AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
February 11, 2020

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, FEBRUARY 11, 2020, IN THE CITY COUNCIL CHAMBERS, 1600 WEST TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT (801) 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. THE REGULAR MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA WILL BE AS FOLLOWS:

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

B. Motion to Approve Agenda

C. Approval of the Minutes

C.1 Planning Commission Work Session Meeting Minutes held on January 28, 2020

C.2 Planning Commission Meeting Minutes held on January 28, 2020

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

B. Comments from Planning Commission Members

III. CITIZEN COMMENT

Any person wishing to comment on any item not otherwise on the Agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the Planning Commission will be turned over to staff to provide a response outside of the Planning Commission meeting. Time taken on non-agenda items, interrupts the process of the noticed Agenda. In rare cases where it is determined appropriate to address items raised from Citizen Comments, these items will be noted and be brought back at the conclusion of the printed agenda.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

A.1 Issue: DAYBREAK VILLIAGE 3 MULTI FAMILY #1, PRELIMINARY PLAT

Location: 4680 W. Vermillion Drive
File No: PLPP201900673
Applicant: Daybreak Communities

A.2 Potential Action Item – (See VI.A.1)

B.1 Issue: GARDEN PARK LAKESIDE PHASE 2 1st AMENDMENT, SUBDIVISION AMENDMENT

Location: 11019 S. & 11021 S. Kestrel Rise Road
11029 S. & 11031 S. Kestrel Rise Road
File No: PLPLA201900713
Applicant: IOC Construction

B.2 Potential Action Item – (See VI.B.1)

C.1 Issue: DAYBREAK VILLIAGE 12A PLAT 1, PRELIMINARY PLAT

Location: 6950 West 11335 South
File No: PLPP201900662
Applicant: Daybreak Communities

C.2 Potential Action Item – (See VI.C.1)

D.1 Issue: DAYBREAK VILLIAGE 11A PLAT 3, PRELIMINARY PLAT

Location: 6800 West 11500 South
File No: PLPP201900705
Applicant: Daybreak Communities

D.2 Potential Action Item – (See VI.D.1)

E.1 Issue: MABEY LANE ESTATES, PRELIMINARY SUBDIVISION

Location: 10149 South Temple Drive (1300 West)
File No: PLPP201900605
Applicant: Russell Wilson, Symphony Homes

E.2 Potential Action Item – (See VI.E.1)

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

**Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

F.1 Issue: PARKVIEW ESTATES, LAND USE AMENDMENT AND REZONE

Location: 10336 South 1000 West
File No: PLZBA201900712
Applicant: Tausha Strang

F.2 Potential Action Item – (See VII.J.1)

VIII. OTHER BUSINESS

None

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
: §
COUNTY OF SALT LAKE)

I, Anna M. West, certify that I am the duly appointed City Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 6th day of February 2020.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION WORK SESSION MEETING
CITY COUNCIL WORK ROOM
January 28, 2020

Present: Commissioner Sean Morrissey, Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steve Catmull, Commissioner Mike Peirce, Staff Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner Brad Sanderson, Deputy Recorder Cindy Valdez

5:30 P.M.
WORK SESSION MEETING

A. Welcome and Roll Call

Chair Hollist welcomed everyone to the 01-28-2020 Planning Commission Work Session. She said Assistant Attorney Todd Sheeran will be doing a training for the New Commissioner's.

B. Motion to Approve Agenda

Chair Hollist made a motion to approve the January 28, 2020 Planning Commission Work Session Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

I. Training and Review

Assistant City Attorney Todd Sheeran– reviewed 2020 Planning Commission Training, covering Open Meetings, Land Use, and Roberts Rules (See Attachment A, B, and C)

ADJOURNMENT

Commissioner Gedge motioned to adjourn the January 28, 2020 Planning Commission meeting. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

The January 28, 2020 Planning Commission Work Session Meeting adjourned at 6:30 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

UNAPROVED

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
January 28, 2020

Present: Commissioner Sean Morrissey, Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steve Catmull, Staff Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner Brad Sanderson, Planner David Mann, Deputy Recorder Cindy Valdez.

Absent: Commissioner Mike Peirce

Others: Tom Buckley, David George, Humble Finsand

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chair Hollist welcomed everyone and noted that all Commissioners are present except Commissioner Michael Peirce, and he is excused from tonight's meeting.

B. Motion to Approve Agenda

Commissioner Morrissey made a motion to approve the January 28, 2020 Planning Commission Agenda. Commissioner Gedge seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on January 14, 2020.

Commissioner Gedge made a motion to approve the January 14, 2020 Planning Commission Minutes. Commissioner Darby seconded the motion. Vote was unanimous in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Jolley opened the Public Comment. There was none. He closed the Public Comment.

UNAPROVED

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

A.1 Issue: RON REEVES SUBDIVISION AMENDMENT LOT 2 AND LOT 3

Location: **11568 South Temple Dr.**
File No: **PLPLA201900655**
Applicant: **Merv Arnold**

Planner Brad Sanderson reviewed background information on this item from the staff report.

David George, (Applicant) – said we had some retaining walls on the plans for the property to the west that is not part of this subdivision, so it did create a little bit of confusion, but I think we have the taken care of now. We have done soils reports on the previous phases, so we expected it to be all in line, and now that we have, the soils report back, it was as consistent as we thought it would be. I am here to answer any other questions you may have for me.

Chair Hollist opened the Public Hearing to comments. There was none. She closed the Public Hearing.

Chair Hollist said would they be required to get an engineering certificate certifying that the structure is stable, and that the retaining walls needed are in place. Would there be any liability with the City should one of the retaining walls fail, or there be a problem in the future.

Deputy Engineer Jeremy Nielson said the engineering department is going to require that a Geotechnical Engineer and a Structural Engineer design the retaining walls, and that both those engineers are stamping the design. There will also be code requirements, limiting the maximum height of the retaining wall, and that it will need to be terraced.

Chair Hollist said so you don't have any concerns that the City would be liable for anything in the future on these properties.

Deputy Engineer Jeremy Nelson said no I don't have any concerns. We have some good codes protecting us, and they will be getting a building permit.

Chair Hollist said in the application it says, "The property line would be up to the curb, instead of the sidewalk," does that mean that the City does not maintain that sidewalk.

Planner Sanderson said not necessarily. There is an easement for the public to access, as well as the City Utilities, and sidewalk, so the public has access around those properties. They would maintain the park strips, just as they would in any other situation.

UNAPPROVED

Chair Hollist said so who would maintain the sidewalk?

Planner Sanderson said the homeowner would maintain the sidewalk.

A.2 Potential Action Item – (See VI.A.1)

Commissioner Gedge motioned to approve the Clover Ridge 5 preliminary subdivision, file number PLPP201900609, with the following requirements:

- **A six foot tall decorative masonry wall shall be required along the south property line due to the large animal rights on the adjacent property,**
- **The developer of the property shall incorporate any additional design elements recommended by a geotechnical study or required by the City Engineer**
- **Prior to plat recordation, the Applicant shall secure any easements or agreements on adjacent properties pertaining to retaining walls, land drains, drainage swales, etc., as required by the City Engineer.**

Commissioner Catmull seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent.

B.1 Issue: SOUTH JORDAN PROFESSIONAL BUSINESS CONDOMINIUMS PRELIMINARY SUBDIVISION

Location: 10552 S. 1055 West
File No: PLPP201900696
Applicant: Travis Taylor

Planner Brad Sanderson reviewed background information on this item from the staff report.

Commissioner Gedge said on 1300 West regarding the ingress, and egress, I have utilized the previous business many times and there are issues early in the morning and afternoon accessing left turns in, and out, of the property. Has there been any recommendations, or discussions regarding getting in and out of 1300 West?

Planner Sanderson said on the circulation plan you can see the direction of the arrows from 1300 W, and they are supposed to come in on the north property line, and then turn south and circulate in a counter clockwise motion, and then egress out on to 1300. They can also come in from the north, but the idea is to not have traffic come in directly from 1300W and turn immediately south, because the drop off zone is right there and we don't want a stacking problem, so that is where the circulation plan derived from.

Deputy Engineer Nielson said limiting the left hand turn on to 1300 W wasn't in our plan at this time, but it is something we are watching, because it is close enough to the intersection.

Colby Ashby, (Applicant) – said when we enroll new parents we try on a quarterly basis to remind them about the traffic control. As you can see, the parents that need to turn south can turn right on 1300 W. The option when they are leaving our complex is they can turn left at the top left hand corner, which goes out to South Jordan Parkway.

Chair Hollist said how long are the que lines in the morning?

UNAPPROVED

Mr. Ashby said we have a clock system set up there, and we have clocked up to 17 cars, with an average of 5 minutes per parent. We would be able to take 3 times that without a problem. There is also long term parking there, so there should be adequate, parking.

Commissioner Catmull said do you have an idea of where your customers are coming from geographically.

Mr. Ashby said we the majority of our customers from Herriman and the District area. The majority of them come from the west side, to the east side flowing from those developments in that direction.

Chair Hollist opened the Public Hearing to comments.

Garn McMullan, Bluffdale – said I just wanted to note that if there were an issue with the parking we would probably be the first ones to know, since we have the lease agreements with the other tenants. They are happy and there has been zero complaints.

Chair Hollist closed the Public Hearing.

B.2 Potential Action Item – (See VI.B.1)

Commissioner Catmull motioned to approve the Conditional Use Permit application, file number PLCUP201900711, allowing the My Child Care Daycare business to expand within the current building located at 1325 WA. South Jordan Parkway, with the following conditions:

- **The Applicant shall follow the approved circulation plan and proposed operation plan; and**
- **Both the business owner and property owner shall proactively monitor and enforce the approved circulation plan, and as may be further directed by the City Engineer.**

Commissioner Darby seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

**Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

C.1 Issue: ACKER OFFICE AND RECEPTION CENTER REZONE

Location: 1094 West 10400 South
File No: PLZBA201900646
Applicant: Cheryl Acker

Planner David Mann reviewed background information on this item from the staff report.

Chair Hollist said would it only extend 3ft. above the existing structure.

Planner Mann said that is correct.

Commissioner Catmull asked is that the highest that antenna that can be on this conditional use permit.

Planner Mann said there are no specific height requirements.

UNAPPROVED

Commissioner Gedge said because it is a conditional use permit, does this approval tie to the applicant, and if they were to sell, or cease operation, would this antenna need to be removed.

City Planner Schindler said the conditional use permit runs with the land, so the next owner could keep the antenna up, but if they were to put up something bigger, they would be in violation of the conditional use permit.

Assistant City Attorney Sheeran said when you are making the motion I would make your motion specific to what was proposed to you from your staff report.

Chair Hollist opened the Public Hearing to comments. There was none. She closed the Public Hearing.

C.2 Potential Action Item – (See VII.C.1)

Commissioner Gedge motioned to approve File NO. PLCUP201900495 for the installation of a roof mounted small cell telecommunications facility located at 3595 W South Jordan Parkway as presented to the Planning Commission with the condition that the specs of the antenna be specific to what was defined on page (35) of the packet Commissioner Darby seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

**Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

D.1 Issue: BENTLEY AND LAMBORGHINI FRANCHISE REZONE

Location: 1231 W South Jordan Parkway
File No: PLZBA201900715
Applicant: Thomas Buckley

Planner David Mann reviewed background information on this item from the staff report.

Thomas Buckley, (Applicant) – said there was one thing that was not mentioned in the staff review, and that is that this will be a temporary location for us. We are not seeking to turn it into an automobile dealership. Both of the manufactures see themselves as a luxury brand, rather than an auto manufacturer. This would be a two to three year temporary facility, because we will out-grow it. We recently sold the Bentley-Rolls Royce Dealership in Nashville Tennessee, so we know a little bit about the product and the clientele it brings in. The traffic count for the existing business is between 45, ad 50 tickets a day, and an average we might see four or five people a day, and that would include people coming in for service.

Commissioner Catmull said do you have a sense for how much transition this is going to take to move to this location.

Mr. Buckley said there would be the elevation that you have seen in the staff report. There will be marble and travertine interior, so it would be like walking into a high-end jewelry store. There will need to be changes aesthetically. We will also need to add a water separator for any water runoff from washing the cars. There needs to be lead remediation, which I think was the challenge when it was originally presented.

Chair Hollist said how many cars to intend to store there at any given time?

UNAPPROVED

Mr. Buckley said typically, the inventory would be 30 to 45 cars. All the new cars would be stored inside, and the luxury cars would be stored outdoors.

Chair Hollist opened the Public Hearing to comments. There was none. Closed the Public Hearing.

Commissioner Gedge said there used to be a state law restricting car dealerships, which I would think this would fall under, from being within certain perimeters of State Street, or the freeway. Is that still valid.

Assistant City Attorney Sheeran said I am not aware of a requirement like that, In fact, I think there are dealerships on the Sandy City side, and the South Jordan side right off the freeway.

Chair Hollist said would we see a site plan in the future on this application.

City Planner Schindler said yes you would.

Assistant City Attorney Sheeran said the reason there is a floating zone, is because in this current zoning car sales are not allowed. It is not a conditional use, or a permitted use, so we are doing this floating zone to allow it. The City Council will negotiate some of the terms like fencing. You will see a site plan associated with it, and it would need to conform to the development agreement.

D.2 Potential Action Item – (See VII.D.1)

Commissioner Gedge motioned to send a positive recommendation to the City Council to approve the proposed rezone for C-C to C-C-PD. Commissioner Catmull seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent.

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Morrissey motioned to adjourn the January 28, 2020 Planning Commission meeting. Commissioner Gedge seconded the motion. Vote was unanimous in favor.

The January 28, 2020 Planning Commission Meeting adjourned at 7:24 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

UNAPPROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 2-11-2020

Issue	**DAYBREAK VILLAGE 3 MULTI FAMILY #1 PRELIMINARY PLAT**
Location:	4680 W. Vermillion Drive
File No:	PLPP201900673
Applicant:	Daybreak Communities

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPP201900673 as proposed.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

BACKGROUND

ACREAGE	1.187 acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community (PC)/Park South- Large Scale Master Planned Community (P-C)/ 3-Story Townhomes East - Large Scale Master Planned Community (P-C)/2-Story Single Family Homes West - Large Scale Master Planned Community (P-C)/2-Story Single Family Homes

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 3 Multi Family #1 subdivision. The proposed subdivision will divide the property into 24 townhome lots, 1 park lot (P-lot) and associated private right-of-way.

This parcel, recorded as lot C-102 (civic or commercial lot) in the Kennecott Daybreak Plat 9 subdivision, was originally intended to be developed as a small non-denominational church or a small reception center. After over 10 years of seeing little or no interest in this type of development for the property, Daybreak Communities has decided to subdivide the lot for residential use.

ANALYSIS

On February 4, 2020, Daybreak Communities held a "neighborhood informational meeting" regarding this proposed project. The proposed townhomes will be three to four stories (approx. 37 ft. – 47 ft.) in height. Each unit will include a 2-car garage.

The residential density of this proposal is 20.2 units per acre (gross density) and 24.0 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,080 sq. ft. to 3,868 sq. ft. with an average lot size of 1,811 sq. ft.

WCEC Engineers has completed a traffic assessment for this proposed subdivision (see memo attached). Their findings indicate, "the projected traffic volumes generated by the proposed development are minimal and well within the master plan expectations and will be easily accommodated by the roadway network and associated on-site improvements."

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The proposed design guidelines, specific to this plat are attached for review.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: "This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre."
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

- The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

- Approve the preliminary plat.

- Deny the preliminary plat.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Preliminary Plat
- Design Guidelines
- Site Plan and Exterior Building Elevations
- Traffic Assessment Memo



Location Map

DAYBREAK VILLAGE 3 MULTI FAMILY #1
AMENDING LOT C-102 OF THE KENNECOTT DAYBREAK PLAT 9 SUBDIVISION

Located in the Northwest Quarter of Section 18, T3S, R1W, Salt Lake Base and Meridian

Containing 24 Lots		0.998 acres
Containing 1 P-Lot	2,682 S.F. -	0.062 acres
Containing 2 Private Lanes		0.127 acres
Total boundary acreage		1.187 acres

NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE 3 MULTI FAMILY #1, there shall also be recorded, with respect to the "tract" described hereon, a document entitled "Supplement to Covenant for Community for Daybreak Submitting Additional Property", and, with respect to the residential lots and certain other lots within this Plat, a document entitled "Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described hereon to a document entitled "Covenant for Community for Daybreak" (the "Covenant"), and the residential lots and certain other lots within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"). In addition, any non-residential lot(s) may also have recorded against them a "Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village Submitting Additional Property", which subjects such non-residential lots within this Plat to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village" (the "Village Declaration"). This Plat is part of a master-planned community commonly known as "Daybreak" and is subject to the Master Development Agreement recorded on March 26, 2003 as Entry No. 8581557, in Book 8762 beginning on Page 7103 of the Official Records of Salt Lake County (which Master Development Agreement may be amended from time to time) (the "Master Development Agreement").

2. The "tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (i) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, and (ii) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise enforceable at law or in equity.

3. All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown hereon. All other areas are not dedicated for public use by this Plat. Lots designated as "O" and "P" are to be dedicated or donated to either: (i) the city or other governmental entity, or (ii) an owners' association for common area use, in a subsequently recorded instrument or an amendment to this Plat. Any easement shown on this Plat that is not specifically referred to as "public" is reserved to Owner or to Owner's designee.

4. The Owner reserves, in favor of Daybreak Water Company, a Utah non-profit corporation, easements over, across and under all streets, public rights-of-way, alleys, "P" lots and "O" lots, and other public use areas, and all public utility and drainage easement areas to install, maintain, repair, and otherwise operate and accomplish all things associated with, a secondary water system providing secondary water to portions of Daybreak.

5. On any lot in this Plat encumbered by a blanket PU&DE easement, Owner reserves the right to relocate and/or more particularly define the location of such easement by Owner recording a notice of such location concerning such lot in the Official Records of Salt Lake County. Owner's relocation or definition of the easement is subject to existing utility's consent.

6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within therewith shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to hereon. Further subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.

7. Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level. In such event the residences on such lots with basements may not have sewer service available to the basements. The owner of any lot in this Plat shall be responsible for verifying the sewer lateral depth serving said lot and shall be responsible for setting the foundation elevation of the residence constructed thereon to a depth sufficient for adequate fall into the respective sewer lateral.

8. The total development known as Daybreak, of which this plat is a part, is a large, master planned community. Phases of Daybreak may contain or be adjacent to a significant mix of land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential properties. Different uses may be constructed at different times. Certain uses may be located near other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office property and apartments, townhouses and condominiums, which may or may not be built concurrently with residential uses. Throughout the course of development, the plans for Daybreak may change depending on a variety of factors, including market factors, requested approvals, and the results of ongoing studies and planning. Certain traits of each residential property may change over time depending on adjacent uses, such as the view, shade, perceived privacy, adjacency to parks, trails or open and amount/timing of traffic. No commitments are made regarding the future development of Daybreak or the uses that will be made of land within or around Daybreak. Also, in connection with the development of Daybreak there will be ongoing construction activities related to development.

9. For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for public use by pedestrians and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by_____, Order Number_____, Amendment No._____ with an effective date of _____, 20__.

HIGH GROUND WATER:

Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.

SEWER LATERAL NOTE:

All lots contained within this Plat are served by private sewer laterals. The owner(s) of a lot in this Plat or any portion of an Alpha Parcel which is served by a sewer lateral which traverses a lot labeled "P" or "O", a public right-of-way, or a PU&DE easement is hereby granted an easement over and through such "P" and/or "O" lots, public rights-of-way and/or PU&DE easements for the purpose of allowing such owner(s) the right to operate, maintain and repair such sewer lateral. Promptly following any construction, repairs or maintenance requiring disturbance of the surface or subsurface of a burdened property, the benefited party shall cause the surface and subsurface of the burdened property to be restored to a condition substantially similar to the condition prior to such disturbance.

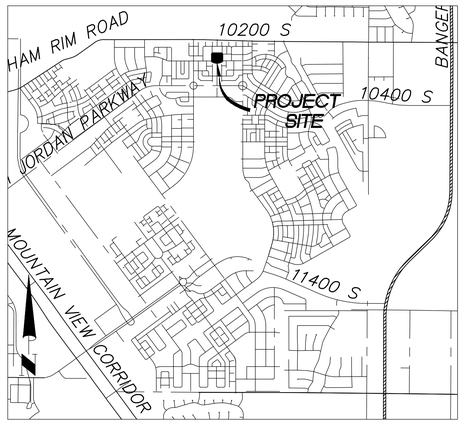
NOTICE:

Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CC&Rs") recorded against such property, including those described in note 1 of this plat. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P commencing at Page 273, in the Salt Lake County Recorder's Office, as it may be amended from time to time. These documents may limit the use of the property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CC&Rs, the Matrix and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

PERIGEE CONSULTING
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DEVELOPED BY:

Daybreak Communities
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84009



VICINITY MAP

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

DAYBREAK VILLAGE 3 MULTI FAMILY #1
AMENDING LOT C-102 OF THE KENNECOTT DAYBREAK PLAT 9 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for public use.

In witness whereof I have here unto set my hand this

_____ day of _____ A.D., 20_____.

VP Daybreak Investments LLC,
a Delaware limited liability company

By; Daybreak Communities LLC,
a Delaware limited liability company
Its: Project Manager

_____
Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this_____day of_____, 20_____, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Investments LLC, a Delaware limited liability company."

_____
Notary Public

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 6390728 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as DAYBREAK VILLAGE 3 MULTI FAMILY #1 and the same has been correctly surveyed and staked on the the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR
No. 6390728
MARSHALL D BYRD
STATE OF UTAH

_____
Marshall D. Byrd
Professional Land Surveyor
Utah Certificate No. 6390728

_____
Date

BOUNDARY DESCRIPTION:

All of Lot C-102 of the Kennecott Daybreak Plat 9 Subdivision according to the official plat thereof recorded in the Office of the Salt Lake County Recorder

EASEMENT APPROVAL	SALT LAKE VALLEY HEALTH DEPARTMENT	SOUTH VALLEY SEWER DISTRICT	PLANNING DEPARTMENT	SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR	RECORDED #
CENTURY LINK:_____DATE: _____	APPROVED AS TO FORM THIS _____ DAY	APPROVED AS TO FORM THIS _____ DAY	APPROVED AS TO FORM THIS _____ DAY	I HEREBY CERTIFY THAT THIS OFFICE HAS	APPROVED AS TO FORM THIS _____ DAY	APPROVED AS TO FORM THIS _____ DAY	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
PACIFICORP:_____DATE: _____	OF_____, A.D., 20_____.	OF_____, A.D., 20_____.	OF_____, A.D., 20_____. BY THE	EXAMINED THIS PLAT AND IT IS CORRECT	OF_____, A.D., 20_____.	OF_____, A.D., 20_____.	REQUEST OF: _____
DOMINION ENERGY:_____DATE: _____			SOUTH JORDAN PLANNING DEPARTMENT.	IN ACCORDANCE WITH INFORMATION ON			DATE:_____ TIME: _____ BOOK: _____ PAGE: _____
COMCAST: _____ DATE: _____	_____	_____	_____	FILE IN THIS OFFICE.	_____	_____	_____
	SALT LAKE VALLEY HEALTH DEPARTMENT	GENERAL MANAGER	CITY PLANNER	_____ DATE SOUTH JORDAN CITY ENGINEER	ATTORNEY FOR SOUTH JORDAN CITY	CITY RECORDER MAYOR	FEE $ SALT LAKE COUNTY RECORDER

XREFs:

BASIS OF BEARING (DAYBREAK BASELINE NORTH)
S89°58'56"E 21219.493' (MON TO MON)

NORTHWEST COR.
SECTION 15, T3S, R2W, SLB&M
FND BRASS CAP
S.L. CO. MONUMENT

16542.122'

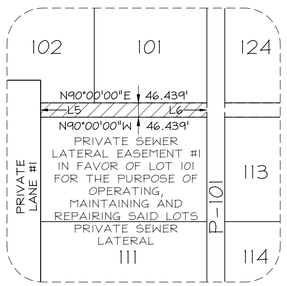
NORTHEAST COR.
SECTION 18, T3S, R1W, SLB&M
FND BRASS CAP
S.L. CO. MONUMENT

SOUTH 451.393'

KENNECOTT DAYBREAK PLAT 9

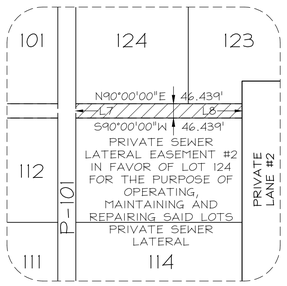
KENNECOTT DAYBREAK PLAT 9D

KENNECOTT DAYBREAK PLAT 9



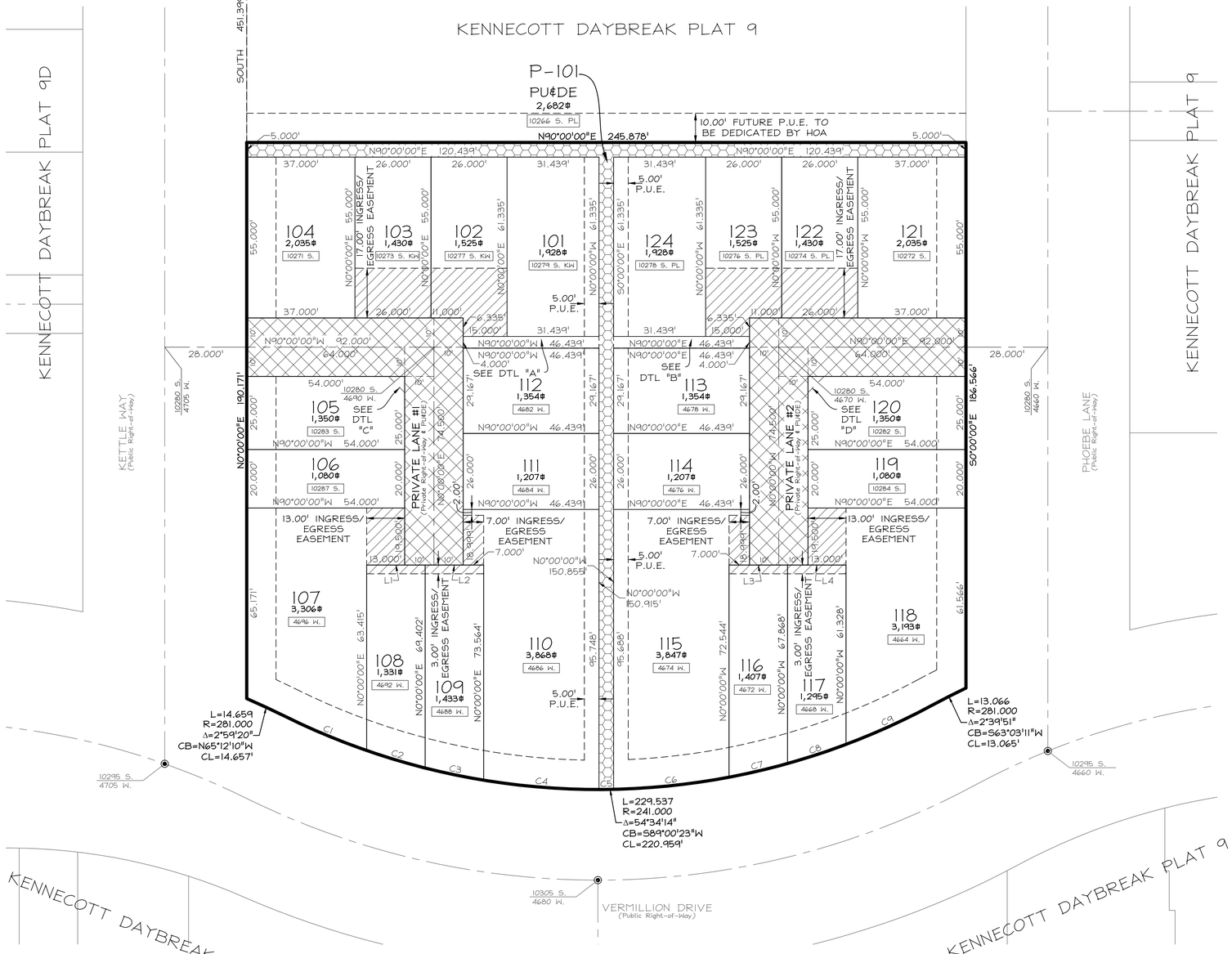
DETAIL "A"

SCALE: 1"=20'



DETAIL "B"

SCALE: 1"=20'

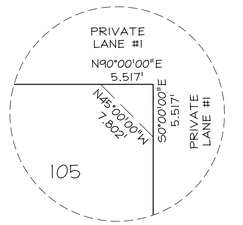


Line Table		
Line #	Length	Direction
L1	20.000	N90°00'00"W
L2	20.000	N90°00'00"W
L3	20.000	N90°00'00"E
L4	20.000	N90°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	30.044	241.000	007°08'33"	S67°16'47"E	30.024
C2	20.884	241.000	004°57'54"	S73°20'01"E	20.877
C3	20.435	241.000	004°51'29"	S78°14'42"E	20.428
C4	39.612	241.000	009°25'03"	S85°22'58"E	39.567
C5	5.000	241.000	001°11'20"	N89°18'51"E	5.000
C6	39.701	241.000	009°26'19"	N84°00'01"E	39.656
C7	20.546	241.000	004°53'04"	N76°50'20"E	20.540
C8	21.049	241.000	005°00'15"	N71°53'40"E	21.042
C9	32.267	241.000	007°40'17"	N65°33'24"E	32.243

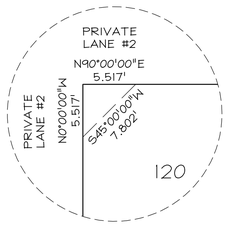
ACCESS EASEMENTS - LANES

DETAILS "C" AND "D" - ACCESS EASEMENTS FOR LANES TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION



DETAIL "C"

N.T.S.



