

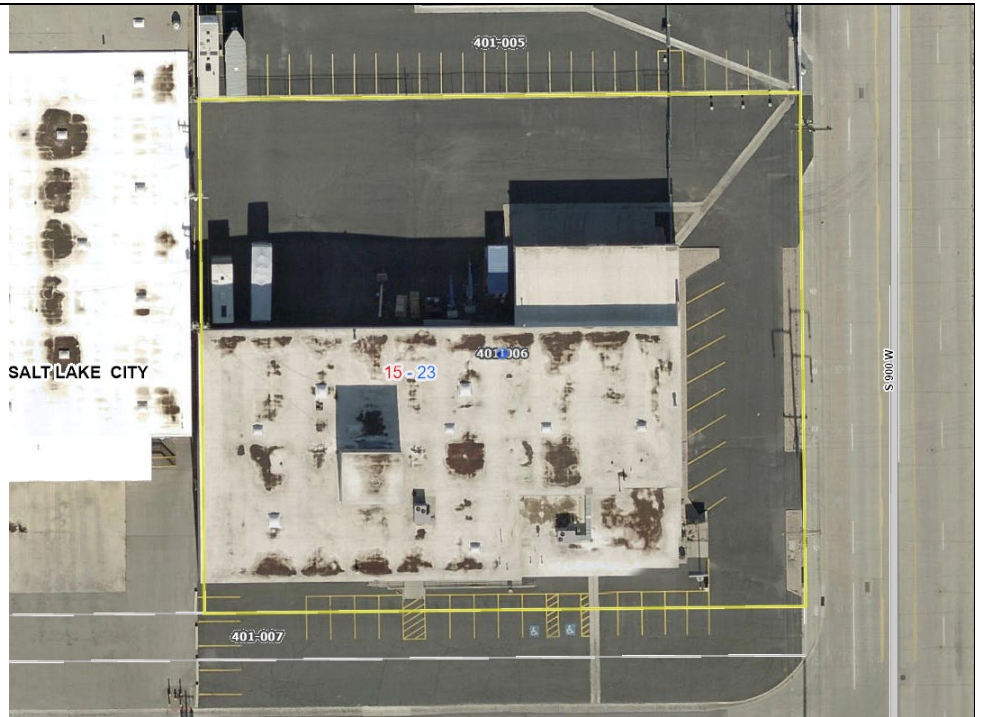


PLANNING COMMISSION STAFF REPORT

MEETING DATE: Oct 17, 2024
PROJECT NUMBER: S24-00009
REQUEST: An application for approval of a preliminary subdivision plat amendment to plat one (1) parcel located at 2440 S 900 W.
ADDRESS: 2440 S 900 W
PARCEL NUMBER: 15-23-401-0060-0000
PROPERTY OWNER: MSB Partners LLC.
APPLICANT: Mark Barton
TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On March 01, 2024, Commercial Lighting Supply represented by Mark Barton submitted a Plat Application to plat one (1) parcel. The parcel number is 15-23-401-0060-0000. The current land use of the parcel is mainly "Retail" and "Warehouse". The current land use district of the parcel is Flex. This plat application is to plat the existing parcel, so the business owner can expand the existing structure for more retail space. Mainly, industrial uses surround the property. The subject parcel does not include any easements. The existing structure located at 2440 S 900 W is used mainly for "Food-Processing". The proposed consolidated lot will be approximately 1.22 acres.



The Planning Commission is the land use authority over all Plat Applications.

STAFF RECOMMENDATION:

Staff recommends approval for a preliminary subdivision plat amendment to plat one parcel.

