



PLANNING COMMISSION STAFF REPORT

MEETING DATE: August 07, 2025
PROJECT NUMBER: S25-00005
REQUEST: An application for approval of a preliminary subdivision plat amendment to plat one (1) parcel located at 3031 S Main St.
ADDRESS: 3031 S Main St.
PARCEL NUMBER: 16-30-152-002-0000
PROPERTY OWNER: REI Electric, LLC
APPLICANT: Zhi Xiang Zhuang
TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On April 01, 2025, Zhi Xiang Zhuang submitted a Plat Application to plat one (1) parcel. The parcel number is 16-30-152-002-0000. The current parcel is empty. The current land use district of the parcel is Commercial General (CG). This plat application is to plat the existing parcel, so the landowner can build a new office building on the parcel. Mainly, commercial uses surround the property. The subject parcel currently does not include any easements. The proposed consolidated lot will be approximately 0.33 acres.



The applicant obtained a variance approval on the lot size on February 06, 2025, because of the 0.5-acre lot size minimum for developments in the CG district.

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

STAFF RECOMMENDATION:

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

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
CG	Empty	North – CG South – CG East – CG West – CG	0.33 acres

**SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

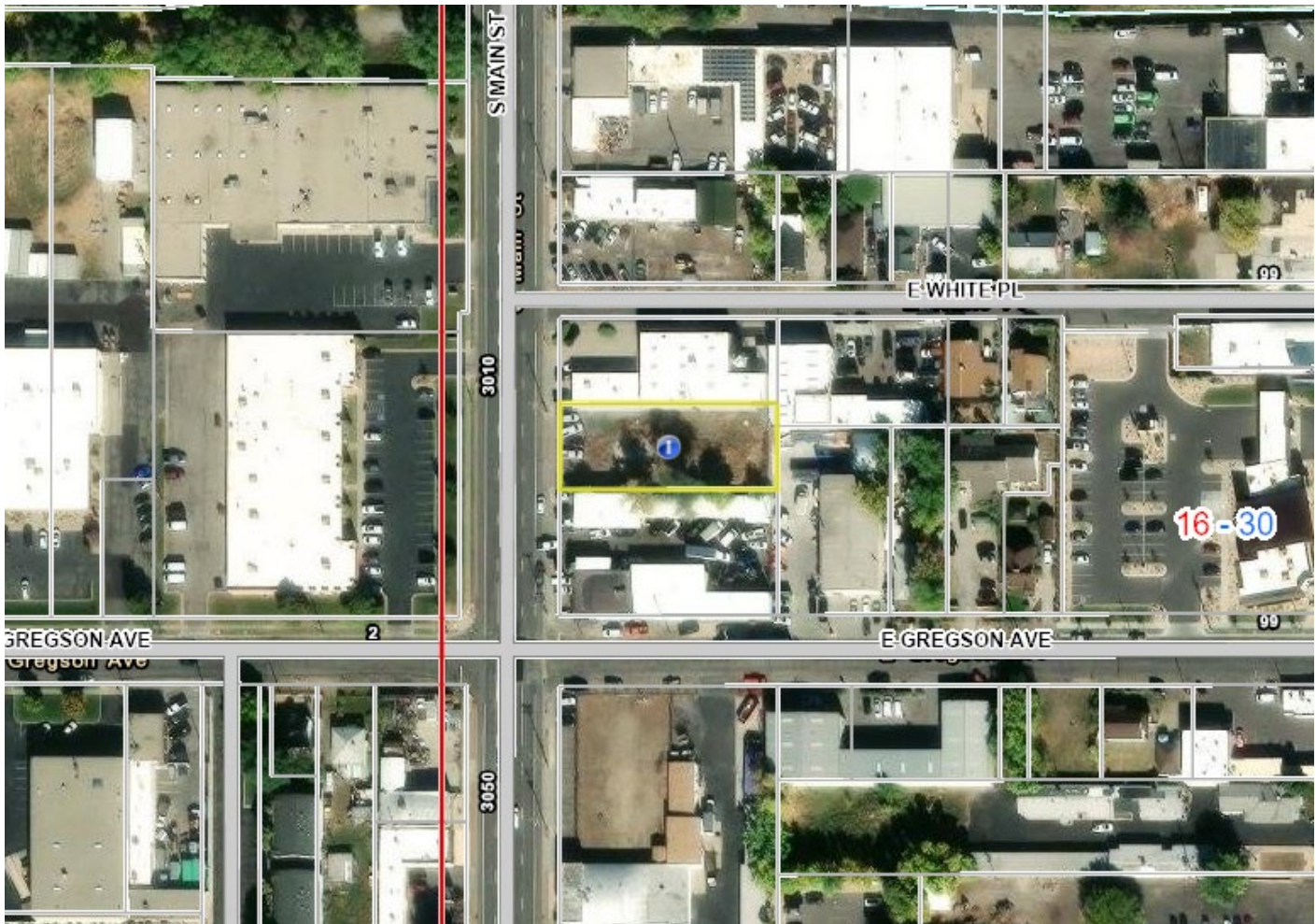
GENERAL INFORMATION:

Location: 3031 S Main St.

Parcel Size: 0.33 acres after consolidation

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

Figure 1: Existing Parcel Lines



A Google Street View image of a parking lot. Four cars are parked in a row: a black sedan, a maroon SUV, a dark blue sedan, and a red convertible. Behind the cars is a long, low building with a sign that reads "LAND FOR SALE 1935". To the left of the building is a smaller structure with a sign that reads "SANDY BEACH" and "1935". The sky is blue with scattered white clouds. A mountain is visible in the background. The image is a Google Street View, as indicated by the "© 2025 Google" watermark in the bottom right corner.

[illegible]

