL, REGIONAL AND NATIONAL CODES AND REGULATIONS.

Nyloplast®
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
770-452-2463 WWW.NYLOPLAST-US.COM

ADS

SHEET
6 OF 6

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

#	DATE	BY	DESCRIPTION

REVISIONS

THE MONROE TOWNHOMES

STORMTECH DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
DT6
40 of 41

PATH: 35_DT6_Details.dwg PLOTTED: October 5, 2022 4:32 P

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

ADS SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

MONROE-DOLORES
SOUTH SALT LAKE, UT

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED, UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONE/SHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-7200 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

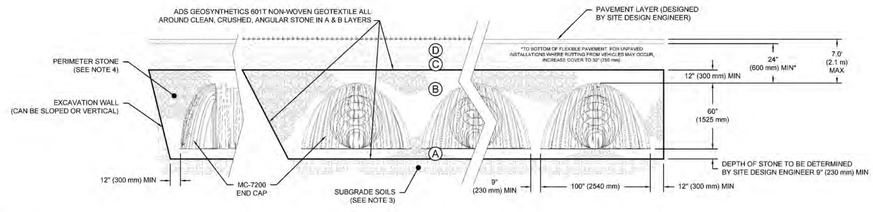
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[4] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[4] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MONROE-DOLORES
SOUTH SALT LAKE, UT
DATE: DRAWN: JT
PROJECT #: CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

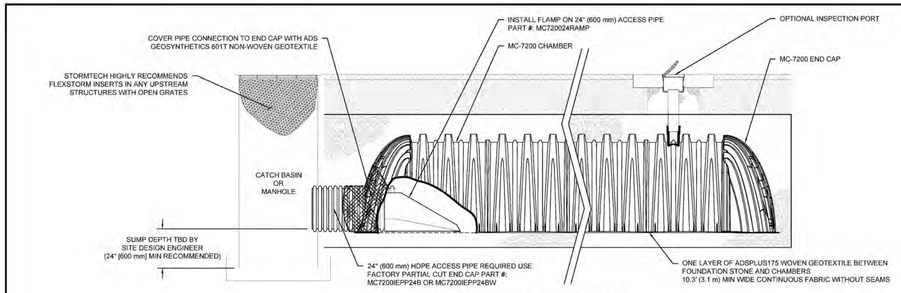
StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS. UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER, THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PROJECT IS DESIGNED AND BUILT ACCORDING TO SITE SPECIFIC CONDITIONS, LOCAL REGULATIONS, AND HANDLING REQUIREMENTS.

SHEET 3 OF 5



MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MONROE-DOLORES
SOUTH SALT LAKE, UT
DATE: DRAWN: JT
PROJECT #: CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

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1-800-733-7473

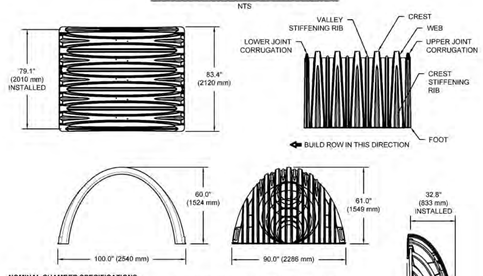
ADS

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SHEET 4 OF 5

MC-7200 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.5 CUBIC FEET	(4.95 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS. 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

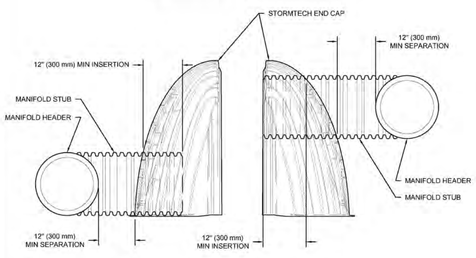
PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B":
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	—
MC7200IEPP06B		—	0.85" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	—
MC7200IEPP08B		—	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	—
MC7200IEPP10B		—	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	—
MC7200IEPP12B		—	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	—
MC7200IEPP15B		—	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	—
MC7200IEPP18TW			
MC7200IEPP18B		—	1.97" (50 mm)
MC7200IEPP18BW			
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	—
MC7200IEPP24TW			
MC7200IEPP24B		—	2.26" (57 mm)
MC7200IEPP24BW			
MC7200IEPP30BW	30" (750 mm)	—	2.95" (75 mm)
MC7200IEPP36BW	36" (900 mm)	—	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	—	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MONROE-DOLORES
SOUTH SALT LAKE, UT
DATE: DRAWN: JT
PROJECT #: CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

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SHEET 5 OF 5

JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4904495-2202
JASON H. THOMPSON
10/5/2022
STATE OF UTAH

REVISIONS			
#	DATE	BY	DESCRIPTION

THE MONROE TOWNHOMES

STORMTECH DETAILS

600 EAST 3900 SOUTH
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET SIZE: ARCH D
H. SCALE: N/A
H. SCALE: N/A
DATE: SEPT. 30, 2022
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SHEET NO.
DT7
41 of 41

PATH: 36_DT7_Details.dwg PLOTTED: October 5, 2022 4:33 P

THE MONROE TOWNHOMES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH
JUNE 2023

CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	26.94	20.00	77°11'12"	15.96	24.95	S38°37'12"W
C2	26.94	20.00	77°11'14"	15.96	24.95	S38°34'02"E
C3	4.47	20.00	12°48'46"	2.25	4.46	S83°34'02"E
C4	4.47	20.00	12°48'47"	2.25	4.46	S83°37'12"W
C5	7.14	22.00	18°35'43"	3.60	7.11	N9°19'29"E
C6	7.10	22.00	18°29'24"	3.58	7.07	S9°13'07"E
C7	35.04	78.50	25°34'33"	17.82	34.75	N14°13'17"W
C8	47.19	100.00	27°02'08"	24.04	46.75	N13°29'29"W
C9	55.33	121.50	26°05'33"	28.15	54.85	N13°57'47"W
C10	15.61	121.50	7°21'35"	7.81	15.60	S23°19'46"E
C11	10.60	78.50	7°44'21"	5.31	10.60	S23°08'23"E
C12	47.19	100.00	27°02'08"	24.04	46.75	S13°29'29"E
C13	37.04	78.50	27°02'08"	18.87	36.70	S13°29'29"E
C14	24.36	78.50	17°46'51"	12.28	24.26	S8°51'50"E
C15	2.08	78.50	1°30'57"	1.04	2.08	S18°30'44"E
C16	25.92	16.50	90°00'00"	16.50	23.33	S45°01'35"W
C17	59.69	38.00	90°00'00"	38.00	53.74	S45°01'35"W
C18	25.97	16.50	90°10'05"	16.55	23.37	N44°53'22"W
C19	44.06	28.00	90°10'05"	28.08	39.66	N44°53'22"W
C20	14.51	10.00	83°07'24"	8.87	13.27	N41°32'07"W
C21	39.27	25.00	90°00'00"	25.00	35.36	S44°58'25"E

LINE TABLE

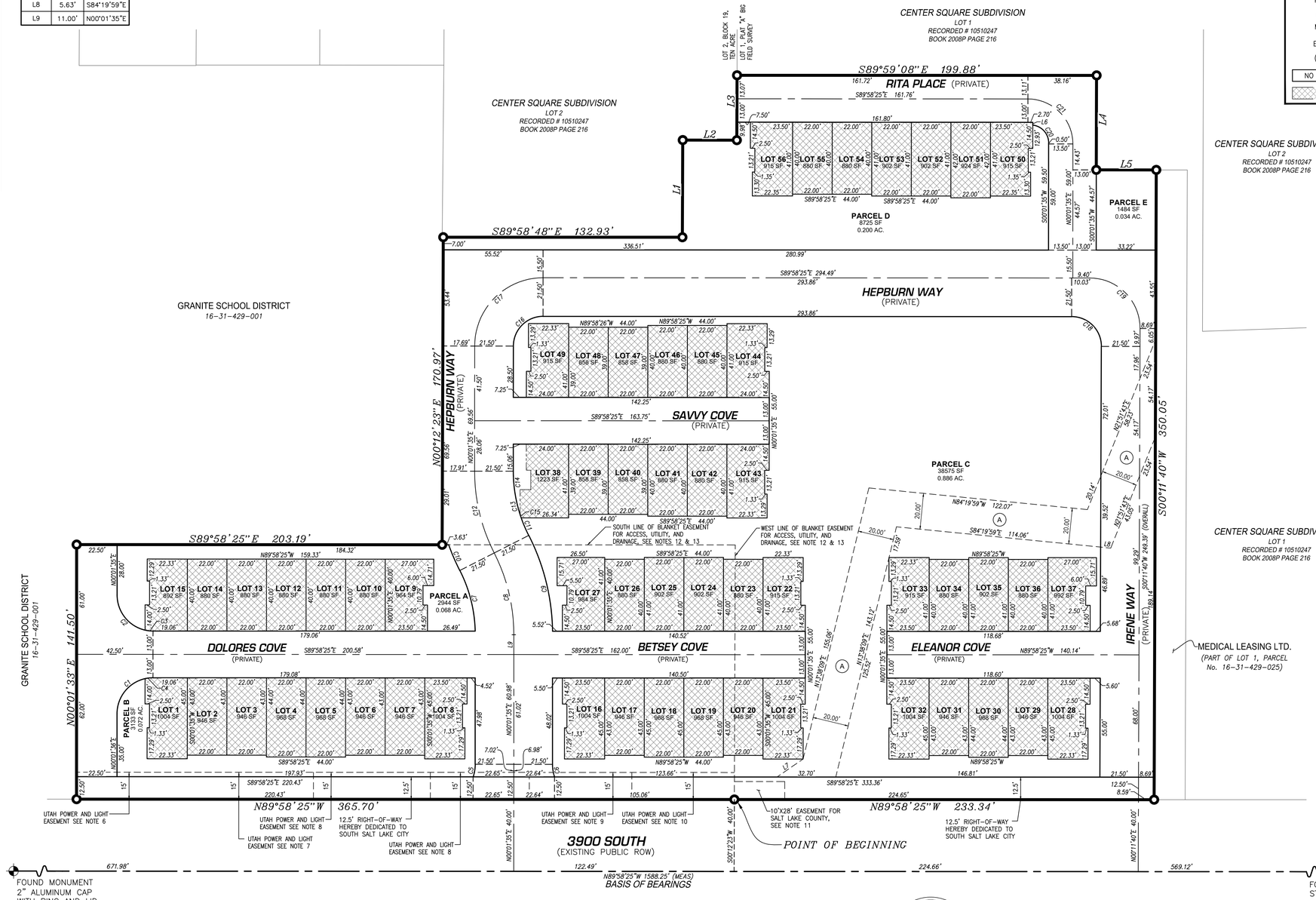
LINE	LENGTH	DIRECTION
L1	54.00'	N00°12'24"E
L2	30.06'	S89°59'03"E
L3	36.05'	N00°12'23"E
L4	52.54'	S00°12'11"W
L5	33.35'	S89°59'06"E
L6	1.57'	S00°01'35"W
L7	17.65'	N55°30'25"E
L8	5.63'	S84°19'59"E
L9	11.00'	N00°01'35"E

LEGEND & ABBREVIATIONS:

- SECTION MONUMENT
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- UNIT LOT LINE
- EXISTING PARCEL LINE
- EASEMENT LINE
- BOUNDARY SEGMENT MARKER
- ROW — RIGHT-OF-WAY
- TYP — TYPICAL
- MON — MONUMENT
- ESMT — EASEMENT
- (A) — 20' WIDE EASEMENT DEDICATED TO THE BIG DITCH IRRIGATION COMPANY
- NO HATCH — COMMON AREA, U.N.O.
- PRIVATE AREA

NOTES:

1. ALL PROPERTIES ARE SUBJECT TO THE RULES AND REGULATIONS AS SET FORTH IN THE CC&R'S FOR THIS PROJECT. SAID CC&R'S WERE RECORDED _____ ___, 20__ AS ENTRY No. _____ IN BOOK ____ AT PAGE ____, OF OFFICIAL RECORDS.
2. ALL COMMON AREAS, PARCEL A, B, C, D, E, AND PRIVATE ROADWAYS TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS AND TO BE OWNED AND MAINTAINED BY THE MONROE TOWNHOMES HOME OWNER'S ASSOCIATION.
3. HOA SHALL MAINTAIN ALL UTILITIES INSTALLED AND MAINTAINED FOR THE BENEFIT OF THE OWNERS COLLECTIVELY, INCLUDING UTILITY LINES SERVICING MORE THAN A SINGLE LIVING UNIT. INDIVIDUAL OWNERS SHALL MAINTAIN ALL UTILITY LINES THAT SERVICE ONLY THEIR SINGLE LIVING UNIT.
4. OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN PARCEL A, B, C, COMMON AREAS, AND PRIVATE ROADWAYS FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.
5. BOUNDARY CORNERS WILL BE SET WITH A REBAR AND CAP. WHERE THE BOUNDARY CORNER LIES IN CONCRETE OR ASPHALT, A NAIL WILL BE SET.
6. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON OCTOBER 25, 2002 AS ENTRY No. 8397668 IN BOOK 8671, AT PAGE 6674, OF OFFICIAL RECORDS.
7. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON OCTOBER 25, 2002 AS ENTRY No. 8397663 IN BOOK 8671, AT PAGE 6659, OF OFFICIAL RECORDS.
8. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON AUGUST 26, 2003 AS ENTRY No. 8789729 IN BOOK 8869, AT PAGE 8498, OF OFFICIAL RECORDS.
9. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON APRIL 2, 2003 AS ENTRY No. 8594842 IN BOOK 8770, AT PAGE 1093, OF OFFICIAL RECORDS.
10. THE EXISTING 15' WIDE EASEMENT SHOWN HEREON, IN FAVOR OF UTAH POWER AND LIGHT COMPANY, WAS RECORDED ON DECEMBER 19, 2002 AS ENTRY No. 8466578 IN BOOK 8706, AT PAGE 4229, OF OFFICIAL RECORDS.
11. THERE IS AN EXISTING 28' X 10' EASEMENT, AS SHOWN HEREON, FOR THE PURPOSE OF A BOX CULVERT IN FAVOR OF SALT LAKE COUNTY. FIVE (6) DOCUMENTS WERE RECORDED FOR THIS EASEMENT AS FOLLOWS:
    - ENTRY No. 2821379, BOOK 4223, PAGE 8, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821381, BOOK 4223, PAGE 10, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821384, BOOK 4223, PAGE 13, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821387, BOOK 4223, PAGE 16, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821389, BOOK 4223, PAGE 18, RECORDED ON JUNE 7, 1976.
    - ENTRY No. 2821393, BOOK 4223, PAGE 22, RECORDED ON JUNE 7, 1976.
12. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AS DESCRIBED IN THAT CERTAIN UTILITY AND DRAINAGE EASEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH SALT LAKE SURGICAL CENTER, AND CENTER SQUARE MEDICAL RECORDED ON MAY 12, 2005 AS ENTRY No. 9375372 IN BOOK 9130 AT PAGE 2898, OF OFFICIAL RECORDS. THIS IS A BLANKET EASEMENT THAT ENCUMBERS APPROXIMATELY THE NORTH HALF AND EAST HALF OF THE PROJECT AS SHOWN HEREON.
13. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AS DESCRIBED IN THAT CERTAIN PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND TRAFFIC AND VEHICULAR PARKING EASEMENT BETWEEN MEDICAL LEASING LIMITED, ZIONS FIRST NATIONAL BANK, HEALTH SOUTH SALT LAKE SURGICAL CENTER, AND MEDWOOD, LC RECORDED ON AUGUST 2, 2002 AS ENTRY No. 8310547 IN BOOK 8628 AT PAGE 2329, OF OFFICIAL RECORDS. THIS IS A BLANKET EASEMENT THAT ENCUMBERS APPROXIMATELY THE NORTH HALF AND EAST HALF OF THE PROJECT AS SHOWN HEREON.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

JT ENGINEERING
JT Engineering, PC
7886 South 2325 East
South Weber, Utah
Mobile 801.866.7702

SALT LAKE COUNTY RECORDER

RECORDED # _____.

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

_____

DATE _____ TIME _____ BOOK _____ PAGE _____.

FEE $ _____ DEPUTY SALT LAKE COUNTY RECORDER

2 of 2

PATH: 03_Plat (FINAL).dwg PLOTTED: June 9, 2023 4:38PM

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE:	February 1, 2024
PROJECT NUMBER:	S-22-005
REQUEST:	An application for a one-lot Final 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

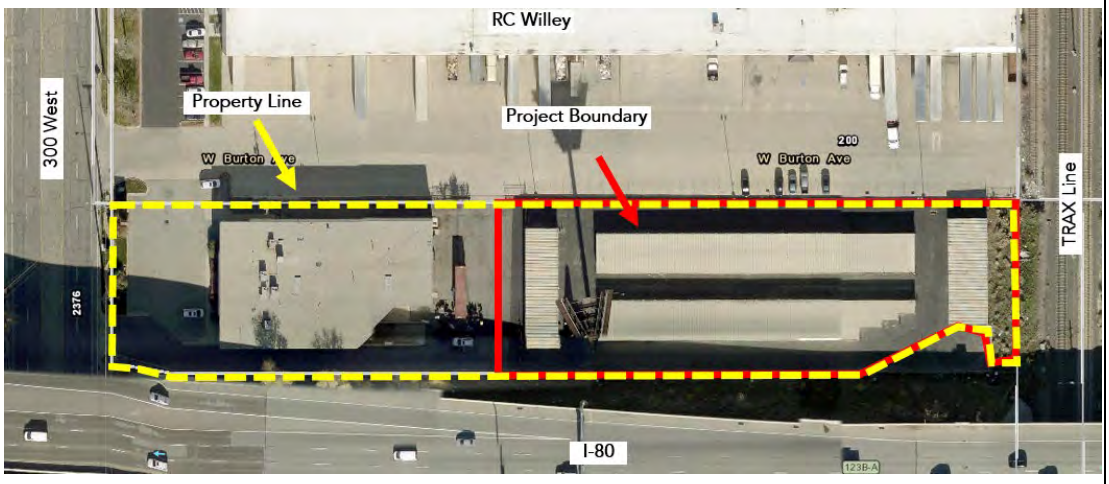
STAFF RECOMMENDATION:

Staff recommends approval for a one-lot Final 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 held a public hearing on February 1, 2024. There were no public comments. The Planning Commission unanimously approved the Preliminary Subdivision Plat.

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 East portion of Parcel – Self-Storage	North – Downtown District South – TOD East – Downtown District 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 South – TOD East – Downtown District West – Downtown District

Figure 1: Existing Parcel Lines

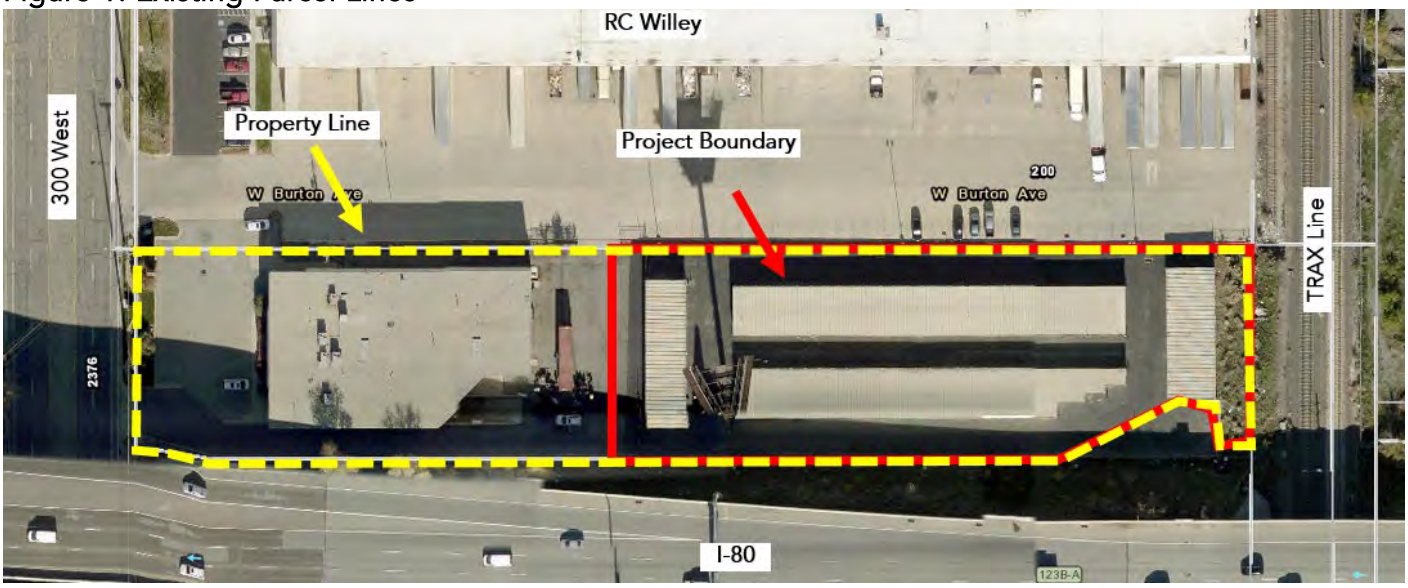


Figure 2: Existing Building Elevations



Figure 3: Proposed Building Renderings





Figure 4: Proposed Site Plan

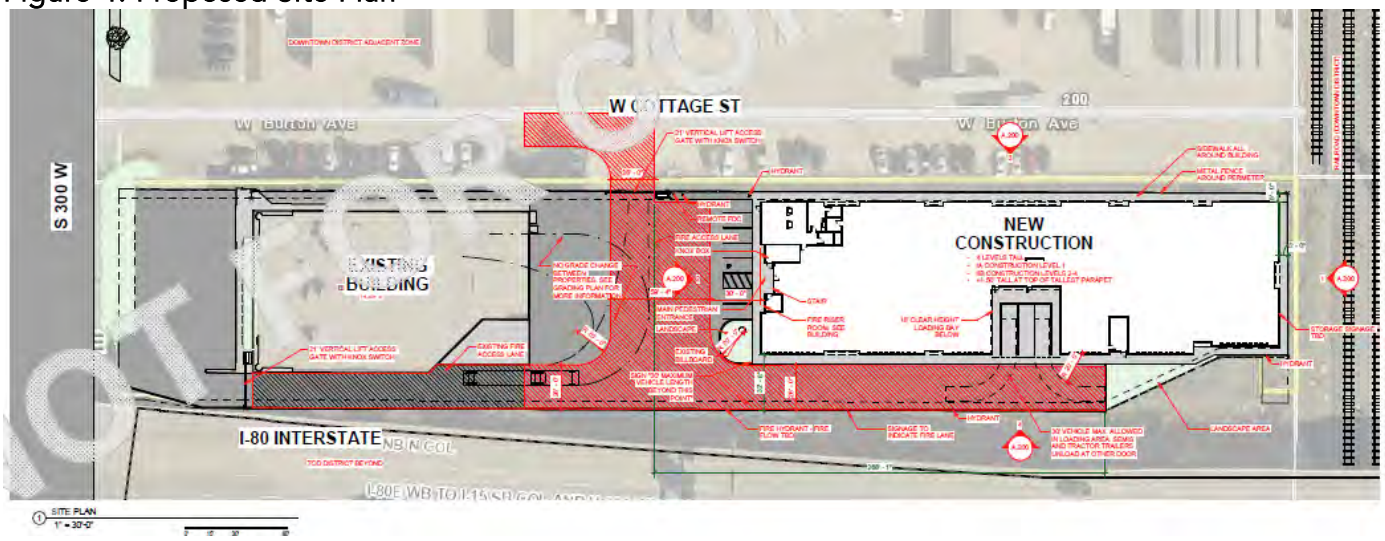
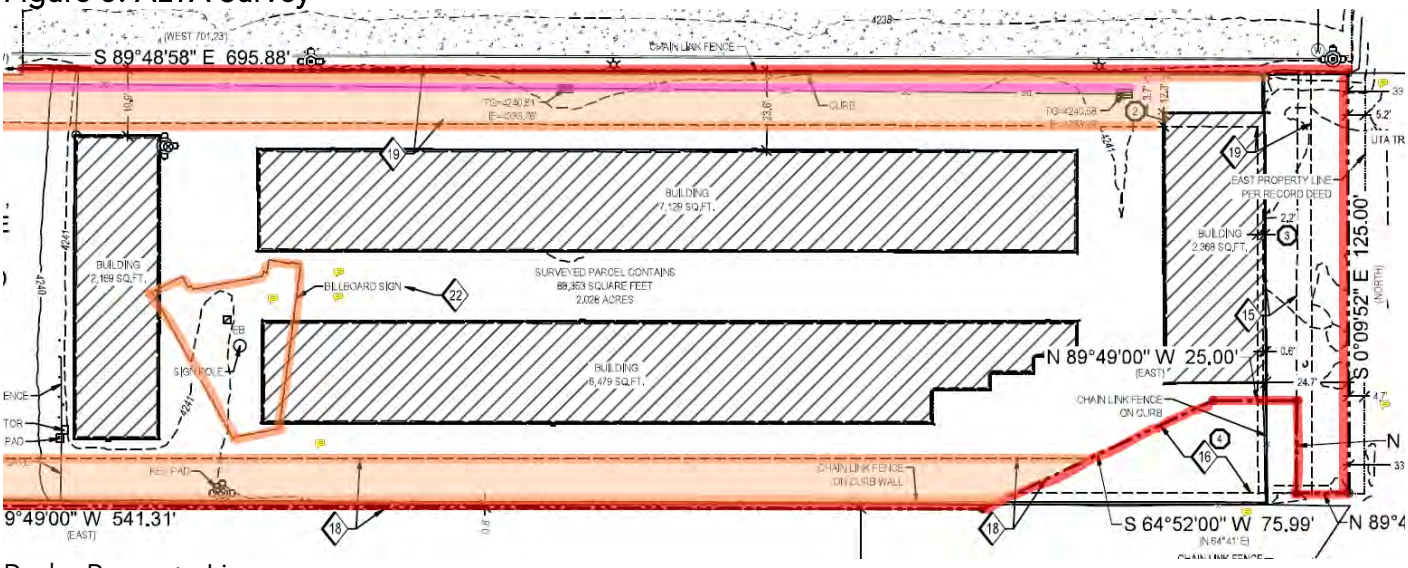
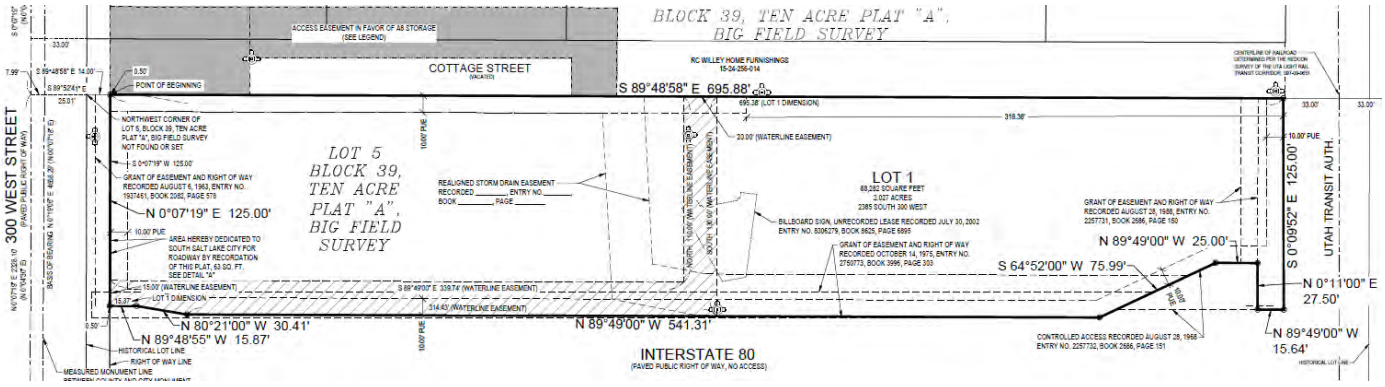


Figure 5: ALTA Survey



Red – Property Line
Light Orange – Easements
Pink – Storm Drain

Figure 6: Final Subdivision Plat **Full Final 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 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	
4. Adequate storm / flood water drainage will be provided to an approved drainage	Per the Engineering review, there is adequate storm or flood water drainage.	

watercourse or facility with capacity.		
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 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 Final Subdivision Plat, 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 Final Subdivision Plat, 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 Final Subdivision Plat, 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

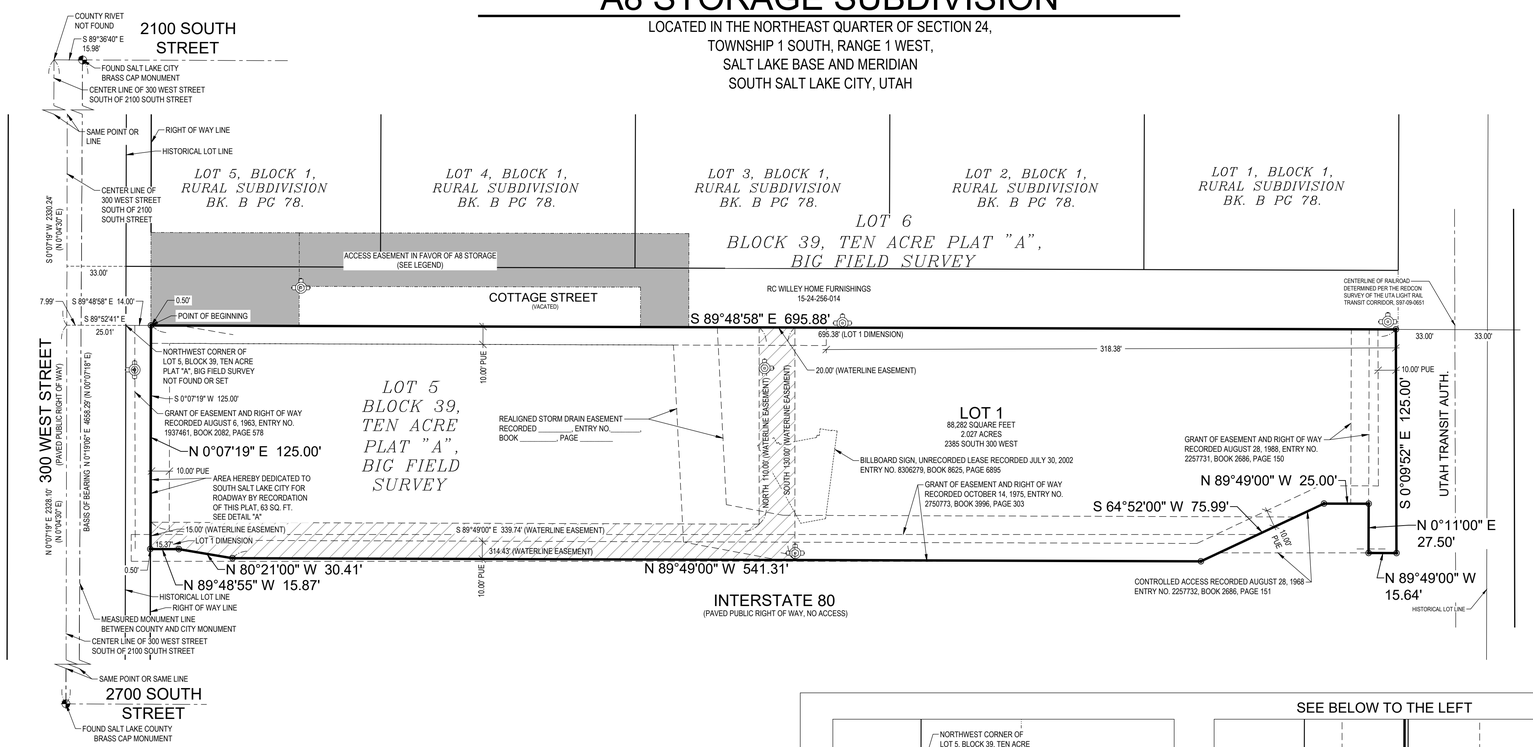
Move to table the decision on the application submitted for one-lot Final Subdivision Plat, in order to construct and operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns 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'

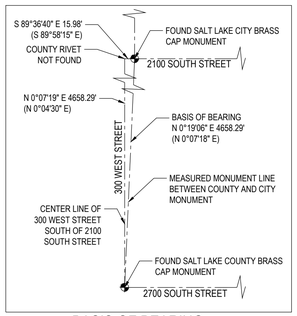
LEGEND

- 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

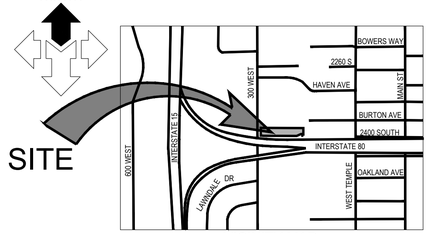
1. OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOT 1 FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

2. RECORD OF SURVEY FILED WITH THE SALT LAKE COUNTY SURVEYOR AS S2021-10-0658.



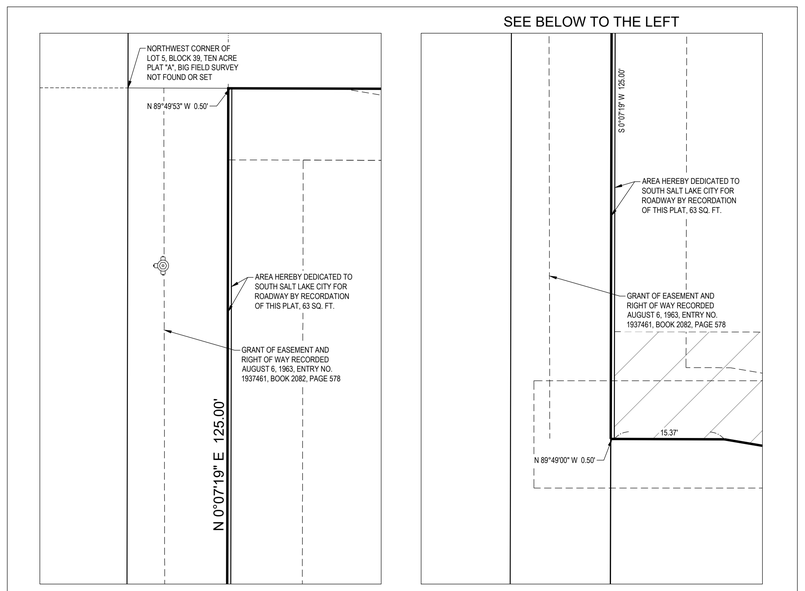
BASIS OF BEARING
EXHIBIT

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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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

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

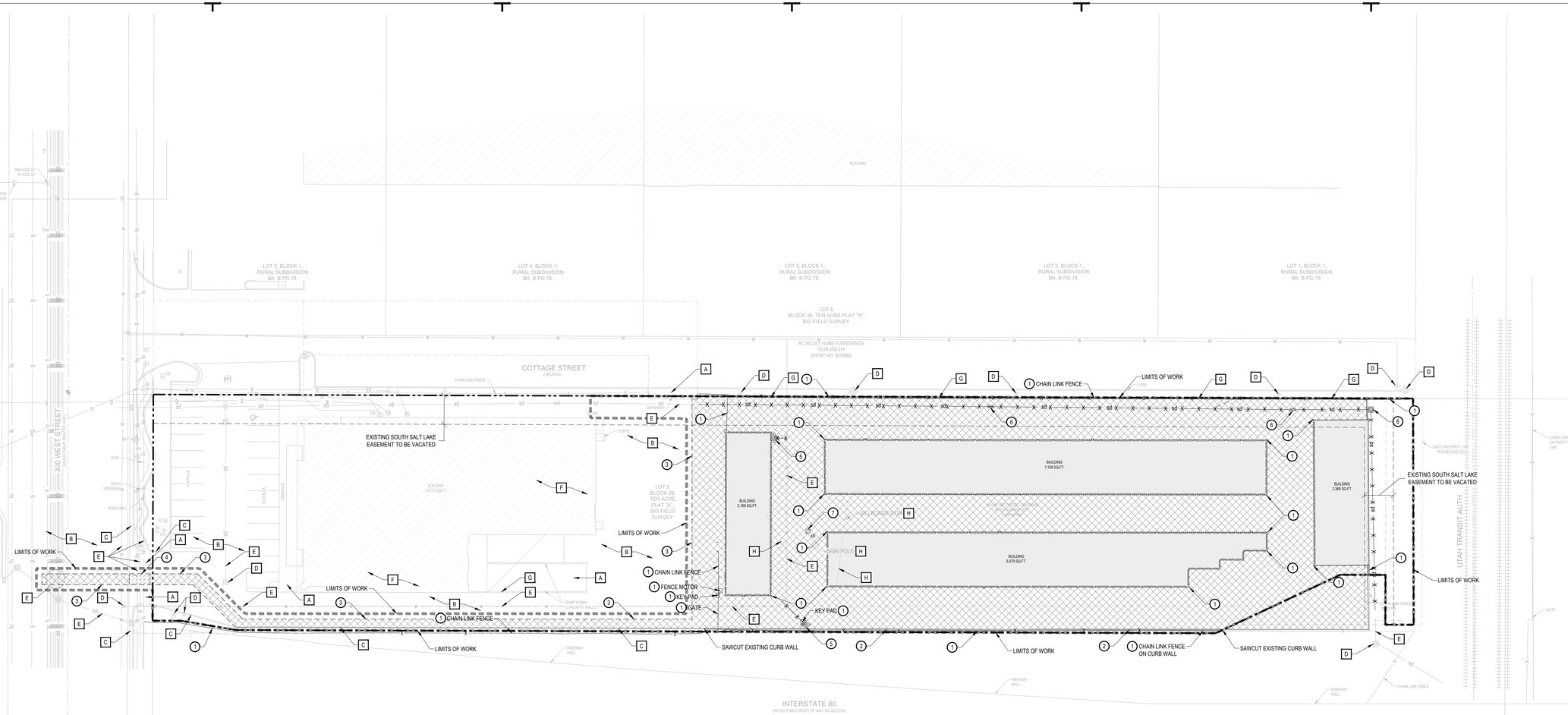
REVISIONS		
REV	DATE	DESCRIPTION
1	03/21/23	PER SSLC COMMENTS

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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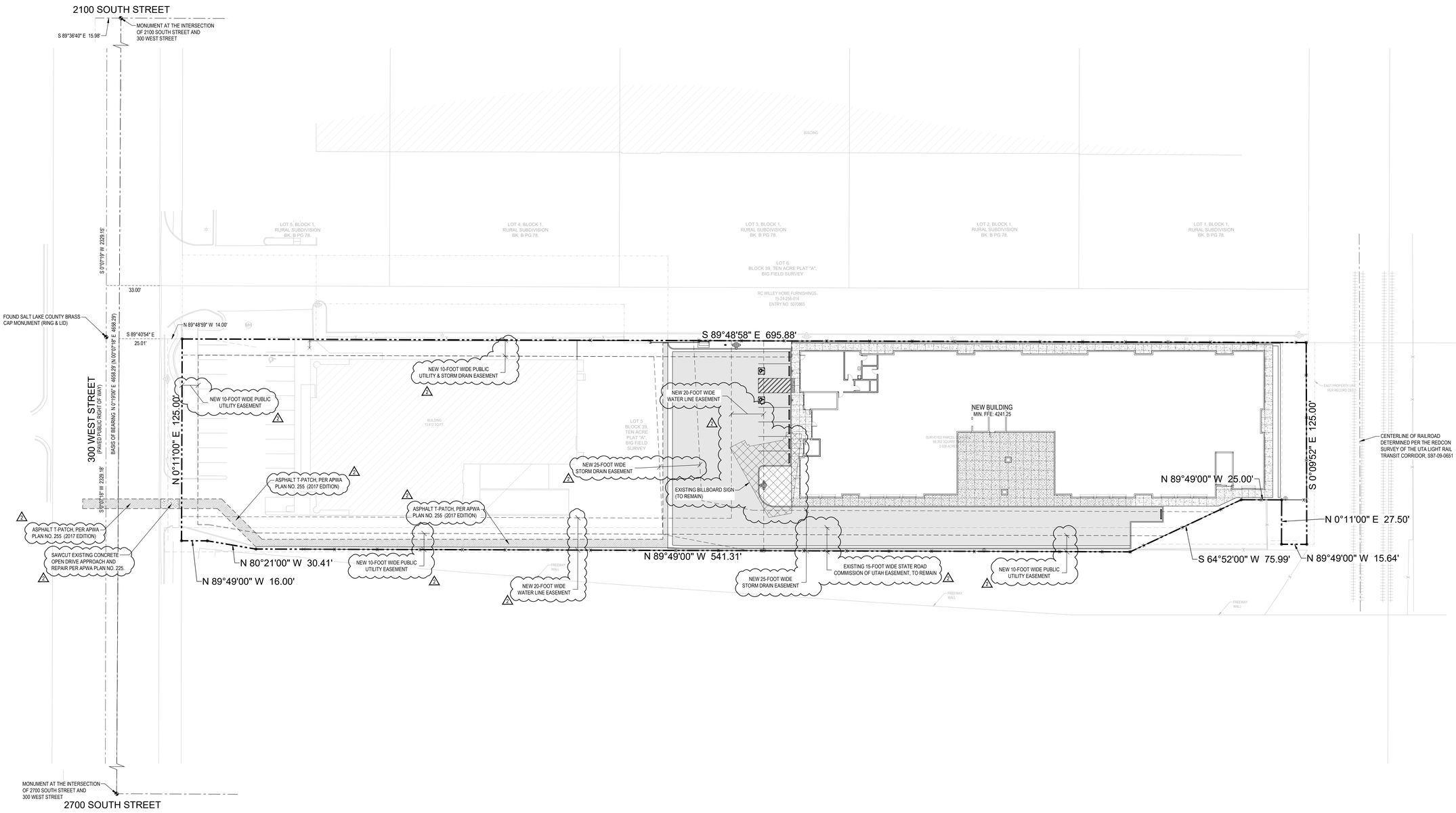
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2 SITE DEMOLITION PLAN

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NOTES:
NO PROJECT IMPROVEMENTS ARE WITHIN A FEMA DESIGNATED FLOODPLAIN. 2

NORTH

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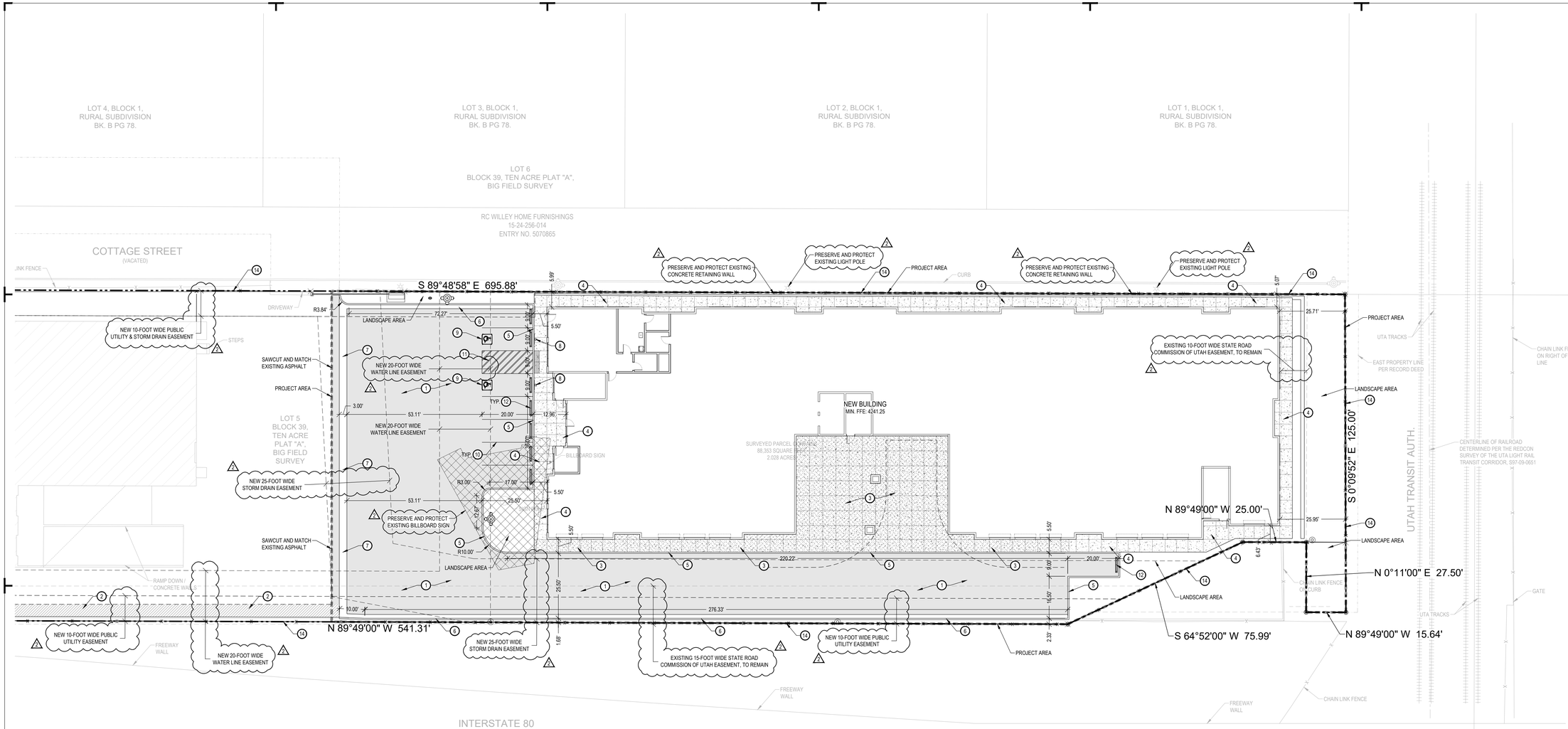
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OVERALL CIVIL SITE PLAN

