

**ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION 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, 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/

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/

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 and on the Utah Public Notice Website www.pmn.utah.gov.

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

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION 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

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

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

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).

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

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




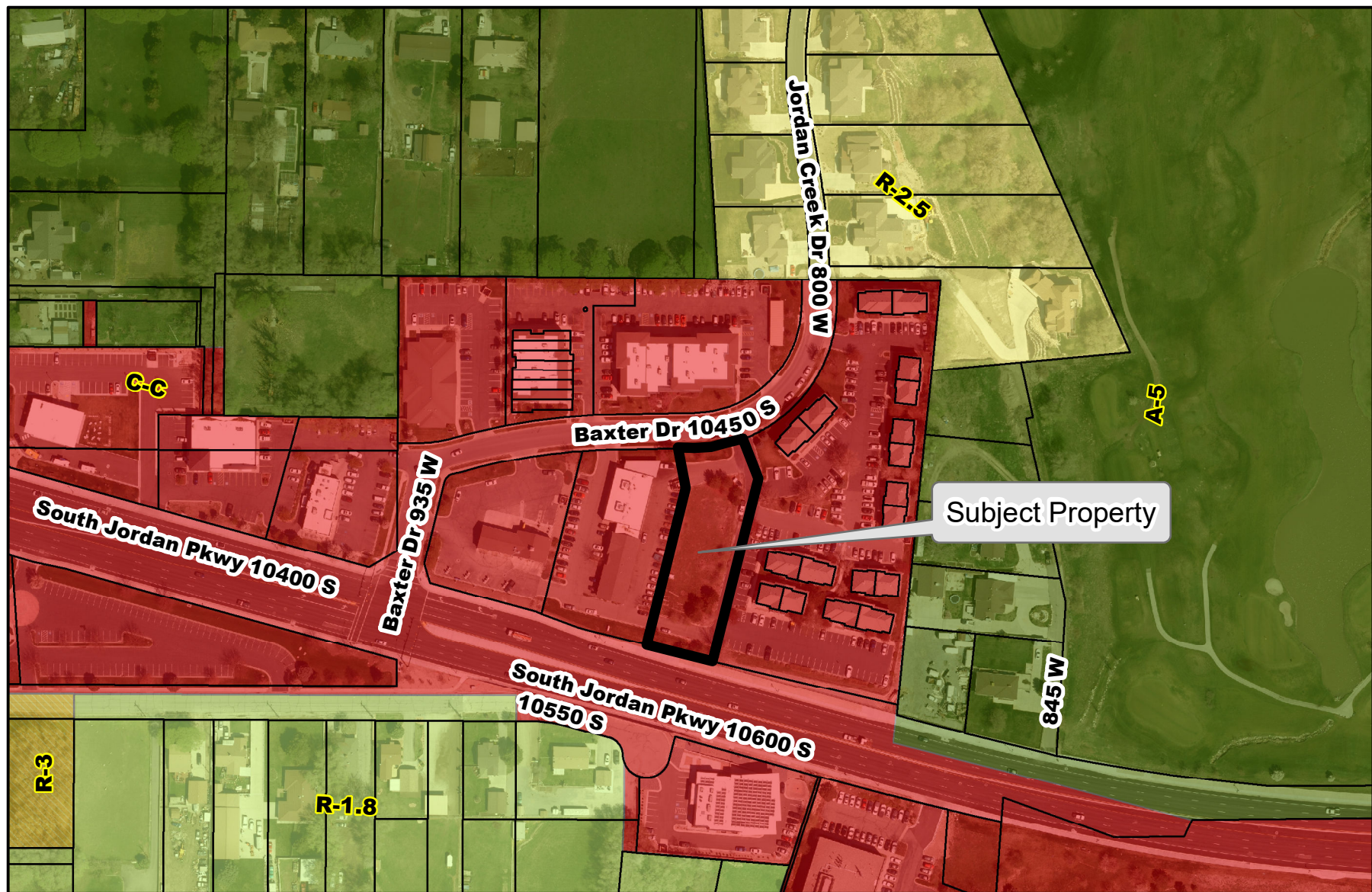
Damir Drozdek, AICP
Planner III
Planning Department




Brad Klavano
Director of Engineering / City Engineer
Development Services



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2019</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2019</p> 
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PARKING TABLE