Figure 5: Site Plan

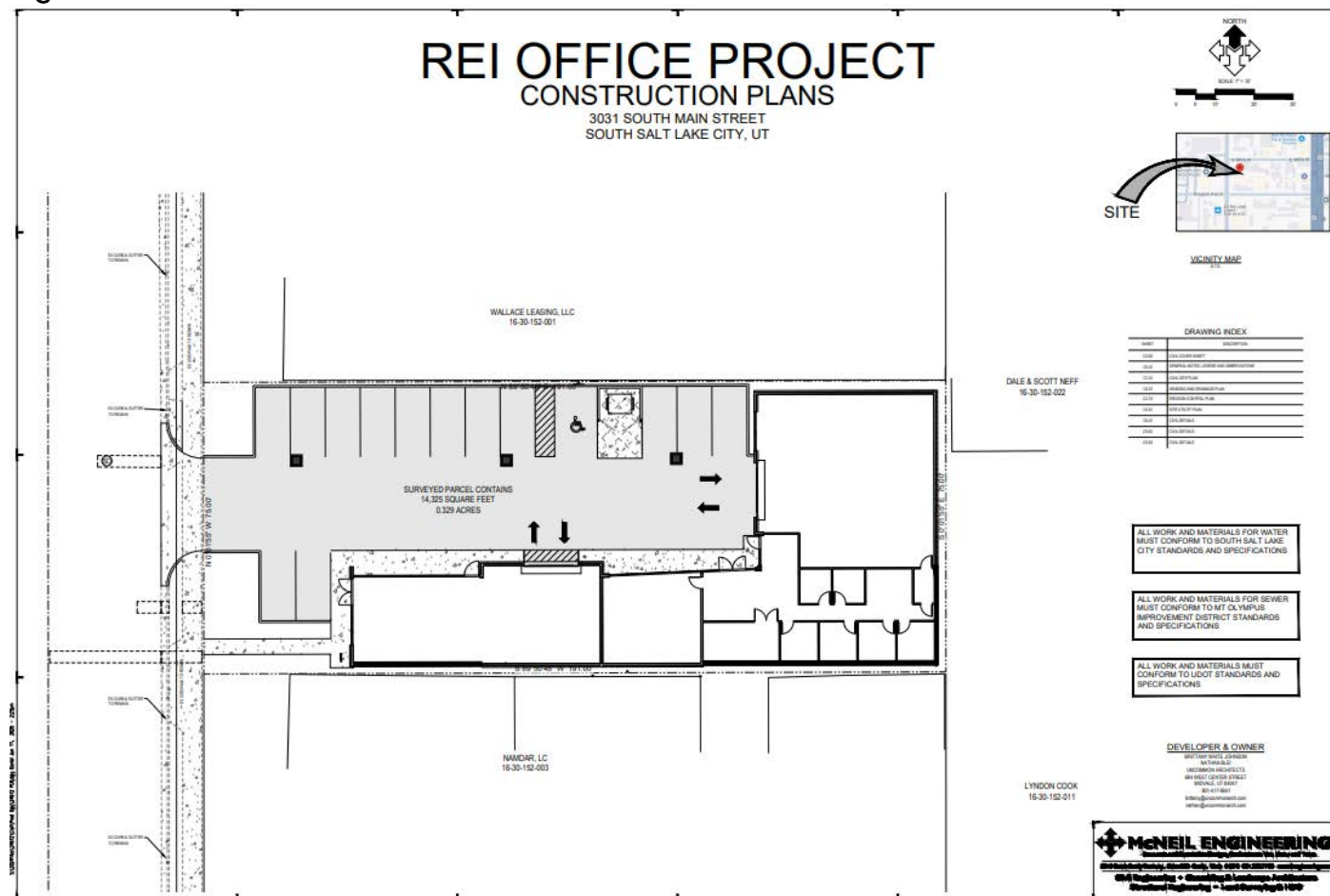


Figure 6: Alta Survey

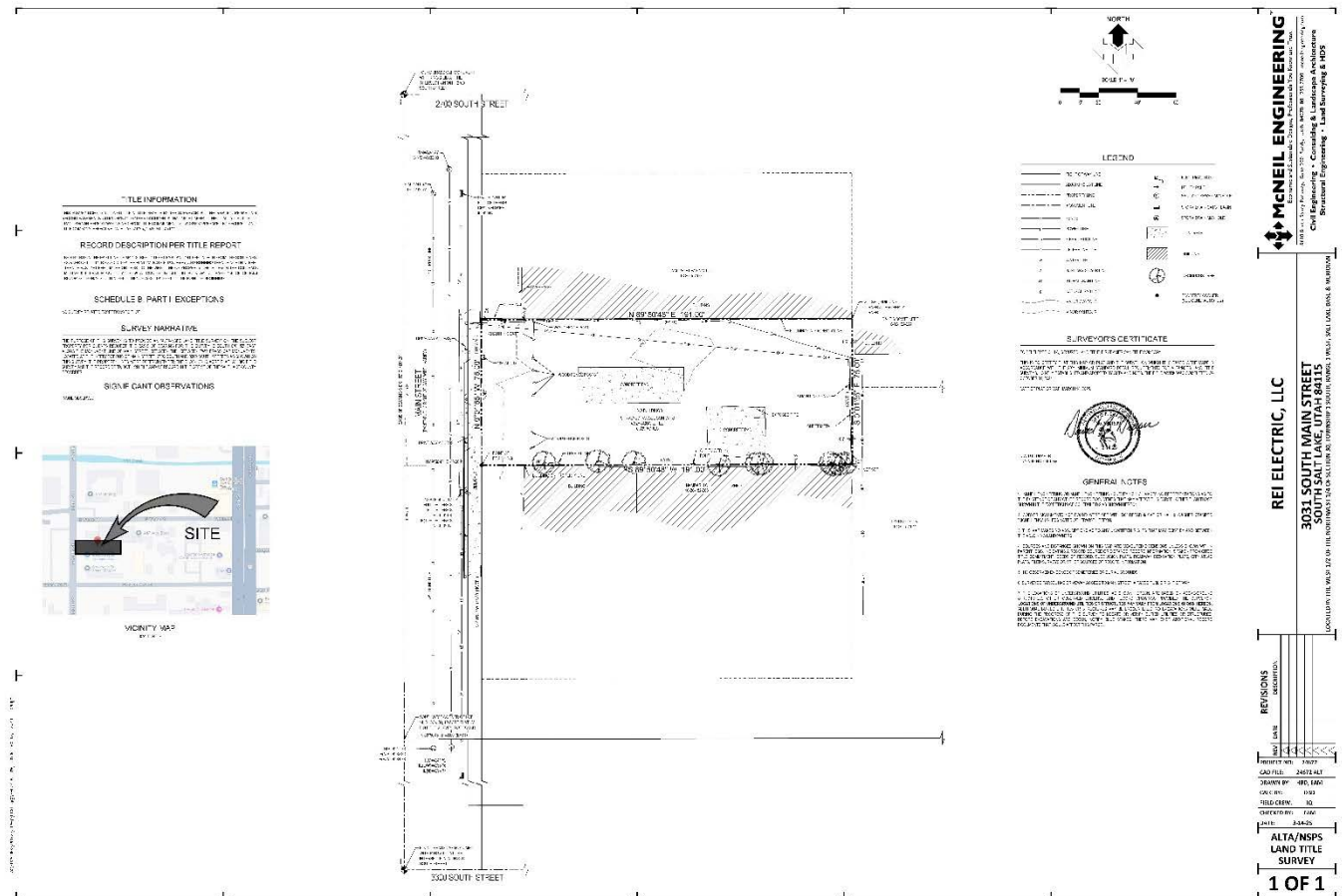


Figure 7: Elevations

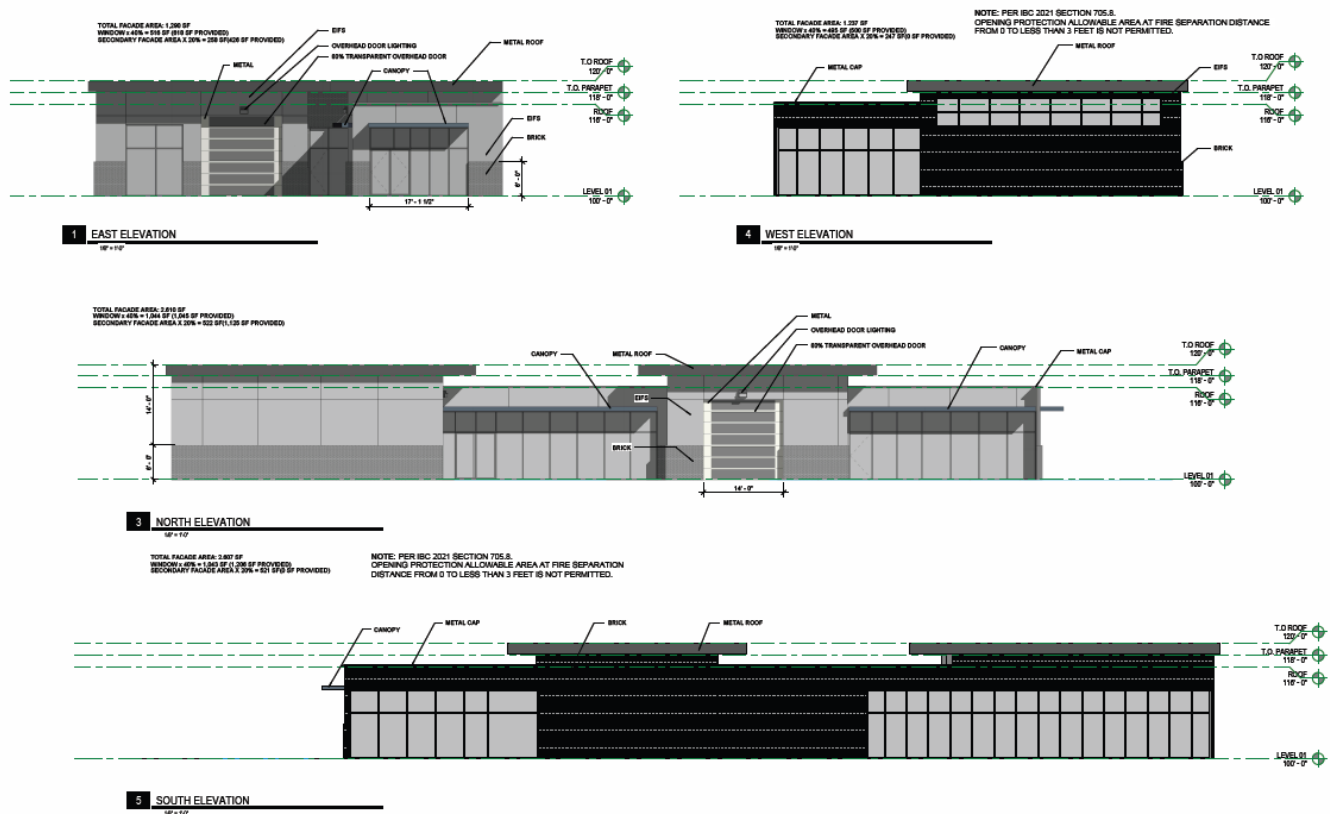
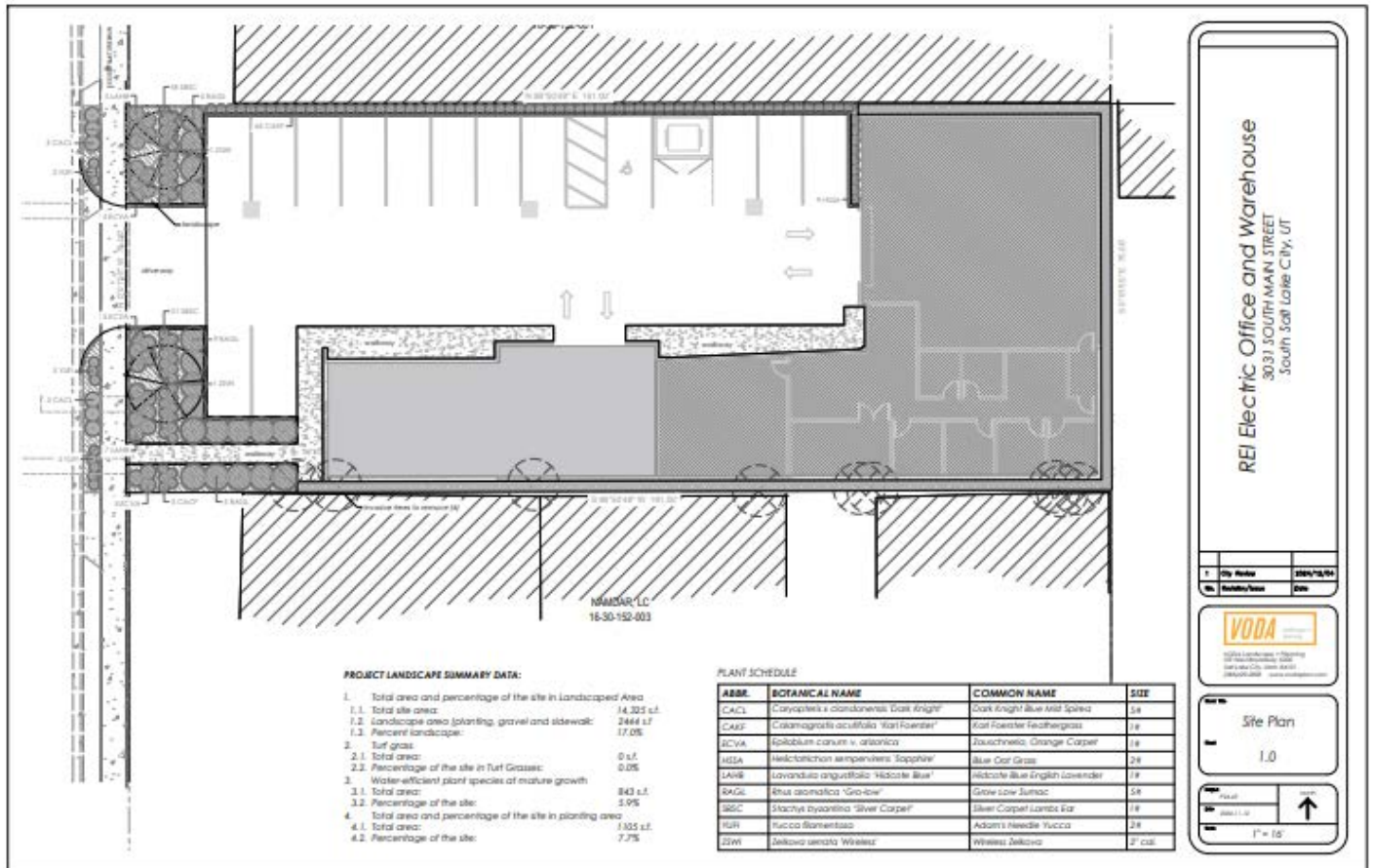


Figure 8: Landscape Plan



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

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

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

GENERAL PLAN CONSIDERATIONS:

Economic Development Goal 3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis: This plat application allows the landowner of 3031 S Main St to develop the current empty land parcel, to increase local opportunities, development density, and local destinations.

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 0.33 acres. The proposed lot does not comply with the standards in Section 17 of the SSL Municipal Code. The standard in the CG is 0.5-acre. However, the applicant applied for and was granted a variance from the minimum the lot size requirement.	
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 0.5-acre minimum requirement in the CG District for commercial uses.	Applicant has obtained a variance regarding the 0.5 -acre minimum in the CG District
E. Side boundary lines shall be at right angles to the street.	All newly created side boundary lines are at right angles to all adjacent streets.	
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 14 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	The Fire Marshal has reviewed and approved the proposed development plan.	

of installing shall be included on the performance guaranty.		
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 on the front lot line of the proposed development.	
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 3031 S Main, based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

Findings of Fact:

1. On April 01, 2025, Zhi Xiang Zhuang submitted a Plat Application to plat parcel 16-30-152-002-0000.

2. The purpose of the proposed subdivision plat amendment is to plat the parcel for a new office building.
3. The subject location 3031 S Main St is in the Commercial General (CG) land use district.
4. The total development area of the one (1) lot is 0.33 acres.
5. The minimum acreage requirement in the CG land use district is .5 acres, however the applicant has been granted a variance from the minimum Lot size.
6. Section 17.07.010 of the South Salt Lake Municipal Code states that new buildings are required to comply with all IBC, IFC, development, and design standards.
7. No impact is expected as part of the business on environmentally sensitive lands. There is no environmentally sensitive land on site.
8. No specific hazards or adverse impacts are expected due to the proposed use.
9. "Office" land use is permitted in the CG land use district.
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 plat and proposed use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The plat and proposed use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the CG district.
3. The plat and proposed 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 plat and proposed 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 a 10' foot public utility 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 utilities shall be undergrounded.
10. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Zhi Xiang Zhuang, for preliminary subdivision plat amendment to plat the one lot located at 3031 S Main St., 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 Zhi Xiang Zhuang, for preliminary subdivision plat amendment to plat the one lot located at 3031 S Main St, 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 Zhi Xiang Zhuang, for preliminary subdivision plat amendment to plat the one lot located at 3031 S Main St 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. Site Plan
3. Alta Survey
4. Landscape Plan
5. Elevations

REI ELECTRIC SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND
LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY

FOUND BRASS CAP MONUMENT
WITH RING & LID AT THE
INTERSECTION WITH 2700
SOUTH STREET

2700 SOUTH STREET

MAIN STREET
(PAVED PUBLIC RIGHT OF WAY, WIDTH VARIES)