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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

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0 10' 20' 40' 60'

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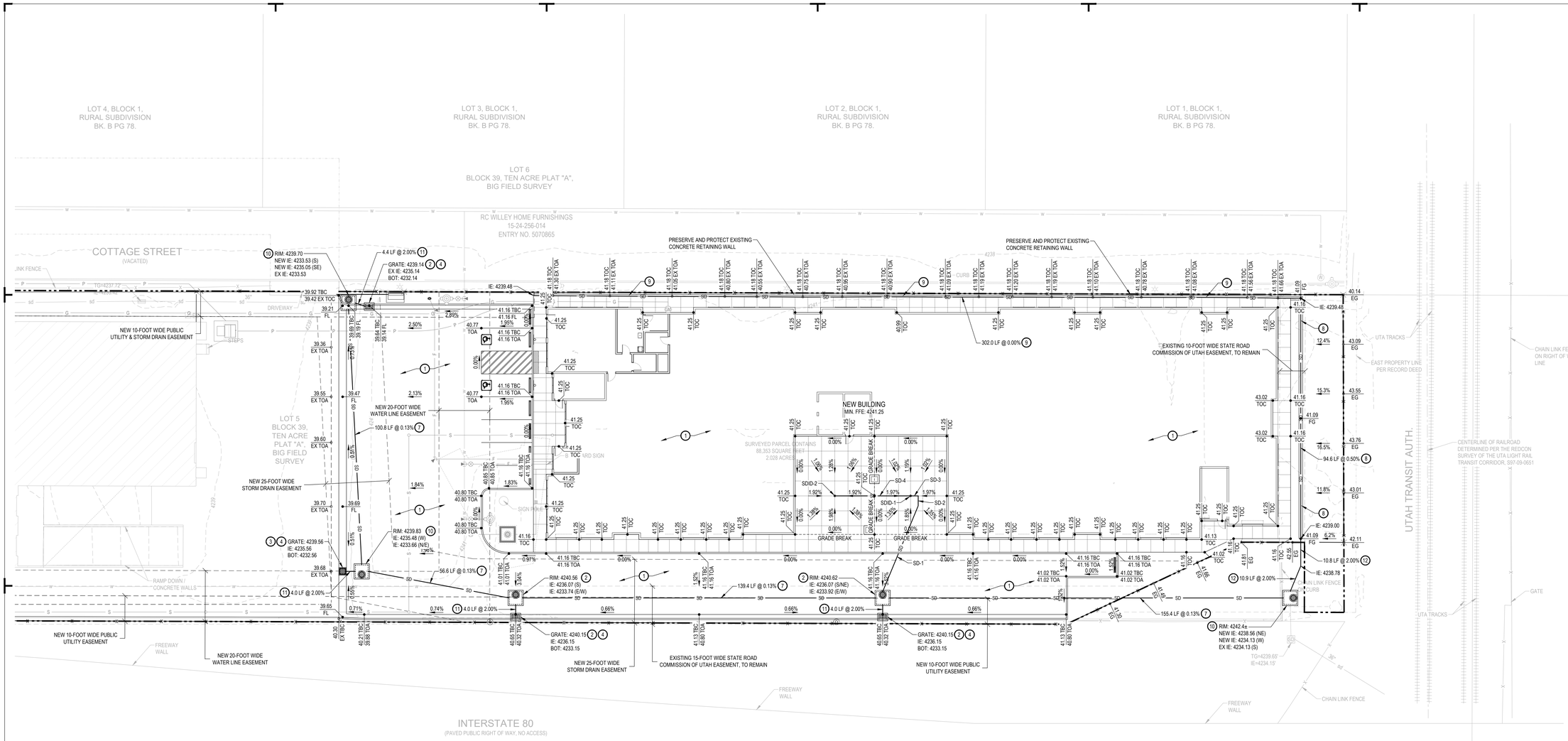
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CIVIL SITE PLAN

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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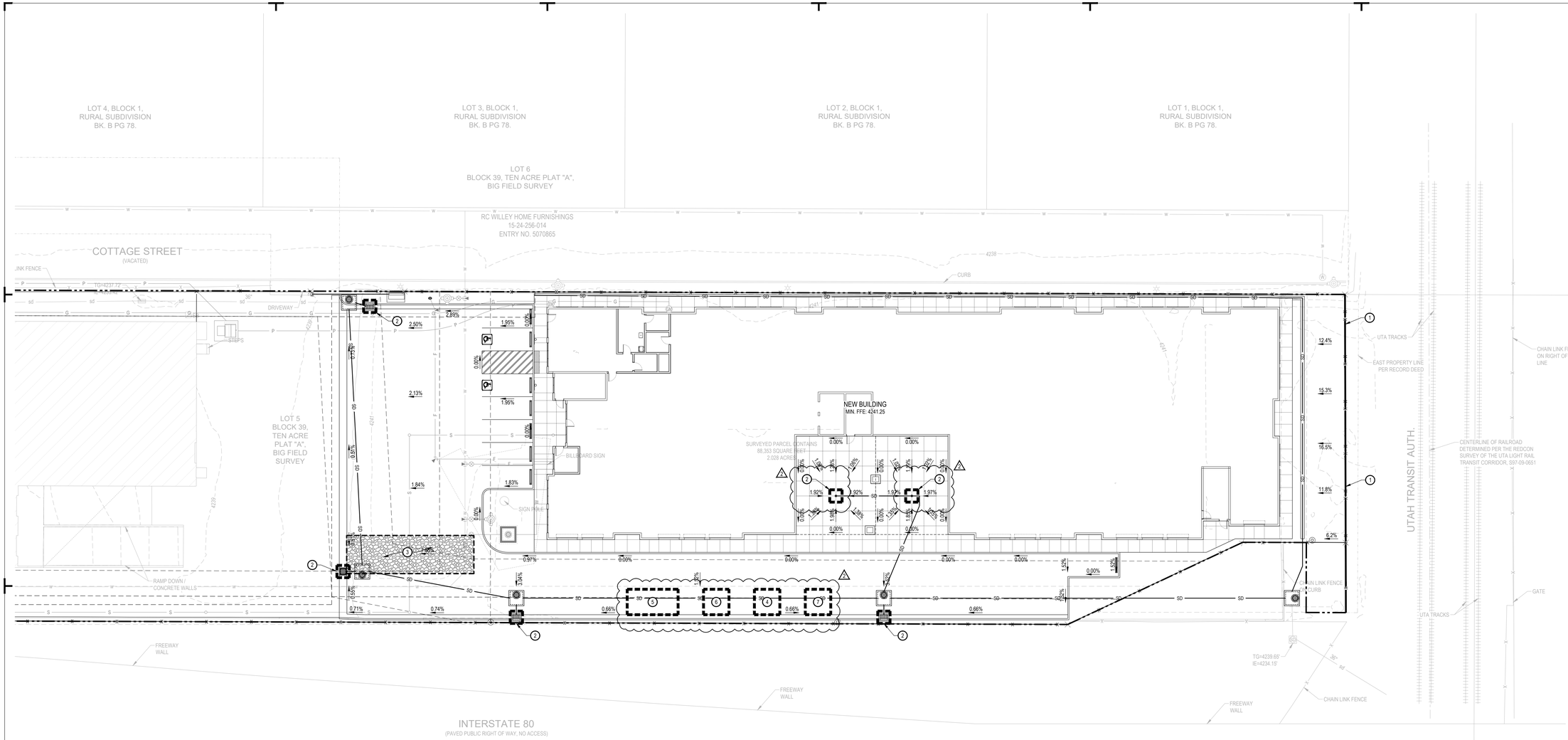
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GRADING AND DRAINAGE PLAN

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:

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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

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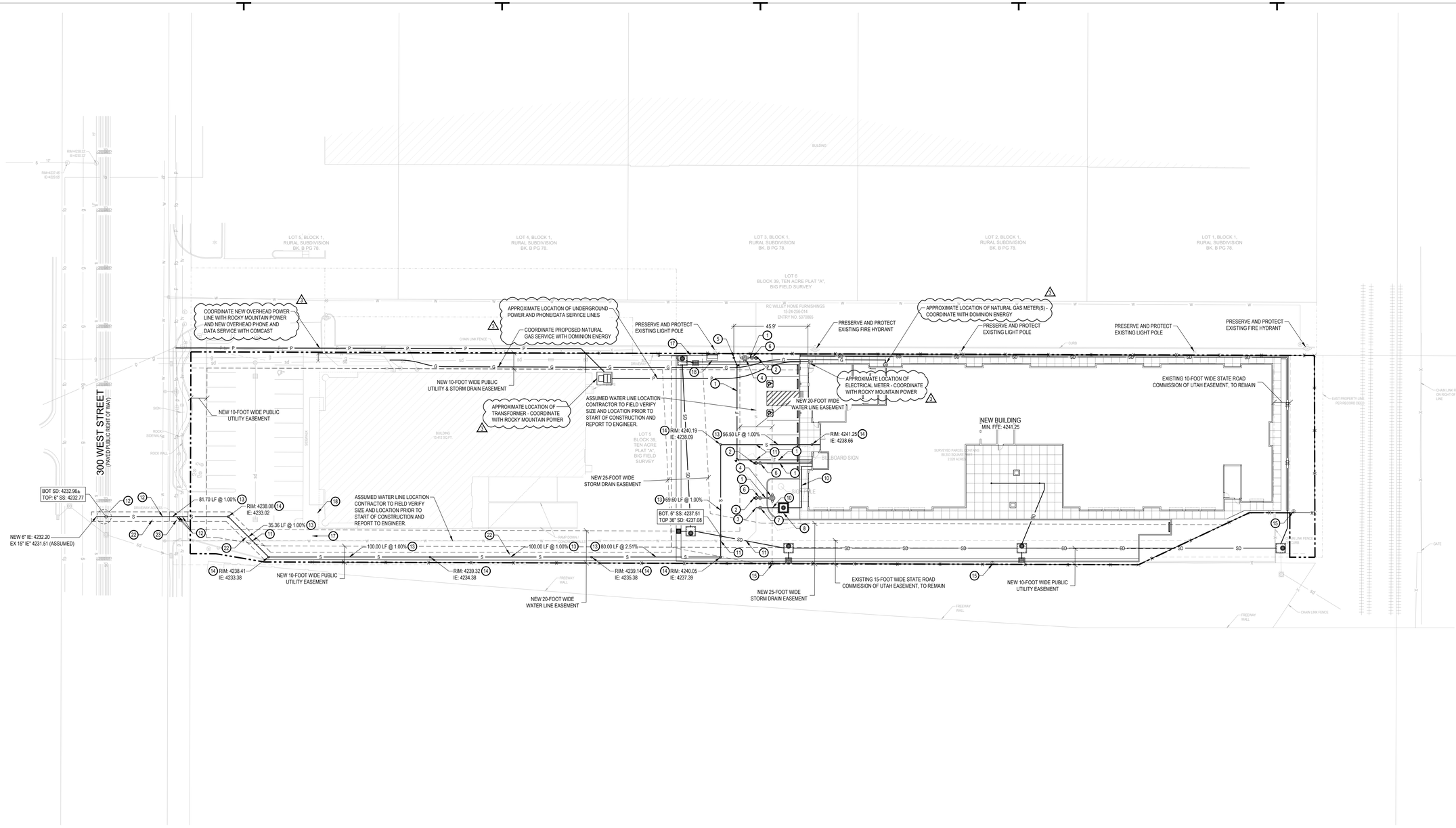
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EROSION CONTROL PLAN

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

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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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

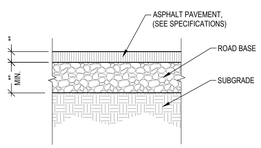
REV	DATE	DESCRIPTION
A	11/28/22	PER SSLC COMMENTS
B	03/21/23	PER SSLC COMMENTS
C	05/17/23	PER SSLC COMMENTS

PROJECT NO:	21607
DRAWN BY:	JHF
CHECKED BY:	TJD
DATE:	JULY 07, 2022

SITE UTILITY PLAN

C4.01

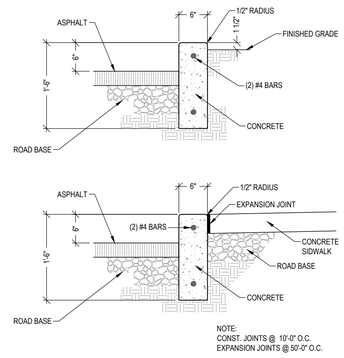
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ASPHALT	3"
BASE COURSE	8"

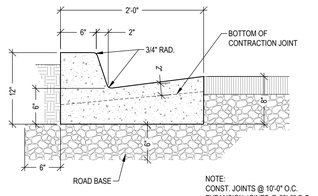
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION — D1
SCALE: N.T.S.



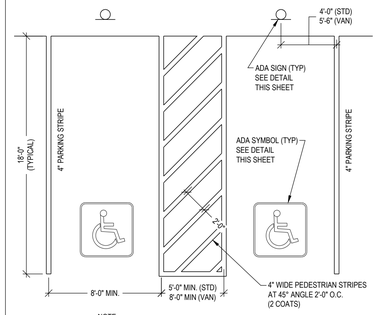
NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

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.

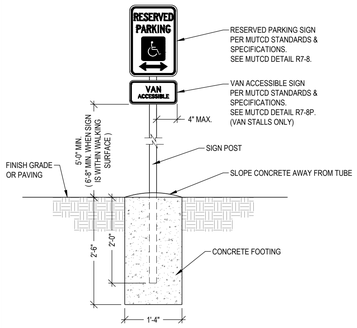
ADA PARKING DETAIL — D4
SCALE: N.T.S.



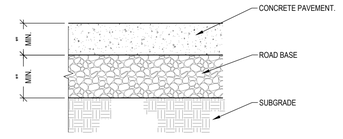
PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

PAINTED ADA SYMBOL — D5
SCALE: N.T.S.



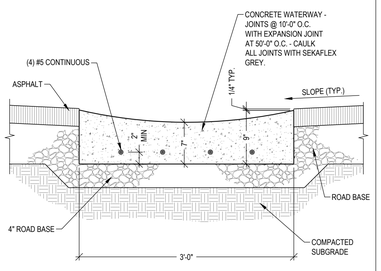
ADA PARKING SIGN — D6
SCALE: N.T.S.



CONCRETE	6"
ROAD BASE	4"

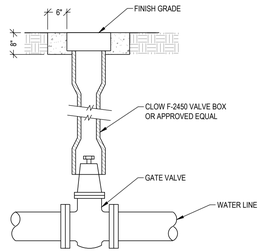
NOTE:
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CONCRETE PAVEMENT SECTION — C1
SCALE: N.T.S.

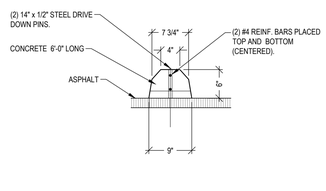


NOTE:
ASPHALT TO BE 1/4" HIGHER
THAN LIP OF CONCRETE

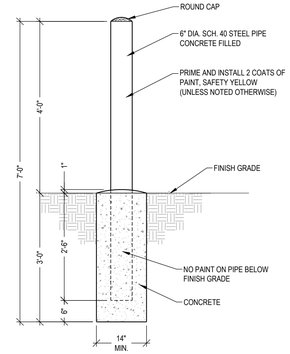
36" CONCRETE WATERWAY — C2
SCALE: N.T.S.



TYPICAL GATE VALVE DETAIL — C4
SCALE: N.T.S.



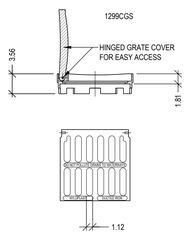
CONCRETE WHEEL STOP — C5
SCALE: N.T.S.



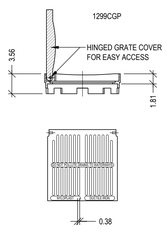
BOLLARD DETAIL — C6
SCALE: N.T.S.

NYLOPLAST 12" GRATES/COVERS

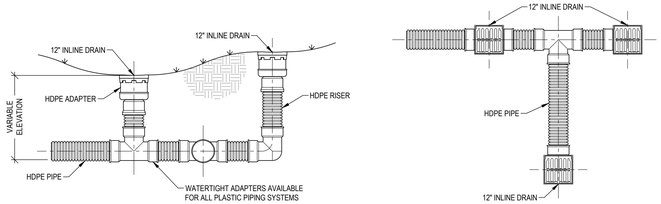
STANDARD GRATE MEETS H-20 LOAD RATING.
PEDESTRIAN GRATE MEETS H-10 LOAD RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B.
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
LOCKING DEVICE AVAILABLE UPON REQUEST.



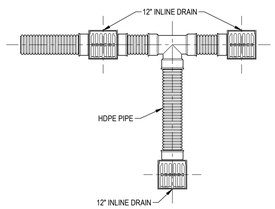
STANDARD GRATE
APPROX. DRAIN AREA = 60.62 SQ. IN.
APPROX. WEIGHT WITH FRAME = 40.68 LBS.



PEDESTRIAN GRATE
APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.



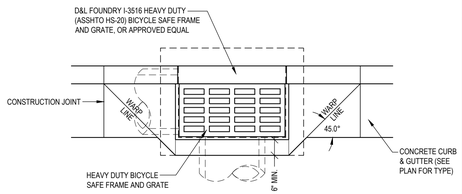
SECTION VIEW



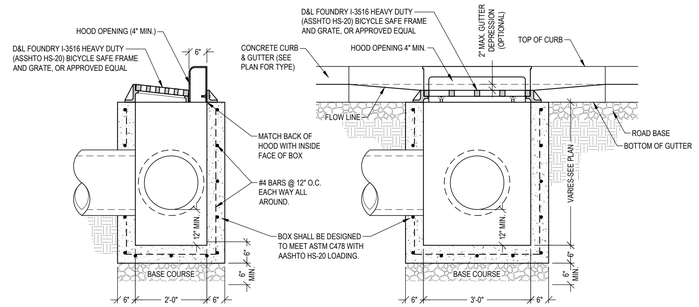
PLAN VIEW

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.



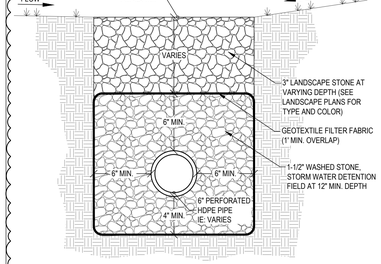
PLAN



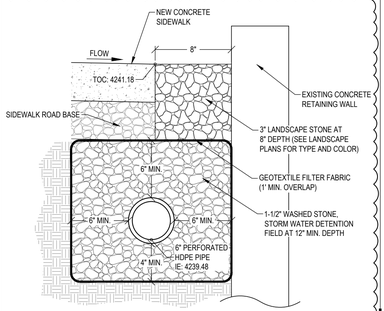
SECTION A-A

SECTION B-B

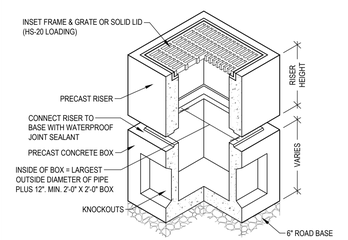
CATCH BASIN — A3
SCALE: N.T.S.



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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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

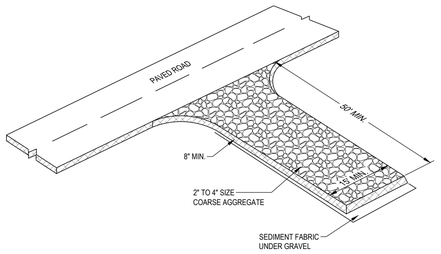
REVISIONS		
REV	DATE	DESCRIPTION
1	10/31/22	PER CITY COMMENTS

PROJECT NO:	21607
DRAWN BY:	JHF
CHECKED BY:	TJD
DATE:	JULY 01, 2022

CIVIL DETAILS

C5.01

S:\2021Files\21607\Civil\Prod Dwng\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

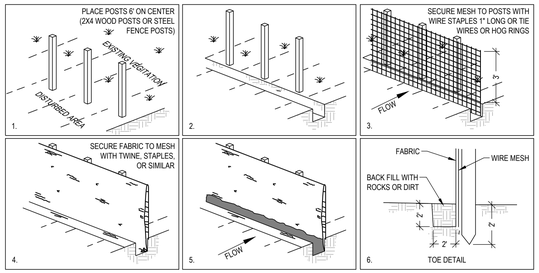
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ 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

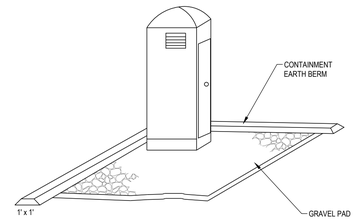
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ 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.

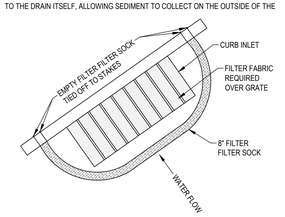
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS "FILTREXX FILTERSOCK" PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

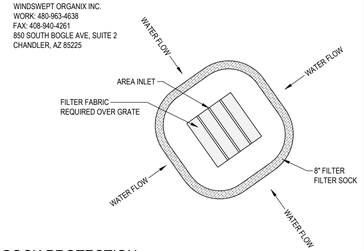
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
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.

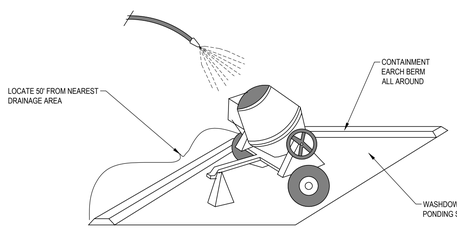
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

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

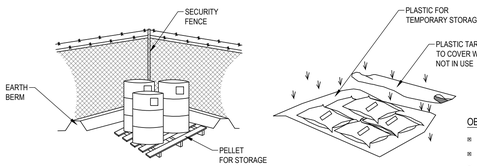
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ 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.

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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

REVISIONS

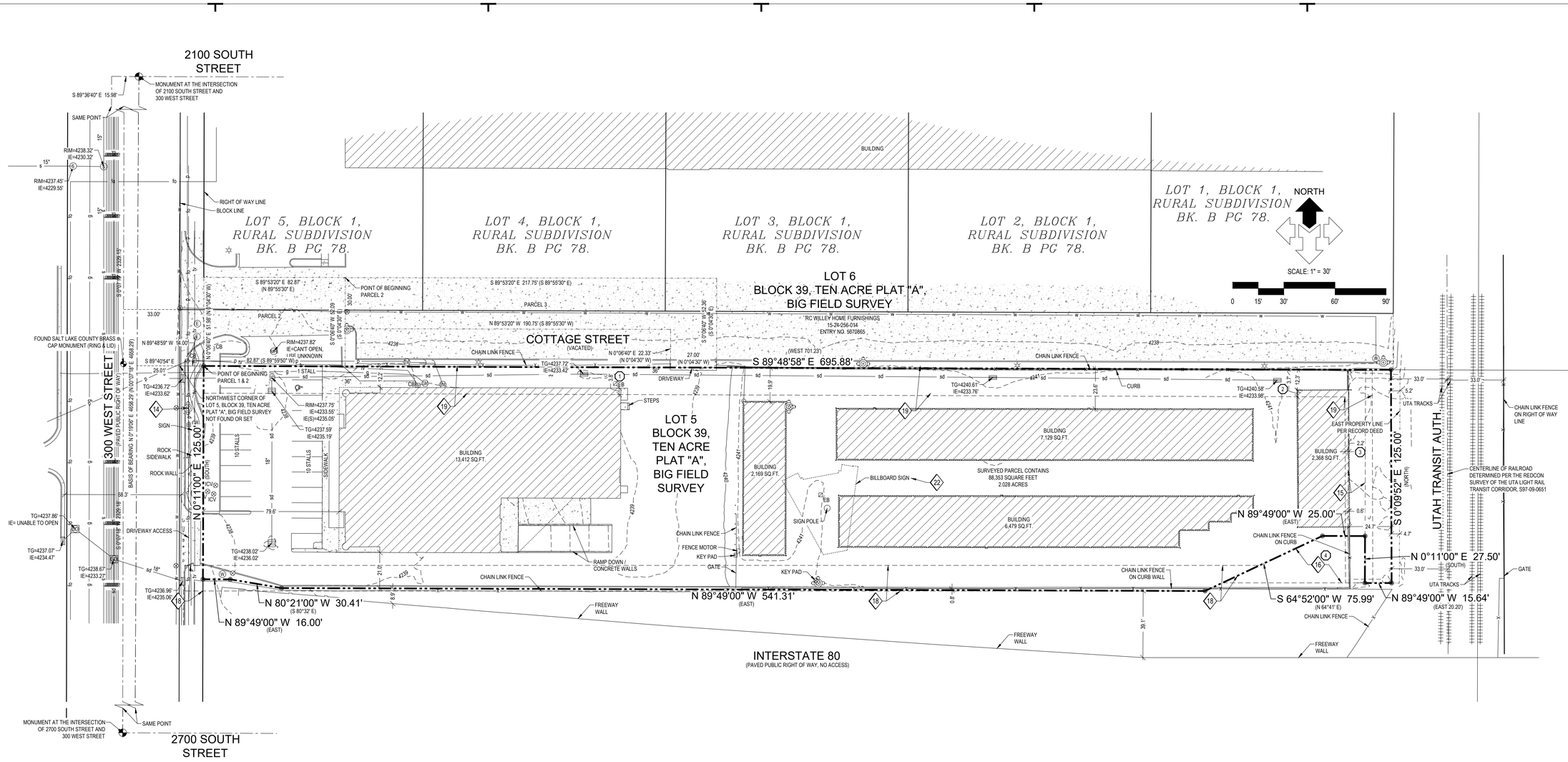
REV	DATE	DESCRIPTION

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

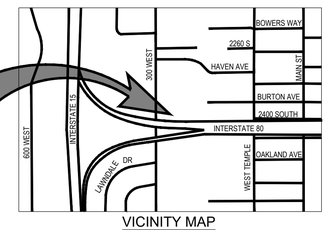
(22) AN UNRECORDED LEASE EXECUTED BY DAVID K. RICHARDS, AS LESSOR, AND REAGAN OUTDOOR ADVERTISING, AS LESSEE, AS DISCLOSED BY THAT CERTAIN NOTICE OF CLAIM OF INTEREST:
RECORDED: JULY 30, 2002
ENTRY NO.: 8306279
BOOK: 8625
PAGE: 6895, OF OFFICIAL RECORDS.

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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Economic and Sustainable Designs, Professionals You Know and Trust
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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"

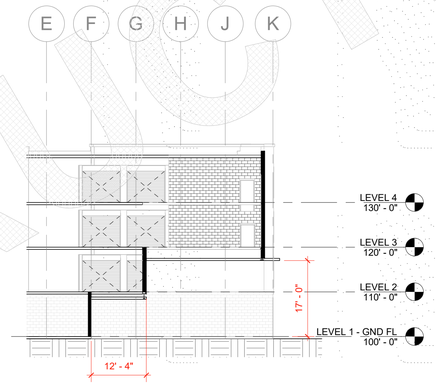
0' 8' 16' 32'



FACADE: 3880 SF
GLAZING: 1545 SF (40%)
METAL PANEL: 1952 SF (50%)
COLORED CMU: 460 SF (10%)

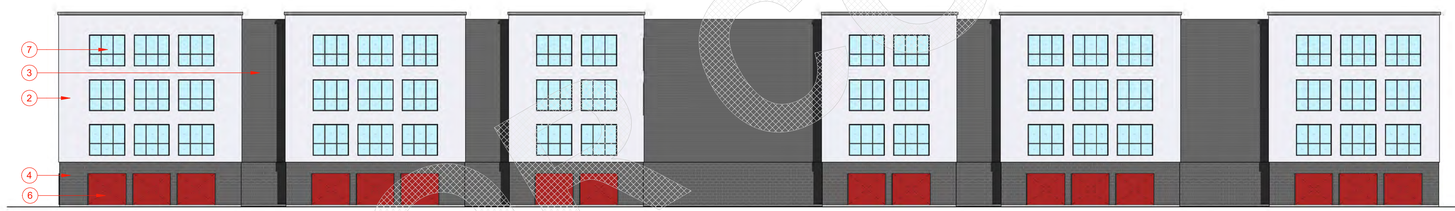
2 WEST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'



5 LOADING BAY SECTION
1/16" = 1'-0"

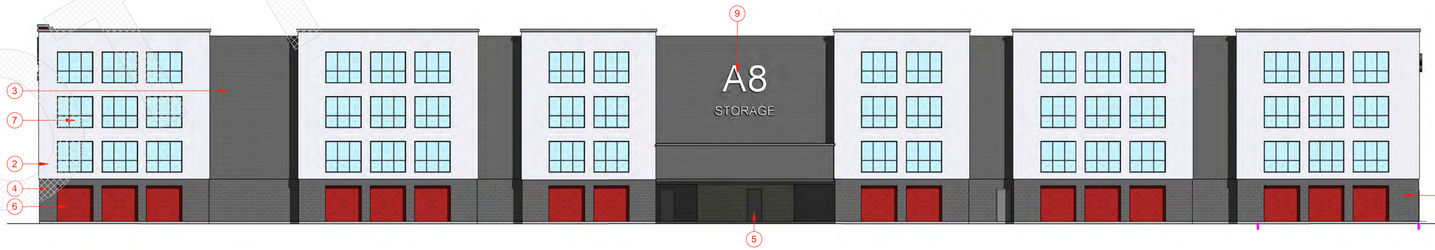
0' 8' 16' 32'



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:	February 1, 2024
PROJECT NUMBER:	C-22-006
REQUEST:	An application for a Conditional Use to 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 – Conditional Use Permit

STAFF RECOMMENDATION:

Staff recommends approval for a Conditional Use Permit, C-22-006, to operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West.

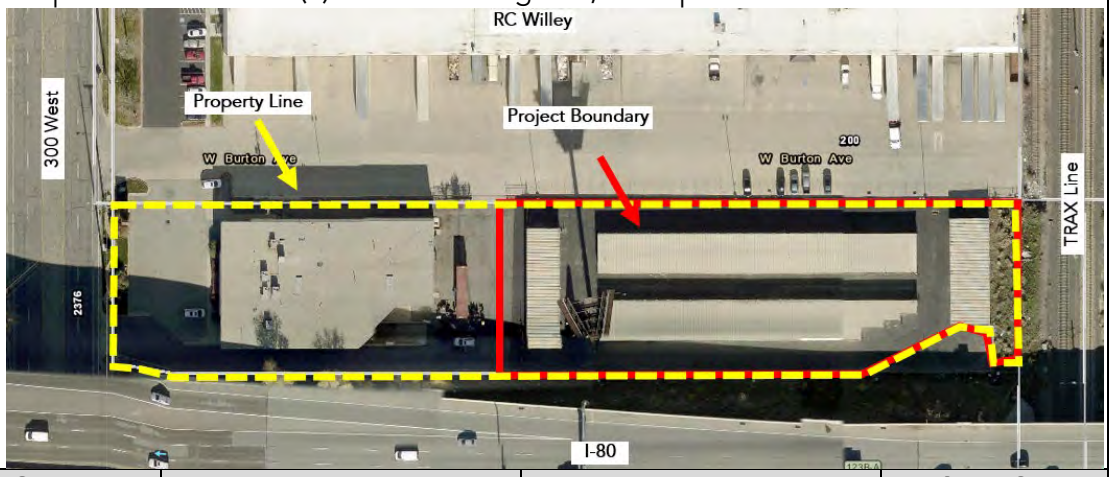
SYNOPSIS:

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.

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 CUP application.

The Planning Commission is the Land Use Authority for all Conditional Use Permits.



EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SITE IMPROVEMENTS	SIZE OF PROPERTY
Downtown District – Retail Destination Subdistrict	West portion of Parcel – Warehouse / Retail East portion of Parcel – Self-Storage	North – Downtown District South – TOD East – Downtown District 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 South – TOD East – Downtown District West – Downtown District

Figure 1: Existing Parcel Lines

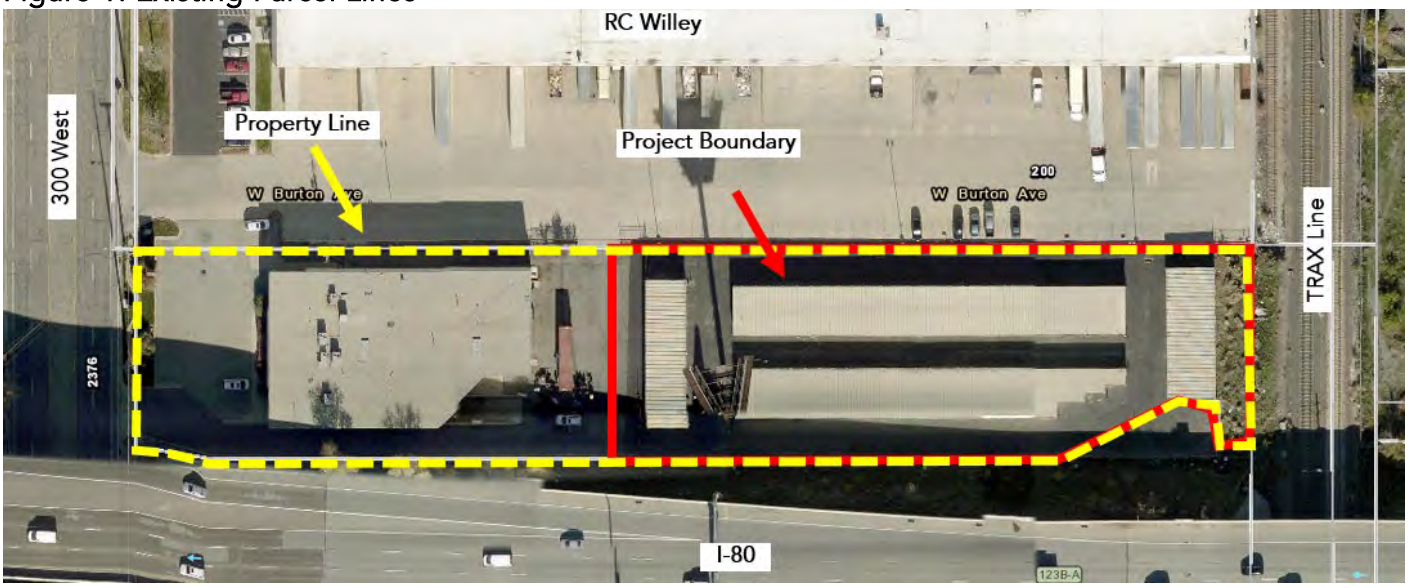


Figure 2: Existing Building Elevations

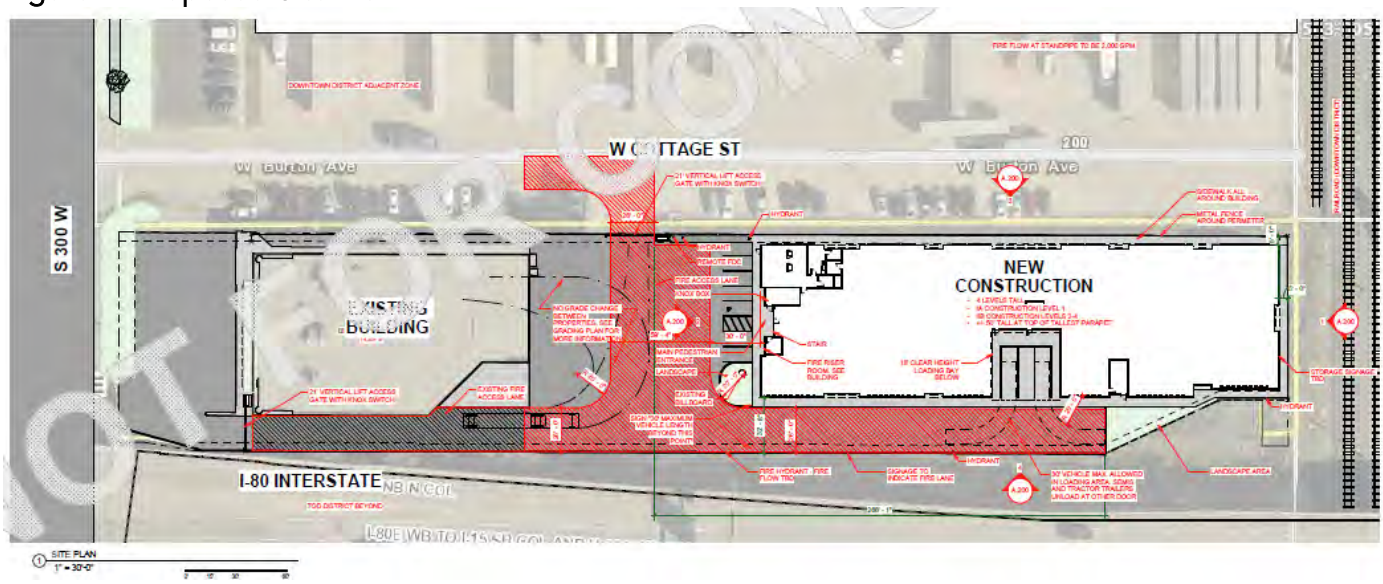


Figure 3: Proposed Building Renderings





Figure 4: Proposed Site Plan



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.

CONDITIONAL USE REVIEW STANDARD:

Utah Code Ann. § 10-9a-507(2) sets forth the following standard of review for conditional uses by stating:

(a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

South Salt Lake Municipal Code §17.05 sets forth the following standard for review for conditional uses by stating:

A. A person seeking approval of a Conditional Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other improvement to property for a Use that is defined by this Code as allowed in the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:
    a. Is allowed within the district where it is proposed;
    b. Is proposed for Development on a legally subdivided Lot;
    c. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
    d. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
    e. Meets the applicable Development Standards requirements;
    f. Conforms to the Design Guidelines and the design review process established for that district;
    g. Requires additional conditions of approval;
    h. Complies with the Construction Codes; and
    i. Pertains to land for which all tax assessments have been paid
B. The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal.
C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.
D. The Planning Commission is the land use authority for Conditional Use Applications.

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. The 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		
17.05.020 – General Conditional Use Standards		

In reviewing an Application for a Conditional Use Permit, the land use authority shall consider whether the application: A. Identifies the maximum intensity of the proposed Development and Use; B. Complies with all provisions of the Code; and C. Compared to Permitted Uses and Development within the district, substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the Development and Use, as proposed considering the following:		
1. The size and location of the site.	The proposed business is located at 2385 South 300 West. The facility will be four (4) stories and about 110,000 square feet. The development will be located on the eastern portion of the 2.31-acre property, where the existing self-storage units are located.	
2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area.	The proposed new construction will replace existing storage units, so the timing and nature of traffic will be similar. An increase in the number of storage units in the new development will cause an increase in traffic. However, traffic generation for self-storage facilities is relatively low, especially compared to the traffic generated by the adjacent RC Willey to the north.	The applicant shall maintain the seven (7) parking stalls for guest and employee parking for the proposed development. The applicant shall also maintain the designated loading area.
3. Utility demand and available capacity, including storm water retention.	All utilities are currently on-site. An existing storm water pipe will be relocated as part of this development.	The applicant shall relocate the storm water pipe to the standards and satisfaction of the City Engineer and Storm Water Manager.
4. Emergency vehicle access and anticipated average and peak day demand.	All vehicle access into the development will be through access-controlled gates. One gate is located at the driveway in the southwest of the parcel. The other gate is on the north side of the parcel accessed via an access agreement with the RC Willey lot. An emergency vehicle turn-around and knox switches for gate access will be provided.	
5. Location and amount of off-Street parking.	The required (1) stall per employee plus (3) stalls of off-street parking are located in front of the registration area on the west side of the new development. The building on the west side of the property has enough parking, and their stalls are not counted towards that parking for the proposed development.	The applicant shall maintain the seven (7) parking stalls for guest and employee parking for the proposed development.

6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading.	Loading areas have been configured to separate moving truck loading/unloading from customer parking at the registration area.	The applicant shall maintain the designated loading area.
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses.	An 8-foot metal picket style perimeter fencing will be provided to separate the conditional use from adjoining properties. Note that adjoining properties consist of I-15 to the south, TRAX train tracks to the east, and the rear of an RC Willey to the north.	The applicant stall maintain the 8-foot fencing around the property.
8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels.	The proposed new development is oriented facing west towards 300 West, but design elements such as changes in color/material, stepped parapets, and facade depth variations apply to all sides of the building. This will create better visual interest from I-15. The view from I-15 currently looks to the backside of RC Willey.	
9. Usable open space.	There will be approximately 1,500 square feet of landscaped open space that will be provided.	
10. Signs and lighting.	The existing billboard sign on site will remain. Signage for the building is anticipated. Site lighting will be provided for safety and security and has been reviewed and approved by the City Engineer.	A sign permit will be required for any new signage. The sign shall comply with Downtown Code.
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing.	The proposed mass, scale, style, design, and architectural detailing will be compatible with and will enhance the surrounding area. The development will meet all of the standards in Title 17 and in the Downtown Form Based Code.	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. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	No new noise, vibration, odors, or steam is anticipated in the operation of this building.	
13. Control of delivery and service vehicles, loading and unloading zones.	All access to the site will be controlled by access-control gates and the building will be monitored with security cameras.	
14. Generation and Screening of waste.	Trash will be collected and held inside the building within one of the storage units until pick-up by waste management.	The applicant shall be responsible to remove any trash that is on the property.

15. Recycling program and pickup areas.	Recycling will be collected and held inside the building within one of the storage units until pick-up by waste management.	
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates.	No adverse impacts are anticipated. The upgrading of the existing storage facilities to an indoor climate-controlled storage facility will provide better monitoring, maintenance and security of the site.	
17. The impacts of the Use on public property and environmentally sensitive lands.	Not Applicable	
18. Hours of operation, delivery, and activity.	Hours of operation are yet to be determined, but would be similar to other self-storage facilities.	
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.	An 8-foot metal picket perimeter fence will be installed. There will also be on-site security and management.	
20. Demand for public infrastructure or services.	This development is part of the PID agreement. The City Engineer has reviewed the proposed demand on the public infrastructure and has found no capacity issues on the public infrastructure or services.	
17.05.040 – Conditional Uses with Specific Standards		
1. Comply with all Commercial Design Standards found in 17.07	The proposed project complies with all design standards.	
2. Comply with all Development Standards found in 17.06	The proposed project complies with all development standards.	
3. Conduct all business operations within an enclosed structure		All business operations must be conducted within the enclosed structure.
4. Provide on-site management and security.	A professional third party manager will oversee access and security for the facility. Hours of operation are yet to be determined, but would be similar to other self-storage facilities.	On-site security and management shall be provided. Staff shall review and approve the on-site management and security plan.
5. Provide, implement and maintain a security plan to prevent the deterioration of public health and public safety	This project replaces old existing exterior self-storage structures. This project will improve the security, public health, and public safety relative to its current condition. An 8' tall metal picket style perimeter fencing will be provided to separate the conditional use from adjoining properties. Site lighting will be	Staff shall review and approve the on-site management and security plan

	provided and facility management will maintain the public health and public safety relative to this facility.	
6. Provide, implement and maintain an outdoor lighting plan that adequately screens lighting to mitigate its impact on surrounding Uses	Site lighting will be provided for safety and security. There will be 16 full-cutoff wall packs on the exterior of the building, which will light the site. See attached site photometric plan for more specs.	
7. Provide, implement and maintain best management practices to minimize the production, accumulation, disposal, and transportation of solid waste	Trash and recycling will be collected and held inside the building within one of the storage units until pick-up by waste management.	
8. Provide, implement, and maintain a loading and services plan, including fire access	All vehicle access into the development will be through access-controlled gates and will be monitored with security cameras. One gate is located at the driveway in the southwest of the parcel and the other is on the north side of the parcel accessed via an access agreement with the RC Willey lot. Loading areas have been configured such as to separate moving truck loading/unloading from customer parking at the registration area. Emergency vehicle turn-around and knox switches for gate access will be provided. The Fire Marshal has reviewed and approved the emergency access strategy for the property.	
9. Provide, implement, and maintain an energy efficiency plan.	This facility will utilize a much wider comfort range than a typical building, which will reduce the energy consumption for heating and cooling. Lights will be on occupancy sensors to reduce light usage. The building will comply with COMcheck requirements.	
17.07.180 – 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	The applicant shall comply with all design and development

	different depth variations, weather protection, no exterior ground floor overhead doors on the Primary Façade, etc.	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 stall 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 stall maintain the 8-foot fencing around the property. The applicant shall maintain the loading area and it shall remain a designated loading area.