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
Flex	Retail and Warehouse	North – Flex South – Flex East – Flex West – Flex	1.22 acres

GENERAL INFORMATION:

PLANNING COMMISSION STAFF REPORT

Location: 2440 S 900 W

Parcel Size: 1.22 acres after consolidation

Surrounding Land Use Districts: North – Flex
South – Flex
East – Flex
West – Flex

Figure 1: Existing Parcel Lines

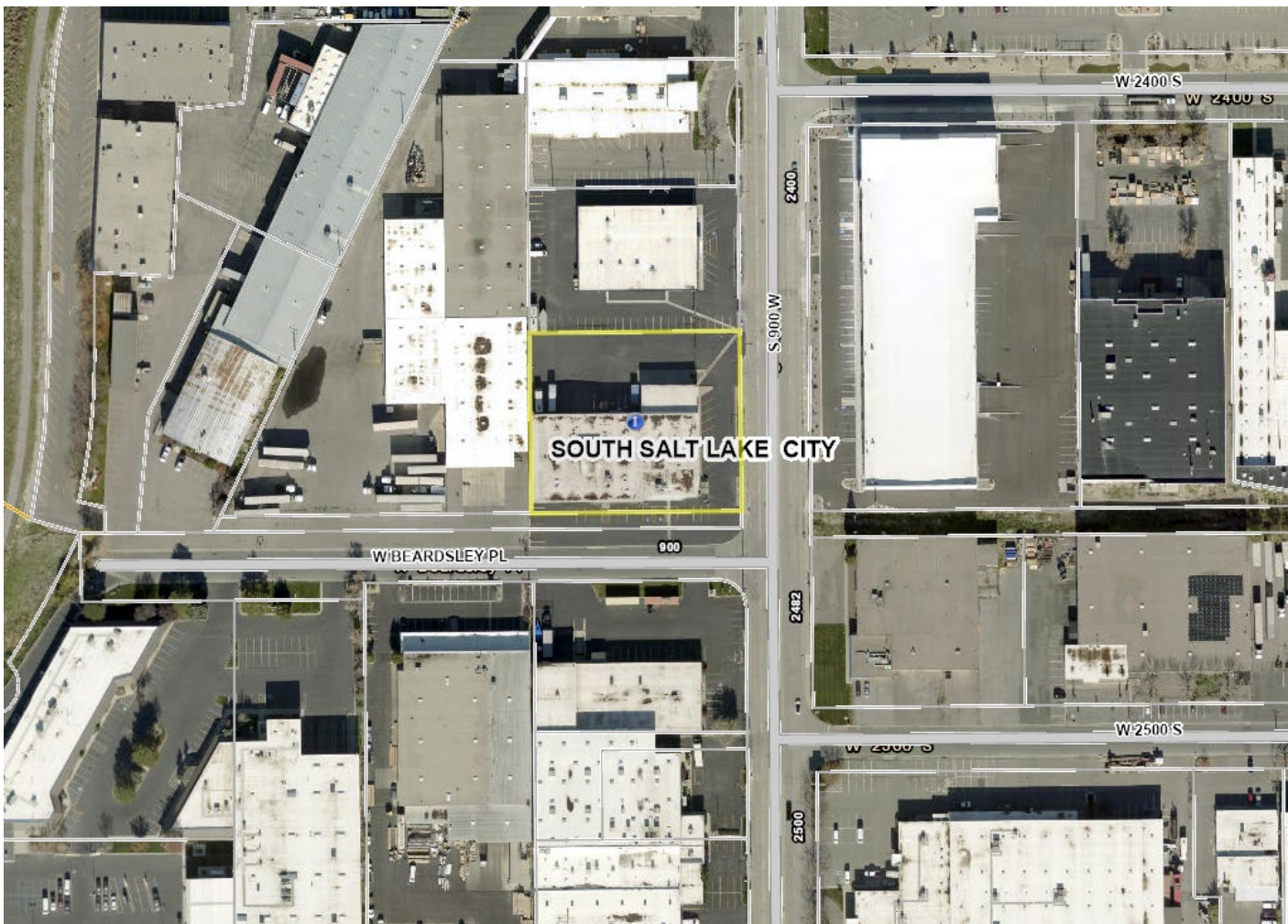


Figure 2: Existing Condition (2264 S 900 W)



