



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<br>South – CG<br>East – CG<br>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**

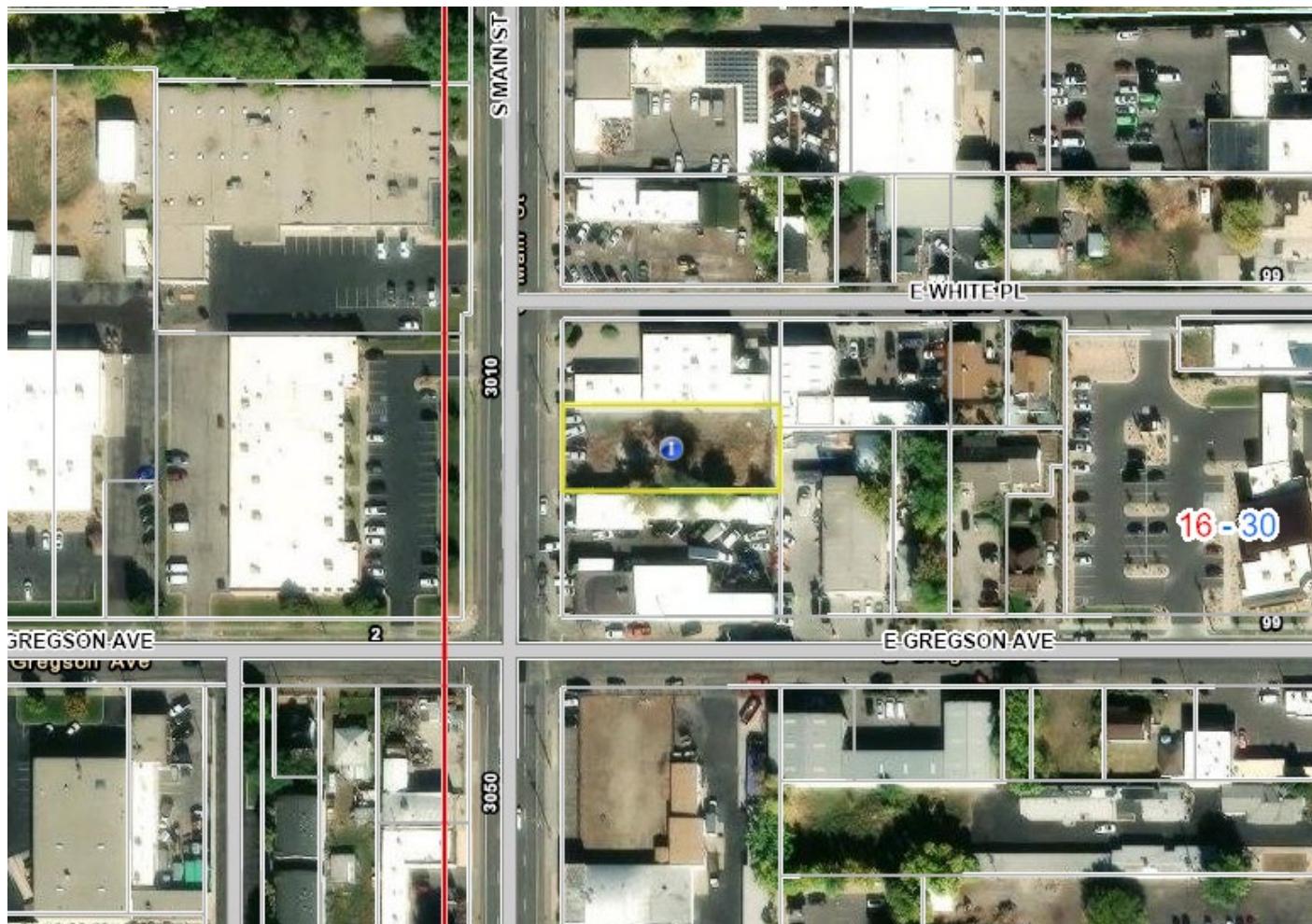


Figure 2: Existing Condition (120 E Spencer)