STAFF RECOMMENDATION:

Staff recommends approval of a Conditional Use Permit, C-22-006, to 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 shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit;

2. The proposed indoor climate controlled storage facility 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;

3. The applicant shall relocate the storm water pipe to the standards and satisfaction of the City Engineer and Storm Water Manager;

4. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain a South Salt Lake building permit and a Certificate of Completion;

5. The applicant shall obtain a South Salt Lake City sign permit prior to any sign installation;

6. The applicant shall maintain seven (7) parking spaces on-site for the proposed development;

7. The applicant shall maintain the designated loading area;

8. The applicant stall maintain the 8-foot fencing around the property;

9. The applicant shall apply for and receive a South Salt Lake Commercial Business License application;

10. All business shall be conducted within an enclosed structure;

11. The applicant shall remove any trash and solid waste that builds up on the property;

12. The applicant shall provide on-site management and security;

13. Staff stall review and approve the on-site management and security plan;

14. The applicant shall provide, implement and maintain a security plan to prevent the deterioration of public health and public safety;

15. The applicant shall provide, implement and maintain an outdoor lighting plan that adequately screens lighting to mitigate its impact on surrounding Uses;

16. The applicant shall provide, implement and maintain best management practices to minimize the production, accumulation, disposal, and transportation of solid waste;

17. The applicant shall provide, implement and maintain a loading and services plan, including fire access;

18. The applicant shall provide, implement and maintain an energy efficiency plan; and

19. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application submitted for a Conditional Use Permit, C-22-006, to 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

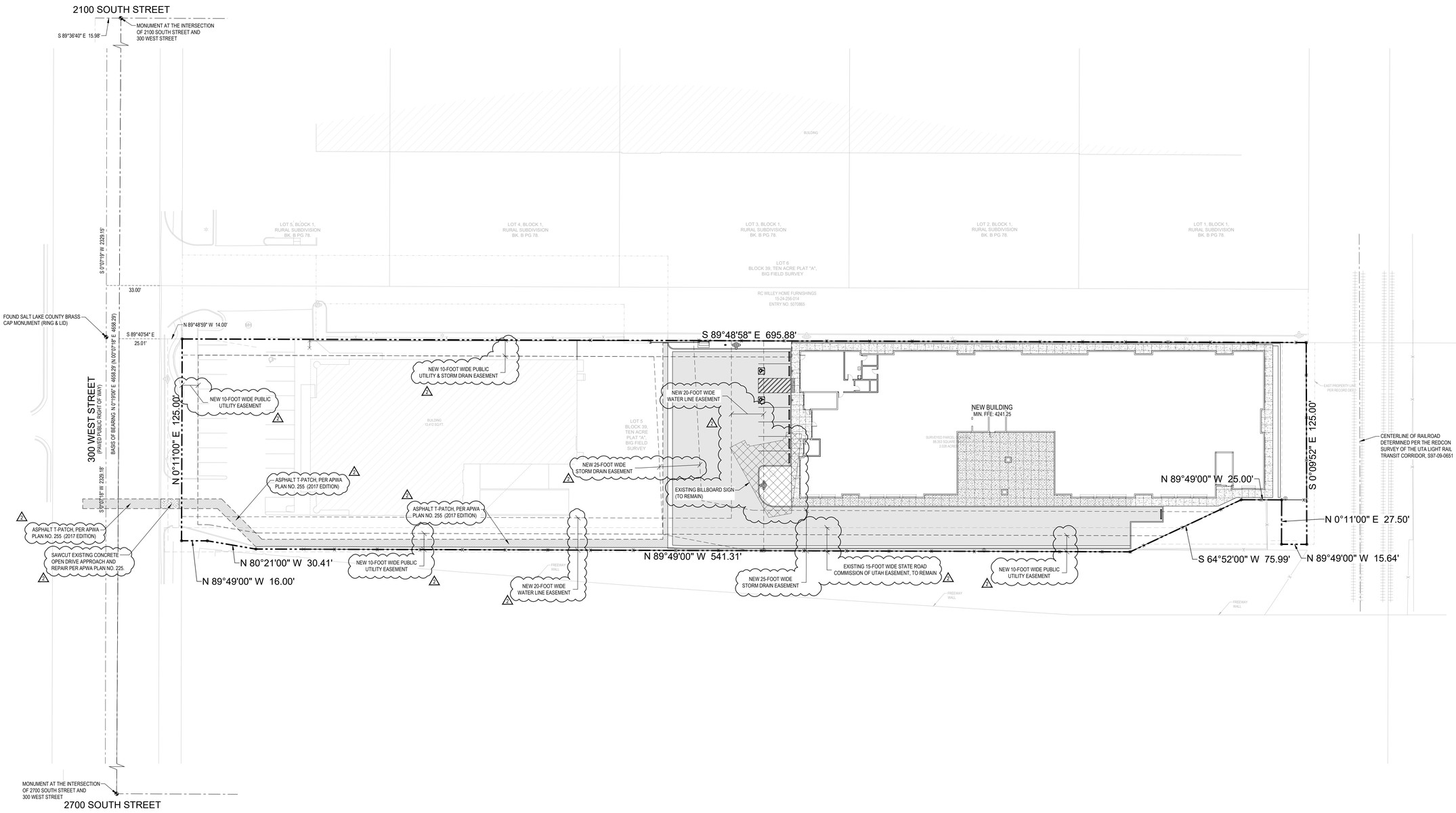
Move to deny the application submitted for a Conditional Use Permit, C-22-006, to operate an Indoor Climate Controlled Storage Facility, located at 2385 South 300 West, based on the reasoning set forth in the record.

Option 3: Continuance

Move to table the decision on the application submitted for a Conditional Use Permit, C-22-006, to 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. Proposed Site Plan
2. Proposed Building Elevations and Renderings
3. Photometric Study
4. Conditional Use Permit: C-22-006



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.

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
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

OVERALL CIVIL SITE PLAN

C1.00

S:\2021Files\21607\Civil\Prod Dwg\21607 PLN.dwg Jake May 17, 2023 - 1:49pm



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"

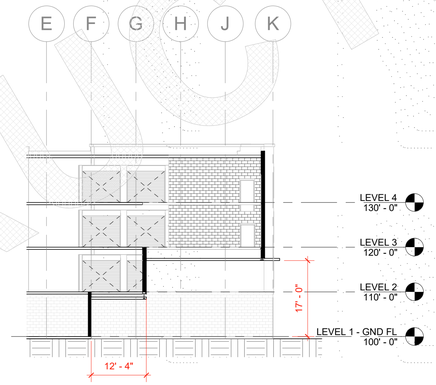
0' 8' 16' 32'



FACADE: 3880 SF
GLAZING: 1545 SF (40%)
METAL PANEL: 1952 SF (50%)
COLORED CMU: 460 SF (10%)

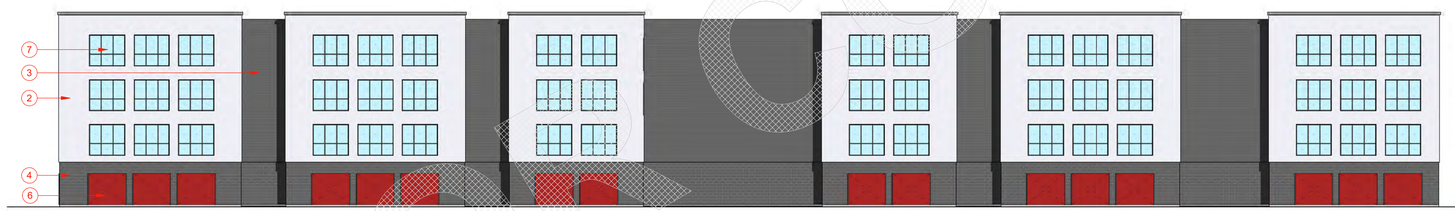
2 WEST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'



5 LOADING BAY SECTION
1/16" = 1'-0"

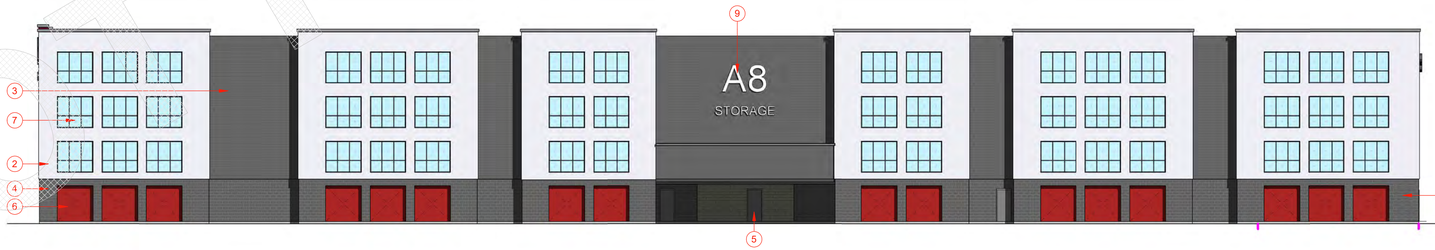
0' 8' 16' 32'



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

ELECTRICAL SYMBOLS

SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
———	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
– – – –	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		LINIER FIXTURE (TYPICAL)	FACP	FIRE ALARM CONTROL PANEL
A–1,3	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT	RFAA	REMOTE FIRE ALARM ANNUNCIATOR PANEL
135	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE	NAC	FIRE ALARM NAC PANEL
CH 1	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE	VOICE	FIRE ALARM VOICE PANEL
1	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE	D/H	DOOR HOLDER
42X	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK	F/S	FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		STRIP FIXTURE		FIRE ALARM PULL STATION
NON-FUSED / FUSED	DISCONNECT SWITCH		TRACK LIGHTING		FIRE ALARM STROBE
NON-FUSED / FUSED	DISCONNECT SWITCH WITH MOTOR STARTER	BUG-EYE / EGRESS	EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)	LF	FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
VFD	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
C	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT		FIRE ALARM SPEAKER/STROBE
J	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)	LF	FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
WP — MODIFIER A–1 — PANEL SPACE ASSIGNMENT REF — EQUIPMENT DESIGNATION		$	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)	LF	FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
		2	TWO POLE SWITCH		FIRE ALARM HORN
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	3	3–WAY SWITCH	LF	FIRE ALARM HORN (LF = LOW FREQUENCY)
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	4	4–WAY SWITCH		FIRE ALARM STROBE CEILING MOUNTED
+44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	D	DIMMER SWITCH		FIRE ALARM HORN/STROBE CEILING MOUNTED
REF	REFRIGERATOR	K	KEYED SWITCH	LF	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
DW	DISHWASHER	T	TIMER SWITCH		FIRE ALARM HORN CEILING MOUNTED
DISP	DISPOSAL	M	MANUAL STARTER WITH THERMAL OVERLOAD	LF	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
WASH	WASHING MACHINE	F	PADDLE FAN SPEED CONTROL. (CANARM "CW" SERIES)		
EWC	ELECTRIC WATER COOLER	OC	OCCUPANCY SENSOR SWITCH		
USB	HUBBELL USB15AC5W OR EQUAL DUPLEX PLUS USB CHARGER	LV	LOW VOLTAGE CONTROL SWITCH		
TR	TAMPER RESISTANT	LV/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER		
	DUPLEX RECEPTACLE OUTLET	OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER		
		OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH		
	QUAD RECEPTACLE OUTLET	$$	DOUBLE GANG SWITCH		SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET	a,b,c / S	LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	B C	SMOKE ALARM BATTERY–BACKED SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY–BACKED
	220V RECEPTACLE OUTLET	aa$a	CONTROLLING SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	D R S	DUCT SMOKE DETECTOR SMOKE DETECTOR WITH ADDRESSABLE RELAY SMOKE DETECTOR WITH SOUNDER BASE
	ISOLATED GROUND RECEPTACLE	S	OCCUPANCY SENSOR (CEILING MOUNTED)		
	RECEPTACLE FLOOR DEVICE	DT PIR	DUAL TECHNOLOGY OCCUPANCY SENSOR (CEILING MOUNTED) PASSIVE INFRARED OCCUPANCY SENSOR (CEILING MOUNTED)		HEAT DETECTOR
	CEILING MOUNTED DEVICE	RC	ROOM CONTROLLER		GAS DETECTOR
	SPECIAL RECEPTACLE	LS	DAYLIGHT SENSOR	CO CO/NO2	CARBON MONOXIDE DETECTOR CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
	MOTOR OUTLET	P	PHOTOCELL		ADA TWO–WAY COMMUNICATIONS SYSTEM
	EXHAUST FAN	V	VOLUME CONTROL	KP	ACCESS CONTROL KEY PAD
T	THERMOSTAT OUTLET		WALL SPEAKER	CR	ACCESS CONTROL CARD READER
S	REMOTE SENSOR OUTLET		CEILING SPEAKER	Sds	ACCESS CONTROL DOOR STRIKE
	TELEPHONE OUTLET		SURVEILLANCE CAMERA	ML	ACCESS CONTROL MAG LOCK
▽(#)	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES	DVR	SURVEILLANCE DIGITAL VIDEO RECORDER	DS	ACCESS CONTROL DOOR SENSOR
	NETWORK AND VOICE OUTLET	NURSE	NURSE CALL ANNUNCIATOR PANEL		ACCESS CONTROL REQUEST TO EXIT
	WIRELESS ACCESS POINT CEILING MOUNTED	N	NURSE CALL EMERGENCY CALL DEVICE		PUSHBUTTON
TV	TELEVISION OUTLET	N	NURSE CALL EMERGENCY CALL LIGHT	B	BELL

NOTE: ALL SYMBOLS MAY NOT BE USED.

ABBREVIATIONS INDEX

#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT	PT	POTENTIAL TRANSFORMER
Φ	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS	PV	PHOTOVOLTAIC
1Φ	SINGLE PHASE	DRY	DRYER	LTG	LIGHTING	PVC	POLYVINYL CHLORIDE
2P	TWO–POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION	(R)	RELOCATE
3Φ	THREE PHASE	DWG	DRAWING	MAX	MAXIMUM	RECP	RECEPTACLE
4P	FOUR–POLE	EC	EMPTY CONDUIT	MB	MAIN BUS	REF	REFRIGERATOR
AC	ALTERNATING CURRENT	EM	EMERGENCY	MCB	MAIN CIRCUIT BREAKER	REQ	REQUIRED
AFF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER	RLA	RATED LOAD AMPS
AFG	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCULAR MILLS	RMS	ROOT MEAN SQUARE
AFP	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF	MH	MANHOLE	SE	SERVICE ENTRANCE
AHJ	AUTHORITY HAVING JURISDICTION	EWC	ELECTRIC WATER COOLER	MIC	MICROPHONE	SPD	SURGE PROTECTION DEVICE
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EWH	ELECTRIC WATER HEATER	MIN	MINIMUM	SPEC	SPECIFICATION
AL	ALUMINUM	(E)	EXISTING	MLO	MAIN LUGS ONLY	SPK	SPEAKER
AM	AMPS METER	(F)	FUTURE	MNF	MANUFACTURER	SS	SELECTOR SWITCH
AMP	AMPERE	FA	FIRE ALARM	MTG	MOUNTING	SW	SWITCH
ANN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MTR	MOTOR	SWBD	SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	MW	MICROWAVE	SWGR	SWITCHGEAR
AUX	AUXILIARY	FLA	FULL LOAD AMPS	(N)	NEW	TTB	TELEPHONE TERMINAL BOARD
AWG	AMERICAN WIRE GAUGE	FT	FOOT	N/A	NOT APPLICABLE	TBC	TELEPHONE TERMINAL CABINET
BC	BARE COPPER	FRZ	FREEZER	NC	NORMALLY CLOSED	TV	TELEVISION
BFG	BELOW FINISH GRADE	FS	FUSED SWITCH	NEC	NATIONAL ELECTRICAL CODE	TYP	TYPICAL
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NEMA	NATIONAL MANUFACTURING ASSOCIATION	UG	UNDERGROUND
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFC	NATIONAL FIRE CODE	UNO	UNLESS NOTED OTHERWISE
CATB	COMMUNITY ANTENNA TELEVISION	GFEP	GROUND–FAULT EQUIPMENT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	UPS	UNINTERRUPTIBLE POWER SUPPLY
CATV	CABLE TELEVISION	GFP	GROUND FAULT PROTECTOR	NFS	NON FUSED SWITCH	V	VOLT (KV–KILOVOLT)
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRC	GALVANIZED RIGID CONDUIT	NIC	NOT IN CONTRACT	VA/R	VOLT–AMPS/REACTIVE
CKT	CIRCUIT	GRD	GROUND	NL	NIGHT LIGHT	VM	VOLT METER
CLG	CEILING	HP	HORSE POWER	NO	NORMALLY OPEN	W	WATTS
CNTR	CONTRACTOR	HZ	HERTZ	NTS	NOT TO SCALE	W/	WITH
CO	CONVENIENCE OUTLET	IG	ISOLATED GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	WASH	WASHER
CRT	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT	OFOI	OWNER FURNISHED OWNER INSTALLED	WH	WATTHOUR
CT	CURRENT TRANSFORMER	IN	INCH	OS&Y	OUTSIDE SCREW AND YOKE	W/O	WITHOUT
CU	COPPER	J–BOX	JUNCTION BOX	PB	PUSH BUTTON	WP	WEATHER PROOF
C/W	CONDUIT WITH	KV	KILOVOLT	PF	POWER FACTOR	XFMR	TRANSFORMER
(D)	DEMOLISH/DELETE	KVA	KILOVOLT AMPERES	PFR	PHASE FAILURE RELAY	XFMR–SW	TRANSFORMER SWITCH
DB	DECIBEL	KVAR	KILOVARS	PNL	PANEL	XP	EXPLOSION PROOF

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

DESIGN CONTACTS

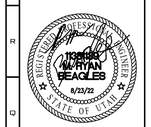
ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	JOE HUTCHINGS
ELECTRICAL DESIGNER:	CALVIN BARLOW

SHEET INDEX

SHEET NUMBER	SHEET TITLE
E0.1	COVER SHEET
E0.2	PHOTOMETRIC SITE PLAN

ROYAL ENGINEERING
MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676
ELECTRICAL
1823 S. EAST BAY BLVD.
PHONE: 801.375.2228

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REVISIONS:

SOUTH SALT LAKE STORAGE

2385 S 300 W
SOUTH SALT LAKE CITY, UT 84115

DRAWING TITLE: COVER SHEET

DRAWN BY:	CHECKED BY:
JCB	JH

DATE PLOTTED: 08/23/2022

PROJECT #: J22274.00

E0.1

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS		FIXTURE			DESCRIPTION	REMARKS
			TYPE	QTY.	VOLTS	WATTS	MOUNTING		
F1	TRULY GREEN SOLUTIONS	WPF-27W-40K-U-D	LED 4000 KELVIN 3755 LUMENS 80 CRI	16	120	27	SURFACE WALL	LED WALL PACK	

F1

tgs
TRULY GREEN SOLUTIONS

SKU#: _____ PROJECT NAME: _____ DATE: _____



WPF | **Full-Cutoff Wall Pack**

DESCRIPTION

The WPF full-cut off wall pack provides high performance outdoor illumination in a familiar form factor. An advanced polycarbonate lens provides uniform illumination and reduces glare when compared to traditional lighting sources. The WPF wall pack luminaire is suitable for wet locations and is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways, and loading docks.

APPLICATIONS

Commercial, Retail, Institution, Warehouse, and Industrial

c UL us LISTED

DLC PREMIUM

Not all products are qualified on the DLC® QPL. To view our DLC® qualified products, please consult the DLC® Qualified Products List at www.designlights.org/qpl.

5 YEAR WARRANTY

FEATURES

Construction
Rugged, die-cast housing suitable for indoor or outdoor application. Available in Dark Bronze finish. 3G vibration compliant according to ANSI C136.31.

Electrical
Input Voltage: 120-277VAC
8W Emergency backup driver available (Only for 27W/45W/70W/90W)

Optical System
Polycarbonate optical lens providing a Type III distributions.

Installation/ Mounting
J-Box Mounting and Surface Mounting 1/2" NPT surface mounted conduit

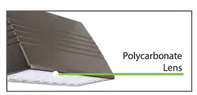
Warranty
5 Year Warranty.
See warranty documentation for more information.

Controls/Dimming
Photocell option available.
Bi-level Occupancy/Daylight Harvesting Sensor available.

WPF
27W (3,750 lm)
45W (6,100 lm)
70W (9,450 lm)
90W (12,200 lm)
135W (18,000 lm)

Reported L70: 50,000 hours
Warranty: 5 Years
Efficacy: 100+ LpW

120-277V — 120-277VAC
WET LOCATION — Suitable for Wet Location
Motion Sensor Option
Photocell Option





Ordering Information

EXAMPLE: WPF-45W-50K-U-D

Series	Wattage	CCT	Input Voltage	Finish
WPF	27W 45W 70W 90W 135W	50K - 5000K *40K - 4000K	U - 120-277VAC	D - Dark Bronze

Control Option/Accessories
WP-PH (Photocell)
WPF-MS (Bi-level Occupancy/Daylight Harvesting Sensor)
RC-RC-100 (TGS- Wireless Configuration Tool)
WPF-EM (8W Emergency Battery Backup - for 45W/70W/90W)

Specifications and Dimensions subject to change without notice.
Optional accessories are purchased separately.
***MOQ and longer lead times may apply, please contact customer service for more information.**

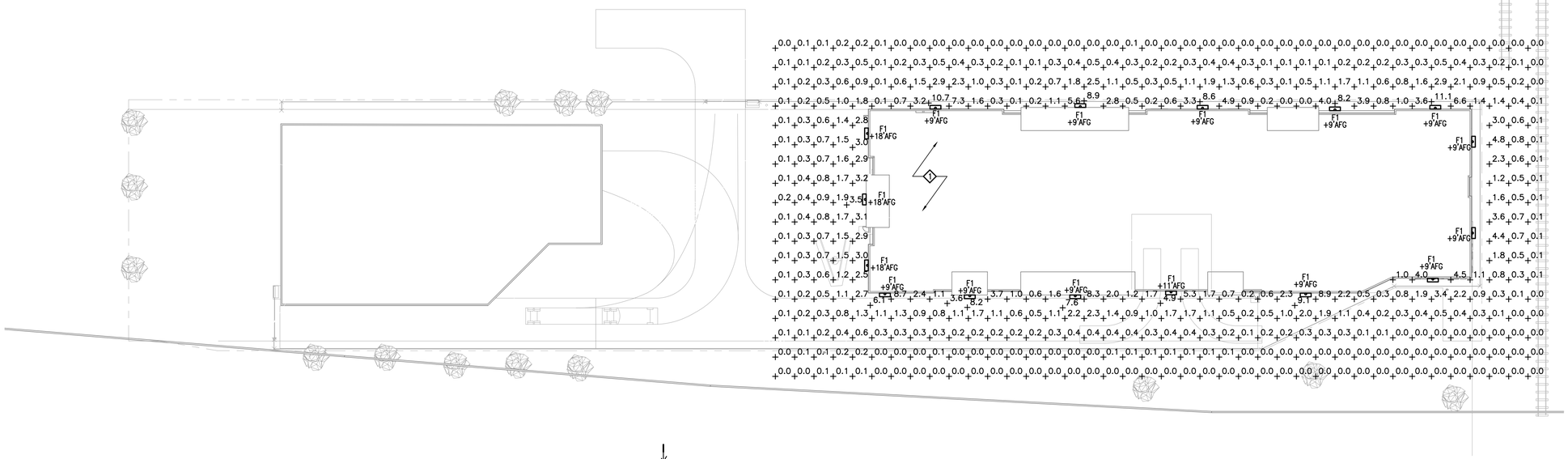
1 12032021

9601 Variel Ave I Chatsworth, CA 91311 I Ph: (818) 206-4404 I trulygreensolutions.com © 2021 Truly Green Solutions. All rights reserved.

ELECTRICAL KEYED NOTES:

1. ILLUMINANCE INDICATED IN FOOT-CANDLES.

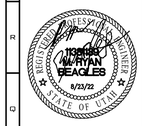




PHOTOMETRIC SITE PLAN
SCALE: 1"=30'-0"

ROYAL ENGINEERING
MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676
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REVISIONS:

SOUTH SALT LAKE STORAGE

2385 S 300 W
SOUTH SALT LAKE CITY, UT 84115

DRAWING TITLE: PHOTOMETRIC SITE PLAN

DRAWN BY:	CHECKED BY:
JCB	JH

DATE PLOTTED: 08/23/2022

PROJECT #: J22274.00

E0.2

WHEN RECORDED PLEASE RETURN TO:

SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200 SOUTH
SALT LAKE CITY, UT 84115

CONDITIONAL USE PERMIT

Location: 2385 South 300 West
Use: Indoor Climate Controlled Storage
Zone: Downtown District – Retail Destination
APN:
Legal Description: Lot 1 of A8 Storage Subdivision
Fee Title Owner: A8-SOUTH SALT LAKE, LLC
File Number: C-22-006
Date: February 1, 2024

Permit Issued to: A8-SOUTH SALT LAKE, LLC
2385 South 300 West
SSL, Utah 84115

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 shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit;

2. The proposed indoor climate controlled storage facility 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;

3. The applicant shall relocate the storm water pipe to the standards and satisfaction of the City Engineer and Storm Water Manager;

4. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain a South Salt Lake building permit and a Certificate of Completion;

5. The applicant shall obtain a South Salt Lake City sign permit prior to any sign installation;

6. The applicant shall maintain seven (7) parking spaces on-site for the proposed development;

7. The applicant shall maintain the designated loading area;

8. The applicant stall maintain the 8-foot fencing around the property;

9. The applicant shall apply for and receive a South Salt Lake Commercial Business License application;

10. All business shall be conducted within an enclosed structure;

11. The applicant shall remove any trash and solid waste that builds up on the property;

12. The applicant shall provide on-site management and security;

13. Staff stall review and approve the on-site management and security plan;

14. The applicant shall provide, implement and maintain a security plan to prevent the deterioration of public health and public safety;

15. The applicant shall provide, implement and maintain an outdoor lighting plan that adequately screens lighting to mitigate its impact on surrounding Uses;

16. The applicant shall provide, implement and maintain best management practices to minimize the production, accumulation, disposal, and transportation of solid waste;

17. The applicant shall provide, implement and maintain a loading and services plan, including fire access;

18. The applicant shall provide, implement and maintain an energy efficiency plan; and

19. All items of the staff report.

Exhibits (available on file with South Salt Lake City Community Development Department):

EXHIBIT A: Site Plan
EXHIBIT B: Staff Report
EXHIBIT C: Management & Security Plan

FOR SOUTH SALT LAKE CITY:

_____

Planning Commission Chair

_____

Community Development

FOR THE OWNER/APPLICANT:

_____

A8-SOUTH SALT LAKE, LLC

PLANNING COMMISSION STAFF REPORT

MEETING DATE:	February 1, 2024
PROJECT NUMBER:	S-19-009
REQUEST(S):	An application for a Final 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 on February 1, 2024.

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.

On January 18, 2024, the Planning Commission held a public hearing on this matter. There was some discussion on the difference between the plat application and the Conditional Use Permit application. There was also a question about the drive approach proximity along Winslow Avenue to State Street. There was one public comment, he is concerned that the other homes on Winslow Avenue that are not part of the plat will be rezoned and later and the dealership will continue to encroach in tot the residential zone. Additionally, the member of the public does not believe that the Subaru sets parking standards for their dealerships. The Planning Commission voted unanimously to approve the Preliminary Subdivision Plat.

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 130 E Winslow: 0.13 acres 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 130 East Winslow Avenue 3549-3555 South 200 East
Proposed Project Size	7.19 acres (after consolidation)
Surrounding Land Use Districts:	North: Residential Multiple South: Commercial Corridor East: Residential Multiple West: Commercial Corridor

Figure 1: Existing Parcel Lines

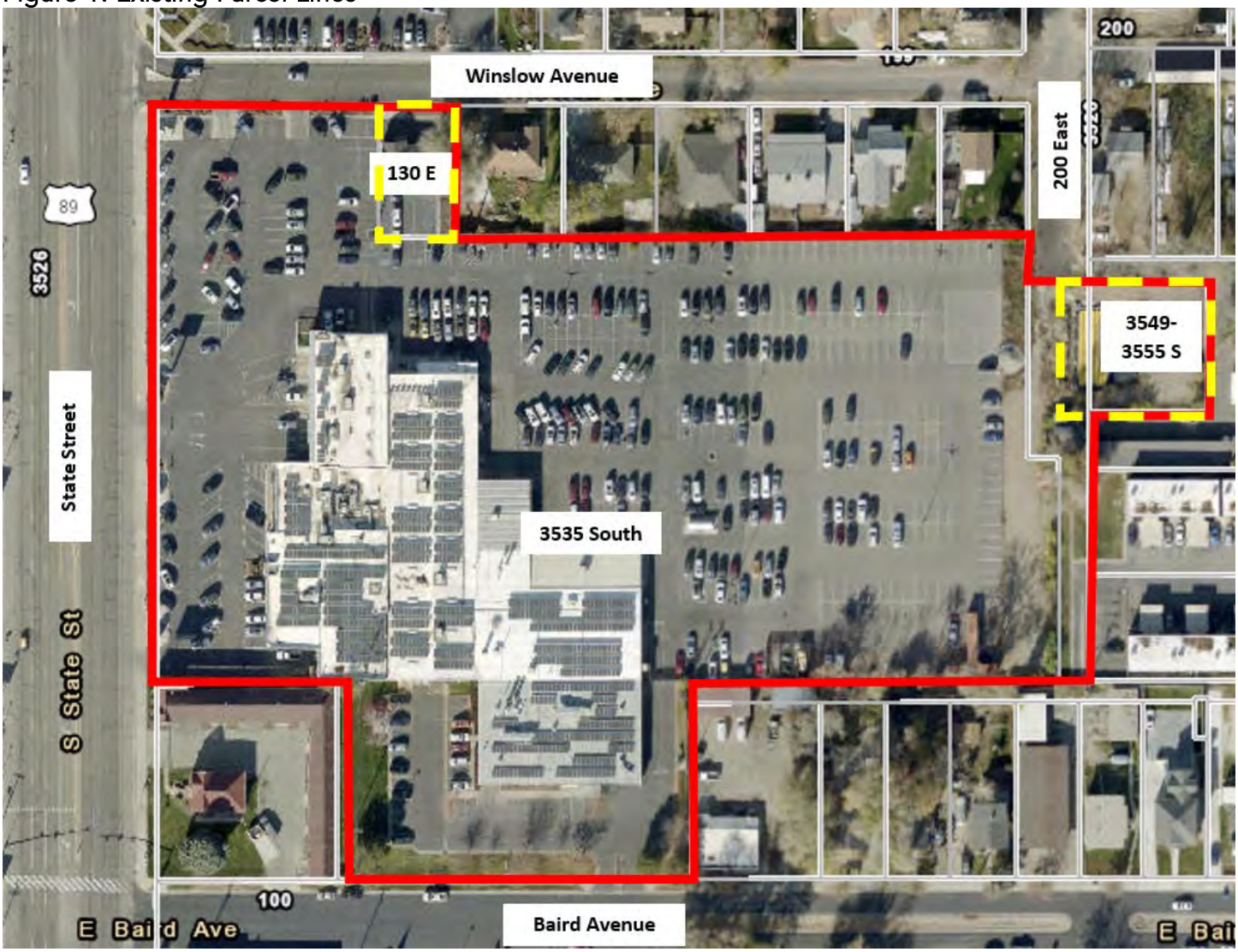


Figure 2: Existing Site Conditions

3535 S State St – Facing Northeast



3535 S State St – Facing Southeast

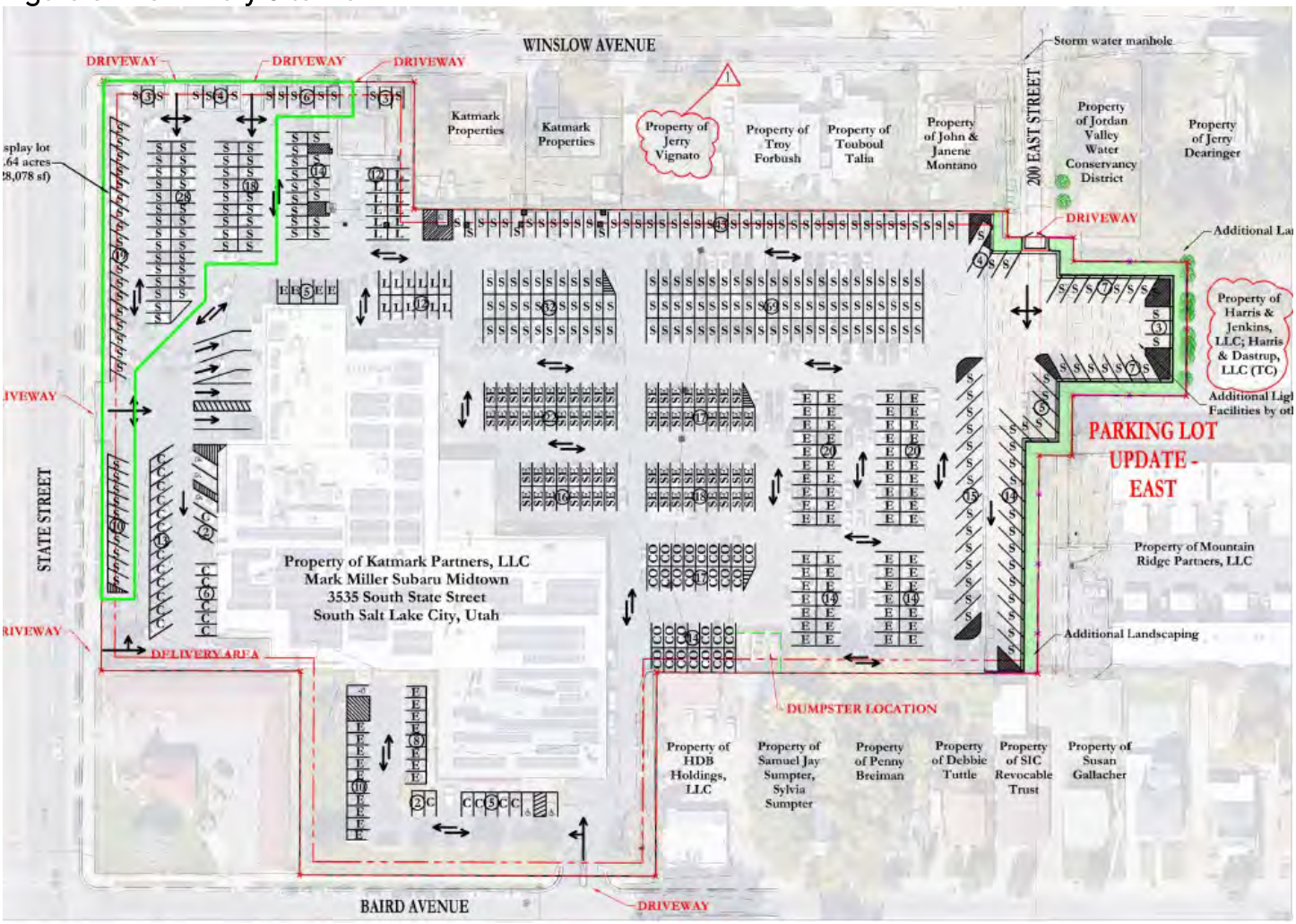


130 E Winslow Ave – Facing South



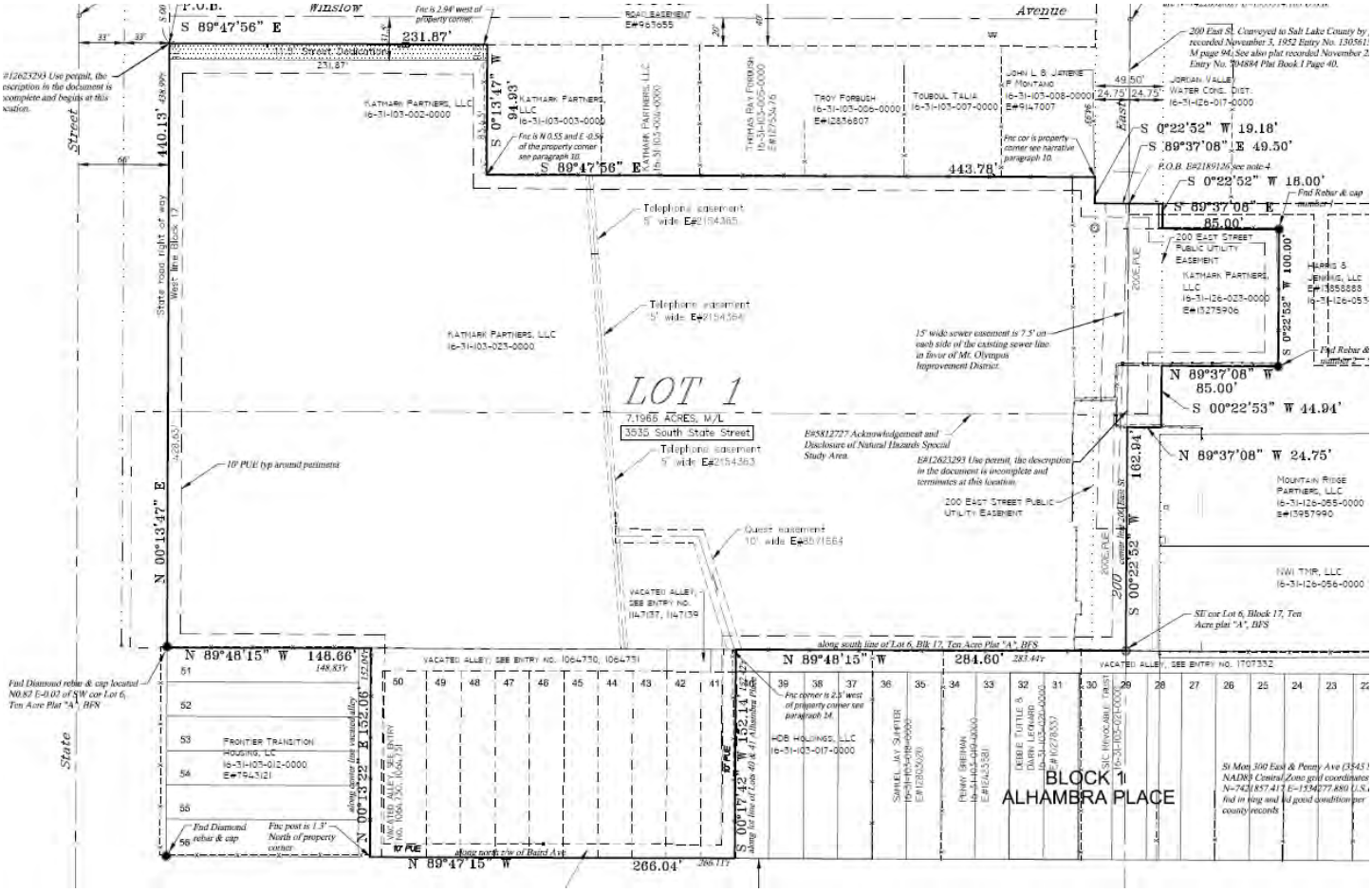


Figure 3: Preliminary Site Plan



*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 considered a substitute for plants.	Not Applicable	

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 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 State Street, 200 East, Winslow Avenue, and Baird Avenue.	The western drive approach along Winslow Avenue shall be closed. Once closed, it shall match the existing sidewalk and landscaping.
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, and closing the western most curb cut along Winslow Avenue within one year 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. The western drive approach along Winslow Avenue shall be closed. Once closed, it shall match the existing sidewalk and landscaping;

10. All undergrounding of utilities shall be completed within 365 days of receiving final plat approval; and

11. 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

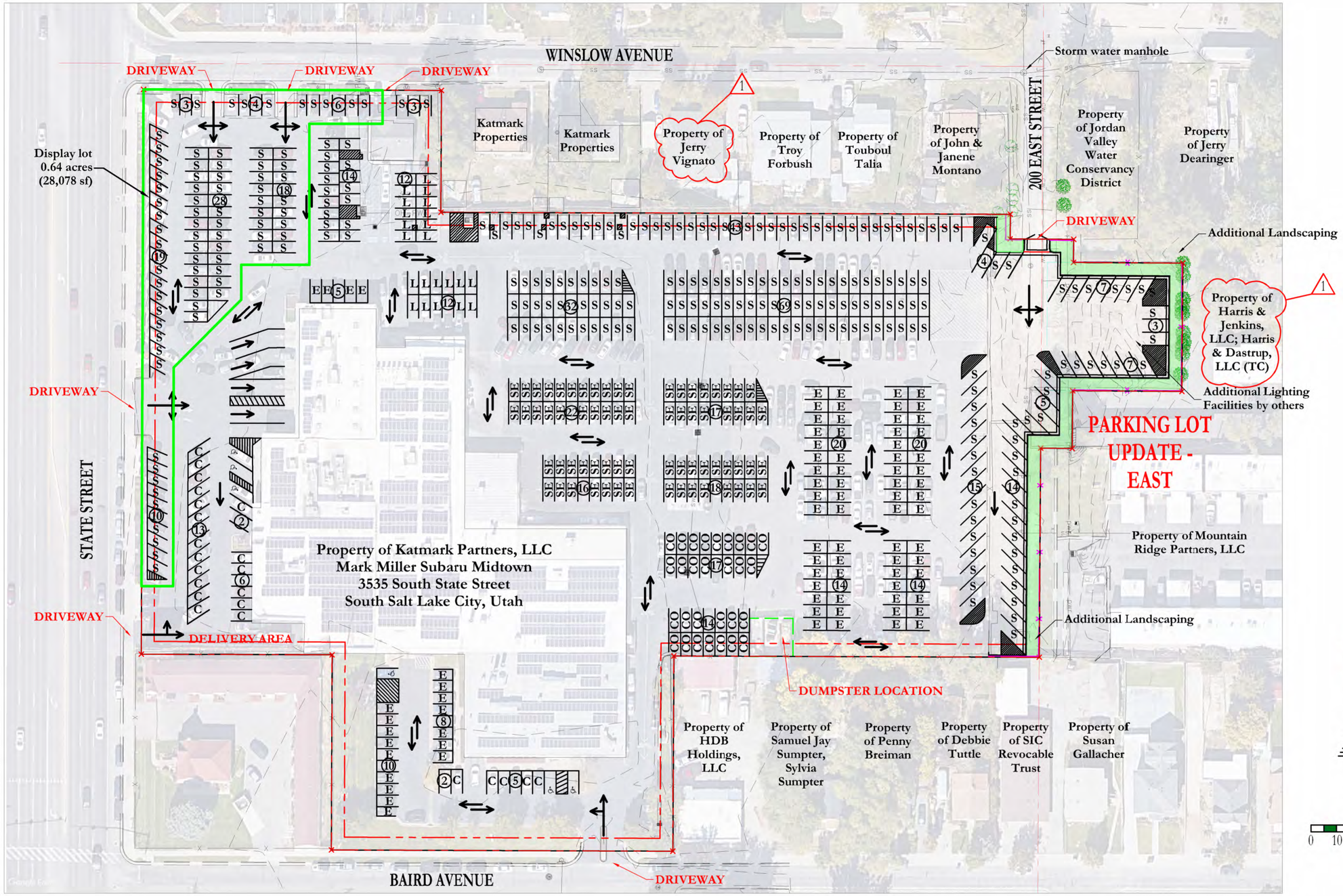
Move to deny the application by Katmark Partners, LLC to consolidate three parcels into one lot located at 3535 South State Street, 130 East Winslow Avenue, and 3549-3555 South 200 East, based on the findings discussed on the record.

