

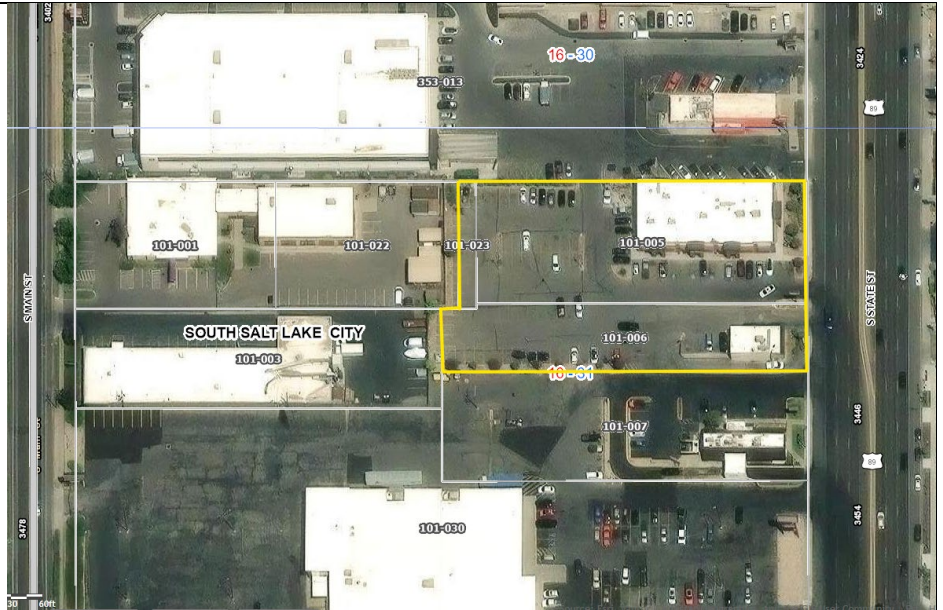
SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 04, 2026
PROJECT NUMBER: S25-00011
REQUEST: An application for approval of a preliminary subdivision plat amendment to plat three (3) parcels located at 3432 S State St.
ADDRESS: 3432 S State St.
PARCEL NUMBER: 16-31-101-005-0000, 16-31-101-023-0000, and 16-31-101-006-0000.
PROPERTY OWNER: WANG'S INVESTMENT LLC
APPLICANT: Fred Cox
TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On July 29, 2025, Fred Cox submitted a Plat Application to plat three (3) parcels. The parcel numbers are 16-31-101-005-0000, 16-31-101-023-0000, and 16-31-101-006-0000. The current land use districts of the parcels are Commercial Corridor (CC) and Commercial General (CG). The address for the project is 3432 S State St, currently there are two operating restaurants within the parcels. This plat application is to plat and combine the existing parcels, so the landowner can build a new commercial building on the parcel. Mainly, commercial uses surround the property. The subject parcel currently



subject to right of way easements in favor of Utah Power and Light Company and Mountain States Telephone and Telegraph Company, Cross-Access Easement to Utah Department of Transportation (UDOT). The proposed consolidated lot will be approximately 1.38 acres, meeting the minimum one (1) acre lot size requirement in the Commercial Corridor (CC) Land Use District.

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

STAFF RECOMMENDATION:

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

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
CC, CG	Commercial	North – CC South – CC East – CC West – CG	1.38 acres

**SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 3432 S State St.

Parcel Size: 1.38 acres after consolidation

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

Figure 1: Existing Parcel Lines

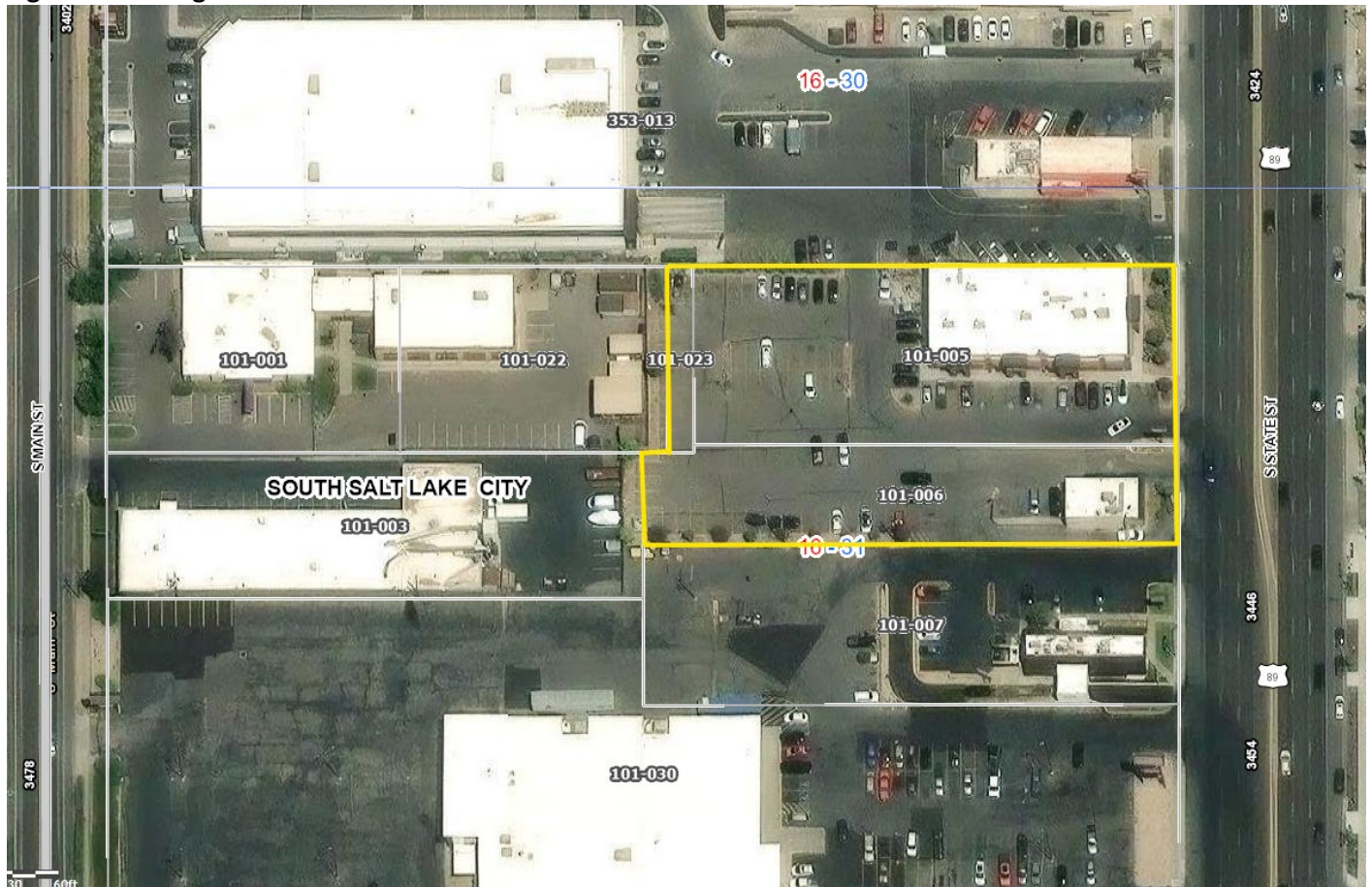


Figure 2: Existing Condition (120 E Spencer)



Figure 4: Proposed Preliminary Plat

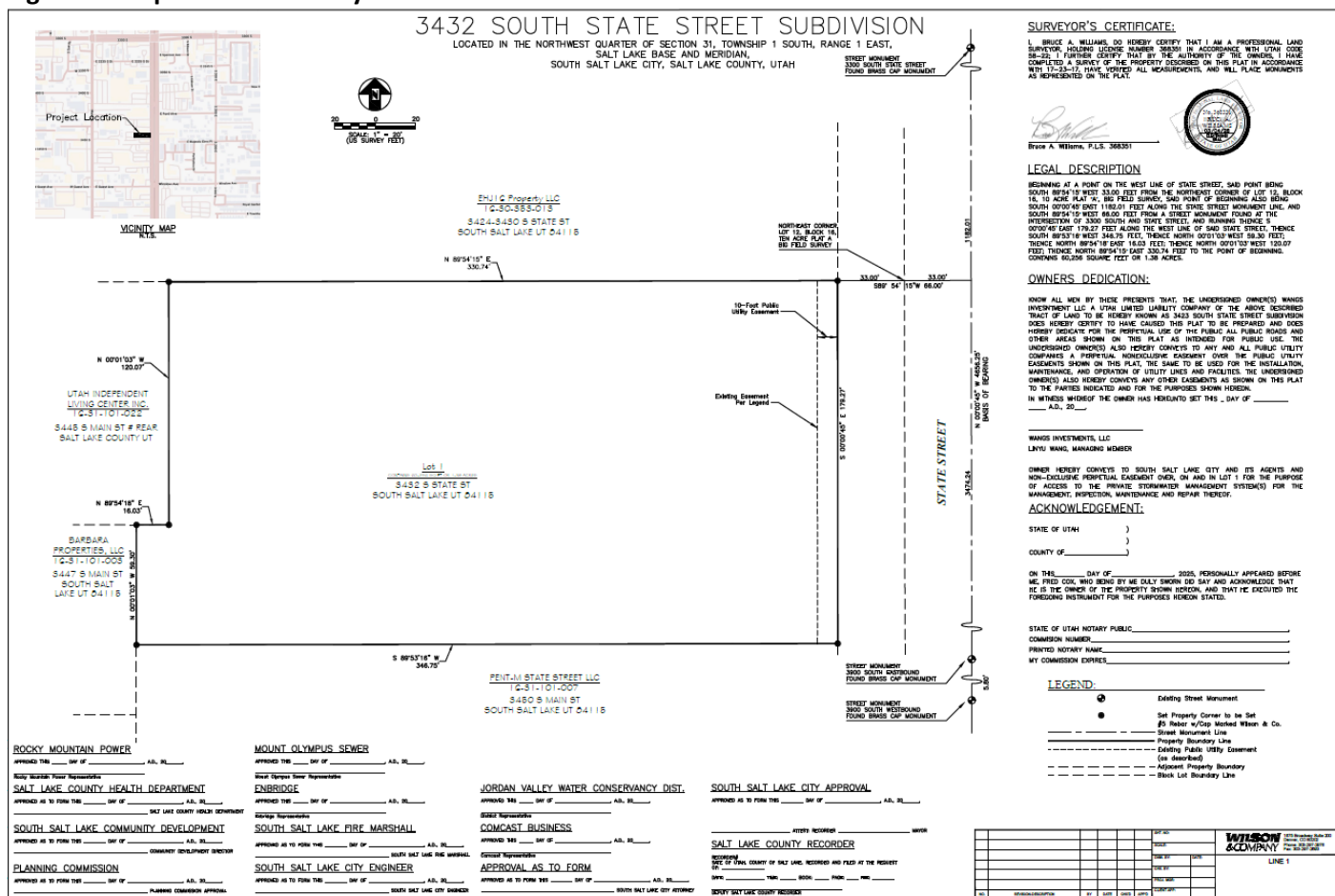
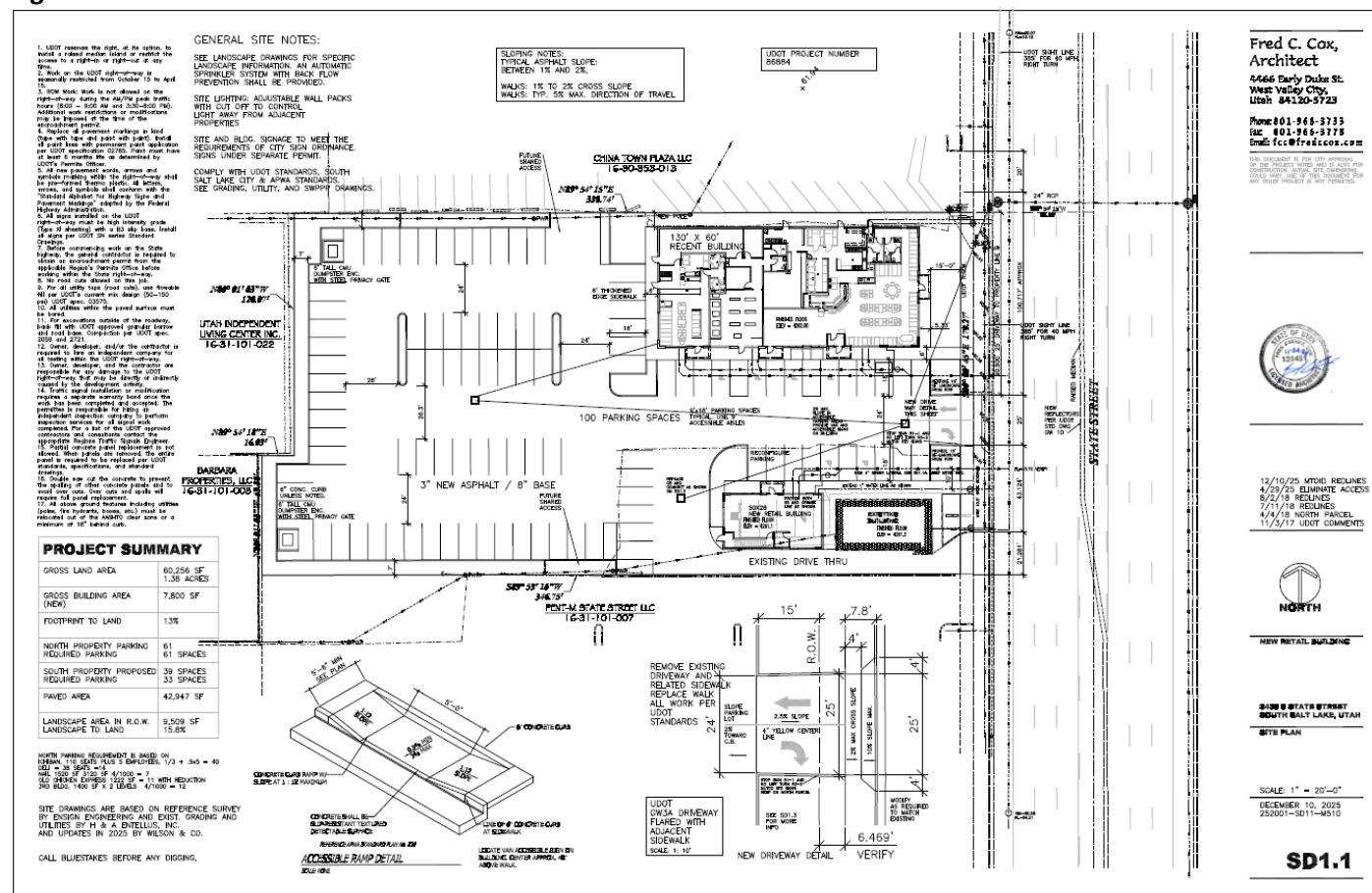


Figure 5: Site Plan



[illegible]

Figure 7: Elevations

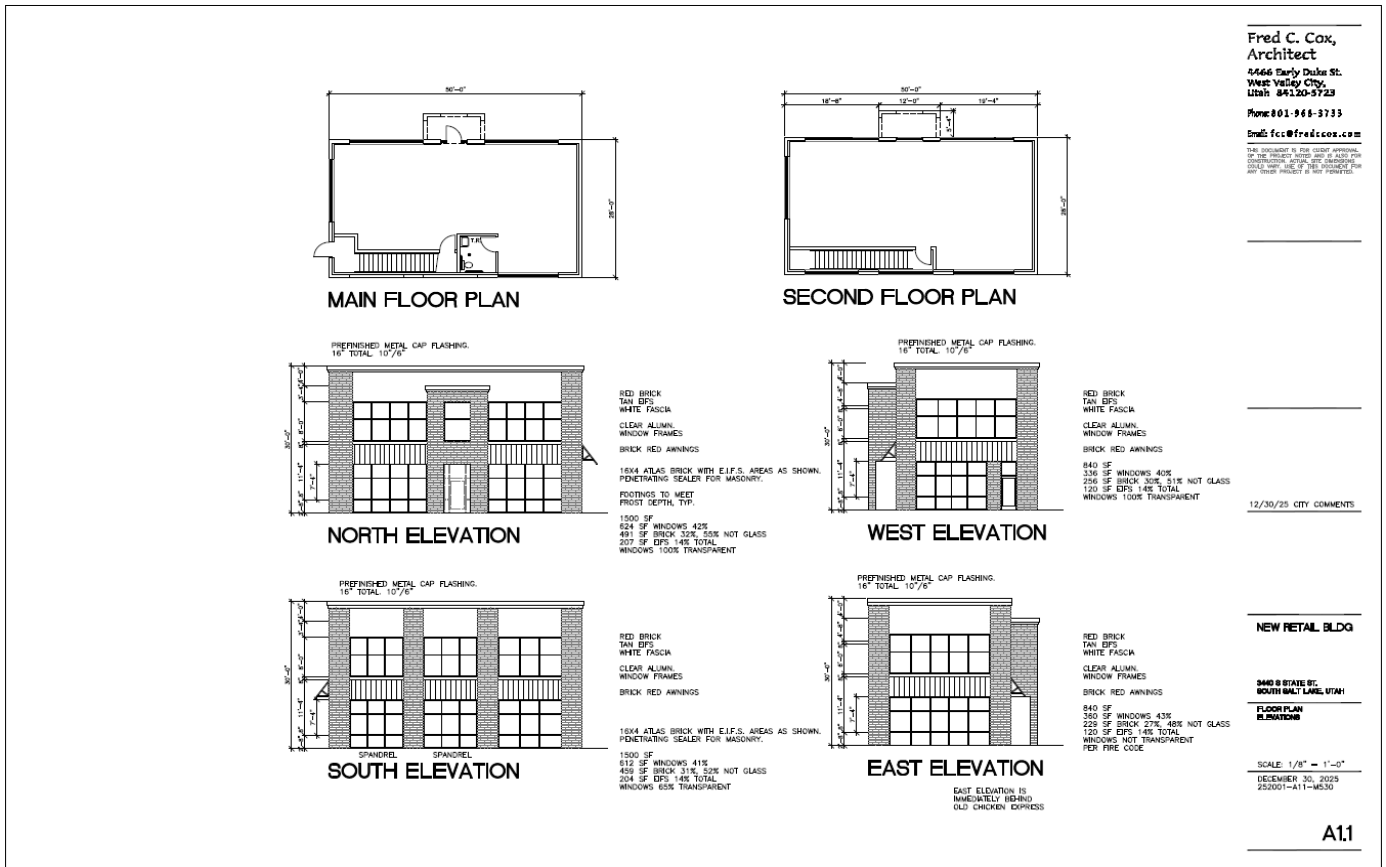
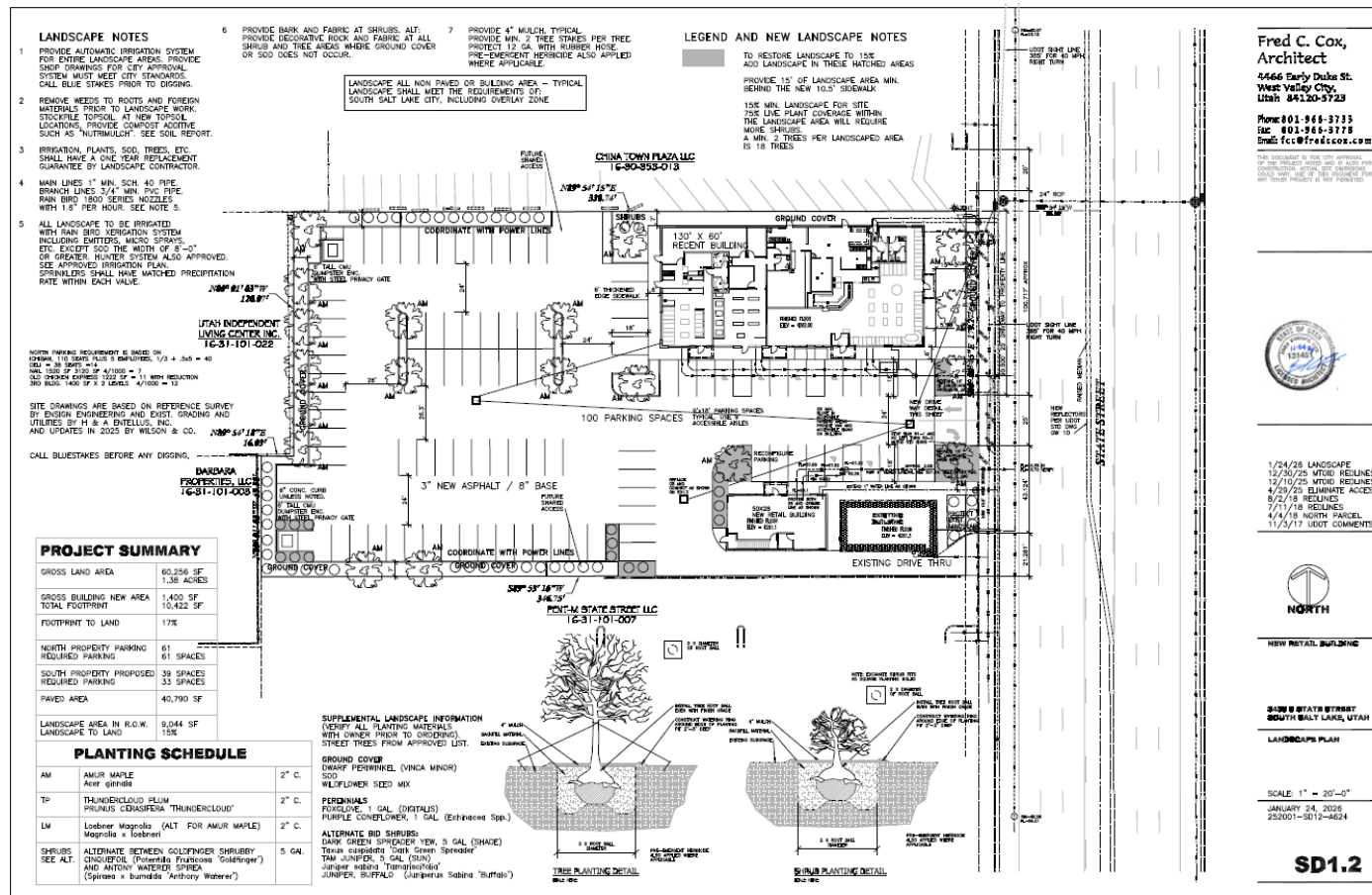


Figure 8: Landscape Plan



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

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

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

GENERAL PLAN CONSIDERATIONS:

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

Analysis: This plat application allows the landowner of 3432 S State St to build a new commercial structure, to increase local opportunities, development density, and local destinations.

ORDINANCE ANALYSIS:

Ordinance	Finding	Notes / Insufficiency
Downtown District Code		
17.10.120 – Requirements for Improvements & Design		
A. Compliance with laws, rules and regulations	Petition complies.	
B. South Salt Lake construction specifications and standard drawings (Road profile dedications)	The applicant met with the Engineering Department to meet all Right of Way requirements.	
C. Self-Imposed restrictions	The applicant has proposed no restriction.	
D. Restrictions due to character of the land	Not applicable	
17.10.140 – Subdivision Development Lot Standards		
A. All Final Plats shall result in the creation of compliant Lots and Building sites.	The total acreage of the subdivided lot will be 1.38 acres. The proposed lot does comply with the standards in Section 17 of the SSL Municipal Code. The minimum lot size standard in the CC is 1-acre.	
B. Frontage on public street	The newly subdivided lot will have frontage on public street.	
C. Street right-of-way shall be separate and distinct from subdivided lots.	Not applicable	
D. Minimum area and dimensions shall conform.	There is a 1-acre minimum requirement in the CC District for commercial uses.	
E. Side boundary lines shall be at right angles to the street.	All newly created side boundary lines are at right angles to all adjacent streets.	

F. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
G. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
H. Lots shall not divide City boundary	All existing and proposed parcels are located within South Salt Lake City.	
I. Double frontage SF residential lots	Not Applicable	
J. Multiple building yard areas	Not Applicable	
K. Side lot lines shall be at right angles to street lines	The newly created side lot lines are at a right angle to street lines.	
L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	Not Applicable	
M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities	The development site plan provides sufficient off-street parking with 100 total off-street parking stalls.	
N. New Single-Family lots	Not Applicable	
O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street	Not Applicable	
P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	Not Applicable	
Q. Lots shall be laid out to provide positive drainage away from all buildings.	Per the Engineering review, there is positive drainage away from all buildings.	
17.10.160(A) - Drainage and Storm Sewers General Requirements		
A. Each plat shall make adequate provision for storm or flood water runoff.	Per the Engineering review, there is adequate provision for storm or flood water runoff.	
17.10.160(B) – Nature of Stormwater Facilities		
A. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Not applicable	
B. Adequate underground stormwater systems shall be constructed and maintained.	Per the Engineering review, there is an adequate underground stormwater system.	
C. Accommodation of Upstream Drainage Areas.	Not applicable	
D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity.	Per the Engineering review, there is adequate storm or flood water drainage.	
E. Areas of poor drainage shall be remediated as applicable.	Sufficient drainage is provided per Engineering review.	
F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	No floodplain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	

17.10.170 - Water Facilities		
A. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	Adequate water supply provisions are proposed per South Salt Lake Engineering review.	
B. Applicant shall install adequate water facilities including fire hydrants.	All proposed water infrastructure has been reviewed by South Salt Lake Engineering and complies with city standards.	
C. Water extensions shall meet City's standards	Not applicable	
D. Fire flow shall be approved by the Fire Marshal.	The Fire Marshal has reviewed and approved the proposed development plan.	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty.	The Fire Marshal has reviewed and approved the proposed development plan.	
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	There are no private facilities at this location to be maintained by South Salt Lake City.	
G. Fire hydrants required for all plats.	The Fire Marshal has reviewed and approved the proposed development plan.	
17.10.180 - Sewer Facilities		
A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	The Engineering Department has reviewed and approved the proposed development plan.	
B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	South Salt Lake Engineering has reviewed and approved the civil plans for the proposed development. All proposed infrastructure complies with South Salt Lake requirements.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.	There are no existing utility facilities on the surface in this lot.	
B. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	There will be a 10 ft PUE easement on the front lot line of the proposed development.	
17.10.200 - Sidewalks, Trails, and Bike Paths		
A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc.	The new proposed roadways and access will comply with the current Public Right of Way standards. With the consolidation the property owner will need to consolidate their curb cuts along State Street, which they have called out on their Site Plan.	
B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code.	

C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	The Trails Master Plan does not include any facilities adjacent to the subject property.	
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STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the preliminary subdivision plat amendment to plat three (3) parcels into one lot located at 3432 S State St., based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

Findings of Fact:

1. On July 29, 2025, Fred Cox submitted a Plat Application to plat parcels 16-31-101-005-0000, 16-31-101-023-0000, and 16-31-101-006-0000.
2. The purpose of the proposed subdivision plat amendment is to plat the parcel for a new commercial building.
3. The subject location 3432 S State St is in the Commercial Corridor (CC) and Commercial General (CG) land use district.
4. The total development area of the three (3) lots is 1.38 acres.
5. The minimum acreage requirement in the CC land use district is 1 acre.
6. Section 17.07.010 of the South Salt Lake Municipal Code states that new buildings are required to comply with all IBC, IFC, development, and design standards.
7. No impact is expected as part of the business on environmentally sensitive lands. There is no environmentally sensitive land on site.
8. No specific hazards or adverse impacts are expected due to the proposed use.
9. Commercial uses such as "Office", "Restaurant", "Retail" land uses are permitted in the CC land use district.
10. Staff have reviewed this subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and found that this subdivision application is compliant with this section, as outlined above.

Conclusions of Law:

1. The plat and proposed use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The plat and proposed use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the CC district.
3. The plat and proposed use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the

vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.

4. The plat and proposed use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;
2. Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights;
4. The curb cuts along State Street shall be consolidated per the approved Site Plan;
5. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
6. The applicant shall dedicate a 10' foot public utility easement to the City of South Salt Lake for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;
7. The proposed development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;
8. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;
9. The applicant shall record the plat with the Salt Lake County Recorder's Office within 2 years of receiving final plat approval or the applicant elects to install Infrastructure Improvements prior to Plat recordation, the applicant shall have applied for the proper permits, deposited a 10% Warranty Assurance and be actively working on the issued permit;
10. All utilities shall be undergrounded.
11. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Fred Cox, for a Preliminary Subdivision Plat to create one lot located at 3432 S State St., based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Fred Cox, for a Preliminary Subdivision Plat to create one lot located at 3432 S State St., based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 3: Continuance

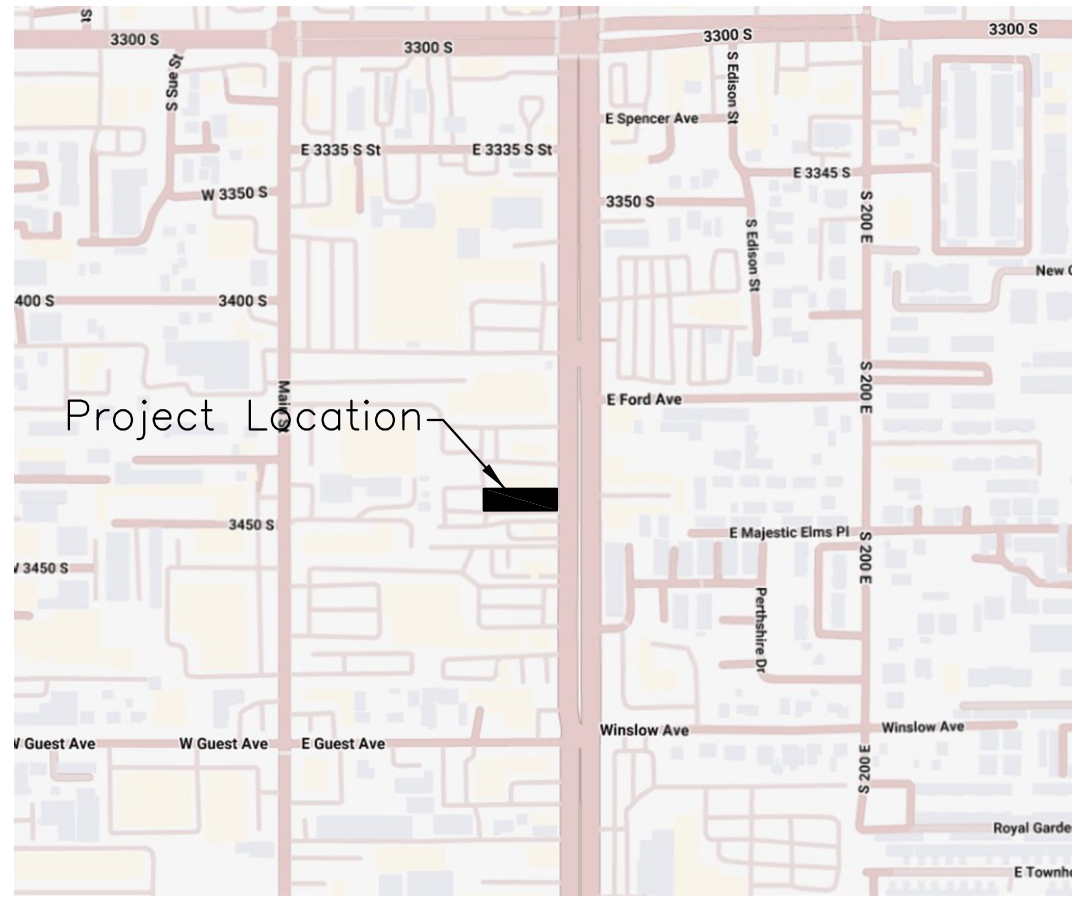
Move to table the application Fred Cox, for a Preliminary Subdivision Plat to create one lot located at 3432 S State St. to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

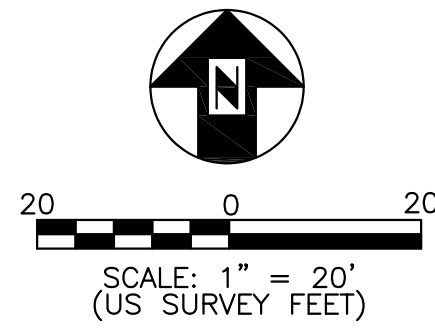
1. Plat
2. Site Plan
3. Alta Survey
4. Landscape Plan
5. Elevations

3432 SOUTH STATE STREET SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S.



EHJIG Property LLC
16-30-353-013
3424-3430 S STATE ST
SOUTH SALT LAKE UT 84115

N 89°54'15" E
330.74'

UTAH INDEPENDENT
LIVING CENTER INC.
16-31-101-022
3445 S MAIN ST # REAR
SALT LAKE COUNTY UT

BARBARA
PROPERTIES, LLC
16-31-101-003
3447 S MAIN ST
SOUTH SALT
LAKE UT 84115

Lot 1
CONTAINS 60,256 SQ FT OR 1.38 ACRES
3432 S STATE ST
SOUTH SALT LAKE UT 84115

S 89°53'16" W
346.75'

PENT-M STATE STREET LLC
16-31-101-007
3450 S MAIN ST
SOUTH SALT LAKE UT 84115

NORTHEAST CORNER
LOT 12, BLOCK 16,
TEN ACRE PLAT A
BIG FIELD SURVEY

10-Foot Public
Utility Easement

Existing Easement
Per Legend

STREET MONUMENT
3300 SOUTH STATE STREET
FOUND BRASS CAP MONUMENT

S 00°00'45" E 179.27'

STREET MONUMENT
3900 SOUTH EASTBOUND
FOUND BRASS CAP MONUMENT

STREET MONUMENT
3900 SOUTH WESTBOUND
FOUND BRASS CAP MONUMENT

STATE STREET

1182.01

N 00°00'45" W 4656.25'
BASIS OF BEARING

3474.24

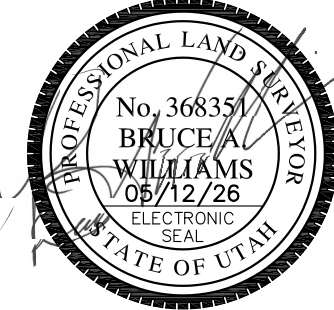
5.80'

SURVEYOR'S CERTIFICATE:

I, BRUCE A. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 368351 IN ACCORDANCE WITH UTAH CODE 58-22; I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT.

Bruce A. Williams

Bruce A. Williams, P.L.S. 368351



LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF STATE STREET, SAID POINT BEING SOUTH 89°54'15" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF LOT 12, BLOCK 16, 10 ACRE PLAT 'A', BIG FIELD SURVEY, SAID POINT OF BEGINNING ALSO BEING SOUTH 00°00'45" EAST 1182.01 FEET ALONG THE STATE STREET MONUMENT LINE, AND SOUTH 89°54'15" WEST 66.00 FEET FROM A STREET MONUMENT FOUND AT THE INTERSECTION OF 3300 SOUTH AND STATE STREET, AND RUNNING THENCE S 00°00'45" EAST 179.27 FEET ALONG THE WEST LINE OF SAID STATE STREET, THENCE SOUTH 89°53'16" WEST 346.75 FEET, THENCE NORTH 00°01'03" WEST 59.30 FEET; THENCE NORTH 89°54'18" EAST 16.03 FEET; THENCE NORTH 00°01'03" WEST 120.07 FEET; THENCE NORTH 89°54'15" EAST 330.74 FEET TO THE POINT OF BEGINNING. CONTAINS 60,256 SQUARE FEET OR 1.38 ACRES.

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S), LIN REVOCABLE TRUST, DATED JUNE 6, 2019, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREBY KNOWN AS 3423 SOUTH STATE STREET SUBDIVISION DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

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

LeMING LIN
TRUSTEE

LINYU WANG
TRUSTEE

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

ACKNOWLEDGEMENT:

STATE OF UTAH)
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, LeMING LIN & LINYU WANG, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT THEY ARE THE TRUSTEES OF THE LIN REVOCABLE TRUST, DATED JUNE 6, 2019 WHO IS THE OWNER OF THE PROPERTY SHOWN HEREON, AND THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREON STATED.

STATE OF UTAH NOTARY PUBLIC _____
COMMISSION NUMBER _____
PRINTED NOTARY NAME _____
MY COMMISSION EXPIRES _____

LEGEND:

- Existing Street Monument
- Set Property Corner to be Set #5 Rebar w/Cap Marked Wilson & Co.
- Street Monument Line
- Property Boundary Line
- Existing Public Utility Easement (as described)
- Adjacent Property Boundary
- Block Lot Boundary Line

MapScale: 1"=20' (US Survey Feet) Date: 05/12/2025 Drawn By: Bruce A. Williams

ROCKY MOUNTAIN POWER

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

Rocky Mountain Power Representative

SALT LAKE COUNTY HEALTH DEPARTMENT

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

_____, SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH SALT LAKE COMMUNITY DEVELOPMENT

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

_____, COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION

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

_____, PLANNING COMMISSION APPROVAL

MOUNT OLYMPUS SEWER

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

Mount Olympus Sewer Representative

ENBRIDGE

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

Enbridge Representative

SOUTH SALT LAKE FIRE MARSHALL

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

_____, SOUTH SALT LAKE FIRE MARSHALL

SOUTH SALT LAKE CITY ENGINEER

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

_____, SOUTH SALT LAKE CITY ENGINEER

JORDAN VALLEY WATER CONSERVANCY DIST.

