

Planning Commission Staff Report

File # 5S22/SUB-000236-2022

Public Hearing and Consideration for Subdivision Plat Amendment,
Amending the “Cousin’s Corner” Subdivision at Approximately 1891;
1909; 1927; 1943; 1956; and 1960 S. Jordan Canal Road,
Taylorsville, Utah



Department of Community Development

Date:	February 23, 2024
Meeting Date:	February 27, 2024
Agenda Item:	Public Hearing and Consideration for Subdivision Plat Amendment, Amending the “Cousin’s Corner” Subdivision at Approximately 1891; 1909; 1927; 1943; 1956; and 1960 S. Jordan Canal Road, Taylorsville, Utah.
Subject Property Address:	1891; 1909; 1927; 1943; 1956; and 1960 S. Jordan Canal Road
Applicant:	Van Nguyen, TYC Investments, LLC
Applicant Agent:	n/a
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21153770240000; 21153770230000; 21153770220000; 21153770210000; 21153510570000; 21153510780000; 21153510770000; 21153510740000; and 21153770200000
Applicable Ordinances:	Including, but not limited to Chapter 13.20; 13.21; and 13.30
Agenda Item #:	3

Attachments:

- Exhibit A:** Zoning Map
- Exhibit B:** General Plan Map
- Exhibit C:** Aerial Image of Subject Property
- Exhibit D:** Vicinity Map
- Exhibit E:** Current Subdivision
- Exhibit F:** Proposed Subdivision
- Exhibit G:** Civil Drawings

Summary:

Van Nguyen, TYC Investments LLC, is requesting Planning Commission review and approval to amend the Cousins Corner subdivision to create seven conforming residential lots. The subdivision area includes approximately 125,009 square feet (2.87 acres) of real property located at 1891; 1909; 1927; 1943; 1956; and 1960 S. Jordan Canal Road in Taylorsville, Utah.

Approval of the subdivision amendment would bring five existing parcels into conformance with the R-1-10 zoning district and create one new R-1-10 lot. This amendment would also convert two existing parcels to Taylorsville City right-of-way, which are already owned by the city and used for Jordan Canal Road (see Exhibit F). This amended plat would replace the original Cousins Corner subdivision plat in its entirety.

The existing Cousins Corner plat was recorded with Salt Lake County on December 14, 2009 (see Exhibit E). This plat created four lots with access via a new private lane off of Jordan Canal Road. When this plat was recorded, Jordan Canal Road was aligned adjacent to the canal and terminated at 6200 South. A short time later, UDOT acquired several properties in the area (including those within the Cousins Corner subdivision) to expand the 6200 S. right-of-way. Jordan Canal Road was also re-aligned as part of that project. After the UDOT project was complete, the property not used in the right-of-way expansion was sold at auction. UDOT is exempt from municipal platting procedures, so the original Cousins Corner subdivision was never amended and the resulting parcels created and sold by UDOT do not conform to the R-1-10 zoning district standards. This subdivision amendment is an attempt to bring the area into conformity with current zoning regulations.

Site Description

The subject property is in the Single-Family Residential (R-1-10) zoning district and is made up of nine parcels. The property currently has one single-family residence and one accessory building at 1956 W. 6200 S., owned by David Goodwin. These structures are proposed to remain as-is. There are also five undeveloped parcels, two parcels owned by the city used for Jordan Canal Road right-of-way, and one remnant parcel contiguous with the single-family home that is owned by UDOT (see Exhibit C). The frontage along Jordan Canal Road includes an existing park strip and 4-foot sidewalk – no changes are proposed to the right-of-way cross-section. Surrounding zoning designations are as follows:

North	South	East	West
Single-Family R-1-40 and R-1-20	Single-Family R-1-10	Single-Family R-1-10 and R-1-20	Single-Family R-1-10

Land Development Code Analysis

The minimum lot dimensional requirements for lots in the R-1-10 zoning district are as follows:

	R-1-6
Minimum lot width (feet)	80
Minimum lot size (square feet)	10,000

The proposed subdivision complies with the minimum lot area and dimensional requirements. Building setbacks for the R-1-10 zoning district can be found in [Section 13.20.020](#) of the Land Development Code (LDC). Proposed Lot 1 is a corner lot and will be subject to the corner lot building setbacks identified in the referenced section.

There is an existing irrigation canal that runs along the eastern boundary of the proposed plat, adjacent to proposed Lot 7. In accordance with [Section 13.28.110](#), development adjacent to a canal is subject to the following:

- A. *Any parcel being subdivided or developed that is adjacent to or has within its boundaries a canal right-of-way may be required to provide along such right-of-way a fence as determined by the Director.*

As an alternative to fencing the canal and with the review and approval of the Director, the developer may pipe the canal. If the canal is piped, the developer must obtain written permission from the canal company and construct the pipe according to the canal company's requirements and specifications.

- B. *All fences bordering canals shall be installed as part of the improvements for the subdivision or other development. No occupancy permit, whether temporary or final, shall be granted until all required fencing is installed in the subdivision or development.*

The proposed improvement plan includes installation of a 6-foot-tall vinyl fence along the eastern property line of Lot 7, adjacent to the canal. Per [Section 13.28.110\(B\)](#), no occupancy permit, whether temporary or final, shall be granted until all required fencing is installed in the subdivision or development.

Additionally, [Section 13.28.090](#) requires the installation of a wall along the southern boundary of the subdivision (adjacent to 6200 S). The proposed improvement plans include the installation of a new 6-foot masonry wall along the southern property lines of Lots 1 through 7, with the westernmost part of the fence stepping down in height to accommodate the clear vision triangle for the intersection of 6200 S. and Jordan Canal Road.

The proposed plat amendment has been reviewed by city departments and review agencies and generally complies with city standards; however, there is one outstanding comment that must be addressed prior to final approval and recording. There is a small remnant parcel (827.64 square feet) on the norther portion of proposed Lot 3 that is currently owned by UDOT. This parcel is likely an unintended remnant that resulted from the acquiring of property and re-alignment of Jordan Canal Road. Prior to final approval, the applicant must coordinate with UDOT to reconcile the ownership of this property. Option 1 is for UDOT to quit-claim the property to David Goodwin (owner of proposed Lot 3 1956 S Jordan Canal Road). Option 2 is UDOT retains ownership of that property and an access easement in favor of Lot 3 be established. Option 2 would require UDOT to sign the plat as an owner.

Any future development on the site is subject to compliance with adopted zoning, subdivision, engineering, and other applicable standards. Appropriate development permits must be issued prior to construction activity on the site.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on February 16, 2024. As of February 23, 2024, planning staff has not received any public comment.

Findings

1. This application was initiated by Van Nguyen, TYC Investments, LLC.
2. The subject property is made up of nine parcels with a cumulative area of approximately 125,009 square feet (2.87 acres).
3. The subject properties have a current address of 1891; 1909; 1927; 1943; 1956; and 1960 S. Jordan Canal Road.
4. The current owners of the subject properties are: TYC Investments LLC; David Goodwin; the Utah Department of Transportation (UDOT); and the City of Taylorsville.
5. The subject property is zoned Single-Family R-1-10, as identified in "Exhibit A" of this report.
6. The subject property is in the Low-Density Residential designation in the City's General Plan.
7. The subdivision amendment includes seven single-family residential lots.
8. The existing parcels owned by the City of Taylorsville (21153770200000 and 21153510740000) used for Jordan Canal Road will be shown as public right-of-way.
9. There is an existing irrigation canal that runs along the eastern boundary of the plat. A fence or wall in accordance with [Section 13.28.110](#), shall be installed as part of the subdivision development.
10. The proposed subdivision amendment has been reviewed by city departments and review agencies and found to be in general compliance with the city code.
11. Staff and review agencies have identified conditions of approval (listed below) to be considered by the Planning Commission associated with this preliminary plat review.
12. The Planning Commission is the decision-making authority for preliminary subdivision review.

Conditions of Approval

Staff recommends approval of the subdivision plat amendment, subject to the following conditions. Final recording of the plat shall not take place until the following conditions have been satisfied:

1. All outstanding city department and review agency comments be resolved and subsequent revisions comply with applicable city ordinances, codes, and standards prior to plat recording.
2. The remnant property (parcel 21153510780000) be reconciled by completing one of the two options below, prior to plat recording:
 - a. UDOT (or the current owner) quit-claims parcel 21153510780000 to David Goodwin (or the current owner of proposed Lot 3, 1956 S Jordan Canal Road).
 - b. Parcel 21153510780000 remains under separate ownership and an access easement in favor of Lot 3 be established over and across Parcel 21153510780000. The owner of Parcel 21153510780000 is required to sign the plat as an owner.
3. The plat is compliant with all requirements and standards of Salt Lake County.
4. All required fees and bonds are paid to the City.