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

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS
1	1/5/2023	RTF	Parcel name update

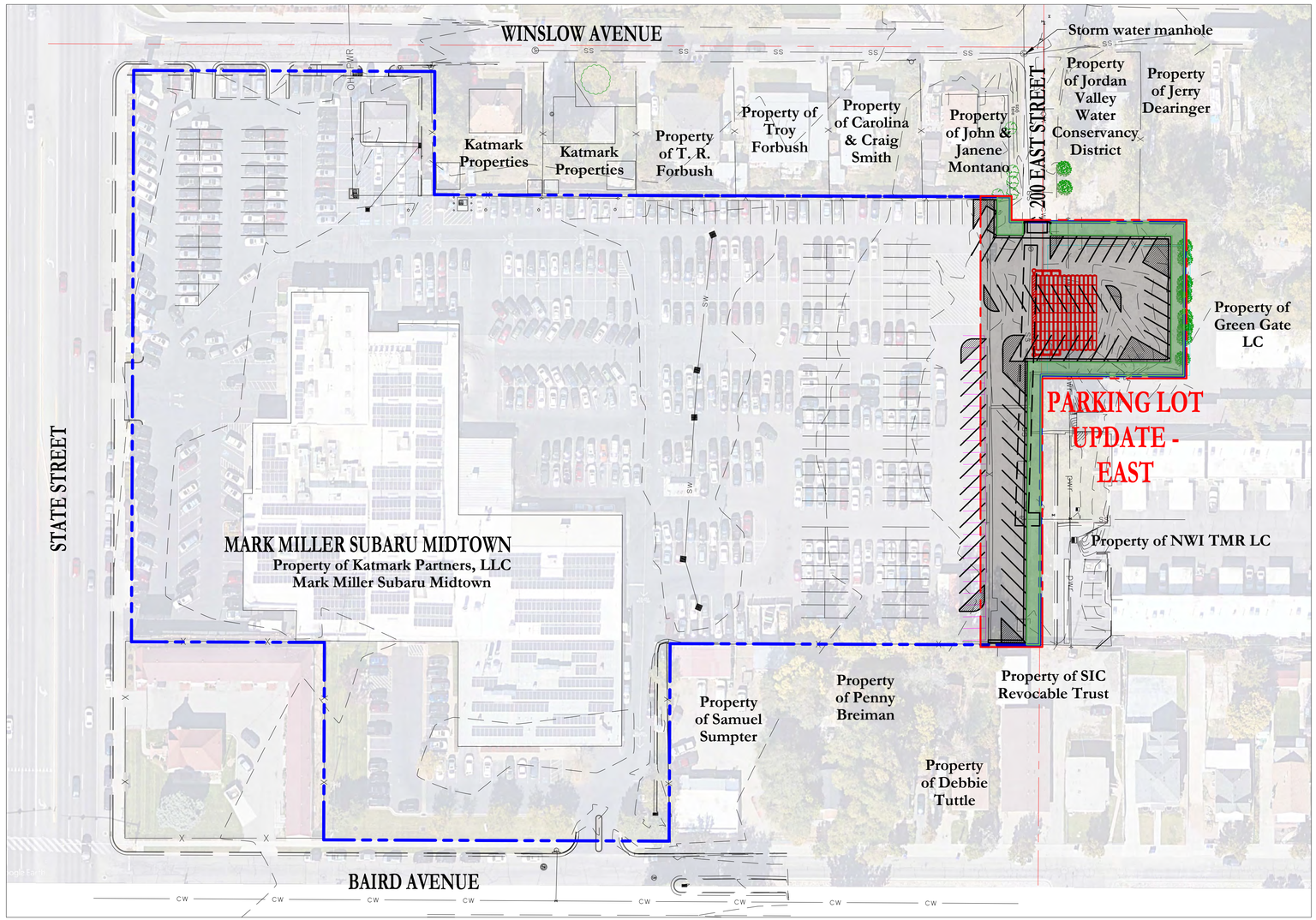
DATE: DECEMBER 2023
DRAWN: JEO
CHECKED: RTF

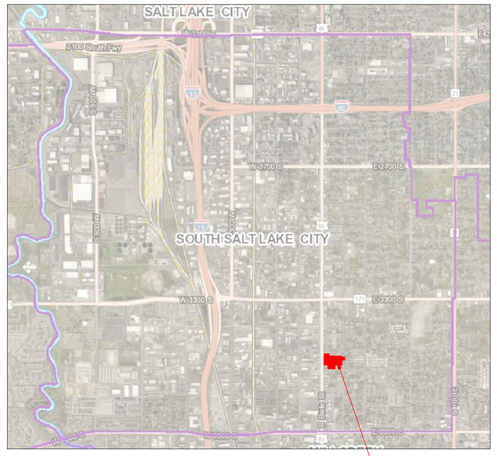
PROJECT / LOCATION:
KATMARK SUBDIVISION IMPROVEMENT
3535 SOUTH STATE STREET
SOUTH SALT LAKE, UTAH

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

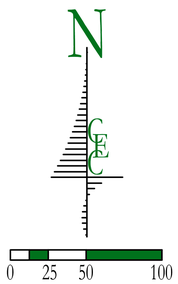
SHEET INDEX	
1 OF 6	COVER
2 OF 6	NOTES
3 OF 6	EAST PARKING LOT - SITE PLAN
4 OF 6	EAST PARKING LOT - GRADING PLAN
5 OF 6	DETAILS
6 OF 6	DETAILS

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



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

LICENSED PROFESSIONAL ENGINEER No. 9... 341144-2202 TODD FREEMAN STATE OF UTAH
25 SEPT 23

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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801.866.0550

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DATE: SEPTEMBER 2023
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CHECKED: RTF

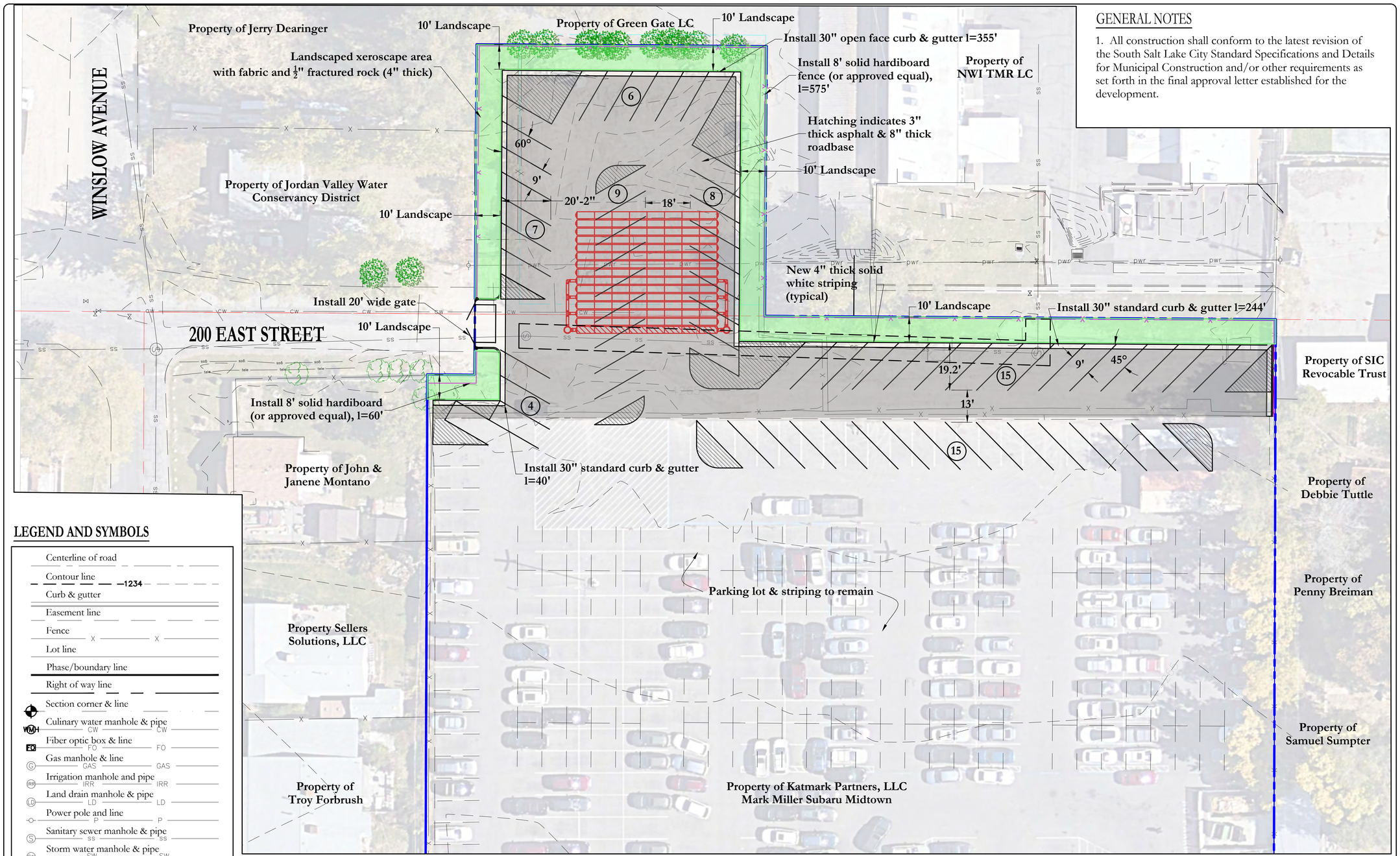
PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

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
- 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

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%)

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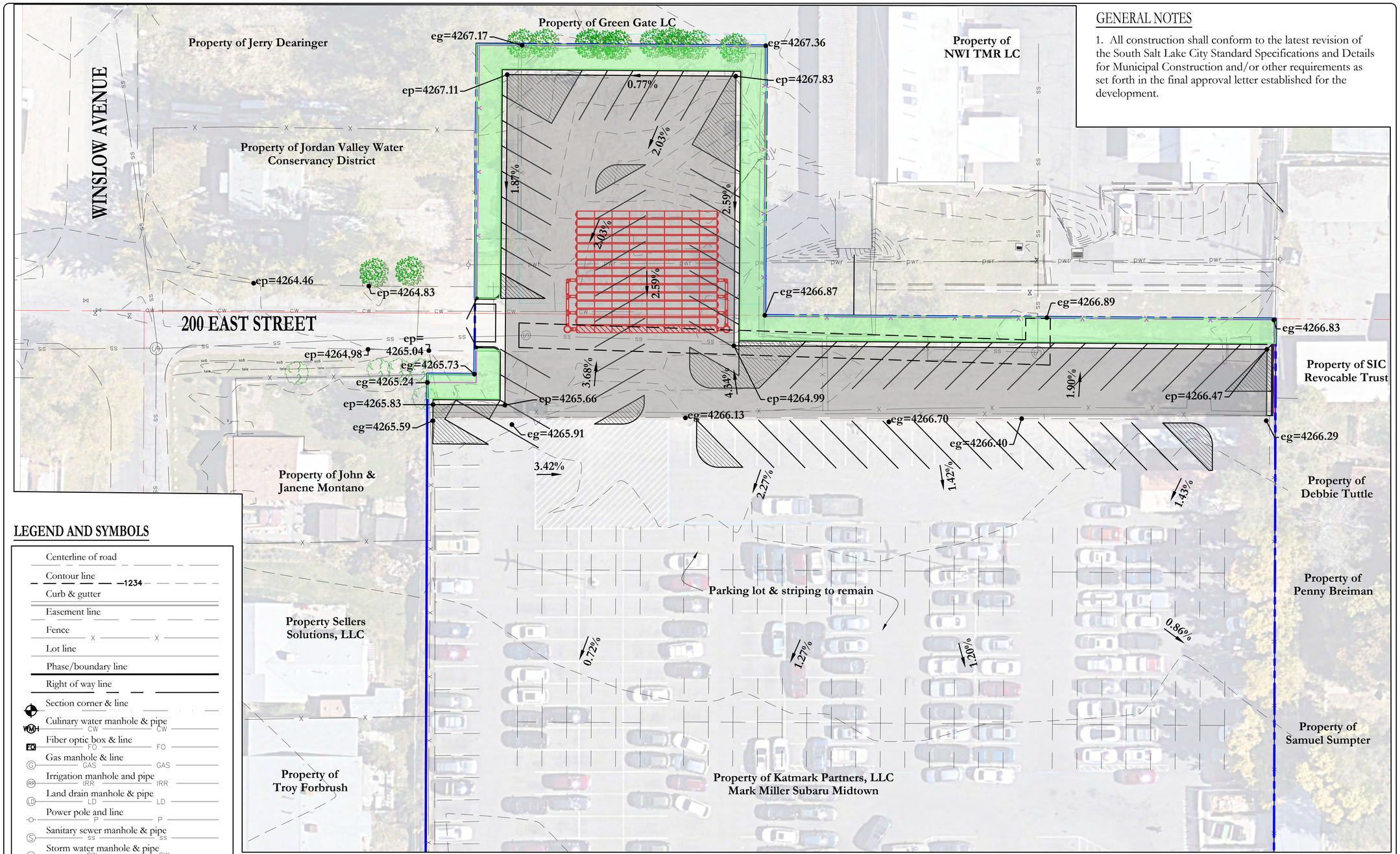
PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: EAST PARKING LOT - SITE PLAN

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 3 of 6

LICENSED PROFESSIONAL ENGINEER No. 797341 44-2202 TODD FREEMAN STATE OF UTAH
25 SEPT 23

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

- Centerline of road
- Contour line —1234
- Curb & gutter
- Easement line
- Fence X X
- Lot line
- Phase/boundary line
- 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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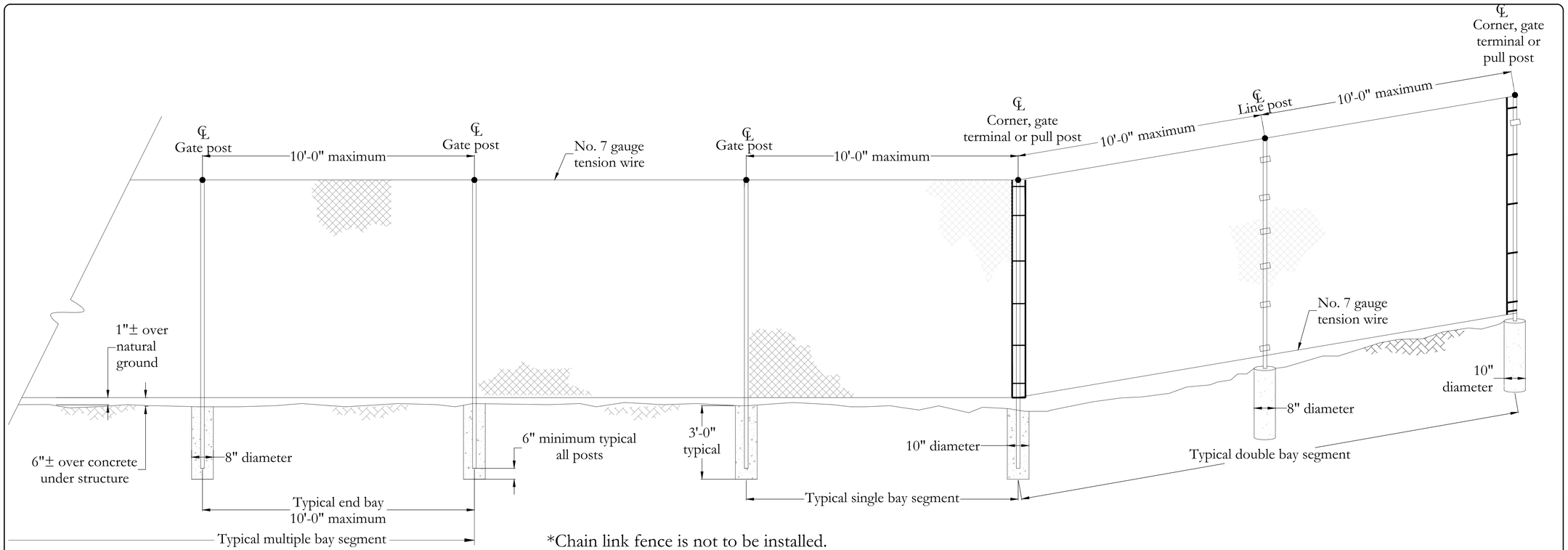
PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: EAST PARKING LOT - GRADING PLAN

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 4 of 6

LICENSED PROFESSIONAL ENGINEER No. 97 34114-2202 R. TODD FREEMAN STATE OF UTAH 25 SEPT 23

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



*Chain link fence is not to be installed.
This detail is for repair purposes only.

NOTES:

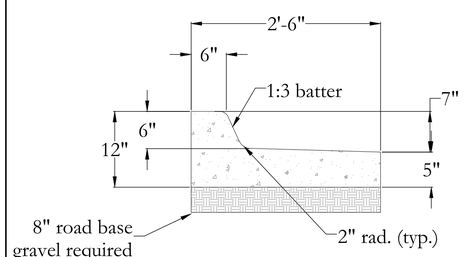
1. All fabric shall be 6' high chain link of 2" galvanized mesh of 9 gauge.
2. All steel pipe members shall conform to the requirements of astm designation a-120, schedule 40, hot dipped zinc coated steel pipe.
3. All posts shall be set in concrete and shall be topped with ball type or other approved 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

-



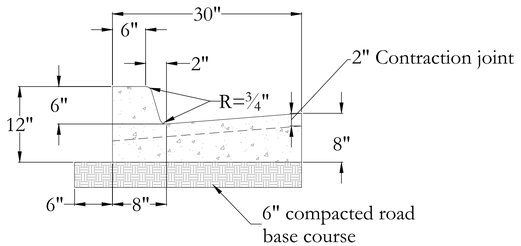
NOTE:
Sidewalks and curb & gutter shall be constructed with class "B" concrete (3500 p.s.i. 28 day compressive strength)

OPEN FACE CURB & GUTTER

SCALE: NONE

2

-



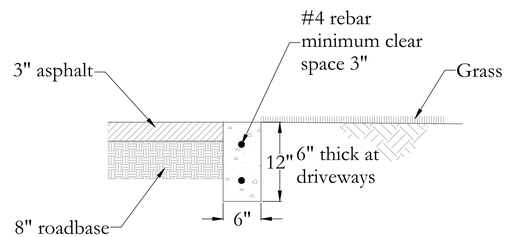
STANDARD 30" CURB & GUTTER

SCALE: NONE

South Salt Lake City Type A

3

-



CURB WALL DETAIL

SCALE: NONE

4

-

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PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: DETAILS

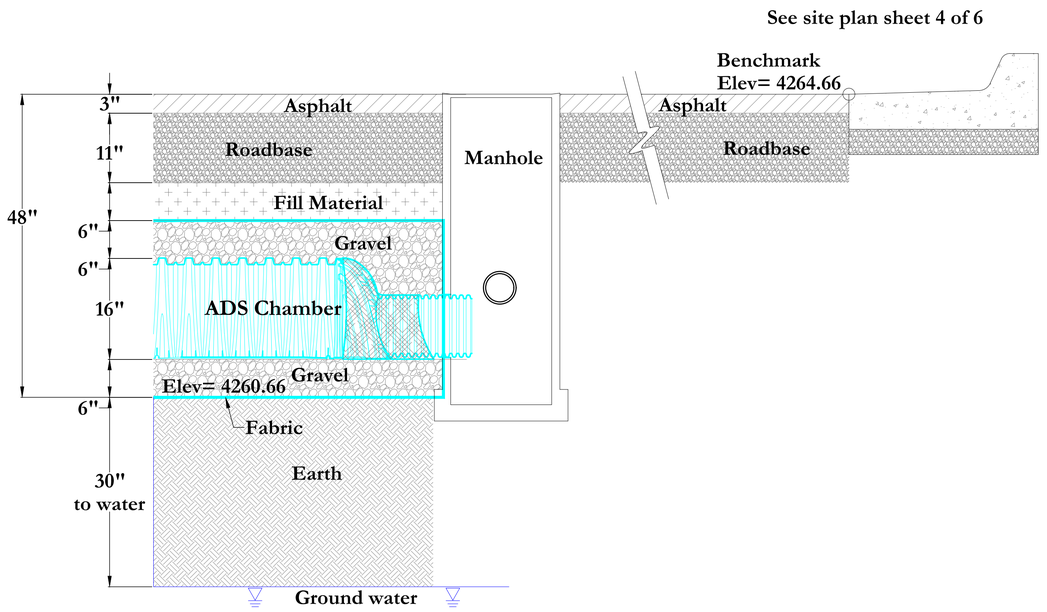
CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: details.dwg
SHEET: 5 of 6

25 SEPT 23
No. 97
341144-2202
R. TODD FREEMAN
LICENSED PROFESSIONAL ENGINEER
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 11:46 AM

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See site plan sheet 4 of 6



CROSS-SECTION - EAST PARKING LOT

UNDERGROUND RETENTION

1 / -

SCALE: NONE

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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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.

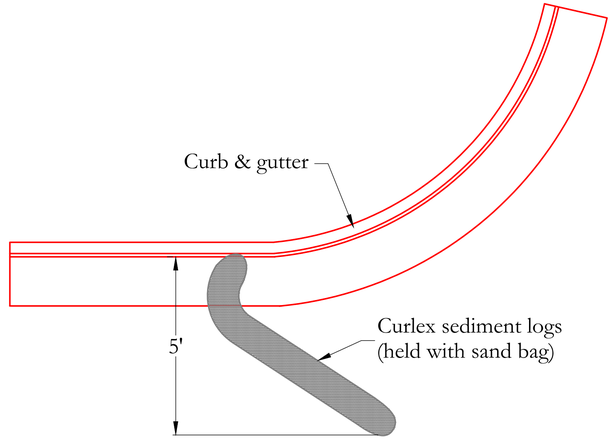
2. The contractor shall furnish portable restroom facilities and locate in a secure area.

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.

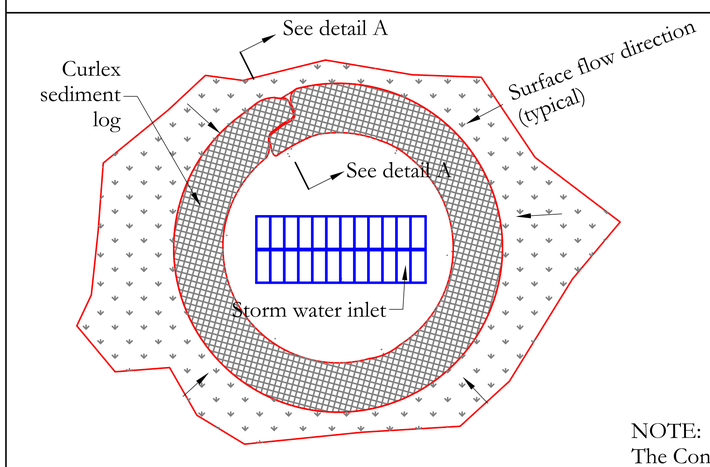
LANDSCAPING NOTE

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%.

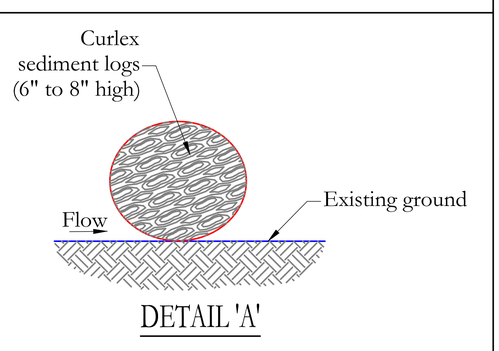
2. The "Stabilized Construction Entrance" and "Silt fencing" will be removed immediately prior to the landscaping work. The "Sediment Logs" will be relocated as required to allow proper construction to take place. Following the placement of sod and sweeping of roadways "Sediment Logs" will be removed.



CURLEX SEDIMENT LOG PROTECTION
SCALE: NONE
1
-

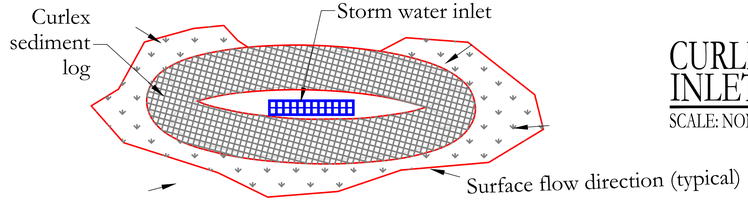


PLAN VIEW



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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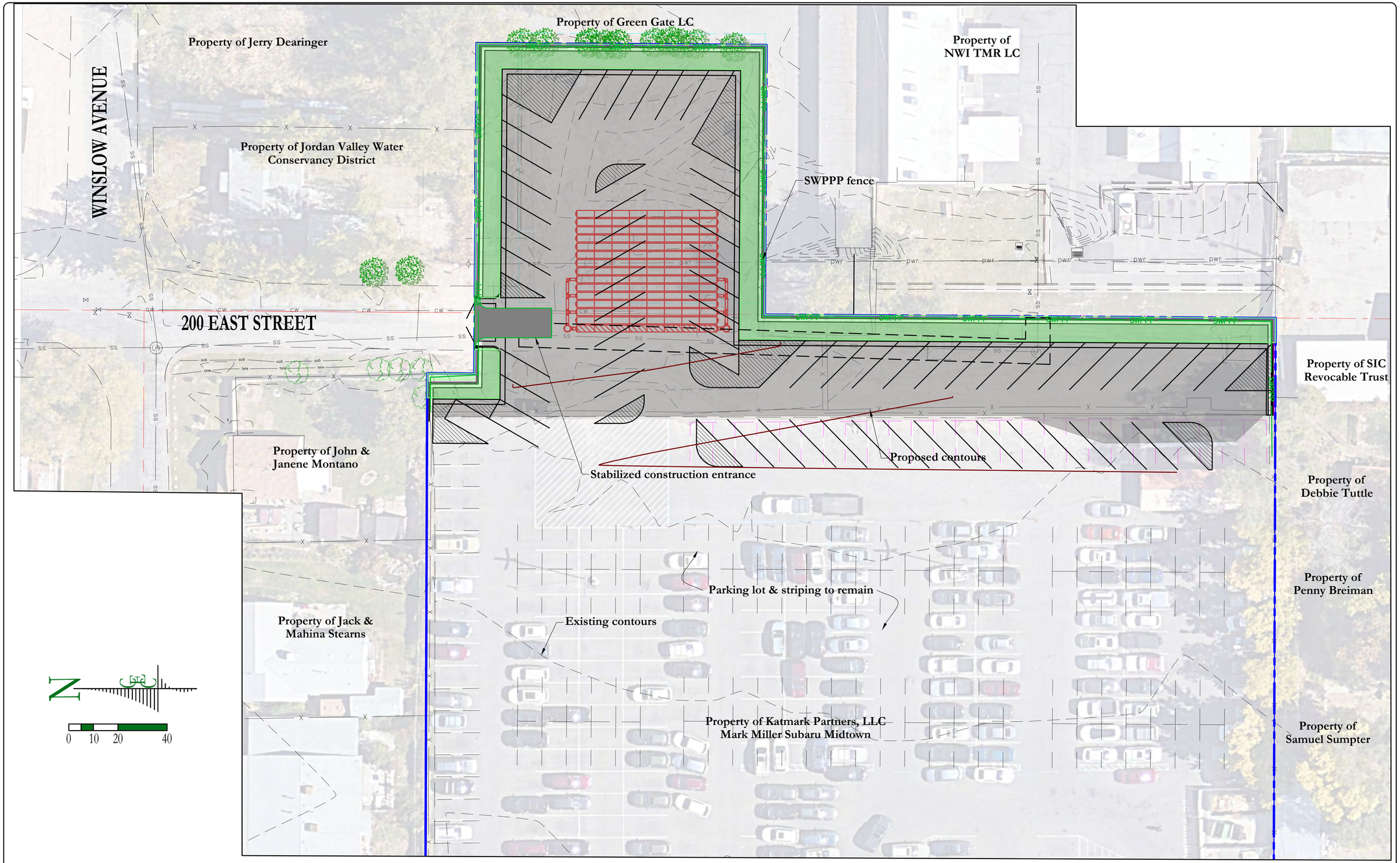
DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED:

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



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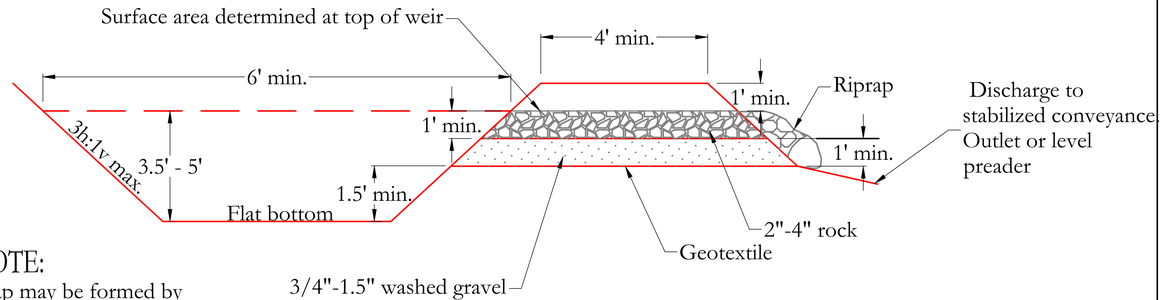
NO.	DATE	BY	REVISIONS

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PROJECT / LOCATION:
KATMARK SUBDIVISION
IMPROVEMENTS
SOUTH SALT LAKE, UTAH

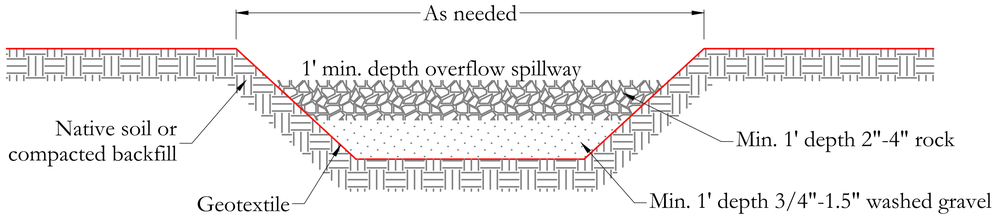
TITLE:
EAST PARKING LOT - SWPPP

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.

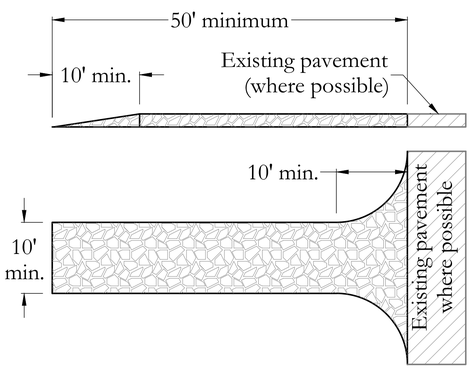
CROSS-SECTION



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.

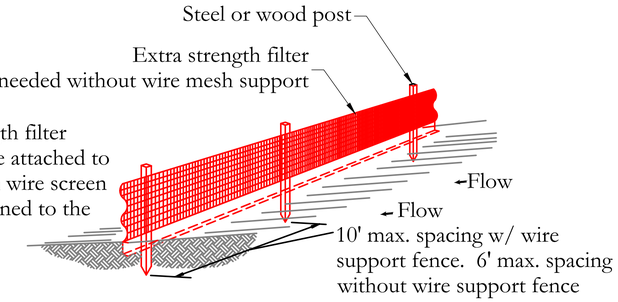
4. WIDTH- 10-foot minimum, but not less than the full width at points where ingress of egress occurs.

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.

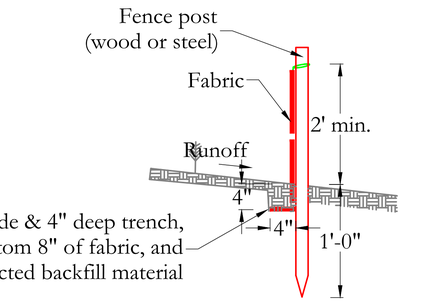
4. A trench shall be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.

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.

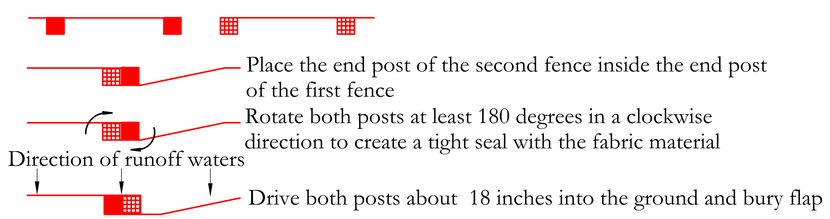
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. the fabric shall not extend more than 36-inches above the original ground surface.

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
-

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PROJECT / LOCATION:
KATMARK SUBDIVISION IMPROVEMENTS
SOUTH SALT LAKE, UTAH

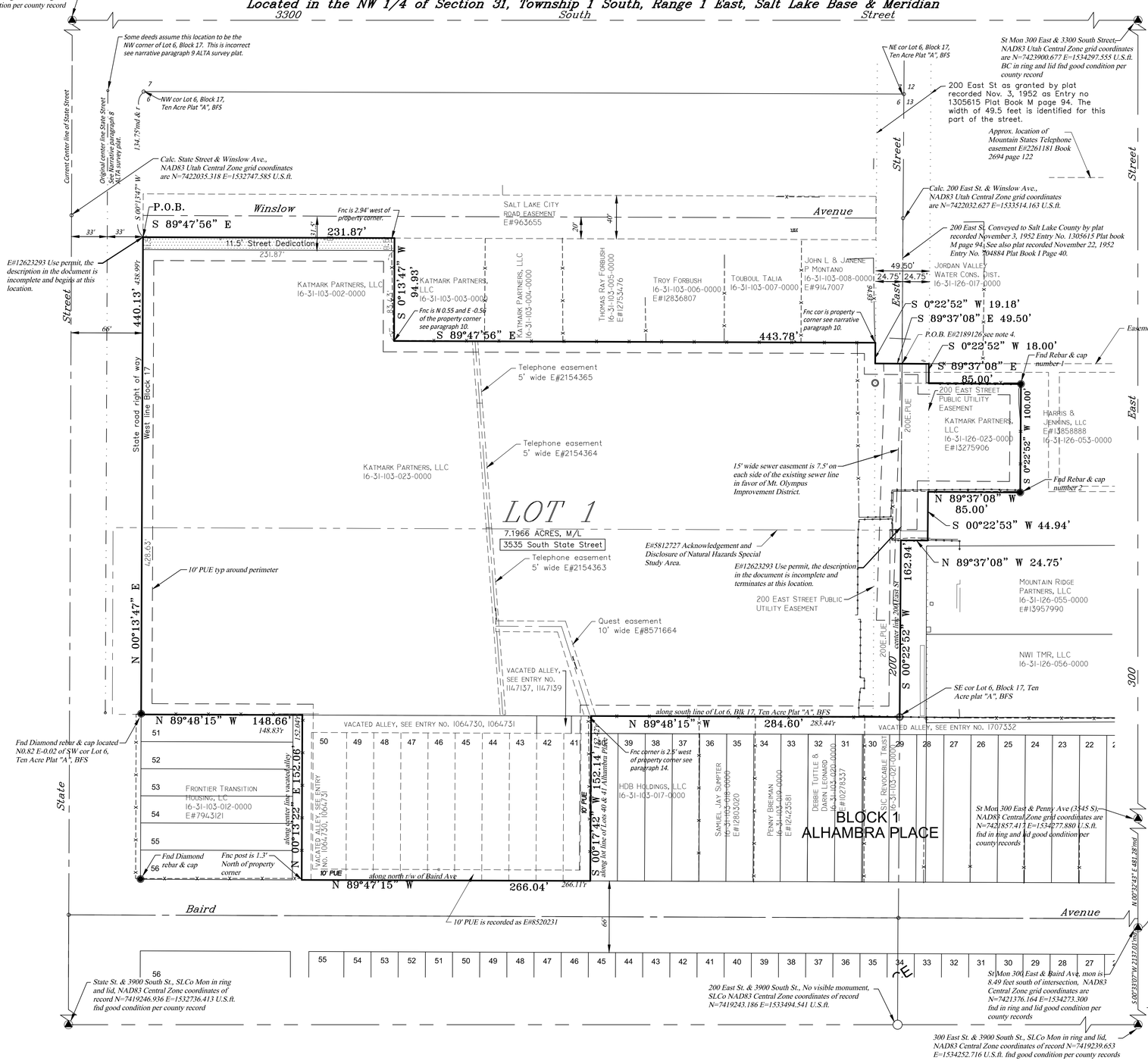
TITLE: SWPPP DETAILS

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

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.

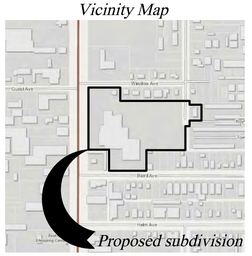
NOTE:
1. There is an easement recorded E#1299994 that grants to Mountain Fuel Supply Company a gas main easement that states the following "Center line of Gas main located as shown on attached Map No.1720, drawing No. 2991, referred to and incorporated herein by reference." This document does not have 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 withness 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

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 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 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,

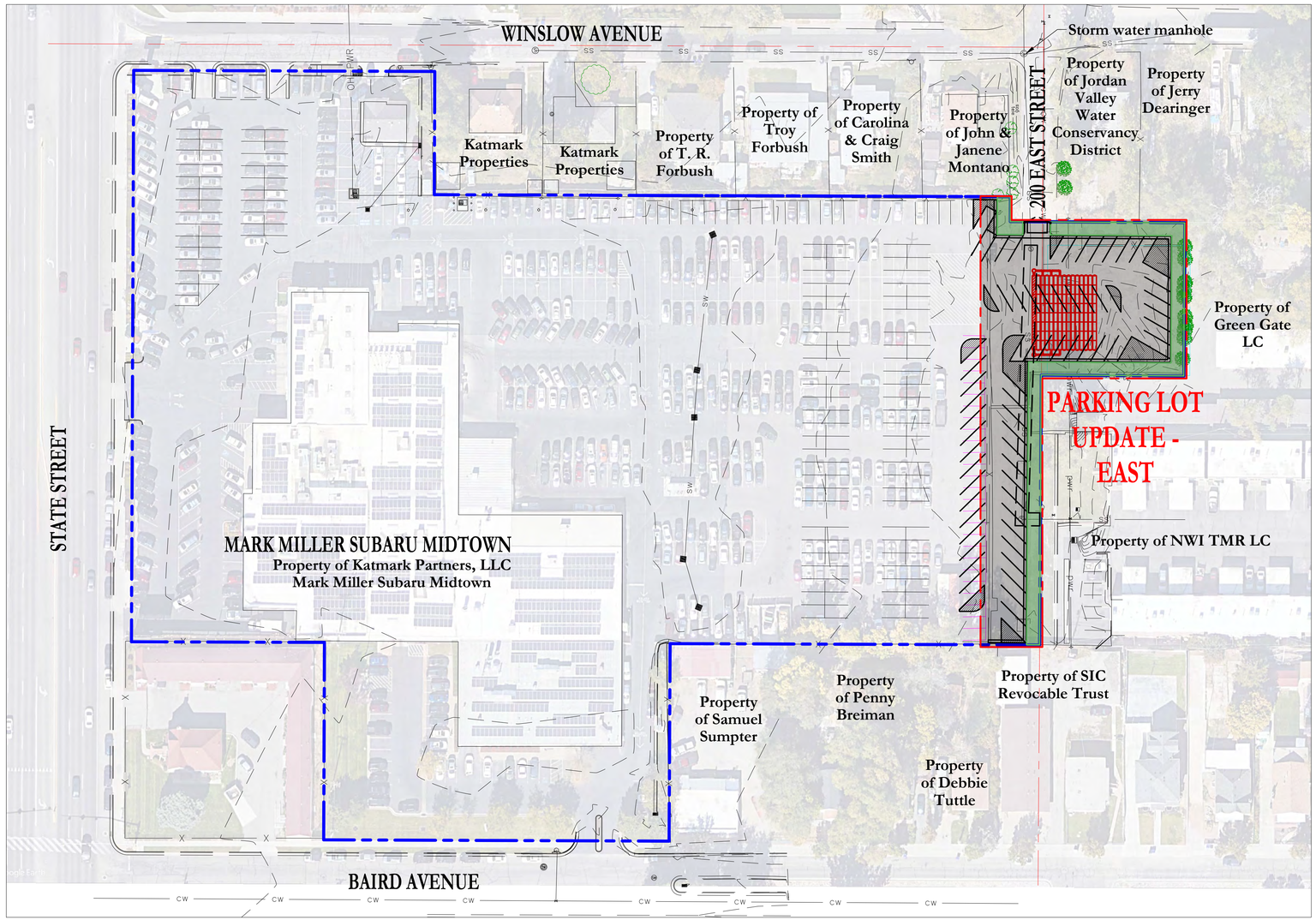
on page_____

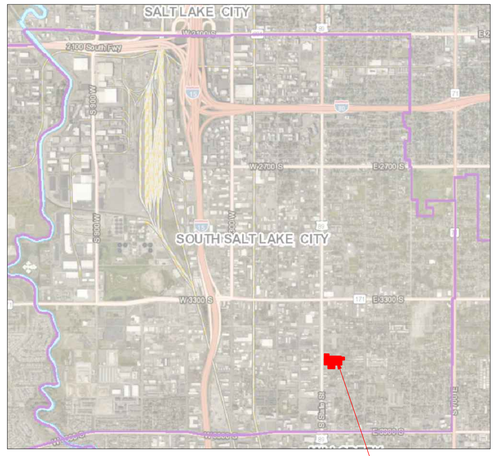
County Recorder: Rashelle Hobbs

By Deputy: _____

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.