Figure 4: Proposed Preliminary Plat

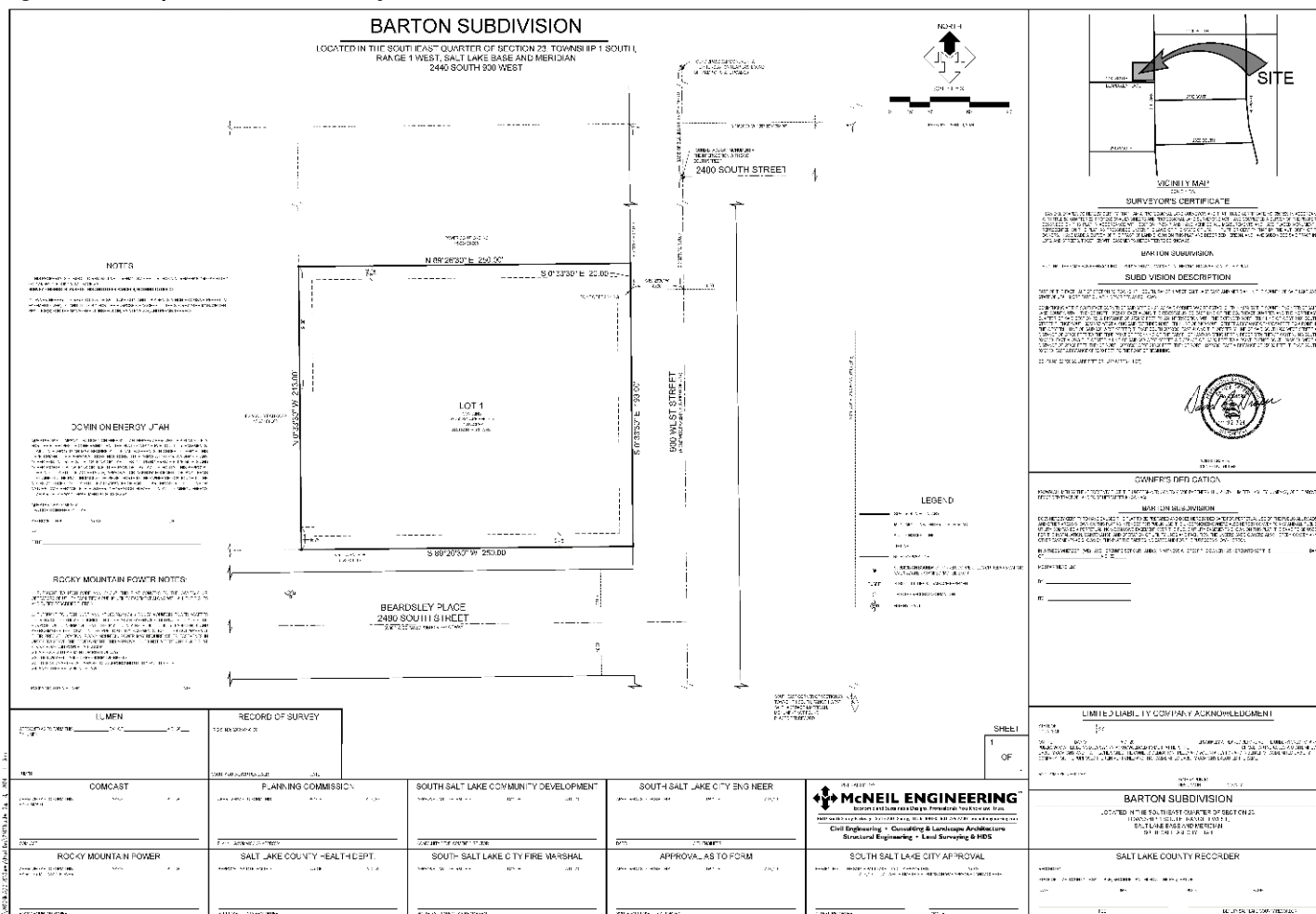