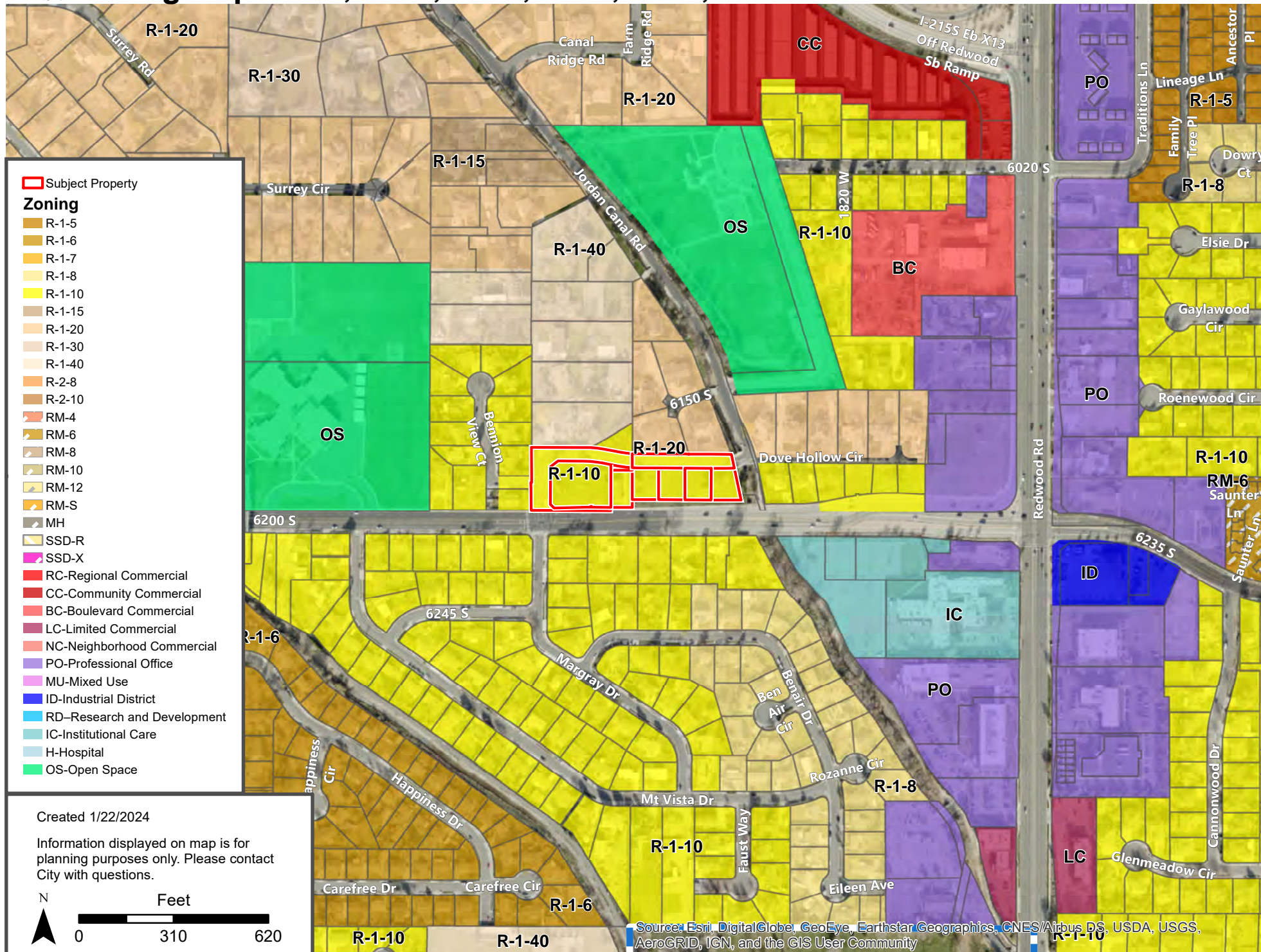
Staff Recommendation

Staff recommends the Planning Commission approve File #5S22/SUB-000236-2022, a Subdivision Plat Amendment, amending the "Cousin's Corner" subdivision at approximately 1891; 1909; 1927; 1943; 1956; and 1960 S. Jordan Canal Road in Taylorsville, Utah, as identified in Exhibit F, subject to the findings and conditions outlined in this Staff Report.

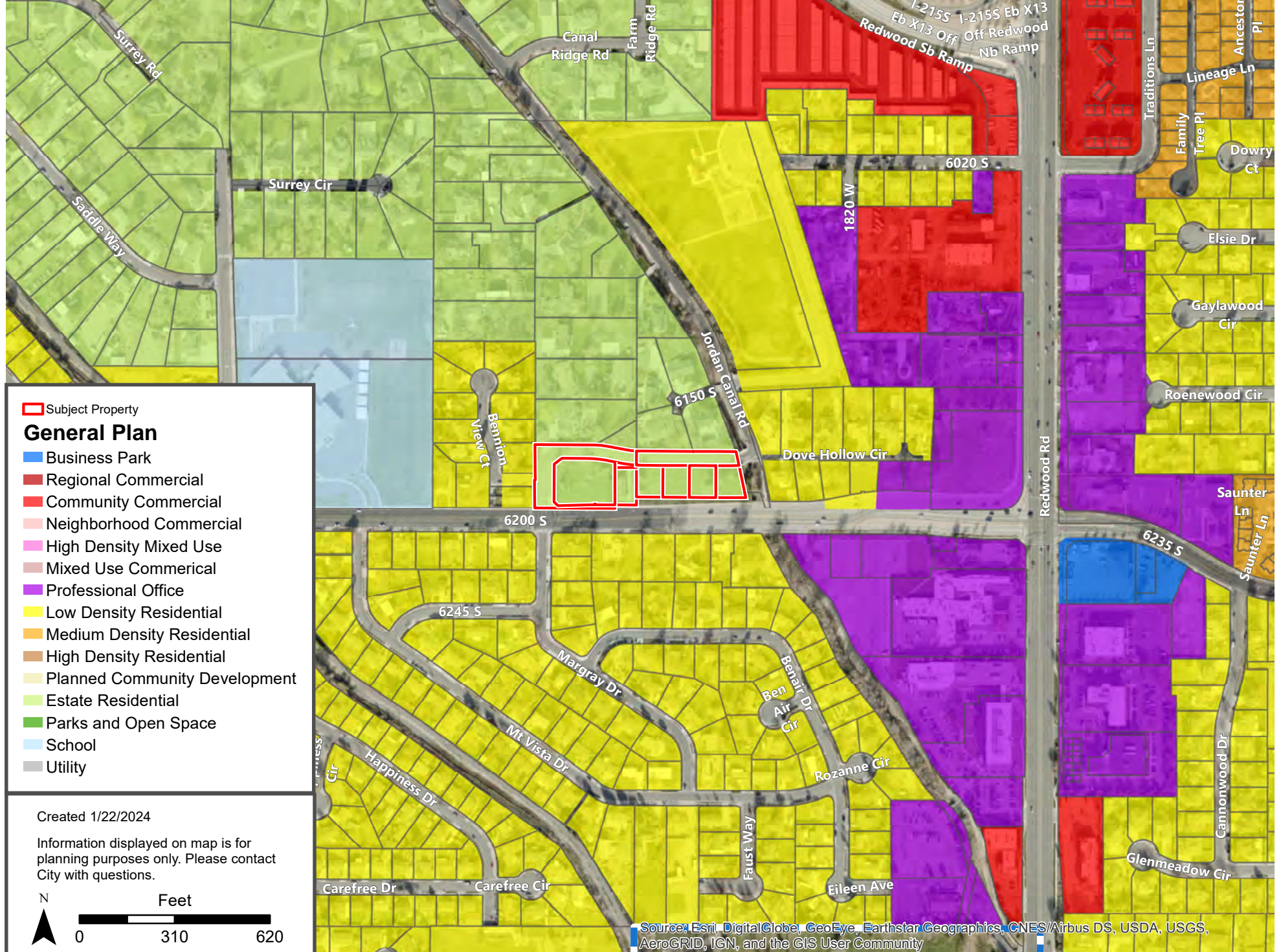
Recommended Motion

I move that we approve File #5S22/SUB-000236-2022, a Subdivision Plat Amendment, amending the “Cousin’s Corner” subdivision at approximately 1891; 1909; 1927; 1943; 1956; and 1960 S. Jordan Canal Road in Taylorsville, Utah, as identified in Exhibit F, subject to the findings and conditions outlined in this Staff Report.