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

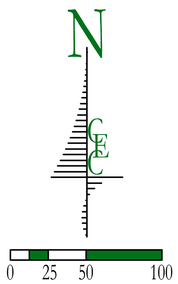
SHEET INDEX	
1 OF 6	COVER
2 OF 6	NOTES
3 OF 6	EAST PARKING LOT - SITE PLAN
4 OF 6	EAST PARKING LOT - GRADING PLAN
5 OF 6	DETAILS
6 OF 6	DETAILS

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
- 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



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

LICENSED PROFESSIONAL ENGINEER No. 9... 341144-2202 TODD FREEMAN STATE OF UTAH
25 SEPT 23

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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801.866.0550

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DATE: SEPTEMBER 2023
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CHECKED: RTF

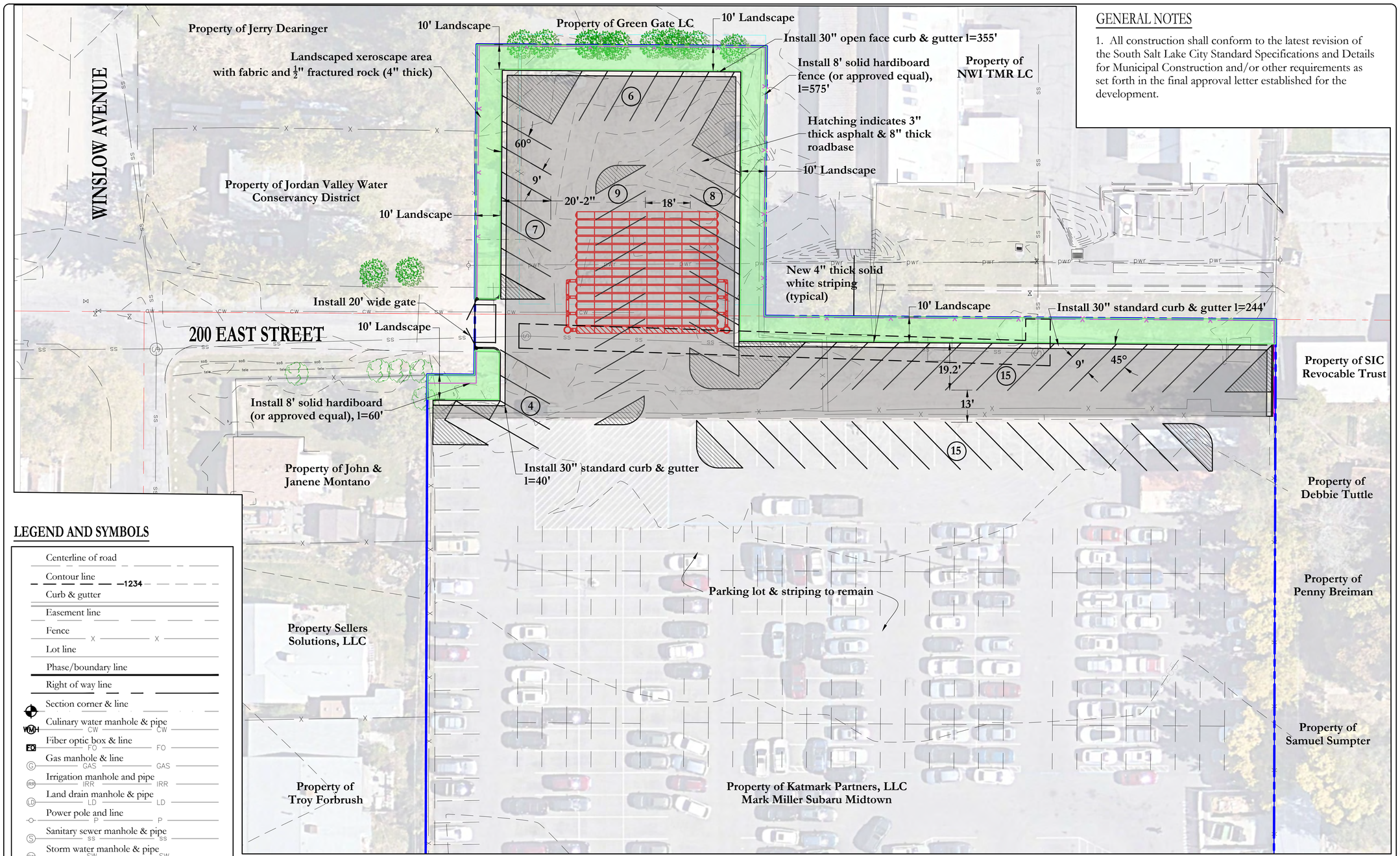
PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

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
- 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

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%)

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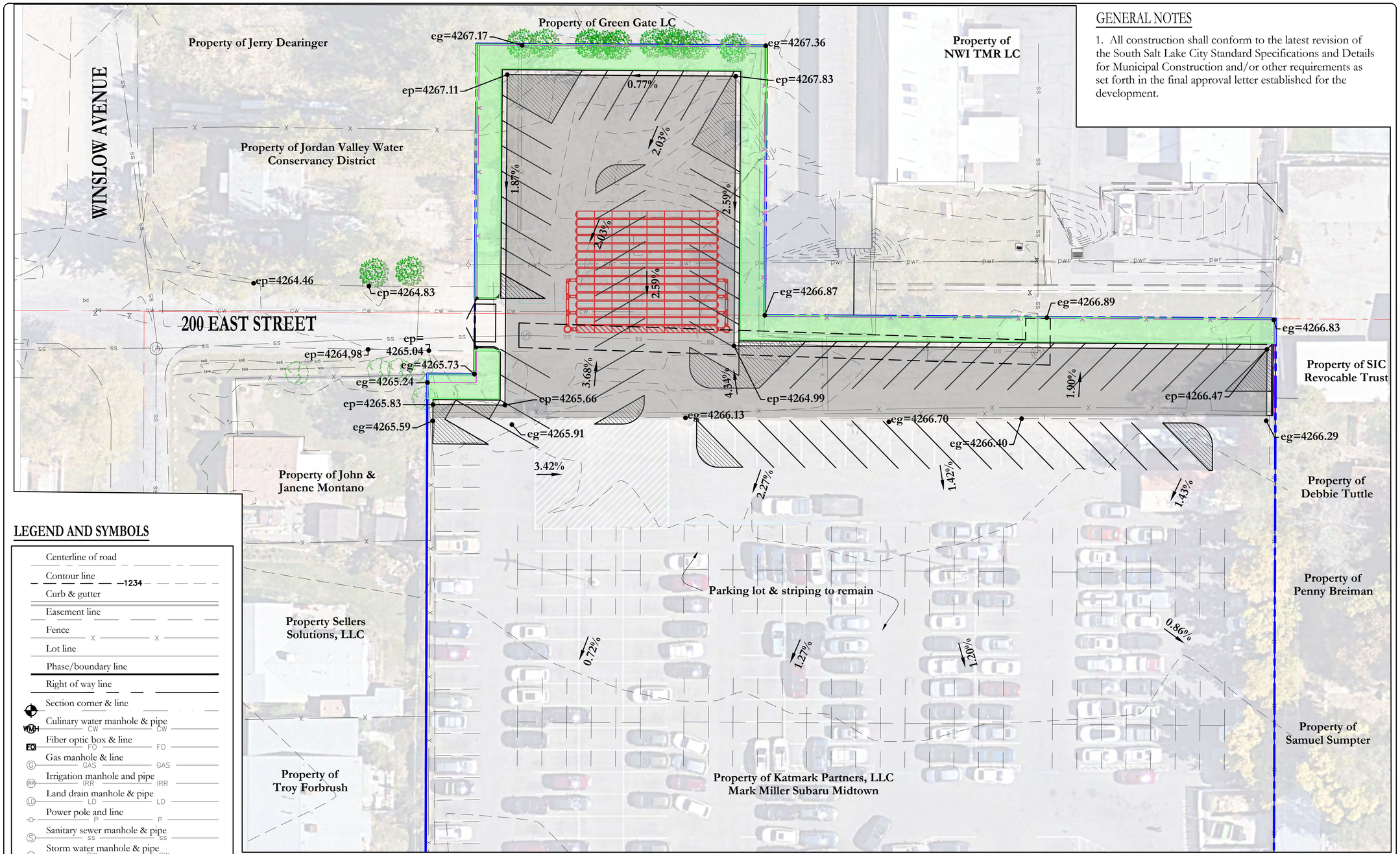
PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: EAST PARKING LOT - SITE PLAN

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 3 of 6

LICENSED PROFESSIONAL ENGINEER No. 797341 44-2202 TODD FREEMAN STATE OF UTAH
25 SEPT 23

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
- 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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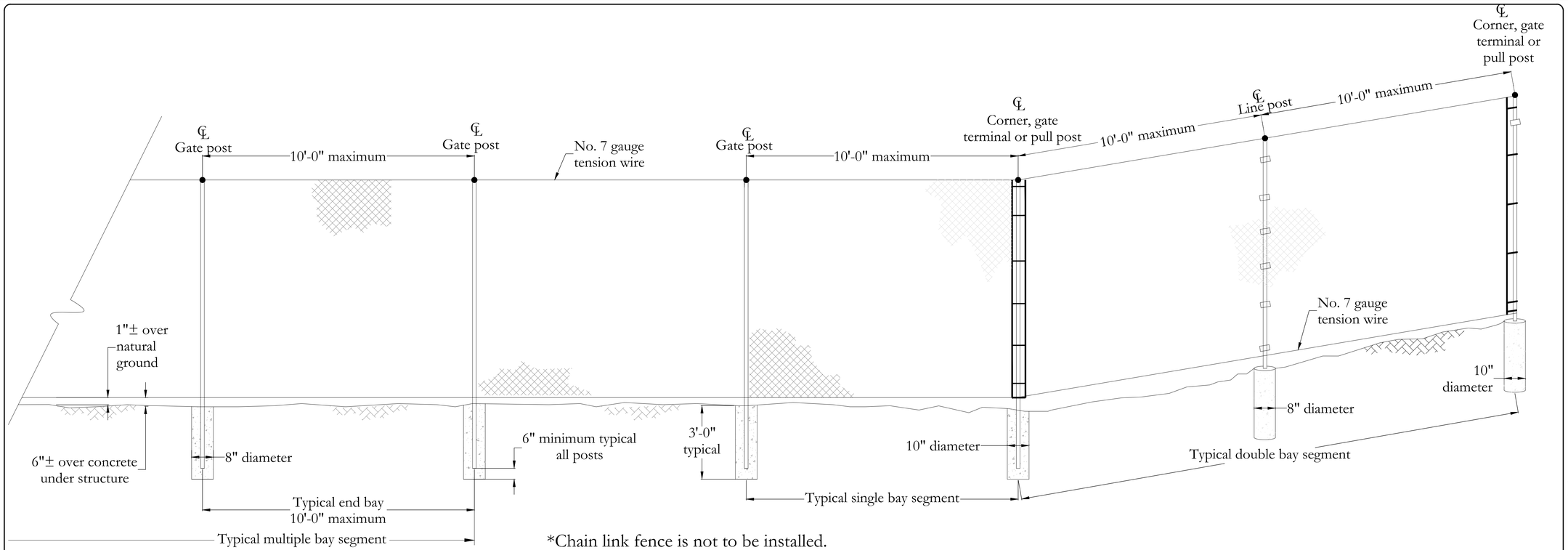
PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: EAST PARKING LOT - GRADING PLAN

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch19002.dwg
SHEET: 4 of 6

LICENSED PROFESSIONAL ENGINEER No. 97 34114-2202 R. TODD FREEMAN STATE OF UTAH 25 SEPT 23

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



*Chain link fence is not to be installed.
This detail is for repair purposes only.

NOTES:

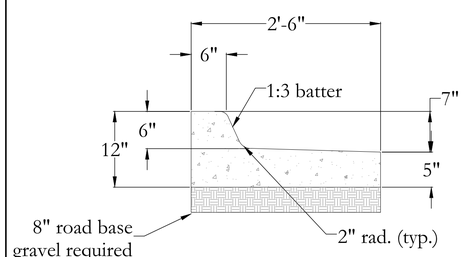
1. All fabric shall be 6' high chain link of 2" galvanized mesh of 9 gauge.
2. All steel pipe members shall conform to the requirements of astm designation a-120, schedule 40, hot dipped zinc coated steel pipe.
3. All posts shall be set in concrete and shall be topped with ball type or other approved 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

-



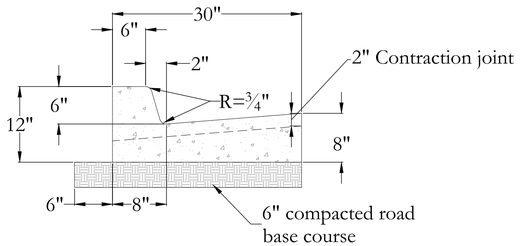
NOTE:
Sidewalks and curb & gutter shall be constructed with class "B" concrete (3500 p.s.i. 28 day compressive strength)

OPEN FACE CURB & GUTTER

SCALE: NONE

2

-



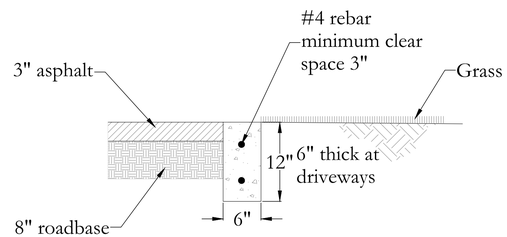
STANDARD 30" CURB & GUTTER

SCALE: NONE

South Salt Lake City Type A

3

-



CURB WALL DETAIL

SCALE: NONE

4

-

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PROJECT / LOCATION: KATMARK SUBDIVISION IMPROVEMENTS SOUTH SALT LAKE, UTAH

TITLE: DETAILS

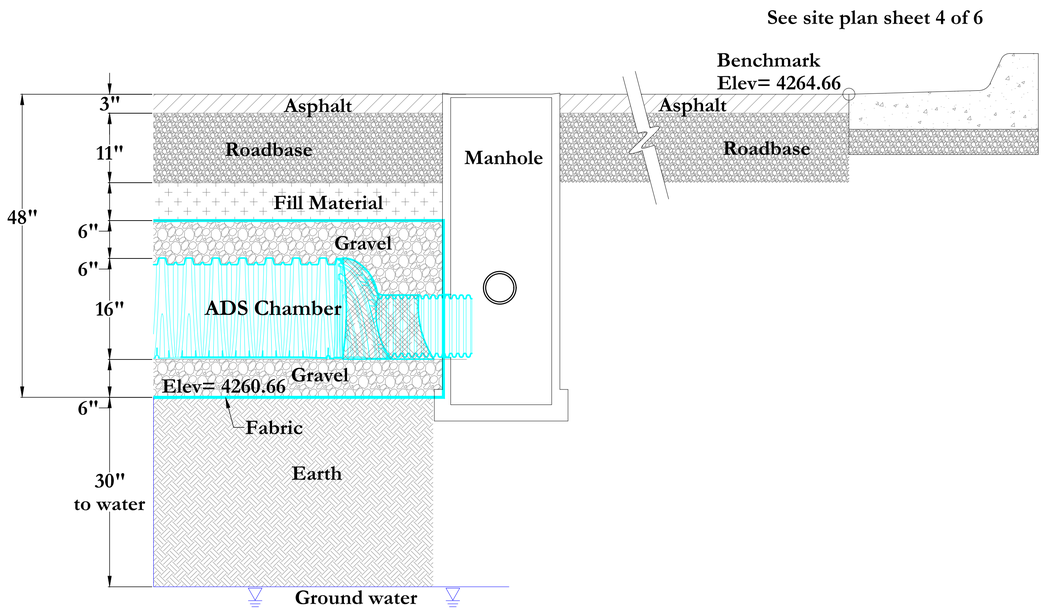
CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: details.dwg
SHEET: 5 of 6

25 SEPT 23
No. 97
341144-2202
R. TODD FREEMAN
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

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See site plan sheet 4 of 6



CROSS-SECTION - EAST PARKING LOT

UNDERGROUND RETENTION

1 / -

SCALE: NONE

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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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.

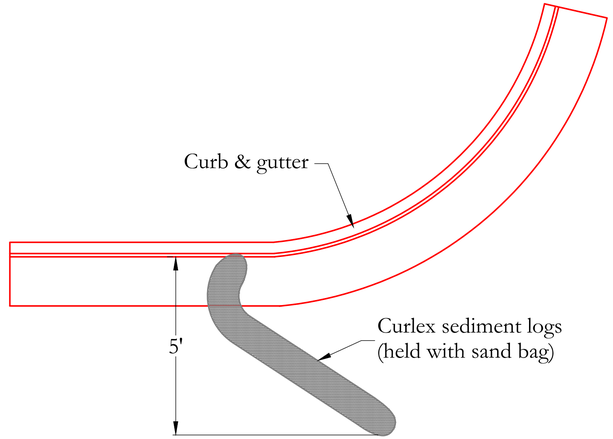
2. The contractor shall furnish portable restroom facilities and locate in a secure area.

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.

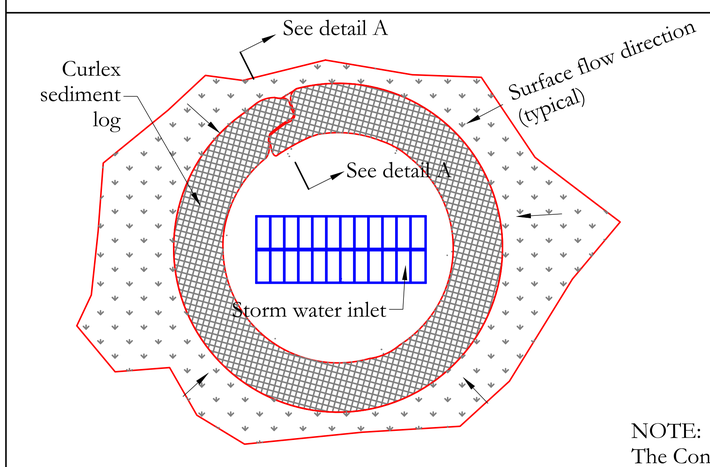
LANDSCAPING NOTE

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%.

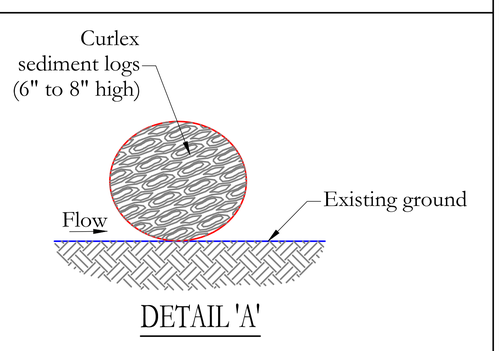
2. The "Stabilized Construction Entrance" and "Silt fencing" will be removed immediately prior to the landscaping work. The "Sediment Logs" will be relocated as required to allow proper construction to take place. Following the placement of sod and sweeping of roadways "Sediment Logs" will be removed.



CURLEX SEDIMENT LOG PROTECTION
SCALE: NONE
1
-

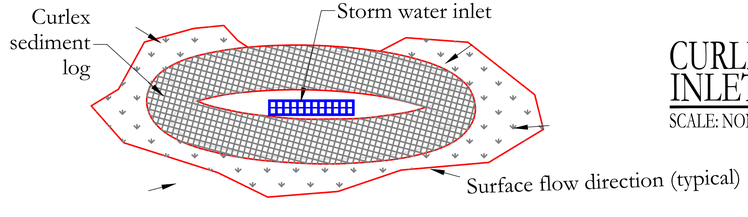


PLAN VIEW



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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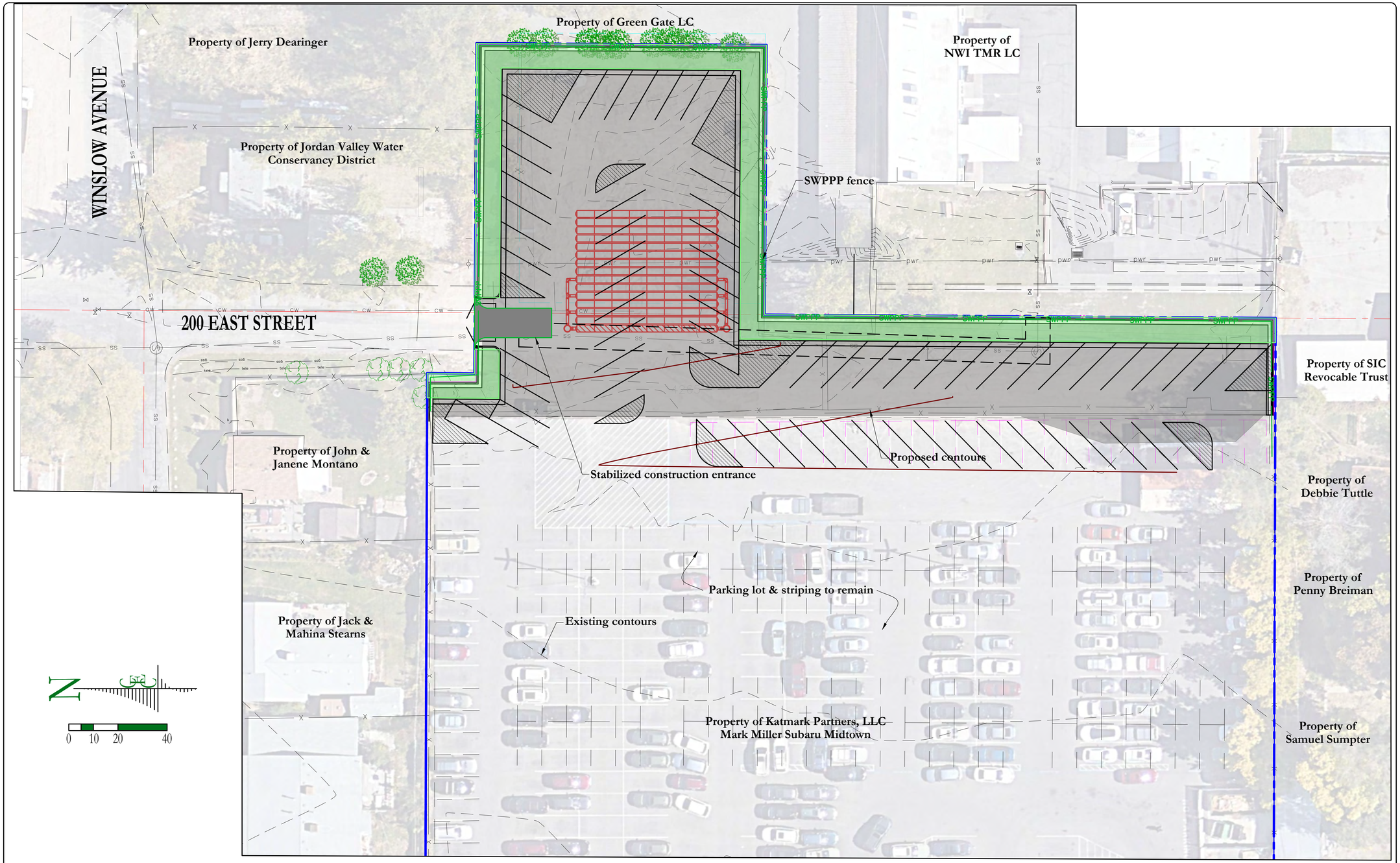
DATE: SEPTEMBER 2023
DRAWN: JEO
CHECKED:

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



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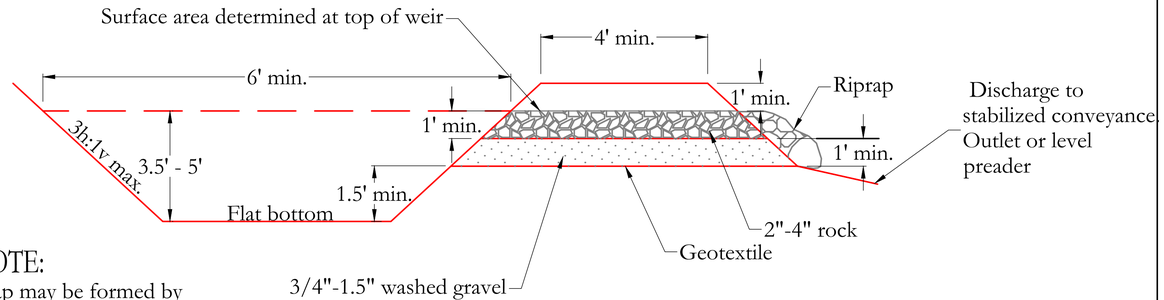
NO.	DATE	BY	REVISIONS

DATE: SEPTEMBER 2023
DRAWN: JEO
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PROJECT / LOCATION:
KATMARK SUBDIVISION
IMPROVEMENTS
SOUTH SALT LAKE, UTAH

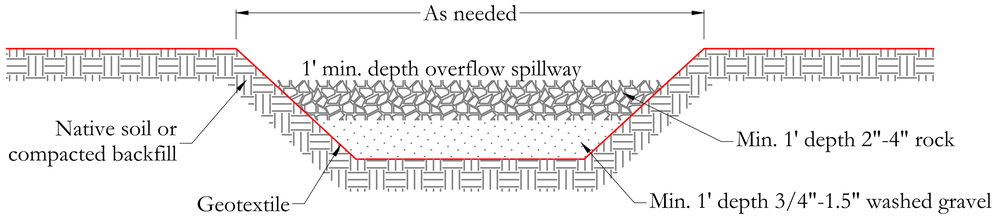
TITLE:
EAST PARKING LOT - SWPPP

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.

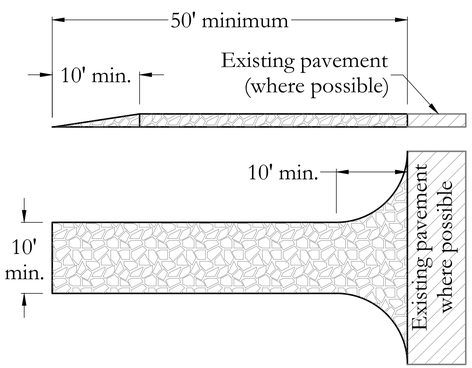
CROSS-SECTION



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.

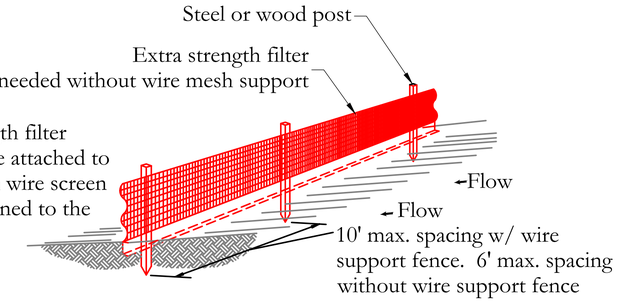
4. WIDTH- 10-foot minimum, but not less than the full width at points where ingress of egress occurs.

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.

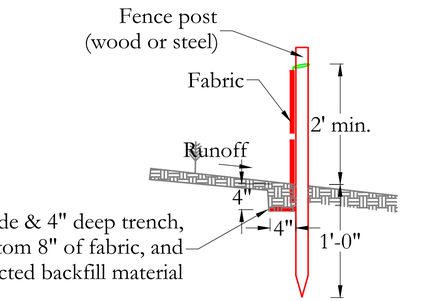
4. A trench shall be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.

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.

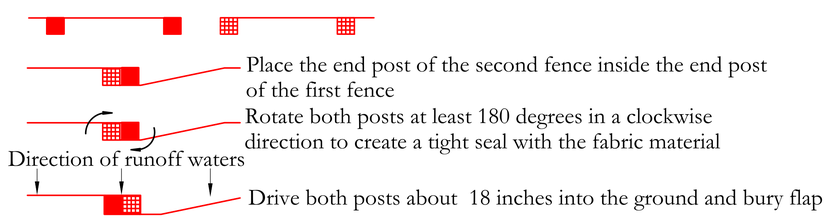
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. the fabric shall not extend more than 36-inches above the original ground surface.

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

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 observed.
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.

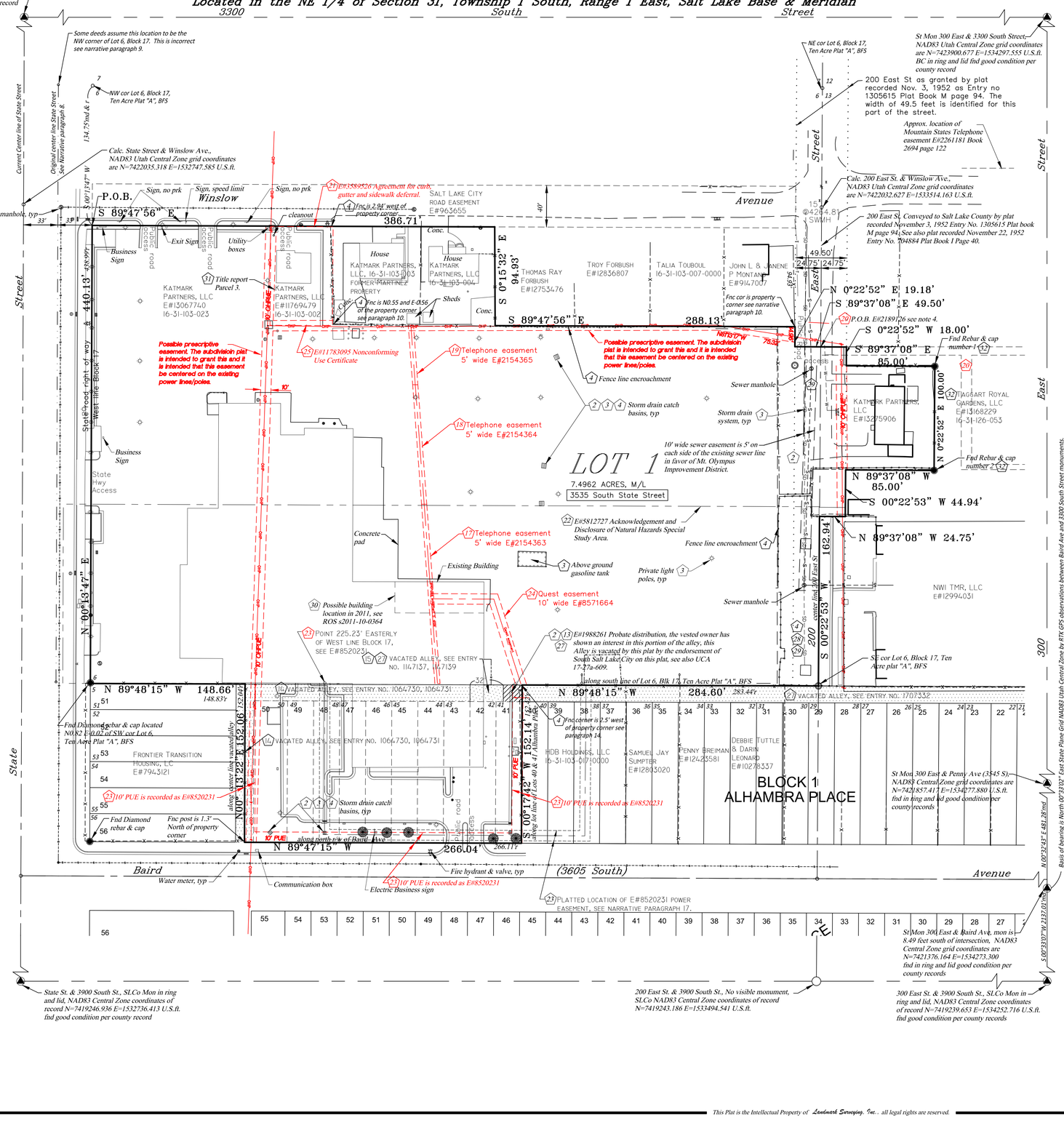
32. Subject, but not limited, to the following items, as disclosed by a survey prepared by Bush & Gudgell, Inc., having been certified under the date of January 30, 2006 , by Clinton S. Peatross , a Registered Land Surveyor holding License No. 155666, as Job No.474119 and filed in the office of the Salt 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;

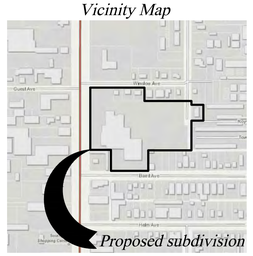
RUNNING thence South 89°47'56" East 386.71 feet, along the south right of way of Winslow Avenue;
Thence South 00°15'32" East 94.93 feet;
Thence South 89°47'56" East 288.13 feet, along or near an old existing fence line, to a fence corner being on the west right of way line of 200 East Street;
Thence 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 appears 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 — No. 171781 — 11-15-2021 — STATE OF UTAH

Salt Lake County Surveyor

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

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.

Project Name: 3959 CEC Miller stc Katmark Sub_ALTA.dwg Save Date: April 5, 2022 5:52 PM Sheet: ###

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.

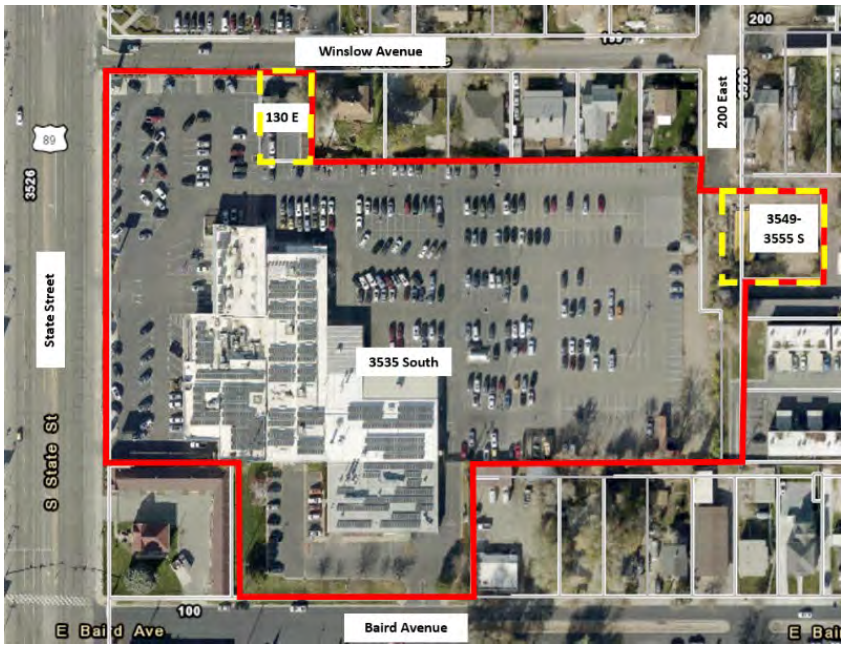
SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE:	February 1, 2024
PROJECT NUMBER:	C-19-031
REQUEST(S):	An application for a Conditional Use Permit, to operate and expand an Auto Dealership, located at 3535 South State Street.
ADDRESS:	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:	Administrative – Conditional Use Permit

SYNOPSIS:

On June 25, 2021, Katmark Partners, LLC submitted a Conditional Use Permit ("CUP") application, to operate an Auto Dealership.



The CUP is required as part of expansion of the site which is being done via a plat. Mark Miller Subaru is the existing dealership at this location. At this time, the only change is an expansion of the parking lot. The other applications they have submitted have included:

1. Rezone Application – This application was reviewed by the Planning Commission and City Council to 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. Plat Application to consolidate parcels. They received Preliminary Plat approval on January 18, 2024.
4. Conditional Use Application for the operation of an Auto Dealership.

The Planning Commission is the land use authority over all Conditional Use Permits.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve a Conditional Use Permit, to operate an Auto Dealership, located at 3535 South State Street. Staff's recommendation is based upon its analysis and findings included below.

EXISTING ZONING	EXISTING USE	SURROUNDING LAND USE DISTRICTS	SIZE OF PROPERTY
Commercial Corridor	Auto Dealership	North: Residential Multiple South: Commercial Corridor East: Residential Multiple West: Commercial Corridor	7.19 Acres (after consolidation)

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location:	3535 South State Street
Surrounding Land Use Districts:	North: Residential Multiple South: Commercial Corridor East: Residential Multiple West: Commercial Corridor

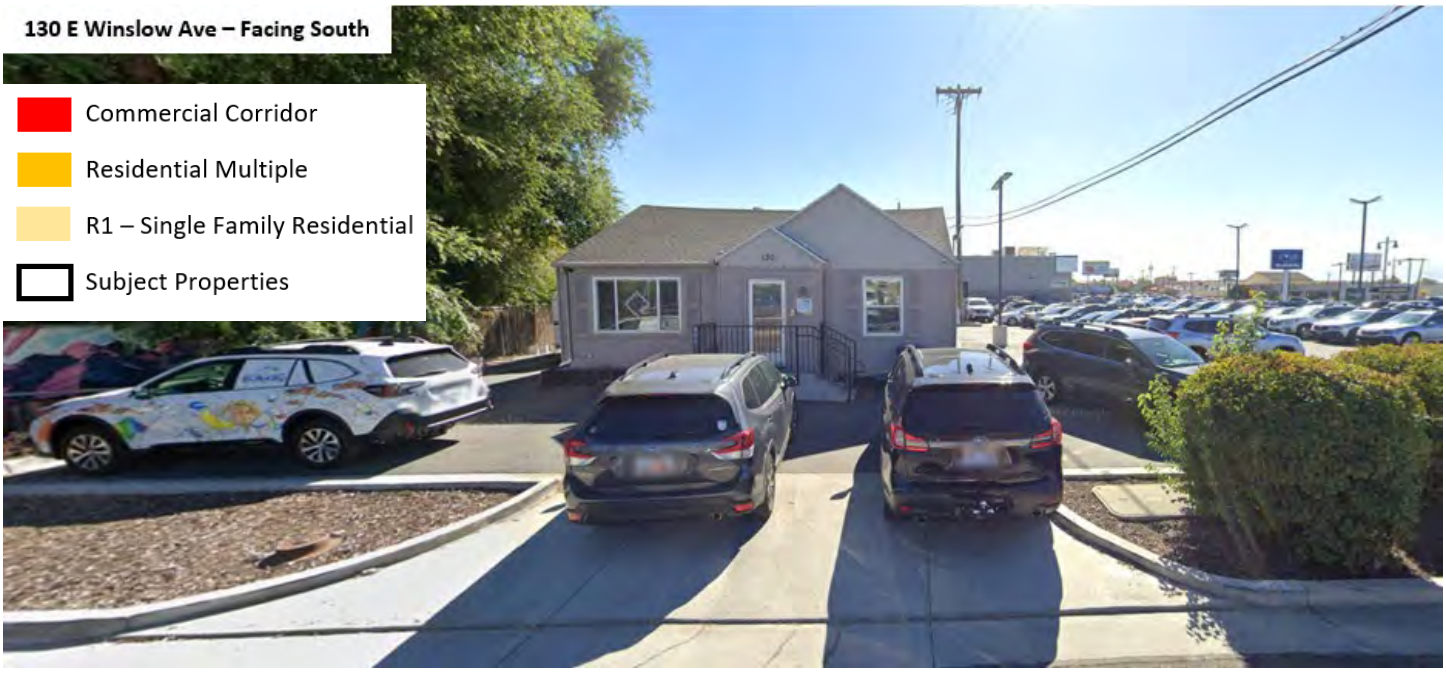
Figure 1: Existing Zoning Map



Figure 2: Existing Site Conditions



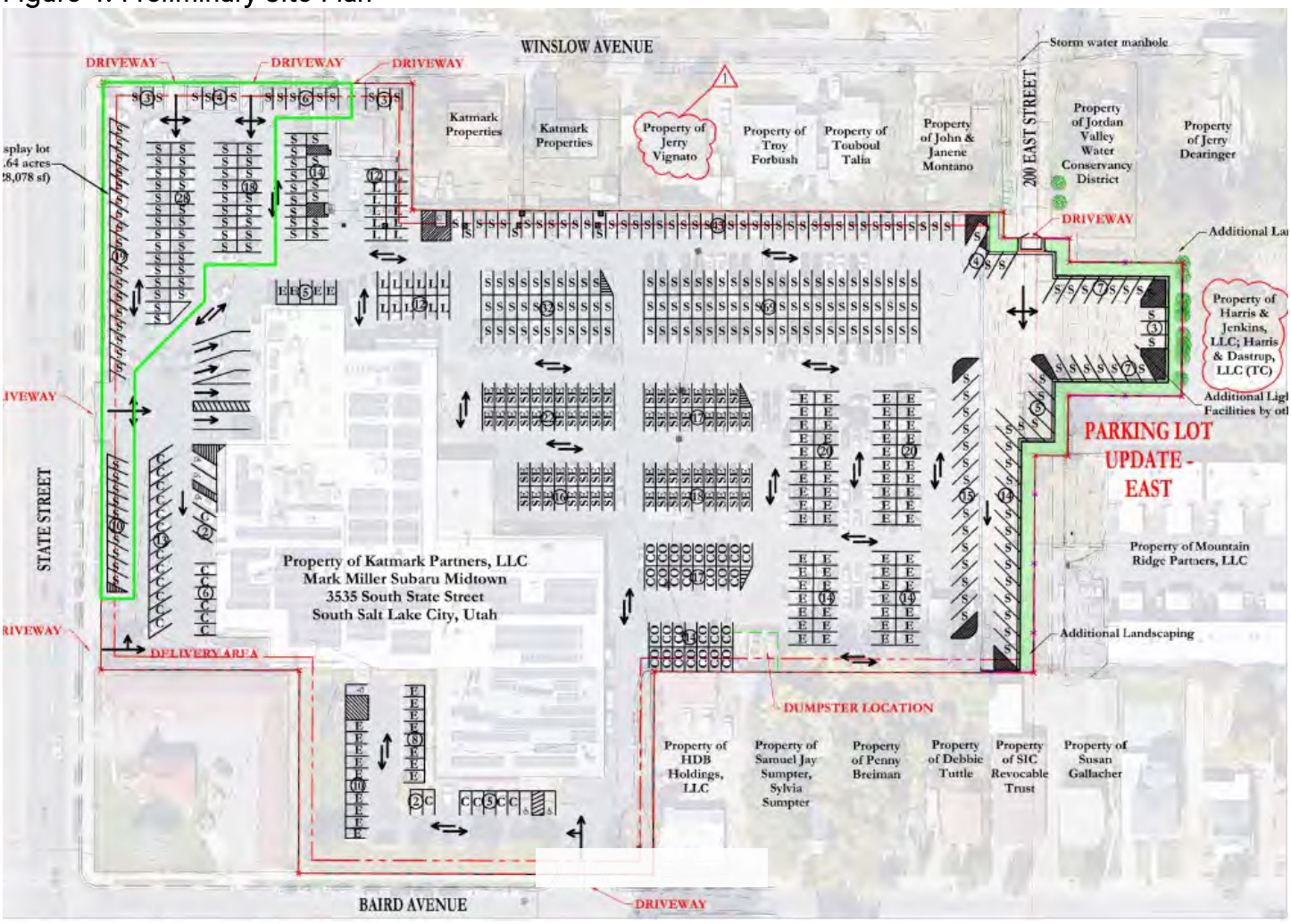






Existing Elevations – 2100 South

Figure 4: Preliminary Site Plan



*SITE PLAN IS CONCEPTUAL – SUBJECT TO TECHNICAL REVIEW

Figure 5: Preliminary Site Plan for Service Bay Expansion

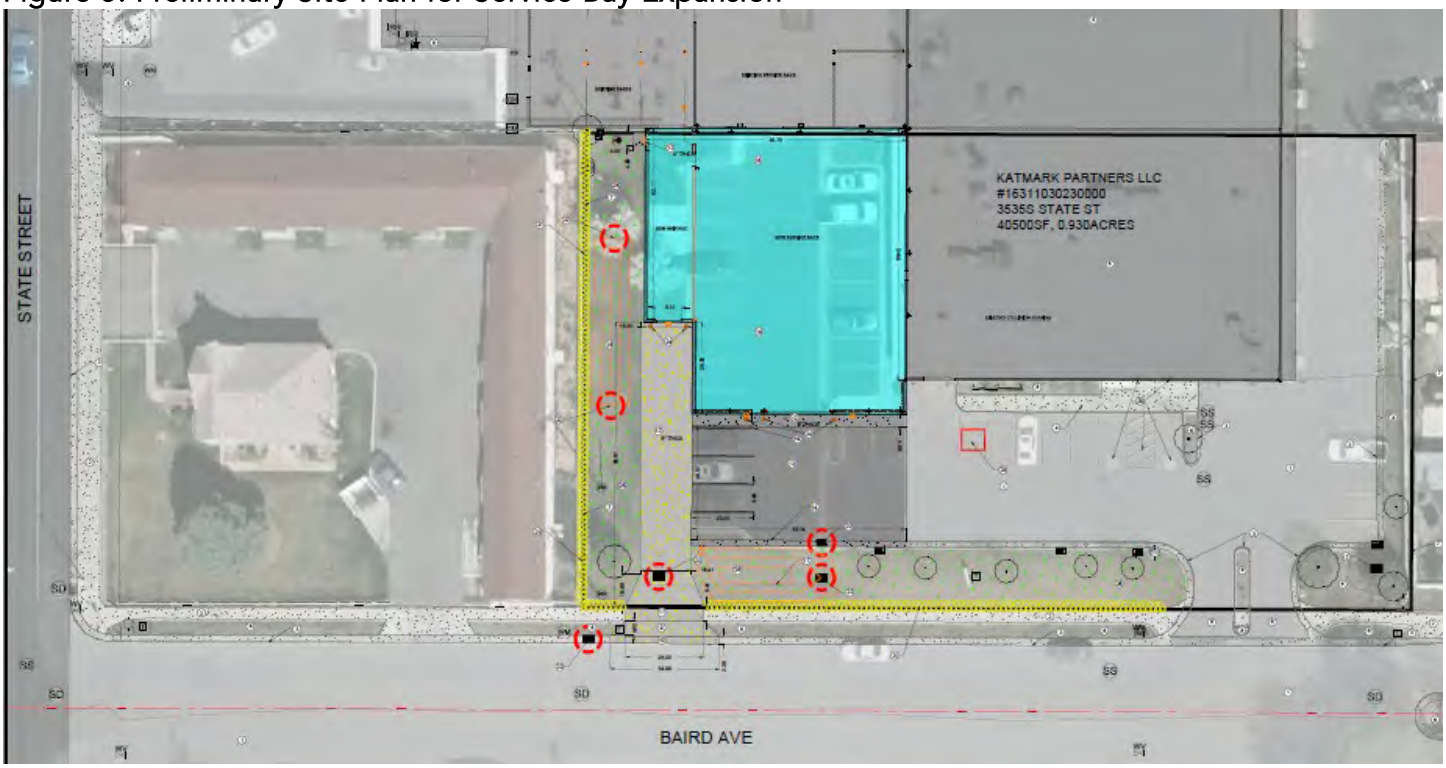


Figure 6: Preliminary Rendering of Service Bay Expansion





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.

CONDITIONAL USE REVIEW STANDARD:

Utah Code Ann. § 10-9a-507(2) sets forth the following standard of review for conditional uses by stating:

(a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

South Salt Lake Municipal Code §17.05 sets forth the following standard for review for conditional uses by stating:

A. A person seeking approval of a Conditional Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other improvement to property for a Use that is defined by this Code as allowed in the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:
    1. Is allowed within the district where it is proposed;
    2. Is proposed for Development on a legally subdivided Lot;
    3. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
    4. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
    5. Meets the applicable Development Standards requirements;
    6. Conforms to the Design Guidelines and the design review process established for that district;
    7. Requires additional conditions of approval;
    8. Complies with the Construction Codes; and
    9. Pertains to land for which all tax assessments have been paid
B. The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal.

C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.

GENERAL PLAN CONSIDERATIONS:

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 CUP approval 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 CUP. A CUP is required because the business is expanding their operations.

Economic Development Strategy 5: Maintain and enhance neighborhood health, vitality, and integrity.

Analysis: The CUP process will put conditions in place that will mitigate any potential impacts from the use. The CUP will ensure that the surrounding neighborhood health, vitality, and integrity, is not impacted by the business.

ORDINANCE ANALYSIS:

South Salt Lake Municipal Code §17.05 sets forth the following standard for review for Conditional Use Permits.

Ordinance	Finding	Notes / Insufficiency
17.05.010 – Review Process and Requirements		
1. Is allowed within the district where it is proposed;	Auto Dealerships are a Conditional Use in the Commercial Corridor	
2. Is proposed for Development on a legally subdivided Lot;	The applicant is concurrently working on consolidating their three parcels into one lot via a plat application. They received Preliminary Plat approval on January 18, 2024 from the Planning Commission.	
3. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;	As part of the plat application, the applicant will dedicate 11.5 feet along Winslow Avenue. All other roads that service the property meet the City Standards.	
4. Complies with all applicable Development requirements of	The existing structures comply with all development requirements in the	

that district, including Building Height, Setbacks, and Lot Coverage;	Commercial Corridor. The proposed service bay expansion has been reviewed and it has been found to meet all development standards.	
5. Meets the applicable Development Standards requirements;	The existing structures comply with all development requirements in the Commercial Corridor. The western curb cut along Winslow Avenue will need to be closed off to meet the intersection spacing requirement. The proposed service bay expansion has been reviewed and it has been found to meet all development standards.	The western curb cut along Winslow Avenue will need to be closed off to meet the intersection spacing requirement.
6. 6.Conforms to the Design Guidelines and the design review process established for that district;	The existing structures comply with all development requirements in the Commercial Corridor. The design review for the proposed service bay expansion will coincide with CUP application review.	
7. Requires additional conditions of approval;	Staff has recommend the conditions listed for Planning Commission to approve.	
8. Complies with the Construction Codes;	A building permits review will be completed for the service bay expansion. All construction codes will need to be meet before any building permits are issued.	All construction codes will need to be meet before any building permits are issued.
9. Pertains to land for which all tax assessments have been paid.	All tax assessments have been paid.	
17.05.020 – General Conditional Use Standards		
A. Identifies the maximum intensity of the proposed Development and	The maximum intensity of the site will for an auto dealership, which is existing. The dealership will be expanding their operations onto two more parcels that are being consolidated via a plat.	
B. Complies with all provisions of the Code; and	The proposed expansion complies with all of the provision of the code, except for the following: • The landscape buffer, which will be added as the site is redeveloped; • Undergrounding the power, which will be completed as part of the building permitting process; • The western curb cut along Winslow Avenue is too close to the State Street and the next curb cut to the east. The curb cut will need to be closed and the landscaping and sidewalk	The landscape buffer, shall be added as the site is redeveloped. The overhead utility lines shall be undergrounded, within a year of receiving Final Plat Approval. The western curb cut along Winslow Avenue is too close to the State Street and the next curb cut to the east. The curb cut will need to be closed and the landscaping and sidewalk will need to match the existing landscaping.

	will need to match the existing landscaping.	
17.05.020 (C) – General Conditional Use Standards		
1. The size and location of the site.	The dealership is located at 3535 South State Street. The total acreage of the site is 7.6 acres.	
2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area.	This additional lot space shouldn't cause any additional traffic in the area, however, it should ease congestion on State Street during new car deliveries as they will now occur off Winslow Avenue at the dead end to the new lot access on 200 E. It is the opinion of the Civil / Traffic Engineer that no additional traffic to and from the site will be generated nor will the capacity of the surrounding street be increased.	
3. Utility demand and available capacity, including storm water retention.	A stormwater retention system was installed during the initial construction back in 2019. This system is currently exposed and can be seen in the exposed hole and appear as yellow pipes. There are no additional utility demands anticipated for this area at this time. There is no requirement for additional utility connections or additional use (additional volume usage) of existing utility connections. A dry parking lot will be constructed. Submitted separately are the calculations and storm water design for a 100-year storm event. The design presented is for 100% total storm water retention from all proposed new paved surface areas; the additional stormwater generated is due to the proposed parking area expansion plans. The storm water will be collected from the surface area of the improvements and routed to the new underground stormwater retention storage areas. The East collection area is 23,947 square feet with 100% retainage of the 100-year storm event with 1.35 hours to percolate all the storm water into the ground. The North collection area is 14,854 square feet with 100% retainage of the 100-year storm event with 3.53 hours to percolate all the storm water into the ground. Engineering has reviewed and approved these plans and numbers.	

