

MEETING DATE: November 6, 2025

PROJECT NUMBER: \$25-00009

REQUEST: A petition to create a 1.844 acre one-lot subdivision from four (4) metes-and-bounds parcels

located at 185 W 3300 S.

ADDRESS: 185 W 3300 S

PARCEL NUMBER: 15-25-476-030-0000, 15-25-476-011-0000, 15-25-476-012-0000, 15-25-476-013-0000

PROPERTY OWNER: RICHARD N REESE FAMILY 2, LLC

APPLICANT: Richard Reese

TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On April 25, 2025, Richard Reese submitted Application to combine four (4) metes-and-bounds parcels into a one-lot subdivision. The parcel numbers of the existing parcels are 15-25-476-030-0000, 15-25-476-011-0000, 15-25-476-012-0000, 15-25-476-013-0000. Currently, Standard Plumbing is on parcel 15-25-476-030-0000, and the other three parcels are empty. The current land use district of the parcels are Transit Oriented Core Development District (TOD-Core). This plat application is to combine the four (4) parcels between 3300 S and Silver Ave. Commercial uses surround the property.



The subject parcels currently do not include any easements. The proposed consolidated lot will be approximately 1.844 acres. Once consolidated the parking lot will be expanded and additional landscaping will be installed. The cul-de-sac on Silver Avenue will also be completed on the north side. The property owner will also be installing curb and gutter along their property on Silver Avenue.

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 four (4) parcels into one lot.

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
TOD-Core	Retail, Empty	North – TOD-Core South – TOD-Core East – TOD-Core West – TOD-Core	1.844 acres



GENERAL INFORMATION:

Location: 185 W 3300 S

Parcel Size: 1.844 acres after consolidation

Surrounding Land Use Districts: North – TOD-Core

South – TOD-Core East – TOD-Core West – TOD-Core

Figure 1: Existing Parcel Lines



Figure 2: Existing Condition (185 W 3300 S)



View from 3300 S Southward

Figure 3: Proposed Preliminary Plat

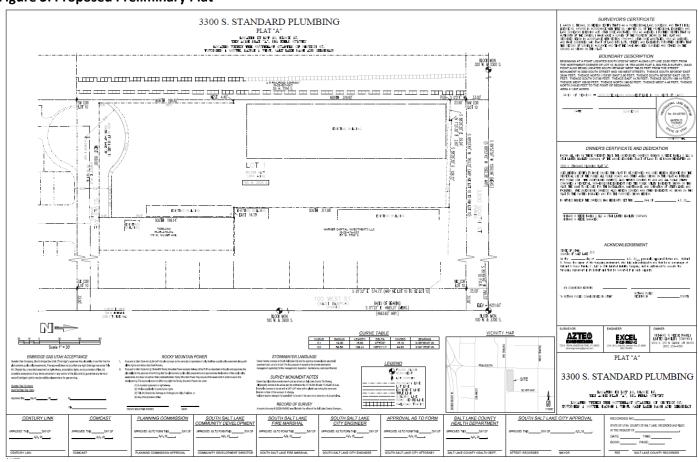


Figure 4: Site Plan

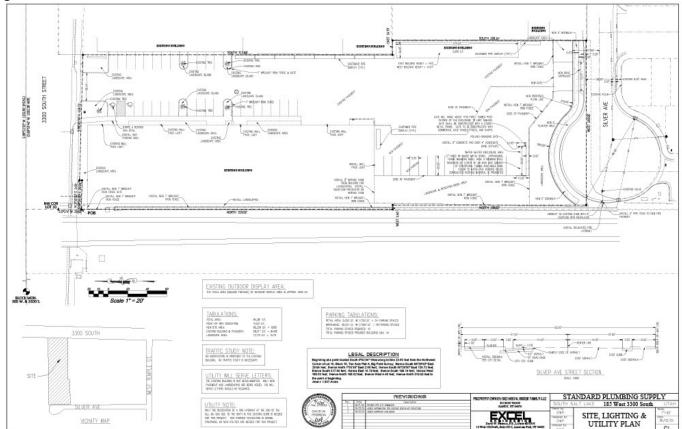


Figure 5: Alta Survey

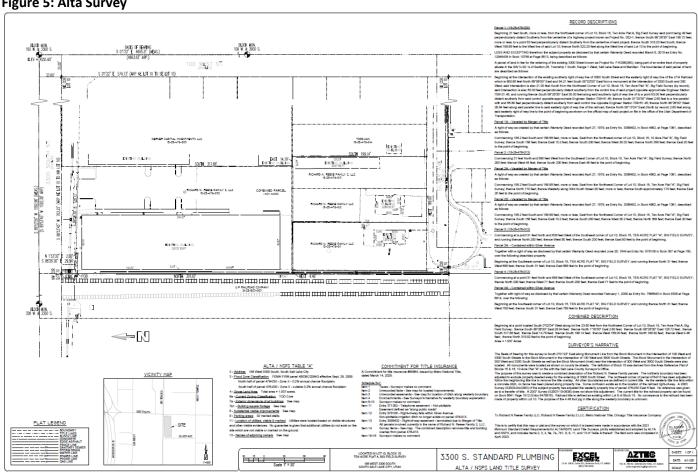
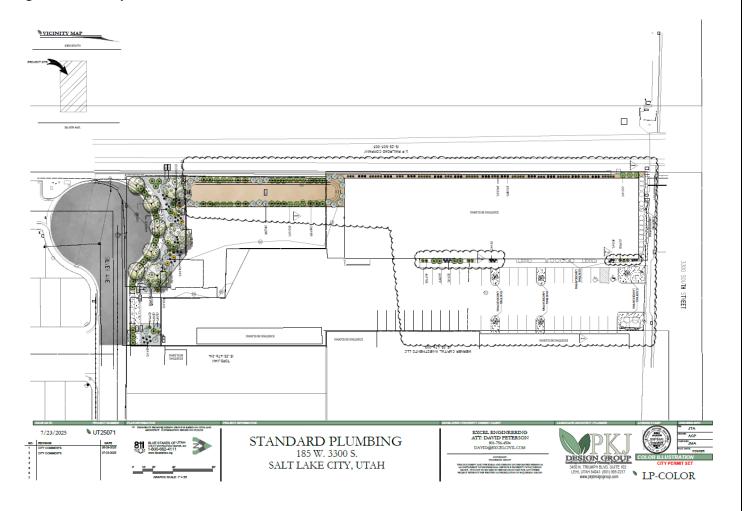