Exhibit A Zoning Map: 1891; 1909; 1927; 1943; 1956; and 1960 W. Jordan Canal Road



General Plan Map: 1891; 1909; 1927; 1943; 1956; and 1960 W. Jordan Canal Road



Site Map: 1891; 1909; 1927; 1943; 1956; and 1960 W. Jordan Canal Road

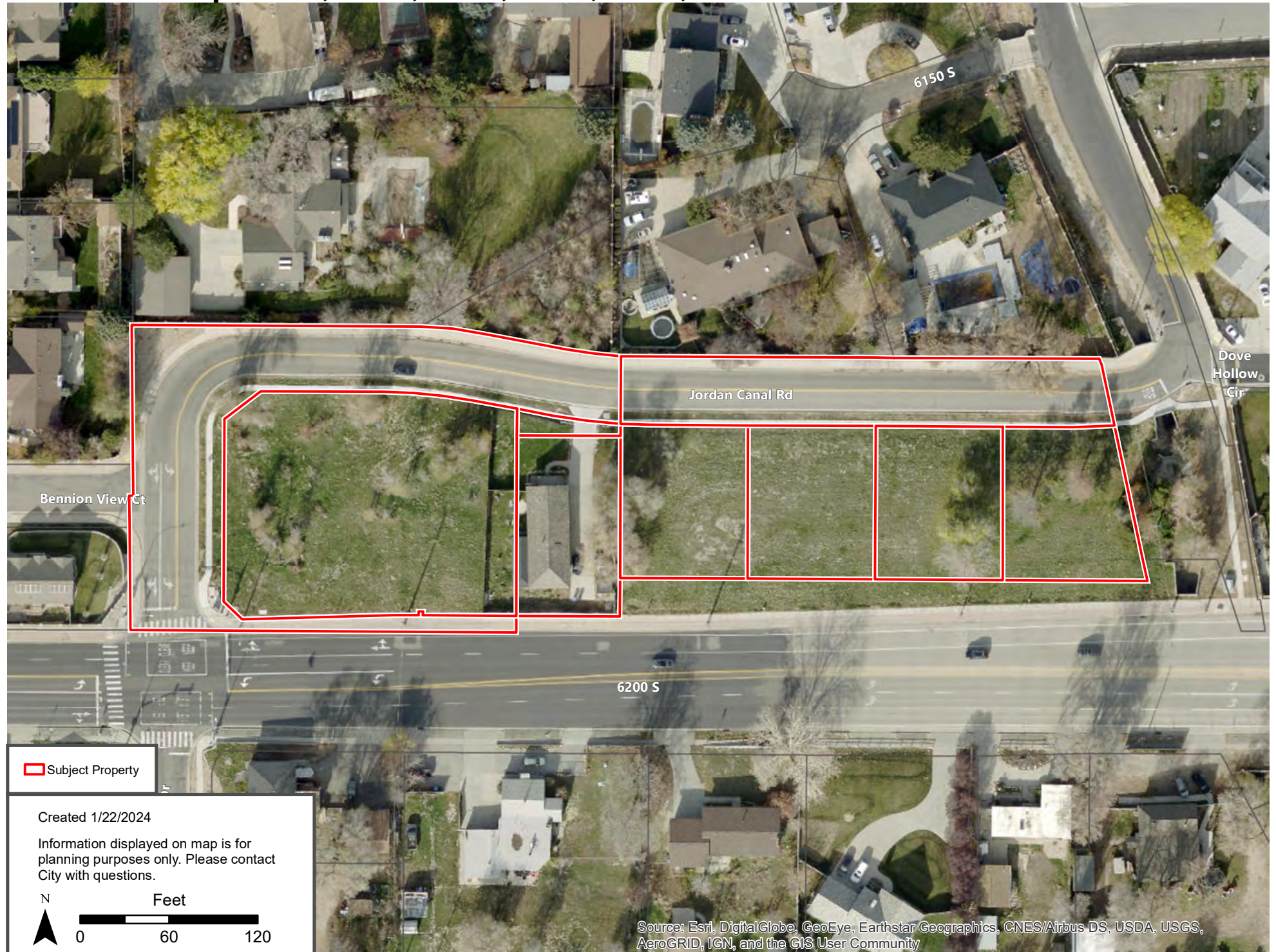
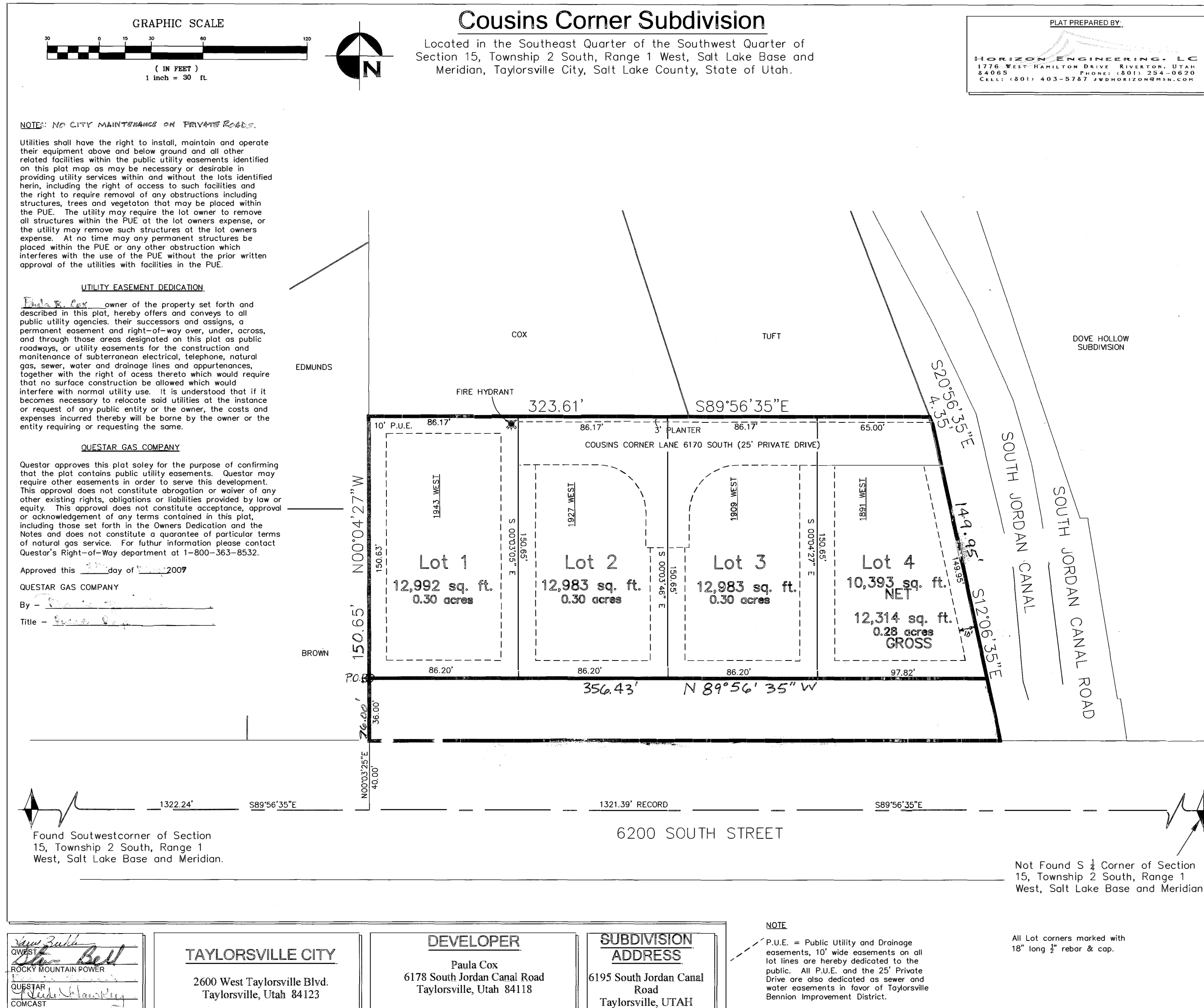


Exhibit D Vicinity Map: 1891; 1909; 1927; 1943; 1956; and 1960 W. Jordan Canal Road