4. Emergency vehicle access and anticipated average and peak day demand.	The lot access off 200 East and Winslow Avenue will be a fire lane and have full fire access to the rest of the lot. The emergency vehicle access to the site could be from the following streets: i. State Street ii. Winslow Avenue iii. 200 East Street iv. Baird Avenue (3605 South) The usage needs for emergency vehicles will not change since the area of improvements are only for storage of for sale vehicles.	
5. Location and amount of off-Street parking.	The parking lot expansion will add an anticipated 100 spaces of off street parking in addition to the spaces already on the lot. The number of parking stalls on-site are as follows (approximately): - 6 Handicap Stalls - 38 Customer Stalls - 91 Employee Stalls (Average Daily) - 73 Service Queue Parking Stalls - 24 Loaner Parking Stalls - 31 Collision Parking Stalls - 303 Sales Parking Stalls Totaling 566 Total Off-Street Parking Stalls	
6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading.	There is access from the following streets: i. State Street ii. Winslow Avenue iii. 200 East Street iv. Baird Avenue (3605 South) The primary entrance for customers will be along all of these access points, except for along 200 East. New car delivery will occur on 200 East, staff does not anticipate an impact and pending deliveries are during business hours.	
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses.	A solid fence (8-foot high hardie board or similar) will be installed along the property line where the dealership is being expanded, separating the property from the adjoining property. There will also be a 10-foot landscape strip where the expanded parking lot abuts the Single-Family use and an 8-foot landscape strip where the expanded parking lot abuts a Non-Single-Family use.	

8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels.	At this time, there will not be any buildings built on this additional property. There is a proposed expansion of the service bay area, which is accessed off Baird Avenue. There will also be some improvements along the eastern portion of the property. This will include a parking lot expansion.	
9. Usable open space.	Not Applicable	
10. Signs and lighting.	There will not be any signage or additional lighting on the property addition. All existing lighting on the site will comply with the Auto Dealership standards.	
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing.	There is a proposed expansion of the service bay area, which is accessed off Baird Avenue. This building has undergone a preliminary review. A full technical review will be completed when a building permit application is received. There will also be some improvements along the eastern portion of the property. This will include a parking lot expansion. The improvement work will be stormwater improvements, curbs, gutters, concrete driveway approaches, bituminous asphalt surface paving extending to the new adjusted property lines. The western most curb cut along Winslow Avenue will also be closed and it will match the existing landscaping in place.	
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	The only noise that will occur in this area is the locking and unlocking of new cars. The proposed surface improvement work will be completed during the normal daily construction hours (8 am to 5pm).	The applicant shall not use the panic button to find cars on the lot.
13. Control of delivery and service vehicles, loading and unloading zones.	New car delivery will occur on 200 East. The trucks will access the lot on 200 East via 3300 South. These deliveries will typically occur during business hours 9:00AM-6:00PM, Monday-Friday. There are rare occasions where deliveries will occur after 6:00PM. The applicant does not anticipate it affecting any traffic or neighbors.	
14. Generation and Screening of waste.	All trash generated on-site is managed daily with daily removal as required, from the site. The trash generated is collected and housed within a gated	Due to the location of the waste containers, the trash may not be collected

	concrete dumpster enclosure, with several large containers having lids. See the site plan for the location. Once the trash and recycling compactors are in place, they will be emptied every three to four weeks, during business hours.	between the hours of 10:00PM and 7:00AM.
15. Recycling program and pickup areas.	The applicant is working to implement a cardboard compactor to the current location of trash and cardboard disposal on the lot. This change, while an additional cost, will result in fewer pickups and reduced noise for the surrounding neighbors. As of now, all recyclable trash generated on-site is managed daily with daily removal as required, from the site. Once trash compactors are installed, the trash and recycling will be picked up during business hours, tentatively once every three to four weeks. The recyclable trash generated is housed within a gated dumpster enclosure with several large containers having lids.	
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates.	The business will be open the following times: - Sales Offices - Monday through Saturday 8:00AM to 8:00PM - Service & Parts - Monday through Friday 7:00AM to 6:00PM and Saturday 8:00AM to 6:00PM - Sunday Closed There should not be any adverse impact from normal business activity noise during business hours. Additionally, the lights in the lot shall be turned off at 10:00PM. A security light may remain on after 10:00PM for CPTED purposes. The expanded area will be no different from the rest of the lot. During the construction improvements, there will be no impacts to patrons, quests, employees, occupants, or the affiliates. These individuals will be assisted from the main building and should not be anywhere near the construction areas.	Outside speakers, lighting, deliveries, and other maintenance such as emptying of waste containers shall not occur before 7:00AM or after 10:00PM. There may be a security light left on after 10:00PM for CPTED purposes
17. The impacts of the Use on public property and environmentally sensitive lands.	It is the opinion of the Consulting Engineering Team that there are no environmentally sensitive lands involved. All property adjacent and involved with the proposed	

	improvements are presently developed.	
18. Hours of operation, delivery, and activity.	This area will be utilized during normal business hours Monday through Saturday. The following are the hours of operation, delivery, and use: - Sales Offices - Monday through Saturday 8:00AM to 8:00PM - Service & Parts - Monday through Friday 7:00AM to 6:00PM and Saturday 8:00AM to 6:00PM - Sunday Closed	
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.	The solid wall that is being installed will help mitigate any direct concerns; additional security cameras will also be placed to help monitor this area.	
20. Demand for public infrastructure or services.	Not Applicable	
17.05.040 (E) –Conditional Uses with Specific Standards – Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent). In addition to being subject to the Design Review process, all instances of this Use (including change of a prior instance of this Use) shall comply with the following criteria:		
1. Landscaping shall be required along any Street Frontage and shall be subject to the Development Standards of Chapter 17.06 of this Code.	There is existing landscaping along State Street, Winslow Avenue, and Baird Avenue.	
2. Buildings must meet the minimum Setback requirements of their respective districts.	The setbacks are approximately the following: • Main Dealership Building o Frontage: 85' o North Side: 242' o South Side: 71' o Rear Yard: 447' • Marketing Building: o Frontage: 176' o North Side: 23' o South Side: 538' o Rear Yard: 11' All setbacks comply with the Commercial Corridor standards.	
3. Designated customer parking must be provided at a ratio of one (1) space for every twenty (20) vehicles displayed, with a maximum of fifteen (15) spaces required. A minimum of three employee Parking Stalls must be provided. Off-Street customer and employee Parking Stalls must be identified.	There will be 38 designated customer-parking stalls in the front of the dealership directly off State Street. As well as 91 on-site parking stalls for the employees. There are 566 on-site parking stalls.	

4. All Buildings other than sales offices only must provide additional designated Parking Stalls at a ratio of one (1) space per five hundred (500) square feet of floor space.	There is adequate parking on site for the building that faces Winslow Avenue.	
5. All businesses adjacent to residential districts shall require design review approval from the Planning Commission.	There is a proposed expansion of the service bay area, which is accessed off Baird Avenue. The building will be reviewed as part of the CUP process.	Any expansion or new construction structure on the site in the future would require a design review approval from the Planning Commission.
6. Where any business is adjacent to a Residential Use, a Buffer between the Residential Use and the business shall be required. Walls, Landscaping, special Setbacks, other elements, or a combination of these items must be used, as appropriate, to mitigate the impact upon the adjacent Residential Use. The City shall consider the visual appearance of the site, the traffic flows, noise, light and the size and purpose of adjacent Streets or Alleys, the extent of the business operations, and other factors in determining the Buffer sufficiency.	Along the East property line a solid wall (8-foot Hardie board fence) will be installed as a buffer between commercial and residential. A landscaping strip (10-foot wide) will also be in place on the west side of this fence as an additional buffer.	
7. Outside loudspeakers, lighting which intrudes into adjacent properties, deliveries before 7:00 a.m. or after 10:00 p.m., the use of Public Streets for loading and unloading, repair work outside of a Building, and any other public nuisance conduct shall be prohibited.	The business hours are from 7:00AM and 8:00PM. Car deliveries will typically occur during business hours 9:00AM-6:00PM, Monday-Friday. There are rare occasions where deliveries will occur after 6:00PM. A security light may remain on after 10:00PM for CPTED purposes.	Outside speakers, lighting, deliveries, and other maintenance such as emptying of waste containers shall not occur before 7:00AM or after 10:00PM. There may be a security light left on after 10:00PM for CPTED purposes.
8. For the purposes of maintaining safe access and to promote uncluttered and attractive displays, all outdoor Auto, Light Truck, RV, Boat, and Trailer displays must be done in a manner consistent with Parking Lot requirements and such that all individual units can be relocated without the necessity of first relocating others.	There is no double stacking of cars in the display lot.	Double stacking of cars in the display lot is prohibited.
9. All Auto, Light Trucks, RVs, Boats, and Trailers displayed shall meet	All of the cars on the lot are operating and in good condition.	All cars on the lot shall meet all requirements of

all requirements of law at all times, shall be in operating condition, shall not have flat tires or broken windows, and shall be capable of being licensed and registered without additional repair or alteration.		law at all times, shall be in operating condition, shall not have flat tires or broken windows, and shall be capable of being licensed and registered without additional repair or alteration
10. The minimum outdoor display lot area, not including any Buildings, for any Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Use shall be one (1) acre. The one (1) acre of required display lot area shall be located in the front and side yard areas. All vehicle display areas shall be Hard-Surfaced as established in the City's parking, access, and circulation requirements.	The display lot is approximately 0.64 acres. This is an existing dealership, so they are not required to meet the 1-acre display lot minimum. The display lot meets all of the standards in place, with the acreage being the only exception.	The display lot as outlined in the site plan not may not be reduced.
11. The Frontage of Corner Lots shall be determined by the Street on which the property is addressed.	The dealership fronts State Street and its address comes from State Street, not any other street that the property abuts.	
12. Auto Dealerships Uses are exempt from the minimum outdoor display lot area and Lot Frontage requirements of this Section if all inventory is stored and displayed indoors. Indoor-only Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses are subject to all other applicable requirements of this Section, and the following additional standards listed in 1705.040(E).	Not Applicable. There is an outdoor display lot.	
17.06.140(C) - Commercial Parking Lot design criteria – 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. 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.	The provided photometric study and lighting plan show that all standards are met.	
2. All new and replacement lighting shall have directional shields or control devices to reflect light trespass away from adjacent Uses and roadways.	Some of the existing lights will be adjusted to reduce light trespass onto adjacent Uses and roadways.	

3. To control light trespass, 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.	The provided photometric study and lighting plan show that all standards are met.	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.
4. All Parking Lot lighting shall use a down lit fixture in order to encourage the practice of "dark sky" friendly practices.	All lights are down lit.	

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve a Conditional Use Permit, for Mark Miller Subaru, an Auto Dealership, located at 3535 South State Street, with the following conditions:

Findings of Fact:

1. On June 25, 2021, Katmark Partners, LLC, submitted a Conditional Use Permit application, in order to expand the existing Auto Dealership on site.

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

3. The applicant applied for a subdivision application on June 25, 2021, to consolidate the subject properties by plat to comply with South Salt Lake Municipal Code. The preliminary subdivision plat was approved by the Planning Commission on January 18, 2024;

4. The site is approximately 7.19 acres.

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

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

7. The photometric study is compliant with the standards listed in 17.06.140(C)(5).

8. Section 17.03.010 of the City Code classifies Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) as Conditional Uses subject to Planning Commission approval.

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 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. The use, as specifically conditioned below, meets the standards found in Section 17.05.010, 17.05.020, 17.05.030, 17.05.040, 17.05.050, and 17.05.060, as outlined above.

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

Conditions of Approval:

1. The applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit;

2. The Auto Dealership 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;

3. The applicant shall comply with all federal, state, and local laws, including the development standards.

4. The applicant shall maintain a minimum of 15 vehicle display stalls and a minimum of three (3) employee parking stalls on-site;

5. The applicant shall maintain the 8-foot fencing where the dealership is expanding;

6. The applicant shall maintain the landscape buffers where the dealership is expanding;

7. Any new expansion or realignment of the parking lot, shall require the business to meet the landscaping and fencing standards at the time;

8. The applicant shall remove any trash and solid waste that builds up on the property;

9. The applicant shall not use the panic button to find cars on the lot;

10. Outside speakers, lighting, deliveries, and other maintenance such as emptying of waste containers shall not occur before 7:00AM or after 10:00PM. There may be a security light left on after 10:00PM for CPTED purposes;

11. Any expansion or new construction to the building or site in the future would require a design review approval from the Planning Commission;

12. Double stacking of cars in the display lot is prohibited;

13. All cars on the lot shall meet all requirements of the law at all times, shall be in operating condition, shall not have flat tires or broken windows, and shall be capable of being licensed and registered without additional repair or alteration;

14. The display lot as outlined in the site plan may not be reduced;

15. The western curb cut along Winslow Avenue will need to be closed off. The remaining curb cut shall be a minimum of 100 feet from State Street.

16. 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; and

17. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application submitted for a Conditional Use Permit, C-19-031, to expand the existing Auto Dealership, located at 3535 South State Street, 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

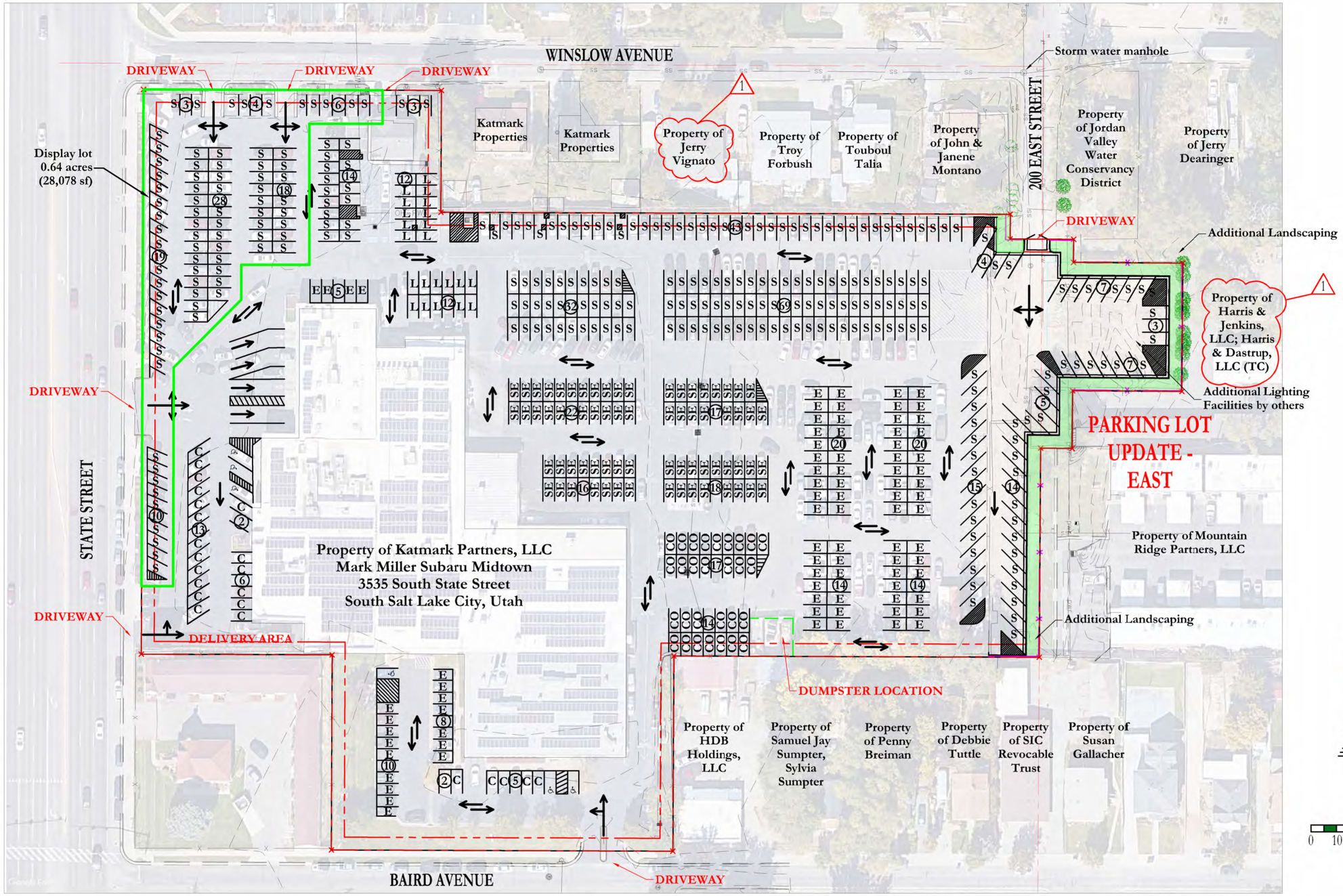
Move to deny the application submitted for a Conditional Use Permit, C-19-031, to expand the existing Auto Dealership, located at 3535 South State Street, based on the reasoning set forth in the record.

Option 3: Continuance

Move to table the decision on the application submitted for a Conditional Use Permit, C-19-031, to expand the existing Auto Dealership, located at 3535 South State Street, 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. Proposed Site Plan
2. Proposed Building Elevations and Renderings
3. Photometric Study
4. Conditional Use Permit: C-19-031



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

CIVIL ENGINEERING CONSULTANTS, PLLC.
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RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS
1	1/5/2023	RTF	Parcel name update

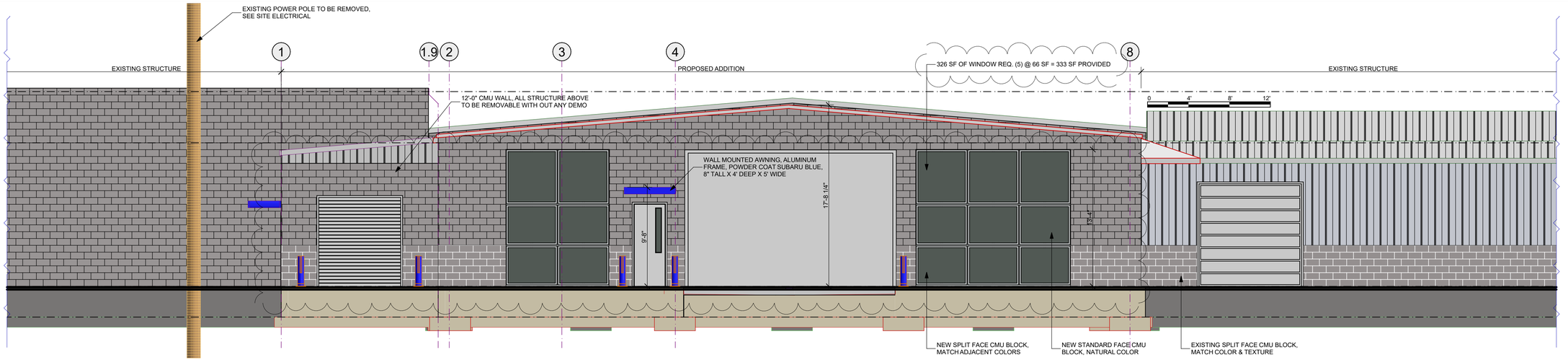
DATE: DECEMBER 2023
DRAWN: JEO
CHECKED: RTF

PROJECT / LOCATION:
KATMARK SUBDIVISION IMPROVEMENT
3535 SOUTH STATE STREET
SOUTH SALT LAKE, UTAH

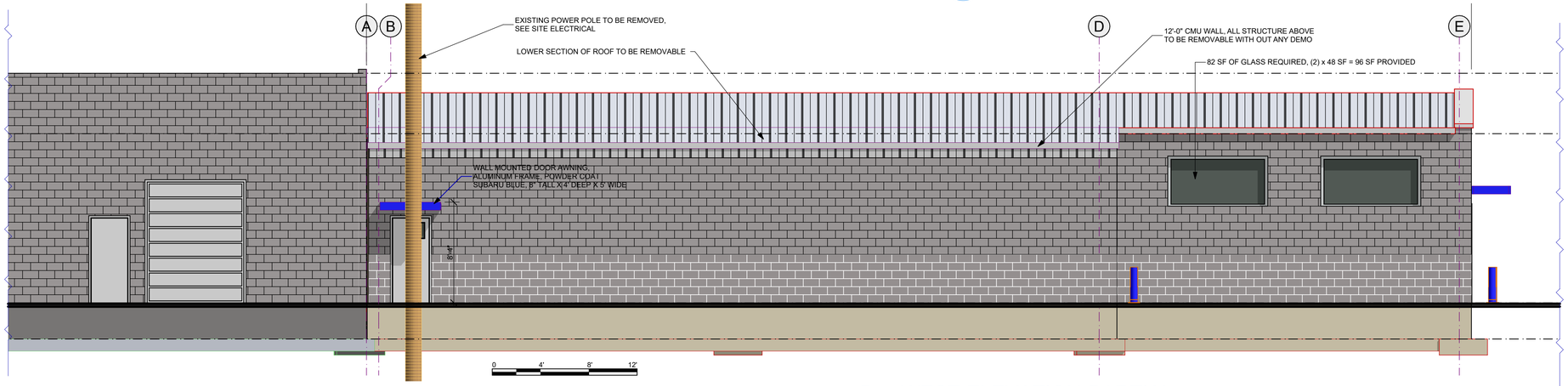
TITLE:
PARKING & VEHICLE CIRCULATION

CLIENT: ARCHSTONE GROUP
PROJECT NUMBER: ARCH19002
FILE: ~arch18001.dwg
SHEET: 1 of 1

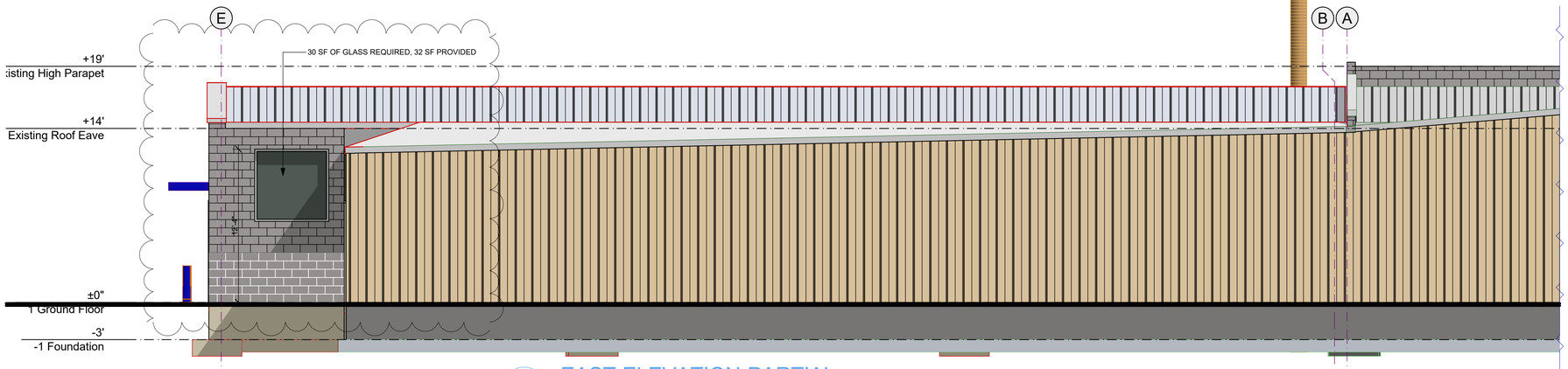
LOCATION: Z:\CEC Clients\Private Developers\Archstone Group\Arch.19001 Mark Miller - South Salt Lake (Jeff Miller)\CADD - 2023\Planset\(3D)\Parking and Vehicle Circulation DATE: 1/5/2024 9:39 AM



1 SOUTH ELEVATION-PARTIAL
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION-PARTIAL
SCALE: 3/16" = 1'-0"

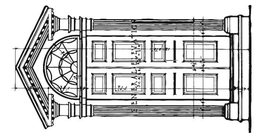


3 EAST ELEVATION-PARTIAL
SCALE: 3/16" = 1'-0"

REVISED 5 JANUARY 2024

C:\Users\zarro\OneDrive\Desktop\Kels Work\Mid Town\Midtown 8 Dec.pln

Nielson Architecture Planning, Inc.
Kelly Nielson, Architect
1333 South 2375 West
Syracuse, Utah 84075
nielarch@gmail.com
801-564-7200 m



Professional Stamp



Not valid with out Original Signature

MARK MILLER MIDTOWN SUBARU
SERVICE BAY EXPANSION
3535 STATE STREET,
SOUTH SALT LAKE, UTAH 84___

ARCHSTONE GROUP
Kyle Lane, G.C., 801-528-1952,
Kyle@asgut.com

ARCHSTONE GROUP

PROJECT NO:	2244
DATE:	29 November 2023
DRAWN BY:	KMN
CHK'D BY:	KMN

COPYRIGHT: Nielson Architecture/Planning, Inc.

permit SET

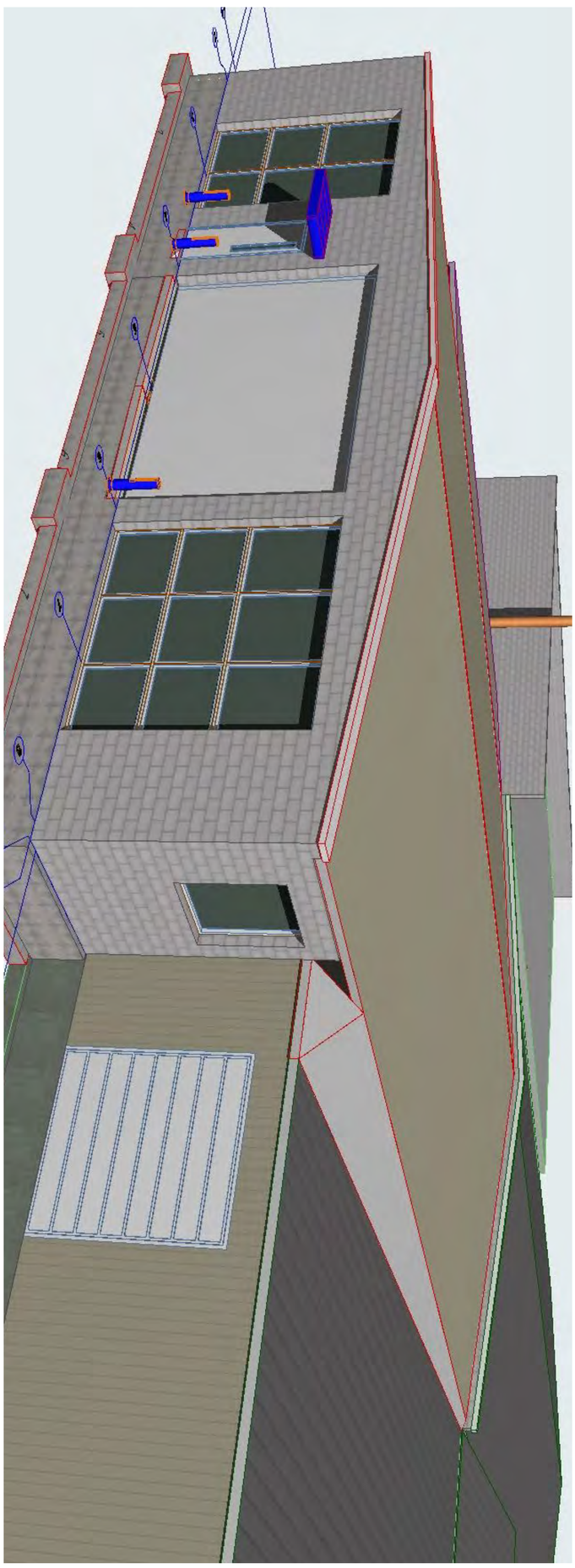
SHEET TITLE

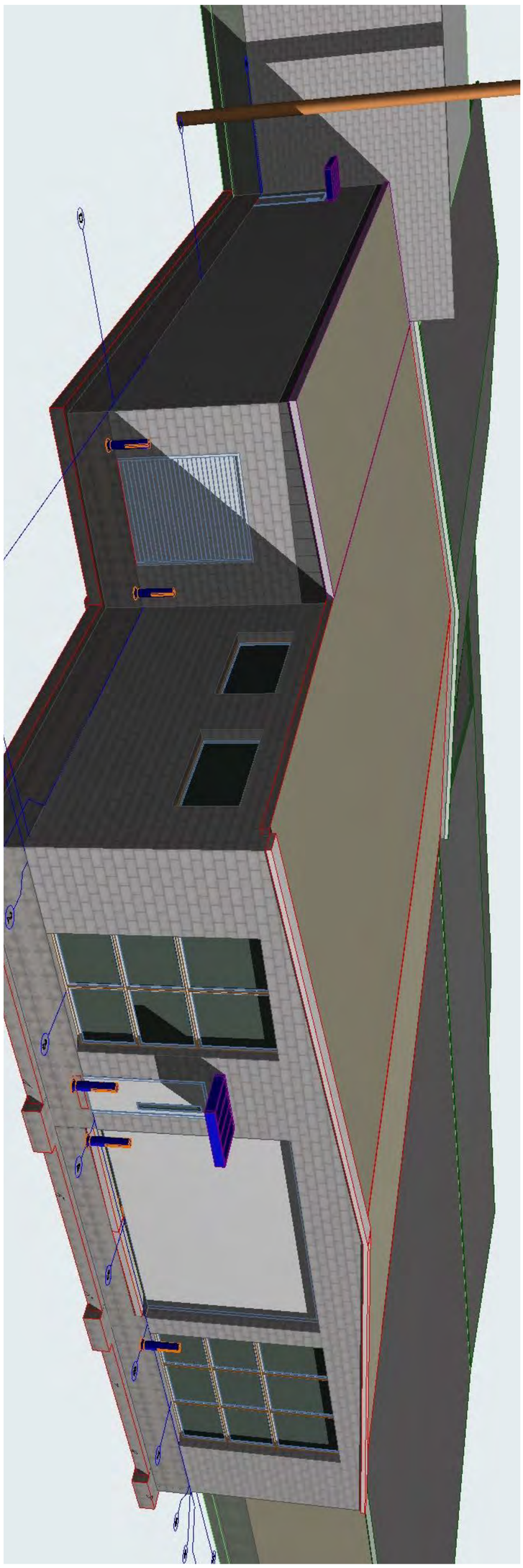
ADDITION EXTERIOR ELEVATIONS

A-4

SHEET 16 OF

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REVISED 5 JANUARY 2024

SHEET 19 A-7 OF

SHEET TITLE

BUILDING PERSPECTIVES

PROJECT NO: 2244
DATE: 29 November 2023
DRAWN BY: KMN
CHK'D BY: KMN

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permit SET

MARK MILLER MIDTOWN SUBARU
SERVICE BAY EXPANSION

3535 STATE STREET,
SOUTH SALT LAKE, UTAH 84___

ARCHSTONE GROUP
Kyle Lane, G.C., 801-528-1952,
Kyle@asgiut.com

ARCHSTONE GROUP

Professional Stamp

STATE OF UTAH
KELLY M. NIELSON
7 3 1 4 7 6
REGISTERED ARCHITECT
29 November 2023

Not valid with out Original Signature

Nielson Architecture Planning, Inc.
Kelly Nielson, Architect
1333 South 2375 West
Syracuse, Utah 84075
nielarch@gmail.com
801-564-7200 m

GENERAL SHEET NOTES

1. COMPLETE EXISTING CONDITIONS INFORMATION IS NOT AVAILABLE FOR SITE/EXTERIOR LIGHTING. EXISTING LIGHTING INFORMATION IS BASED ON FIELD RESEARCH PROVIDED BY OTHERS AND ENGINEERING DISCRETION/ASSUMPTION.
2. THIS PHOTOMETRIC PLAN SHOWS CONTRIBUTIONS FROM NEW EXTERIOR LIGHTING BRING ADDED AS PART OF THIS PROJECT AND ANTICIPATED CONTRIBUTIONS FROM EXISTING EXTERIOR LIGHTING. SEE GENERAL NOTE 1 ON THIS SHEET FOR ADDITIONAL INFORMATION.
3. CONTRIBUTION FROM EXISTING CITY STREET LIGHTING NOT INCLUDED IN THIS PHOTOMETRIC.

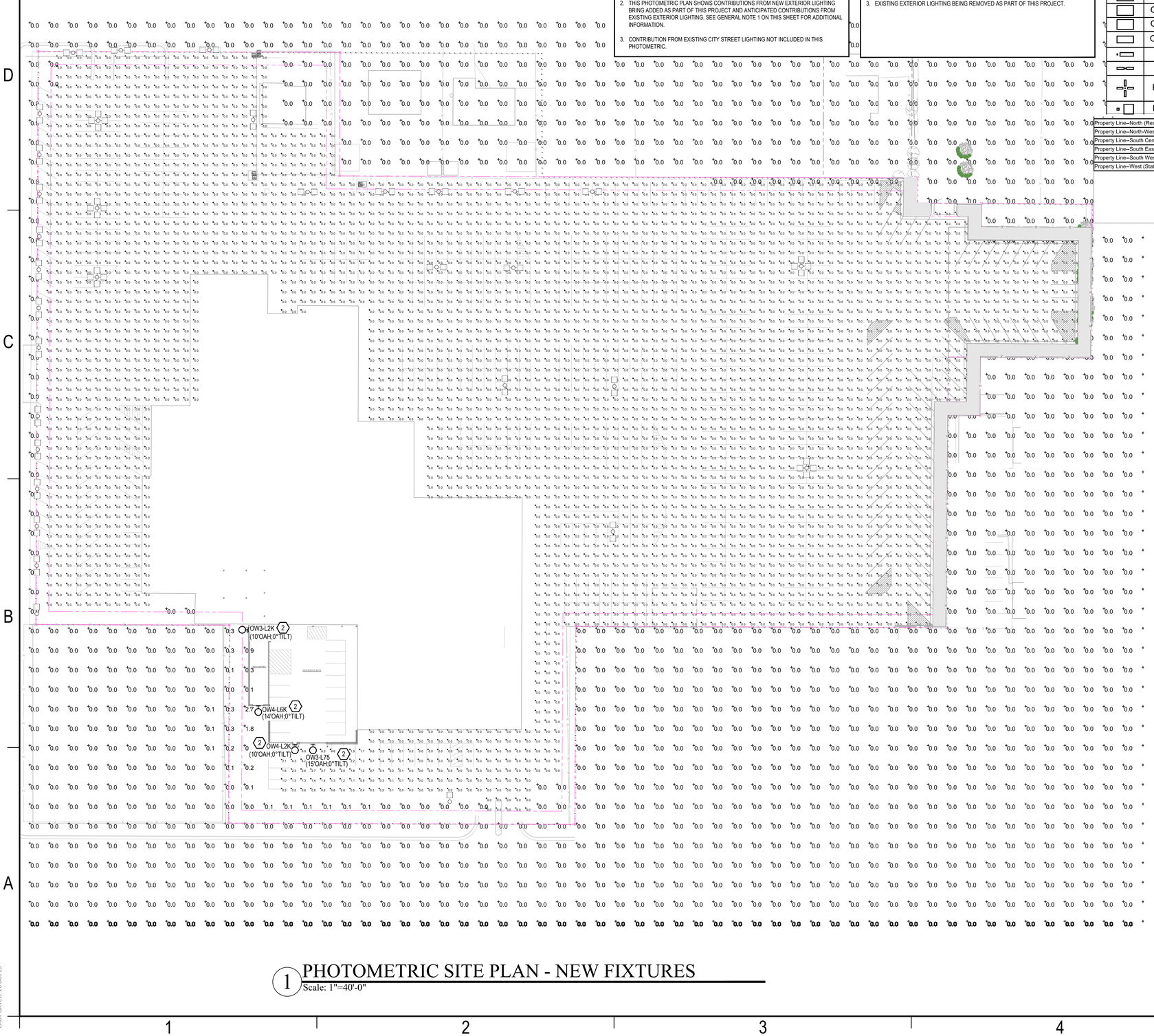
SHEET KEYED NOTES

1. EXTERIOR LIGHT TO REMAIN.
2. NEW LIGHTING.
3. EXISTING EXTERIOR LIGHTING BEING REMOVED AS PART OF THIS PROJECT.

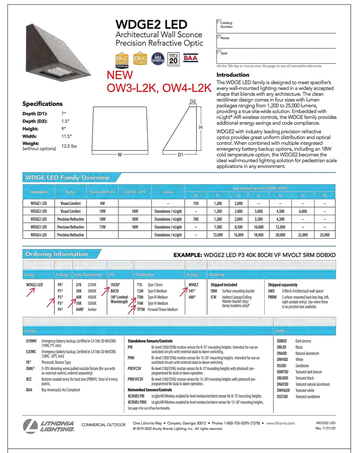
Schedule

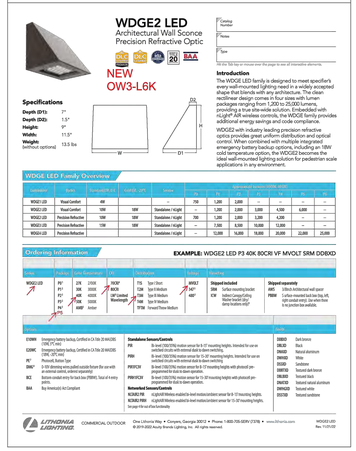
Symbol	Label	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	OW3-L2K	2000 LMN LED	1	1427	0.9	11.1658
	OW3-L75	7500 LMN LED	1	7523	0.9	51.1717
	OW4-L2K	2000 LMN LED	1	2049	0.9	14.78
	OW4-L6K	6000 LMN LED	1	5996	0.9	48.44
	OWG-170	70W METAL HALIDE	1	5200	0.65	95
	P1-654	54W T5HO	6	4900	0.8	328
	P2-654	54W T5HO	6	4900	0.8	656
	P4-654A	54W T5HO	6	4900	0.8	1312
	P31-170	70W METAL HALIDE	1	5200	0.65	189

Property Line–North (Residential)	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
Property Line–North-West (Winslow Avenue)	7.7 fc	66.9 fc	0.0 fc	N/A	N/A
Property Line–South Center (Baird Ave)	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Property Line–South East (Residential)	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Property Line–South West (Residential)	0.9 fc	12.3 fc	0.0 fc	N/A	N/A
Property Line–West (State Street)	30,5 fc	47,2 fc	2,6 fc	18,2:1	11,7:1



1 PHOTOMETRIC SITE PLAN - NEW FIXTURES
Scale: 1"=40'-0"





PLEASE NOTE!
THESE DRAWINGS ARE PRINTED 1:2 (HALF-SIZE) FROM THE ORIGINAL DRAWINGS, AT THE REQUEST OF THE CLIENT.

SINE SOURCE ENGINEERING
95 W Golf Course Road
Suite 102
Logan, Ut 84321
office: (435) 787-1445
fax: 1-877-207-3199
www.sinesource.net

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CONSULTANTS

REGISTERED PROFESSIONAL ENGINEER
No. 294174
SHANE D. SWENSON
1/2/2024
STATE OF UTAH

SERVICE BAY EXPANSION
MARK MILLER MIDTOWN SUBARU
3535 STATE STREET
SOUTH SALT LAKE, UTAH

MARK	DATE	DESCRIPTION
2		
1	12/19/23	ASI-CITY REVISITE

ISSUE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2023033
DATE: December 1, 2023
DESIGNED BY: SDS
DRAWN BY: DJP

PHOTOMETRIC SITE PLAN - NEW FIXTURES

ES101

LAST SAVE 12/20/2023 T:\2023\033 MARK MILLER MIDTOWN SUBARU SERVICE BAY EXP\2023033B SITE PHOTOMETRIC\01 DRAWINGS\05 ELECTRICAL\SINE SOURCE PROJECT\SHEETS\ES101 PHOTOMETRIC SITE PLAN - NEW FIXTURES.DWG
LAST SAVED: 20 Dec 23

GENERAL SHEET NOTES

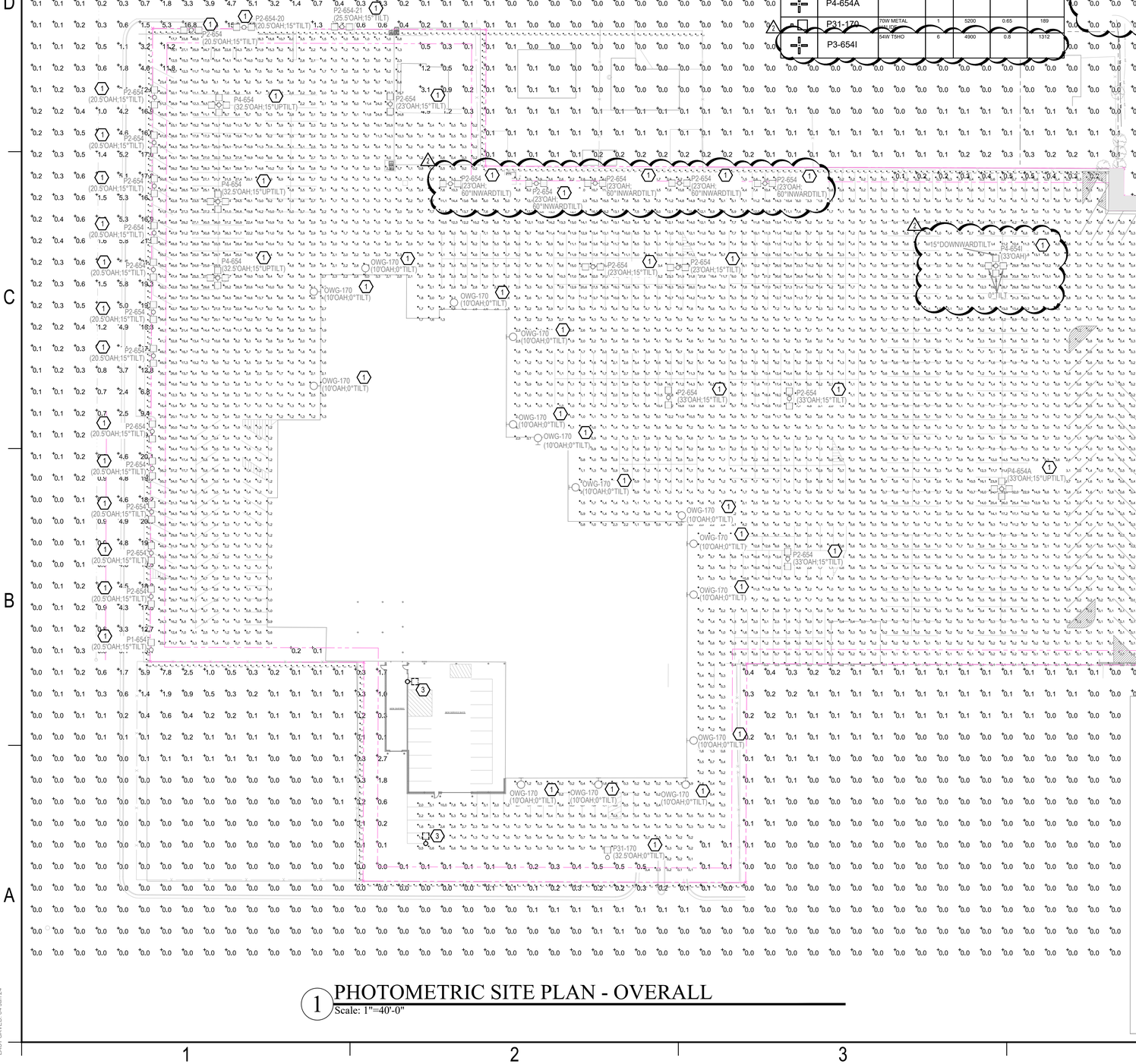
1. COMPLETE EXISTING CONDITIONS INFORMATION IS NOT AVAILABLE FOR SITE/EXTERIOR LIGHTING. EXISTING LIGHTING INFORMATION IS BASED FIELD RESEARCH PROVIDED BY OTHERS AND ENGINEERING DISCRETION/ASSUMPTION.
2. EXISTING LAYOUTS DO NOT INCLUDE CONTRIBUTION FROM CITY STREET LIGHTING.