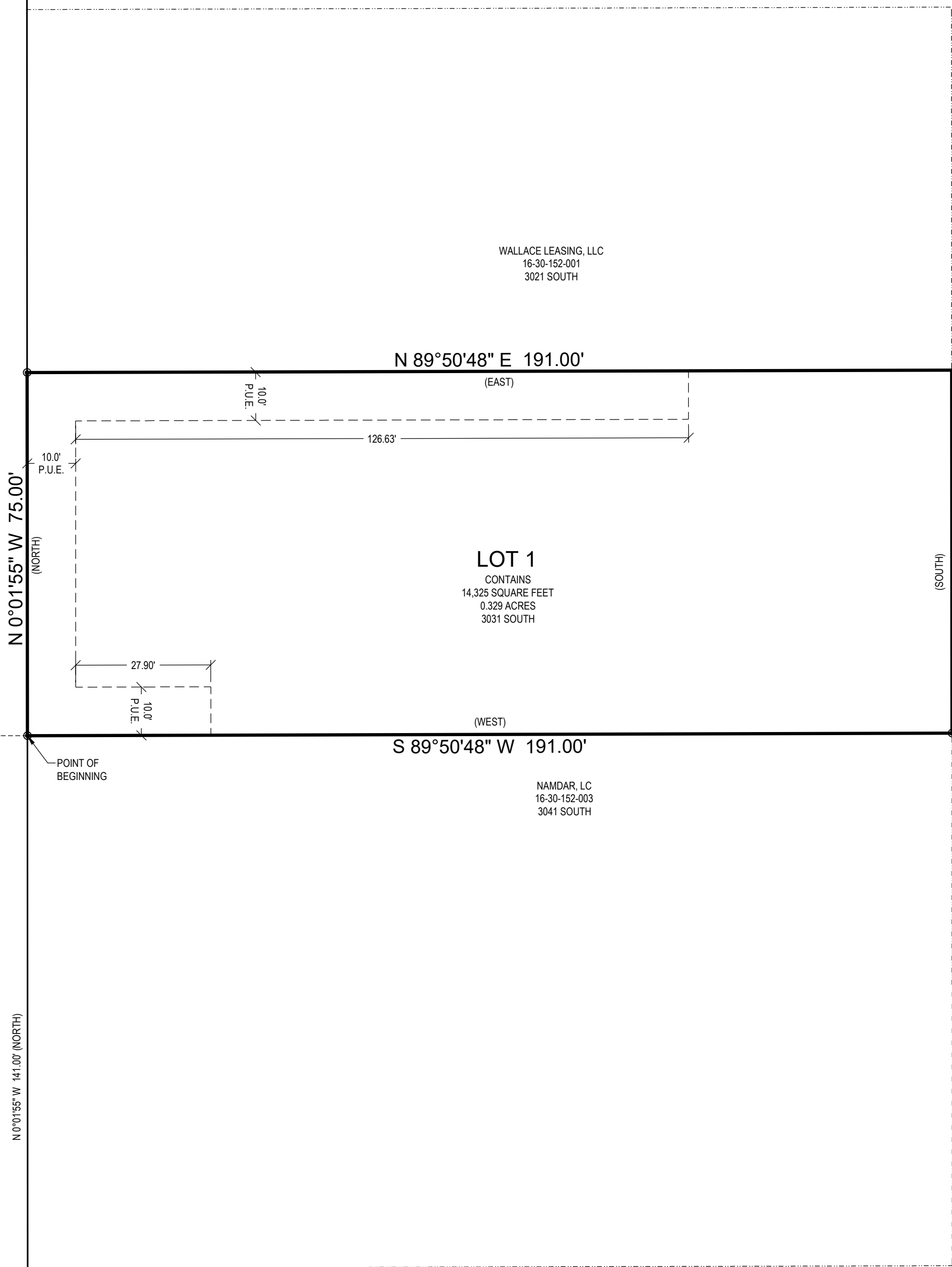
N 89°50'48" E 40.00'

1636.36'

SOUTHWEST CORNER OF LOT
14, BLOCK 33, 10 ACRE PLAT "A",
BIG FIELD SURVEY, NOT FOUND
N 89°50'48" E 40.00' (EAST)

FOUND BRASS CAP MONUMENT
WITH RING & LID AT THE
INTERSECTION WITH 3300
SOUTH STREET

3300 SOUTH STREET



NOT SET, BUILDING
CORNER AT PROPERTY
CORNER
DALE & SCOTT NEFF
16-30-152-022

LYNDON COOK
16-30-152-011

WALLACE LEASING, LLC
16-30-152-001
3021 SOUTH

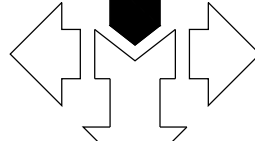
LOT 1
CONTAINS
14,325 SQUARE FEET
0.329 ACRES
3031 SOUTH

NAMDAR, LC
16-30-152-003
3041 SOUTH

LEGEND

- SUBDIVISION BOUNDARY
- ADJOINING PROPERTY LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- BLOCK 33 LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- RIGHT WAY WIDTH OR PROPERTY TIE LINE
- SUBDIVISION BOUNDARY/LOT CORNER, COPPER PLUG OR 3/8 2.0 FEET IN LENGTH REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- () DENOTES RECORD INFORMATION

NORTH



SCALE: 1" = 20'



NOTES

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

ENBRIDGE ENERGY UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE 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 ENBRIDGE ENERGY UTAH'S RIGHT OF WAY DEPARTMENT AT 800-366-8332.

QUESTAR GAS COMPANY
DBA ENBRIDGE ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY _____

TITLE _____

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-28A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT 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:
 - A RECORDED EASEMENT OR RIGHT OF WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

DEVELOPER/OWNER INFORMATION:
REI ELECTRIC
CONTACT: DORTEA WOODS
159 W BROADWAY, SUITE 200, SALT LAKE CITY, UTAH
385-427-6080
AWOODS@REIELLC.COM

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER

SALT LAKE COUNTY HEALTH DEPARTMENT

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

SALT LAKE COUNTY HEALTH DEPARTMENT

COMCAST

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

COMCAST

PLANNING COMMISSION

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

PLANNING COMMISSION APPROVAL

LUMEN

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

LUMEN

SOUTH SALT LAKE COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DIRECTOR

SOUTH SALT LAKE CITY ENGINEER

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

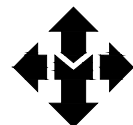
SOUTH SALT LAKE CITY ENGINEER

APPROVAL AS TO FORM

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

SOUTH SALT LAKE CITY ATTORNEY

PREPARED BY:



McNEIL ENGINEERINGTM
Economic and Sustainable Designs, Professionals You Know and Trust

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

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

SOUTH SALT LAKE CITY APPROVAL

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

ATTEST: RECORDER

MAYOR

SHEET

1

OF

1

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 88, 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, HEREFTER TO BE KNOWN AS:

REI ELECTRIC SUBDIVISION

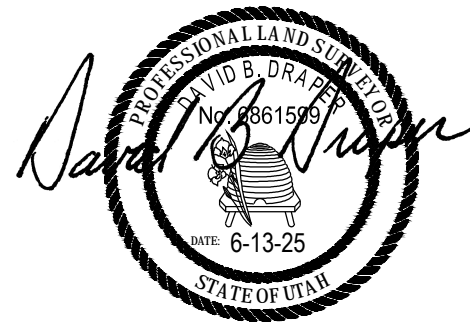
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY, SAID PARCEL BEING THE SAME CONVEYED BY SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 14499216, IN BOOK 11396, PAGE 4290, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET NORTH 89°50'48" EAST 40.00 FEET (EAST BY DEED) ALONG THE SOUTH LINE OF SAID LOT 14 TO SAID EAST RIGHT OF WAY LINE AND NORTH 0°01'55" WEST 141.00 FEET (NORTH BY DEED) ALONG SAID RIGHT OF WAY LINE FROM THE SOUTHWEST CORNER OF LOT 14, BLOCK 33, 10 ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT ALSO BEING SOUTH 0°01'55" EAST 2765.96 FEET ALONG THE MONUMENT LINE OF SAID MAIN STREET AND NORTH 89°50'48" EAST 40.00 FEET FROM A BRASS CAP MONUMENT LOCATED AT THE INTERSECTION WITH 2700 SOUTH STREET, AND RUNNING THENCE NORTH 0°01'55" WEST 75.00 FEET (NORTH BY DEED) ALONG SAID RIGHT OF WAY LINE, THENCE NORTH 89°50'48" EAST 191.00 FEET (EAST BY DEED), MORE OR LESS, TO THE WEST LINE OF PROPERTY DEEDED FROM THE COLORADO MILLING & ELEVATOR CO. TO ANDREW W. COOLEY BY DEED IN BOOK 292, AT PAGE 468 OF OFFICIAL RECORDS, THENCE SOUTH 0°01'55" EAST 75.00 FEET (SOUTH BY DEED) ALONG SAID WEST LINE, THENCE SOUTH 89°50'48" WEST 191.00 FEET (WEST BY DEED) TO THE POINT OF BEGINNING.

CONTAINS 14,325 SQ. FT. OR 0.329 ACRES (1 LOT)



DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED, OWNER(S) REI ELECTRIC, LLC, A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND, TO BE HEREIN AFTER KNOWN AS:

REI ELECTRIC SUBDIVISION

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

IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS _____ DAY OF _____, A.D., 20____

REI ELECTRIC, LLC, A UTAH LIMITED LIABILITY COMPANY

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/SHE IS THE MANAGER OF REI ELECTRIC, 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

REI ELECTRIC SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND
LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY

SALT LAKE COUNTY RECORDER

RECORD # _____

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

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

FEE: _____ DEPUTY SALT LAKE COUNTY RECORDER

A1 **SITE PLAN**
1/8" = 1'-0"

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 22466897 PREPARED BY SECURED LAND TITLE COMPANY. EFFECTIVE DATE: JANUARY 4, 2023, AT 1:45 PM.

RECORD DESCRIPTION PER TITLE REPORT

BEGINNING ON THE EAST LINE OF MAIN STREET 40 FEET EAST AND 141 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 14, BLOCK 33, 10 ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 75 FEET; THENCE EAST 191 FEET, MORE OR LESS, TO THE WEST LINE OF PROPERTY DEEDED FROM THE COLORADO MILLING & ELEVATOR CO. TO ANDREW W. COOLEY BY DEED IN BOOK 292, AT PAGE 468 OF OFFICIAL RECORDS, THENCE SOUTH 75 FEET; THENCE WEST 191 FEET TO THE POINT OF BEGINNING.

SCHEDULE B, PART II EXCEPTIONS

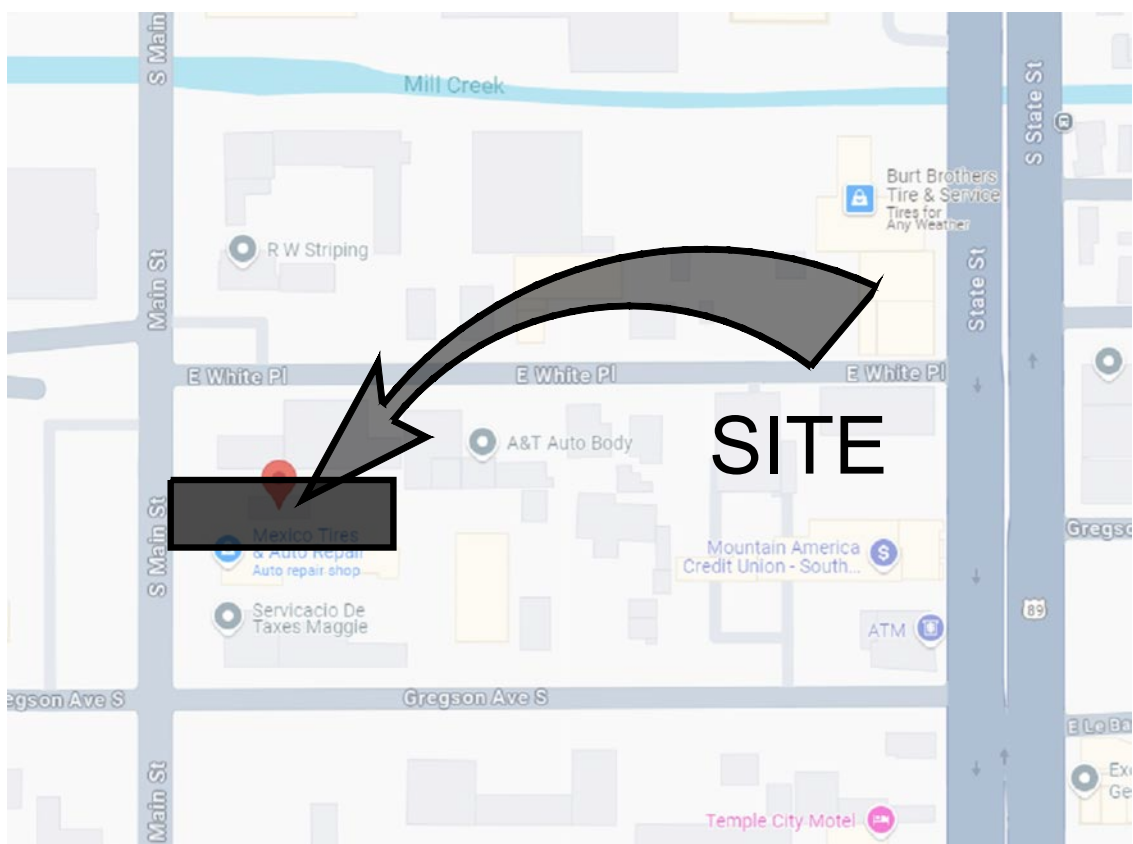
NO SURVEY RELATED EXCEPTIONS TO PLOT.