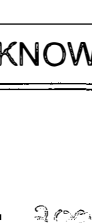
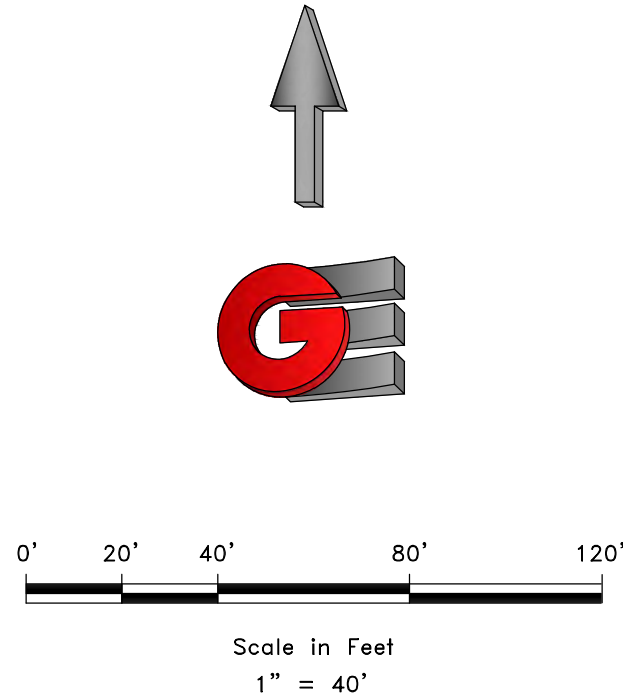
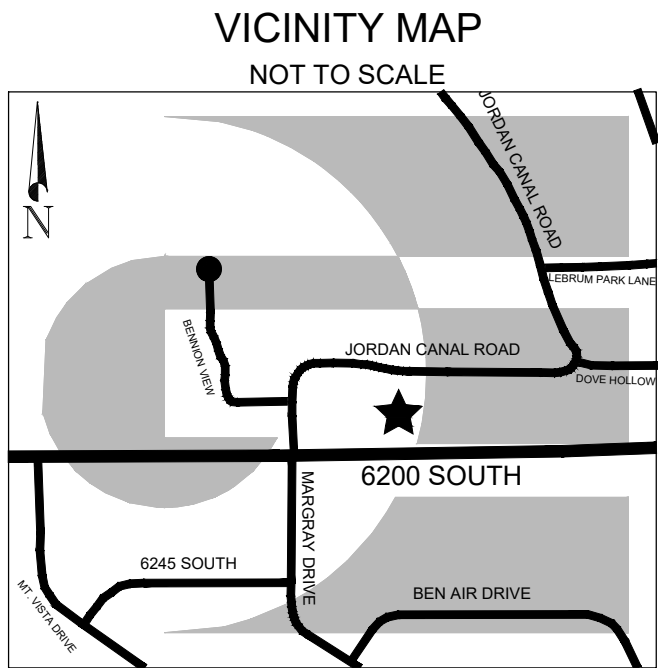
SURVEYOR'S CERTIFICATE
I, James W. Denney, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate no. 148986 as prescribed under the laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as <div>Cousins Corner Subdivision</div> and that same has been correctly surveyed and staked on the ground as shown on the plat. I further certify that the lot described meets the frontage width and area requirements of the applicable zoning ordinance.
BOUNDARY DESCRIPTION
A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Taylorsville City, Salt Lake County, State of Utah, being more particularly described as follows: Beginning at the Northwest corner of Lot 12 in Block 12, containing .17 acres or less, of Lots. Containing 0.17 Acres or Less
James W. Denney Date Signed: May 4, 2009 License Expires: March 31, 2011

OWNER'S DEDICATION
Know all men by these presents that Paula R Cowie, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the <div>Cousins Corner Subdivision</div> do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof _____ day of _____ AD, 20 ____ this _____ day of _____ AD, 20 ____ _____ _____
ACKNOWLEDGMENT
STATE OF UTAH County of Salt Lake On the _____ day of _____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, said State of Utah, the signer(s) of the above Owners dedication, _____ number, who duly acknowledged uses and purposes therein mentioned. My commission expires _____ Notary Public residing in _____ County <div>Cousins Corner Subdivision</div> Contains A Lots 1.47 Acres Located in the Southeast Quarter of the Southwest Quarter of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Taylorsville City, Salt Lake County, State of Utah.

Exhibit F

JORDAN CANAL OVERLOOK SUBDIVISION
AMENDING AND EXTENDING COUSINS CORNER SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH



- LEGEND
- SALT LAKE COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - EXISTING FENCE LINE
 - ROAD DEDICATION AREA (46,210 SQ. FT.) HEREBY DEDICATED TO TAYLORSVILLE CITY

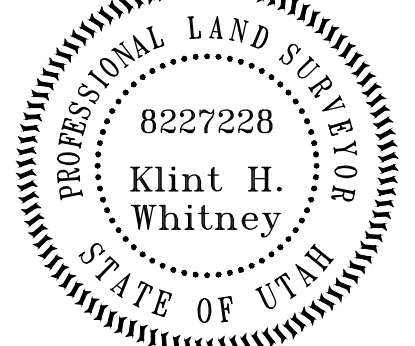
AN ENTIRE TRACT OF LAND BEING ALL OF THE COUSINS CORNER SUBDIVISION, RECORDED AS ENTRY NO. 1085847 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND FOUR PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 6200 SOUTH STREET ESTABLISHED BY THAT QUIT CLAIM DEED RECORDED AS ENTRY NO. 13176758 IN THE OFFICE OF SALT LAKE COUNTY RECORDER BEING LOCATED NORTH 89°41'01" WEST 963.08 FEET ALONG THE SOUTH LINE OF SAID SECTION AND NORTH 0°00'00" EAST 61.35 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES; (1) SOUTH 88°37'56" WEST 57.41 FEET; (2) SOUTH 88°22'59" WEST 280.22 FEET; (3) NORTH 89°42'32" WEST 21.56 FEET; (4) SOUTH 0°02'45" EAST 4.60 FEET; (5) SOUTH 89°58'28" WEST 70.00 FEET; (6) SOUTH 0°03'04" EAST 4.03 FEET; (7) NORTH 89°55'57" WEST 264.37 FEET TO THE SOUTHEASTERLY CORNER OF THE BENNION COURT ESTATES AMENDED AND EXTENDED SUBDIVISION RECORDED AS ENTRY NO. 11346762 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE EASTERLY BOUNDARY OF SAID BENNION COURT ESTATES THE FOLLOWING SIX (6) COURSES: (1) NORTH 00°15'34" EAST 69.82 FEET; (2) NORTH 00°15'34" EAST 21.00 FEET; (3) SOUTH 89°47'35" EAST 2.61 FEET (4) NORTH 00°10'50" EAST 115.21 FEET (5) SOUTH 89°41'00" EAST 1.00 FEET (6) NORTH 00°11'07" EAST 0.92 FEET; THENCE SOUTH 89°41'39" EAST 170.86 FEET; THENCE ALONG THE ARC OF A 374.00 FOOT RADIUS CURVE TO THE RIGHT 67.96 FEET, HAVING A CENTRAL ANGLE OF 10°24'39" WITH A CHORD BEARING SOUTH 84°29'19" EAST 67.86 FEET; THENCE SOUTH 79°17'00" EAST 54.22 FEET; THENCE ALONG THE ARC OF A 342.53 FOOT RADIUS CURVE TO THE LEFT 62.33 FEET, HAVING A CENTRAL ANGLE OF 10°25'31" WITH A CHORD BEARING SOUTH 84°29'07" EAST 62.24 FEET TO THE NORTHWESTERLY CORNER OF SAID COUSINS CORNER SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID COUSINS CORNER SUBDIVISION THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°41'39" EAST 284.12 FEET; (2) ALONG THE ARC OF A 291.00 FOOT RADIUS CURVE TO THE LEFT 16.92 FEET, HAVING A CENTRAL ANGLE OF 3°19'54" WITH A CHORD BEARING NORTH 88°38'25" EAST 16.92 FEET; (3) SOUTH 20°41'01" EAST 3.62 FEET; (4) SOUTH 10°17'45" EAST 46.86 FEET; (5) SOUTH 12°05'56" EAST 117.94 FEET TO THE POINT OF BEGINNING. CONTAINING 125,009 SQUARE FEET OR 2.87 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS JORDAN CANAL OVERLOOK SUBDIVISION AMENDING AND EXTENDING COUSINS CORNER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2023.



OWNER'S DEDICATION

KLINT H. WHITNEY, PLS NO. 8227228

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

JORDAN CANAL OVERLOOK SUBDIVISION AMENDING AND EXTENDING COUSINS CORNER SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO TAYLORSVILLE CITY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY TAYLORSVILLE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

TYC INVESTMENTS, LLC
TAYLORSVILLE CITY
DAVID GOODWIN
UTAH DEPARTMENT OF TRANSPORTATION

BY TYC INVESTMENTS: _____
NAME/TITLE

BY TAYLORSVILLE CITY: _____
NAME/TITLE

SIGNATURE: _____

SIGNATURE: _____

DATE: _____

DATE: _____

BY: DAVID A. GOODWIN: _____

BY: UTAH DEPARTMENT OF TRANSPORTATION: _____
NAME/TITLE

DATE: _____
UTAH DEPARTMENT OF TRANSPORTATION
ACKNOWLEDGEMENT

SIGNATURE: _____
DATE: _____

NOTES

- STREET CENTERLINE MONUMENTS WILL BE INSTALLED PER SALT LAKE COUNTY MONUMENT PERMIT.
- LOT ACCESS TO 6200 SOUTH IS PROHIBITED, ALL DRIVEWAYS WILL NEED TO BE INSTALLED WITH ACCESS TO JORDAN CANAL ROAD.
- ALL EASEMENTS PREVIOUSLY CREATED BY COUSINS CORNER SUBDIVISION WILL BE VACATED IN FAVOR OF THE EASEMENTS CREATED IN THIS AMENDMENT.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.04	364.40	7.55	N83° 18' 32"W	48.00
C2	21.04	586.69	2.05	N89° 31' 27"E	21.04

STATE OF UTAH)
COUNTY OF _____)

On this _____ day of _____, in the year 2023, personally appeared before me, who, being by me duly sworn, did say that he/she is the Director, Right-of-Way, and he/she further acknowledged to me that said instrument was signed by him/her in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official seal.