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

District Representative

COMCAST BUSINESS

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

Comcast Representative

APPROVAL AS TO FORM

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

_____, SOUTH SALT LAKE CITY ATTORNEY

SOUTH SALT LAKE CITY APPROVAL

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

_____, ATTEST: RECORDER _____, MAYOR

SALT LAKE COUNTY RECORDER

RECORDED# _____
DATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

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

DEPUTY SALT LAKE COUNTY RECORDER

					SHT. NO.	WILSON & COMPANY 1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693	
					SCALE:		
					DWN BY:		
					CHK BY:		
					PROJ. MGR:		
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD	CLIENT APP:	LINE 1

1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.

2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.

3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 – 9:00 AM and 3:30–6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.

4. Replace all pavement markings in kind (tape with tape and paint with paint). Install all point lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.

5. All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.

6. All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.

7. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.

8. No road cuts allowed on this project.

9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50–150 psi) UDOT spec. 03575.

10. All utilities within the paved surface must be bored.

11. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.

12. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.

13. Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.

14. Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.

15. Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.

16. Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.

17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

GENERAL SITE NOTES:

SEE LANDSCAPE DRAWINGS FOR SPECIFIC LANDSCAPE INFORMATION. AN AUTOMATIC SPRINKLER SYSTEM WITH BACK FLOW PREVENTION SHALL BE PROVIDED.

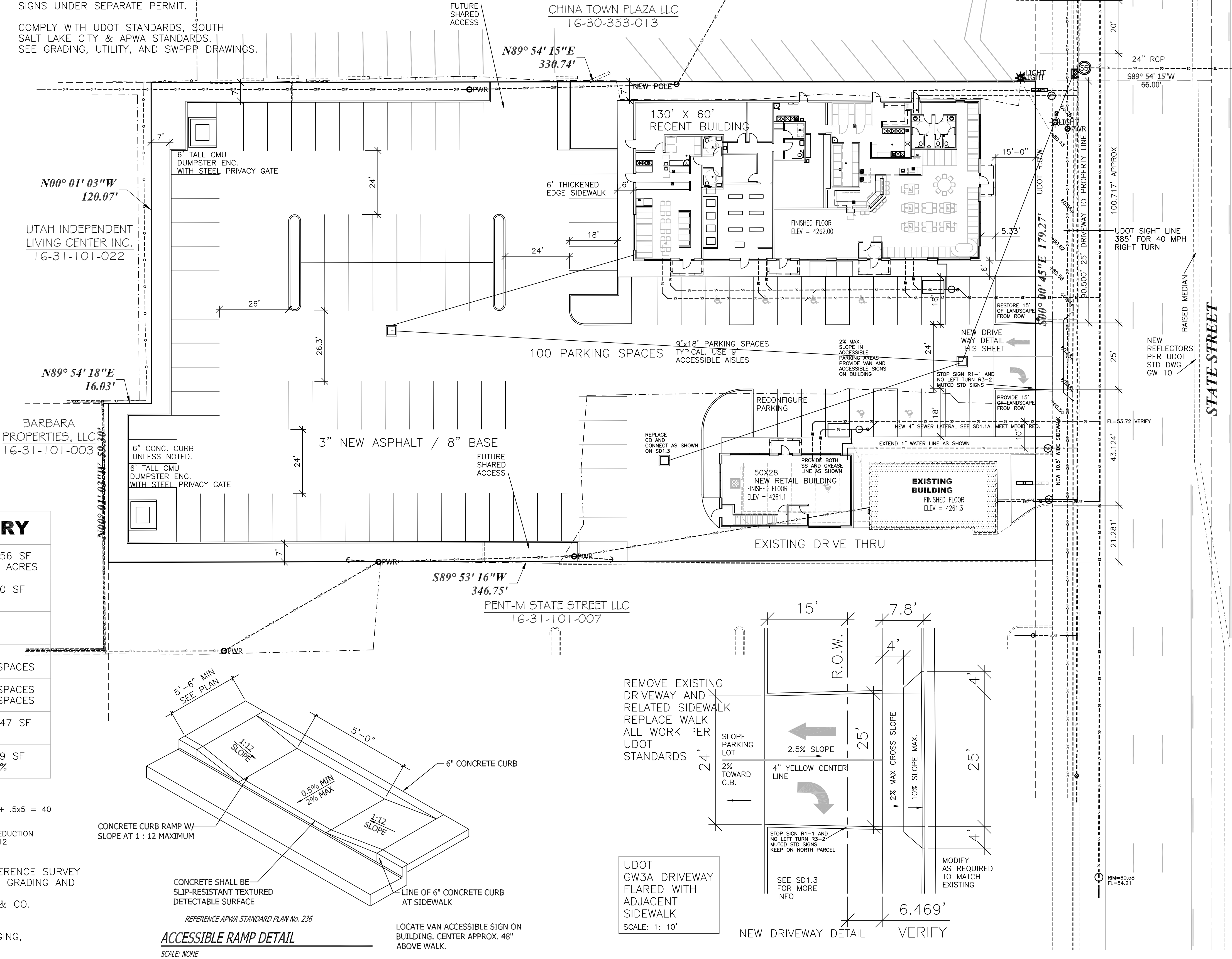
SITE LIGHTING: ADJUSTABLE WALL PACKS WITH CUT OFF TO CONTROL LIGHT AWAY FROM ADJACENT PROPERTIES

SITE AND BLDG. SIGNAGE TO MEET THE REQUIREMENTS OF CITY SIGN ORDINANCE. SIGNS UNDER SEPARATE PERMIT.

COMPLY WITH UDOT STANDARDS, SOUTH SALT LAKE CITY & APWA STANDARDS. SEE GRADING, UTILITY, AND SWPPP DRAWINGS.

SLOPING NOTES:
TYPICAL ASPHALT SLOPE:
BETWEEN 1% AND 2%,
WALKS: 1% TO 2% CROSS SLOPE
WALKS: TYP. 5% MAX. DIRECTION OF TRAVEL

UDOT PROJECT NUMBER
86884



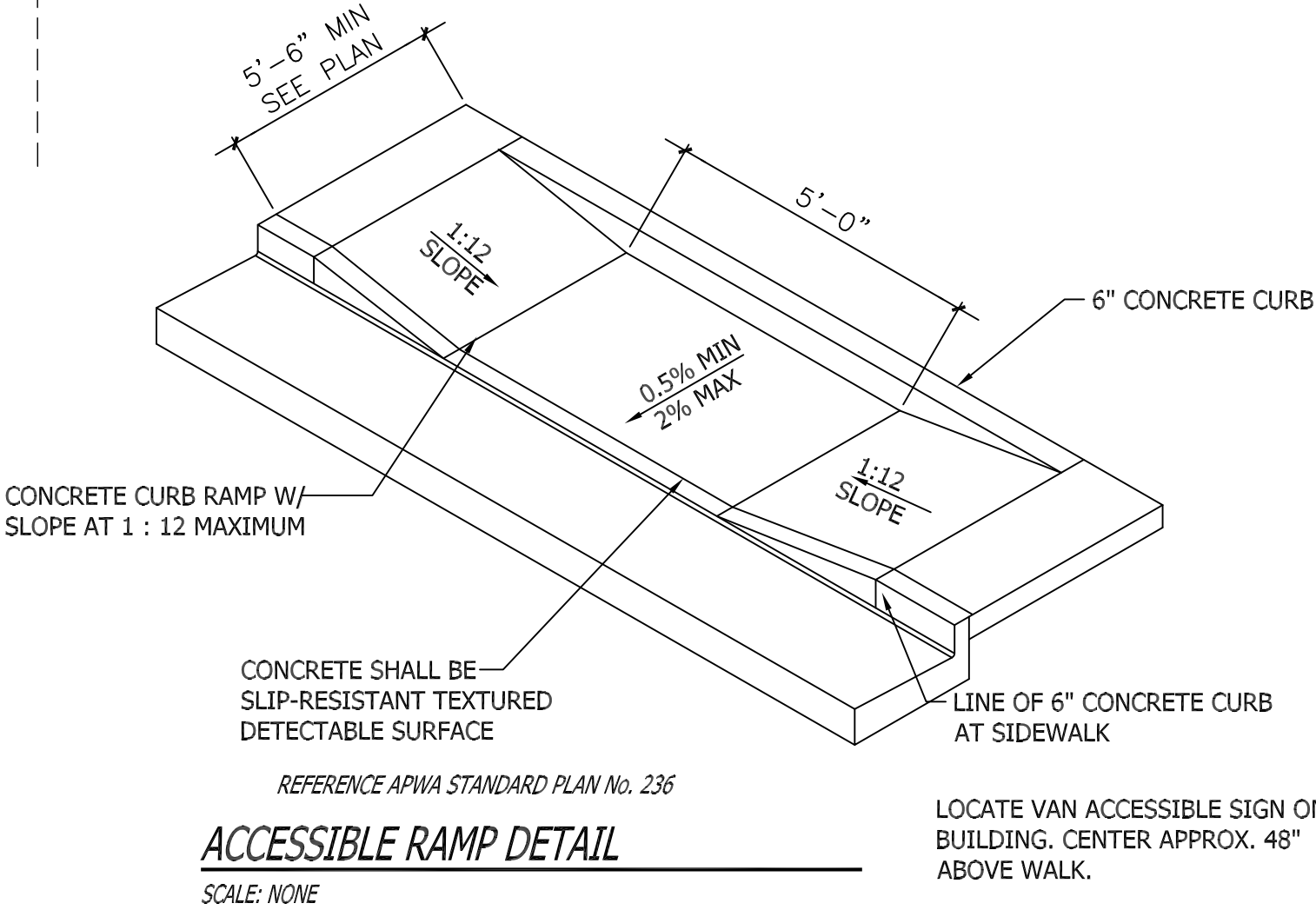
PROJECT SUMMARY

GROSS LAND AREA	60,256 SF 1.38 ACRES
GROSS BUILDING AREA (NEW)	7,800 SF
FOOTPRINT TO LAND	13%
NORTH PROPERTY PARKING REQUIRED PARKING	61 61 SPACES
SOUTH PROPERTY PROPOSED REQUIRED PARKING	39 SPACES 33 SPACES
PAVED AREA	42,947 SF
LANDSCAPE AREA IN R.O.W. LANDSCAPE TO LAND	9,509 SF 15.8%

NORTH PARKING REQUIREMENT IS BASED ON
ICHIBAN, 110 SEATS PLUS 5 EMPLOYEES, 1/3 + .5x5 = 40
DELI = 38 SEATS =14
NAIL 1520 SF 3120 SF 4/1000 = 7
OLD CHICKEN EXPRESS 1222 SF = 11 WITH REDUCTION
3RD BLDG. 1400 SF X 2 LEVELS 4/1000 = 12

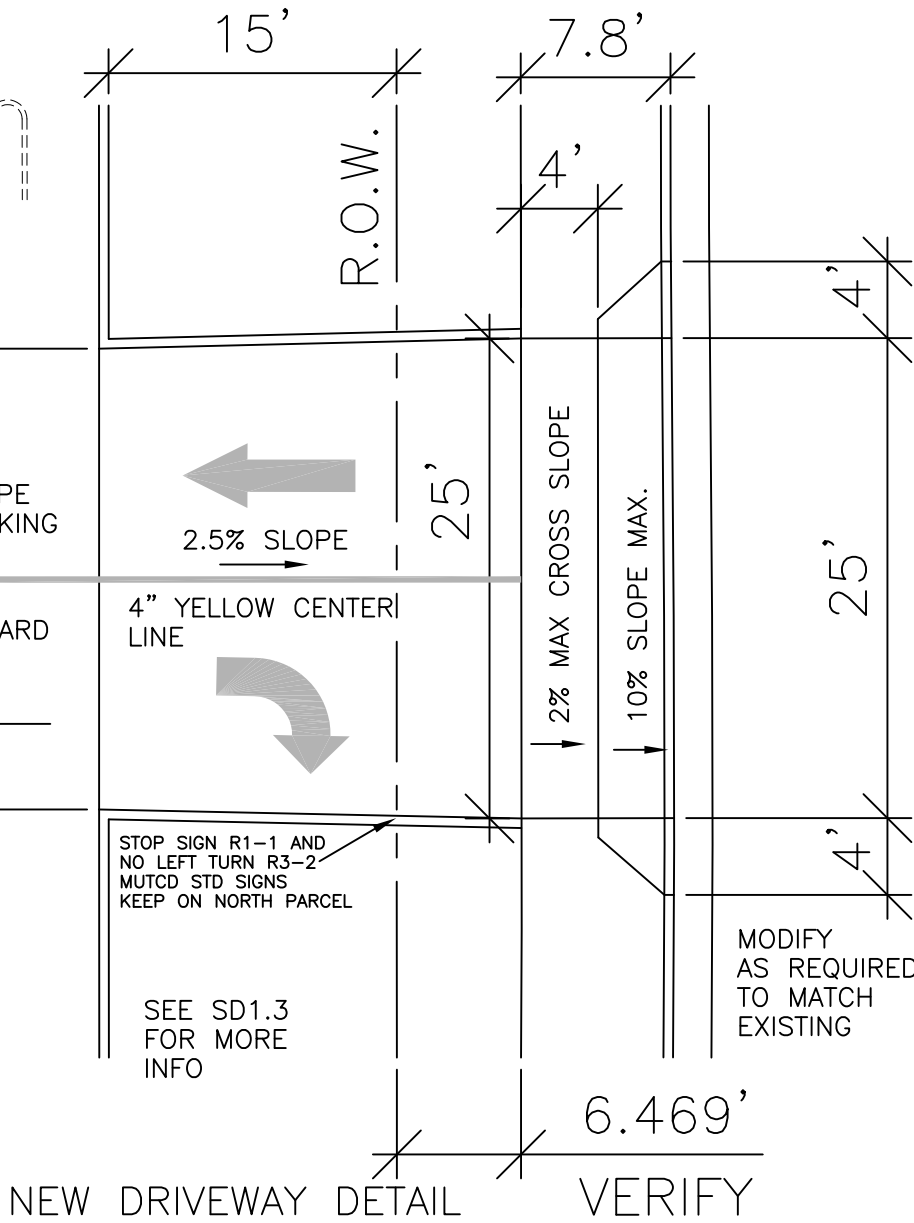
SITE DRAWINGS ARE BASED ON REFERENCE SURVEY
BY ENSIGN ENGINEERING AND EXIST. GRADING AND
UTILITIES BY H & A ENTELLUS, INC.
AND UPDATES IN 2025 BY WILSON & CO.

CALL BLUESTAKES BEFORE ANY DIGGING,



REMOVE EXISTING DRIVEWAY AND RELATED SIDEWALK
REPLACE WALK
ALL WORK PER UDOT STANDARDS

UDOT
GW3A DRIVEWAY
FLARED WITH
ADJACENT
SIDEWALK
SCALE: 1: 10'

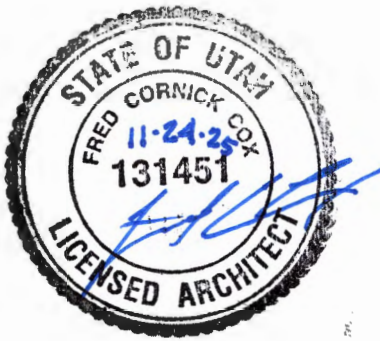


Fred C. Cox,
Architect

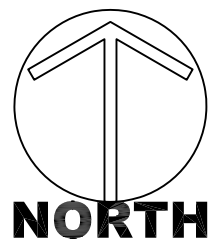
4466 Early Duke St.
West Valley City,
Utah 84120-5723

Phone: 801-968-3733
Fax: 801-966-3778
Email: fcc@fredccox.com

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12/10/25 MTOID REDLINES
4/29/25 ELIMINATE ACCESS
8/2/18 REDLINES
7/11/18 REDLINES
4/4/18 NORTH PARCEL
11/3/17 UDOT COMMENTS



NEW RETAIL BUILDING

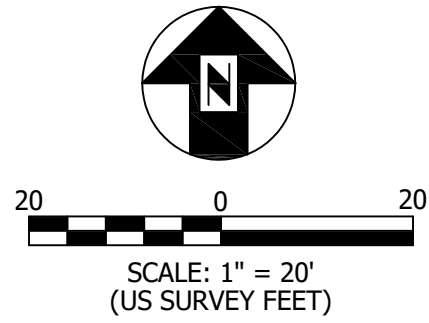
3438 S STATE STREET
SOUTH SALT LAKE, UTAH

SITE PLAN

SCALE: 1" = 20'-0"

DECEMBER 10, 2025
252001–SD11–M510

SD1.1



ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

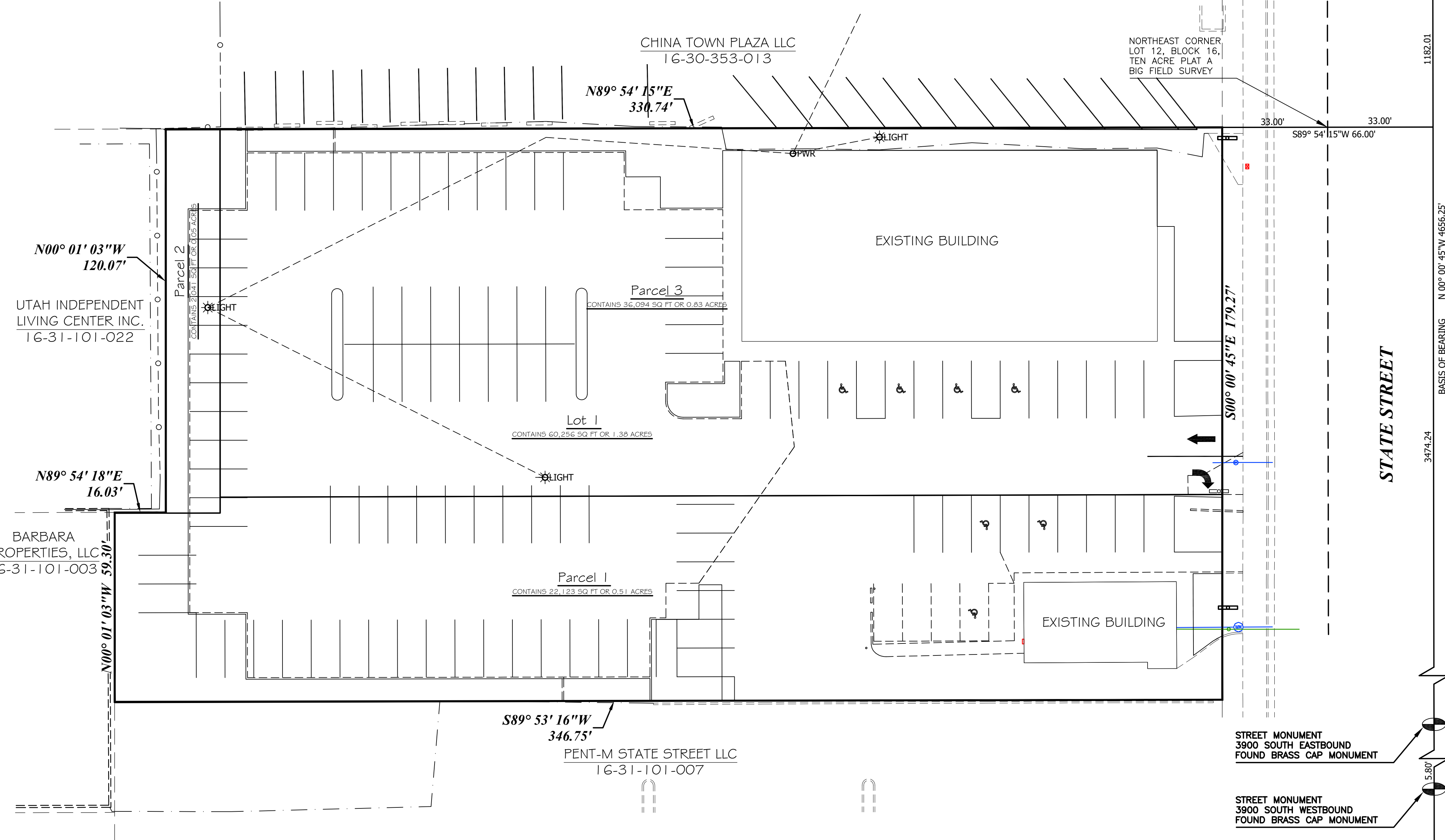
TITLE EXCEPTIONS

13. SUBJECT TO EASEMENTS AND RIGHTS OF WAY FOR DITCHES, CANALS, ROADWAYS, FENCES AND TRANSMISSION LINES LOCATED UPON, OVER OR ACROSS SAID PROPERTY.
SURVEY FINDINGS: THIS EASEMENT IS GENERAL IN NATURE AND AFFECTS ALL OF THE SUBJECT PROPERTY
14. SUBJECT TO A RIGHT OF WAY/EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY, AS DESCRIBED IN DOCUMENT RECORDED NOVEMBER 2, 1959, AS ENTRY NO. 1683497, IN BOOK 1661, AT PAGE 698, SALT LAKE COUNTY RECORDER'S OFFICE. (PARCEL 1 AND 3)
SURVEY FINDINGS: AFFECTS PARCELS 1 AND 3
15. SUBJECT TO A RIGHT OF WAY/EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AS DESCRIBED IN DOCUMENT RECORDED MARCH 6, 1978, AS ENTRY NO. 3073083, IN BOOK 4633, AT PAGE 827, SALT LAKE COUNTY RECORDER'S OFFICE. (PARCELS 1 AND 3)
SURVEY FINDINGS: AFFECTS PARCEL 1
16. AGREEMENT FOR FUTURE SHARED ACCESS FOR 3434 SOUTH STATE STREET, BY AND BETWEEN UDOT AND A.R.C.H., INVESTMENTS LLC, RECORDED 7/25/2007 AS ENTRY NO. 10173513 IN BOOK 9495 PAGE 2198, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. (PARCEL 1)
SURVEY FINDINGS: AFFECT ALL OF PARCEL 3
19. MATTERS PERTAINING TO A NOTICE OF SHARED PARKING PROVISION, RECORDED 6/11/1998 AS ENTRY NO. 6992739 IN BOOK 8005 PAGE 885, OFFICIAL RECORDS. (PARCEL 3)
SURVEY FINDINGS: AFFECT ALL OF PARCEL 3
20. UTAH DEPARTMENT OF TRANSPORTATION DRAINAGE AGREEMENT, RECORDED 11/06/2017 AS ENTRY NO. 12653154, IN BOOK 10617 PAGE 378, OFFICE OF THE SALT LAKE COUNTY RECORDER. (PARCELS 1-3)
SURVEY FINDINGS: AFFECTS ALL OF PARCELS 1 AND 2
21. AGREEMENT FOR A FUTURE CROSS-ACCESS EASEMENT BY AND BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND WANGS INVESTMENT LLC, RECORDED 7/12/2018 AS ENTRY NO. 12808723 IN BOOK 10692 PAGE 6618, OFFICIAL RECORDS. (PARCEL 1 AND 3)
SURVEY FINDINGS: AFFECTS ALL OF PARCEL 3
22. AGREEMENT FOR A FUTURE CROSS-ACCESS EASEMENT BY AND BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND WANGS INVESTMENT LLC, RECORDED 7/12/2018 AS ENTRY NO. 12808724 IN BOOK 10692 PAGE 6623, OFFICIAL RECORDS. (PARCEL 1)
SURVEY FINDINGS: AFFECTS ALL OF PARCEL 3

STREET MONUMENT
3300 SOUTH STATE STREET
FOUND BRASS CAP MONUMENT

STREET MONUMENT
3900 SOUTH EASTBOUND
FOUND BRASS CAP MONUMENT

STREET MONUMENT
3900 SOUTH WESTBOUND
FOUND BRASS CAP MONUMENT



I, BRUCE A. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 368351 IN ACCORDANCE WITH UTAH CODE 58-22. FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
BEGINNING ON THE WEST LINE OF STATE STREET, AT A POINT SOUTH 89°52'04" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF LOT 12, BLOCK 16, TEN ACRE PLAT "A" BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 0°00'45" EAST 115.00 FEET; THENCE SOUTH 89°51'05" WEST 313.73 FEET; THENCE NORTH 0°01'11" WEST 115.09 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE NORTH 89°52'04" EAST 313.74 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT SOUTH 89°52'04" WEST 346.769 FEET FROM THE NORTHEAST CORNER OF LOT 12, BLOCK 16, TEN ACRE PLAT "A", BIG FIELD SURVEY (ASSUMING THAT SAID NE CORNER OF LOT 12 IS 33 FEET EAST OF THE WEST LINE OF STATE STREET), SAID POINT ALSO BEING SOUTH 89°52'04" WEST 313.74 FEET ALONG THE NORTH LINE OF SAID LOT 12 FROM THE WEST LINE OF STATE STREET, AND RUNNING THENCE SOUTH 0°01'11" WEST 120.066 FEET; THENCE SOUTH 89°51'42" WEST 17 FEET; THENCE NORTH 0°01'11" WEST 120.066 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 12; THENCE NORTH 89°52'04" EAST 17

CONTAINS FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:
BEGINNING ON THE WEST LINE OF STATE STREET AT A POINT SOUTH 89°52'04" WEST 33.00 FEET AND SOUTH 0°00'45" EAST 115.00 FEET FROM THE NORTHEAST CORNER OF LOT 12, BLOCK 16, TEN ACRE PLAT "A" BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 0°00'45" EAST 64.27 FEET; THENCE SOUTH 89°51'05" WEST 346.75 FEET; THENCE NORTH 0°01'11" WEST 59.30 FEET; THENCE NORTH 89°51'42" EAST 33.03 FEET; THENCE NORTH 0°01'11" WEST 4.98 FEET; THENCE NORTH 89°51'05" EAST 313.73 FEET TO THE POINT OF BEGINNING.

PARCEL NUMBERS: 16-31-101-005, 16-31-101-023, 16-31-101-006

OVERALL LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF STATE STREET, SAID POINT BEING SOUTH 89°54'15" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF LOT 12, BLOCK 16, 10 ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT OF BEGINNING ALSO BEING SOUTH 0°00'45" EAST 1182.01 FEET ALONG THE STATE STREET MONUMENT LINE, AND SOUTH 89°54'15" WEST 66.00 FEET FROM A STREET MONUMENT FOUND AT THE INTERSECTION OF 3300 SOUTH AND STATE STREET, AND RUNNING THENCE S 0°00'45" EAST 179.27 FEET ALONG THE WEST LINE OF SAID STATE STREET, THENCE SOUTH 89°53'16" WEST 346.75 FEET, THENCE NORTH 0°01'03" WEST 59.30 FEET; THENCE NORTH 89°54'18" EAST 16.03 FEET; THENCE NORTH 0°01'03" WEST 120.07 FEET; THENCE NORTH 89°54'15" EAST 330.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 60,256 SQUARE FEET OR 1.38 ACRES.

- THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 9, 13, 14, 16, AND 18 OF TABLE A THEREOF.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF FRED COX FOR THE PURPOSE OF PROVIDING AN ALTA/NSPS LAND TITLE SURVEY FOR THE PROPERTY SHOWN HEREON.
- THE BASIS OF BEARING FOR THIS SURVEY IS N 0°00'45" W BETWEEN THE FOUND MONUMENTS AT 3300 SOUTH AND 3900 SOUTH WITH STATE STREET (US-89). ALL DISTANCES NOTED ARE GROUND DISTANCES. PROJECT SCALE FACTOR IS 1.0002574632
- DEEDS AND PLATS OF RECORD HAVE BEEN ROTATED TO MATCH THE AFOREMENTIONED BASIS OF BEARING.
- NO BENCHMARK WAS ESTABLISHED FOR THIS SURVEY.
- THIS DRAWING, ITS DESIGN, AND INVENTION THEREOF, IS THE PROPERTY OF WILSON & COMPANY, INC., AND IS SUBMITTED TO, AND IS FOR THE EXCLUSIVE USE OF PERSONS NAMED IN NOTE #1 ABOVE. ONLY COPIES AUTHORIZED IN WRITING AND INDIVIDUALLY SIGNED AND SEALED BY THE SURVEYOR MAY BE USED AS THE OFFICIAL WORK OF THE SURVEYOR WHOSE NAME APPEARS HEREON.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, NO ATTEMPT HAS BEEN MADE, AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
- TOPOGRAPHICAL FEATURES SHOWN HEREON, (BUILDINGS, INTERIOR AND EXTERIOR FENCE LINES, UTILITIES,...ETC., IF ANY) ARE FOR REFERENCE ONLY AND ARE NOT INCLUSIVE OF ALL POSSIBLE FEATURES ON THIS SITE.
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHTS-OF-WAY AFFECTING THE SUBJECT PROPERTY, AND, EXCEPT AS NOTED, THERE VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- A VISUAL INSPECTION OF THE SITE INDICATED NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- A VISUAL INSPECTION OF THE SITE INDICATED NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING REPAIRS.
- A VISUAL INSPECTION OF THE SITE OBSERVED NO WETLAND DELINEATION MARKS.

				SHT. NO. 1 OF 1	WILSON & COMPANY 1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2993
				SCALE: 1"=20'	
				DWN. BY RDS	
				CHK. BY RDS	
				DATE 07/17/25	ALTA/NSPS LAND TITLE SURVEY 3432 SOUTH STATE STREET SOUTH SALT LAKE CITY, UT 84115 STATE OF UTAH
				PROJ. MGR. RDS	
				DATE 07/17/25	
				CLIENT APP. BDW	
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD

LANDSCAPE NOTES

- 1 PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR ENTIRE LANDSCAPE AREAS. PROVIDE SHOP DRAWINGS FOR CITY APPROVAL. SYSTEM MUST MEET CITY STANDARDS. CALL BLUE STAKES PRIOR TO DIGGING.
- 2 REMOVE WEEDS TO ROOTS AND FOREIGN MATERIALS PRIOR TO LANDSCAPE WORK. STOCKPILE TOPSOIL. AT NEW TOPSOIL LOCATIONS, PROVIDE COMPOST ADDITIVE SUCH AS "NUTRIMULCH". SEE SOIL REPORT.
- 3 IRRIGATION, PLANTS, SOD, TREES, ETC. SHALL HAVE A ONE YEAR REPLACEMENT GUARANTEE BY LANDSCAPE CONTRACTOR.
- 4 MAIN LINES 1" MIN. SCH. 40 PIPE. BRANCH LINES 3/4" MIN. PVC PIPE. RAIN BIRD 1800 SERIES NOZZLES WITH 1.6" PER HOUR. SEE NOTE 5.
- 5 ALL LANDSCAPE TO BE IRRIGATED WITH RAIN BIRD XERIGATION SYSTEM INCLUDING EMITTERS, MICRO SPRAYS, ETC. EXCEPT SOD THE WIDTH OF 8'-0" OR GREATER. HUNTER SYSTEM ALSO APPROVED. SEE APPROVED IRRIGATION PLAN. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITHIN EACH VALVE.

NORTH PARKING REQUIREMENT IS BASED ON
ICHIBAN, 110 SEATS PLUS 5 EMPLOYEES, 1/3 + .5x5 = 40
DELI = 38 SEATS = 14
NAIL 1520 SF 3120 SF 4/1000 = 7
OLD CHICKEN EXPRESS 1222 SF = 11 WITH REDUCTION
3RD BLDG. 1400 SF X 2 LEVELS 4/1000 = 12

SITE DRAWINGS ARE BASED ON REFERENCE SURVEY
BY ENSIGN ENGINEERING AND EXIST. GRADING AND
UTILITIES BY H & A ENTELLUS, INC.
AND UPDATES IN 2025 BY WILSON & CO.

CALL BLUESTAKES BEFORE ANY DIGGING,

PROJECT SUMMARY

GROSS LAND AREA	60,256 SF 1.38 ACRES
GROSS BUILDING NEW AREA TOTAL FOOTPRINT	1,400 SF 10,422 SF
FOOTPRINT TO LAND	17%
NORTH PROPERTY PARKING REQUIRED PARKING	61 61 SPACES
SOUTH PROPERTY PROPOSED REQUIRED PARKING	39 SPACES 33 SPACES
PAVED AREA	40,790 SF
LANDSCAPE AREA IN R.O.W. LANDSCAPE TO LAND	9,044 SF 15%

PLANTING SCHEDULE

AM	AMUR MAPLE Acer ginnala	2" C.
TP	THUNDERCLOUD PLUM PRUNUS CERASIFERA 'THUNDERCLOUD'	2" C.
LM	Loebner Magnolia (ALT FOR AMUR MAPLE) Magnolia x loebneri	2" C.
SHRUBS SEE ALT.	ALTERNATE BETWEEN GOLDFINGER SHRUBBY CINQUEFOIL (Potentilla Fruticosa 'Goldfinger') AND ANTONY WATERER SPIREA (Spiraea x bumalda 'Anthony Waterer')	5 GAL.

- 6 PROVIDE BARK AND FABRIC AT SHRUBS. ALT:
PROVIDE DECORATIVE ROCK AND FABRIC AT ALL
SHRUB AND TREE AREAS WHERE GROUND COVER
OR SOD DOES NOT OCCUR.

- 7 PROVIDE 4" MULCH, TYPICAL.
PROVIDE MIN. 2 TREE STAKES PER TREE.
PROTECT 12 GA. WITH RUBBER HOSE.
PRE-EMERGENT HERBICIDE ALSO APPLIED
WHERE APPLICABLE.

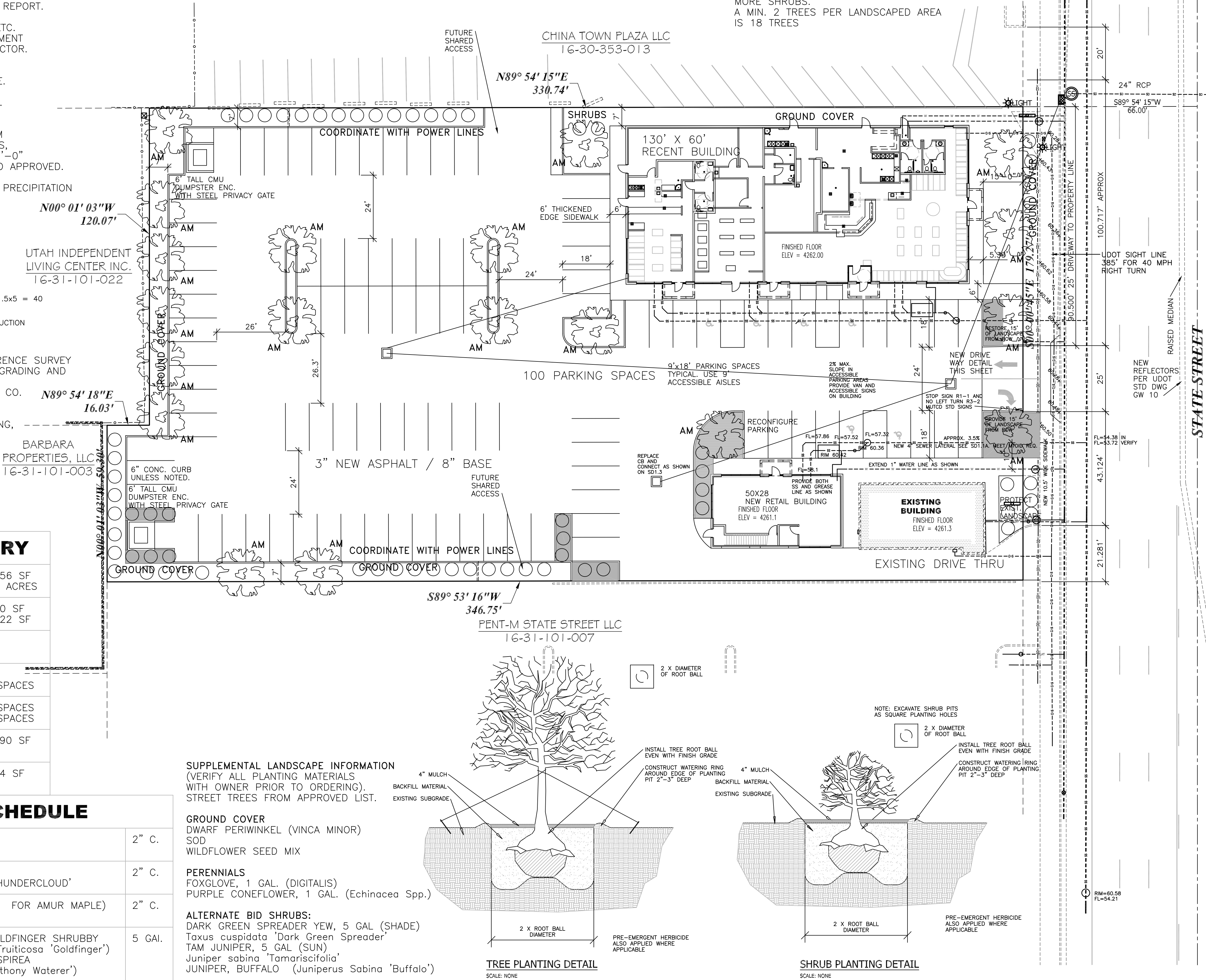
LANDSCAPE ALL NON PAVED OR BUILDING AREA - TYPICAL
LANDSCAPE SHALL MEET THE REQUIREMENTS OF:
SOUTH SALT LAKE CITY, INCLUDING OVERLAY ZONE

LEGEND AND NEW LANDSCAPE NOTES

TO RESTORE LANDSCAPE TO 15%
ADD LANDSCAPE IN THESE HATCHED AREAS

PROVIDE 15' OF LANDSCAPE AREA MIN.
BEHIND THE NEW 10.5' SIDEWALK

15% MIN. LANDSCAPE FOR SITE
75% LIVE PLANT COVERAGE WITHIN
THE LANDSCAPE AREA WILL REQUIRE
MORE SHRUBS.
A MIN. 2 TREES PER LANDSCAPED AREA
IS 18 TREES

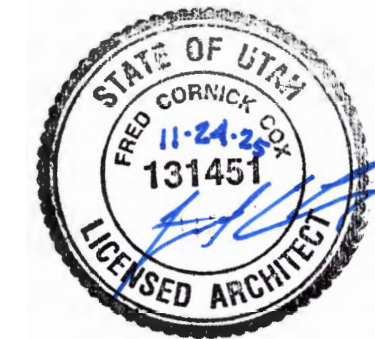


Fred C. Cox,
Architect

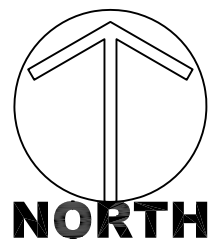
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1/24/26 LANDSCAPE
12/30/25 MTOID REDLINES
12/10/25 MTOID REDLINES
4/29/25 ELIMINATE ACCESS
8/2/18 REDLINES
7/11/18 REDLINES
4/4/18 NORTH PARCEL
11/3/17 UDOT COMMENTS



NEW RETAIL BUILDING

3438 S STATE STREET
SOUTH SALT LAKE, UTAH

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

JANUARY 24, 2026
252001-SD12-A624

SD1.2

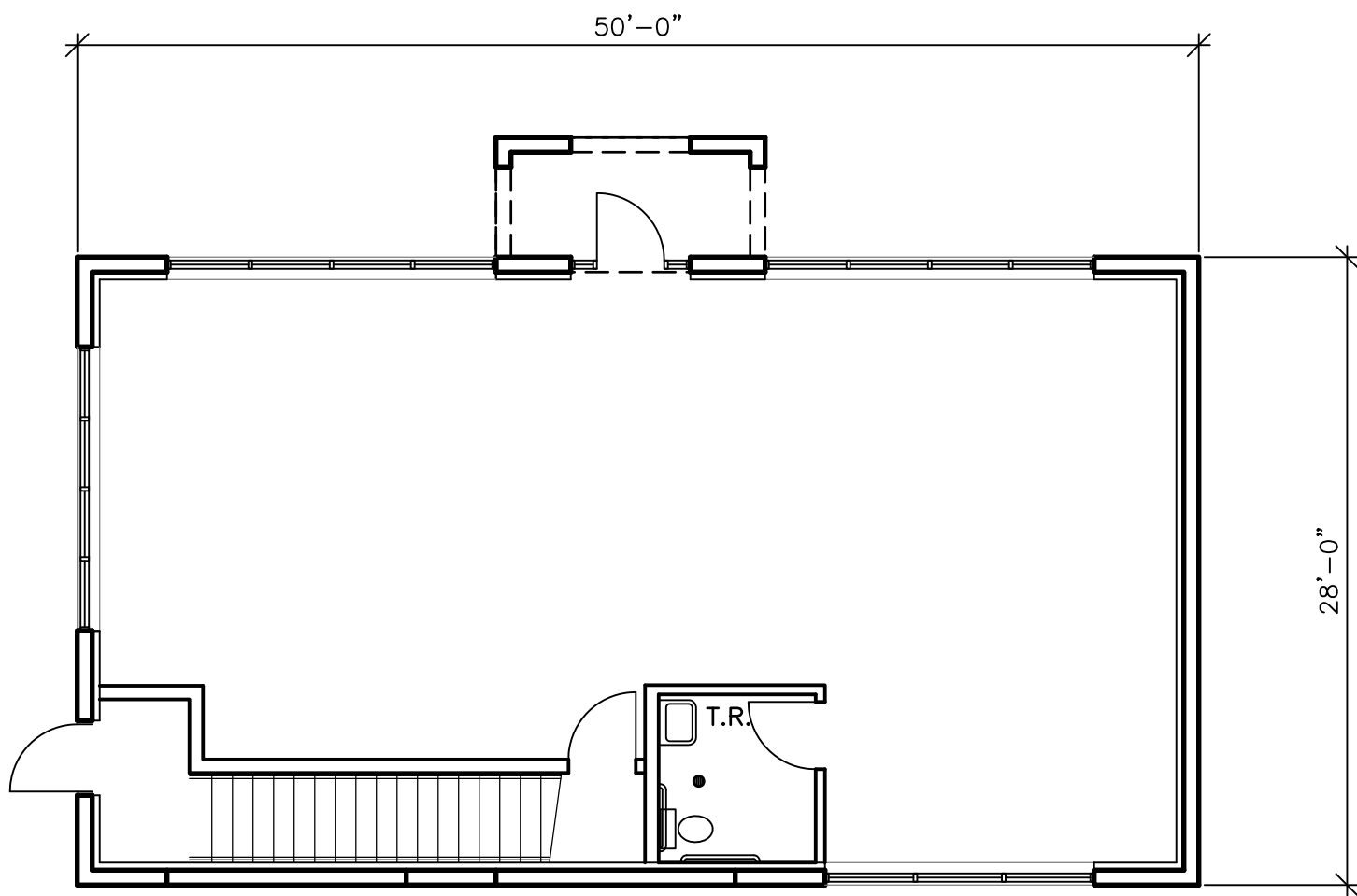
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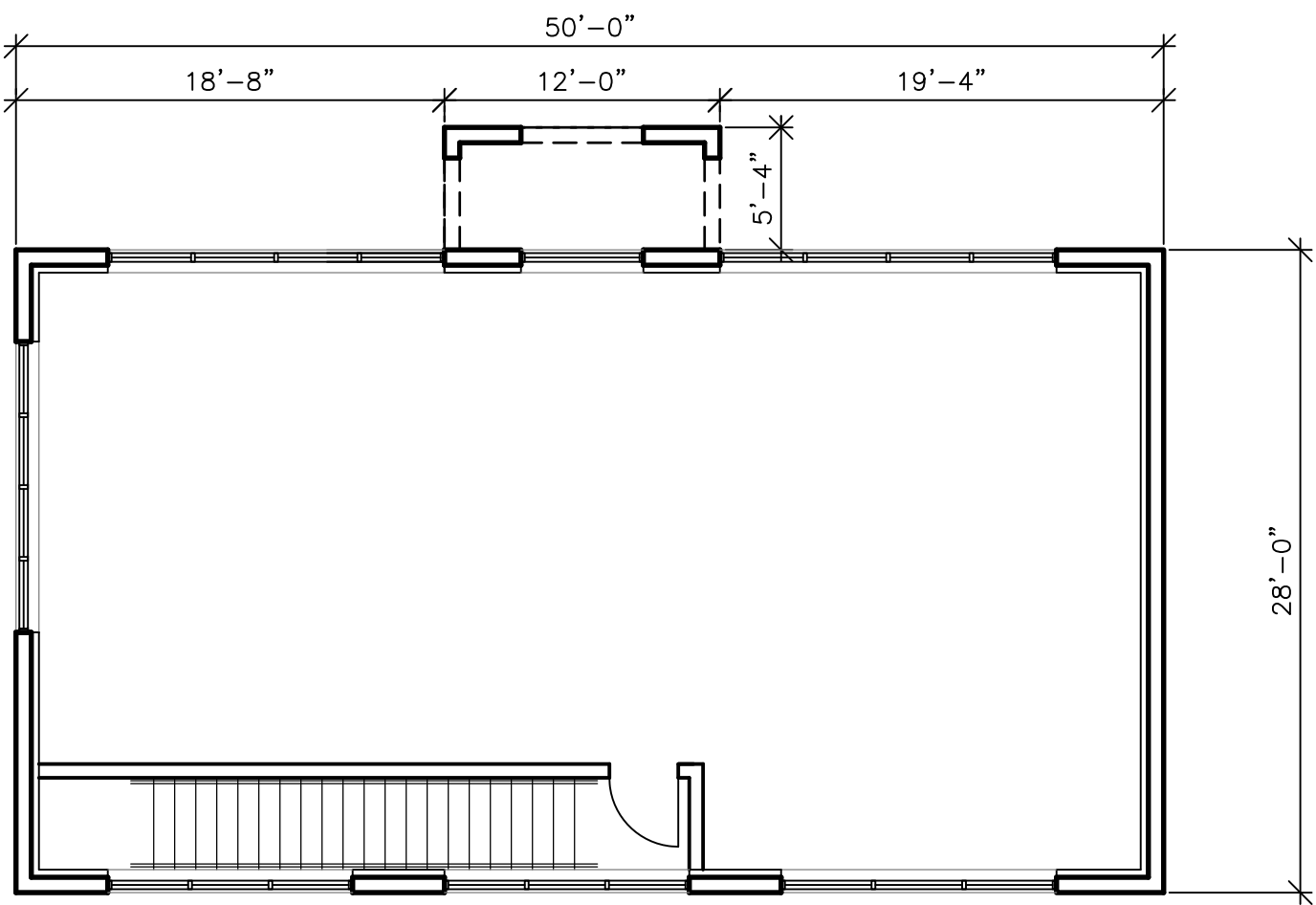
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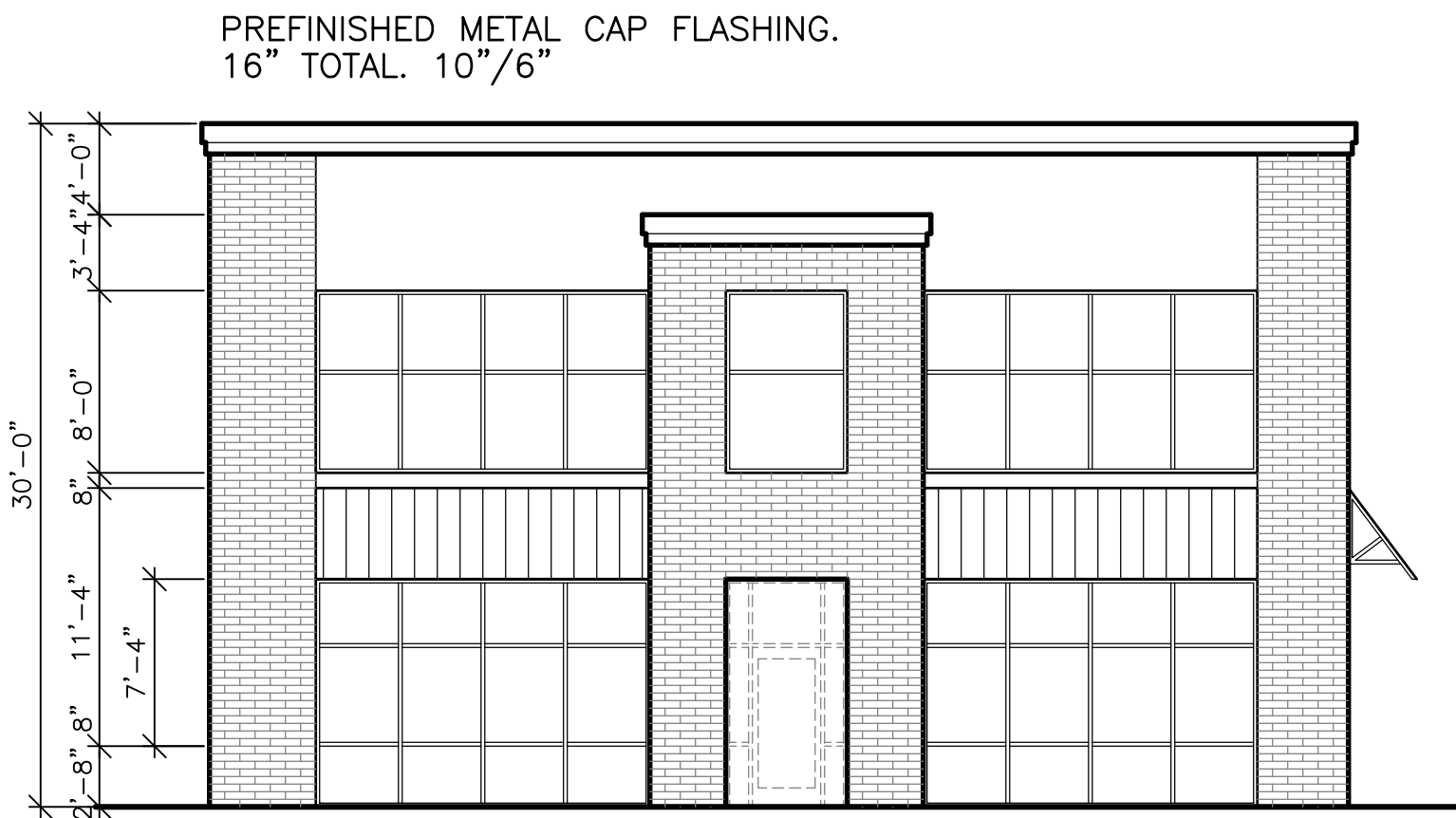
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MAIN FLOOR PLAN