SEE ARCHITECTURAL SHEET T-1

SOUTH VALLEY SEWER DISTRICT NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICTS DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION OF ANY NEW SEWER LINES.
- A MINIMUM OF ONE CLEANKUT SHALL BE REQUIRED ON EACH GRAVITY FLOW PRIVATE LATERAL LINE. THE CLEANKUT SHALL BE LOCATED WITHIN 5 FEET OF THE BUILDING BEING SERVED.
- THE MAXIMUM ALLOWABLE DISTANCE BETWEEN CLEANKUTS IS 100 FEET.
- FIELD VERIFY THAT THERE ARE NO VERTICAL CONFLICTS BEFORE LAYING ANY PIPE.
- PRIVATE LATERALS SHALL MAINTAIN 2 FEET CLEARANCE FROM BUILDINGS OR OTHER STRUCTURES.
- IN LOCATIONS WHERE LATERALS TIE INTO A MANHOLE, IT SHALL TIE IN AT THE 0.75 DEPTH POINT OF THE PIPE.
- ONLY 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:

- CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRACES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
- 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.
- CONTRACTOR SHALL FOLLOW PIPE MANUFACTURERS SPECIFICATIONS FOR THE INSTALLATION OF ALL PIPES.
- SLOPE CONCRETE LANDINGS AT DOORWAYS 1/4" PER FOOT (OR 1/8" FOR 5 FEET MINIMUM CROSS SLOPE ON ALL WALKWAYS SHALL NOT EXCEED 2.0%.
- COMPLY WITH NFPA 24 FOR MATERIALS, INSTALLATIONS, TESTS, FLUSHING, AND VALVE AND FIRE HYDRANT SUPERVISION FOR FIRE-SERVICE-HIGH PIPING FOR FIRE SUPPRESSION. PROVIDE 8" COVER OVER FIRE LINE PIPES AND 4" COVER OVER CULINARY WATER PIPES.
- ALL SITE WORK INCLUDING CURBS, GUTTERS, SIDEWALKS, 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 ASPHA STANDARDS PLANS AS REFERENCED.
- PROVIDE 1" IRIGATION LINE WITH 1" PETER, RPT BACKFLOH AND STOP AND WASTE AFTER METER - SEE IRIGATION PLANS. PROVIDE SLEEVES FOR IRIGATION LINES AS REQUIRED - SEE IRIGATION PLANS.
- THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF THE BUILDING.
- PREVENT ALL STORM WATER FROM FLOWING ONTO THE ADJACENT PROPERTY.
- VERTICAL SAWCUT EXISTING ASPHALT AND PROVIDE FOR A MINIMUM TWO FOOT WIDE REPLACEMENT PATCH.
- MAINTAIN 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%.
- 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 14" FEET APART.
- VERIFY AND COORDINATE SITE PLAN UTILITIES WITH THE PLUMBING PLANS BEFORE STARTING ANY WORK.
- PROVIDE EROSION CONTROL PER EPA REQUIREMENTS DURING ALL CONSTRUCTION.
- CONTRACTOR SHALL BE REQUIRED TO PROVIDE A LICENSED SURVEYOR TO STAKE OUT NEW CONSTRUCTION FROM THE ARCHITECTS CONSIDER SITE PLAN.
- CONTRACTOR MUST CALL BLUE STAKES (1-800-662-4111) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

PIPE MATERIALS

SANITARY SEWER
PVC SDR-35 - 14" FEET COVER REQUIRED OVER TOP OF PIPE

FIRE WATER LINE
8" DUCTILE IRON CLASS 250 BETWEEN BUILDING AND PIV FOR SOUTH JORDAN CITY STDS - (9" FEET COVER REQUIRED OVER TOP OF PIPE
8" PVC 100 BETWEEN PIV AND WATER MAIN LINE FOR SOUTH JORDAN CITY STDS - (9" FEET COVER REQUIRED OVER TOP OF PIPE