SURVEY NARRATIVE

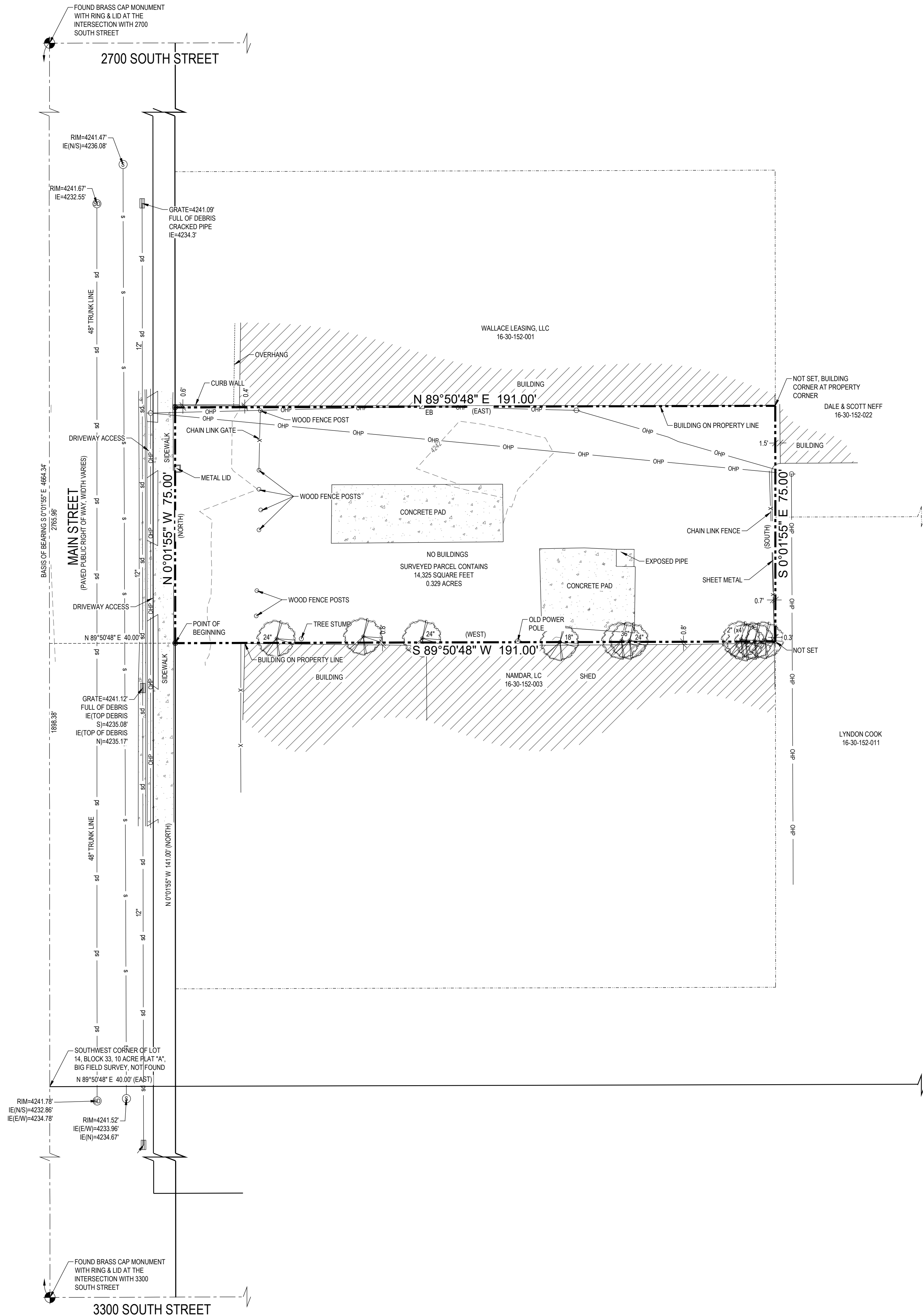
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTAINSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 0°01'55" EAST ALONG THE MONUMENT LINE OF MAIN STREET, BETWEEN THE BETWEEN TWO BRASS CAP MONUMENTS, LOCATED AT THE INTERSECTIONS OF MAIN STREET, 2700 SOUTH AND 3300 SOUTH STREETS AS SHOWN ON THIS SURVEY. THE PROPERTY LINES WERE DETERMINED PER THE BLOCK 33 10 ACRE PLAT "A", BIG FIELD SURVEY AND THE RECORD DEED, BOTH ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED.



VICINITY MAP
SCALE: N.T.S.



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

LEGEND

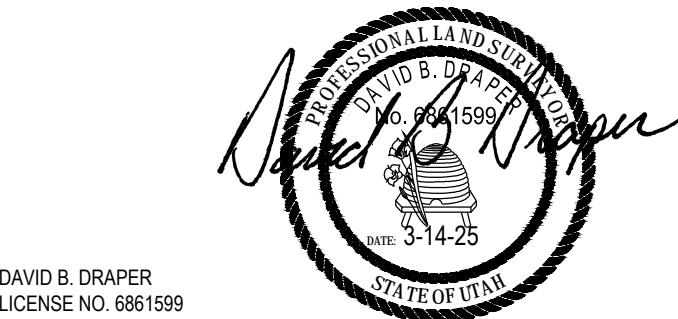
- | | | | |
|---------------|---------------------|--------------------------------------|--------------------------------------|
| — | RIGHT OF WAY LINE | EB | ELECTRICAL BOX |
| — | ADJOINING LOT LINE | + | UTILITY POLE |
| - - - | PROPERTY LINE | S | SANITARY SEWER MANHOLE |
| - - - | MONUMENT LINE | ≡ | STORM DRAIN CATCH BASIN |
| - - - | FENCE | SD | STORM DRAIN MANHOLE |
| P | POWER LINE | CONCRETE | CONCRETE |
| FO | FIBER OPTIC LINE | BUILDING | BUILDING |
| T | TELEPHONE LINE | DECIDUOUS TREE | DECIDUOUS TREE |
| W | WATER LINE | PROPERTY CORNER (SEE GENERAL NOTE 2) | PROPERTY CORNER (SEE GENERAL NOTE 2) |
| S | SANITARY SEWER LINE | | |
| SD | STORM DRAIN LINE | | |
| G | NATURAL GAS LINE | | |
| MAJOR CONTOUR | MAJOR CONTOUR | | |
| MINOR CONTOUR | MINOR CONTOUR | | |

SURVEYOR'S CERTIFICATE

TO REI ELECTRIC, LLC, SECURED LAND TITLE, FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON OCTOBER 31, 2024.

DATE OF PLAT OR MAP: MARCH 14, 2025.



DAVID B. DRAPER
LICENSE NO. 6861599

GENERAL NOTES

- MONEIL ENGINEERING OR MONEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND WERE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MONEIL ENG." UNLESS NOTED OTHERWISE HEREON.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- SURVEYED PARCEL HAS DRIVEWAY ACCESS TO MAIN STREET, A PAVED PUBLIC RIGHT OF WAY.
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES. OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

REVISIONS

REV	DATE	DESCRIPTION
1	3-14-25	ISSUED FOR PERMIT
2	3-14-25	ISSUED FOR PERMIT
3	3-14-25	ISSUED FOR PERMIT
4	3-14-25	ISSUED FOR PERMIT
5	3-14-25	ISSUED FOR PERMIT

PROJECT NO: 24672

CAD FILE: 24672.ALT

DRAWN BY: HBD, EAM

CALC BY: DBD

FIELD CREW: IQ

CHECKED BY: EAM

DATE: 3-14-25

ALTA/NSPS
LAND TITLE
SURVEY

REI ELECTRIC OFFICE AND WAREHOUSE
LANDSCAPE PROJECT



GENERAL NOTES

- LANDSCAPE CONTRACTOR TO EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. IF CONDITIONS ARE UNSATISFACTORY CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE IN WRITING. DO NOT PROCEED UNTIL CONDITIONS ARE SATISFACTORY. **ALL MEASUREMENTS AND DIMENSIONS TO BE CONFIRMED BY CONTRACTOR ON SITE.**
- BEFORE EXCAVATING, DIGGING, OR DISTURBING SITE FOR ANY REASON, LANDSCAPE CONTRACTOR TO HAVE AREA "BLUE STAKED" IN ORDER TO LOCATE UNDERGROUND UTILITIES. LANDSCAPE CONTRACTOR TO ALSO NOTE LOCATION OF NEW AND PROPOSED UTILITIES AND WORK IN SUCH A MANNER TO PROTECT EXISTING AND PROPOSED UTILITIES FROM DAMAGE.
- THE LANDSCAPE CONTRACTOR TO COORDINATE THE WORK WITH OTHER CONTRACTORS. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL ASPECTS OF THE SITE AND WORK IN SUCH A MANNER AS TO AVOID DAMAGING ANY PORTION OF THE SITE OR STRUCTURE. LANDSCAPE CONTRACTOR TO REPAIR ANY DAMAGE, AT NO EXPENSE TO THE OWNER, THAT IS INCURRED BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN ALL LANDSCAPED AREAS. ALLOW FOR 3" OF ROCK MULCH IN ALL PLANTING BEDS.
- LANDSCAPE CONTRACTOR TO LAYOUT PLANTS PRIOR TO PLANTING. ADJUSTMENT MAY BE REQUIRED. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE TO RECEIVE APPROVAL OF PLANT LAYOUT BEFORE PROCEEDING WITH PLANTING.
- ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES, SHALL MEET ANSI STANDARDS, AND SHALL MEET MINIMUM REQUIREMENTS OF LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET SPECIFICATIONS OR DO NOT MEET THE QUALITY STANDARDS OF THE OWNER. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED FIBROUS ROOT SYSTEM THAT ARE FREE OF PHYSICAL DAMAGE, DISEASE, AND INSECT INFESTATION.
- CONTRACTOR TO PROVIDE 3" OF WASATCH GREY CHAT MIX ROCK MULCH IN ALL PLANTER AREAS.
- ANY PLANT DAMAGED DURING ANY STAGE OF THE INSTALLATION PROCESS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.
- ANY PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL QUANTITIES REQUIRED AND PROVIDE THE PLANTS NECESSARY TO COMPLETE THE PLANTINGS. PLANT MATERIAL QUANTITIES INDICATED FOR BEDS/PLANTERS ARE ESTIMATES. VERIFY QUANTITY TO MATCH DETAILED DESIGN INTENT. PLANT QUANTITIES ARE FOR INDIVIDUAL PLANTS ONLY.
- LANDSCAPE CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY (MINIMUM) ON ALL PLANTING INSTALLATION. CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO OWNER, ANY PLANT MATERIAL THAT DOES NOT SURVIVE.
- SEE SPECIFICATIONS FOR PLANTING PROCEDURES, SOIL COMPOSITION, AND INFORMATION PERTINENT TO LANDSCAPE INSTALLATION.

DRAWING LIST

- L0.0 COVER PAGE
- L1.0 SITE PLAN
- L3.0 PLANTING DETAILS
- L4.0 IRRIGATION PLAN
- L4.1 IRRIGATION DETAIL 1
- L4.2 IRRIGATION DETAIL 2
- L4.3 IRRIGATION DETAIL 3

REI Electric Office and Warehouse
3031 SOUTH MAIN STREET
South Salt Lake City, UT

