

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.

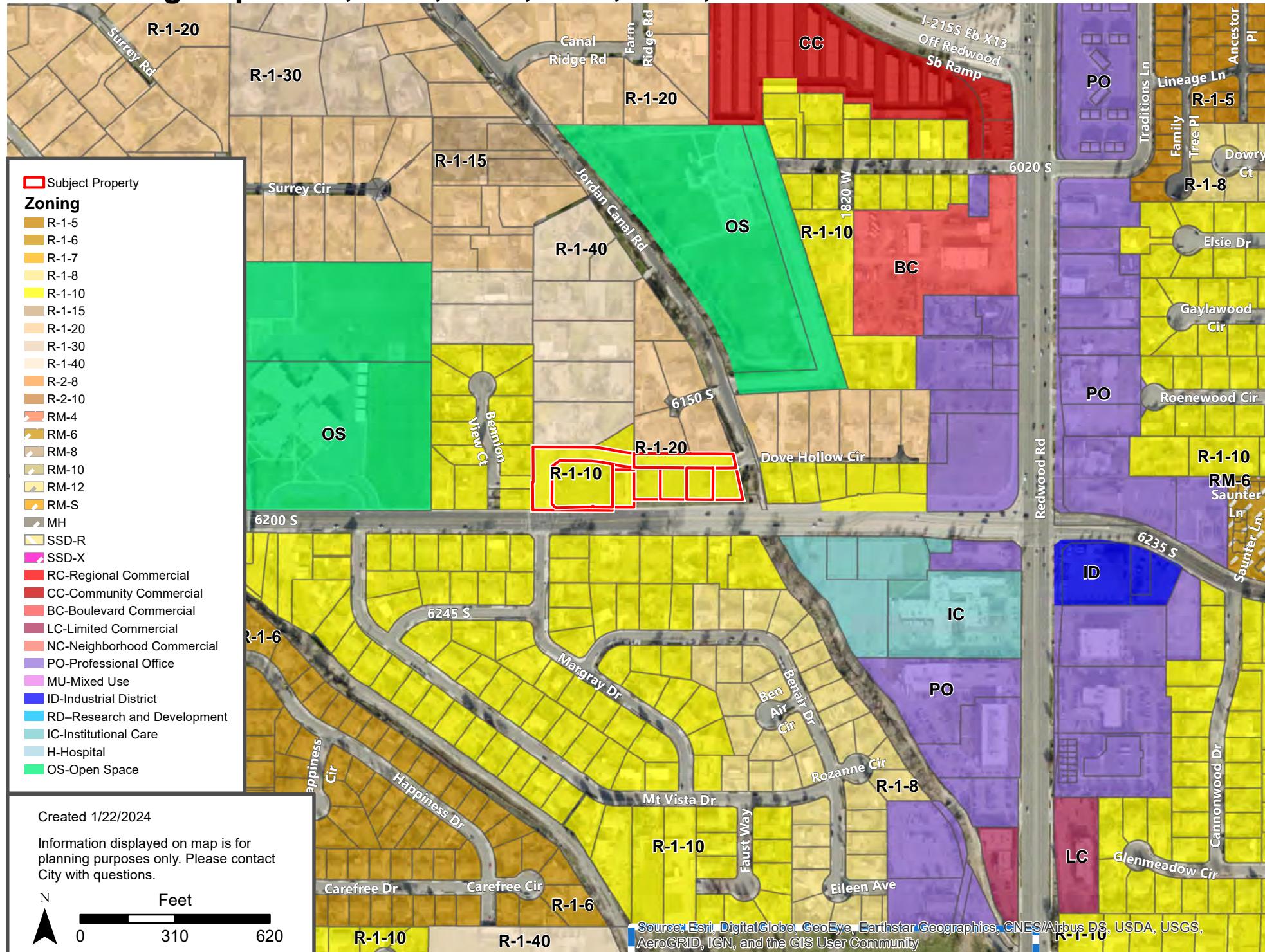
Staff Recommendation

