AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
6:30 P.M.
March 10, 2020

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, MARCH 10, 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. Welcome and Roll Call – *Commission Chair Michele Hollist*

II. Motion to Approve Agenda

III. Approval of the Minutes

IV. Staff Business

V. Comments from Planning Commission Members

VI. 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.

VII. Administrative Public Hearings

A. DAYBREAK VILLAGE 7A PLAT 3, PRELIMINARY PLAT
Location: 5500 West 11600 South
File No: PLPP201900612
Applicant: Daybreak Communities

B. FÖHN BOUTIQUE AND EVENT CENTER, CONDITIONAL USE PERMIT
Location: 1098 West South Jordan Parkway, Suites 103 & 104
File No: PLCUP202000016
Applicant: Jinkee McFadden

C. PLAZA ON 114TH SUBDIVISION 3RD AMENDMENT
Location: 11336 South Beckstead Lane
File No: PLPLA202000045
Applicant: David Jenkins

D. EQUESTRIAN PARK IMPROVEMENTS AND REPLACEMENT REPLACEMENT, CONDITIONAL USE PERMIT AND SITE PLAN
Location: 11160 South Redwood Rd.
File No: PLCUP201900702
PLSPR201900642
Applicant: Andrea Sorensen, Salt Lake County

E. HEARTHSTONE VILLAS, PRELIMINARY SUBDIVISION PLAT
Location: 9500 South 3400 West
File No: PLPP201900520
Applicant: Dave Erickson

VIII. Legislative Public Hearings -*None*

IX. 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 5th day of March 2020.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
February 25, 2020

Present: Commissioner Sean Morrissey, Commissioner Michele Hollist, , Commissioner Nathan Gedge, Commissioner Steve Catmull, Assistant City Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, Planner David Mann, Planner Brad Sanderson, Planner Damir Drozdek, Deputy Recorder Cindy Valdez

Absent: Commissioner Trevor Darby, Commissioner Mike Peirce

Others: Derick Wright, Craig Chagnon

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 with the exception of Commissioner Darby and Commissioner Peirce, and they are excused from tonight's meeting.

B. Motion to Approve Agenda

Commissioner Gedge made a motion to approve the February 25, 2020 Planning Commission Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor; Commissioner Darby and Commissioner Peirce were absent.

C. Approval of Meeting Minutes from the Meetings held on January 28, 2020 and February 11, 2020.

Commissioner Gedge made a motion to approve the January 28, 2020 Planning Commission Meeting Minutes with corrections. Commissioner Morrissey seconded the motion. Vote was unanimous in favor; Commissioner Darby and Commissioner Peirce were absent.

Commissioner Gedge made a motion to approve the February 11, 2020 Planning Commission Meeting Minutes. Commissioner Morrissey seconded the motion. Vote was unanimous in favor; Commissioner Darby and Commissioner Peirce were absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

UNAPPROVED

None

III. CITIZEN COMMENT

Chair Hollist opened the Public Comment.

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: PARK PLACE SUBDIVISION PHASE 3, SUBDIVISION AMENDMENT

Location: 11065 South 1055 West
File No: PLPLA202000041
Applicant: Nick Mason, Bach Homes

Planner Damir Drozdek reviewed background information on this item from the staff report.

Derick Wright, (Applicant) – said I live just south of this property, and this is a project we have been working on for a couple of years. Myself, and my partner live in this area, and we love it here. This is kind of an unconditional request, because usually you come to a City and request a private street so you can make streets narrower, or smaller, or build them at normal specs like a public street, but the intent is usually to create a PUD, or HOA that is denser. That is not our request tonight. Our goal was to have this circle gated, but we understand that the Municipal Code does not allow gates. We work with staff and put in some islands and things, and it was made a public street. What we are requesting tonight is to record this street as a private street. Our application does not include gates of any sort, and the roads have been built to City specs. The City code says the private streets are discouraged, but they can be approved in the right situation. This road has been built to City specs, and we are simply asking to have it recorded as a private street. There are some improvements in the front of the cul-de-sac that are in the right of way, so we would like to continue to maintain and protect those are in the private street. We had a conference call with Assistant City Attorney Todd Sheeran, and spoke with others, and we all did conclude that there is nothing in the code that should prohibit this from being approved tonight.

Commissioner Catmull said could you go into more detail regarding the comment you made on made a private-street. Do you have some projects that you would like to put in motion?

UNAPPROVED

Mr. Wright said our intention is not to change anything. I know the City has been put in situations where they have been asked to take on streets that are not built to the specs of a City street. We simply want this to be a private street. We want to remove that burden. We will maintain the islands that are in the HOA, and we will maintain the street. In the event, sometime down the road that the City becomes more favorable of the potential of a gate, that would allow us to pursue it down the road. In the interim, that is really our motivation right now.

Chair Hollist asked why just this one cul-de-sac?

Mr. Wright said because it is the only cul-de-sac that has islands. It was built differently. It is our intent to make that one cul-de-sac private, not the rest of the neighborhood. It is a private right-of-way and we are connecting to other projects, and it is a dead end circle. This street would be the only street that has the potential to be gated in the future.

Commissioner Morrissey said by creating a private street you have the luxury of putting these planters in the middle of the road, is that correct?

Mr. Wright said staff worked with us to put those planters within the public right-of-way.

Commissioner Morrissey said so what is the benefit to having a public street.

Mr. Wright said like I said, our intent from the beginning was to gate it. We know that is not going to happen now, but in the future, there may be a change and the municipal code may allow that. It would be hard to come to the City afterwards, and ask if we can have the street back. If it is a private street, we already have to maintain those islands, so I don't think we would be putting a burden on the City to have this a private street.

Chair Hollist said if this was made a private street who would be responsible for snow removal and street maintenance.

Planner Drozdek said they would be responsible for the snow removal and street maintenance.

Mr. Wright said we know that, and we are ok with that.

Chair Hollist said how would the trash be handled.

Planner Drozdek said the same way every other street handles trash. This is not a gated street, so they could get down the streets just like any other street.

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

Commissioner Catmull said I did some research on private/public roads, and there is a lot of talk about that over multiple decades. I didn't find a lot advocating not having private roads, but I did find a lot of reasons to make roads private, as well as there were some Cities that had no problem having private streets. That is what I found in my research, and to be candid, I am a little concerned with going too hard against a lot of opinions, because I do understand the desire and how it could possibly put the applicant in a better situation in the future, so I appreciate you taking the time to explain that.

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Commissioner Morrissey said we have gone through the process and have had a discussion, so I am ok with this going through. This meets all of the City standards and ordinances as well, so I wouldn't want to keep a private citizen from moving forward when it meets all of the criteria.

UNAPPROVED

Commissioner Gedge said it looks like there has been a few historical precedence when the City has approved some private roads, so I guess I would like to know how current the Sand Dunes in Oquirrh Park were approved. My biggest concern would be the fire and emergency access, because it looks like the City standards would not be an issue.

Chair Hollist said I looked at the code too. It was not specific enough to deny the application at this point, and it is my understanding that staff is considering revising the code because it is so vague. Based on that, I think this meets our City codes and we do not have grounds to deny this.

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

Commissioner Gedge motioned to approve File No. PLPLA202000041for a Subdivision Amendment for Park Place Subdivision Phase 3 Subdivision based on what was presented by staff. Commissioner Morrissey seconded the motion. Roll Call Vote was 3 to 1 Commissioner Morrissey voted No. Commissioner Wright and Commissioner Peirce were absent from the vote.

B.1 Issue: JORDAN CREDIT UNION DRIVE-UP ATM, CONDITIONAL USE PERMIT

Location: 1750 West 11400 South
File No: PLCUP202000046
Applicant: Ben Wheat

Planner David Mann reviewed background information from the staff report.

Commissioner Gedge said are there any other Financial Institutions in the City that have a similar type structure.

Planner Mann said this is a unique situation. Typically, these would be part of a bank branch, but this will be just the bank headquarters. I think it is part of a marketing tool if anything for the bank. There is a freestanding kiosk at the Wells Fargo Bank on South Jordan Parkway that I reviewed a few years ago.

Chair Hollist said have there been any detrimental effects, or complaints.

Planner Mann said I have not received any.

Commissioner Catmull said if we approve this as a drive up ATM, would there be any constraints on the size, or the footprint of a dive up ATM.

Planner Mann said if the bank decided they wanted to move their headquarters somewhere else and just sell the office building, but leave the kiosk, I don't know if it would be a legal conforming use, or if it would need to be removed. I know the bank is investing many millions of dollars into this building, so I anticipate them being here for a very long time.

Commissioner Catmull said if we don't put any kind of specification into this specific motion, what would prevent it from being anything different.

Planner Mann said the challenge we have seen with conditional uses, is that if we anticipate too far in the future they are hard for staff to track because of turnover in staff, and many other different things.

UNAPPROVED

Commissioner Gedge said I work in the pharmacy field and they have pharmacy vending machines, and that could be something that could fall under the definition of an ATM.

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

Chair Hollist said I am fine with making a motion on this tonight. I am comfortable with this, and it is nice to have ATM's throughout the City. This seems like a convenient location, and it is on the side of the building so it will not impact parking.

Commissioner Gedge said instead of the motion saying "A drive up ATM" it should say "A Financial Institution drive up ATM." That might alleviate some of my concerns for a future use.

Commissioner Catmull said we might want to also, identify ATM in our motion, and it should be spelled out, "Automated Teller Machine."

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

Commissioner Gedge motioned to approve file no. PLCUP202000046 for the installation of a Drive up Financial Institution ATM (Automated Teller Machine) located at 1750 West 11400 South as presented to the Planning Commission. Commissioner Catmull seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Darby and Commissioner Peirce were absent from the vote.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

C.1 Issue: ORDINANCE 2020-05
TEXT AMENDMENT SECTION 16.04.200(B) FENCING BETWEEN INCOMPATIBLE ZONES

Location:
File No: PLZTA20200056
Applicant: City of South Jordan

Assistant City Engineer Jeremy Nielsen reviewed background information on this item from the staff report.

Commissioner Catmull said what would be replaced there if you don't put a masonry fence.

Planner Sanderson said the simple reason for having a masonry fence is for farm animal rights, but there are many other types of fencing that could secure animals, and work just as well. The circumstances for not doing the fence would be substantial topography, so in those cases the City Engineer has the discretion to not require a fence, or put up another type of fencing that is suitable to keep the animals in. In most cases, it is not required to have fencing between residential uses; it is really just for the use of farm animals.

Commissioner Catmull said in the code, does this cover all zones, or only a subset of zones.

UNAPPROVED

Planner Sanderson said you would have your agriculture zones and the R.1-8 zone. If you are in those zones and you have a piece of property that is a ½ acre, that would qualify you to have farm animals. Those are the circumstances for a masonry fence, or whatever type fence the City Engineer deems suitable.

Chair Hollist said if we send this on to the City Council would we find that they have a strong preference to review things like this.

Assistant City Attorney Todd Sheeran said this text came up when we did a text for pending ordinance several months ago stating that we may be making changes to the code. They allowed that to go forward on the notice pending, and it is being codified, so they are well aware of it. I actually, drafted the language for the ordinance and reviewed it with the City Engineer. It was presented to the City Council, and I think that most of them do not want to get into the technicality of it.

Chair Hollist opened the Public Hearing to comments.

Derick Wright, South Jordan – said I did not know this was on the Agenda tonight, but I am familiar with this, so I can give you a case that would apply. At the Park Place, they have a 40 Lot community and we just talked about one phase of it. Our boundary on the south butts up to Parkway Palisades, and the Parkway Palisades zone allow animals rights. There is one out of 200 some odd homes in there that has a ½ acre lot with an animal larger than a dog, and those that butt up to us do not. Our property line is at the bottom of Midas Creek, and they have a chain-link fence up on their bank, on their side, but our property line goes all the way down to the bottom, and our zone does not allow animal rights. We can't put a fence down in the creek. We have talked to flood control and they do not want us to put a concrete fence up at the top of the bank, because they want to be able to maintain the creek. When the Midas Creek turns and goes north, our property actually crosses Midas Creek and goes up a steep incline to the circle that is up in Parkway Palisades. It would be impossible to get equipment in there to put in a concrete fence. Therefore, you can't put it in the creek you would need to come on the east side of the creek, which means a person buying that property would lose a third of their lot to comply with the ordinance if they put in a concrete fence. They would not have access to their property if they wanted to beautify, or do something with Midas Creek. Coincidently, our southbound property falls into this criteria. To the west, and the north, we will be installing a 6ft. concrete fence, but on our west boundary against South Jordan Estates, they do not have animal rights, so we don't have a concrete fence there.

Chair Hollist closed the Public Hearing.

Chair Hollis said is a flood plain a unique circumstance.

Assistant City Engineer Nielsen said yes. We would need to consider that when putting up a fence, because that could impact the flood plain.

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

Commissioner Gedge recommending approval of Ordinance 2020-05 amending/ section 16.04.200.B of the South Jordan City Municipal Code regarding fencing requirements, to the City Council; amending the first line in the packet to say, "Amending sub section may be waved and/or modified where the City Engineer determines strict compliance." Commissioner Darby, and Commissioner Peirce were absent from the vote.

VIII. OTHER BUSINESS

UNAPPROVED

D.1 Issue: DISCUSSION REGARDING WIRELESS COMMUNICATION ORDINANCE

Planner Sanderson and Meadow Wedekind presented a training on Cell Towner Regulations; see (Attachment A).

Craig Chagnon (Crown Castle) -said wireless is very complex and it moves very fast, and the South Jordan staff is getting very familiar with the concepts and the needs of my request. Crown Castle is a very safe company. We own real estate assets with a very long- term horizon. You asked if we loan or lease, we lease from a landowner, and sometime we own the ground, but whatever the case may be, it is real estate. Our needs in real estate are both vertical and horizontal. When Walmart came here they asked to build a Super Center, they didn't come and ask for 5 or 10 acres, they probably asked for 10, or 20 acres for what they thought was needful for the community. That is what we are doing; we need the space to accommodate the infrastructure, which is the poles, antennas, and other supporting equipment. The code that exists now is not very flexible it was a one size fits all, so we were having a hard time meeting the requirements of the code. There are four core locations, three are Verizon and one is AT&T. We prefer co-location. It is fundamental, and universal in the wireless industry to get as many companies on the pole as possible. The towers may each be a little different, but the more space that we have the better we can mount the equipment, and we can do it more safely. I work in about four different states in the Rocky Mountain region, and I am not familiar with any other jurisdiction that requires the flush mount only. Typically, it is in a residential zone, school, or an area where aesthetics are not as important.

Chair Hollist said is each level a single carrier.

Mr. Chagnon said yes that is correct.

Chair Hollist said does the flush mount prevent you at this time from doing the (4) co-locations you have on hold.

Mr. Chagnon said yes, it is prohibitive. There are multiple reasons. Typically, antenna rays are divided in to three sectors (A, B, and C), and how many antennas can fit in those sectors. With a flush mount, there is one, but it is not uncommon to put up three antennas in each sector. There is a safety issue on the flush mounting, so having the antennas farther off the pole will allow us to put additional equipment.

Commissioner Catmull said does the overall range get affected by the 18 to 36-coverage area.

Mr. Chagnon said yes. Having more antennas up there, we will be able to get a better signal.

Mr. Chagnon said when we were here a few weeks ago at the City Council I had one of my colleagues with me that is much better at explaining things about the antenna technology, but I will try to explain some things that were explained there. Antennas speak to one another, so when you are driving through town you are getting a signal off one antenna to a certain point, then you will get a handoff from another antenna. Multiple antennas with make it so you get a more robust signal and you won't be dropping calls, and having dead spots. We have two ears to function, and they are not on the front of our face, they are spaced apart, which allows us to have our optimal hearing. That is very similar in antenna technology, the spatial orientation is very important. Carriers won't do anything they don't have to do, they are not going to go out and spend more money on a taller, or more antennas, there sole objective is service to meet the demands. They are not asking for way more than what they need, they just want to match the demand.

UNAPPROVED

Commissioner Catmull said how does that fall into 6409.

Mr. Chagnon said 6409 is a FCC order and it was part of the 2012 tax relief. Basically, Congress, recognized that wireless infrastructure, for a lot of reasons is very important to our nation. They wanted to enable us to streamline the process, and get through permitting jurisdictions. I don't think it is anything that you need to be afraid of, but I think it is something that you need to understand. There a couple of gray areas, but it is not as ambiguous as we are hearing. The main point of 6409 originally, was to simply not hold up some of the basic maintenance the we do. If you read it, is says, "Removal, replacement and addition." The majority of the work that I do is upgrade the equipment from 3G, to 4G, to 5G. We are removing, replacing, and adding equipment and antennas. They recognized that we shouldn't be held up in deploying superior technology when we are simply adding, or removing from the configuration.

Commissioner Catmull said what is the lifespan of the equipment?

Mr. Chagnon said it is hard to say, but we are always trying to improve it. I have worked with Crown Castle for 7 years, and I have touched many of the same towers once a year.

Assistant City Attorney said last year we received about five requests on 6409, and only one was approved. There was a lot of back, and forth regarding the ones that were denied, and whether they should have been denied or not. That is a mechanism that is heavily used by the wireless community, but the language itself for 4609 is sparse.

Planner Brad Sanderson said Meadow is going to send out an email with the presentation we went over tonight, so you can go over it. We covered a lot of information tonight, so this will allow you to go over the presentation when you have time. We encourage you to go and look at the sites. They look very different in person, because you will be able to see really how big they are. We will also be sending you a draft ordinance so you can get yourself familiar with that. We will send you our contact information and you can reach out to us if you have any questions, or suggestions. Of course, all of this will be a recommendation to the City Council, and you may even want to talk to some of the Council Members that you are familiar with and get their thoughts and feelings, as they have had additional training.

ADJOURNMENT

Commissioner Catmull motioned to adjourn the February 25, 2020 Planning Commission meeting. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

The February 25, 2020 Planning Commission Meeting adjourned at 8:30 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

UNAPPROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 3-10-2020

Issue	**DAYBREAK VILLAGE 7A PLAT 3 PRELIMINARY PLAT**
Location:	5500 West 11600 South
File No:	PLPP201900612
Applicant:	Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve File No. PLPP201900612 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	38.433 acres
CURRENT LU DESIGNATION	Mixed Use
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North – Mixed Use (PC)/Vacant South- Herriman/Multi Family Residential East - Stable Neighborhood (R-3)/Single Family Residential West - Mixed Use Transit Oriented Development Opportunity (P-C)/Mountain View Highway

Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 7A Plat 3 subdivision. The proposed subdivision will divide the property into 7 commercial lots (C-lots), 2 park lots (P-lots) and associated public rights-of-way.

ANALYSIS

The lots will likely be developed with commercial office/warehouse uses that may include storage facilities as well. The proposed lot sizes range from 1.74 acres to 6.11 acres with an average lot size of 4.36 acres.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

- The Daybreak Community Structure Plan designates this area as Business-Research Parkway.
- Section 17.72.020 describes the Business - Research Parkway Land Use Designation as follows: “This category is designed to accommodate (but not require) a mixture of all uses: residential (single- and multi-family), office, commercial, industrial, recreational and public/semipublic uses. The principal land uses in this category should be office, commercial and industrial”.
- 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:

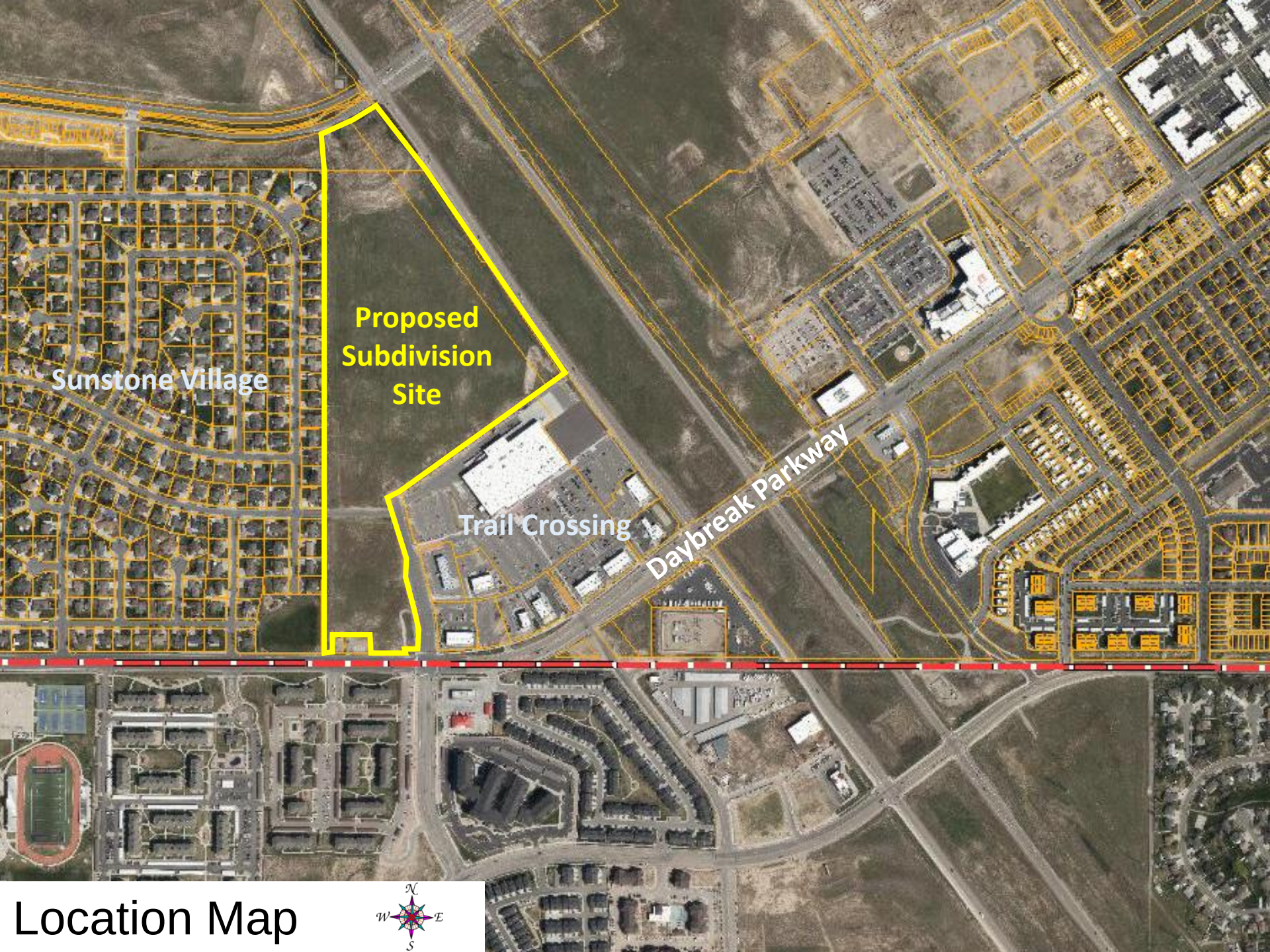
- Minimal.

ALTERNATIVES:

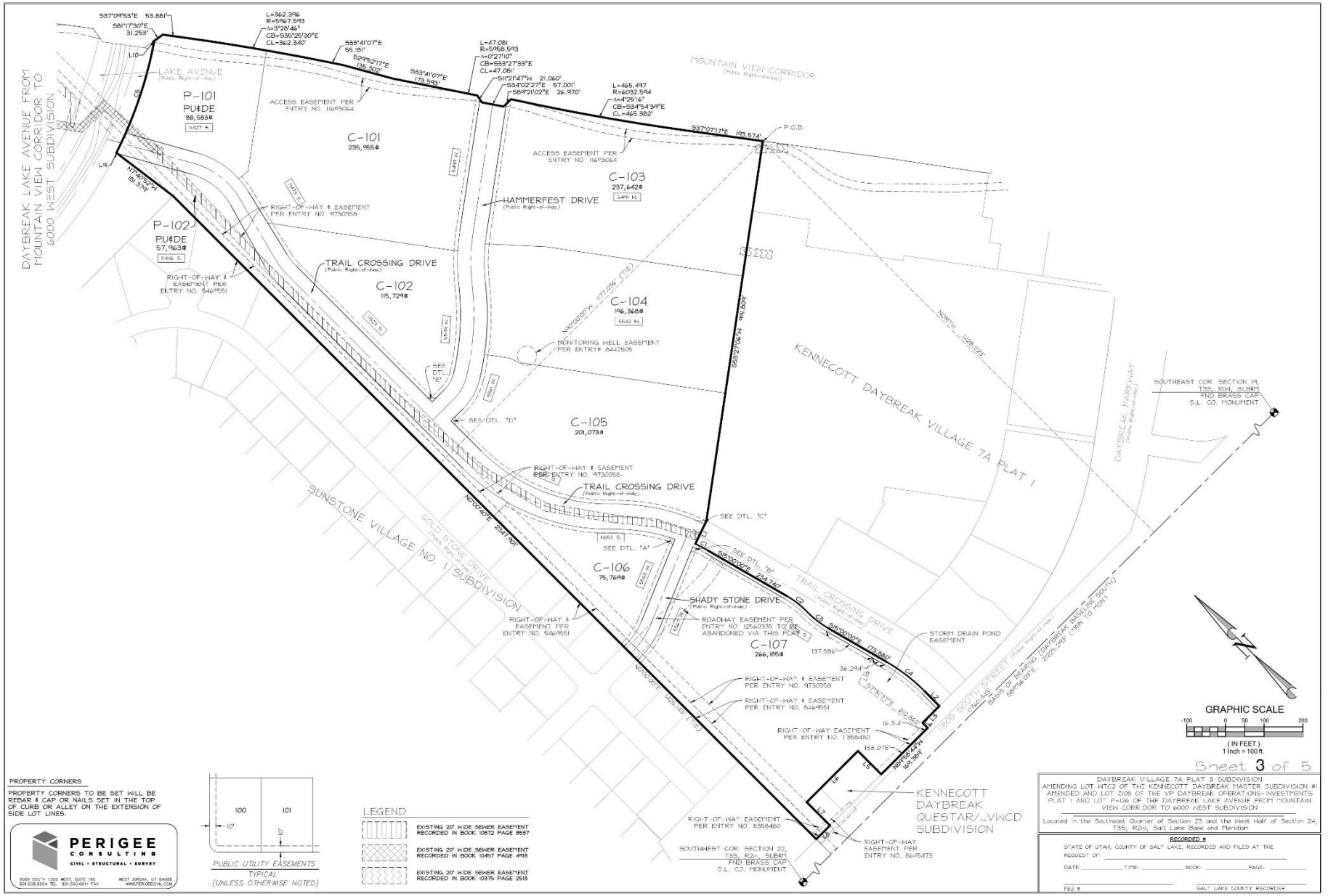
- Approve the preliminary plat.
- Deny the preliminary plat.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Preliminary Plat



Location Map



Sheet 3 of 5

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
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PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

LEGEND

EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10672 PAGE 8637

EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10457 PAGE 4918

EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10575 PAGE 2518

DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION
AMENDING LOT NTC2 OF THE KENNECOTT DAYBREAK MASTER SUBDIVISION #1 AMENDED AND LOT Z108 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 AND LOT P-126 OF THE DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORR DOR TO 6000 WEST SUBDIVISION

Located in the Southeast Quarter of Section 23 and the West Half of Section 24, 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

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 3/10/2020

Issue: **FÖHN BOUTIQUE AND EVENT CENTER CONDITIONAL USE PERMIT**

Address: 1098 West South Jordan Pkwy, Suites 103 & 104
File No: PLCUP202000016
Applicant: Jinkee McFadden

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** Conditional Use Permit application, file number PLCUP202000016, for the Föhn Boutique and Event Center business, subject to the following condition:

1. The business shall closely follow the proposed Operation and Circulation plans or as otherwise modified in writing by the City Engineer.
2. The applicant shall submit plans to the Building Official and make necessary improvements, if any, to ensure all Fire and Building Codes are being met for the intended use.

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.18.050:

A. A conditional use may be commenced and operated only upon:

   a. Compliance with all conditions of an applicable conditional use permit;
   b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
   c. Compliance with all applicable local, state, and federal laws.

B. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I.1 of this section.

C. No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call

witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

PROPOSAL:

The applicant is proposing to locate the Föhn Boutique and Event Center business within suites 103 and 104 of the South Jordan Plaza East development, also known as "The Peaks Centre," located at 1098 West South Jordan Parkway. A portion of the proposed business is considered as a convention/reception center, which may be allowed if the Planning Commission grants a conditional use permit.

Convention/reception uses are required by City Code to provide an operation plan, circulation plan, and traffic study in order to help determine what impacts, if any, the business may have to the surrounding area or City as a whole.

Per the operations plan, the applicant plans to operate the boutique portion of the business during regular business hours on weekdays and conduct the reception/event portion of the business during evenings and weekends. The applicant plans to have only a couple of employees and a few customers most of the time. During some of the larger events, however, there may be as many as 100 people in attendance, though it is anticipated that most guest will arrive as couples, greatly reducing the number of vehicles.

The traffic study conducted by WCEC, a third party traffic engineering firm, takes into account the applicant's operation and circulation plans along with other existing conditions. The traffic study concludes that the traffic volumes generated by the proposed business will be minimal most days, and even on busy days it will not be significant, as busy periods for the reception center are typically outside of the normal peak hours. Furthermore, the nearby intersections and roadway segments are expected to experience little changed regarding safety and operation conditions that result from the proposed business.

In summary, if the operation and circulation plans are followed properly, there should be only minimal impact onto the adjacent public streets. Since the parking area is privately owned, it is the City Engineering Department's judgement that the land owner has the responsibility to manage the site and individual tenant owners. The land owner has provided a letter agreeing to this responsibility (see land owner's letter attached).

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Convention/reception uses are listed as a conditional use within the Commercial Community (C-C) Zone, since these businesses may generate surges of vehicular traffic.
- There is a shared parking and access agreement between all businesses within The Peaks Centre as well as the new office development under construction to the north.
- The site has multiple points of access for ingress and egress.
- Each unit within this building includes a basement area, totaling approximately 3,000 square feet of finished area per unit.

- There is no indication of any other nuisances (i.e. light, sound, odor, etc.) that may result from the proposed business.
- Other businesses within the same building include Saffron Valley Restaurant to the south, and SOS Technical support to the north.
- There are approximately 208 available on-site shared parking stalls between tenants within the shopping center.
- The site area is privately owned and maintained, and the land owner is agreeing to continue to manage tenants along with their respective vehicular parking and circulation demands.

Conclusion:

- Based upon the findings above, the proposed business should not have any significant impact on the surrounding area or City as a whole as long as the business follows the operation and circulation plans as proposed.