DETAIL "D"

N.T.S.

N

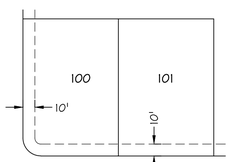
GRAPHIC SCALE

-20 0 10 20 40

(IN FEET)
1 Inch = 20 ft.

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- 5191 BA — ADDRESS WITH ABBREVIATION OF STREET OR LANE
- PRIVATE RIGHT-OF-WAY
- VEHICULAR INGRESS/EGRESS, PRIVATE SEWER LATERAL AND DRAINAGE EASEMENT
- PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOTS 101, 102, 103, 111, 112, 113, 114, 122, 123 & 124 FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING SAID LOTS PRIVATE WATER LATERAL



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

DAYBREAK VILLAGE 3 MULTI FAMILY #1
AMENDING LOT C-102 OF THE KENNECOTT DAYBREAK PLAT 9 SUBDIVISION

Located in the Northwest Quarter of Section 18, T3S, R1W, Salt Lake Base and Meridian

RECORDED #

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

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

FEE $ _____ SALT LAKE COUNTY RECORDER

PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STREET PARK STRIP AREA	NON-COLLECTOR STREET PARK STRIP AREA	PARK AREA DEDICATED TO CITY	OPEN SPACE AREA DEDICATED TO CITY	TOTAL	NUMBER OF LANES	LINEAR FOOTAGE
⚠ ⚠ PLAT 1	2.5723	22.23	2.28	5.23	26.0377	0	58.35	SEE AMENDED PLAT 1	
⚠ PLAT 1 AMENDED	12.61	22.17	2.28	5.23	26.0377	0	68.33	13	4,887.83
LOT M-104 AMENDED	0	0	0	0	0	0	0	0	0
⚠ PLAT 2	8.6753	1.0496	1.32	4.74	0	0	15.7849	SEE AMENDED PLAT 2	
PLAT 2 AMENDED	8.6093	1.0496	1.32	4.74	0	0	15.7189	21	6340.29
TOWNEHOME I SUB.	0	0	0	0	0	0	0	0	0
PLAT 3	2.6437	11.6106	0.32	5.89	0	0	20.4643	9	2,105.88
⚠ PLAT 4	0.7252	0.3496	0.24	1.97	0	0	3.2848	SEE AMENDED PLAT 4	
PLAT 4 AMENDED	0.7593	0.3363	0.24	1.97	0	0	3.3056	9	4589.98
CARRIAGE CONDOS	0	0	0	0	0	0	0	0	0
⚠ PLAT 5	2.9994	2.7368	1.18	5.39	0	0	12.3062	SEE AMENDED PLAT 5	
PLAT 5 AMENDED	5.7505	0	1.18	5.39	0	0	12.3205	36	10,719.18
PLAT 6	3.371	31.8148	0	3.89	0	0	39.0758	13	3532.29
⚠ PLAT 7	16.3272	7.6526	6.27	5.11	0	0	35.3598	SEE AMENDED PLAT 7C	
PLAT 3A	1.736	0	0.1	0.39	0	0	2.226	5	1,690.56
PLATS 3B-1 THRU 3B-10	0	0	0	0	0	0	0	0	0
CORPORATE CENTER #1	0	0	0.07	0.1	0	0	0.17	0	0
PLAT 8	🗓 13.8622	🗓 0.0431	0.38	3.77	0	0	🗓 18.0553	13	4,227.78
⚠ PLAT 7A AMENDED	16.3272	7.6526	6.27	5.11	0	0	35.3598	SEE AMENDED PALT 7C	
⚠ EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
⚠ PLAT 9	17.8005	0	5.04	5.92	0	0	28.7605	SEE AMENDED PLAT 9A	
⚠ PLAT 7B AMENDED	14.7624	7.6526	7.83	5.11	0	0	35.355	SEE AMENDED PLAT 7C	
VILLAGE CENTER 1A	0	0	0	0	0	0	0	0	0
AMENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT 9A AMENDED	17.8005	0	5.04	5.92	0	0	28.7605	38	11,087.08
⚠ ⚠ AMENDED PLAT 1A	12.61	22.17	2.28	5.23	26.0377	0	68.3277	SEE AMENDED PALT 1	
DAYBREAK VIEW PARKWAY SUBDIVISION FROM PLAT A1 TO THE EAST FRONTAGE ROAD	0	0	1.36	0	0	0	🗓 1.36	0	0
APARTMENT VENTURE #1	0	0	1.3	1.14	0	0	🗓 2.44	0	0
PLAT 3C	0	0	0.84	0	0	0	0.84	0	0
DAYBREAK VIEW PARKWAY SUBDIVISION FROM EAST FRONTAGE ROAD TO 11800 SOUTH	0	0	1.11	0.04	0	0	1.15	0	0
⚠ COMMERCE PARK PLAT 1	0	0	0.19	0.22	0	0	0.41	0	0
COMMERCE PARK PLAT 2	0	0	0.47	0	0	0	🗓 0.47	0	0
PLAT 8A-1	0	0	0	0	0	0	0	2	740
PLAT 8A-2	0	0	0	0	0	0	0	0	0
VILLAGE 4A PLAT 1	2.149	0	1.49	0	0	0	3.639	7	1,028.00
⚠ VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	1.4723	SEE AMENDED VILLAGE 4A PLAT 2	
PLAT 8A-3	0	0	0	0	0	0	0	0	0
PLAT 8A-4	0	0	0	0	0	0	0	0	0
PLATS 8A-5 THRU 8A-9	0	0	0	0	0	0	0	0	0
PLAT 7C AMENDED	14.7624	7.3647	7.83	5.11	0	0	35.0671	35	10,037.21
AMENDED VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	1.4723	3	709.76
EASTLAKE ELEMENTARY SCHOOL	0	0	0	0	0	0	0	0	0
COUPLET LINER PRODUCT #1	0	0	0	0	0	0	0	0	0
PLAT 3D	0.0138	0	0.12	0	0	0	0.1338	2	449.14
AMENDED PLAT 3B-10	0	0	0	0	0	0	0	1	33.72
VC1 DAYCARE	0	0	0.38	0.04	0	0	0.42	0	0
VC1 CONDO SUBDIVISION	0	0	0	0	0	0	0	0	0
VILLAGE 4A PLAT 3	2.9531	0	1.56	0.37	0	0	4.8831	3	1,283.96
BINGHAM CREEK PLAT	142.713	0	0	0	0	0	142.713	0	0
11400/MVC SE COMMERCIAL #1	0	0	0	0	0	0	0	0	0
QUESTAR/JVWCD PLAT	0	0	0	0	0	0	0	0	0
VILLAGE 4A MULTI FAMILY #1	1.05	0	0	0	0	0	1.05	0	0
⚠ UNIVERSITY MEDICAL #1	0	0	0.41	0	0	0	0.41	SEE AMENDED UNIV MEDICAL #1	
⚠ PLAT 10A	0.766	0	0.64	0	0	0	1.406	SEE AMENDED PLAT 10A	
⚠ VC1 MULTI FAMILY #1	0.0903	0	0	0	0	0	0.0903	SEE AMENDED VC1 MULTI FAMILY #1	
AMENDED PLAT 10A	0.766	0	0.64	0	0	0	1.406	2	1,291.32
⚠ GARDEN PARK CONDOMINIUMS, PHASE 1	0	0	0	0	0	0	0	0	0
⚠ GARDEN PARK CONDOMINIUMS, PHASE 3	0	0	0	0	0	0	0	0	0
⚠ PLAT 9B	0	0	0	0	0	0	0	0	0
⚠ PLAT 9C	-0.2014	0	0	0	0	0	-0.2014	0	0
PLAT 3E	0.0251	0	0.36	0	0	0	0.3851	1	389
AMENDED UNIVERSITY MEDICAL #1	0	0	0.26	0.22	0	0	0.48	0	0
SOUTH JORDAN PARKWAY ROW PLAT FROM SPLIT ROCK DRIVE TO S360 WEST	0	0	1.21	0	0	0	1.21	0	0
PLAT 8C	0.0998	0	0	0	0	0	0.0998	0	0
AMENDED VC1 MULTI FAMILY #1	0.0903	0	0	0	0	0	0.0903	3	412.58
VC1 MULTI FAMILY #2A	0.11	0	0	0	0	0	0.111	1	502.5
PLAT 9D	0	0	0	0	0	0	0	2	484
AMENDED PLAT 3E	0	0	0	0	0	0	0	0	0
PLAT 7D	0	0	0	0	0	0	0	0	0
VC1 MULTI FAMILY #2B	0.3087	0	0	0	0	0	0.3087	1	194.33
VILLAGE 4A PLAT 4	0.8077	0	0.26	0.23	0	0	1.2977	2	718.52
VILLAGE 4A PLAT 5	1.5901	0	0.68	0.00	0	0	2.2701	4	1125.22
PLAT 10B	0	0	0.2	0.09	0	0	0.29	0	0
PLAT 7E	0	0	0	0	0	0	0	0	0
PLAT 9F	0	0	0	0	0	0	0	0	0
PLAT 7F	0	0	0	0	0	0	0	0	0
VC1 MULTI FAMILY #3	0.1297	0	0	0	0	0	0.1297	0	0
VILLAGE 4A MULTI FAMILY #2	0	0	0	0	0	0	0	0	0
⚠ PLAT 9G	-0.2921	0	0	0	0	0	-0.2921	6	1,303.42
PLAT 10C	1.0818	0	0.14	0.65	0	0	1.8718	4	1,097.20
PLAT 8D	0	0	0	0	0	0	0	0	0
PLAT 8B	0	0	0	0	0	0	0	0	0
PLAT 9H	0	0	0	0	0	0	0	0	0
VILLAGE 4 WEST PLAT 1	0.2552	0	2.02	0.48	0	0	2.7552	2.00	1088
VC1 MULTI FAMILY #4	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST PLAT 1	1.4911	0	0	0.86	0	0	2.3511	6	1524.61
VC1 MULTI FAMILY #4A	0.3296	0	0	0	0	0	0.3296	0	0
PLAT 10D	0.3384	0	0.18	0.35	0	0	0.8684	6	924.04
VC1 MULTI FAMILY #5	0.2651	0	0	0	0	0	0.2651	0	0
VILLAGE 4A PLAT 6	1.002	0	0.99	0.31	0	0	2.302	10	1,837.74
PLAT 10E	0.9735	0	1.31	0.51	0	0	2.7935	8	2,892.33
PLAT 9I	0	0	0	0	0	0	0	0	0
VILLAGE 4 WEST PLAT 2	0.293	0	0	0.27	0	0	0.563	2	891.76
VILLAGE 5 PLAT 1	0	0	0.58	0	0	0	0.58	0	0
⚠ PLAT 10F	6.7848	0	0	0	0	0	6.7848	0	0
VILLAGE 5 PLAT 2	0.3984	0	0.13	0.72	0	0	1.2484	7	2,583.35
VILLAGE 5 PLAT 3	1.2195	0	0.22	1.11	0	0	2.5495	16	3,781.25
VILLAGE 4 EAST CONDOMINIUM NO. 1 AMENDED	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST CONDOMINIUM NO. 2 AMENDED	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST PLAT 2	0.1964	0	0	0.66	0	0	0.8564	6	1,524.61
VILLAGE 4 EAST PLAT 3	0.4098	0	0	0.21	0	0	0.6198	6	1,524.61
VILLAGE 4A PLAT 7	0	0	0.46	0.2	0	0	0.66	1	150
COMMERCE PARK PLAT 3	0	0	0	0	0	0	0	0	0
VILLAGE 5 PLAT 4	3.5868	0	0.1	0.96	0	0	4.6468	19	3532.59
VILLAHE 4A PLAT 8	0.3688	0	0.52	0.02	0	0	0.9088	6	1687.31
⚠ VILLAGE 4 WEST PLAT 1 AMENDED	0.1275	0	0	0	0	0	0.1275	0	0
VILLAGE 5 MULTI FAMILY #1	0.0903	0	0	0.02	0	0	0.1103	4	1161.21
VC1 MULTI FAMILY #7	0.1485	0	0	0.04	0	0	0.1885	0	0
SOUTH STATION MULTI FAMILY #1	0.4972	0	0	0	0	0	0.4972	0	0
VILLAGE 7A PLAT 1	0	0	0.12	0	0	0	0.12	0	0

PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STREET PARK STRIP AREA	NON-COLLECTOR STREET PARK STRIP AREA	PARK AREA DEDICATED TO CITY	OPEN SPACE AREA DEDICATED TO CITY	TOTAL	NUMBER OF LANES	LINEAR FOOTAGE
PLAT 10G	0	0	0.33	0.29	0	0	0.62	4	1,208.13
S. JORDAN PKWY. ROW DED. PLAT FROM 5360 WEST TO MT. VIEW CORR.	0	0	2.6	0	0	0	2.6	0	0
PLAT 10H	1.6574	0	1.17	0.99	0	0	3.8174	10	2672.92
VILLAGE 5 PLAT 5	0.0644	0	0.91	0.44	0	0	1.4144	4	1125.38
PLAT 10I	2.067	0	0.36	1.15	0	0	3.577	10	3294.81
VILLAGE 10 NORTH PLAT 1	0	0	0.15	0.04	0	0	0.19	0	0
VILLAGE 5 PLAT 6	0.5937	0	0.11	0	0	0	0.7037	2	752.23
VILLAGE 5 PLAT 7	0	0	0	0.34	0	0	0.34	2	672
UNIVERSITY MEDICAL #2	0	0	0.06	0	0	0	0.06	0	0
VILLAGE 10 NORTH PLAT 2	0	0	0	0	0	0	0	0	0
VILLAGE 7	6.0122	0	2.09	0	0	0	8.1022	0	0
LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST	15.1509	0	1.32	0	0	0	16.4709	0	0
VILLAGE 7 PLAT 1	1.1435	0	0	0.74	0	0	1.8835	7	2183.79
VILLAGE 8 PLAT 1	0	0	0	0	0	0	0	2	363.33
VILLAGE 8 PLAT 2	19.8151	0	0.57	1.16	0	0	21.5451	10	3142.73
VILLAGE 5 PLAT 8	0.041	0	0.961	0	0	0	1.002	13	3117.71
LAKE AVENUE EAST	9.055	0	2.101	0	0	0	11.156	0	0
VILLAGE 4 EAST CONDMINUMS NO. 4	0	0	0	0	0	0	0	0	0
COMMERCE PARK PLAT 4	0	0	0	0	0	0	0	0	0
⚠ SOUTH STATION MULTI FAMILY #1 AMENDED	0.031	0	0	0	0	0	0.031	0	0
VILLAGE 4 EAST MULTI FAMILY #1	0.428	0	0	0	0	0	0.428	3	735.03
VILLAGE 4 EAST CONDMINUMS NO. 5	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST CONDMINUMS NO. 6	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST CONDMINUMS NO. 7	0	0	0	0	0	0	0	0	0
SOUTH STATION PLAT 1	0	0	0.526	0	0	0	0.526	0	0
VILLAGE 5 PLAT 9	0.824	0	0.747	0	0	0	1.571	6	1787
VILLAGE 4A PLAT 9	0.417	0	0.19	0	0	0	0.607	3	768.43
OPERATIONS-INVESTMENTS PLAT 1	0	0	0	0	0	0	0	0	0
7 VILLAGE 5 MULTI FAMILY #2	0.188	0	0	0	0	0	0	3	1307.00
VILLAGE 8 PLAT 3	4.064	0	2.149	0	0	0	0	22	7255.25
VILLAGE 4 WEST PLAT 3	0.483	0	0.08	0	0	0	0.563	2	253.91
LAKE ISLAND PLAT 1	2.868	0	1.655	0	0	0	4.523	11	3086.91
VILLAGE 7A PLAT 2	0	0	0.216	0	0	0	0.216	0	0
VILLAGE 5 PLAT 10	1.109	0	1.01	0	0	0	2.119	7	2846.58
NMU QUESTAR REGULATOR STATION	0	0	0	0	0	0	0	0	0.00
VILLAGE 7 AMENDED	0	0	0	0	0	0	0	0	0.00
VC1 MULTI FAMILY #9A	0.104	0	0.127	0	0	0	0	4	596.00
SOUTH STATION MULTI FAMILY #2	0	0	0.214	0	0	0	0	5	1638.60
BLACK TWIG DRIVE	0	0	0.237	0	0	0	0	0	0.00
VILLAGE 7 PLAT 1	0.944	0	1.094	0	0	0	0	8	2671.96
VILLAGE 8 PLAT 4A	2.175	0	0.726	0	0	0	0	3	1969.48
DAYBREAK PARKWAY 6000 TO 6400 WEST	0	0	0.22	0	0	0	0	0	0.00
DAYBREAK VILLAGE 8, VILLAGE 9 & VILLAGE 13 SCHOOL SITES	0	0	0.22	0	0	0	0	0	0.00
GARDEN PARK LAKESIDE PHASE 1	0.487	0	0	0	0	0	0	3	1084.01
DAYBREAK VILLAGE 5 PLAT 11	0	0	0	0.245	0	0	0	3	1379.18
VILLAGE 8 PLAT 3 AMENDED	0	0	0	0	0	0	0	0	0.00
VILLAGE 7 PLAT 2	0.864	0	0	1.107	0	0	0	10	3722.41
VILLAGE 5 PLAT 5 AMENDED	2.881	0	0	0.289	0	0	0	6	1122.50
VILLAGE 8 PLAT 4B	0.784	0	0	1.407	0	0	2.191	13	3947.61
VILLAGE 5 PLAT 12	2.855	0	0	1.579	0	0	4.434	10	4484.22
SOUTH STATION MULTI FAMILY #3	0	0	0	0.117	0	0	0.117	4	970.06
VILLAGE 4 WEST PLAT 4	0.457	0	0	0	0	0	0.457	3	1243.94
VILLAGE 5 PLAT 13	0.763	0	0	0.333	0	0	1.096	4	1764.02
GARDEN PARK LAKESIDE PHASE 2	1.433	0	0	0	0	0	1.433	2	1117.01
NORTH STATION CAMPUS	2.853	0	0	0	0	0	2.853	0	0.00
DUCKHORN EXTENSION	0	0	0	0.039	0	0	0.039	0	0.00
LAKE RUN ROAD R.O.W. (LA-SPJ)	0	0	0.954	0	0	0	0.954	0	0.00
VC1 MULTI FAMILY #8	0.026	0	0	0	0	0	0.026	1	197.13
SOUTH STATION LIBRARY	0	0	0	0.33	0	0	0.33	0	0.00
COMMERCE PARK PLAT 5	1.222	0	0	0	0	0	1.222	0	0.00
VILLAGE 8 PLAT 5B	0.024	0	0	0.905	0	0	0.929	11	3297.00
SOUTH MIXED USE MULTI FAMILY #1	0.49	0	0	0	0	0	0.49	1	659.36
SOUTH MIXED USE MULTI FAMILY #2	0.436	0	0	0	0	0	0.436	1	1175.70
LAKE ISLAND PLAT 2	0.729	0	0	0.096	0	0	0.825	2	478.09
VILLAGE 4 HARBOR PLAT 1	0.232	0.015	0	0.016	0	0	0.263	1	403.48
VILLAGE 4 HARBOR PLAT 2	0.837	0.086	0	0	0	0	0.923	4	907.22
VILLAGE 5 PLAT 14	0.556	0	0	0.222	0	0	0.778	5	2113.15
VILLAGE 5 MULTI FAMILY #3	0.128	0	0	0.509	0	0	0.637	5	1390.01
VILLAGE 5 MULTI FAMILY #4	0.085	0	0	0.512	0	0	0.597	4	1002.11
VILLAGE 5 MULTI FAMILY #5	0.18	0	0	0	0	0	0.18	0	0.00
LAKE ISLAND PLAT 3	2.652	0	0	0.555	0	0	3.207	11	3071.58
VILLAGE 5 MULTI FAMILY #6	0.421	0	0	0.308	0	0	0.729	2	699.38
SOUTH STATION PLAT 2	0	0	0	0	0	0	0	0	0.00
OQUIRRH LAKE PLAT/KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED	0.709	103.507	0	0	0	0	104.216	0	0.00
SOUTH JORDAN CITY PUBLIC SAFETY CENTER	0	0	0.093	0	0	0	0.093	0	0.00
VILLAGE 8 PLAT 5A	4.118	0	1.497	0	0	0	5.615	9	5199.27
PROSPERITY ROAD	6.629	0	0.248	0	0	0	6.877	0	0.00
VILLAGE 8 PLAT 6	8.216	0	1.904	0	0	0	10.12	15	6016.07
SOUTH STATION MF3 2ND AMENDED	0	0	0	0	0	0	0	0	0.00
VILLAGE 8 PLAT 7	2.72	0	0	0.705	0	0	3.425	5	2299.49
EAST TOWN CENTER ROADWAY	0	0	0	0	0	0	0	0	0.00
WEST VILLAGES ROADWAY	0	0	0	0	0	0	0	0	0.00
VILLAGE 11A PLAT 1	0.008	0	0	0.303	0	0	0.311	4	1419.19
VILLAGE 14 PLAT 1	0	0	0	0	0	0	0	0	1419.19
SOUTH MIXED USE MF#1 AMENDED	0	0	0	0	0	0	0	0	0.00
SOUTH MIXED USE MF#2 AMENDED	0	0	0	0	0	0	0	0	0.00
VILLAGE 8 PLAT 4C	0.446	0	0.131	0	0	0	0.577	4	1066.94
VILLAGE 11A PLAT 2	0.773	0	1.042	0	0	0	1.815	11	3511.69
SOUTH MIXED USE PLAT 1	2.139	0		0.861	0	0	3	13	4051.34
VILLAGE 8 PLAT 4D	0.072	0	0.535	0	0	0	0.607	5	188.21
VILLAGE 3 MULTI FAMILY #1	0.062	0	0	0	0	0	0.062	2	330.00
TOTALS	**371.4599**	**177.9971**	**67.117**	**67.708**	**26.0377**	**0**	**691.988**	**650**	**201263.901**

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

1 INFORMATION COMPILED BY ADDING ACREAGE ON A FINAL PLAT PREPARED BY STANTEC.

2 THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THESE PLATS HAVE BEEN AMENDED AND THE AMENDED PLAT WAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

3 THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THIS PLAT HAS BEEN AMENDED THREE TIMES AND ONLY THE LAST AMENDED PLAT (PLAT 7C.) AS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

4 INFORMATION SHOWN ON A FINAL PLAT PREPARED BY DOMINION.

5 INFORMATION SHOWN ON A FINAL PLAT PREPARED BY FOCUS ENGINEERING AND SURVEYING.

6 THIS PLAT VACATED (5) P-LOTS WHICH WERE SUBTRACT FROM THE TABLE.

7 THIS PLAT AMENDED P-LOTS FROM THE ORIGINAL PLAT AND THE ACREAGE SHOWN IS THE NET DIFFERENCE.

* THESE NUMBERS ARE CORRECTED FROM THE ORIGINALLY RECORDED PLAT.

DAYBREAK VILLAGE 3 MULTI FAMILY #1
AMENDING LOT C-102 OF THE KENNECOTT DAYBREAK
PLAT 9 SUBDIVISION

Located in the Northwest Quarter of Section 18, T3S, R1W,
Salt Lake Base and Meridian

RECORDED #

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

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

FEE $ _____ SALT LAKE COUNTY RECORDER

Design Guidelines/Development Standards - DAYBREAK VILLAGE 3 MULTI-FAMILY #1

I. SINGLE FAMILY

Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing.

	A. TOWNHOUSE
1 LOT DIMENSIONS	Min. 15' lot frontage/unit
	Min. 40' lot depth
2 LOT COVERAGE	Max. 90% lot coverage
3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS	Min. setbacks for main building: 5' front, 0' each side, 0' rear
	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot
	For corner lots, side setback min. 5'
	Porches, terraces,balconies, stairs and landings and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface.
	80% of lot frontage must have building w/in 30' of min. setback
4 BUILDING MATERIALS	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed.
	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.
	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.
	Glazing: No reflective glass
	Materials not listed here shall be subject to review.
5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS	Each unit requires 1 parking space which must be enclosed
	Parking spaces must be lane-accessed
	Min. 24' back out space between garage doors or walls on a lane.