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

Exhibit B

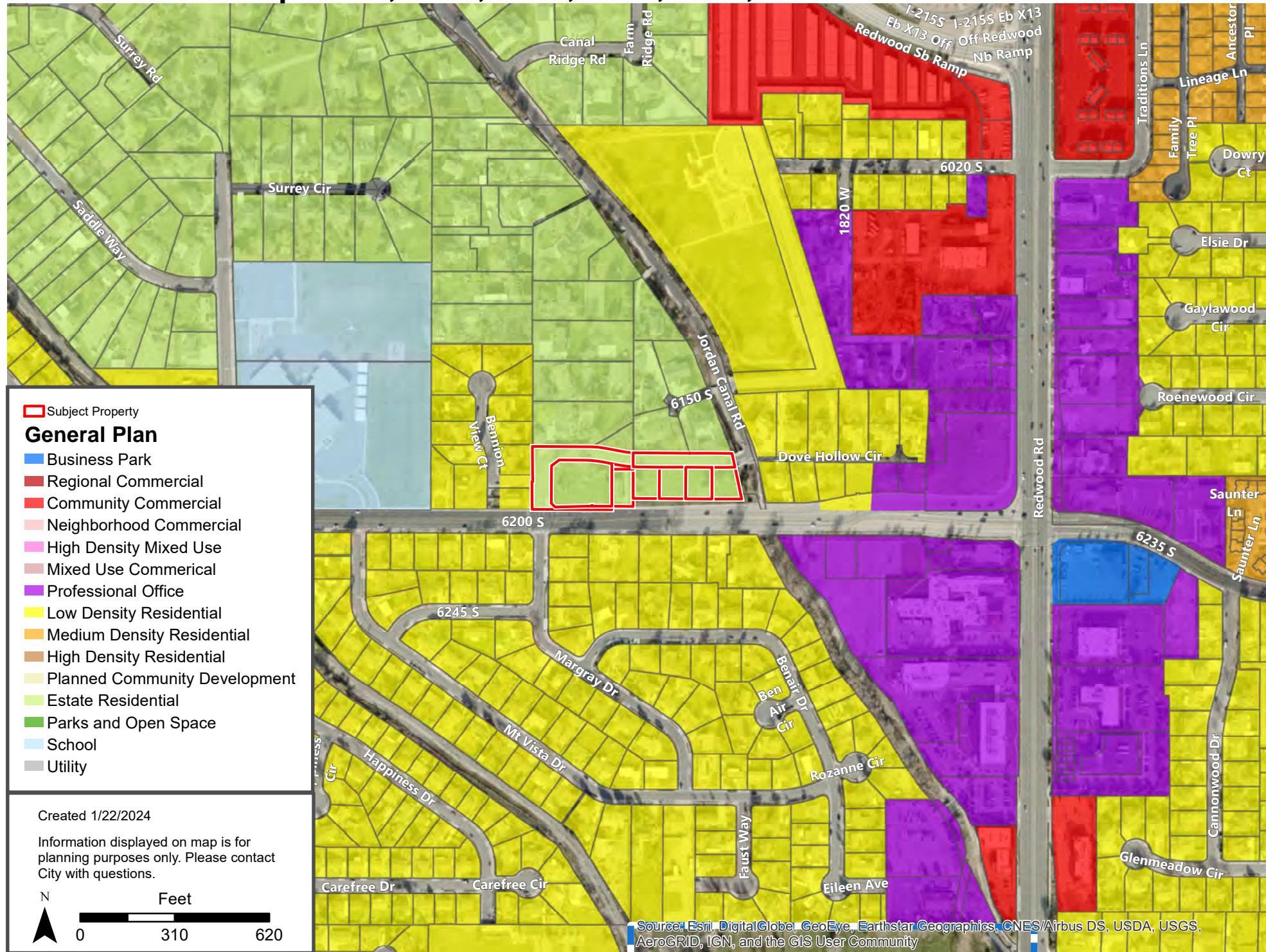


Exhibit C Site Map: 1891; 1909; 1927; 1943; 1956; and 1960 W. Jordan Canal Road

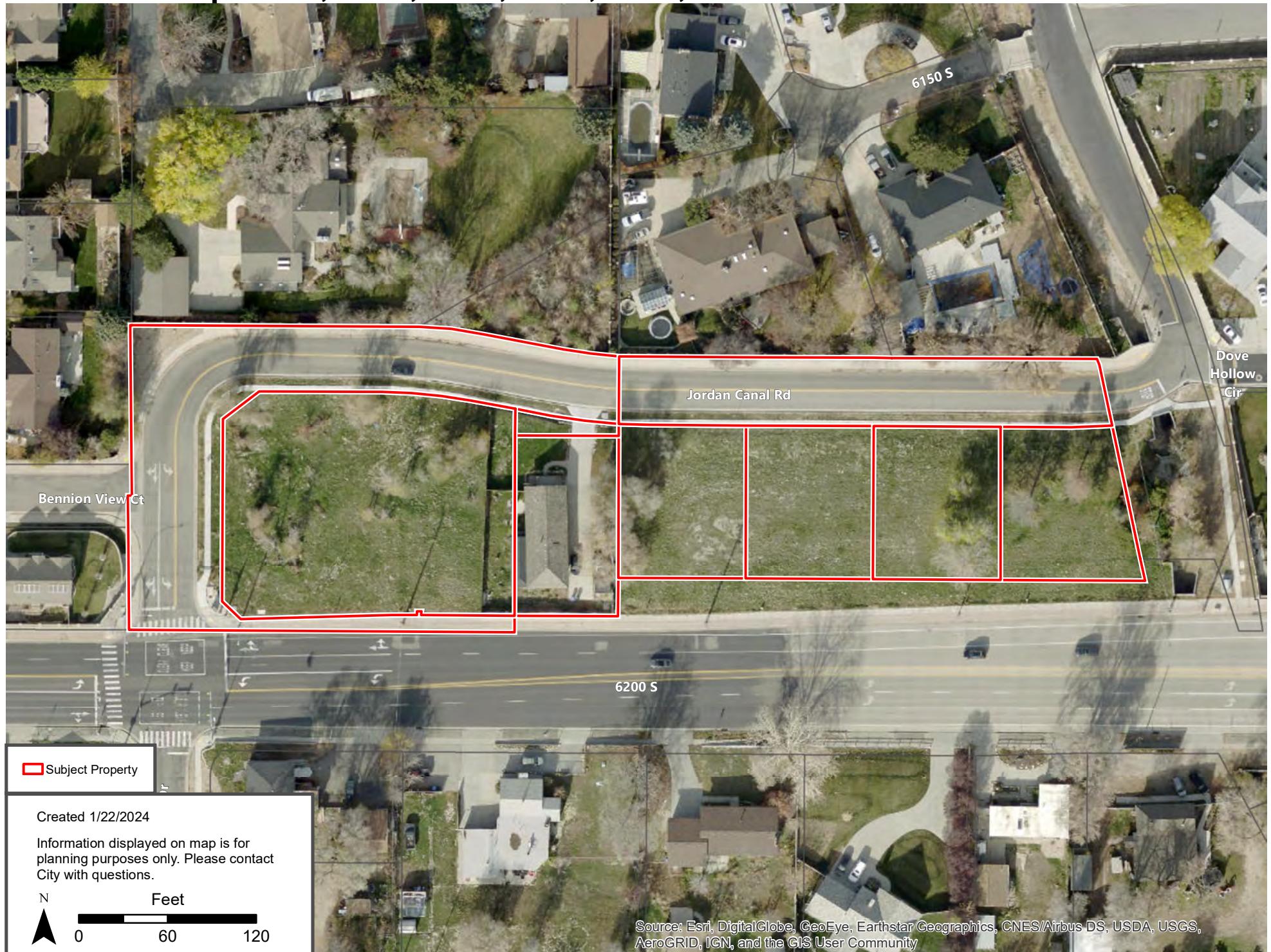
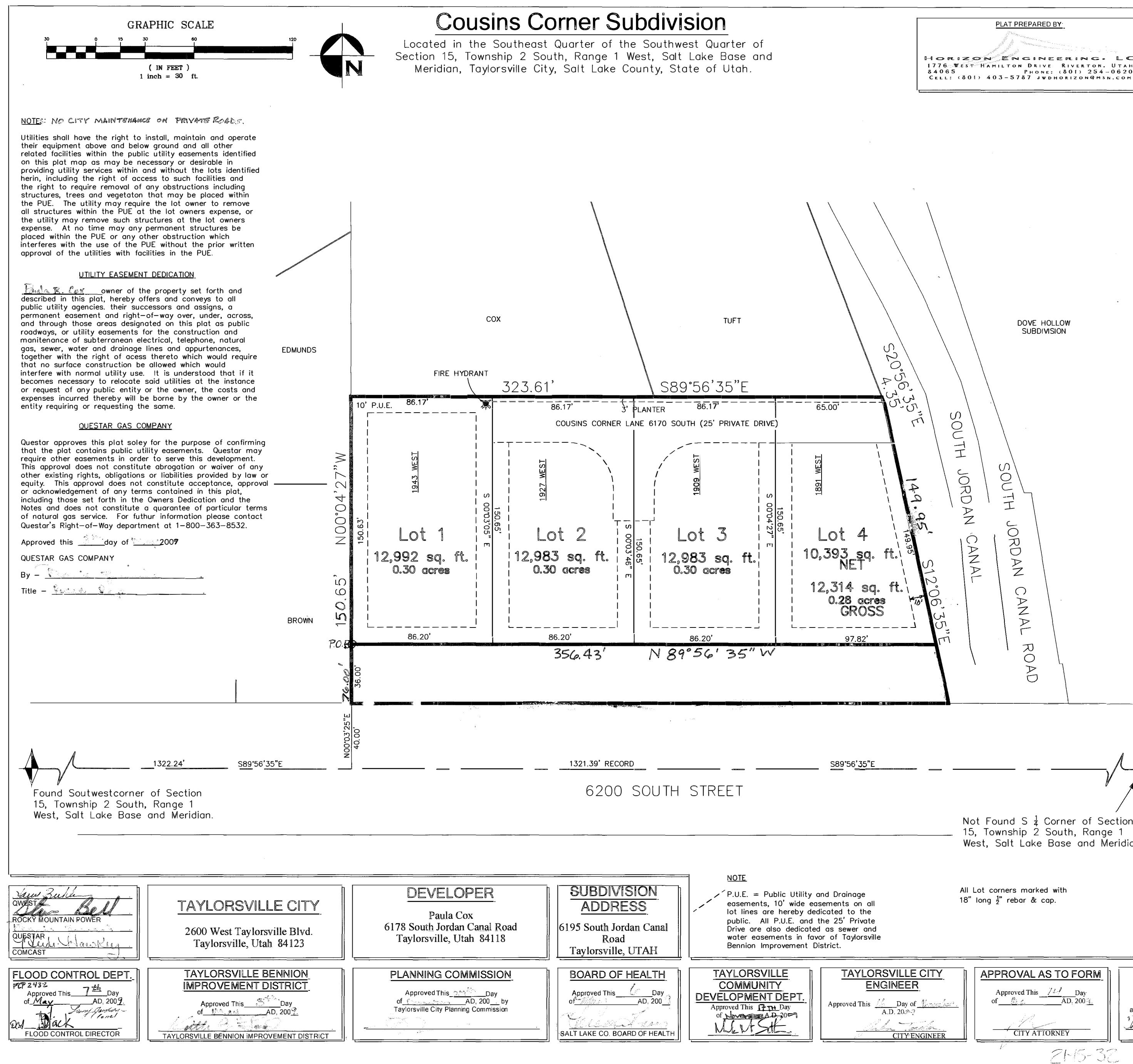


Exhibit D Vicinity Map: 1891; 1909; 1927; 1943; 1956; and 1960 W. Jordan Canal Road





SURVEYOR'S CERTIFICATE

I, James W. Denney, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate no. 148966 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

Cousins Corner Subdivision

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 Southeast 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 right-of-way line of 5200 South Street, said point of beginning being 1022 feet North 89°56'35" East along the Section line and 76.00 feet North of the right-of-way line, thence South 89°56'35" East Section 15, and running thence North 00°43'55" East 323.61 feet to the right-of-way line of the Union Canal; thence South 20°56'15" East 4.35 feet along said west line; thence South 12°00'35" East 149.95 feet to the right-of-way line of 5200 South Street; thence North 89°56'35" West along said north line 106.43 feet to the point of beginning.

Contains 11.257 square feet or .17 acres more or less. 4 Lots.

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. Cox, 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

Cousins Corner Subdivision

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereby I have hereunto set my hand
this 8th day of May AD, 2009

Paula R. Cox

Cousins

ACKNOWLEDGMENT

STATE OF UTAH

S.S.

County of Salt Lake

On the 8th day of May 2009, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owners dedication, 1 in number, who duly acknowledged uses and purposes therein mentioned.

My commission expires May 3, 2010

John D. Lund

Notary Public

residing in Salt Lake County

Cousins Corner Subdivision

Contains 4 Lots

1.47 Acres

RECORDED # 1085847

State of Utah, County of Salt Lake Recorded and filed

at the request of Paula R. Cox Date 12/14/09 Time 3:21 PM Book 2018 Page 179

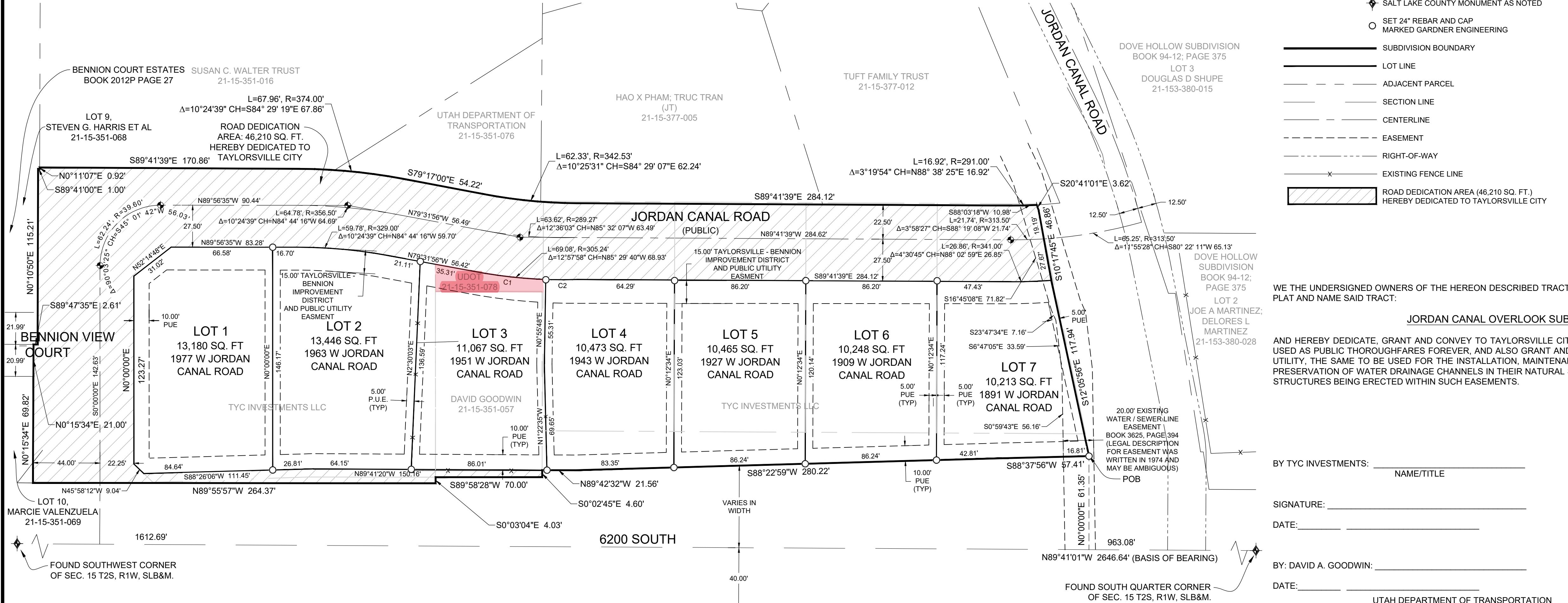
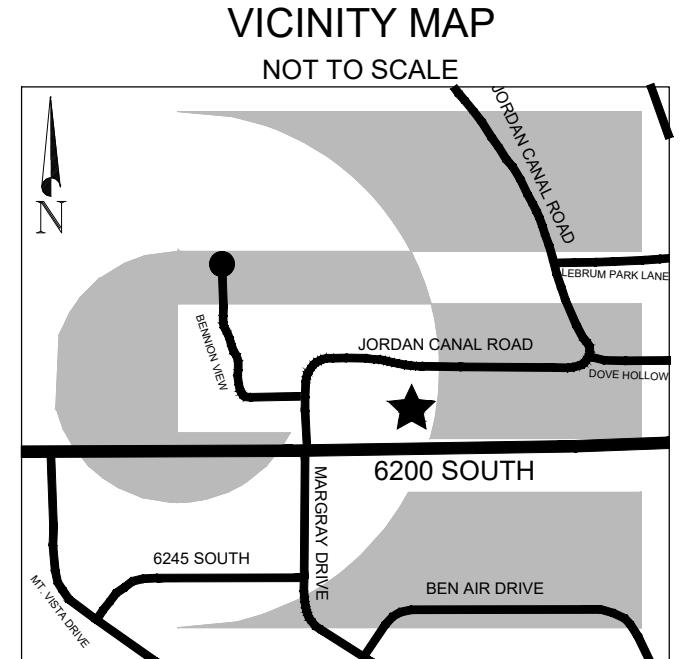
Fee .34

John Deary
County Recorder

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



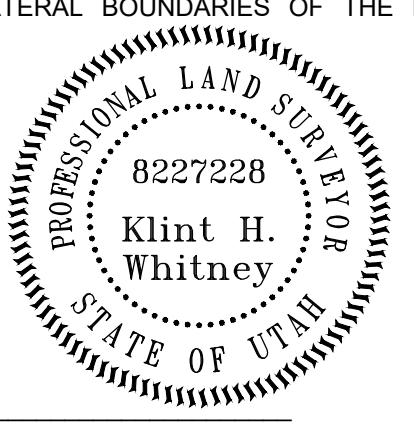
BOUNDARY DESCRIPTION

ANOTHER 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. 1317678 IN THE OFFICE OF SAID RECORDER BEING LOCATED NORTH 89°41'01" WEST 968.08 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) NORTH 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°47'35" EAST 2.00 FEET; (8) NORTH 0'01'11"07" EAST 67.96 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 67.82 FEET; (9) NORTH 0'01'53"4" EAST 21.00 FEET; (10) NORTH 0'01'11"07" EAST 67.92 FEET; THENCE SOUTH 79°17'00" EAST 54.22 FEET; (11) NORTH 89°47'35" EAST 2.00 FEET; (12) NORTH 0'01'11"07" EAST 67.92 FEET; THENCE SOUTH 89°41'39" EAST 170.86 FEET; THENCE ALONG THE ARC OF A 374.00 FOOT RADIUS CURVE TO THE LEFT 67.96 FEET, HAVING A CENTRAL ANGLE OF 10°24'39" WITH A CHORD BEARING SOUTH 84°29'19" EAST 67.82 FEET; (13) NORTH 0'01'53"4" EAST 21.00 FEET; (14) NORTH 89°47'35" EAST 2.00 FEET; (15) NORTH 0'01'11"07" EAST 67.92 FEET; THENCE SOUTH 89°41'39" EAST 170.86 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°29'19" EAST 62.24 FEET; (16) THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 6200 SOUTH STREET ESTABLISHED BY THAT QUIT CLAIM DEED RECORDED AS ENTRY NO. 1317678 IN THE OFFICE OF SAID RECORDER BEING LOCATED NORTH 89°41'01" WEST 968.08 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 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 125,000 SQUARE FEET OR 2.87 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLENT 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 59, CHAPTER 22, 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

KLENT H. WHITNEY, PLS NO. 8227228

WE THE UNDERSIGNED OWNERS OF THE HERON 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 ERECTED WITHIN SUCH EASEMENTS.

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

BY TYC INVESTMENTS: _____
NAME/TITLE
SIGNATURE: _____
DATE: _____

BY TAYLORSVILLE CITY: _____
NAME/TITLE
SIGNATURE: _____
DATE: _____

BY: UTAH DEPARTMENT OF TRANSPORTATION: _____
NAME/TITLE
SIGNATURE: _____
DATE: _____

UTAH DEPARTMENT OF TRANSPORTATION ACKNOWLEDGEMENT

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.

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.

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.

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

DAVID A. GOODWIN ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this _____ day of _____, 2023, before me _____, 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.

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
My Commission Expires: _____

TAYLORSVILLE CITY
ACKNOWLEDGEMENT
STAMP
NOTARY PUBLIC

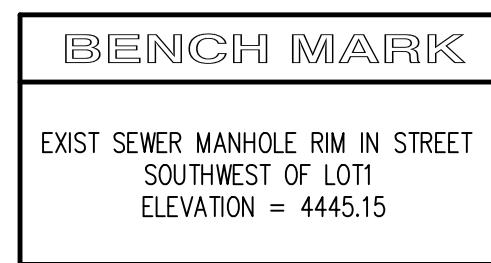
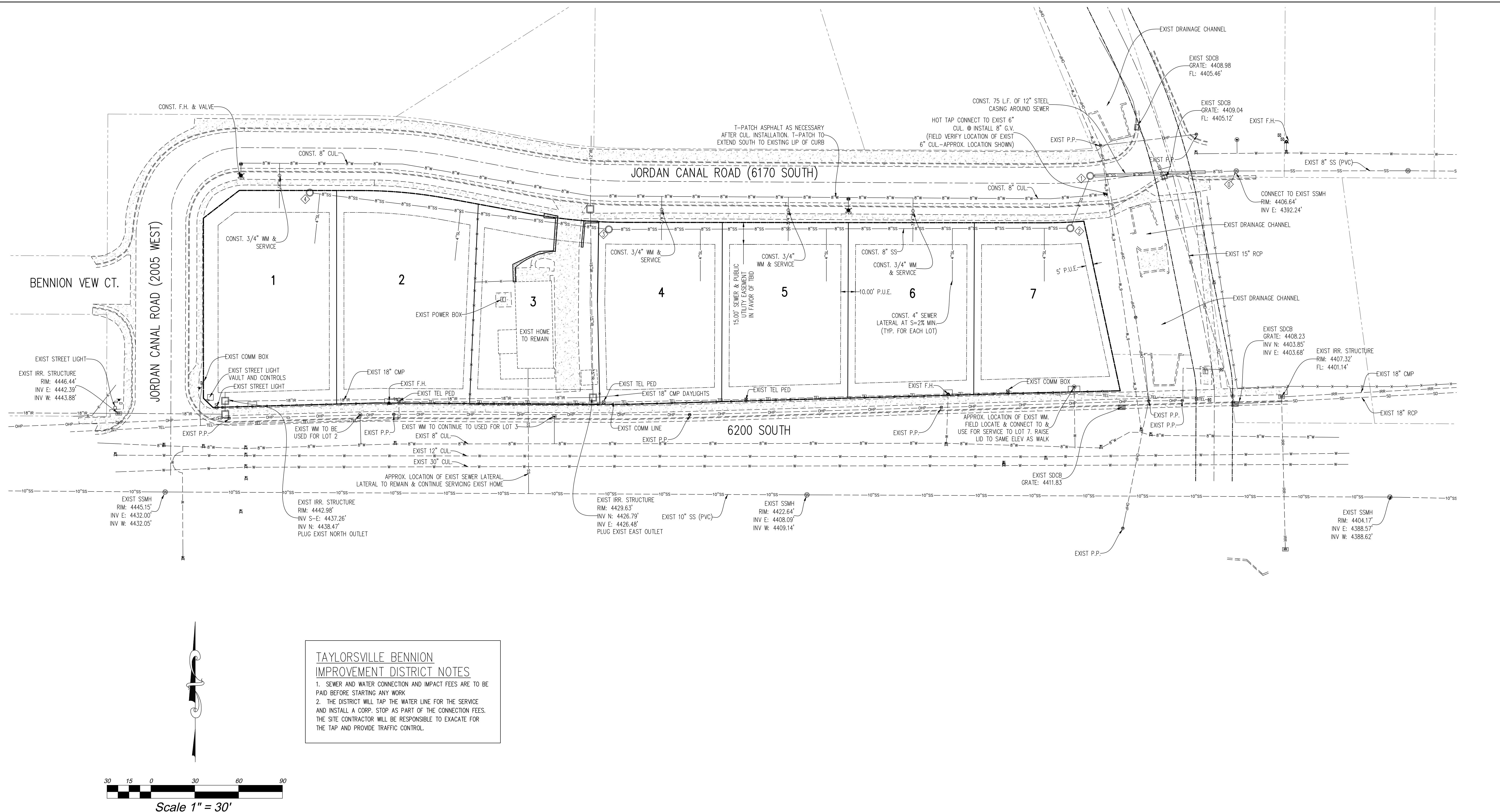
JORDAN CANAL OVERLOOK SUBDIVISION AMENDING AND EXTENDING COUSINS CORNER SUBDIVISION

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

SALT LAKE COUNTY
RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE,
RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE: _____



5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066
DEPUTY SALT LAKE COUNTY RECORDER



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



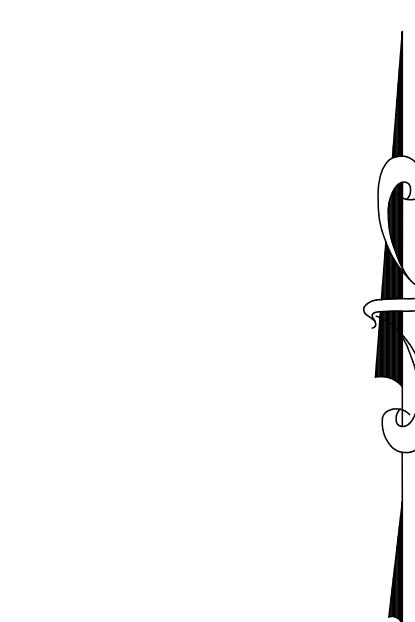
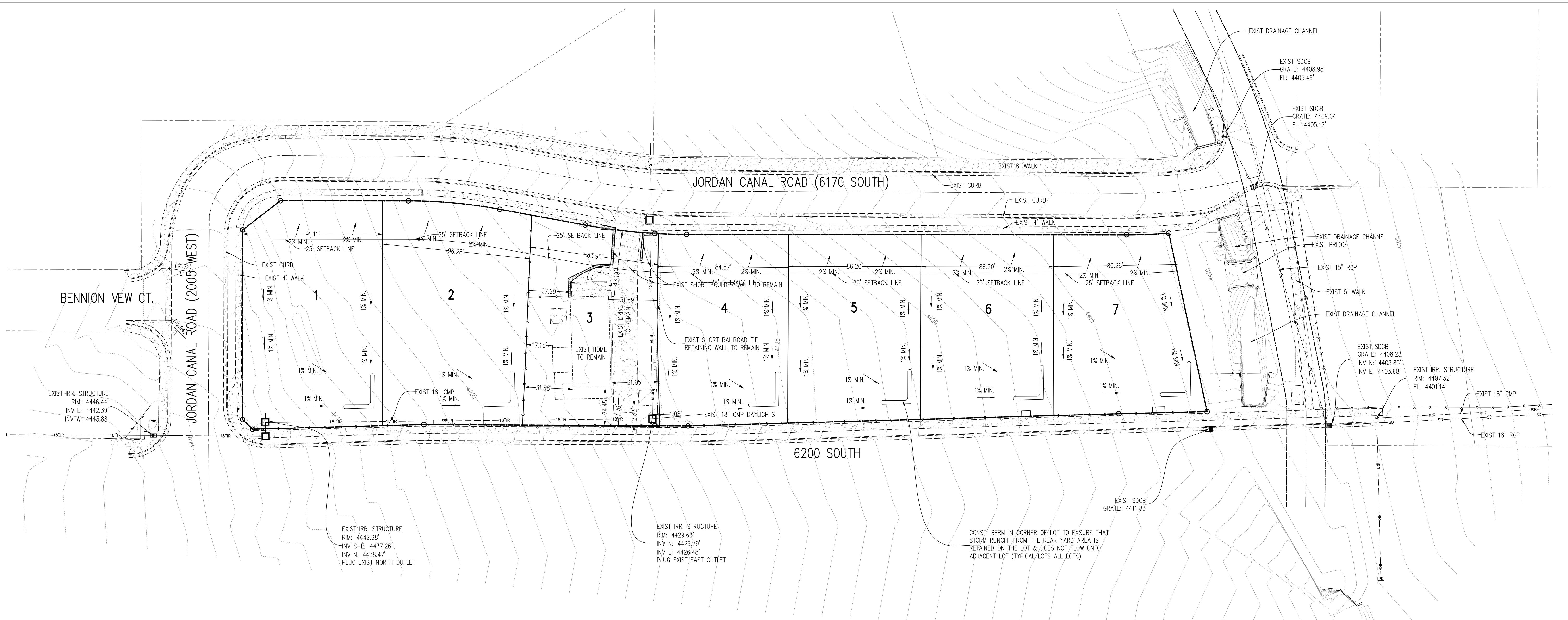
EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

JORDAN CANAL OVERLOOK SUBDIVISION		
TAYLORSVILLE	1956 WEST & 6170 SOUTH	UTAH
Drawn by: D.W.P.		Scale: 1"=30'
Designed by: D.W.P.		Date: 05/31/22
Checked by: D.W.P.	UTILITY PLAN	U1

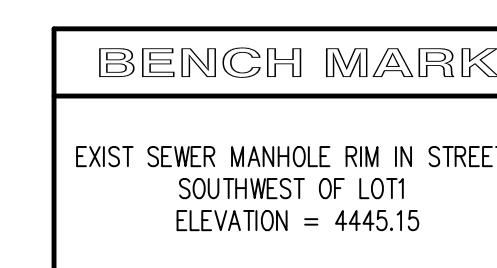
UTILITY PLAN

Scale:
1"=30'

Date:
05/31/22



Scale 1" = 30



STORM DRAIN NOTE:

Developer/Property Owner:
VANN CO CONSTRUCTION & INNOVATION DESIGN
Salt Lake City, Utah
P: 801.552.1101

Phone: 801-573-1486

EXCEL
E N G I N E E R I N G

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

JORDAN CANAL OVERLOOK SUBDIVISION

YUORSVILLE 1956 WEST & 6170 SOUTH UTAH

by:
W.P.
ed by:
W.P.
ed by:
W.P.

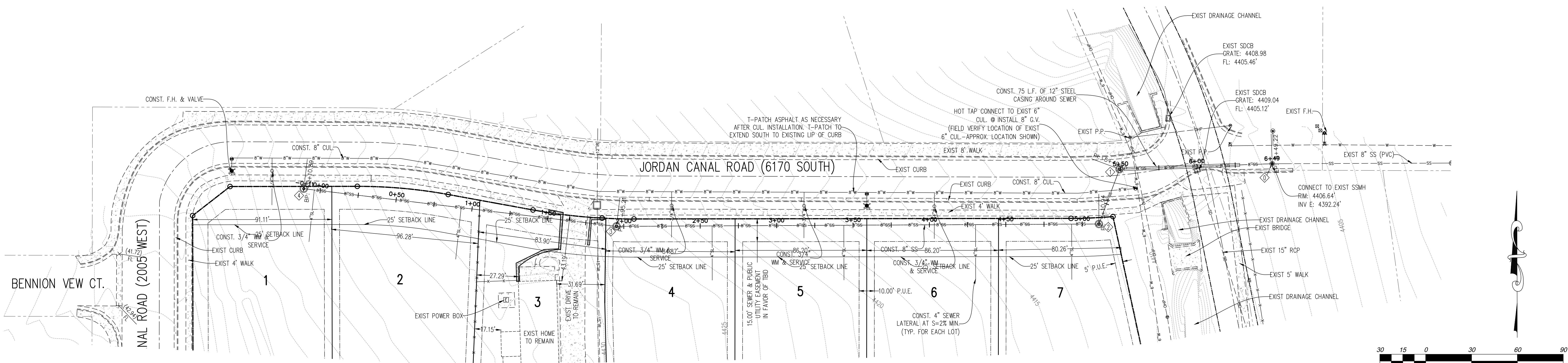
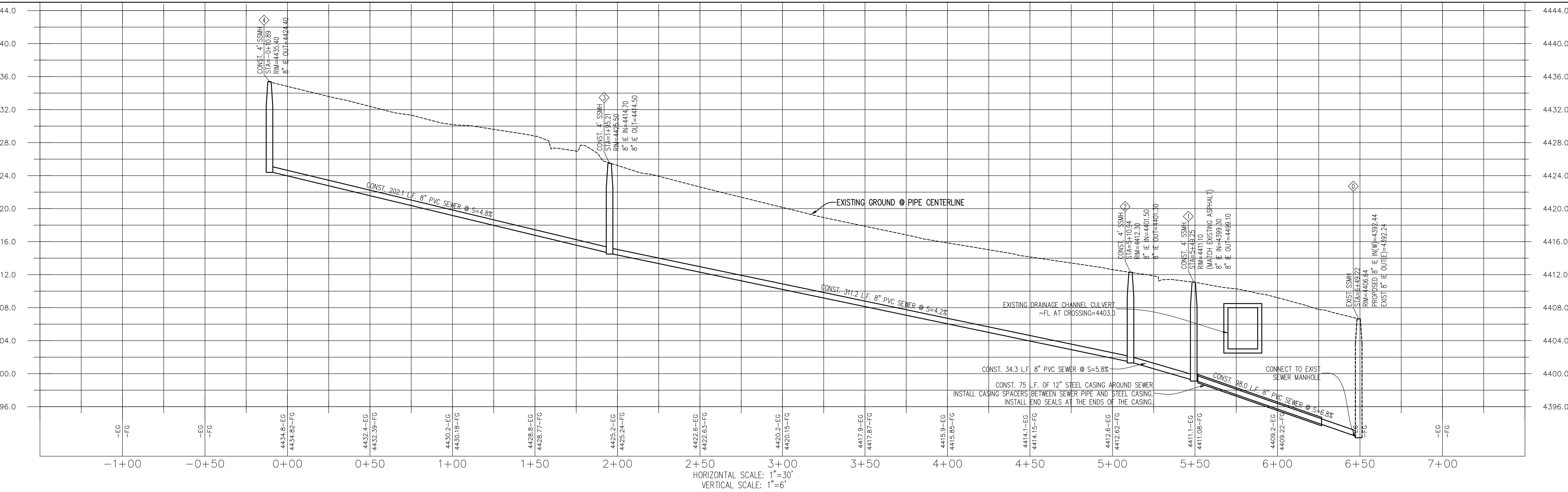
GRADING & DRAINAGE PLAN

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

G1

GRADING & DRAINAGE PLAN

Scale:
1"=30'
Date:
05/31/22
G1



SEWER PLAN & PROFILE

TAYLORSVILLE BENNION

IMPROVEMENT DISTRICT NOTES

1. SEWER AND WATER CONNECTION AND IMPACT FEES ARE TO BE PAID BEFORE STARTING ANY WORK
2. 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

1. THE BORING PROCEDURE NEEDS TO MEET THE JORDAN CANAL REQUIREMENTS.
2. SEE THE JORDAN CANAL APPROVAL LETTER ON SHEET

BENCH MARK

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



**Know what's below.
Call before you dig.**

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

The logo for Excel Engineering. It features the word "EXCEL" in a large, bold, blue, sans-serif font. Below "EXCEL", the word "ENGINEERING" is written in a smaller, blue, all-caps, sans-serif font. The "E" in "EXCEL" is stylized with a vertical line extending downwards, which is also used as the "E" in "ENGINEERING".

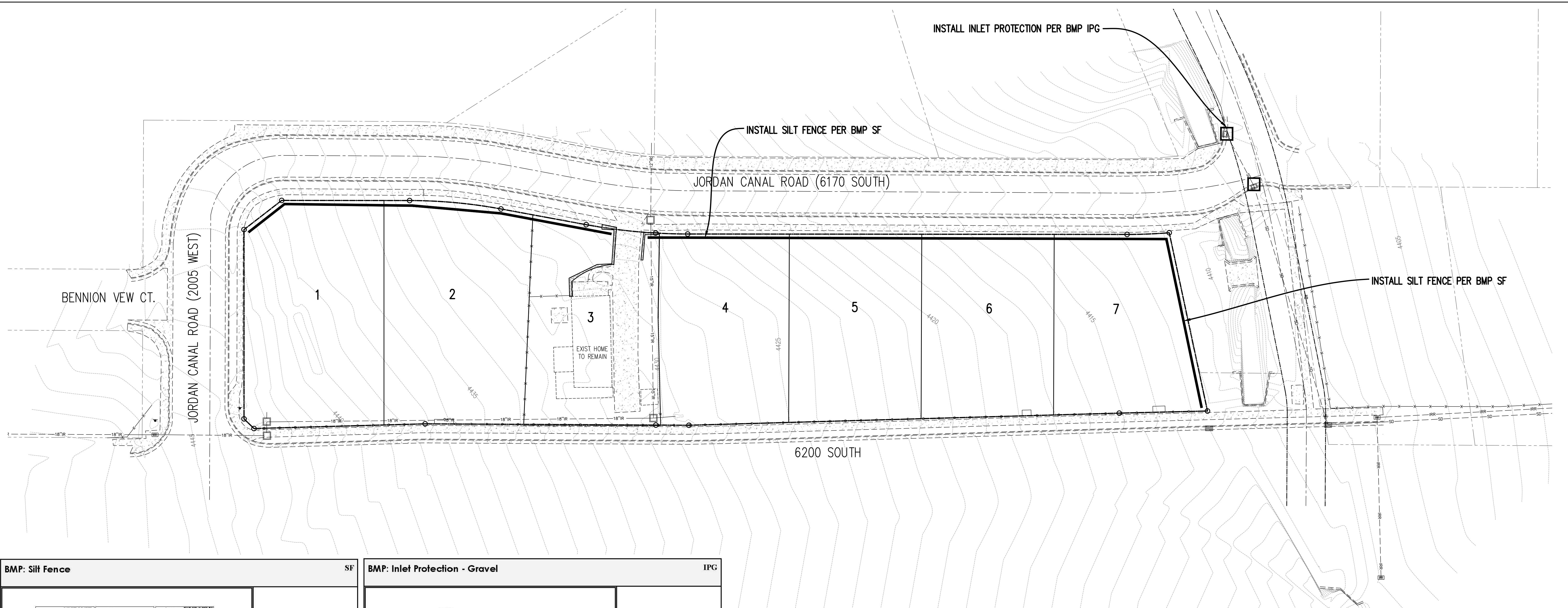
JORDAN CANAL OVERLOOK SUBDIVISION

ORSVILLE 1056 WEST & 6170 SOUTH UTAH

Scale:

SEWER PLAN & PROFILE

Scale: 1"=30'
Date: 05/31/22
PP1



BMP: Silt Fence

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 6 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 (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 trench over filter fabric to anchor.

TARGETED POLLUTANTS

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

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

- High Impact
- Medium Impact
- Low or Unknown Impact

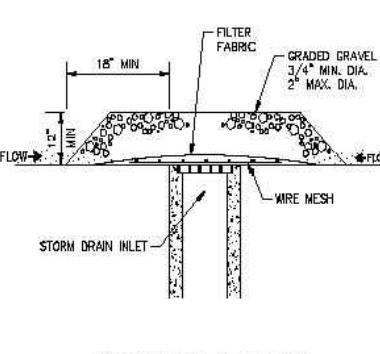
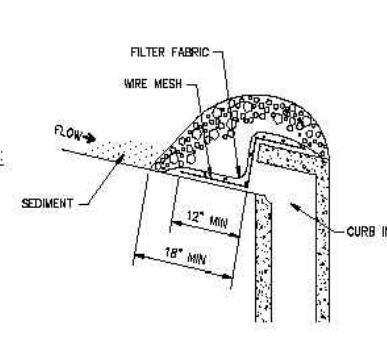
MAINTENANCE:

- 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 shortcircuiting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

IMPLEMENTATION REQUIREMENTS

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

- High
- Medium
- Low

 Drop Inlet Protection-Gravel		 Curb Inlet Protection-Gravel	
DESCRIPTION: Placement of gravel filter over inlet to storm drain to filter storm water runoff.		OBJECTIVES <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input checked="" type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
APPLICATION: Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.		IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training 	
INSTALLATION/APPLICATION CRITERIA: <ul style="list-style-type: none"> ► Place wire mesh (with $\frac{1}{2}$ 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. 		Adapted from Salt Lake County BMP Fact Sheet TARGETED POLLUTANTS <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input checked="" type="checkbox"/> Floatable Materials <input type="checkbox"/> Other Waste 	
LIMITATIONS: <ul style="list-style-type: none"> ► Recommended for maximum drainage area of one acre. ► Excess flows may bypass the inlet requiring down gradient controls. ► Ponding will occur at inlet. 		<ul style="list-style-type: none"> <input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact 	
MAINTENANCE: <ul style="list-style-type: none"> ► 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. 		IMPLEMENTATION REQUIREMENTS <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Training 	
		<ul style="list-style-type: none"> <input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low 	

EROSION CONTROL NOTES:

1. 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.
2. CONSTRUCT A SILT FENCE AS SHOWN ON THE PLAN PER BMP SF
3. INSTALL INLET PROTECTION ON CATCH BASINS PER BMP IPG.
4. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
5. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
6. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION



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Phone: 801-573-1486

EXCEL
E N G I N E E R I N G

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JORDAN CANAL OVERLOOK SUBDIVISION
LORSVILLE 1956 WEST & 6170 SOUTH UTAH
y:
.P.
d by:
.P.
l by:
.P.

EROSION CONTROL PLAN

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

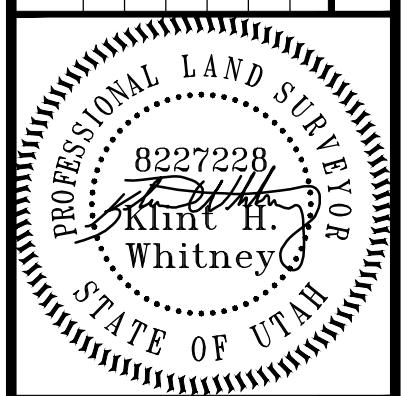
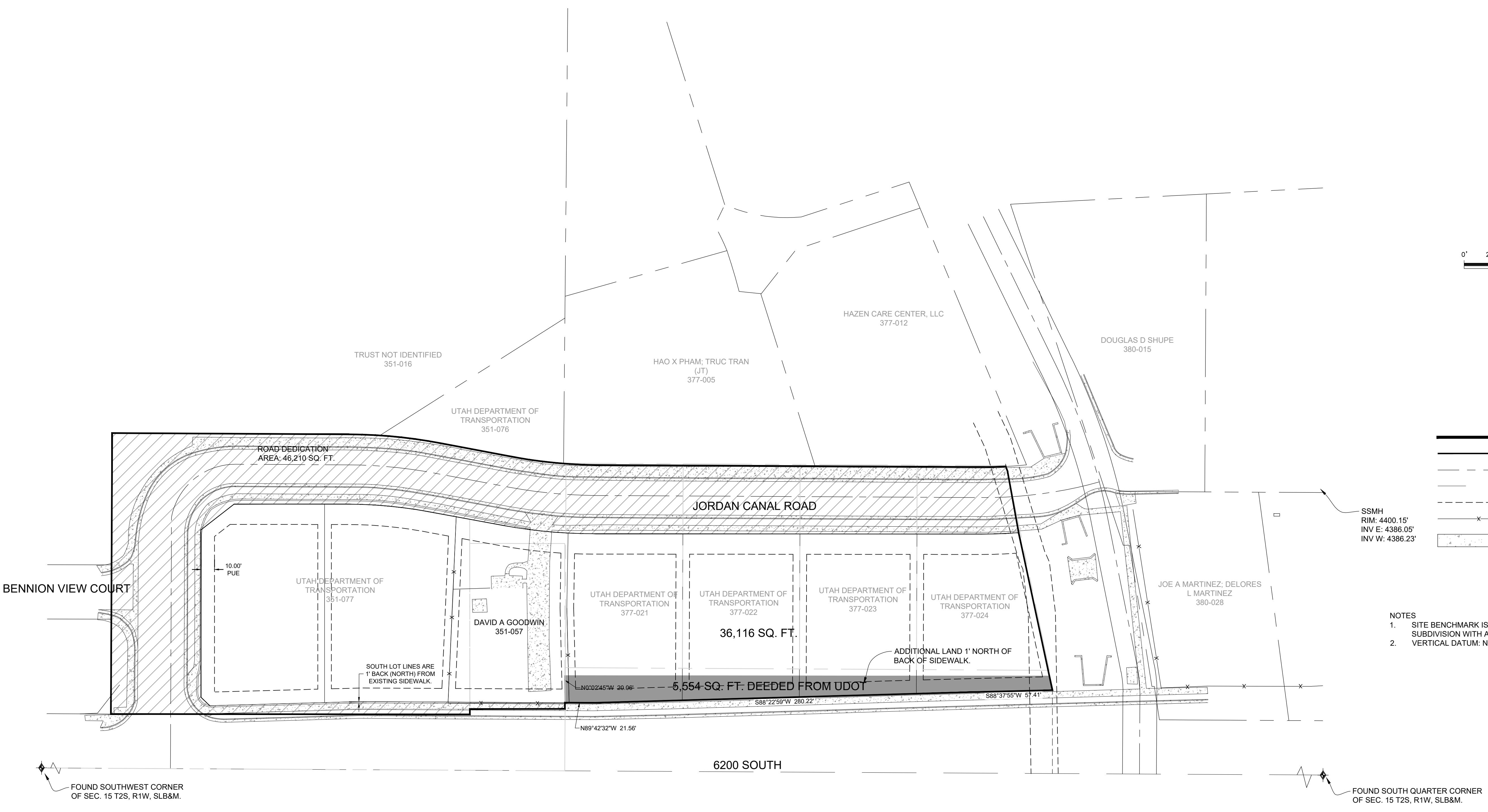


EXHIBIT FOR EXCEL ENGINEERING
6200 JORDAN CANAL
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 1 WEST, S.L.B. AND M.

S1