SHEET KEYED NOTES

1. EXISTING LIGHT TO REMAIN.
2. NEW LIGHTING.
3. PROPOSED LOCATION OF NEW UTILITY SECTIONALIZER. VERIFY LOCATION WITH LOCAL UTILITY REP.
4. TUNNEL UNDER EXISTING HARDSCAPE FOR NEW CONDUIT INSTALLATION.

Schedule						
Symbol	Label	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	OW3-L2K	2000 LMN LED	1	1427	0.9	11.1658
	OW3-L75	7500 LMN LED	1	7523	0.9	51.1717
	OW4-L2K	2000 LMN LED	1	2049	0.9	14.78
	OW4-L6K	6000 LMN LED	1	5996	0.9	48.44
	OWG-170	70W METAL HALIDE	1	5200	0.65	95
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	P31-170	70W METAL HALIDE	1	5200	0.65	189
	P3-654I	54W T5HO	6	4900	0.8	1312

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
General Area	+	0.2 fc	21.7 fc	0.0 fc	N/A	N/A
Miller Parking/Drive	+	5.6 fc	61.2 fc	0.0 fc	N/A	N/A
Property Line--East (Residential)	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Property Line--East Grade (Residential)	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Property Line--North (Residential)	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
Property Line--North-West (Winslow Avenue)	+	7.7 fc	66.9 fc	0.0 fc	N/A	N/A
Property Line--South Center (Baird Ave)	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Property Line--South East (Residential)	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Property Line--South West (Residential)	+	0.9 fc	12.3 fc	0.0 fc	N/A	N/A
Property Line--West (State Street)	+	30.5 fc	47.2 fc	2.6 fc	18.2:1	11.7:1



1 PHOTOMETRIC SITE PLAN - OVERALL
Scale: 1"=40'-0"



WDGE3 LED
Architectural Wall Sconce

NEW
OW3-L75

Specifications
Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 10"
Weight (without options): 19.5 lbs

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in 3 sizes and multiple lumen packages from 1,200 to 20,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.
WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens that is optimized for the 3 mounting heights of this lighting from pole mounted luminaries.

WDGE LED Family Overview

Standalone	Networked (PE,DT)	DALI (PE, DT)	Sensor	12'	14'	16'	18'	20'
WDGE1 LED	40K	–	–	1,200	2,000	–	–	–
WDGE2 LED	50K	50K	Standalone / nLight	1,200	2,000	3,000	4,000	6,000
WDGE3 LED	70K	50K	Standalone / nLight	7,000	8,000	10,000	12,000	–
WDGE4 LED	–	–	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color temperature	CRI	Distribution	Voltage	Mounting	Shipped included
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 70 CRI	R2 Type 2 R3 Type 3 R4 Type 4 R5T Forward Throw	MVOLT 120-277V	Shipped included: SRM Surface mounting bracket ICW Indirect Control (ICW) wireless sensor (must be factory ordered)	Shipped separately: AWS Wildlife reinforced wall spacer PBBW Surface mounted back box (top, left, right conduit entry). Required for use in junction box applications.

Options

Finish	Finish
DDBXD Dark bronze	DWHGR Textured white
DBLXD Black	DNAXD Natural aluminum
DNAXD Natural aluminum	DWHXD White
DWHXD White	DSSXD Sandstone
DDBTXD Textured dark bronze	DBLBTXD Textured black
DBLBXD Textured black	DNATXD Textured natural aluminum
DNATXD Textured natural aluminum	DWHGXD Textured white
DWHGXD Textured white	DSSTXD Textured sandstone
DSSTXD Textured sandstone	

Accessories
WSGWM DDBXD Wall mount accessory (ordered and shipped separately)
WSGWMEBXD DDBXD Wall mount accessory for use in exposed J-Box (ordered and shipped separately)

NOTES
1 40K and 4000K not available with R3 (MVOLT and 277V).
2 Not available in 120V. Not available with emergency battery backup or networked functionality.
3 PE not available in 480V and with 5000K or 50K CCT.
4 Motion sensor not available with networked functionality.
5 Not available with DDBXD option.

LITHONIA LIGHTING® COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2019-2023 Acuity Brands Lighting, Inc. All rights reserved. WDGE3 LED Rev. 09/11/23

LITHONIA LIGHTING®
EXISTING
OWG-170

FEATURES & SPECIFICATIONS
INTENDED USE — Ideal for use in parking lots, driveways and loading docks.
CONSTRUCTION — Rugged, one-piece die-cast aluminum hub housing and hinged door frame. Castings are sealed with a one-piece gasket to inhibit the intrusion of external contaminants. Finish is thermoset polyester powder paint for lasting durability.
OPTICS — Refractor is premium borosilicate glass. Reflector is die-formed anodized elizabeth aluminum. Medium base lamp included in optics.
ELECTRICAL — HID. Ballast is high-reactance, high power-factor for 120V. Ballast is 100% factory tested. Socket: Medium base socket, nickel-plated screw shell and center contact.
INSTALLATION — Housing is configured for mounting directly over a standard 4" outlet box or for surface wiring via any of three conveniently located 1/2" threaded conduit entry holes.
UL Listed to US and Canadian safety standards (see Options). Suitable for wet locations (25°C maximum ambient temperature).
WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Wall Packs
TWR1
METAL HALIDE: 150-175W
HIGH PRESSURE SODIUM: 150W

Specifications
Height: 9.32 (8)
Width: 11 (10.8)
Depth: 9.88 (9.8)
*Weight: 16.45 lbs/7.46kg

All dimensions shown in inches (centimeters) unless otherwise noted.
*Weight is configured for example below.

Example: TWR1 150M T8 LP1

REVISION INFORMATION

Catalog Number	Voltage	Voltage	Photocell Included	Lamp Included	Available in Canada
TWR1 150M T8 LP1	150	120/208/240/277	N	Y	Y
TWR1 175M CWI LP1CR	175	CWI PCI	N	Y	Y
TWR1 150M T8 LP1CR	150	120/208/240/277	N	Y	Y
TWR1 100S T8 LP1CR	100	120/208/240/277	N	Y	N

T5001-M-0-DFL
© 2008-2018 Acuity Brands Lighting, Inc. All rights reserved. Rev. 06/26/2008

LITHONIA LIGHTING®
EXISTING
P31-L70

FEATURES & SPECIFICATIONS
INTENDED USE — Ideal for roof top, street lighting or parking lots.
CONSTRUCTION — Rugged, heavy-gauge, 12" thick, lightweight extruded aluminum housing. Square shape, outer-ended and internally sealed for weather-tight integrity. Naturally anodized, extruded aluminum door frame is sealed to housing by a silicone, closed-cell gasket and is secured with closing screws. Can be hinged from any of the four sides.
Finish: Standard finish is dark bronze (DDB), polyester powder, electrostatically applied and oven-cured, providing superior resistance to corrosion.
OPTICS — Reflectors are anodized and segmented for superior uniformity and control, which allows the flexibility to use distributions without compromising the overall lighting job. Reflectors attach with tool-less fasteners for ease of relamping. Reflectors are available in Type 3 (symmetric), Type 4 (asymmetric), Type 5 (symmetric), Type 5 Forward Throw, Type 5 Wide (symmetric), Type 5 Forward Throw, wide), Type 5 Forward Throw, wide), Type 5 Forward Throw, wide). Type 5 Forward Throw, wide). Type 5 Forward Throw, wide).

WHEN RECORDED PLEASE RETURN TO:

SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200 SOUTH
SALT LAKE CITY, UT 84115

CONDITIONAL USE PERMIT

Location: 3535 South State Street
Use: Auto Dealership
Zone: Commercial Corridor
APN:
Legal Description: Lot 1 of Katmark Subdivision
Fee Title Owner: Katmark Partners, LLC
File Number: C-19-013
Date: February 1, 2024

Permit Issued to: Katmark Partners, LLC
3535 South State Street
SSL, Utah 84115

Findings of Fact:

1. On June 25, 2021, Katmark Partners, LLC, submitted a Conditional Use Permit application, in order to expand the existing Auto Dealership on site.

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

3. The applicant applied for a subdivision application on June 25, 2021, to consolidate the subject properties by plat to comply with South Salt Lake Municipal Code. The preliminary subdivision plat was approved by the Planning Commission on January 18, 2024;

4. The site is approximately 7.19 acres.

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

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

7. The photometric study is compliant with the standards listed in 17.06.140(C)(5).

8. Section 17.03.010 of the City Code classifies Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) as Conditional Uses subject to Planning Commission approval.

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 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. The use, as specifically conditioned below, meets the standards found in Section 17.05.010, 17.05.020, 17.05.030, 17.05.040, 17.05.050, and 17.05.060, as outlined above.

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

Conditions of Approval:

1. The applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit;

2. The Auto Dealership 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;

3. The applicant shall comply with all federal, state, and local laws, including the development standards.

4. The applicant shall maintain a minimum of 15 vehicle display stalls and a minimum of three (3) employee parking stalls on-site;

5. The applicant shall maintain the 8-foot fencing where the dealership is expanding;

6. The applicant shall maintain the landscape buffers where the dealership is expanding;

7. Any new expansion or realignment of the parking lot, shall require the business to meet the landscaping and fencing standards at the time;

8. The applicant shall remove any trash and solid waste that builds up on the property;

9. The applicant shall not use the panic button to find cars on the lot;

10. Outside speakers, lighting, deliveries, and other maintenance such as emptying of waste containers shall not occur before 7:00AM or after 10:00PM. There may be a security light left on after 10:00PM for CPTED purposes;

11. Any expansion or new construction to the building or site in the future would require a design review approval from the Planning Commission;

12. Double stacking of cars in the display lot is prohibited;

13. All cars on the lot shall meet all requirements of the law at all times, shall be in operating condition, shall not have flat tires or broken windows, and shall be capable of being licensed and registered without additional repair or alteration;

14. The display lot as outlined in the site plan may not be reduced;

15. The western curb cut along Winslow Avenue will need to be closed off. The remaining curb cut shall be a minimum of 100 feet from State Street.

16. 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; and

17. All items of the staff report.

Exhibits (available on file with South Salt Lake City Community Development Department):

EXHIBIT A: Site Plan
EXHIBIT B: Staff Report
EXHIBIT C: Photometric Study

FOR SOUTH SALT LAKE CITY:

_____

Planning Commission Chair

_____

Community Development

FOR THE OWNER/APPLICANT:

_____

Mark Miller Subaru / Katmark Partners, LLC

The Monroe Townhomes

547-617 East 3900 South

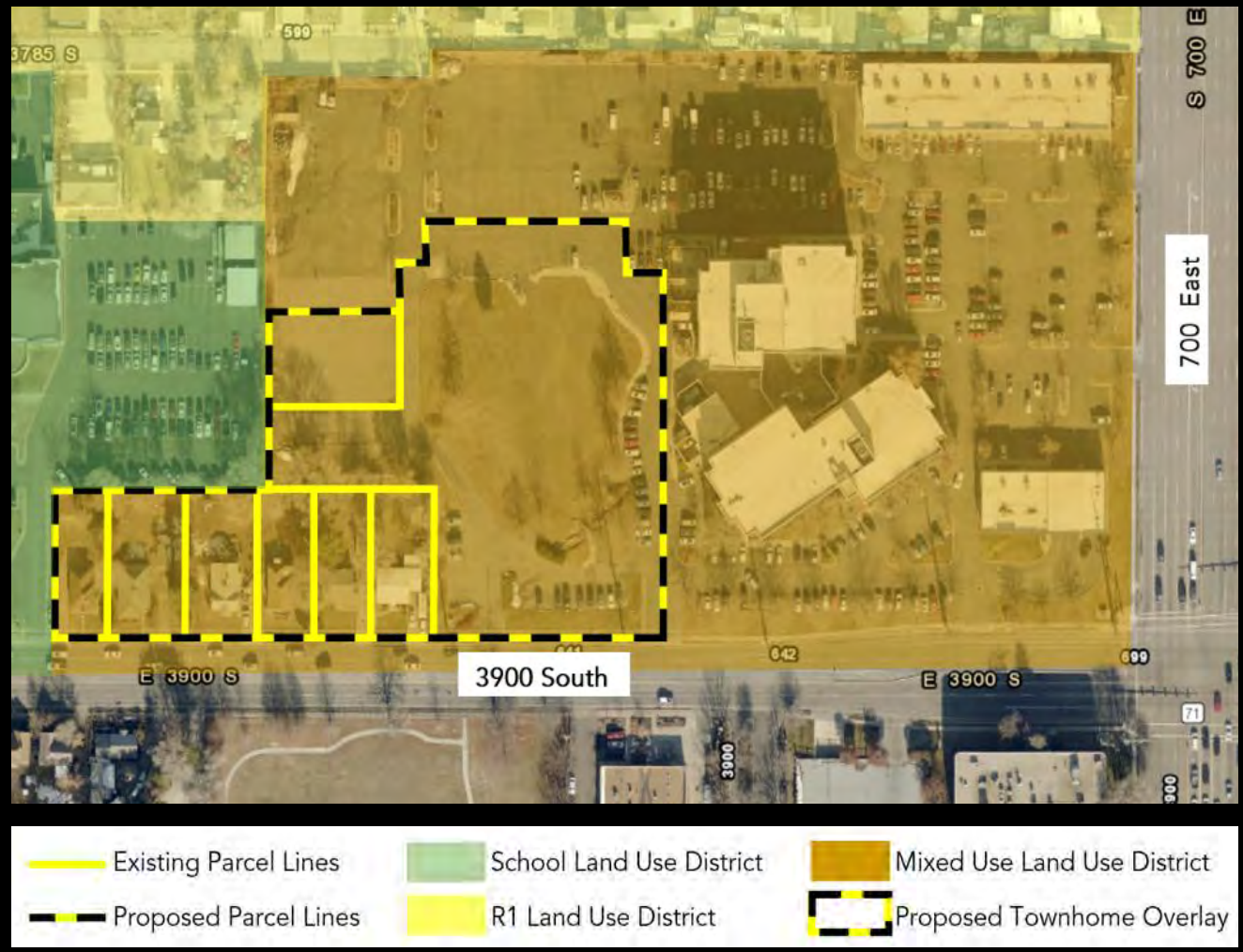
SSLC Planning Commission

February 1, 2024

SOUTH SALT LAKE

General Information

- On June 15, 2023, the Planning Commission approved C.W. Urban's final subdivision plat amendment for a three-lot plat for the redevelopment of eight existing parcels located at 547-617 East 3900 South.
- This approval came with the condition that the applicant record the final "The Monroe" subdivision plat within 180 days of the approval.
- On November 13, 2023, Chase Freebairn, representing C.W. Urban, submitted a plat application to petition the Planning Commission for a one-year extension of the final subdivision plat.



SOUTH SALT LAKE

General Information Continued

- C.W. Urban's plat extension application, along with supporting documentation and analysis of the pertinent code sections and general plan goals, does not include any changes from the original application and staff report.

- C.W. Urban has been actively working to fulfill the conditions of approval. Since the final subdivision plat was approved, they have applied for building permits and have chosen to offer a 10% Warranty Assurance. However, the plat cannot be recorded until the right of way is completed, a process that typically takes six months. C.W. Urban is actively working to ensure that all the necessary conditions are met.

SOUTH SALT LAKE

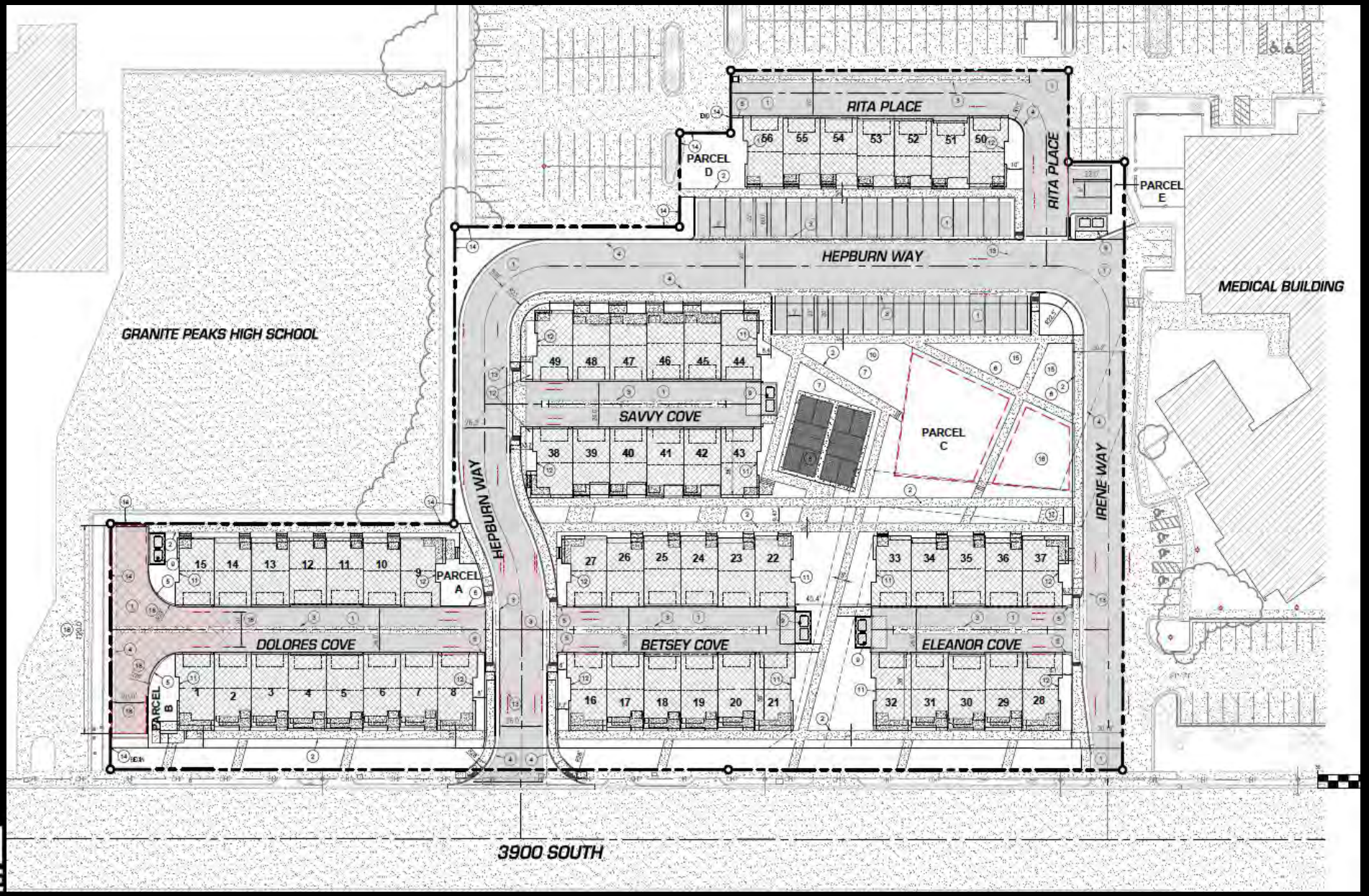
Existing Conditions





SOUTH SALT LAKE

Site Plan



SOUTH SALT LAKE

Proposed Renderings



Proposed Live/Work Building



SOUTH SALT LAKE

General Plan Considerations

C.W. Urban's plat extension application, along with supporting documentation and analysis of the pertinent code sections and general plan goals, does not include any changes from the original application and staff report for the final subdivision plat amendment. The general plan considerations remain unchanged and are enumerated in the staff report.

SOUTH SALT LAKE

Staff Recommendation

Staff recommends the Planning Commission approve the petition for an extension lasting one-year from the date of this request, focusing on the final subdivision plat amendment to subdivide eight existing parcels into a 61-lot subdivision plat situated at 547-617 East 3900 South, 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.

SOUTH SALT LAKE

Planning Commission Options

Option 1: Approval

Move to approve the application by Chase Freebairn, on behalf of C.W. Urban for an extension one-year from the date of this request, for the petition for a final subdivision plat for a 61-lot subdivision at the subject properties located at 547-617 East 3900 South, to include the TO, with the conditions enumerated in the staff report and stated on the record. An extension can be granted under 17.10.100(B)(7)(d).

Option 2: Denial

Move to deny the application by Chase Freebairn, on behalf of C.W. Urban for an extension of one-year from the date of this request, for the petition for a final subdivision plat for a 61-lot subdivision at the subject properties located at 547-617 East 3900 South, to include the TO, with the conditions enumerated in the staff report and stated on the record.

SOUTH SALT LAKE

Planning Commission Options

Option 3: Continuance

Move to table the decision on the application by Chase Freebairn, on behalf of C.W. Urban for an extension of one-year from the date of this request, for the petition for a final subdivision plat for a 61-lot subdivision at the subject properties located at 547-617 East 3900 South, 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.

SOUTH SALT LAKE

A8 Indoor Climate Controlled Storage

Plat Application
2385 South 300 West

SSLC Planning Commission

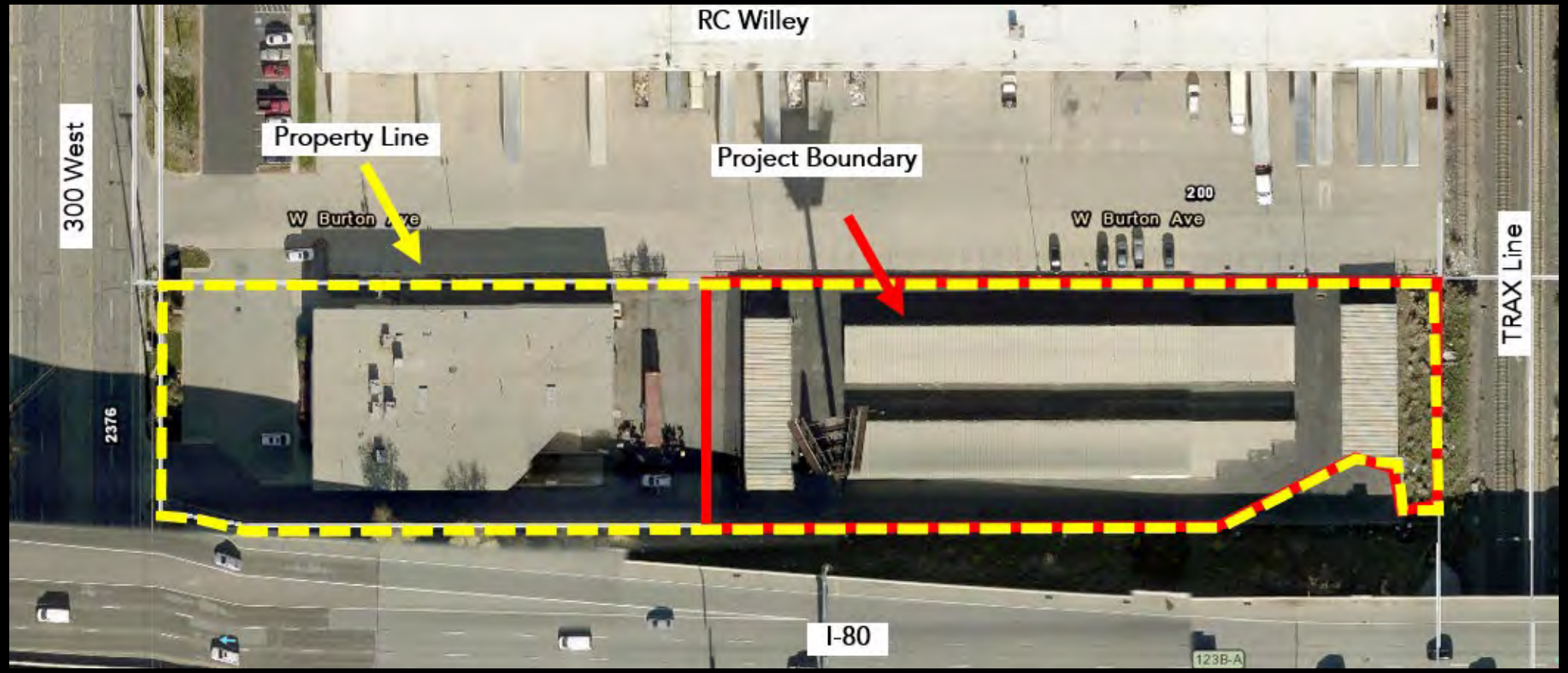
February 1, 2024

SOUTH SALT LAKE

General Information

<u>Two Separate Applications:</u>

1. **Plat Application**
2. Conditional Use Permit for an Indoor Climate Controlled Storage Facility

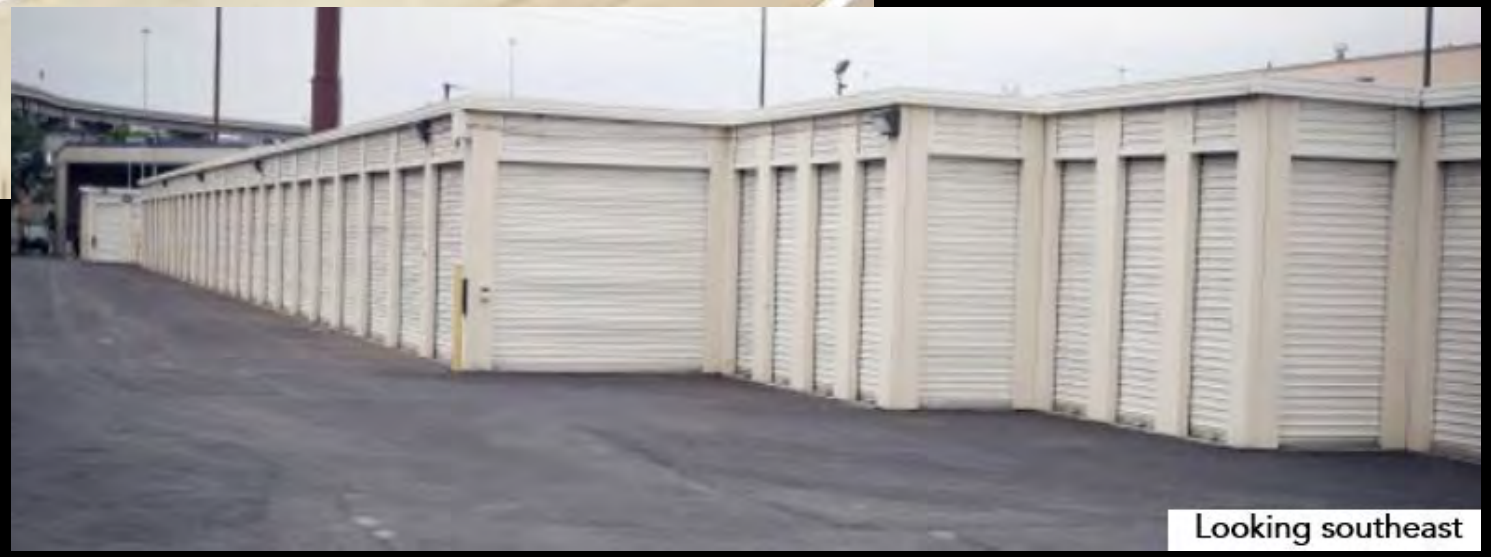


SOUTH SALT LAKE

Existing Conditions

Looking northeast from I-80





Looking southeast

SOUTH SALT LAKE

Proposed Elevations



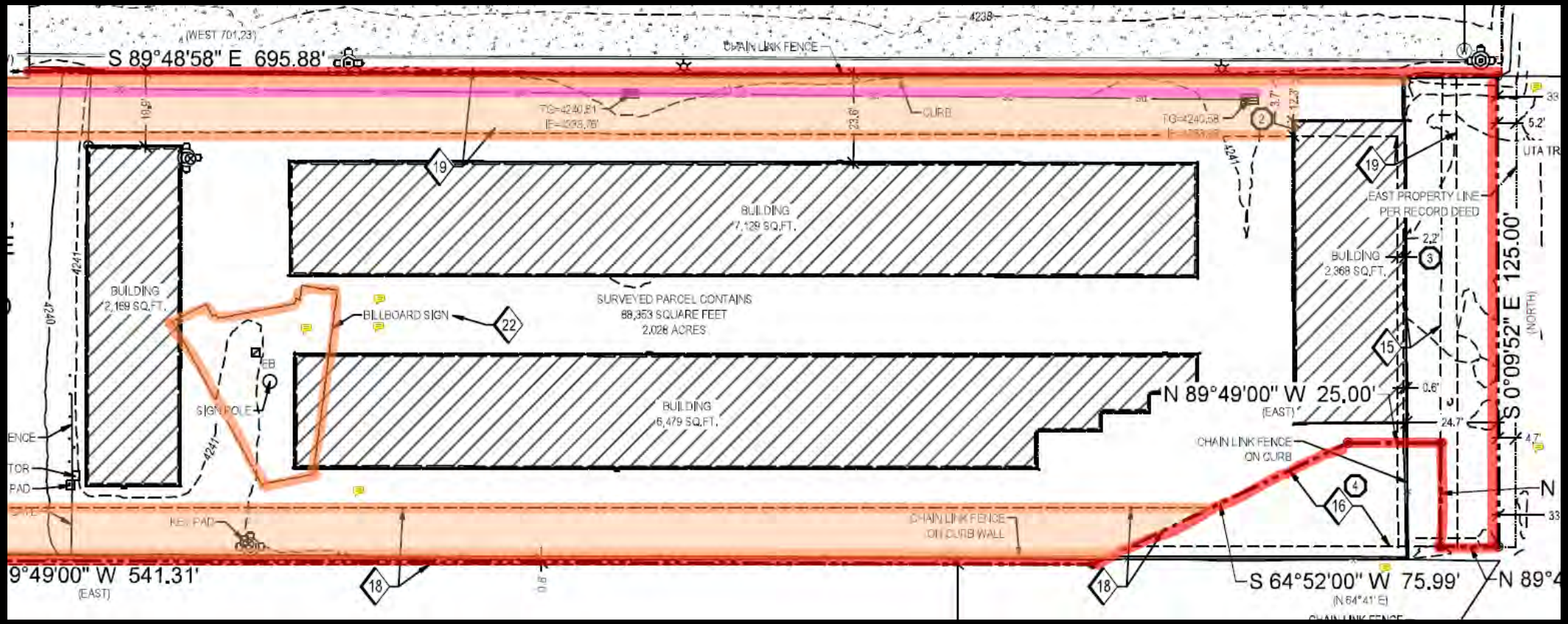
SOUTH SALT LAKE

Proposed Elevations



SOUTH SALT LAKE

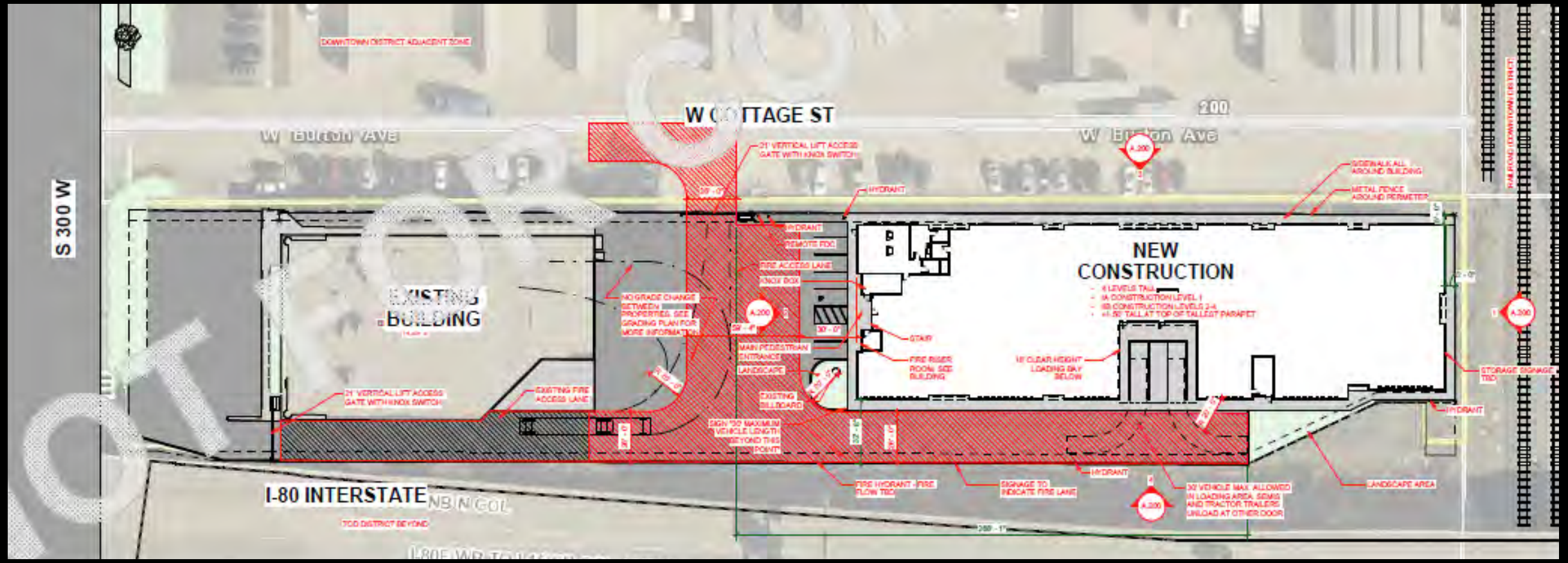
ALTA Survey



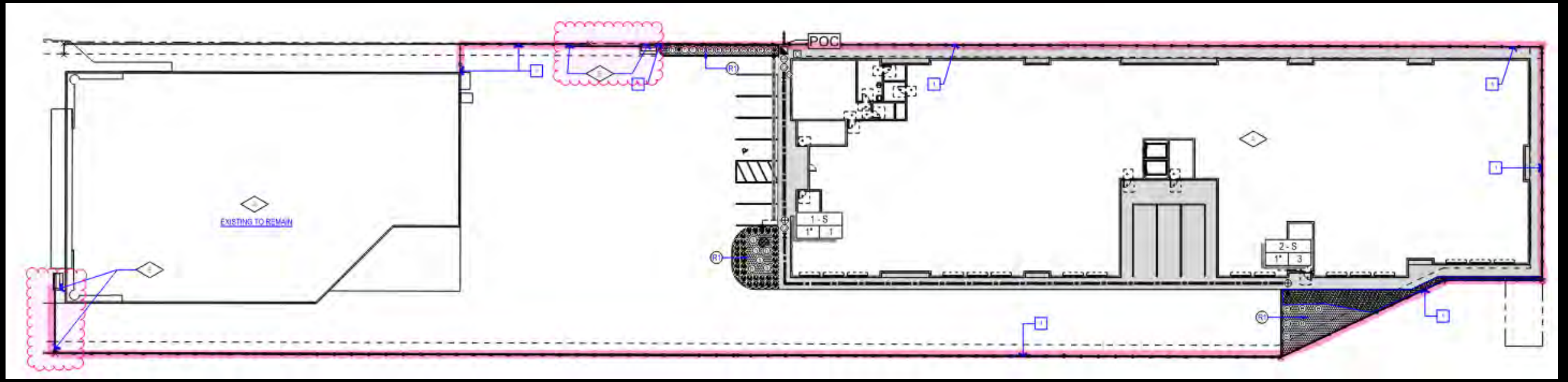
Red – Property Line
Light Orange – Easements
Pink – Storm Drain

SOUTH SALT LAKE

Proposed Site Plan



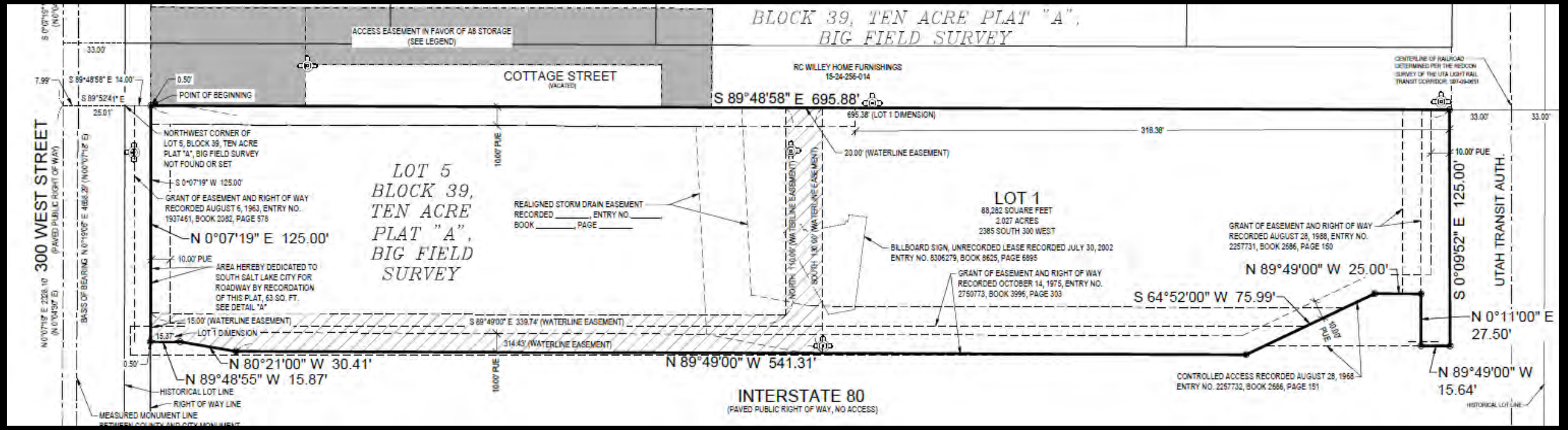
Fencing Plan



Pink – Fence Location
Pink Bubble – Automatic Gate

SOUTH SALT LAKE

Final Plat



SOUTH SALT LAKE

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 Final Subdivision Plat, 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 Final Subdivision Plat, 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 Final Subdivision Plat, 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 Final Subdivision Plat, 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.

A8 Indoor Climate Controlled Storage

Conditional Use Permit Application
2385 South 300 West

SSLC Planning Commission

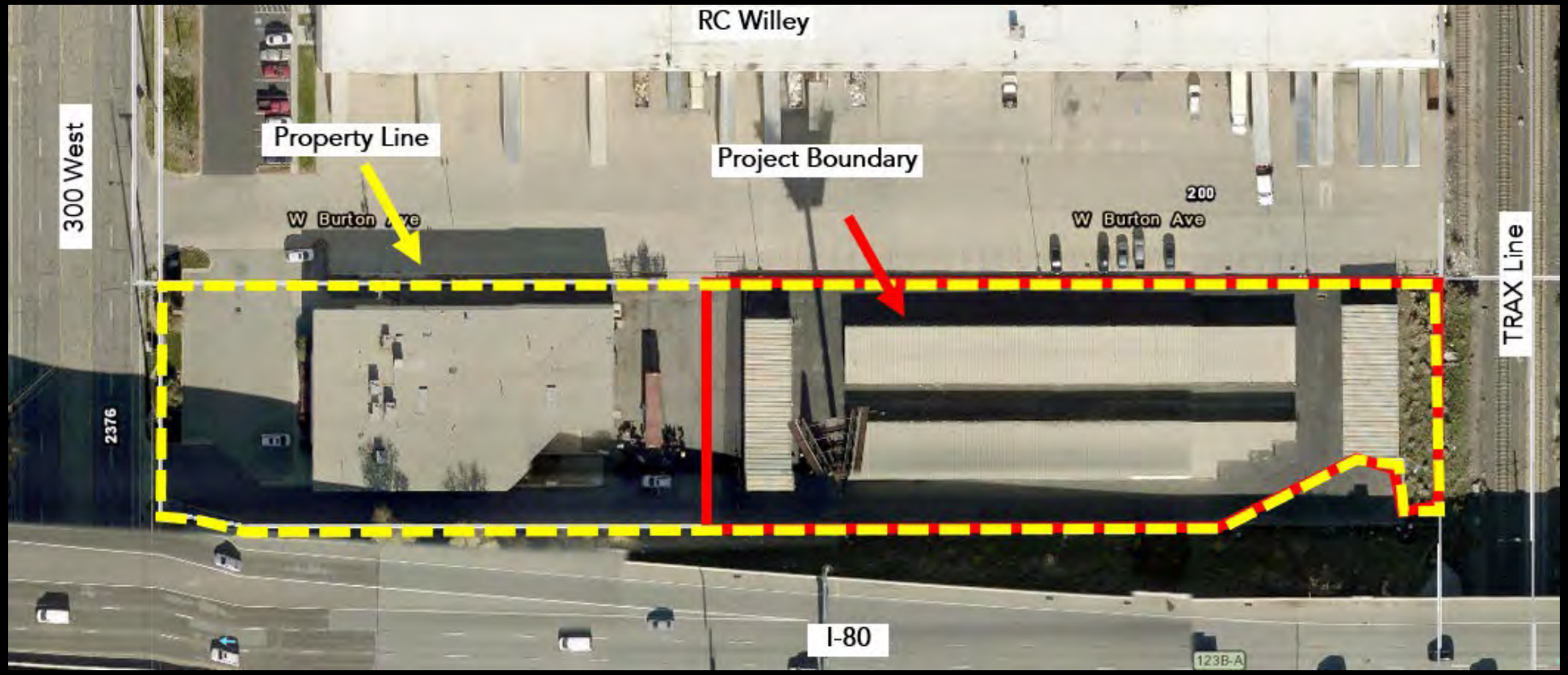
February 1, 2024

SOUTH SALT LAKE

General Information

<u>Two Separate Applications:</u>

1. Plat Application
2. **Conditional Use Permit for an Indoor Climate Controlled Storage Facility**

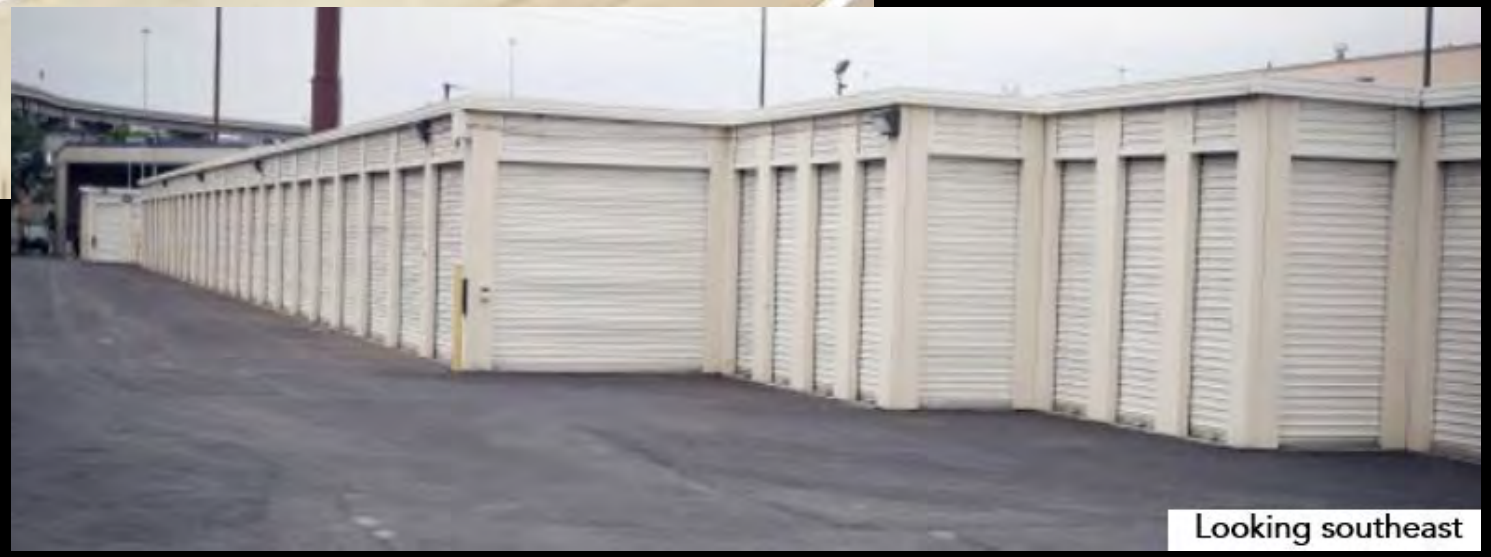


SOUTH SALT LAKE

Existing Conditions

Looking northeast from I-80





Looking southeast

SOUTH SALT LAKE

Proposed Elevations



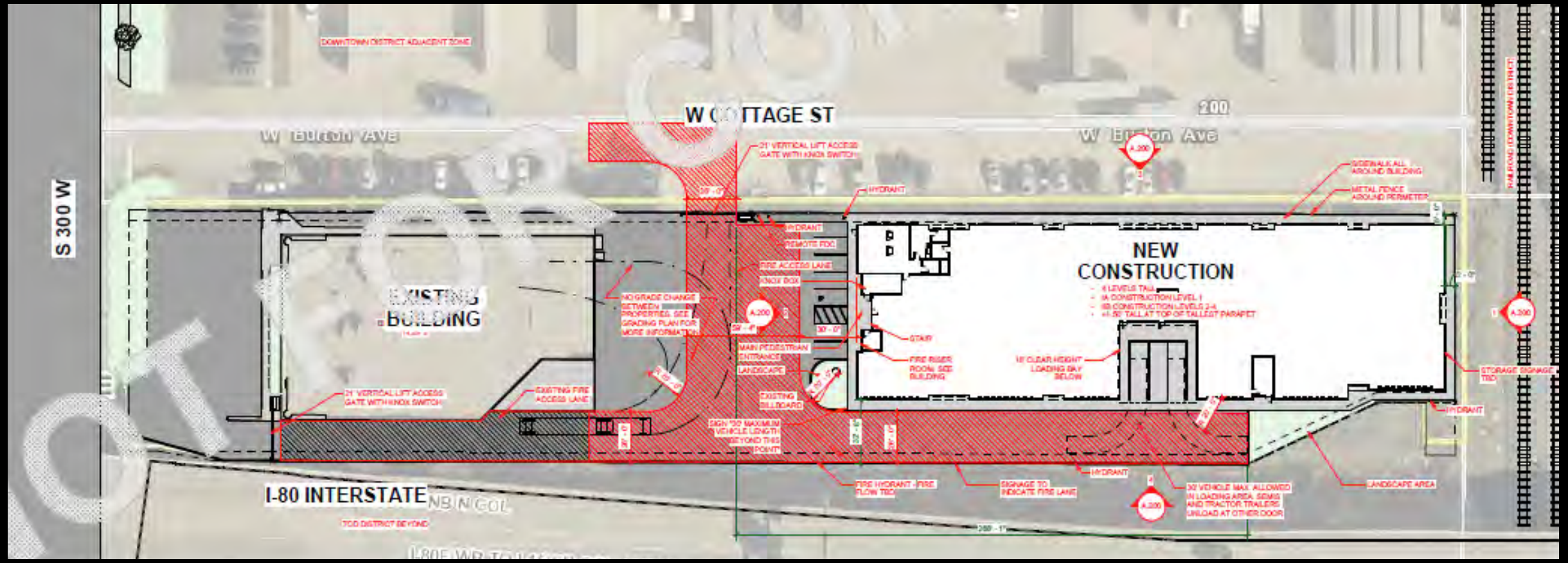
SOUTH SALT LAKE

Proposed Elevations

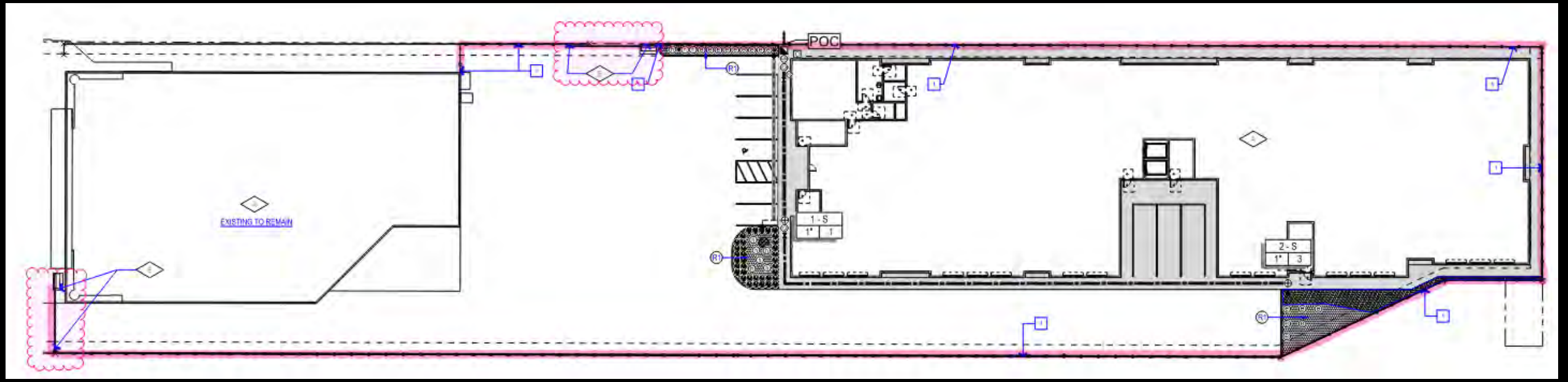


SOUTH SALT LAKE

Proposed Site Plan



Fencing Plan



Pink – Fence Location
Pink Bubble – Automatic Gate

SOUTH SALT LAKE

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 of a Conditional Use Permit, to 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 a Conditional Use Permit, to 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 a Conditional Use Permit, to 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 a Conditional Use Permit, to 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.