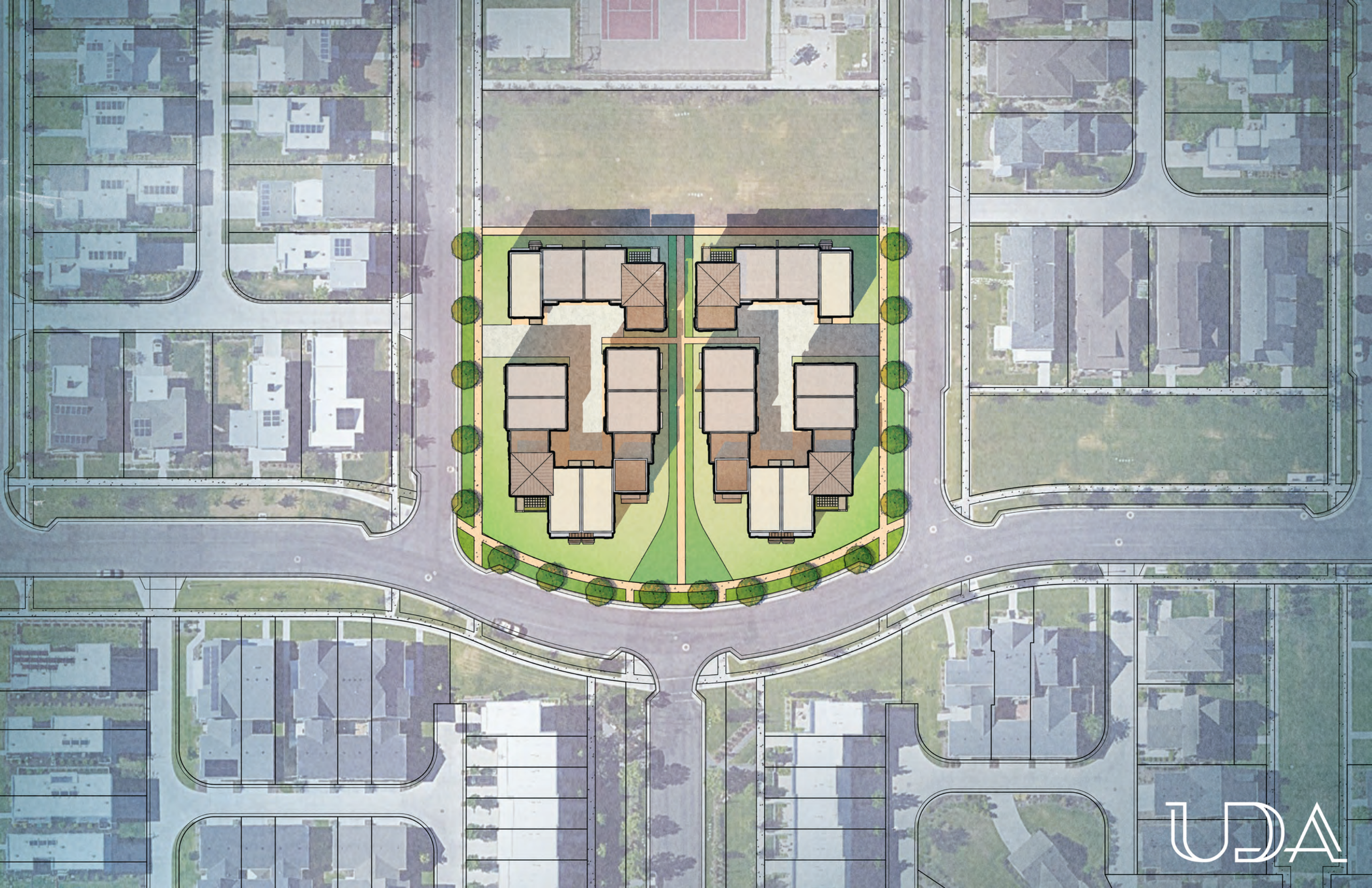
Kettle Way

Phoebe Ln

Vermillion Dr S

Vermillion Dr S

Rubicon Rd



46' to mid-point of roof

37' to parapet

NORTH ELEVATION

SEGO HOMES AT DAYBREAK / SOUTH JORDAN, UTAH / JANUARY 2020



47' to parapet

46' to mid-point of roof

37' to parapet

SOUTH ELEVATION

SEGO HOMES AT DAYBREAK / SOUTH JORDAN, UTAH / JANUARY 2020



46' to mid-point of roof

37' to parapet

EAST ELEVATION

SEGO HOMES AT DAYBREAK / SOUTH JORDAN, UTAH / JANUARY 2020




Earth

WCEC ENGINEERS

9980 South 300 West Ste. #200
Sandy, UT 84070
Phone: 801-456-3847
Fax: 801-618-4157

TECHNICAL MEMORANDUM

DATE: 2/3/2020

TO: Gary Langston, P.E. – Daybreak Communities

FROM: Timothy Taylor, P.E., PTOE
Jeremy Searle, P.E., PTOE

RE: **Village 3 Multifamily #1, Plat 9, Traffic Assessment**

INTRODUCTION

The purpose of this memorandum is to provide a general assessment of the potential traffic impacts associated with Daybreak's proposed Village 3 Multifamily #1 development, located in Plat 9 of the Daybreak development in South Jordan, Utah. The Village 3 lot is a 1-acre parcel located between Kettle Way and Phoebe Lane, north of Vermillion Drive (See Figure 1).

PROPOSED DEVELOPMENT

Site Description

The proposed development will consist of a total of 24 residential townhome units.

Site Accessibility

According to the site plan the proposed development will be accessed from two private lanes on the east and west sides of the development. The private lane on the west side of the development will access Kettle Way and service 12 units. The private lane on the east side of the development will access Phoebe Lane and service 12 units.

TRIP GENERATION, DISTRIBUTION, AND ASSIGNMENT

The number of vehicle trips generated by the proposed development during the AM and PM peak hours was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. This manual contains studies of similar development sites throughout the country and establishes average rates that can be used to estimate trip generation for new developments.

ITE Land Use #220 (Multifamily Housing (Low Rise)) best represents the proposed development land uses. Table 1 shows the expected trip generation for the proposed development.

Table 1: Proposed Development Trip Generation									
			Daily	AM Peak			PM Peak		
Land Use	Intensity	Units	Total	In	Out	Total	In	Out	Total
Village 3 Multifamily (Townhomes)	24	DU	176	3	8	11	8	5	13

Project generated trips were distributed and assigned to the roadway network.

It was assumed that the primary distribution of trips for the foreseeable future will be to/from the south to access South Jordan Parkway & other destinations (approximately 80%). The remaining 20% will travel north to Old Bingham Highway, etc.

Figure 1 depicts the development generated peak hour turning movement volumes based on the distribution and assignment assumptions.

Trip Generation Observations

The proposed Village 3 Multifamily #1 development is part of Plat 9 of the Daybreak Development. The original Plat 9 when first approved by South Jordan City consisted of 587 units. Over time some of the subdivision have changed, and with the proposed Village 3, the total number of units for Plat 9 will be 585, two less than was originally approved. Therefore, the overall number of units for the plat has not changed significantly, and the overall traffic generated by the proposed development is also not anticipated to change significantly.

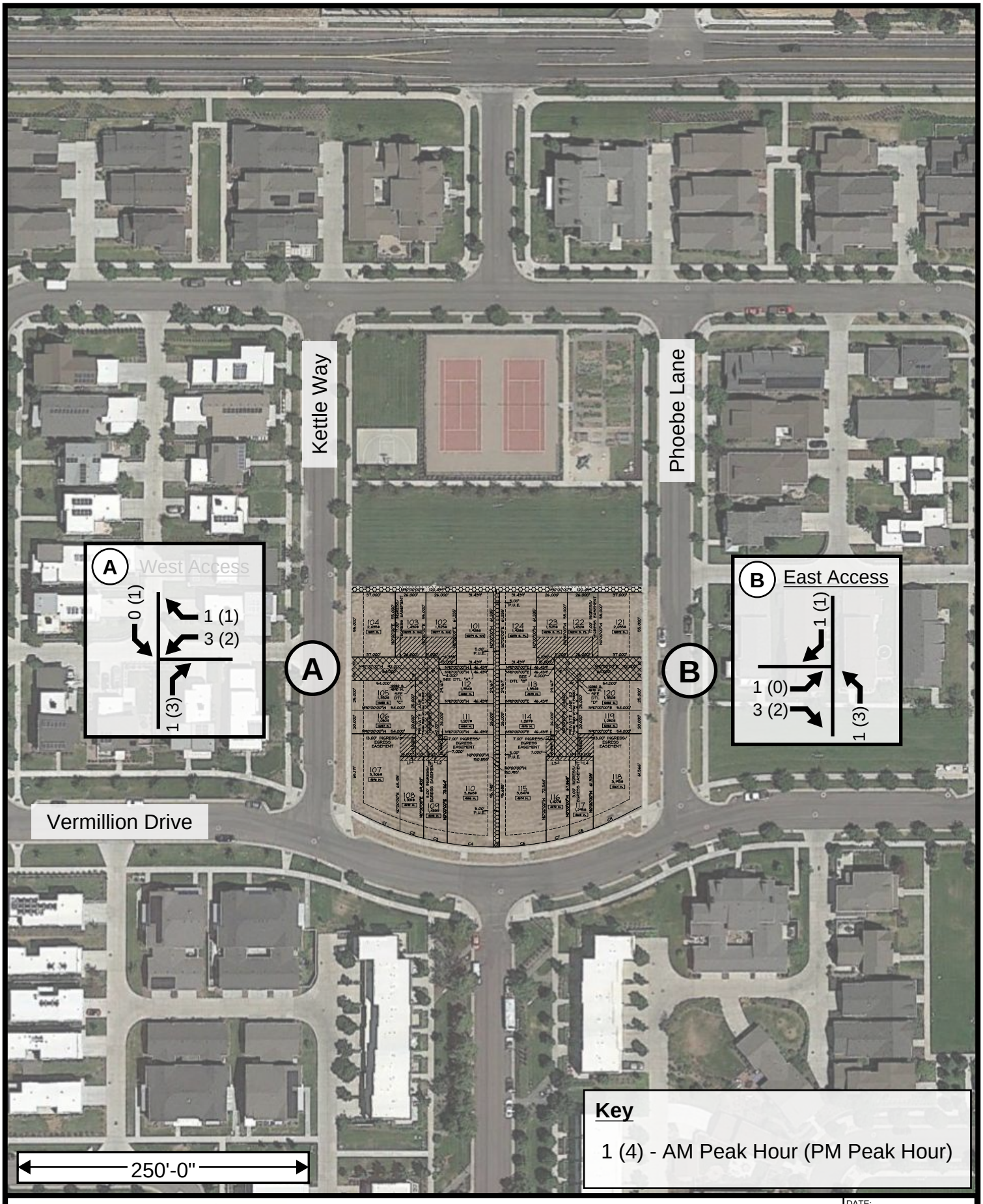
Further, this parcel was originally planned as a commercial lot. However, efforts to bring commercial to this parcel over the past 10 years has not been successful. Commercial uses have higher trip generation rates than residential uses. Therefore, this development likely has a lower overall trip generation than was planned in the original plat.

Finally, multifamily units also have a lower trip generation rate than single family dwelling units. A single-family home will generate approximately 9.44 trips per day, while a townhome is expected to generate approximately 7.32 trips per day; approximately 20 percent fewer trips per day.

FINDINGS AND RECOMMENDATIONS

Based on our assessment, the projected traffic volumes generated by the proposed development are minimal and well within the master plan expectations and will be easily accommodated by the roadway network and associated on-site improvements.

The study intersections and roadway segments are expected to experience very little change regarding safety and operating conditions that result from the proposed development traffic.



WCEC ENGINEERS

Trip Assignment

Village 3 Multifamily #1 - Daybreak

N

DATE: 02/03/2020

PROJECT: 19-105

Figure 1

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 2-11-2020

Issue: GARDEN PARK LAKESIDE PHASE 2 1ST AMENDMENT
SUBDIVISION AMENDMENT
Address: 11019 & 11021 S. Kestrel Rise Road
11029 & 11031 S. Kestrel Rise Road
File No: PLPLA201900713
Applicant: ICO Construction

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPLA201900713 as presented.

BACKGROUND

ACREAGE	0.2749 Acre
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North- Large Scale Master Planned Community (P-C)/ Open Space South –Large Scale Master Planned Community (P-C) Residential Lots East - Large Scale Master Planned Community (P-C)/ Residential Lots West - Large Scale Master Planned Community (P-C)/ Residential Lots

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14 , other City ordinances, and sanitary sewer and culinary water requirements.

ICO Construction has filed an application for review of an amendment to the Garden Park Lakeside Phase 2 subdivision. The purpose of the proposed amendment is to adjust the property

lines between lots 202-203 and lots 232-233 to accommodate the dimensions of future townhomes to be constructed.

ANALYSIS

The residential density and number of lots within the subdivision will not change as a result of this proposal.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since the lot dimensions must match the dimensions of the buildings to be constructed.
- The proposed amendment meets all of the provisions of South Jordan Municipal Code Section 16.14 in regards to amendments to subdivisions.
- The proposed amendment is consistent with the PC zone and Kennecott Master Subdivision requirements.
- All State subdivision amendment review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the subdivision amendment, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

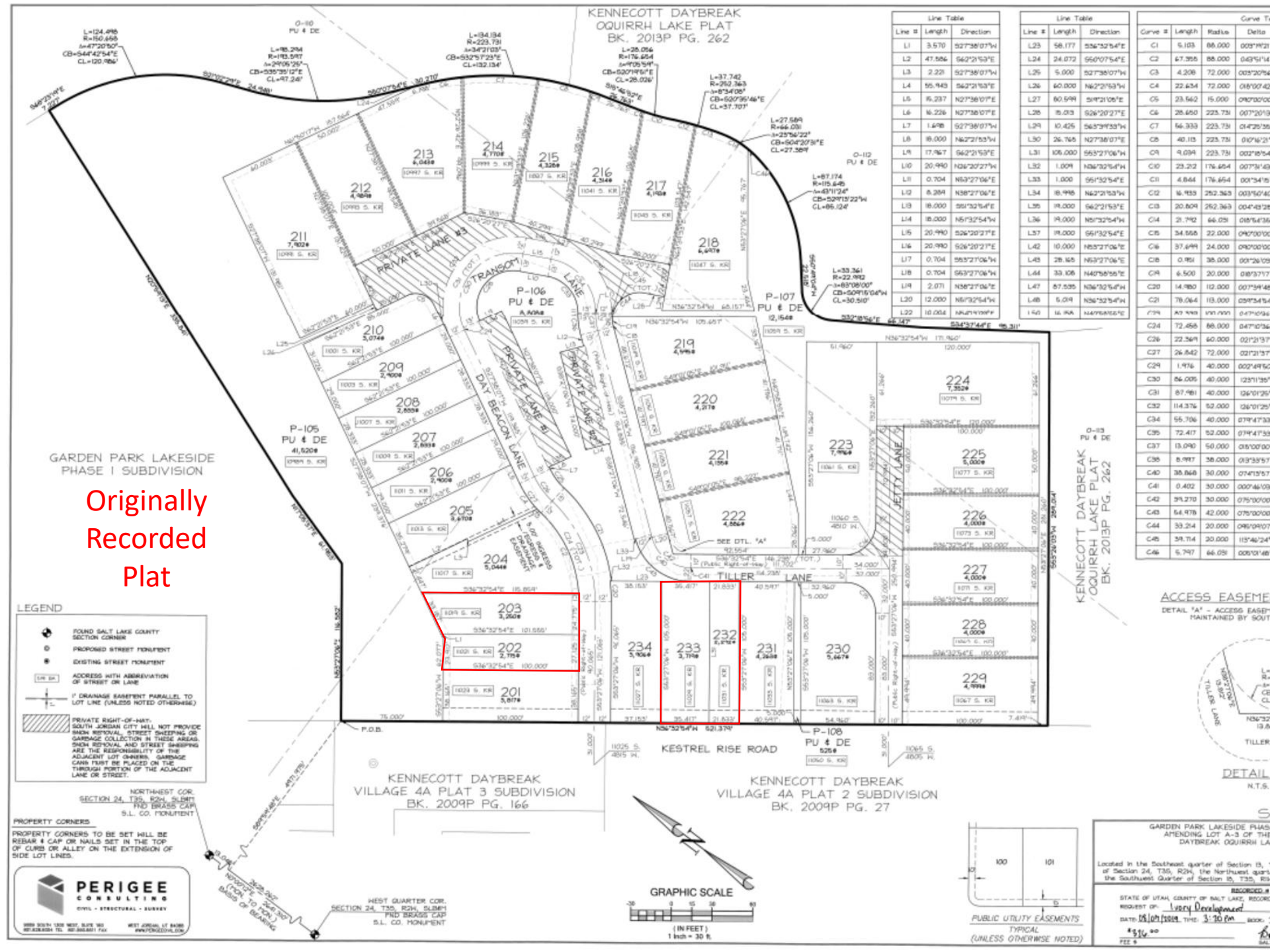
- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Original Recorded Plat
- Proposed Amended Plat



Location Map

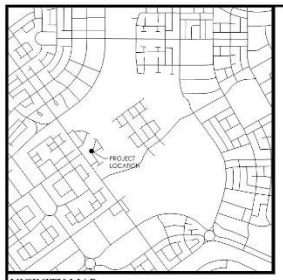


Line Table		
Line #	Length	Direction
L1	3.570	S27°38'07"W
L2	47.566	S62°21'53"E
L3	2.221	S27°38'07"W
L4	55.948	S62°21'53"E
L5	15.237	N27°38'07"E
L6	16.226	N27°38'07"E
L7	1.698	S27°38'07"W
L8	18.000	N62°21'53"W
L9	17.967	S62°21'53"E
L10	20.990	N26°20'27"W
L11	0.704	N53°27'06"E
L12	8.284	N38°27'06"E
L13	18.000	S51°32'54"E
L14	18.000	N51°32'54"W
L15	20.990	S26°20'27"E
L16	20.990	S26°20'27"E
L17	0.704	S53°27'06"W
L18	0.704	S53°27'06"W
L19	2.071	N38°27'06"E
L20	12.000	N51°32'54"W
L22	10.004	N41°19'09"E

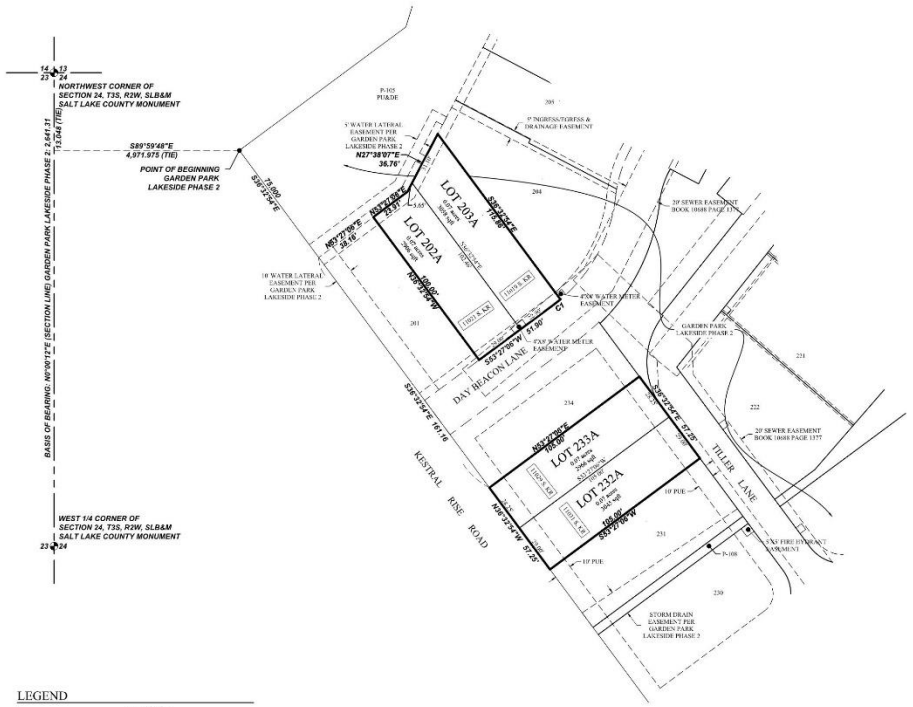
Line Table		
Line #	Length	Direction
L23	58.177	S36°32'54"E
L24	24.072	S50°07'54"E
L25	5.000	S27°38'07"W
L26	60.000	N62°21'53"W
L27	80.598	S19°21'06"E
L28	15.013	S26°20'27"E
L29	10.426	S63°39'33"W
L30	26.765	N27°38'07"E
L31	105.000	S53°27'06"W
L32	1.009	N36°32'54"W
L33	1.000	S51°32'54"E
L34	18.998	N62°21'53"W
L35	19.000	S62°21'53"E
L36	19.000	N51°32'54"W
L37	19.000	S61°32'54"E
L42	10.000	N53°27'06"E
L43	28.165	N53°27'06"E
L44	33.108	N40°58'55"E
L47	87.535	N36°32'54"W
L48	5.019	N36°32'54"W
L50	16.168	N47°58'55"E

Curve Table			
Curve #	Length	Radius	Delta
C1	5.183	88.000	003°22'21"
C2	67.355	88.000	043°51'14"
C3	4.208	72.000	003°20'54"
C4	22.634	72.000	018°00'42"
C5	23.562	15.000	090°00'00"
C6	28.650	225.731	007°16'13"
C7	56.333	225.731	014°29'55"
C8	40.113	225.731	010°16'21"
C9	9.094	225.731	002°18'54"
C10	23.212	176.654	007°31'48"
C11	4.844	176.654	001°34'15"
C12	16.933	252.363	003°50'46"
C13	20.809	252.363	004°43'25"
C14	21.792	66.051	018°54'36"
C15	34.558	22.000	090°00'00"
C16	37.699	24.000	090°00'00"
C18	0.951	35.000	001°33'09"
C19	6.500	20.000	018°37'17"
C20	14.980	112.000	007°39'48"
C21	78.064	113.000	039°34'54"
C24	72.458	88.000	047°10'34"
C26	22.369	60.000	021°21'37"
C27	26.842	72.000	021°21'37"
C29	1.976	40.000	002°49'50"
C30	86.005	40.000	123°11'35"
C31	87.981	40.000	126°01'29"
C32	114.376	52.000	126°01'29"
C34	55.706	40.000	079°47'33"
C35	72.417	52.000	079°47'33"
C37	13.090	50.000	015°00'00"
C38	8.997	38.000	013°33'57"
C40	38.868	30.000	074°15'57"
C41	0.402	30.000	000°46'03"
C42	39.270	30.000	075°00'00"
C43	54.978	42.000	075°00'00"
C44	33.214	20.000	095°09'07"
C45	38.114	30.000	115°46'24"
C46	6.797	66.051	005°53'48"

GARDEN PARK LAKESIDE PHASE 2
1ST AMENDMENT
(AMENDING LOTS 201-210 & 231-234, GARDEN PARK LAKESIDE PHASE 2)
LOCATED IN THE NE1/4 OF SECTION 24 & THE SE1/4 OF SECTION 13, T3S, R2W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S





GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTES:

1. In conjunction with the recordation of this plat for Garden Park Lakeside Phase 2, 1st Amendment, there shall also be recorded, with respect to the "tract" described hereon, a document entitled "Supplement to Covenant for Community for Daybreak Submitting Additional Property", and, with respect to the residential lots and certain other lots within this Plat, a document entitled "Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described hereon to a document entitled "Covenant for Community for Daybreak" (the "Covenant"), and the residential lots and certain other lots within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"). In addition, any non-residential lot(s) may also have recorded against them a "Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village Submitting Additional Property", which subjects such non-residential lots within this Plat to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village" (the "Village Declaration"). This Plat is part of a master-planned community commonly known as "Daybreak" and is subject to the Master Development Agreement recorded on March 26, 2003 as Entry No. 8581557, in Book 8762 beginning on Page 7103 of the Official Records of Salt Lake County (which Master Development Agreement may be amended from time to time) (the "Master Development Agreement").

2. The "tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (i) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, and (ii) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise enforceable at law or in equity.

3. All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown hereon. All other areas are not dedicated for public use by this Plat. Lots designated as "O" and "P" are to be dedicated or donated to either: (i) the city or other governmental entity, or (ii) an owners' association for common area use, in a subsequently recorded instrument or an amendment to this Plat. Any easement shown on this Plat that is not specifically referred to as "public" is reserved to Owner or to Owner's designee.

4. The Owner reserves, in favor of Daybreak Water Company, a Utah non-profit corporation, easements over, across and under all streets, public rights-of-way, alleys, "P" lots and "O" lots, and other public use areas, and all public utility and drainage easement areas to install, maintain, repair, and otherwise operate and accomplish all things associated with, a secondary water system providing secondary water to portions of Daybreak.

5. On any lot in this Plat encumbered by a blanket PUE/DE easement, Owner reserves the right to relocate and/or more particularly define the location of such easement by Owner recording a notice of such location concerning such lot in the Official Records of Salt Lake County. Owner's relocation or definition of the easement is subject to existing utility's consent.

6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within therewith shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to hereon. Further subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.

7. Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level. In such event the residences on such lots with basements may not have sewer service available to the basements. The owner of any lot in this Plat shall be responsible for verifying the sewer lateral depth serving said lot and shall be responsible for setting the foundation elevation of the residence constructed thereon to a depth sufficient for adequate fall into the respective sewer lateral.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by_____, Order Number_____, Amendment No._____ with an effective date of_____, 20____.

HIGH GROUND WATER:

Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.

SEWER LATERAL NOTE:

All lots contained within this Plat are served by private sewer laterals. The owner(s) of a lot in this Plat or any portion of an Alpha Parcel which is served by a sewer lateral which traverses a lot labelled "P" or "O", a public rights-of-way, or a PUE/DE easement is hereby granted an easement over any through such "P" and/or "O" lots, public rights-of-way and/or PUE/DE easements for the purpose of allowing such owner(s) the right to operate, maintain and repair such sewer lateral. Promptly following any construction, repairs or maintenance requiring disturbance of the surface or subsurface of a burdened property, the benefited party shall cause the surface and subsurface of the burdened property to be restored to a condition substantially similar to the condition prior to such disturbance.

SEWER NOTE:

"The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations."

NOTICE:

Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CC&Rs") recorded against such property, including those described in note 1 of this plat. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 7007P commencing at Page 273, in the Salt Lake County Recorder's Office, as it may be amended from time to time. These documents may limit the use of the property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CC&Rs, the Matrix and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	88.00	3°19'21"	5.10	S51°47'25"W	5.10

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- LOT LINES
- SECTION MONUMENT (FOUND)

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

GARDEN PARK LAKESIDE PHASE 2
1ST AMENDMENT

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



Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

12/17/19
Date

BOUNDARY DESCRIPTION

All of Lots 202-203 and Lots 232-233, GARDEN PARK LAKESIDE PHASE 2 SUBDIVISION, according to the Official Plat thereof recorded August 7, 2019 as Entry No. 13047076 in Book 2019P of Plats at Page 226 in the Office of the Salt Lake County Recorder.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

GARDEN PARK LAKESIDE PHASE 2
1ST AMENDMENT

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 20____

_____
CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
QUESTAR GAS CO.	DATE
COMCAST CABLE CO.	DATE

GARDEN PARK LAKESIDE PHASE 2
1ST AMENDMENT
(AMENDING LOTS 201-210 & 231-234, GARDEN PARK LAKESIDE PHASE 2)
LOCATED IN THE NE1/4 OF SECTION 24 & THE SE1/4 OF SECTION 13, T3S, R2W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

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

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

$_____
FEE

SALT LAKE COUNTY RECORDER

PLAT PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SALT LAKE VALLEY HEALTH DEPARTMENT	SOUTH VALLEY SEWER DISTRICT	SOUTH JORDAN CITY PLANNNER	SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2019.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ BY THE SOUTH JORDAN CITY PLANNER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2019.
SALT LAKE VALLEY HEALTH DEPARTMENT	GENERAL MANAGER	CITY PLANNER	DATE / SOUTH JORDAN CITY ENGINEER	ATTORNEY FOR SOUTH JORDAN CITY	ATTEST: CITY CLERK / MAYOR

Z:\2019\19-0200 GARDEN PARK LAKESIDE PH 2\DESIGN\19-0200 AMENDMENT PLAT.DWG

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 2-11-2020

Issue	**DAYBREAK VILLAGE 12A PLAT 1 PRELIMINARY PLAT**
Location:	6950 West 11335 South
File No:	PLPP201900662
Applicant:	Daybreak Communities

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPP201900662 as proposed.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

BACKGROUND

ACREAGE	16.620 acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community (PC)/Vacant South- Large Scale Master Planned Community (P-C)/Vacant East - Large Scale Master Planned Community (P-C)/Vacant West - Large Scale Master Planned Community (P-C)/Vacant

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 12A Plat 1 subdivision. The proposed subdivision will divide the property into 79 residential lots, 3 park lots (P-lots) and associated public right-of-way.