1	City Review	2024/12/04
No.	Revision/Issue	Date



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Sheet Title

Cover

Sheet

0.0

Project

P24-45

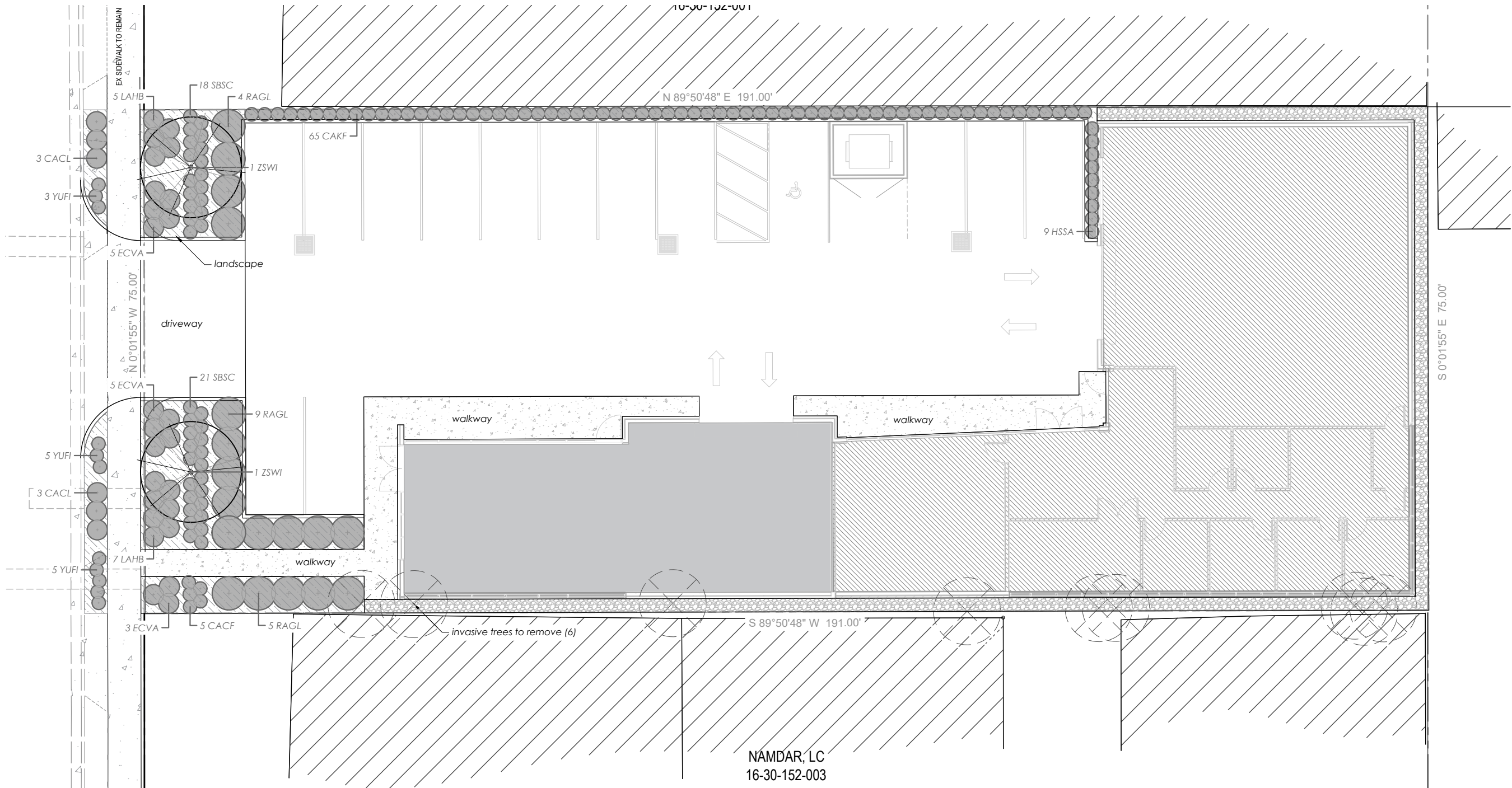
Date

2024-11-12

Scale

North

↑



PROJECT LANDSCAPE SUMMARY DATA:

1.

Total area and percentage of the site in Landscaped Area
- 1.1.

Total site area:

14,325 s.f.
- 1.2.

Landscape area (planting, gravel and sidewalk:

2444 s.f
- 1.3.

Percent landscape:

17.0%
2.

Turf grass
- 2.1.

Total area:

0 s.f.
- 2.2.

Percentage of the site in Turf Grasses:

0.0%
3.

Water-efficient plant species at mature growth
- 3.1.

Total area:

843 s.f.
- 3.2.

Percentage of the site:

5.9%
4.

Total area and percentage of the site in planting area
- 4.1.

Total area:

1105 s.f.
- 4.2.

Percentage of the site:

7.7%

PLANT SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE
CACL	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Blue Mist Spirea	5#
CAKF	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feathergrass	1#
ECVA	Epilobium canum v. arizonica	Zauschneria, Orange Carpet	1#
HSSA	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	2#
LAHB	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue English Lavender	1#
RAGL	Rhus aromatica 'Gro-low'	Grow Low Sumac	5#
SBSC	Stachys byzantina 'Silver Carpet'	Silver Carpet Lambs Ear	1#
YUFI	Yucca filamentosa	Adam's Needle Yucca	2#
ZSWI	Zelkova serrata 'Wireless'	Wireless Zelkova	2" cal.

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Sheet Title

Site Plan

Sheet

1.0

Project

P24-45

Date

2024-11-12

Scale

1" = 16'

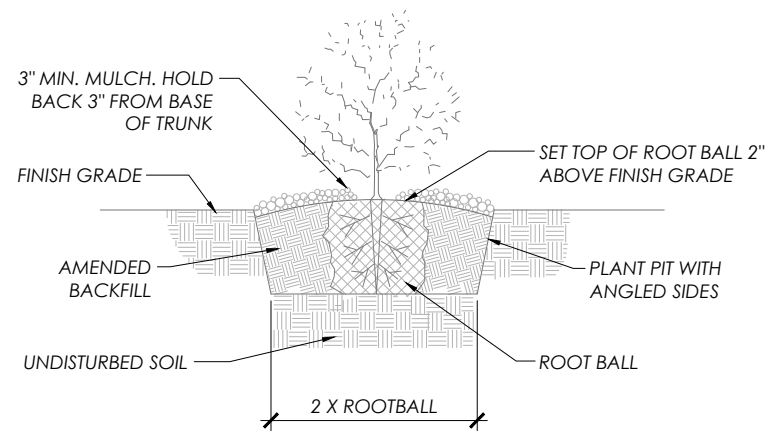
North

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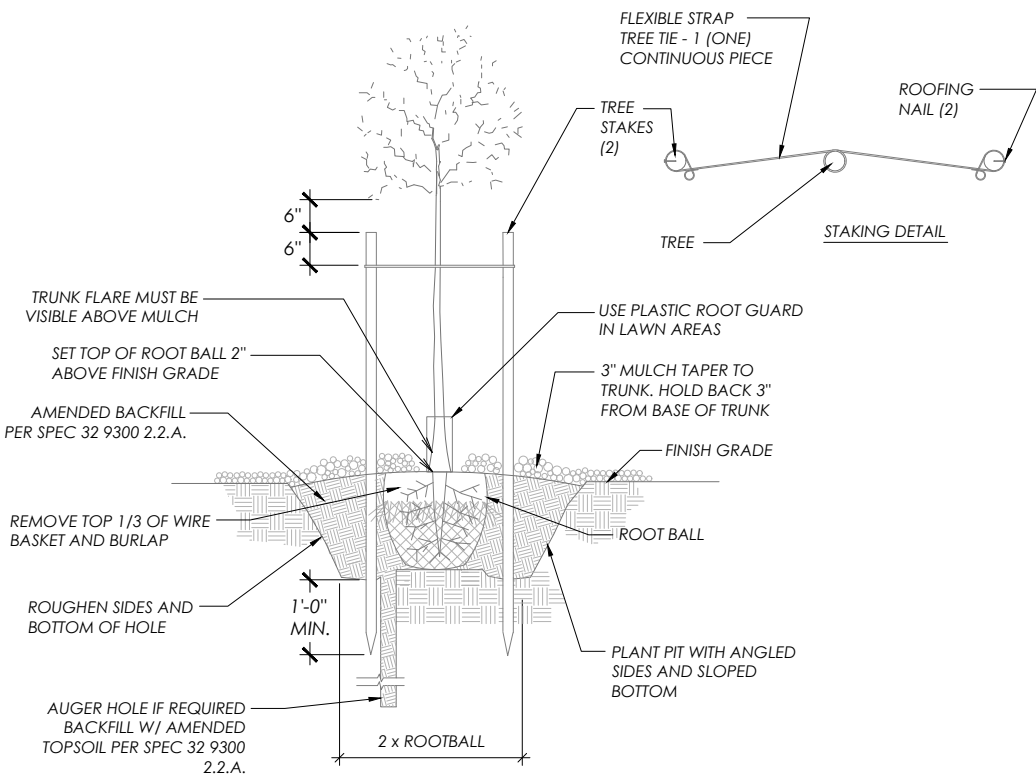
PLANTING NOTES

1. THE INTENTION OF THE OWNER AND DESIGNER IS TO HAVE CONSTRUCTED UNDER THE CONSTRUCTION CONTRACT, A COMPLETE PROJECT READY FOR USE. THE GENERAL LANDSCAPE CONTRACTOR AND HIS SUB-CONTRACTORS SHOULD VIEW THESE DOCUMENTS ACCORDINGLY. ANY APPARENT QUESTION, INCOMPLETE AREA, AREAS OF DISCREPANCY OR CONTRADICTION IN THESE DOCUMENT IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BIDDING. BY SUBMITTING A BID ON THIS PROJECT THE BIDDER CERTIFIES THAT HE HAS FULLY INFORMED HIMSELF OF THE REQUIREMENTS OF THE CONSTRUCTION DRAWINGS AS THEY RELATE TO HIS WORK AND HAS READ AND UNDERSTANDS THE NOTES AND SPECIFICATIONS. ALSO, THAT ANY QUESTIONS, INCOMPLETE AREAS, DISCREPANCIES OR CONTRADICTIONS HAVE BEEN BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER AND THE OWNER AND THAT THEY ARE ALL RESOLVED.
2. WILLFUL INSTALLATION OF THIS WORK WHEN IT IS OBVIOUS THERE EXISTS JOB/SITE CONDITIONS OR DISCREPANCIES ON PLANS THAT ARE DETRIMENTAL TO THE PROJECT AND THAT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER OR THE LANDSCAPE DESIGNER WILL BE BACK CHARGED TO THE INSTALLER. THE INSTALLER ASSUMES FULL RESPONSIBILITY TO CORRECT THE WORK AT HIS OWN EXPENSE IF HE FAILS TO GIVE THE REQUIRED NOTIFICATION FOR RESOLUTION.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO COMPLETE ROUGH GRADING, FINE GRADING AND PLACING AND GRADING OF TOPSOIL.
4. SEE PLANS, DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. EXISTING LANDSCAPE TO REMAIN SHALL BE PROTECTED AND MAINTAINED BY CONTRACTOR.
6. COMPACTED LANDSCAPE AREAS SHALL BE REPAIRED BEFORE PLANTING OCCURS.
7. PRE-EMERGENT HERBICIDE APPLICATIONS ARE REQUIRED DURING LANDSCAPE INSTALLATION. THE APPLICATION IS TO OCCUR AFTER THE LANDSCAPE AREA IS WEED FREE AND BEFORE THE WEED BARRIER OR WOOD MULCH IS INSTALLED.
8. QUANTITIES ARE TO BE VERIFIED BY THE CONTRACTOR. IF DISCREPANCIES EXIST THE PLAN QUANTITIES SHALL DICTATE.
9. DECORATIVE ROCK PLACED AROUND PAVERS AND IN GRAVEL AREAS IS TO BE PLACED AT 3" DEPTH OVER DEWITT PRO 5 WEED BARRIER OR APPROVED EQUAL. SPRAY PRE-EMERGENT HERBICIDE PRIOR TO PLACEMENT OF WEED BARRIER AND AFTER PLACEMENT OF ROCK.
10. BETWEEN ALL PLANTING, LAWN, AND GRAVEL AREAS, INSTALL METAL EDGING. USE COL-MET 1/8" X 5" BLACK EDGING OR APPROVED EQUAL.
11. WASATCH GREY CHAT MULCH SHALL BE PLACED AT 3" DEPTH ON SOIL IN MULCHED AREAS. SPRAY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER PLACEMENT.
12. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY OWNER.