Katmark Partners / Mark Miller Subaru

Plat Application
3535 South State, 130 E Winslow, and
3549-3555 South 200 East

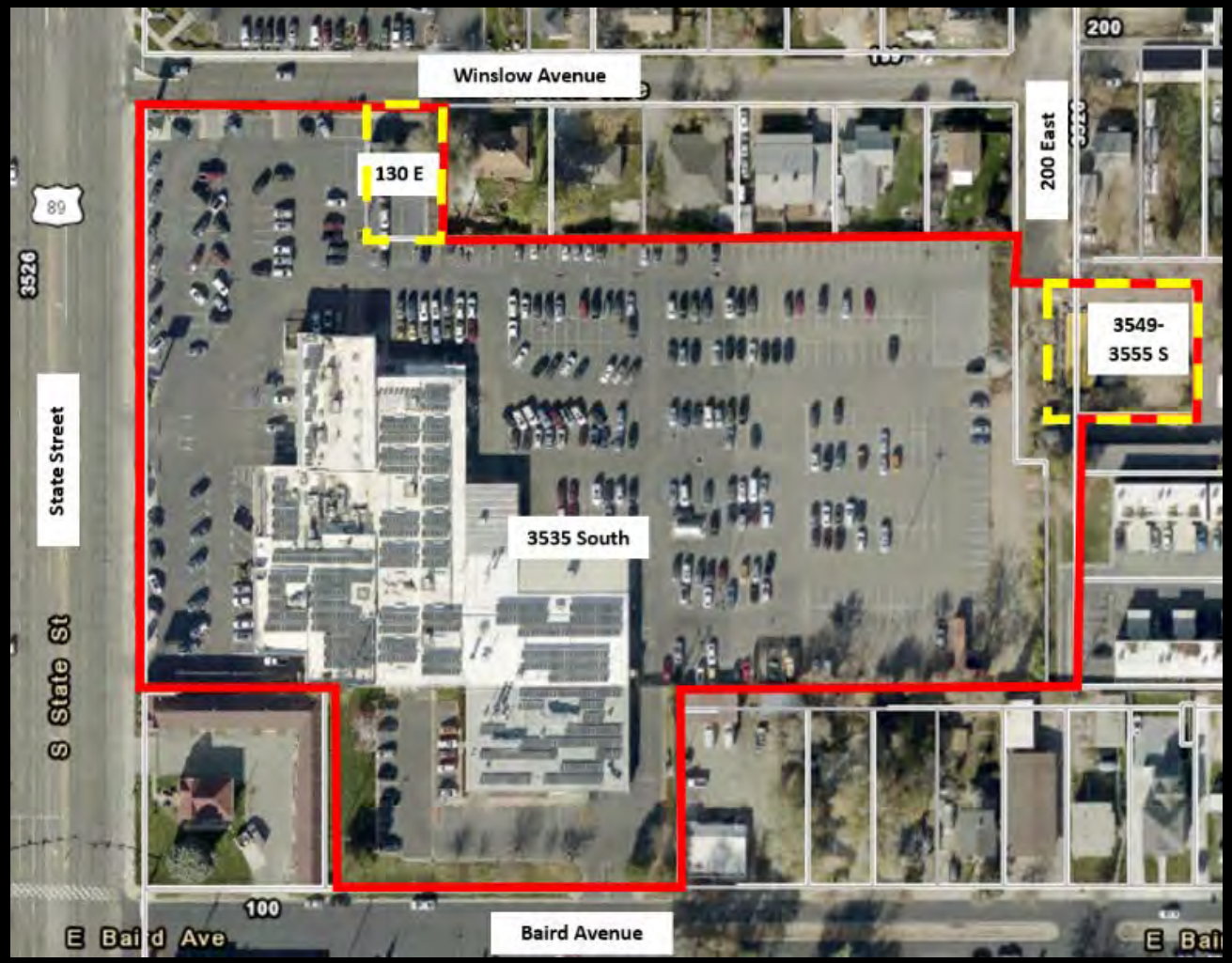
SSLC Planning Commission

February 1, 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



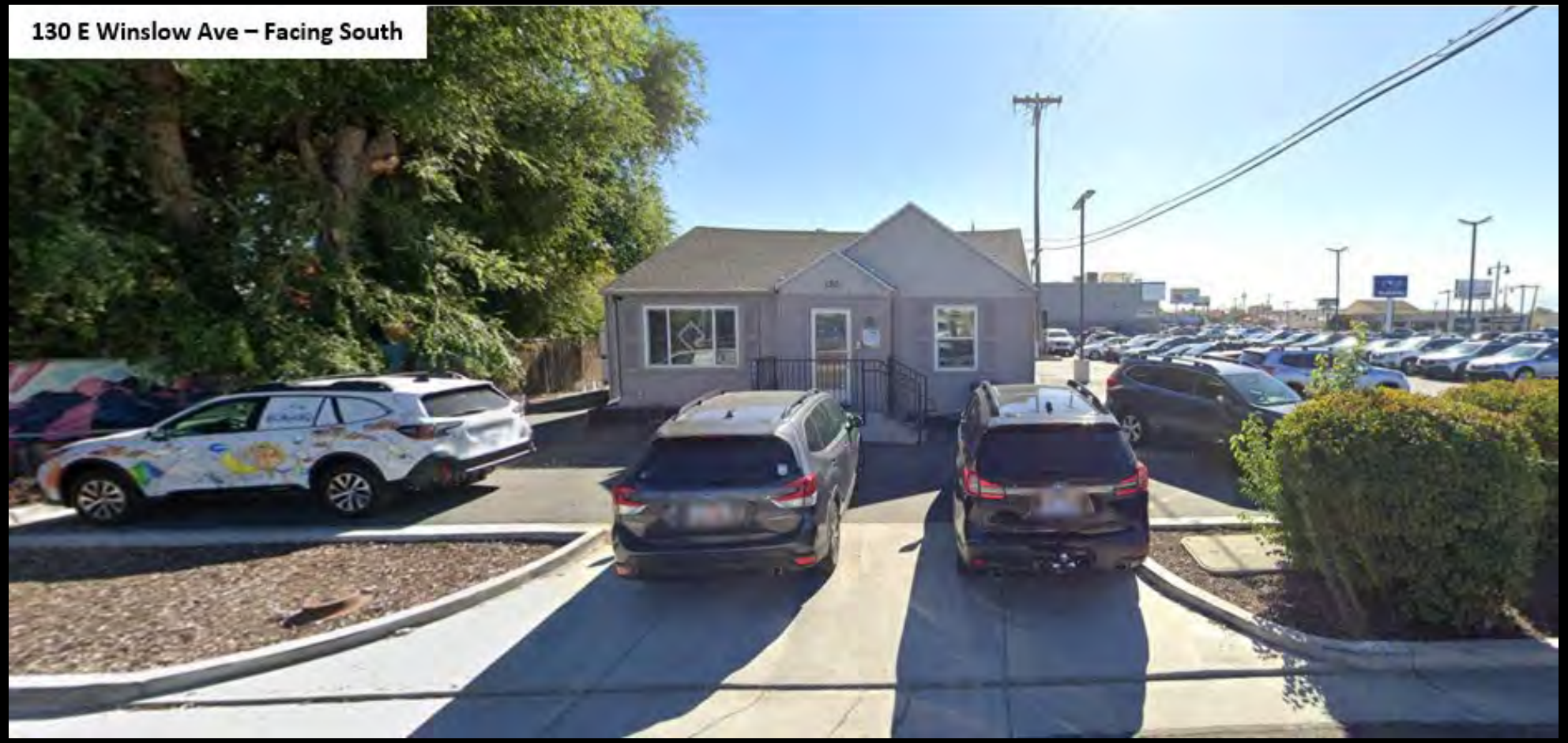
Existing Conditions





SOUTH SALT LAKE

Existing Conditions

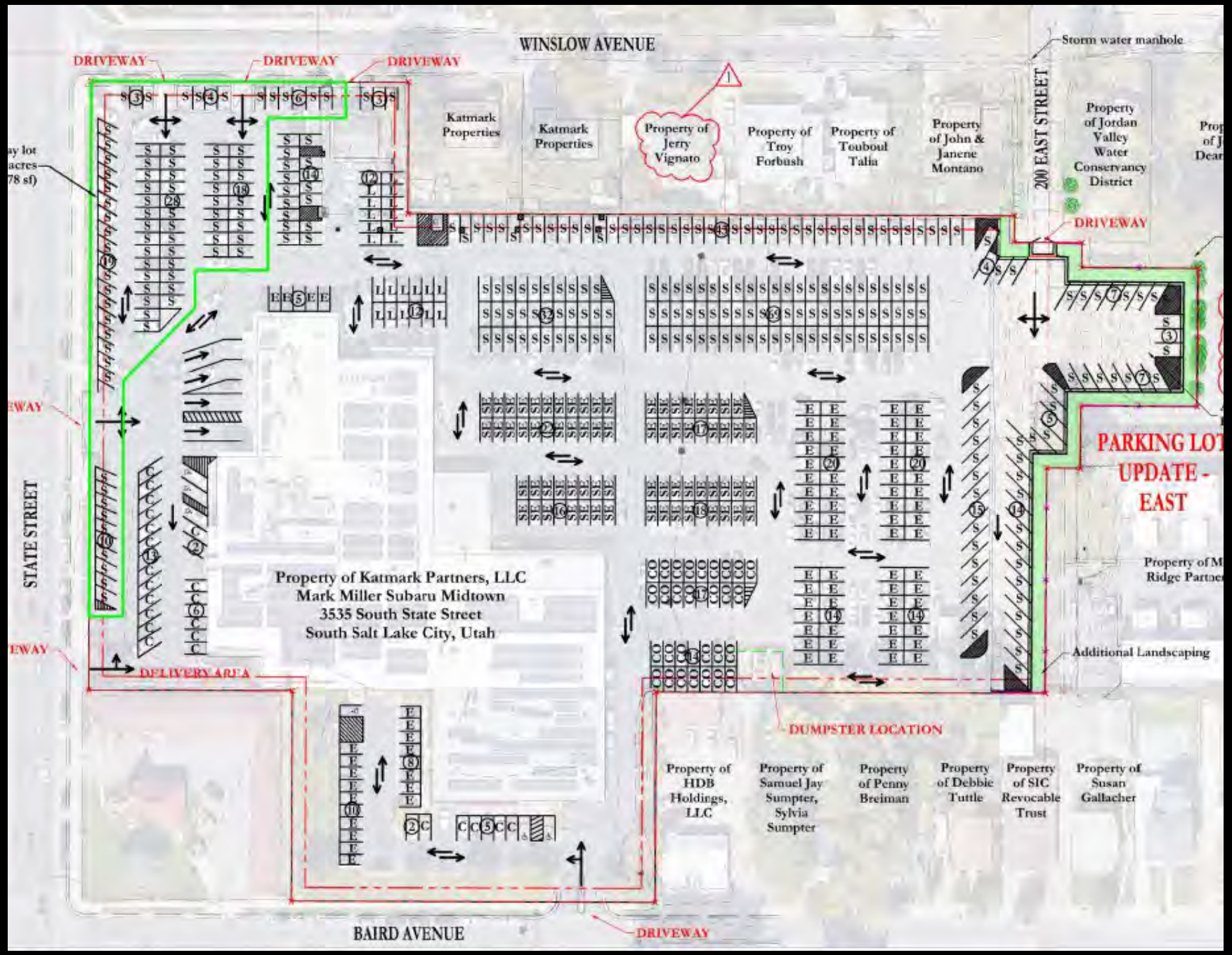


Existing Conditions



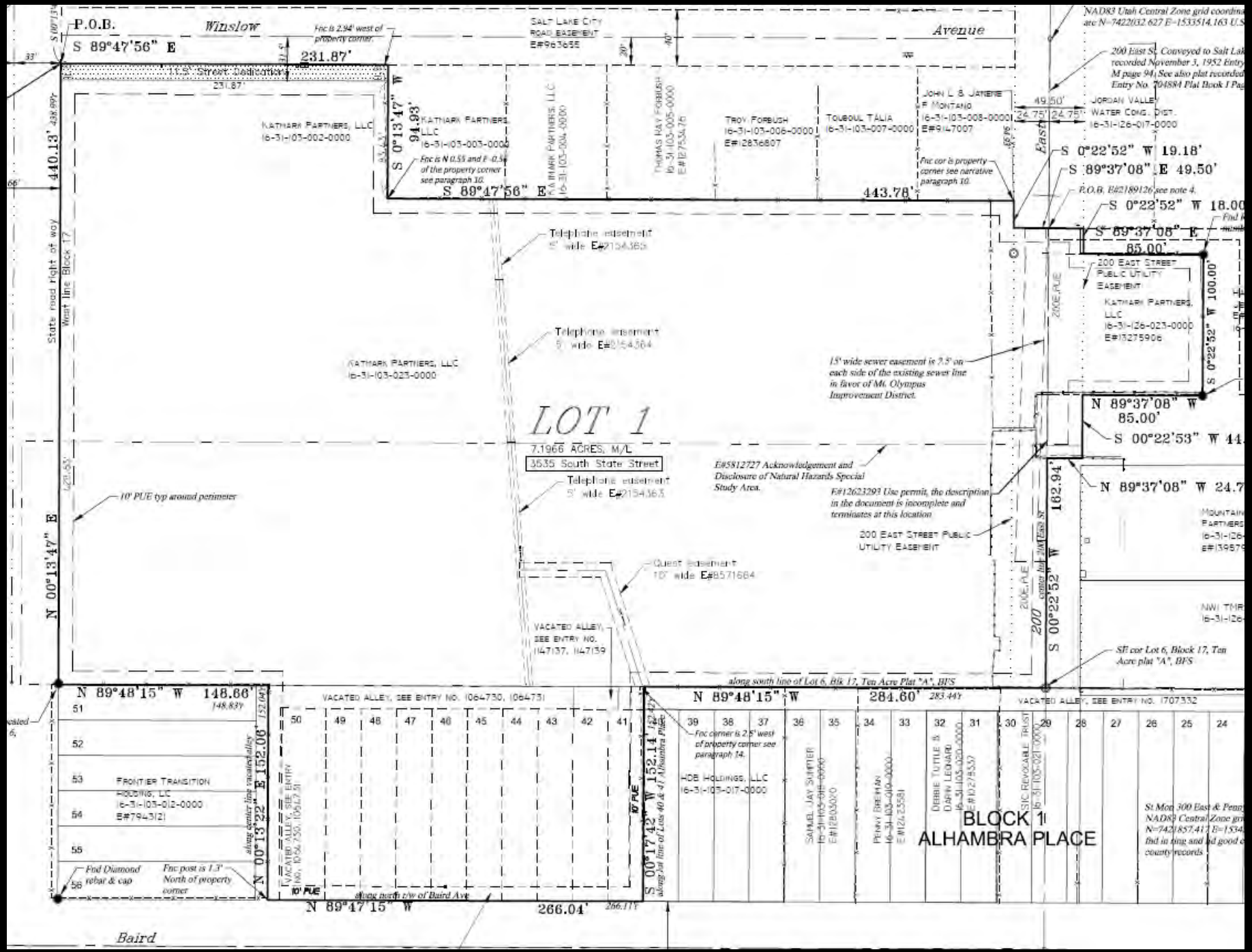
SOUTH SALT LAKE

Proposed Site Plan



SOUTH SALT LAKE

Final 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 final 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.

SOUTH SALT LAKE


19:56


20:04


20:03







Talia Walker Exhibits - Public Hearing - 02.01.2024





Talia Walker Exhibits - Public Hearing - 02.01.2024


STOP

Katmark Partners / Mark Miller Subaru

Conditional Use Permit
3535 South State, 130 E Winslow, and
3549-3555 South 200 East

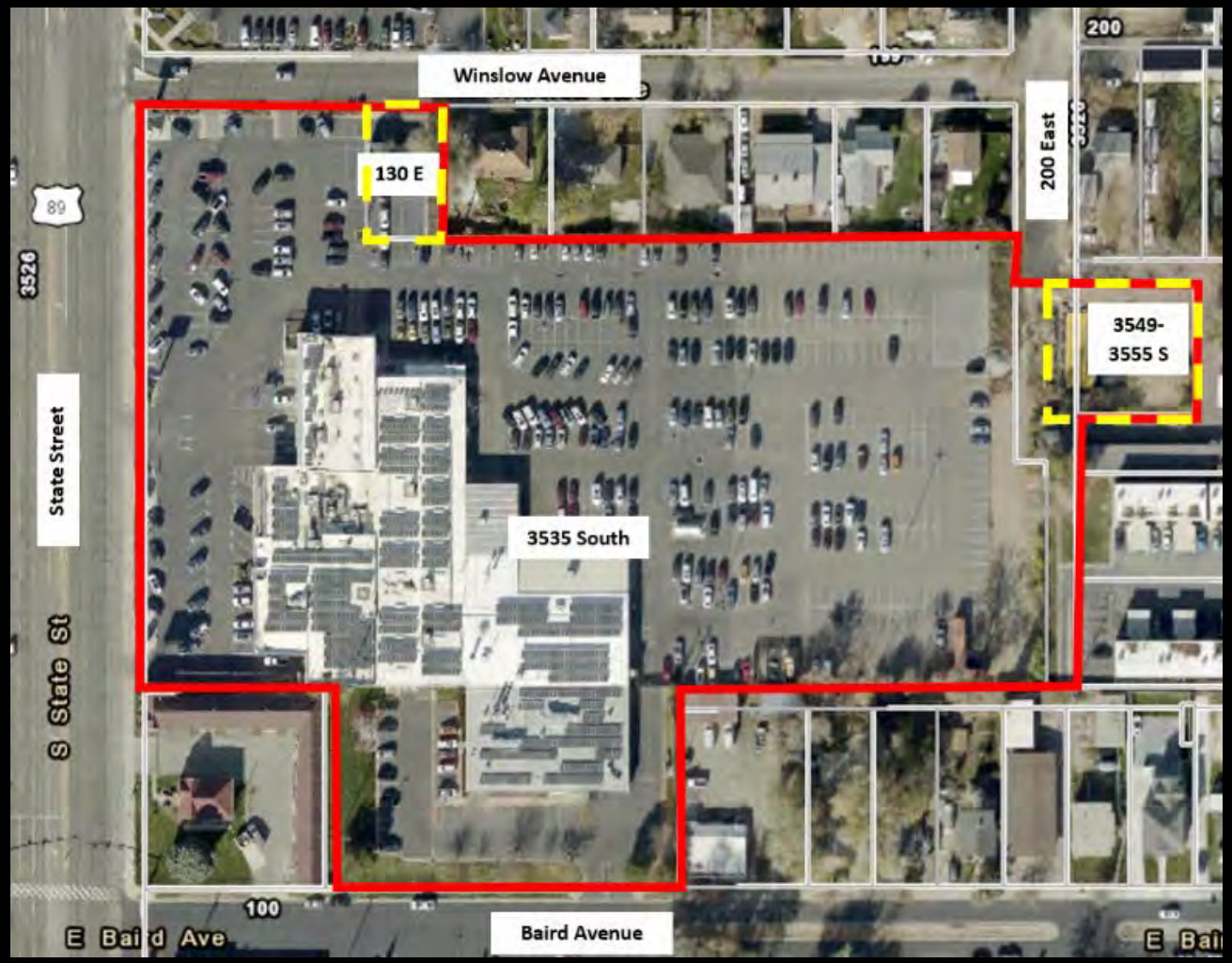
SSLC Planning Commission

February 1, 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**



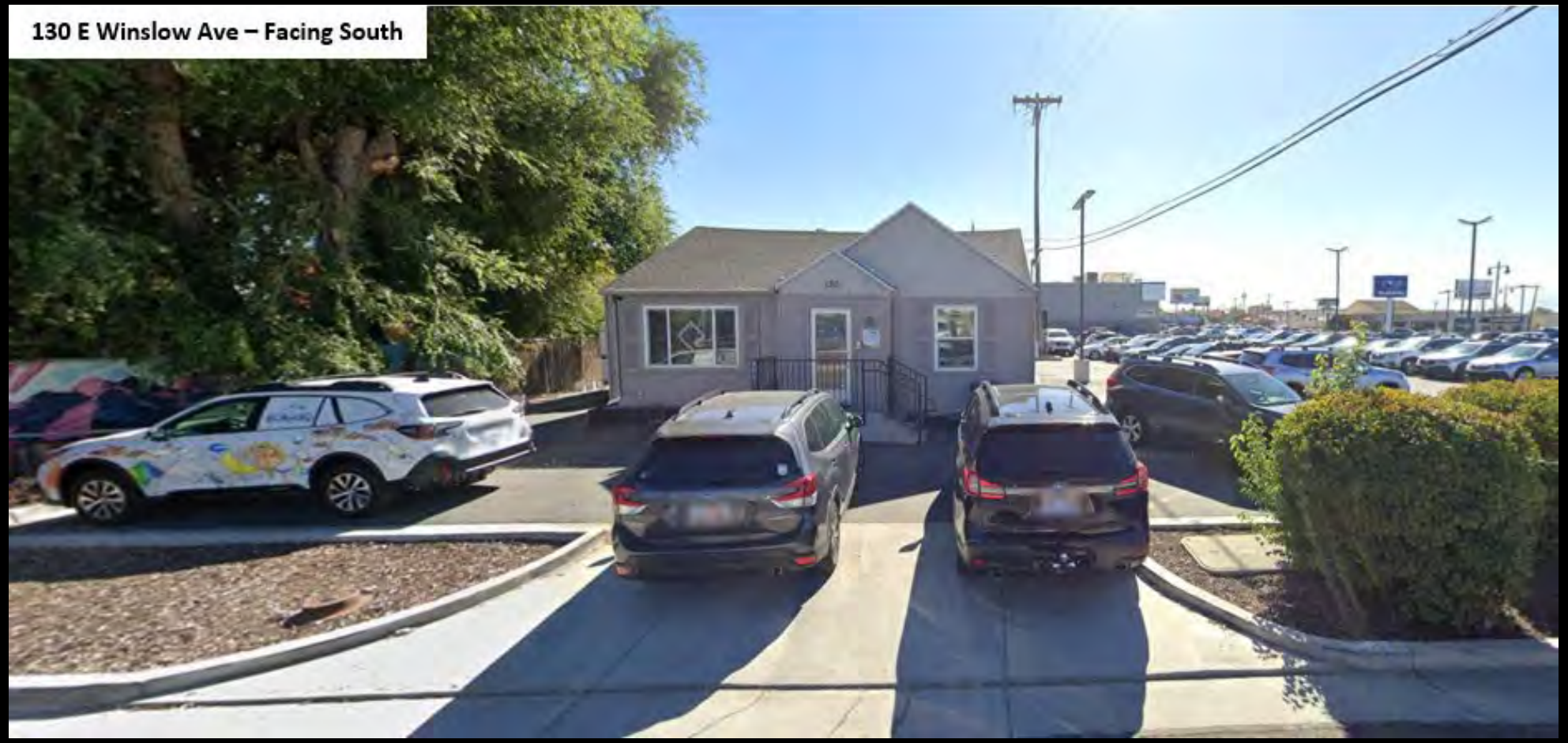
Existing Conditions





SOUTH SALT LAKE

Existing Conditions



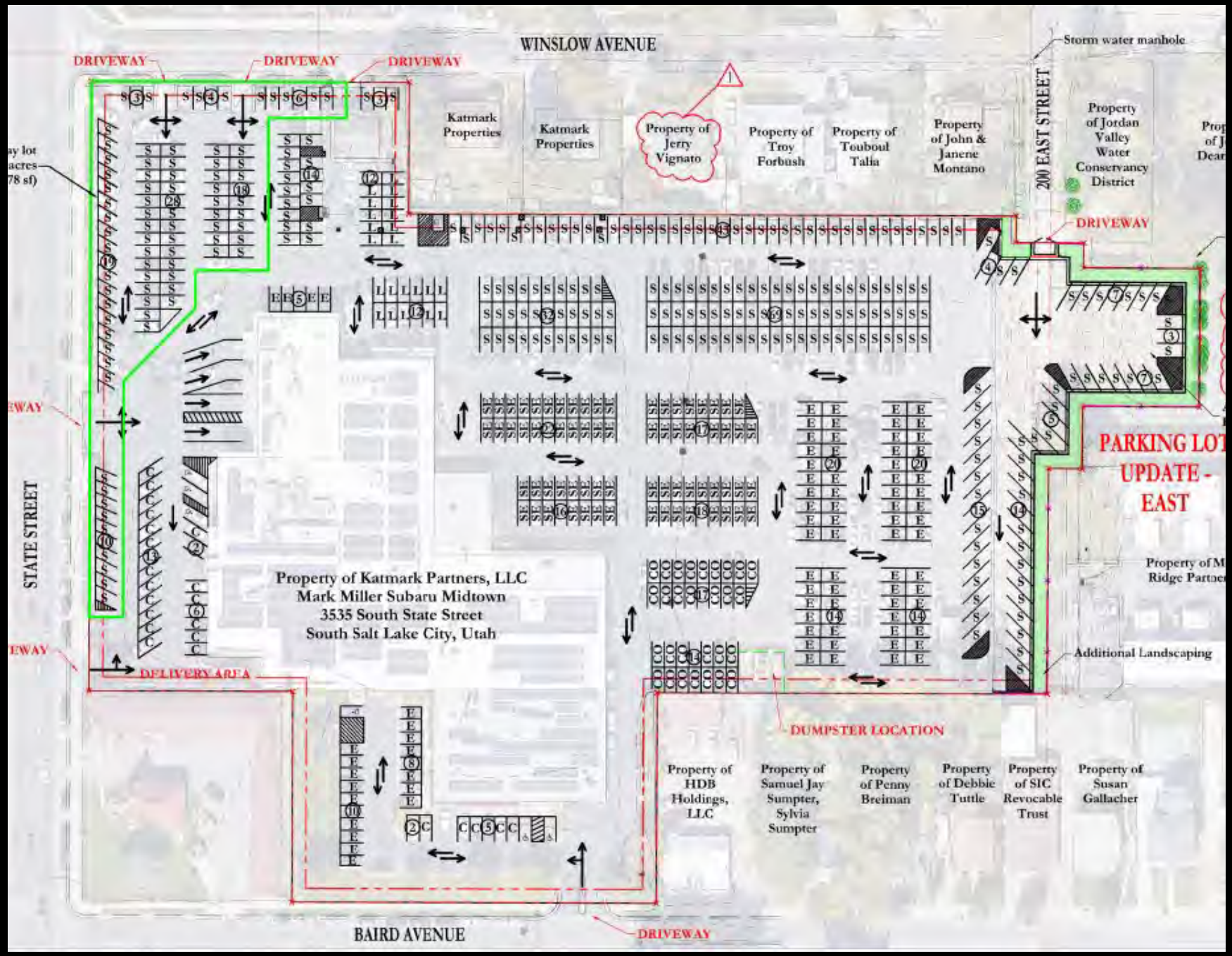
Existing Conditions



SOUTH SALT LAKE

Proposed Site Plan

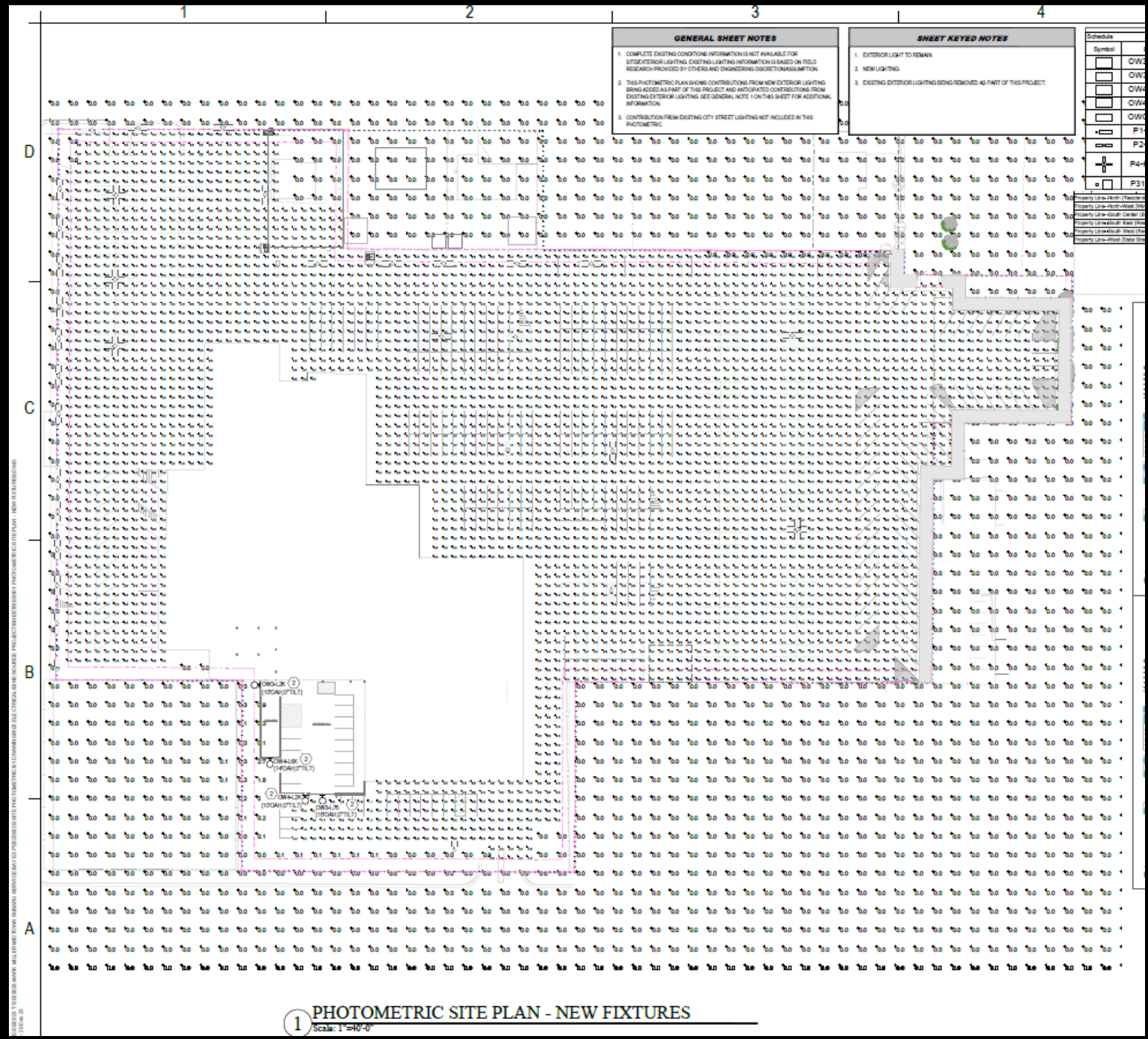
- The drive approach closest to State Street on Winslow Avenue will be closed.
- Car deliveries will take place via 200 East.
- Outside speakers, lighting, deliveries, and other maintenance such as emptying of waste containers shall not occur before 7:00AM or after 10:00PM. There may be a security light left on after 10:00PM for CPTED purposes.



SOUTH SALT LAKE

Lighting

- A photometric study has been submitted as part of the application. The lights have been adjusted accordingly to the study, which meets the Code. As of last week, there were a few lights that need to have shields placed on them. The shields have been ordered and once they arrive they will be installed.
- A Conditional of Approval will be all lights, excluding security lights need to be turned off by 10PM and can't turn on until 7AM. This meets the standard in the Code.



Noise

- South Salt Lake has adopted the Salt Lake County Noise ordinance, which limits the noise levels between 10PM thru 7AM.

- The Salt Lake County Health Department received a noise complaint in June 2023. The Health Department went out for 30 minutes and didn't hear anything. They also spoke with the service manager and employees about not using the car alarms to find cars. They also verified there are signs up stating not to use the car alarms. Ultimately, the recommendation to the complainant was to call the non-emergency police line when it happens.

- Car Alarms – The dealership has purchased system that has GPS tracking device on the window sticker. This will be used to find cars in the parking lot instead of using the car alarm. Additionally, one of the Conditions of Approval prohibits the use of car alarms to locate cars on the lot.

Noise cont.

- Waste Containers – Currently the waste containers are emptied daily. A Conditional of Approval will prohibit the containers to be emptied between 10PM and 7AM. The applicant intends to install a trash compactor, which will decrease the number of times the waste needs to be removed on-site. They anticipate the waste being removed about every 3 weeks, once the compactor is installed. The Conditional of Approval will remain the same, once the trash compactor is in place.

Complaint History

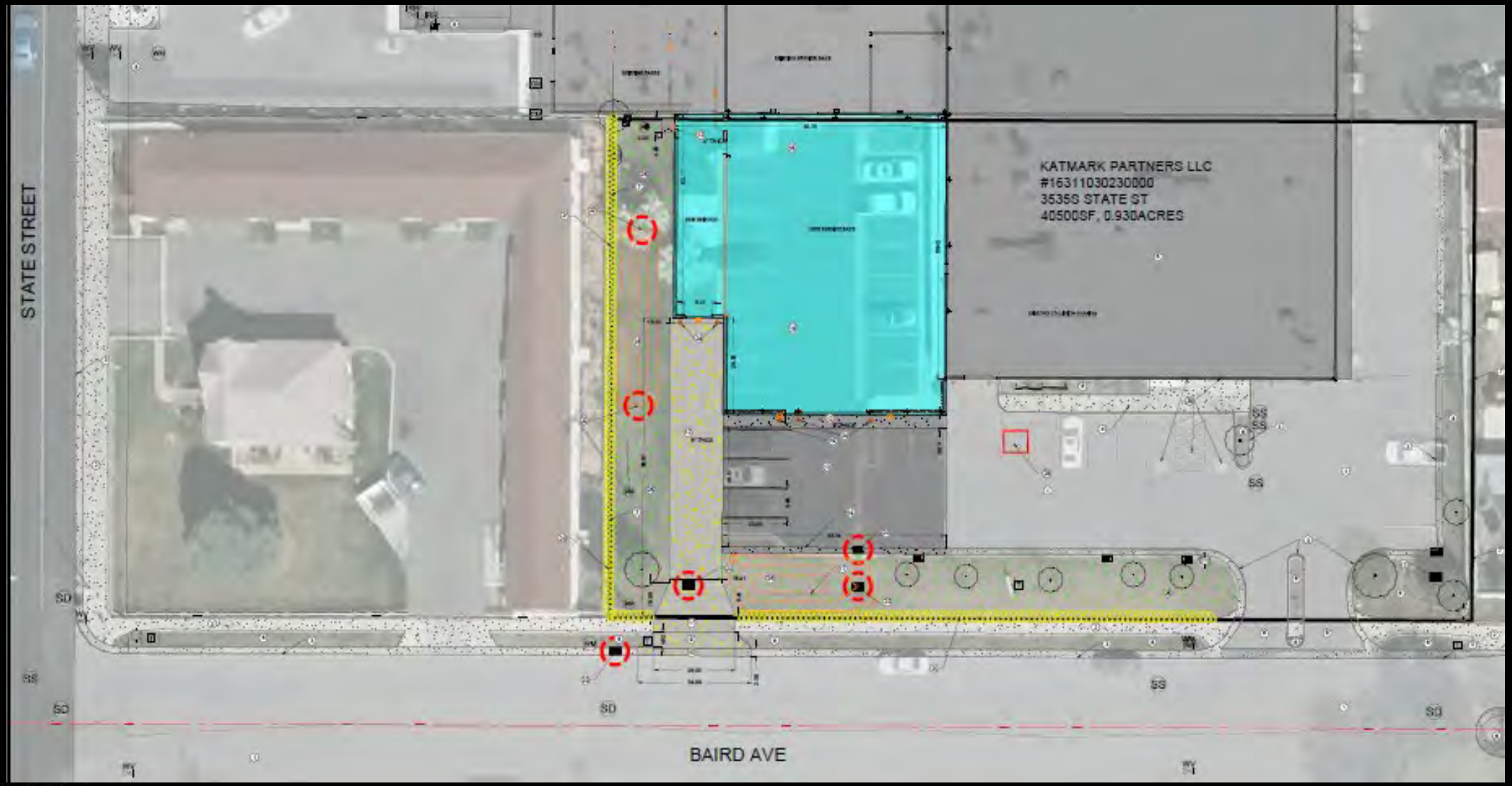
- **Police** – In the past two years there have been no full reports generated from calls of service for any of the properties on Winslow Avenue. There have been a handful of full reports generated for the dealership. All of these reports have been for property damage, thief/burglary, and suspicious circumstance.

- **Code Enforcement** – In the past two years, the only code enforcement case was for a mattress that was dumped on the property located at 140 E Winslow Avenue.

Subaru Standards

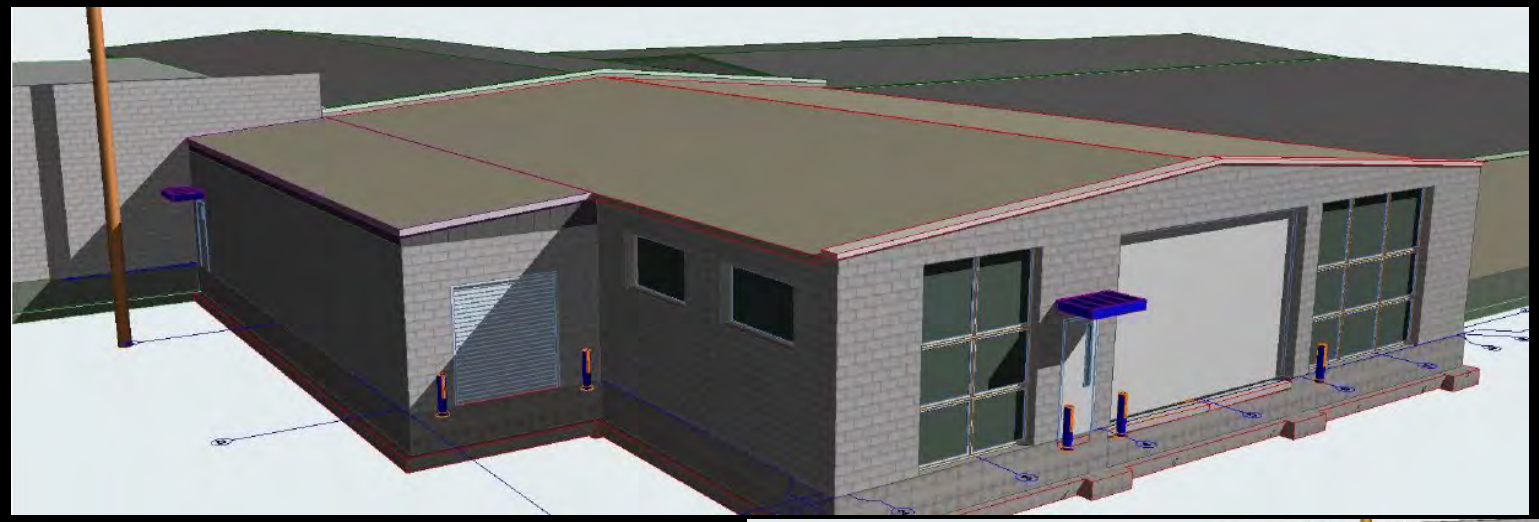
Subaru Minimum Requirements		
	Previous	24 Requirements
Showroom Cars	3	4
New Vehicle Showroom sq ft	N/A	1,500
Sales Area	696	1,200
Service Stalls	27	41
Parts sq ft	7,000	8,200
Parking Spots	520	596

Service Bay Expansion – Design Review



SOUTH SALT LAKE

Service Bay Expansion – Design Review





General Plan Considerations

- **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 Recommendation

Staff recommends the Planning Commission approve the Conditional use Permit, for Mark Miller Subaru, an Auto Dealership, 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 the application submitted by Mark Miller Subaru, for a Conditional Use Permit, to expand the existing Auto Dealership, located at 3535 South State Street, 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: Continuance

Move to table the decision on the application submitted by Mark Miller Subaru, for a Conditional Use Permit, to expand the existing Auto Dealership, located at 3535 South State Street, 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.

Planning Commission Options

Option 3: Denial

Move to deny the application submitted by Mark Miller Subaru, for a Conditional Use Permit, to expand the existing Auto Dealership, located at 3535 South State Street, based on the reasoning set forth in the record.

PLANNING COMMISSION MEETING SIGN-IN SHEET

Meeting Date:	02-01-2024

Please sign and pass on, thank you.

Name	City	Representing
Maxwell Walker	(Online)	
Jeff	(Online)	
M Ungricht	(Online)	
Brent Malili	Taylorsville	Forza Dev.
Josh Goldsmith	Sandy	Mark Miller Subaru
Talia Walker	SSLC	
Marion F. Smith	SSLC	Ourselves
James D. Smith	SSLC	"
Chris Hall	SLC	ourselves
Lindsey Hall	SLC	ourselves
Chase Freebairn	Layton	CW Urban
Adam Cooter	South Salt Lake	
Nana Price	(Online)	