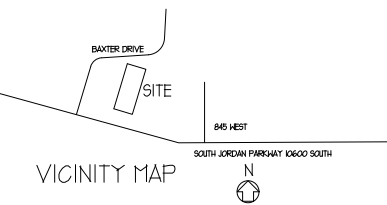
CULINARY WATER LINE
IPS POLY - 14" FEET COVER REQUIRED OVER TOP OF PIPE

STORM DRAIN AND ROOF DRAIN
ACS 102

LEGEND

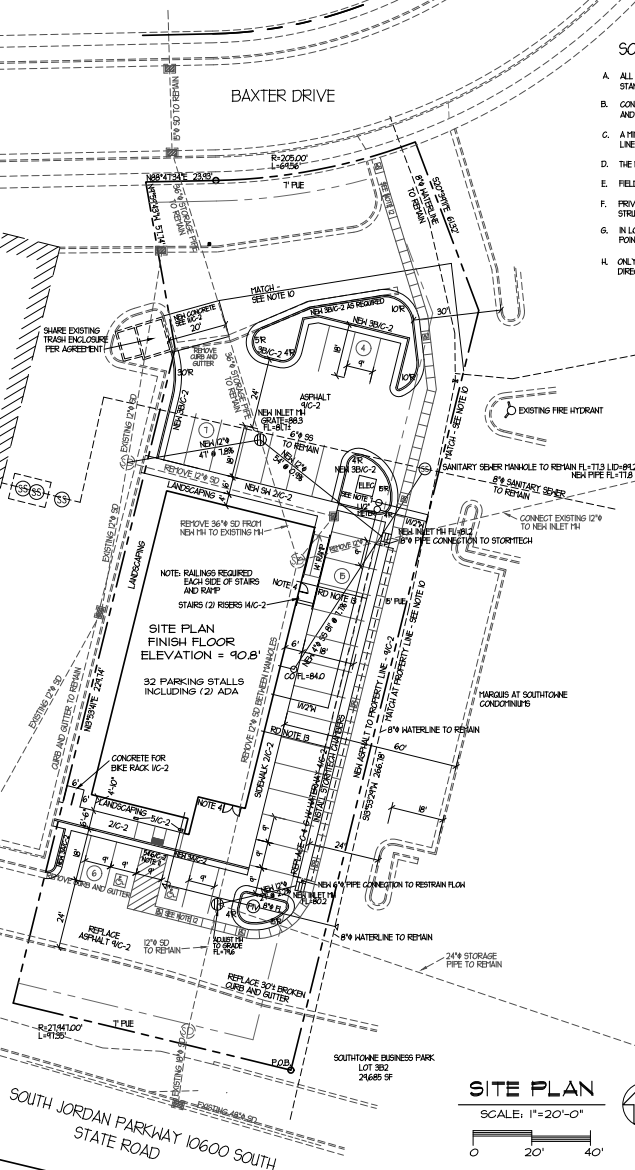
---00---	EXISTING CONTOUR ELEVATION	□=□	LIGHT POLE
---00---	FINISH CONTOUR ELEVATION	IB □	INLET BOX
---00---	EXISTING SPOT ELEVATION	1"11 O	MANHOLE
---00---	FINISH SPOT ELEVATION	OOO	CLEANKUT
TA	TOP OF ASPHALT	1"11	FIRE HYDRANT
TC	TOP OF CONCRETE	SD	STORM DRAIN LINE
TBC	TOP BACK OF CURB	RD	ROOF DRAIN LINE
SH	TOP OF SIDEWALK	W	WATER LINE
TG	TOP OF GRADE	FL	FIRE LINE
TCW	TOP OF WALL	SS	SANITARY SEWER LINE
FL	FLO LINE	G	GAS LINE
→	DRAINAGE DIRECTION	P	POWER LINE
---	PROPERTY LINE	---	EXISTING UTILITY LINE
		---	NEW UTILITY LINE

VICINITY MAP



SITE PLAN

SCALE: 1"=20'-0"



SOUTH JORDAN PARKWAY 10600 SOUTH
STATE ROAD

PARKING TABLE

SEE ARCHITECTURAL SHEET T-1/J

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- PROVIDE 1" IRIGATION LINE WITH 1" PETER, 1/2" BACKFILL AND STOP AND WASTE AFTER PETER - SEE IRRIGATION PLANS. PROVIDE SLEEVES FOR IRRIGATION LINES AS REQUIRED - SEE IRRIGATIONS PLANS.
- THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF THE BUILDING.
- PREVENT ALL STORM WATER FROM FLOWING ONTO THE ADJACENT PROPERTY.
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PIPE MATERIALS

SANITARY SEWER
PVC 30R-35 - 14" FEET COVER REQUIRED OVER TOP OF PIPE

FIRE WATER LINE
6" DUCTILE IRON CLASS 250 BETWEEN BUILDING AND PIV FOR SOUTH JORDAN CITY STDS - 19" FEET COVER REQUIRED OVER TOP OF PIPE
6" PVC 300 BETWEEN PIV AND WATER MAIN LINE FOR SOUTH JORDAN CITY STDS - 19" FEET COVER REQUIRED OVER TOP OF PIPE