ANALYSIS

The residential lots are all single family lots. The residential density of this proposal is 4.7 units per acre (gross density) and 7.3 units per acre (net density), which is consistent with

the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 3,825 sq. ft. to 11,450 sq. ft. with an average lot size of 5,899 sq. ft.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The proposed design guidelines specific to this plat are attached for review.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: "This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre."
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

Conclusions:

- The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

- Approve the preliminary plat.
- Deny the preliminary plat.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Preliminary Plat
- Design Guidelines



Location Map

DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the West Half of Section 22, T3S, R2W,
Salt Lake Base and Meridian

Containing 79 Lots		10.698 acres
Containing 3 P-Lots	56,900 S.F.	- 1.306 acres
Containing 6 Public Lanes		1.352 acres
Street Right-of-Way		3.264 acres
(Street Rights-of-Way includes 0.930 acres of park strips which shall be counted as open space towards the calculation of the open space requirement set forth in the Master Development Agreement.)		
Total boundary acreage		16.620 acres

NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE 12A PLAT 1, there shall also be recorded, with respect to the "tract" described hereon, a document entitled "Supplement to Covenant for Community for Daybreak Submitting Additional Property", and, with respect to the residential lots and certain other lots within this Plat, a document entitled "Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described hereon to a document entitled "Covenant for Community for Daybreak" (the "Covenant"), and the residential lots and certain other lots within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"). In addition, any non-residential lot(s) may also have recorded against them a "Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village Submitting Additional Property", which subjects such non-residential lots within this Plat to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village" (the "Village Declaration"). This Plat is part of a master-planned community commonly known as "Daybreak" and is subject to the Master Development Agreement recorded on March 26, 2003 as Entry No. 8581557, in Book 8762 beginning on Page 7103 of the Official Records of Salt Lake County (which Master Development Agreement may be amended from time to time) (the "Master Development Agreement").

2. The "tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (i) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, and (ii) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise enforceable at law or in equity.

3. All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown hereon. All other areas are not dedicated for public use by this Plat. Lots designated as "O" and "P" are to be dedicated or donated to either: (i) the city or other governmental entity, or (ii) an owners' association for common area use, in a subsequently recorded instrument or an amendment to this Plat. Any easement shown on this Plat that is not specifically referred to as "public" is reserved to Owner or to Owner's designee.

4. The Owner reserves, in favor of Daybreak Water Company, a Utah non-profit corporation, easements over, across and under all streets, public rights-of-way, alleys, "P" lots and "O" lots, and other public use areas, and all public utility and drainage easement areas to install, maintain, repair, and otherwise operate and accomplish all things associated with, a secondary water system providing secondary water to portions of Daybreak.

5. On any lot in this Plat encumbered by a blanket PU&DE easement, Owner reserves the right to relocate and/or more particularly define the location of such easement by Owner recording a notice of such location concerning such lot in the Official Records of Salt Lake County. Owner's relocation or definition of the easement is subject to existing utility's consent.

6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within therewith shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to hereon. Further subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.

7. Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level. In such event the residences on such lots with basements may not have sewer service available to the basements. The owner of any lot in this Plat shall be responsible for verifying the sewer lateral depth serving said lot and shall be responsible for setting the foundation elevation of the residence constructed thereon to a depth sufficient for adequate fall into the respective sewer lateral.

8. The total development known as Daybreak, of which this plat is a part, is a large, master planned community. Phases of Daybreak may contain or be adjacent to a significant mix of land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential properties. Different uses may be constructed at different times. Certain uses may be located near other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office property and apartments, townhouses and condominiums, which may or may not be built concurrently with residential uses. Throughout the course of development, the plans for Daybreak may change depending on a variety of factors, including market factors, requested approvals and the results of ongoing studies and planning. Certain traits of each residential property may change over time depending on adjacent uses, such as the view, shade, perceived privacy, adjacency to parks, trails or open and amount/timing of traffic. No commitments are made regarding the future development of Daybreak or the uses that will be made of land within or around Daybreak. Also, in connection with the development of Daybreak there will be ongoing construction activities related to development.

9. For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for public use by pedestrians and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by _____, Order Number _____, Amendment No. _____ with an effective date of _____, 20__.

HIGH GROUND WATER:

Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.

SEWER LATERAL NOTE:

All lots contained within this Plat are served by private sewer laterals. The owner(s) of a lot in this Plat or any portion of an Alpha Parcel which is served by a sewer lateral which traverses a lot labeled "P" or "O", a public right-of-way, or a PU&DE easement is hereby granted an easement over and through such "P" and/or "O" lots, public rights-of-way and/or PU&DE easements for the purpose of allowing such owner(s) the right to operate, maintain and repair such sewer lateral. Promptly following any construction, repairs or maintenance requiring disturbance of the surface or subsurface of a burdened property, the benefited party shall cause the surface and subsurface of the burdened property to be restored to a condition substantially similar to the condition prior to such disturbance.

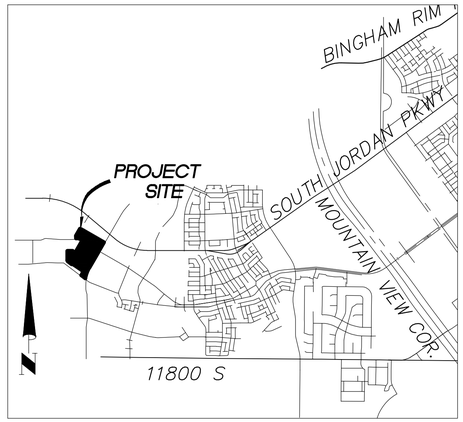
NOTICE:

Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CCRs") recorded against such property, including those described in note 1 of this plat. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P commencing at Page 273, in the Salt Lake County Recorder's Office, as it may be amended from time to time. These documents may limit the use of the property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CCRs, the Matrix and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

DEVELOPED BY:

Daybreak Communities
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84009



VICINITY MAP

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for public use.

In witness whereof I have here unto set my hand this _____ day of _____ A.D., 20_____.

VP Daybreak Investments LLC,
a Delaware limited liability company

By: Daybreak Communities LLC,
a Delaware limited liability company
Its: Project Manager

_____
Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this_____day of_____, 20_____, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Investments LLC, a Delaware limited liability company."

_____
Notary Public

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 6390728 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as DAYBREAK VILLAGE 12A PLAT 1 and the same has been correctly surveyed and staked on the the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR
No. 6390728
MARSHALL D BYRD
STATE OF UTAH

Marshall D. Byrd
Professional Land Surveyor
Utah Certificate No. 6390728

Date

BOUNDARY DESCRIPTION:

Beginning at a point a Southerly Corner of the Less & Except Parcel QQ of the Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision, said point lies South 89°56'03" East 1774.715 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 2462.527 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less & Except Parcel QQ North 52°43'34" West 136.720 feet to a point on a 1154.000 foot radius non tangent curve to the right, (radius bears South 76°10'02" East, Chord: North 17°18'36" East 139.979 feet); thence along the arc of said curve 140.065 feet through a central angle of 06°57'15"; thence North 55°47'32" West 220.485 feet; thence South 46°27'36" West 1.120 feet; thence North 55°47'32" West 180.749 feet; thence South 37°16'26" West 24.000 feet; thence North 52°43'34" West 137.137 feet to a point on a 46.000 foot radius tangent curve to the right, (radius bears North 37°16'26" East, Chord: North 26°21'47" West 40.853 feet); thence along the arc of said curve 42.331 feet through a central angle of 52°43'34"; thence North 282.878 feet; thence East 161.500 feet; thence South 88.321 feet to a point on a 25.500 foot radius tangent curve to the left, (radius bears East, Chord: South 75°00'00" East 49.262 feet); thence along the arc of said curve 66.759 feet through a central angle of 150°00'00"; thence North 30°00'00" East 435.078 feet to a point on the Northeasterly Line of Less & Except Parcel GGG of said Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation; thence along said Less & Except Parcel GGG the following (4) courses: 1) South 60°00'00" East 10.500 feet; 2) South 30°00'00" West 11.500 feet; 3) South 60°00'00" East 582.000 feet; 4) South 30°00'00" West 545.362 feet along said Less & Except Parcel GGG and said Less & Except Parcel QQ to a point on a 1030.000 foot radius tangent curve to the left, (radius bears South 60°00'00" East, Chord: South 20°24'11" West 343.437 feet); thence along said Less & Except Parcel QQ and the arc of said curve 345.048 feet through a central angle of 19°11'38" to the point of beginning.

Property contains 11.352 acres.

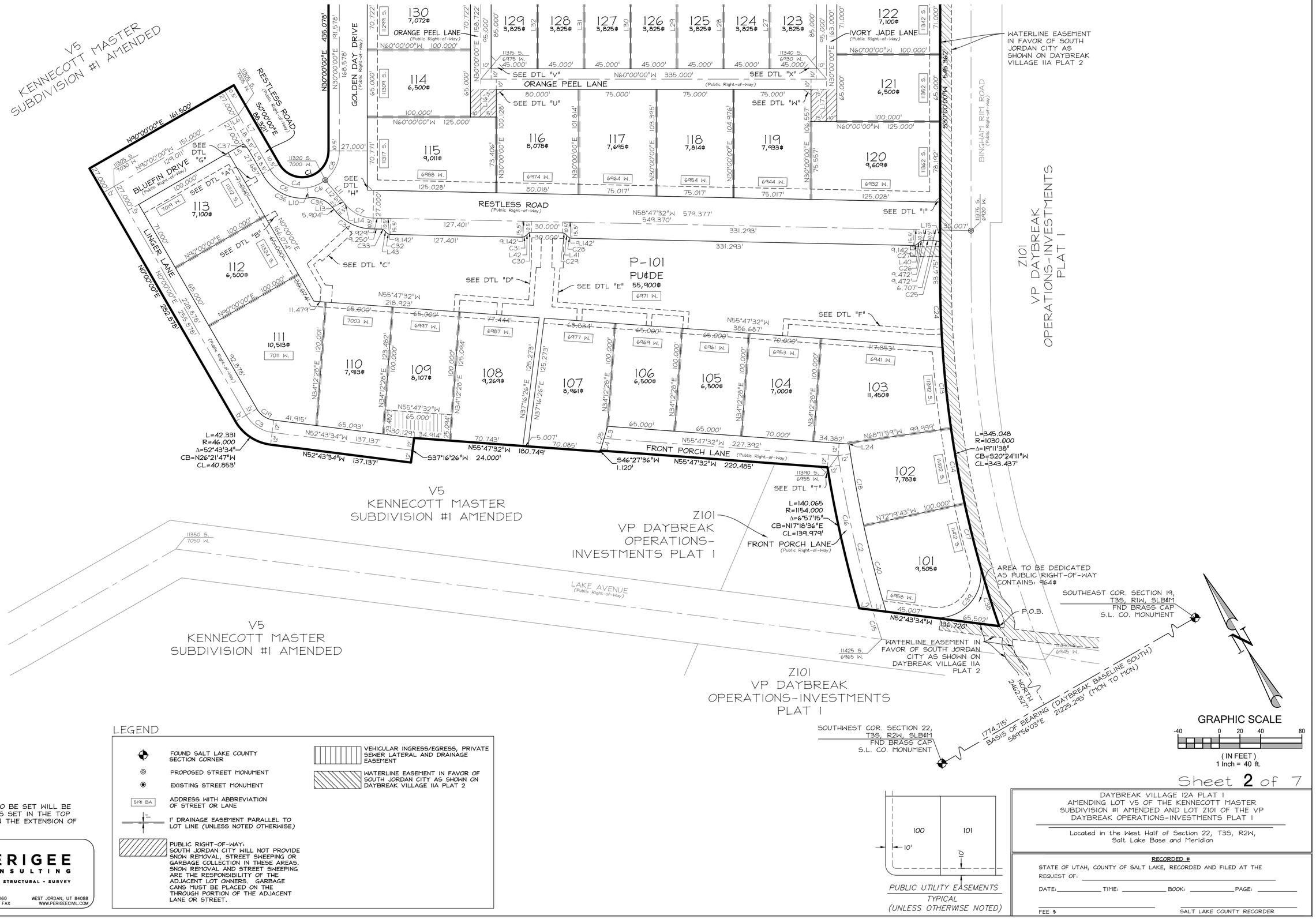
Also and together with the following described tract of land:

Beginning at a point a Southerly Corner of the Less & Except Parcel FFF of the Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision, said point lies South 89°56'03" East 2197.126 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3309.162 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less & Except Parcel FFF the following (3) courses: 1) North 60°00'00" West 651.135 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 30°00'00" West, Chord: North 76°02'00" West 127.049 feet); 2) along the arc of said curve 128.723 feet through a central angle of 32°03'59"; 3) South 87°56'01" West 17.857 feet; thence North 02°03'59" West 78.406 feet; thence North 30°00'00" East 243.563 feet; thence South 65°22'40" East 66.626 feet to a point on a 527.000 foot radius tangent curve to the right, (radius bears South 24°37'20" West, Chord: South 62°41'20" East 49.445 feet); thence along the arc of said curve 49.463 feet through a central angle of 05°22'40"; thence South 60°00'00" East 714.277 feet to a point of the Southeasterly Line of said Less & Except Parcel FFF; thence along said Southeasterly Line South 30°00'00" West 274.000 feet to the point of beginning.

Property contains 5.268 acres.

EASEMENT APPROVAL	SALT LAKE VALLEY HEALTH DEPARTMENT	SOUTH VALLEY SEWER DISTRICT	PLANNING DEPARTMENT	SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR	RECORDED #
CENTURY LINK:_____DATE: _____	APPROVED AS TO FORM THIS _____ DAY	APPROVED AS TO FORM THIS _____ DAY	APPROVED AS TO FORM THIS _____ DAY	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY	APPROVED AS TO FORM THIS _____ DAY	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
PACIFICORP: _____ DATE: _____	OF _____, A.D., 20_____.	OF _____, A.D., 20_____.	OF _____, A.D., 20_____. BY THE SOUTH JORDAN PLANNING DEPARTMENT.		OF _____, A.D., 20_____.	OF _____, A.D., 20_____.	DATE:_____ TIME: _____ BOOK: _____ PAGE: _____
DOMINION ENERGY: _____ DATE: _____							
COMCAST: _____ DATE: _____	_____ SALT LAKE VALLEY HEALTH DEPARTMENT	_____ GENERAL MANAGER	_____ CITY PLANNER	_____ DATE SOUTH JORDAN CITY ENGINEER	_____ ATTORNEY FOR SOUTH JORDAN CITY	_____ CITY RECORDER _____ MAYOR	_____ FEE $ _____ SALT LAKE COUNTY RECORDER

XREFS:



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- 5191 BA — ADDRESS WITH ABBREVIATION OF STREET OR LANE
- I' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- VEHICULAR INGRESS/EGRESS, PRIVATE SEWER LATERAL AND DRAINAGE EASEMENT
- WATERLINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY AS SHOWN ON DAYBREAK VILLAGE IIA PLAT 2

PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)

PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the West Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

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

FEE $ _____ SALT LAKE COUNTY RECORDER

V5
KENNECOTT MASTER
SUBDIVISION #1 AMENDED

V5
KENNECOTT MASTER
SUBDIVISION #1 AMENDED

V5
KENNECOTT MASTER
SUBDIVISION #1 AMENDED

V5
KENNECOTT MASTER
SUBDIVISION #1 AMENDED

V5
KENNECOTT MASTER
SUBDIVISION #1 AMENDED

GRANBURY DRIVE (Public Right-of-Way)
REPTON LANE (Public Right-of-Way)
HAVITURE ROAD (Public Right-of-Way)
DOCKSIDER DRIVE (Public Right-of-Way)
SQUEAKY LANE (Public Right-of-Way)
GOLDEN DAY DRIVE (Public Right-of-Way)
HIGHBROW WAY (Public Right-of-Way)
IVORY JADE LANE (Public Right-of-Way)
BINGHAM RIM ROAD (Public Right-of-Way)

P-103 PU&DE 500# 6917 W.
P-102 PU&DE 500# 6936 W.

L=49.463
R=527.000
Δ=5°22'40"
CB=S62°41'20"E
CL=49.445'

S65°22'40"E 66.626'
S60°00'00"E 714.277'
N60°00'00"W 744.277'
714.277'
S30°00'00"W 11.500'
S60°00'00"E 10.500'
S60°00'00"E 582.000'
N60°00'00"W 651.135'
N60°00'00"W 690.000'
N60°00'00"W 660.000'
N60°00'00"W 612.000' (MON TO MON)
N60°00'00"W 335.000'
N30°00'00"E 243.563'
N30°00'00"E 435.078'
S30°00'00"E 274.000'
S30°00'00"W 545.362'
S87°56'01"W 17.857'
N62°03'59"W 76.406'

L=128.723
R=230.000
Δ=32°03'59"
CB=N76°02'00"W
CL=127.049'

SEE DTL "N"
SEE DTL "O"
SEE DTL "P"
SEE DTL "Q"
SEE DTL "R"
SEE DTL "S"
SEE DTL "AA"
SEE DTL "BB"
SEE DTL "CC"
SEE DTL "DD"
SEE DTL "Y"
SEE DTL "Z"
SEE DTL "J"
SEE DTL "K"
SEE DTL "L"
SEE DTL "M"

P.O.B.

Lot	Area	Address
179	5,039#	6963 W.
178	4,500#	6957 W.
177	4,500#	6951 W.
176	4,500#	6947 W.
175	4,500#	6939 W.
174	4,500#	6933 W.
173	4,500#	6927 W.
172	4,950#	6921 W.
171	4,950#	6913 W.
170	4,500#	6907 W.
169	4,500#	6901 W.
168	4,500#	6897 W.
167	4,500#	6889 W.
166	4,500#	6883 W.
165	6,900#	6873 W.
164	4,500#	11278 S. 6890 W.
163	4,500#	11284 S.
162	7,250#	11292 S. 6888 W.
161	5,500#	6902 W.
160	5,500#	6908 W.
159	5,500#	6916 W.
158	5,500#	6924 W.
157	5,950#	6932 W.
156	5,950#	6942 W.
155	7,500#	6948 W.
154	7,500#	6958 W.
153	7,540#	6968 W.
152	8,754#	11231 S.
151	7,100#	6953 W. 11267 S.
150	6,500#	11277 S.
149	4,500#	6955 W.
148	4,500#	6941 W.
147	4,500#	6937 W.
146	4,500#	6929 W.
145	4,500#	6923 W.
144	4,500#	6917 W.
143	4,500#	6911 W.
142	6,900#	6907 W. 6893 W. 11308 S.
141	4,500#	11314 S.
140	4,500#	11322 S.
139	5,750#	11328 S. 6908 W.
138	3,825#	6922 W.
137	3,825#	6926 W.
136	3,825#	6932 W.
135	3,825#	6938 W.
134	3,825#	6944 W.
133	3,825#	6952 W.
132	3,825#	6956 W.
131	8,511#	6968 W. 11283 S.

11205 S. 6970 W.
11220 S. 6980 W.
11245 S. 6985 W.
11255 S. 6960 W.
11265 S. 6945 W.
11265 S. 6860 W.
11275 S. 6890 W.
11285 S. 6955 W.
11290 S. 6980 W.
11290 S. 6900 W.
11300 S. 6965 W.
11300 S. 6880 W.
11310 S. 6910 W.
11325 S. 6920 W.
11335 S. 6900 W.

WATERLINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY AS SHOWN ON DAYBREAK VILLAGE 11A PLAT 2

SOUTHEAST COR. SECTION 19, T3S, R1W, SLB&M
FND BRASS CAP
S.L. CO. MONUMENT

Z101
VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

NORTH 3309.162'
2197.126' BASIS OF BEARING (DAYBREAK BASELINE SOUTH) S89°56'03"E 2225.293' (MON TO MON)

SOUTHWEST COR. SECTION 22, T3S, R2W, SLB&M
FND BRASS CAP
S.L. CO. MONUMENT

MATCHLINE - SEE SHEET 2

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- 5191 BA — ADDRESS WITH ABBREVIATION OF STREET OR LANE
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- VEHICULAR INGRESS/EGRESS, PRIVATE SEWER LATERAL AND DRAINAGE EASEMENT
- WATERLINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY AS SHOWN ON DAYBREAK VILLAGE 11A PLAT 2

GRAPHIC SCALE
-40 0 20 40 80
(IN FEET)
1 Inch = 40 ft.

PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

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100 101 10' 10'
PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the West Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

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LEGEND

EXISTING 20' WIDE SEWER EASEMENT
RECORDED IN BOOK_____ PAGE_____

EXISTING 20' WIDE SEWER EASEMENT
RECORDED IN BOOK XX PAGE XX

GRAPHIC SCALE

-60 0 30 60 120

(IN FEET)
1 Inch = 60 ft.

PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

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DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP
DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the West Half of Section 22, T3S, R2W,
Salt Lake Base and Meridian

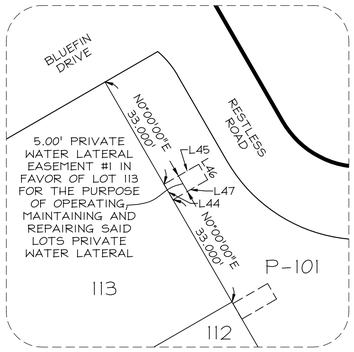
RECORDED #

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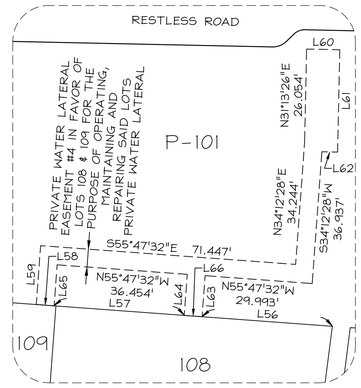
_____ _____

FEE $ SALT LAKE COUNTY RECORDER



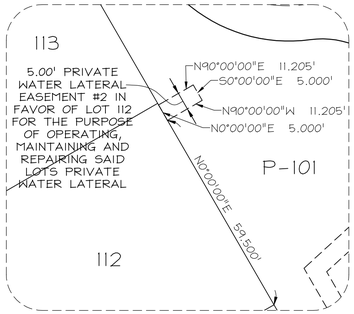
DETAIL "A"

SCALE: 1" = 20'



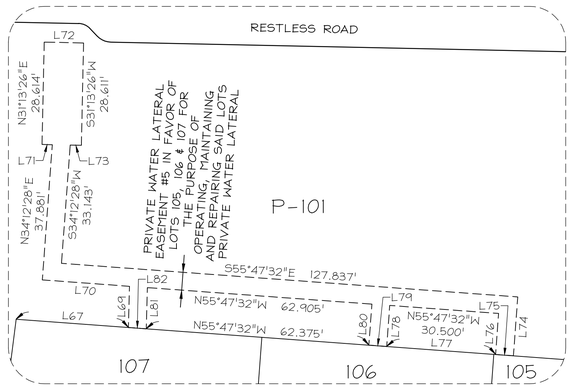
DETAIL "D"

SCALE: 1" = 20'



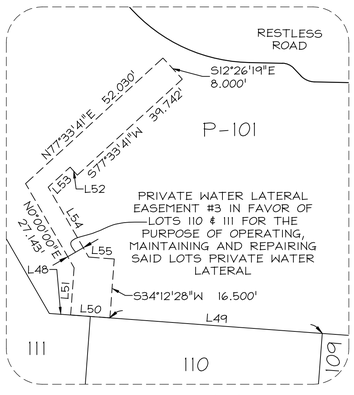
DETAIL "B"

SCALE: 1" = 20'



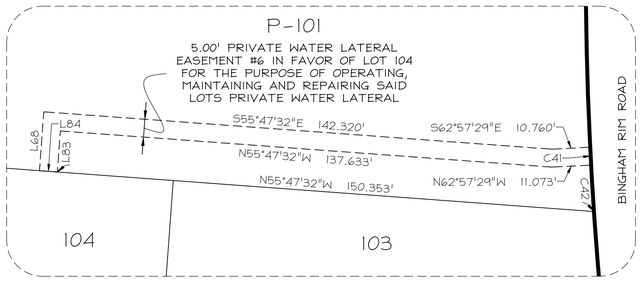
DETAIL "E"

SCALE: 1" = 20'



DETAIL "C"

SCALE: 1" = 20'



DETAIL "F"

SCALE: 1" = 20'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	66.759	25.500	150°00'00"	S75°00'00"E	49.262
C2	182.941	1142.000	009°10'42"	N16°40'22"E	182.745
C3	31.288	34.000	052°43'34"	N26°21'47"W	30.196
C4	61.787	36.000	098°20'11"	N49°10'05"W	54.477
C5	42.718	36.000	067°59'14"	N33°59'37"W	40.255
C6	19.069	36.000	030°20'56"	N83°09'42"W	18.847
C7	30.469	35.500	049°10'31"	N34°12'17"W	29.542
C8	32.461	36.000	051°39'49"	N55°49'55"E	31.373
C9	24.086	230.000	006°00'01"	N87°32'09"W	24.075
C10	6.144	230.000	001°31'50"	N88°41'56"E	6.144
C11	55.966	100.000	032°03'59"	N13°58'00"E	55.239
C12	46.929	500.000	005°22'40"	N62°41'20"W	46.912
C13	78.736	1030.000	004°22'47"	N23°59'24"E	78.717
C14	74.224	1030.000	004°07'44"	N19°44'09"E	74.207
C15	29.660	1142.000	001°29'17"	N12°49'39"E	29.659
C16	153.281	1142.000	007°41'25"	N17°25'00"E	153.166
C17	59.200	1030.000	003°17'35"	N16°01'29"E	59.192
C18	80.360	1130.000	004°04'28"	N19°42'31"E	80.343
C19	20.245	22.000	052°43'34"	N26°21'47"W	19.539
C20	60.454	230.000	015°03'35"	N77°00'21"W	60.280
C21	38.039	230.000	009°28'33"	N64°44'17"W	37.995

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C22	4.723	473.000	000°34'20"	N60°17'10"W	4.723
C23	39.671	473.000	004°48'20"	N62°58'30"W	39.660
C24	68.672	1030.000	003°49'12"	N28°05'24"E	68.659
C25	7.042	25.000	016°08'19"	N50°43'23"W	7.018
C26	3.534	4.500	045°00'00"	N81°17'32"W	3.444
C27	4.320	5.500	045°00'00"	N81°17'32"W	4.210
C28	4.320	5.500	045°00'00"	N36°17'32"W	4.210
C29	3.534	4.500	045°00'00"	N36°17'32"W	3.444
C30	3.534	4.500	045°00'00"	N81°17'32"W	3.444
C31	4.320	5.500	045°00'00"	N81°17'32"W	4.210
C32	4.320	5.500	045°00'00"	N36°17'32"W	4.210
C33	3.534	4.500	045°00'00"	N36°17'32"W	3.444
C34	39.480	46.000	049°10'31"	N34°12'17"W	38.280
C35	25.335	25.000	058°03'47"	N38°38'55"W	24.265
C36	51.975	44.000	067°40'49"	N33°50'24"W	49.005
C37	8.673	25.000	019°52'37"	N09°56'18"W	8.629
C38	64.216	1030.000	003°34'20"	S12°35'32"W	64.206
C39	82.757	42.000	112°53'44"	N70°49'34"E	70.004
C40	86.130	1130.000	004°22'02"	N15°29'16"E	86.109
C41	5.000	1030.000	000°16'41"	S27°02'31"W	5.000
C42	12.997	1030.000	000°43'23"	N26°32'29"E	12.997