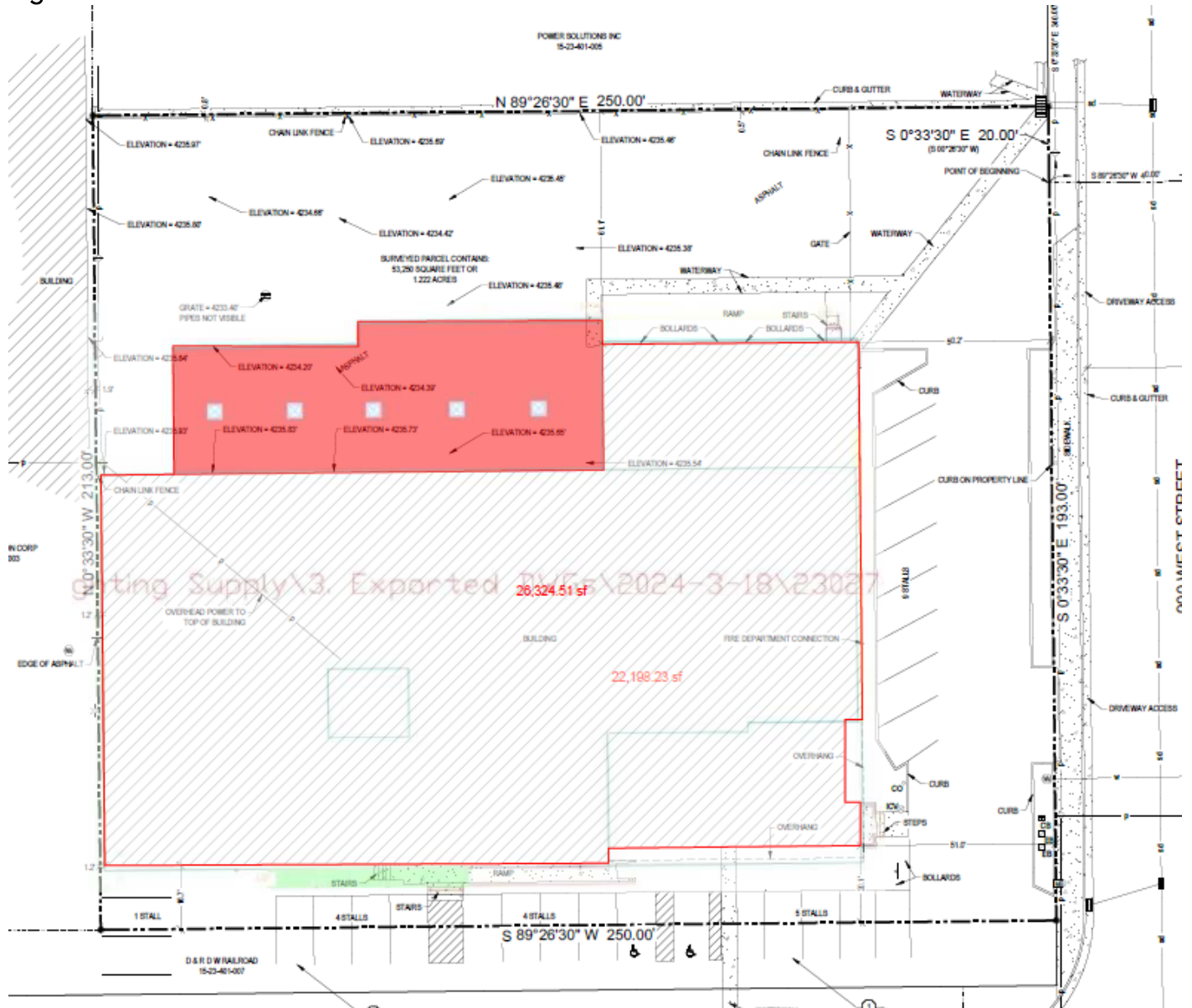