Figure 6: Landscape Plan



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 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 Standard Plumbing to expand the paved area of the site for parking and internal circulation.

Community Values Strategy 3: Provide walkable neighborhoods with complete sidewalks in good repair.

Analysis: Silver Avenue does not have sidewalks along the north side of the street. This consolidation plat will add a sidewalk along a portion of the north side of the street. It will also widen the cul-de-sac, which will allow vehicles to turn around more easily while increasing pedestrians' safety.

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.				
В.	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. Applicant also provided plans to complete the other half of the cul-de-sac at the end of Silver Ave.				
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 Stand	dards				
A.	All Final Plats shall result in the creation of compliant Lots and Building sites.	The total acreage of the new combined lot is 1.844 acres. The proposed lot complies with the standards in Section 17 of the SSL Municipal Code. The TOD-Core land use district does not have a minimum lot size requirement.				
В.	Frontage on public street	The existing lot has frontage on 3300 S and Silver Ave.				
C.	Street right-of-way shall be separate and distinct from subdivided lots.	Not applicable				
D.	Minimum area and dimensions shall conform.	Not applicable				
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.		The designed cul-de-sac is uneven because of the difference in standards when the south side of the cul-de-sac was built. The existing location of the townhome development precludes any modification to bring the non-complying cul-desac into compliance on the south side.				
G.	Corner lots for residential uses shall be platted wider than interior lots	Not Applicable				
Н.	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.				

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L.	Dimensions of Corner Lots shall be large enough to allow for erection of	Not Applicable	
M.	Depth and width of properties shall be adequate to provide for off-street	The development site plan provides sufficient off- street parking with 44 off-street parking stalls to	
	parking and loading facilities	the required 42 stalls according to the SSLC Municipal Code off-street parking standard.	
N.	New Single-Family lots	Not Applicable	
0.	If Access from an Arterial or Collector	The existing lot has access to both 3300 S to the	
	Street is necessary for new adjoining lots, such lots shall be served by separate local street	north and Silver Ave to the south.	
P.	Driveways shall be designed and arranged to avoid vehicles backing onto Streets	Not Applicable	
Q.	Lots shall be laid out to provide positive	Per the Engineering review, there is positive	
	drainage away from all buildings.	drainage away from all buildings.	
17.10	.160(A) - Drainage and Storm Sewers Gen		
A.	Each plat shall make adequate	Per the Engineering review, there is adequate	
	provision for storm or flood water runoff.	provision for storm or flood water runoff.	
17.10	.160(B) – Nature of Stormwater Facilities		
A.	Applicants may be required to carry	Per the Engineering review, applicant does meet	
	away by pipe or open channel any	the requirement to carry away by pipe or open	
	spring or surface water that may exist	channel any spring or surface water that may	
	either previously to or as a result of the	exist either previously to or as a result of the	
	subdivision.	subdivision.	
В.	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	Per the Engineering review, there is adequate	
	will be provided to an approved drainage watercourse or facility with capacity.	storm or flood water drainage.	
E.	Areas of poor drainage shall be	Sufficient drainage is provided per Engineering	
-	remediated as applicable.	review.	
F.	Flood plain areas shall be preserved upon recommendation of City Engineer	No floodplain areas exist to be preserved upon recommendation of the South Salt Lake City	
	when necessary for the health, safety,	Engineer.	
	or welfare of the population of the	Liigineer.	
	area.		
17.10	.170 - Water Facilities		
A.	Applicant shall extend public culinary	Adequate water supply provisions are proposed	
	water supply-system for the purpose of providing an adequate water-supply to the Plat	per South Salt Lake Engineering review.	
R	Applicant shall install adequate water	All proposed water infrastructure has been	
J.	facilities including fire hydrants.	reviewed by South Salt Lake Engineering and complies with city standards.	
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C. Water extensions shall meet City's standards D. Fire flow shall be approved by the Fire Marshal. E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty. Not applicable The Fire Marshal has reviewed and approved the proposed development plan. The Fire Marshal has reviewed and approved the proposed development plan.	
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included on the performance guaranty.	
F. A determination shall be made as to There are no private facilities at this location to	
location or extent of facilities to be be maintained by South Salt Lake City.	
maintained by South Salt Lake City, if	
any.	
G. Fire hydrants required for all plats. The Fire Marshal has reviewed and approved the	
proposed development plan.	
17.10.180 - Sewer Facilities The Succession Department has a succession of the succ	
A. The applicant shall install sanitary The Engineering Department has reviewed and	
sewer facilities in a manner prescribed approved the proposed development plan.	
by the applicable sanitary sewer	
authority.	
B. Sanitary sewer facilities shall connect South Salt Lake Engineering has reviewed and	
with the public sanitary sewer at sizes approved the civil plans for the proposed	
required by the sanitary sewer development. All proposed infrastructure	
authority complies with South Salt Lake requirements.	
17.10.190 – Utilities	
A. Utility facilities shall be located	
underground in new subdivisions. before building permits can be issued.	
B. Easements centered on Rear Lot Lines There will be a 5 ft PUE easement on the front lot	
shall be provided for private and line of the proposed development, meeting	
municipal utilities; such easements 17.10.190.B.2. as the property is in the TOD-core	
shall be at least 10' wide. zone.	
17.10.200 - Sidewalks, Trails, and Bike Paths	
A. Subdivision shall comply with the Applicant provided plans to complete the other	
applicable road profile – including half of cul-de-sac according to current Fire access	
sidewalks, landscaping, bike lanes, curb requirements at the end of Silver Ave. As part of	
and gutter, etc. the improvement, the applicant is dedicating	
approximately 4,032 sq ft to complete the cul-de-	
Sac.	
B. Trails, pedestrian paths, and bike paths Public and internal pathways relate appropriately	
shall relate appropriately to to topography on the site and comply with South	
topography. Salt Lake code.	
C. Trails, pedestrian paths, and bike paths The Trails Master Plan does not include any	
shall be provided in accordance with facilities adjacent to the subject property.	
the Trails Master Plan.	

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 four (4) parcels into one lot located at 185 W 3300 S, 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 25, 2025, Richard Reese submitted a Plat Application to combine four (4) metes-and-bounds parcels into a one-lot subdivision.
- 2. The purpose of the proposed subdivision plat amendment is to plat and combine the parcels for additional parking and business operation area.
- 3. The subject location 185 W 3300 S is in the Transit Oriented Development Core (TOD-Core) land use district.
- 4. The total development area of the combined lot is 1.844 acres.
- 5. There is not a minimum acreage requirement in the TOD-Core land use district.
- 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. The applicant's business is a "Retail, Neighborhood" land use, is permitted in the TOD-Core 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 TOD-Core 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;
- 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 5' 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. The applicant must secure a building permit for the water heater waste container enclosure. The waste enclosure shall screen the east and south side of the waste container. The waste enclosure shall comply with all Waste Containers and Enclosures standards as mentioned in SSLC Municipal Code 17.07.050.J.
- 10. All existing above-ground utilities must be relocated underground.
- 11. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Richard Reese, for preliminary subdivision plat amendment to plat the four (4) lots into one located at 185 W 3300 S, 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 Richard Reese, for preliminary subdivision plat amendment to plat the four (4) lots into one located at 185 W 3300 S, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 3: Continuance

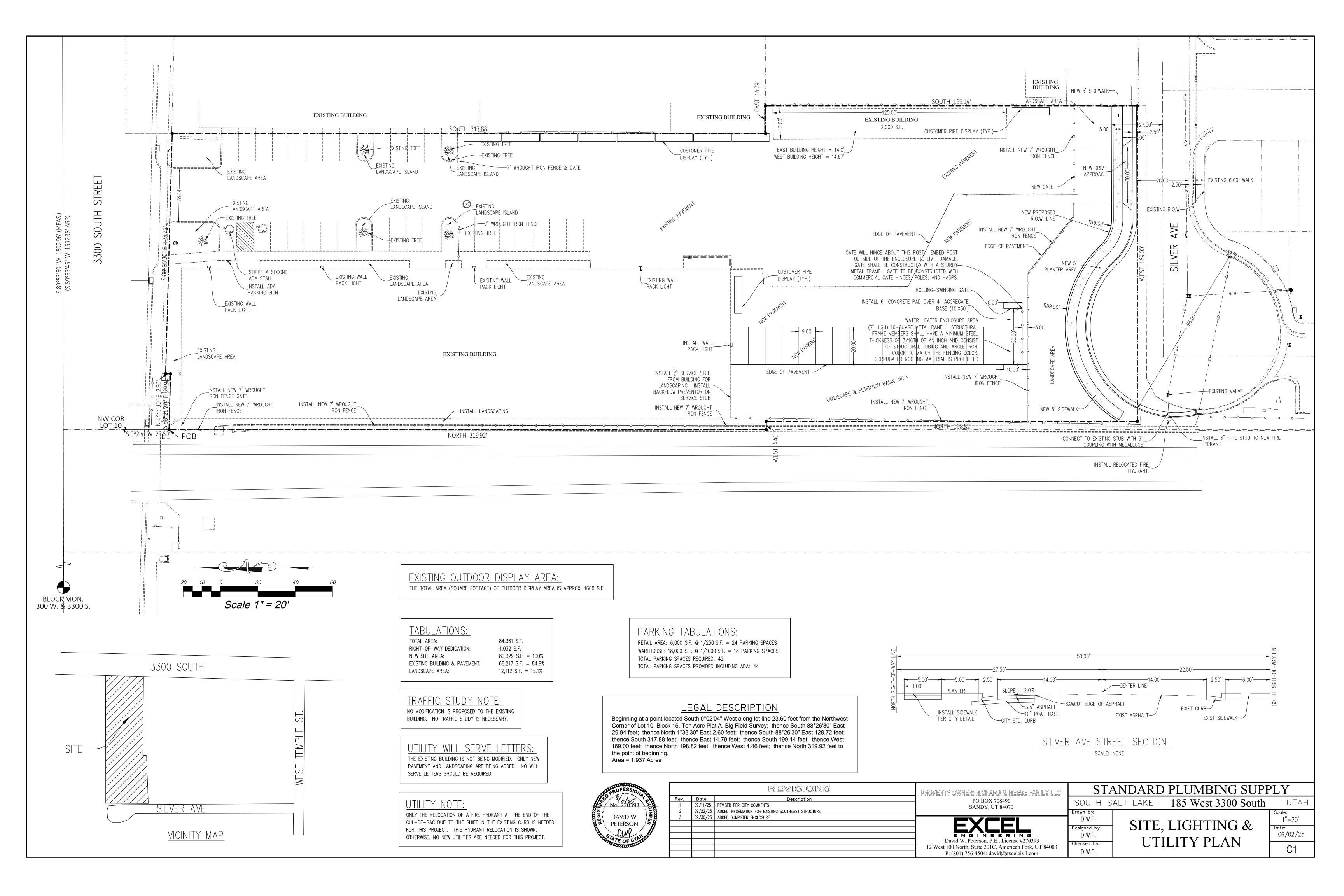
Move to table the application by Richard Reese, for preliminary subdivision plat amendment to plat the four (4) lots into one located at 185 W 3300 S to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

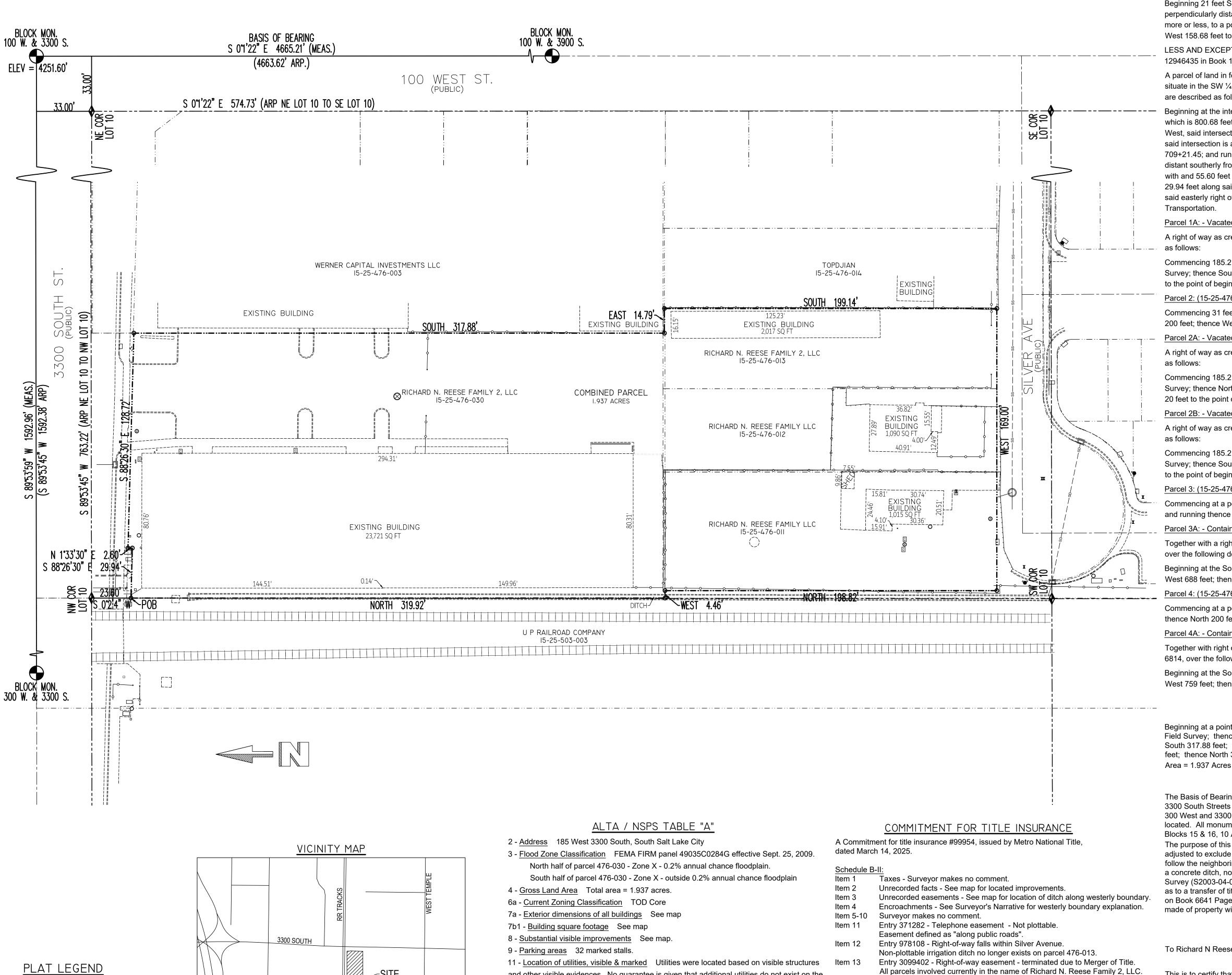
Attachments:

1. Plat

 Site Plan Alta Survey Landscape Plan 	
11	

SURVEYOR'S CERTIFICATE 3300 S. STANDARD PLUMBING , AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780 IN ACCORDANCE WITH TITLE 58. CHAPTER 22. OF THE PROFESSIONAL ENGINEERS AND PLAT "A" LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND LOCATED IN LOT 10, BLOCK 15, DESCRIBED BELOW, IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED TEN ACRE PLAT "A", BIG FIELD SURVEY AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS. I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS ACCURATE AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 25, GROUND AS SHOWN ON THIS PLAT. TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN **BOUNDARY DESCRIPTION** BLOCK! MON. BEGINNING AT A POINT LOCATED SOUTH 0°02'04" WEST ALONG LOT LINE 23.60 FEET FROM 300 W. & 3300 S. THE NORTHWEST CORNER OF LOT 10, BLOCK 15, TEN ACRE PLAT A, BIG FIELD SURVEY, (SAID POINT ALSO BEING LOCATED SOUTH 85°49'49" WEST 798.33 FEET FROM THE STREET MONUMENT IN 3300 SOUTH STREET AND 100 WEST STREET); THENCE SOUTH 88°26'30" EAST 29.94 FEET; THENCE NORTH 1°33'30" EAST 2.60 FEET; THENCE SOUTH 88°26'30" EAST 128.72 FEET; THENCE SOUTH 317.88 FEET; THENCE EAST 14.79 FEET; THENCE SOUTH 199.14 FEET; THENCE WEST 169.00 FEET; THENCE NORTH 198.82 FEET; THENCE WEST 4.46 FEET; THENCE NORTH 319.92 FEET TO THE POINT OF BEGINNING. 15-25-503-003 AREA = 1.937 ACRES BASIS OF BEARING = S0°01'22"E ALONG MONUMENT LINE IN 100 WEST ST. (ARP) POB S 0°2'4" W YNW COR DATE SURVEYOR No. 641878 EXISTING BUILDING SURVEYOR'S SEAL OWNER'S CERTIFICATE AND DEDICATION KNOWN ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) RICHARD N REESE FAMILY 2, LLC A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE KNOWN HEREAFTER AS 3300 S. STANDARD PLUMBING PLAT "A" 80,329 sq.ft. DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE 1.844 Acres PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY 185 W. 3300 S. 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 OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. 킪 IN WITNESS HEREOF THE OWNER(S) HAS HEREUNTO SET THIS _____ DAY OF _____, A.D. 20__. SOUTH 317.88' RICHARD N REESE FAMILY 2, LLC A UTAH LIMITED LIABILITY COMPANY EXISTING BUILDING SOUTH 199.14' RICHARD N REESE, MANAGER EXISTING BUILDING! TOPDJIAN WARNER CAPITAL INVESTMENTS LLC 15-25-476-014 15-25-476-003 170 W. SILVER AVE. 157 W. 3300 S *ACKNOWLEDGEMENT* STATE OF UTAH COUNTY OF SALT LAKE \$S.S. ______ A.D., 20__ personally appeared before me, Richard N. Reese, the signer of the foregoing instrument, who duly acknowledged to me that he is a manager of Richard N Reese Family 2 , LLC a Utah Limited Liability Company, and is authorized to execute the foregoing Agreement in its behalf and that he executed it in such capacity. NE COR'LOT 10 MY COMMISSION EXPIRES S 01'22" E 574.73' (ARP NE LOT 10 TO SE LOT 10) NOTARY PUBLIC "A NOTARY PUBLIC COMMISSIONED IN UTAH" 100 WEST ST. (west temple) (public) BASIS OF BEARING ELEV = 4251.60' S 01'22" E 4665.21' (MEAS.) (4663.62' ARP.) (100 W. CENTERLINE) (3300 S. TO SILVER AVE.) SURVEYOR **ENGINEER** OWNER VICINITY MAP **CURVE TABLE** AZTE® RICHARD N REESE FAMILY **EXCEL** LIMITED LIABILITY COMPANY LENGTH DELTA CHORD **BEARING ENGINEERING ENGINEERING** 9310 S. 370 W. SANDY, UT. 84070 19.00 15.62 47°5'33" 15.18 N 66°36'43" W 732 N. 780 W. AMERICAN FORK, UT. 84003 (801) 233-4090 Scale 1" = 30' 59.50 109.41 | 105°21'11" | 94.63 | S 84°15'28" W (801) 756-4504 aztecengineering@gmail.com ENBRIDGE GAS UTAH ACCEPTANCE ROCKY MOUNTAIN POWER STORMWATER LANGUAGE PLAT "A" Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the Owner hereby conveys to South Salt Lake City and its agents a non-exclusive perpetual 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 LEGEND easement over, on and in Lot 1 for the purpose of access to the private stormwater 3300 SOUTH plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title all the rights and duties described therein. management system(s) for the management, inspection, maintenance, and repair thereof. 2. Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this FOUND BLOCK MONUMENT 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or 3300 S. STANDARD PLUMBING SURVEY MONUMENT NOTES easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this waive Enbridge's right to require additional easements for gas service. ♣ LOT CORNER SITE development. This approval does not affect any right that Rocky Mountain Power has under Brass Cap Block Monuments were found as shown on Salt Lake County Tie Sheets. -··-··- BOUNDARY LINE All property corners to be set as per city ordinance No. 17.10.130 (B) and 17.10.220 (C.1.b). (1) A recorded easement or right-of-way Questar Gas Company Interior lot corners to be set with a 5/8" x 24" rebar with a plastic cap noting the name and (2) The law applicable to prescriptive rights dba Enbridge Gas Utah. SILVER AVE LOCATED IN LOT 10, BLOCK 15, license number of the surveyor in charge. (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or -··-- TITLE LINE TEN ACRE PLAT "A", BIG FIELD SURVEY Nail and washer stamped "property line" to be set in the curb on an extension of property line. ----- BUILDING LINE (4) Any other provision of law —————— ROAD CENTERLINE LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 25, RAILROAD TRACKS RECORD OF SURVEY TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN A record of survey # S2025-08-0582 was filed with the office of the Salt Lake County Surveyor. ROCKY MOUNTAIN POWER PLANNING COMMISSION SOUTH SALT LAKE SALT LAKE COUNTY SOUTH SALT LAKE CITY APPROVAL CENTURY LINK COMCAST SOUTH SALT LAKE SOUTH SALT LAKE APPROVAL AS TO FORM RECORDED NO: COMMUNITY DEVELOPMENT CITY ENGINEER HEALTH DEPARTMENT FIRE MARSHAL STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ___ APPROVED THIS _____ DAY OF APPROVED THIS _____ DAY OF APPROVED AS TO FORM THIS DAY OF APPROVED THIS _____ DAY OF ______, A.D., 20____ APPROVED AS TO FORM THIS APPROVED THIS _____ DAY OF ___, A.D., 20____. __, A.D., 20____ _, A.D., 20_____. __, A.D., 20____ __, A.D., 20____. SOUTH SALT LAKE CITY ATTORNEY COMCAST PLANNING COMMISSION APPROVAL COMMUNITY DEVELOPMENT DIRECTOR SOUTH SALT LAKE FIRE MARSHAL SOUTH SALT LAKE CITY ENGINEER ATTEST: RECORDER **CENTURY LINK** SALT LAKE COUNTY HEALTH DEPT. MAYOR SALT LAKE COUNTY RECORDER