CULINARY WATER LINE
PS POLY - 14" FEET COVER REQUIRED OVER TOP OF PIPE

STORM DRAIN AND ROOF DRAIN
AOS 12

LEGEND

--- 00 ---	EXISTING CONTOUR ELEVATION	□=□	LIGHT POLE
--- 00 ---	FINISH CONTOUR ELEVATION	IB □	INLET BOX
--- 00 ---	EXISTING SPOT ELEVATION	1"1"0	MANHOLE
--- 00 ---	FINISH SPOT ELEVATION	000	CLEANKUT
TA	TOP OF ASPHALT	FH	FIRE HYDRANT
TC	TOP OF CONCRETE	SD	STORM DRAIN LINE
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TCH	TOP OF HALL	SS	SANITARY SEWER LINE
FL	FLO LINE	G	GAS LINE
←	DRAINAGE DIRECTION	P	POWER LINE
---	PROPERTY LINE	---	EXISTING UTILITY LINE
		---	NEW UTILITY LINE

STORMWATER DRAINAGE NARRATIVE

STORMTECH SUBSURFACE STORMWATER SYSTEM

INSTALL ACCORDING TO MANUFACTURERS SPECIFICATIONS
H44STORMTECH.COM | PHONE 888-892-2694

TO REPLACE AN EXISTING 2350.GE DETENTION POND ON THE PROPERTY.

USE 161 MC-3500 STORMTECH CHAMBERS WITH NINE INCH STONE BASE
LENGTH 861' WIDTH 175' HEIGHT 45'
161 CHAMBERS X 175X 45' CHAMBER = 2,862.GE STORAGE
161 CHAMBERS X 861'2" = 141.1' TOTAL LENGTH

USE 121 MC-3500 STORMTECH ENDCAPS WITH NINE INCH STONE BASE
121 ENDCAPS X 45' CHAMBER = 52.GE STORAGE
121 ENDCAPS X 223'2" = 41.1' TOTAL LENGTH
TOTAL STORMTECH SYSTEM STORAGE = 2,914.GE
TOTAL STORMTECH SYSTEM LENGTH = 182.2' L'

THE STORM DRAIN SYSTEM DRAINS 1.35 ACRES AT 0.2 CFS/ACRE = 141 CFS
RESTRICTED BY A 6" PIPE THAT CONNECTS THE SOUTH END OF THE STORMTECH CHAMBERS TO A NEW INLET BOX MANHOLE.

$$Q = 0.6n \frac{R^2}{\sqrt{64.4}} \left(\frac{S}{100} \right)^{1/2}$$

$$R = \left(\frac{Q \sqrt{64.4}}{0.6n \left(\frac{S}{100} \right)^{1/2}} \right)^{2/3}$$

$$R = 0.25'$$

USE 6" ORIFICE
OR 6" SHORT PIPE

SITE PLAN

SCALE: 1"=20'-0"

0 20' 40'



VICINITY MAP

SOUTH JORDAN PARKWAY 10600 SOUTH



SOUTH JORDAN PARKWAY 10600 SOUTH
STATE ROAD

BAXTER DRIVE

STAPLETON PROPERTIES, LLC

TALL HEDGE
4'X12' SHRUB
CENTERED ON
WALL PANELS.

COLUMNAR EVERGREEN
TREE CENTERED ON
WALL PANEL.

BUILDING

SIDEWALK

PROPERTY LINE

MARQUIS AT SOUTHTOWN
CONDOMINIUMS

TREE DATA

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

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

SHRUBS, PERENNIAL & GRASS LEGEND									
Symbol	Plant Type	Scientific Name / Common Name	Planting Size	Planting Height	Planting Width	Mature Height	Mature Width		
	Evergreen	Platanus 'Majus' Dwarf Maple Tree	5 - Gal	12"	18"	4'	4'		
	Evergreen	Taxus canadensis 'Densiformis' Dense Yew	5 - Gal	6"	18"	3'	5'		
	Deciduous	Juniperus sp. 'Blue Chip' Blue Chip Juniper	1 - Gal	4"	12"	8'	5'		
	Deciduous	Wigela florida 'Tango' Tango Wigela	5 - Gal	18"	12"	30"	3'		
	Deciduous	Rosa 'Double Knockout' Double Knockout Rose	5 - Gal	24"	12"	3'	2'		
	Deciduous	Coronilla 'Sericea' Kelsey Dwarf Dogwood	5 - Gal	12"	12"	3'	3'		
	Deciduous	Juniperus sp. 'Scandali' Scandali Juniper	5 - Gal	12"	18"	12'	6'		
	Grass	Calamagrostis 'Yari Foerster' Foerster Grass	5 - Gal	18"	6"	4'	2'		
	Grass	Pennisetum sp. 'Mammoth' Mammoth Fountain Grass	5 - Gal	12"	6"	30"	30"		
	Perennial	Hemerocallis 'Ruby Stella' Daylily	1 - Gal	10"	6"	24"	18"		
	Evergreen	Rhamnus l.c. 'Tall Hedge' Tall Hedge Buckthorn	5 - Gal	24"	12"	12'	4'		
	Deciduous	Eucalyptus sp. 'Compacta' Dwarf Eucalyptus	5 - Gal	24"	12"	4'	4'		