Figure 5: Site Plan



[illegible]

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ORDINANCE ANALYSIS:

Ordinance	Finding	Notes / Insufficiency
Downtown District Code		
17.10.120 – Requirements for Improvements & Design		
A. Compliance with laws, rules and regulations	Petition complies.	
B. South Salt Lake construction specifications and standard drawings (Road profile dedications)	The applicant met with the Engineering Department to meet all Right of Way requirements.	
C. Self-Imposed restrictions	The applicant has proposed no restriction.	
D. Restrictions due to character of the land	Not applicable	
17.10.140 – Subdivision Development Lot Standards		
A. All Final Plats shall result in the creation of compliant Lots and Building sites.	The total acreage of the existing lot is 1.22 acres. The proposed lot complies with the standards in Section 17 of the SSL Municipal Code.	
B. Frontage on public street	The existing lot has frontage on public street	
C. Street right-of-way shall be separate and distinct from subdivided lots.	Not applicable	
D. Minimum area and dimensions shall conform.	There is a 1-acre minimum requirement in the Flex District for commercial uses.	
E. Side boundary lines shall be at right angles to the street.	All newly created side boundary lines are at right angles to all adjacent streets.	
F. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
G. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
H. Lots shall not divide City boundary	All existing and proposed parcels are located within South Salt Lake City.	
I. Double frontage SF residential lots	Not Applicable	
J. Multiple building yard areas	Not Applicable	
K. 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.	
L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	Not Applicable	
M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities	The development site plan provides sufficient off-street parking with 30 off-street parking stalls.	
N. New Single-Family lots	Not Applicable	
O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street	Not Applicable	
P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	Not Applicable	

Q. Lots shall be laid out to provide positive drainage away from all buildings.	Per the Engineering review, there is positive drainage away from all buildings.	
17.10.160(A) - Drainage and Storm Sewers General Requirements		
A. Each plat shall make adequate provision for storm or flood water runoff.	Per the Engineering review, there is adequate provision for storm or flood water runoff.	
17.10.160(B) – Nature of Stormwater Facilities		
A. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Not applicable	
B. Adequate underground stormwater systems shall be constructed and maintained.	Per the Engineering review, there is an adequate underground stormwater system.	
C. Accommodation of Upstream Drainage Areas.	Not applicable	
D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity.	Per the Engineering review, there is adequate storm or flood water drainage.	
E. Areas of poor drainage shall be remediated as applicable.	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 floodplain 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 South Salt Lake Engineering review.	
B. Applicant shall install adequate water facilities including fire hydrants.	All proposed water infrastructure has been reviewed by South Salt Lake Engineering and complies with city standards.	
C. Water extensions shall meet City's standards	Not applicable	
D. Fire flow shall be approved by the Fire Marshal.	The Fire Marshal has reviewed and approved the proposed development plan.	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty.	The Fire Marshal has reviewed and approved the proposed development plan.	
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	There are no private facilities at this location to be maintained by South Salt Lake City.	

G. Fire hydrants required for all plats.	The Fire Marshal has reviewed and approved the proposed development plan.	
17.10.180 - Sewer Facilities		
A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	The Engineering Department has reviewed and approved the proposed development plan.	
B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	South Salt Lake Engineering has reviewed and approved the civil plans for the proposed development. All proposed infrastructure complies with South Salt Lake requirements.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.	There are no existing utility facilities on the surface in this lot.	
B. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	There will be a 10 ft PUE easement around the entire property, except for a portion of the rear property line. This is where the building is located.	
17.10.200 - Sidewalks, Trails, and Bike Paths		
A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc.	The existing roadways comply with the current Public Right of Way standards.	
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.	

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 the preliminary subdivision plat amendment to plat the one (1) parcel into one lot located at 2440 S 900 W, based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

Findings of Fact:

1. On March 1, 2024, Mark Barton submitted a Plat Application on behalf of Commercial Lighting Supply LLC to plat parcel 15-23-401-0060-0000
2. The purpose of the proposed subdivision plat amendment is to plat the parcel for expanding the commercial building.
3. The subject location 2440 S 900 W is in the Flex Land Use District.

4. The total development area of the one (1) lot is 1.22 acres.
5. Section 17.07.010 of the South Salt Lake Municipal Code states that a change of use in the building requires the building to comply with all IBC, IFC, development, and design standards.
6. No impact is expected as part of the business on environmentally sensitive lands. There is no environmentally sensitive land on site.
7. No specific hazards or adverse impacts are expected due to the proposed use.
8. Both "Retail" and "Warehouse" land uses are permitted in the Flex land use district.
9. The proposed development will comply with all requirements of the South Salt Lake Municipal Code.
10. Staff has reviewed this subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and found that this subdivision application is compliant with this section, as outlined above.

Conclusions of Law:

1. The 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 Flex 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. The use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of the city.

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 2 years of receiving final plat approval or 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. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Mark Barton, on behalf of Commercial Lighting Supply LLC, for preliminary subdivision plat amendment to plat the one lot located at 2440 S 900 W based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Mark Barton, on behalf of Commercial Lighting Supply LLC, for preliminary subdivision plat amendment to plat the one lot located at 2440 S 900 W, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 3: Continuance

Move to table the application by Mark Barton, on behalf of Commercial Lighting Supply LLC, for preliminary subdivision plat amendment to plat the one lot located at 2440 S 900 W to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

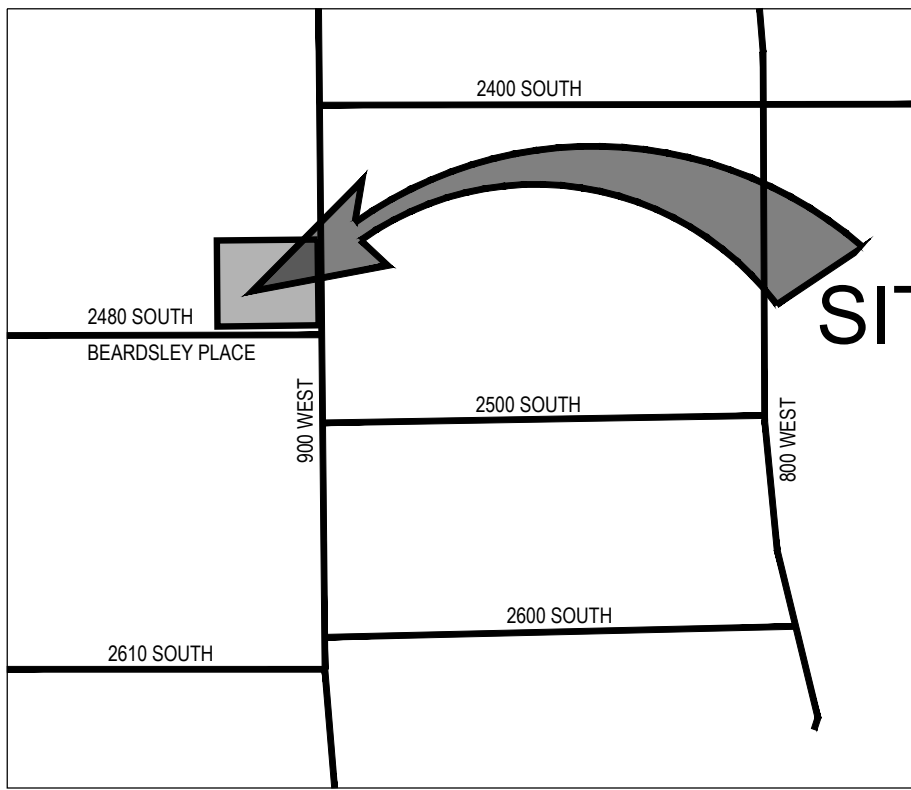
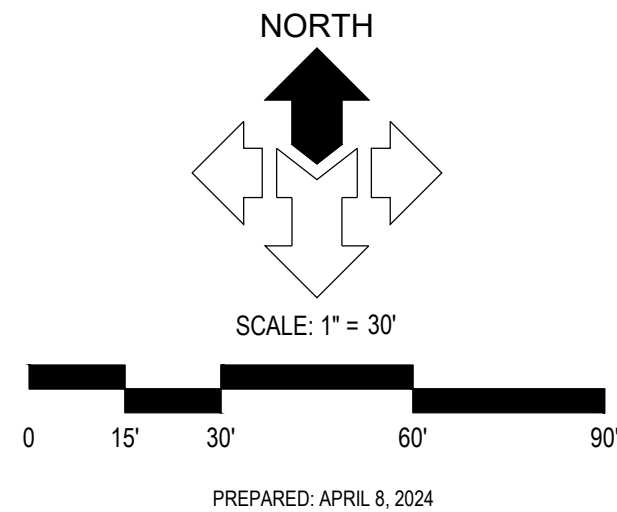
Attachments:

1. Plat
2. Alta Survey

S:\2023files\23129\Survey\Prod Dwg\23129as.dwg Sep 18, 2024 - 11:13am

BARTON SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
2440 SOUTH 900 WEST



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED 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 KNOWN AS:

BARTON SUBDIVISION

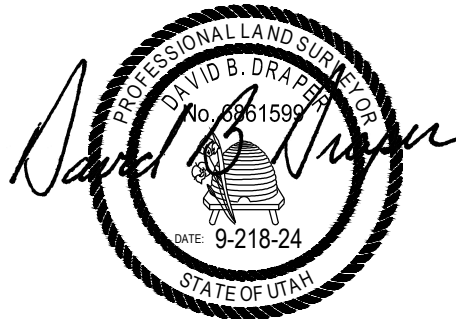
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE COUNTY OF SALT LAKE AND STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, AS SAID CORNER WAS RE-ESTABLISHED IN 1969 BY THE COUNTY ENGINEER OF SALT LAKE COUNTY, UTAH, THENCE NORTH 0°05'48" EAST ALONG THE RE-ESTABLISHED EAST LINE OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2704.67 FEET TO AN INTERSECTION WITH THE EXTENDED NORTHERLY LINE OF WEST 2400 SOUTH STREET; THENCE SOUTH 89°26'30" WEST ALONG SAID EXTENDED NORTHERLY LINE OF 2400 SOUTH STREET A DISTANCE OF 1987.59 FEET, TO A POINT IN THE WESTERLY LINE OF SAID 900 WEST STREET; THENCE SOUTH 0°0'33'30" EAST ALONG THE WESTERLY LINE OF SAID SOUTH 900 WEST STREET A DISTANCE OF 340.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND AS BEING HEREIN DESCRIBED; THENCE CONTINUING SOUTH 0°0'33'30" EAST ALONG THE WESTERLY LINE OF SAID 900 WEST STREET A DISTANCE OF 193.00 FEET TO A POINT; THENCE SOUTH 89°26'30" WEST A DISTANCE OF 250.00 FEET; THENCE NORTH 0°0'33'30" WEST 213.00 FEET; THENCE NORTH 89°26'30" EAST A DISTANCE OF 250.00 FEET; THENCE SOUTH 0°0'33'30" EAST A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 53,250 SQUARE FEET OR 1.222 ACRES (1 LOT)



DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

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

BARTON SUBDIVISION

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

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS _____ DAY OF _____ A.D., 20____

MSB PARTNERS, LLC

BY: _____

ITS: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

BARTON SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, UTAH

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

NOTES

1. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED ON NOVEMBER 8, 1980 AS ENTRY NO. 1745692 IN BOOK 1756 AT PAGE 276
SURVEY FINDINGS: BLANKETS THIS AND OTHER PARCELS, NOTHING TO DEPICT

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

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 800-366-6532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY _____

TITLE _____

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. §4-3-27 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 RUE 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 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.

ROCKY MOUNTAIN POWER _____ DATE _____

LUMEN

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

LUMEN _____

COMCAST

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

COMCAST _____

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER _____

RECORD OF SURVEY

R.O.S. NO. S2024-04-0178

COUNTY SURVEYOR REVIEWER _____ DATE _____

PLANNING COMMISSION

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

PLANNING COMMISSION APPROVAL _____

SALT LAKE COUNTY HEALTH DEPT.

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

SALT LAKE COUNTY HEALTH DEPT. _____

SOUTH SALT LAKE COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DIRECTOR _____

SOUTH SALT LAKE CITY FIRE MARSHAL

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

SOUTH SALT LAKE CITY FIRE MARSHAL _____

SOUTH SALT LAKE CITY ENGINEER

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

DATE: _____ CITY ENGINEER _____

APPROVAL AS TO FORM

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

SOUTH SALT LAKE CITY ATTORNEY _____

LEGEND

- SUBDIVISION BOUNDARY
- MONUMENT LINE/CENTER LINE OF ROAD
- ADJOINING DEED LINE
- TIE LINE
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- PUBUDE PUBLIC UTILITIES & DRAINAGE EASEMENT
- (I) DENOTES RECORD INFORMATION
- FIRE HYDRANT

SOUTHEAST CORNER OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN.
MONUMENT NOT FOUND.
PLACED PER RECORD

SHEET

1
OF
1

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 mcnilengineering.com

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

