

**ELECTRONIC MEETING AGENDA  
CITY OF SOUTH JORDAN  
PLANNING COMMISION MEETING**

**6:30 P.M.**

**September 22, 2020**

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS MEETING **ELECTRONICALLY, VIA ZOOM PHONE AND VIDEO CONFERENCING**, ON TUESDAY, SEPTEMBER 22, 2020. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT (801) 254-3742, AT LEAST 24 HOURS PRIOR TO THIS MEETING.

**Notice of Meeting without an Anchor Location due to Substantial Risk to Health and Safety.**

I, Michelle Hollist, Chair of the South Jordan City Planning Commission, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The President of the United States, The Governor of Utah, the Salt Lake County Health Department, Salt Lake County Mayor, the South Jordan City Mayor and City Council, and the World Health Organization have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2 and outbreaks of the coronavirus disease COVID-19 that has now spread globally including in the State of UTAH. Due to the State of emergency caused by the global pandemic, the current situation in Utah and specifically in Salt Lake County, and the manner in which the COVID-19 virus spreads in groups, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the anchor location. According to information from State Epidemiology, the State is currently in an acceleration phase, which has the potential to threaten the State's healthcare system. This determination not to meet in an anchor location shall be valid for thirty days.

*In the event an electronic meeting is disrupted in any way that the City in its sole discretion deems inappropriate, including the posting of offensive pictures, remarks, or making offensive statements, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end the electronic meeting with or without a motion and vote. If a meeting is ended prior to all items being addressed, any items not addressed shall be moved to the next regularly scheduled meeting or a special meeting, whichever is first.*

*Attendees will be allowed to join via phone or video, using Zoom phone and video conferencing. Note, public comment will be accessed through video conferencing, and a participant must have their video on and working to speak. Those who join via phone may listen, but not comment. Ability to connect and comment is dependent on an individual's internet connection, not the City. To ensure your comments are taken regardless of technical issues, please have them submitted in writing to the City Planner, Greg Schindler at [GSchindler@sjc.utah.gov](mailto:GSchindler@sjc.utah.gov), by 5:00 p.m. on September 22, 2020.*

*Instructions on how to join the meeting electronically are below.*

**Join South Jordan Planning Commission September 22, 2020 Zoom Meeting**

Join on any device, with mobile and desktop availability.

Visit: [www.sjc.utah.gov/planning-commission/](http://www.sjc.utah.gov/planning-commission/)

Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.

Zoom instructions are posted [www.sjc.utah.gov/planning-commission/](http://www.sjc.utah.gov/planning-commission/)

THE ELECTRONIC MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- I. WELCOME AND ROLL CALL – *Commission Chair Michele Hollist***
- II. MOTION TO APPROVE AGENDA**
- III. APPROVAL OF THE MINUTES**
- IV. STAFF BUSINESS – *None***
- V. COMMENTS FROM PLANNING COMMISSION MEMBERS**
- VI. SUMMARY ACTION – *None***
- VII. ACTION – *None***
- VIII. ADMINISTRATIVE PUBLIC HEARINGS –**
  - A. BANASKY RENTAL LLC, SITE PLAN**  
Location: 913 West Baxter Dr.  
File No: PLSPR202000233  
Applicant: Jeff Jeppson, PGA&W Architects
- IX. LEGISLATIVE PUBLIC HEARINGS – *None***
- X. OTHER BUSINESS - *None***

**ADJOURNMENT**

**CERTIFICATE OF POSTING**

STATE OF UTAH )  
: §  
COUNTY OF SALT LAKE )

I, Cindy Valdez, certify that I am the duly appointed City Deputy 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](http://www.sjc.utah.gov) and on the Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov).

Dated this 17<sup>th</sup> day of September 2020.  
Cindy Valdez  
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMISSION MEETING  
COUNCIL CHAMBERS  
September 8, 2020**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Catmull, Commissioner Trevor Darby, Commissioner Sean Morrissey, Staff Attorney Greg Simonson, Assistant City Engineer Jeremy Nielsen, City Planner Greg Schindler, Deputy Recorder Cindy Valdez

Others: Scott Yermish

**6:30 P.M.**

**REGULAR MEETING**

I. Welcome and Roll Call – *Commission Chair Michele Hollist*

Chair Hollist welcomed everyone to the Electronic Meeting and noted that all of the Commissioners have joined the electronic meeting. We have been holding our meeting in an electronic format since the Governor gave an Executive Order and declared a State of Emergency, which has allowed us to do so.

II. Motion to Approve Agenda

**Commissioner Hollist made a motion to approve the September 8, 2020 Planning Commission Agenda. Commissioner Darby seconded the motion. Vote was 5-0 unanimous in favor.**

III. Approval of the Minutes

**Commissioner Hollist made a motion to approve the August 25, 2020 Planning Commission Meeting Minutes with changes. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor**

IV. STAFF BUSINESS - *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

**Chair Hollist motioned to continue for the month of September having electronic Planning Commission Meeting on the Zoom format. Commissioner Catmull seconded the motion. Vote was 5-0 unanimous in favor.**

We have been holding our meeting in an electronic format since the Governor gave an Executive Order and declared a State of Emergency, which has allowed us to do so. That order expired at the end of August 2020 however, we were allowed to apply for a 30 day extension if we felt that it merited that, so I have a statement to read:

***I, Michelle Hollist, Chair of the South Jordan City Planning Commission, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The President of the United***

*States, The Governor of Utah, the County Health Department and Mayor, the Mayor of South Jordan City, and the World Health Organization have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2 and outbreaks of the coronavirus disease COVID-19 that has now spread globally including in UTAH. Due to the State of emergency caused by the global pandemic, the current situation in Utah and specifically in Salt Lake County, and the manner in which the COVID-19 virus spreads in groups, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the anchor location. According to information from State Epidemiology, the State is currently in an acceleration phase, which has the potential to threaten the State's healthcare system. This determination not to meet in an anchor location shall be valid for thirty days.*

**VI. SUMMARY ACTION – None**

**VII. ACTION – None**

**VIII. ADMINISTRATIVE PUBLIC HEARINGS –**

**A. EAGLE LANDING, PRELIMINARY SUBDIVISION PLAT**

Location: 3659 West 10200 South  
File No: PLPP202000088  
Applicant: Scott Yermish, Newman Construction LLC

City Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Catmull said can you help me understand why this is a relatively unique drainage on this property?

Assistant City Engineer Jeremy Nielsen said the City recently adopted some new standards called “LID Standards” and it was required of us to require those requirements, because it requires developers to retain an 85 percentile storm. It is required that the development retain the majority of the storm water, so that we are not flushing all of the storm water down to the Jordan River. The wider park-strips are one of the ways they can retain that water, so if you look at the storm drain plan you can see these (2) little bathtub shapes along 10200 S., and (4) of them are on the dial court cul-de-sac. They are going to act as drainage swells that will be like a bath tub when they fill up, and there is a catch basin from there that will flow into an underground chamber and finally connects into the Cities storm drain system.

Commissioner Catmull said I haven’t heard of the LID standard, when were they put in place?

Assistant City Engineer Nielson said I don’t know exactly when they were put in place, but I would say probably in the last 6 months.

City Planner Schindler said they passed in the last Legislative Session. We already see them a lot in Daybreak, because they have to retain all of their water on site.

Assistant City Engineer Nielsen said there are several options that the developer can choose to use to comply with these standards.

Chair Hollist said can you comment on the turnaround on Lot 12, and is that going to be accessible to emergency vehicles, because it looks like it is just a dead-end.

Assistant City Engineer Nielsen said they have looked at this and the road that goes to the north, so the Fire Department wasn't concerned about that access. They could go to the north and turn down if they needed to and that would put them right in front of the lot.

Chair Hollist said do you know what UDOT's plans are for the land east of this?

Planner Schindler said on the UDOT property, the reason it goes at an angle, is it will be part of the alignment on the off ramp from Bangerter to South Jordan Parkway, so I don't think any of that will be developed any further because it will be part of the highway.

**Scott Yermish, (Applicant)** – said I think staff did a great job in conveying what we intend to do the subdivision, specifically the drainage. The drainage was the point we went back and forth with the City to accommodate all of the requirements and satisfy everything they were looking for. It is a standard development with 12 lots, and we could probably sell them out in week we have had so many calls on it. As you know it is hard to find good land in South Jordan that has a good size to it, so having something like this we are enjoying doing.

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

Chair Hollist said it sounded like there would be an 8ft. sound wall along Bangerter, is that the same height as the rest of the sound wall, and will it match up?

Mr. Yermish said I can't answer that 100 percent, but I believe that it is. I know that we have been talking to UDOT and there is a line that staff was showing you, and we are putting a Rhino Rock fence up there. The requirement is 6ft, but we will be going larger than that, it will be something during the final stages that we will address with the City and make sure they get what they want. We are trying to get UDOT to work with us, but if not we will put it in ourselves.

Commissioner Catmull said I have seen in other developments where they do construction and put a fence like this one, and then they put a UDOT fence in front of it, and there will be (2)fences, will that be the same case here where you put in the fence that is required and then UDOT may come by and build a different type of fence.

Mr. Yermish said I can't tell you what UDOT will do, but we are having discussion to alleviate the other wall, so there isn't a double fence. At this time we are going back and forth with them and we are trying to be as accommodating as possible, but that could happen, at this point I don't have an answer for you.

Assistant City Engineer Nielsen said typically, UDOT identifies where they will put sound walls during the environmental phase study, and that has already taken place. I believe that UDOT owned that property previously and so it would not have been identified as a location where they would have done a sound abatement. I am not sure what UDOT would choose to do down the road, but usually they are very particular when putting up sound walls, and so I don't think it is very probable.

Commissioner Gedge motioned to approve the Eagle Landing Preliminary subdivision plat, File No. PLPP202000088. Commissioner Hollist seconded the motion, Roll Call Vote was 5-0 unanimous in favor.

**I. LEGISLATIVE PUBLIC HEARINGS – *None***

**II. OTHER BUSINESS – *None***

**ADJOURNMENT**

**Commissioner Hollist motioned to adjourn the September 8, 2020 Planning Commission meeting. Commissioner Gedge seconded the motion. Vote was unanimous in favor.**

The September 8, 2020 Planning Commission Meeting adjourned at 7:55 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

UNAPPROVED

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 09/22/2020**

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**Issue:** **BANASKY RENTAL LLC**  
**SITE PLAN**  
**Address:** 913 West Baxter Dr.  
**File No:** PLSPR202000233  
**Applicant:** Jeff Jeppson, PGA&W Architects

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

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** application PLSPR202000233 to allow for construction of a new commercial office building on property located at 913 West Baxter Dr. with the following:

- Provide and record a 15-foot-wide waterline easement for the water main line, the two water service laterals up to and including the water meters, and a fire service line including and up to the post indicator valve (PIV).

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<b>ACREAGE:</b>	Approximately 0.7 acres
<b>CURRENT ZONE:</b>	C-C (Commercial - Community) Zone
<b>CURRENT USE:</b>	Storm Water Basin
<b>FUTURE LAND USE PLAN:</b>	EC (Economic Center)
<b>NEIGHBORING ZONES/USES:</b>	North – C-C / Baxter Dr. South – C-C / South Jordan Parkway West – C-C / GT Automotive car repair shop East – C-C / Office buildings

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## **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 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.

## **BACKGROUND:**

The applicant is seeking approval to construct a new commercial office building on property located at 913 West Baxter Dr. The property is approximately 0.7 acres and currently serves as a storm water basin. The scope of the project involves removal of the basin, installation of a new underground storm water storage system and construction of a new office building on the property.

The building will be accessed off Baxter Dr. as there is currently no access off South Jordan Parkway to the property. A new access is not proposed and will not be provided from South Jordan Parkway. An ADA route will be constructed leading from the building entrance to the public sidewalk on Baxter Dr.

The proposed office building will be two stories tall with approximately 11,500 sq. ft. of space between the two floors. The exterior finishes will include EIFS, a honed face masonry block, composite metal panels, curtain wall window system, etc. The main building entrance will face south towards South Jordan Parkway.

Landscaping will consist of various trees, shrubs and ornamental grasses. There will be no sod installed with the project. Instead, a bark mulch will be installed around the building, and cobble rock mulch will be used in the parking lot islands. Shade trees will be installed at all parking row ends. No fencing will be installed with the project since all surrounding properties have the same zoning designation.

As mentioned previously, the existing storm water basin will be removed and in its place a new underground storm water storage system consisting of chambers and an underground pipe will be constructed. The new system will keep the same capacity as the current basin. Two new water service lines (culinary and irrigation) including new meters will be provided for the building. In addition a new fire service line will be constructed providing an indoor fire sprinkler system for fire protection. No new fire hydrants will be constructed.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

#### **Findings:**

- The business is classified as “office” per City Code. The use is listed as a permitted use in the C-C zone.
- No Impact Control Measures are required for an “office” type use in the City Code.
- The Architectural Review Committee reviewed the proposed building on August 12, 2020 and asked for a materials board to be presented for review. Once the board was presented and reviewed by the Committee, the Committee recommended approval of the project.
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

#### **Conclusion:**

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes.

#### **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
- Layout and Utility Site Plan
- Occupant Load and Exit Plan
- Grading and Drainage Site Plan
- Landscape Plan
- Building Rendering Elevations
- Colorboard Exterior
- Building Elevations
- Southtown Business Park Lot 3B Amended Plat



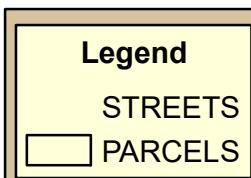
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Damir Drozdek, AICP  
Planner III  
Planning Department



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Brad Klavano  
Director of Engineering / City Engineer  
Development Services

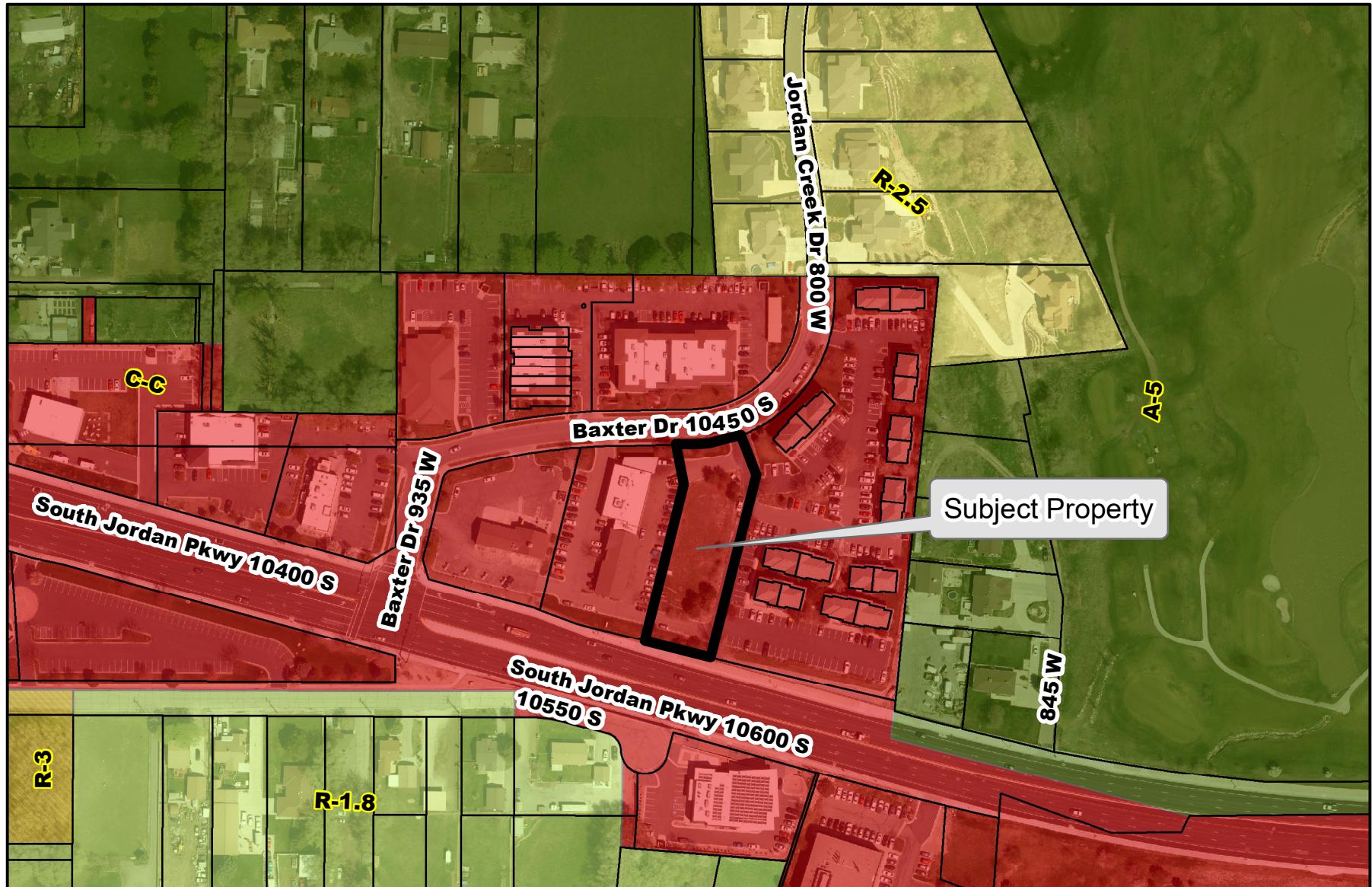


## Aerial Map City of South Jordan

0 65 130 260 390 520  
Feet

Aerial Imagery  
2019



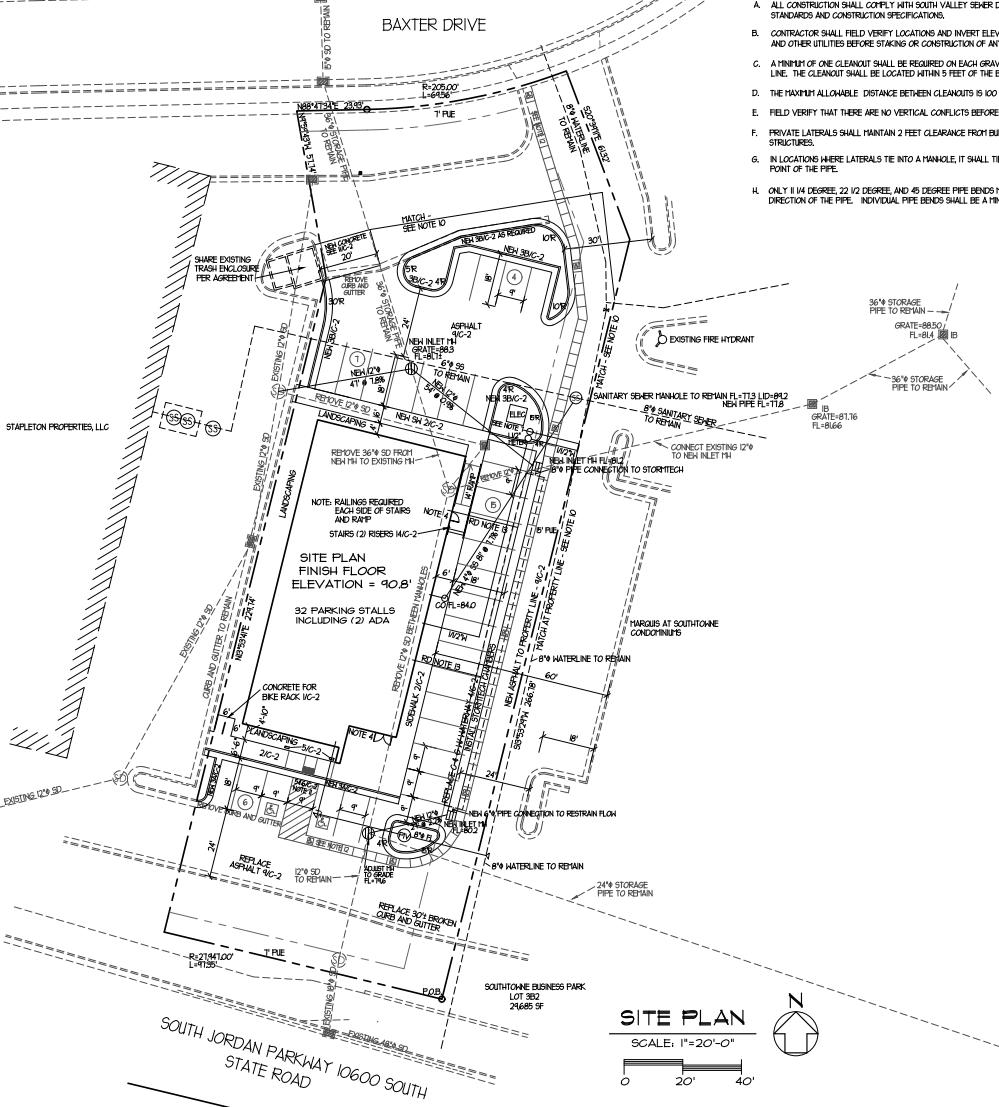


## Zoning Map City of South Jordan

0 65 130 260 390 520  
Feet

Aerial Imagery  
2019





PARKING TABLE  
SEE ARCHITECTURAL SHEET T-1

SOUTH VALLEY SEWER DISTRICT NOTES:

- A. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- B. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION OF ANY NEW SEWER LINES.
- C. A MINIMUM OF ONE CLEANOUT SHALL BE REQUIRED ON EACH GRAVITY FLOW PRIVATE LATERAL LINE. THE CLEANOUT SHALL BE LOCATED WITHIN 5 FEET OF THE BUILDING BEING SERVED.
- D. THE MAXIMUM ALLOWABLE DISTANCE BETWEEN CLEANOUTS IS 100 FEET.
- E. FIELD VERIFY THAT THERE ARE NO VERTICAL CONFLICTS BEFORE LAYING ANY PIPE.
- F. PRIVATE LATERALS SHALL MANTAIN 2 FEET CLEARANCE FROM BUILDINGS OR OTHER STRUCTURES.
- G. IN LOCATIONS WHERE LATERALS TIE INTO A MANHOLE, IT SHALL TIE IN AT THE 0.75 DEPTH POINT OF THE PIPE.
- H. ONLY 11 1/4 DEGREE, 22 1/2 DEGREE, AND 45 DEGREE PIPE BENDS MAY BE USED TO CHANGE DIRECTION OF THE PIPE. INDIVIDUAL PIPE BENDS SHALL BE A MINIMUM 12" APART.

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE SANITARY SEWER, STORM DRAIN, AND WATER LINE STREET CONNECTIONS AND THE LOCATION, DEPTH AND SIZE OF ALL EXISTING UTILITIES BEFORE STARTING ANY CONSTRUCTION.
3. CONTRACTOR SHALL FOLLOW PIPE MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF ALL PIPES.
4. SLOPE CONCRETE LANDINGS AT DOORWAYS 1/4" PER FOOT (OR 1/6% TO 1/8% FOR 5 FEET IN LENGTH).
5. COMPLY WITH NFPA 24 FOR MATERIALS INSTALLATIONS, TESTS, FLUSHING, AND VALVE AND FIRE HYDRANT SUPERVISION FOR FIRE-SERVICE-HAND PIPING FOR FIRE SUPPRESSION SYSTEMS. USE APPROVED AND COATED MATERIALS FOR ALL WATER PIPES.
6. ALL SITE WORK, INCLUDING CURB, GUTTER, SIDEWALK, DRIVEWAYS, PAVING, UTILITIES, STORM DRAINS, SIGNS, ETC. SHALL CONFORM TO LOCAL CITY DEVELOPMENT STANDARDS, ENGINEERING REQUIREMENTS AND SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC WORKS PROJECTS - LATEST EDITION AND THE LATEST EDITION OF THE APHA STANDARD PLANS AS REFERENCED.
7. PROVIDE 1" IRRIGATION LINE WITH 1" METRIC PIZZ BACKFILL, AND STOP AND HASTE AFTER HETER - SEE IRRIGATION PLANS. PROVIDE SLEEVES FOR IRRIGATION LINES AS REQUIRED - SEE IRRIGATION PLANS.
8. THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF THE BUILDING.
9. PREVENT ALL STORM WATER FROM FLOWING ONTO THE ADJACENT PROPERTY.
10. VERTICAL SCAFFOLD EXISTING ASPHALT AND PROVIDE FOR A MINIMUM TWO FOOT WIDE REPLACEMENT PATCH.
11. MAXIMUM SLOPE THRU ADA PARKING STALLS AND AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. ADA ROUTE CROSS SLOPE SHALL NOT EXCEED 2.0% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 4.0%.
12. ON THE ASPHALT AS SHOWN, PAINT AN ADA PATHWAY (3' WIDE) FROM THE MAIN ENTRANCE OF THE BUILDING TO THE PUBLIC SIDEWALK. THE PAINTED CROSS STRIPES PERPENDICULAR TO THE PATHWAY ARE (4' FEET APART).
13. VERIFY AND COORDINATE SITE PLAN UTILITIES WITH THE PLANNING PLANS BEFORE STARTING ANY WORK.
14. PROVIDE EROSION CONTROL PER EPA REQUIREMENTS DURING ALL CONSTRUCTION.
15. CONTRACTOR WILL BE REQUIRED TO PROVIDE A LICENSED SURVEYOR TO STAKE OUT NEW CONSTRUCTION FROM THE ARCHITECT'S COMPUTER SITE PLAN.
16. CONTRACTOR MUST CALL BLUE STAKES 1-800-662-4WU AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

PIPE MATERIALS

SANITARY SEWER  
PVC SDR-35 - 1/4" FEET COVER REQUIRED OVER TOP OF PIPE

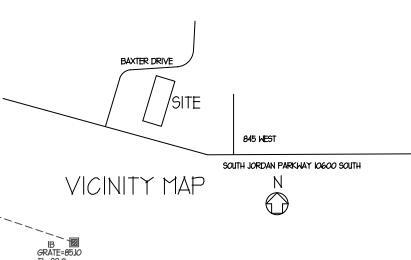
FIRE MATER LINE  
8" DUCTILE IRON CLASS 250 BETWEEN BUILDING AND PIV FOR SOUTH JORDAN CITY STDS - (5) FEET COVER REQUIRED OVER TOP OF PIPE  
8" PVC 400 BETWEEN PIV AND WATER LINE FOR SOUTH JORDAN CITY STDS - (5) FEET COVER REQUIRED OVER TOP OF PIPE

CAVITY DRAIN  
8" PVC 100 - 1/4" FEET COVER REQUIRED OVER TOP OF PIPE

STORM DRAIN AND ROOF DRAIN  
ADS H2

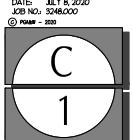
LEGEND

—oo—	EXISTING CONTOUR ELEVATION	□—□—	LIGHT POLE
□□	NEW CONTOUR ELEVATION	□	INLET BOX
○○	EXISTING SPOT ELEVATION	○	MANHOLE
○○○	FINISH SPOT ELEVATION	○○	CLEANOUT
TA	TOP OF ASPHALT	FH	FIRE HYDRANT
TC	TOP OF CONCRETE	SD	STORM DRAIN LINE
TBC	TOP BACK OF CURB	RD	ROOF DRAIN LINE
SW	TOP OF SIDEWALK	W	WATER LINE
TG	TOP OF GRADE	FL	FIRE LINE
TCH	TOP OF HALL	SO	SANITARY SEWER LINE
FL	FLOWLINE	G	GAS LINE
—→	DRAINAGE DIRECTION	P	POWER LINE
—	PROPERTY LINE	—	EXISTING UTILITY LINE
—	NEW UTILITY LINE	—	



LAYOUT AND UTILITY SITE PLAN  
NEW BUILDING FOR:  
**BANASKY RENTAL LLC.**  
5400 SOUTH JORDAN PARKWAY 10600 SOUTH  
BAXTER DRIVE  
845 WEST  
JORDAN, UTAH 84061

Permit Set  
Document  
DATE: JULY 8, 2020  
JOB NO.: 3248-0000  
C PAGE - 001

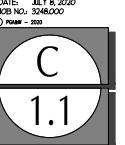






GRADING AND DRAINAGE SITE PLAN	
NEW BUILDING FOR:	
BANASKY RENTAL LLC.	
SOUTH JORDAN UTAH	

Permit Set Document  
DATE: JULY 8, 2020  
JOB NO.: 3246-0000  
CPL: 2020



**PARKING TABLE**  
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11. VERTICAL SCAFFOLD EXISTING ASPHALT AND PROVIDE FOR A MINIMUM TWO FOOT WIDE REPLACEMENT PATCH.
12. MAXIMUM SLOPE THRU ADA PARKING STALLS AND AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. ADA ROUTE CROSS SLOPE SHALL NOT EXCEED 2.0% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 4.0%.
13. ON THE ASPHALT AS SHOWN, PAINT AN ADA PATHWAY (3' WIDE) FROM THE MAN ENTRANCE OF THE BUILDING TO THE PUBLIC SIDEWALK. THE PAINTED CROSS STRIPES PERPENDICULAR TO THE PATHWAY ARE (4' FEET APART).
14. VERIFY AND COORDINATE SITE PLAN UTILITIES WITH THE PLUMBING PLANS BEFORE STARTING ANY WORK.
15. PROVIDE EROSION CONTROL PER EPA REQUIREMENTS DURING ALL CONSTRUCTION.
16. CONTRACTOR WILL BE REQUIRED TO PROVIDE A LICENSED SURVEYOR TO STAKE OUT NEW CONSTRUCTION FROM THE ARCHITECT'S COMPUTER SITE PLAN.
17. CONTRACTOR MUST CALL BLUE STAKES 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

**PIPE MATERIALS**

SANITARY SEWER  
PVC SDR-35 - 1/4" FEET COVER REQUIRED OVER TOP OF PIPE

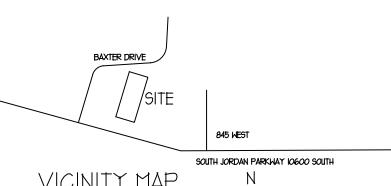
FIRE MATER LINE  
8" DUCTILE IRON CLASS 250 BETWEEN BUILDING AND PIV FOR SOUTH JORDAN CITY STDS - (5) FEET COVER REQUIRED OVER TOP OF PIPE  
8" PVC 400 BETWEEN PIV AND WATER LINE FOR SOUTH JORDAN CITY STDS - (5) FEET COVER REQUIRED OVER TOP OF PIPE

GRATE 1/4" - 1/4" FEET COVER REQUIRED OVER TOP OF PIPE

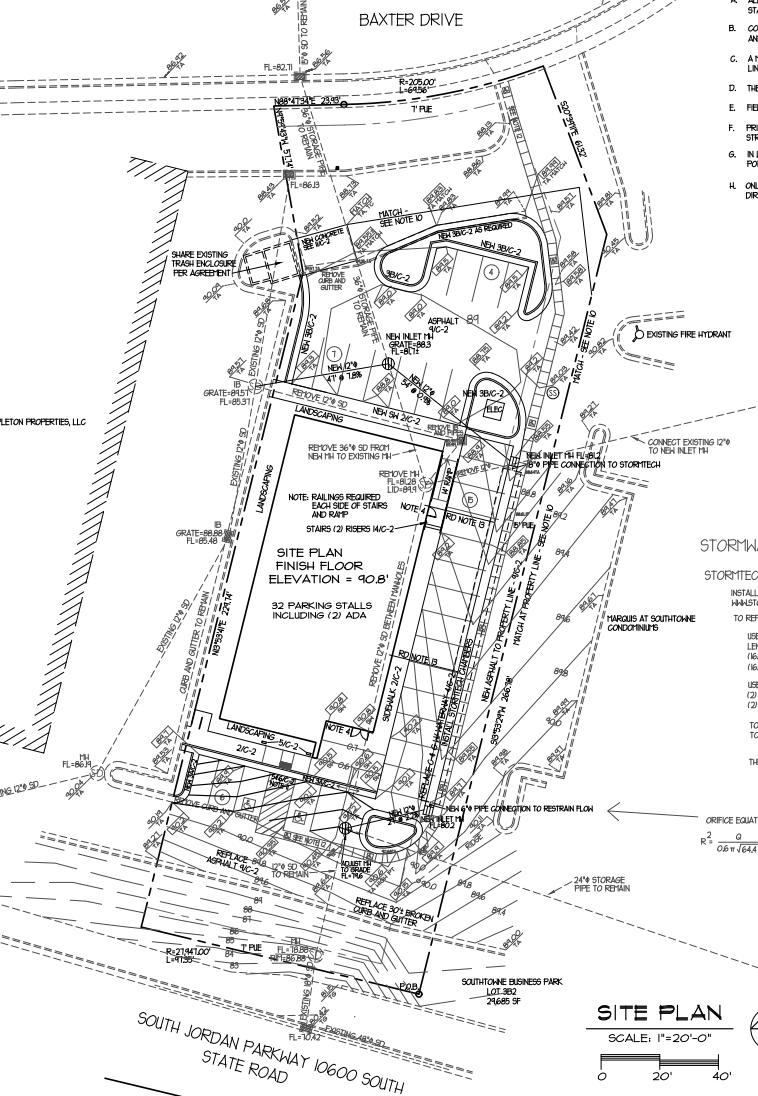
STORM DRAIN AND ROOF DRAIN  
ADS H2

**LEGEND**

—oo—	EXISTING CONTOUR ELEVATION
oo—	NEW CONTOUR ELEVATION
oo	EXISTING SPOT ELEVATION
oo	FINISH SPOT ELEVATION
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
SH	TOP OF SIDEWALK
TG	TOP OF GRADE
TOH	TOP OF HALL
FL	FLORLINE
—>	DRAINAGE DIRECTION
—	PROPERTY LINE
—	EXISTING UTILITY LINE
—	NEW UTILITY LINE



**SITE PLAN**  
SCALE: 1"=20'-0"  
0 20' 40'



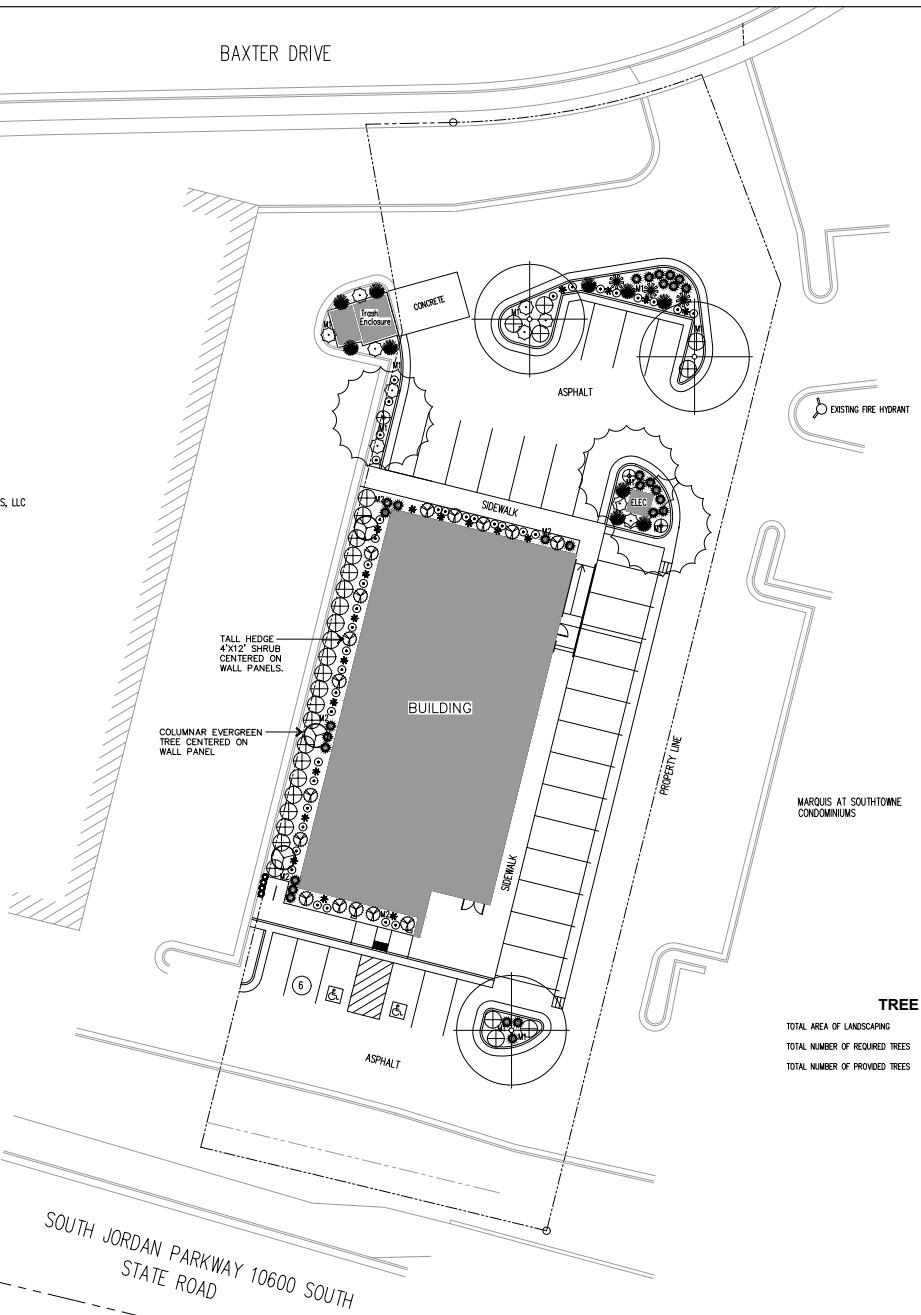
VICINITY MAP



SOUTH JORDAN PARKWAY 10600 SOUTH

## BAXTER DRIVE

STAPLETON PROPERTIES, LLC



## TREE DATA

TOTAL AREA OF LANDSCAPING	2,596 SQ.FT.
TOTAL NUMBER OF REQUIRED TREES	(1 / 500 SQ.FT.)
TOTAL NUMBER OF PROVIDED TREES	5 TREES 9 TREES

TREE LEGEND						
Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size	Mature Size	Mature Size
○	Shade	Quercus macrocarpa Bur Oak	2"- Col. Container	8' 4" 50"	40'	
●	Shade	Acer platanoides Norway Maple Crimson King	2"- Col. Container	8' 3' 35"	30"	
○	Evergreen	Picea p.g.t. 'Twil Festigata' Iseli Columnar Spruce	2"- Col. Container		2' 12' 5'	

SHRUBS, PERENNIAL & GRASS LEGEND						
Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Size	Mature Size	Mature Size
●	Evergreen	Pinus mugo 'Mughus' Dwarf Mugo Pine	5" Gal.	12" 18" 4"	4"	4"
○	Evergreen	Toxos copulata 'Desnudiformis' Desnud Yew	5" Gal.	6" 18" 3"	5"	
⊕	Deciduous	Juniperus h. 'Tara Chip' Tara Chip Juniper	1 - Gal.	4" 12" 8"	5"	
⊖	Deciduous	Wolperi florida 'Tango' Tango Wolperi	5 - Gal.	18" 12" 30"	3"	
◎	Deciduous	Rosa 'Double Knockout' Double Knockout Rose	5 - Gal.	24" 12" 3"	2"	
○	Deciduous	Corinus koreana 'Kewensis' Kew Dogwood	5 - Gal.	12" 12" 3"	3"	
○	Deciduous	Amelanchier alnifolia 'Soudan' Soudan Juniper	5 - Gal.	12" 18" 12"	6"	
*	Graz	Calostachys 'Karl Foerster' Feather Grass	5 - Gal.	6" 4" 2"		
○	Graz	Penisetum alopecuroides 'Hameln' Hameln Fountain Grass	5 - Gal.	12" 6" 30"	30"	
●	Perennial	Hemerocallis 'Ruby Star' Daylily	1 - Gal.	10" 6" 24"	18"	
○	Evergreen	Rhamnus l.c. 'Tall Hedge' Tall Hedge Buckthorn	5 - Gal.	24" 12" 12"	4"	
○	Deciduous	Euonymus fortunei 'Compacta' Dwarf Burning Bush	5 - Gal.	24" 12" 4"	4"	

## LANDSCAPE NOTES

1. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND OUT OF ALL AREAS OF THE LANDSCAPE BEFORE PROCEEDING WITH LANDSCAPE PLANTING.
2. M2 AREAS SHALL BE COVERED WITH THREE (3) INCHES OF "SHREDDED CEDAR BARK" MULCH FROM MT. WASHINGTON. MULCH SHALL BE COVERED WITH THREE (3) INCHES OF 2" QUARTER "SOUTHWEST" COBBLE ROCK FROM UTAH LANDSCAPE. ALL COBBLE ROCK TO BE WASHED BEFORE DELIVERY. SUBMIT SAMPLES FOR APPROVAL TO ARCHITECT BEFORE INSTALLATION. COBBLE ROCK TO BE FINISH GRADED ONE (1) INCH BELOW ADJACENT CONCRETE.
3. DOWNTWEEED 4.1 OZ. 20 YEAR WOVEN POLYPROPYLENE WEED BARRIER FABRIC TO BE PLACED UNDER ALL MULCH. OVERLAP 6" AT JOINTS AND ADHERE TO GROUND USING 1" BY 6" STEEL WIRE STAKES PLACED 4' O.C.
4. ALL PLANTING BEDS TO RECEIVE TWELVE (12) INCHES OF APPROVED IMPORTED TOPSOIL MINIMUM. A TOPSOIL ANALYSIS MUST BE SUBMITTED FOR ALL IMPORTED TOPSOIL FOR APPROVAL BEFORE DELIVERY OR INSTALLATION. SEE SPECIFICATIONS. SUB-GRADE AND REMOVE EXISTING SOILS TO ACCOMMODATE IMPORTED TOPSOIL.
5. REQUEST A SUBSTANTIAL COMPLETION SITE REVIEW UPON COMPLETION OF LANDSCAPE AND IRRIGATION SYSTEMS. FOLLOWING ACCEPTANCE OF SUBSTANTIAL COMPLETION MANTAIN LANDSCAPE AND IRRIGATION FOR A PERIOD OF THIRTY (30) DAYS. FOLLOWING THIS THIRTY DAYS AND COMPLETION OF ALL PUNCH LIST ITEMS REQUEST A FINAL SITE REVIEW. LANDSCAPE AND IRRIGATION SYSTEM TO BE MAINTAINED BY CONTRACTORS UNTIL ACCEPTED AS FINAL BY OWNER.
6. WARRANTY ALL PLANT MATERIALS, INCLUDING TREES, FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE. WARRANTY TO INCLUDE DEATH, STRESS AND DEAD BRANCHES. REPLACE PLANTS IMMEDIATELY UPON REQUEST FROM OWNER.


 DESIGN  
**earthwise**  
 LANDSCAPE - IRRIGATION  
 801-631-7554

## LANDSCAPE PLAN

 SCALE: 1"=16'-0"  
 0 16' 32'

 Permit Set  
 Document  
 DATE: 09/08/2020  
 JOB NO: 3243000  
 © FOAM - 2020

 DRAWING NO. 0001  
 DRAWN BY: J. MULLEY  
 09/08/2020 Trees  
 APPROVED BY: GREGORY J. MULLEY  
 10/09/2020

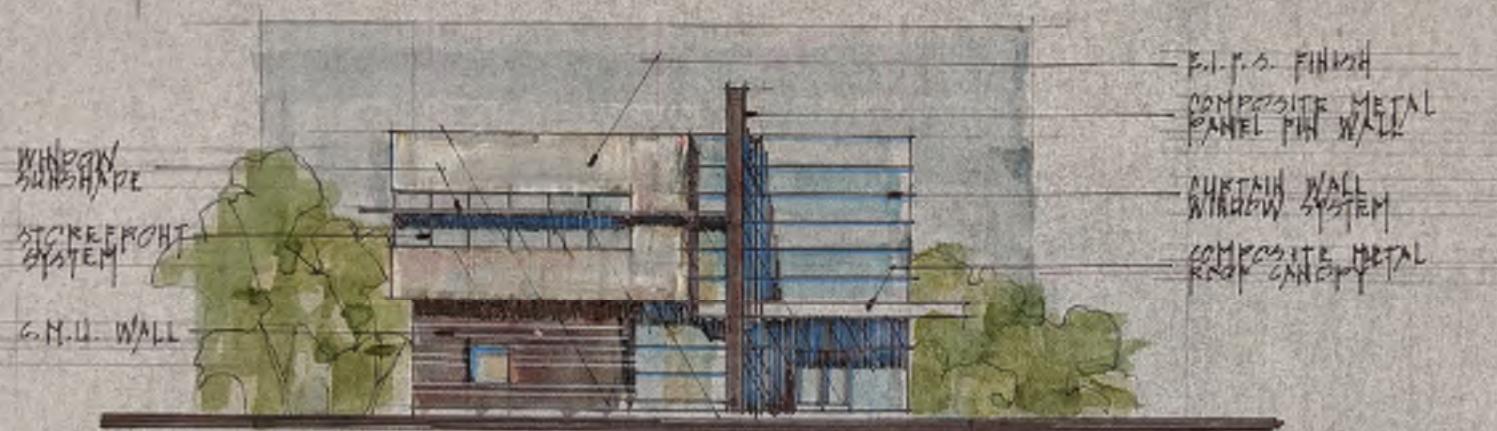
 07/05/2020  
 APPROVED BY: GREGORY J. MULLEY  
 10/09/2020

 LANDSCAPE PLAN  
 NEW BUILDING FOR:  
**BANASKY RENTAL LLC.**  
 819 WEST BAXTER DRIVE  
 SOUTH JORDAN, UTAH

 1.1  
 L



EAST ELEVATION



SOUTH ELEVATION

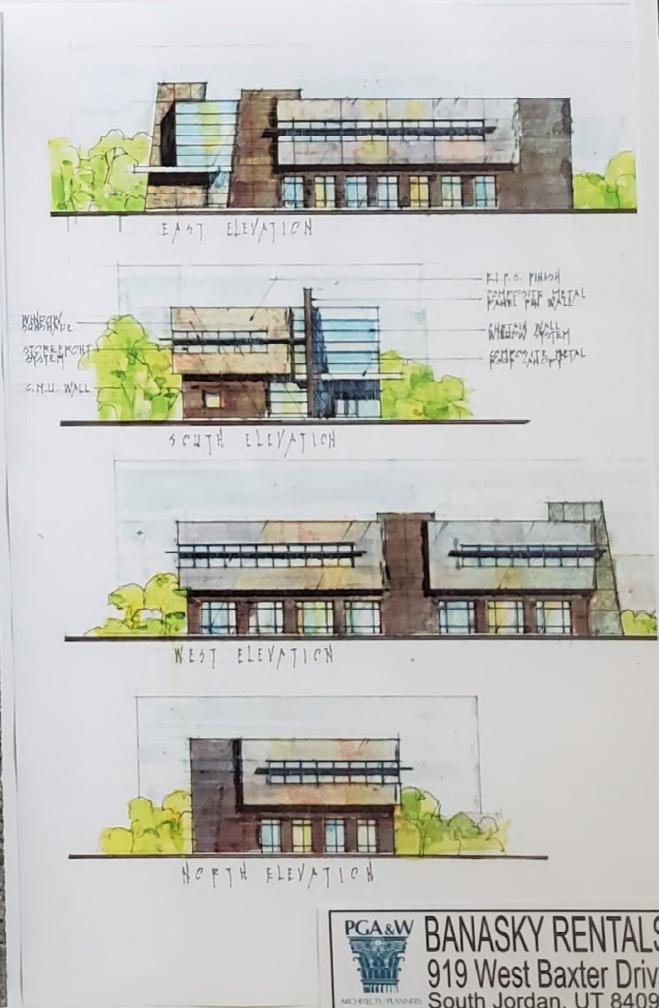


WEST ELEVATION

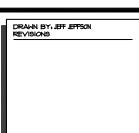
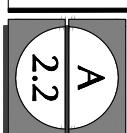
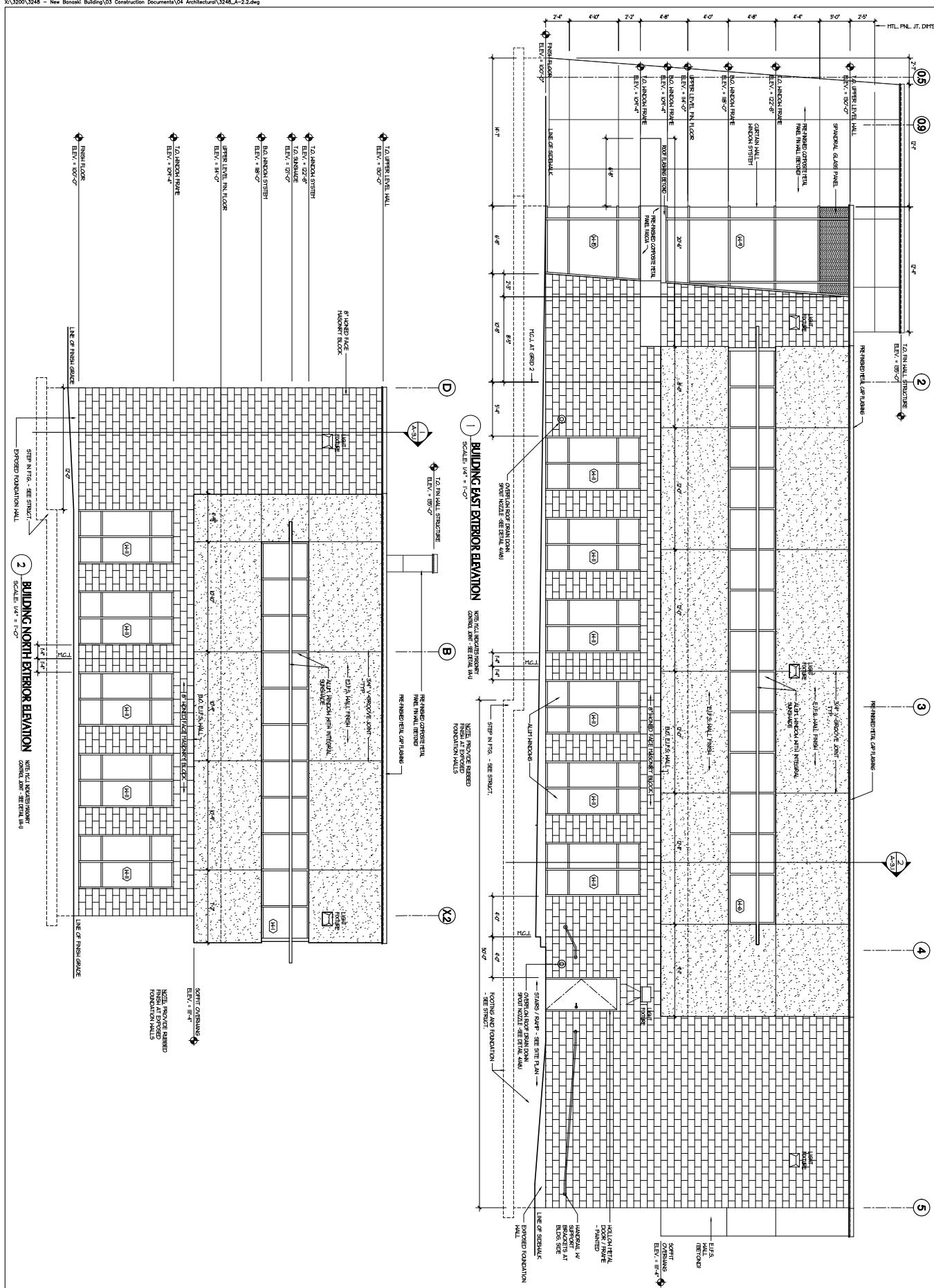


NORTH ELEVATION









**PGA&W ARCHITECTS**  
ARCHITECTS / PLANNERS • 5265 SOUTH COMMERCE DRIVE • SUITE 204 • MURRAY, UTAH 84107 • PHONE: 801.266.4664