Recommendation:

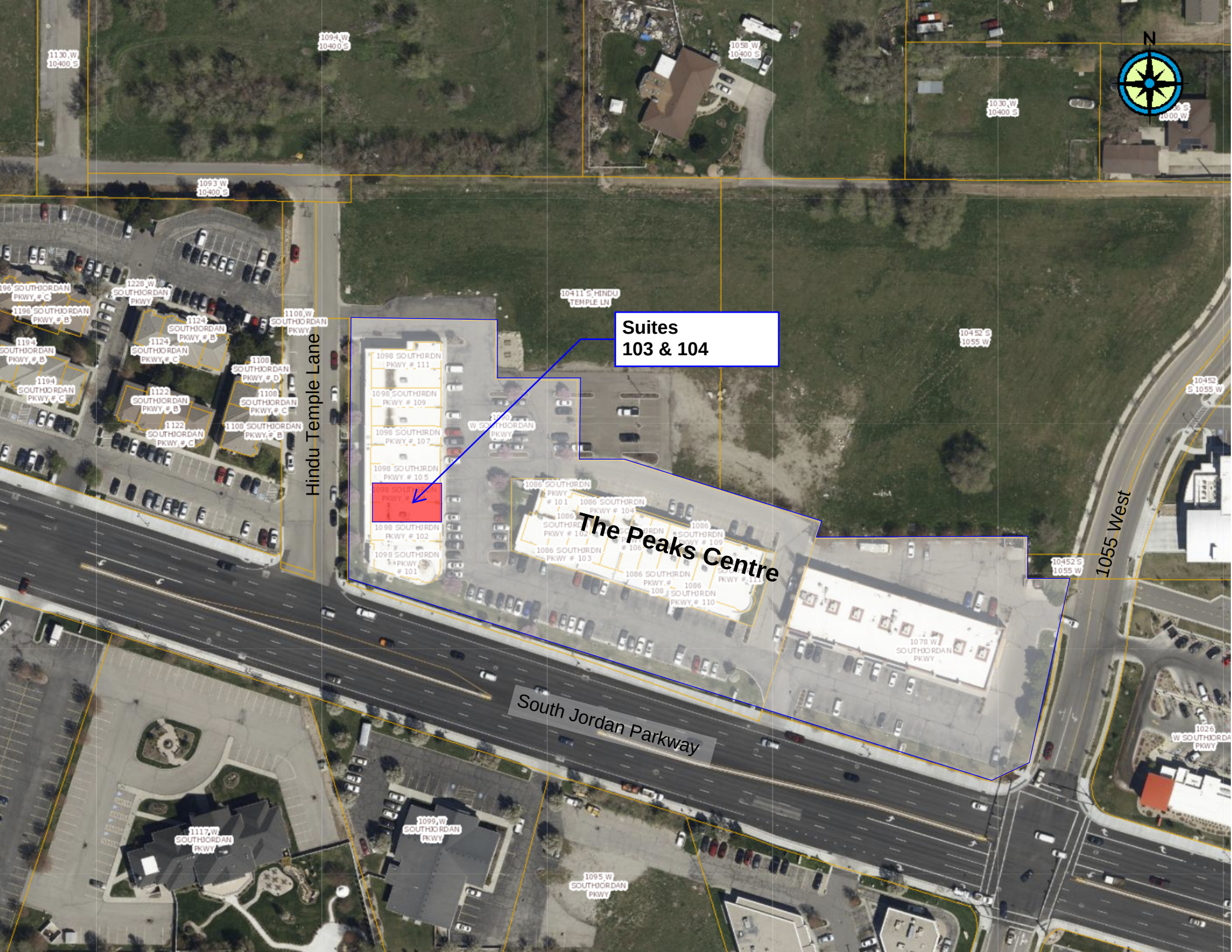
- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** file number PLCUP202000016 for the Föhn Boutique and Event Center with the above listed condition, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Impose conditions subject to requirements set forth within City Code Section 17.84
- Schedule the decision for a later date
- Make no motion

SUPPORT MATERIALS:

- Location Map
- Operation Plan
- Circulation Plan
- Traffic Study
- City Engineer's Memo
- Land Owner's Letter


Suites
103 & 104
The Peaks Centre
Hindu Temple Lane
South Jordan Parkway
1055 West
N

Description of Business

Our brand caters to the Do It Yourself (DIY) bride or party planner. Resources such as Pinterest, YouTube, and Etsy enable anyone to find a tutorial and make something themselves. This saves the customer a significant amount of money on their wedding or party. These DIY projects are also shared on social media, giving the individual a sense of accomplishment. Föhn will provide DIY workshops where attendees will learn skills or complete projects that can be used for their wedding or event. Possible workshop topics might include wedding planning 101, floral arranging, making custom signage, making personalized favors, or other popular wedding and craft trends.

The business will offer our customers access to our decor inventory. This is consistent with embracing the DIY culture and will help sell our space. The average bride creates a Pinterest board of ideas for their wedding. These ideas reflect current trends like a beautiful arch in the background, gold geometric terrarium centerpieces or dessert displayed on a unique set of cake stands and risers. As they plan, they realize that most of these details are too expensive for one time use. Access to our decor inventory will provide the event they dreamed of and can now afford.

Our flexibility and open vendor policy will appeal to the diverse range of events and receptions in the area whether it is a traditional, cultural, or unorthodox reception or event. Our customer base will consist of couples in their twenties that come from middle class families. We anticipate that many of our customers will be students and their parents.

Company Ownership/Legal Entity

Föhn is a Limited Liability Company, women and minority owned and operated by Co-Owners, Jinkee McFadden and Megan Taufa

Employees and Hours of Operation

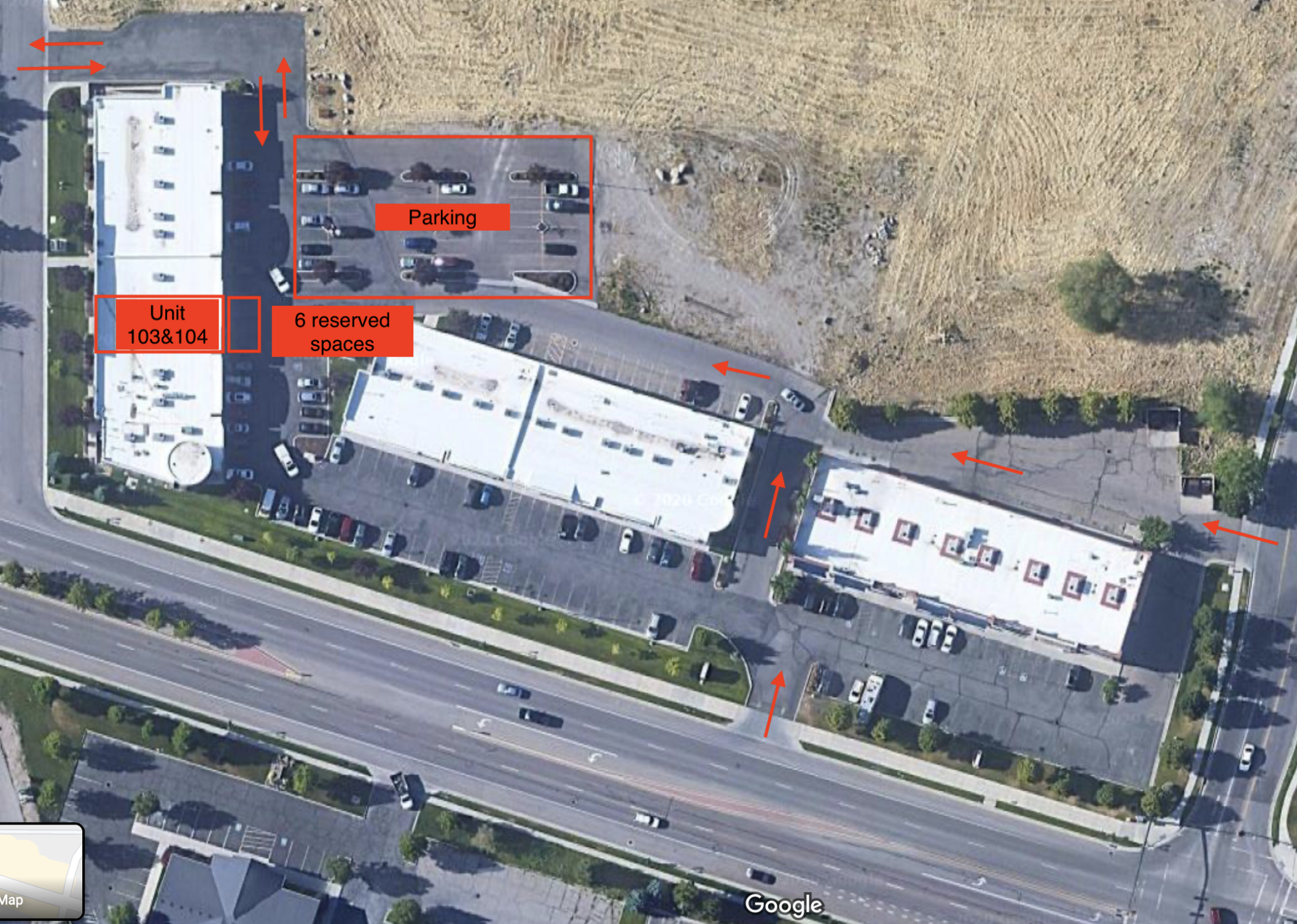
Föhn event venue will have 2 employees Owners Jinkee McFadden and Megan Taufa. Hours of operation will be by appointment only. With most appointments lasting 45min to 1 hour for venue showings probably 2-4 appt. Per week. Most events will take place Thursday evenings 6-10pm, Friday evening 6-10pm and Saturdays 9am-10pm. We will be closed on Sundays.

Businesses next to venue

To the south there is Saffron Valley Restaurant and to the north 3 key elements offices and sos technical support.

Capacity

Seated at tables: 80 persons
Free standing flow through reception: 100 persons (seating for 40 with a maximum of 60 standing or flowing through = 100 persons)
Note: Most guests arrive as couples


Parking
Unit
103&104
6 reserved
spaces
Google

WCEC ENGINEERS

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

TECHNICAL MEMORANDUM



DATE: 2/17/2020

TO: Shane Greenwood, PE
South Jordan Assistant City Engineer

FROM: Jeremy Searle, P.E., PTOE

RE: **Fohn Reception Center Trip Generation Study**

INTRODUCTION

The purpose of this memorandum is to provide an estimate of the number trips that will be generated by the proposed Fohn Reception Center, located at 1098 South Jordan Parkway (SR-151), #103 & #104. The Fohn Reception Center will occupy two units of the existing business development.

PROPOSED DEVELOPMENT

Site Description

The proposed business will occupy two existing units in the business development and will offer a space for receptions or celebrations. In addition, occasional classes or workshops may be offered.

Site Accessibility

The existing development has three points of access as follows (See Figure 1):

- A full movement access on Hindu Temple Lane (Access A)
    - Hindu Temple Lane intersects with South Jordan Parkway at a right-in right-out only access (Intersection B)
- A right-in right-out only access to South Jordan Parkway (Access C)
- A full movement access on 1055 West (Access D)
    - 1055 West intersects with South Jordan Parkway at a signal (Intersection E)

TRIP GENERATION, DISTRIBUTION, AND ASSIGNMENT

Typically, the trip generation for a proposed development will be calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. However, this manual does not include a reception center or a

comparable land use. Therefore, the expected trip generation was estimate based on information provided in the business operational plan (included in the appendix) and based on a conversation with one of the owners of the business.

According to the operational plan, the proposed business will not operate on most weekdays or on Sundays. Therefore, there will be no trips generated for the business total trip generation by the business on Mondays – Wednesdays and Sundays. An occasional class, event, or private appointment could be held during the week, although it would be rare. A class would typically consist of 10 – 20 participants.

Most events will be held on Thursday and Friday evenings from 6 – 10 pm and on Saturdays from 9 am – 10 pm. It is important to note that these times are outside of the typical peak hours (7 – 9:00 am and 4 - 6:00 pm).

An event at full capacity could accommodate a total of 80 people seated at tables, or a free-standing flow through reception could accommodate a total of 100 people at a time. Over a two-hour event, a total of 200 people could attend a flow through reception.

A busy Saturday could consist of a morning event or class, and an evening reception. The trip generation estimate provided here assumes a busy Saturday, however, most days will consist of fewer trips.

The following was assumed to calculate a maximum Saturday daily number of trips, as well as am and pm peak hour trips:

- Trips made by guests are assumed to have an average occupancy of 2 people per vehicle.
- A morning brunch event at a maximum capacity of 80 people. This equates to 40 entering and 40 exiting trips.
- Two employees for the morning brunch – 2 entering and 2 exiting trips.
- A caterer for the morning brunch – 1 entering and 1 exiting trip
- To be conservative, it was assumed that 25% of the guests attending brunch arrived early (during the am peak hour)
- Two employees for the evening reception – 2 entering and 2 existing trips.
- An evening flow-through reception at a maximum capacity of 200 total people – 100 entering and 100 exiting trips
- A caterer for the evening reception – 2 entering and 2 existing trips
- One delivery / set for flowers, etc. – 1 entering and 1 exiting trip
- To be conservative, it was assumed that 25% of the reception guests arrived early (during the pm peak hour)

The total number of trips are outlined in Table 1.

Table 1: Proposed Development Trip Generation								
Land Use	Time	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total
Fohn Reception Center	Saturday	296	13	0	13	30	2	32

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

It was assumed that the primary distribution of trips will be as follows:

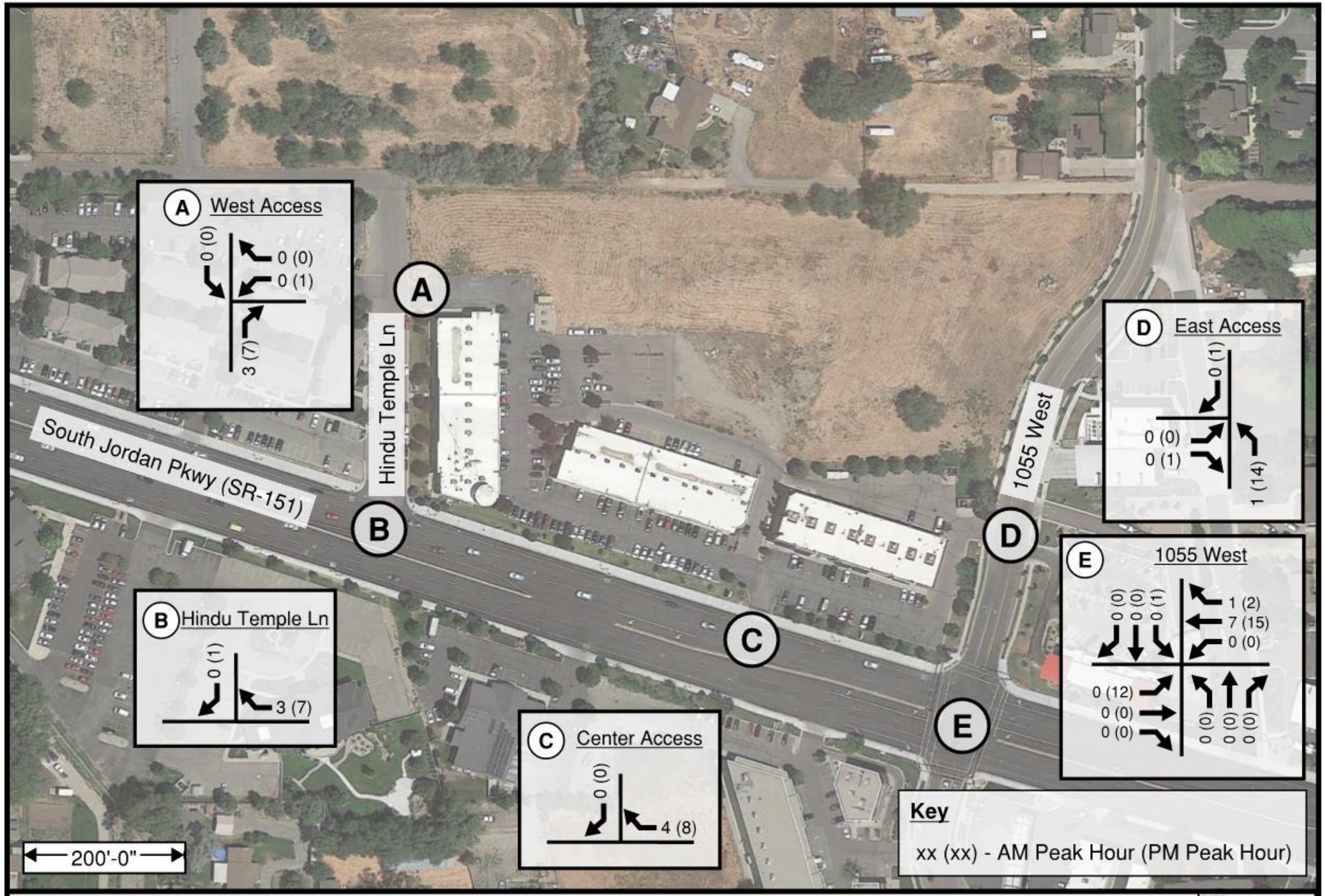
- East: 58%
- West 40%
- North 2%

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

FINDINGS AND RECOMMENDATIONS

Based on our assessment, the projected traffic volumes generated by the proposed development are minimal on most days, and even on busy days are not significant. Busy periods for the reception center are typically outside of normal peak hours.

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



WCEC ENGINEERS

Saturday Peak Hour Project Trip Assignment

Fohn Reception Center

N

DATE: 2/17/2020

PROJECT: 19-112

Figure 1

APPENDIX – Business Operations Plan

Description of Business

Our brand caters to the Do It Yourself (DIY) bride or party planner. Resources such as Pinterest, YouTube, and Etsy enable anyone to find a tutorial and make something themselves. This saves the customer a significant amount of money on their wedding or party. These DIY projects are also shared on social media, giving the individual a sense of accomplishment. Föhn will provide DIY workshops where attendees will learn skills or complete projects that can be used for their wedding or event. Possible workshop topics might include wedding planning 101, floral arranging, making custom signage, making personalized favors, or other popular wedding and craft trends.

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Capacity

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Note: Most guests arrive as couples

SOUTH JORDAN
UTAH

Memo

TO Planning Commission **DATE: February 24, 2020**

FROM: Brad Klavano, City Engineer BK

SUBJECT: Fohn Boutique and Event Center PLCUP202000016

The Engineering Department has reviewed the submitted operation plan and trip generation study technical memo prepared by WCEC Engineers for Fohn Boutique and Event Center conditional use application #PLCUP202000016. According to the technical memo, the projected traffic volumes generated by the proposed development are minimal on most days and even on busy days are not significant. The study intersections and roadway segments are expected to experience little change regarding safety and operating conditions. But, it is possible that traffic conflicts or congestion could be caused in the parking lot within The Peaks Centre development. If traffic issues or concerns arise due to this tenant, the landowner is responsible to mitigate the issues or resolve the matter with the tenant (see attached landowner letter).

Feb 18, 2020

Mr. Brad Sanderson

South Jordan City

1600 West Town Center Drive

South Jordan UT 84095

Subject: Conditional Use Permit Unit 103,104 Fohn LLC

Dear Mr. Sanderson:

In response to the email request dated 2/18/2020, please know that the owners /managers of Wager and Wager LLC are aware of the traffic and parking needs of our fellow tenants at the Peaks Center. As appropriate we will make modifications by working with the owners of Fohn LLC to ensure good business access for our neighboring tenants just as we have done over the past 7 years with the prior tenant Three Key Elements. If any issue arises with a specific tenant, we recognize that it is the responsibility of the landlord to work with their tenant to mitigate any issue.

Please let me know if I can be of further assistance.

Sincerely

Bob Wager, Manager

Wager and Wager, LLC

Feb 18, 2020

Mr. Brad Sanderson

South Jordan City

1600 West Town Center Drive

South Jordan UT 84095

Subject: Conditional Use Permit Unit 103,104 Fohn LLC

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Please let me know if I can be of further assistance.

Sincerely

Bob Wager, Manager

Wager and Wager, LLC

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 3/10/2020

Application: PLAZA ON 114TH SUBDIVISION 3RD AMENDMENT

Address: 11336 South Beckstead Lane
File No: PLPLA202000045
Applicant: David Jenkins

Submitted By: David Mann, Planner II
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

I move the Planning Commission **approve** file no. PLPLA202000045 to amend lot 103 of the amended subdivision and create two commercial lots, located at 11336 South Beckstead Lane, as presented to the Planning Commission.

ACREAGE:		0.99 acres
CURRENT ZONE:		MU-SOUTH
CURRENT USE:		Vacant
FUTURE LAND USE PLAN:		Corridor
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North -	Corridor, (MU-SOUTH) / Towne Storage
	South -	Corridor, (MU-SOUTH) / Rocket Carwash
	East -	Corridor, (A-5) / Single Family Residential
	West -	Corridor, (MU-SOUTH) / Gas Station

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.

BACKGROUND & ANALYSIS:

David Jenkins has filed an application for a two-lot commercial subdivision that would amend lot 103 of the Plaza on 114th 2nd Amended Subdivision that was recorded last year. This amendment will allow two buildings with different owners to develop on the subject property. The proposed amendment meets all City codes and standards.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed plat meets the required lot size and frontage requirements for the MU-SOUTH Zone.

Conclusion:

- Based on the application materials and the findings listed above, there is good cause to approve the proposal because it complies with City Code Chapter 16.14, other City ordinance, and sanitary sewer and culinary water requirements.

ALTERNATIVES:

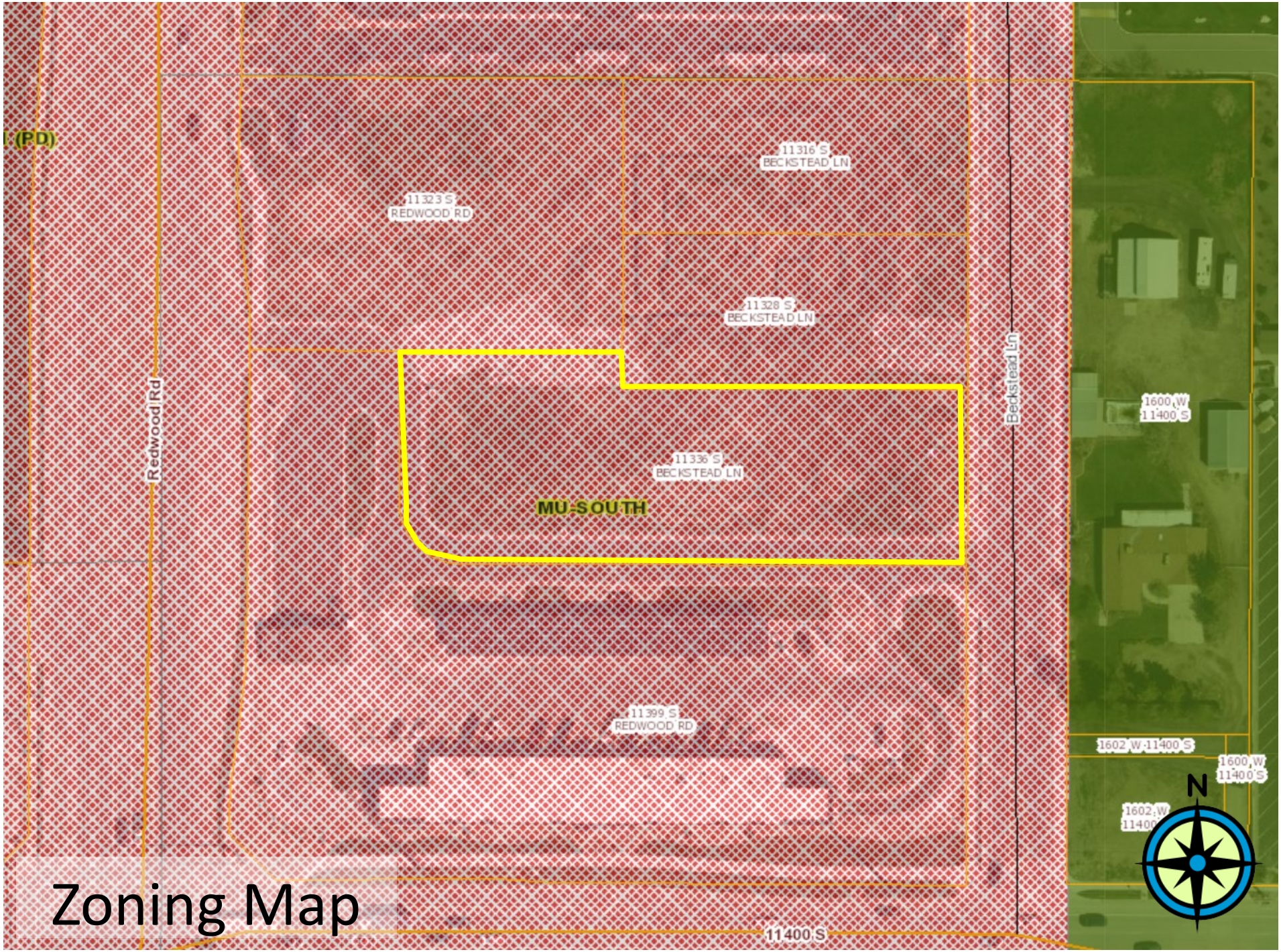
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Subdivision Plat



Location Map

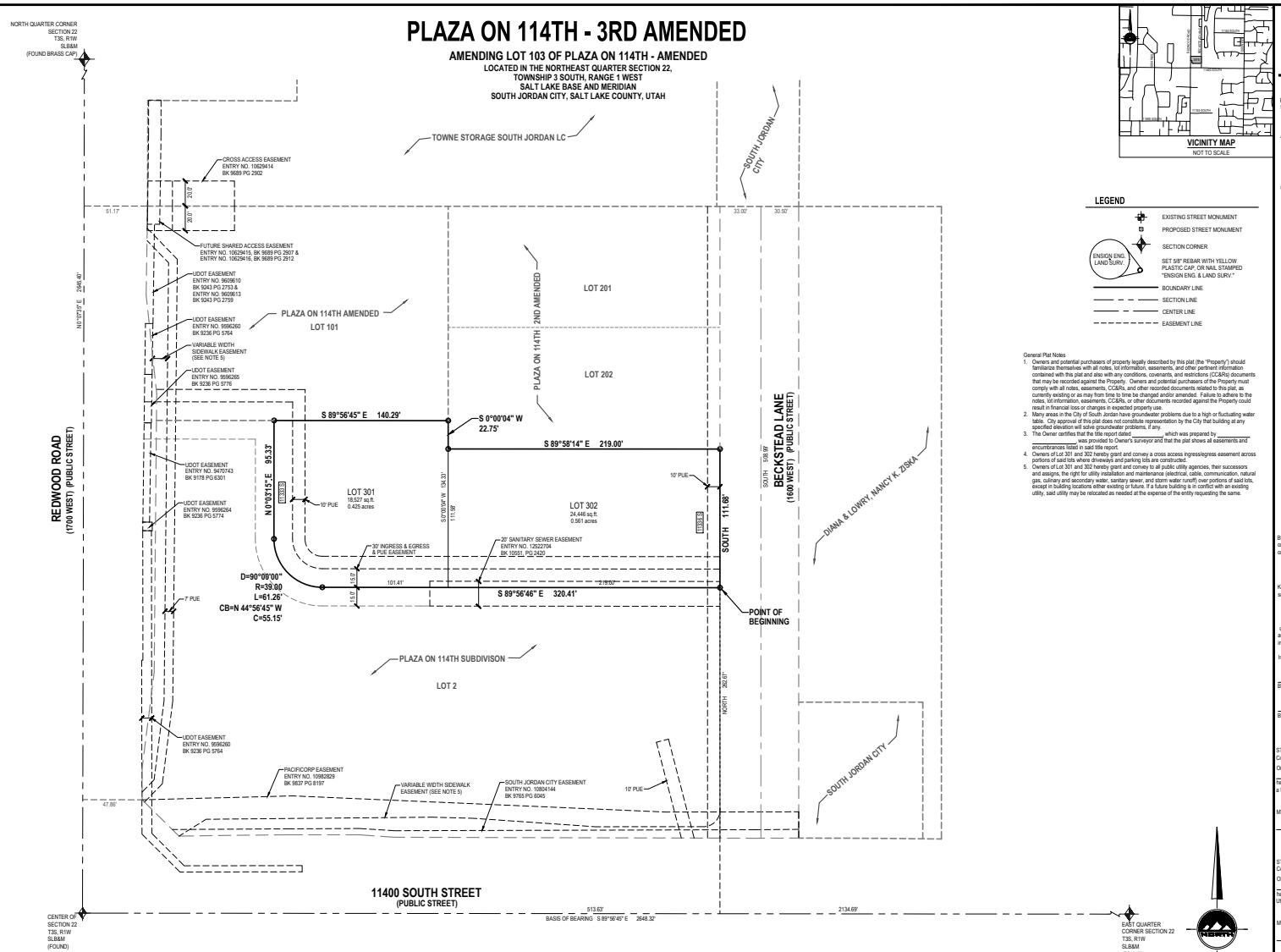

(PD)
11316 S
BECKSTEAD LN
11323 S
REDWOOD RD
11328 S
BECKSTEAD LN
Redwood Rd
Beckstead Ln
1600 W
11400 S
11336 S
BECKSTEAD LN
MU-SOUTH
11399 S
REDWOOD RD
1602 W 11400 S
1600 W
11400 S
1602 W
11400
N
11400 S

Zoning Map

PLAZA ON 114TH - 3RD AMENDED

AMENDING LOT 103 OF PLAZA ON 114TH - AMENDED

LOCATED IN THE NORTHEAST QUARTER SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

General Plat Notes

1. 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.
2. 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.
3. The Owner certifies that the title report dated _____, which was prepared by _____, was provided to Owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.
4. Owners of Lot 301 and 302 hereby grant and convey a cross access ingress/egress easement across portions of said lots where driveways and parking lots are constructed.
5. Owners of Lot 301 and 302 hereby grant and convey to all public utility agencies, their successors and assigns, the right for utility installation and maintenance (electrical, cable, communication, natural gas, culinary and secondary water, sanitary sewer, and storm water runoff) over portions of said lots, except in building locations either existing or future. If a future building is in conflict with an existing utility, said utility may be relocated as needed at the expense of the entity requesting the same.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286692 as prescribed under laws of the State of Utah. I further certify that by 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 PLAZA ON 114TH - 3RD AMENDED, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°56'45" East 513.63 feet along the Quarter section line and North 262.67 feet from the Center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°56'46" West 320.41 feet;
thence Northeasterly 61.26 feet along the arc of a 39.00 foot radius curve to the right (center bears and the chord bears North 44°56'45" West 55.15 feet with a central angle of 90°00'00");
thence North 00°03'15" East 95.33 feet;
thence South 89°58'45" East 140.29 feet;
thence South 00°00'04" West 22.75 feet;
thence South 89°58'14" East 219.00 feet;
thence South 111.68 feet to the point of beginning.

Contains 42,974 Square Feet or 0.987 Acres and 2 Lots

Date

PATRICK M. HARRIS
P.L.S. 286692

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the South Jordan City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "SHARED ACCESS" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

PLAZA ON 114TH - 3RD AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20_____.

By: _____

By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____, A.D., 20_____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____, A.D., 20_____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

SEWER NOTES:

1. 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.
2. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTHS AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 20 ft.

SHEET	1 OF 1
PROJECT NUMBER :	5970A
MANAGER :	DJ
DRAWN BY :	JWJ
CHECKED BY :	KFW
DATE :	2/14/2020

DEVELOPER
11400 SOUTH REDWOOD ASSOCIATES LLC
13494 S. FAIR HILL COURT
DRAPER, UTAH 84020
801-201-6869

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

BOARD OF HEALTH APPROVAL	SOUTH VALLEY SEWER DISTRICT APPROVAL	CITY PLANNING	CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
APPROVED THIS _____ DAY OF _____, 20_____ BY THE BOARD OF HEALTH	APPROVED THIS _____ DAY OF _____, 20_____ BY THE SOUTH VALLEY SEWER DISTRICT	APPROVED THIS _____ DAY OF _____, 20_____ BY THE	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D.,20__	PRESENTED TO THE SOUTH JORDAN CITY MAYOR THIS _____ DAY OF _____, A.D.,20_____ AT WHICH TIME THIS PLAT WAS ACCEPTED.
SALT LAKE COUNTY HEALTH DEPARTMENT	SOUTH VALLEY SEWER DISTRICT MANAGER	SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER — DATE	ATTORNEY FOR SOUTH JORDAN CITY	ATTEST: CLERK — MAYOR

PLAZA ON 114TH - 3RD AMENDED
AMENDING LOT 103 OF PLAZA ON 114TH - AMENDED
LOCATED IN THE NORTHEAST QUARTER SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND 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: _____

FEES — DEPUTY SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 03/10/2020

Issue:	**EQUESTRIAN PARK** **CONDITIONAL USE PERMIT AND SITE PLAN**
Address:	11160 South Redwood Rd.
File No:	PLSPR201900642 – Site Plan Application PLCUP201900702 – Conditional Use Permit
Applicant:	Andrea Sorensen, Salt Lake County

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** applications:

- PLSPR201900642 to allow for demolition of existing structures and construction of new; and
- PLCUP201900702 to allow public or quasi-public facilities in the MU-SOUTH Zone.