STAMP
NOTARY PUBLIC
My Commission Expires: _____

TAYLORSVILLE CITY
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this _____ day of _____, in the year 2023, before me, _____ a notary public, personally appeared _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

STAMP
NOTARY PUBLIC
NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A SEVEN LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY VAN NGUYEN. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING SALT LAKE COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°41'01" WEST SALT LAKE COUNTY, UTAH CENTRAL, NAD 83 STATE PLANE GRID BEARING.

RECORD OF SURVEY
R.O.S. NO. _____
COUNTY SURVEYOR REVIEWER _____ DATE _____
ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, 2023, BY
ROCKY MOUNTAIN POWER
CHAIR, TAYLORSVILLE PLANNING COMMISSION

COUNTY HEALTH DEPT.
APPROVED THIS _____ DAY OF _____, 2023, BY THE HEALTH DEPARTMENT.
SALT LAKE COUNTY HEALTH DEPARTMENT
CITY OF TAYLORSVILLE ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT, AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
CITY OF TAYLORSVILLE ENGINEER _____ DATE _____
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2023.
CITY OF TAYLORSVILLE ATTORNEY _____

TAYLORSVILLE/BENNION IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____, 2023, BY THE TAYLORSVILLE/BENNION IMPROVEMENT DISTRICT.
TAYLORSVILLE BENNION IMPROVEMENT DISTRICT
DOMINION ENERGY
APPROVED THIS _____ DAY OF _____, 2023, BY DOMINION ENERGY.
DOMINION ENERGY
CITY OF TAYLORSVILLE
APPROVED THIS _____ DAY OF _____, 2023, BY THE CITY OF TAYLORSVILLE
ATTEST: RECORDER MAYOR
COMMUNITY DEVELOPMENT
APPROVED AS TO FORM THIS _____ DAY OF _____, 2023.
CITY OF TAYLORSVILLE COMMUNITY DEVELOPMENT DIRECTOR

DAVID A GOODWIN
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this _____ day of _____, 2023, before me _____, A Notary Public, personally appeared DAVID A. GOODWIN, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP
NOTARY PUBLIC

TYC INVESTMENT, LLC
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this _____ day of _____, 2023, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of _____, and that said document was signed by him/her in behalf of said Utah Limited Liability Company, and said _____ acknowledged to me that said Utah Limited Liability Company executed the same.

STAMP
NOTARY PUBLIC

JORDAN CANAL OVERLOOK SUBDIVISION AMENDING AND
EXTENDING COUSINS CORNER SUBDIVISION

DEVELOPER:
TYC INVESTMENTS, LLC
10508 SOUTH JORDAN, UT 84095
801-410-3699

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

SALT LAKE COUNTY
RECORDER

RECORDED # _____

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

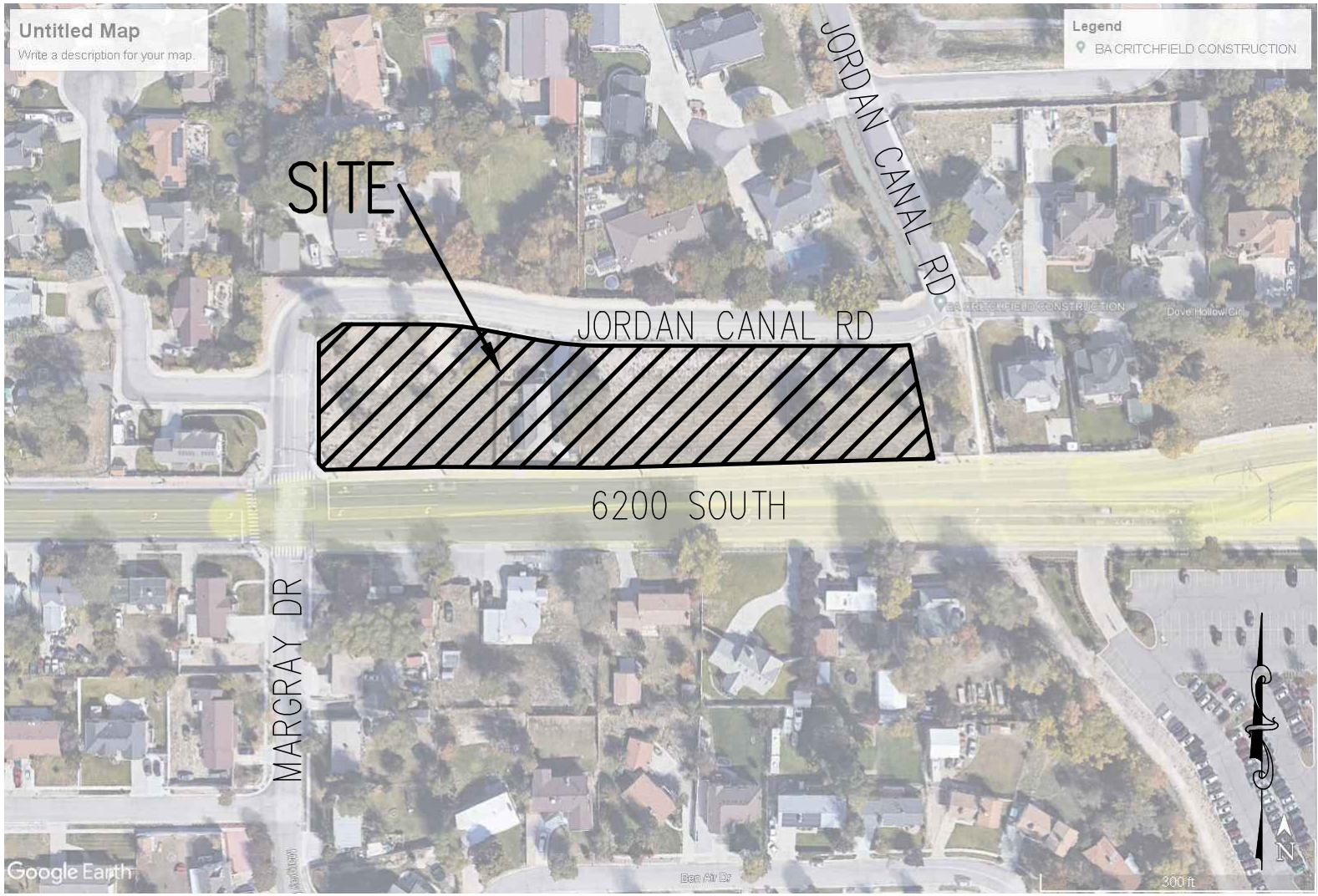
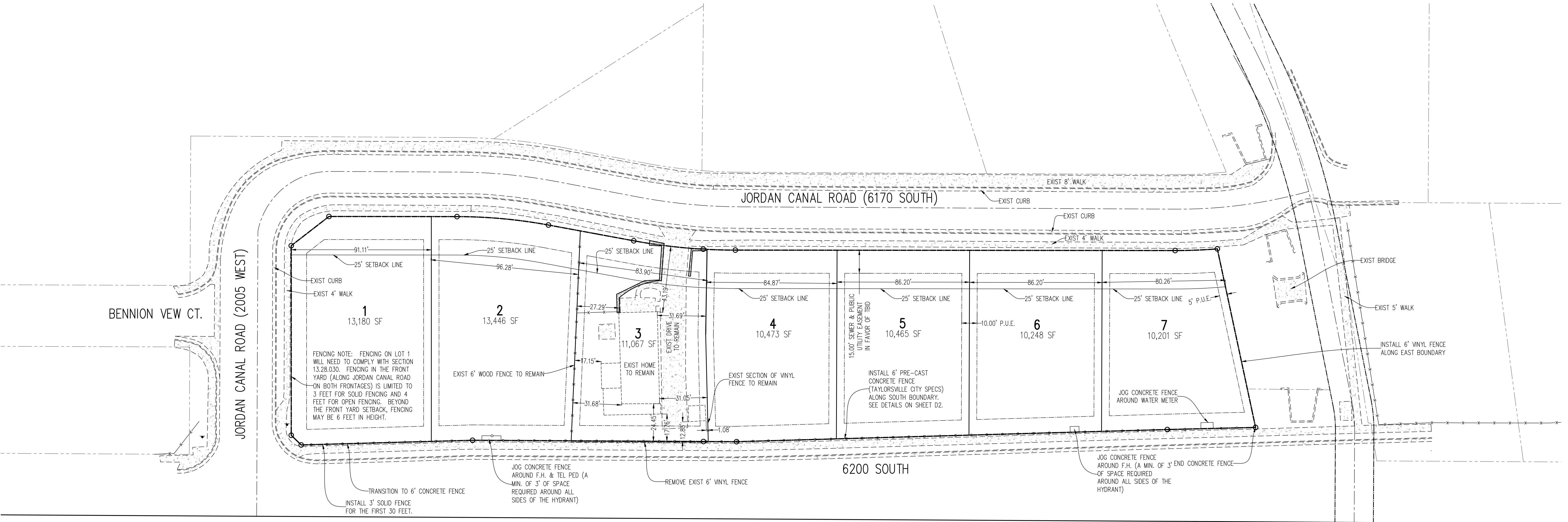
DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE: _____