Line Table		
Line #	Length	Direction
L1	13.119	N52°43'34"W
L2	13.092	N52°43'34"W
L3	12.280	N46°27'36"E
L4	12.280	N46°27'36"E
L5	17.011	N90°00'00"W
L6	9.989	N90°00'00"E
L7	88.321	N00°00'00"E
L8	35.500	N00°00'00"E
L9	25.821	N00°00'00"E
L10	9.917	N22°00'46"E
L11	31.088	N09°37'02"W
L12	24.321	N09°37'02"W
L13	5.904	N09°37'02"W
L14	0.864	N09°37'02"W
L15	11.488	N30°00'00"E
L16	36.722	N30°00'00"E
L17	41.000	N30°00'00"E
L18	18.500	N30°00'00"E
L19	30.000	N30°00'00"E
L20	61.564	N02°03'59"W

Line Table		
Line #	Length	Direction
L21	17.857	N87°56'01"E
L22	39.035	N65°22'40"W
L23	31.470	N02°03'59"W
L24	1.070	N21°48'01"E
L25	25.679	N46°27'36"E
L26	9.562	N72°04'26"W
L27	85.000	N30°00'00"E
L28	85.000	N30°00'00"E
L29	85.000	N30°00'00"E
L30	85.000	N30°00'00"E
L31	85.000	N30°00'00"E
L32	85.000	N30°00'00"E
L33	85.000	N30°00'00"E
L34	85.000	N30°00'00"E
L35	85.000	N30°00'00"E
L36	85.000	N30°00'00"E
L37	85.000	N30°00'00"E
L38	85.000	N30°00'00"E
L39	85.000	N30°00'00"E
L40	2.929	N76°12'28"E

Line Table		
Line #	Length	Direction
L41	2.929	N13°47'32"W
L42	2.929	N76°12'28"E
L43	2.929	N13°47'32"W
L44	5.000	N00°00'00"E
L45	11.205	N90°00'00"W
L46	5.000	N00°00'00"E
L47	11.205	N90°00'00"E
L48	6.427	N55°47'32"W
L49	59.500	N55°47'32"W
L50	11.000	N55°47'32"W
L51	13.231	N34°12'28"E
L52	3.000	N12°26'19"W
L53	8.271	S77°33'41"W
L54	22.572	S00°00'00"E
L55	7.177	S55°47'32"E
L56	36.490	N55°47'32"W
L57	36.454	N55°47'32"W
L58	5.000	N55°47'32"W
L59	16.500	N34°12'28"E
L60	9.268	S58°46'34"E

Line Table		
Line #	Length	Direction
L61	28.617	S31°13'26"W
L62	4.394	N58°47'32"W
L63	11.500	S34°12'28"W
L64	11.500	N34°12'28"E
L65	11.500	S34°12'28"W
L66	5.000	N55°47'32"W
L67	31.453	N55°47'32"W
L68	16.500	N34°12'28"E
L69	11.512	N31°34'06"E
L70	24.427	N55°47'32"W
L71	2.866	N58°47'32"W
L72	11.000	S58°46'34"E
L73	3.127	N58°47'32"W
L74	16.500	S34°12'28"W
L75	5.000	N55°47'32"W
L76	11.500	N34°12'28"E
L77	30.500	N55°47'32"W
L78	11.500	S34°12'28"W
L79	5.000	N55°47'32"W
L80	11.500	N34°12'28"E

Line Table		
Line #	Length	Direction
L81	11.512	S31°34'06"W
L82	5.005	N55°47'32"W
L83	11.500	S34°12'28"W
L84	5.000	N55°47'32"W

DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the West Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

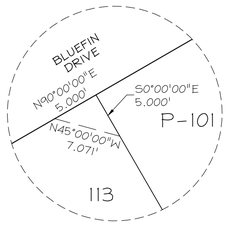
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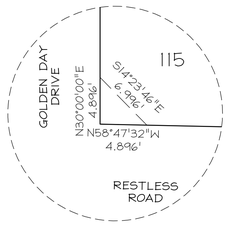
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SIDEWALK EASEMENTS

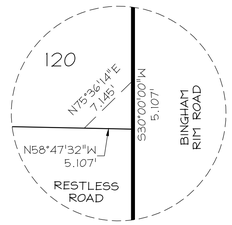
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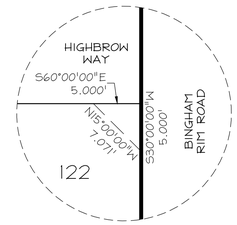
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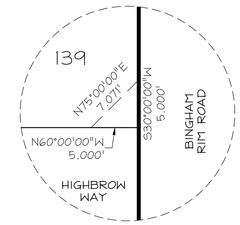
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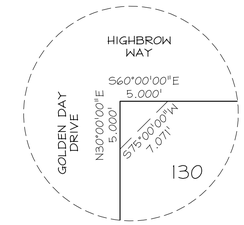
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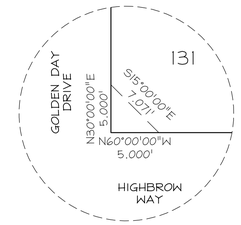
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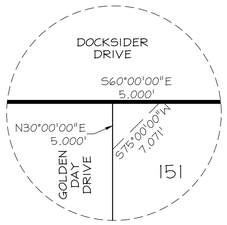
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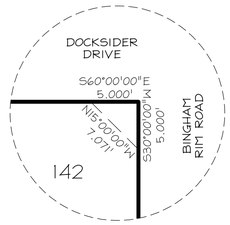
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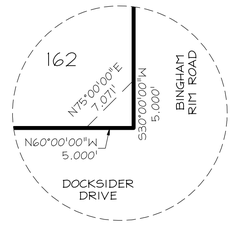
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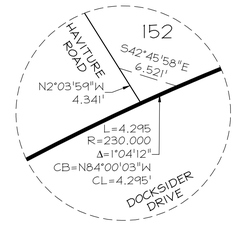
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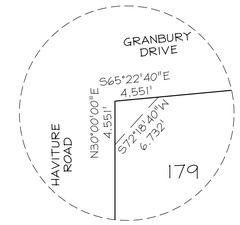
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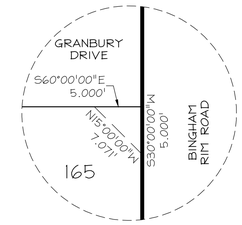
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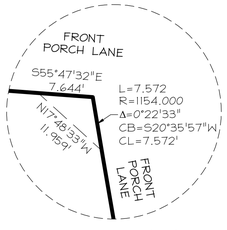
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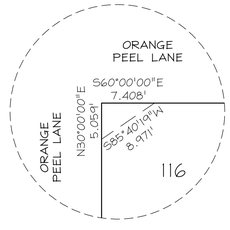
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ACCESS EASEMENTS - LANES

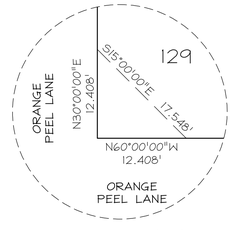
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FOR LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



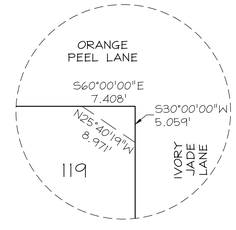
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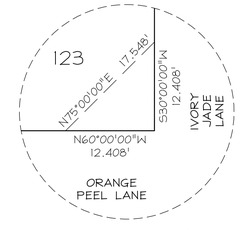
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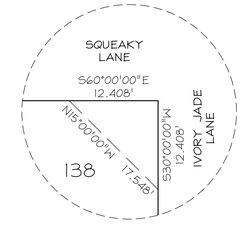
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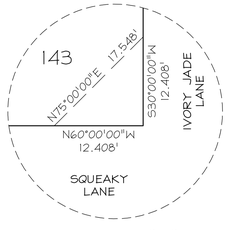
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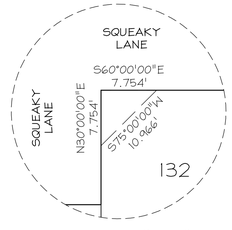
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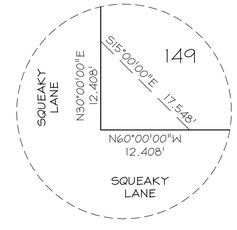
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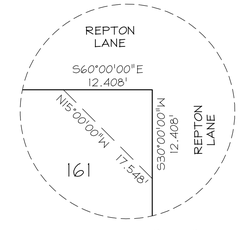
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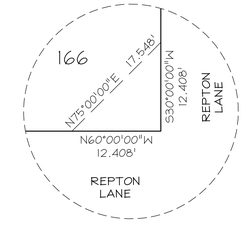
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DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP
DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the West Half of Section 22, T3S, R2W,
Salt Lake Base and Meridian

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1. INFORMATION COMPILED BY ADDING ACREAGE ON A FINAL PLAT PREPARED BY STANTEC.
2. THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THESE PLATS HAVE BEEN AMENDED AND THE AMENDED PLAT WAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.
3. THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THIS PLAT HAS BEEN AMENDED THREE TIMES AND ONLY THE LAST AMENDED PLAT (PLAT 7C) AS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.
4. INFORMATION SHOWN ON A FINAL PLAT PREPARED BY DOMINION.
5. INFORMATION SHOWN ON A FINAL PLAT PREPARED BY FOCUS ENGINEERING AND SURVEYING.
6. THIS PLAT VACATED (5) P-LOTS WHICH WERE SUBTRACT FROM THE TABLE.
7. THIS PLAT AMENDED P-LOTS FROM THE ORIGINAL PLAT AND THE ACREAGE SHOWN IS THE NET DIFFERENCE.

* THESE NUMBERS ARE CORRECTED FROM THE ORIGINALLY RECORDED PLAT.

DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED AND LOT 2101 OF THE VP
DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the West Half of Section 22, T3S, R2W,
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Design Guidelines/Development Standards - DAYBREAK VILLAGE 12A PLAT 1

I. SINGLE FAMILY

Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing.

	A. TOWNHOUSE	B. GREEN COURT/FLAG LOT	C. SMALL LOT	D. STANDARD LOT	E. LARGE LOT
1 LOT DIMENSIONS	Min. 15' lot frontage/unit	Min. 30' lot frontage; 15' min. for attached dwellings	Min. 30', Max.70" lot frontage	Min. 55', Max. 100' lot frontage	Min. 65', Max. 120' lot frontage
	Min. 50' lot depth	Min. 50' lot depth	Min. 50' lot depth	Min. 90' lot depth	Min. 90' lot depth
2 LOT COVERAGE	Max. 90% lot coverage	Max. 75% lot coverage	Max. 70% lot coverage	Max. 55% lot coverage	Max. 45% lot coverage
3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS	Min. setbacks for main building: 5' front, 0' each side, 0' rear	Min. setbacks for main building: 5' front, 4' rear. Side setbacks must be 3' min. or 5' from adjacent building. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 10' rear. Side setbacks must be 3' min. or 6' from adjacent building. Attached, Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 11' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations
	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot
	For corner lots, side setback min. 5'	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage
		For attached dwellings, minimum side setback is 0'			
	Porches, terraces, balconies, stairs and landings, and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.
	80% of lot frontage must have building w/in 30' of min. setback	40% of lot frontage must have building w/in 25' of min. setback	40% of lot frontage must have building within 15' of min. setback	40% of lot frontage must have building within 15' of min. setback, unless the garage loads from a forward driveway court.	40% of lot frontage must have building within 15' of min. setback,unless the garage loads from a forward driveway court.
4 BUILDING MATERIALS	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.
	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.
	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.
	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass
	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.
5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS	Each unit requires 1 parking space which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed
		Parking spaces may be accessed by Lane or common drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.
	Parking spaces must be lane-accessed		Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.
				Front-loaded garages may be max. 45% of primary façade, and must be recessed 5' behind the primary façade.	Front-loaded garages may be max. 40% of primary façade, and must be recessed 5' behind the primary façade.
	Min. 4' garage setback from lane if garage door opens directly or perpendicular to alley. Min. 0' setback is permissible when garage door opens parallel to alley	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min.4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 2-11-2020

Issue	**DAYBREAK VILLAGE 11A PLAT 3 PRELIMINARY PLAT**
Location:	6800 West 11550 South
File No:	PLPP201900705
Applicant:	Daybreak Communities

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPP201900705 as proposed.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

BACKGROUND

ACREAGE	9.896 acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community (PC)/Vacant South- Large Scale Master Planned Community (P-C)/Vacant East - Large Scale Master Planned Community (P-C)/Future Residential (Village 11A Plats 1 & 2) West - Large Scale Master Planned Community (P-C)/Vacant and Future Residential

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 11A Plat 3 subdivision. The proposed subdivision will divide the property into 75 residential lots (12 twin home lots and 63 single family detached), 5 park lots (P-lots) and associated public right-of-way.

ANALYSIS

The residential density of this proposal is 7.5 units per acre (gross density) and 10.5 units per acre (net density), which is consistent with the P-C zone and adopted Community

Structure Plan for Daybreak. The proposed lot sizes range from 2,550 sq. ft. to 8,555 sq. ft. with an average lot size of 4,140 sq. ft.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this plat will be the same as those approved for the Village 11A Plats 1 & 2 subdivisions.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: "This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre."
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

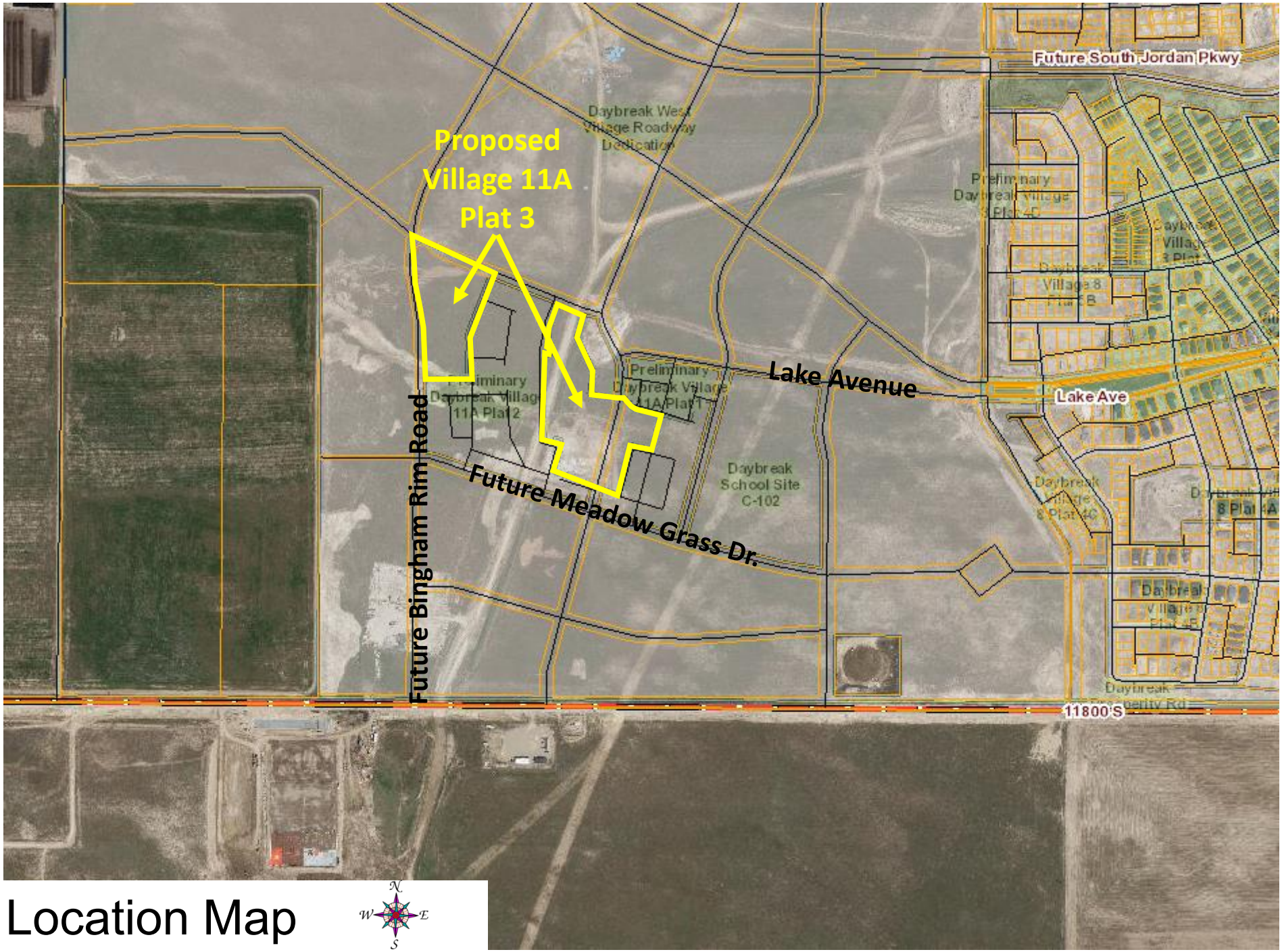
Conclusions:
- The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:
- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:
- Minimal.

ALTERNATIVES:
- Approve the preliminary plat.
- Deny the preliminary plat.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:
- Aerial Map
- Preliminary Plat
- Design Guidelines



Location Map

N
W
E
S

DAYBREAK VILLAGE IIA PLAT 3 SUBDIVISION AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

Containing 75 Lots		7.128 acres
Containing 5 P-Lots	69,436 S.F. -	1.594 acres
Containing 6 Public Lanes		0.744 acres
Street Right-of-Way		0.423 acres
(Street Rights-of-Way includes xx acres of park strips which shall be counted as open space towards the calculation of the open space requirement set forth in the Master Development Agreement)		
Total boundary acreage		9.889 acres

NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE IIA PLAT 3 SUBDIVISION, there shall also be recorded, with respect to the "tract" described hereon, a document entitled "Supplement to Covenant for Community for Daybreak Submitting Additional Property", and, with respect to the residential lots and certain other lots within this Plat, a document entitled "Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described hereon to a document entitled "Covenant for Community for Daybreak" (the "Covenant"), and the residential lots and certain other lots within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"). In addition, any non-residential lot(s) may also have recorded against them a "Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village Submitting Additional Property", which subjects such non-residential lots within this Plat to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village" (the "Village Declaration"). This Plat is part of a master-planned community commonly known as "Daybreak" and is subject to the Master Development Agreement recorded on March 26, 2003 as Entry No. 8581557, in Book 8762 beginning on Page 7103 of the Official Records of Salt Lake County (which Master Development Agreement may be amended from time to time) (the "Master Development Agreement").

2. The "tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (i) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, and (ii) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise enforceable at law or in equity.

3. All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown hereon. All other areas are not dedicated for public use by this Plat. Lots designated as "O" and "P" are to be dedicated or donated to either: (i) the city or other governmental entity, or (ii) an owners' association for common area use, in a subsequently recorded instrument or an amendment to this Plat. Any easement shown on this Plat that is not specifically referred to as "public" is reserved to Owner or to Owner's designee.

4. The Owner reserves, in favor of Daybreak Water Company, a Utah non-profit corporation, easements over, across and under all streets, public rights-of-way, alleys, "P" lots and "O" lots, and other public use areas, and all public utility and drainage easement areas to install, maintain, repair, and otherwise operate and accomplish all things associated with, a secondary water system providing secondary water to portions of Daybreak.

5. On any lot in this Plat encumbered by a blanket PU&DE easement, Owner reserves the right to relocate and/or more particularly define the location of such easement by Owner recording a notice of such location concerning such lot in the Official Records of Salt Lake County. Owner's relocation or definition of the easement is subject to existing utility's consent.

6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within therewith shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to hereon. Further subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.

7. Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level. In such event the residences on such lots with basements may not have sewer service available to the basements. The owner of any lot in this Plat shall be responsible for verifying the sewer lateral depth serving said lot and shall be responsible for setting the foundation elevation of the residence constructed thereon to a depth sufficient for adequate fall into the respective sewer lateral.

8. The total development known as Daybreak, of which this plat is a part, is a large, master planned community. Phases of Daybreak may contain or be adjacent to a significant mix of land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be interminglED with residential properties. Different uses may be constructed at different times. Certain uses may be located near other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office property and apartments, townhouses and condominiums, which may or may not be built concurrently with residential uses. Throughout the course of development, the plans for Daybreak may change depending on a variety of factors, including market factors, requested approvals and the results of ongoing studies and planning. Certain traits of each residential property may change over time depending on adjacent uses, such as the view, shade, perceived privacy, adjacency to parks, trails or open and amount/timing of traffic. No commitments are made regarding the future development of Daybreak or the uses that will be made of land within or around Daybreak. Also, in connection with the development of Daybreak there will be ongoing construction activities related to development.

9. For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for public use by pedestrians and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by _____, Order Number _____, Amendment No. _____ with an effective date of _____, 20__.

HIGH GROUND WATER:

Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.

SEWER LATERAL NOTE:

All lots contained within this Plat are served by private sewer laterals. The owner(s) of a lot in this Plat or any portion of an Alpha Parcel which is served by a sewer lateral which traverses a lot labeled "P" or "O", a public right-of-way, or a PU&DE easement is hereby granted an easement over and through such "P" and/or "O" lots, public rights-of-way and/or PU&DE easements for the purpose of allowing such owner(s) the right to operate, maintain and repair such sewer lateral. Promptly following any construction, repairs or maintenance requiring disturbance of the surface or subsurface of a burdened property, the benefited party shall cause the surface and subsurface of the burdened property to be restored to a condition substantially similar to the condition prior to such disturbance.

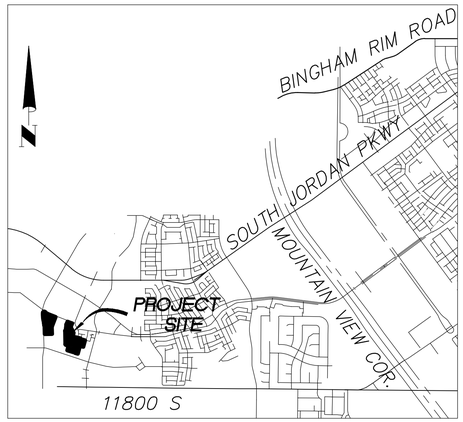
NOTICE:

Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CC&Rs") recorded against such property, including those described in note 1 of this plat. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P commencing at Page 273, in the Salt Lake County Recorder's Office, as it may be amended from time to time. These documents may limit the use of the property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CC&Rs, the Matrix and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

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CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

DEVELOPED BY:

Daybreak Communities
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84009



VICINITY MAP

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

DAYBREAK VILLAGE IIA PLAT 3 SUBDIVISION AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for public use.

In witness whereof I have here unto set my hand this _____ day of _____ A.D., 20_____.

VP Daybreak Investments LLC,
a Delaware limited liability company

By; Daybreak Communities LLC,
a Delaware limited liability company
Its: Project Manager

_____
Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this_____day of _____, 20____, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Investments LLC, a Delaware limited liability company."

_____
Notary Public

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 6390728 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as DAYBREAK VILLAGE IIA PLAT 3 SUBDIVISION and the same has been correctly surveyed and staked on the the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR
No. 6390728
MARSHALL D BYRD
STATE OF UTAH

Marshall D. Byrd
Professional Land Surveyor
Utah Certificate No. 6390728

Date

BOUNDARY DESCRIPTION:

Beginning at a point on the Westerly Line of Less & Except Parcel OO of the Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision, said point lies South 89°56'03" East 1859.572 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1676.043 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less & Except Parcel OO the following (11) courses: 1) North 00°57'15" West 264.232 feet; 2) South 89°02'45" West 11.500 feet to a point on a 318.500 foot radius non tangent curve to the left, (radius bears South 89°02'45" West, Chord: North 05°25'28" West 49.649 feet); 3) along the arc of said curve 49.700 feet through a central angle of 08°56'26"; 4) North 09°53'41" West 113.062 feet to a point on a 981.500 foot radius tangent curve to the right, (radius bears North 80°06'19" East, Chord: North 03°31'18" West 217.896 feet); 5) along the arc of said curve 218.346 feet through a central angle of 12°44'46"; 6) North 16°01'15" East 14.561 feet to a point on a 34.500 foot radius tangent curve to the right, (radius bears South 73°58'45" East, Chord: North 69°39'37" East 55.566 feet); 7) along the arc of said curve 64.597 feet through a central angle of 107°16'45" to a point of reverse curvature with a 509.500 foot radius tangent curve to the left, (radius bears North 33°17'59" East, Chord: South 58°39'27" East 34.803 feet); 8) along the arc of said curve 34.810 feet through a central angle of 03°54'52"; 9) South 29°23'07" West 17.500 feet to a point on a 527.000 foot radius non tangent curve to the left, (radius bears North 29°23'07" East, Chord: South 64°43'08" East 75.432 feet); 10) along the arc of said curve 75.497 feet through a central angle of 08°12'29"; 11) South 68°49'22" East 256.558 feet to a Northerly Corner of Daybreak Village IIA Plat 2 Subdivision; thence along said Daybreak Village IIA Plat 2 the following (6) courses: 1) South 21°10'38" West 293.323 feet to a point on a 127.000 foot radius tangent curve to the left, (radius bears South 68°49'22" East, Chord: South 10°06'41" West 48.751 feet); 2) along the arc of said curve 49.056 feet through a central angle of 22°07'53"; 3) South 00°57'15" East 87.210 feet; 4) South 06°39'53" East 20.100 feet; 5) South 00°57'15" East 85.000 feet; 6) South 89°02'45" West 222.000 feet to the point of beginning.

Property contains 3.879 acres.

Also and together with the following described tract of land:

Beginning at an Easterly Corner of the Daybreak Village IIA Plat 2 Subdivision, said point lies South 89°56'03" East 2720.337 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1131.806 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Daybreak Village IIA Plat 2 the following (16) courses: 1) North 71°45'46" West 144.558 feet; 2) North 74°51'14" West 45.655 feet; 3) North 15°08'46" East 98.717 feet to a point on a 227.000 foot radius tangent curve to the left, (radius bears North 74°51'14" West, Chord: North 11°46'18" East 26.722 feet); 4) along the arc of said curve 26.737 feet through a central angle of 06°44'55"; 5) North 08°23'51" East 55.330 feet; 6) North 81°36'09" West 37.500 feet to a point on a 25.000 foot radius non tangent curve to the right, (radius bears North 81°36'09" West, Chord: South 58°19'02" West 38.257 feet); 7) along the arc of said curve 43.563 feet through a central angle of 99°50'23"; 8) North 71°45'46" West 9.806 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears North 18°14'14" East, Chord: North 36°21'31" West 28.967 feet); 9) along the arc of said curve 30.896 feet through a central angle of 70°48'31"; 10) North 00°57'15" West 394.135 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears North 89°02'45" East, Chord: North 55°06'41" East 41.484 feet); 11) along the arc of said curve 48.927 feet through a central angle of 112°07'53"; 12) North 21°10'38" East 37.500 feet; 13) North 68°49'22" West 27.675 feet; 14) North 05°54'35" East 119.055 feet to a point on a 73.000 foot radius tangent curve to the right, (radius bears South 84°05'25" East, Chord: North 13°32'36" East 19.395 feet); 15) along the arc of said curve 19.452 feet through a central angle of 15°16'03"; 16) North 21°10'38" East 85.924 feet to a point on the Northerly Line of Less & Except Parcel OO of the Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision; thence along said Less & Except Parcel OO the following (2) courses: 1) South 68°49'22" East 142.548 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears North 21°10'38" East, Chord: South 70°29'58" East 13.458 feet); 2) along the arc of said curve 13.460 feet through a central angle of 03°21'11" to a Northwesterly Corner of the Daybreak Village IIA Plat 1 Subdivision; thence along said Daybreak Village IIA Plat 1 the following (5) courses: 1) South 21°10'38" West 120.394 feet; 2) South 68°49'22" East 0.554 feet; 3) South 26°43'22" East 187.141 feet; 4) South 08°23'51" West 125.484 feet; 5) South 81°36'09" East 120.000 feet to a point on the Easterly Line of said Less & Except Parcel OO; thence along said Less & Except Parcel OO the following (2) courses: 1) South 08°23'51" West 75.912 feet; 2) South 15°08'46" West 386.361 feet to the point of beginning.

Property contains 4.655 acres.

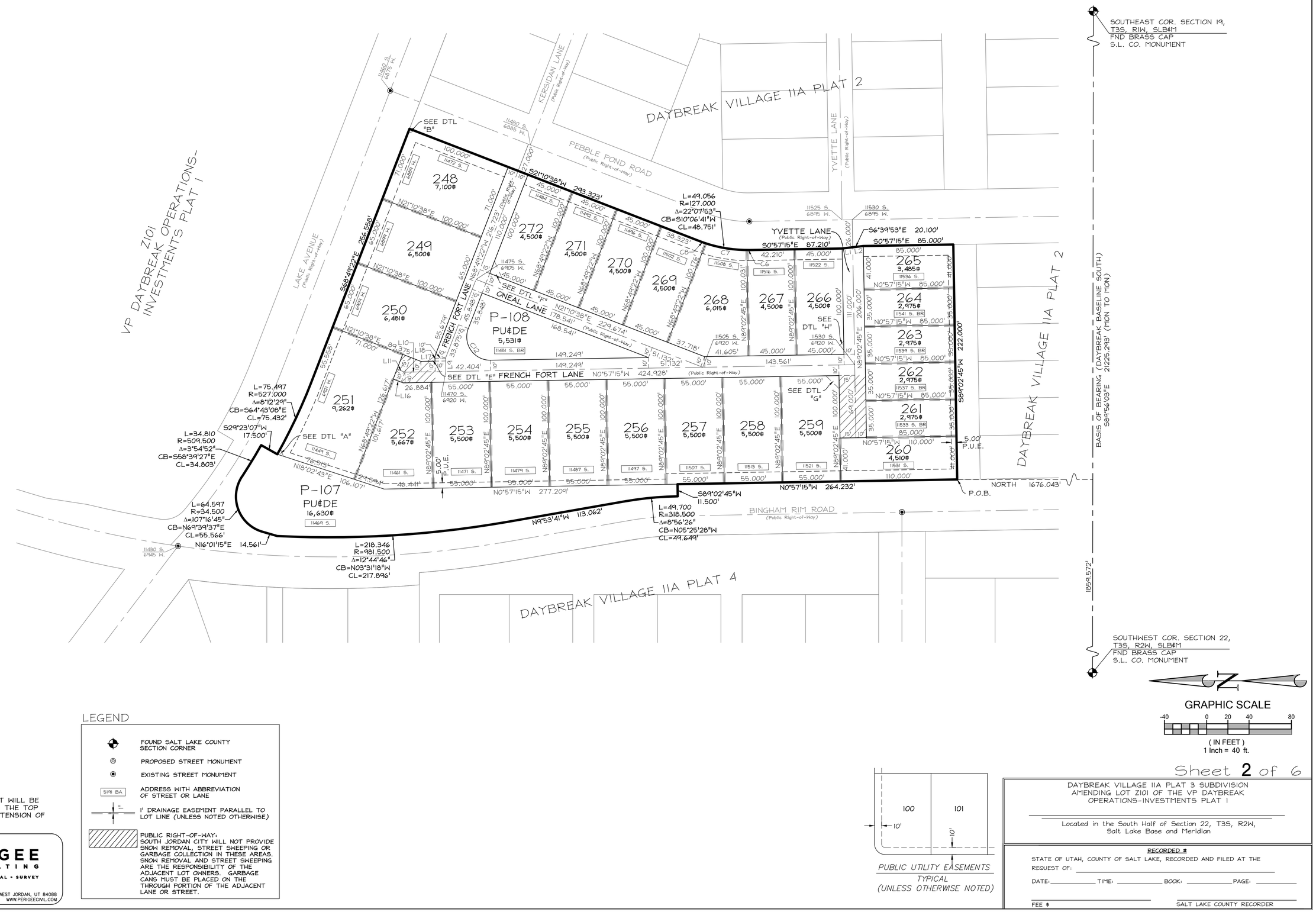
Also and together with the following described tract of land:

Beginning at a point on the Westerly Line of Less & Except Parcel II of the Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision, said point lies South 89°56'03" East 2776.772 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 1110.720 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less & Except Parcel II the following (4) courses: 1) North 15°08'46" East 240.474 feet; 2) North 09°26'08" East 20.100 feet; 3) North 15°08'46" East 151.996 feet; 4) North 08°23'51" East 55.661 feet to a Southerly Corner of the Daybreak Village IIA Plat 1 Subdivision; thence along said Daybreak Village IIA Plat 1 the following (4) courses: 1) South 74°51'14" East 42.541 feet; 2) South 15°08'46" West 20.000 feet; 3) South 74°51'14" East 156.000 feet; 4) South 15°08'46" West 187.272 feet along said Daybreak Village IIA Plat 1 and extended along a Westerly Line of the Daybreak Village IIA Plat 2 Subdivision; thence along said Daybreak Village IIA Plat 2 the following (4) courses: 1) North 74°51'14" West 105.000 feet; 2) South 15°08'46" West 262.633 feet; 3) North 71°45'46" West 40.056 feet; 4) North 74°51'14" West 45.003 feet to the point of beginning.

Property contains 1.355 acres.

EASEMENT APPROVAL	SALT LAKE VALLEY HEALTH DEPARTMENT	SOUTH VALLEY SEWER DISTRICT	PLANNING DEPARTMENT	SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR	RECORDED #
CENTURY LINK: _____ DATE: _____	APPROVED AS TO FORM THIS _____ DAY	APPROVED AS TO FORM THIS _____ DAY	APPROVED AS TO FORM THIS _____ DAY	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY	APPROVED AS TO FORM THIS _____ DAY	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
PACIFICORP: _____ DATE: _____	OF _____, A.D., 20_____.	OF _____, A.D., 20_____.	OF _____, A.D., 20_____. BY THE SOUTH JORDAN PLANNING DEPARTMENT.		OF _____, A.D., 20_____.	OF _____, A.D., 20_____.	DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
DOMINION ENERGY: _____ DATE: _____							
COMCAST: _____ DATE: _____	_____ SALT LAKE VALLEY HEALTH DEPARTMENT	_____ GENERAL MANAGER	_____ CITY PLANNER	_____ DATE _____ SOUTH JORDAN CITY ENGINEER	_____ ATTORNEY FOR SOUTH JORDAN CITY	_____ CITY RECORDER _____ MAYOR	_____ FEE $ _____ SALT LAKE COUNTY RECORDER

XREFS:



PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

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801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- 6191 BA — ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.

GRAPHIC SCALE

-40 0 20 40 80

(IN FEET)
1 Inch = 40 ft.

PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE IIA PLAT 3 SUBDIVISION
AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

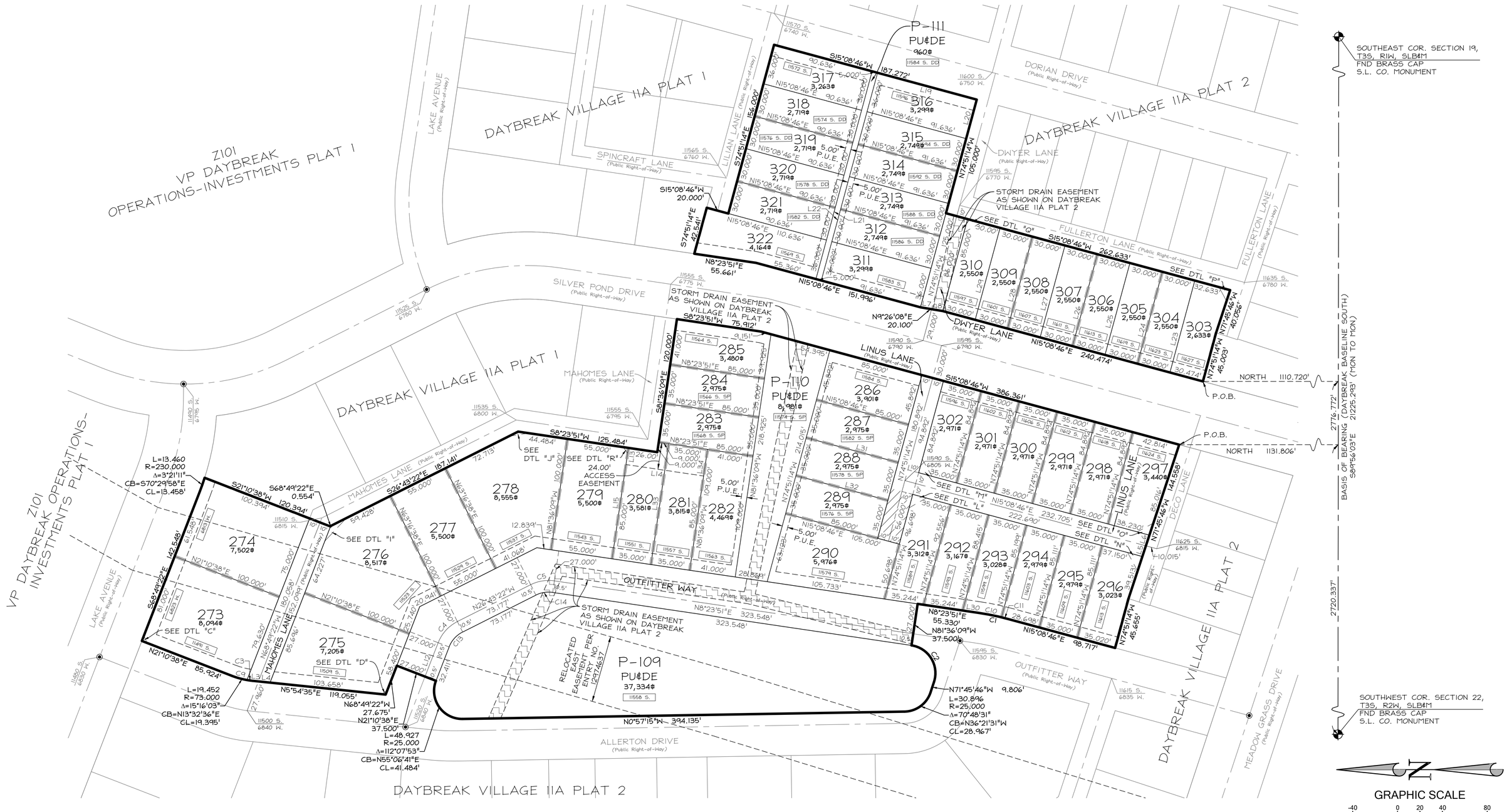
Located in the South Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

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

FEE $ _____ SALT LAKE COUNTY RECORDER



Sheet 3 of 6

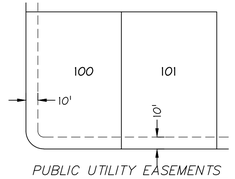
PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

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LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- 6191 BA — ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- STORM DRAIN EASEMENT AS SHOWN ON DAYBREAK VILLAGE IIA PLAT 2



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE IIA PLAT 3 SUBDIVISION
AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

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

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

FEE $ _____ SALT LAKE COUNTY RECORDER

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PROPERTY CORNERS

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LEGEND

- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK_____PAGE_____
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10813 PAGE 9664
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK_____PAGE_____

N

GRAPHIC SCALE

-60 0 30 60 120

(IN FEET)
1 Inch = 60 ft.

DAYBREAK VILLAGE IIA PLAT 3 SUBDIVISION
AMENDING LOT Z101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T3S, R2W,
Salt Lake Base and Meridian

RECORDED #

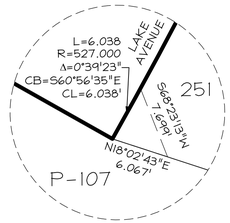
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

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

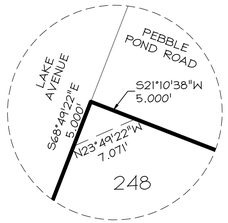
FEE $ _____ SALT LAKE COUNTY RECORDER

SIDEWALK EASEMENTS

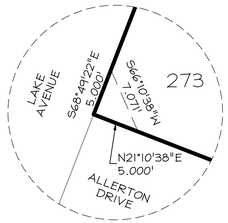
DETAILS "A" THROUGH "D" - SIDEWALK EASEMENTS FOR HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



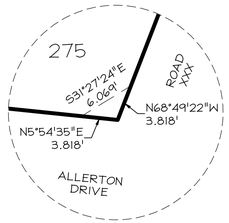
DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



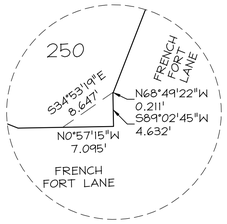
DETAIL "C"
N.T.S.



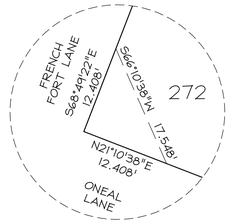
DETAIL "D"
N.T.S.

ACCESS EASEMENTS - LANES

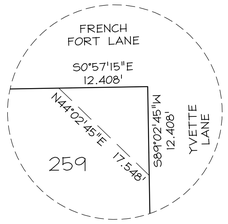
DETAILS "E" THROUGH "Q" - ACCESS EASEMENTS FOR LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



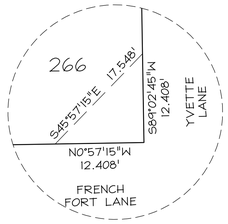
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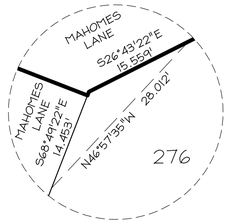
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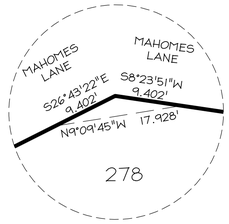
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DETAIL "H"
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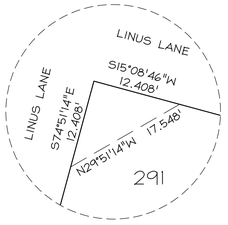
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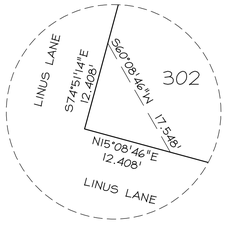
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NOT USED

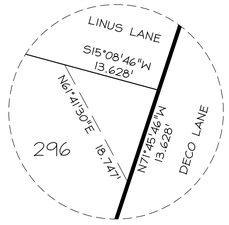
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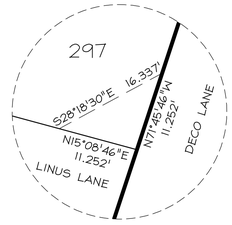
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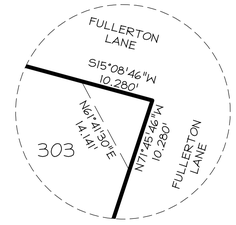
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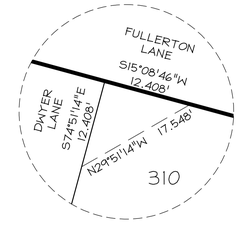
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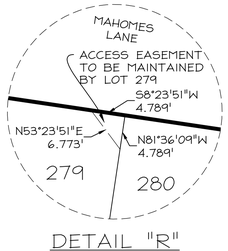
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DETAIL "P"
N.T.S.



DETAIL "Q"
N.T.S.



DETAIL "R"
N.T.S.

Line Table		
Line #	Length	Direction
L1	10.050	N06°39'53"W
L2	10.050	N06°39'53"W
L3	5.031	N05°54'35"E
L4	10.366	N05°54'35"E
L5	10.015	N71°45'46"W
L6	10.015	N71°45'46"W
L7	10.050	N09°26'08"E
L8	10.050	N09°26'08"E
L9	12.676	N89°02'45"E
L10	38.581	N00°57'15"W
L11	8.037	N21°10'38"E
L12	32.411	N68°49'22"W
L13	15.000	N81°36'09"W
L14	70.000	N08°23'51"E
L15	100.000	N81°36'09"W
L16	9.993	N21°10'38"E
L17	13.353	N00°57'15"W
L18	4.632	N89°02'45"E
L19	91.636	S15°08'46"W
L20	36.000	S74°51'14"E

Line Table		
Line #	Length	Direction
L21	192.000	N74°51'14"W
L22	192.000	S74°51'14"E
L23	85.000	N74°51'14"W
L24	85.000	N74°51'14"W
L25	85.000	N74°51'14"W
L26	85.000	N74°51'14"W
L27	85.000	N74°51'14"W
L28	85.000	N74°51'14"W
L29	85.000	N74°51'14"W
L30	14.728	N08°23'51"E
L31	85.000	N15°08'46"E
L32	85.000	N15°08'46"E
L33	109.000	N81°36'09"W
L34	24.000	N81°36'09"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	26.737	227.000	006°44'55"	N11°46'18"E	26.722
C2	43.563	25.000	099°50'23"	S58°19'02"W	38.257
C3	5.287	73.000	004°08'59"	N07°59'04"E	5.286
C4	26.085	35.500	042°06'00"	N47°46'22"W	25.502
C5	21.760	35.500	035°07'13"	N09°09'45"W	21.421
C6	2.790	127.000	001°15'31"	N00°19'30"W	2.790
C7	39.586	127.000	017°51'34"	N09°14'03"E	39.426
C8	6.680	127.000	003°00'49"	N19°40'14"E	6.679
C9	14.165	73.000	011°07'04"	N15°37'06"E	14.143
C10	20.435	227.000	005°09'28"	N10°58'35"E	20.428
C11	6.303	227.000	001°35'27"	N14°21'03"E	6.303
C12	43.055	22.000	112°07'53"	N55°06'41"E	36.506
C13	18.370	25.000	042°06'00"	N47°46'22"W	17.959
C14	15.324	25.000	035°07'13"	N09°09'45"W	15.085

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

DAYBREAK VILLAGE IIA PLAT 3 SUBDIVISION
AMENDING LOT Z101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T3S, R2W,
Salt Lake Base and Meridian

RECORDED #

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

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

FEE $ _____ SALT LAKE COUNTY RECORDER

DAYBREAK VILLAGE IIA PLAT 3 SUBDIVISION
AMENDING LOT Z101 OF THE VP DAYBREAK
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Located in the South Half of Section 22, T3S, R2W,
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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

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

_____ _____

FEE $ SALT LAKE COUNTY RECORDER

1. INFORMATION COMPILED BY ADDING ACREAGE ON A FINAL PLAT PREPARED BY STANTEC.
2. THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THESE PLATS HAVE BEEN AMENDED AND THE AMENDED PLAT WAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.
3. THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THIS PLAT HAS BEEN AMENDED THREE TIMES AND ONLY THE LAST AMENDED PLAT (PLAT 7C) AS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.
4. INFORMATION SHOWN ON A FINAL PLAT PREPARED BY DOMINION.
5. INFORMATION SHOWN ON A FINAL PLAT PREPARED BY FOCUS ENGINEERING AND SURVEYING.
6. THIS PLAT VACATED (5) P-LOTS WHICH WERE SUBTRACT FROM THE TABLE.
7. THIS PLAT AMENDED P-LOTS FROM THE ORIGINAL PLAT AND THE ACREAGE SHOWN IS THE NET DIFFERENCE.

* THESE NUMBERS ARE CORRECTED FROM THE ORIGINALLY RECORDED PLAT.

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Design Guidelines/Development Standards - DAYBREAK VILLAGE 11A PLATS 1, 2 & 3

I. SINGLE FAMILY

Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing.

	A. TOWNHOUSE	B. GREEN COURT/FLAG LOT	C. SMALL LOT	D. STANDARD LOT	E. LARGE LOT
1 LOT DIMENSIONS	Min. 15' lot frontage/unit	Min. 30' lot frontage; 15' min. for attached dwellings	Min. 30', Max.70" lot frontage	Min. 55', Max. 100' lot frontage	Min. 65', Max. 120' lot frontage
	Min. 50' lot depth	Min. 50' lot depth	Min. 50' lot depth	Min. 90' lot depth	Min. 90' lot depth
2 LOT COVERAGE	Max. 90% lot coverage	Max. 75% lot coverage	Max. 70% lot coverage	Max. 55% lot coverage	Max. 45% lot coverage
3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS	Min. setbacks for main building: 5' front, 0' each side, 0' rear	Min. setbacks for main building: 5' front, 4' rear. Side setbacks must be 3' min. or 5' from adjacent building. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 10' rear. Side setbacks must be 3' min. or 6' from adjacent building. Attached, Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 11' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations
	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot
	For corner lots, side setback min. 5'	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage
		For attached dwellings, minimum side setback is 0'			
	Porches, terraces, balconies, stairs and landings, and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line.
	80% of lot frontage must have building w/in 30' of min. setback	40% of lot frontage must have building w/in 25' of min. setback	40% of lot frontage must have building within 15' of min. setback	40% of lot frontage must have building within 15' of min. setback, unless the garage loads from a forward driveway court.	40% of lot frontage must have building within 15' of min. setback,unless the garage loads from a forward driveway court.
4 BUILDING MATERIALS	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.
	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.
	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.
	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass
	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.
5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS	Each unit requires 1 parking space which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed
		Parking spaces may be accessed by Lane or common drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front drive.
	Parking spaces must be lane-accessed		Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.
				Front-loaded garages may be max. 45% of primary façade, and must be recessed 5' behind the primary façade.	Front-loaded garages may be max. 40% of primary façade, and must be recessed 5' behind the primary façade.
	Min. 4' garage setback from lane if garage door opens directly or perpendicular to alley. Min. 0' setback is permissible when garage door opens parallel to alley	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min.4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 2/11/2020

Application: **Mabey Lane Estates**
Preliminary Subdivision

Address: 10149 South Temple Drive (1300 West)
File No: PLPP201900605
Applicant: Russell Wilson, Symphony Homes

Submitted By: Brad Sanderson, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Mabey Lane Estates preliminary subdivision, file number PLPP201900605, with the following requirements:

- The Applicant shall provide all improvement costs to the City pertaining to the construction of Mabey Lane, prior to construction.

STANDARD FOR SUBDIVISION REVIEW:

The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions, or if the project does not meet city ordinances, sanitary sewer, or culinary water requirements, deny the preliminary subdivision plat application. (City Code Chapter 16.10.060).

BACKGROUND

In 2019 the City Council approved the R-2.5 zone on the subject property, located at 10149 South Temple Drive (1300 West), in conjunction with a development agreement. The agreement primarily outlines some shared improvements to Mabey Lane.

Proposal:

The Applicant is proposing to subdivide the 4.43 acre property into a nine lot subdivision. Each lot will meet the minimum 90 foot lot frontage requirement as well as the minimum 12,000 square foot lot size, though the majority of the lots will be approximately .50 acres in size and front onto Mabey Lane.

As part of the development of the property, the Applicant will be reconstructing Mabey Lane by installing sewer and water utilities across the roadway and into each new lot, as well as installing other surface improvements along the north side such as curb, gutter, park strip, and sidewalk.

Additionally, years ago the City acquired Mabey Lane as public right of way, and made commitments to property owners to improve the south side of Mabey Lane. The City also desired to shift the entrance of Mabey Lane to the north in order to better align with the access of the Jordan River Temple access on the west side of Temple View Drive (1300 West). As a result, Applicant and City entered into a development agreement, stipulating shared design and improvements costs of Mabey Lane.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Because the property north of the developing subject property has large farm animal rights, per City Code, the developer is required to install a six-foot tall decorative masonry fence along the north property line of the subject property, as shown on the approved plans.
- One of the existing residential structures facing Temple View Drive will remain on lot 2. There will be no setback violations as a result of the proposed subdivision. All other structures are scheduled to be removed at the time of construction.
- Each unit will have the necessary culinary water and sanitary sewer services per City Code.
- Once improved, Mabey Lane will be more than adequate to handle vehicular and pedestrian traffic for the surrounding area.
- As a result of the right-of-way shift to the north, there will be a remnant parcel located along the south side of Mabey Lane near Temple Drive. The City will improve and is intending to maintain the remnant parcel.

Conclusion:

Based on the findings and requirements listed above, the application, the materials submitted by Applicant, and Staff's review of the application, Staff concludes that the proposal meets all of the provisions of Titles 16 & 17 of the City Code.

Recommendation:

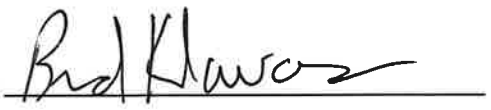
Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve File No. PLPP201900605, unless during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

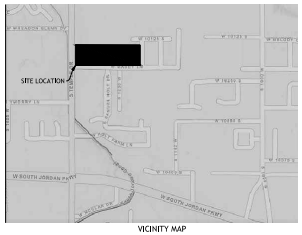
- Location Map
- Proposed Subdivision Plat
- Grading and Utility Plans

City Engineer Approval: 


Subject Property
Temple Drive (1300 West)
Mabey Lane
Samuel Holt Drive
1230 West
N

MABEY LANE ESTATES

**PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH
SEPTEMBER 2019**

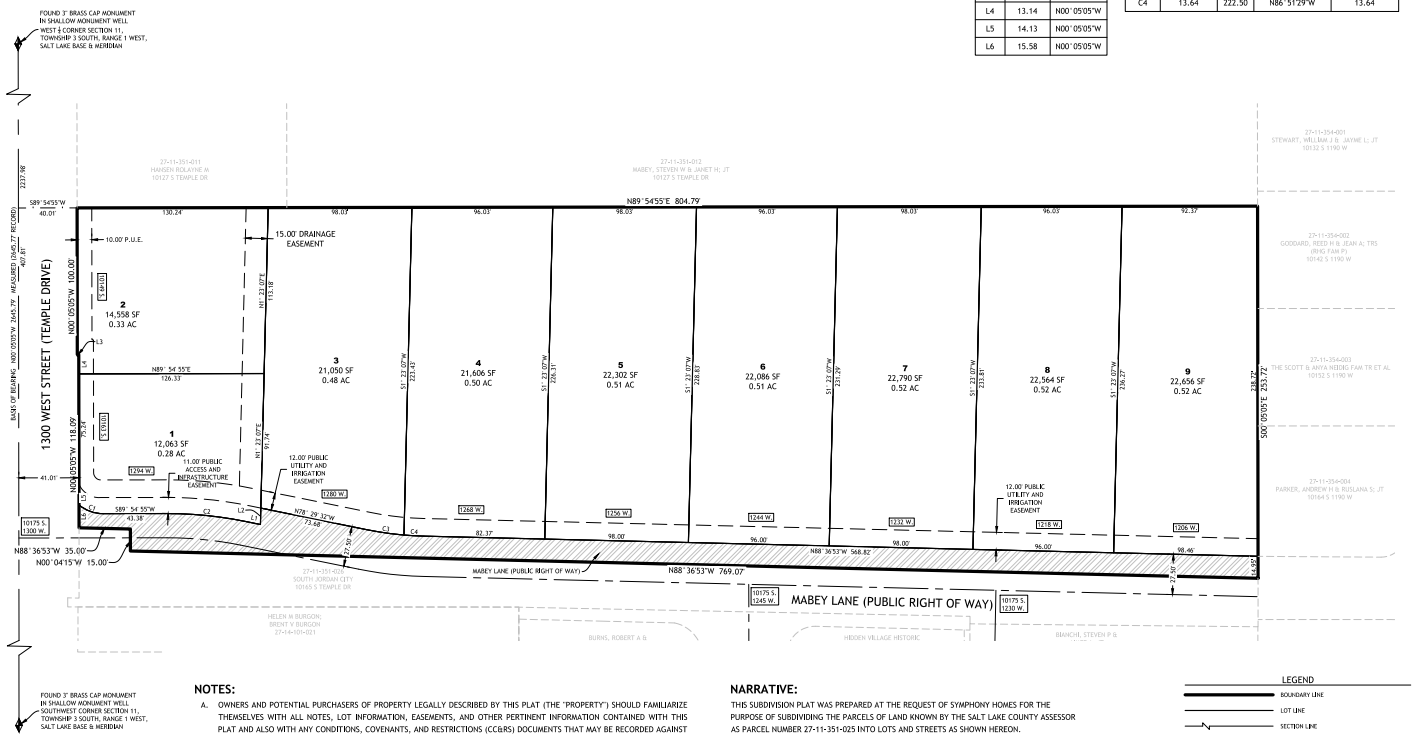


VICINITY MAP
NOT TO SCALE

SCALE: 1"=40'
0 20 40 80 120

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.36	N78°29'32"W
L2	11.17	S01°23'07"W
L3	1.00	S89°54'55"W
L4	13.14	N00°05'05"W
L5	14.13	N00°05'05"W
L6	15.58	N00°05'05"W

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	18.02	26.00	N70°13'54"W	17.66
C2	53.92	266.50	N84°17'19"W	53.83
C3	25.67	222.50	N81°47'49"W	25.65
C4	13.64	222.50	N86°51'29"W	13.64



NOTES:

A. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE 'PROPERTY') SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, CC&RS, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.

B. MANY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUNDWATER PROBLEMS DUE TO A HIGH OR FLUCTUATING WATER TABLE. CITY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

C. SURVEYOR AND/OR ENGINEER CERTIFIES THAT ALL KNOW OR RECORDED EASEMENTS CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED WITHIN THE TITLE REPORT PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. DATED _____ ARE SHOWN ON THIS PLAT. SURVEYOR AND/OR ENGINEER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED WITHIN THE TITLE REPORT MATCHES THE LEGAL DESCRIPTION SHOWN ON THIS PLAT

D. FINISH FLOOR ELEVATION OF THE MAIN FLOOR LIVING AREA SHALL NOT EXCEED FOUR FEET ABOVE TOP BACK OF CURB AS MEASURED AT THE CENTER OF THE LOT.

E. DRIVEWAYS TO BE CONSTRUCTED ON THE HIGH SIDE (WEST SIDE) OF LOTS 3-9.

F. POSSIBLE TRAFFIC SIGNAL INFRASTRUCTURE MAY BE INSTALLED ON THE SOUTH WEST CORNER OF LOT 1 IN THE PUBLIC UTILITY EASEMENT IN THE FUTURE.

NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF SYMPHONY HOMES FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE SALT LAKE COUNTY ASSESSOR AS PARCEL NUMBER 27-11-351-025 INTO LOTS AND STREETS AS SHOWN HEREON. EXISTING MONUMENTS SHOWN ON THIS PLAT WERE OBSERVED IN THEIR RECORD LOCATIONS.

BASIS OF BEARING:

NORTH 00°05'05" WEST 2645.79 FEET MEASURED, BEING THE SECTION LINE BETWEEN THE WEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LEGEND
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- SECTION CORNER (FOUND)
- EASEMENT LINE
- ROADWAY DEDICATED TO SOUTH JORDAN CITY

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

MABEY LANE ESTATES

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

PROFESSIONAL LAND SURVEYOR
FOR REVIEW
4938730
TYLER E. JENKINS
STATE OF UTAH

BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°05'05"W 407.81 FEET AND N89°54'55"E 41.01 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N89°54'55"E 804.79 FEET; THENCE S00°05'05"E 253.72 FEET; THENCE N88°36'53"W 769.07 FEET, THENCE N00°04'15"W 15.00 FEET; THENCE N88°36'53"W 35.00 FEET; THENCE N00°05'05"W 118.09 FEET, THENCE S89°54'55"W 1.00 FEET, THENCE N00°05'05"W 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 9 LOTS, 195,224 SQUARE FEET OR 4.482 ACRES IN AREA

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE/I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS: MABEY LANE ESTATES

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES,

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

NAME:
TITLE:

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2019, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC | COMMISSION NUMBER | SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES_____

MABEY LANE ESTATES

**PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH**

SHEET 1 OF 1

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS____DAY OF_____A.D., 20____.
ATTEST:CITY CLERK | MAYOR | DATE

DATE	REVISIONS	BY

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS____ DAY OF_____A.D., 20____, BY THE SOUTH VALLEY SEWER DISTRICT.
GENERAL MANAGER | DATE

PUBLIC UTILITY APPROVAL
CENTURY LINK:_____ DATE:_____
ROCKY MNT POWER:_____ DATE:_____
DOMINION ENERGY:_____ DATE:_____
COMCAST:_____ DATE:_____
OTHER:_____ DATE:_____

HEALTH DEPARTMENT
APPROVED THIS____ DAY OF_____A.D., 20____, BY THE SLCO HEALTH DEPARTMENT.
SIGNED | DATE

CITY PLANNER
APPROVED THIS____ DAY OF_____A.D., 20____.
CITY PLANNER | DATE

CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
SOUTH JORDAN CITY ENGINEER | DATE

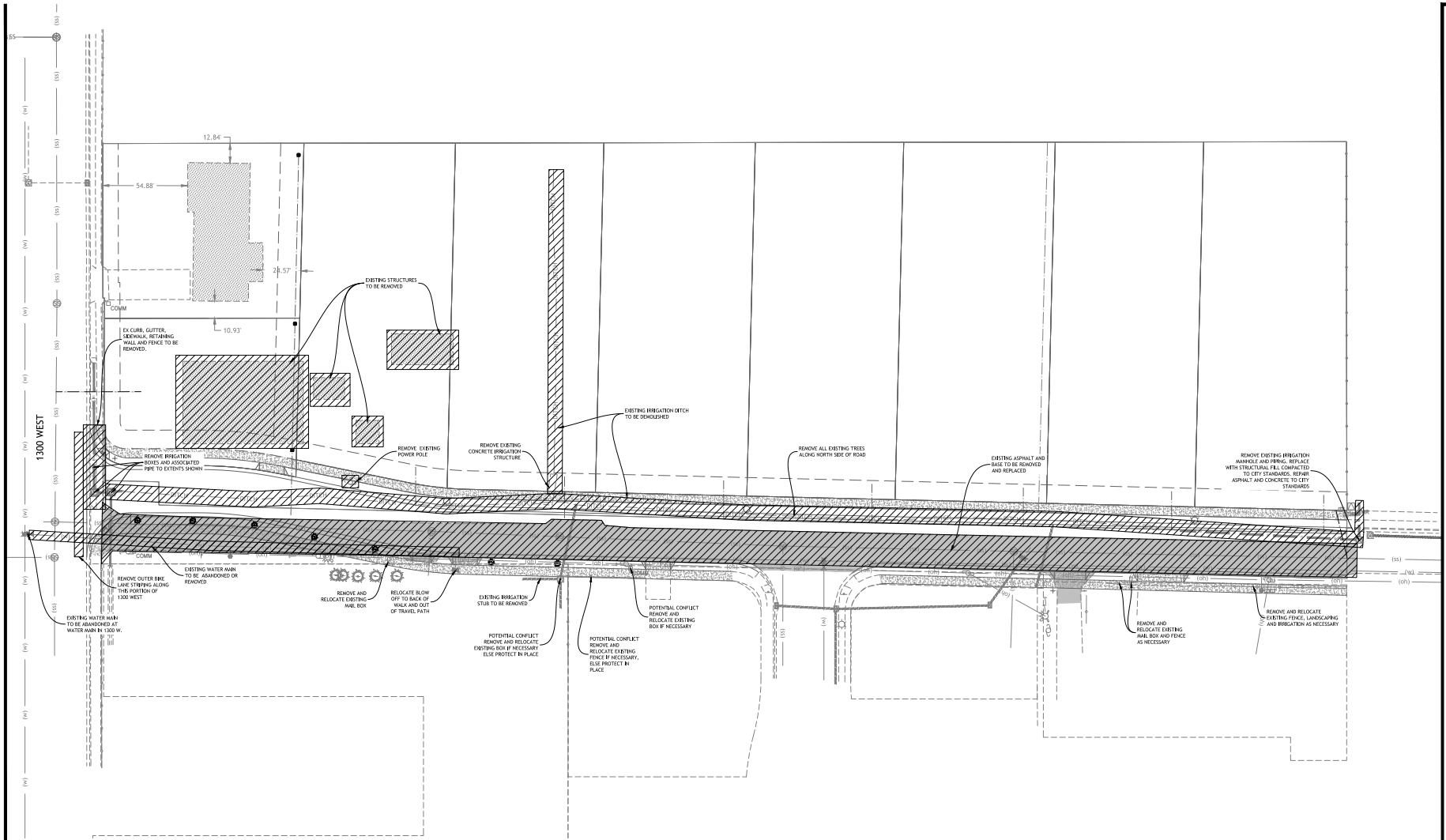
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS____ DAY OF_____A.D., 20____.
ATTORNEY FOR SOUTH JORDAN CITY | DATE

OWNER / DEVELOPER
SYMPHONY HOMES
526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054

EDM Partners LLC
3980 S. 700 E., #22 Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SALT LAKE COUNTY RECORDER
RECORDED #_____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:_____
DATE:_____ TIME:_____ BOOK:_____ PAGE:_____
FEE | SALT LAKE COUNTY RECORDER

C:\Users\Kory\Dropbox (EDM)\Projects\Mabey Lane Estates Drawings\Mabey Lane Estates Plat.dwg



EDM Partners
3980 S. 700 E., # 22, Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 30'

0 15 30 60 90

OWNER:
Symphony Homes
111 South Frontage Road
Centerville, UT 84014
801-682-1436

Symphony Homes

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of South Valley Sewer District.
   1.1. Contractor Shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
   1.2. Four feet of cover is required over all sewer lines.
2. All culinary water improvements shall conform with the standards and specifications of South Jordan City.
3. All improvements in the public right of way shall conform with the standards and specifications of South Jordan City.
4. All private improvements shall conform to APWA standards and specifications.
5. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
6. The project benchmark is a brass cap marking the Southwest Corner of Section 11, Township 3 South, Range 1 West, SLB&M. Elevation = 4420.58.
7. Driveways to be constructed on the high side (west side) of lots 3-9.

LICENSED PROFESSIONAL ENGINEER No. 388211 NICHOLAS M. MINGO 01/24/20 STATE OF UTAH

Mabey Lane Estates

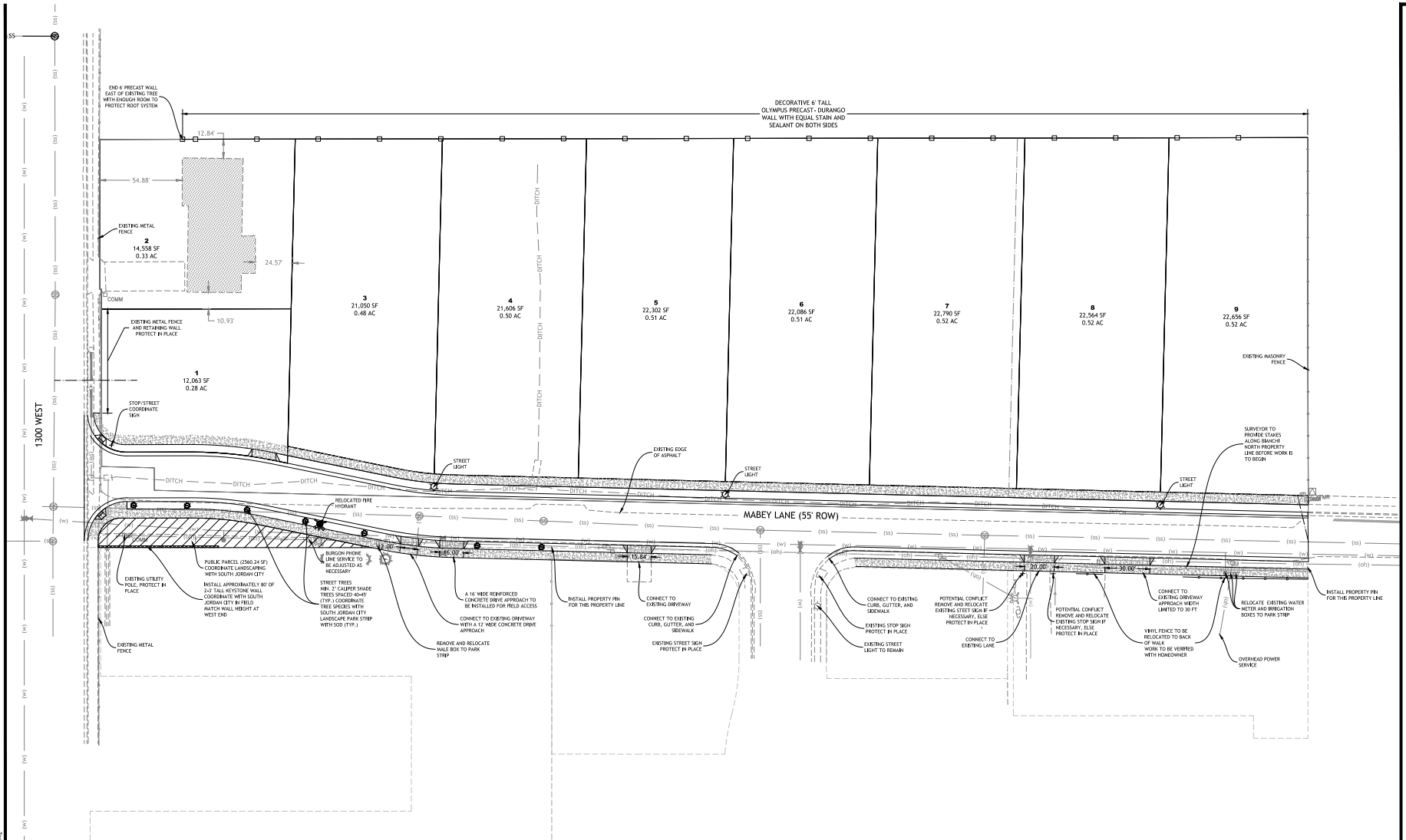
Demolition Plan

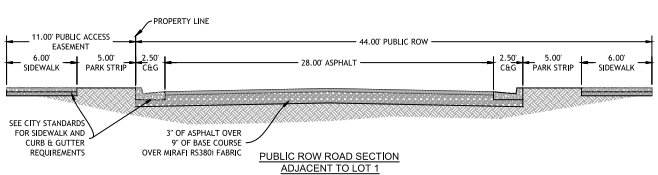
PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: January 24, 2020

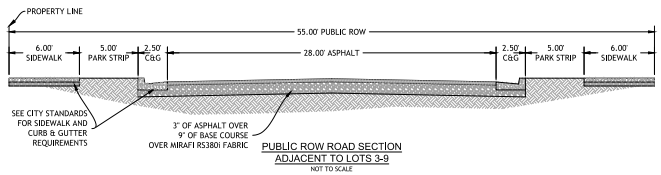
SHEET NUMBER:
O-3

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PUBLIC ROW ROAD SECTION
ADJACENT TO LOT 1
NOT TO SCALE



PUBLIC ROW ROAD SECTION
ADJACENT TO LOTS 3-9
NOT TO SCALE

EDM Partners
3980 S. 700 E., # 22, Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 30'
0 15 30 60 90

OWNER:
Symphony Homes
111 South Frontage Road
Centerville, UT 84014
801-682-1436

Symphony Homes

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LICENSED PROFESSIONAL ENGINEER
No. 388211
NICHOLAS M. MINGO
01/24/20
STATE OF UTAH

Mabey Lane Estates

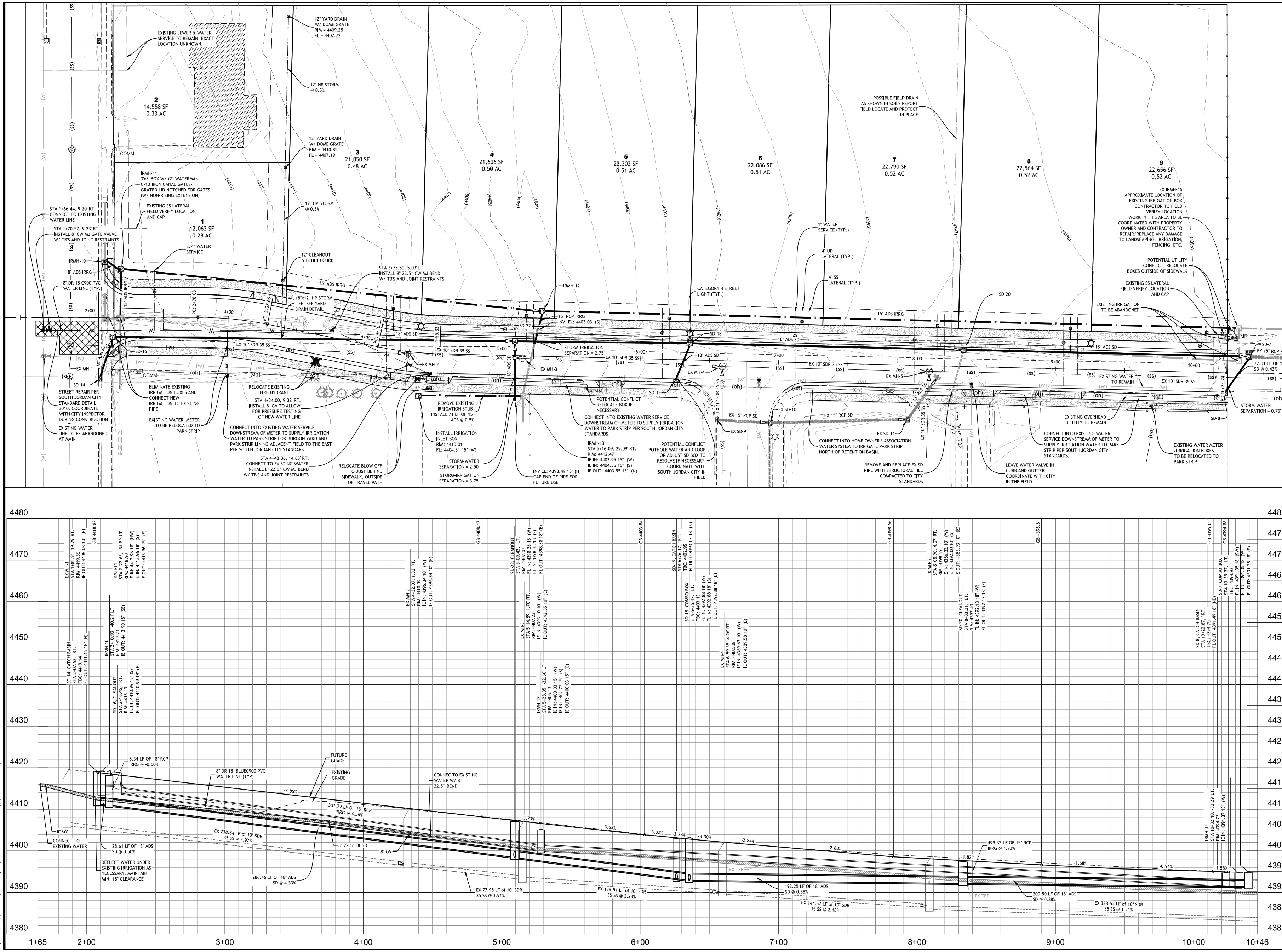
Site Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:
No. DATE: REMARKS

DATE: January 24, 2020

SHEET NUMBER:
O-4

C:\Users\Kevin\Dropbox\EDM Projects\Mabey Lane Estates\Drawings\4 - Site Plan.dwg



C:\Users\Korey\Dropbox\EDM\Projects\Mabey Lane Estates\Drawings\5 - Utility Plan.dwg

EDM Partners
3980 S. 700 E., # 22, Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 30'

0 15 30 60 120

OWNER:
Symphony Homes
111 South Frontage Road
Centerville, UT 84014
801-682-1436

Symphony Homes

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7. Driveways to be constructed on the high side (west side) of lots 3-9.

BENCHMARK
FOUND 3" BRASS CAP MONUMENT IN SHALLOW MONUMENT WELL SOUTHWEST CORNER SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. ELEVATION = 4420.58, DATUM = NAVD88

VERTICAL SCALE: 1" = 10'

0 5 10 20 30

LICENSED PROFESSIONAL ENGINEER No. 368611 NICHOLAS M. MINGO 01/24/20 STATE OF UTAH

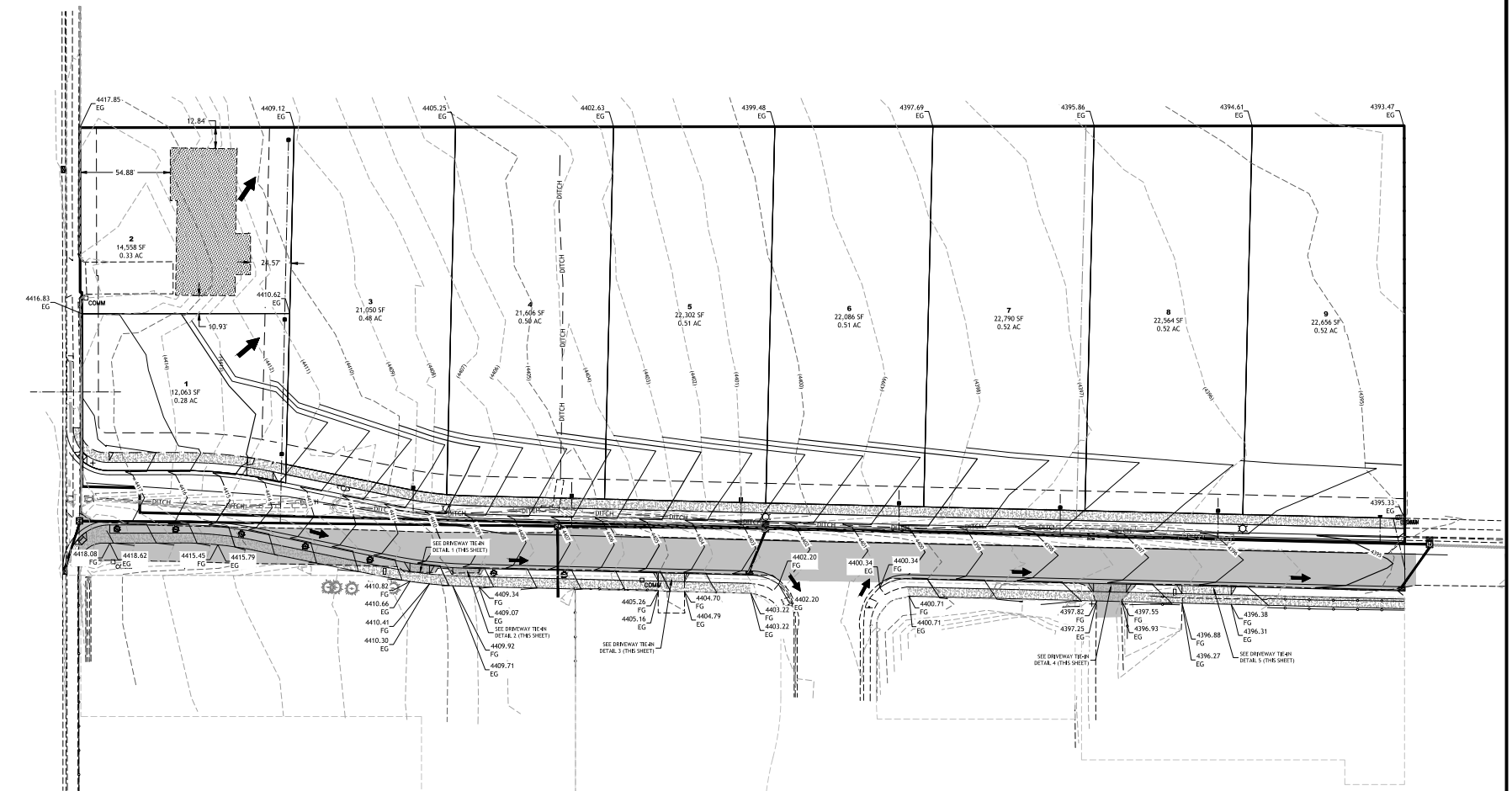
Mabey Lane Estates

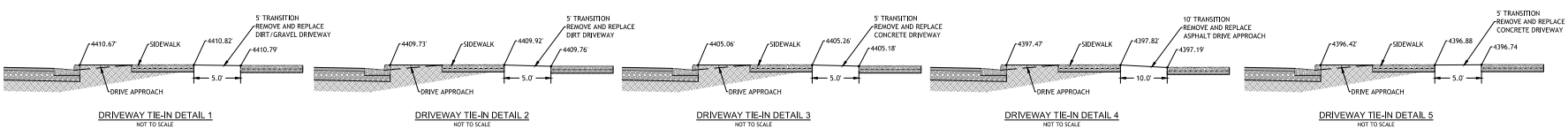
Utility Plan

PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: January 24, 2020

SHEET NUMBER: O-5





EDM Partners
3980 S. 700 E., # 22, Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 30'
0 15 30 60 90

OWNER:
Symphony Homes
111 South Frontage Road
Centerville, UT 84014
801-682-1436

Symphony Homes

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LICENSED PROFESSIONAL ENGINEER
No. 388011
NICHOLAS M. MINGO
01/24/20
STATE OF UTAH

Mabey Lane Estates

Grading Plan

PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: January 24, 2020

SHEET NUMBER:
O-6

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SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 2/11/2020

Application: **Parkview Estates –**
Land Use Amendment and Rezone

Address: 10336 South 1000 West
File No: PLZBA201900712
Applicant: Tausha Strang

Submitted By: Brad Sanderson, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend that the City Council **approve** the following:

- Resolution No. R2020-12 changing the land use designation from Economic Center (EC) to Stable Neighborhood (SN), and
- Ordinance No. 2020-03-Z rezoning the property from Agriculture A-1 and A-5 to Residential R-3.

STANDARD OF APPROVAL

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the [G]eneral [P]lan. The following guidelines shall be considered in the rezoning of parcels:

A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.

B. The parcel to be rezoned can accommodate the requirements of the proposed zone.

C. The rezoning will not impair the development potential of the parcel or neighboring properties.
(City Code § 17.22.020)

BACKGROUND

The City generally tries to buffer existing residential land uses from commercial uses with office uses in order to alleviate potential impact. As such, many of the properties generally located along the 10400 South coordinate were envisioned as transitional properties, either as office or smaller lot residential uses (see 2010 General Plan and 2020 General Plan).

Proposal:
The Applicant is seeking the City's approval to amend the land use designation on one of the two parcels listed within this application from Economic Center (EC) to Stable Neighborhood (SN). The Applicant is also seeking the City's approval to rezone both parcels from Agriculture A-1 and A-5 to the Residential R-3 Zone.

If approved, the Applicant intends to subdivide the combined 2.73 acres property into individual residential lots according to the requirements of the R-3 Zone (see concept plan).

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Although there are two property owners included within this application, only Tausha Strang has expressed her intention to develop her property in the immediate future.
- The property to the south recently received site plan approval to construct 13 two-story office condos, which are currently under construction.
- The Oak Hills Subdivision, located north of the subject property, is zoned R-3 and was approved as a planned unit development which allowed for minimum 8,000 square foot lots.
- Because the property north of the developing property has large farm animal rights, per City Code, the developer is required to install a six-foot tall decorative masonry fence along the north property line of the subject property.
- Overall, the revenues will outweigh the expenditures. A fiscal impact analysis table and graphics are attached to the report.
- The City does have some existing infrastructure near the property which is sufficiently sized to accommodate the proposed development.

Conclusion:

Based on the staff report background information and the findings above, the proposed land use is in harmony with the recently adopted General Plan, and provides a transition between the office use to the south and the existing residential to the north.

Recommendation:

Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve File No. PLZBA201900712, unless during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

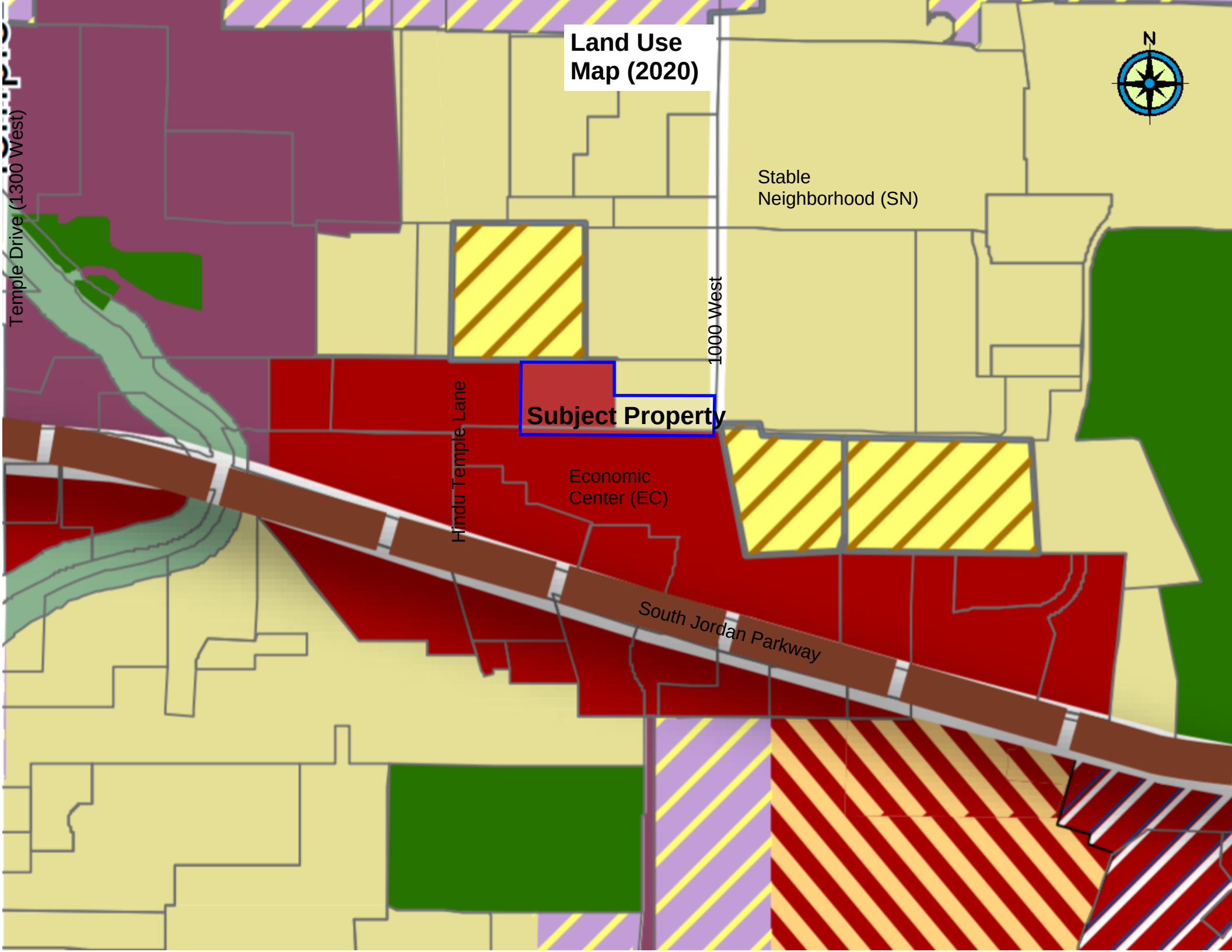
ALTERNATIVES:

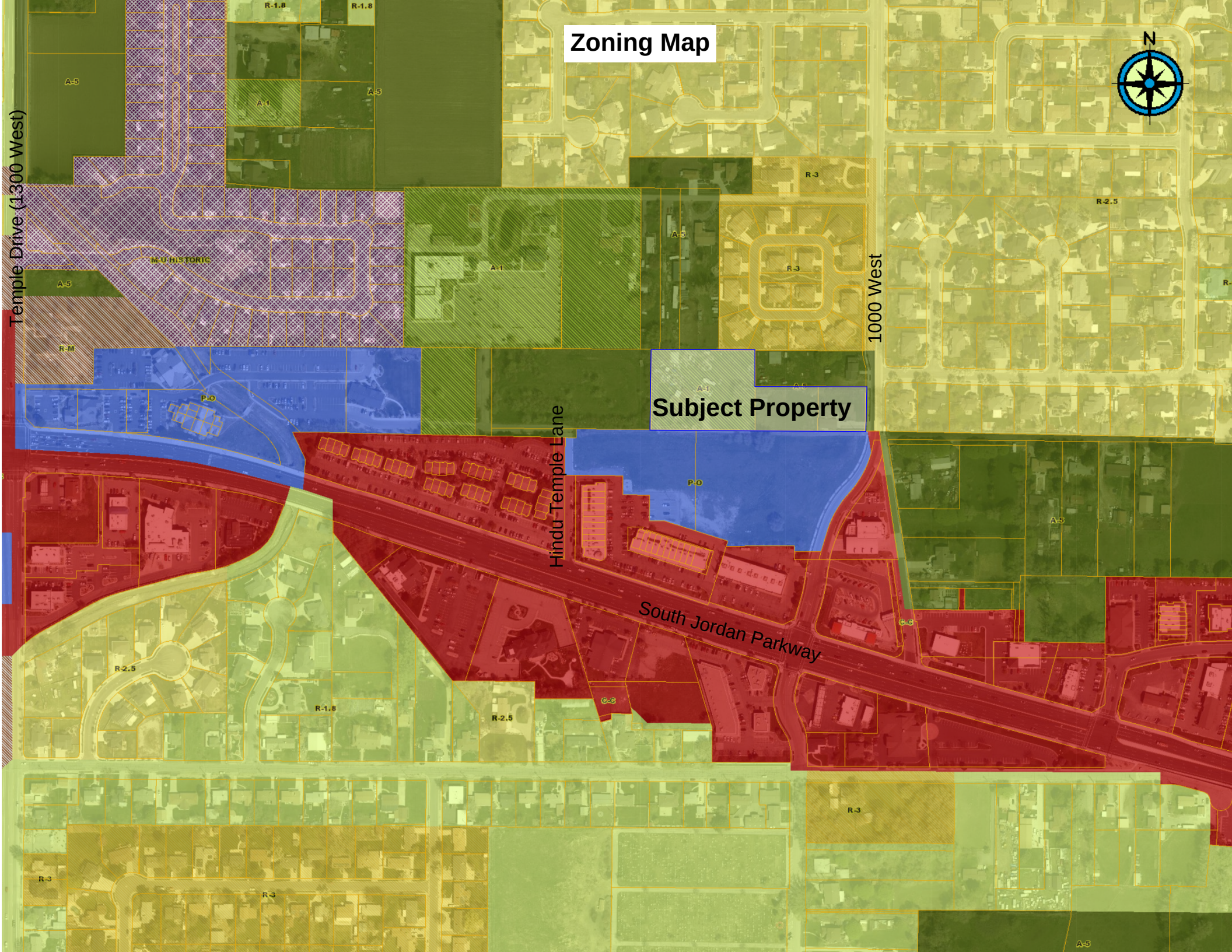
- Recommend Denial of the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Concept Plan
- Fiscal Analysis
- Infrastructure Analysis
- Resolution R2020-12
- Ordinance 2020-03-Z

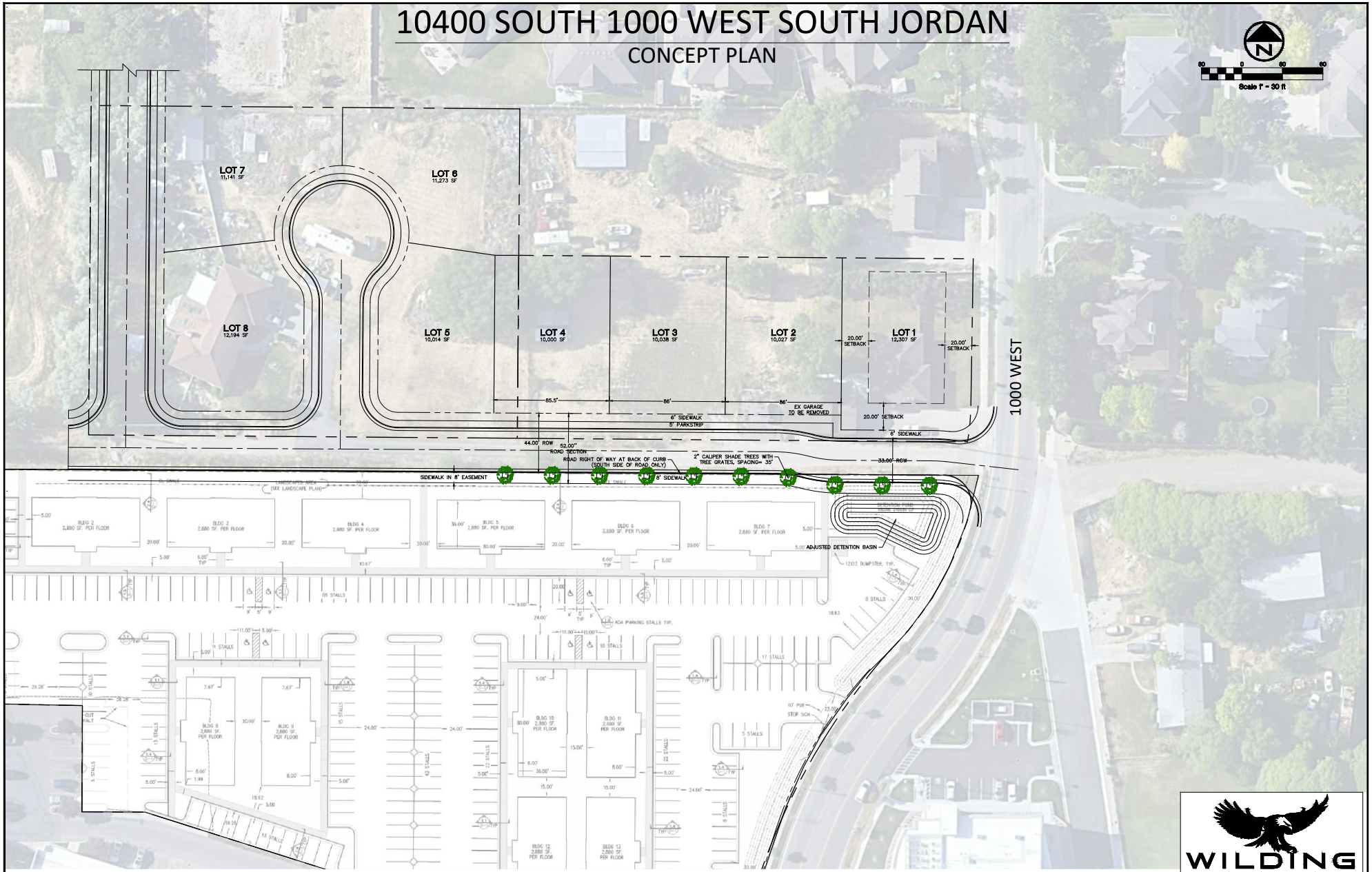

Subject Property
1000 West
Hindu Temple Lane
South Jordan Parkway
N


Land Use
Map (2020)
N
Stable
Neighborhood (SN)
Temple Drive (1300 West)
1000 West
Hindu Temple Lane
Subject Property
Economic
Center (EC)
South Jordan Parkway


Zoning Map
N
Temple Drive (1300 West)
1000 West
Hindu Temple Lane
South Jordan Parkway
Subject Property
A-5
A-1
R-1.8
R-2.5
R-3
R-M
M-U HISTORIC
P-O
C-C

10400 SOUTH 1000 WEST SOUTH JORDAN

CONCEPT PLAN



WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.694.1112
www.wildingengineering.com

G:\DATA\15159 Strang Property\dwg\10400 S 1000 W\Strang 10400 S 1000 W Concept 9.dwg
PLOT DATE: Jan 28, 2020

Project Analysis

Project: Strang

January 30, 2020

Scenario Descriptions

Scenario 1: No Change (A-1,A-5)

Currently Zoned - A-1, A-5

Scenario 2: R-3

R-3 - Density 3 units per acre, with existing homes on Lot 1 & 8.

Scenario 3:

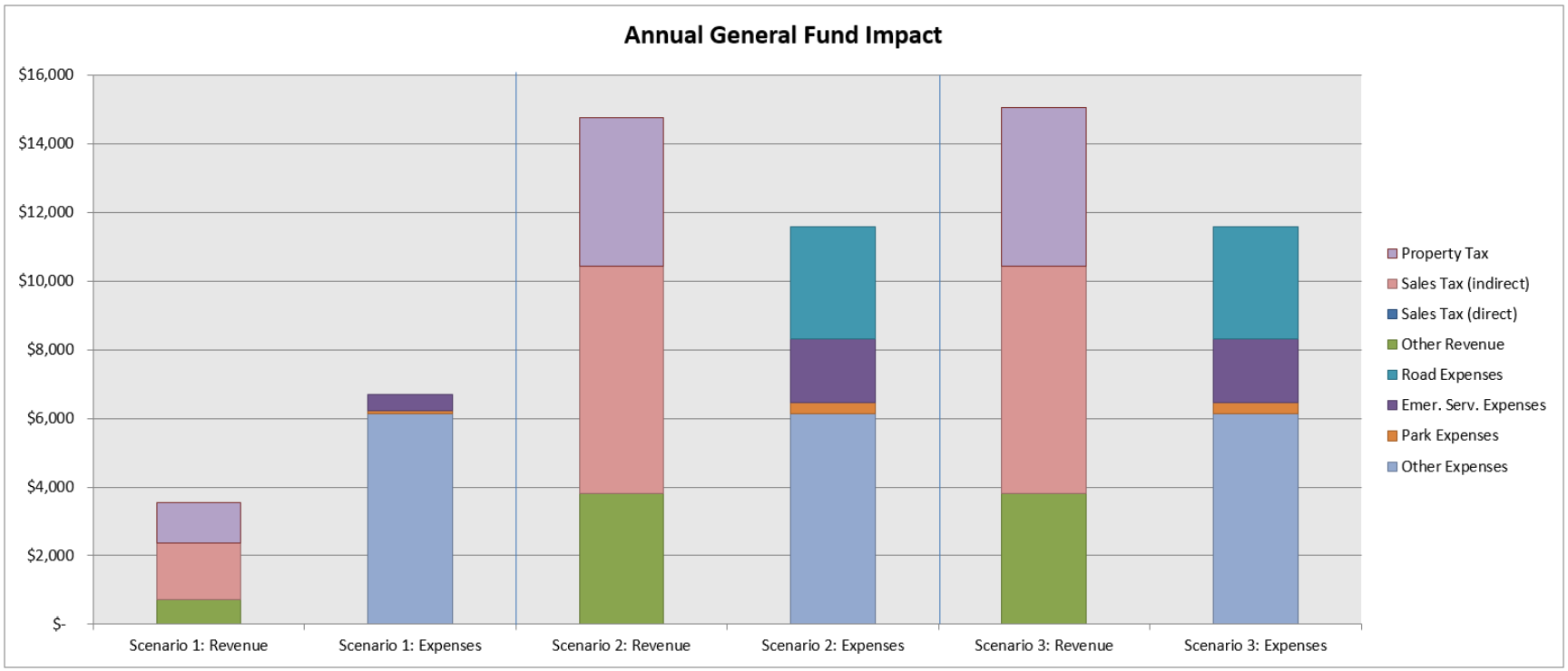
R-3 - Density 3 units per acre, with existing home on Lot 1.

Financial Summary by Scenario

Projected Short-Term Operational Impact (General Fund)	No Change (A-1,A-5)	R-3	R-3
Revenue	**$ 1,880**	**$ 8,133**	**$ 8,435**
Property Tax	$ 1,166	$ 4,312	$ 4,613
Sales Tax (direct)	$ -	$ -	$ -
Other*	$ 713	$ 3,822	$ 3,822
Expenses	**$ 6,683**	**$ 11,580**	**$ 11,580**
Roads	$ -	$ 3,274	$ 3,274
Emergency Serv.	$ 461	$ 1,842	$ 1,842
Parks	$ 82	$ 329	$ 329
Other**	$ 6,140	$ 6,135	$ 6,135
Total	**$ (4,803)**	**$ (3,447)**	**$ (3,146)**
Per Acre	$ (1,579.91)	$ (1,134.70)	$ (1,035.54)
Per Unit	$ (2,401.47)	$ (430.84)	$ (393.19)
Per Person	$ (680.55)	$ (122.10)	$ (111.43)
Indirect Impact			
Potential Retail Sales	**$ 162,765**	**$ 651,061**	**$ 651,061**
Sales Tax (indirect)	$ 1,653	$ 6,614	$ 6,614

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.


Annual General Fund Impact
$16,000
$14,000
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$-
Scenario 1: Revenue
Scenario 1: Expenses
Scenario 2: Revenue
Scenario 2: Expenses
Scenario 3: Revenue
Scenario 3: Expenses
Property Tax
Sales Tax (indirect)
Sales Tax (direct)
Other Revenue
Road Expenses
Emer. Serv. Expenses
Park Expenses
Other Expenses

LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Parkview Estates Subdivision – A-1/A-5 to R-3

Planner Assigned	Brad Sanderson
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: ***(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)***

The subject property is located at 1000 West 10400 South. The proposed development of eight residential lots that includes an existing home on the lot adjacent to 1000 West. The proposed subdivision includes improving 10400 South road connecting to 1000 West and stubbing to the west. The development also includes a cul-de-sac and a stub road to the north. The proposed access for this development is the proposed 10400 South and 1000 West connection, which should have sufficient capacity for the increase of traffic from this development.

Culinary Water: ***(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)***

The subject property can be serviced by a water main in 1000 West Street. Assuming the water main for the development follows the 10400 South alignment, the existing outdated water main in the same alignment may require abandonment upon completion of new main line. It is anticipated that water service loop will be required for adequate volume and pressure for the proposed development. Per City standards, a water model submittal is required.

Secondary Water: ***(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)***

At the time of subdivision review, a cost estimate will be required and feasibility study performed which will determine requirement for secondary water servicing or not.

Sanitary Sewer: ***(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be services by the District)***

At the time of Site Plan approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: ***(How will this area be services for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)***

It is anticipated that the proposed storm drain system will collect and discharge into the 1000 West storm drain system, which should have sufficient capacity. At the time of Site Plan approval, the developer is required to submit storm drain calculations for City review and approval.

Other Items: ***(Any other items that might be of concern)***

This developer proposes to dedicate a portion of the land for future 10400 South roadway. The recent proposed developments to the south of this project also propose to dedicate for the future roadway. City Engineering will coordinate and work with all parties involved for a satisfactory alignment, dedication and design of 10400 South roadway.

Report Approved:

Development Engineer — Date: 1/28/2020

Brad Klavano, PE, PLS
Director of Engineering/City Engineer — Date: 1/28/2020

RESOLUTION R2020-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE LAND USE DESIGNATION ON A PROPERTY APPROXIMATELY LOCATED AT 10336 SOUTH 1000 WEST FROM ECONOMIC CENTER (EC) TO STABLE NEIGHBORHOOD (SN).

WHEREAS, the City Council of the City of South Jordan ("City Council") has adopted the Future Land Use Plan Map of the General Plan of the City of South Jordan ("Land Use Map"); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property generally located at 10336 South 1000 West from Economic Center (EC) to Stable Neighborhood (SN); and

WHEREAS, the South Jordan Planning Commission reviewed Applicant's proposed amendment and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed amendment; and

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. The land use designation of the Land Use Map of a portion of property described in Application PLZBA201900712, which is located generally at 10336 South 1000 West in the City of South Jordan, Utah, is hereby changed from Economic Center (EC) to Stable Neighborhood (SN) as shown in **Exhibit 1**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Jason McGuire	____	____	____	____

Mayor: _____ Attest: _____

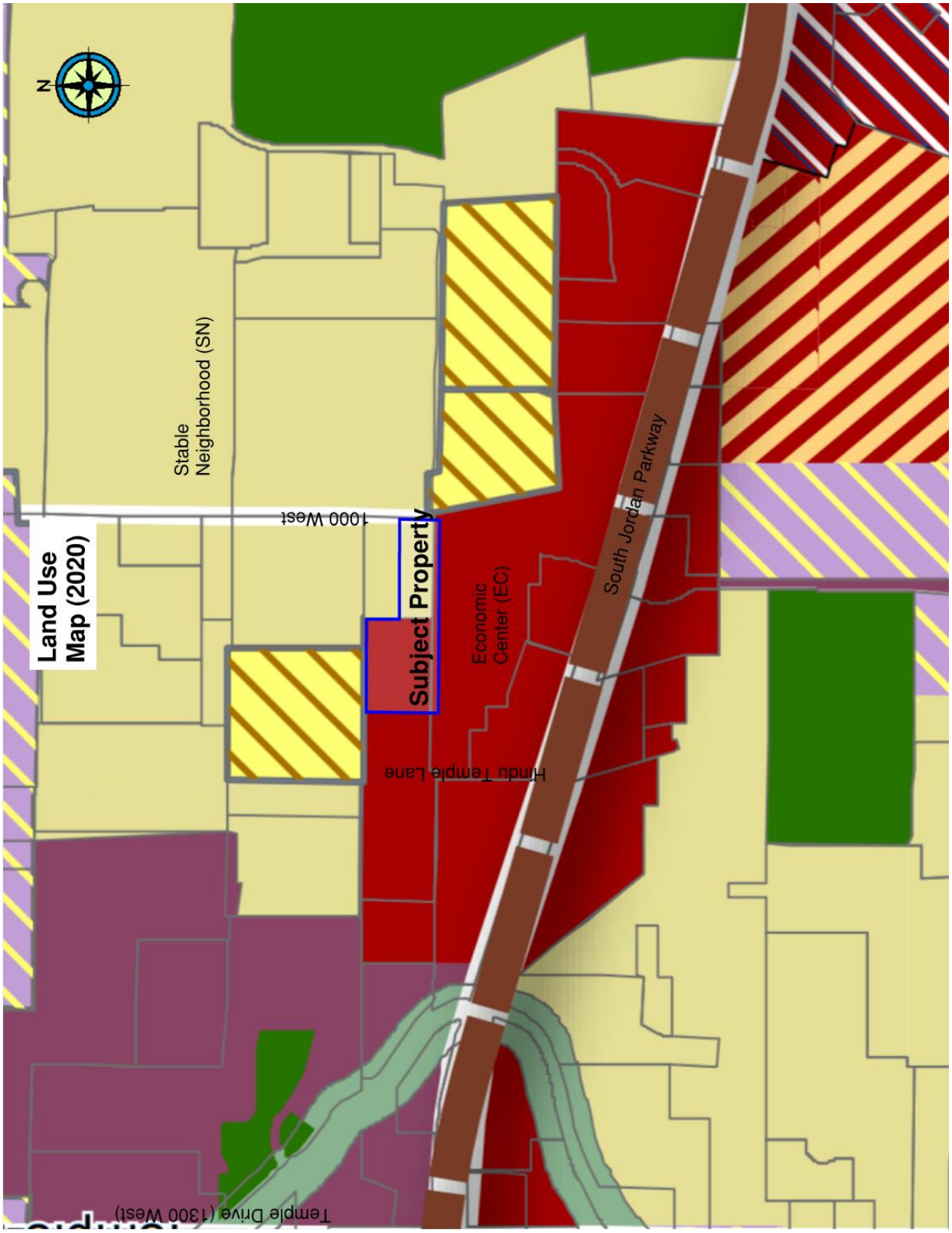
Dawn R. Ramsey City Recorder

Approved as to form:

_____

Office of the City Attorney

EXHIBIT 1
(Land Use Amendment)



ORDINANCE NO. 2020-03-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY APPROXIMATELY LOCATED AT 10336 SOUTH 1000 WEST FROM THE A-1 ZONE THE R-3 ZONE.

WHEREAS, the City Council of the City of South Jordan ("City Council") has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant proposed that the City Council amend the Zoning Map by rezoning the below-described property; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Rezone. The property described in Application PLZBA201900712 located in the City of South Jordan, Utah is hereby reclassified from the A-1 Zone to the R-3 Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Jason McGuire	____	____	____	____

Mayor: _____ Attest: _____
Dawn R. Ramsey City Recorder

Approved as to form:

_____
Office of the City Attorney

EXHIBIT A

(Property Description)

Parcel 2714126038 Legal description – Strang east parcel

BEG S 89°58'05" E 2466.38 FT FR SW COR OF N 1/2 OF NW 1/4 SEC 14, T3S, R1W, SLM; N 0°01'55" E 144.50 FT; S 89°58'05" E145.67 FT; S 0°27'52" W 115.54 FT; SW'LY ALG 240.53 FT RADIUS CURVE TO R, 29.07 FT (CHD S 4°31'17" W); N 89°58'05" W 142.54 FT TO BEG. 0.481 AC.

Parcel 2714126037 Legal description – Strang west parcel

BEG S 89°58'05" E 2275.48 FT FR SW COR OF N 1/2 OF NW 1/4 SEC 14, T3S, R1W, SLM; N 0°01'55" E 144.50 FT; S 89°58'05" E190.90 FT; S 0°01'55" W 144.50 FT; N 89°58'05" W 190.90 FT TO BEG. 0.633 AC.

Parcel 2714126012 Legal description – Austin parcel

BEG 1957.5 FT E FR SW COR OF N 1/2 OF NW 1/4 SEC 14, T 3S, R1W, S L M; E 317.98 FT; N 264 FT; W 317.98 FT; S 264 FT TO BEG. 1.93 AC M OR L.