LANDSCAPE NOTES

- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND OUT OF ALL AREAS OF THE LANDSCAPE BEFORE PROCEEDING WITH LANDSCAPE PLANTING.
- ALL AREAS SHALL BE COVERED WITH THREE (3) INCHES OF "SHREDED CEDAR BARK" MULCH FROM MT. WEST BARK. ALL AREAS SHALL BE COVERED WITH THREE (3) INCHES OF 2" DIAMETER "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.
- DWMT WEED 4.1 QZ, 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.
- 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.
- REQUEST A SUBSTANTIAL COMPLETION SITE REVIEW UPON COMPLETION OF LANDSCAPE AND IRRIGATION SYSTEMS. FOLLOWING ACCEPTANCE OF SUBSTANTIAL COMPLETION MAINTAIN LANDSCAPE AND IRRIGATION FOR A PERIOD OF THIRTY (30) DAYS. FOLLOWING THIS THIRTY DAY PERIOD 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.
- WARRANTY ALL PLANT MATERIALS, INCLUDING TREES, FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE. WARRANTY TO INCLUDE DISEASE, 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'



SOUTH JORDAN PARKWAY 10600 SOUTH
STATE ROAD



PGA&W ARCHITECTS
ARCHITECTS / PLANNERS 3030 SOUTH COMMERCE DRIVE - SUITE 204 - MURRAY, UTAH 84143 - PHONE: 801.468.4649

DATE: 09.08.2020
REVISION: 1
Trees

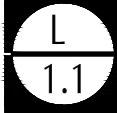


07.08.2020

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

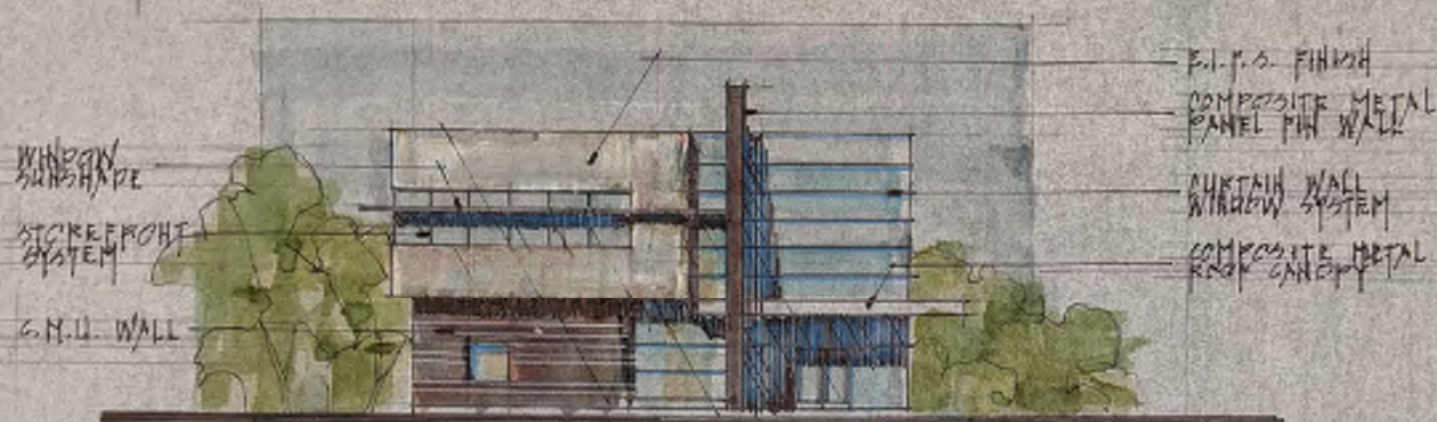
Permit Set
Document

DATE: JULY 8, 2020
JOB NO.: 3248.000
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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

PGA&W



ARCHITECTS / PLANNERS
CELEBRATING OVER 50 YEARS

KRIS PASKER
President, Architect

PGA&W ARCHITECTS, INC.
1283 SOUTH COMMERCE DRIVE, SUITE 204
MURRAY, UTAH 84137
(801) 296-4600 CELL (801) 941-2663
kris@pgaandw.net



Trulite

1" OA (1/4-1/2 AS-1/4)
Solarcool Gray (2)/SN68 Low-e(3)
Visible Light Transmittance 13%
Light Reflectance (out) 11%
Solar Heat Gain Coefficient 17
U-Value (Winter) 29
Shading Coefficient 19

For COLOR SELECTION ONLY

Trulite makes no warranty or assumes any risk for any damage caused by this sample. Annealed samples are for color evaluation purposes only. Glass aesthetics may change with variations in thickness, size, and heat-treating. Production glass is fabricated to meet published ASTM specifications and covered by Trulite's expressed written warranty. Jobsite mock-up of actual production samples is highly recommended.