PLANTING DETAILS



A SHRUB PLANTING DETAIL
NOT TO SCALE



B TREE PLANTING AND STAKING
NOT TO SCALE

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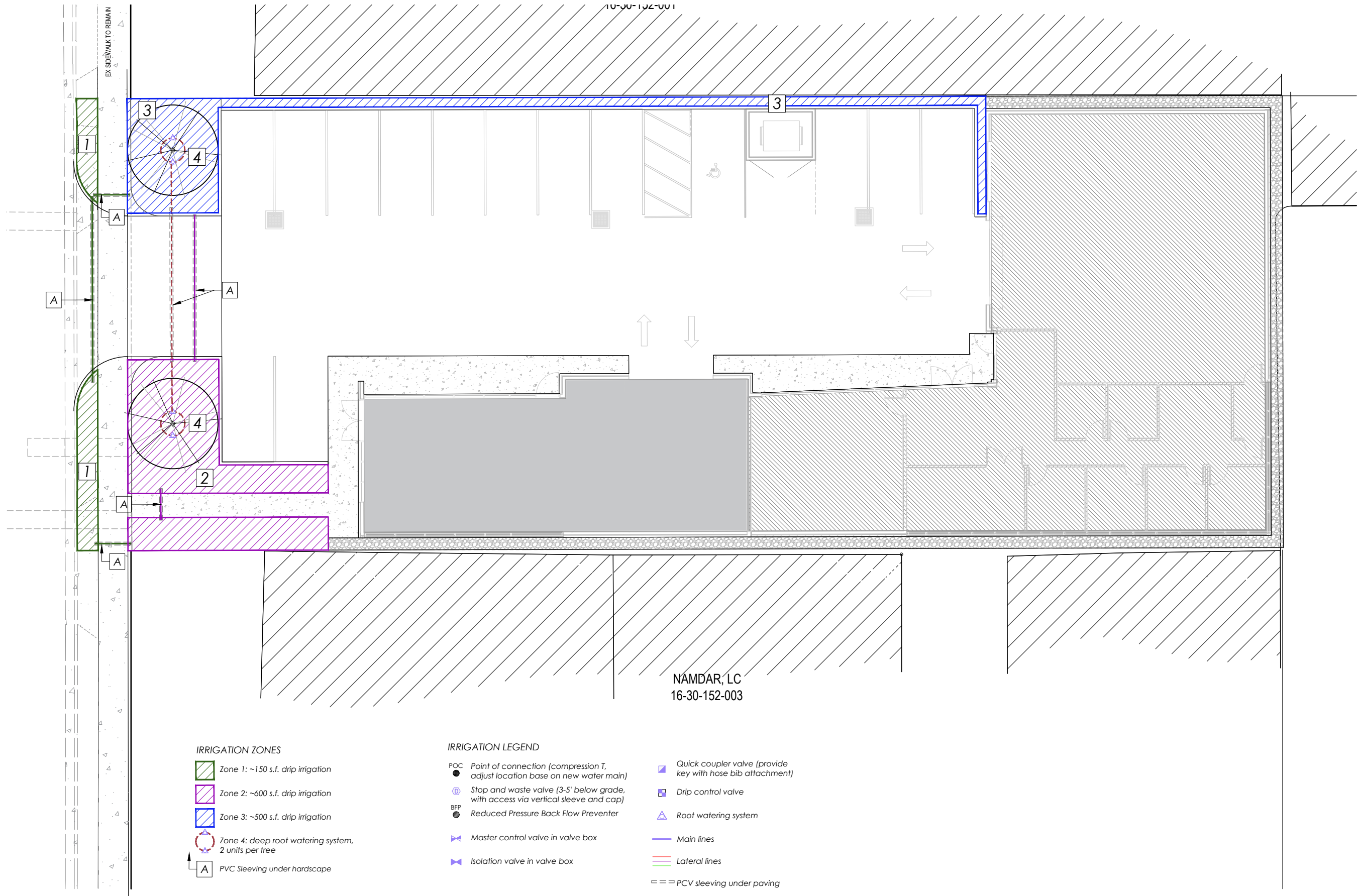
1	City Review	2024/12/04
No.	Revision/Issue	Date



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Sheet Title	Planting Details
Sheet	3.0

Project	P24-45	North ↑
Date	2024-11-12	
Scale	not to scale	



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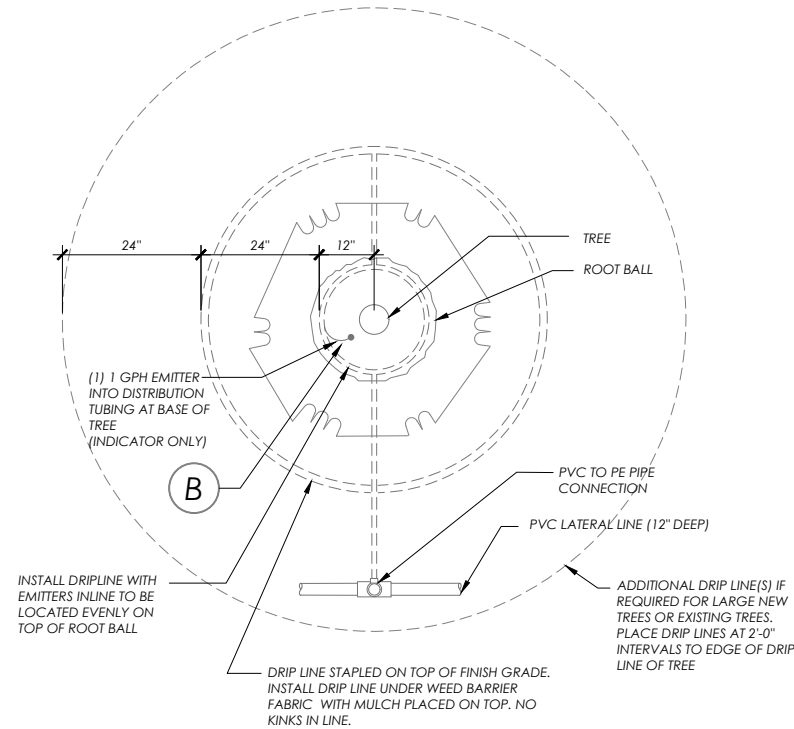
1	City Review	2024/12/04
No.	Revision/Issue	Date



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Sheet Title
Irrigation Plan
Sheet
4.0

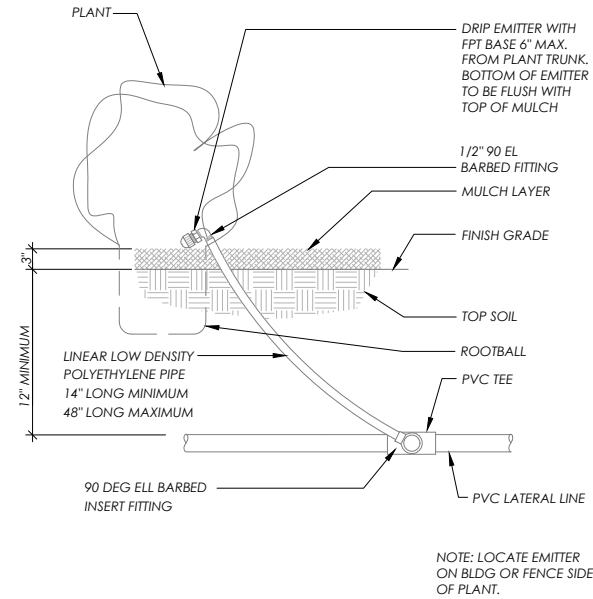
Project	P24-45	North
Date	2024-11-12	↑
Scale	1" = 16'	



NOTE: FOR EVERGREEN TREES, LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING.)

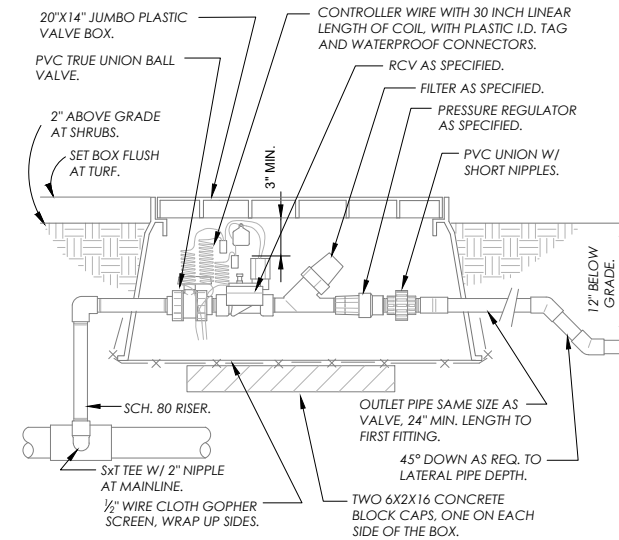
NOTE: ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.

A TREE DRIP-PLAN VIEW (planted areas)
not to scale



NOTE: LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.

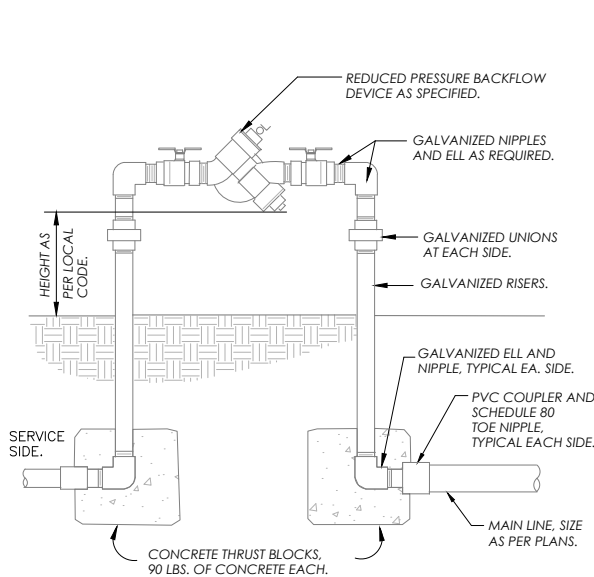
B DRIP EMITTER
not to scale



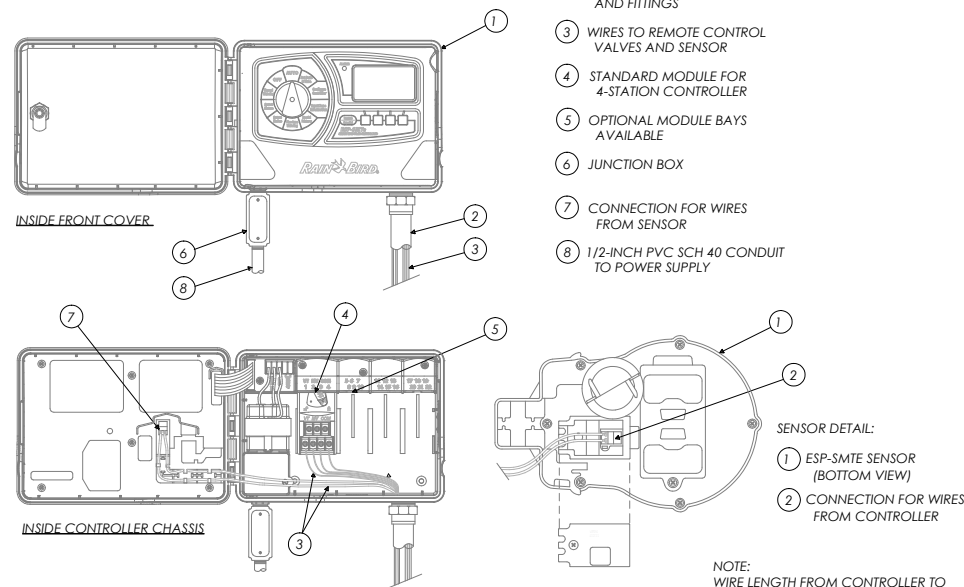
C 3/4" DRIP VALVE/FILTER/REGULATOR
not to scale

GENERAL NOTES:

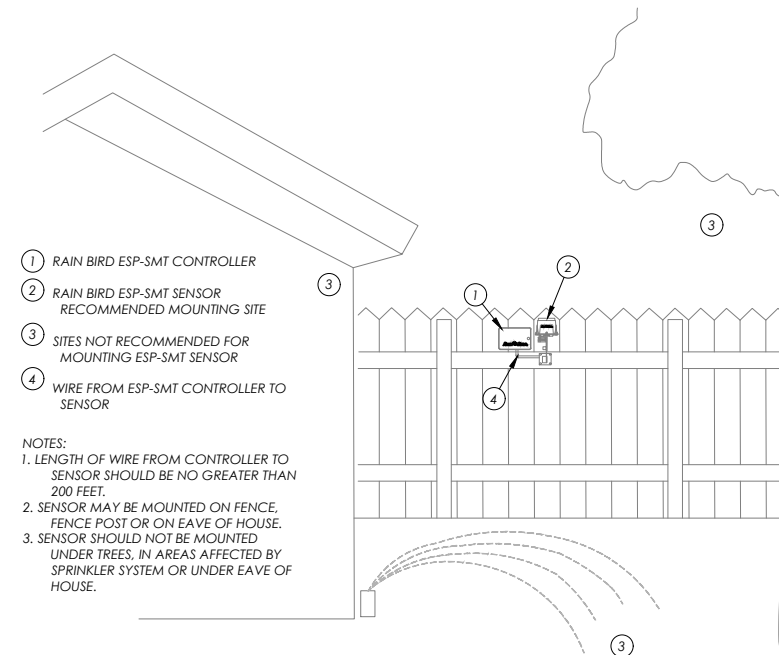
- 1 RAIN BIRD ESP4SMT OUTSIDE WALL MOUNT
- 2 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
- 3 WIRES TO REMOTE CONTROL VALVES AND SENSOR
- 4 STANDARD MODULE FOR 4-STATION CONTROLLER
- 5 OPTIONAL MODULE BAYS AVAILABLE
- 6 JUNCTION BOX
- 7 CONNECTION FOR WIRES FROM SENSOR
- 8 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY



D REDUCED PRESSURE BACKFLOW DEVICE
not to scale



E ESP-SMT SMART CONTROL SYSTEM
outdoor model



F ESP-SMT SENSOR LOCATION
not to scale

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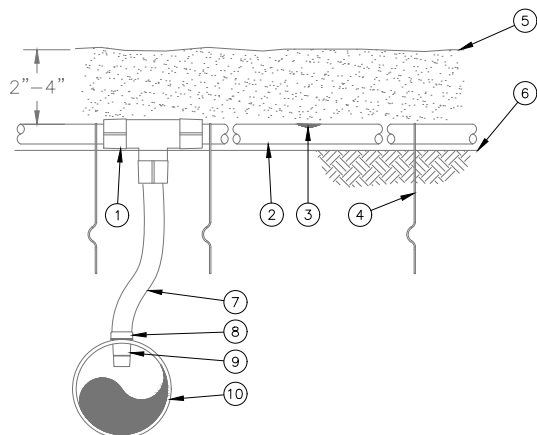
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Sheet Title
Irrigation Details
Sheet
4.1

Project	P24-45	North
Date	2024-11-12	↑
Scale	not to scale	

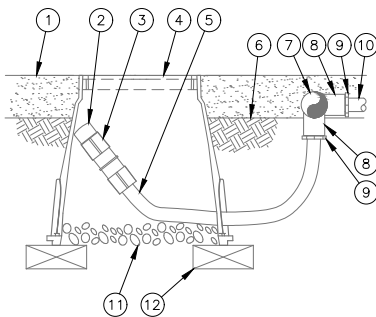


- 1 EASY FIT COMPRESSION TEE:
RAIN BIRD MDCFTTEE
- 2 ON-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE
POTABLE: XFD DRIPLINE
NON-POTABLE: XFDP DRIPLINE
- 3 INLINE DRIP EMITTER OUTLET
- 4 TIE DOWN STAKE: RAIN BIRD
TDS-050 WITH BEND (TYPICAL)
- 5 MULCH
- 6 FINISH GRADE
- 7 RAIN BIRD XF SERIES BLANK TUBING
- 8 RATCHET CLAMP (INCLUDED WITH
ADAPTER)
- 9 INSERT ADAPTER FOR PVC PIPE:
RAIN BIRD XFD-INVPC
- 10 PVC LATERAL PIPE
MINIMUM 1 1/2" IN DIAMETER

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN
LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES
OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE
OF DIRECTION.

A XFD ON-SURFACE DRIPLINE INSERT ADAPTER 12-18-2012
N.T.S. FOR 1 1/2" OR LARGER PVC

2025-01-02 REI Electric

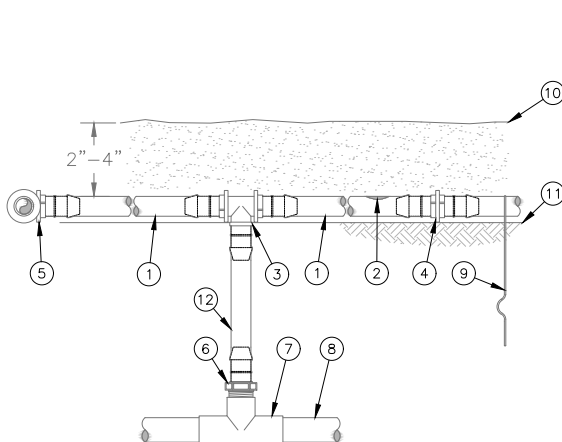


- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT
COMPRESSION FITTINGS:
POTABLE:RAIN BIRD MDCFCAP
NON-POTABLE: RAIN BIRD MDCFCPCAP
- 3 EASY FIT COUPLING:
RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX:
RAIN BIRD SEB 7XB
- 5 RAIN BIRD XF BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR EL
- 9 BARB X MALE FITTING:
RAIN BIRD XFF-MA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE
POTABLE: XFD DRIPLINE
NON-POTABLE: XFDP DRIPLINE
- 11 3-INCH MINIMUM DEPTH OF
3/4" WASHED GRAVEL
- 12 BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE
BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

B XFD ON-SURFACE DRIPLINE FLUSH POINT 12-18-2012
N.T.S. WITH EASY FIT COMPRESSION FITTINGS

2025-01-02 REI Electric

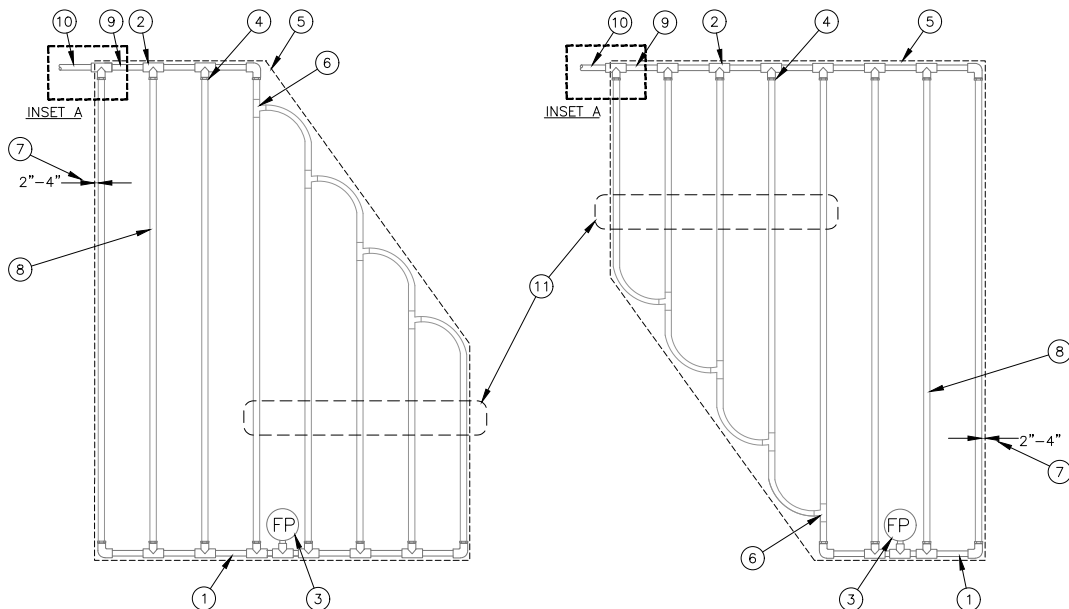


- 1 ON-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE
POTABLE: XFD DRIPLINE
NON-POTABLE: XFDP DRIPLINE
- 2 INLINE DRIP EMITTER OUTLET, SEE PLANS
FOR DRIPLINE OUTLET SPACING.
- 3 BARB TEE 17x17x17mm
RAIN BIRD XFF-TEE
- 4 BARB COUPLING 17x17mm
RAIN BIRD XFF-COUP
- 5 BARB ELBOW 17x17mm
RAIN BIRD XFF-ELBOW
- 6 BARB MALE ADAPTER
17mm X 1/2" MPT
RAIN BIRD XFF-MA-050
17mm X 3/4" MPT
RAIN BIRD XFF-MA-075
- 7 PVC TEE SxSxT
- 8 PVC LATERAL SUPPLY HEADER
- 9 TIE DOWN STAKE:
RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- 10 MULCH
- 11 FINISH GRADE
- 12 RAIN BIRD XF SERIES BLANK TUBING
LENGTH AS REQUIRED

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR
FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS
TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF
THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINGS-TOOL XF
INSERTION TOOL FOR FITTING ASSEMBLY.

C XFD ON-SURFACE DRIPLINE RISER ASSEMBLY 12-18-2012
N.T.S.

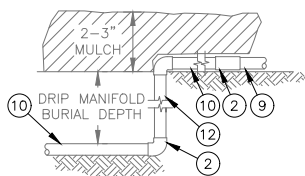
2025-01-02 REI Electric



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON
SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION
SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED
SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM
SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS
RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

D XFD ON-SURFACE DRIPLINE 12-18-2012
N.T.S. IRREGULAR SHAPED LAYOUT

2025-01-02 REI Electric



INSET A

- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 FLUSH POINT (TYPICAL)
SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
- 4 BARB X MALE FITTING:
RAIN BIRD XFF-MA FITTING (TYPICAL)
- 5 PERIMETER OF AREA
- 6 BARB X BARB INSERT TEE OR CROSS:
RAIN BIRD XFF-TEE OR
RAIN BIRD XFD-CROSS (TYPICAL)
- 7 PERIMETER DRIPLINE PIPE TO BE INSTALLED
2"-4" FROM PERIMETER OF AREA
- 8 ON-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
POTABLE: XFD DRIPLINE
NON-POTABLE: XFDP DRIPLINE
- 9 PVC SUPPLY MANIFOLD
- 10 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL
ZONE KIT (SIZED TO MEET LATERAL FLOW
DEMAND)
- 11 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD
NOT EXCEED LENGTH SHOWN IN TABLE
- 12 PVC SCH 40 RISER PIPE

XFD Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

REI Electric Office and Warehouse
3031 SOUTH MAIN STREET
South Salt Lake City, UT

1	City Review	2024/12/04
No.	Revision/Issue	Date



VODA Landscape + Planning
159 West Broadway #200
Salt Lake City, Utah 84101
(385)429-2858 www.vodaplan.com

Sheet Title
Irrigation Details

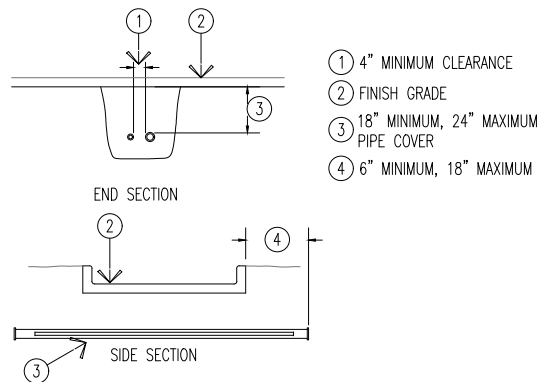
Sheet
4.2

Project
P24-45

Date
2024-11-12

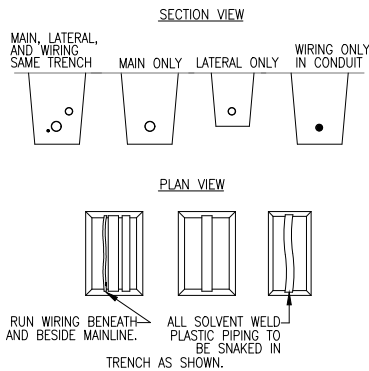
Scale
not to scale

North
↑



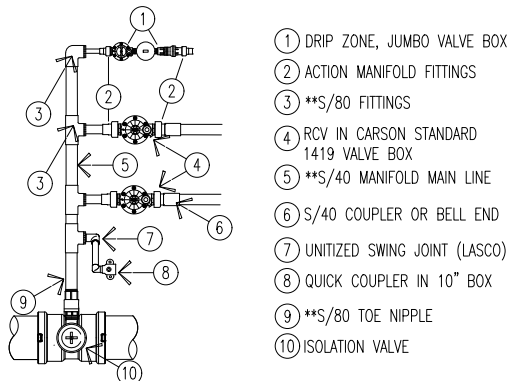
SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.
ALL WIRE SLEEVING SHALL BE GRAY S/40 ELECTRICAL CONDUIT. NO EXCEPTIONS.

A SLEEVING
SCALE: NTS LANDSCAPE & IRRIGATION DETAIL



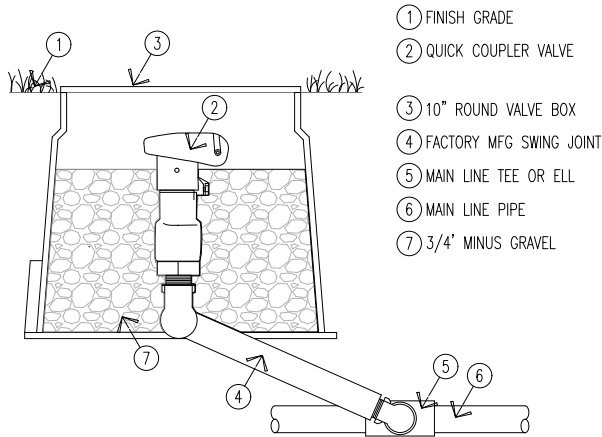
NOTES:
1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.
2. PIPE AND WIRE SHALL BE PLACED IN SEPARATE SLEEVES.
3. MAIN LINE SHALL HAVE 18" COVER, LATERAL LINE SHALL HAVE 8-12" MIN. COVER.
4. ALL WIRING SHALL BE ENCLOSED IN CONDUIT: CONTROL WIRE, 2-WIRE, POWER WIRE.

D PIPE/WIRE IN TRENCH
SCALE: NTS LANDSCAPE & IRRIGATION DETAIL

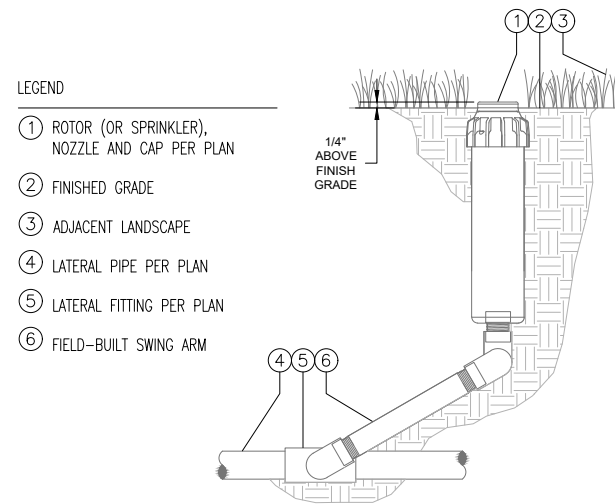


NOTES:
**INDICATES COMPONENT SHALL BE SAME SIZE AS LARGEST LATERAL ON THIS MANIFOLD. DOWNSTREAM OF BALL VALVE: MANIFOLD FITTINGS SHALL BE S/80, PVC PIPE SHALL BE S/40.
QUICK COUPLERS ARE NOT REQUIRED AT EVERY MANIFOLD. SEE PLAN FOR LOCATIONS.

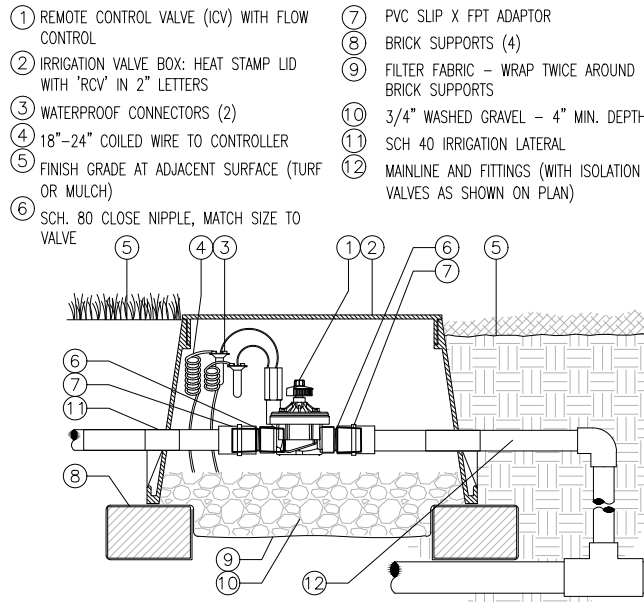
B VALVE MANIFOLD
SCALE: NTS PLAN VIEW DETAIL



E QUICK COUPLER VALVE
SCALE: NTS SECTION DETAIL



C POP-UP ROTOR (OR SPRINKLER) WITH FIELD BUILT SWING ARM
SCALE: NTS SECTION DETAIL



F IN-LINE VALVE (as specified)
SCALE: NTS SECTION DETAIL

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Sheet Title	Irrigation Details
Sheet	4.3

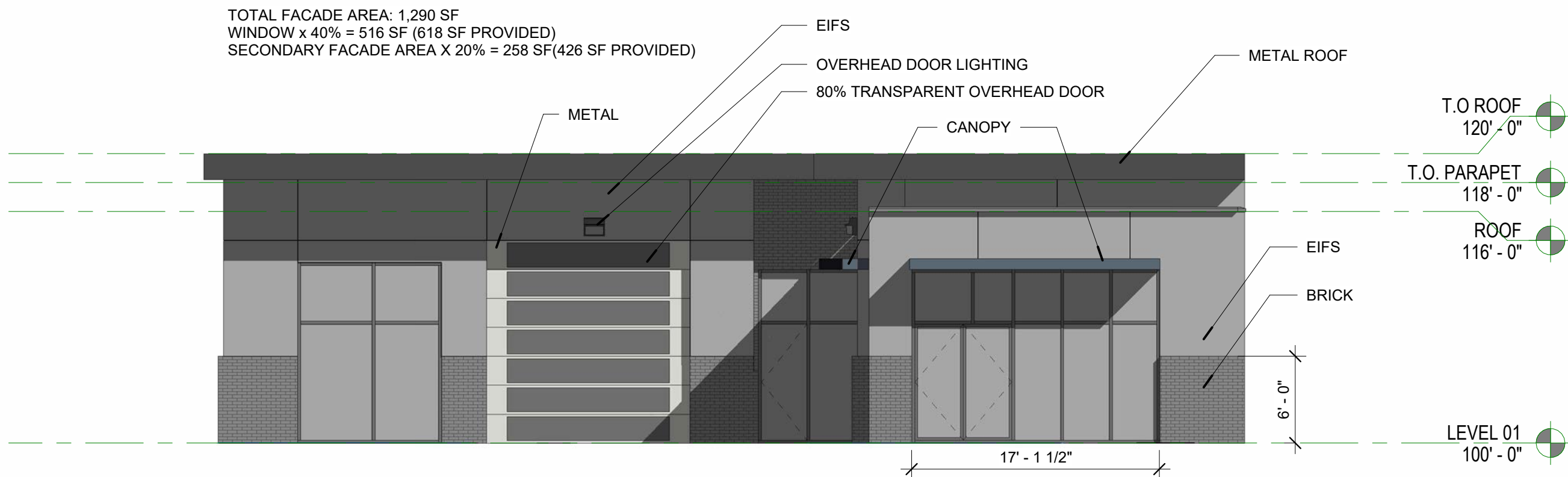
Project	P24-45	North ↑
Date	2024-11-12	
Scale	not to scale	

TOTAL FACADE AREA:7,744 SF
WINDOW AREA X 40% = 3,098 SF (3,369 SF PROVIDED)
SECONDARY FACADE(EIFS) AREA X 20% = 1,548 SF (1,551 SF PROVIDED)
PRIMARY FACADE (BRICK) AREA = 2,824 SF PROVIDED



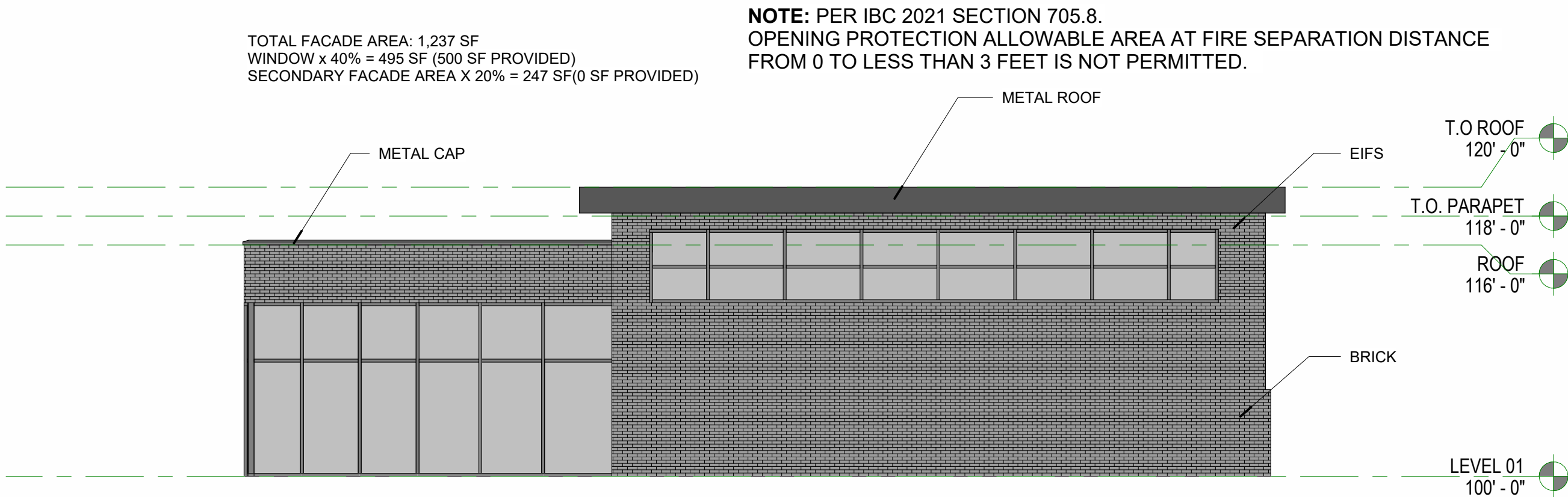
PRIMARY FACADE - BRICK

SECONDARY FACADE - EIFS



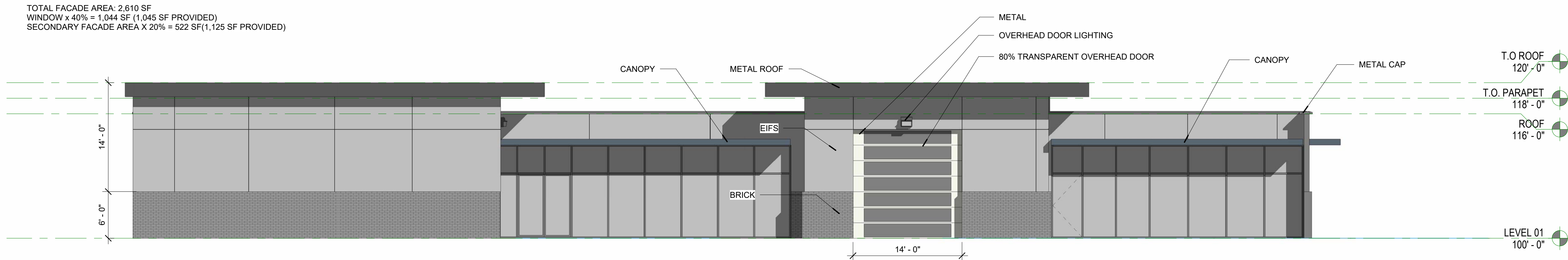
1 EAST ELEVATION

1/8" = 1'-0"



4 WEST ELEVATION

1/8" = 1'-0"

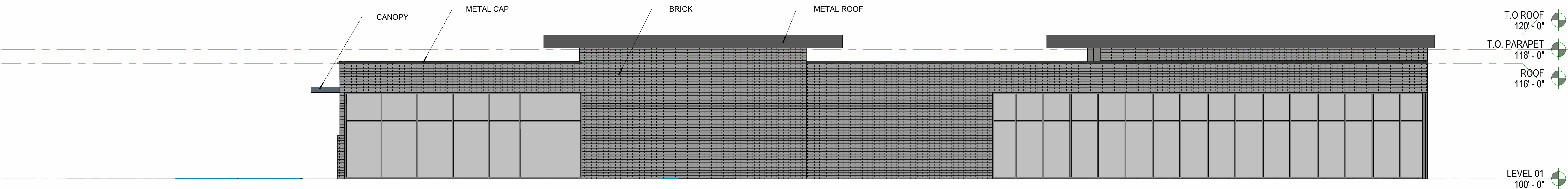


3 NORTH ELEVATION

1/8" = 1'-0"

TOTAL FACADE AREA: 2,610 SF
WINDOW x 40% = 1,044 SF (1,045 SF PROVIDED)
SECONDARY FACADE AREA X 20% = 522 SF(1,125 SF PROVIDED)

NOTE: PER IBC 2021 SECTION 705.8.
OPENING PROTECTION ALLOWABLE AREA AT FIRE SEPARATION
DISTANCE FROM 0 TO LESS THAN 3 FEET IS NOT PERMITTED.



5 SOUTH ELEVATION

1/8" = 1'-0"



684 W CENTER STREET
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REI ELECTRIC OFFICE AND
WAREHOUSE
3031 SOUTH MAIN STREET, SOUTH SALT LAKE, UTAH, 84115
PRE-DESIGN

JOB NUMBER: 20455
OWNER: NATHAN SMITH
DATE: 06/12/2024

REV DATE DESCRIPTION

EXTERIOR
ELEVATION

A202

1/6/2025 1:30:47 PM