ACREAGE:	Approximately 7 acres
CURRENT ZONE:	A-5 and MU-SOUTH (Agricultural, min. 5 acre lot and Mixed Use – South Center Redwood Road) Zone
CURRENT USE:	Horse keeping facility
FUTURE LAND USE PLAN:	MU (Mixed Use)
NEIGHBORING ZONES/USES:	North – A-5 / Vacant Land, Private Ownership South – R-2.5 / Single-family Residences West – A-5 / Equestrian Park East – A-5 and R-1.8 / Barns and Private Residence

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in City Code Chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of Titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. *See* City Code § 17.18.050.F.1.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. *See* City Code § 17.18.050.F.1. Further, City Code § 17.18.050 provides:

I. COMPLIANCE AND REVOCATION:

1. A conditional use may be commenced and operated only upon:

   a. compliance with all conditions of an applicable conditional use permit;

   b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and

   c. compliance with all applicable local, state, and federal laws.

2. A conditional use permit may be revoked by the City Council at any time due to the permitee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

BACKGROUND:

The proposed project is located at approximately 11160 South Redwood Rd. It is located roughly 600 feet from Redwood Road and is accessed via a private lane. There are existing horse barns, loafing sheds, round pens, walkers, and other improvements on the site that the applicant is proposing to demolish and remove. In addition to constructing new structures, the applicant will make improvements to improve fire safety, drainage and landscaping.

The project will include construction of two new horse barns, some loafing sheds and horse runs. In addition several horse walkers and round pens will be constructed. As part of a future phase, another barn and some horse runs, loafing sheds and a training building will be constructed.

A 25-foot-wide landscape strip is proposed along the south boundary. The proposed landscaping includes a 4" stone mulch for ground cover and a combination of deciduous and evergreen trees. The number of trees proposed is greater than is required by City Code. The purpose for exceeding the City Code requirements is to create some additional buffering and screening for the homes to the south. The existing masonry wall along the south boundary as well as existing post and rail steel fence along the east and the north boundaries will remain. No new fencing is proposed.

Other improvements will include construction of a new water line that will tie into the water main on Redwood Road and feed a new fire hydrant on the site. Drainage will be improved as well with construction of new swales and drainage basins. A new driveway and vehicle gates will also be constructed. All of the aforementioned improvements will be completed with the first phase.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- "Public or quasi-public facilities" use is listed as a conditional use in the MU-SOUTH (Mixed Use – South Center, Redwood Road) Zone. Only a small portion of the property is zoned MU-SOUTH and requires a conditional use permit.
- The proposed conditional use permit formalizes the existing use on the portion of the property zones MU-SOUTH. The new project will merely remove existing, older structures and replace them with the new ones.
- Staff did not identify any detrimental effects associated with the existing use at this location that will not be mitigated by the proposed improvements to the site.
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.
- The Architectural Review Committee reviewed the proposed buildings on January 15, 2020 and unanimously recommended approval.

Conclusion:

- The proposed project will meet the Goals and Policies of the General Plan and also meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes. The project will not create any detrimental effects on the portion of the property zoned MU-SOUTH that are not mitigated by the proposed site improvements.

Recommendation:

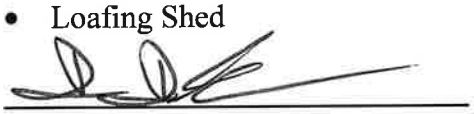
- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant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

ALTERNATIVES:

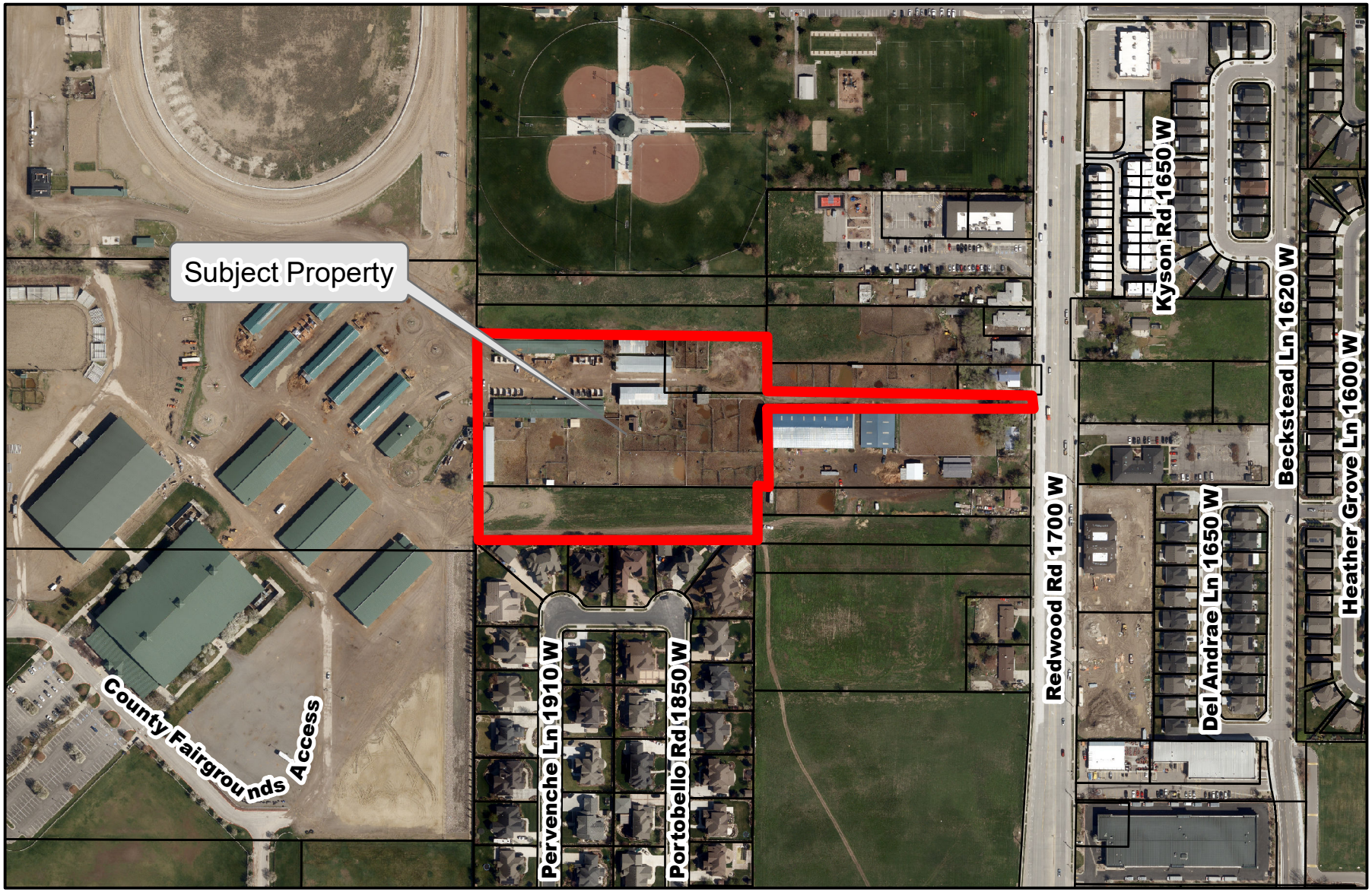
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Prep Demo and Erosion Plan
- Overall Layout and Site Plan
- Layout and Materials Details
- Layout and Materials Details
- Overall Planting Plan
- A and B Barn Elevations
- Miscellaneous Building Elevations
- Loafing Shed



Damir Drozdek, AICP
Planner III
Planning Department



Legend

STREETS

PARCELS

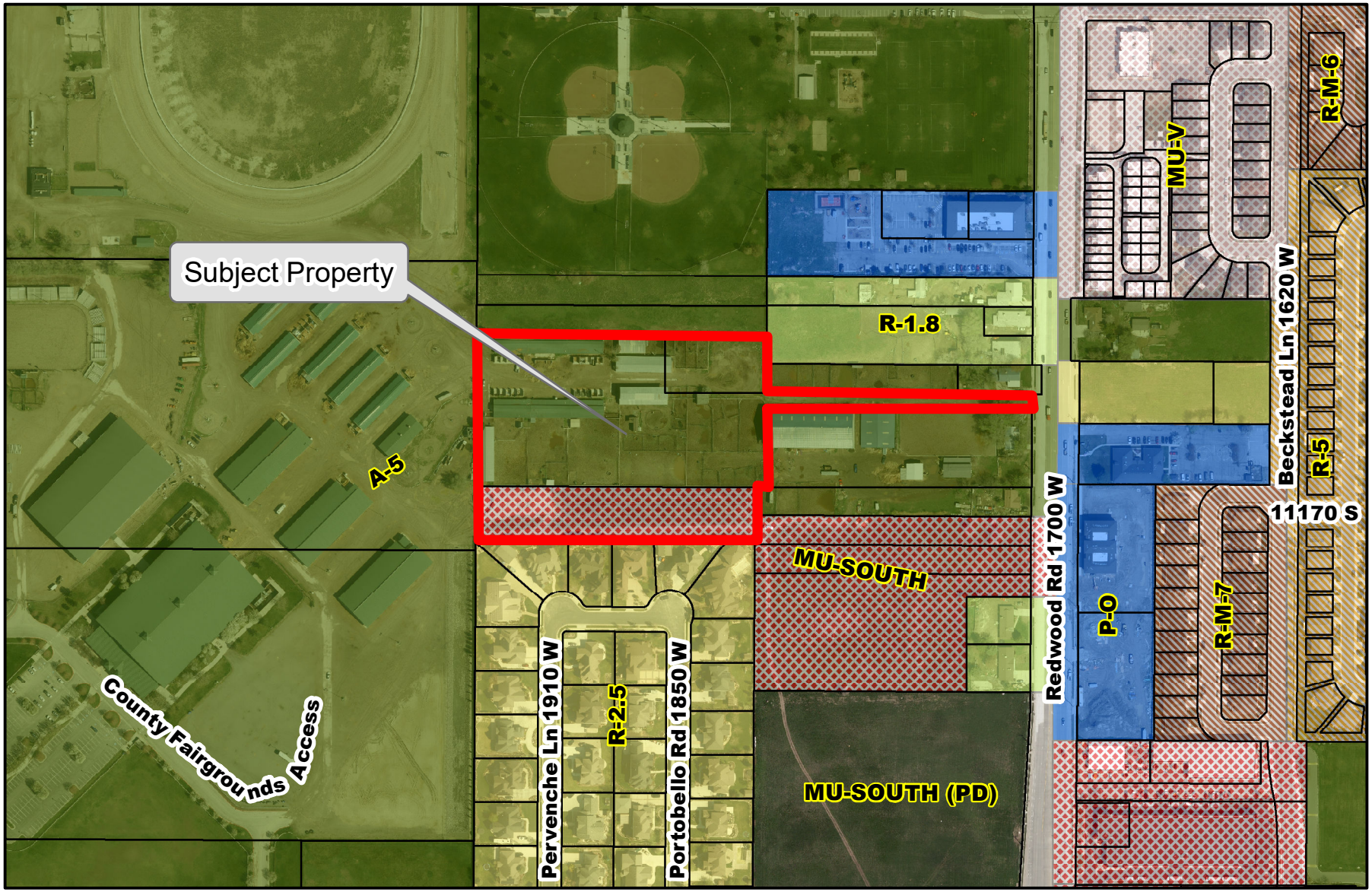
Aerial Map

City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2019

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2019

ESRI

EROSION CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN STATE WATER QUALITY PERMITS AS REQUIRED PRIOR TO CONTRACTOR BEGINNING WORK INCLUDING BUT NOT LIMITED TO NOTICE OF INTENT (N.O.I.) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). CONTRACTOR TO COORDINATE AS REQUIRED FOR COUNTY TO PAY ANY ASSOCIATED PERMIT FEES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL AS REQUIRED TO MEET STATE WATER QUALITY REQUIREMENTS. CONTRACTOR TO COORDINATE AS REQUIRED FOR COUNTY TO PAY ANY ASSOCIATED PERMIT FEES.
3. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
4. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION OPERATIONS.
5. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A RAINFALL EXCEEDING 0.5 INCHES DURING A 24-HOUR PERIOD OR MORE FREQUENTLY IF REQUIRED BY GOVERNING NPDES GENERAL PERMIT. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
7. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
8. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
10. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. SEDIMENT SHALL BE REMOVED FROM ANY SEDIMENT BASINS BEFORE IT IS 25% FULL AND FROM SILT FENCE BEFORE IT IS 33% FULL.

DEMOLITION GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL ITEMS TO BE CLEARED, GRUBBED, REMOVED AND/OR DEMOLISHED ON THE SAME DAY THAT SUCH REMOVAL TAKES PLACE ON SITE. ALL RELATED COSTS FOR LEGALLY DISPOSING OF ITEMS TO BE REMOVED INCLUDING TRANSPORT AND HAULING SHALL BE INCLUDED IN THE CONTRACTORS ORIGINAL BID FOR THIS WORK AND ADDITIONAL CHARGES FOR THESE ITEMS WILL NOT BE CONSIDERED AFTER BID AWARD.

DEMOLITION ITEMS

- A-1 REMOVE AND DISPOSE EXISTING FENCE
- A-2 REMOVE AND DISPOSE EXISTING TREE
- A-3 CLEAR AND GRUB
- A-4 REMOVE AND DISPOSE EXISTING HORSE BARN
- A-5 REMOVE AND DISPOSE TRAINING BUILDING AND HORSE WALKER
- A-6 REMOVE AND DISPOSE EXISTING HAY SHED
- A-7 REMOVE AND DISPOSE EXISTING HORSE LOAFING SHED
- A-8 REMOVE AND DISPOSE EXISTING CONCRETE BINS
- A-9 REMOVE AND DISPOSE EXISTING CONCRETE WATERWAY
- A-10 REMOVE, STORE AND RELOCATE EXISTING WOODEN PICNIC TABLE
- A-11 REMOVE AND DISPOSE EXISTING YARD HYDRANT
- A-12 PRIVATE SHED TO BE REMOVED BY OWNER PRIOR TO START OF CONSTRUCTION
- A-13 REMOVE AND DISPOSE EXISTING SHED

PRESERVE AND PROTECT

- B-1 DISCONNECT POWER TO HORSE WALKERS - WALKERS TO BE REMOVED, STORED, & REINSTALLED BY PRIVATE OWNERS
- B-2 REMOVE AND STORE EXISTING ROUND PENS
- B-3 EXISTING BUILDING TO REMAIN
- B-4 REMOVE AND STORE EXISTING CONCRETE PARKING BLOCK
- B-5 EXISTING DRAINAGE PIPE TO REMAIN

SITE PREP LEGEND

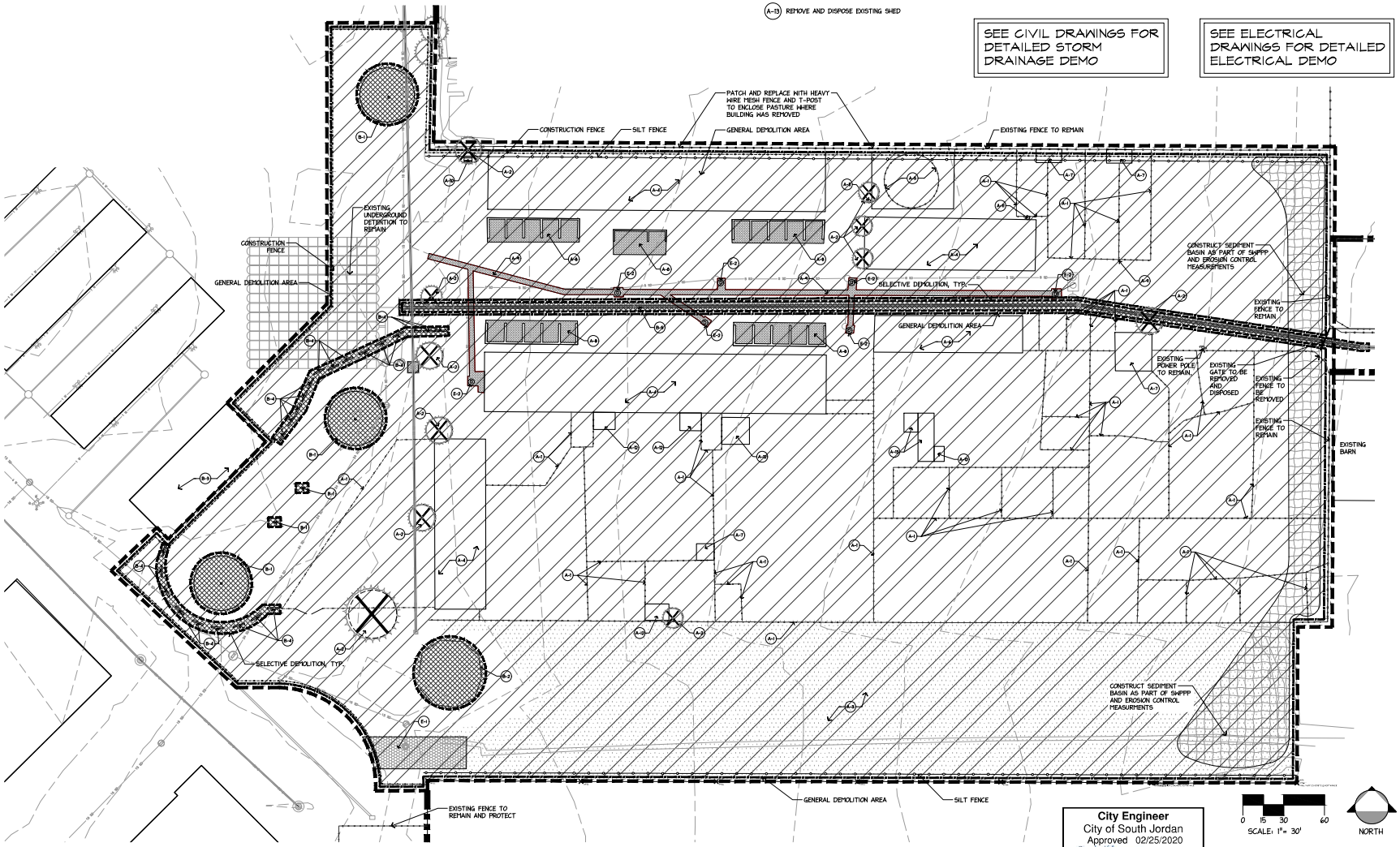
- E-1 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL #LD-501 THIS ENTRANCE IS ONLY REQUIRED FOR DEMOLITION AND CONSTRUCTION ACTIVITIES PRIOR TO PLACEMENT OF ROAD BASE GRAVEL
- E-2 INSTALL INLET PROTECTION AROUND EXISTING STORM DRAIN INLETS PER DETAIL #LD-501

DEMOLITION LEGEND

- PROPERTY LINE
- LIMIT OF WORK LINE
- CHAINLINK CONSTRUCTION FENCING
- SILT FENCE
- METAL PIPE FENCING
- CHAINLINK FENCING
- CONCRETE TO BE REMOVED
- AREA TO BE CLEARED AND GRUBBED
- A-X DEMOLITION IDENTIFICATION
- EXISTING TREES TO BE REMOVED
- SELECTIVE DEMOLITION AS NOTED BY KEYNOTE
- GENERAL DEMOLITION AREA - ITEMS NOTED FOR DEMOLITION ARE FOR CONVENIENCE ONLY. ALL ITEMS WITHIN GENERAL DEMOLITION AREA SHALL BE DEMOLISHED

SEE CIVIL DRAWINGS FOR DETAILED STORM DRAINAGE DEMO

SEE ELECTRICAL DRAWINGS FOR DETAILED ELECTRICAL DEMO



City Engineer
City of South Jordan
Approved 02/25/2020
City Engineer

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

CITY SITE PLAN APPLICATION SUBMITTAL - NOT FOR CONSTRUCTION

G.B.D
G. BROWN DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
410 East South Temple, Ste 2B
Salt Lake City, Utah 84102
p 801.575.6866 f 801.575.6166
www.gbrowndesign.com

PREPARED FOR:
SALT LAKE COUNTY
PARKS & RECREATION

CONSULTANTS:

EQUESTRIAN PARK
EAST IMPROVEMENTS & BARNS
2100 W 11400 S
SOUTH JORDAN, UT 84095

REVISIONS:
1 City Site Review 12-20-19
2 -
3 -
4 -
5 -

STAMP
JEFFREY K. WINWARD
NO. 5083714
LICENSED LANDSCAPE ARCHITECT
20 OCTOBER 2019

SHEET TITLE:
SITE PREP, DEMO & EROSION CONTROL PLAN

DATE: 10.23.19
DRAWN BY: JKW / TJK
CHECKED BY: MKW
JOB NO.: U18-035

SHEET NO:
LD-101

NORTHING/EASTING POINT SCHEDULE

	DESCRIPTION	NORTHING	EASTING
	CONTROL POINT - (CENTER OF MANHOLE COVER)	N 7368956.09	E 1517167.95
	CONTROL POINT - (CENTER OF MANHOLE COVER)	N 7368926.90	E 1517872.63
	CONTROL POINT - (CONCRETE CORNER)	N 7368685.24	E 1516952.92
	CONTROL POINT - (CONCRETE CORNER)	N 7368548.76	E 1517089.57
1		N 7368717.70	E 1517059.84
2		N 7368717.70	E 1517094.93
3		N 7368928.58	E 1517094.93
4		N 7368929.14	E 1517188.30
5		N 7368944.80	E 1517188.30
6		N 7368972.34	E 1517188.30
7		N 7369000.39	E 1517188.30
8		N 7368870.97	E 1517206.89
9		N 7369018.64	E 1517206.89
10		N 7369018.64	E 1517281.06
11		N 7368870.97	E 1517281.06
12		N 7369022.61	E 1517354.88
13		N 7369022.61	E 1517382.88
14		N 7369022.61	E 1517393.88
15		N 7369022.61	E 1517429.55
16		N 7369012.39	E 1517444.49
17		N 7369012.39	E 1517592.16
18		N 7368938.22	E 1517444.49
19		N 7368938.22	E 1517592.16
20		N 7368886.75	E 1517670.12
21		N 7368886.84	E 1517600.24
22		N 7368886.79	E 1517468.51
23		N 7368904.56	E 1517386.71
24		N 7368976.68	E 1517386.59
25		N 7368839.82	E 1517353.28
26		N 7368839.82	E 1517513.28
27		N 7368689.82	E 1517513.28
28		N 7368689.82	E 1517363.28
29		N 7368677.82	E 1517495.36
30		N 7368677.82	E 1517513.36
31		N 7368644.82	E 1517163.47
32		N 7368644.82	E 1517330.50
33		N 7368658.51	E 1517727.26
34		N 7368753.54	E 1517778.63
35		N 7368771.75	E 1517801.13
36		N 7368926.75	E 1517801.13
37		N 7368926.75	E 1517848.80
38		N 7369019.61	E 1517801.13
39		N 7369055.61	E 1517755.13
40		N 7369055.61	E 1517750.74

LAYOUT & MATERIAL LEGEND

- PROPERTY LINE
- LIMIT OF WORK LINE
- ALTERNATE DELINEATOR
- AGGREGATE DRIVE CENTER LINE

LAYOUT GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ALL LAYOUT HARDSCAPE ELEMENTS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR.
5. COORDINATE LAYOUT AND GRADING WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS AND SO THAT WORK OF OTHER TRADES IS NOT DISTURBED ONCE PLACED IN THE FIELD. IN THE EVENT THE CONTRACTOR FAILS TO COORDINATE CONSTRUCTION BETWEEN TRADES AND BY DOING SO, THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH REPLACEMENT AND/OR RE-INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
6. WHEN THE WRITTEN DIMENSION IS DIFFERENT FROM THE SCALED DIMENSION, THE WRITTEN DIMENSION SHALL PREVAIL AND THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING BEFORE PROCEEDING WITH WORK IN THE AREA IN QUESTION.
7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHERE MEASURED UNLESS OTHERWISE INDICATED.
12. VARIOUS CONTROL POINTS HAVE BEEN IDENTIFIED ON THE PLANS. CONTRACTOR SHALL VERIFY ACCURACY OF CONTROL POINTS PRIOR TO LAYOUT OF ANY ELEMENTS. REPORT AND RESOLVE ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

PRODUCT & MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO.	MANUFACTURER	FINISH	COLOR	COMMENTS	PROVIDED/ INSTALLED
	CONCRETE	N/A	N/A	MEDIUM BROOM	STANDARD GRAY	PER DETAIL AND SPECIFICATIONS	CFCI
	VEHICULAR CONCRETE	N/A	N/A	MEDIUM BROOM	STANDARD GRAY	PER DETAIL AND SPECIFICATIONS	CFCI
	AGGREGATE PAVEMENT	N/A	N/A	-	GRAY	PER DETAIL AND SPECIFICATIONS	CFCI
	HORSE RUN FENCE	PONDEROSA FENCE OR APPROVED EQUAL	PRIEFERT	POWDER COATED	RAILS: DARK BROWN	INSTALL PER MANUFACTURER SPECIFICATIONS	CFCI
	HORSE SOIL FOOTING	"RULE OF 25"	N/A	N/A	N/A	INSTALL PER SPECIFICATIONS	CFCI
	ONE WAY OR DO NOT ENTER SIGN	N/A	N/A	N/A	N/A	PER DETAIL AND SPECIFICATIONS	CFCI
	VEHICULAR BARRIER GATE	HCG-S-4X26DB-KIT-G	HOOVER FENCE COMPANY OR APPROVED EQUAL	GALVANIZED STEEL	SILVER	INSTALL PER MANUFACTURER SPECIFICATIONS	CFCI
	RELOCATED CONCRETE PARKING BLOCK	N/A	N/A	N/A	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS	OFCI
	NEW CONCRETE PARKING BLOCK	N.I.C	OWNER FURNISHED, OWNER INSTALLED				

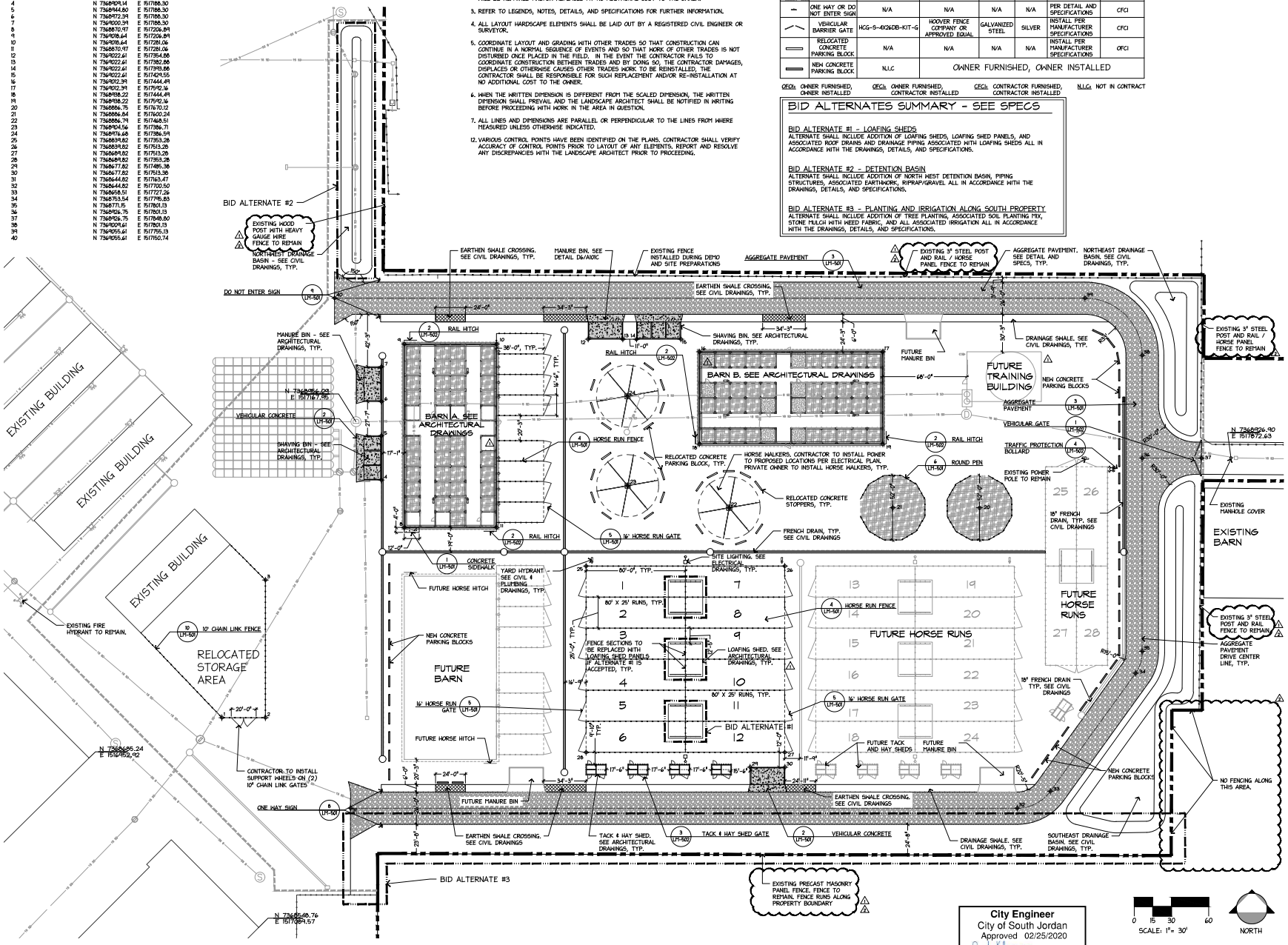
OFOI: OWNER FURNISHED, OWNER INSTALLED — OFCI: OWNER FURNISHED, CONTRACTOR INSTALLED — CFCI: CONTRACTOR FURNISHED, CONTRACTOR INSTALLED — N.I.C: NOT IN CONTRACT

BID ALTERNATES SUMMARY - SEE SPECS

BID ALTERNATE #1 - LOAFING SHEDS
ALTERNATE SHALL INCLUDE ADDITION OF LOAFING SHEDS, LOAFING SHED PANELS, AND ASSOCIATED ROOF DRAINS AND DRAINAGE PIPING ASSOCIATED WITH LOAFING SHEDS ALL IN ACCORDANCE WITH THE DRAWINGS, DETAILS, AND SPECIFICATIONS.

BID ALTERNATE #2 - DETENTION BASIN
ALTERNATE SHALL INCLUDE ADDITION OF NORTH WEST DETENTION BASIN, PIPING STRUCTURES, ASSOCIATED EARTHWORK, RIPRAP/GRAVEL ALL IN ACCORDANCE WITH THE DRAWINGS, DETAILS, AND SPECIFICATIONS.

BID ALTERNATE #3 - PLANTING AND IRRIGATION ALONG SOUTH PROPERTY
ALTERNATE SHALL INCLUDE ADDITION OF TREE PLANTING, ASSOCIATED SOIL PLANTING MIX, STONE MULCH WITH WEED FABRIC, AND ALL ASSOCIATED IRRIGATION ALL IN ACCORDANCE WITH THE DRAWINGS, DETAILS, AND SPECIFICATIONS.



City Engineer
City of South Jordan
Approved 02/25/2020
City Engineer

SCALE: 1" = 30'

NORTH

CITY SITE PLAN APPLICATION SUBMITTAL - NOT FOR CONSTRUCTION

G.B.D
G. BROWN: DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
410 East South Temple, Ste 10
Salt Lake City, Utah 84102
p 801.328.4844 f 801.328.4144
www.gbdesign.com

PREPARED FOR:
SALT LAKE COUNTY
Parks & Recreation

CONSULTANTS:

EQUESTRIAN PARK
EAST IMPROVEMENTS & BARNS
2100 W 11400 S
SOUTH JORDAN, UT 84095

REVISIONS:
- City Site Review 12-20-19
- City Site Review 1-20-2020

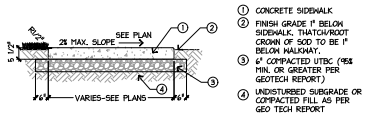
STAMP
JEFFREY K. WINWARD NO. 5083714 REGISTERED LANDSCAPE ARCHITECT 20 OCTOBER 2019

SHEET TITLE:
OVERALL LAYOUT & MATERIALS SITE PLAN

DATE: 10.23.19
DRAWN BY: JKW / TJK
CHECKED BY: MKW
JOB NO.: U18-035

SHEET NO:
LM-101

© GBD/SLCO/Common/Park Projects/Improvements/Drawings/Sheets/dwg



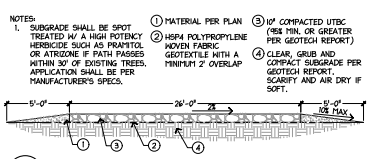
① CONCRETE SIDEWALK
② FINISH GRADE 1" BELOW SIDEWALK. THATCH/ROOT CROWN OF SOD TO BE 1" BELOW WALKWAY.
③ 6" COMPACTED UTBC (95% MIN. OR GREATER PER GEOTECH REPORT)
④ UNDISTURBED SUBGRADE OR COMPACTED FILL AS PER GEO TECH REPORT

NOTES:
1. SEE DOWELED JOINT DETAIL
2. SCORING PER PLAN & SPECS

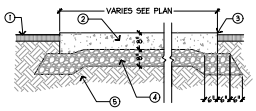
1 CONCRETE SIDEWALK
NTS

NOTES:
1. SUBGRADE SHALL BE SPOT TREATED W/ A HIGH POTENCY HERBICIDE SUCH AS PRAMITOL OR ATRIZONE IF PATH PASSES WITHIN 30' OF EXISTING TREES. APPLICATION SHALL BE PER MANUFACTURER'S SPECS.

① MATERIAL PER PLAN
② HSP4 POLYPROPYLENE WOVEN FABRIC GEOTEXTILE WITH A MINIMUM 2' OVERLAP
③ 10" COMPACTED UTBC (95% MIN. OR GREATER PER GEOTECH REPORT)
④ CLEAR, GRUB AND COMPACT SUBGRADE PER GEOTECH REPORT. SCARIFY AND AIR DRY IF SOFT.



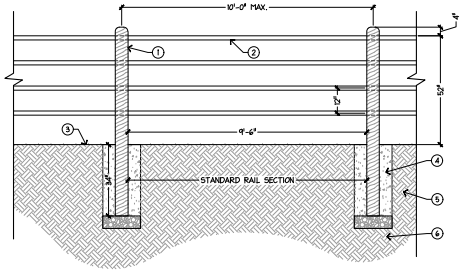
2 ROADBASE GRAVEL DRIVE
NTS



① MATERIAL PER PLAN
② CONCRETE W/MEDIUM BROOM FINISH
③ 1/2" RADIUS EDGE
④ 8" COMPACTED UTBC (95% MIN. OR GREATER PER GEOTECH REPORT)
⑤ UNDISTURBED OR COMPACTED SUBGRADE AS PER GEO TECH REPORT

NOTES:
1. SEE DOWELED JOINT DETAIL
2. THICKEN CONCRETE EDGES AS DIMENSIONED IN DETAIL

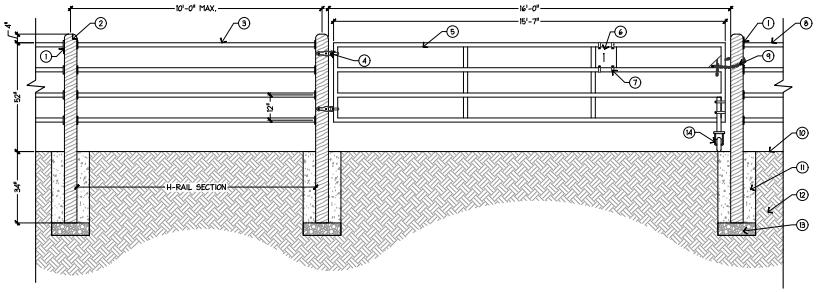
3 VEHICULAR CONCRETE
NTS



① 6" WOOD POSTS DRILLED FOR TUBING
② 13 GUAGE GALVANIZED METAL TUBE RAILS
③ FINISHED GRADE
④ CONCRETE FOOTING
⑤ UNDISTURBED OR COMPACTED SUBGRADE
⑥ COMPACTED UTBC, 95%

NOTES:
1. SEE MATERIAL SCHEDULE FOR FENCE TYPE, COLOR, AND MANUFACTURER INFORMATION.
2. FENCE SHALL BE INSTALLED AS DETAILED & IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. CONTRACTOR TO WATCH PONDEROSA FENCE INSTALL VIDEO. http://www.prieferfence.com/installation

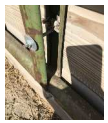
4 HORSE RUN FENCE
NTS



① POST CONNECTOR
② 6" WOOD POST
③ H-BRACE RAIL
④ DECORATIVE GATE HINGE FROM MANUFACTURER
⑤ GATE
⑥ HORSE RUN ID NUMBER
⑦ 2" PIPE CLAMP
⑧ 13 GUAGE GALVANIZED TUBE RAILS
⑨ METAL CHAIN BOLTED TO POST TO KEEP GATE CLOSED
⑩ FINISHED GRADE
⑪ CONCRETE FOOTING
⑫ UNDISTURBED OR COMPACTED SUBGRADE
⑬ COMPACTED UTBC, 95%
⑭ WHEEL ATTATCHED TO GATE TO PREVENT SAGGING

NOTES:
1. H-BRACE RAIL TO BE USED ON HINGE SIDE OF GATE.
2. SEE MATERIAL SCHEDULE FOR FENCE TYPE, COLOR, AND MANUFACTURER INFORMATION.
3. GATE SHALL BE INSTALLED BAS DETAILED & IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.
4. CONTRACTOR TO WATCH PONDEROSA FENCE INSTALL VIDEO. http://www.prieferfence.com/installation

5 16' HORSE RUN GATE
NTS



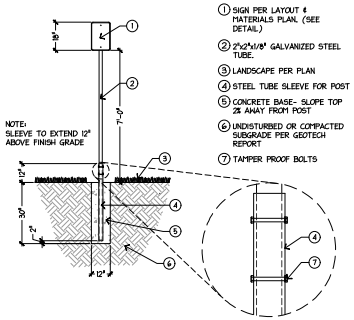


① 1/4" x 4" SS BOLTS WITH WASHER (4)
② EXISTING 2 x 12 WOOD PANELS (2)
③ GRADE TO SLOPE AWAY FROM ROUND PEN

NOTES:
1. CONTRACTOR TO DISASSEMBLE & REASSEMBLE IN NEW LOCATIONS SHOWN ON PLANS.
2. EXISTING BOLTS AND HARDWARE MAY BE REUSED IF IN GOOD CONDITION.



6 ROUND PEN
NTS



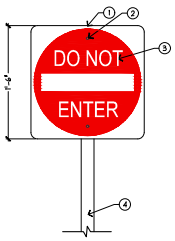
① SIGN PER LAYOUT & MATERIALS PLAN. (SEE DETAIL)
② 2"x2"x1/8" GALVANIZED STEEL TUBE.
③ LANDSCAPE PER PLAN
④ STEEL TUBE SLEEVE FOR POST
⑤ CONCRETE BASE- SLOPE TOP 2% AWAY FROM POST
⑥ UNDISTURBED OR COMPACTED SUBGRADE PER GEOTECH REPORT
⑦ TAMPER PROOF BOLTS

7 SIGN POST
NTS



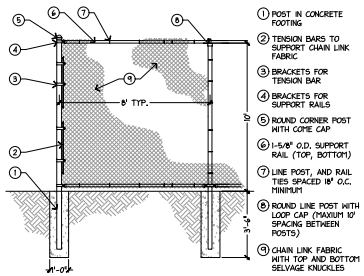
① 16 GA. STEEL SIGN PAINTED WITH REFLECTORIZED PAINT INCLUDING FASTENERS
② (3) #10 X 3/4" SELF TAPPING VANDAL PROOF SCREWS
③ ONE WAY TEXT AND ARROW PAINTED WITH REFLECTORIZED PAINT
④ SIGN POST (SEE DETAIL)

8 ONE WAY SIGN
NTS



① 16 GA. STEEL SIGN PAINTED WITH REFLECTORIZED PAINT INCLUDING FASTENERS
② (3) #10 X 3/4" SELF TAPPING VANDAL PROOF SCREWS
③ DO NOT ENTER TEXT WITH REFLECTORIZED PAINT
④ SIGN POST (SEE DETAIL)

9 DO NOT ENTER SIGN
NTS



① POST IN CONCRETE FOOTING
② TENSION BARS TO SUPPORT CHAIN LINK FABRIC
③ BRACKETS FOR TENSION BAR
④ BRACKETS FOR SUPPORT RAILS
⑤ ROUND CORNER POST WITH COME CAP
⑥ 1-5/8" O.D. SUPPORT RAIL (TOP, BOTTOM)
⑦ LINE POST, AND RAIL TIES SPACED 18" O.C. MINIMUM
⑧ ROUND LINE POST WITH LOOP CAP (MAXIUM 10' SPACING BETWEEN POSTS)
⑨ CHAIN LINK FABRIC WITH TOP AND BOTTOM SELVAGE KNUCKLES

10 10' CHAIN LINK FENCE
NTS

City Engineer
City of South Jordan
Approved 02/25/2020
City Engineer

CITY SITE PLAN APPLICATION SUBMITTAL - NOT FOR CONSTRUCTION

G.B.D
G. BROWN DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
416 East South Temple, Ste 3B
Salt Lake City, Utah 84102
p.801.575.4844 f.801.575.4166
www.gbrowndesign.com

PREPARED FOR:
SALT LAKE COUNTY
Parks & Recreation

CONSULTANTS:

EQUESTRIAN PARK
EAST IMPROVEMENTS & BARNS
2100 W 11400 S
SOUTH JORDAN, UT 84095

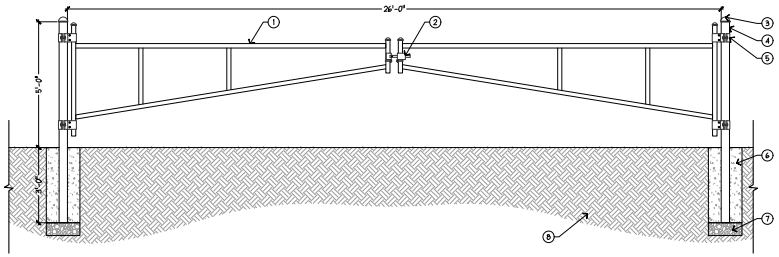
REVISIONS:
1 _____
2 _____
3 _____
4 _____
5 _____

STAMP
JEFFREY K. WINWARD
NO. 5083754
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
LAYOUT & MATERIALS DETAILS

DATE: 10.23.19
DRAWN BY: JKW / TJK
CHECKED BY: MKW
JOB NO.: U18-035

SHEET NO:
LM-501

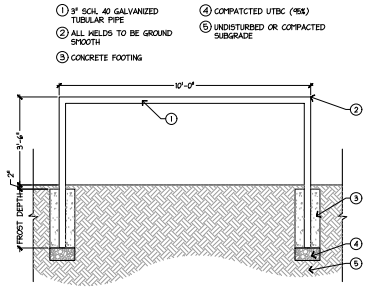


1. 24' DOUBLE 5-SERIES GALVANIZED STEEL TUBULAR BARRIER GATE
2. DOUBLE GATE LATCH
3. POST CAP
4. GALVANIZED HINGE POST
5. INDUSTRIAL BOX HINGE
6. CONCRETE FOOTING
7. COMPACTED UTBC, 95%
8. UNDISTURBED OR COMPACTED SUBGRADE

NOTES:

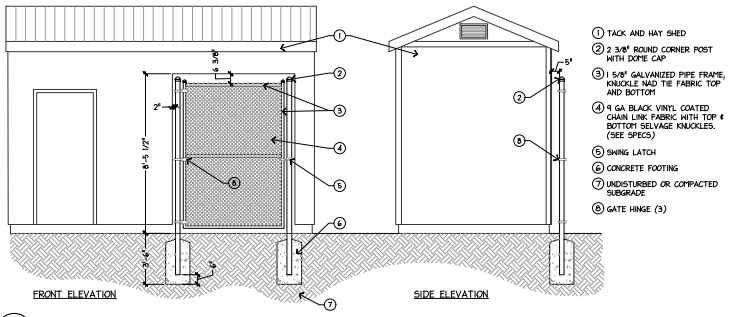
1. SEE MATERIAL SCHEDULE FOR GATE TYPE, COLOR, AND MANUFACTURER INFORMATION.
2. GATE SHALL BE INSTALLED AS DETAILED # IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.

1 VEHICULAR GATE
NTS



1. 3" SCH. 40 GALVANIZED TUBULAR PIPE
2. ALL WELDS TO BE GROUND SMOOTH
3. CONCRETE FOOTING
4. COMPATCTED UTBC (95%)
5. UNDISTURBED OR COMPACTED SUBGRADE

2 RAIL HITCH
NTS



1. TACK AND HAY SHED
2. 2 3/8" ROUND CORNER POST WITH DOME CAP
3. 1 5/8" GALVANIZED PIPE FRAME, KNUCKLE AND TIE FABRIC TOP AND BOTTOM
4. 9 GA BLACK VINYL COATED CHAIN LINK FABRIC WITH TOP & BOTTOM SELVAGE KNUCKLES. (SEE SPECS)
5. SWING LATCH
6. CONCRETE FOOTING
7. UNDISTURBED OR COMPACTED SUBGRADE
8. GATE HINGE (3)

3 TACK & HAY SHED GATE
NTS

City Engineer
City of South Jordan
Approved 02/25/2020
City Engineer

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SOUTH JORDAN, UT 84095

REVISIONS:
1. _____
2. _____
3. _____
4. _____
5. _____

STAMP
JEFFREY K. WINWARD
NO. 5583754
LICENSED LANDSCAPE ARCHITECT
10/23/2019

SHEET TITLE:
LAYOUT & MATERIALS DETAILS

DATE: 10.23.19
DRAWN BY: JKW / TJK
CHECKED BY: MKW
JOB NO.: U18-035

SHEET NO:
LM-502

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
	CEL OCC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL	7
	PIN NIG	PINUS NIGRA	AUSTRIAN BLACK PINE	7' TALL	10
	PIN SYL	PINUS SYLVESTRIS	SCOTCH PINE	7' TALL	8
	TIL RED	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2" CAL	5
	ULM PRO	ULMUS WILSONIANA 'PROSPECTOR'	ELM	2" CAL	7

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	STO MUL	STONE MULCH 4" BEEF HOLLOW TO MATCH EXISTING ROCK MULCH IN AREA SOUTH/WEST OF SITE.	STONE MULCH	--	16,660 SF

PLANTING NOTES

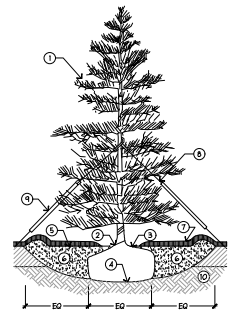
1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. STAKE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
11. PROVIDE 4" BEEF HOLLOW ROCK MULCH 4" DEEP IN ALL AREA AS INDICATED ON PLANS WITH WEED BARRIER FABRIC BENEATH. COLOR AND SIZE TO MATCH EXISTING ROCK MULCH IN AREA JUST SOUTH AND WEST OF THE SITE.

BID ALTERNATES SUMMARY - SEE SPECS

BID ALTERNATE #1 - LOAFING SHEDS
ALTERNATE SHALL INCLUDE ADDITION OF LOAFING SHEDS, LOAFING SHED PANELS, AND ASSOCIATED ROOF DRAINS AND DRAINAGE PIPING ASSOCIATED WITH LOAFING SHEDS ALL IN ACCORDANCE WITH THE DRAWINGS, DETAILS, AND SPECIFICATIONS.

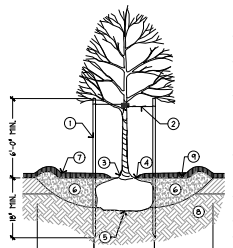
BID ALTERNATE #2 - DETENTION BASIN
ALTERNATE SHALL INCLUDE ADDITION OF NORTH WEST DETENTION BASIN, PIPING STRUCTURES, ASSOCIATED EARTHWORK, RIPRAP/GRAVEL ALL IN ACCORDANCE WITH THE DRAWINGS, DETAILS, AND SPECIFICATIONS.

BID ALTERNATE #3 - PLANTING AND IRRIGATION ALONG SOUTH PROPERTY
ALTERNATE SHALL INCLUDE ADDITION OF TREE PLANTING, ASSOCIATED SOIL PLANTING MIX, STONE MULCH WITH WEED FABRIC, AND ALL ASSOCIATED IRRIGATION ALL IN ACCORDANCE WITH THE DRAWINGS, DETAILS, AND SPECIFICATIONS.



1. INSTALL TREE PLUMB
2. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
3. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
4. PLACE BALL ON UNDISTURBED SUBSOIL. CUT WIRE BASKET AND REMOVE AND DISCARD BURLAP OR OTHER SOD WRAPPING MATERIALS FOR TOP 1/3 OF ROOTBALL.
5. MULCH TYPE & DEPTH AS SPECIFIED
6. EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL PLANTING SOIL MIX.
7. 5' DIA. DEPRESSED WATERING BASIN
8. GUYING & STAKING SYSTEM - REFER TO TECHNICAL SPECIFICATIONS
9. SAFETY FLAGGING (PVC SLEEVE)
10. UNDISTURBED SUBGRADE

1 EVERGREEN TREE WITH GUYING SYSTEM
NTS



NOTES:
1. INSTALL TREE PLUMB
2. FOR ALL FALL PLANTING, PRUNE TRUNK TO LOWEST BRANCH. REMOVE THE FOLLOWING SPRING.

1. 2" DIA. (ROUND) FIR POSTS, 2 PER TREE; ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE
2. 13 GAUGE GALVANIZED MALLEABLE WIRE CABLE LOOPED THROUGH 1" GROMMETED NYLON WEBBING AROUND TRUNK; SECURE BY TWISTING TAUTLY
3. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
5. PLACE BALL ON UNDISTURBED SUBSOIL. CUT WIRE BASKET AND REMOVE AND DISCARD BURLAP OR OTHER SOD WRAPPING MATERIALS FOR TOP 1/3 OF ROOTBALL
6. EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX
7. TYPE & MULCH, DEPTH AS SPECIFIED
8. UNDISTURBED SUBGRADE
9. 5' DIA. DEPRESSED WATERING BASIN

2 DECIDUOUS TREE WITH STAKING
NTS

City Engineer
City of South Jordan
Approved 02/25/2020
City Engineer

CITY SITE PLAN APPLICATION SUBMITTAL - NOT FOR CONSTRUCTION

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p 801.373.6866 f 801.373.6166
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PREPARED FOR:
SALT LAKE COUNTY
PARKS & RECREATION

CONSULTANTS:

EQUESTRIAN PARK
EAST IMPROVEMENTS & BARNS
2100 W 11400 S
SOUTH JORDAN, UT 84095

REVISIONS:
1 City Site Review 12-20-19
2 -
3 -
4 -
5 -

STAMP
JOSEPH K. WINWARD NO. 5083734 REGISTERED LANDSCAPE ARCHITECT 20 OCTOBER 2019

SHEET TITLE:
OVERALL PLANTING PLAN

DATE: 10.23.19
DRAWN BY: JKW / TJK
CHECKED BY: MKW
JOB NO.: U18-035

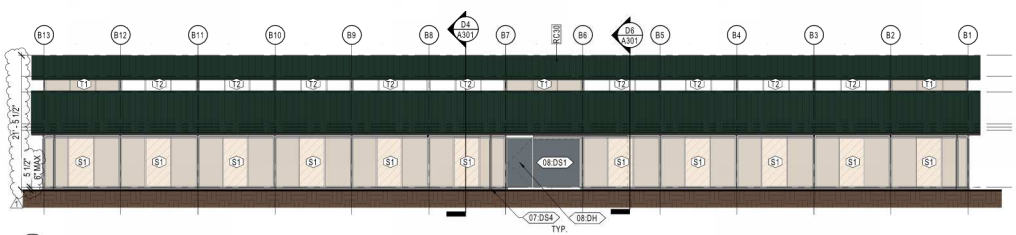
SHEET NO:
LP-101

GENERAL NOTE - BUILDING ELEVATION

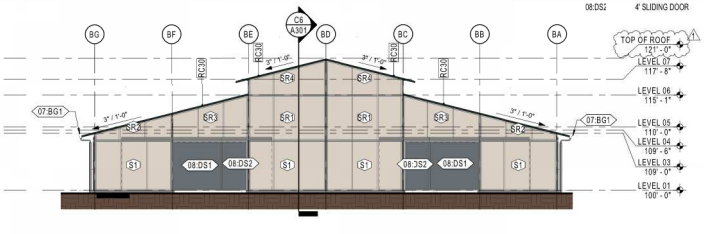
A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

KEYNOTE LEGEND

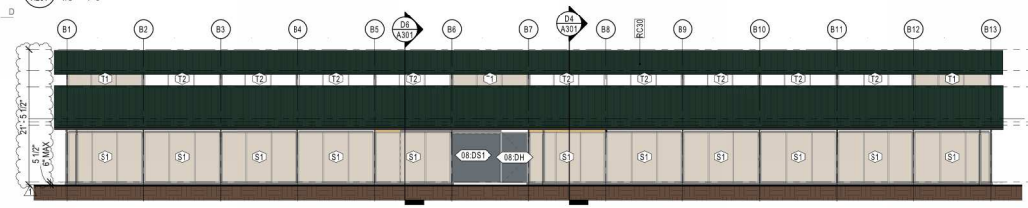
07:BG1	4"X 4" BOX GUTTER
07:DS1	4" SCHEDULE 80 STEEL PIPE, HOT-DIPPED GALVANIZED DOWNSPOUT
07:DS4	DOWNSPOUT TO TIE DIRECTLY IN TO DRAINAGE PIPE
08:DH	EGRESS DOOR W/ LEVER PASSAGE HARDWARE
08:DS1	8' SLIDING DOOR
08:DS2	4' SLIDING DOOR



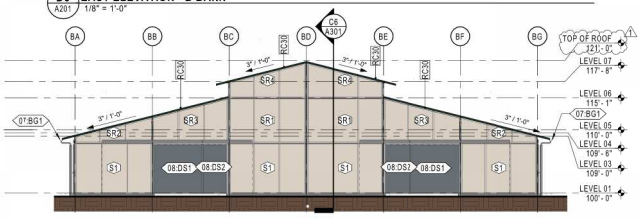
D6 A201 NORTH ELEVATION - B BARN
1/8" = 1'-0"



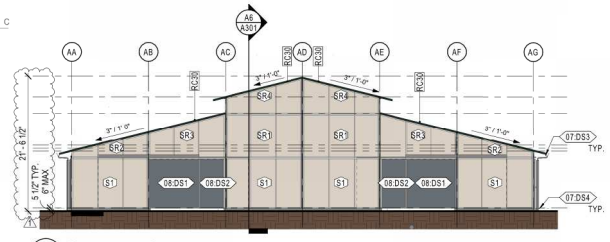
D3 A201 EAST ELEVATION - B BARN
1/8" = 1'-0"



C6 A201 SOUTH ELEVATION - B BARN
1/8" = 1'-0"



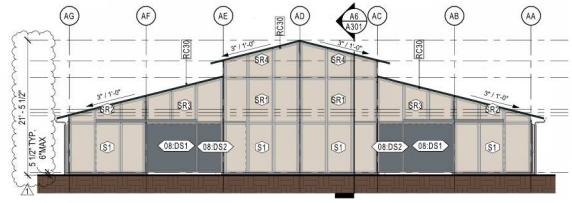
C3 A201 WEST ELEVATION - B BARN
1/8" = 1'-0"



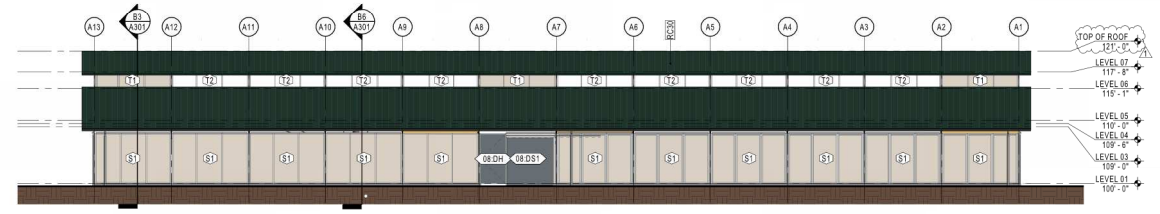
B6 A201 SOUTH ELEVATION - A BARN
1/8" = 1'-0"



B3 A201 EAST ELEVATION - A BARN
1/8" = 1'-0"



A6 A201 NORTH ELEVATION - A BARN
1/8" = 1'-0"



A3 A201 WEST ELEVATION - A BARN
1/8" = 1'-0"

12/20/2019 12:35:05 PM

CITY SITE PLAN APPLICATION - NOT FOR CONSTRUCTION

G.B:D
G.BROWN:DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
610 East South Temple, Ste 510
Salt Lake City, Utah 84102
p 801.575.6066 f 801.575.6166
www.gbrowndesign.com

PREPARED FOR:
SALT LAKE COUNTY
Parks & Recreation

CONSULTANTS:
Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000
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EQUESTRIAN PARK
EAST IMPROVEMENTS & BARNS
2100 W 11400 S
SOUTH JORDAN, UT 84095

REVISIONS:

#	Revision	Date
1	City Site Review	12-20-19
2		
3		
4		
5		

STAMP

SHEET TITLE:
A & B BARN - BUILDING ELEVATIONS

DATE: 10.23.19
DRAWN BY: AS
CHECKED BY: MD
JOB NO.: U18-035
(ARCH NEXUS#:19047)

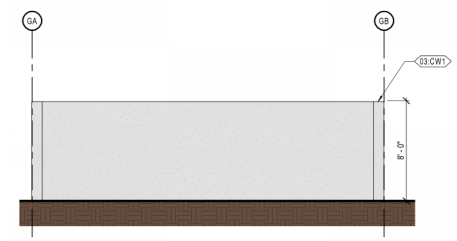
SHEET NO:
A201

GENERAL NOTE - BUILDING ELEVATION

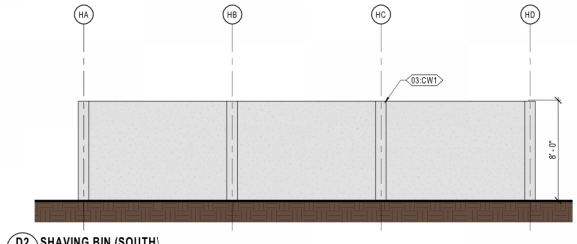
A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL.
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

KEYNOTE LEGEND

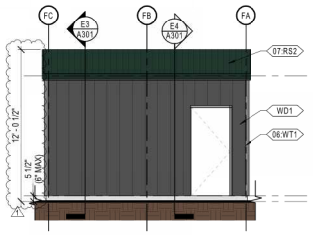
03:CW1	CAST-IN-PLACE CONCRETE WALL. SEE STRUCTURAL.
06:WT1	WOOD TRIM
07:RS2	DIMENSIONAL ROOF SHINGLES
WD1	WOOD PANEL VENEER



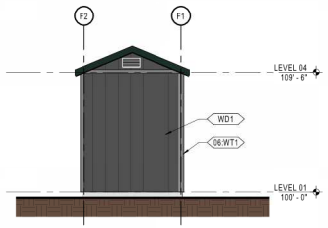
C3 MANURE BIN (SOUTH)
A202 1/4" = 1'-0"



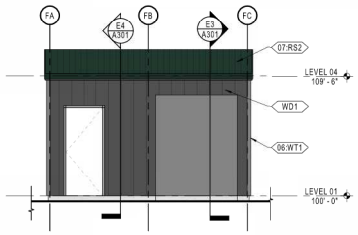
D2 SHAVING BIN (SOUTH)
A202 1/4" = 1'-0"



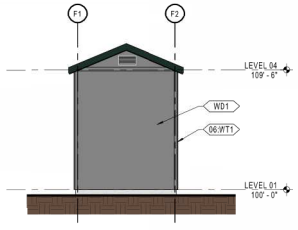
A6 TACK AND HAY (NORTH)
A202 1/4" = 1'-0"



A5 TACK AND HAY (EAST)
A202 1/4" = 1'-0"



A3 TACK AND HAY (SOUTH)
A202 1/4" = 1'-0"



A2 TACK AND HAY (WEST)
A202 1/4" = 1'-0"

12/20/2019 12:35:09 PM

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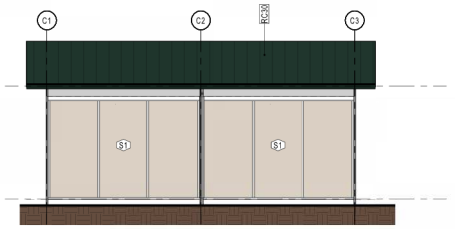
MISC - BUILDING ELEVATIONS

DATE:	10.23.19
DRAWN BY:	AS
CHECKED BY:	MD
JOB NO.:	U18-035 (ARCH NEXUS#:19047)

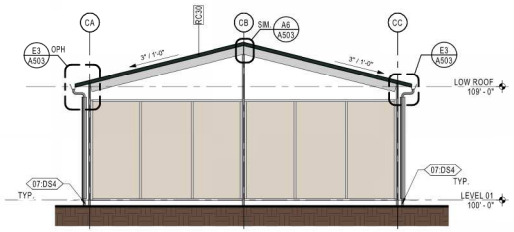
SHEET NO:

A202

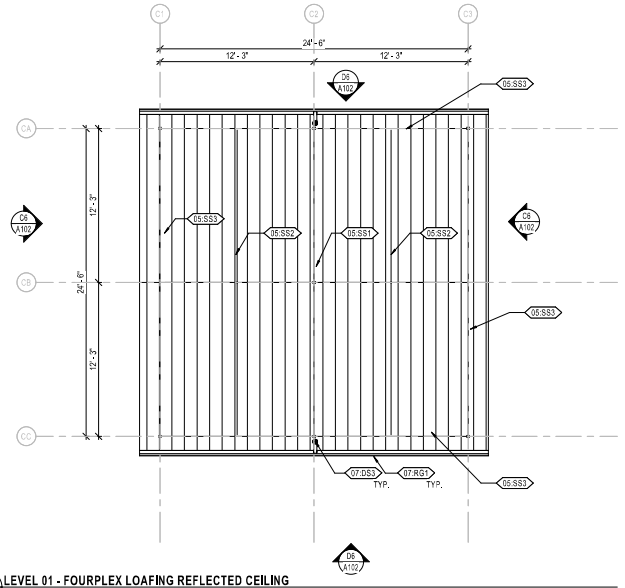
CITY SITE PLAN APPLICATION - NOT FOR CONSTRUCTION



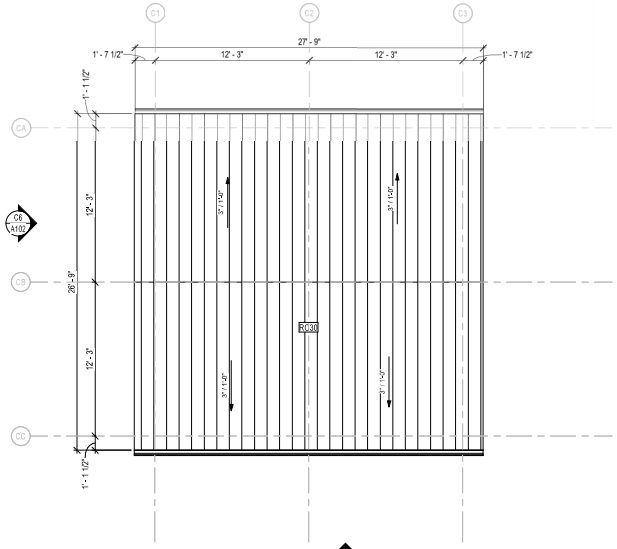
D6 A102 BID ALT #1 QUAD LOAFING SHED (NORTH/SOUTH)
1/4" = 1'-0"



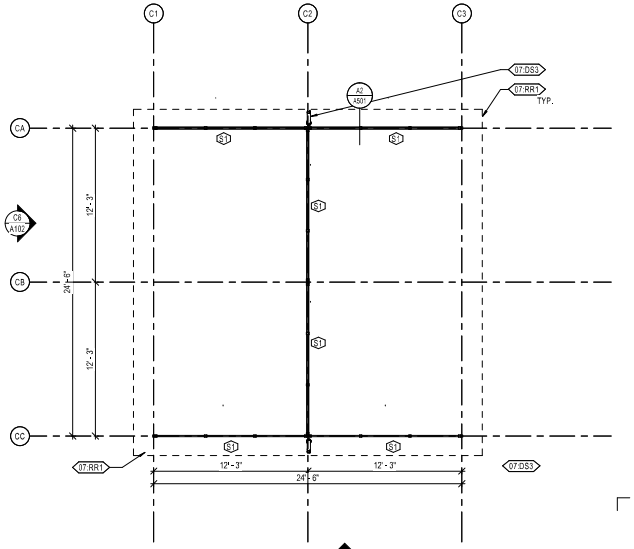
C6 A102 BID ALT #1 QUAD LOAFING SHED (EAST/WEST)
1/4" = 1'-0"



C3 A102 LEVEL 01 - FOURPLEX LOAFING REFLECTED CEILING
1/4" = 1'-0"



A6 A102 FOURPLEX LOAFING ROOF PLAN
1/4" = 1'-0"



A3 A102 LEVEL 01 - FOURPLEX LOAFING CONTROL PLAN
1/4" = 1'-0"

GENERAL NOTE - FLOOR PLAN

A. COORDINATE BUILDING/ STRUCTURE LOCATIONS WITH LANDSCAPE AND CIVIL DRAWINGS.
B. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
C. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
D. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
E. DO NOT SCALE DRAWINGS.
F. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER MANUFACTURER REQUIREMENT

GENERAL NOTE - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

AGENCY APPROVAL

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1		
2		
3		
4		
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SHEET TITLE:
BID ALT #1

DATE: 10.23.19
DRAWN BY: AS
CHECKED BY: MD
JOB NO.: U18-035
(ARCH NEXUS#:19047)

SHEET NO:
A102

CITY SITE PLAN APPLICATION - NOT FOR CONSTRUCTION

12/23/2019 12:24:38 PM

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 03/10/2020

Issue: **HEARTHSTONE VILLAS**
PRELIMINARY SUBDIVISION PLAT
Address: 9500 S. 3400 W.
File No: PLPP201900520
Applicant: Dave Erickson, Leisure Villas

Submitted by: Damir Drozdek, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready):

- I move that the Planning Commission **approve** the Hearthstone Villas preliminary subdivision plat, File No. PLPP201900520.

ACREAGE:	Approximately 40 acres
CURRENT ZONE:	R-M-5 - PD (Residential Multiple, 5 lots per acre, Planned Development)
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – P-F / West Jordan City South – R-2.5 / Single-family residences West – R-3 / Bangerter Highway East – R-1.8 and R-2.5 / 3400 West

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with [C]hapter 16.04 of [Title 16]. 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 or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

City Code § 16.10.060

BACKGROUND:

The proposed development is located at approximately 9500 South and 3400 West. It is situated between Bangerter Highway to the west, 3400 West street to the east, the Garden Grove 2 (single-family

homes) subdivision to the south and the West Jordan boundary to the north. The property was formerly owned by Salt Lake Community College (SLCC), and SLCC currently owns approximately 20 undeveloped acres in West Jordan between the subject property and the SLCC Jordan Campus. During the rezone for this project, the City committed to follow up with SLCC on its plans for the undeveloped portion of its West Jordan property. The most recent update from SLCC is that at this time it has decided not to sell any additional acreage, and that SLCC will inform the City when it plans to update its master plan.

The proposed development will include 42 mostly single-story buildings over approximately 40 acres of land. Each building will contain four residential units totaling 168 units for the entire development. The project density will be under five units per acre. The project will be a senior living community and will be age restricted (55+).

As previously mentioned buildings will be single-story (rambler style) buildings. There will be four different floor plans to choose from but every plan will have an option to add a bonus room and an attic storage space on the second floor. However all buildings located along the south boundary and abutting the single-family homes to the south will be restricted to no windows on the second floor. Exterior building finish will include stone or brick and some other type of finish for the remainder of the building façade. Most of the renderings show either stucco (eifs) or fiber-cement board for the remainder of the façade.

The proposed development will have access on 3400 West. There will be no connection from the SLCC property to the north or direct access off Bangerter Highway to the west. The main street in the project will be dedicated as public right-of-way and will be maintained by the City. It will be built to City standard including curb/gutter and sidewalks. All other drivable surfaces will be either driveways to access private garages or emergency access lanes. All driveways, private lanes and parking areas within the project will be private and maintained by the community homeowners association (HOA).

3400 West improvements along the project frontage will include road widening and new curb/gutter, sidewalk and street lights. The road will be constructed to the City's residential street standard. The existing overhead power on 3400 West will be buried. Road improvements will also include a high-T intersection at 9800 South and 3400 West. The new intersection design will help with safety, traffic flows and congestion. The intersection improvements will be built by the developer.

Fencing will include a six-foot masonry wall along the north and the south boundary and a minimum six-foot wall along Bangerter Highway according to Utah Department of Transportation (UDOT) noise wall standard drawings. There will be a four-foot-semi-private-vinyl fence with masonry pillars along the project frontage on 3400 West. The existing UDOT storm water pond will be fenced off by a six-foot masonry wall as well.

The project will be built in three phases, and some of the public improvements will be phased as well. Water and the storm drain system for the development will be completed with Phase 1 of the project. The existing UDOT-owned storm water detention pond will remain and will not be changed with the project. Some of the project storm water will get discharged here but the vast majority of the storm water will end up in a detention pond at the north end. The HOA will landscape and maintain this pond. The City will maintain the underground storm water system.

Landscaping will include various trees, ground covers, shrubs and plants. All streets will be tree lined and open space areas will have trees as well as per City Code requirements. Project amenities will include a clubhouse, a heated swimming pool and pickle ball courts amongst other amenities. The remaining amenities will be mostly contained within the clubhouse itself and will include a theater room, a business office, a pool table, etc. The project amenities will be comparable to other similar projects in the area.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- On April 2, 2019 the City Council reviewed and approved a zone change, including a development agreement governing the project. The agreement includes a concept plan and design standards for the project, and entitled the project to be built.
- Architectural Review Committee (ARC) reviewed and ultimately approved the project architecture on February 13, 2019.
- The proposed development meets the applicable City Code standards and requirements as well as the requirements of the development agreement as adopted by the City Council at the time of the zone change.

Conclusion:

- The proposed preliminary subdivision plat application meets the City Code and the development agreement requirements and thus should be approved.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, 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:

- Generally, the cost of providing services to residential uses exceed the revenues generated by such use. This project should follow the trends.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

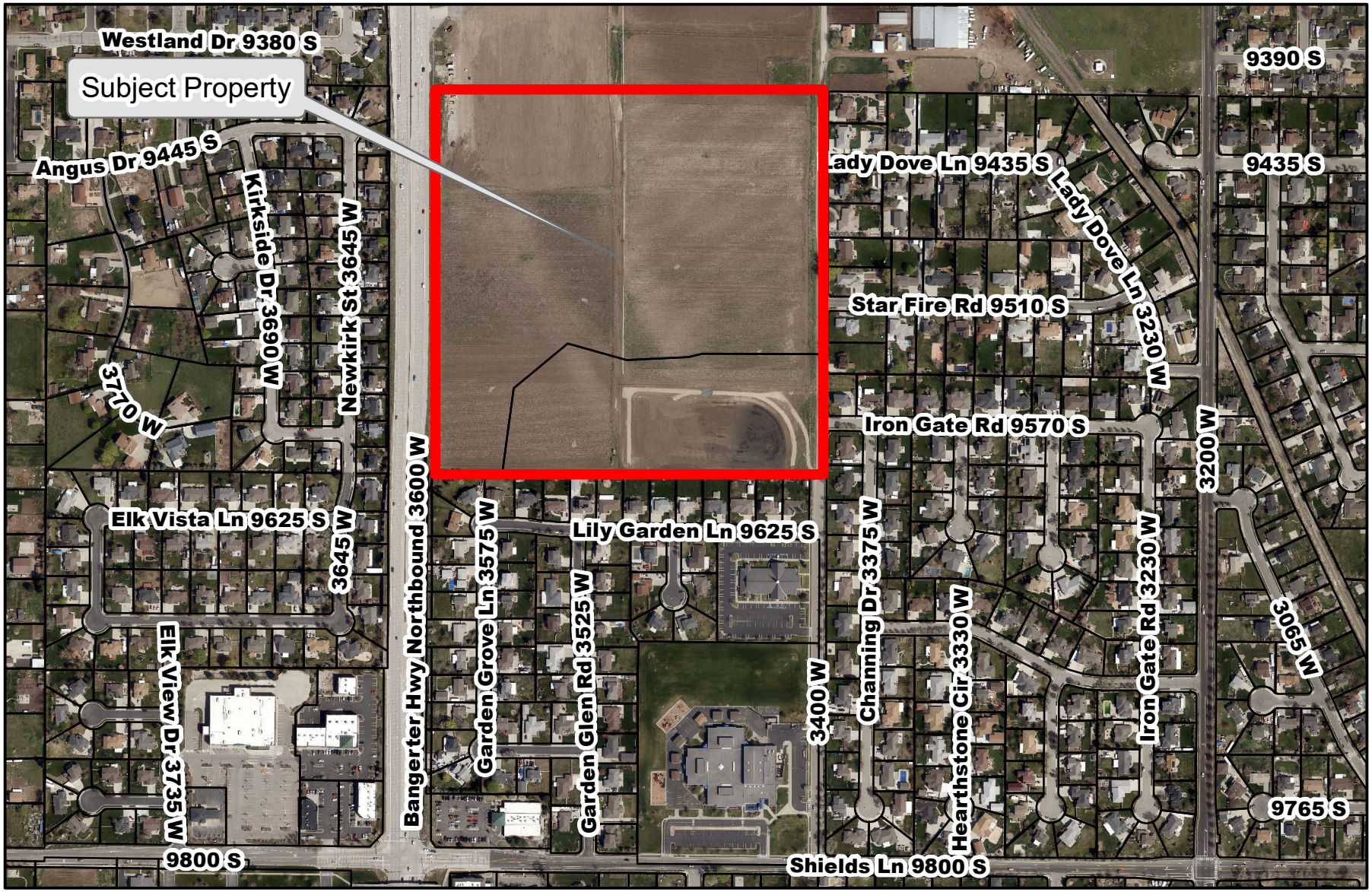
SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plats (Phase1, Phase 2 and Phase 3)
- Site Plan (SP01)
- Overall Landscape Plan (LP01)
- Landscape Monument, Fencing and Signage (LP03)

- High –T Intersection Improvement Plans
- Building Elevations (Architecture)
- Unit Floor Plans
- Development Agreement



Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

PARCELS

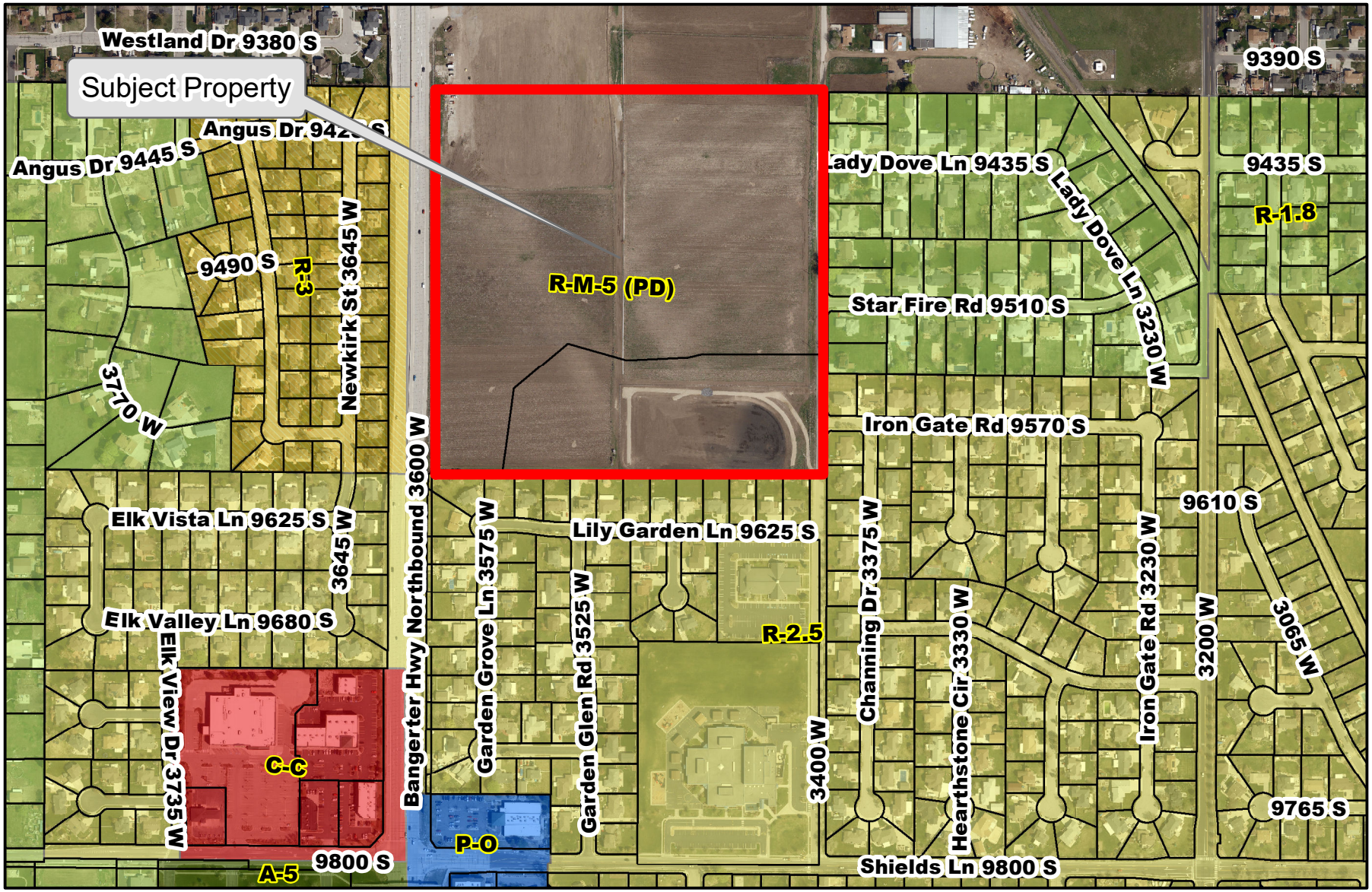
Aerial Map

City of South Jordan

0 160 320 640 960 1,280 Feet

Aerial Imagery
2019

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

0 160 320 640 960 1,280 Feet

Aerial Imagery
2019

ESRI

HEARTHSTONE VILLAS PLAT "A"

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THAT CERTAIN CC&Rs OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HEARTHSTONE VILLAS AS MAY BE AMENDED FROM TIME TO TIME ("CC&Rs") THAT HAS BEEN OR WILL BE RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS ASCRIBED TO SUCH TERMS IN THE CC&Rs.

2. PURSUANT TO THE CC&Rs, HEARTHSTONE VILLAS HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE COMMUNITY, INCLUDING, (I) ALL COMMON AREA; (II) EXTERIOR STRUCTURAL ELEMENTS OF THE RESIDENCES, (III) LANDSCAPED AREAS, WHETHER LOCATED IN THE COMMON AREA OR PUBLIC RIGHT OF WAY INCLUDING THE PARKSTRIP ALONG 3400 WEST, (IV) DESIGNATED PARKING AREAS WITH APPURTENANCES AND (V) CONCRETE IMPROVEMENTS, FENCES AND DRIVEWAYS LOCATED ON A LOT, AS SUCH MAINTENANCE OBLIGATIONS ARE FURTHER DESCRIBED OR MODIFIED IN THE CC&Rs. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CC&Rs.

3. THE AREAS DESIGNATED AS LOTS ON THIS PLAT ARE TO BE PRIVATE OWNERSHIP, WHICH SHALL BE SUBJECT TO THE UTILITY, MAINTENANCE AND ACCESS EASEMENTS SET FORTH IN AND CREATED BY THE CC&Rs. UNLESS DECLARANT OTHERWISE DETERMINES IN ITS SOLE AND EXCLUSIVE DISCRETION, ALL OTHER AREAS OF THE COMMUNITY EXCEPT FOR THE LOTS CREATED BY THIS PLAT AND HATCHED IN ACCORDANCE WITH THE LEGEND ARE DESIGNATED AS COMMON AREA. THE LOTS SHALL ALSO BE SUBJECT TO THE ASSESSMENTS LEVIED BY THE BOARD ON BEHALF OF THE ASSOCIATION PURSUANT TO THE CC&Rs.

4. ATTACHED RESIDENCES SHALL BE PERMITTED TO BE BUILT TO THE LIMITS OF THE PLATTED LOTS. FOR PURPOSES OF CONVEYANCE AND TITLE OWNERSHIP, THE SHARED BOUNDARY LINES OF THE LOTS IMPROVED WITH RESIDENCES CONNECTED BY A PARTY WALL SHALL BE CONCLUSIVELY PRESUMED TO BE THE ACTUAL LOCATION OF THE PARTY WALL. THE PLANNING DEPARTMENT, AFTER CONFERRING WITH THE CITY MANAGER MAY APPROVE MINOR MODIFICATIONS TO THE DEVELOPMENT PLAN AND THE DESIGN GUIDELINES APPLICABLE TO THIS PLAT WHICH ARE NECESSARY OR ADVANTAGEOUS IN FACILITATING MORE DESIRABLE FUNCTION AND AESTHETICS OF THE PROJECT.

5. ALL UTILITIES WITHIN THE COMMUNITY SHALL BE UNDERGROUND, EXCEPT FOR APPURTENANCES AND ASSOCIATED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SURFACE-MOUNTED TRANSFORMERS, PEDESTAL MOUNTED TERMINAL BOXES, METER CABINETS, AND CONCEALED DUCTS FOR AN UNDERGROUND SYSTEM. SUBJECT TO THE TERMS OF THE CC&Rs, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE A PERMANENT NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT AND A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, ACROSS AND THROUGH THOSE PARTS OR PORTIONS OF SAID TRACT DESIGNATED ON THIS PLAT AS THE UTILITY EASEMENT AREAS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF SUBTERRANEAN ELECTRICAL, TELEPHONE, COMMUNICATIONS, NATURAL GAS, SEWER, WATER AND DRAINAGE SERVICE LINES AND FACILITIES. THE ABOVE DESCRIBED NON-EXCLUSIVE UTILITY EASEMENT IS TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

6. ALL STRUCTURES TO BE SLAB ON GRADE.

7. ALL COMMON AREA IS DESIGNATED AS A BLANKET PUBLIC UTILITY EASEMENT (PUE).

8. STORM WATER FACILITIES WITHIN THE COMMON AREA OF THIS DEVELOPMENT AND THAT ARE NOT INCLUDED IN A STORM DRAIN EASEMENT ARE CONSIDERED PRIVATE AND THE ASSOCIATION IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. THE ASSOCIATION ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE ASSOCIATION FAILS TO DO SO. THE ASSOCIATION WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC UTILITY SYSTEM AND WILL BE MAINTAINED BY SOUTH JORDAN CITY. SEWER FACILITIES ARE OWNED BY SOUTH VALLEY SEWER DISTRICT AND WILL BE MAINTAINED BY SOUTH VALLEY SEWER DISTRICT.

9. THE ASSOCIATION SHALL MAINTAIN ALL SEWER LATERALS IN THE DEVELOPMENT BEGINNING AT THE SEWER MAIN PIPE AND CONTINUING TO THE POINT WHERE THE SEWER LATERAL PIPE PENETRATES INTO THE RESIDENCE THROUGH THE CONCRETE FLOOR SLAB. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CC&Rs.

10. 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.

11. THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED JULY 17, 2019, BY AND BETWEEN THE CITY OF SOUTH JORDAN AND LEISURE VILLAS INC., INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED JULY 17, 2019 AS ENTRY NO. 13031093, IN BOOK 10804, AT PAGE 2713-2736 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.

12. 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.

13. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____, WHICH WAS PREPARED BY OLD REPUBLIC TITLE CO., WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.

14. ALL PERPENDICULAR PARKING ADJACENT TO THE PUBLIC STREETS IN THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF HEARTHSTONE VILLAS. MAINTENANCE DUTIES SHALL INCLUDE ASPHALT AND CONCRETE REPAIR AND ASSOCIATED APPURTENANCES, INCLUDING PAINT STRIPING AND SNOW REMOVAL.

ADDRESS TABLE

LOT	ADDRESS	STREET	SUITE	BLD'G
1	9535 SOUTH	3450 WEST	A	1
2	9535 SOUTH	3450 WEST	B	
3	9535 SOUTH	3450 WEST	C	
4	9535 SOUTH	3450 WEST	D	
5	9513 SOUTH	3450 WEST	A	2
6	9513 SOUTH	3450 WEST	B	
7	9513 SOUTH	3450 WEST	C	
8	9513 SOUTH	3450 WEST	D	
9	9489 SOUTH	3450 WEST	A	3
10	9489 SOUTH	3450 WEST	B	
11	9489 SOUTH	3450 WEST	C	
12	9489 SOUTH	3450 WEST	D	
13	9465 SOUTH	3450 WEST	A	4
14	9465 SOUTH	3450 WEST	B	
15	9465 SOUTH	3450 WEST	C	
16	9465 SOUTH	3450 WEST	D	
17	9466 SOUTH	3450 WEST	A	5
18	9466 SOUTH	3450 WEST	B	
19	9466 SOUTH	3450 WEST	C	
20	9466 SOUTH	3450 WEST	D	
21	9490 SOUTH	3450 WEST	A	6
22	9490 SOUTH	3450 WEST	B	
23	9490 SOUTH	3450 WEST	C	
24	9490 SOUTH	3450 WEST	D	
25	9512 SOUTH	3450 WEST	A	7
26	9512 SOUTH	3450 WEST	B	
27	9512 SOUTH	3450 WEST	C	
28	9512 SOUTH	3450 WEST	D	
29	9534 SOUTH	3450 WEST	A	8
30	9534 SOUTH	3450 WEST	B	
31	9534 SOUTH	3450 WEST	C	
32	9534 SOUTH	3450 WEST	D	
33	3484 WEST	9550 SOUTH	A	9
34	3484 WEST	9550 SOUTH	B	
35	3484 WEST	9550 SOUTH	C	
36	3484 WEST	9550 SOUTH	D	
37	3486 WEST	FIREBRICK ROAD	A	10
38	3486 WEST	FIREBRICK ROAD	B	
39	3486 WEST	FIREBRICK ROAD	C	
40	3486 WEST	FIREBRICK ROAD	D	
41	3492 WEST	FIREBRICK ROAD	A	11
42	3492 WEST	FIREBRICK ROAD	B	
43	3492 WEST	FIREBRICK ROAD	C	
44	3492 WEST	FIREBRICK ROAD	D	
45	3494 WEST	FIREBRICK ROAD	A	12
46	3494 WEST	FIREBRICK ROAD	B	
47	3494 WEST	FIREBRICK ROAD	C	
48	3494 WEST	FIREBRICK ROAD	D	
49	3496 WEST	FIREBRICK ROAD	A	13
50	3496 WEST	FIREBRICK ROAD	B	
51	3496 WEST	FIREBRICK ROAD	C	
52	3496 WEST	FIREBRICK ROAD	D	
CLUBHOUSE - 3488 WEST FIREBRICK ROAD				

NOTE: BUILDING NUMBERS ARE NOT PART OF THE ADDRESS

LINE DATA TABLE

LINE	BEARING	LENGTH
L1	N 45°02'14" E	48.00
L2	S 44°57'46" E	73.50
L3	N 44°57'46" W	48.00
L4	N 45°02'14" E	73.50
L5	S 89°36'31" E	73.50
L6	S 0°23'29" W	48.00
L7	N 89°36'31" W	48.00
L8	N 0°23'29" E	73.50
L9	S 35°12'31" W	26.64
L10	S 7°58'28" E	34.37
L11	S 0°23'29" W	34.00
L12	S 8°45'28" W	34.37
L13	S 42°53'03" E	27.47
L14	S 30°22'23" W	30.02
L15	N 48°51'19" W	44.88
L16	N 36°28'43" W	42.50
L17	N 79°19'35" W	135.07
L18	N 34°57'17" W	34.53
L19	S 88°47'58" W	49.16
L20	N 65°22'51" E	35.73

CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD
C1	15.00	90°00'00"	23.56	S 45°23'29" W	21.21
C2	15.00	89°34'41"	23.45	S 44°49'11" E	21.13
C3	15.00	90°25'19"	23.67	N 45°10'49" E	21.29
C4	15.00	89°34'41"	23.45	S 44°49'11" E	21.13
C5	15.00	90°00'00"	23.56	N 44°36'31" W	21.21
C6	15.00	90°00'00"	23.56	S 45°23'29" W	21.21
C7	127.50	44°38'45"	99.35	S 67°17'08" E	96.86
C8	100.00	44°38'45"	77.92	S 67°17'08" E	75.97
C9	72.50	44°38'45"	56.49	S 67°17'08" E	55.07
C10	972.50	1°28'22"	25.00	S 44°13'35" E	25.00
C11	1000.00	1°28'22"	25.71	S 44°13'35" E	25.70

LENDER'S CONSENT

WE THE UNDERSIGNED LENDERS HEREBY CONSENT TO RECORDATION OF THE PLAT IN THE OFFICIAL RECORDS OF SALT LAKE COUNTY, AND COVENANT AND AGREE THAT LENDERS' LIENS SHALL BE JUNIOR, SUBORDINATE AND SUBJECT TO THE PLAT, AND THAT ANY FORECLOSURE, WHETHER JUDICIALLY OR THROUGH THE EXERCISE OF POWER OF SALE, OR THE EXERCISE OF ANY OTHER RIGHTS AND REMEDIES OF LENDER SHALL NOT TERMINATE OR OTHERWISE ADVERSELY AFFECT THE CONTINUING VALIDITY AND ENFORCEABILITY OF THE PLAT.

_____ _____

CENTRAL BANK, A UTAH CORPORATION — DATE

_____ _____

LEISURE VILLAS FINANCE, LLC (BRENT LINDSTROM, MANAGER) — DATE

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THIS ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____, A CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____ _____

NOTARY PUBLIC — MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THIS ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY IS/ARE THE _____ OF _____, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

_____ _____

NOTARY PUBLIC — MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS THE HEARTHSTONE VILLAS PLAT "A", A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I CERTIFY THAT I HAVE VERIFIED ALL LAND MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED ALONG THE EXTERIOR BOUNDARY AS SHOWN ON THIS PLAT. I MAKE NO CERTIFICATION TO THE ACCURACY OR COMPLIANCE WITH THE GENERAL NOTES SHOWN HEREON. I HEREBY STATE THAT THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°31'50" EAST ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 1328.42 FEET AND SOUTH 00°01'50" EAST 377.03 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 00°01'50" EAST 948.44 FEET TO THE NORTH LINE OF GARDEN GROVE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 93-11 AT PAGE 296 OF PLATS; THENCE NORTH 89°37'02" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 686.16 FEET; THENCE NORTH 00°00'00" EAST 360.72 FEET; THENCE NORTH 44°57'46" WEST 438.86 FEET; THENCE NORTH 44°36'04" WEST 84.62 FEET; THENCE NORTH 43°29'24" WEST 169.28 FEET; THENCE NORTH 46°30'36" EAST 152.90 FEET; THENCE SOUTH 89°36'31" EAST 65.12 FEET; THENCE SOUTH 44°57'46" EAST 151.58 FEET; THENCE NORTH 45°02'14" EAST 50.07 FEET; THENCE SOUTH 44°07'10" EAST 271.49 FEET; THENCE SOUTH 89°36'31" EAST 207.71 FEET; THENCE NORTH 00°23'29" EAST 205.20 FEET; THENCE SOUTH 89°36'31" EAST 179.00 FEET; THENCE NORTH 00°23'29" EAST 50.87 FEET; THENCE SOUTH 89°36'31" EAST 275.69 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 16.346 ACRES OR 712,019 SQFT, MORE OR LESS, 52 LOTS AND 1 PARCELS

BASIS OF BEARING IS SOUTH 89°31'50" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

_____ _____ _____

SURVEYOR (SEE SEAL BELOW) — DATE — LICENSE #

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

HEARTHSTONE VILLAS PLAT "A"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, OR BY OWNER'S DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ___ DAY _____ OF 20___.

_____

CHATHAM STRAIT, LLC (BRENT LINDSTROM MEMBER/MANAGER)

ACKNOWLEDGEMENT

STATE OF UTAH }
SALT LAKE COUNTY } S.S.

ON THIS ___ DAY _____ OF 20___, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

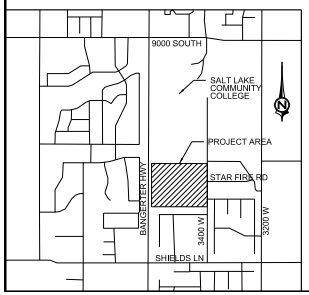
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

VICINITY MAP



PREPARED BY

Mustang DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043

VALLEY LAND SURVEYING
P: (801) 616-6848
F: (801) 704-9384
surveydanpk@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

FEBRUARY 2020

CHATHAM STRAIT, LLC
DAVE ERICKSON (801)859-1959
791 N 100 E LEHI, UT 84043

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

SOUTH JORDAN CITY MAYOR

Approved as to Form this ___ Day of _____ A.D., 20___.

_____ _____

ATTEST: CITY CLERK — MAYOR

CITY PLANNER

Approved this ___ day of _____, A.D., 20___ by the

_____

CITY PLANNER

BOARD OF HEALTH

Approved this ___ day of _____, A.D., 20___

_____

SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT

Approved this ___ day of _____, A.D., 20___

_____

SOUTH VALLEY SEWER DISTRICT

CITY ENGINEER

Approved by the City Engineer on this ___ day of _____, A.D., 20___

_____

CITY ENGINEER

OFFICE OF THE CITY ATTORNEY

Approved as to Form this ___ Day of _____ A.D., 20___.

_____

ATTORNEY FOR SOUTH JORDAN CITY

HEARTHSTONE VILLAS PLAT "A"

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH

NOT TO SCALE

SHEET 1 OF 2

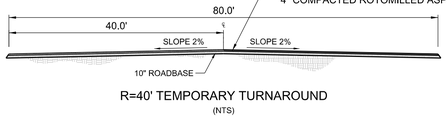
SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR — Dan E. Knowlden Jr. — 7173588 — STATE OF UTAH		

HEARTHSTONE VILLAS
PLAT "A"

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH





R=40' TEMPORARY TURNAROUND
(NTS)

LEGEND

- BOUNDARY LINE
- SETBACK LINE (EXT. 20' - INT. 12' TYP.)
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- SECTION CORNER / SURVEY MONUMENT TO BE SET
- PLAT CORNER / POINT OF INTERSECTION
- TIE LINE TO CORNER
- COMMON AREA / PUBLIC UTILITY & STORM DRAIN EASEMENT (P.U.E. & S.D.E. EXCEPTS CLUBHOUSE AND POOL DECK)

STANDARD LOT SIZES

BUILDING CANNOT BE BUILT IN SETBACK
WHERE SETBACK ENCROACHES IN LOT

VALLEY
LAND SURVEYING
P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

PREPARED BY
Mustang
DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043

FEBRUARY 2020

HEARTHSTONE VILLAS
PLAT "A"

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH

SCALE 1" = 80'

SHEET 2 OF 2

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR — Daniel C. Knowlden Jr. — 7173588 — STATE OF UTAH		

HEARTHSTONE VILLAS PLAT "B"

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THAT CERTAIN CC&Rs OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HEARTHSTONE VILLAS AS MAY BE AMENDED FROM TIME TO TIME ("CC&Rs") THAT HAS BEEN OR WILL BE RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS ASCRIBED TO SUCH TERMS IN THE CC&Rs.

2. PURSUANT TO THE CC&Rs, HEARTHSTONE VILLAS HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE COMMUNITY, INCLUDING, (I) ALL COMMON AREA; (II) EXTERIOR STRUCTURAL ELEMENTS OF THE RESIDENCES, (III) LANDSCAPED AREAS, WHETHER LOCATED IN THE COMMON AREA OR PUBLIC RIGHT OF WAY INCLUDING THE PARKSTRIP ALONG 3400 WEST, (IV) DESIGNATED PARKING AREAS WITH APPURTENANCES AND (V) CONCRETE IMPROVEMENTS, FENCES AND DRIVEWAYS LOCATED ON A LOT, AS SUCH MAINTENANCE OBLIGATIONS ARE FURTHER DESCRIBED OR MODIFIED IN THE CC&Rs. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CC&Rs.

3. THE AREAS DESIGNATED AS LOTS ON THIS PLAT ARE TO BE PRIVATE OWNERSHIP, WHICH SHALL BE SUBJECT TO THE UTILITY, MAINTENANCE AND ACCESS EASEMENTS SET FORTH IN AND CREATED BY THE CC&Rs. UNLESS DECLARANT OTHERWISE DETERMINES IN ITS SOLE AND EXCLUSIVE DISCRETION, ALL OTHER AREAS OF THE COMMUNITY EXCEPT FOR THE LOTS CREATED BY THIS PLAT AND HATCHED IN ACCORDANCE WITH THE LEGEND ARE DESIGNATED AS COMMON AREA. THE LOTS SHALL ALSO BE SUBJECT TO THE ASSESSMENTS LEVIED BY THE BOARD ON BEHALF OF THE ASSOCIATION PURSUANT TO THE CC&Rs.

4. ATTACHED RESIDENCES SHALL BE PERMITTED TO BE BUILT TO THE LIMITS OF THE PLATTED LOTS. FOR PURPOSES OF CONVEYANCE AND TITLE OWNERSHIP, THE SHARED BOUNDARY LINES OF THE LOTS IMPROVED WITH RESIDENCES CONNECTED BY A PARTY WALL SHALL BE CONCLUSIVELY PRESUMED TO BE THE ACTUAL LOCATION OF THE PARTY WALL. THE PLANNING DEPARTMENT, AFTER CONFERRING WITH THE CITY MANAGER MAY APPROVE MINOR MODIFICATIONS TO THE DEVELOPMENT PLAN AND THE DESIGN GUIDELINES APPLICABLE TO THIS PLAT WHICH ARE NECESSARY OR ADVANTAGEOUS IN FACILITATING MORE DESIRABLE FUNCTION AND AESTHETICS OF THE PROJECT.

5. ALL UTILITIES WITHIN THE COMMUNITY SHALL BE UNDERGROUND, EXCEPT FOR APPURTENANCES AND ASSOCIATED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SURFACE-MOUNTED TRANSFORMERS, PEDESTAL MOUNTED TERMINAL BOXES, METER CABINETS, AND CONCEALED DUCTS FOR AN UNDERGROUND SYSTEM. SUBJECT TO THE TERMS OF THE CC&Rs, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE A PERMANENT NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT AND A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, ACROSS AND THROUGH THOSE PARTS OR PORTIONS OF SAID TRACT DESIGNATED ON THIS PLAT AS THE UTILITY EASEMENT AREAS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF SUBTERRANEAN ELECTRICAL, TELEPHONE, COMMUNICATIONS, NATURAL GAS, SEWER, WATER AND DRAINAGE SERVICE LINES AND FACILITIES. THE ABOVE DESCRIBED NON-EXCLUSIVE UTILITY EASEMENT IS TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

6. ALL STRUCTURES TO BE SLAB ON GRADE.

7. ALL COMMON AREA IS DESIGNATED AS A BLANKET PUBLIC UTILITY EASEMENT (PUE).

8. STORM WATER FACILITIES WITHIN THE COMMON AREA OF THIS DEVELOPMENT AND THAT ARE NOT INCLUDED IN A STORM DRAIN EASEMENT ARE CONSIDERED PRIVATE AND THE ASSOCIATION IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. THE ASSOCIATION ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE ASSOCIATION FAILS TO DO SO. THE ASSOCIATION WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC UTILITY SYSTEM AND WILL BE MAINTAINED BY SOUTH JORDAN CITY. SEWER FACILITIES ARE OWNED BY SOUTH VALLEY SEWER DISTRICT AND WILL BE MAINTAINED BY SOUTH VALLEY SEWER DISTRICT.

9. THE ASSOCIATION SHALL MAINTAIN ALL SEWER LATERALS IN THE DEVELOPMENT BEGINNING AT THE SEWER MAIN PIPE AND CONTINUING TO THE POINT WHERE THE SEWER LATERAL PIPE PENETRATES INTO THE RESIDENCE THROUGH THE CONCRETE FLOOR SLAB. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CC&Rs.

10. 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.

11. THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED JULY 17, 2019, BY AND BETWEEN THE CITY OF SOUTH JORDAN AND LEISURE VILLAS INC., INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED JULY 17, 2019 AS ENTRY NO. 13031093, IN BOOK 10804, AT PAGE 2713-2736 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.

12. 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.

13. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____, WHICH WAS PREPARED BY OLD REPUBLIC TITLE CO., WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.

14. ALL PERPENDICULAR PARKING ADJACENT TO THE PUBLIC STREETS IN THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF HEARTHSTONE VILLAS. MAINTENANCE DUTIES SHALL INCLUDE ASPHALT AND CONCRETE REPAIR AND ASSOCIATED APPURTENANCES, INCLUDING PAINT STRIPING AND SNOW REMOVAL.

LINE DATA TABLE

LINE	BEARING	LENGTH
L1	N 89°36'31" W	73.50
L2	S 00°23'29" W	48.00
L3	S 00°23'29" W	73.50
L4	S 89°36'31" E	48.00
L5	S 44°57'46" E	48.00
L6	S 45°02'14" W	73.50
L7	S 45°02'14" W	48.00
L8	N 44°57'46" W	73.50
L9	S 09°38'23" E	40.36
L10	S 01°17'36" E	34.01
L11	S 00°23'29" W	34.00
L12	S 19°02'55" E	36.06
L13	S 19°49'53" W	36.06
L14	N 70°45'12" E	53.09
L15	S 89°36'31" E	34.00
L16	N 30°52'13" W	54.19
L17	N 57°29'30" W	36.88
L18	N 10°17'20" E	59.65
L19	N 28°23'20" W	52.58
L20	N 45°52'50" E	34.00

CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD
C1	15.00	89°22'14"	23.40	N 1°11'43" E	21.10
C2	15.00	89°09'24"	23.34	S 89°32'28" E	21.06
C3	127.50	45°29'21"	101.23	N 23°08'10" E	98.59
C4	100.00	45°29'21"	79.39	N 23°08'10" E	77.32
C5	72.50	45°29'21"	57.56	N 23°08'10" E	56.06
C6	227.50	42°52'14"	170.22	N 21°02'38" W	166.28
C7	200.00	44°30'39"	155.37	S 21°51'50" E	151.49
C8	172.50	44°30'39"	134.01	S 21°51'50" E	130.66
C9	15.00	82°03'19"	21.48	N 1°27'05" W	19.69
C10	61.50	263°41'44"	283.04	N 87°43'42" E	91.63

ADDRESS TABLE

LOT	ADDRESS	STREET	SUITE	BLD'G
53	9515 SOUTH	3550 WEST	A	14
54	9515 SOUTH	3550 WEST	B	
55	9515 SOUTH	3550 WEST	C	
56	9515 SOUTH	3550 WEST	D	
57	9541 SOUTH	3550 WEST	A	15
58	9541 SOUTH	3550 WEST	B	
59	9541 SOUTH	3550 WEST	C	
60	9541 SOUTH	3550 WEST	D	
61	9553 SOUTH	3550 WEST	A	16
62	9553 SOUTH	3550 WEST	B	
63	9553 SOUTH	3550 WEST	C	
64	9553 SOUTH	3550 WEST	D	
65	9577 SOUTH	3550 WEST	A	17
66	9577 SOUTH	3550 WEST	B	
67	9577 SOUTH	3550 WEST	C	
68	9577 SOUTH	3550 WEST	D	
69	9579 SOUTH	3550 WEST	A	18
70	9579 SOUTH	3550 WEST	B	
71	9579 SOUTH	3550 WEST	C	
72	9579 SOUTH	3550 WEST	D	
73	9582 SOUTH	3550 WEST	A	19
74	9582 SOUTH	3550 WEST	B	
75	9582 SOUTH	3550 WEST	C	
76	9582 SOUTH	3550 WEST	D	
77	9584 SOUTH	3550 WEST	A	20
78	9584 SOUTH	3550 WEST	B	
79	9584 SOUTH	3550 WEST	C	
80	9584 SOUTH	3550 WEST	D	
81	9566 SOUTH	3550 WEST	A	21
82	9566 SOUTH	3550 WEST	B	
83	9566 SOUTH	3550 WEST	C	
84	9566 SOUTH	3550 WEST	D	
85	9548 SOUTH	3550 WEST	A	22
86	9548 SOUTH	3550 WEST	B	
87	9548 SOUTH	3550 WEST	C	
88	9548 SOUTH	3550 WEST	D	
89	9526 SOUTH	3550 WEST	A	23
90	9526 SOUTH	3550 WEST	B	
91	9526 SOUTH	3550 WEST	C	
92	9526 SOUTH	3550 WEST	D	
93	9504 SOUTH	3550 WEST	A	24
94	9504 SOUTH	3550 WEST	B	
95	9504 SOUTH	3550 WEST	C	
96	9504 SOUTH	3550 WEST	D	
97	9482 SOUTH	3550 WEST	A	25
98	9482 SOUTH	3550 WEST	B	
99	9482 SOUTH	3550 WEST	C	
100	9482 SOUTH	3550 WEST	D	

NOTE: BUILDING NUMBERS ARE NOT PART OF THE ADDRESS

LENDER'S CONSENT

WE THE UNDERSIGNED LENDERS HEREBY CONSENT TO RECORDATION OF THE PLAT IN THE OFFICIAL RECORDS OF SALT LAKE COUNTY, AND COVENANT AND AGREE THAT LENDERS' LIENS SHALL BE JUNIOR, SUBORDINATE AND SUBJECT TO THE PLAT, AND THAT ANY FORECLOSURE, WHETHER JUDICIALLY OR THROUGH THE EXERCISE OF POWER OF SALE, OR THE EXERCISE OF ANY OTHER RIGHTS AND REMEDIES OF LENDER SHALL NOT TERMINATE OR OTHERWISE ADVERSELY AFFECT THE CONTINUING VALIDITY AND ENFORCEABILITY OF THE PLAT.

_____ _____

CENTRAL BANK, A UTAH CORPORATION — DATE

_____ _____

LEISURE VILLAS FINANCE, LLC (BRENT LINDSTROM, MANAGER) — DATE

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THIS ___ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____, A CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____ _____

NOTARY PUBLIC — MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THIS __DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY IS/ARE THE _____ OF _____, BY AUTORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

_____ _____

NOTARY PUBLIC — MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS HEARTHSTONE VILLAS PLAT "B", A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I CERTIFY THAT I HAVE VERIFIED ALL LAND MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED ALONG THE EXTERIOR BOUNDARY AS SHOWN ON THIS PLAT. I MAKE NO CERTIFICATION TO THE ACCURACY OR COMPLIANCE WITH THE GENERAL NOTES SHOWN HEREON. I HEREBY STATE THAT THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°03'55" EAST ALONG THE QUARTER SECTION LINE OF SAID SECTION 8 A DISTANCE OF 508.28 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 89°56'05" EAST 123.97 FEET; THENCE NORTH 46°30'36" EAST 44.59 FEET; THENCE SOUTH 43°29'24" EAST 169.28 FEET; THENCE SOUTH 44°36'04" EAST 84.62 FEET; THENCE SOUTH 44°57'46" EAST 438.86 FEET; THENCE SOUTH 00°00'00" EAST 360.72 FEET TO THE NORTH LINE OF GARDEN GROVE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 93-11 AT PAGE 296 OF PLATS; THENCE NORTH 89°36'50" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 641.44 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 8; THENCE NORTH 00°03'55" WEST 819.16 FEET ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING 9.677 ACRES OR 421,518 SQFT, MORE OR LESS, 48 LOTS

BASIS OF BEARING IS SOUTH 89°31'50" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

_____ _____ _____

SURVEYOR (SEE SEAL BELOW) — DATE — LICENSE #

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

HEARTHSTONE VILLAS PLAT "B"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, OR BY OWNER'S DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ____DAY _____ OF 20 ____.

_____

CHATHAM STRAIT, LLC (BRENT LINDSTROM MEMBER/MANAGER)

ACKNOWLEDGEMENT

STATE OF UTAH }
SALT LAKE COUNTY } S.S.

ON THIS ____DAY _____ OF 20 ____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

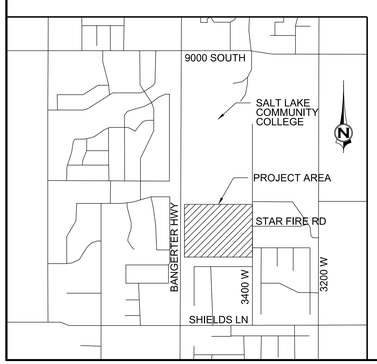
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

VICINITY MAP



PREPARED BY

Mustang DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043

VALLEY LAND SURVEYING
P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave,
Spanish Fork, UT 84660

FEBRUARY 2020

CHATHAM STRAIT, LLC
DAVE ERICKSON (801)859-1959
791 N 100 E LEHI, UT 84043

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

SOUTH JORDAN CITY MAYOR

Approved as to Form this ___ Day of _____ A.D., 20____.

_____ _____

ATTEST: CITY CLERK — MAYOR

CITY PLANNER

Approved this ___ day of _____, A.D., 20____ by the

_____

CITY PLANNER

BOARD OF HEALTH

Approved this ___ day of _____, A.D., 20____

_____

SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT

Approved this ___ day of _____, A.D., 20____

_____

SOUTH VALLEY SEWER DISTRICT

CITY ENGINEER

Approved by the City Engineer on this ___ day of _____, A.D., 20____

_____

CITY ENGINEER

OFFICE OF THE CITY ATTORNEY

Approved as to Form this ___ Day of _____ A.D., 20____.

_____

ATTORNEY FOR SOUTH JORDAN CITY

HEARTHSTONE VILLAS PLAT "B"

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH

NOT TO SCALE — SHEET 1 OF 2

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR Dan E. Knowlden Jr. 7173588 STATE OF UTAH		

HEARTHSTONE VILLAS
PLAT "B"

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH



LEGEND

- BOUNDARY LINE
- SETBACK LINE (EXT. 20' - INT. 12' TYP.)
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- SECTION CORNER / SURVEY MONUMENT TO BE SET
- PLAT CORNER / POINT OF INTERSECTION
- TIE LINE TO CORNER
- COMMON AREA / PUBLIC UTILITY & STORM DRAIN EASEMENT

NOTE:
THERE CAN BE NO SECOND STORY WINDOWS FACING SOUTH IN UNITS ALONG SOUTH BOUNDARY. (UNITS 67, 68, 71, 72, 75, 76, 78, 79)

STANDARD LOT SIZES

BUILDING CANNOT BE BUILT IN SETBACK WHERE SETBACK ENCROACHES IN LOT

VALLEY LAND SURVEYING
P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

PREPARED BY
Mustang DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043

FEBRUARY 2020

HEARTHSTONE VILLAS
PLAT "B"

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH

SCALE 1" = 80' SHEET 2 OF 2

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR Daniel E. Knowlden Jr. 7173588 STATE OF UTAH 10/13/20		

HEARTHSTONE VILLAS PLAT "C"

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THAT CERTAIN CC&Rs OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HEARTHSTONE VILLAS AS MAY BE AMENDED FROM TIME TO TIME ("CC&Rs") THAT HAS BEEN OR WILL BE RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS ASCRIBED TO SUCH TERMS IN THE CC&Rs.

2. PURSUANT TO THE CC&Rs, HEARTHSTONE VILLAS HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE COMMUNITY, INCLUDING, (I) ALL COMMON AREA; (II) EXTERIOR STRUCTURAL ELEMENTS OF THE RESIDENCES, (III) LANDSCAPED AREAS, WHETHER LOCATED IN THE COMMON AREA OR PUBLIC RIGHT OF WAY INCLUDING THE PARKSTRIP ALONG 3400 WEST, (IV) DESIGNATED PARKING AREAS WITH APPURTENANCES AND (V) CONCRETE IMPROVEMENTS, FENCES AND DRIVEWAYS LOCATED ON A LOT, AS SUCH MAINTENANCE OBLIGATIONS ARE FURTHER DESCRIBED OR MODIFIED IN THE CC&Rs. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CC&Rs.

3. THE AREAS DESIGNATED AS LOTS ON THIS PLAT ARE TO BE PRIVATE OWNERSHIP, WHICH SHALL BE SUBJECT TO THE UTILITY, MAINTENANCE AND ACCESS EASEMENTS SET FORTH IN AND CREATED BY THE CC&Rs. UNLESS DECLARANT OTHERWISE DETERMINES IN ITS SOLE AND EXCLUSIVE DISCRETION, ALL OTHER AREAS OF THE COMMUNITY EXCEPT FOR THE LOTS CREATED BY THIS PLAT AND HATCHED IN ACCORDANCE WITH THE LEGEND ARE DESIGNATED AS COMMON AREA. THE LOTS SHALL ALSO BE SUBJECT TO THE ASSESSMENTS LEVIED BY THE BOARD ON BEHALF OF THE ASSOCIATION PURSUANT TO THE CC&Rs.

4. ATTACHED RESIDENCES SHALL BE PERMITTED TO BE BUILT TO THE LIMITS OF THE PLATTED LOTS. FOR PURPOSES OF CONVEYANCE AND TITLE OWNERSHIP, THE SHARED BOUNDARY LINES OF THE LOTS IMPROVED WITH RESIDENCES CONNECTED BY A PARTY WALL SHALL BE CONCLUSIVELY PRESUMED TO BE THE ACTUAL LOCATION OF THE PARTY WALL. THE PLANNING DEPARTMENT, AFTER CONFERRING WITH THE CITY MANAGER MAY APPROVE MINOR MODIFICATIONS TO THE DEVELOPMENT PLAN AND THE DESIGN GUIDELINES APPLICABLE TO THIS PLAT WHICH ARE NECESSARY OR ADVANTAGEOUS IN FACILITATING MORE DESIRABLE FUNCTION AND AESTHETICS OF THE PROJECT.

5. ALL UTILITIES WITHIN THE COMMUNITY SHALL BE UNDERGROUND, EXCEPT FOR APPURTENANCES AND ASSOCIATED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SURFACE-MOUNTED TRANSFORMERS, PEDESTAL MOUNTED TERMINAL BOXES, METER CABINETS, AND CONCEALED DUCTS FOR AN UNDERGROUND SYSTEM. SUBJECT TO THE TERMS OF THE CC&Rs, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE A PERMANENT NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT AND A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, ACROSS AND THROUGH THOSE PARTS OR PORTIONS OF SAID TRACT DESIGNATED ON THIS PLAT AS THE UTILITY EASEMENT AREAS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF SUBTERRANEAN ELECTRICAL, TELEPHONE, COMMUNICATIONS, NATURAL GAS, SEWER, WATER AND DRAINAGE SERVICE LINES AND FACILITIES. THE ABOVE DESCRIBED NON-EXCLUSIVE UTILITY EASEMENT IS TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

6. ALL STRUCTURES TO BE SLAB ON GRADE.

7. ALL COMMON AREA IS DESIGNATED AS A BLANKET PUBLIC UTILITY EASEMENT (PUE).

8. STORM WATER FACILITIES WITHIN THE COMMON AREA OF THIS DEVELOPMENT AND THAT ARE NOT INCLUDED IN A STORM DRAIN EASEMENT ARE CONSIDERED PRIVATE AND THE ASSOCIATION IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. THE ASSOCIATION ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE ASSOCIATION FAILS TO DO SO. THE ASSOCIATION WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC UTILITY SYSTEM AND WILL BE MAINTAINED BY SOUTH JORDAN CITY. SEWER FACILITIES ARE OWNED BY SOUTH VALLEY SEWER DISTRICT AND WILL BE MAINTAINED BY SOUTH VALLEY SEWER DISTRICT.

9. THE ASSOCIATION SHALL MAINTAIN ALL SEWER LATERALS IN THE DEVELOPMENT BEGINNING AT THE SEWER MAIN PIPE AND CONTINUING TO THE POINT WHERE THE SEWER LATERAL PIPE PENETRATES INTO THE RESIDENCE THROUGH THE CONCRETE FLOOR SLAB. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CC&Rs.

10. 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.

11. THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED JULY 17, 2019, BY AND BETWEEN THE CITY OF SOUTH JORDAN AND LEISURE VILLAS INC., INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED JULY 17, 2019 AS ENTRY NO. 13031093, IN BOOK 10804, AT PAGE 2713-2736 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.

12. 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.

13. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____, WHICH WAS PREPARED BY OLD REPUBLIC TITLE CO., WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.

14. ALL PERPENDICULAR PARKING ADJACENT TO THE PUBLIC STREETS IN THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF HEARTHSTONE VILLAS. MAINTENANCE DUTIES SHALL INCLUDE ASPHALT AND CONCRETE REPAIR AND ASSOCIATED APPURTENANCES, INCLUDING PAINT STRIPING AND SNOW REMOVAL.

LINE DATA TABLE

LINE	BEARING	LENGTH
L1	S 89°36'31" E	48.00
L2	S 00°23'29" W	73.50
L3	N 00°23'29" E	48.00
L4	S 89°36'31" E	73.50
L5	S 65°44'20" E	73.86
L6	N 77°09'03" E	34.93
L7	S 89°36'31" E	34.00
L8	S 77°40'45" E	34.75
L9	N 78°27'43" E	34.75
L10	S 79°30'45" E	34.53
L11	S 54°50'01" E	41.39
L12	N 89°00'02" E	43.35
L13	S 08°53'44" E	53.70
L14	S 88°13'57" E	29.59
L15	N 61°32'10" W	17.00
L16	N 78°17'58" W	34.67
L17	S 00°23'29" W	34.00
L18	S 64°24'27" E	18.79
L19	N 54°27'28" E	18.53
L20	S 67°42'38" E	36.64
L21	S 41°14'32" E	51.18
L22	S 78°47'59" E	58.66

CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD
C1	107.50	43°52'53"	82.33	S 21°32'57" E	80.33
C2	80.00	43°52'53"	61.27	S 21°32'57" E	59.78
C3	52.50	43°52'53"	40.21	S 21°32'57" E	39.23
C4	107.50	90°00'00"	168.86	N 45°23'29" E	152.03
C5	80.00	90°00'00"	125.66	S 45°23'29" W	113.14
C6	52.50	90°00'00"	82.47	N 45°23'29" E	74.25
C7	777.50	8°45'38"	118.88	N 85°13'42" W	118.77
C8	750.00	8°45'38"	114.68	N 85°13'42" W	114.56
C9	722.50	8°45'38"	110.47	N 85°13'42" W	110.36
C10	722.50	16°48'41"	211.99	S 89°15'13" E	211.23
C11	750.00	15°41'28"	205.40	S 88°41'37" E	204.76
C12	777.50	12°13'59"	166.00	S 86°57'52" E	165.69
C13	15.00	93°28'21"	24.47	S 46°20'41" E	21.85
C14	15.00	83°52'56"	21.96	S 42°19'57" W	20.05
C15	750.00	1°07'12"	14.66	N 82°54'03" E	14.66
C16	15.00	83°37'14"	21.89	N 42°12'06" E	20.00
C17	61.50	263°37'14"	282.96	S 47°47'54" E	91.68
C18	727.50	26°05'31"	331.30	S 84°36'48" E	328.44
C19	700.00	26°05'31"	318.77	S 84°36'48" E	316.03
C20	672.50	24°09'32"	283.56	S 83°38'49" E	281.47
C21	107.50	71°57'32"	135.01	S 35°35'17" E	126.31
C22	80.00	71°57'32"	100.47	S 35°35'17" E	94.00
C23	52.50	71°57'32"	65.94	S 35°35'17" E	61.69
C24	15.00	90°00'00"	23.56	S 44°36'31" E	21.21
C25	15.00	90°25'19"	23.67	N 45°10'49" E	21.29

ADDRESS TABLE

LOT	ADDRESS	STREET	SUITE	BLD'G
101	9443 SOUTH	3450 WEST	A	27
102	9443 SOUTH	3450 WEST	B	
103	9443 SOUTH	3450 WEST	C	
104	9443 SOUTH	3450 WEST	D	
105	3428 WEST	9440 SOUTH	A	28
106	3428 WEST	9440 SOUTH	B	
107	3428 WEST	9440 SOUTH	C	
108	3428 WEST	9440 SOUTH	D	
109	3456 WEST	9440 SOUTH	A	29
110	3456 WEST	9440 SOUTH	B	
111	3456 WEST	9440 SOUTH	C	
112	3456 WEST	9440 SOUTH	D	
113	3474 WEST	9440 SOUTH	A	29
114	3474 WEST	9440 SOUTH	B	
115	3474 WEST	9440 SOUTH	C	
116	3474 WEST	9440 SOUTH	D	
117	3488 WEST	9440 SOUTH	A	29
118	3488 WEST	9440 SOUTH	B	
119	3488 WEST	9440 SOUTH	C	
120	3488 WEST	9440 SOUTH	D	
121	3504 WEST	9440 SOUTH	A	29
122	3504 WEST	9440 SOUTH	B	
123	3504 WEST	9440 SOUTH	C	
124	3504 WEST	9440 SOUTH	D	
125	3518 WEST	9440 SOUTH	A	29
126	3518 WEST	9440 SOUTH	B	
127	3518 WEST	9440 SOUTH	C	
128	3518 WEST	9440 SOUTH	D	
129	3536 WEST	9440 SOUTH	A	29
130	3536 WEST	9440 SOUTH	B	
131	3536 WEST	9440 SOUTH	C	
132	3536 WEST	9440 SOUTH	D	
133	3552 WEST	9440 SOUTH	A	29
134	3552 WEST	9440 SOUTH	B	
135	3552 WEST	9440 SOUTH	C	
136	3552 WEST	9440 SOUTH	D	
137	3566 WEST	9440 SOUTH	A	29
138	3566 WEST	9440 SOUTH	B	
139	3566 WEST	9440 SOUTH	C	
140	3566 WEST	9440 SOUTH	D	
141	3545 WEST	9440 SOUTH	A	29
142	3545 WEST	9440 SOUTH	B	
143	3545 WEST	9440 SOUTH	C	
144	3545 WEST	9440 SOUTH	D	
145	3527 WEST	9440 SOUTH	A	29
146	3527 WEST	9440 SOUTH	B	
147	3527 WEST	9440 SOUTH	C	
148	3527 WEST	9440 SOUTH	D	
149	3511 WEST	9440 SOUTH	A	29
150	3511 WEST	9440 SOUTH	B	
151	3511 WEST	9440 SOUTH	C	
152	3511 WEST	9440 SOUTH	D	
153	9479 SOUTH	3500 WEST	A	29
154	9479 SOUTH	3500 WEST	B	
155	9479 SOUTH	3500 WEST	C	
156	9479 SOUTH	3500 WEST	D	
157	9475 SOUTH	3500 WEST	A	29
158	9475 SOUTH	3500 WEST	B	
159	9475 SOUTH	3500 WEST	C	
160	9475 SOUTH	3500 WEST	D	
161	9441 SOUTH	3500 WEST	A	29
162	9441 SOUTH	3500 WEST	B	
163	9441 SOUTH	3500 WEST	C	
164	9441 SOUTH	3500 WEST	D	
165	9446 SOUTH	3450 WEST	A	30
166	9446 SOUTH	3450 WEST	B	
167	9446 SOUTH	3450 WEST	C	
168	9446 SOUTH	3450 WEST	D	

NOTE: BUILDING NUMBERS ARE NOT PART OF THE ADDRESS

LENDER'S CONSENT

WE THE UNDERSIGNED LENDERS HEREBY CONSENT TO RECORDATION OF THE PLAT IN THE OFFICIAL RECORDS OF SALT LAKE COUNTY, AND COVENANT AND AGREE THAT LENDERS' LIENS SHALL BE JUNIOR, SUBORDINATE AND SUBJECT TO THE PLAT, AND THAT ANY FORECLOSURE, WHETHER JUDICIALLY OR THROUGH THE EXERCISE OF POWER OF SALE, OR THE EXERCISE OF ANY OTHER RIGHTS AND REMEDIES OF LENDER SHALL NOT TERMINATE OR OTHERWISE ADVERSELY AFFECT THE CONTINUING VALIDITY AND ENFORCEABILITY OF THE PLAT.

_____ _____

CENTRAL BANK, A UTAH CORPORATION — DATE

_____ _____

LEISURE VILLAS FINANCE, LLC (BRENT LINDSTROM, MANAGER) — DATE

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THIS ___ DAY OF _____, 20__. PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____, A CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____ _____

NOTARY PUBLIC — MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THIS __ DAY OF _____, 20__. PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY IS/ARE THE _____ OF _____, BY AUTORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

_____ _____

NOTARY PUBLIC — MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS HEARTHSTONE VILLAS PLAT "C", A PLANNED UNIT DEVELOPMENT. I FURTHER CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I CERTIFY THAT I HAVE VERIFIED ALL LAND MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED ALONG THE EXTERIOR BOUNDARY AS SHOWN ON THIS PLAT. I MAKE NO CERTIFICATION TO THE ACCURACY OR COMPLIANCE WITH THE GENERAL NOTES SHOWN HEREON. I HEREBY STATE THAT THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 89°31'50" EAST ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 1328.42 FEET; THENCE SOUTH 00°01'50" EAST 377.03 FEET; THENCE NORTH 89°36'31" WEST 275.69 FEET; THENCE SOUTH 00°23'29" WEST 50.87 FEET; THENCE NORTH 89°36'31" WEST 179.00 FEET; THENCE SOUTH 00°23'29" WEST 205.20 FEET; THENCE NORTH 89°36'31" WEST 207.71 FEET; THENCE NORTH 44°07'10" WEST 271.49 FEET; THENCE SOUTH 45°02'14" WEST 50.07 FEET; THENCE NORTH 44°57'46" WEST 151.58 FEET; THENCE NORTH 89°36'31" WEST 65.12 FEET; THENCE SOUTH 46°30'36" WEST 197.49 FEET; THENCE SOUTH 89°56'05" WEST 123.97 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 8; THENCE NORTH 00°03'55" WEST 508.28 FEET ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING.

CONTAINS 14.416 ACRES OR 627,961 SQFT, MORE OR LESS, 68 LOTS

BASIS OF BEARING IS SOUTH 89°31'50" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

_____ _____ _____

SURVEYOR (SEE SEAL BELOW) — DATE — LICENSE #

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

HEARTHSTONE VILLAS PLAT "C"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, OR BY OWNER'S DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ____DAY_____OF 20 ____.

_____

CHATHAM STRAIT, LLC (BRENT LINDSTROM MEMBER/MANAGER)

ACKNOWLEDGEMENT

STATE OF UTAH }
SALT LAKE COUNTY } S.S.

ON THIS ____DAY _____ OF 20 ____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

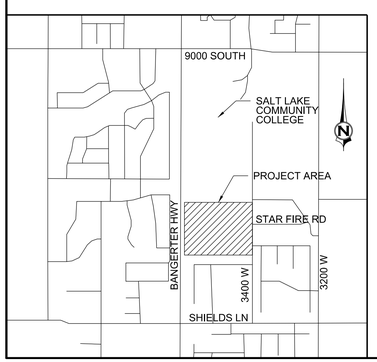
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

VICINITY MAP



PREPARED BY

Mustang DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043

VALLEY LAND SURVEYING
P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave,
Spanish Fork, UT 84660

FEBRUARY 2020

CHATHAM STRAIT, LLC
DAVE ERICKSON (801)859-1959
791 N 100 E LEHI, UT 84043

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

SOUTH JORDAN CITY MAYOR

Approved as to Form this ___ Day of _____ A.D., 20____.

_____ _____
ATTEST: CITY CLERK — MAYOR

CITY PLANNER

Approved this ___ day of _____, A.D., 20____ by the

_____
CITY PLANNER

BOARD OF HEALTH

Approved this ___ day of _____, A.D., 20____

_____
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT

Approved this ___ day of _____, A.D., 20____

_____
SOUTH VALLEY SEWER DISTRICT

CITY ENGINEER

Approved by the City Engineer on this ___ day of _____, A.D., 20____

_____
CITY ENGINEER

OFFICE OF THE CITY ATTORNEY

Approved as to Form this ___ Day of _____ A.D., 20____.

_____
ATTORNEY FOR SOUTH JORDAN CITY

HEARTHSTONE VILLAS PLAT "C"

A PLANNED COMMUNITY DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH

NOT TO SCALE

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR — Dan E. Knowlden Jr. — 7173588 — STATE OF UTAH		

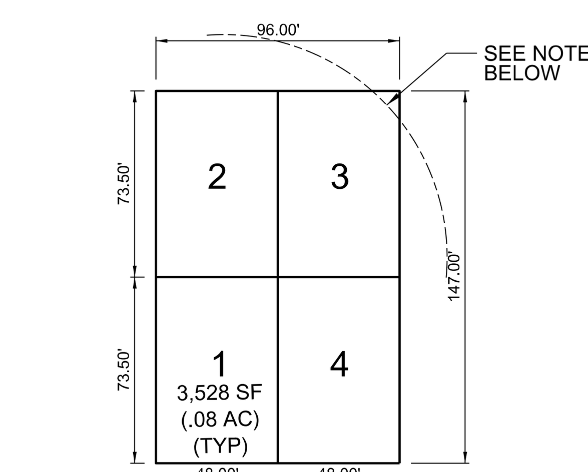
HEARTHSTONE VILLAS
PLAT "C"

A PLANNED COMMUNITY DEVELOPMENT
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH



LEGEND

(solid heavy line)	BOUNDARY LINE
(dashed line)	SETBACK LINE (EXT. 20' - INT. 12' TYP.)
(dash-dot line)	STREET CENTER LINE
(solid line)	LOT LINE AND RIGHT OF WAY LINE
(dashed line)	EXISTING RIGHT OF WAY LINE
(symbols)	SECTION CORNER / SURVEY MONUMENT TO BE SET
(symbols)	PLAT CORNER / POINT OF INTERSECTION
(wavy line)	TIE LINE TO CORNER
(hatched box)	COMMON AREA / PUBLIC UTILITY & STORM DRAIN EASEMENT



STANDARD LOT SIZES

BUILDING CANNOT BE BUILT IN SETBACK
WHERE SETBACK ENCROACHES IN LOT

VALLEY LAND SURVEYING
P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

PREPARED BY

Mustang DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043

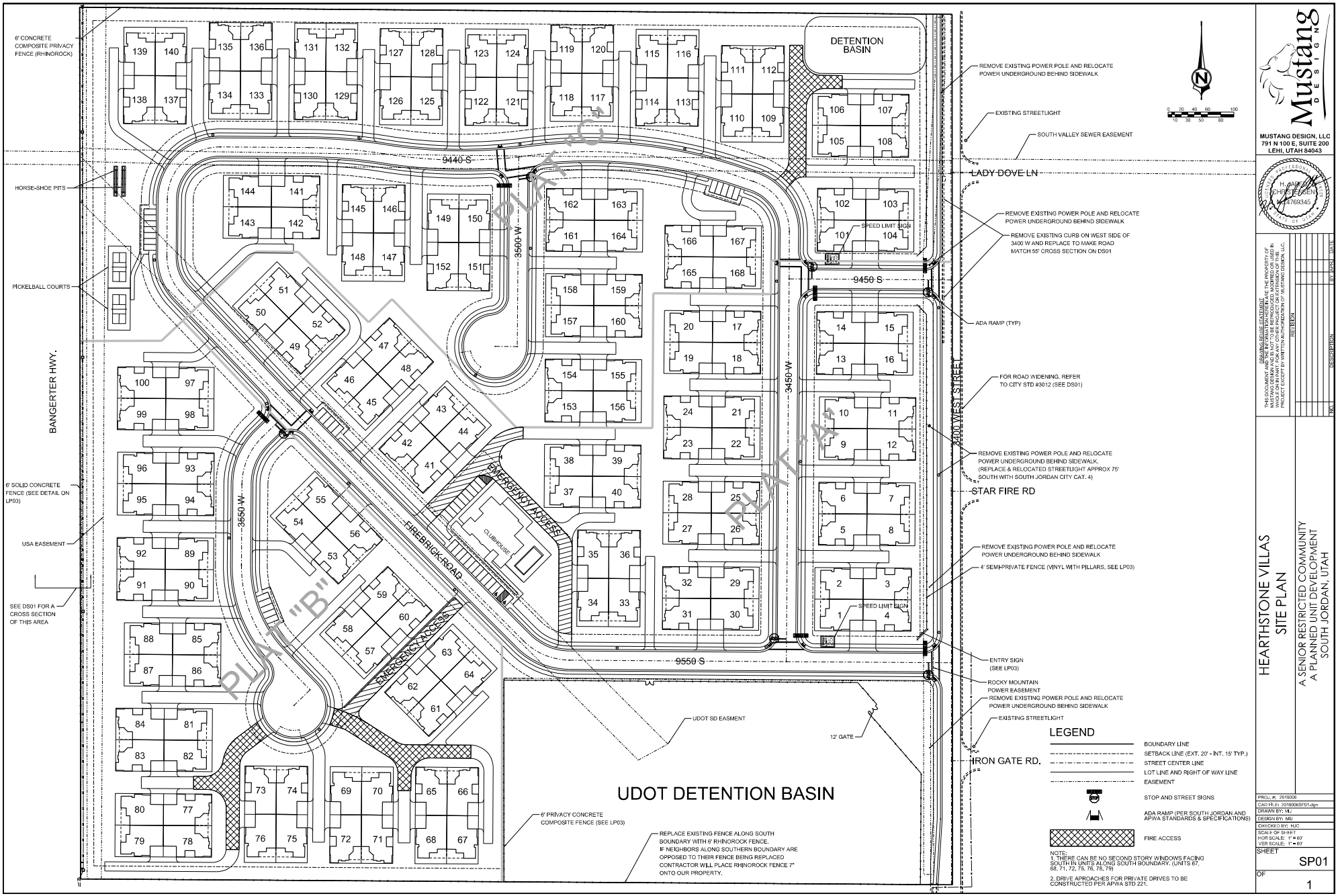
FEBRUARY 2020

HEARTHSTONE VILLAS
PLAT "C"

A PLANNED COMMUNITY DEVELOPMENT
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 8,
T3S, R1W, SLB&M, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH

SCALE 1" = 80' SHEET 2 OF 2

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR Dan E. Knowlden Jr. 7173588 STATE OF UTAH		



MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

H. JACOBSEN
PROFESSIONAL ENGINEER
9044769345
STATE OF UTAH

DRAWING SET DISCLAIMER
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REV	DESCRIPTION	BY	DATE
	REVISIONS		

HEARTHSTONE VILLAS
SITE PLAN
A SENIOR RESTRICTED COMMUNITY
A PLANNED UNIT DEVELOPMENT
SOUTH JORDAN, UTAH

PROJ. #:	2019006
CAD FILE:	2019006SP01.dgn
DRAWN BY:	ML
DESIGN BY:	MU
CHECKED BY:	HJC
SCALE OF SHEET	
HOR SCALE:	1" = 80'
VER SCALE:	1" = 80'

SHEET
SP01
OF
1

SELECTED TREE MATERIALS SCHEDULE

Botanical Name	Common Name	Size
STREET TREES		
Ulmus parvifolia	Lacebark Elm	2" Cal.
Gleditsia triacanthos	Honey Locust	2" Cal.
Platanus x acerifollas.	London Planetree	2" Cal.
Tilia cordata	Little Leaf Linden	2" Cal.
Zelkova serrata	Japanese Zelkova	2" Cal.
Acer grandidentatum	Bigtooth Maple	2" Cal.
Koelreuterla panlculate	Golden Raintree Ginkgo Biloba	2" Cal.
Ginkgo malus spp.	Crabapple	2" Cal.
DECIDUOUS TREES		
Gleditsia tricanthos Inermis 'Imperial'	Imperial Honeylocust	2" Cal.
Gleditsia tricanthos 'Sunburst'	Sunburst Honeylocust	2" Cal.
Malus 'Radianf	Radiant Crabapple	2" Cal.
Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
Platanus acerifolia 'Bloodgood'	Bloodgood London Plane	2" Cal.
Betula nigra	River Birch	2" Cal.
Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.
Zelkova serrata	Japanese Zelkova	2" Cal.
Ulmus parvifolia	Lacebark Elm	2" Cal.
Acer x freemanii Jeffersred'	Autumn Blaze Maple	2" Cal.
Acer platanoides 'Emerald Queen'	Emerald Queen Maple	2" Cal.
Acer ginnala 'Flame'	Amur Maple	2" Cal.
Cercis canadensis	Eastern Redbud	2" Cal.
Malus 'Prairie Fire'	Prairie Fire Crabappple	2" Cal.
Maius 'Spring Snow'	Spring Snow Crabappple	2" Cal.
Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.
Fagus sylvatica	Dawyck Purple Beech	2" Cal.
Cedrus atlantica	Blue Atlas Cedar	2" Cal.
Acer Palmaturns	Japanese Maple	2" Cal.
Quercus bimundorum	Crimson Spire Oak	2" Cal.
Carpinus	Hornbeam	2" Cal.
EVERGREEN TREES		
Picea pungens	Weeping Colorado Spruce	7'+
Pinus flexilis glauca 'Vanderwolfe's Pyr'	Vanderwolfe's Pine	7'+
Pinus nigra	Austrian Pine	7'+
Cedrus atlantica	Blue Atlas Cedar	7'+
Picea mariana fastigiata 'Wellspire'	Wellspire Black Spruce	7'+
Chamaecyparis nootkatensis 'Glauca Pendula'	Blue Weeping Alaska Cedar	7'+
Picea abies 'Pendula'	Weeping Norway Spruce	7'+
Thuja occidentalis 'Emerald'	Emerald Arborvitae	7'+
Juniperus scopulorum 'Whichita Blue'	Wichita Blue Spruce	7'+
Picea pungens glauca fastigiata 'Blue Totem'	Blue Totem Spruce	7'+
Picea glauca 'Pendula'	Weeping White Spruce	7'+
Pinus contorta	Lodgepole Pine	7'+
Pinus sylvestris 'Fastigiata'	Columnar Scotch Pine	7'+
Sequoiadendron 'Pendulum'	Weeping Sequoia	7'+
Chamaecyparis nootkatensis 'Pendula'	Weeping Alaskan Cedar	7'+
Pinus heldreichii	Bosnian Pine	7'+
Pinus ponderosa	Ponderosa Pine	7'+

SELECTED PLANT MATERIALS SCHEDULE
(SEE SHEET LP02 FOR PLANT LOCATIONS AROUND BUILDINGS)

Botanical Name	Common Name	Size
DECIDUOUS SHRUBS		
Berberis thunbergii atro. 'Ruby Carousel'	Ruby Carousel Barberry	2 Gal.
Cornus alba 'Elegantissima'	Variegated Dogwood	5 Gal.
Comus sericea 'Baileyf'	Red Osier Dogwood	5 Gal.
Cotoneaster luddus	Feikling Cotoneaster	5 Gal.
Cytisus x 'Lilac Time'	Lilac Time Broom	2 Gal.
Euonymus alata 'Compacta'	Dwarf Burning Bush	5 Gal.
Hibiscus syriacus	Rose of Sharon	5 Gal.
Lonicera x 'Emerald Mound'	Emerald Mound Honeysuckle	1 Gal.
Potentilla fruticosa 'Klondike'	Shrubby Cinquefoil	3 Gal.
Prunus x cistena	Cistena Plum	5 Gal.
Rosa meidiland	Meidiland Roses	5 Gal.
Hysocarpus opulifolius	Summer Wine Ninebarb	2 Gal.
Berberis thunbergii	Yellow Japanese Barberry	2 Gal.
Berberis thunbergii	Crimson Pygmy Barberry	2 Gal.
EVERGREEN AND BROADLEAF SHRUBS		
Euonymus fortunei	Trailing Euonymus	1 Gal.
Juniperus horizontalis	Horizontal Junipers	3 Gal.
Juniperus sabina	Sabina Junipers	3 Gal.
Pinus mugo mugus 'Pumilio'	Dwarf Mugo Pine	3 Gal.
Taxus cuspidata 'Densiformis'	Dense Japanese Yew	3 Gal.
Thuja	Arborvitae	3 Gal.
ORNAMENTAL GRASSES AND PERENNIALS		
Bergenia cordifolia	Rose Saxifraga	1 Gal.
Calamagrostis x acutiflota	Feather Grass	1 Gal.
Hemerocallis	Daylilly	1 Gal.
Miscanthus sinensis	Maiden Grass	1 Gal.
Calamagrostis acutiflora	Carl Foerster Fountain Grass	1 Gal.
Penisetum alopucuroides	Little Bunny Fountain Grass	1 Gal.

LAWN - LOWER WATER USAGE
Draylar Upland Bluegrass - 30 %
Cover Sheep Fescue - 30 %
CrystalHard Fescue - 30%
AnnualRye Gross - 10%

LEGEND

SHRUBS / FLOWERS / GRASSES

DECIDUOUS / SHADE TREES (STREET TREES ARE SHOWN AT 40' SPACING)

EVERGREEN TREES (30% OF TOTAL)

15' EASEMENT SETBACK (USA)

APPROX. 30' WATER EASEMENT (USA)

NOTES:

1- PLANTER BEDS TO BE COVERED WITH 2" OF WOOD MULCH.

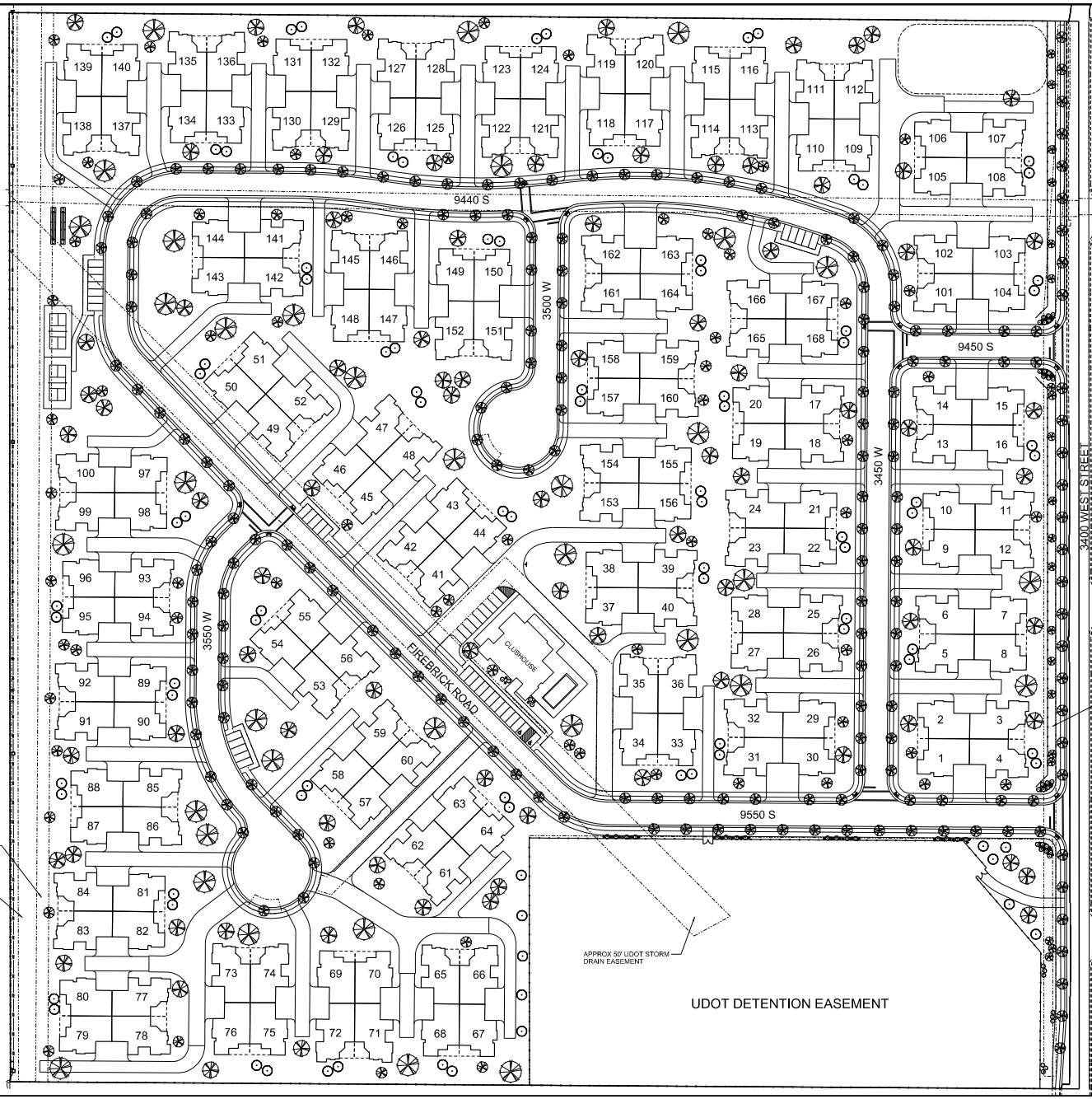
2- PLANT TYPE AND PLACEMENT OF TREES SHOWN MAY BE ADJUSTED BY DEVELOPER TO FIT BEST WITH AVAILABLE STOCK ON HAND AND BUILDING DESIGN.

3- PLAN AND ALL COMPONENTS APE CONCEPTUAL ONLY AND MAY BE CHANGED ACCORDING TO OWNERS DISCRETION DUE TO PLANT AND MATERIAL AVAILABILITY.

4- SEE SHEETS LP02 & LP03 FOR ADDITIONAL PLANTING AND TREATMENT DETAIL.

5- ALL LANDSCAPING WITHIN THE BOUNDARIES OF THIS PROJECT ARE TO BE MAINTAINED BY THE HOA.

6- ALL LANDSCAPE AREAS, INCLUDING THE PARK STRIPS ARE TO BE PLANTED WITH GRASS EXCEPTING FLOWER, SHRUB AND TREE BEDDING AREAS.



TREE CALCULATIONS

TOTAL PROJECT LANDSCAPE AREA: 478,548 SF
TOTAL TREES REQD: (478,548 / 1000) = 479
DECIDUOUS / STREET TREES = 184
EVERGREEN TREES (479 - 194) x 0.30 = 89
DECIDUOUS / SHADE TREES (479 - 184 - 89) = 206
ADDITIONAL TREES IN UDOT EASEMENT:
EVERGREEN TREES = 5
DECIDUOUS / SHADE TREES = 3

TREE LOCATIONS SHOWN ARE SUBJECT TO CHANGE DUE TO THE MIXTURE OF SPECIFIC TREE TYPES, UNIT STYLES, AND ADDITIONAL LANDSCAPING TREATMENTS.

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

NO. 5409901
DARREN F. BURNETT
STATE OF UTAH

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REV.	DESCRIPTION	BY	DATE
	REVISIONS		

HEARTHSTONE VILLAS
OVERALL LANDSCAPE PLAN
A SENIOR RESTRICTED COMMUNITY
A PLANNED UNIT DEVELOPMENT
SOUTH JORDAN, UTAH

PROJ. #: 2018008
CAD FILE: 2018008LP01.dgn
DRAWN BY: NL
DESIGN BY: DE
CHECKED BY: DE
SCALE OF SHEET
HOR SCALE: 1" = 80'
VER SCALE: 1" = 80'

SHEET LP01
OF 3



ENTRY MONUMENT CONCEPT



4' SEMI-PRIVATE FENCE MASONRY PILLARS
COLOR: BROWN MIX

Photo is representative of the type of pillar to be constructed and should not be considered as the exact design.

HEARTHSTONE VILLAS
PRIVATE COMMUNITY AMENITIES

- Clubhouse to include:
  - Large heated Pool
  - Stadium seating theater
  - Fully equipped exercise facility
  - Patio area with lounge chairs and barbecue
  - Meeting/gathering area
  - Pool table
  - Kitchen Area
  - Business Office
- Relaxation and Picnic areas
- Large Entry monument sign and abundant entry landscaping
- Restriction on home sales to seniors over 55 in compliance with HUD regulations
- Very restrictive community covenants
- Individual building landscaping completed before occupancy
- Professionally maintained landscaping
- Professionally managed Homeowners' Association

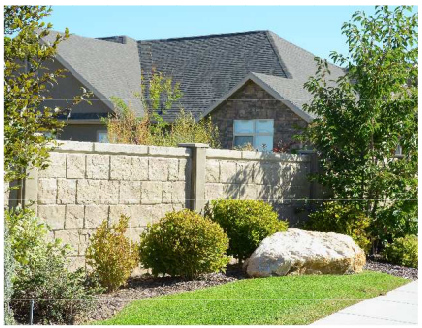


MAIL GANG BOX



6' PRIVACY CONCRETE COMPOSITE FENCE (RHINO ROCK)
COLOR: SHADOW BROWN

Photo is representative of the type of fence to be constructed and should not be considered as the exact design.



6' SOLID CONCRETE FENCE (ALONG BANGERTER HWY.)
COLOR: SHADOW BROWN

Photo is representative of the type of fence to be constructed and should not be considered as the exact design.



4' SEMI-PRIVATE VINYL FENCE (AROUND PATIOS)
COLOR: TAUPE OR WHITE (TO MATCH BUILDING EXTERIOR)

Photo is representative of the type of fence to be constructed and should not be considered as the exact design.

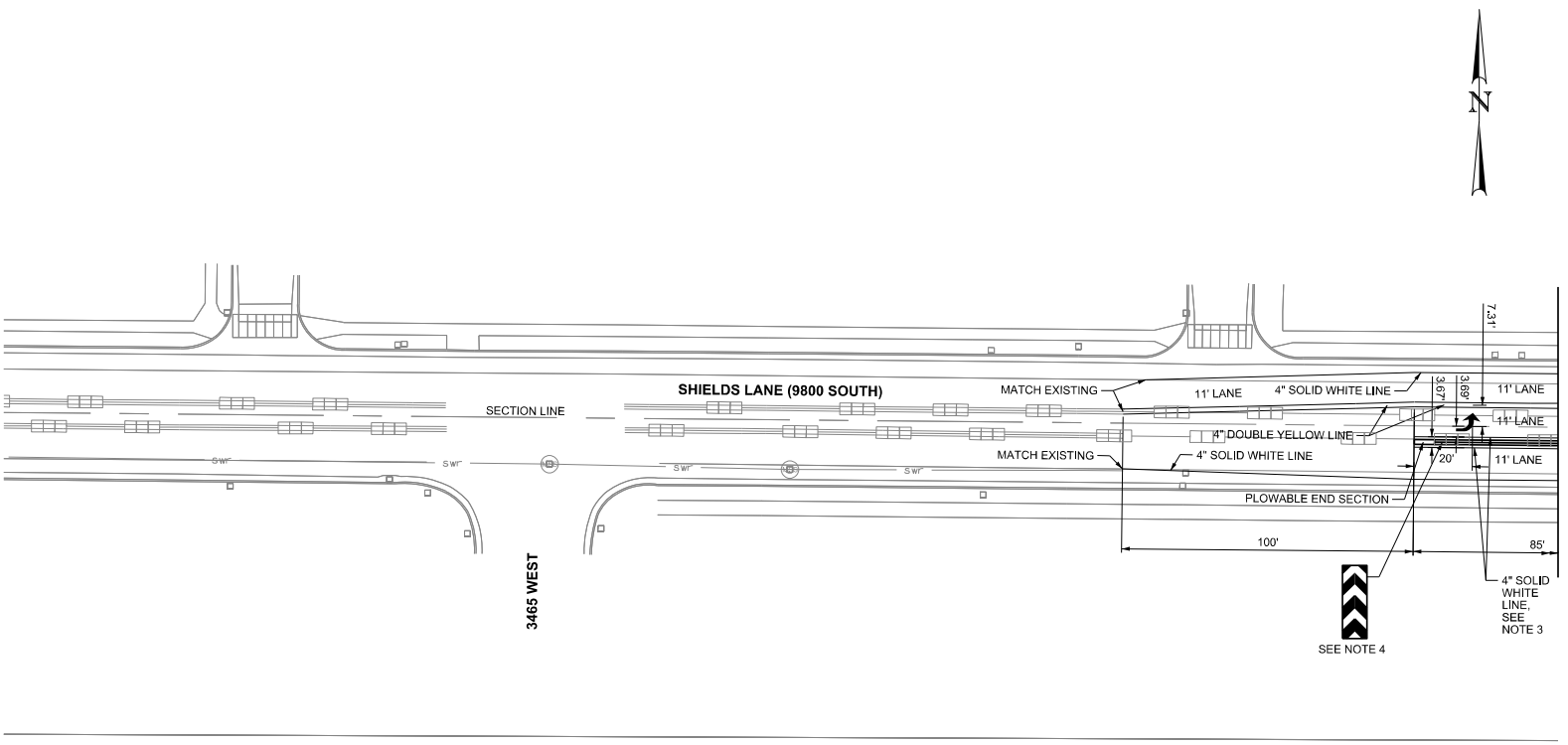
MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

DRAWING ISSUE STATEMENT
THE DOCUMENT AND THE INFORMATION HEREIN ARE THE PROPERTY OF MUSTANG DESIGN AND IS NOT TO BE REPRODUCED, MODIFIED OR, USED IN WHOLE OR PART BY ANY MEANS WHATSOEVER WITHOUT THE EXPRESS WRITTEN PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	DESCRIPTION	BY	DATE
1	APPROVED FOR CONSTRUCTION	MD	10/9/20

HEARTHSTONE VILLAS
LANDSCAPE MONUMENT, FENCING AND SIGNAGE
A SENIOR RESTRICTED COMMUNITY
A PLANNED UNIT DEVELOPMENT
SOUTH JORDAN, UTAH

PROJ. #: 2016008
CAD FILE: SHEET ARCHIVES
DRAWN BY: MD
DESIGN BY: DE
CHECKED BY: DE
SCALE OF SHEET
HOR SCALE: N.T.S.
VER SCALE: N.T.S.
SHEET LP03
OF 3



REFERENCE DETAILS	
DESCRIPTION	**DETAIL**
B5 CURB	UDOT STD. DWG. GW 2A TO 2B
PLOWABLE END SECTION	UDOT STD. DWG. GW 1A TO GW 1D
RAISED MEDIAN WITH STRIPING	UDOT STD. DWG. GW 1A
SCHOOL CROSSWALK	UDOT STD. DWG. ST 8
"SCHOOL" MESSAGE	UDOT STD. DWG. ST 8
SIGN POST AND SLIPBASE	UDOT STD. DWG. SN 12A TO SN 12D

NOTES:

1. CONFLICTING STRIPING IS TO BE REMOVED BY WATER BLASTING.
2. ALL STRIPING IS TO BE PAVEMENT MARKING PAINT. ALL PAVEMENT MESSAGES ARE TO BE PREFORMED THERMOPLASTIC.
3. RAISED MEDIAN IS TO BE BACK TO BACK B5 CURB (POURED MONOLITHICALLY). 4" SOLID WHITE LINE IS TO BE PLACED 1' OFF THE LIP OF CURB.
4. SIGN TYPE A-2; OM3-C (12" X 36") WITH A SIGN POST P3 AND SLIPBASE SING BASE (B3).

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

DRAWN BY AD

QC CHECKED BY JS

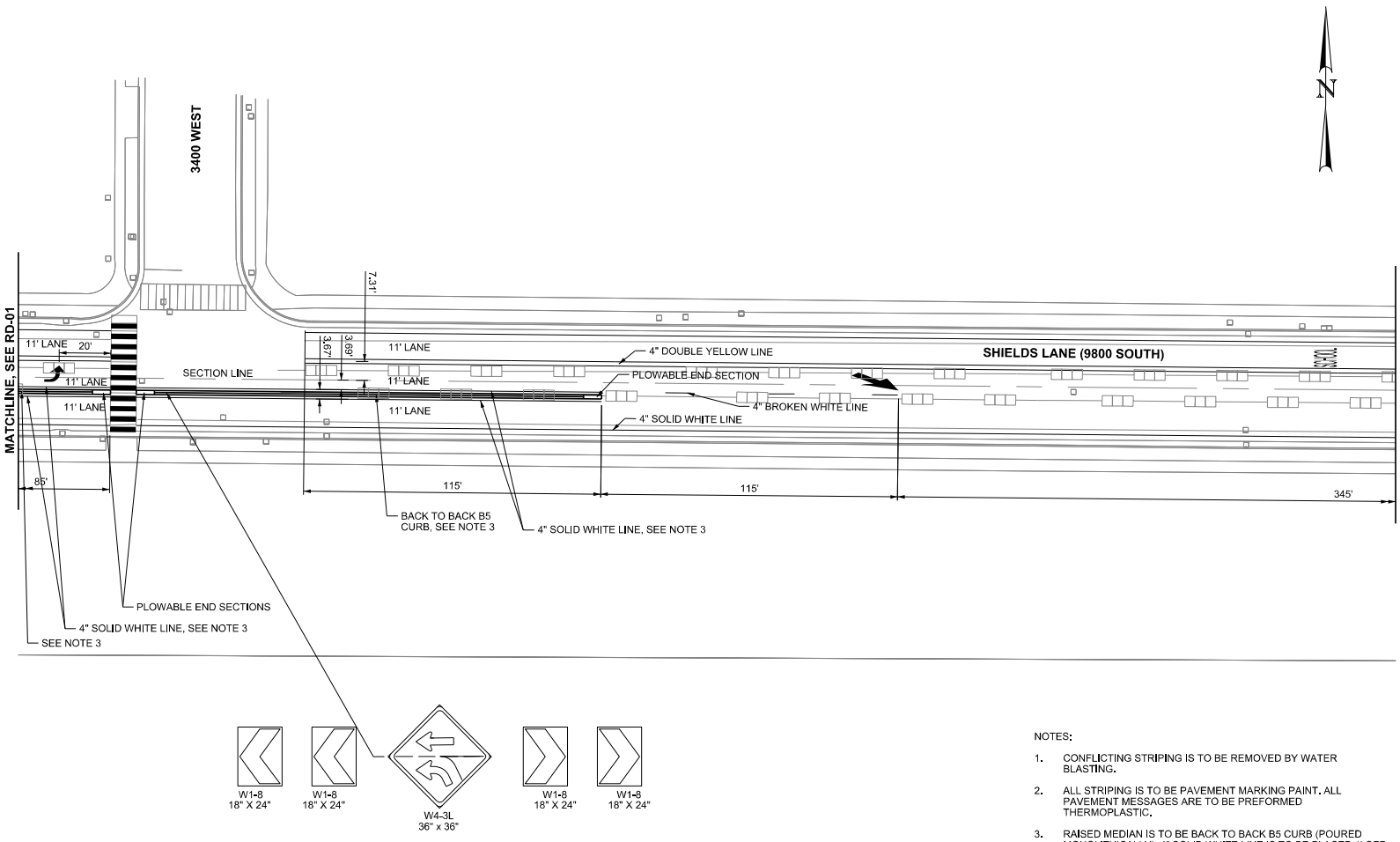
HALES ENGINEERING
innovative transportation solutions
1220 NORTH 500 WEST, SUITE 202
LEHI, UTAH 84043 801-766-4343

HIGH-T DESIGN
SHIELDS LANE & 3400 WEST
SOUTH JORDAN, UT

ROADWAY SHEET

SHEET: RD-01

24-JUL-2019 DGN File:C:\Users\William\Box\Active Projects\UT\19-1513 South Jordan Unsignalized High-Tee Intersection\Drawing Files\1513_5_RD-01.dgn



NOTES:

1. CONFLICTING STRIPING IS TO BE REMOVED BY WATER BLASTING.
2. ALL STRIPING IS TO BE PAVEMENT MARKING PAINT. ALL PAVEMENT MESSAGES ARE TO BE PREFORMED THERMOPLASTIC.
3. RAISED MEDIAN IS TO BE BACK TO BACK B5 CURB (POURED MONOLITHICALLY). 4" SOLID WHITE LINE IS TO BE PLACED 1' OFF THE LIP OF CURB.
4. TO BE CENTERED WITH THE SOUTHBOUND LANE. SIGN TYPE A-1; W4-3L (36" X 36") AND W1-8 (18" X 24") WITH A SIGN POST P3 AND SLIPBASE SIGN BASE (B3).

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

DRAWN BY AD

QC CHECKED BY JS

HALES ENGINEERING
innovative transportation solutions
1220 NORTH 500 WEST, SUITE 202
LEHI, UTAH 84043 801-766-4343

HIGH-T DESIGN
SHIELDS LANE & 3400 WEST
SOUTH JORDAN, UT

ROADWAY SHEET

SHEET: RD-02

24-JUL-2019 DGN File:C:\Users\William\Box\Active Projects\UTA\1913 South Jordan Unsignalized High-Tec Intersection\Drawing Files\1913.5.RD-02.dgn

NOTES:

1. CONFLICTING STRIPING IS TO BE REMOVED BY WATER BLASTING.
2. ALL STRIPING IS TO BE PAVEMENT MARKING PAINT. ALL PAVEMENT MESSAGES ARE TO BE PREFORMED THERMOPLASTIC.
3. RAISED MEDIAN IS TO BE BACK TO BACK B5 CURB (POURED MONOLITHICALLY), 4" SOLID WHITE LINE IS TO BE PLACED 1' OFF THE LIP OF CURB.

SHEET: RD-03	HIGH-T DESIGN SHIELDS LANE & 3400 WEST SOUTH JORDAN, UT ROADWAY SHEET	HALES ENGINEERING innovative transportation solutions 1220 NORTH 500 WEST, SUITE 202 LEHI, UTAH 84043 801-766-4343	DRAWN BY	AD	REVISIONS NO. DATE APPROVED BY REMARKS
			QC CHECKED BY	JS	

BRISTOL ELEVATIONS







GRANDVIEW ELEVATIONS







STRATFORD ELEVATIONS







WINDSOR ELEVATIONS







CLUBHOUSE



Bristol Court



Jan. 2016-Floorplans, landscaping, fencing and patio illustrations are conceptual and subject to change.

Bristol Court with Bonus Room





November 2013-Floorplans, landscaping, fencing and patio illustrations are conceptual and subject to change.

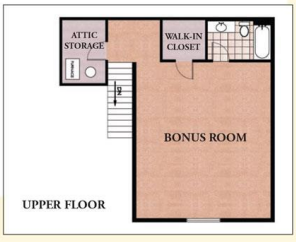
Grandview



Jan. 2016-Floorplans, landscaping, fencing and patio illustrations are conceptual and subject to change.

Grandview with Bonus Room





Jan. 2016-Floorplans, landscaping, fencing and patio illustrations are conceptual and subject to change.

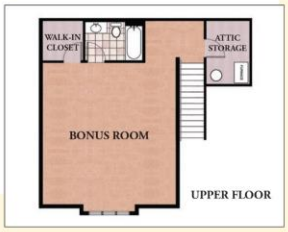
Stratford



March 2018-Floorplans, landscaping, fencing and patio illustrations are conceptual and subject to change.

Stratford with Bonus Room





March 2018-Floorplans, landscaping, fencing and patio illustrations are conceptual and subject to change.

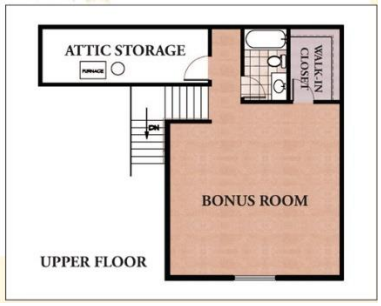


Windsor Court

March 2012
Floorplans, landscaping, fencing and patio illustrations are conceptual and subject to change.



Windsor Court
with Bonus Room



March 2012-Floorplans, landscaping, fencing and patio illustrations are conceptual and subject to change.

SOUTH JORDAN
UTAH

Contract Review and Approval

Contract Title/Description: **Development Agreement Approved by R2019-15**

Contractor/Vendor: Leisure Villas, Inc.
Contract Begin Date: July 15, 2019
Contract End Date: _____
Account Number: _____
Contract Price: _____

Approved as to:

Content: Damir Drozdek - Planner — 7/15/2019
Owner / Project Manager — Date
Bid Summary Included: Yes ☐ N/A ☑ Emergency exception Document attached ☑

Payment remittance required Yes ☐ N/A ☑

Department Director: Steven Schaefermeyer — 04/02/2019
Name — Date

Form: Todd Sheeran – Staff Attorney — 04/02/2019
Attorney for the City — Date

Budget: _____ _____
Finance Officer — Date

Office of CM: _____ _____
Strategic Services Director — Date

Assistant City Manager: _____ _____
Name/Signature — Date

Original Received:

City Recorder: Anna M. Wiest — 8-5-2019
Name/Signature — Date

Contract Number: 2019-0188

Retention: Item 20-7 Permanent

24

13031093
07/17/2019 10:20 AM $0.00
Book - 10804 Pg - 2713-2736
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095-8265
BY: DCA, DEPUTY - WI 24 P.

After recording, please send to:

City of South Jordan
Attn: City Recorder
1600 West Towne Center Drive
South Jordan, Utah 84095

Affected Parcel No(s): 27-05-400-039-4002 (30 acres) and 27-08-200-002-8001 (10 acres).
(Approximate Street Address: 3401 West 9000 South, South Jordan City, Utah)

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is between the City of South Jordan, a Utah municipal corporation (the "City") and Leisure Villas Inc., a Utah corporation ("Developer"). City and Developer are jointly referred to as the "Parties" and each individually as a "Party."

RECITALS

WHEREAS, Developer has contractual rights to acquire approximately 40 acres of real property identified as Salt Lake County Parcel Number(s): 27-05-400-039-4002 (30 acres); 27-08-200-002-8001 (10 acres), which are specifically described in attached **Exhibit A** (the "Property"); and

WHEREAS, the Property is subject to the Planning and Land Use Ordinances of South Jordan City. The Property is located at approximately 3401 West 9000 South (just East of Bangerter Highway); and

WHEREAS, the Property is currently zoned R-1.8 and A-5; and

WHEREAS, Developer desires to develop the Property as an age-restricted (55+) senior living community comprised of no more than 168 attached residential units (the "Project") consistent with the concept plan attached as **Exhibit B** (the "Concept Plan"); and

WHEREAS, in furtherance of Developer's desire to develop the Project, Developer has requested that the Property be rezoned with a base zoning of R-M-5 (the "**R-M-5 Zone**"), in accordance with Chapter 17.20 (Residential Zones) of the City Code, and further and subsequently rezoned and made subject to a Planned Development Floating Zone (the "**PD Zone**"), in accordance with Section 17.130.050 (Planned Development Floating Zone) of the City Code, and when combined to be known as the "**R-M-5-PD Zone**" (attached as **Exhibit C**); and

WHEREAS, the purpose of the PD Zone is "to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the city council *[sic]*;" and

WHEREAS, Developer and City acknowledge that development in the PD Zone requires a development agreement specifying variations to the underlying zone which are specific to each area zoned as a PD Zone; and

WHEREAS, the City Council of the City of South Jordan (the "**City Council**"), acting pursuant to its authority under Utah Code § 10-9a-102(2) *et seq*., as amended, and the South Jordan City Municipal Code (the "**City Code**"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to exercise its legislative discretion to enter into this Agreement for the purpose of establishing the **R-M-5-PD Zone** and regulating the development the Project pursuant to the **R-M-5-PD Zone**; and

WHEREAS, Developer and City acknowledge that the development and improvement of the Property pursuant to this Agreement comply with the requirements of the PD Zone and provide certainty useful to the Developer and to the City in ongoing and future dealings and relations among the Parties pertaining to the development of the Project; and

WHEREAS, this Agreement shall only be valid upon approval of such by the City Council and pursuant to Resolution R2019-15 a copy of which is attached as **Exhibit D**; and

WHEREAS, City and Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves both the R-M-5 Zone as the base zone for the Property, and the **R-M-5-PD Zone** as the applicable PD Zone for the Property.

NOW THEREFORE, based on the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the Parties agree as follows:

TERMS

A. **Recitals; Definitions**. The Recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

B. **Enforceability**. The City and Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of Developer relative to the Property shall vest, only if and when: (i) the City Council in its sole legislative discretion rezones the Property from its existing zoning to the R-M-5 Zone as the base zone and also rezones the Property with the **R-M-5-PD Zone** as the applicable PD Floating (overlay) Zone for the Property; and (ii) the Developer acquires fee title to the Property.

C. **Effective Date**. This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line (the "Effective Date").

D. **Conflicting Terms**. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the R-M-5 Zone and the PD Zone under the City Code as of the Effective Date. If there is a discrepancy between the requirements of the City Code, including the R-M-5 Zone or the PD Zone and this Agreement, this Agreement (with the Exhibits attached hereto) shall control.

E. **Developer Obligations**. Developer shall be responsible for constructing all improvements of the Project in accordance with this Agreement and applicable provisions of the City Code. In addition, the following provisions shall govern the Project:

1. **Uses.**

a. Developer shall develop and use the Property in accordance with the requirements of the Concept Plan attached hereto as **Exhibit B** (including the alternative road design if required by the City Council), the Development Plan attached hereto as **Exhibit E**, and applicable provisions of the City Code that are not inconsistent with this Agreement or the Exhibits hereto. The only use allowed for the Project is residential use as an age-restricted (55+) community. No other use is permitted for the Project. As set forth in the attached Concept Plan, the residential units will be developed such that each unit is located on its own lot, with "zero lot lines" between adjoining units.

b. The final plat for the Project shall contain the following language in a note: "*This plat is subject to that certain Development Agreement dated _____, 20___, by and between the City of South Jordan and _____(Developer), including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein and recorded _____, 20____ as Entry No. _____ in Book _____, at Page _____ of the Official Records of Salt Lake County.*"

2. **Circulation and Connectivity.**

a. Prior to site plan/subdivision approval, any and all public right-of-way accesses shall be acquired by the Developer to provide for public access connecting to the Property. All internal roads within the Project will be public roadways maintained by the City following the applicable warranty periods as set forth in the City Code.

b. The Project shall provide road connections as generally depicted on the Concept Plan, including the alternative road alignment shown in **Exhibit B**.

c. Developer shall design a "High-T" intersection to be constructed at 9800 South and 3400 West (the "Intersection") that is subject to the City Engineer's final approval and compliance with the City Construction and Design Standards. The Intersection is required because of the additional traffic that the Project may generate and shall be designed to improve safety conditions and traffic flow. Developer shall build the Intersection with phase one of the Project construction.

d. Developer shall improve 3400 West along the Project's entire frontage with phase one of the Project's construction to the width as determined by the City standards and as approved by the City Engineer.

e. Developer has caused a traffic impact analysis to be conducted by Hales Engineering, which is accepted by the City.

3. **Development Plan and Architectural Standards.**

a. The Project shall be developed in accordance with this Agreement, the Development Plan attached hereto as **Exhibit E**, and other conditions of approval, if any, imposed by the City in connection with the rezoning and plat approvals of the Project.

b. The architectural standards for the Project shall be those outlined in the

"Leisure Villas Design Guidelines" (the "**Design Guidelines**"), a copy of which are attached hereto as **Exhibit F**. The Project shall be developed in accordance with the Design Guidelines.

c. Prior to site plan/subdivision approval, Developer shall obtain an acceptable arrangement with the Utah Department of Transportation (UDOT) concerning UDOT's easement over the storm water basin located on the south eastern area of the Project (as shown on the Concept Plan). The arrangement between the Developer and UDOT shall be reasonably acceptable to the City, and Developer must obtain the City's approval of the arrangement with UDOT prior to recordation of a plat for the Project.

F. **Minor Changes.**

1. The Planning Department, after conferring with the City Manager, may approve minor modifications to the Development Plan in **Exhibit E** and the Design Guidelines in **Exhibit F** which are necessary or advantageous in facilitating more desirable function and aesthetics of the Project.

G. **City Obligations.**

1. Review of City. City shall review development applications with respect to the Project in a timely manner, consistent with City's routine development review practices and in accordance with all applicable laws and regulations.

2. Architecture Review Committee (ARC). By signing this Agreement, the Parties represent that Developer's designs for the buildings and residential units in the Project have been submitted to, and reviewed by, the City's ARC. Samples of the approved designs are included in the Design Guidelines attached hereto as **Exhibit F**.

3. Provision of City Services. The City agrees that it shall make available to the Property (subject to application for service, issuance of applicable permits and payment of connection fees and applicable commodity usage rates) culinary water, sanitary sewer and storm water sewer, garbage collection and snow removal on public streets and such other services as are provided by the City to its citizens generally.

4. Vested Rights. The City shall honor Developer's vested rights to develop and improve the Project in accordance with this Agreement.

H. **Vested Rights and Reserved Legislative Powers.**

1. Vested Rights. Consistent with the provisions of this Agreement, Developer has the vested right to develop and construct the Project during the term of this Agreement in accordance with: (i) the R-M-5-PD Zone designation and the Development Plan, (ii) the City Code in effect as of the Effective Date; and (iii) the terms of this Agreement. Developer may construct the Project in phases.

2. Reserved Legislative Powers. Developer acknowledges that City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to City all of its police power that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the

police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in City and Salt Lake County; and, unless in good faith City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.

I. **Term**. This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this Agreement shall not extend further than a period of ten (10) years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

J. **General Provisions**.

1. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either Party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective:

If to City:
City of South Jordan
Attn: City Recorder
1600 West Towne Center Drive
South Jordan, Utah 84095

If to Developer:
Leisure Villas, Inc.
c/o Dave Erickson
791 North 100 East
Lehi, Utah 84043

With a copy to:
Paxton Guymon, Esq.
York Howell & Guymon
6405 South 3000 East #150
Salt Lake City, Utah 84121

2. Mailing Effective. Notices given by mail shall be deemed delivered seventy-two hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any

succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing. Developer represents to City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by City for the Property contain the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If either Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.

11. Attorney's Fees and Costs. If either Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Third Party Rights. The obligations of Developer and City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

14. Assignment. Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement and Developer shall be deemed released of its obligations in connection with this Agreement; provided, however, that Developer shall provide City with notice of the assignment of this Agreement within a reasonable time after the occurrence of such assignment.

15. No Agency Created. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

To evidence the Parties' agreement to this Agreement, each Party has executed it on the date stated under that Party's name, with this Agreement being effective on the date stated in Section C.

[SIGNATURE PAGES FOLLOW]

CITY OF SOUTH JORDAN

Signature: Dawn R Ramsey

By: Dawn R Ramsey

Its: Mayor

Date: 07-15-2019

Approved as to form:

Office of the City Attorney

State of Utah)
:ss
County of Salt Lake)

On this 15 day of July, 2019, personally appeared before me Dawn R. Ramsey (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Mayor of the City of South Jordan and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws or by Resolution, and said Dawn R. Ramsey (name of document signer) acknowledged to me that said Corporation executed the same.

NOTARY PUBLIC
ANNA M WEST
Commission No. 691421
Commission Expires
OCTOBER 04, 2020
STATE OF UTAH

Notary Public

DEVELOPER (LEISURE VILLAS, INC.)

Signature: _____

By: Keith Lindstrom

Its: Vice President

Date: July 10, 2019

State of Utah)
:ss
County of Salt Lake)

On this 10th day of July, 2019, personally appeared before me Keith Lindstrom (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Vice President of Leisure Villas, Inc., a Utah corporation, and that said document was signed by him in behalf of said corporation by authority of its governing documents, and said Keith Lindstrom (name of document signer) acknowledged to me that said corporation executed the same.

CIARA MARIE BEDKE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 686053
COMM. EXP. 11-03-2019

_____
Notary Public

EXHIBIT A

(Legal Description for the Property)

The Project is comprised of Salt Lake County Tax Parcels 27-05-400-039-4002 (30 acres) and 27-08-200-002-8001 (10 acres). The Property is more fully described as follows:

Tax Parcel 27-05-400-039-4002

BEG N 0^08'32" E 1020 FT FR S 1/4 COR SEC 5, T 3S, R 1W, SLM; N 0^08'32" E 304.05 FT; S 89^15'18" E 1055.23 FT M OR L; SE'LY ALG A 98.5 FT RADIUS CURVE TO R 15.31 FT; SW'LY ALGA 112.5 FT RADIUS CURVE TO R 85.01 FT; S 44^45'14" E 80.03 FT; S 0^11'28" W 125 FT; S 89^17'04" E 32.2 FT; S 0^11'28" W30 FT; N 89^17'04" W 1111.45 FT TO BEG. ALSO BEG S 1/4 COR SD SEC 5; N 0^08'32" E 1020 FT; S 89^17'04" E 1111.45 FT; S 0^11'28" W 170 FT; S 89^17'04" E 217.8 FT; S 0^11' 28" W 750FT; N 89^17'04" W 217.47 FT; S 0^42'56" W 100 FT;S 89^17'04"E 218.38 FT; S 0^13'14" W 900 FT; N 89^46'46" W 403 FT; S 76^31'19" W 51 FT; S 87^29'39" W 210 FT; N 74^34'17" W 210 FT; S 50^21'25" W 240 FT; S 7^36'52" W 299.28 FT; N 89^21'47" W 239.88 FT; N 0^11'14" E 1327.34 FT TO BEG. LESS THAT PORTION OUTSIDE SOUTH JORDAN. (30 AC)

AND

Tax Parcel 27-08-200-002-8001

BEG W 1328.4 FT & S 900 FT FR NE COR SEC 8, T 3S, R 1W, S L M; W 403 FT; S 76^18'05" W 51 FT; S 87^16'25" W 210 FT; N 74^47'31" W 210 FT; S 50^08'11" W 240 FT; S 7^23'38" W 301.7FT; E 1088 FT; N 420 FT TO BEG. (10 AC)

EXHIBIT B

(Concept Plan)



EXHIBIT C

(R-M-5 Zone with Planned Development Floating Zone)

Chapter 17.40
RESIDENTIAL ZONES

17.40.010: PURPOSE:
17.40.020: DEVELOPMENT AND DESIGN STANDARDS:
17.40.030: OTHER REQUIREMENTS:

17.40.010: PURPOSE:
This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title. (Ord. 2016-05, 5-3-2016)

17.40.020: DEVELOPMENT AND DESIGN STANDARDS:
A. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
B. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

C. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3

R-4	4
R-5	5
R-M-5	5
R-M-6	6

D. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

E. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

F. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review. (Ord. 2016-05, 5-3-2016)

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening[1] (Front Or Street Side)	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

Note: 1. The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul-de-sac. (Ord. 2017-22, 7-18-2017)

2. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:

a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.

b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.

c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').

d. Separation: All buildings shall be separated by a minimum distance of five feet (5').

3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.

4. Projections: The following may be erected on or projected into any required yard space in residential zones:

a. Fences and walls in conformance with this Code.

b. Agricultural crops and landscape elements, including trees, shrubs and other plants.

c. Utility or irrigation equipment or facilities.

d. Decks not more than two feet (2') high.

e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

G. Parking And Access: Parking areas and vehicle access in residential zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in residential zones. A permit shall be obtained from the Development Services Department prior to construction of any fence

in a residential zone. A completed fence application form that includes a diagram showing the location and height of the proposed fence, and a description of the proposed fence shall be submitted for review by the Development Services Department. (Ord. 2016-05, 5-3-2016)

1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.

3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.

4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas. A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.

5. Clear Vision: Landscape materials, except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no greater than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and the street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets. Lesser clear vision triangular areas may be approved by the City Engineer based on traffic speeds, flow, volumes and other traffic related variables.

6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a residential zone shall be constructed according to section 16.04.200 of this Code.

I. Architecture: The following exterior materials and architectural standards are required in residential zones:

1. General Architectural Standards:

a. All building materials shall be high quality, durable and low maintenance.

b. The exteriors of buildings in residential zones shall be properly maintained by the owners or owners' association.

c. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.

d. Main buildings shall be no greater than thirty five feet (35') high.

2. Architectural Standards For Main Buildings:

a. Main buildings shall be constructed with a minimum amount of brick or stone that is calculated by multiplying two (2) by the perimeter length of the foundation (including garage). (Ord. 2016-05, 5-3-2016)

b. Main buildings shall be constructed with a majority of the roof to be a minimum roof pitch of three to twelve (3:12), except that main buildings of a contemporary design with a parapet wall enclosing the roof deck may be constructed with a lower roof pitch when done so in compliance with applicable building codes. (Ord. 2017-22, 7-18-2017)

c. Residential main buildings shall include a minimum two car garage (minimum 22 feet by 22 feet, or an approved equivalent area).

d. The minimum total floor area, finished and unfinished, of any residential main building shall be two thousand four hundred (2,400) square feet.

e. Residential main buildings shall include architectural elements (i.e., main entrance, porch) that distinguish the side of the building oriented toward the front yard as the front of the house. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

3. Architectural Standards For Accessory Buildings:

a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

b. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.

c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

(1) Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

(2) The average wall height shall not exceed sixteen feet (16') above grade. (Ord. 2016-05, 5-3-2016)

d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum three to twelve (3:12) roof pitch over a majority of the structure. (Ord. 2017-22, 7-18-2017)

e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled planning commission meeting.

J. Landscaping:

1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in lawn or other acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in residential zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the city unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right of way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip. Park strip trees shall be consistent with the "streetscape tree species for South Jordan City" list.

4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:

a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.

b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

c. Curbed planters with two inch (2") or larger caliper shade trees and grass, shrubs or ground cover shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.

d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.

e. All landscaped areas shall be curbed.

5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the city engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.

6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this code.

7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights of way that are not maintained by the city.

8. Required trees may not be topped and required landscape material may not be removed in residential zones without city approval.

9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

K. Lighting:

1. A lighting plan shall be submitted with all new nonresidential developments in residential zones.

2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be approved by the city engineer.

L. Streets: Streets in residential zones shall meet the requirements of section 16.04.180, "Streets", of this code, except that private streets and gated communities are prohibited in residential zones unless otherwise provided for in this chapter. (Ord. 2016-05, 5-3-2016)

17.40.030: OTHER REQUIREMENTS:

A. Grading: All developments shall be graded as required by the development services department to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.

B. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.

C. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the city.

D. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the city or accepted for ownership or maintenance by the city shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the city.

E. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a residential zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.

F. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this code and the applicable plat recorded with the Salt Lake County recorder's office.

G. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the city shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The city may determine the location of open space in a subdivision by considering topography, drainage or other land features. The city may require a cash bond or a letter of credit to guarantee installation of improvements.

H. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the city for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the city has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the state that the project meets requirements of state law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to city conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by city staff and approved by the planning commission.
3. Language consistent with section 17.04.300 of this title. (Ord. 2016-05, 5-3-2016)

17.130.050: PLANNED DEVELOPMENT FLOATING ZONE:

17.130.050.010: PURPOSE: The purpose of the planned development floating zone (PD) is to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the city council. The PD may be applied to specific geographical areas ("districts") in circumstances that address a unique situation, confer a substantial benefit to the city, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to: improvements in open space and amenities, environmental and resource preservation, tree and vegetation protection, slope accommodations, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The city council shall consider the purpose of the base zone and the impacts on and from surrounding properties when approving a PD district. (Ord. 2016-05, 5-3-2016)

17.130.050.020: ESTABLISHMENT:

A. Procedure:

1. Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for city council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the city's general plan. The council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section. No action will be taken by the council, and comments and recommendations will not obligate, compel, or constrain future action by the council.

2. Rezone: A PD district shall only be established upon approval by the city council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. The development plan shall be approved by development agreement in conjunction with the rezoning approval.

3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the development services director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, planning commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the city council's approval of the PD rezone.

B. Development Plan Requirements:

1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.

2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD district would apply.

3. A development plan shall also include:

a. Site plan/conceptual subdivision plan;
b. Circulation and access plan;
c. Building elevations, materials, and colors;
d. Landscape and open space plan;
e. Signage plan;
f. Lighting plan; and
g. Allowed uses.

C. Prohibited:

1. Sexually oriented businesses shall not be allowed in a PD district where otherwise prohibited by this code.

2. A PD district shall not be approved in the P-C zone or single-family residential zones (R-1.8, R-2.5, R-3, R-4, R-5).

D. Effect Of Approval:

1. All of the provisions of this code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.

2. An approved PD district shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.

3. No permits for development within an approved PD district shall be issued by the city unless the development complies with the approved development plan.

4. The development services director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD district and shall not impose increased impacts on surrounding properties.

E. Vested Rights:

1. A property right that has been vested through approval of a PD district shall remain vested for a period of three (3) years or upon substantial commencement of the project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the city council through an approved PD district.

2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the development services director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD district, unless amended per section 17.130.050.030 of this chapter. (Ord. 2016-05, 5-3-2016)

EXHIBIT D

(Resolution)

RESOLUTION R2019-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE CITY AND THE DEVELOPER TO ENTER INTO A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE PROPERTY GENERALLY LOCATED BETWEEN BANGERTER HIGHWAY AND 3400 WEST AT 9500 SOUTH.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the "City) and is authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

WHEREAS, the City has entered into development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

WHEREAS, the Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property generally located between Bangerter Highway and 3400 West at 9500 South (the "Property"); and

WHEREAS, the City Council of the City of South Jordan (the "City Council") has determined that it is in the best interest of the public health, safety, and welfare of City to enter into a development agreement for the orderly development of the Property.

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as **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 2 DAY OF April, 2019 BY THE FOLLOWING VOTE:

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

Mayor: Dawn R. Ramsey

Attest: City Recorder

Approved as to form:

Office of the City Attorney

City of South Jordan CORPORATE Seal State of Utah

EXHIBIT E

(Development Plan)

The Development Plan for the Project includes the following provisions:

A. Set-Backs; Density; and Improvements:

i. The minimum perimeter setbacks from Bangerter Highway, Salt Lake Community College Property, 3400 West, and the adjoining subdivision to South shall be 20 feet to building facades.

ii. Minimum setbacks on interior public roadways to the facade of buildings shall be 12 feet.

iii. Density shall not exceed five units per acre over the gross acreage of the Project.

iv. The Developer shall construct a minimum six-foot-tall wall along Bangerter Highway substantially according to the Utah Departments of Transportation's current Precast Concrete Retaining/Noise Wall Standard Drawing.

v. The Developer shall construct a RhinoRock, masonry or equivalent wall that is between six and eight feet tall along the northern boundary of the Project.

vi. The Developer shall construct a wall that is between six and eight feet tall along the southern boundary of the Project. The wall material and design shall be in accordance with City Code § 16.04.200.C.2.b and c.

vii. The Developer shall construct along 3400 West a wall or fence that complies with the City's clear-vision triangle requirements and is either:

(1) nonobscuring, maximum four-feet-tall, constructed of vinyl or wrought iron, and may contain masonry (or equivalent) pillars that may be lighted and are reasonably spaced; or

(2) obscuring, three-feet-tall, constructed of masonry (or equivalent) or vinyl, with an additional one-foot of nonobscuring fencing material on top of the three-foot base.

viii. The Project will contain a mix of front-loaded and side-loaded units, with the predominant loading being side-loaded.

ix. The southern-most units in the Project shall have no second story windows facing directly south.

x. The Developer shall construct all public improvements according to the City's Construction Standards and Specifications, including the public City street standards and profile, with a 55-foot-wide right-of-way that includes six-foot-wide sidewalks.

B. Common Areas and Amenities:

i. The Common Areas and Amenities will include a fully equipped exercise facility; a large heated pool, approximately 20 feet by 40 feet; a patio area, lounge chairs and barbeque facilities; a stadium seating theater; a meeting/gathering area; a pool table; a kitchen area; and a business office. In addition, two pickle ball courts will be installed, located away from clubhouse near the western edge of the Project.

ii. The clubhouse and other amenities listed (excepting only the pickle ball courts) shall be completed prior to the City granting a certificate of occupancy for the 12th building in the Project (each building will contain four residential units). The pickle ball courts will be installed by the Developer prior to turnover of control of the homeowners association to the unit owners.

EXHIBIT F

(Design Guidelines)

The architectural elements shall orient the front door to the street or shared drive. There shall be no requirement that any home's front façade face the public street. The front door shall be accessible by a pedestrian from the right of way or common area. Lot sizes shall be a minimum of 45 feet by 70 feet. There shall be no minimum or maximum building coverage requirement within the lot area. There shall be no front, side, or rear setback requirement of any lot, other than those project perimeter setbacks and setbacks from public streets as set forth above.

Buildings shall be constructed with a minimum amount of brick or stone that is calculated by multiplying three (3) by the perimeter length of the foundation (including garage). Roofing colors shall alternate between a minimum of two different colors. Garages shall be a minimum of 484 square feet and shall not have a minimum front to back or side to side measurement requirement. The garage door minimum width shall be sixteen (16) feet and the minimum depth of driveways shall be 20 feet. The minimum square footage of any home in the community shall be 1600 square feet.

Trees in the rights-of-way park strip areas shall be planted as per the City design standards, except for the area of the right of way which is situated over the existing UDOT storm water pipe, where no trees will be planted.

As modified by the requirements of these Design Guidelines, samples of the approved designs for the buildings and residential units in the Project are attached. Consistent with the overall style of the attached samples, final building designs will be reviewed during site plan and subdivision review.