Senergy Classic Finish
London Fog #909

Alpolic M2G Gray
Lot #051519/Stock

Amcor Panther



EAST ELEVATION



SOUTH ELEVATION



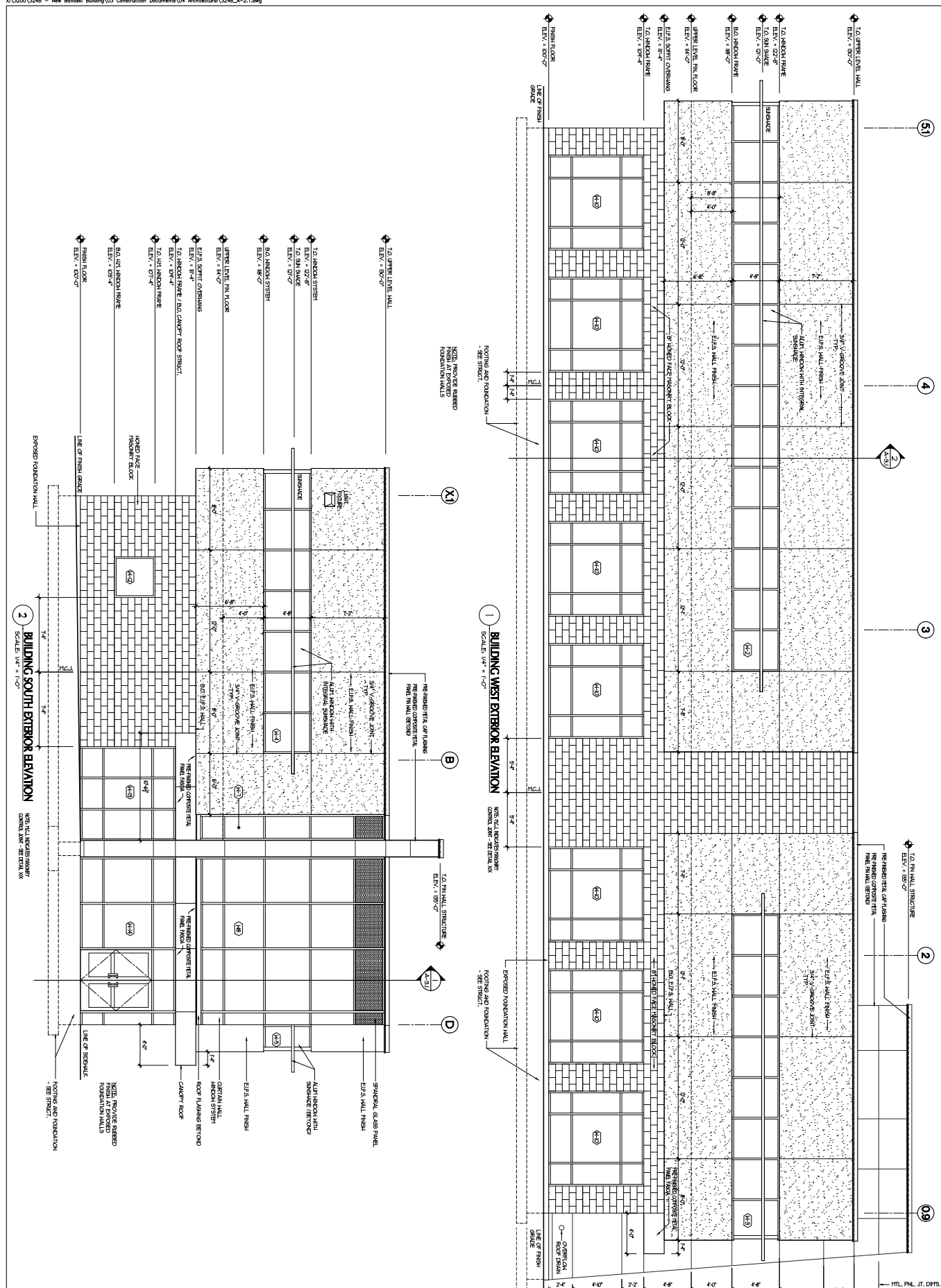
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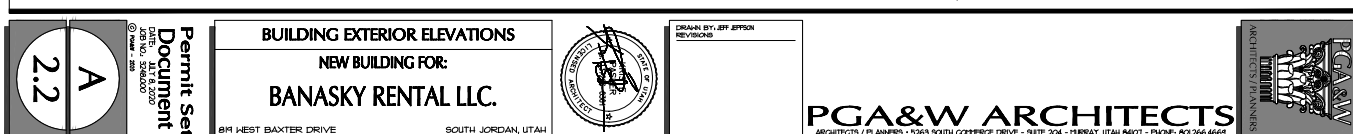