Figure 4: Proposed Preliminary Plat

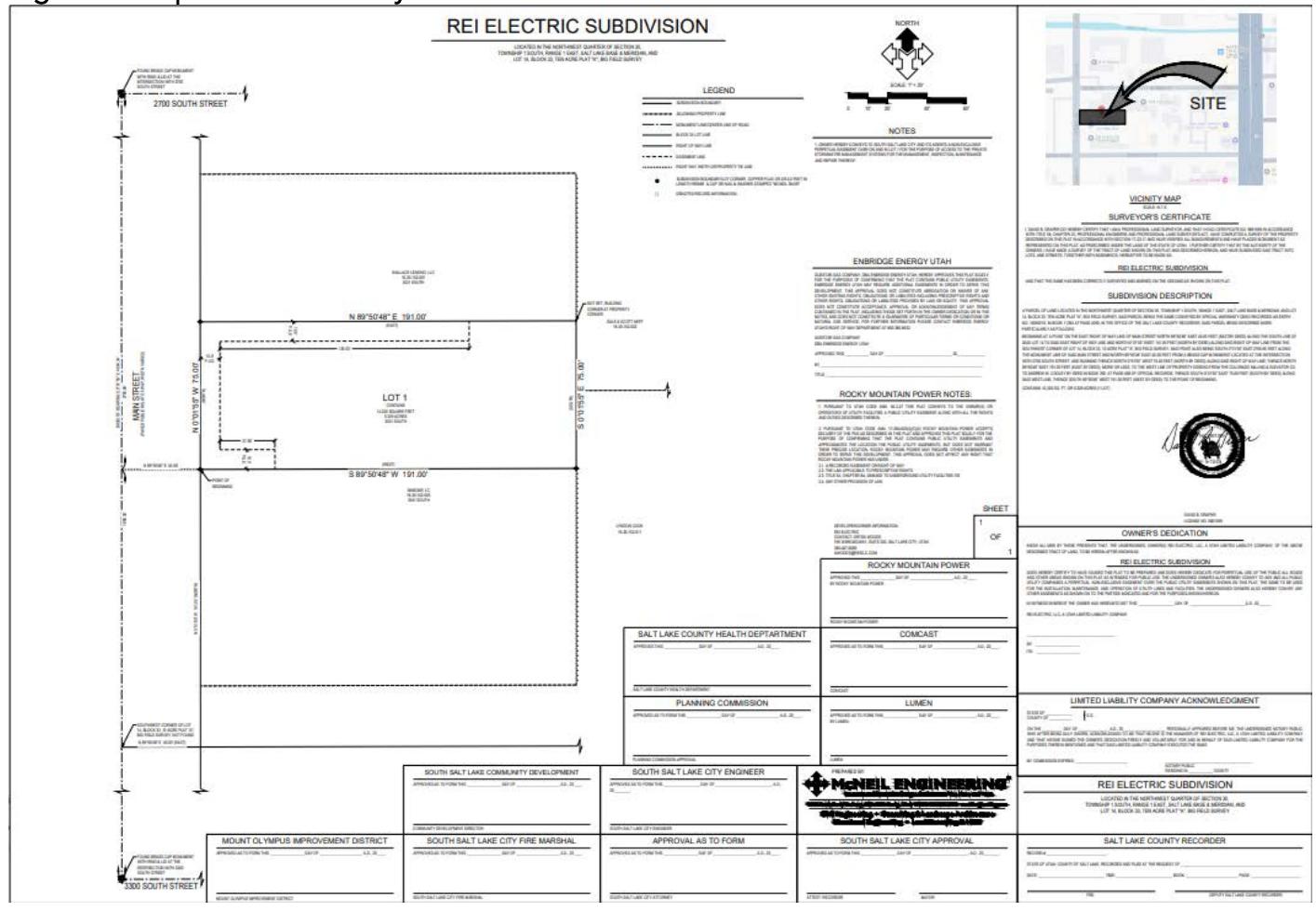


Figure 5: Site Plan

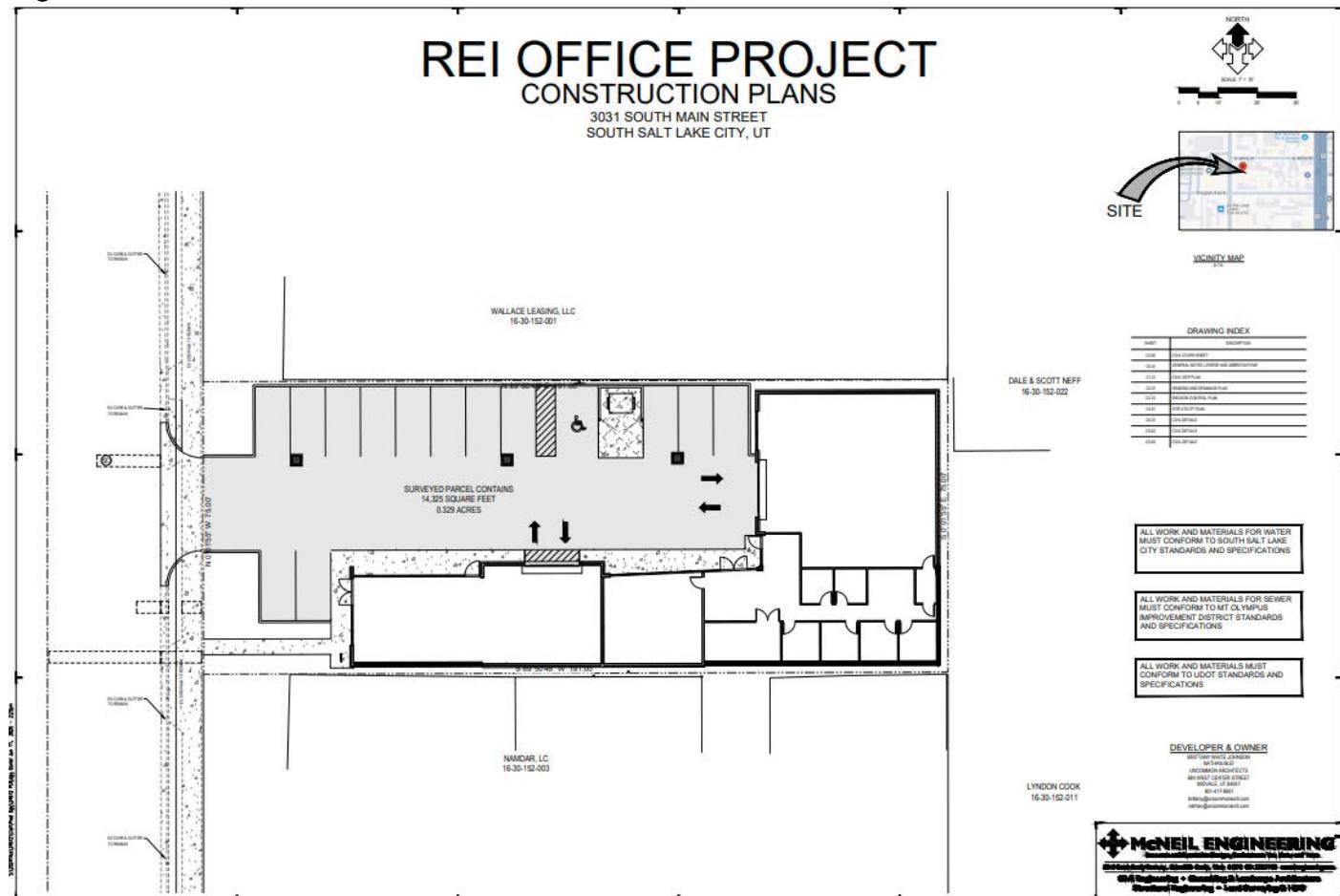


Figure 6: Alta Survey

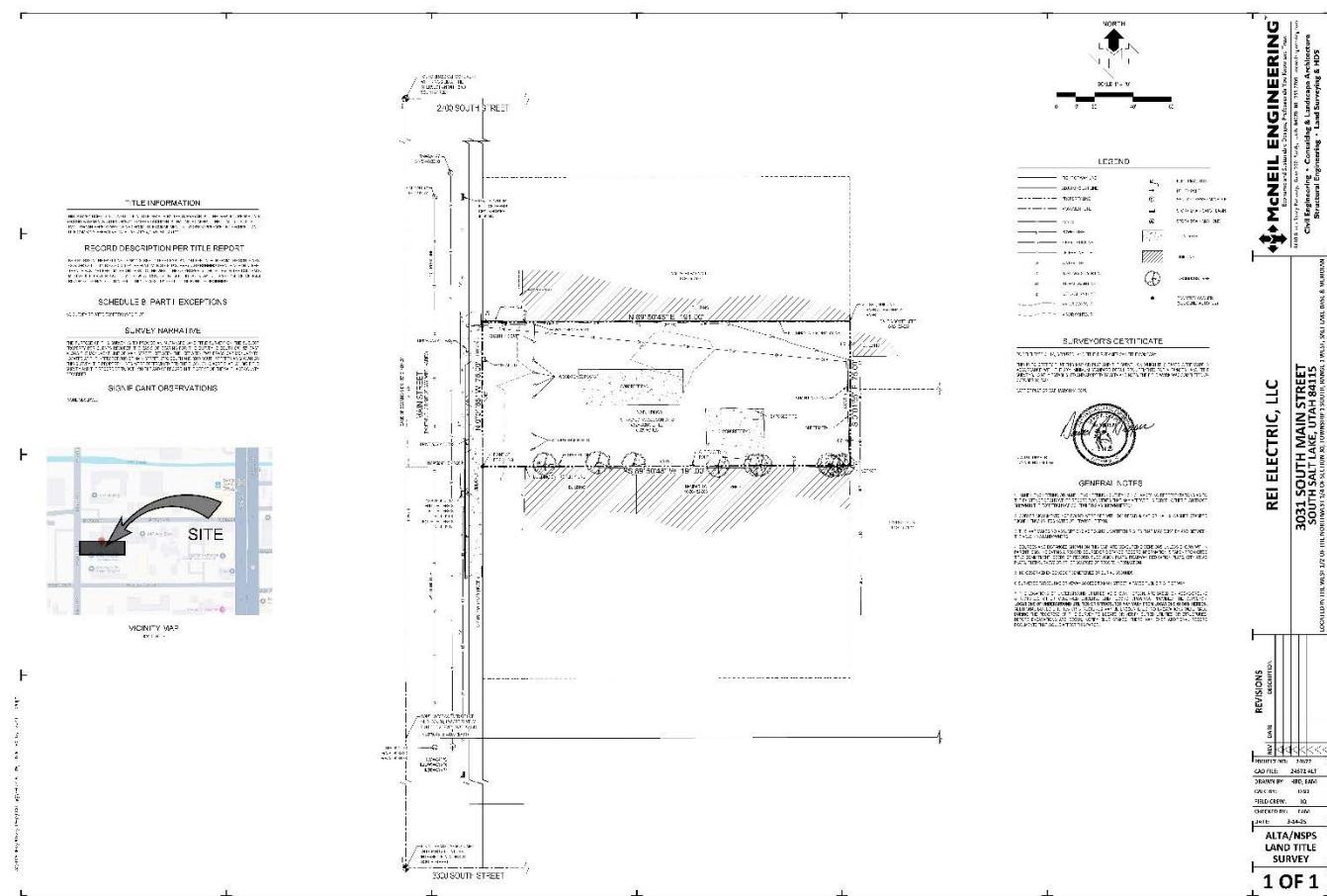


Figure 7: Elevations

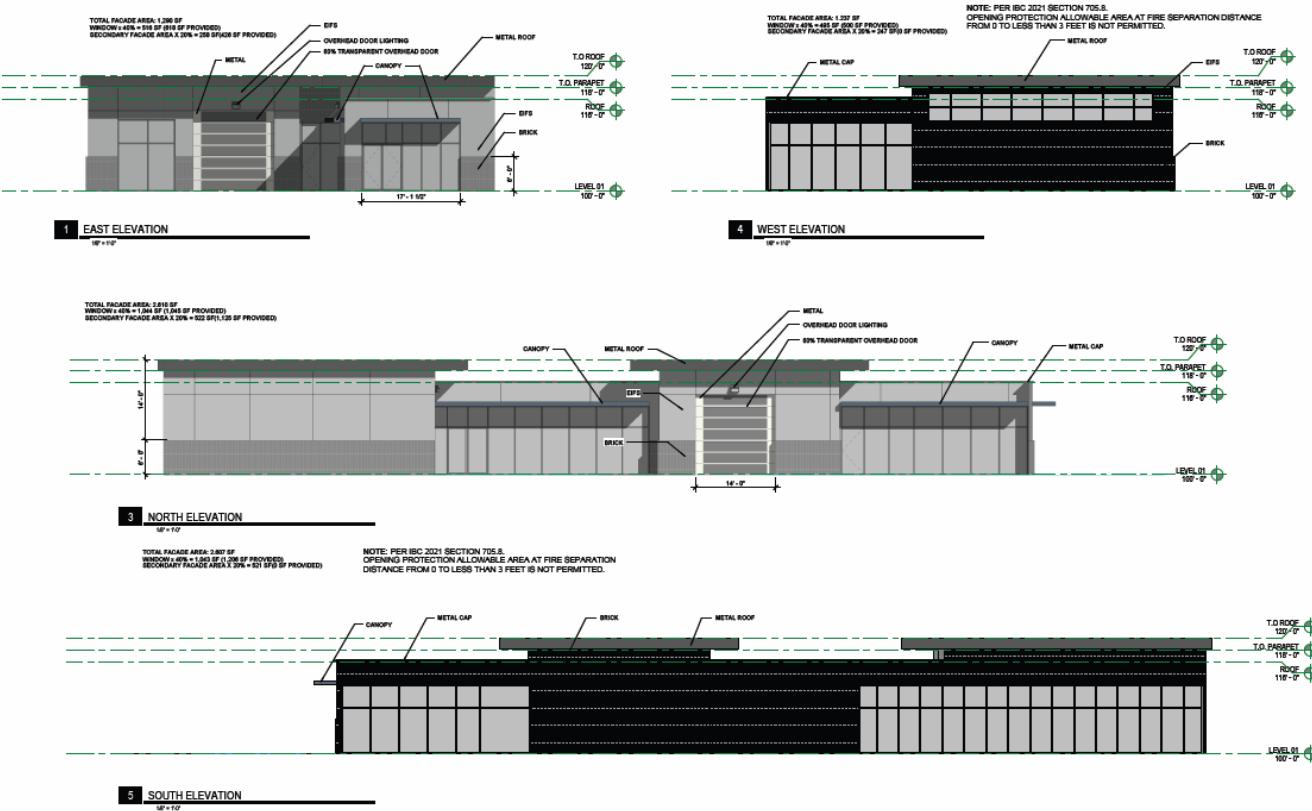
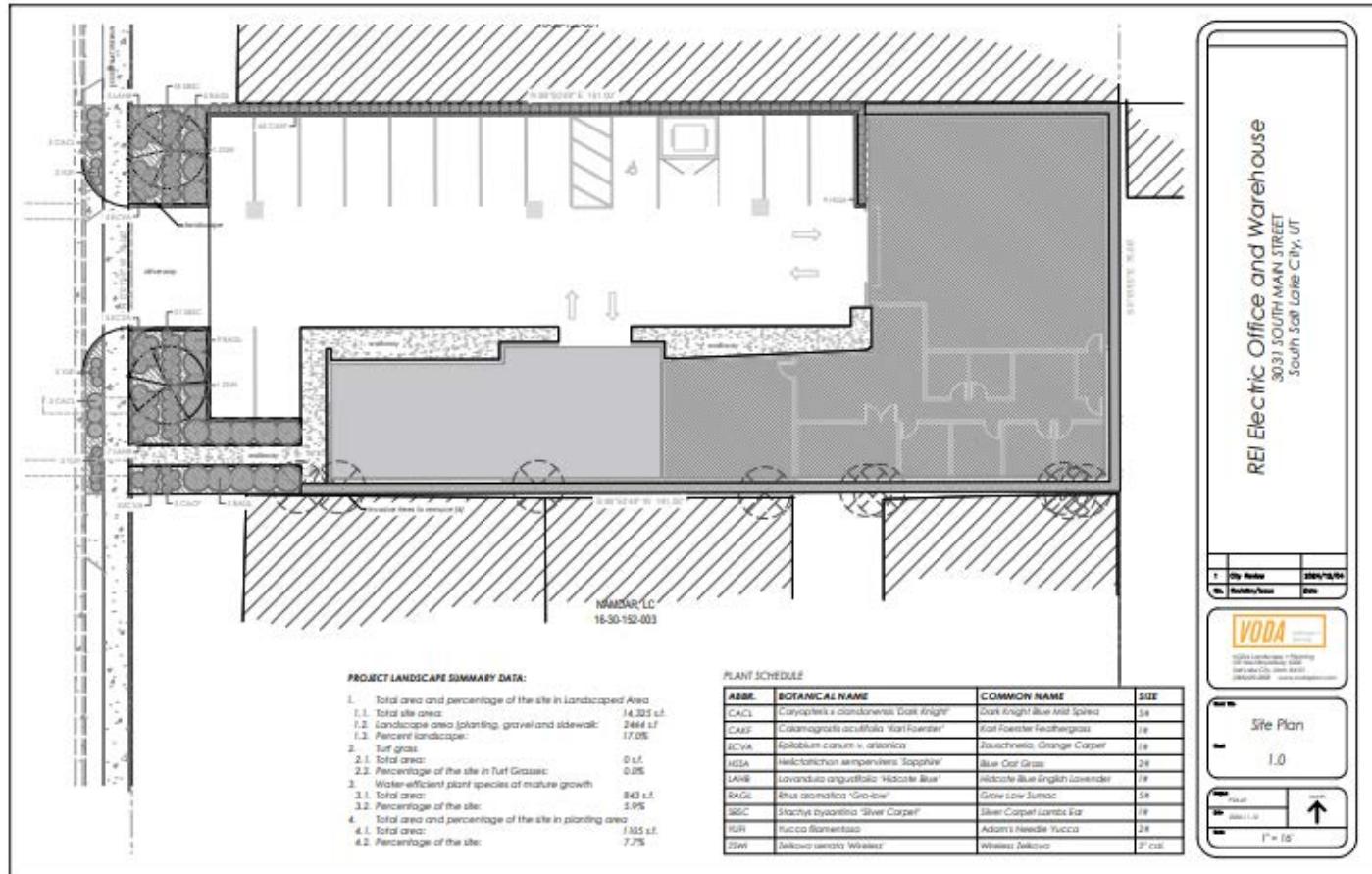