SECOND FLOOR PLAN



NORTH ELEVATION

RED BRICK
TAN EIFS
WHITE FASCIA

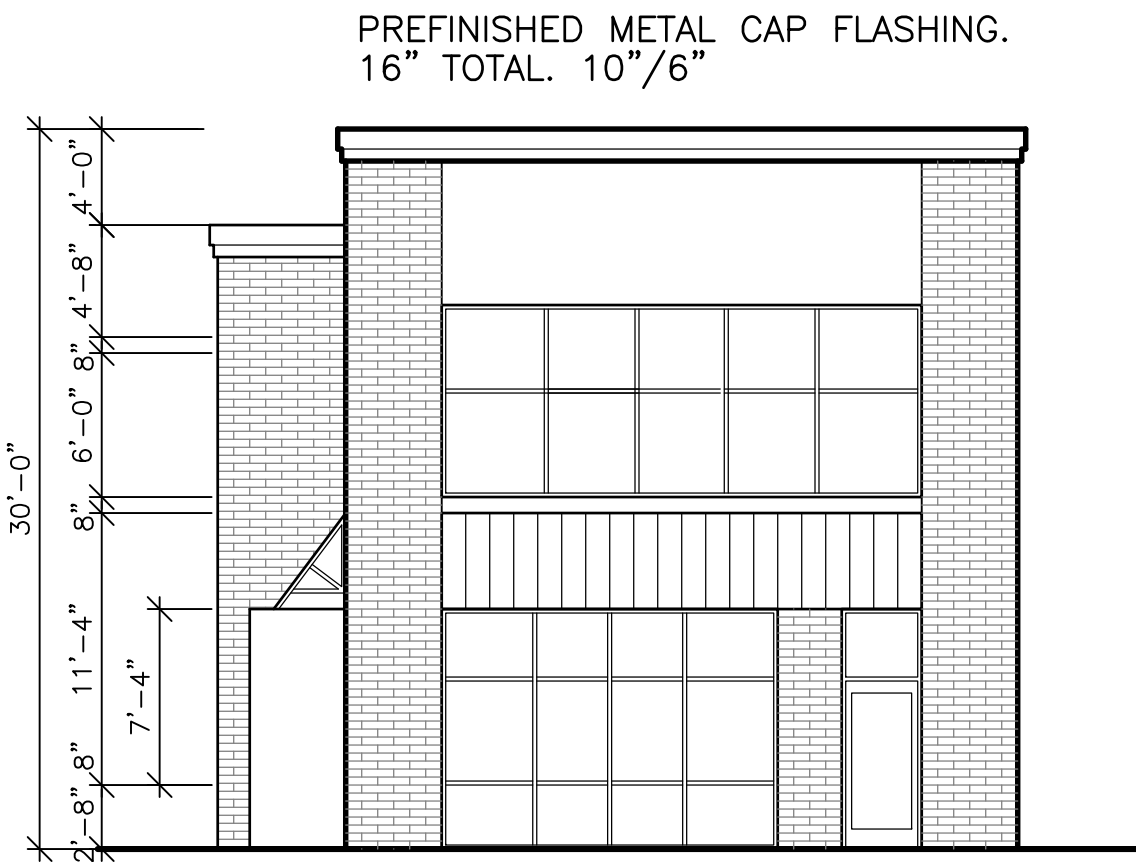
CLEAR ALUMN.
WINDOW FRAMES

BRICK RED AWNINGS

16X4 ATLAS BRICK WITH E.I.F.S. AREAS AS SHOWN.
PENETRATING SEALER FOR MASONRY.

FOOTINGS TO MEET
FROST DEPTH, TYP.

1500 SF
624 SF WINDOWS 42%
491 SF BRICK 32%, 55% NOT GLASS
207 SF EIFS 14% TOTAL
WINDOWS 100% TRANSPARENT



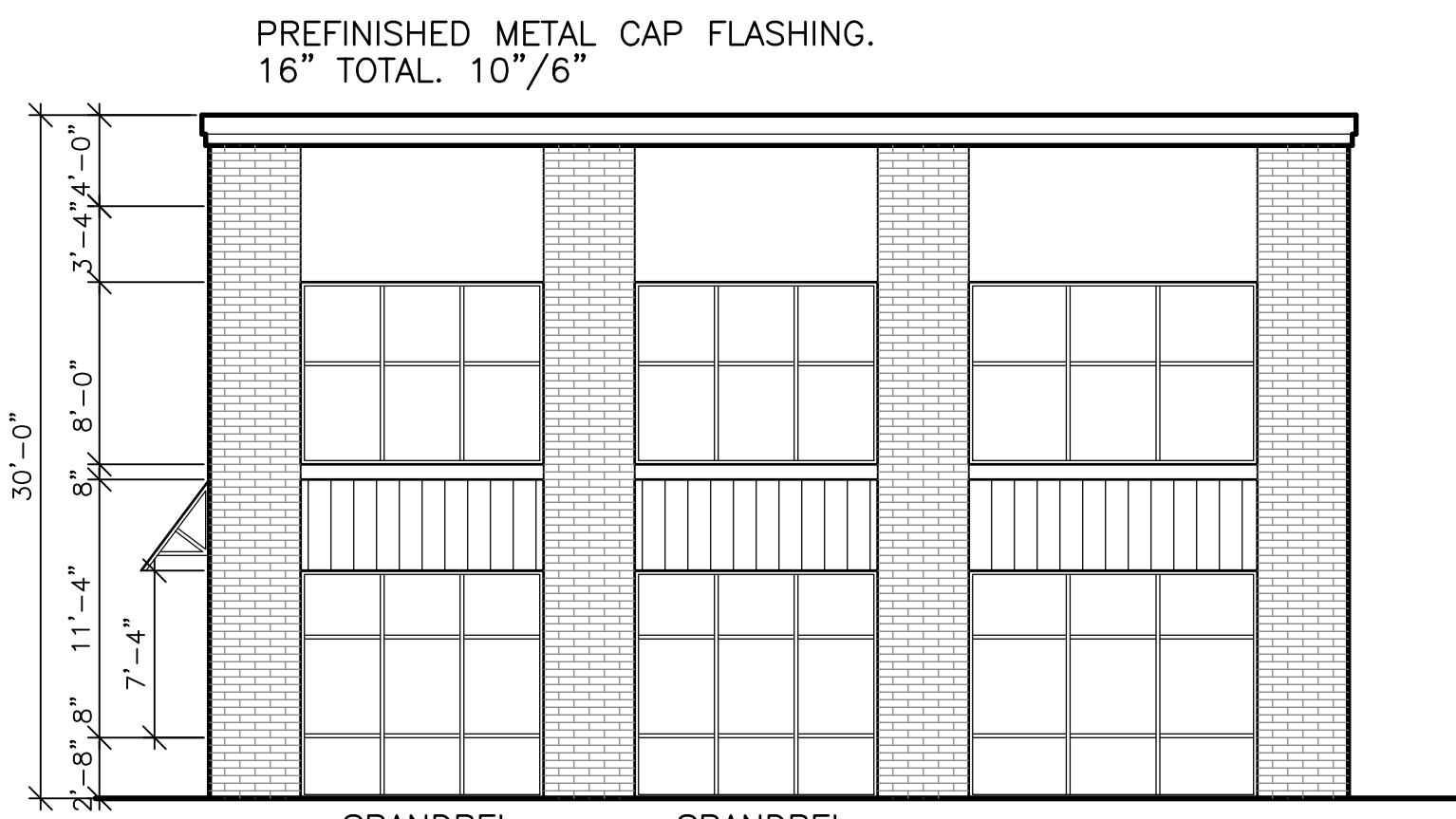
WEST ELEVATION

RED BRICK
TAN EIFS
WHITE FASCIA

CLEAR ALUMN.
WINDOW FRAMES

BRICK RED AWNINGS

840 SF
336 SF WINDOWS 40%
256 SF BRICK 30%, 51% NOT GLASS
120 SF EIFS 14% TOTAL
WINDOWS 100% TRANSPARENT



SOUTH ELEVATION

RED BRICK
TAN EIFS
WHITE FASCIA

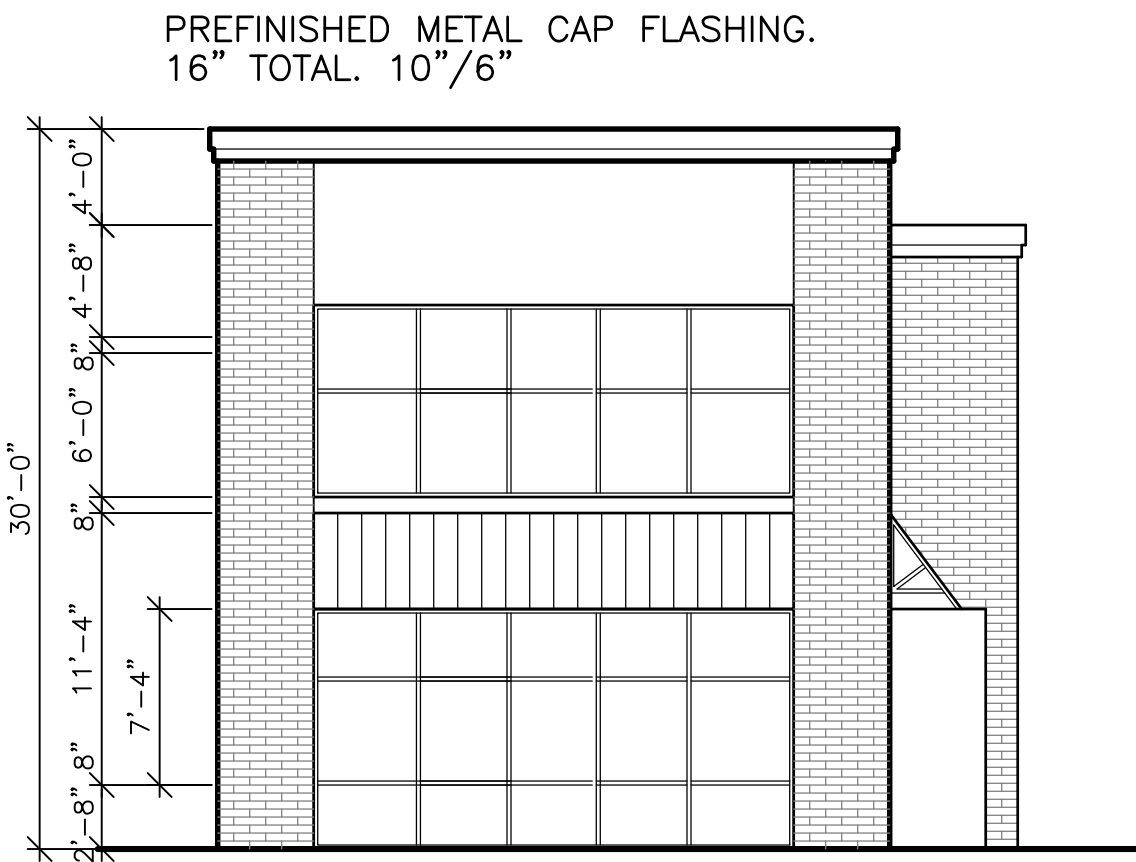
CLEAR ALUMN.
WINDOW FRAMES

BRICK RED AWNINGS

16X4 ATLAS BRICK WITH E.I.F.S. AREAS AS SHOWN.
PENETRATING SEALER FOR MASONRY.

SPANDREL SPANDREL

1500 SF
612 SF WINDOWS 41%
459 SF BRICK 31%, 52% NOT GLASS
204 SF EIFS 14% TOTAL
WINDOWS 65% TRANSPARENT



EAST ELEVATION

EAST ELEVATION IS
IMMEDIATELY BEHIND
OLD CHICKEN EXPRESS

RED BRICK
TAN EIFS
WHITE FASCIA

CLEAR ALUMN.
WINDOW FRAMES

BRICK RED AWNINGS

840 SF
360 SF WINDOWS 43%
229 SF BRICK 27%, 48% NOT GLASS
120 SF EIFS 14% TOTAL
WINDOWS NOT TRANSPARENT
PER FIRE CODE

12/30/25 CITY COMMENTS

NEW RETAIL BLDG

3440 S STATE ST.
SOUTH SALT LAKE, UTAH

FLOOR PLAN
ELEVATIONS

SCALE: 1/8" = 1'-0"

DECEMBER 30, 2025
252001-A11-M530