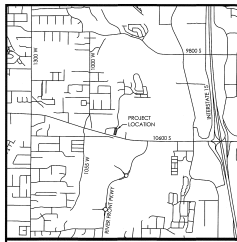
NORTH ELEVATION



BANASKY RENTALS
919 West Baxter Drive
South Jordan, UT 84095





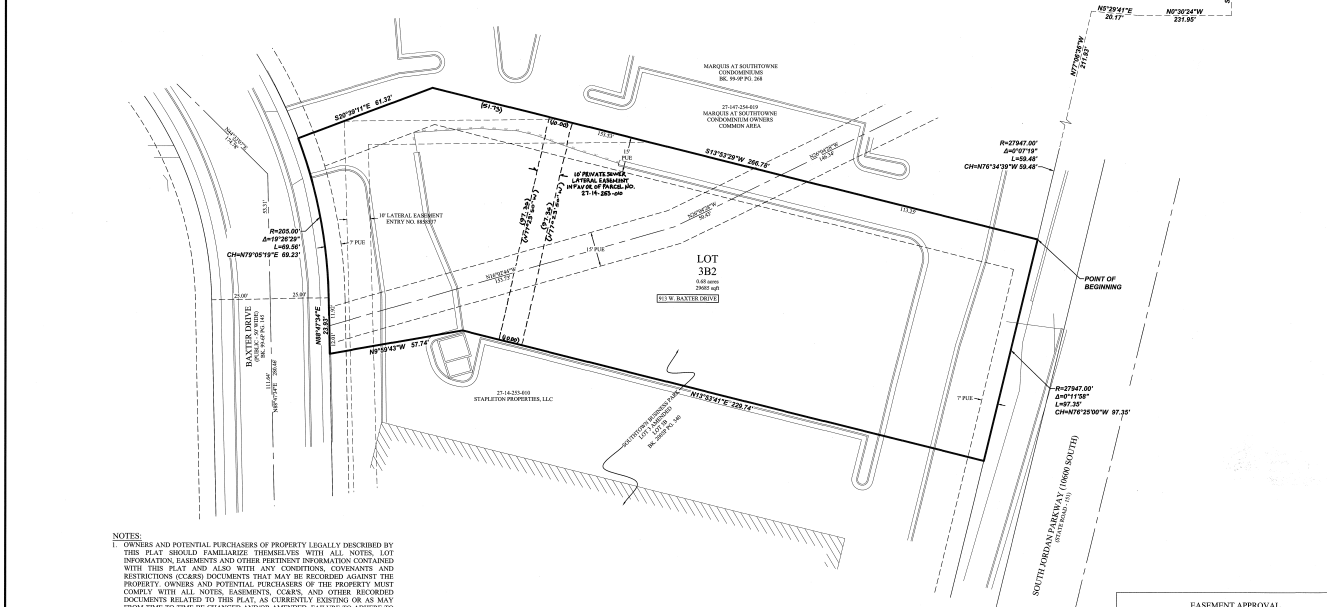
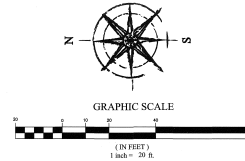


VICINITY MAP

SOUTHTOWN BUSINESS PARK LOT 3B AMENDED

(AMENDING LOT 3B OF SOUTHTOWN BUSINESS PARK LOT 3 AMENDED)

LOCATED IN THE NE1/4 OF SECTION 14, T1S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



NOTES

- OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT 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 (EXCEPT DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, COVENANTS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED FAILING TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, COVENANTS, AND OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
- MANY AREAS IN THE CITY OF SOUTH JORDAN CITY HAVE GROUND WATER 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 PROPOSED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
- THE OWNER CERTIFIES THAT THE SITE REPORT DATED 6-16-2020 WHICH WAS PREPARED BY GEA ENGINEERING, INC., WAS PROVIDED TO THE OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.