Figure 8: Landscape Plan



## 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                                                                |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Downtown District Code</b>                                                                               |                                                                                                                                                                                                                                                                                                |                                                                                      |
| <b>17.10.120 – Requirements for Improvements &amp; Design</b>                                               |                                                                                                                                                                                                                                                                                                |                                                                                      |
| 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                                                                                                                                                                                                                                                                                 |                                                                                      |
| <b>17.10.140 – Subdivision Development Lot Standards</b>                                                    |                                                                                                                                                                                                                                                                                                |                                                                                      |
| 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.                                      |  |
| <b>17.10.160(A) - Drainage and Storm Sewers General Requirements</b>                                                                                                   |                                                                                                                      |  |
| 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.                             |  |
| <b>17.10.160(B) – Nature of Stormwater Facilities</b>                                                                                                                  |                                                                                                                      |  |
| 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.                  |  |
| <b>17.10.170 - Water Facilities</b>                                                                                                                                    |                                                                                                                      |  |
| 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.                                                                                                   |  |
| <b>17.10.180 - Sewer Facilities</b>                                                                                                       |                                                                                                                                                                             |  |
| 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. |  |
| <b>17.10.190 – Utilities</b>                                                                                                              |                                                                                                                                                                             |  |
| 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.                                                                                       |  |
| <b>17.10.200 - Sidewalks, Trails, and Bike Paths</b>                                                                                      |                                                                                                                                                                             |  |
| 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**

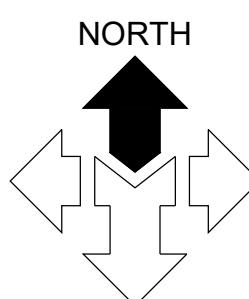
Move to table the application Zhi Xiang Zhuang, for preliminary subdivision plat amendment to plat the one lot located at 3031 S Main St to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission 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



SCALE: 1" = 20'

## 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 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

## 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 ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, CONDITIONS, OR AGREEMENTS, WHETHER EXPRESSED OR IMPLIED, OR OTHER RIGHTS, CONDITIONS OR AGREEMENTS 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 DECLARATION 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 800-366-8532.

QUESTAR GAS COMPANY  
DBA ENBRIDGE ENERGY UTAH

APPROVED THIS        DAY OF       , A.D.       

BY       

TITLE       

## ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-28A-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONVEYING THE PLAT CONTAINING PUBLIC UTILITY EASEMENTS. APPROVAL OF THE LOCATION OF 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 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - 2.4 ANY OTHER PROVISION OF LAW.

SHEET 1 OF 1

DEVELOPER/OWNER INFORMATION:  
REI ELECTRIC  
CONTACT: DEBRA WOODS  
159 W BROADWAY, SUITE 200, SALT LAKE CITY, UTAH  
383-8888  
AWOODS@REISLC.COM

## ROCKY MOUNTAIN POWER

APPROVED THIS        DAY OF       , A.D.       

BY ROCKY MOUNTAIN POWER

## COMCAST

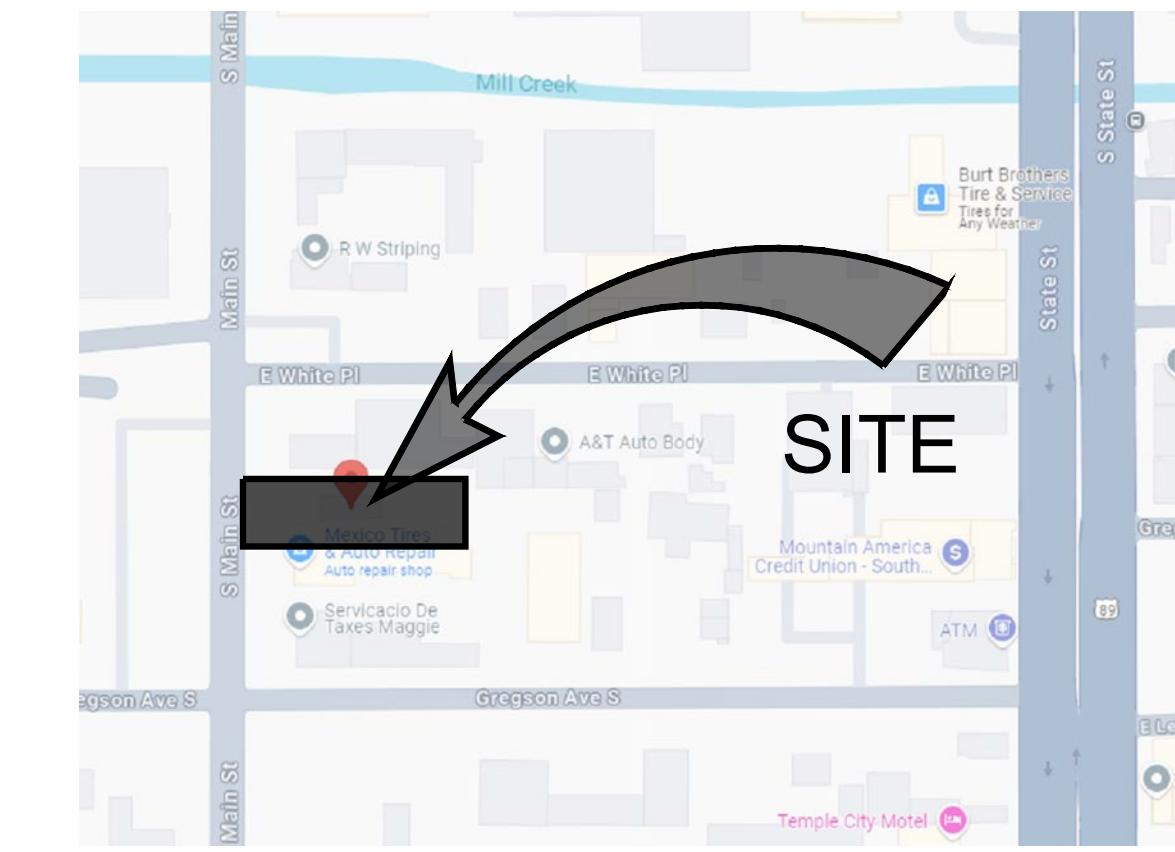
APPROVED AS TO FORM THIS        DAY OF       , A.D.       

COMCAST

## LUMEN

APPROVED AS TO FORM THIS        DAY OF       , A.D.       

LUMEN



## 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 SURVEYOR'S ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED 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:

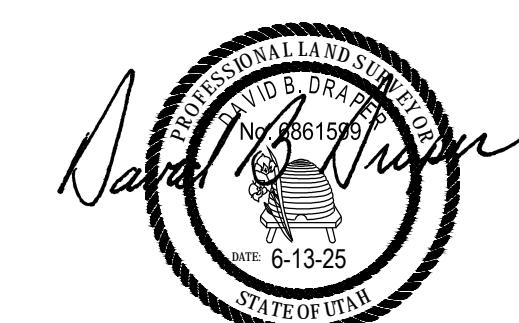
## REI ELECTRIC SUBDIVISION

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. 14059216, IN BOOK 1138 AT 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 175.00 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 THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER HAS HEREBINTO SET THIS        DAY OF       , A.D.       

REI ELECTRIC, LLC, A UTAH LIMITED LIABILITY COMPANY

BY:         
ITS:       

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF        COUNTY OF        S.S.

ON THE        DAY OF       , A.D.        PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HEISHE IS THE MANAGER OF REI ELECTRIC, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HEISHE 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

PREPARED BY:  
**McNEIL ENGINEERING™**  
Economic and Sustainable Designs, Professionals You Know and Trust.

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 [mcneilengineering.com](http://mcneilengineering.com)

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

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)

BASIS OF BEARING S 0°01'55" E 40.00' 484.34'  
2765.96'

N 89°50'48" E 191.00'

(EAST)

10.0' P.U.E.

126.63'

P.U.E.

NOT SET, BUILDING  
CORNER AT PROPERTY  
CORNER

DALE & SCOTT NEFF  
16-30-152-022

14,325 SQUARE FEET  
0.329 ACRES  
3031 SOUTH

LOT 1

14.325 SQ. FT.  
0.329 ACRES

89°50'48" E 40.00'

(WEST)

27.90'

P.U.E.

100'

P.U.E.

POINT OF  
BEGINNING

1883.88'

N 0°01'55" W 141.00' (NORTH)

1883.88'

P.U.E.

S 0°01'55" E 75.00' (SOUTH)

1883.88'

P.U.E.