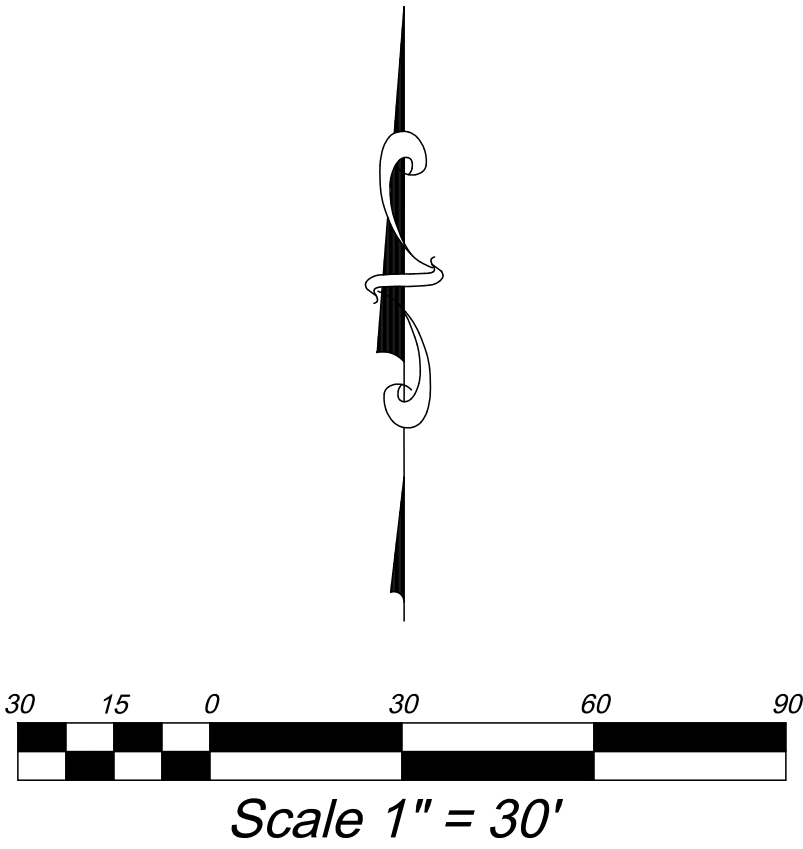
DEPUTY SALT LAKE COUNTY RECORDER

JORDAN CANAL OVERLOOK SUBDIVISION



VICINITY MAP
NTS

LOT 1 FENCING NOTE:
FENCING ON LOT 1 WILL NEED TO COMPLY WITH CODE SECTION 13.28.030. FENCING IN THE FRONT YARD (ALONG JORDAN CANAL ROAD ON BOTH FRONTAGES) IS LIMITED TO 3 FEET FOR SOLID FENCING AND 4 FEET FOR OPEN FENCING. BEYOND THE FRONT SETBACK, FENCING MAY BE 6 FEET IN HEIGHT.



SHEET INDEX

C1	COVER SHEET
U1	UTILITY PLAN
G1	GRADING & DRAINAGE PLAN
PP1	SEWER PLAN & PROFILE
SWP1	EROSION CONTROL PLAN
D1	DETAIL SHEET
D2	DETAIL SHEET

LAND TABULATIONS

TOTAL AREA:	79,091 S.F.
LOT AREA:	79,091 S.F.
RIGHT-OF-WAY AREA:	0 S.F.
TOTAL # OF LOTS:	7 LOTS

GENERAL NOTE
ALL CONSTRUCTION TO BE PER TAYLORSVILLE CITY STANDARDS AND SPECIFICATIONS.



BENCH MARK
EXIST SEWER MANHOLE RIM IN STREET
SOUTHWEST OF LOT 1
ELEVATION = 4445.15



SURVEYOR:
GARDNER ENGINEERING
5150 SOUTH 375 EAST, OGDEN, UT
PHONE: 801-476-0202

REVISIONS		
Rev.	Date	Description
1	08/08/22	REVISED PER REVIEW COMMENTS
2	09/23/22	REVISED PER REVIEW COMMENTS

Developer/Property Owner:
VANN CO CONSTRUCTION & INNOVATION DESIGN
Salt Lake City, Utah
Phone: 801-573-1486

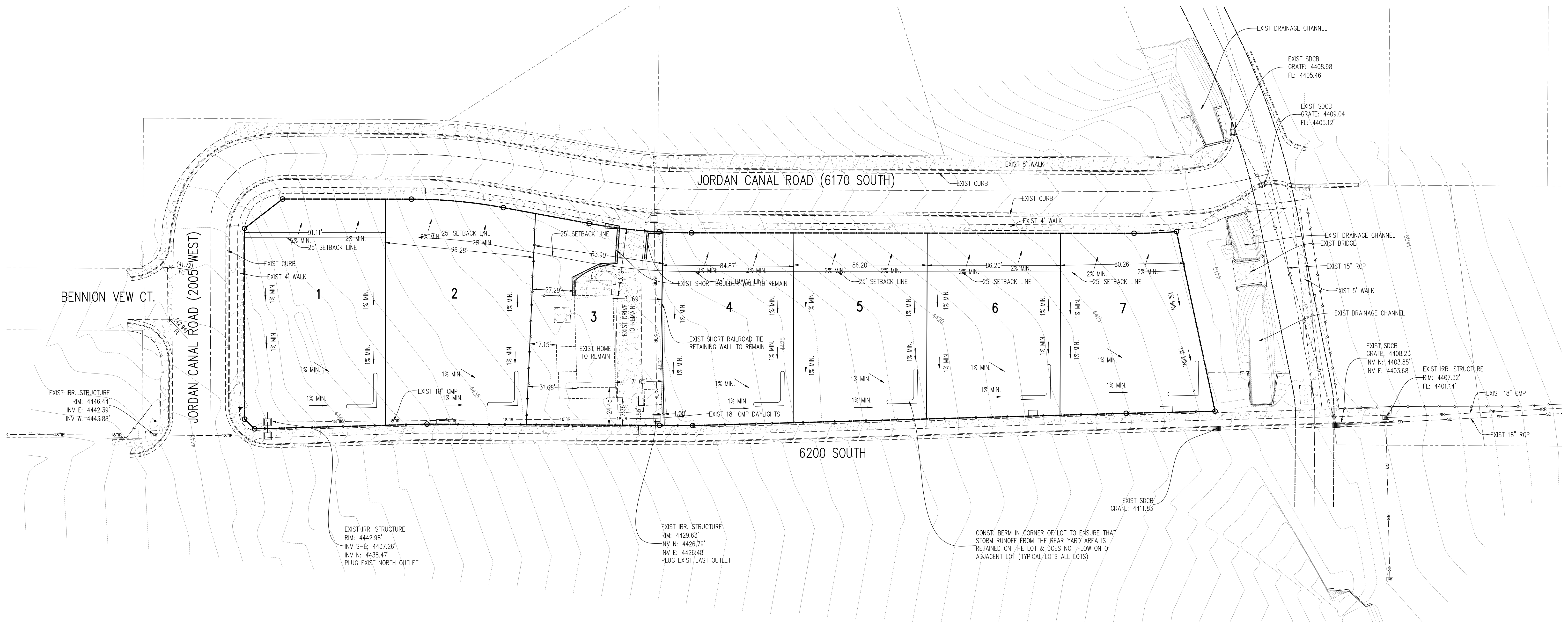
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

JORDAN CANAL OVERLOOK SUBDIVISION		
TAYLORSVILLE	1956 WEST & 6170 SOUTH	UTAH
Drawn by: D.W.P.	COVER SHEET	Scale: 1"=30'
Designed by: D.W.P.		Date: 05/31/22
Checked by: D.W.P.		C1