OWNER/DEVELOPER

FARMWAY OFFICE CORP. LLC
1001 S. JORDAN AVENUE #100
SOUTH JORDAN, UT 84095

PLAT PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
644 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALLEY, UT 84047 PH: (801) 352-8870
www.focusllc.com

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS 15 DAY OF July
A.D. 2020
[Signature]
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT

APPROVED AS TO FORM THIS 15 DAY OF July
A.D. 2020
[Signature]
SOUTH VALLEY SEWER DISTRICT

SOUTH JORDAN CITY PLANNER

APPROVED AS TO FORM THIS 15 DAY OF July
A.D. 2020
[Signature]
SOUTH JORDAN CITY PLANNER

SOUTH JORDAN CITY ENGINEER

APPROVED AS TO FORM THIS 15 DAY OF July
A.D. 2020
[Signature]
SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS 15 DAY OF July
A.D. 2020
[Signature]
OFFICE OF THE CITY ATTORNEY

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS 14 DAY OF July
A.D. 2020
[Signature]
SOUTH JORDAN CITY MAYOR

RECORDED

13554717
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
BREKLEY D. CHRISTENSEN
DATE: 7/12/20 TIME: 9:00 AM BOOK: 2020 PAGE: 179
[Signature]
SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELLYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 1056807, IN ACCORDANCE WITH TITLE 26, CHAPTER 2, OF THE UTAH CODES AND PROFESSIONAL LAND SURVEYING ACT 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 THEREIN SHOWN AND HAVE HEREBY DEDICATED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:
SOUTHTOWN BUSINESS PARK LOT 3B AMENDED
(AMENDING LOT 3B OF SOUTHTOWN BUSINESS PARK LOT 3 AMENDED)
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SPENCER W. LLEWELLYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 1056807
DATE: 06/11/2020

BOUNDARY DESCRIPTION

A portion of Lot 3B, SOUTHTOWN BUSINESS PARK LOT 3 AMENDED, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 8880854 in Book No. 2007 on Page No. 160, does particularly describe the following:
Beginning at the Southeast Corner of Lot 3B, SOUTHTOWN BUSINESS PARK LOT 3 AMENDED, and proceeding along the North 89°29'30" West 120.47 feet and North 89°29'30" West 231.97 feet and North 89°29'30" East 20.17 feet to a point on the Northern right-of-way line of South Jordan Parkway and North 77°24'14" East a distance of 251.60 feet through a corner angle of 89°29'30" North 79°34'39" West 99.48 feet from the East 1/4 Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running thence Westerly along said right-of-way line along the arc of a 27,547.00 foot radius non-sagittal curve to the right (radius bears North 13°29'01" East 1.35 feet through a corner angle of 90°1'15" Clock North 79°29'30" West 87.25 feet thence North 13°29'01" East 229.74 feet thence North 89°29'30" West 57.74 feet to the Southern right-of-way line of Baxter Drive, thence North 89°29'30" East along said right-of-way line a distance of 68.56 feet through a corner angle of 19°29'30" Clock North 79°29'30" East 62.22 feet to the Northeast Corner of said Lot 3B, thence South 89°30'11" East along said lot 61.32 feet thence South 13°32'20" West along said lot 206.76 feet to the point of beginning.
Contains 29,685 square feet or 0.68 acre(s).
1 Lot

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

SOUTHTOWN BUSINESS PARK LOT 3B AMENDED

(AMENDING LOT 3B OF SOUTHTOWN BUSINESS PARK LOT 3 AMENDED)
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HERETO SIGNED OUR HANDS THIS 11 DAY OF July, A.D. 2020.

[Signature]
BY: **Ryan S. Dow**
ITS: **Exec. V. P.**

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake

ON THE 07 DAY OF July, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Ryan S. Dow, WHO AFTER HAVING BEEN DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Executive Vice President of Focus Engineering and Surveying, LLC, A UTAH INC. AND THAT HE SIGNED THE DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 12-13-2022

NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN: Salt Lake County

MY COMMISSION NO. 703460 *[Signature]* **Melissa Kinard Tollet**
PRINTED FULL NAME OF NOTARY

SOUTHTOWN BUSINESS PARK LOT 3B AMENDED

(AMENDING LOT 3B OF SOUTHTOWN BUSINESS PARK LOT 3 AMENDED)
LOCATED IN THE NE1/4 OF SECTION 14, T1S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH