



City of Taylorville
Community Development Department
2600 West Taylorville Blvd
Taylorville, Utah 84129
(801) 963-5400
www.taylorvilleut.gov

To: Taylorville Planning Commission
From: Terryne Bergeson, Planner II
Date: May 6, 2026
Subject: Request for an Extension of Approval of File 1S25-SUB-000494-2024, Preliminary Subdivision to Create 4 Residential Lots on 0.979 Acres of Property at 1881; 1883; 1901; and 1903 W. 4655 S. in Taylorville, Utah.

The Taylorville Planning Commission met at a public hearing on May 13, 2025, to consider a preliminary subdivision plat to create 4 residential lots at the above listed properties. The proposed subdivision would subdivide two existing parcels to create two flag lots in the unused rear yards of the properties (see attachments). The planning commission granted preliminary approval for the proposed plat with a 5-0 vote.

The applicant reached out at the end of 2025 with questions about the next step of the process. The city engineer noted that a previous comment related to the access had not yet been addressed and that the configuration shown on the draft plat would not be accepted (see attachments). Staff informed the applicant that the final plat would need to show a twenty-five-foot-wide private lane providing access to the two rear residential lots. The applicant has since been coordinating with property owners to discuss the new property line configuration and ensure that all lots on the final plat will have the appropriate access and utility easements needed to serve all lots. The preliminary plat approval was granted on May 13, 2025 and is approaching the expiration date. [§13.30.040\(I\)\(2\)](#) states that a preliminary plat expires one year after the date of approval by the Planning Commission, unless a final plat application is filed or a request for extension is submitted and decided according to [§13.43.080\(C\)](#):

1. The original decision-making body may grant an extension of the original approval by no more than twelve (12) months, following a written request from the applicant explaining reasonable cause for such extension, prior to the expiration date. The original decision-making body may also delegate approval authority for extension request(s) to the Director when such delegation is included in the original motion to approve the application. The original decision-making body or the Director, as applicable, shall determine whether or

not there is reasonable cause for the requested extension and grant the extension for the minimum time-frame necessary, based on the criteria below.

2. In all requests for a time extension, the applicant shall provide substantial and verifiable evidence showing that:

a. Despite the good faith efforts of the applicant, circumstances beyond their control have prevented the timely pursuit of the development and completion of the necessary requirements within the originally authorized time period; or

b. The applicant has completed substantial property improvements, incurred substantial nonrecoverable monetary expenditures or commitments, or has completed supporting development improvements, or retained the services for preparation of supporting data in reliance upon the approval of the request.

c. In either instance, the applicant is, in good faith, continuing to diligently pursue implementation of the development to the degree authorized by the city and the applicant shall be current on all city fees and has no code violations or environmental, health, or safety issues existing on the property.

d. In extenuating circumstances, the original decision-making body or the Director, as applicable, may grant an additional six-month extension period beyond the twelve (12)-month extension outlined above, subject to the same criteria established in paragraph (2) above.

The applicant is requesting one, twelve-month extension of the preliminary plat approval to provide time for property owner and applicant to meet with city staff to review deficiencies and ensure that a final plat meets all standards in the Taylorsville Municipal Code. The request was submitted in writing on May 6, 2026. The matter has been placed on the Planning Commission agenda for a vote by the original approval body at the earliest scheduled meeting.

Attachments:

Exhibit A: Written Request

Exhibit B: Draft Plat

Exhibit C: Original Staff Report

Exhibit D: Approved Minutes – 5/13/25 Planning Commission Meeting

cc:

Dina Blaes, Chief of Strategic Engagement for Community and Economic Development

Ryan Richards, Deputy City Attorney



May 6, 2026

Taylorsville City Community Development Department
2600 West Taylorsville Boulevard
Taylorsville, Utah 84129

RE: Request for Extension of Approval Pursuant to Taylorsville City Code §13.43.080(C)
Project: Taylorsville Garden Flag Lot Development
File No.: File #1S25/SUB-000494-2024
Property Address: 1890 W 4655 S, Taylorsville, UT 84129

Dear Members of the Taylorsville City Planning Commission:

On behalf of Desert Peak Development Group (applicant), we respectfully request an extension of the approval associated with the above-referenced project pursuant to Taylorsville City Code §13.43.080(C). The original approval was granted on May 13, 2025 with an expiration date of May 16, 2026. We request a 12-month extension to allow completion of the remaining development requirements and implementation activities.

This request is submitted prior to the expiration date of the approval and is supported by the following information demonstrating reasonable cause consistent with the criteria set forth in §13.43.080(C)(2).

Good Faith Efforts and Circumstances Beyond Applicant Control

Since approval of the project, the applicant has actively pursued implementation of the development in good faith. Efforts undertaken include:

- [Completion of civil engineering and architectural plans]
- [Coordination with utility providers and outside agencies]
- [Geotechnical, environmental, and drainage studies]
- [Completion of all necessary surveys and survey data used in the implementation of civil drawings and engineering]
- [Financing efforts and lender coordination]

Despite these efforts, circumstances beyond the applicant's reasonable control have delayed completion within the original approval period. These circumstances include:

- [Unexpected delays in securing acceptable access agreeable to current property owners, developer, and city staff]
- [Market conditions impacting financing or construction schedules]
- [Unavoidable shifts in market potential due to political impacts]
- [Taylorsville City Senior Planner (Jim Spung) and Director of Economic Development (Wayne Harper) who the applicant worked through the entire preliminary plat approval phase no longer work for City. All information related to application has since passed to others city staffers requiring more time to familiarize themselves with project particulars]

These delays were not caused by inactivity or abandonment of the project, but rather by conditions outside the applicant's control despite continuous and diligent efforts to move the project forward.

Substantial Reliance and Expenditures

In reliance upon the project approval, the applicant has incurred substantial expenditures and commitments toward implementation of the development, including:

- [Engineering and design consultant fees]
- [Surveying, geotechnical, or environmental study costs]
- [Permit and application fees]
- [Utility design and coordination costs]
- [Site preparation or infrastructure improvements]
- [Financing commitments and contractual obligations]

To date, the applicant has invested approximately [\$30,000] in nonrecoverable project-related expenditures and commitments associated with the approved development.

Continued Diligent Pursuit of Development

The applicant remains committed to timely completion of the project and continues to diligently pursue implementation of the approved development. Current and ongoing activities include:

- [Finalizing civil/construction drawings]
- [Completing outstanding agency reviews]
- [Continuing to meet with City staff to secure agreements that comply with current owner requirements, developer requirements, and development code requirements]

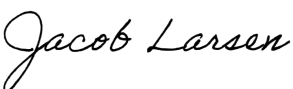
Additionally, the applicant confirms the following:

- All applicable city fees are current;
- The property is free of unresolved code violations; and
- There are no known environmental, health, or safety issues existing on the property.

Based upon the foregoing, the applicant respectfully requests approval of a 12-month extension of the project approval pursuant to Taylorsville City Code §13.43.080(C).

Please contact Jake Larsen (Manager) at (801) 889-9716 or jake@desertpeakcompanies.com if additional information or documentation is required.

Sincerely,



Jake Larsen

Manager

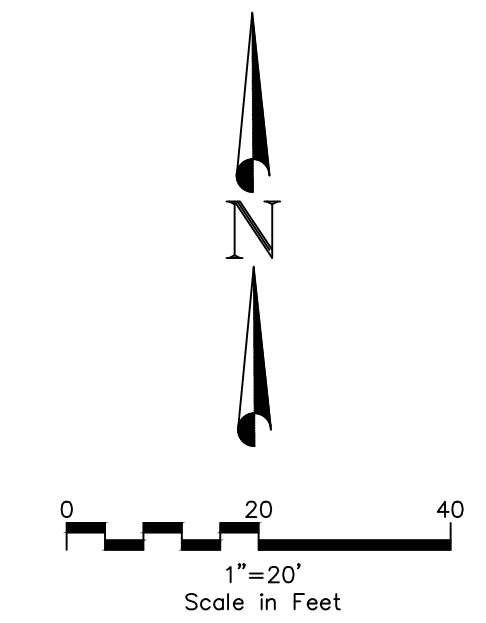
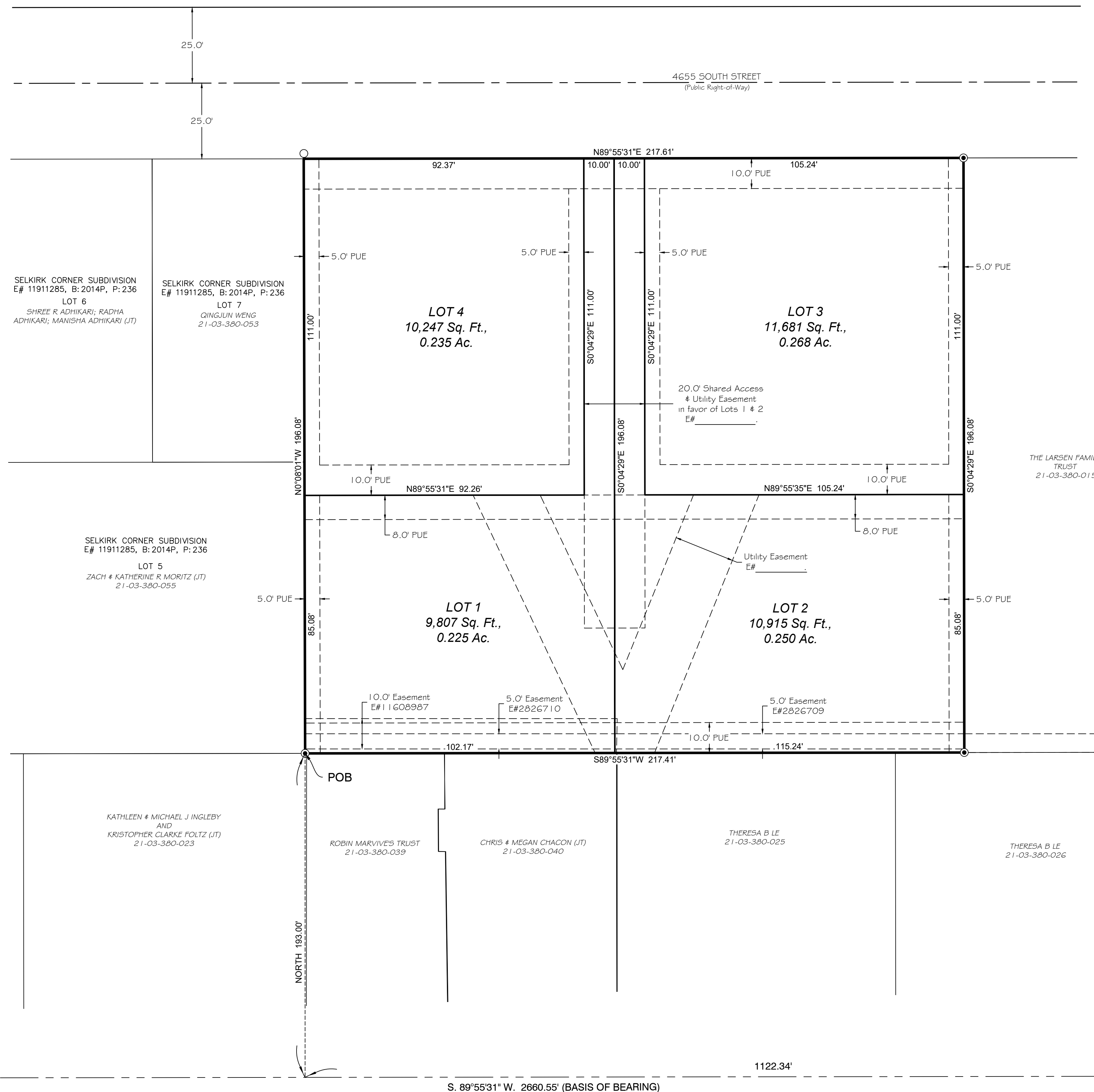
Desert Peak Development Group

1101 W Ropcke Drive, Murray, UT 84123

(801) 889-9716

Email: jake@desertpeakcompanies.com

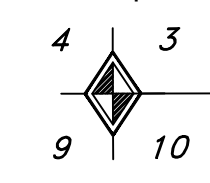
Exhibit B



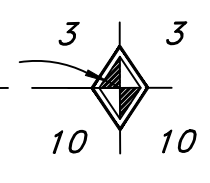
LEGEND

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Road Monument Line
- Road Right-of-Way Line
- Easement Line
- Building Tie Line
- Set rebar / cap stamped "CIR"
- Found "Epic Eng" rivet (Held)

Found Southwest Corner
Section 3, T.2S., R.1W., SLB&M
2.5" Flat Brass Cap Ring and Lid



Found South Quarter Corner
Section 3, T.2S., R.1W., SLB&M
Standard Flat Brass 4"
(2S1W0302)



PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

TAYLORSVILLE GARDEN SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

SHEET
2
2

Recorded # _____
State of Utah, County of Salt Lake, Recorded and filed at the request of:
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____ Deputy, Salt Lake County Recorder

Planning Commission Staff Report

File #1S25/SUB-000494-2024

Consideration of a Preliminary Subdivision Approval to Create 4 Residential Lots on 0.979 Acres of Property at approximately 1881; 1883; 1901; and 1903 W. 4655 S. in Taylorsville, Utah.



Department of Community Development

Date:	May 8, 2025
Meeting Date:	May 13, 2025
Agenda Item:	Consideration of a Preliminary Subdivision Approval to Create 4 Residential Lots on 0.979 Acres of Property at approximately 1881; 1883; 1901; and 1903 W. 4655 S. in Taylorsville, Utah.
Subject Property Address:	1881; 1883; 1901; and 1903 W. 4655 S.
Applicant:	Jake Larsen, Desert Peak Builders
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21033800140000; 21033800130000
Applicable Ordinances:	Including, but not limited to Chapter 13.08; 13.12; 13.21; 13.27; 13.28; and 13.30
Agenda Item #:	3

Attachments:

- Exhibit A:** Zoning Map
- Exhibit B:** General Plan Map
- Exhibit C:** Subject Property Aerial Image
- Exhibit D:** Subject Property Vicinity Map

- Exhibit E:** ALTA Survey
- Exhibit F:** Subdivision Plat
- Exhibit G:** Civil Plan Set
- Exhibit H:** Site Photos

Summary:

Jake Larsen, Desert Peak Builders, is requesting Planning Commission review and approval of a preliminary subdivision plat for the properties at 1881; 1883; 1901; and 1903 W. 4655 S., in Taylorsville, Utah (see Exhibit C). The applicant’s proposal would create two new flag lots behind the existing duplex structures, as illustrated in Exhibit F.

Site Description

The subject property is made up of two individual parcels of unplatted land and are currently developed according to the table below. The aerial image and site photos included in Exhibits C and H provide more information regarding the current development of the properties.

Parcel ID	Address	Parcel Area (sq. ft)	Zoning & Current Use
21033800140000	1881 & 1883 W. 4655 S.	22,215	Mixed Use (MU) Duplex Dwelling
21033800130000	1901 & 1903 W. 4655 S.	20,037	Mixed Use (MU) Duplex Dwelling

Surrounding zoning designations are as follows:

North	South	East	West
Single-Family R-1-8	Mixed-Use (MU)	Mixed-Use (MU)	Mixed-Use (MU)

General Plan Analysis

The Proposed Land Use Map in the General Plan sets the foundation for all land uses within the City of Taylorsville. The land use plan identifies general land use classifications and in some cases the intensity within the classification. Each land use classification on the Proposed Land Use Map corresponds with compatible classifications on the official Taylorsville Zoning Map.

The subject property is designated as “High-Density Mixed-Use” on the Proposed Land Use Map. The General Plan includes the following statement describing the intent of the High-Density Mixed-Use designation (pg 3-5):

“The High Density Mixed Use (HDMU) classification allows a residential density of up to 12 dwelling units per acre or more in a mixed use setting.”

The applicant’s proposal is consistent with the City’s General Plan and would increase the current residential density from 4 units per acre to 6 units per acre.

Land Development Code Analysis

The property is in the Mixed-Use (MU) zoning district. [Section 13.23.260\(G\)\(2\)](#) establishes the development standards regulating single-family residential development in the Mixed Use zoning district. Below are select standards from that section as they relate to this project.

Code Reference	Review Criteria	Staff's Analysis
13.23.260(G)(2)	<p><i>Front setbacks shall range between twelve (12) and twenty feet (20') typically measured from the inside edge of sidewalk to the porch.</i></p> <p><i>Front loaded garages shall be subservient to the dwelling and shall not have a setback less than eighteen feet (18').</i></p> <p><i>Side and rear setbacks shall be determined by the planning commission based upon acceptable subdivision layout and design.</i></p>	<p>Staff recommends front setbacks for the flag lots be measured from the common property line bisecting the shared driveway and side setbacks (north and south property lines) be a minimum of 8 feet, as depicted on Sheet C1.0 of the Civil Plan Set, Exhibit G.</p> <p>A Conditional Use Permit to construct the single-family homes is required. The CUP review will determine compliance with garage location, porch design, and established setbacks.</p>
13.23.260(G)(2)(a)	<p><i>The following TND standards shall be required for single-family residential:</i></p> <ol style="list-style-type: none"> <i>1) Subservient garages, e.g., back loaded detached with alley access, front loaded detached, attached but set back from the front line of the home by at least five feet (5'), side entry attached, or a combination of the above.</i> <i>2) Roofs with a four to twelve (4/12) pitch or greater.</i> <i>3) Dwelling and garage gables facing streets and alleys.</i> <i>4) Covered open front porches comprising at least fifty percent (50%) of the front elevation (not including the garage), in no case being no less than fifteen feet (15') in width.</i> <i>5) Entry sidewalks that connect directly to public sidewalks.</i> 	<p>A Conditional Use Permit to construct the single-family homes is required. The CUP review will determine compliance with specific design standards.</p>

This proposal is also subject to the standards adopted in LDC [Section 13.21.220](#) regulating flag lots. The table below includes a summary of those standards as well as staff's analysis.

Code Reference	Review Criteria	Staff's Analysis
13.21.220(A)	<p><i>A flag or L-shaped lot shall be comprised of a staff portion contiguous with the flag portion thereof.</i></p>	<p>Complies – Lots 1 and 2 includes a staff portion of the lot.</p>

Code Reference	Review Criteria	Staff's Analysis
13.21.220(B)	<i>The staff portion of said lot shall front on and be contiguous to a dedicated public street or private street. The minimum width of the staff portion of a flag lot shall be twenty feet (20'), and the maximum length shall be two hundred twenty feet (220') unless otherwise approved by the planning commission upon recommendation of the UFA.</i>	Complies – the flag portion of the lot fronts on 4655 South. Signage must be installed along the staff portion of the lot that prohibits vehicle parking to maintain emergency vehicle access to the dwellings.
13.21.220(C)	<i>A flag lot shall not gain access via an easement on an adjacent property.</i>	Complies – Lots 1 and 2 provide direct access to 4655 South. A shared access and utility easement is shown along the shared driveway.
13.21.220(D)	<i>No building or construction, except for driveways, shall be allowed on the staff portion of said lot unless the minimum width thereof is the same or greater than the minimum width for a lot as allowed in the underlying zone (excluding entrance features and streetlights).</i>	Complies – no buildings are proposed in the flag portion of the lots.
13.21.220(E)	<i>The front side of the flag portion of said lots shall be deemed to be that side nearest to the dedicated public street or private street upon which the staff portion fronts, unless otherwise determined by staff on a case by case basis.</i>	Complies – the Director has determined the common shared property line bisecting the shared driveway to be the front property line, for purposes of measuring front setbacks.
13.21.220(F)	<i>The staff portion of said lots shall be deemed to end, and the flag portion of said lots shall be deemed to commence at the extension of the front lot line.</i>	Complies.
13.21.220(G)	<i>The square footage located in the flag portion of said lot, which shall be exclusive of the square footage located in the staff portion of said lot, shall be the same or greater than the minimum square footage as required in the underlying zone, but in no instance shall be less than eight thousand (8,000) square feet.</i>	Complies – the square footage of Lot 1 without the flag portion of the lot is approximately 8,698 square feet. The area of Lot 2 is 9,801 square feet.
13.21.220(H)	<i>The front, side, and rear yard requirements of the flag portion of said lots shall be the same as is required in the underlying zone.</i>	Complies – see referenced standards earlier in this report.
13.21.220(I)	<i>No more than two (2) flag lots can be served by the staff portion.</i>	Complies – no more than two lots will gain access via the staff portion.
13.21.220(J)	<i>All flag lots in the development shall be approved by the planning commission.</i>	Pending.

Code Reference	Review Criteria	Staff's Analysis
13.21.220(K)	<i>The maximum number of flag lots in the subdivision shall be not more than twenty percent (20%) of the total number of lots within the subdivision unless otherwise approved by the planning commission.</i>	Pending, the proposed subdivision includes 50 percent flag lots.
13.21.220(L)	<i>The approved building envelope shall be illustrated upon the final plat.</i>	Complies – shown on Sheet C1.0 of the Civil Plan Set.
13.21.220(N)	<i>A duplex, twin home, or any other multi-family dwelling shall not be located on a flag lot.</i>	Complies – will be verified during building permit review.

Review Criteria

The preliminary subdivision application is subject to the approval criteria in LDC [§13.30.040\(H\)](#) and [§13.43.040\(D\)](#). The Planning Commission shall decide a preliminary plat application in accordance with the following:

1. The plat complies with applicable dimensional and development standards in the LDC;
2. Does not affect a recorded easement without approval from the easement holder;
3. Provides a layout of lots, roads, utilities, drainage, and other public facilities and services that are compliant with city engineering standards and the LDC;
4. Provides evidence of adequate public facilities to serve the proposed development;
5. Proposes reasonable phasing as it relates to infrastructure capacity;
6. Does not result in the creation of a remnant lot or parcel that cannot be developed according to the requirements of the LDC and other applicable laws; and
7. Does not remove or attempt to remove recorded covenants or restrictions without following the proper procedures for making such changes.
8. The proposed use and development complies with all applicable standards in the LDC, unless the standard is lawfully modified or varied through a procedure established in this LDC or by court order.
9. Streets, parks, or other public ways, ground, places, spaces, publicly owned buildings or structures, and public utilities, whether publicly or privately owned, shall conform to the current General Plan.
10. The proposed use and development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal, state, and county governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property.
11. The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan(s) for development and installation of public improvements and amenities.
12. If the proposal involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required by this LDC and other city ordinances to provide adequate public facilities and

comply with the project's cumulative development to-date and shall not depend upon subsequent phases for those improvements unless approved by separate agreement.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on May 2, 2025. Additionally, a notice was published on the Utah State Notice Website and the City's website.

As of May 7, 2025, city staff has not received any public comments regarding this subdivision application.

Findings

1. The applicant, Jake Larsen, Desert Peak Builders, is requesting preliminary subdivision plat approval to create four lots on 0.979 acres of property at approximately 1881; 1883; 1901; and 1903 W. 4655 S. in Taylorsville, Utah.
2. The subject property is made up of 2 parcels and is in the Mixed-Use (MU) zoning district
3. The subject property is in the "High-Density Mixed-Use" designation in the City's General Plan.
4. The applicant's proposal includes the creation of two new flag lots, as illustrated in Exhibit F. The creation of a flag lot requires Planning Commission approval.
5. The proposed plat would result in a residential density of 6 dwelling units per acre.
6. [Section 13.23.260\(G\)\(2\)](#) establishes the development standards regulating single-family residential development in the Mixed-Use (MU) zoning district.
7. The creation of flat lots requires compliance with the standards adopted in LDC [Section 13.21.220](#).
8. The table of uses in [Section 13.08.020\(E\)](#) requires Administrative Conditional Use Permit approval prior to construction and occupancy of a single-family dwelling in the MU zoning district.
9. A subdivision application is subject to the review procedures adopted in [Chapter 13.30](#) of the Land Development Code.
10. The preliminary subdivision application is subject to the approval criteria in LDC [§13.30.040\(H\)](#) and [§13.43.040\(D\)](#).
11. This subdivision application has been reviewed by city departments and review agencies and found to be in general compliance with the city code and associated preliminary approval criteria.
12. A public notice was sent to all affected entities and residents within 300 feet of the property on April 11, 2025, and published on the Utah State Notice Website and the City's website.
13. Staff and review agencies have identified conditions of approval (listed below) to be considered by the Planning Commission associated with this preliminary plat review.
14. The Planning Commission is the decision-making authority for preliminary subdivision review.

Conditions of Approval

Staff recommends approval of the preliminary subdivision plat, subject to the following conditions. Final recording of the plat shall not take place until the following conditions have been satisfied:

1. All outstanding city department and review agency comments be resolved and subsequent revisions comply with applicable city ordinances, codes, and standards prior to plat recording.
2. The plat is compliant with all requirements and standards of Salt Lake County.
3. All required fees and bonds are paid to the City.

Staff Recommendation

Staff recommends the Planning Commission approve File #1S25/SUB-000494-2024, a preliminary subdivision plat creating four residential lots on 0.979 acres of property at 1881; 1883; 1901; and 1903 W. 4655 S., in Taylorsville, Utah, subject to the findings and conditions outlined in this Staff Report.

Possible Motion

I move that we approve File #1S25/SUB-000494-2024, a preliminary subdivision plat creating four residential lots on 0.979 acres of property at 1881; 1883; 1901; and 1903 W. 4655 S., in Taylorsville, Utah, subject to the findings and conditions outlined in this Staff Report.

ZONING MAP

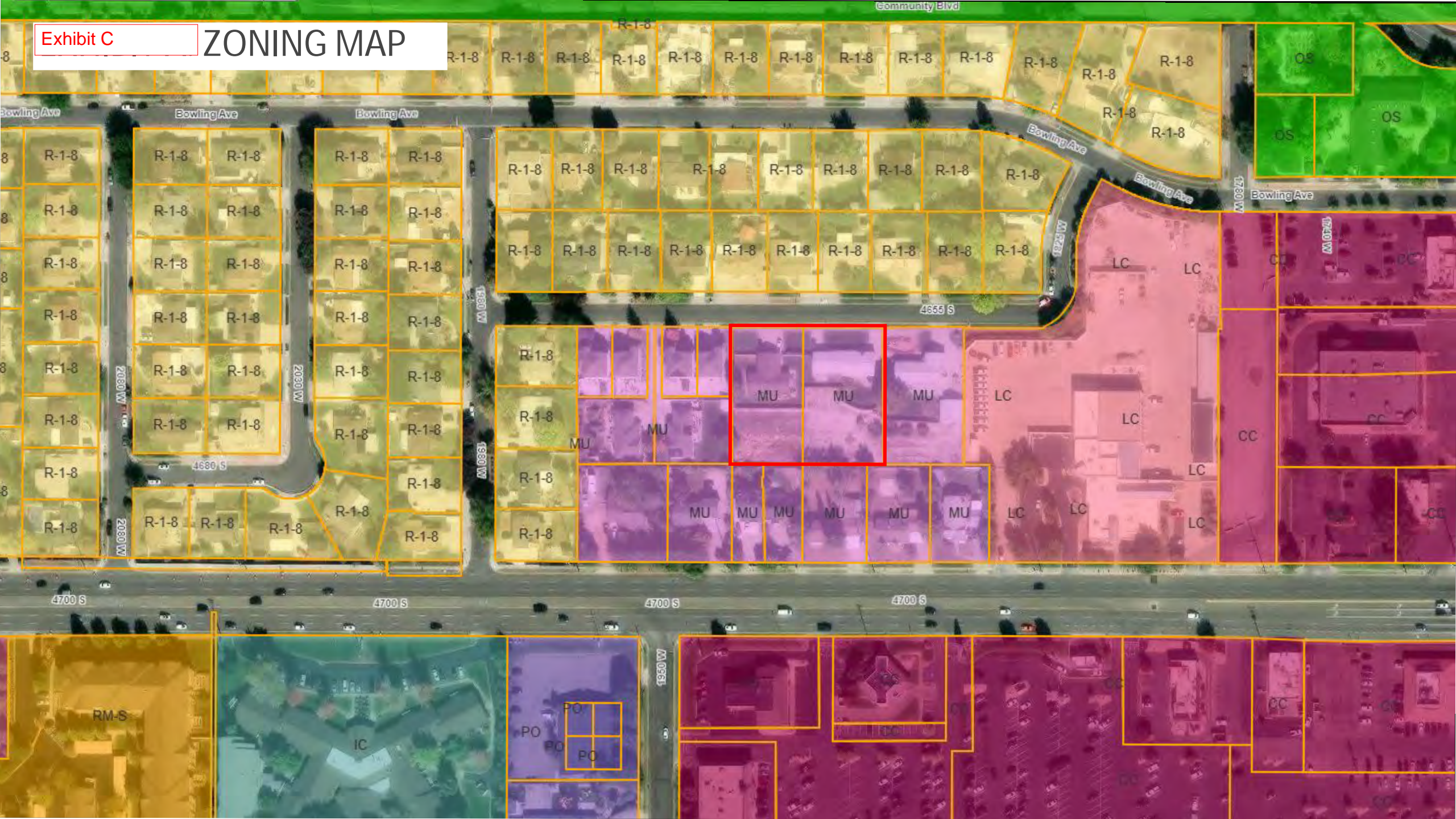


















Exhibit C GENERAL PLAN MAP

-  BUSINESS PARK
-  REGIONAL COMMERCIAL
-  COMMUNITY COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL
-  MEDIUM DENSITY MIXED USE
-  HIGH DENSITY MIXED USE
-  MIXED USE COMMERCIAL
-  PROFESSIONAL OFFICE
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  PLANNED COMMUNITY DEVELOPMENT
-  ESTATE RESIDENTIAL
-  PARKS AND OPEN SPACE
-  SCHOOL
-  UTILITY

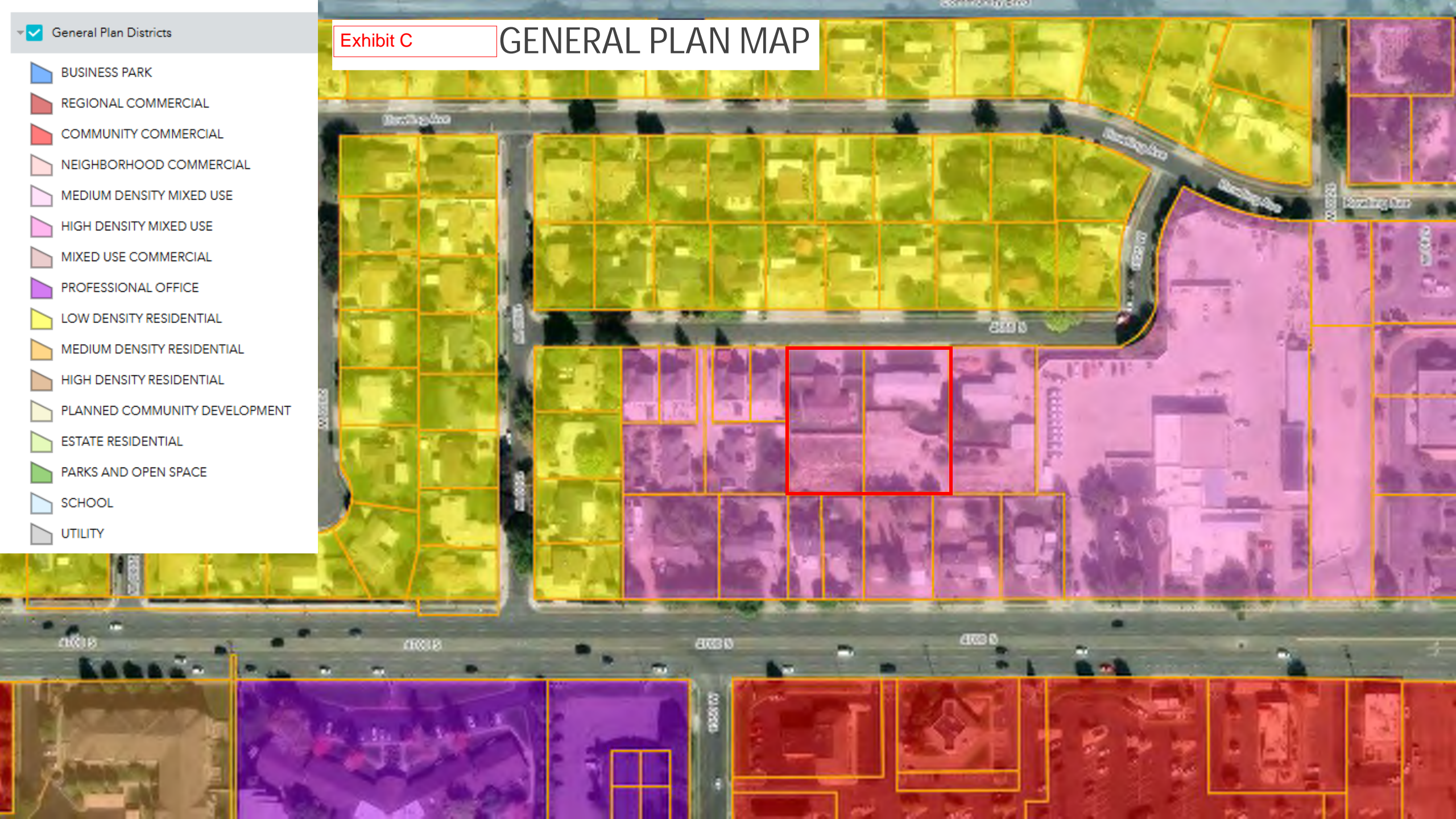


Exhibit C

VICINITY MAP



PROPERTY AERIAL

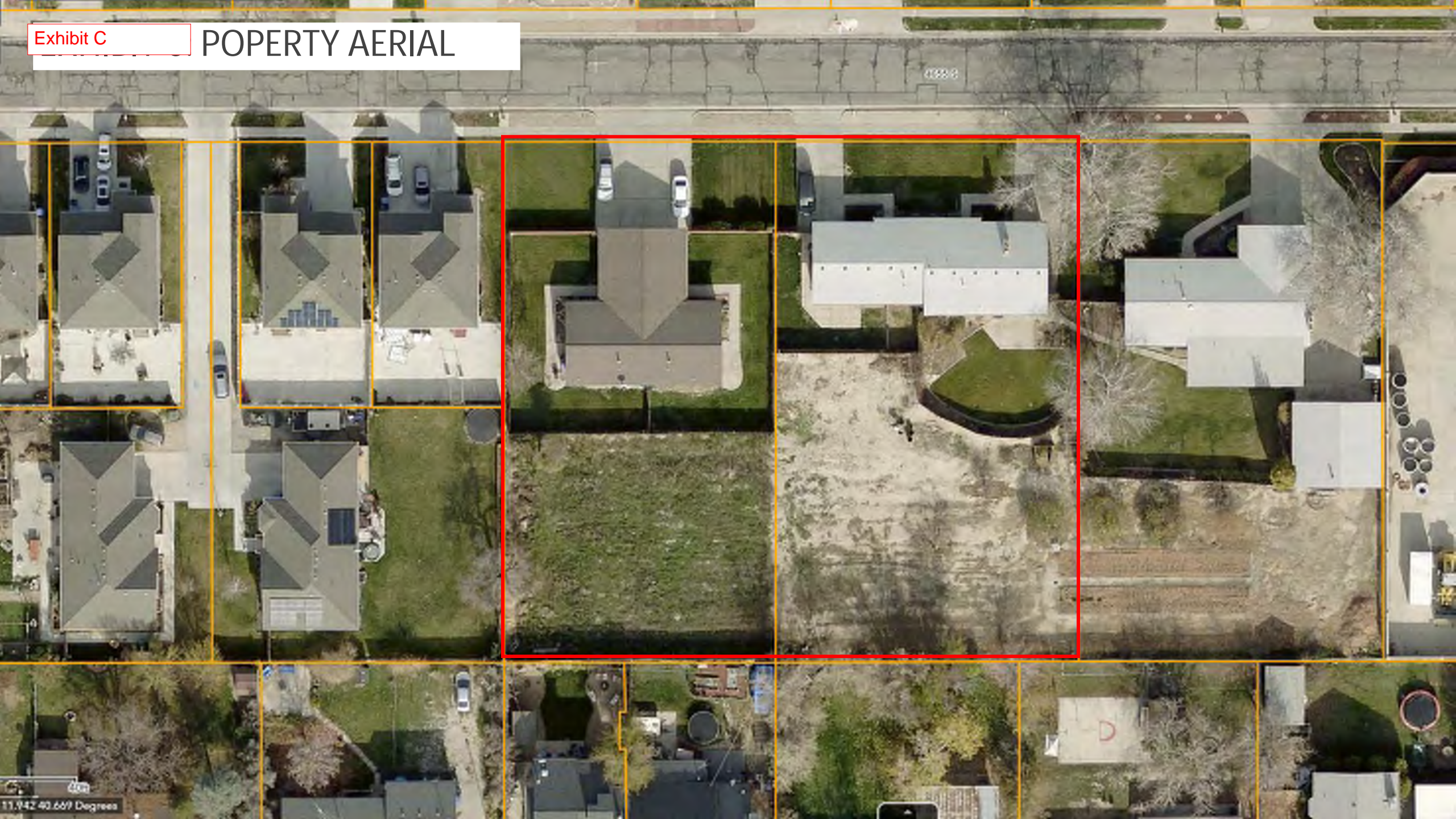
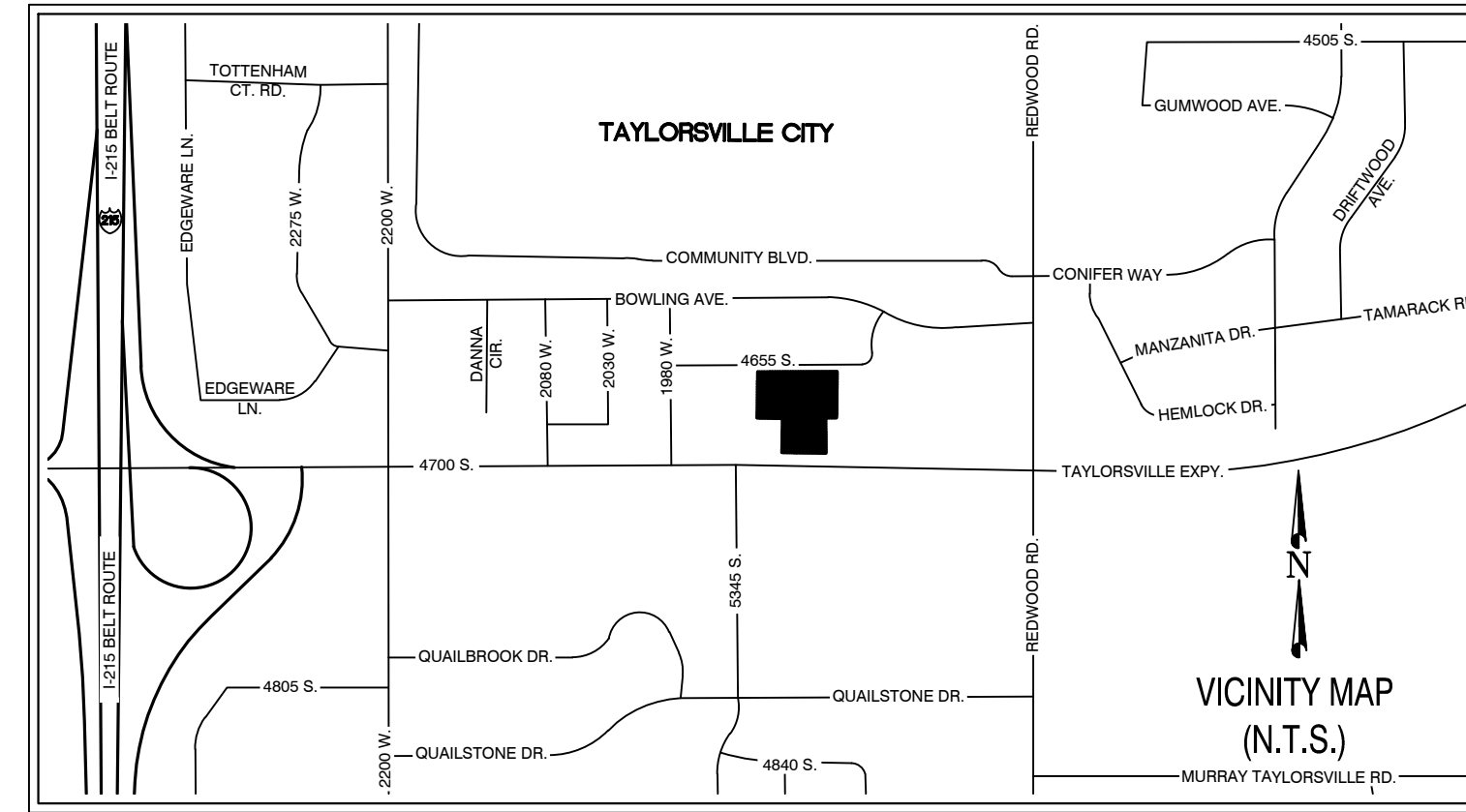


Exhibit C

ALTA/NSPS LAND TITLE SURVEY
TAYLORSVILLE GARDEN TOWNHOMES
LOCATED IN THE SOUTHWEST QUARTER SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH
APRIL 2023

Exceptions Corresponding to Schedule B

- 1-8. Standard Title Exceptions
9-13. 2023 General Property Taxes are accruing as a lien and are not yet due and payable, 2022 General Property Taxes have been PAID. Tax ID No.: 21-03-380-025 (Parcel 1) 2022 Taxes for Wasatch Front Waste and Recycling District have been PAID. 2023 General Property Taxes are accruing as a lien and are not yet due and payable. 2022 General Property Taxes have been PAID. Tax ID No.: 21-03-380-026 (Parcel 2) 2022 Taxes for Wasatch Front West and Recycling District have been PAID. 2023 Taxes for Taylorsville-Benning Improvement District have been PAID. 2023 General Property Taxes are accruing as a lien and are not yet due and payable. 2022 General Property Taxes have been PAID. Tax ID No.: 21-03-380-013 (Parcel 3) 2023 General Property Taxes are accruing as a lien and are not yet due and payable. 2022 General Property Taxes have been PAID. Tax ID No.: 21-03-380-014 (Parcel 4) 2023 General Property Taxes are accruing as a lien and are not yet due and payable. 2022 General Property Taxes have been PAID. Tax ID No.: 21-03-380-015 (Parcel 5) Affects: Parcels 1, 2, 3, 4 & 5, Blanket in nature, not plotted.
14. Subject property is included within the boundaries of Tax District 61 and is subject to the charges and assessments thereof. Affects: Parcels 1, 2, 3, 4 & 5, Blanket in nature, not plotted.
15. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: November 13, 1974, Entry No.: 2664573, Book: 3721, Page: 260, of the Official Records. Affects: Parcel 2, plotted and shown hereon.
16. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: May 5, 1975, Entry No.: 2705092, Book: 3850, Page: 478, of the Official Records. Affects: Parcel 3, plotted and shown hereon.
17. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: June 21, 1976, Entry No.: 2826708, Book: 4240, Page: 352, of the Official Records. Affects: Parcel 5, plotted and shown hereon.
18. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: June 21, 1976, Entry No.: 2826709, Book: 4240, Page: 353, of the Official Records. Affects: Parcel 4, plotted and shown hereon.
19. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: June 21, 1976, Entry No.: 2826710, Book: 4240, Page: 354, of the Official Records. Affects: Parcel 3, plotted and shown hereon.
20. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: June 21, 1976, Entry No.: 2826711, Book: 4240, Page: 355, of the Official Records. Affects: Does not affect subject parcels, plotted and shown hereon.
21. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: February 9, 1987, Entry No.: 4398608, Book: 5875, Page: 1781, of the Official Records. Affects: Parcels 1, 2, 3, 4 & 5, Blanket in nature, not plotted.
22. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein: Recorded: April 19, 1990, Entry No.: 4906784, Book: 6214, Page: 286, of the Official Records. Affects: Parcel 1 & 2, Easement is located in the right-of-way limits of County roads and highways (4700 South).
23. Easements and/or Right-of-Ways as disclosed by mesne instruments of record, including but not limited to that certain Warranty Deed: Recorded: April 1, 2013, Entry No.: 11608987, Book: 10123, Page: 639, of the Official Records Affects: Parcel 3, plotted and shown hereon.
24. Matters disclosed by that certain ALTA/NSPS survey made by Reid J. Demman, P.L.S., on November 4, 2015, designated as Project/Job No. S2015-11-0534. Affects: Parcel 3, plotted and shown hereon.
25-28. Deed of Trust, Dated: August 17, 1984, Recorded: August 20, 1984, Entry No.: 3982585, Book: 5583, Page: 936, of the Official Records. Deed of Trust, Dated: March 18, 2005, Recorded: April 1, 2005, Entry No.: 9338672, Book: 9113, Page: 3301, of the Official Records. Deed of Trust, Dated: October 25, 2013, Recorded: October 29, 2013, Entry No.: 11750530, Book: 10188, Page: 5691, of the Official Records. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claim and/or claim liens thereunder. Affects: Parcels 1, 2, 3, 4 & 5, Blanket in nature, not plotted.
29. Notwithstanding those items described hereinabove, the land is also subject to, any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an A.L.T.A. Survey (made in accordance with "Minimum standard detail requirements for ALTA/ACSM Land Title Surveys"), may disclose. Affects: Parcels 1, 2, 3, 4 & 5, Blanket in nature, not plotted.
30-32. Judgments HAVE NOT been checked against Carol Larson. Judgments HAVE NOT been checked against C. Jay Larson. Judgments HAVE NOT been checked against Natalie Larson. Affects: Parcels 1, 2, 3, 4 & 5, Blanket in nature, not plotted.



Utility Note

The location of the utilities shown hereon are a combination of observed evidence of utilities above ground appurtenances and underground plans to determine the location of any subterranean uses. Lacking excavation, the exact location of underground features could not be accurately, completely, and reliably depicted.

Flood Note

By graphic plotting only, this property is in zone(s) X (Other Areas) of the Flood Insurance Rate Map, Community Panel No. 49035C290 G, which bears an Effective Date of September 25, 2009.

Zoning Note

This surveyor was not provided with current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer; thus, these items are not shown hereon.

Property Owner

Theresa B. Le, a single woman, as to Parcel 1 and 2; Sommer Farms, LLC, as to Parcel 3; Carol Larson, as Trustee, or the successor trustees of The Carol Larson Trust, dated August 27, 1993 as to Parcel 4; C. Jay Larson and Natalie K. Larson, as Trustees, or the successor trustees, of The Larson Family Trust, dated August 10, 1992, as to Parcel 5 1901 West 4655 South Taylorsville, Utah, 84129 1881-1883 West 4655 South Taylorsville, Utah, 84129 1859 West 4655 South Taylorsville, Utah, 84129 1904 West 4700 South Taylorsville, Utah, 84129 1860 West 4700 South Taylorsville, Utah, 84129

Title Report Legal Description

PARCEL 1: BEGINNING AT A POINT 927.4 FEET WEST AND NORTH 53 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 140 FEET; THENCE WEST 92 FEET; THENCE SOUTH 140 FEET; THENCE NORTH 89°53'31" EAST 92 FEET TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT A POINT 837.4 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 90 FEET; THENCE NORTH 193 FEET; THENCE EAST 90 FEET; THENCE SOUTH 193 FEET TO THE POINT OF BEGINNING.

LESS THE SOUTH 53 FEET THEREOF, LYING WITHIN THE BOUNDS OF 4700 SOUTH STREET, AS DEEDED TO THE STATE ROAD COMMISSION OF UTAH.

PARCEL 3: BEGINNING 1019.4 FEET WEST AND 193 FEET NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; WEST 102.6 FEET; NORTH 196.08 FEET; EAST 102.6 FEET; SOUTH 196.08 FEET TO THE BEGINNING.

PARCEL 4: BEGINNING AT A POINT WHICH IS 10.23 CHAINS AND 229.50 FEET WEST AND 193 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 196.08 FEET, THENCE WEST 114.72 FEET, THENCE SOUTH 196.08 FEET, THENCE EAST 114.72 FEET TO THE POINT OF BEGINNING.

PARCEL 5: BEGINNING 10.23 CHAINS WEST AND 193 FEET NORTH AND 114.75 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING NORTH 196.08 FEET; THENCE WEST 114.75 FEET; THENCE SOUTH 196.08 FEET; THENCE EAST 114.75 FEET TO THE POINT OF BEGINNING.

THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE ISSUING AGENT: OLD REPUBLIC NATIONAL TITLE INSURANCE COMMITMENT DATE: JANUARY 9, 2023 AT 8:00 AM FILE NO. 2373001MH

Narrative / General Notes

This survey was prepared at the request of Jake Larsen of Lartet Construction with the purpose of providing an ALTA/NSPS Survey in accordance with 2021 ALTA/NSPS Minimum Standards on that tract of land described in that Title Commitment for Insurance provided by Old Republic National Title Insurance, having Issuing Agent: Old Republic National Title Insurance with a Commitment Date: January 9, 2023 along with File No.: 2373001MH. All boundary lines were held at record locations and plotted hereon. The bearing of S. 89°55'31" W. between the Southwest Corner and the South Quarter Corner of Section 3 was used as the Basis of Bearings for this survey.

- GNI On the date of the field survey, March 23, 2023 there was NO observable evidence of earth moving work, external building construction, or building additions.
GN2 Access to the subject property via 4655 South and 4700 South.
GN3 On the date of the field survey there was no observable evidence of the site used as a solid waste dump, sump, or sanitary landfill.
GN4 Current zoning classification and building setback requirements, height and floor space area restrictions, and parking requirements were not provided by insurer / client.
GN5 This surveyor is unaware of any changes in street right-of-way lines, either completed or proposed at this time.
GN6 This surveyor is aware of a fence encroachment on the west side of Parcel . Surveyor recommends a boundary line adjustment.

Surveyor's Certification

To: C. Jay Larson and Natalie K. Larson, Sommer Farms, LLC, Carol Larson, C. Jay Larson and Natalie K. Larson, Theresa B. Le, Old Republic Title, Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were prepared 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 1, 2, 3, 4, 5, 8, 13, 16 and 18 of Table A thereof. The fieldwork was completed on March 23, 2023.

Date of Plat or Map: April 10, 2023

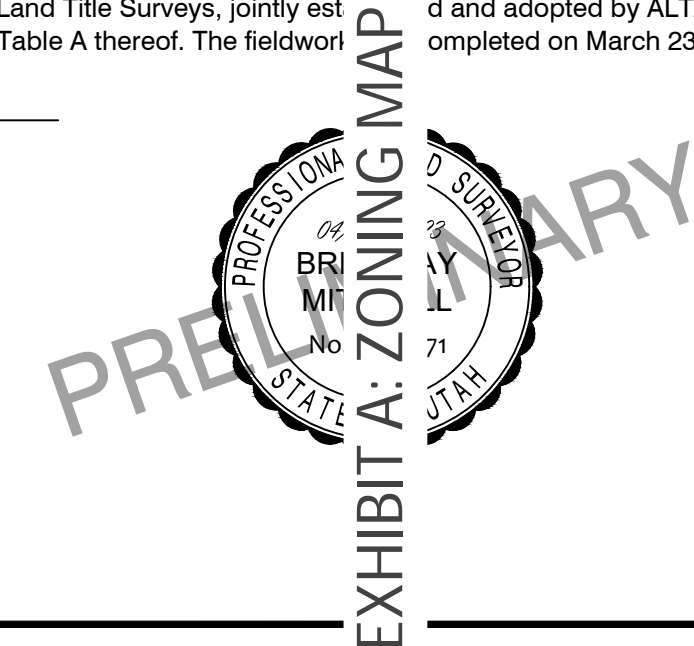


Table with columns: NO., DATE, DESCRIPTION OF REVISION, REVISIONS

CIVIL ENGINEERING + SURVEYING logo and contact information: 10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095, Phone: 435-503-7641

ALTA/NSPS LAND TITLE SURVEY TAYLORSVILLE GARDEN TOWNHOMES. Prepared for: LARLET CONSTRUCTION. SW Quarter, Section 3, T2S., R1W., S.L.B. & M.

GRAPHIC SCALE (IN FEET) 1"=30'. Prepared By: TAJ Date: 04/10/2023. Surveyed By: RD Date: 03/23/2023. Checked By: BFM Date: 04/10/2023.

SHEET NO. 1 OF 2 SVY. PROJECT ID: S23-059 DATE: 04/10/2023. FILE NAME:

ALTA/NSPS LAND TITLE SURVEY
TAYLORSVILLE GARDEN TOWNHOMES
 LOCATED IN THE SOUTHWEST QUARTER SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH
 APRIL 2023

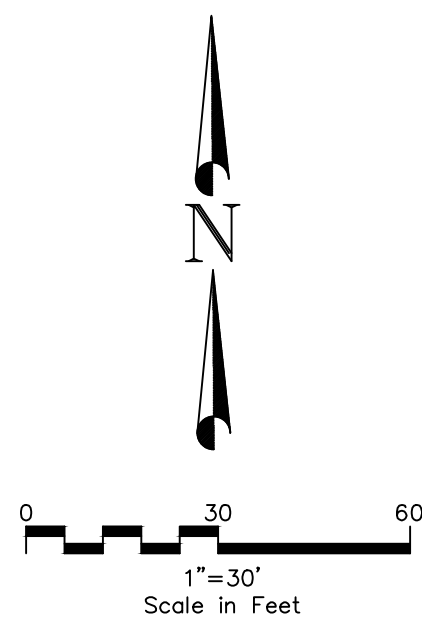
Exhibit C

Encroachment Statement

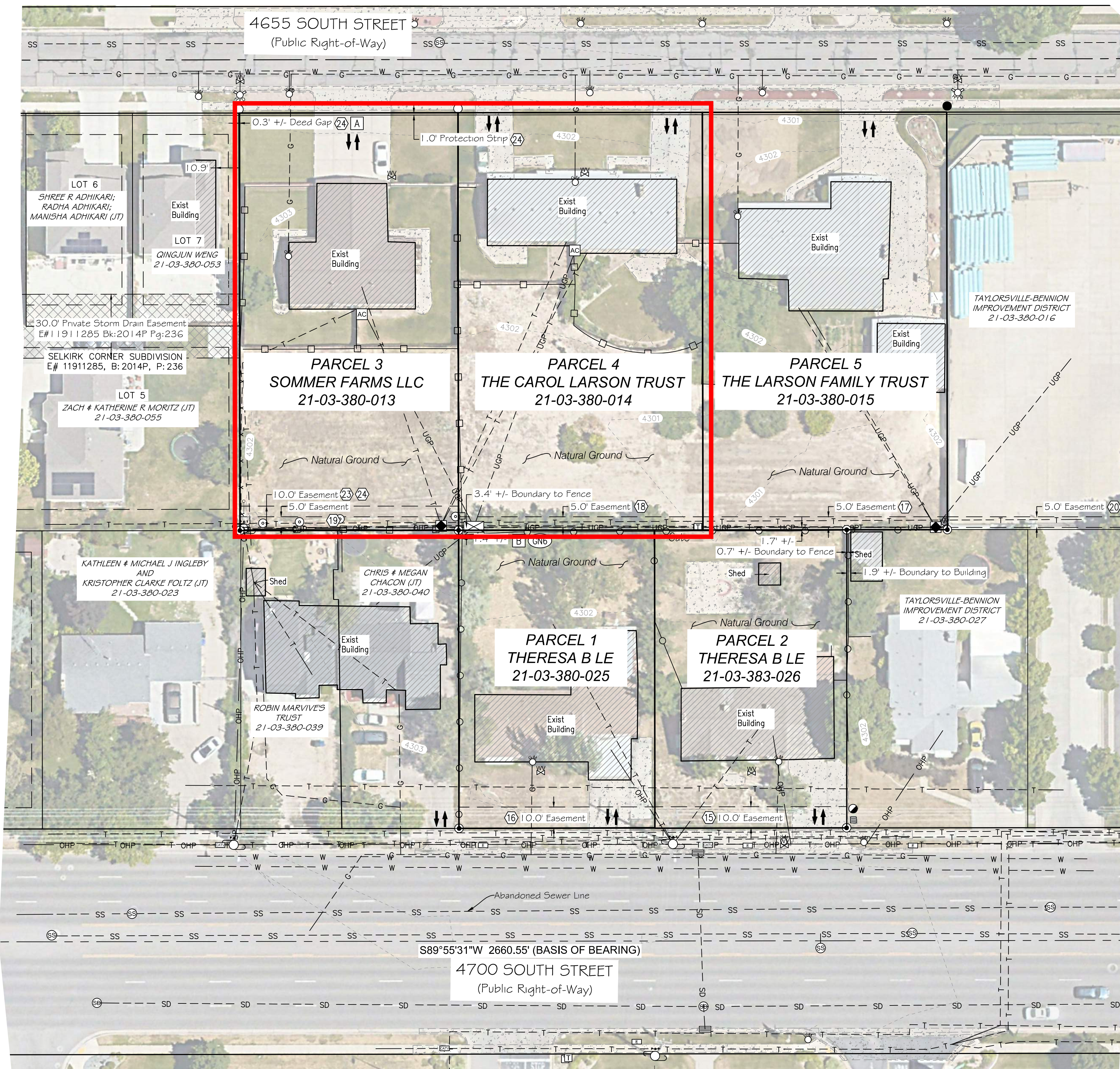
- A Deed gap varies up to 4.2' +/-.
- B Fence Encroachment varies up to 1.4 +/-.

Benchmark Info

The Benchmark for the project is the South Quarter Corner of Section 3, T.2S., R.1W., SLB&M
 Elevation = 4299.573'
 Datum is NAVD 88 derived from UTAH TURN GPS System



Found Southwest Corner
 Section 3, T.2S., R.1W., SLB&M
 2.5" Flat Brass Cap Ring and Lid



Legend of Symbols & Abbreviations

- Boundary Line
- - - Section Line
- Road Center Line
- - - Adjacent Parcel
- - - Easement Line
- - - Right-of-Way Line
- x - x - Existing Wire Fence
- - - Existing Chain Link Fence
- - - Existing Wood Fence
- - - Curb and Gutter (C&G)
- - - Existing Sanitary Sewer
- - - SD Existing Storm Drain
- - - T Existing Telephone
- - - UGP Existing Underground Power
- - - OHP Existing Overhead Power
- - - W Existing Water
- - - G Existing Gas
- Set yellow rebar/cap stamped "CIR"
- 3" White Pipe
- Found "Epic Eng" rivet (Held)
- Found metal spike
- 12" Corrugated Pipe
- Storm Drain Inlet Boxes
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Power and Telephone Pole
- Power Vault
- Communications Box
- Electric Box
- Telephone Pedestal
- Gas Meter
- Water Meter
- Access Point
- Title Report Exception Item
- () Record Bearing and Distance
- Guy Wire
- AC A/C Unit
- Underground Communication Vault
- A Encroachment Item
- CN6 General Notes Item

NO.	DATE	DESCRIPTION OF REVISION	INITIAL

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
 10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
 Phone: 435-503-7641

ALTA/NSPS LAND TITLE SURVEY
 TAYLORSVILLE GARDEN TOWNHOMES
 Prepared for:
LARIET CONSTRUCTION
 SW Quarter, Section 3, T2S., R1W., S.L.B. & M.

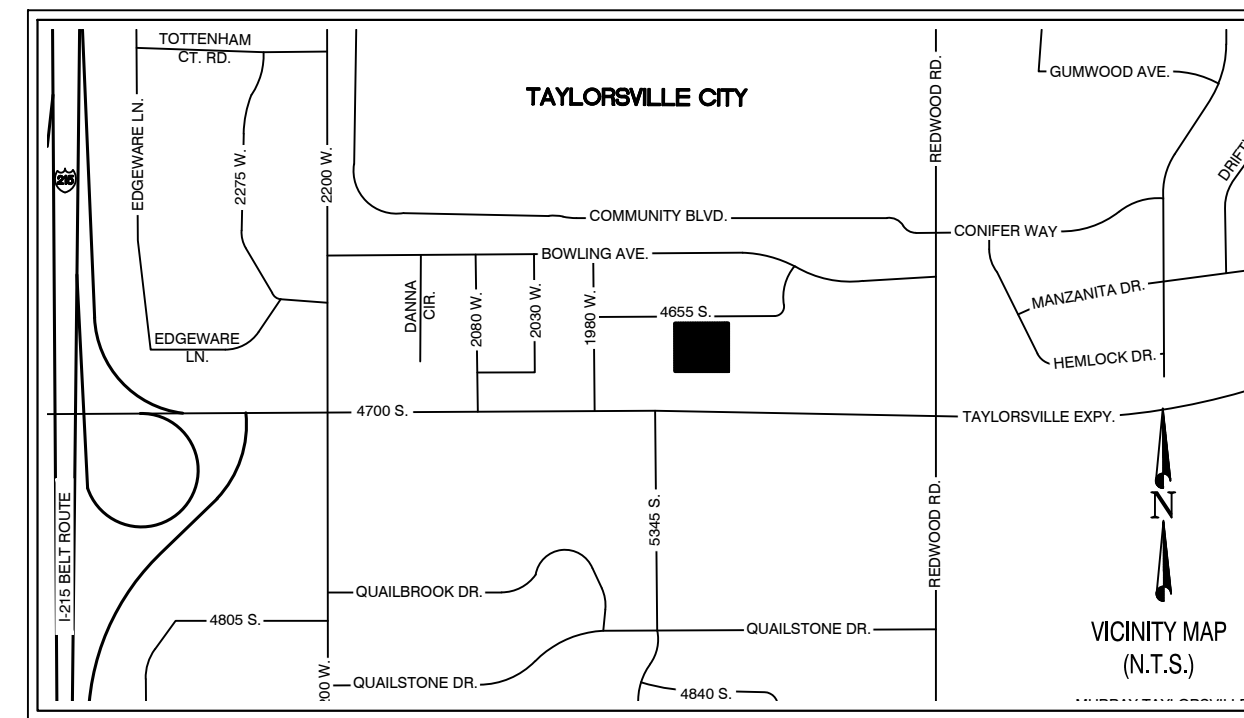
GRAPHIC SCALE
 (IN FEET)
 0 30 60 90
 1"=30'

Prepared By: TAJ Date: 04/10/2023
 Surveyed By: RD Date: 03/23/2023
 Checked By: BFM Date: 04/10/2023

SHEET NO. 2 OF 2
SVY
 PROJECT ID: S23-059 DATE: 04/10/2023
 FILE NAME:

Exhibit C

TAYLORSVILLE GARDEN SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 CITY OF TAYLORSVILLE, SALT LAKE COUNTY, UTAH



PLAT NOTES:

- 1) Vehicle parking is prohibited within the Private Lane. No Parking signs will be placed along the Private Lane.
- 2) No city maintenance is provided on the private streets/drives of this development. All maintenance to be provided by Property Owners.
- 3) Storm Water Retention, Grading, Agreement and Easement will be required as part of a House Building Permit.
- 4) No sewer pump will be permitted. All sewer flows must gravity flow. Finish Floor of homes need to be planned accordingly.

ROCKY MOUNTAIN POWER

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. § 17-27a-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 confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
 - (1) A recorded easement or right-of-way
 - (2) The law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law.

Rocky Mountain Power _____ Date _____

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

TAYLORSVILLE GARDEN SUBDIVISION

And do 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 iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

Sommer Farms, LLC

By: _____

Print Name: _____

Title: _____

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

TAYLORSVILLE GARDEN SUBDIVISION

And do 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 iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

The Carol Larsen Trust, dated August 27, 1993

By: _____

Print Name: _____

Title: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
 County of Salt Lake)

On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of Sommer Farms, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **TAYLORSVILLE GARDEN SUBDIVISION** and was signed by him/her on behalf of said Sommer Farms, LLC, and acknowledged that he/she/they executed the same.

Commission Number _____
 My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
 County of Salt Lake)

On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of Theresa B. Le, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **TAYLORSVILLE GARDEN SUBDIVISION** and was signed by him/her on behalf of said Theresa B. Le, and acknowledged that he/she/they executed the same.

Commission Number _____
 My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

ENBRIDGE GAS UTAH – NOTE:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
 dba ENBRIDGE GAS UTAH

Approved this _____ day of _____, 20____

By: _____

Title: _____

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey and filed a plat as ~~SXXXX-XX-XXXX~~ in the office of the County Surveyor, in accordance with 17-23-17 and have subdivided said property into lots and streets, together with easements, hereafter to be known as **TAYLORSVILLE GARDEN SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____



BOUNDARY DESCRIPTION

A parcel of land being all of those two (2) entire tracts described in that Warranty Deed recorded April 10, 2013 as Entry No. 11615383 in Book 10126, at Page 657 and that Warranty Deed recorded September 1, 1993 as Entry No. 5594049 in Book 6745, at Page 1422 in the Office of the Salt Lake County Recorder. Said parcel is located in the Southwest Quarter of Section 3, Township 2 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point in the southeasterly corner of Lot 5, Selkirk Corner Subdivision recorded September 10, 2014 as Entry No. 11911285 in Book 2014 of Plats, at Page 236 in the Office of said Recorder, which is 1122.34 feet S, 89°55'31" W, along the Section line and 53.00 feet N, 00°04'29" W, from the South Quarter Corner of said Section 3; thence N, 00°08'01" W, 196.08 feet along the easterly line of said Lot 5 & Lot 7 to the southerly right-of-way line of 4655 South Street; thence N, 89°55'31" E, (R=East) 217.61 feet along said southerly right-of-way line; thence S, 00°04'29" E, (R=South) 196.08 feet; thence S, 89°55'31" W, (R=West) 217.41 feet to the Point of Beginning.

The above-described parcel contains 42,650 sq. ft. or 0.979 acre, more or less.

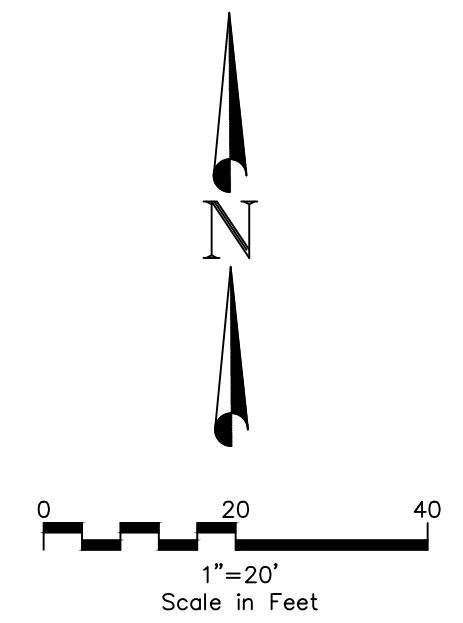
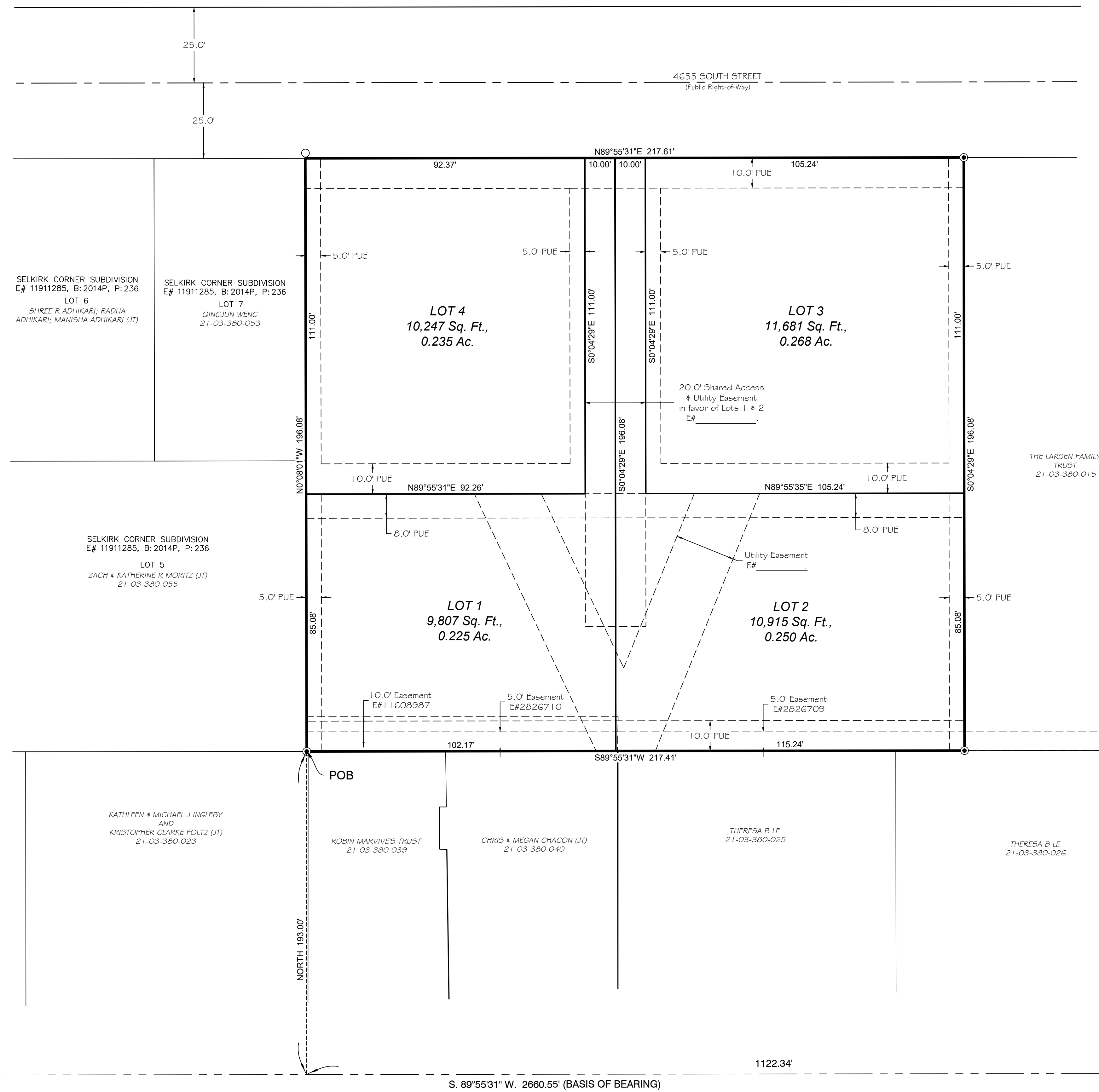
PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING
 10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
 Phone: 435-503-7641

SHEET
 1
 2

<p>ROCKY MOUNTAIN POWER</p> <p>Approved this _____ day of _____ A.D. 20____. By the Rocky Mountain Power.</p> <p style="text-align: center;">_____ Rocky Mountain Power</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>Approved this _____ day of _____ A.D. 20____. By the Taylorsville Planning Commission.</p> <p style="text-align: center;">_____ Chair, Taylorsville Planning Commission</p>	<p>RECORD OF SURVEY</p> <p>ROS: NO.: _____</p> <p style="text-align: center;">_____ County Surveyor/Reviewer</p> <p style="text-align: right;">_____ Date</p>	<p>DEVELOPER: LARTET Construction Jake Larsen Phone: 801-889-9716 1101 W Ropcke Dr Salt Lake City, UT 84123</p> <p>OWNER: Sommer Farms, LLC. Carol Larson, as Trustee, or the successor trustees of The Carol Larson Trust, dated August 27, 1993.</p>	<p>TAYLORSVILLE BENNION IMPROVEMENT DISTRICT</p> <p>Approved this _____ day of _____ A.D. 20____. By the Taylorsville Bennion Improvement District.</p> <p style="text-align: center;">_____ Taylorsville-Bennion Improvement District</p>	<p>CITY OF TAYLORSVILLE ENGINEER</p> <p>I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.</p> <p style="text-align: center;">_____ City of Taylorsville Engineer</p> <p style="text-align: right;">_____ Date</p>	<p>TAYLORSVILLE ATTORNEY</p> <p>Approved as to form this _____ day of _____ A.D. 20____.</p> <p style="text-align: center;">_____ City of Taylorsville Attorney</p>	<p>CITY OF TAYLORSVILLE</p> <p>Approved this _____ day of _____ A.D. 20____ by the City of Taylorsville.</p> <p style="text-align: center;">_____ Attest: Recorder</p> <p style="text-align: right;">_____ Mayor</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>Recorded # _____ State of Utah, County of Salt Lake, Recorded and filed at the request of:</p> <p>Date: _____ Time: _____ Book: _____ Page: _____</p> <p>Fee \$ _____ _____ Deputy, Salt Lake County Recorder</p>
<p>ENBRIDGE GAS</p> <p>Approved this _____ day of _____ A.D. 20____. By the Enbridge Gas.</p> <p style="text-align: center;">_____ Enbridge Gas</p>	<p>HEALTH DEPARTMENT APPROVAL</p> <p>Approved this _____ day of _____ A.D. 20____. By the Health Department.</p> <p style="text-align: center;">_____ Salt Lake County Health Department</p>	<p>ECONOMIC AND COMMUNITY DEVELOPMENT</p> <p>Approved as to form this _____ day of _____ A.D. 20____.</p> <p style="text-align: center;">_____ Economic and Community Development Director</p>						

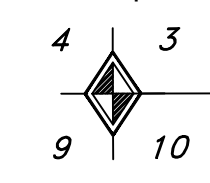
Exhibit C



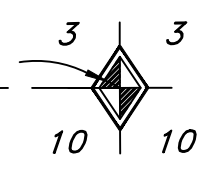
LEGEND

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Road Monument Line
- Road Right-of-Way Line
- Easement Line
- Building Tie Line
- Set rebar / cap stamped "CIR"
- Found "Epic Eng" rivet (Held)

Found Southwest Corner
Section 3, T.2S., R.1W., SLB&M
2.5" Flat Brass Cap Ring and Lid



Found South Quarter Corner
Section 3, T.2S., R.1W., SLB&M
Standard Flat Brass 4"
(2S1W0302)



PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

TAYLORSVILLE GARDEN SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

SHEET
2
2

Recorded # _____
State of Utah, County of Salt Lake, Recorded and filed at the request of:
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____ Deputy, Salt Lake County Recorder

TAYLORSVILLE GARDENS

1904 WEST 4700 SOUTH
TAYLORSVILLE, UTAH 84129

DECEMBER 23, 2024
REVISED MARCH 21, 2025
REVISED APRIL 30, 2025

NO	REVISIONS	BY	DATE
1	COMMENTS		
2	COMMENTS		

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIR | CIVIL ENGINEERING
+ SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

TAYLORSVILLE GARDENS
1904 WEST 4700 SOUTH TAYLORSVILLE, UTAH 84129
COVER SHEET

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
-4240.0---	PROPOSED GRADE CONTOURS
-4240.0---	EXISTING GRADE CONTOURS
---	EXISTING CURB
---	PROPOSED CURB AND GUTTER
---	PROPOSED CURB WALL
---	REVERSE PAN CURB & GUTTER
---	EXISTING SEWER
SS---	PROPOSED SEWER
---	EXISTING WATER
W---	PROPOSED WATER
---	EXISTING FIRE LINE
F---	PROPOSED FIRE LINE
---	EXISTING STORM DRAIN
SD---	PROPOSED STORM DRAIN
---	PROPOSED ROOF DRAIN
---	EXISTING GAS
G---	PROPOSED GAS
---	EXISTING OVERHEAD POWER
UGP---	EXISTING UNDERGROUND POWER
---	PROPOSED UNDERGROUND POWER
---	EXISTING TELEPHONE LINE
T---	PROPOSED TELEPHONE LINE
---	EXISTING FIBER OPTIC LINE
FO---	PROPOSED FIBER OPTIC LINE
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED LANDSCAPING
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING STREET LIGHT
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	PROPOSED PARKING LOT LIGHT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING GATE VALVE
[Symbol]	EXISTING OVERHEAD POWER POLE
TBC	TOP BACK CONCRETE
FF	FINISHED FLOOR
HW	HIGH WATER
TOG	TOP OF GRATE
TOL	TOP OF LID
IE	INVERT ELEVATION
EX	EXISTING
NG	NATURAL GROUND
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
EC	EDGE OF CONCRETE
EA	EDGE OF ASPHALT
TOW	TOP OF WALL
TG	TOP OF GRAVEL
TL	TOP OF LANDSCAPING
TS	TOP OF SIDEWALK
PROP	PROPOSED
FG	FINISHED GRADE
39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED



VICINITY MAP
NOT TO SCALE

- PROJECT CONSTRUCTION NOTES:**
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
 - ALL ACCESSIBLE ROUTES AND ACCESSIBLE MEANS OF EGRESS ROUTES, THE MAXIMUM SLOPE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. ALL EXTERIOR LANDINGS AT DOORS SHALL NOT EXCEED 2% SLOPE.
 - CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
 - INSTALL ALL SIDEWALKS PER APWA PLAN NO. 231.
 - INSTALL ALL CONCRETE PAVEMENT JOINTS PER APWA PLAN NO. 261.
 - ALL WATER AND SEWER TO BE INSTALLED PER TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT STANDARDS.
 - ALL WATER LINES TO HAVE A MINIMUM 3.5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER). IF THERE ARE CONFLICT, PRE-FAB STEEL LOOPS WILL BE REQUIRED.
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
 - THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.

SHEET INDEX

- CV COVER SHEET
- C0.1 EXISTING CONDITIONS/DEMO PLAN
- C1.0 SITE PLAN
- C2.0 GRADING & DRAINAGE PLAN
- C3.0 UTILITY PLAN
- C3.1 PLAN & PROFILE – PROPOSED PRIVATE DRIVE
- C4.0 WATER DETAIL SHEET
- C4.1 SEWER DETAIL SHEET
- C4.2 APWA DETAIL SHEET
- C5.0 EROSION CONTROL PLAN (SWPPP)
- C5.1 EROSION CONTROL DETAIL SHEET

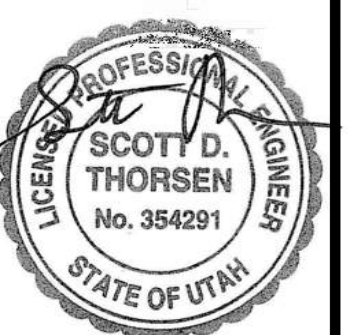
FEMA FLOOD MAP INFO:
FIRM MAP NUMBER: 49035C290G
EFFECTIVE DATE: 09/25/2009
FLOOD ZONE: X

CIVIL ENGINEER:

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South Jordan, Utah - 801-949-6296

OWNER

DESERT PEAK DEVELOPMENT GROUP
1101 W ROPCKE DRIVE
SALT LAKE CITY, UT 84123
CONTACT PERSON: JAKE LARSEN
PH: (801) 889-9716



SHEET NO.	CV
PROJECT ID	E23-040
DATE	12/23/24
FILE NAME	PRJ-TGT
SCALE	



Exhibit C

4655 SOUTH STREET
(Public Right-of-Way)

EXIST HOUSE

EXIST HOUSE

EXIST DUPLEX

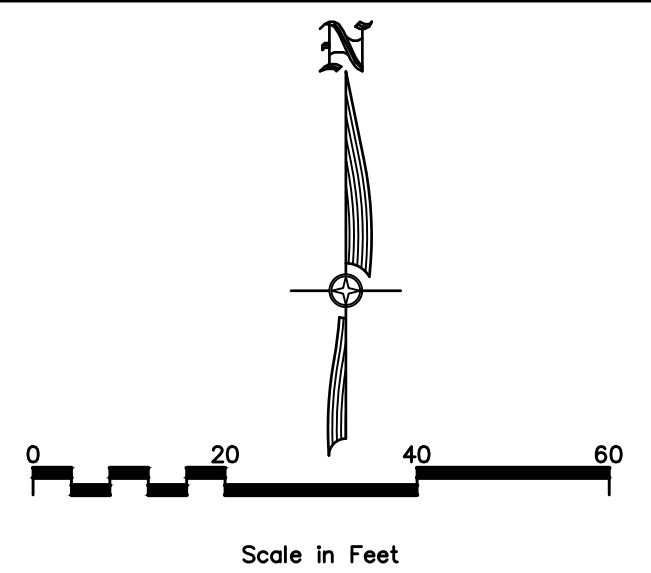
EXIST GARAGE

EXIST HOUSE

4700 SOUTH STREET
(Public Right-of-Way)

DEMO PLAN NOTES:

- ① EXISTING CURB & GUTTER, TO REMAIN.
- ② EXISTING CURB & GUTTER, TO BE REMOVED.
- ③ EXISTING FENCE, TO REMAIN.
- ④ EXISTING FENCE, TO BE REMOVED.
- ⑤ EXISTING SIDEWALK, TO BE REMOVED AND REPLACED.

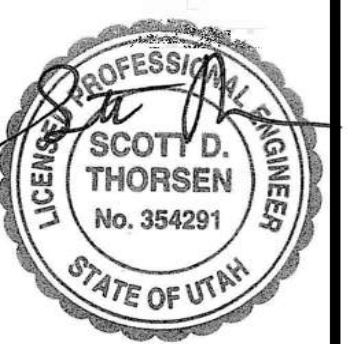


NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST
BE OBTAINED FROM TAYLORSVILLE CITY PRIOR
TO DOING ANY WORK IN THE RIGHT-OF-WAY

NO	COMMENTS	DATE	BY	DATE
1		03/21/25		
2		04/20/25		

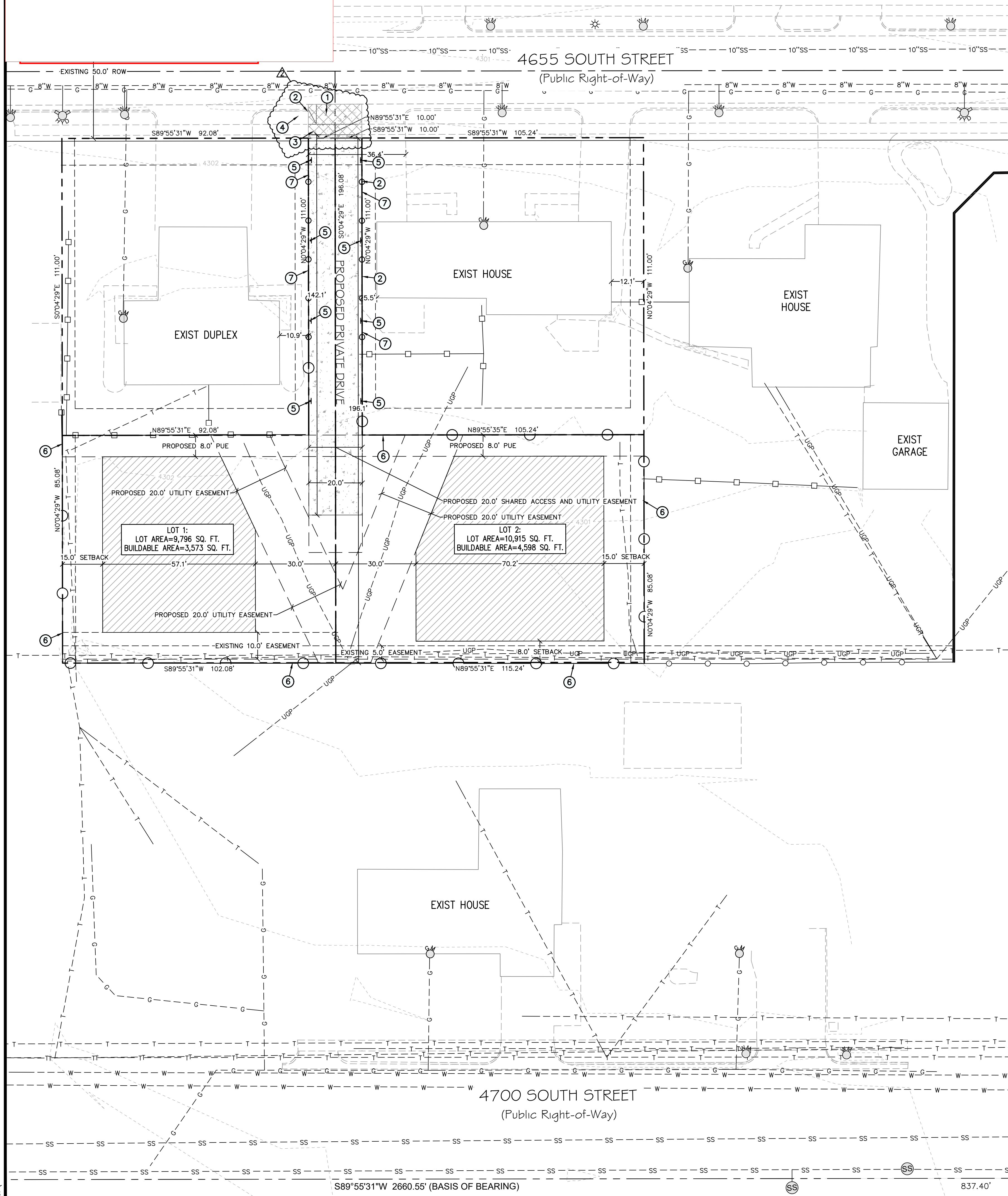
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TAYLORSVILLE GARDENS
1904 WEST 4700 SOUTH TAYLORSVILLE, UTAH 84129
EXISTING CONDITIONS/DEMO PLAN

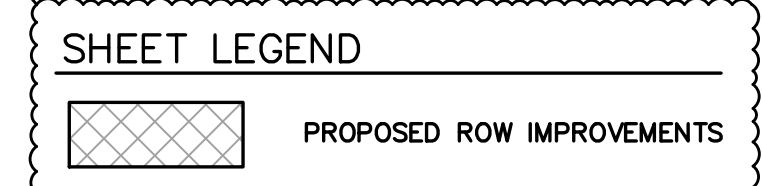
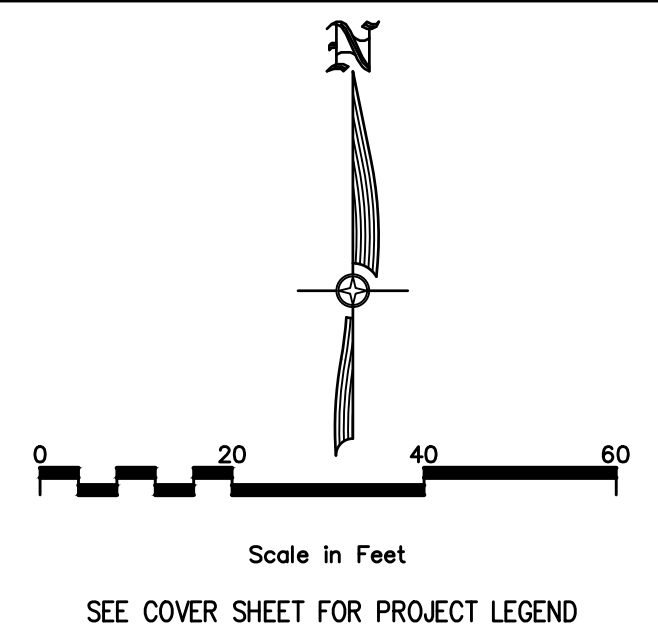


SHEET NO.	C0.1
PROJECT ID:	E23-040
DATE:	12/23/24
FILE NAME:	PRJ-TGT
SCALE:	1"=20'





- SITE PLAN NOTES:**
- ① EXPAND EXISTING DRIVE APPROACH PER APWA STD. PLAN NO. 221. SEE DETAIL ON SHEET C4.2.
 - ② MATCH PROPOSED CONCRETE TO EXISTING.
 - ③ INSTALL CONCRETE SIDEWALK TO MATCH EXISTING PER APWA PLAN NO. 231.
 - ④ REPAIR LANDSCAPING TO EXISTING CONDITION OR BETTER.
 - ⑤ PROPOSED "NO PARKING" SIGN.
 - ⑥ PROPOSED 6' VINYL PRIVACY FENCE.
 - ⑦ PROPOSED 3' VINYL PRIVACY FENCE.



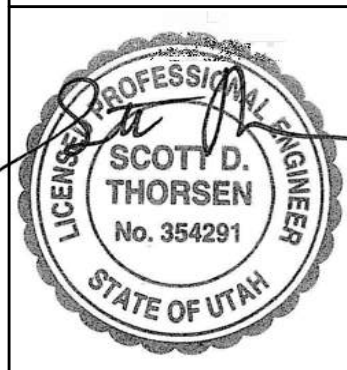
NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM TAYLORSVILLE CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY

TOTAL AREA: 20,710 SQ. FT. / 0.475 ACRES
 NUMBER OF LOTS: 2
 NET DENSITY: 4.21 LOTS/ACRE
 TOTAL LANDSCAPE AREA: 0 SQ. FT.
 VEHICLE PARKING STALLS: 0 STALLS

NO	COMMENTS	DATE	BY
1		03/21/25	
2		04/20/25	

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TAYLORSVILLE GARDENS
 1904 WEST 4700 SOUTH TAYLORSVILLE, UTAH 84129
SITE PLAN



SHEET NO.	C1.0
PROJECT ID	E23-040
DATE	12/23/24
FILE NAME	PRJ-TGT
SCALE	1"=20'

Found South Quarter Corner
 Section 3, T.2S., R.1W., SLB&M
 Standard Flat Brass 4"
 (2S1W0302)

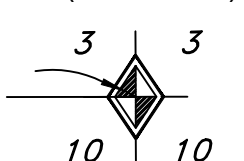
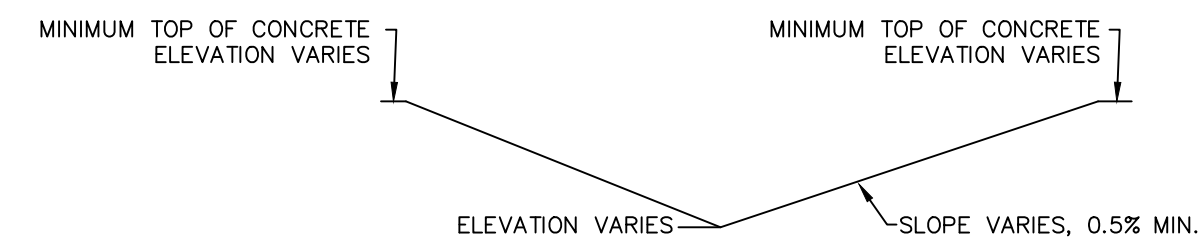
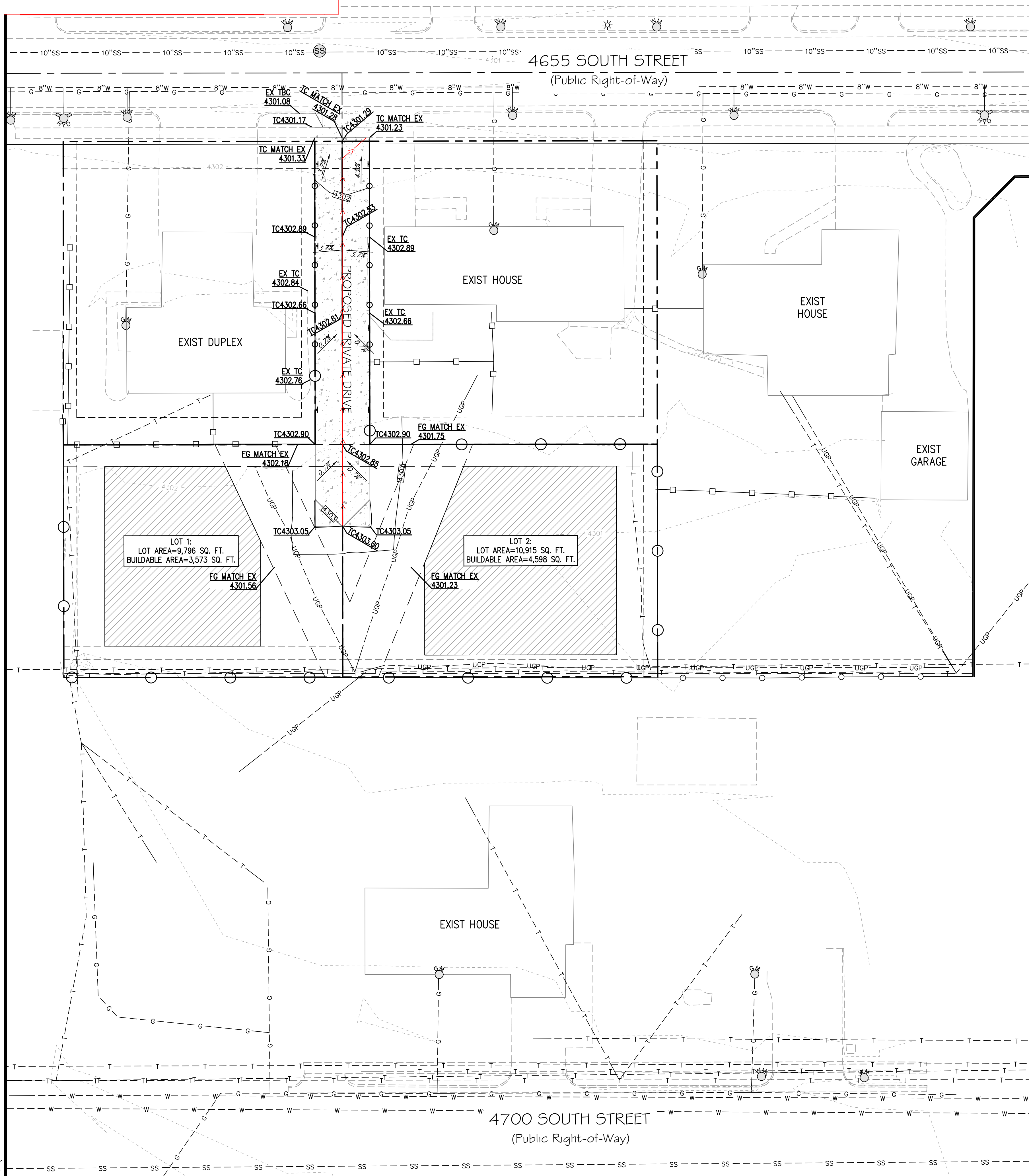
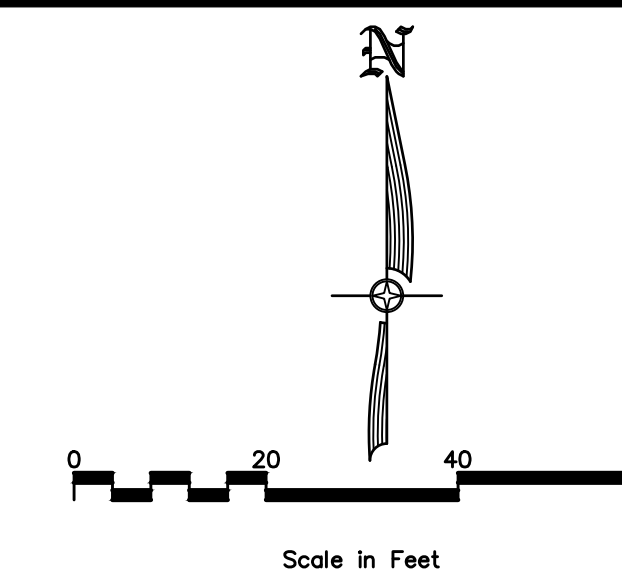


Exhibit C



DRIVEWAY CROSS-SECTION (TYP)
N.T.S.



SHEET LEGEND

STORMWATER OVERLAND FLOW ROUTE

NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM TAYLORSVILLE CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY

FEMA FLOOD MAP INFO:
FIRM MAP NUMBER: 49035C290G
EFFECTIVE DATE: 09/25/2009
FLOOD ZONE: X

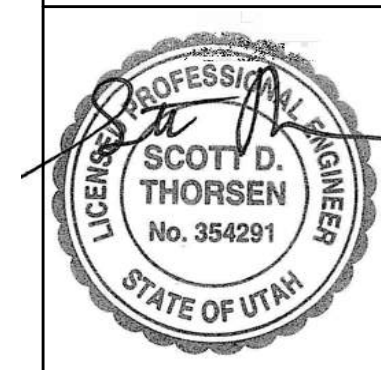
NO	COMMENTS	DATE	BY	DATE
1		03/21/25		
2		04/30/25		

DESIGNER: SDT
PROJECT ENGINEER: SDT

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South Jordan, Utah - 801-549-6296

TAYLORSVILLE GARDENS
1904 WEST 4700 SOUTH TAYLORSVILLE, UTAH 84129
GRADING PLAN



SHEET NO. C2.0

PROJECT ID: E23-040
DATE: 12/23/24
FILE NAME: PRJ-TGT
SCALE: 1"=20'

Exhibit C

4655 SOUTH STREET
(Public Right-of-Way)

4700 SOUTH STREET
(Public Right-of-Way)

EXIST DUPLEX

EXIST HOUSE

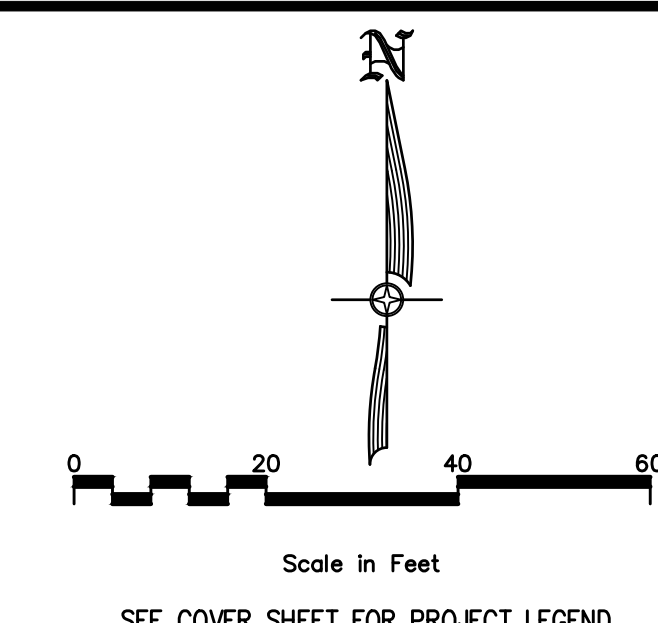
EXIST HOUSE

EXIST GARAGE

EXIST HOUSE

LOT 1:
LOT AREA=9,796 SQ. FT.
BUILDABLE AREA=3,573 SQ. FT.

LOT 2:
LOT AREA=10,915 SQ. FT.
BUILDABLE AREA=4,598 SQ. FT.



NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM TAYLORSVILLE CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY

UTILITY PLAN NOTES:

- ① SAWCUT EXISTING ASPHALT FOR UTILITY TRENCH & REPAIR IN KIND PER APWA STD PLAN NO. 255. SEE DETAIL ON SHEET C4.3. REPAIR ALL ASPHALT, CURB & GUTTER, AND SIDEWALK PER APWA STANDARDS.
- ② CONNECT TO EXISTING 8" WATER MAIN (HOT TAP) AND INSTALL 3/4" CULINARY WATER LATERAL PER TAYLORSVILLE -BENNION IMPROVEMENT DISTRICT (TBID) STANDARDS. CONTRACTOR TO EXCAVATE, DISTRICT TO TAP MAINLINE. SEE DETAIL ON SHEET C4.2. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING MAIN PRIOR TO CONSTRUCTION.
- ③ INSTALL 3/4" CULINARY WATER METER PER TBID STANDARDS. SEE DETAIL ON SHEET C4.2.
- ④ INSTALL 3/4" POLY CULINARY WATER LATERAL W/BENDS. END PIPE 5' FROM BUILDABLE AREA.
- ⑤ INSTALL 3/4" IRRIGATION STUB. SEE IRRIGATION PLANS FOR CONTINUATION TO BACKFLOW PREVENTER.
- ⑥ EXISTING FIRE HYDRANT, TO REMAIN.
- ⑦ CONNECT TO EXISTING 10" SEWER MAIN PER TAYLORSVILLE -BENNION IMPROVEMENT DISTRICT (TBID) STANDARDS. SEE SHEET C4.1 FOR DETAILS. I.E.(10" OUT)=4290.21, I.E.(4"IN)=4291.04. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING MAIN PRIOR TO CONSTRUCTION.
- ⑧ INSTALL 100'± OF 4" PVC SDR-35 SEWER PIPE. S=2.0%
- ⑨ INSTALL CLEANOUT PER TBID STANDARDS. TOL=MATCH TOP OF PROPOSED CONCRETE (4302.66±). I.E.=4293.04.
- ⑩ INSTALL 84'± OF 4" PVC SDR-35 SEWER PIPE. S=2.0%
- ⑪ INSTALL CLEANOUT & 90° BEND PER TBID STANDARDS. TOL=MATCH TOP OF PROPOSED LANDSCAPE (4302.78±). I.E.=4294.72
- ⑫ INSTALL 29'± OF 4" PVC SDR-35 SEWER PIPE. S=2.0%
- ⑬ INSTALL CLEANOUT 5' FROM BUILDABLE AREA PER TBID STANDARDS. TOL=MATCH TOP OF PROPOSED LANDSCAPE (4302.72±). I.E.=4295.30 SEE MECHANICAL PLAN FOR CONTINUATION TO BUILDING.
- ⑭ CONNECT TO EXISTING 10" SEWER MAIN PER TAYLORSVILLE -BENNION IMPROVEMENT DISTRICT (TBID) STANDARDS. SEE SHEET C4.1 FOR DETAILS I.E.(10" OUT)=4290.20, I.E.(4"IN)=4291.03. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING MAIN PRIOR TO CONSTRUCTION.
- ⑮ INSTALL 100'± OF 4" PVC SDR-35 SEWER PIPE. S=2.0%
- ⑯ INSTALL CLEANOUT PER TBID STANDARDS. TOL=MATCH TOP OF PROPOSED CONCRETE (4302.68±). I.E.=4293.03.
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- ⑱ INSTALL CLEANOUT & 90° BEND PER TBID STANDARDS. TOL=MATCH TOP OF PROPOSED LANDSCAPE (4302.79±). I.E.=4294.71
- ⑲ INSTALL 18'± OF 4" PVC SDR-35 SEWER PIPE. S=2.0%
- ⑳ INSTALL CLEANOUT 5' FROM BUILDABLE AREA PER TBID STANDARDS. TOL=MATCH TOP OF PROPOSED LANDSCAPE (4302.59±). I.E.=4295.05.
- ㉑ I.E.(3/4"W)=4296.22
TOP(4"SS)=4294.72
SEPARATION=1.50'
- ㉒ I.E.(3/4"W)=4296.22
TOP(4"SS)=4294.71
SEPARATION=1.51'
- ㉓ EXISTING GAS LINE, TO REMAIN. CONTRACTOR TO DETERMINE EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION IN ORDER TO AVOID ANY CONFLICTS WITH WATER LINE INSTALLATION.

NO	COMMENTS	DATE	BY	DATE
1				
2				

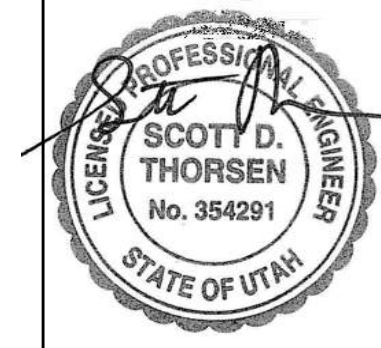
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South Jordan, Utah - 801-549-6296

TAYLORSVILLE GARDENS
1904 WEST 4700 SOUTH TAYLORSVILLE, UTAH 84129

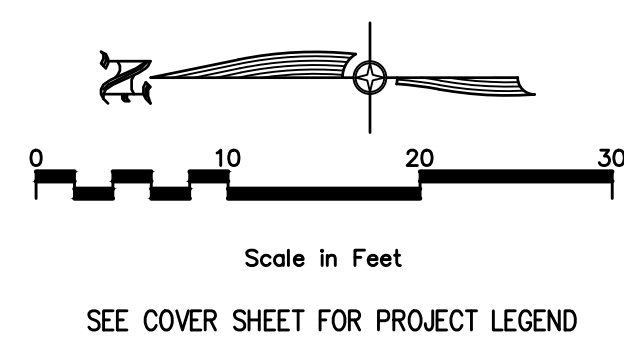
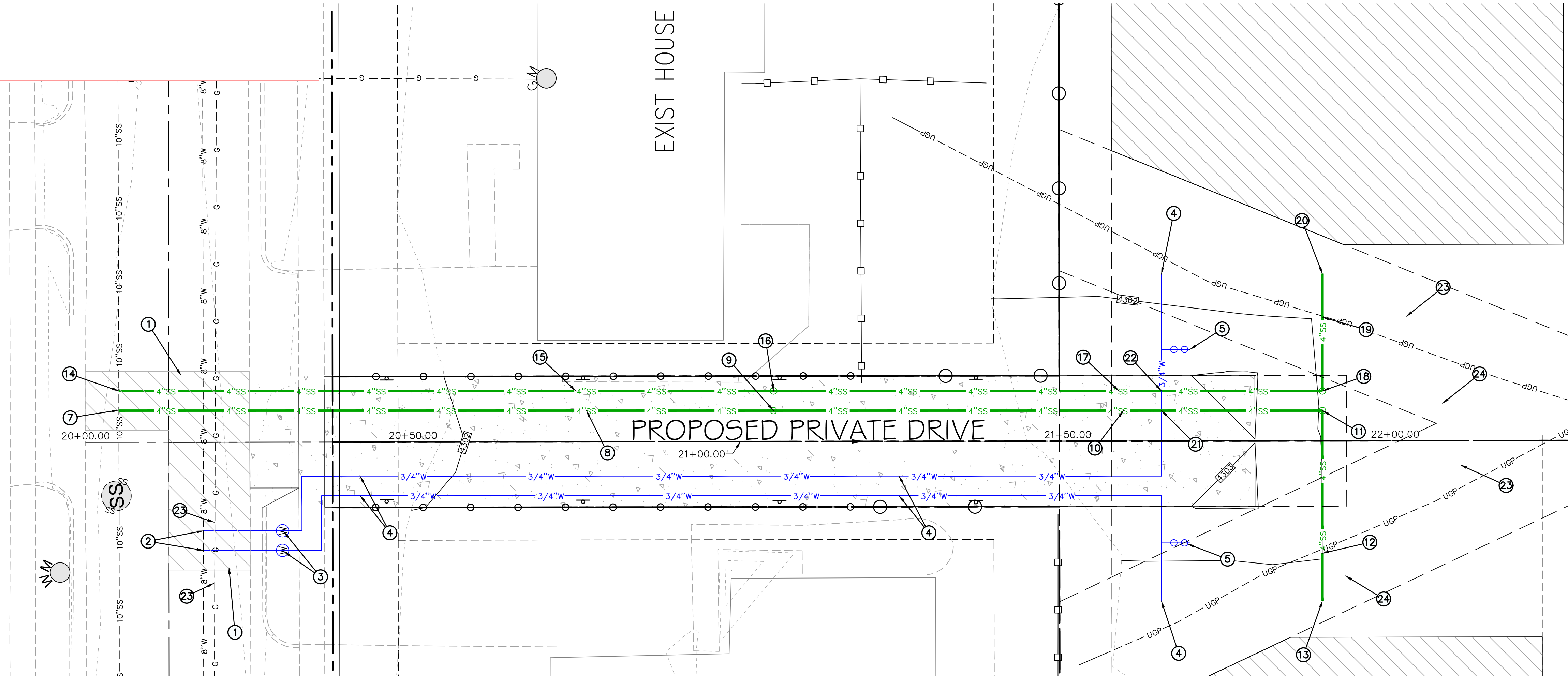
UTILITY PLAN



SHEET NO.	C3.0
PROJECT ID	E23-040
DATE	12/23/24
FILE NAME	PRJ-TGT
SCALE	1"=20'



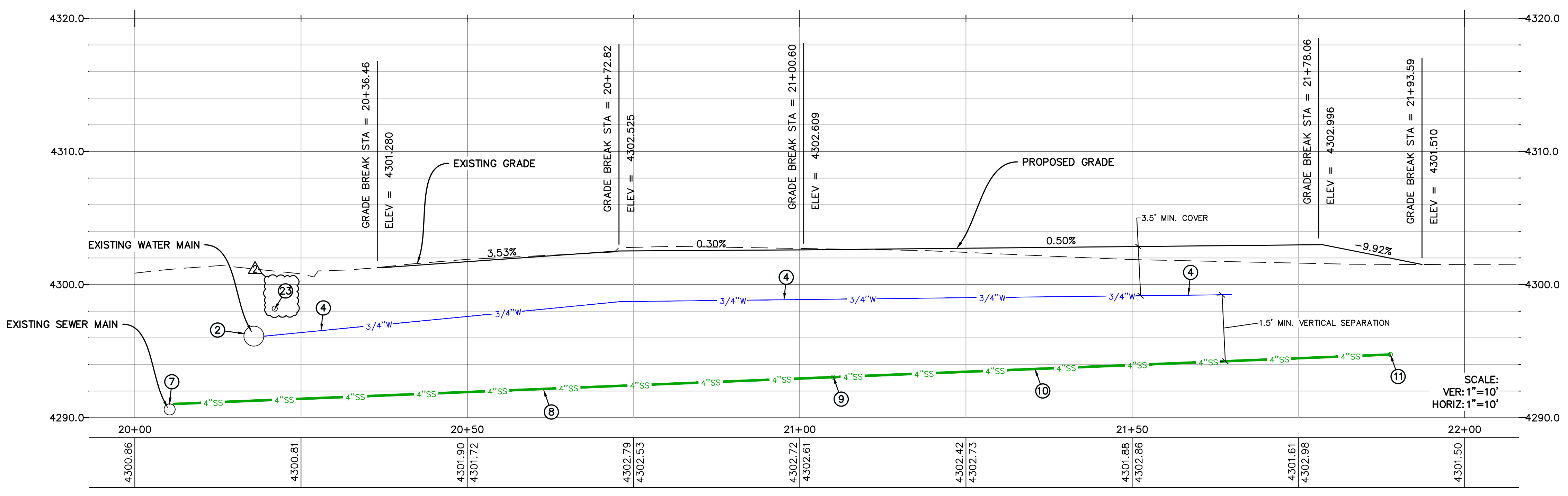
Exhibit C



NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM TAYLORSVILLE CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY

UTILITY PLAN NOTES:

- 1 SAWCUT EXISTING ASPHALT FOR UTILITY TRENCH & REPAIR IN KIND PER APWA STD PLAN NO. 255. SEE DETAIL ON SHEET C4.3. REPAIR ALL ASPHALT, CURB & GUTTER, AND SIDEWALK PER APWA STANDARDS.
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- 3 INSTALL 3/4" CULINARY WATER METER PER TBID STANDARDS. SEE DETAIL ON SHEET C4.2.
- 4 INSTALL 3/4" POLY CULINARY WATER LATERAL W/BENDS. END PIPE 5' FROM BUILDABLE AREA.
- 5 INSTALL 3/4" IRRIGATION STUB. SEE IRRIGATION PLANS FOR CONTINUATION TO BACKFLOW PREVENTER.
- 6 EXISTING FIRE HYDRANT, TO REMAIN.
- 7 CONNECT TO EXISTING 10" SEWER MAIN PER TAYLORSVILLE -BENNION IMPROVEMENT DISTRICT (TBID) STANDARDS. SEE SHEET C4.1 FOR DETAILS. I.E.(10" OUT)=4290.21, I.E.(4"IN)=4291.04. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING MAIN PRIOR TO CONSTRUCTION.
- 8 INSTALL 100'± OF 4" PVC SDR-35 SEWER PIPE. S=2.0%
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- 12 INSTALL 29'± OF 4" PVC SDR-35 SEWER PIPE. S=2.0%
- 13 INSTALL CLEANOUT 5' FROM BUILDABLE AREA PER TBID STANDARDS. TOL=MATCH TOP OF PROPOSED LANDSCAPE (4302.72±). I.E.=4295.30 SEE MECHANICAL PLAN FOR CONTINUATION TO BUILDING.
- 14 CONNECT TO EXISTING 10" SEWER MAIN PER TAYLORSVILLE -BENNION IMPROVEMENT DISTRICT (TBID) STANDARDS. SEE SHEET C4.1 FOR DETAILS I.E.(10" OUT)=4290.20, I.E.(4"IN)=4291.03. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING MAIN PRIOR TO CONSTRUCTION.
- 15 INSTALL 100'± OF 4" PVC SDR-35 SEWER PIPE. S=2.0%
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- 17 INSTALL 84'± OF 4" PVC SDR-35 SEWER PIPE. S=2.0%
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- 21 I.E.(3/4"W)=4296.22 TOP(4"SS)=4294.72 SEPARATION=1.50'
- 22 I.E.(3/4"W)=4296.22 TOP(4"SS)=4294.71 SEPARATION=1.51'
- 23 EXISTING GAS LINE, TO REMAIN. CONTRACTOR TO DETERMINE EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION IN ORDER TO AVOID ANY CONFLICTS WITH WATER LINE INSTALLATION.



SCALE:
VER: 1"=10'
HORIZ: 1"=10'

NO	REVISIONS	BY	DATE
1			
2			

DESIGNER: SDT
PROJECT ENGINEER: SDT

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PLAN & PROFILE - PROPOSED PRIVATE DRIVE

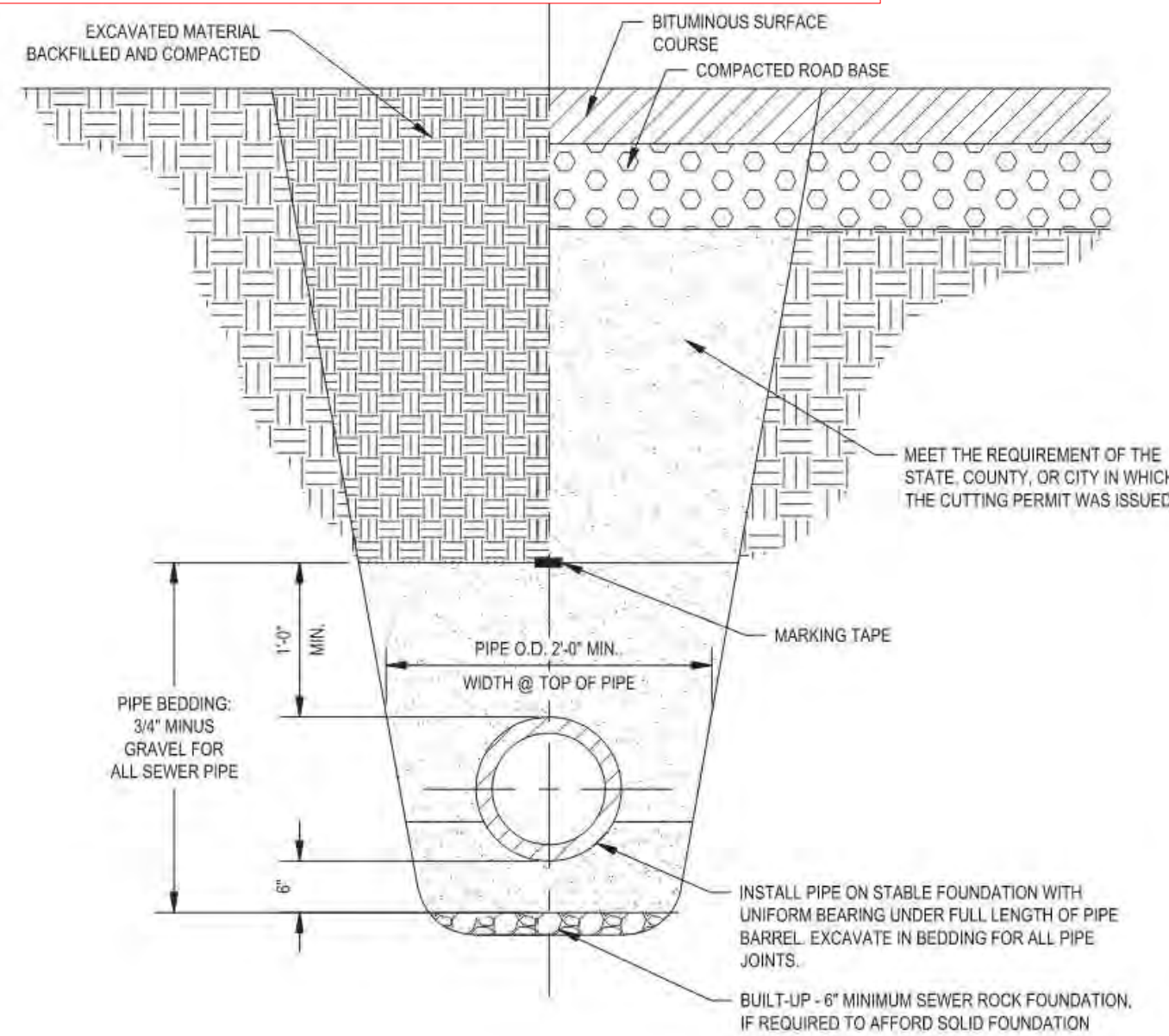
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO. C3.1

PROJECT ID: E23-040	DATE: 12/23/24
FILE NAME: PRJ-TGT	SCALE: 1"=10'



Exhibit C

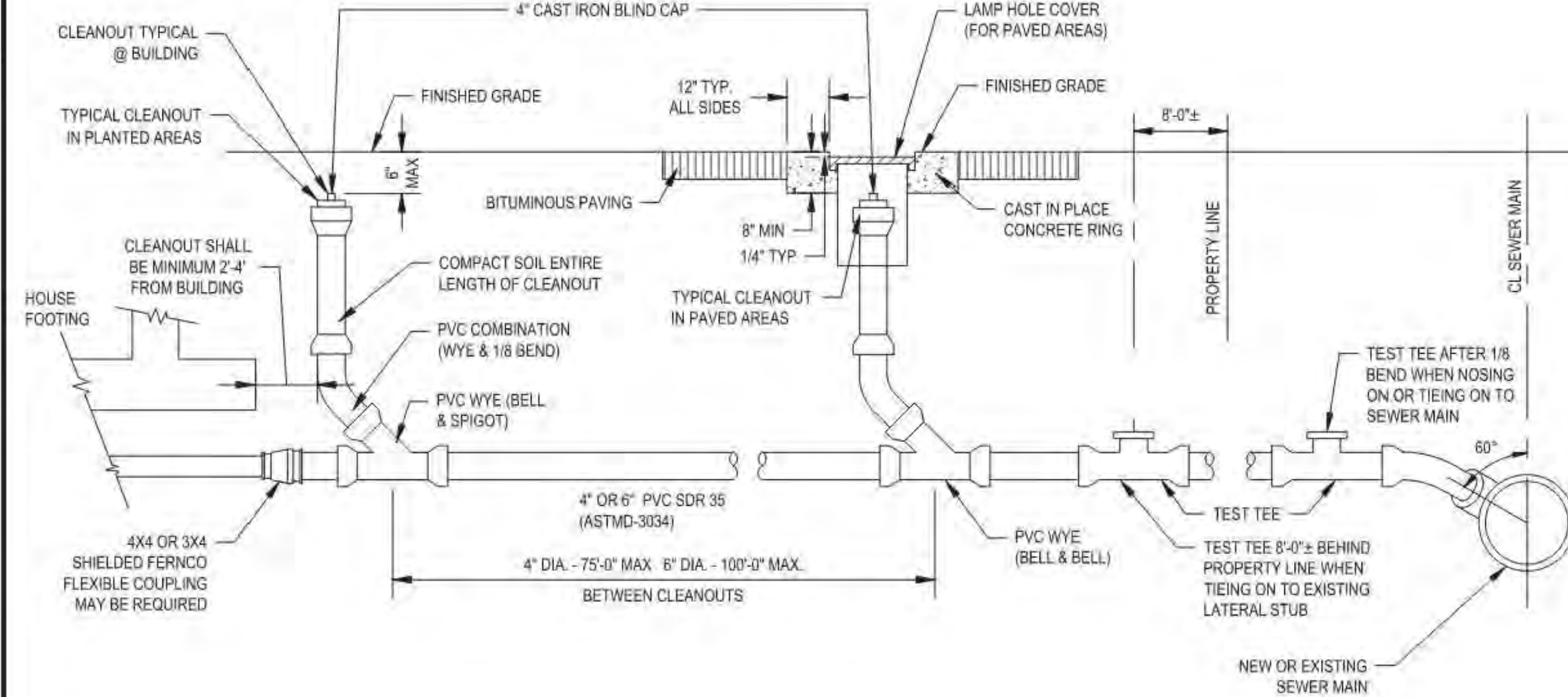


UPDATED DEC 2022



TYPICAL SEWER TRENCH
NOT TO SCALE

TB-101
PAGE 2 OF 2



UPDATED DEC 2022



TYPICAL SEWER LATERAL
NOT TO SCALE

TB-102
PAGE 2 OF 2

NO.	COMMENTS	DATE	BY	DATE
1		03/21/25		
2		04/30/25		
NO.	REVISIONS	BY	DATE	

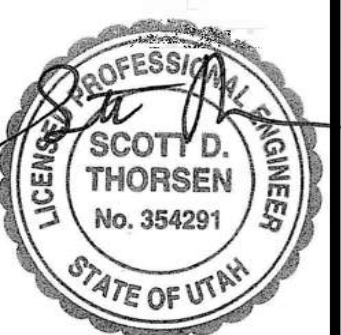
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CIVIL ENGINEERING + SURVEYING

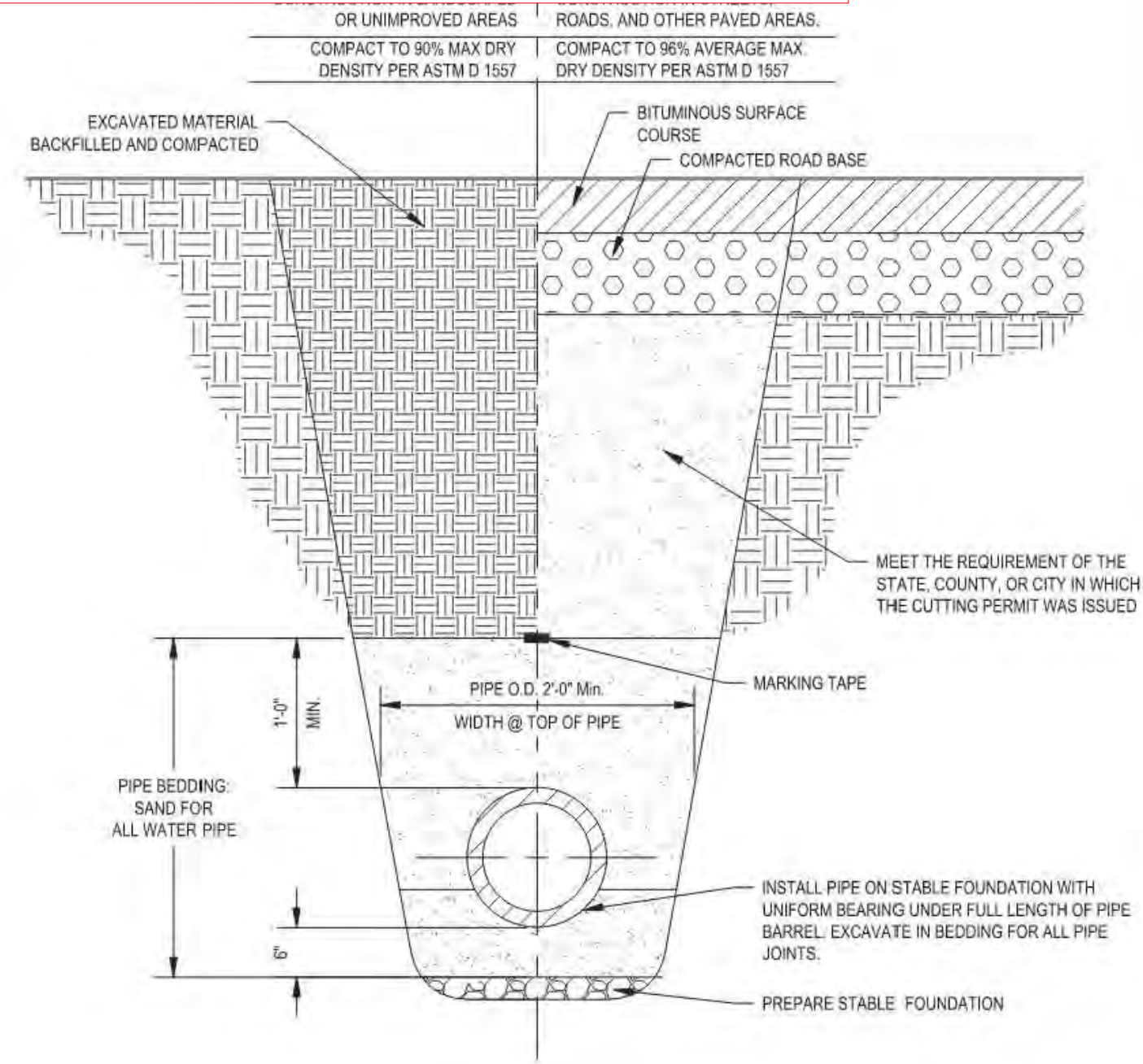
CIR

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South Jordan, Utah · 801-549-6296

TAYLORSVILLE GARDENS
1904 WEST 4700 SOUTH TAYLORSVILLE, UTAH 84129
SEWER DETAIL SHEET



SHEET NO.	C4.0
PROJECT ID	E23-040
DATE:	12/23/24
FILE NAME:	PRJ-TGT
SCALE:	

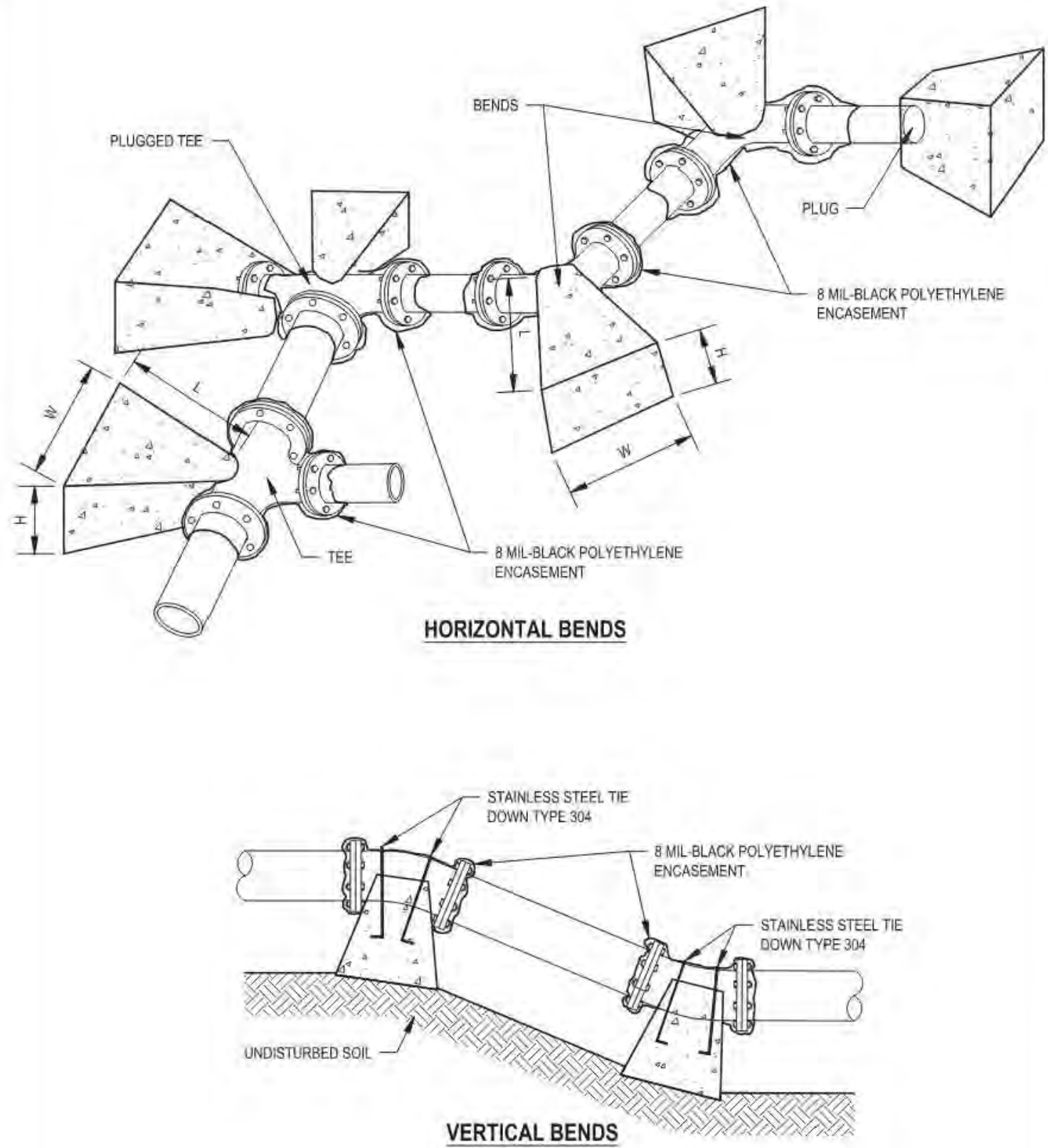


UPDATED DEC 2022



TYPICAL WATER TRENCH SECTION
NOT TO SCALE

TB-201
PAGE 2 OF 2

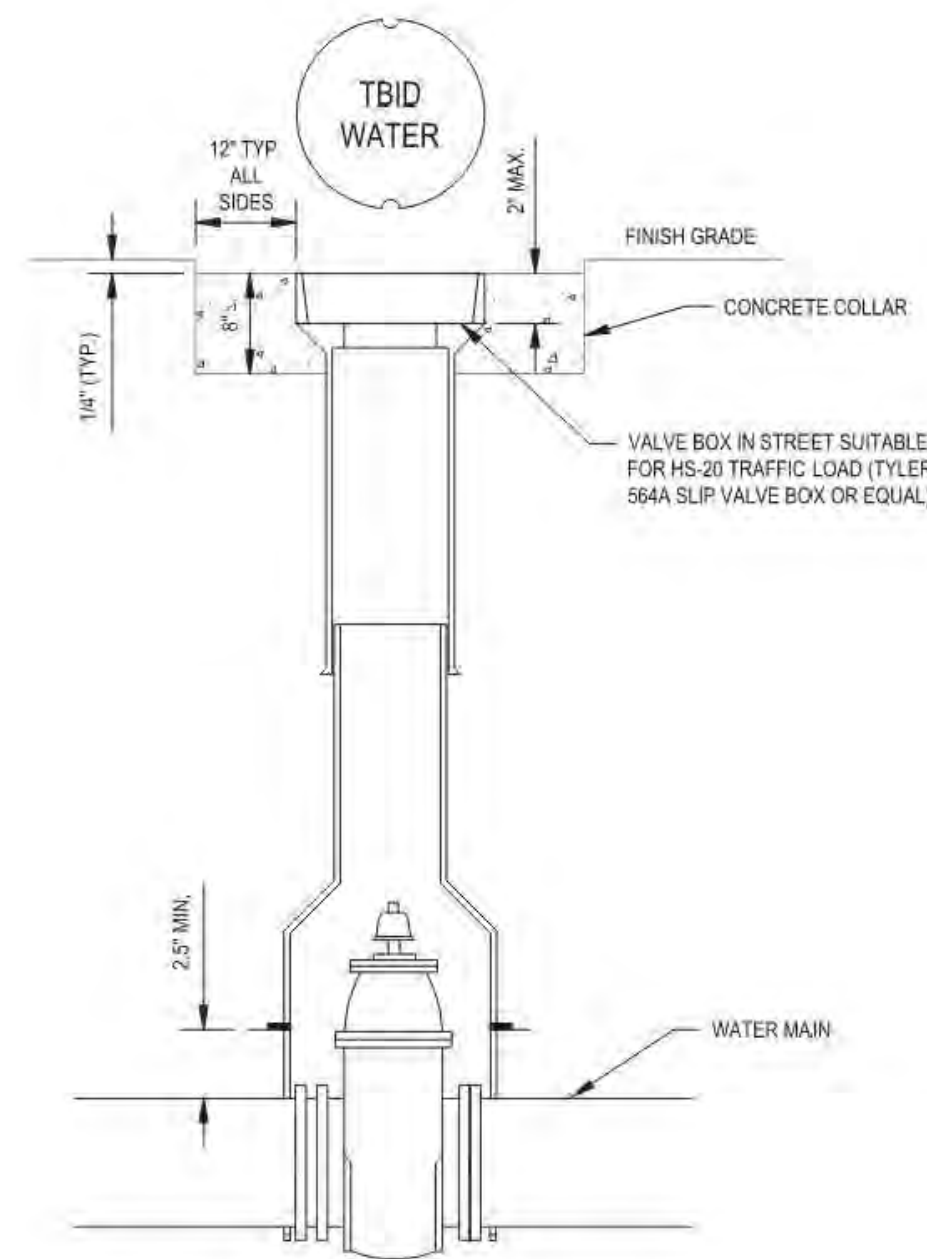


UPDATED DEC 2022



THRUST BLOCKING
NOT TO SCALE

TB-202
PAGE 2 OF 2



UPDATED DEC 2022



TYPICAL VALVE BOX
NOT TO SCALE

TB-206
PAGE 2 OF 2

3/4" AND 1" WATER LATERAL CONNECTION NOTES:

- TBID WILL PERFORM ALL SERVICE CONNECTION TAPS. CONTACT DISTRICT INSPECTOR TO SCHEDULE TAPS.
- TBID WILL FURNISH & INSTALL 3/4" - 2" WATER METERS AS PART OF THE CONNECTION FEE.
- DEVELOPER IS RESPONSIBLE FOR COMPACTION IN THE WATER LATERAL TRENCH.
- METER BOX SHALL BE INSTALLED IN THE PARK STRIP WHERE POSSIBLE. SET METER BOX SUCH THAT THE TOP OF THE LID IS EQUAL TO THE SIDEWALK ELEVATION. CONCRETE COLLARS ARE REQUIRED IF METER IS PLACED IN ASPHALT PAVEMENT.
- WATER METER IS PRIVATE BEHIND THE METER.
- METERS IN DRIVEWAYS/ASPALT MAY REQUIRE SPECIAL TRAFFIC RATED DESIGN

EXAMPLE PARTS LIST:

3/4" CONNECTIONS

- 3/4" CORP STOP - 3/4" CC X CTS COMP BALL CORP (FERGUSON, PART# FFB10003QL)
- 3/4" SETTER - 18" SETTER WITH BALL VALVE AND CHECK VALVE (FERGUSON, PART# FVBHC7218W1133NL)
- RING - 18" METER LID RING (FERGUSON, PART# DL224002I)
- LID - WATER COVER 2" RECESSED HOLE (FERGUSON, PART# DL224002I)
- BOX - 18" N12 SLD HDPE PIPE (FERGUSON, PART# A18050020)

1" CONNECTIONS

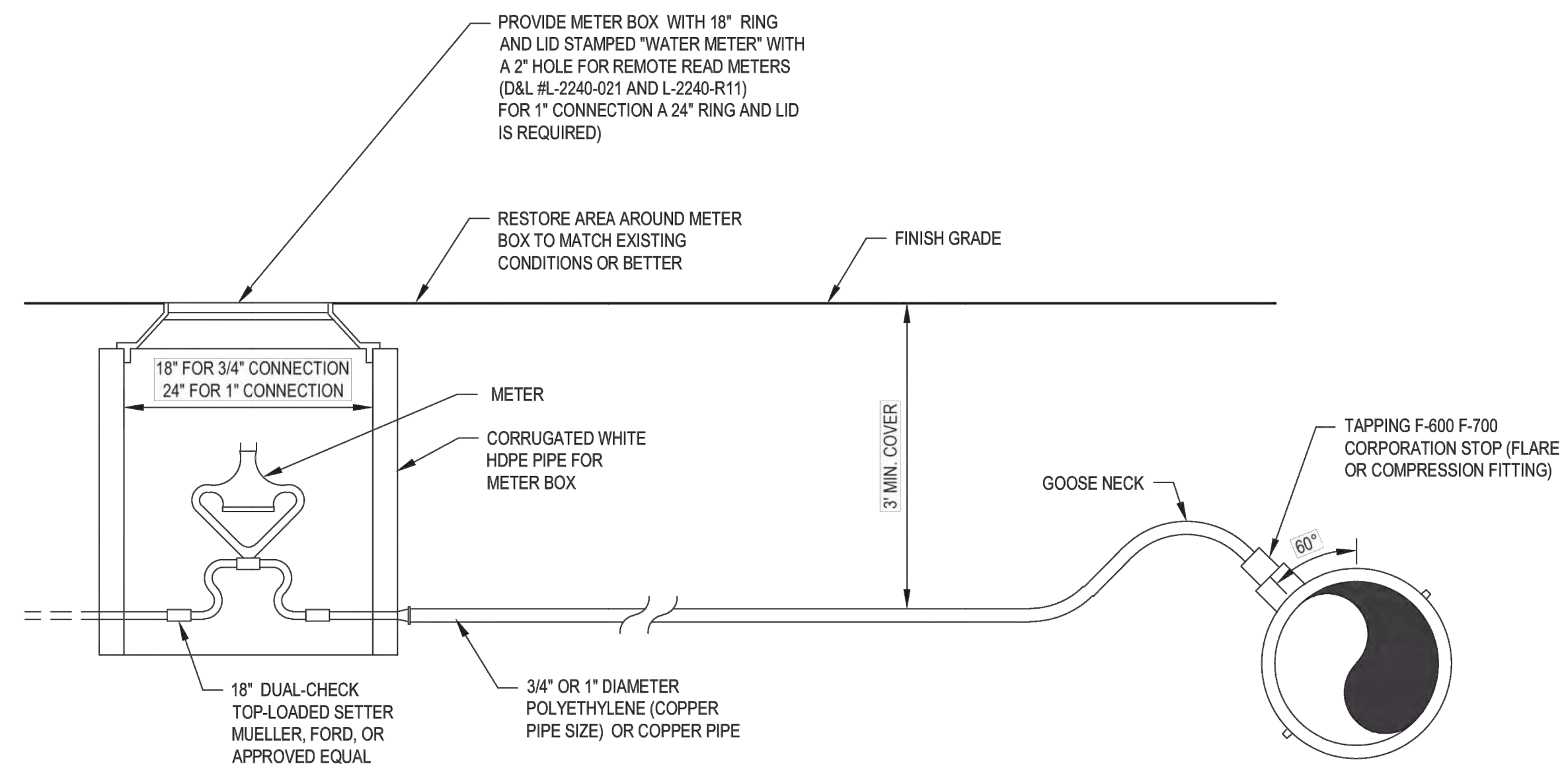
- 1" CORP - 1" CC X CTS COMP BALL CORP (FERGUSON, PART# MB25008NG)
- 1" SETTER - 18" SETTER WITH BALL VALVE AND CHECK VALVE (HYDRO SPECIALTIES, PART # 720-418WDD44)
- RING - 24" METER LID RING (FERGUSON, PART# DB5024R1I)
- LID - WATER COVER 2" RECESSED HOLE (FERGUSON, PART# DB502UNVI)
- BOX - 24" N12 SLD HDPE PIPE (FERGUSON, PART# A2405ABH)

UPDATED DEC 2022



3/4" AND 1" WATER LATERAL CONNECTION
NOTES

TB-203
PAGE 1 OF 2



UPDATED DEC 2022

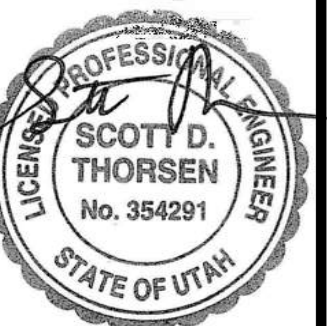


3/4" AND 1" WATER LATERAL CONNECTION
NOT TO SCALE

TB-203
PAGE 2 OF 2



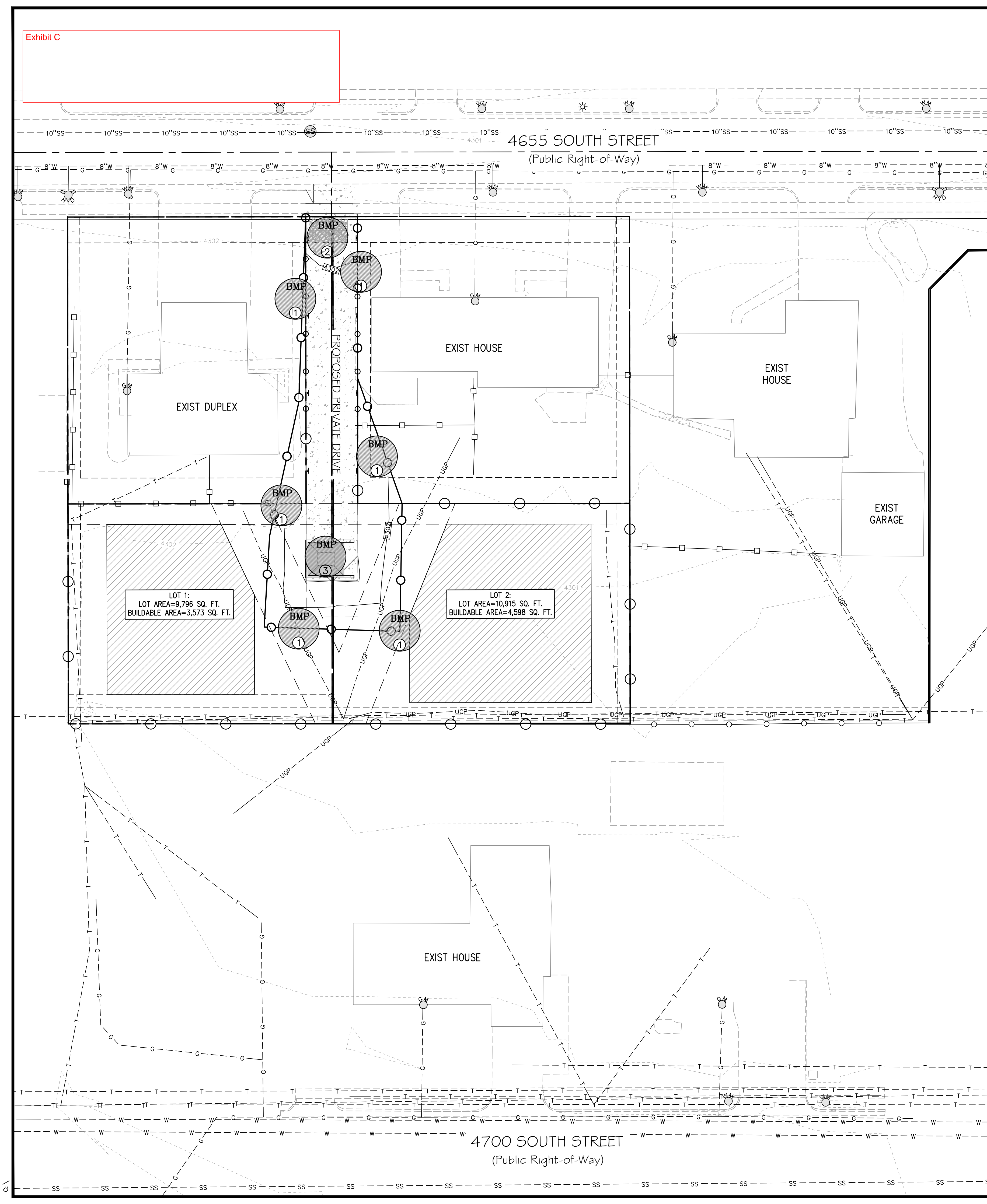
TAYLORSVILLE GARDENS
1904 WEST 4700 SOUTH TAYLORSVILLE, UTAH 84129
WATER DETAIL SHEET



NO	REVISIONS	BY	DATE
1	COMMENTS		
2	COMMENTS		

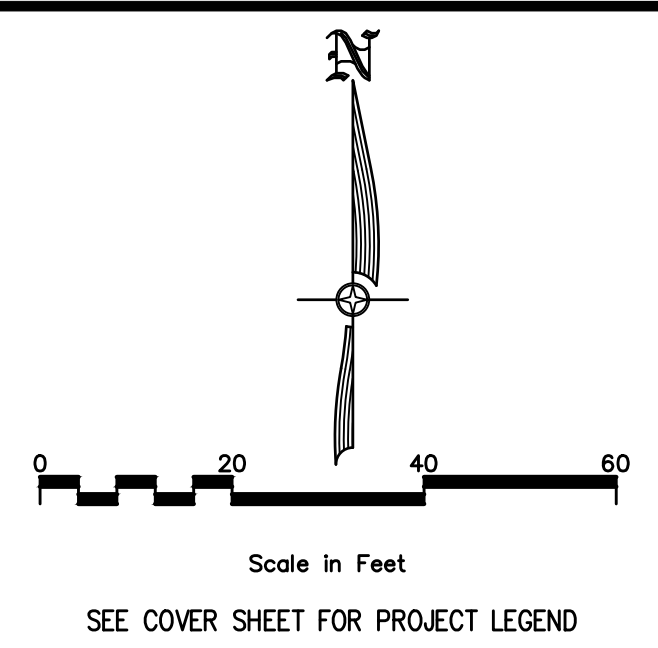
DESIGNER: SDT
PROJECT ENGINEER: SDT

Exhibit C

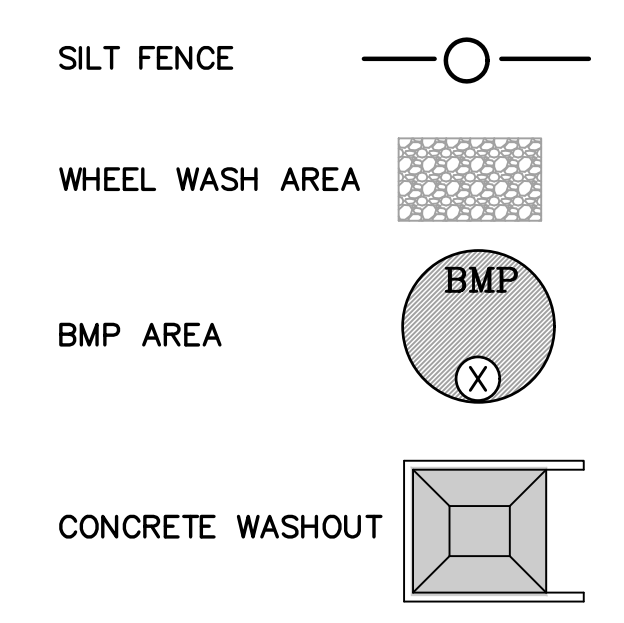


BMP CALLOUTS

- ① INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
- ② CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
- ③ CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.



SHEET LEGEND



DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
 - A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS
 - B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE
 - C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

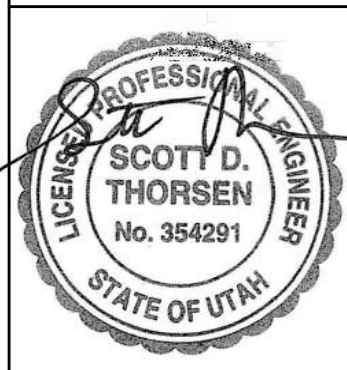
NO	COMMENTS	DATE	BY
1		03/21/25	
2		04/30/25	

CIVIL ENGINEERING + SURVEYING

GIR

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-949-6296

TAYLORSVILLE GARDENS
1904 WEST 4700 SOUTH TAYLORSVILLE, UTAH 84129
EROSION CONTROL PLAN (SWPPP)



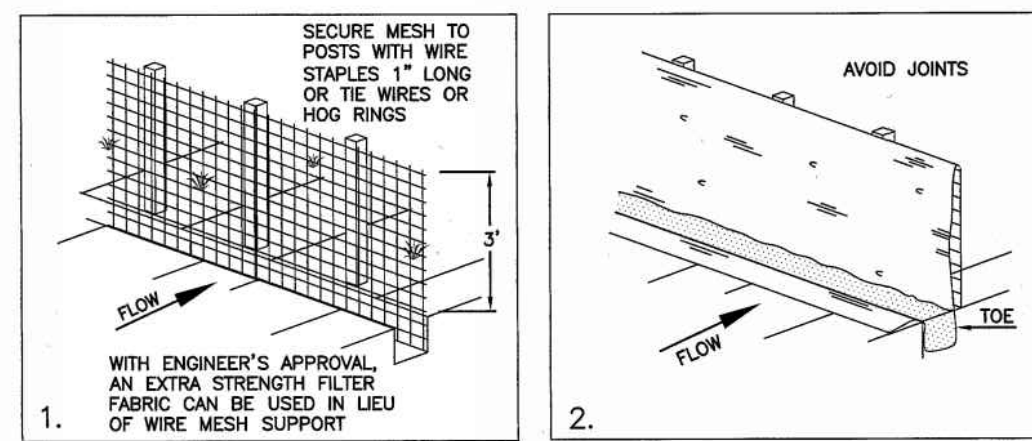
SHEET NO.	C5.0
PROJECT ID	E23-040
DATE	12/23/24
FILE NAME	PRJ-TGT
SCALE	1"=20'

- E. Protection of Existing Waterways: Place barrier at top of stream bank.
- F. Inlet Protection.

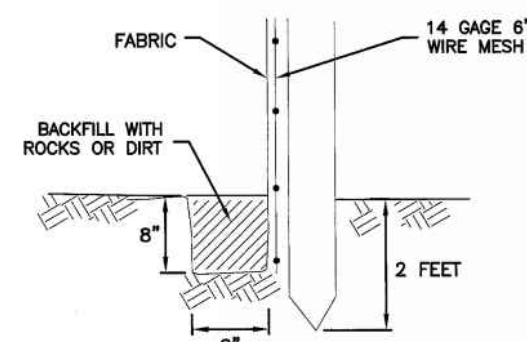
- 2. PRODUCTS**
- A. Fabric: Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
 - B. Burlap: 10 ounces per square yard of fabric.
 - C. Posts: Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.
- 3. EXECUTION**
- A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
 - B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
 - C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
 - D. Maintenance:
 - 1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
 - 2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
 - 3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - 4) Re-anchor fence as necessary to prevent shortcutting.
 - 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

7

February 2006

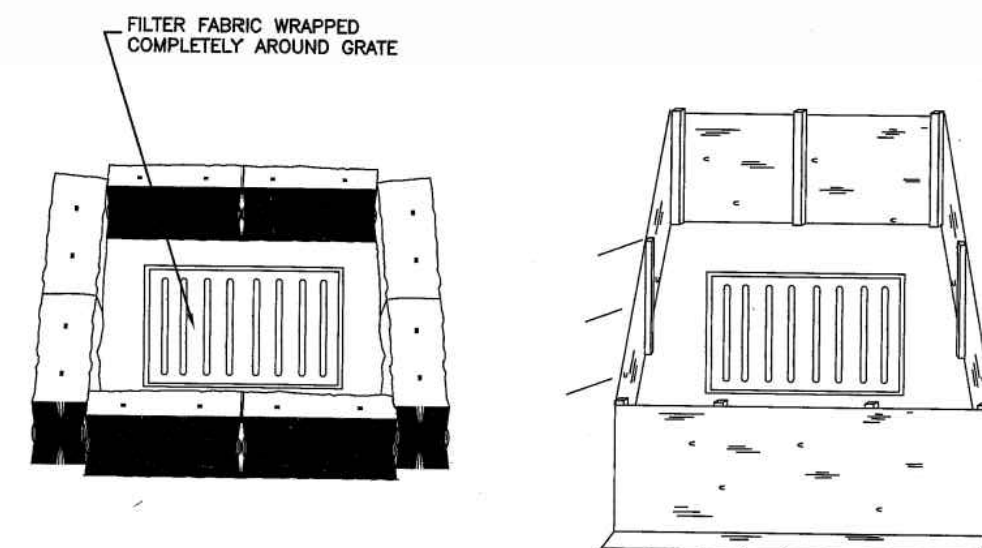
Plan 122

Inlet protection - fence or straw bale

- 1. GENERAL**
- A. Description: A temporary sediment barrier around storm drain inlet.
 - B. Application: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- 2. PRODUCT** (Not used)
- 3. EXECUTION**
- A. Installation and application criteria.
 - 1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
 - 2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
 - 3) Install filter fabric completely around grate.
 - B. Maintenance:
 - 1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - 2) Remove sediment accumulated when it reaches 4-inches in depth.
 - 3) Repair or re-align barrier or fence as needed.
 - 4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

14

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



STRAW BALE BARRIER
(PLAN No. 121)

SILT FENCE
(PLAN No. 122)

Inlet protection - fence or straw bale

15

February 2006

Plan 124

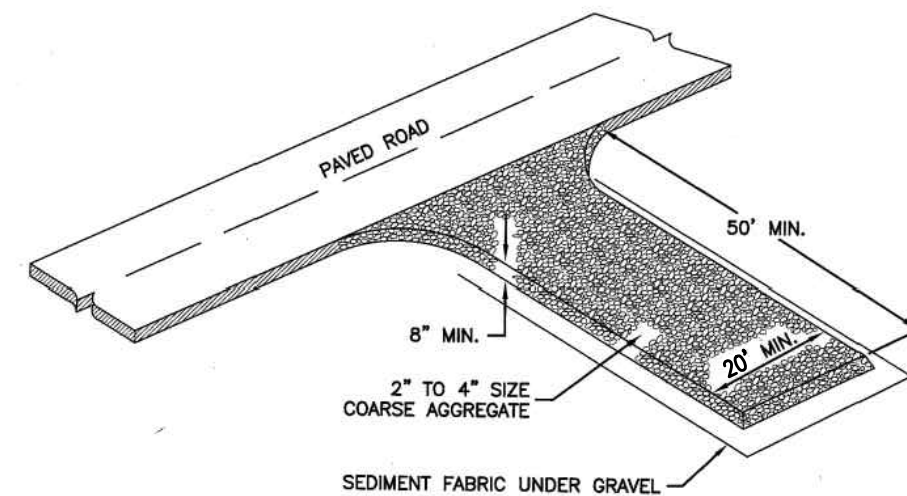
Sheet 3 of 3

Stabilized roadway entrance

- 1. GENERAL**
- A. Description: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
 - B. Application: At any site where vehicles and equipment enter the public right of way.
- 2. PRODUCT** (Not used)
- 3. EXECUTION**
- A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
 - D. Maintenance:
 - 1) Prevent tracking or flow of mud into the public right-of-way.
 - 2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - 3) Inspect daily for loss of gravel or sediment buildup.
 - 4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - 5) Expand stabilized area as required to accommodate activities.

18

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

19

February 2006

Plan 126

NO	COMMENTS	DATE	BY	DATE
1				
2				

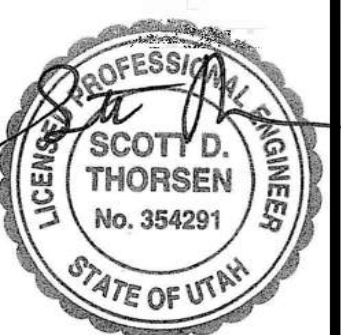
CIVIL ENGINEERING + SURVEYING

CIR

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-549-6296

TAYLORSVILLE GARDENS
1904 WEST 4700 SOUTH TAYLORSVILLE, UTAH 84129

EROSION CONTROL DETAIL SHEET



SHEET NO.	C5.1
PROJECT ID	E23-040
DATE:	12/23/24
FILE NAME:	PRJ-TGT
SCALE:	



Exhibit C







**City of Taylorsville
Planning Commission Meeting Minutes
May 13, 2025
Briefing – 6:00 p.m. / General Meeting – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance

Planning Commission

Don Russell – Chair
Lynette Wendel
Gordon Willardson
David Wright
David Young (Alternate)

Staff

Jim Spung – Senior Planner
Terryne Bergeson - Planner
Jamie Brooks – City Recorder

Excused: Commissioners Don Quigley, Marc McElreath and Cindy Wilkey

Others: Ernest Burgess, Bob Knudsen, Michelle Holman, Robin Marvive, and Michael Nieuwland

BRIEFING SESSION – 6:00 P.M.

- | |
|--|
| 1. Briefing Session to Review the Agenda |
|--|

Senior Planner Jim Spung provided an overview of the evening's agenda. He noted that Commissioner Quigley had texted him and would likely not be present. Marc McElreath was traveling for work but might join via Zoom.

Mr. Spung stated there was a short agenda for the night, consisting of minutes approval for three meetings and a subdivision application.

Commissioner Wendel asked that the minutes be considered in three separate motions as different commissioners were in attendance at each meeting.

Mr. Spung then briefly discussed the subdivision application, noting it was for a property the commission should be familiar with because it had been discussed previously. The property was near the Taylorsville Bennion project and involved creating two flag lots behind existing duplex units.

Mr. Spung showed maps and images of the proposed subdivision, explaining the layout and configuration. He noted the front setback would be measured from the common shared property line, with side setbacks on the north and south, and rear setbacks on the east and west. This would resemble the configuration of neighboring properties.

Mr. Spung mentioned he had received a few emails from neighbors. He stated he would read the neighbor's messages during the public hearing portion of the meeting.

Commissioner Wendel asked for clarification on whether this was the same property discussed previously that involved a potential inheritance situation. Mr. Spung confirmed it was the same property, clarifying that the applicant's great aunt lived in one house and his grandfather in another, though the grandfather's parcel was not included in this plat.

Mr. Spung noted that the application met flag lot criteria and fit with the neighborhood, matching the adjacent subdivision. He stated that while ideally something else might go there eventually, this proposal meets the standards and had been applied for on private land.

Commissioner Willardson asked about fire code requirements. Mr. Spung explained that a turnaround was not required as it was fewer than 150 feet from a hydrant or public road.

Chair Russell then updated the Planning Commission on the most recent City Council meeting, noting that the rapid transit item was unanimously approved. The general plan item was discussed but action was deferred, with Council members indicating they needed more time to review it. City Recorder Jamie Brooks added that further discussion was planned for the first meeting in June with potential passage expected in late June or early July.

Mr. Spung encouraged commissioners to continue reviewing the general plan chapters and provide feedback, as changes could still be made even after adoption through a public hearing process.

Commissioner Wendel asked for her colleagues' thoughts on the revised economic development chapter. Commissioner Young felt it was improved with more direction, and the discussion focused on implementation and encouraging the city to be proactive. Mr. Spung pulled up the revised chapter to review key changes, including new charts and data on revenue sources, sales tax trends, retail trade areas, and detailed information on local shopping centers.

The briefing session adjourned at 6:23 p.m.

REGULAR MEETING – 6:30 P.M.

Chair Russell read the welcome statement and explained that Commissioners McElreath, Quigley and Wilkey had been excused.

Consent Agenda

- 2. Review/Approval of the meeting minutes of March 25, April 8, and April 22, 2025.**

Commissioner Wright noted he had some discussion points for the April 22 minutes. The commission agreed to handle approval of each set of minutes separately.

MOTION: Commissioner Wendel moved to approve the meeting minutes for March 25, 2025. The motion was approved by Commissioner Young and passed unanimously.

MOTION: Commissioner Wendel moved to approve the meeting minutes for April 8, 2025. The motion was seconded by Commissioner Willardson and passed unanimously.

Regarding the minutes for the April 22 meeting, Commissioner Wright requested that a response from Mark McGrath regarding other cities' economic development spending be included in the minutes, as he felt it contained useful information. He indicated his question was at about line # 335 in the draft minutes. Ms. Brooks indicated she would review that portion of the recording and add the requested response.

MOTION: Commissioner Wright moved to table approval of the April 22, 2025 meeting minutes. Commissioner Wendel seconded the motion which passed unanimously.

SUBDIVISIONS - Administrative Action

3. Public Hearing and Consideration of Preliminary Subdivision Approval to Create Four Residential Lots on 0.979 Acres of Property at Approximately 1881, 1883, 1901, and 1903 West 4655 South in Taylorsville, Utah; (File 1S25-SUB-000494-2024; Applicant: Jake Larsen, Desert Peak Builders; Presenter: Mr. Spung, AICP / Sr. Planner)

Mr. Spung presented the subdivision application, showing vicinity maps and aerial views of the property. He explained that the proposal would create two flag lots behind existing duplex homes, with a shared 20-foot-wide driveway. Mr. Spung noted that the application generally complied with city code criteria, though some minor comments were still being addressed with the applicant.

Staff recommended approval with the following conditions:

1. All outstanding city department and review agency comments be resolved and subsequent revisions comply with applicable city ordinances, codes, and standards prior to plat recording.
2. The plat be compliant with all requirements and standards of Salt Lake County.
3. All required fees and bonds are to be paid to the City.

Mr. Spung outlined three recommended conditions of approval: addressing outstanding comments, complying with city codes and ordinances, meeting Salt Lake County standards, and paying all required fees and bonds.

Commissioner Willardson asked about responsibility for the private road and whether it was sufficient for fire and safety access. Mr. Spung confirmed that maintenance would be the sole responsibility of the back lot owners, and that Unified Fire had approved the current configuration. He also noted that no parking would be allowed on the private lane (which would be noted on the plat) with signs to be installed as required by the fire department.

Applicant Jake Larsen thanked city staff for their assistance and explained that this concept had evolved from a previous mixed-use proposal that was unsuccessful. He stated they had worked closely with staff to ensure compliance with city codes.

Chair Russell asked Mr. Larsen when he hoped to break ground. He responded that he hoped to do so in August.

During the public hearing, three residents spoke:

1. Robin Marvive, an adjacent property owner, expressed concerns about fencing, security, and potential noise from the new homes.
2. Michael Nieuwland asked about snow removal practices on similar nearby properties and whether the proposed homes would be tall like other recent builds in the area.
3. Michelle Holman noted issues with snow removal, garbage cans, and cars not respecting an existing fire lane.

In response to the public comments, Mr. Spung explained that a 6-foot vinyl privacy fence was proposed along the entire south property line. He noted that pushing snow from private drives onto public streets was generally not allowed and she suggested contacting the city if that was already occurring as had been suggested. Regarding building height, Mr. Spung explained that while not part of this subdivision review, the general maximum height for homes in the city was 35 feet.

Jake Larson added that the intent was to build rambler-style homes, which would fit the buildable area and be consistent with the neighborhood demographics and median income.

Commissioner Wright initiated a discussion about the mixed-use zoning of the property and how it related to the city's broader development goals. Commissioner Wendel and Mr. Spung provided context on the challenges of implementing mixed-use development in a largely built-out city and explained how the current proposal, while not mixed-use, still met code requirements and preserved the existing neighborhood character.

Taylorsville Planning Commission
April 8, 2025
Page | 5

MOTION: Commissioner Wright moved to approve File 1S25-SUB-000494-2024, the Preliminary Subdivision Plat Creating Four Residential Lots on 0.979 Acres of Property at 1881, 1883, 1901, and 1903 West 4655 South in Taylorsville, Utah, Subject to Findings and Conditions as Outlined in the Staff Report. The motion was seconded by Commissioner Willardson and passed unanimously.

ADJOURNMENT

MOTION: Commissioner Wright moved to adjourn. Commissioner Wendel seconded the motion, and the meeting adjourned at 7:02 p.m.



Jamie Brooks, MMC
City Recorder



Approved 1S25-SUB-000494-2025