100'

**ZONING:**

COMMERCIAL GENERAL (CG)

**SET BACK:**

 FRONT YARD: 10'  
SIDE YARD: 0'  
REAR YARD: 0'

**BUILDING HEIGHT:**

 MIN HEIGHT: 10'-0"  
MAX HEIGHT: 20'-0"

**BUILDING FORM BY LAND USE:**
**SINGLE-STORY COMMERCIAL:**

 BAKERY, COMMERCIAL  
FITNESS CENTER

RESTAURANT

RETAIL, GENERAL

**OFFICE:**

 OFFICE, MEDICAL, DENTAL, HEALTH CARE  
OFFICE, PROFESSIONAL

**PARKING STALLS:**

 FITNESS: 1 PER 300SF  
OFFICE: 4 PER 1000SF  
RETAIL GENERAL: 3 PER 1000  
STORAGE FACILITY/WAREHOUSE: 1 PER 1000

**PROPOSED INFORMATION:**

TOTAL BUILDING 5,400 SF

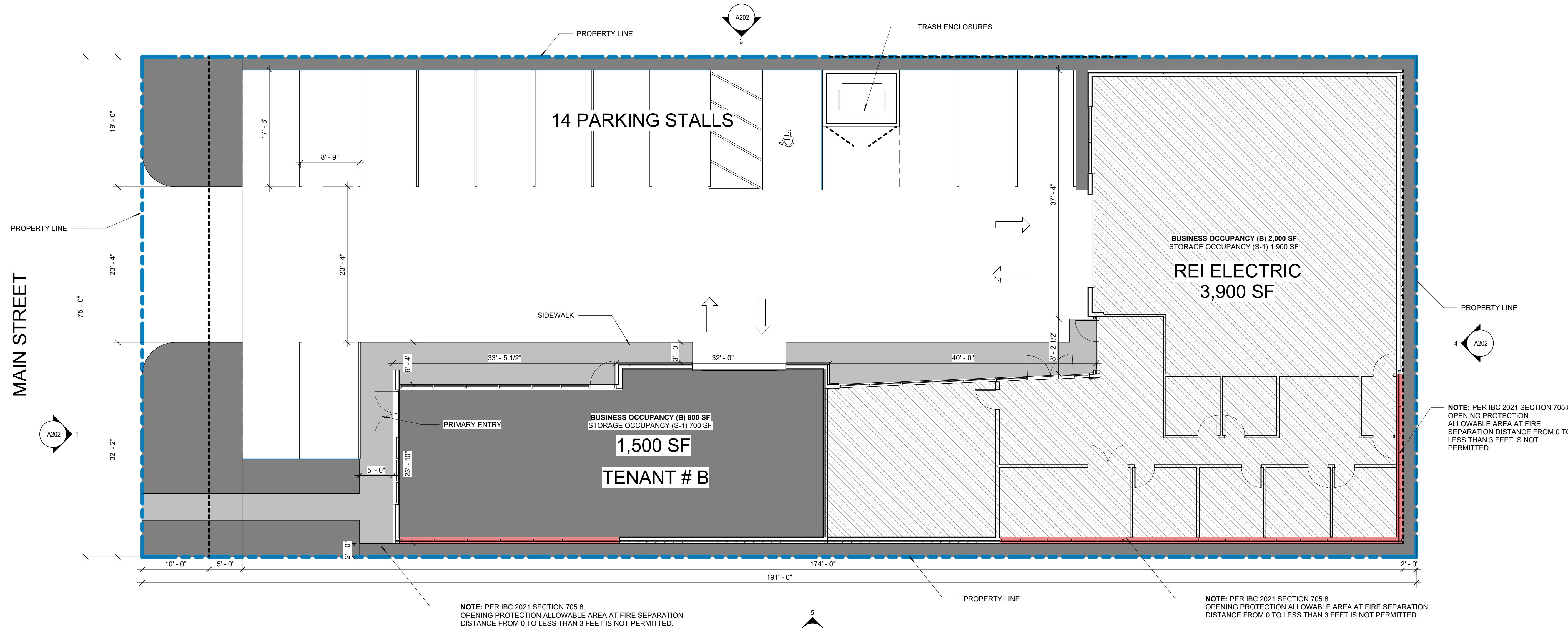
 PRIMARY: REI OFFICE AREA 2,000 SF  
REI WAREHOUSE 1,900 SF  
TOTAL = 3,900 SF

 PRIMARY: TENANT B OFFICE AREA 800 SF  
TENANT B WAREHOUSE AREA 700 SF  
TOTAL = 1,500 SF

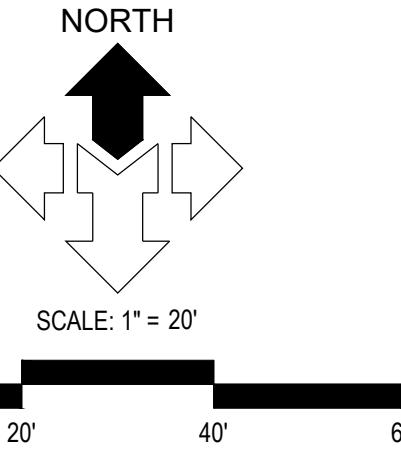
 WAREHOUSE = 2,600 SF/1 PER 1000 SF  
OFFICE = 2,800 SF/4 PER 1000 SF  
PARKING REQUIRED:  $11.2 + 2.6 = 13.8$   
PARKING PROVIDED: 14 (1 ADA PARKING INCLUDED)

PROPOSED HEIGHT: 20'-0"

**PROPOSED SET BACK:**

 FRONT YARD: 15'-0"  
SIDE YARD: 0'-0"  
REAR YARD: 0'-0"


REI ELECTRIC, LLC  
3031 SOUTH MAIN STREET  
SOUTH SALT LAKE, UTAH 84115  
LOCATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



#### LEGEND

|                                      |       |                         |
|--------------------------------------|-------|-------------------------|
| RIGHT OF WAY LINE                    | EB    | ELECTRICAL BOX          |
| ADJOINING LOT LINE                   | UP    | UTILITY POLE            |
| PROPERTY LINE                        | ⑤     | SANITARY SEWER MANHOLE  |
| MONUMENT LINE                        | —     | STORM DRAIN CATCH BASIN |
| FENCE                                | X     | STORM DRAIN MANHOLE     |
| POWER LINE                           | P     | CONCRETE                |
| FIBER OPTIC LINE                     | fo    | BUILDING                |
| TELEPHONE LINE                       | t     | DECIDUOUS TREE          |
| WATER LINE                           | W     |                         |
| SANITARY SEWER LINE                  | S     |                         |
| STORM DRAIN LINE                     | sd    |                         |
| NATURAL GAS LINE                     | g     |                         |
| MAJOR CONTOUR                        | —     |                         |
| MINOR CONTOUR                        | - - - |                         |
| PROPERTY CORNER (SEE GENERAL NOTE 2) | ●     |                         |

#### 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 ALTANSPS 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



#### GENERAL NOTES

- McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS NOT FOUND WERE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL 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 BLDG STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

| REVISIONS |         |
|-----------|---------|
| REV       | DATE    |
| 1         | 3-14-25 |
| 2         | 3-14-25 |
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# REI ELECTRIC OFFICE AND WAREHOUSE

## LANDSCAPE PROJECT



### GENERAL NOTES

1. 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.**
2. 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.
3. 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.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN ALL LANDSCAPED AREAS. ALLOW FOR 3" OF ROCK MULCH IN ALL PLANTING BEDS.
5. 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.
6. 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.
7. CONTRACTOR TO PROVIDE 3" OF WASATCH GREY CHAT MIX ROCK MULCH IN ALL PLANTER AREAS.
8. ANY PLANT DAMAGED DURING ANY STAGE OF THE INSTALLATION PROCESS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.
9. 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.
10. 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.
11. 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

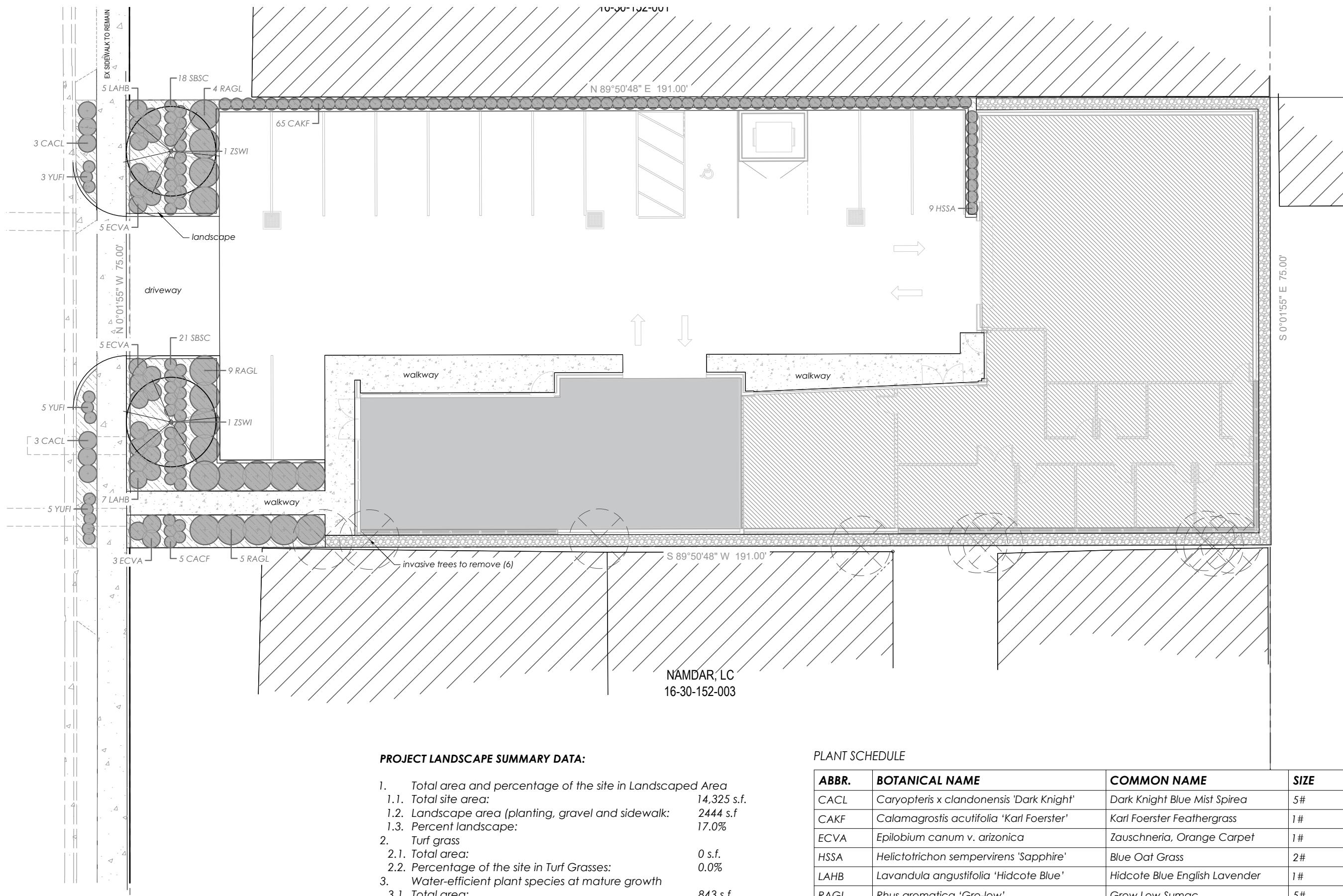
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| 1   | City Review    | 2024/12/04 |
| No. | Revision/Issue | Date       |