RECORD DESCRIPTIONS

Parcel 1: (15-25-476-030)

Beginning 21 feet South, more or less, from the Northwest corner of Lot 10, Block 15, Ten Acre Plat A, Big Field Survey said point being 49 feet perpendicularly distant Southerly from the centerline of a highway project known as Project No. 032-1; thence South 88°26'30" East 158.72 feet, more or less, to a point 53 feet perpendicularly distant Southerly from the centerline of said project; thence South 318.20 feet South; thence West 158.68 feet to the West line of said Lot 10; thence North 322.20 feet along the West line of said Lot 10 to the point of beginning.

LESS AND EXCEPTING therefrom the subject property as disclosed by that certain Warranty Deed recorded March 8, 2019 as Entry No. 12946435 in Book 10758 at Page 8513, being described as follows:

A parcel of land in fee for the widening of the existing 3300 Street known as Project No. F-R299(250), being part of an entire tract of property situate in the SW ¼ SE ¼ of Section 25, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing southerly right of way line of 3300 South Street and the easterly right of way line of the UTA Railroad which is 800.68 feet North 89°58'00" East and 54.21 feet South 00°02'00" East from a monument at the intersection of 3300 South and 300 West, said intersection is also 21.00 feet South from the Northwest Corner of Lot 10, Block 15, Ten Acre Plat "A", Big Field Survey (by record), said intersection is also 53.00 feet perpendicularly distant southerly from the control line of said project opposite approximate Engineer Station 709+21.45; and running thence South 88°26'30" East 30.00 feet along said southerly right of way line of to a point 53.00 feet perpendicularly distant southerly from said control opposite approximate Engineer Station 709+51.45; thence South 01°33'30" West 2.60 feet to a line parallel with and 55.60 feet perpendicularly distant southerly from said control line opposite Engineer Station 709+51.45; thence North 88°26'30" West 29.94 feet along said parallel line to said easterly right of way line of the railroad; thence North 00°13'24" East (North by record) 2.60 feet along said easterly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 1A: - Vacated by Merger of Title

A right of way as created by that certain Warranty Deed recorded April 27, 1978, as Entry No. 3099402, in Book 4662, at Page 1361, described

Commencing 185.2 feet South and 158.68 feet, more or less, East from the Northwest corner of Lot 10, Block 15, 10 Acre Plat "A", Big Field Survey; thence South 158 feet; thence East 10.2 feet; thence South 200 feet; thence West 30.02 feet; thence North 358 feet; thence East 20 feet to the point of beginning.

Parcel 2: (15-25-476-013)

Commencing 31 feet North and 590 feet West from the Southeast Corner of Lot 10, Block 15, Ten Acre Plat "A", Big Field Survey; thence North 200 feet; thence West 48 feet; thence South 200 feet; thence East 48 feet to the point of beginning.

Parcel 2A: - Vacated by Merger of Title

A right of way as created by that certain Warranty Deed recorded April 27, 1978, as Entry No. 3099402, in Book 4662, at Page 1361, described

Commencing 185.2 feet South and 158.68 feet, more or less, East from the Northwest Corner of Lot 10, Block 15, Ten Acre Plat "A", Big Field Survey; thence North 170 feet; thence Westerly along 33rd South Street 20 feet, more or less; thence South approximately 170 feet; thence East 20 feet to the point of beginning.

Parcel 2B: - Vacated by Merger of Title

A right of way as created by that certain Warranty Deed recorded April 27, 1978, as Entry No. 3099402, in Book 4662, at Page 1361, described as follows:

Commencing 185.2 feet South and 158.68 feet, more or less, East from the Northwest Corner of Lot 10, Block 15, Ten Acre Plat "A", Big Field Survey; thence South 158 feet; thence East 10.2 feet; thence South 200 feet; thence West 30.2 feet; thence North 358 feet; thence East 20 feet to the point of beginning.

Parcel 3: (15-25-476-012)

Commencing at a point 31 feet North and 638 feet West of the Southeast corner of Lot 10, Block 15, TEN ACRE PLAT "A", BIG FIELD SURVEY, and running thence North 200 feet; thence West 50 feet; thence South 200 feet; thence East 50 feet to the point of beginning.

Parcel 3A: - Contained within Silver Avenue

Together with a right of way as disclosed by that certain Warranty Deed recorded June 20, 1944 as Entry No: 978108 in Book 387 at Page 150, over the following described property:

Beginning at the Southeast corner of Lot 10, Block 15, TEN ACRE PLAT "A", BIG FIELD SURVEY; and running thence North 31 feet; thence

West 688 feet; thence South 31 feet; thence East 688 feet to the point of beginning.

Parcel 4: (15-25-476-012)

Commencing at a point 31 feet North and 688 feet West of the Southeast corner of Lot 10, Block 15, TEN ACRE PLAT "A", BIG FIELD SURVEY; thence North 200 feet; thence West 71 feet; thence South 200 feet; thence East 71 feet to the point of beginning.

Parcel 4A: - Contained within Silver Avenue

Together with right of way as disclosed by that certain Warranty Deed recorded February 1, 2000 as Entry No. 7566540 in Book 8339 at Page 6814, over the following:

Beginning at the Southeast corner of Lot 10, Block 15, TEN ACRE PLAT "A", BIG FIELD SURVEY; and running thence North 31 feet; thence West 759 feet; thence South 31 feet; thence East 759 feet to the point of beginning.

COMBINED DESCRIPTION

Beginning at a point located South 0°02'04" West along lot line 23.60 feet from the Northwest Corner of Lot 10, Block 15, Ten Acre Plat A, Big Field Survey; thence South 88°26'30" East 29.94 feet; thence North 1°33'30" East 2.60 feet; thence South 88°26'30" East 128.72 feet; thence South 317.88 feet; thence East 14.79 feet; thence South 199.14 feet; thence West 169.00 feet; thence North 198.82 feet; thence West 4.46 feet; thence North 319.92 feet to the point of beginning.

SURVEYOR'S NARRATIVE

The Basis of Bearing for this survey is South 0°01'22" East along Monument Line from the Block Monument in the intersection of 100 West and 3300 South Streets to the Block Monument in the intersection of 100 West and 3900 South Streets. The Block Monument in the intersection of 300 West and 3300 South Streets as well as the Block Monument (rivet) near the intersection of 300 West and 3900 South Streets were also located. All monuments were located as shown on county tie sheets. The definition of Block 15 was derived from the Area Reference Plat of Blocks 15 & 16, 10 Acre Plat "A" on file with the Salt Lake County Surveyor's Office.

The purpose of this survey was to create a combined description of the Richard N. Reese Family parcels. The northerly boundary has been adjusted to exclude property deeded away for the widening of 3300 South Street. The northeast corner of parcel 476-013 has been adjusted to follow the neighboring title line to remove the title overlap. All other boundaries are as defined in current title. As the westerly title line falls within a concrete ditch, no fence has been placed along property line. Some confusion exists as to the location of the railroad right-of-way. A 2003 Survey (S2003-04-0280) of the subject property has adjusted the westerly property line of parcel 476-030 East 5 feet. No reference was given as to a transfer of title. A 2007 Survey (S2007-10-0838) does not show this adjustment. The current title for the railroad property can be found on Book 6641 Page 1512 (Entry 5479816). Railroad title is defined as existing within Lot 9 of Block 15. No conveyance to the railroad has been made of property within Lot 10. The purpose of the 4.46 foot jog in title along the westerly boundary is unknown.

CERTIFICATION

To Richard N Reese Family LLC; Richard N Reese Family 2 LLC; Metro National Title; Chicago Title Insurance 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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11, and 13 of Table A thereof. The field work was completed in $\sqrt[8]{}$ April 2023.

Scale 1" = 30'

site which are not visible or marked on the ground.

13 - Names of adjoining owners See map

and other visible evidences. No guarantee is given that additional utilities do not exist on the

-SITE

SILVER AVE

1"=500'

— · · — · · — · · — TITLE LINES

SANITARY SEWER STORM DRAIN

POWER LINE

PHONE LINE

- GAS LINE

----- CONCRETE CONTRACTOR OF THE PROPERTY OF — ○ FENCE LINE

—— — — — OHP——

LOCATED IN LOT 10, BLOCK 15, TEN ACRE PLAT A, BIG FIELD SURVEY 185 WEST 3300 SOUTH

overlap from parcel 476-013.

Item 15-16 Surveyor makes no comment.

SOUTH SALT LAKE CITY, UTAH

Survey Items - See map. The combined description removes title and building

3300 S. STANDARD PLUMBING

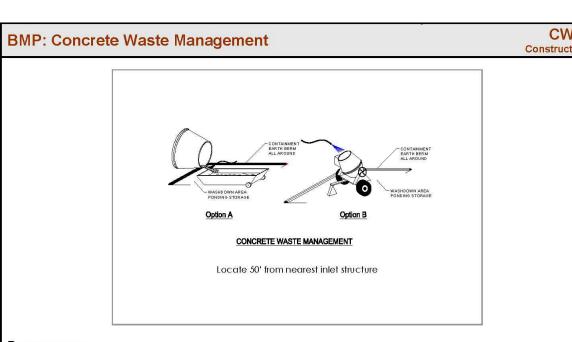
ALTA / NSPS LAND TITLE SURVEY

EXCEL ENGINEERING (801) 756-4504

AZTE® SHEET: 1 OF 1 **ENGINEERING** DATE: 4/11/25

732 N. 780 W. AMERICAN FORK, UT. 84003 aztecengineering@gmail.com

SCALE: 1"=30'



DESCRIPTION:

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and

APPLICATION:

This technique is applicable to all types of sites.

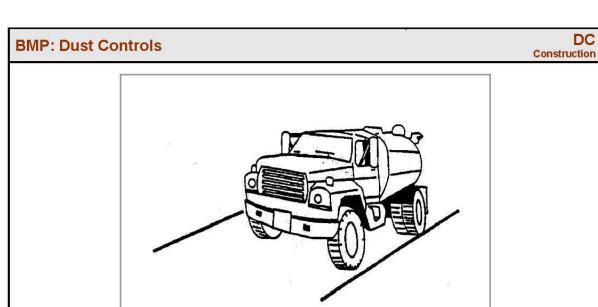
INSTALLATION/APPLICATION CRITERIA:

- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

Off-site washout of concrete wastes may not always be possible.

Inspect subcontractors to ensure that concrete wastes are being properly managed.

• If using a temporary pit, dispose hardened concrete on a regular basis.



Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA:

- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment). Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

BMP: Land Grading



DESCRIPTION:

Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:

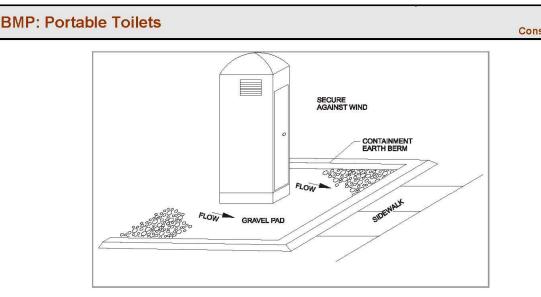
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

INSTALLATION/APPLICATION CRITERIA:

Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if
- washouts or breaks occur, repair them immediately. To prevent small-scale eroded areas from becoming significant gullies, maintain them
- promptly.



DESCRIPTION:

Temporary on-site sanitary facilities for construction personnel.

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site. ♦ Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

LIMITATIONS:

No limitations.

• Portable toilets should be maintained in good working order by licensed service with daily

observation for leak detection. Regular waste collection should be arranged with licensed service.

All waste should be deposited in sanitary sewer system for treatment with appropriate agency

BMP: Street Sweeping

cleaning on a regular basis.

areas with the highest pollutant loading.

Restrict street parking prior to and during sweeping.

Keep accurate operation logs to track programs.

Increase sweeping frequency just before the rainy season.

that would lead to concerns over worker and public safety.

BMP: Silt Fence

TAKE.

DESCRIPTION:

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

supporting posts. Application:

- ◆ Perimeter control: place barrier at down-gradient limits of disturbance Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank

♦ Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria: Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet

- minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric
- to mesh with twine, staples, or similar, with trailing edge extending into anchor trench. Backfill trench over filter fabric to anchor.

_IMITATIONS:

Recommended maximum drainage area of 0.5 acre per 100 feet of fence

 Recommended maximum up-gradient slope length of 150 feet Recommended maximum uphill grade of 2:1 (50%)

Recommended maximum flow rate of 0.5 cfs Ponding should not be allowed behind fence

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers. Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

BMP: Stabilized Construction Entrance Pipe as necessary-

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition. Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

LIMITATIONS:

- Conventional sweepers are not able to remove oil and grease. Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

Reduce the discharges of pollutants to stormwater from street surfaces by conducting street

Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in

Sweepers effective at removing smaller particles (less than 10 microns) may generate dust

streets), and the vacuum sweepers (more effective at removing fine particles and associated

heavy metals). Many communities find it useful to have a compliment of both types in their

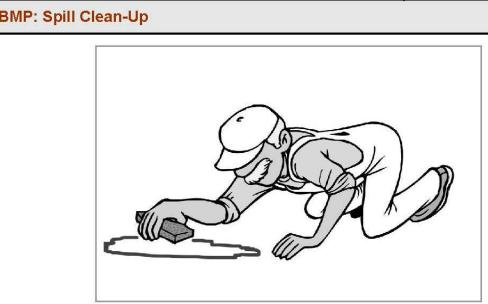
Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet

Proper maintenance and operation of sweepers greatly increase their efficiency.

MAINTENANCE:

Replace worn parts as necessary.

Install main and gutter brooms of the appropriate weight.



Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving

APPLICATION:

All sites

GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for
- providing spill response. Maintain a supply of clean-up equipment on-site and post a list of local response agencies with

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent

Contact the Salt Lake County Health Department (313-6700) for any spill of reportable

DAVID W. PETERSON

REVISIONS

PROPERTY OWNER: RICHARD N. REESE FAMILY LLC PO BOX 708490

SANDY, UT 84070 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003

P: (801) 756-4504; david@excelcivil.com

STANDARD PLUMBING SUPPLY 185 West 3300 South SOUTH SALT LAKE D.W.P.

BMP DETAILS

Designed by: D.W.P. Checked by: D.W.P.

NTS

06/02/25