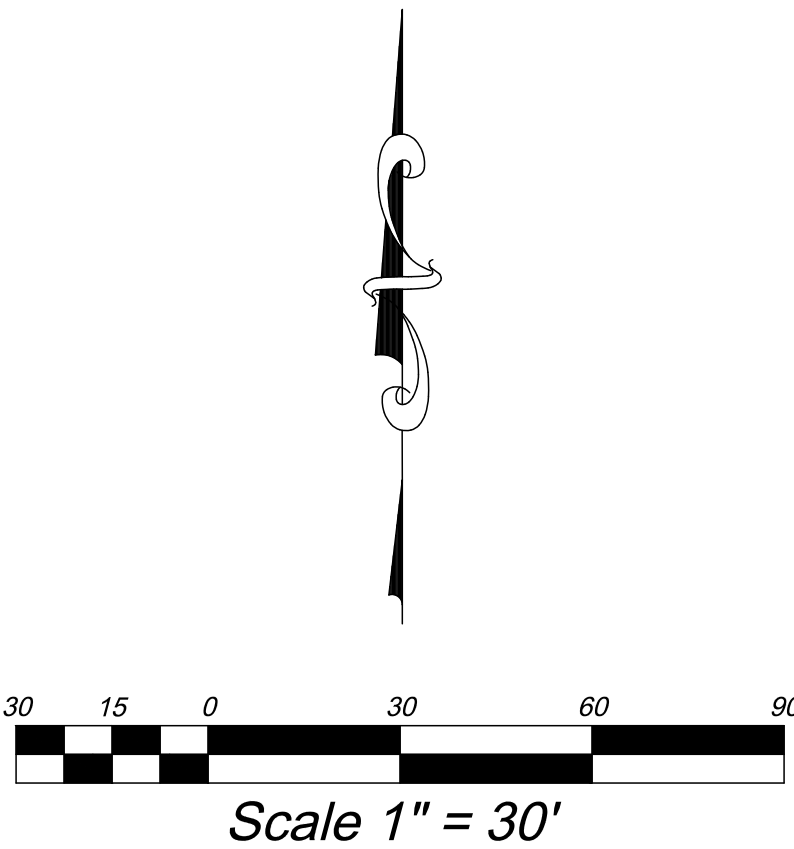


Scale 1" = 30'

1



STORM DRAIN NOTE:
STORM DRAIN FROM THE FRONT OF THE LOTS WILL SHEET FLOW ONTO THE STREET. THE STORM RUNOFF FROM THE REAR OF THE EACH LOT IS TO BE RETAINED ON ITS OWN LOT.



BENCH MARK

EXIST SEWER MANHOLE RIM IN STREET
SOUTHWEST OF LOT 1
ELEVATION = 4445.15

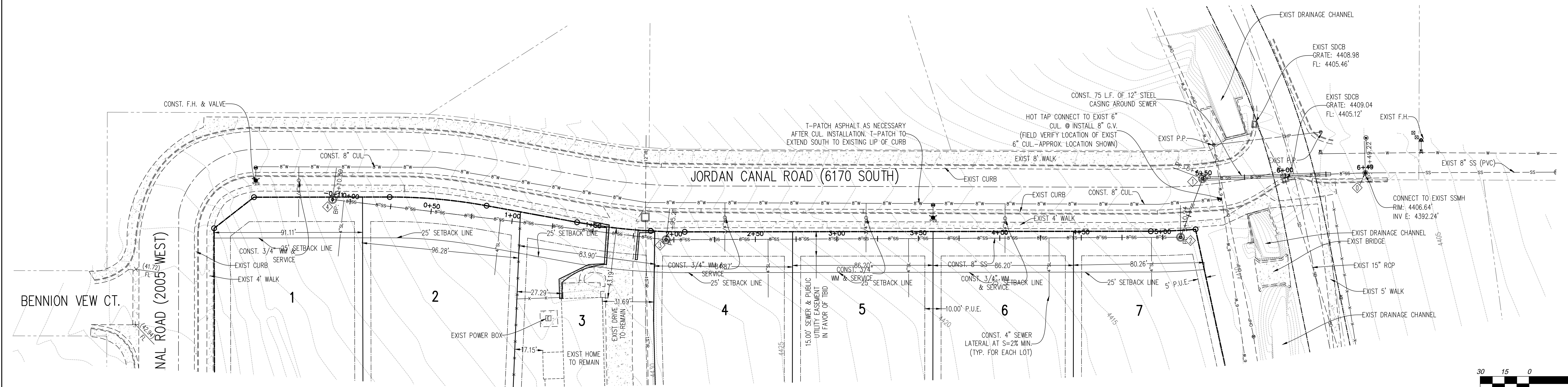
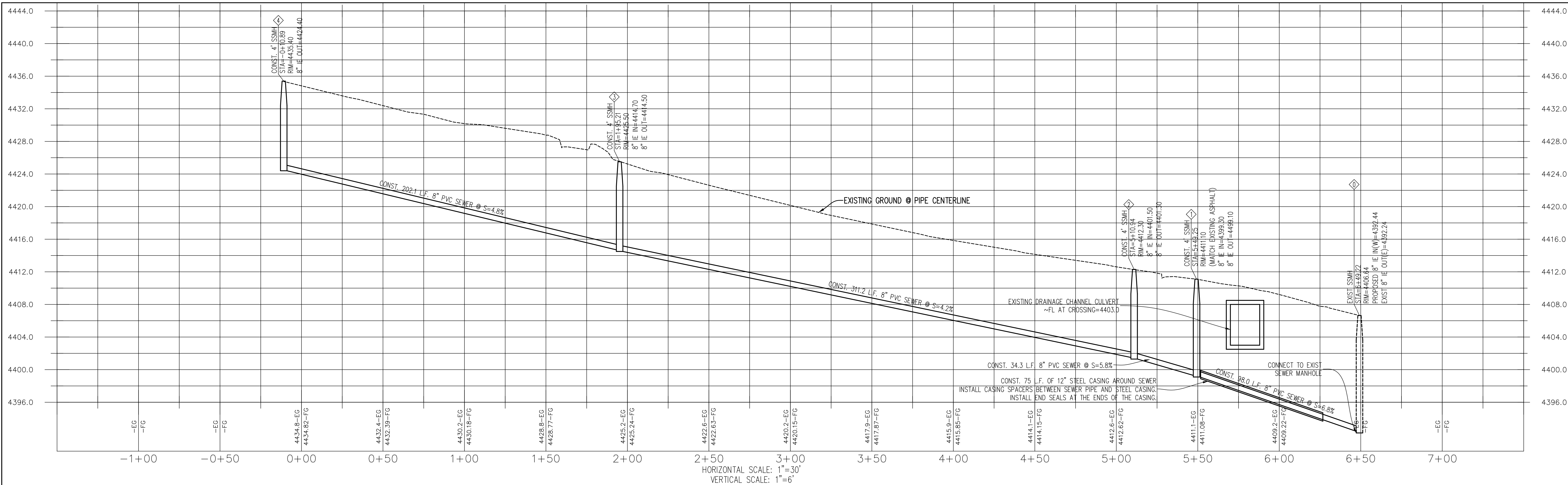


REVISIONS		
Rev.	Date	Description

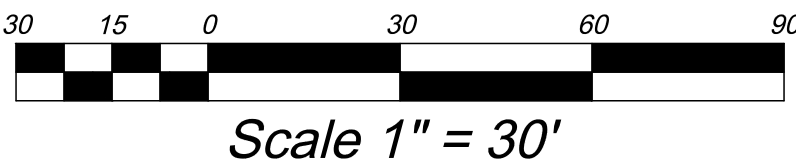
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JORDAN CANAL OVERLOOK SUBDIVISION		
TAYLORSVILLE	1956 WEST & 6170 SOUTH	UTAH
Drawn by: D.W.P.	GRADING & DRAINAGE PLAN	Scale: 1"=30'
Designed by: D.W.P.		Date: 05/31/22
Checked by: D.W.P.		G1



SEWER PLAN & PROFILE



TAYLORSVILLE BENNION IMPROVEMENT DISTRICT NOTES

- SEWER AND WATER CONNECTION AND IMPACT FEES ARE TO BE PAID BEFORE STARTING ANY WORK
- THE DISTRICT WILL TAP THE WATER LINE FOR THE SERVICE AND INSTALL A CORP. STOP AS PART OF THE CONNECTION FEES. THE SITE CONTRACTOR WILL BE RESPONSIBLE TO EXACATE FOR THE TAP AND PROVIDE TRAFFIC CONTROL.

CANAL BORING NOTE

- THE BORING PROCEDURE NEEDS TO MEET THE JORDAN CANAL REQUIREMENTS.
- SEE THE JORDAN CANAL APPROVAL LETTER ON SHEET D2.

BENCH MARK

EXIST SEWER MANHOLE RIM IN STREET
SOUTHWEST OF LOT11
ELEVATION = 4445.15

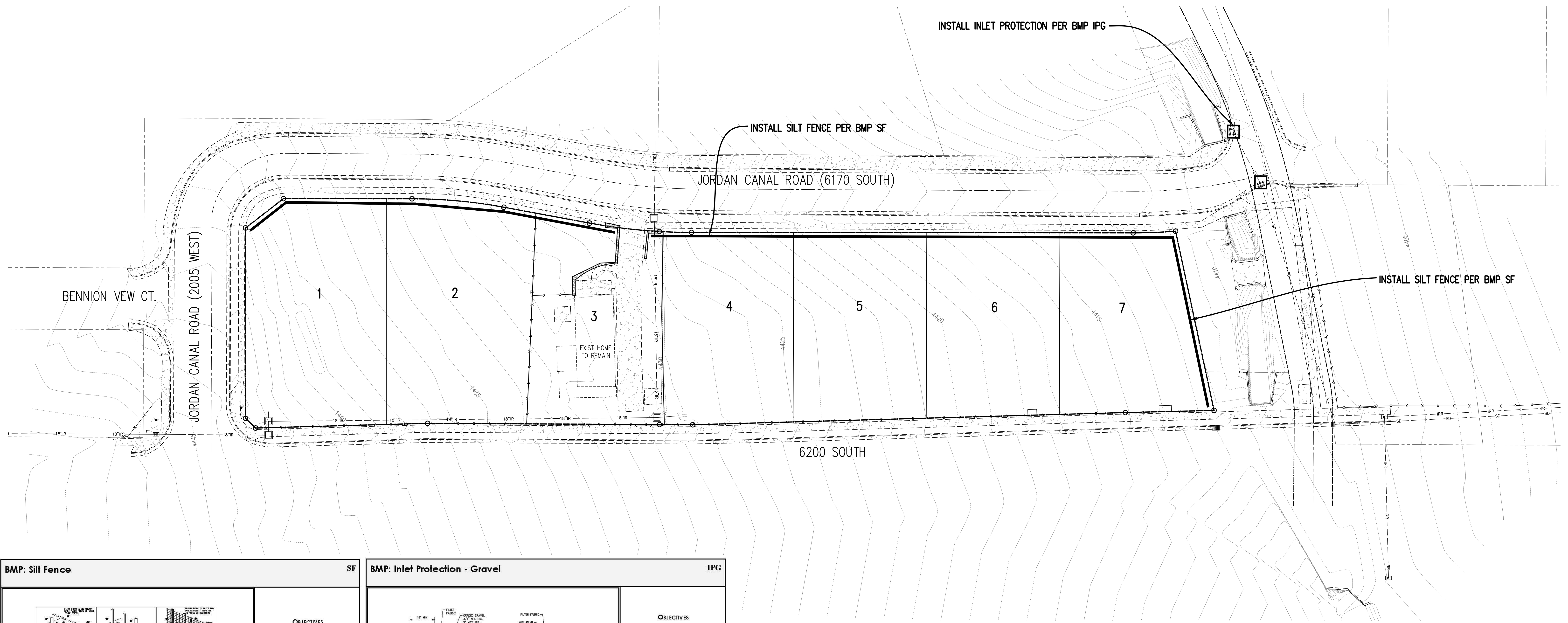


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JORDAN CANAL OVERLOOK SUBDIVISION		
TAYLORSVILLE	1956 WEST & 6170 SOUTH	UTAH
Drawn by: D.W.P.	SEWER PLAN & PROFILE	Scale: 1"=30'
Designed by: D.W.P.		Date: 05/31/22
Checked by: D.W.P.		PP1



BMP: Silt Fence

SF

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:

- Perimeter control; place barrier at downgradient limits of disturbance
- Sediment barrier; place barrier at toe of slope or soil stockpile
- Protection of existing waterways; place barrier near top of stream bank
- Inlet protection; place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:

- Place posts 4 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (1/4 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 trench 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.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

BMP: Inlet Protection - Gravel

IPG

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:

Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:

- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12 inches, over the filter fabric and extending 18 inches past the grate in all directions.

LIMITATIONS:

- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:

- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

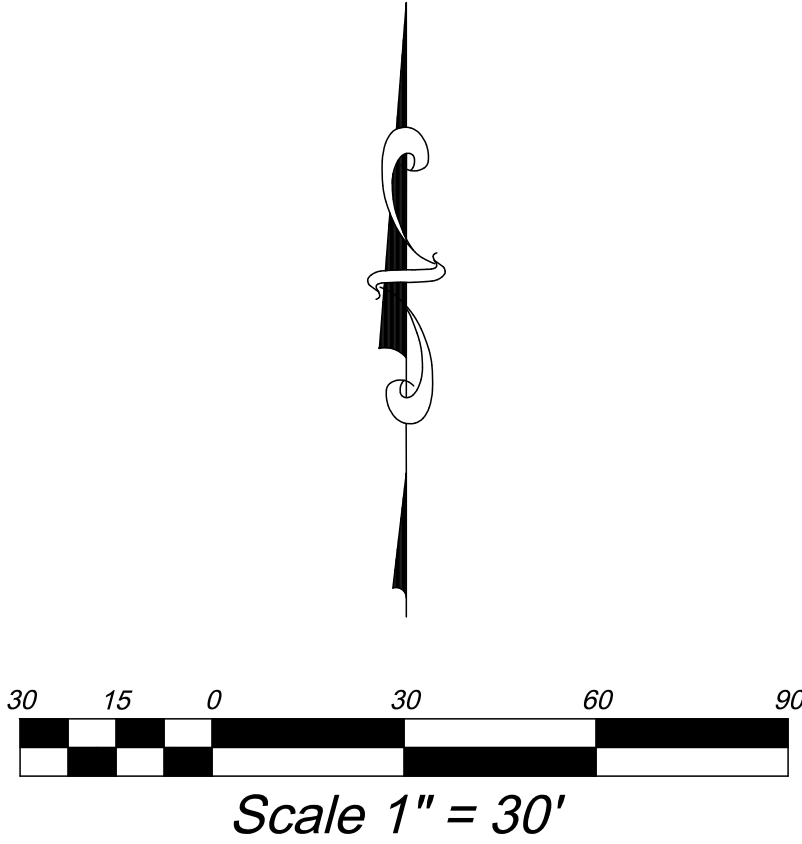
High Medium Low

EROSION CONTROL NOTES:

- CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
- CONSTRUCT A SILT FENCE AS SHOWN ON THE PLAN PER BMP SF
- INSTALL INLET PROTECTION ON CATCH BASINS PER BMP IPG.
- CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
- CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.

BENCH MARK

EXIST SEWER MANHOLE RIM IN STREET
SOUTHWEST OF LOT1
ELEVATION = 4445.15



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JORDAN CANAL OVERLOOK SUBDIVISION
TAYLORSVILLE 1956 WEST & 6170 SOUTH UTAH

EROSION CONTROL PLAN

Scale: 1"=30'
Date: 05/31/22
SWP1



2/2015



2/2015



2/2015



2/2015



2/2015



2/2015



2/2015

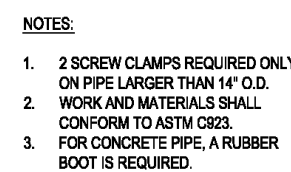


2/2015

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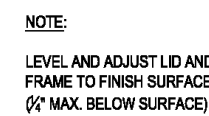
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Designed by: D.W.P.		Date: 05/31/22
Checked by: D.W.P.		D1



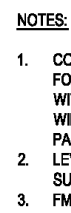
TBID STANDARD DETAIL



TBID STANDARD DETAIL

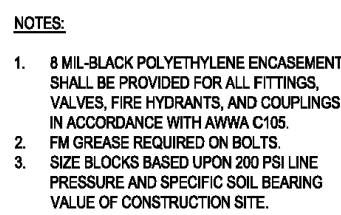


N.T.S



N.T.S.

TBID STANDARD DETAIL



N.T.S.

TBID STANDARD DETAIL



N.T.S

TBID STANDARD DETAIL

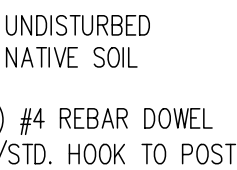


NOTE

1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE:
150 PSF/FT OF DEPTH BELOW GRADE.
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 200 PSF.
5. DIMENSION MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POS AND FOOTING TO BE 2500 PSI.



WALL FRONT VIEW



END COLUMN DETAIL

6200 SOUTH CONCRETE FENCE DETAILS



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