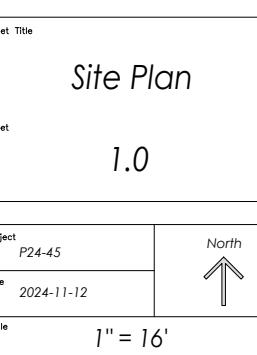
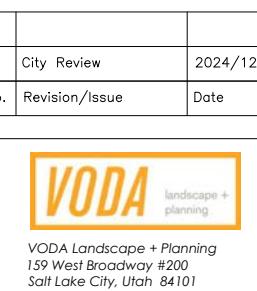
VODA Landscape + Planning  
159 West Broadway #200  
Salt Lake City, Utah 84101  
(385)429-2858 www.vodaplan.com

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| Sheet Title | Cover |
| Sheet       | 0.0   |

|                    |            |
|--------------------|------------|
| Project<br>P24-45  | North<br>↑ |
| Date<br>2024-11-12 |            |
| Scale              |            |



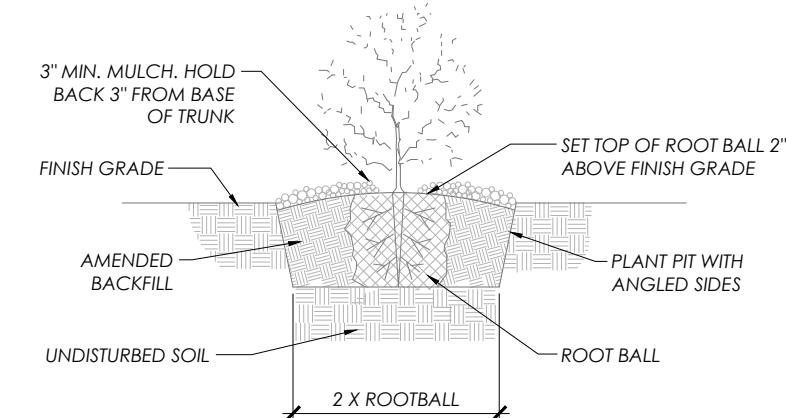
REI Electric Office and Warehouse  
3031 SOUTH MAIN STREET  
South Salt Lake City, UT



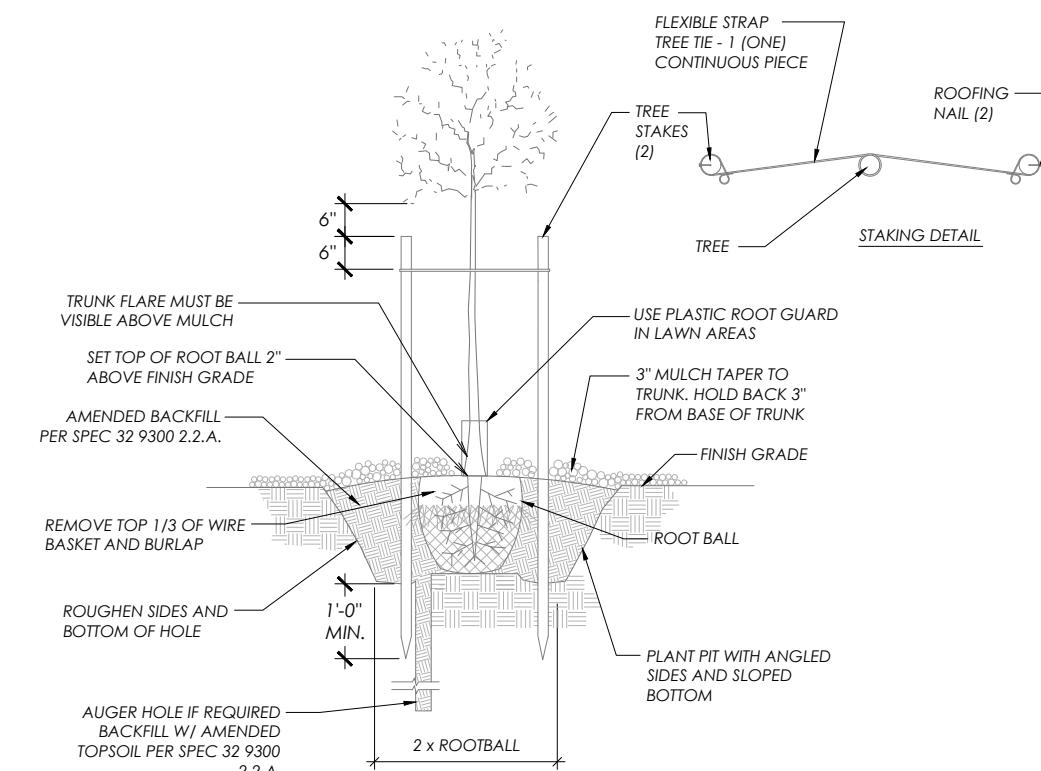
## PLANTING NOTES

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

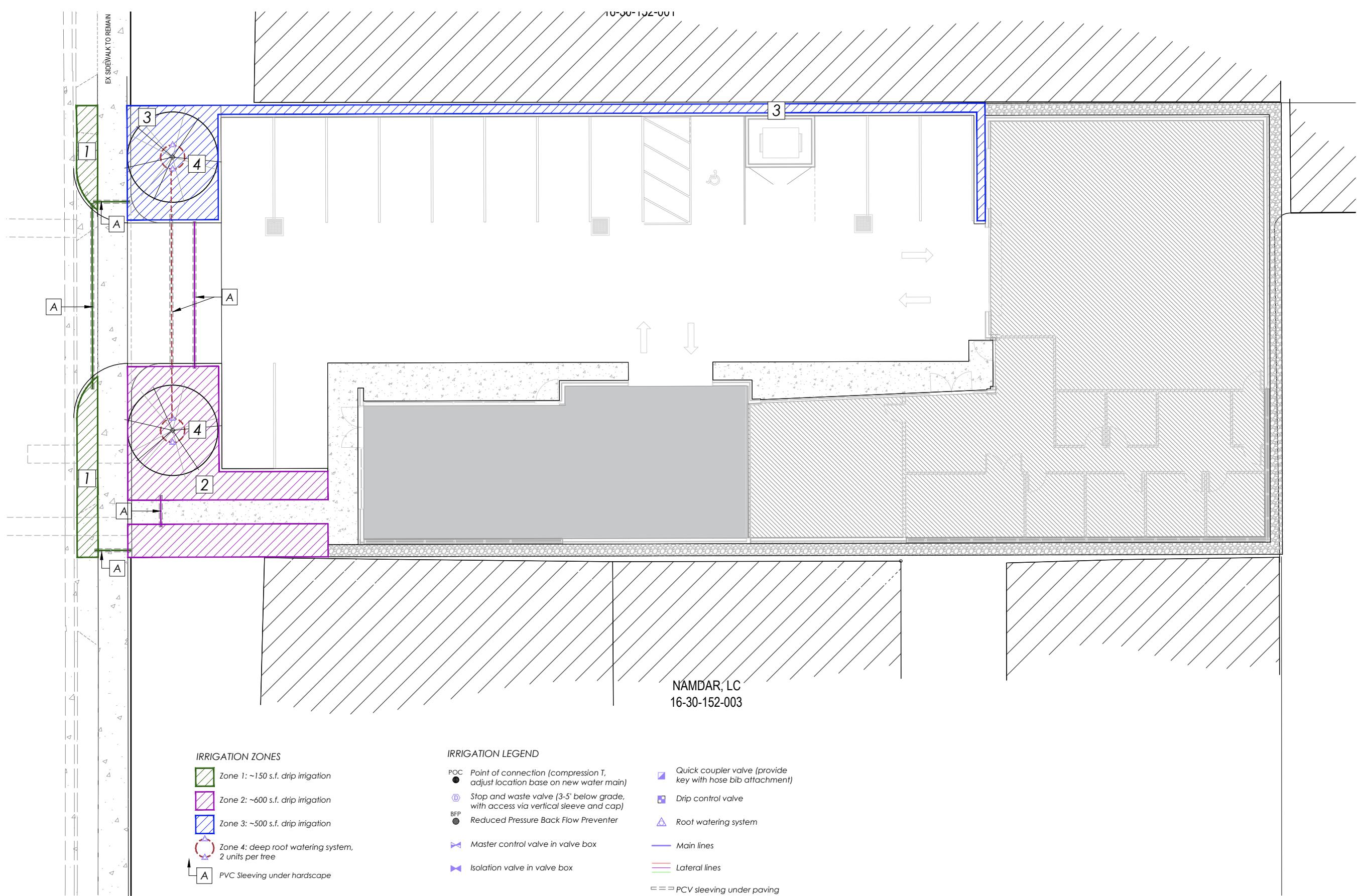
REI Electric Office and Warehouse  
3031 SOUTH MAIN STREET  
South Salt Lake City, UT

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

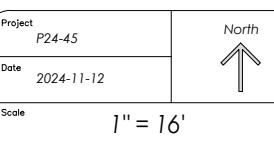
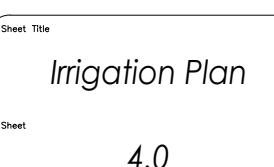


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| Sheet Title | Planting Details |  |
| Sheet       | 3.0              |  |
| Project     | P24-45           |  |

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| Date  | 2024-11-12 | North        |
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REI Electric Office and Warehouse  
3031 SOUTH MAIN STREET  
South Salt Lake City, UT



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South Salt Lake City, UT

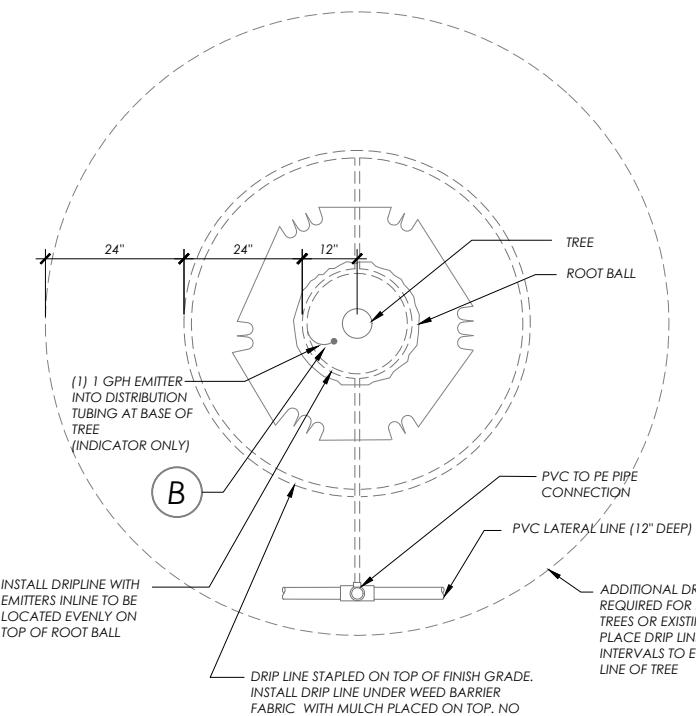
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| 1   | City Review    | 2024/12/04 |
| No. | Revision/Issue | Date       |



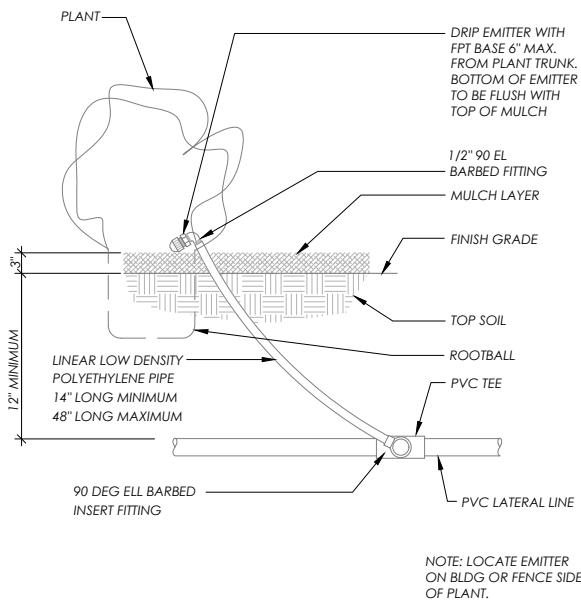
VODA Landscape + Planning  
159 West Broadway #200  
Salt Lake City, Utah 84101  
(385)429-2858 www.vodaplan.com

|             |                    |
|-------------|--------------------|
| Sheet Title | Irrigation Details |
| Sheet       | 4.1                |

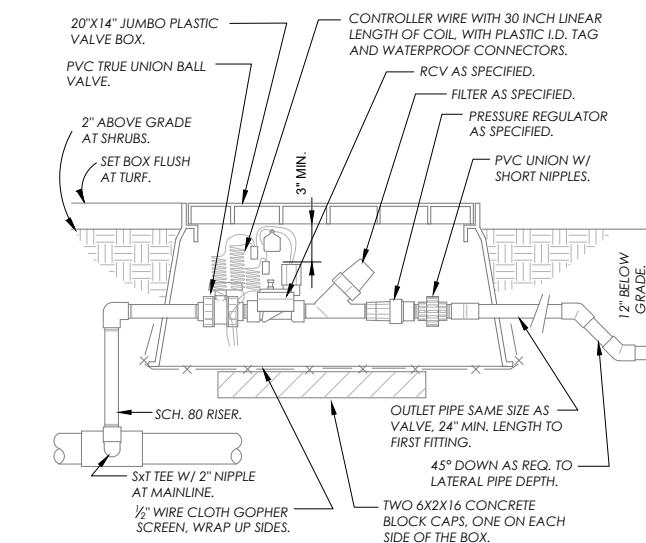
|         |              |       |
|---------|--------------|-------|
| Project | P24-45       | North |
| Date    | 2024-11-12   | ↑     |
| Scale   | not to scale |       |



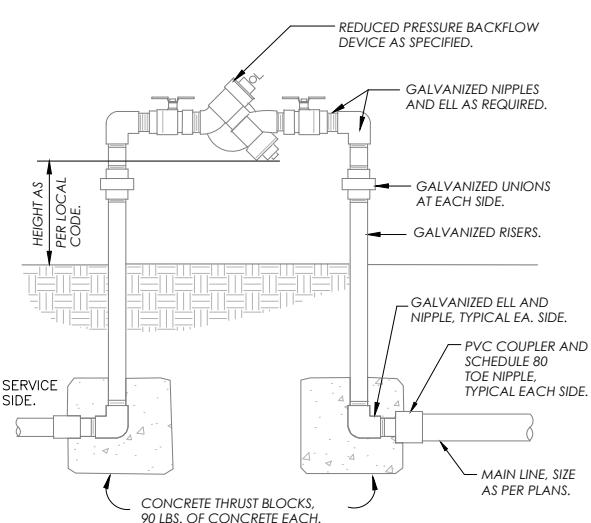
A TREE DRIP-PLAN VIEW (planted areas)  
not to scale



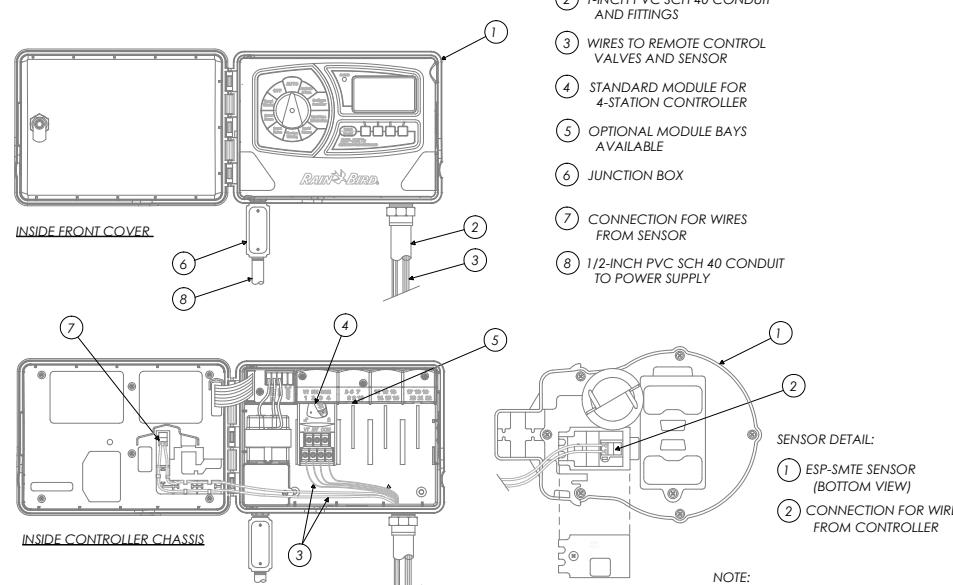
B DRIP Emitter  
not to scale



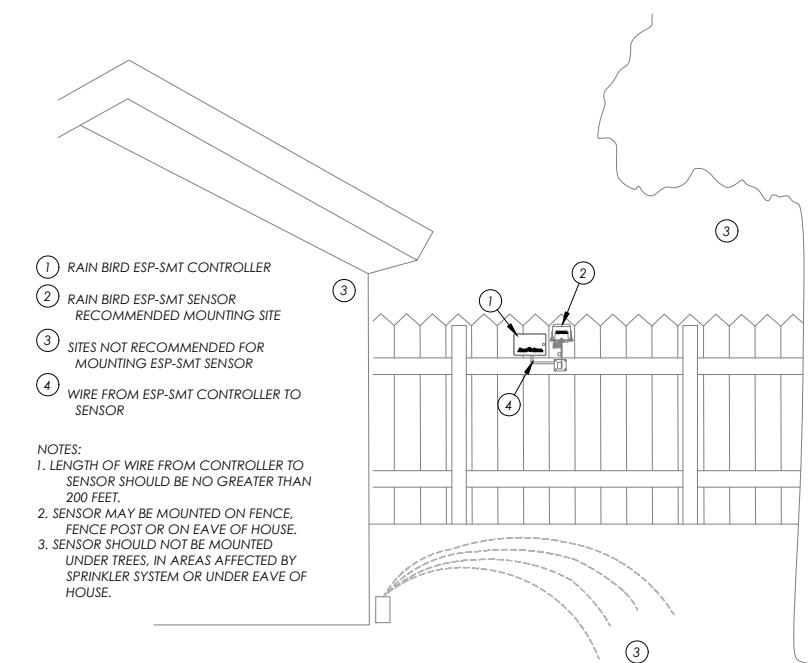
C 3/4" Drip Valve/Filter/Regulator  
not to scale



D REDUCED PRESSURE BACKFLOW DEVICE  
not to scale



E ESP-SMTE SMART CONTROL SYSTEM  
outdoor model



F ESP-SMTE SENSOR LOCATION  
not to scale

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



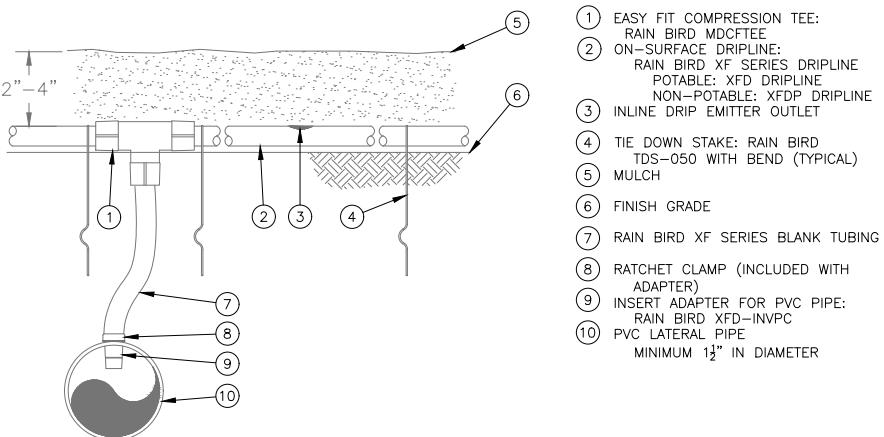
Sheet Title

Irrigation Details

Sheet 4.2

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

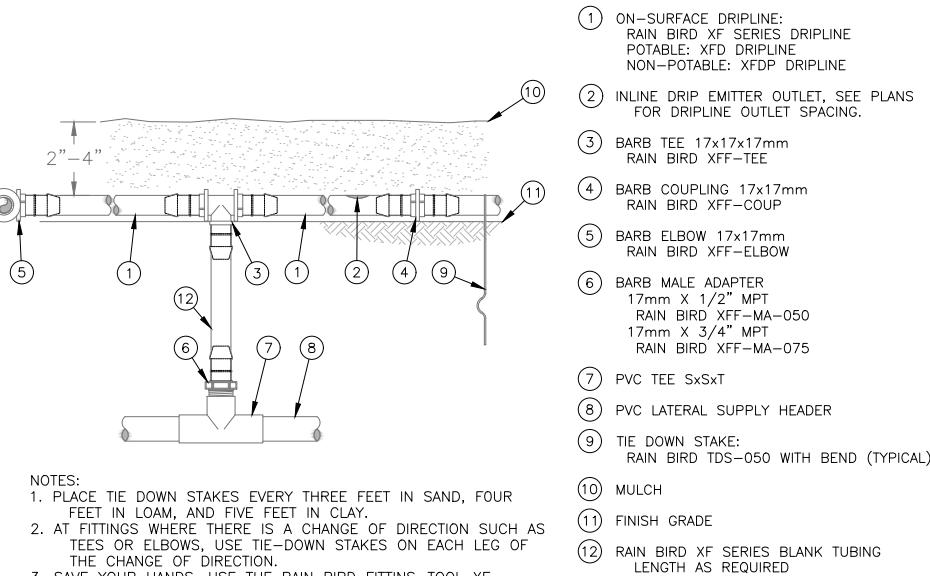
North ↑



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 DRILINE INSERT ADAPTER 12-18-2012  
FOR 1 1/2" OR LARGER PVC

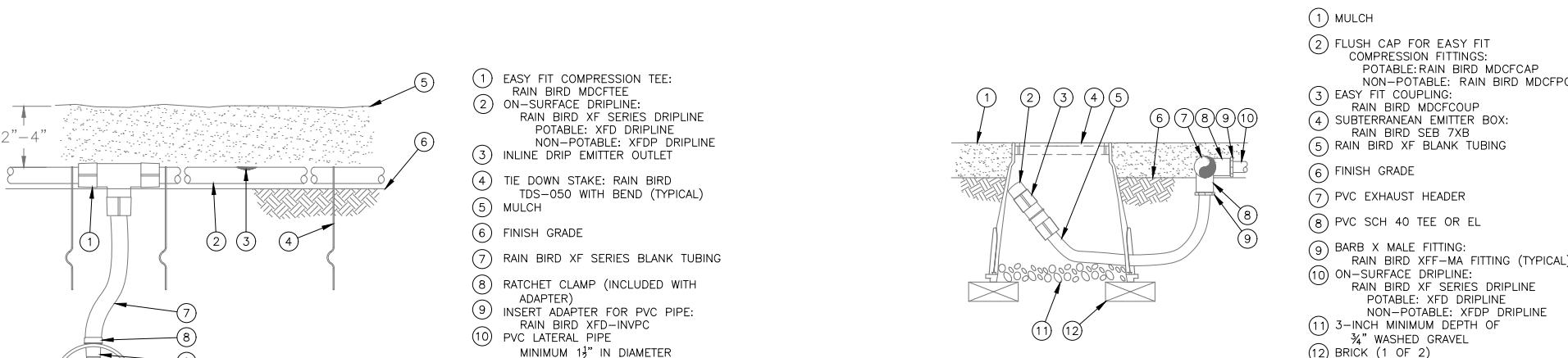
2025-01-02 REI Electric



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 DRILINE RISER ASSEMBLY 12-18-2012

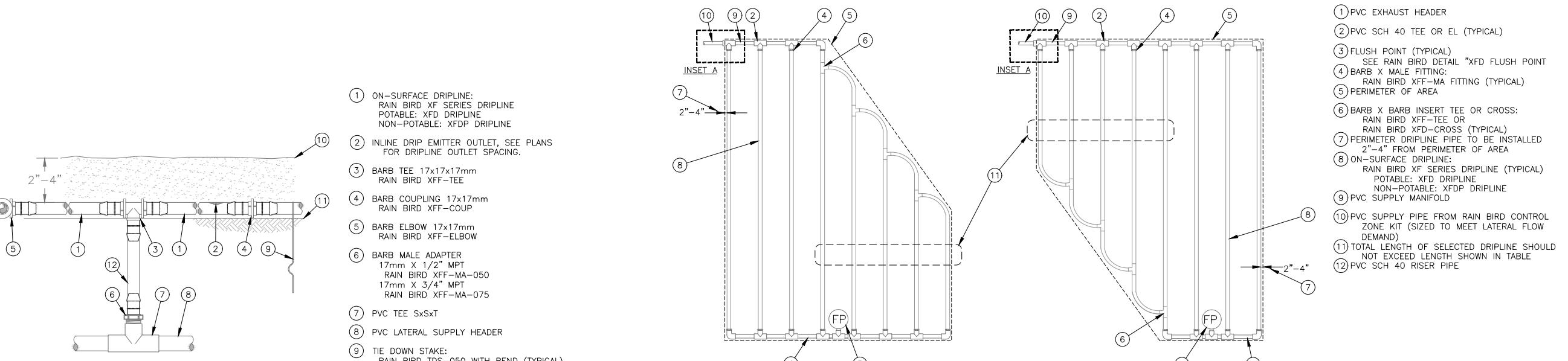
2025-01-02 REI Electric



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

A XFD ON-SURFACE DRILINE INSERT ADAPTER 12-18-2012  
FOR 1 1/2" OR LARGER PVC

2025-01-02 REI Electric

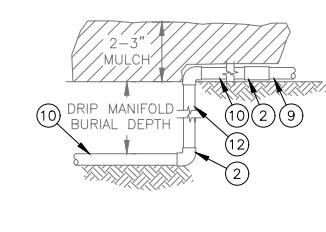


NOTES:  
1. DISTANCE BETWEEN LATERAL ROWS AND Emitter Spacing to be based on soil type, plant materials and changes in elevation. See Installation Specifications on Rain Bird Web Site (www.rainbird.com) for suggested spacing.  
2. LENGTH OF LONGEST DRILINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING 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 DRILINE 12-18-2012  
IRREGULAR SHAPED LAYOUT

2025-01-02 REI Electric

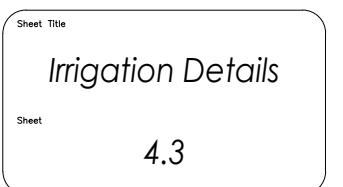
| Inlet Pressure psi | XFD Dripline Maximum Lateral Lengths (Feet) |                    |                    |
|--------------------|---------------------------------------------|--------------------|--------------------|
|                    | 12" Spacing                                 | 18" Spacing        | 24" Spacing        |
|                    | Nominal Flow (gph)                          | Nominal Flow (gph) | Nominal Flow (gph) |
| 15                 | 0.6                                         | 0.9                | 0.6                |
| 20                 | 273                                         | 155                | 314                |
| 20                 | 318                                         | 169                | 353                |
| 30                 | 360                                         | 230                | 413                |
| 40                 | 395                                         | 255                | 465                |
| 50                 | 417                                         | 285                | 528                |
| 60                 | 460                                         | 290                | 596                |
|                    | 455                                         | 420                | 720                |
|                    | 586                                         | 568                | 488                |
|                    | 424                                         | 394                | 508                |
|                    | 322                                         | 368                | 414                |
|                    | 474                                         | 446                | 514                |



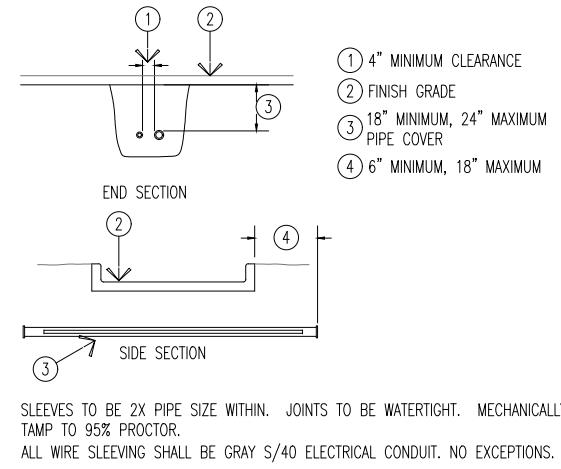
INSET A

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

|   |             |            |
|---|-------------|------------|
|   |             |            |
| 1 | City Review | 2024/12/04 |



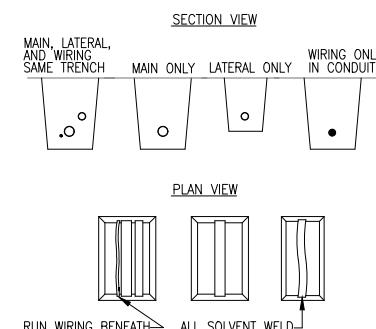
|                       |            |
|-----------------------|------------|
| Project<br>P24-45     | North<br>↑ |
| Date<br>2024-11-12    |            |
| Scale<br>not to scale |            |



**A** SLEEVING

SCALE: NTS

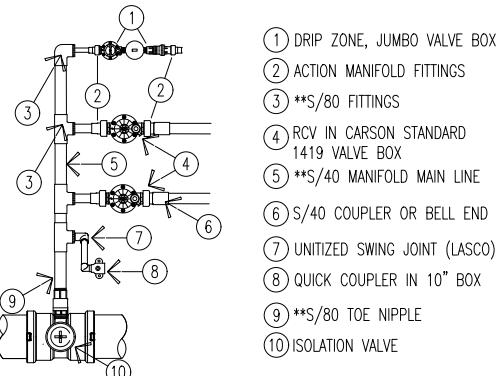
LANDSCAPE & IRRIGATION DETAIL



**D** PIPE/WIRE IN TRENCH

SCALE: NTS

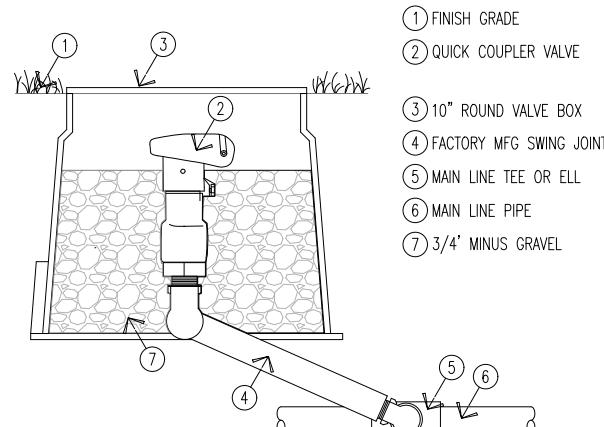
LANDSCAPE & IRRIGATION DETAIL



**B** VALVE MANIFOLD

SCALE: NTS

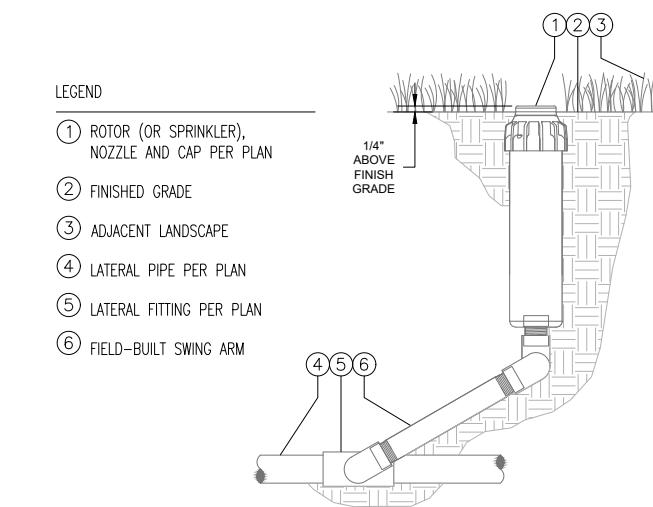
PLAN VIEW DETAIL



**E** QUICK COUPLER VALVE

SCALE: NTS

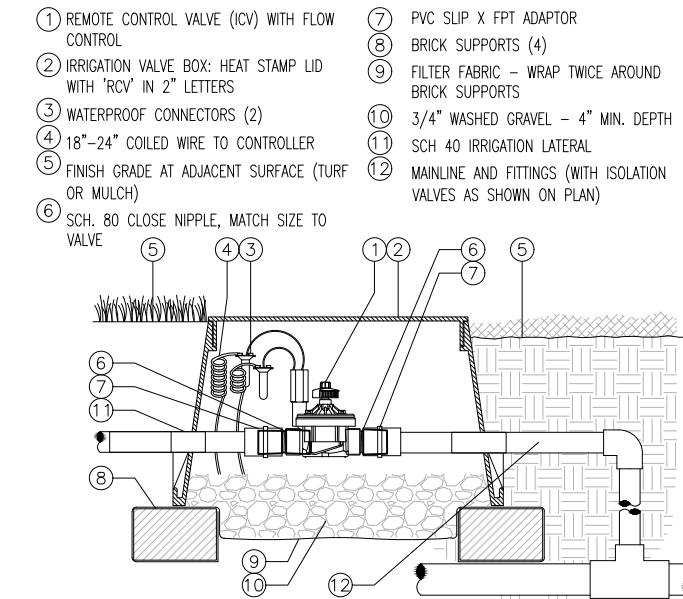
SECTION DETAIL



**C** POP-UP ROTOR (OR SPRINKLER)  
WITH FIELD BUILT SWING ARM

SCALE: NTS

SECTION DETAIL



**F** IN-LINE VALVE (as specified)

SCALE: NTS

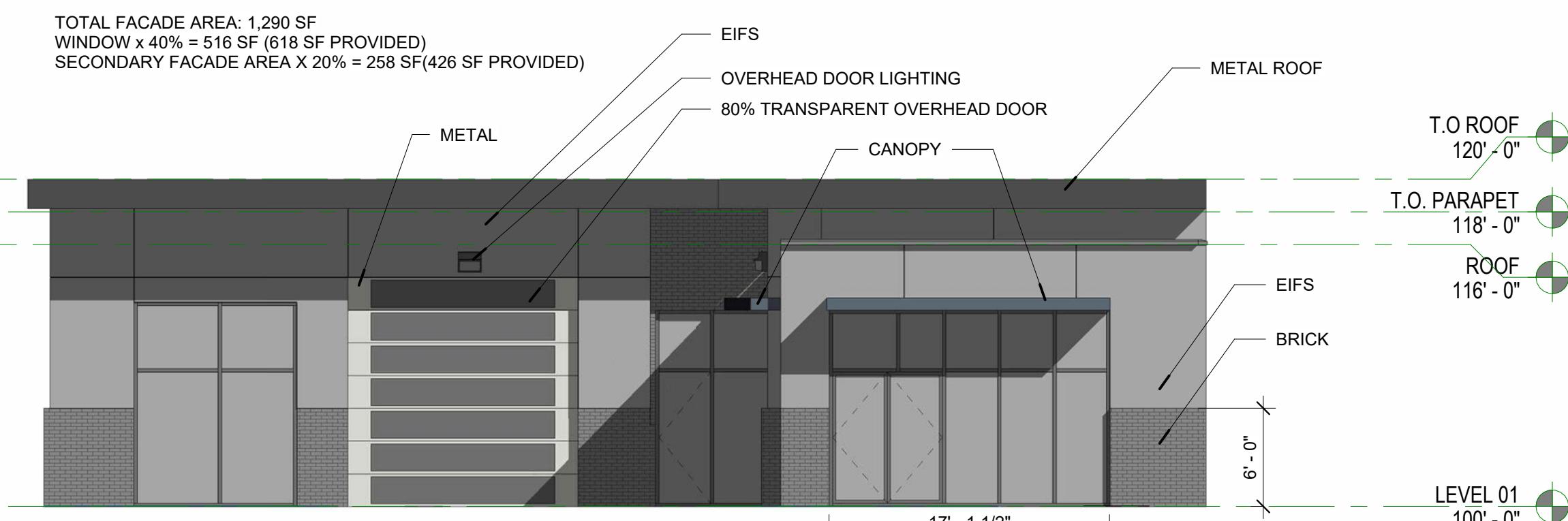
SECTION DETAIL

**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**



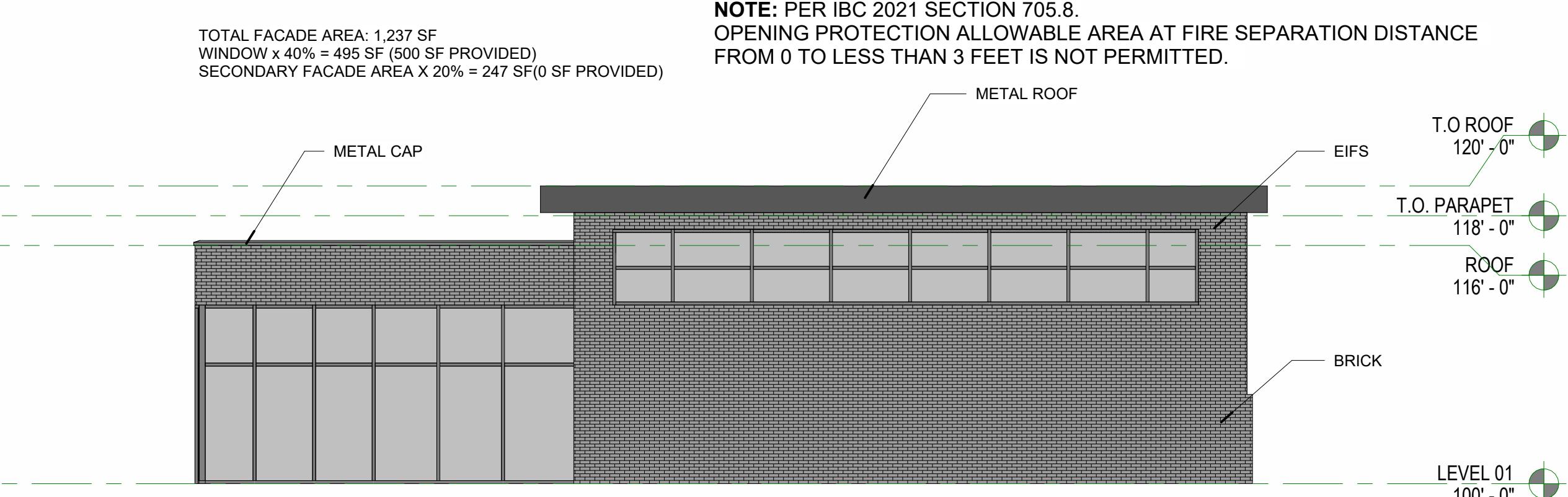
PRIMARY FACADE - BRICK

SECONDARY FACADE - EIFS



1 EAST ELEVATION

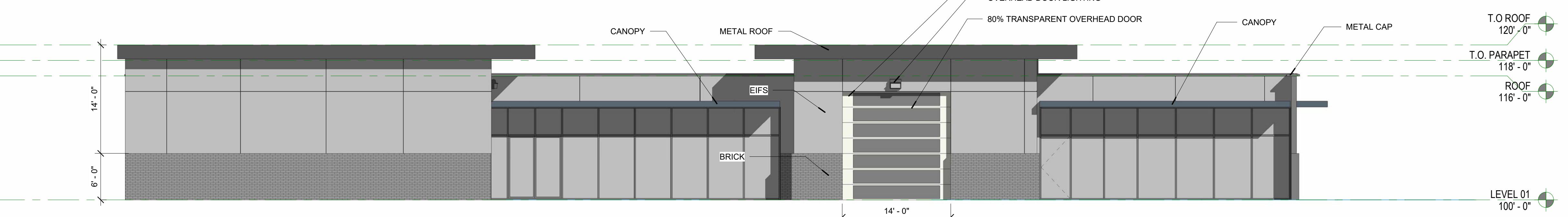
1/8" = 1'-0"



4 WEST ELEVATION

1/8" = 1'-0"

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)

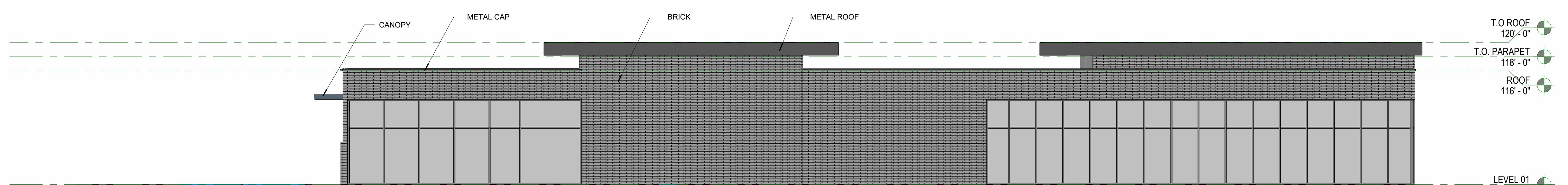


3 NORTH ELEVATION

1/8" = 1'-0"

TOTAL FACADE AREA: 2,607 SF  
 WINDOW x 40% = 1,043 SF (1,206 SF PROVIDED)  
 SECONDARY FACADE AREA X 20% = 521 SF (0 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"

## 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