ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISION MEETING
6:30 P.M.
October 27, 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, OCTOBER 27, 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 October 27, 2020.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission October 27, 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. DAYBREAK SOUTH STATION MULTI FAMILY #5, PRELIMINARY SUBDIVISION
Location: 11245 South 5180 West
File No: PLPP202000293
Applicant: Daybreak Communities

B. DAYBREAK VILLAGE 11A PLAT 5, PRELIMINARY SUBDIVISION
Location: 6615-6840 West Meadow Grass Drive
File No: PLPP202000266
Applicant: Daybreak Communities

C. SOJO CENTRAL, SITE PLAN AND CONDITIONAL USE PERMIT
Location: 10709 South Redwood Road
File No: PLSPR202000282
PLCUP202000334
Applicant: Boyd Brown, KW Utah

D. UTAH SURGICAL ARTS, SITE PLAN
Location: 11677 South 4000 West
File No: PLSPR2020000239
Applicant: Jared Brown, Utah Surgical Arts

E. DW ESTATES FIRST AMENDMENT, SUBDIVISION AMENDMENT
Location: 11432 South 2520 West
File No: PLPLA202000239
Applicant: Brain Adams, Civil Science Eng.

F. MORLEY SUBDIVISION LOT 3 AMENDMENT, SUBDIVISION AMENDMENT
Location: 10287 South Krystal Hannah Way
File No: PLPLA202000290
Applicant: LS Homes

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 22rd day of Octber 2020.
Cindy Valdez
South Jordan City Deputy Recorder

CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
October 13, 2020

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

Others: Michael Tyler, Suzanne Williams, Mark Garza, Anna Florin

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 meeting tonight. Commissioner Peirce will be joining the meeting later, because Commissioner Catmull needs to step out for 30 minutes.

II. Motion to Approve Agenda

Commissioner Gedge made a motion to approve the October 13, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor.

III. Approval of the Minutes

Commissioner Gedge made a motion to approve the September 22, 2020 Planning Commission Meeting Minutes as published. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor.

IV. STAFF BUSINESS - *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Hollist said I will entertain a motion to continue to have electronic zoom meetings for the next 30 days.

Commissioner Gedge motioned to continue to hold the Planning Commission Meeting virtually for the next 30 days. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

UNAPPROVED

Chair Hollist read the Notice of Meeting without an Anchor Location due to Substantial Risk to Health and Safety.

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VI. SUMMARY ACTION – *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 1, PRELIMINARY SUBDIVISION

Location: 5208 W. Black Twig Drive
File No: PLPP202000219
Applicant: Daybreak Communities

City Planner Greg Schindler review background information from the staff report.

Chair Hollist said do you review parking as new buildings go into a development to insure that is not being double counted, or could they retro actively go back and request the parking waiver for this particular building, since it qualifies being close to a transit location.

Planner Schindler said they probably could, but the current plans you are looking at now are part of the Master Development site plan review that is submitted with each of the phases, and they are showing the parking they would need, so they shouldn't need to come back. I don't know what they are going to do with the projects that are further west, but this parking will be closer to the transit station, so they may be the one that qualifies to be there. We do review all of the plans for parking and they all seem to have plenty of parking.

Chair Hollist opened the Public Hearing to comments.

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Mark Garza, Sandy Utah – said we are the purchaser of the property from Daybreak, this not our application, but it is our project and the product we put together with the site plan. We don't intend to ask for more, or less parking, that is what the market is telling us they looking for, so we are happy with what we have shown you. Between myself and Patrick Todd we are here to answer any questions that you may have for us.

Chair Hollist closed the Public Hearing.

Commissioner Darby motioned to Approve Project Nol. PLPP202000219 subject to the following:

1. **That all South Jordan City requirements are met prior to recording the plat.**

Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

B. SPRINGHILL SUBDIVISION LOT 2 AMENDED, SUBDIVISION AMENDMENT
Location: 10317 S. Springcrest Ln.
File No: PLPLA202000150
Applicant: Michael Tyler

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

Commissioner Gedge said I would like to disclose that I live four houses down from this property and they are a family friend. I wanted to make sure that was on the record so there is no conflict.

Commissioner Gedge said my only question is regarding the requirement for the fence. If there are no current farm animals, would the fence still be required? I am also concerned that we might be creating a fence on the property line, and if the other lots are developed it would be an out wire fence on one side. What are the options for fencing? I would not want to have a masonry wall on the property when it is not going to be on the other side, or on the other lots.

Chair Hollist said what are the rules on the frontage? I assume it would still be part of the original subdivision, so will this lot now become a member of the HOA?

Planner Schindler said it does not, unless they want to. It is not required that they become part of the HOA. The subdivision that they are amending is the Springhill subdivision and they don't have an HOA, they just happen to be accessing from the other street.

Chair Hollist said how does it working with them accessing the private road if your not a member of the HOA, and does that meet the frontage requirement that the City requires for a new home?

City Attorney Loose said the frontage requirements generally have nothing to do with whether it is private or public. We have a number of private neighborhoods to the north, but they just have

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to meet the frontage requirements to meet their zoning. In this case, there is a long history. There were (2) owners in the beginning, the one to the north constructed that subdivision with an HOA, and they agreed to own the private road. The lots that are being amended had an agreement that they would pay a certain amount for their part of the road, and that amount was fronted by the City, and they paid back the City at the time of development. The road stays private, so they don't have to be part of the HOA. The City does not enforce private roads and who gets to access ity, it should be done through the private agreements.

Michael Tyler. Applicant – said I would like to clarify something that Planner Damir Drozdek said in his review. It will be the lower lot that we are going to subdivide, it is actually the larger of the two lots. I know this has been an ongoing issue with the private road, and there are (3) lots to the north that have been sub-divided and have been approved. Has the City considered just taking over the road all the way down into the subdivision? I know that the HOA has issues with the maintenance on the road, as well drainage issues that they have had to repair at their expense. I think if the City were to take over the road and all of the expenses it would solve a lot of problems.

Assistant City Engineer Jeremy Nielson said the City actually received an application a few months ago to consider taking that road over. The City evaluated it and ultimately decided not to take over that road. I don't remember the details of why they chose to not do that, but I know that is what they decided.

Commissioner Michael Peirce joined the meeting.

Commissioner Catmull has left the meeting, and may re-join later.

Commissioner Gedge said does that Planning Commission have any authority to wave the fence requirement, or is it part of the City Code and cannot be waved?

Planner Drozdek said it cannot be waved because it is already part of the City Code. It doesn't matter if they currently have animals, it is zoned for animals and their property is large enough that they can have animals at any time, so that is why they are requiring the masonry wall.

Commissioner Gedge said if this is approved tonight, does the fence need to be built immediately, what is the process? Do they bond for it, or can they put the fence in once the property has been purchased.

Planner Drozdek said they would need to put it in, or bond for it, it cannot be delayed by City Code. The improvements need to be done prior to the subdivision plat, or bonding for those improvements prior to recording.

Commissioner Gedge said is there a time frame from approving this to recording it?

Planner Drozdek said he has one year to get this recorded.

Chair Hollist opened the Public Hearing to comments.

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Michael Tyler, Applicant – said I have been a resident of South Jordan City since 1991 and I appreciate all of you Commissioner's and the work that you do for the City.

Mr. Florin, South Jordan – said we want to keep the option open to have animals on our lot, that's why we originally purchased our lot. I am just concerned about how this will affect my property with the City Ordinances. Mike has been a good neighbor and we haven't had any problems. I really just want to live within the City Ordinances, and make sure everything is proper and ok.

Anna Florin, South Jordan – said since the wall is going to be somewhat permanent, can we get the property line re-surveyed. We have a chain-link fence there now and since it can only be 30ft away from the road down by Jordan Creek, can we keep 30ft of fence at the bottom so that we won't need to put another 6ft fence up for the animals if we decide to get animals. If it is going to be a 6ft tall fence, is that measured from the lowest point, or from the highest point. There is a hill there, so it going to have to jog down like a brick fence would so will the fence have footings so it won't fall down the hill. I don't know what kind of equipment they will bring in to put the fence in, but will it trample on my bushes and plants along the edge, it would be nice if they didn't disturb them.

Susan Williams, South Jordan (Attachment A) –said I have been made the President of the River Walk Estates Home Association, so I am introducing myself. The board has some concern with the use of Jordan Creek Drive, and the maintenance with the ongoing parcels along Jordan Creek Drive. I delivered a letter yesterday via email to some of the Council Members and City staff stating that we have an objection to Mr. Tyler's property providing there is some resolution agreement dialog with respect to the street. I know there is a history, but our board does not know the history. There have been several boards since this has been developed, so it would be nice to get some history on Jordan Creek Drive, and how these agreements all came about. There is a possibility that we could be stuck with a situation that could become detrimental down the road. I was in the conversation in March on a zoom meeting that Jeremy Nielson, and Brad Klavano and another person, but I didn't get his name in respect to Riverwalk taking over Jordan Creek Drive. The discussion was left that the City at that time was denying our application, but there was room for negotiations. I know this isn't about Jordan Creek Drive, so I will reserve that for another date, but I wanted to put on the record the concerns at Riverwalk in respect to the street.

Chair Hollist closed the Public Hearing.

Chair Hollist said we will first address Mr. Florin's concerns about the animal rights on his lot, so that in the future if he would like to have animals he would be able to have them.

City Planner Schindler said his zoning will not change, so nothing will change regarding his animal rights. If he chooses to have animals in the future he would be able to have them.

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Chair Hollist said Mrs. Florin had several questions, but I am going to go to the question where she indicated that the wall only goes down as far as 30ft. from the Jordan Creek Drive. Can you tell us where that wall will be required to be?

Planner Drozdek said that would be their front yard and the City Code prohibits fencing higher than 4ft. This is their back yard, so I can see their concern but I don't know if the Commissioner's feel that the wall should go down to the road, because it is their back yard to the south. The property to the north that is being developed will be their front yard, not their back yard.

Chair Hollist said how would your reconcile those two ordinances? If they have animals they would want them to access the entire property.

Planner Drozdek said they have an existing chain-link fence which can remain. If the wall stops 30ft before meeting the road, the existing fence will remain there.

City Planner Schindler said I don't think there is any other option, because we don't allow anything taller than a 4ft fence in the front yard, if it was a side yard they could have a 6ft fence, but not on the front yard. In this case it is a backyard and front yard, so there isn't anything in our code that would allow any other discretion, but they are allowed to keep the existing fence because it is existing, we don't allow any new ones.

Chair Hollist said there was a question about having the property line re-surveyed. What does she need to do to have that done?

City Planner Schindler said Mr. Tyler is having this property surveyed, so I think that property will be surveyed with this application.

Planner Drozdek said she can get her own surveyor if she wants to have her property surveyed, they just have to be licensed, but that is an option, if she wants to do it she can.

Chair Hollist said she asked if the fence was measured from the top, or the bottom, and is it the entire length.

Planner Drozdek said the wall is going to step down. The fence comes in 6ft panels and when it is put together and it will step down, it will not be 6ft across evenly.

Chair Hollist said will the wall have footings?

Planner Drozdek said it will have footings.

Chair Hollist said who is responsible for maintaining the wall?

City Planner Schindler said it will not be the Florin's responsibility. It will be the other owner's responsibility, Mr. Tyler's or whoever he sells that lot to. Masonry walls have to be approved by

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the City Engineer according to our code, or whoever reviews it, so they will make sure it has the proper footings before it is installed.

Chair Hollist said there was a question about the equipment that will be installing the wall, and if it will affect there bushes. I assume the wall will be installed from the other side, so it shouldn't be on the side of her bushes, is that correct?

Planner Schindler said that is correct, but the equipment shouldn't damage any of the bushes on her property.

Chair Hollist said Ms. Williams had a questions about rezoning, but this is not a rezone. The property has the density, so they wouldn't be rezoning this, is that correct?

Planner Schindler said that is correct. This is a subdivision application, it doesn't have anything to do with the zoning, because they meet the density requirements.

Chair Hollist said Ms. Williams asked for a history of this road, is that available?

City Attorney Loose said in order to develop where that piece of property was, there was an intervening set of property owners, and there was consideration of the golf course that the City owned. A deal was worked out with the City and the original developer of Riverwalk and the other property owner, which I think was Gary McDougal. In that deal there would be an HOA and they would own the road, and each of the other property owners signed an agreement to pay $35,000 either up front, or at the time of development, which I think the majority paid at the time of development. The City fronted the money and once they received their permits they were required to pay the $35,000 to the City.

Chair Hollist said so they City has already paid the buy in for the road on this property, is that correct?

City Attorney said yes that is correct, and it will need to be reimbursed to the City. I think that is what Mr. Tyler is doing.

Mr. Tyler said that is correct.

Assistant City Engineer Nielson said it is already in an agreement that he will pay prior to recording the plat.

Chair Hollist said does that $35,000 constitute the amount for the road to be put in, or is there anything in the agreement for maintenance?

City Attorney Loose said the agreement is just for the road, there is nothing in the agreement about maintenance.

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Commissioner Gedge said I know there are two developed homes already, and a third one is being built, so have those developments caused any precedence that we need to follow as we are reviewing this item?

City Planner Schindler said there is not anything that I am aware of, I am sure they have all paid their $35,000, so there is nothing else than what Mr. Tyler is proposing.

City Attorney Loose said I should clarify that I don't know if any of that $35,000 was amortized for maintenance, because it seems like it is an upfront cost. The developer may have withheld some money and put it in a fund for the HOA to start off with, but I don't know that for sure.

Commissioner Gedge motioned to approve the subdivision Plat amendment application, File No. PLPLA202000150, creating an additional lot on property located on 10317 S. Springcrest Ln. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commission Catmull was absent from the vote.

IX. LEGISLATIVE PUBLIC HEARINGS –

A. TEXT AMENDMENT – AMENDING CHAPTER 17.18.030.030 AND TITLE 5 OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGULATING MODEL HOMES

Location:
File No: Ordinance No. 2020-13
Applicant: South Jordan City

Planning Intern Meadow Wedekind reviewed background information from the staff report.

Chair Hollist said I did not entirely follow why Chapter 5-39 is not under review. Was it previously under the code and now we are putting a reference to it.

Planning Intern Meadow Wedekind said the reason is because Chapter 5 regulates Business Licensing, and Business Licensing is not part of the City Land Use Code. It does not need to be reviewed and approved by the Planning Commission, because Chapter 17 is part of the Land Use Code, and that is what is subject to your review and recommendation.

Commissioner Catmull has rejoined the meeting.

Commissioner Gedge said do we have any idea of what the true number is of complaints, and would this apply retroactively to those already performing that use? Do we need to have some sort of language that makes this use applicable to all current potential violators?

Chair Hollist said I would also like to know how this applies to Daybreak. Is Daybreak one very large subdivision, or will each of their small plats be subject to this.

City Planner Schindler said it is applied in Daybreak wherever they have model homes. They apply for model homes in certain areas, but as far as I know they haven't violated any of the future rules that are being approved.

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Commissioner Darby said Planning Intern Wedekind brought up three different items, and I thought the first one solved the problem with the 120 day limit. My concern is with the second one, because of how it is written, I think it is going to be very difficult to police the builder if they are selling a house in a different neighborhood from a model home, and if they are caught, how do we manage their behavior?

City Attorney Loose said it will be done with difficulty, but it will be done through the Business Licensing department. They need to apply for a business license, so we would be able to track them that way, and then we would go through the Code Enforcement process.

Commissioner Catmull said I have a question about how we use the terms in section 5.39, so in (1st) bullet point when we are talking about the location we are talking about it being located on a platted lot, or site within a development. In the (2nd) bullet point we say located outside of the development site. I just think it could be a lot more consistent with those two in the description, unless there is something technical that I don't quite understand about why it would need to be expressed differently.

City Planner Schindler said you asked me before the meeting if we had any definitions of a development site, and I could not find anything that defines what a development site is.

Commissioner Catmull said I found two references in the City Code, but I could not find anything in a global, or national resource defining what it is, but that is my feedback. I know we are not voting, or putting an approval on there, it is feedback for fine tuning this ordinance and making it clearer.

City Attorney Loose said I think that is great feedback. I will ask Planning Intern Meadow Wedekind to note it, and it is something we can discuss with Assistant Attorney Greg Simonson.

Planning Intern Wedekind said we will go in and review that language and make sure that it is inconsistent and tighten it up.

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

Commissioner Catmull motioned that the Planning Commission recommend to the City Council that it approve Ordinance No 2020-13 amending Chapter 17.18.030.030 of the South Jordan City Municipal Code regulating Model Homes. Commissioner Hollist seconded the motion. Roll Call was 5-0 unanimous in favor.

Commissioner Michael Peirce would also like to pass on a positive recommendation to the City Council.

X. OTHER BUSINESS – *None*

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ADJOURNMENT

Commissioner Darby motioned to adjourn the October 13, 2020 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor.

The October 13, 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: 10-27-2020

Issue: DAYBREAK SOUTH STATION MULTI FAMILY #5 PRELIMINARY SUBDIVISION
Address: 11245 South 5180 West
Project No: PLPP202000293
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202000293 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

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

BACKGROUND

ACREAGE	1.880 Acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community, (P-C)/Vacant South- Large Scale Master Planned Community, (PC)/Future South Station Apartments Under Construction East - Large Scale Master Planned Community, (P-C)/Vacant West - Large Scale Master Planned Community, (P-C)/Future South Station Plat 3 Condominiums

Daybreak Communities has filed an application for preliminary plat review and approval of the Village 11A Plat 5 subdivision. The proposed subdivision will divide the property into 57 townhome lots, 4 park lots and associated public and private rights-of-way.

The residential density of this proposal is 30.3 units per acre (gross density) and 43.6 units per acre (net density), which are consistent with the P-C zone and adopted Community

Structure Plan for Daybreak. The proposed lot sizes range from 714 sq. ft. to 2,385 sq. ft. with an average lot size of 997 sq. ft. The majority of the units are 4-story, 3 bedroom (37 units). The others are 3-story, 2 bedroom (20 units)

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

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

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

Conclusions:

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

Recommendation:

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

FISCAL IMPACT:

- Minimal.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Design Guidelines
- Aerial Map
- Proposed Subdivision Plat
- Building Elevations

Design Guidelines/Development Standards - DAYBREAK SOUTH STATION MULTI-FAMILY #5

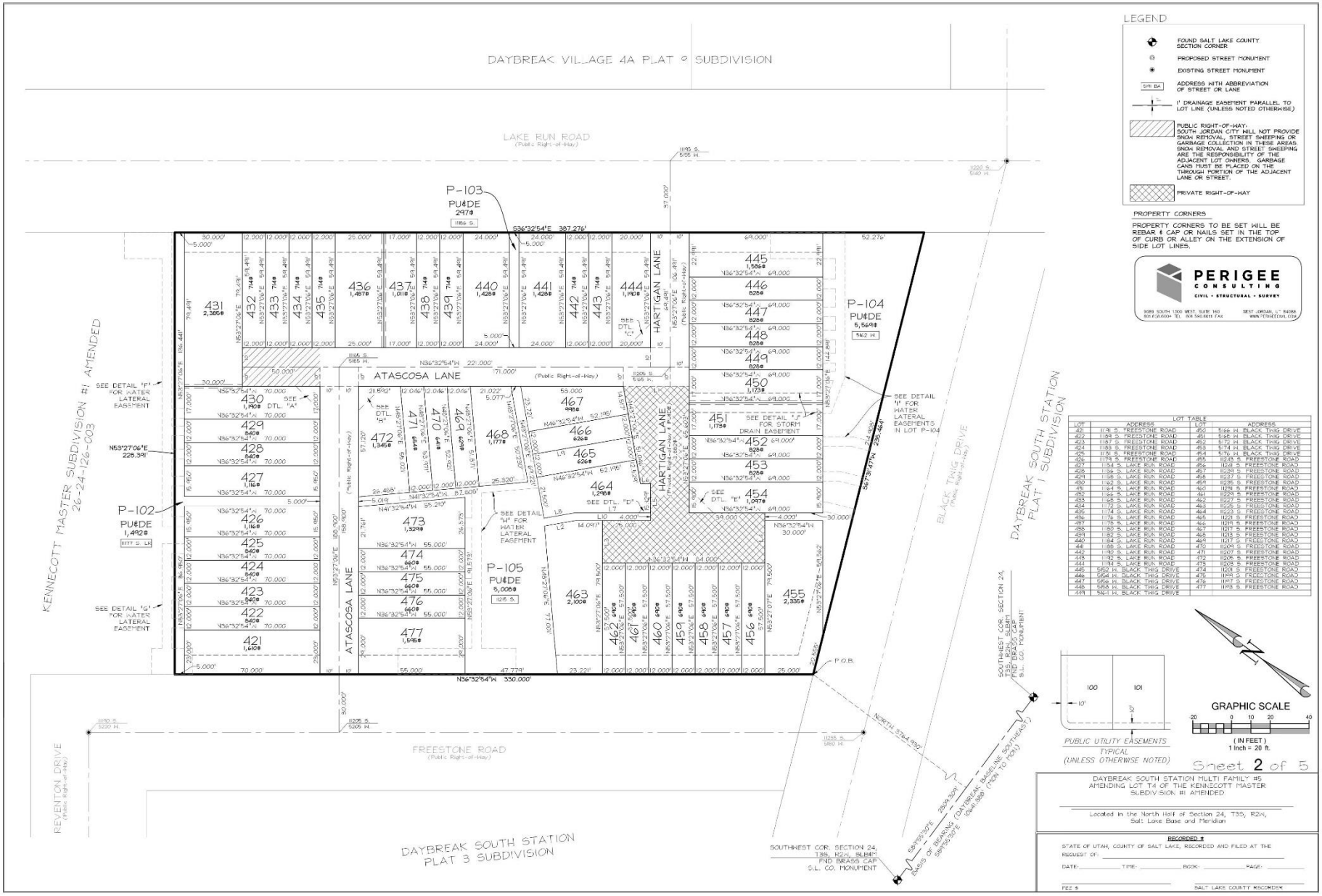
I. SINGLE FAMILY

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

	A. TOWNHOUSE
1 LOT DIMENSIONS	Min. 12' lot frontage/unit
	Min. 40' lot depth
2 LOT COVERAGE	Max. 90% lot coverage
3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS	Min. setbacks for main building: 5' front, 0' each side, 0' rear
	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot
	For corner lots, side setback min. 5'
	Porches, terraces,balconies, stairs and landings and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface.
	80% of lot frontage must have building w/in 30' of min. setback
4 BUILDING MATERIALS	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed.
	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.
	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.
	Glazing: No reflective glass
	Materials not listed here shall be subject to review.
5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS	Each unit requires 1 parking space which must be enclosed
	Parking spaces must be lane-accessed
	Min. 24' back out space between garage doors or walls on a lane.



Location Map



PROPERTY CORNERS

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

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LOT TABLE

LOT	ADDRESS	LOT	ADDRESS
421	1191 S. FREESTONE ROAD	450	5166 W. BLACK THIG DRIVE
422	1184 S. FREESTONE ROAD	451	5165 W. BLACK THIG DRIVE
423	1187 S. FREESTONE ROAD	452	5172 W. BLACK THIG DRIVE
424	1183 S. FREESTONE ROAD	453	5174 W. BLACK THIG DRIVE
425	1179 S. FREESTONE ROAD	454	5176 W. BLACK THIG DRIVE
426	1179 S. FREESTONE ROAD	455	11215 S. FREESTONE ROAD
427	1154 S. LAKE RUN ROAD	456	11248 S. FREESTONE ROAD
428	1158 S. LAKE RUN ROAD	457	11230 S. FREESTONE ROAD
429	1158 S. LAKE RUN ROAD	458	11237 S. FREESTONE ROAD
430	1162 S. LAKE RUN ROAD	459	11236 S. FREESTONE ROAD
431	1164 S. LAKE RUN ROAD	460	11251 S. FREESTONE ROAD
432	1166 S. LAKE RUN ROAD	461	11259 S. FREESTONE ROAD
433	1168 S. LAKE RUN ROAD	462	11272 S. FREESTONE ROAD
434	1172 S. LAKE RUN ROAD	463	11226 S. FREESTONE ROAD
435	1174 S. LAKE RUN ROAD	464	11223 S. FREESTONE ROAD
436	1176 S. LAKE RUN ROAD	465	11221 S. FREESTONE ROAD
437	1178 S. LAKE RUN ROAD	466	11219 S. FREESTONE ROAD
438	1180 S. LAKE RUN ROAD	467	11217 S. FREESTONE ROAD
439	1182 S. LAKE RUN ROAD	468	11215 S. FREESTONE ROAD
440	1184 S. LAKE RUN ROAD	469	11212 S. FREESTONE ROAD
441	1188 S. LAKE RUN ROAD	470	11204 S. FREESTONE ROAD
442	1190 S. LAKE RUN ROAD	471	11207 S. FREESTONE ROAD
443	1192 S. LAKE RUN ROAD	472	11205 S. FREESTONE ROAD
444	1194 S. LAKE RUN ROAD	473	11203 S. FREESTONE ROAD
445	5162 W. BLACK THIG DRIVE	474	11201 S. FREESTONE ROAD
446	5164 W. BLACK THIG DRIVE	475	11199 S. FREESTONE ROAD
447	5166 W. BLACK THIG DRIVE	476	11197 S. FREESTONE ROAD
448	5168 W. BLACK THIG DRIVE	477	11195 S. FREESTONE ROAD
449	5161 W. BLACK THIG DRIVE		

DAYBREAK SOUTH STATION MULTI FAMILY #5
AMENDING LOT 7-4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 24, T3S, R2W, Salt Lake Base and Meridian

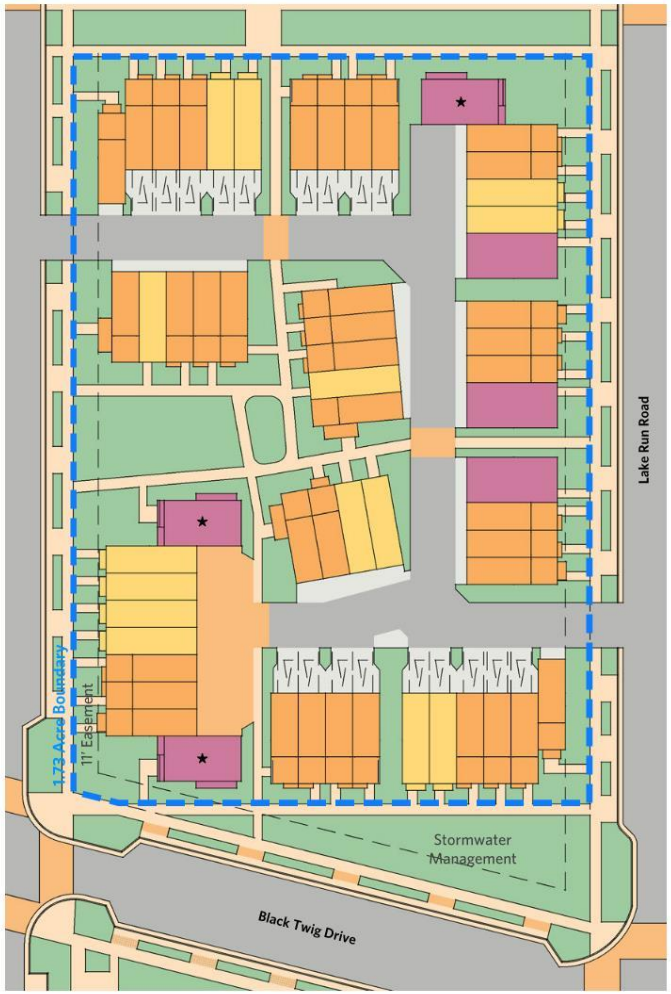
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Programming Plan



Architectural (Roof) Plan



DRAFT **07.22.20**

Program Summary

10	12' U-1 Units	(Inline)
2	12' U-1 Units	(End)
25	12' U-2 Units	(Inline)
14	12' U-2 Units	(End)
6	20' Units	(End)

57	Total Units
1.73	Acre Site Area
32.9	DU/Acre

18 On-Lot Parking Spaces

Building Types

x2	Type 1	(4 Units)
x1	Type 2	(4 Units)
x2	Type 3	(4 Units)
x2	Type 4	(5 Units)
x2	Type 5	(6 Units)
x1	Type 6	(6 Units)
x1	Type 7	(9 Units)

Plan Types

- Type U-1
- Type U-2
- Type Cabo
- ★ Type OR-2

URBAN DESIGN ASSOCIATES

0 50 100 150 FEET

SITE PLAN



Type 1a **Type 1b** **Type 2**



Type 3a **Type 3b** **Type 4a**

0 16 32 48 FEET

OVERVIEW OF BUILDING TYPES



Type 4b **Type 5**



Type 6 **Type 7**



OVERVIEW OF BUILDING TYPES

URBAN DESIGN ASSOCIATES



AERIAL VIEW FROM SOUTHWEST

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT Meeting Date: 10-27-2020

Issue: DAYBREAK VILLAGE 11A PLAT 5
PRELIMINARY SUBDIVISION
Address: 6615-6840 W. Meadow Grass Drive
Project No: PLPP202000266
Applicant: Daybreak Communities

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

Staff Recommendation (Motion Ready): Approve Project No. PLPP202000266 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

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	5.727 Acres
CURRENT LU DESIGNATION	Large Scale Master Planned Community
CURRENT ZONING	PC
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North - Large Scale Master Planned Community, (P-C)/Future Village 11A Plats 1 & 3 and Future Elementary School South- Large Scale Master Planned Community, (PC)/Future Village 11A Plats 6 & 7 East - Large Scale Master Planned Community, (P-C)/Vacant West - Large Scale Master Planned Community, (P-C)/Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the Village 11A Plat 5 subdivision. The proposed subdivision will divide the property into 71 residential lots (26 single family, 45 townhomes), 6 park lots and associated public right-of-way.

The residential density of this proposal is 12.3 units per acre (gross density) and 16.3 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,255 sq. ft. to 5,846 sq. ft. with an average lot size of 2,660 sq. ft.

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

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

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

Conclusions:

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

Recommendation:

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

FISCAL IMPACT:

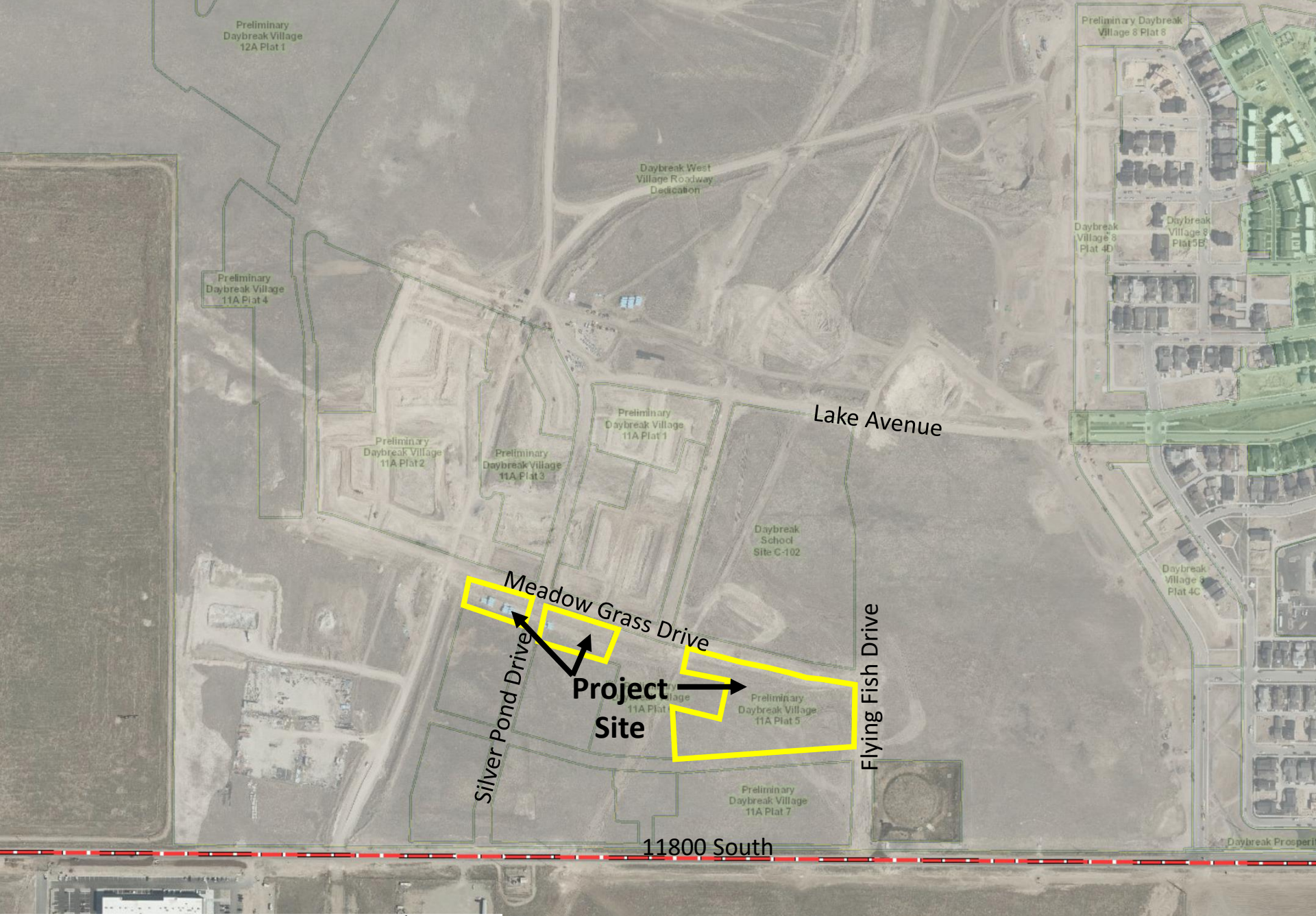
- Minimal.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat
- Design Guidelines



Location Map



PROPERTY CORNERS

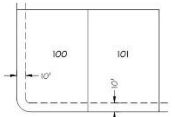
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DRAINAGE EASEMENTS

① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 400-403 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

② 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 404-407 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE IIA PLAT 6
AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

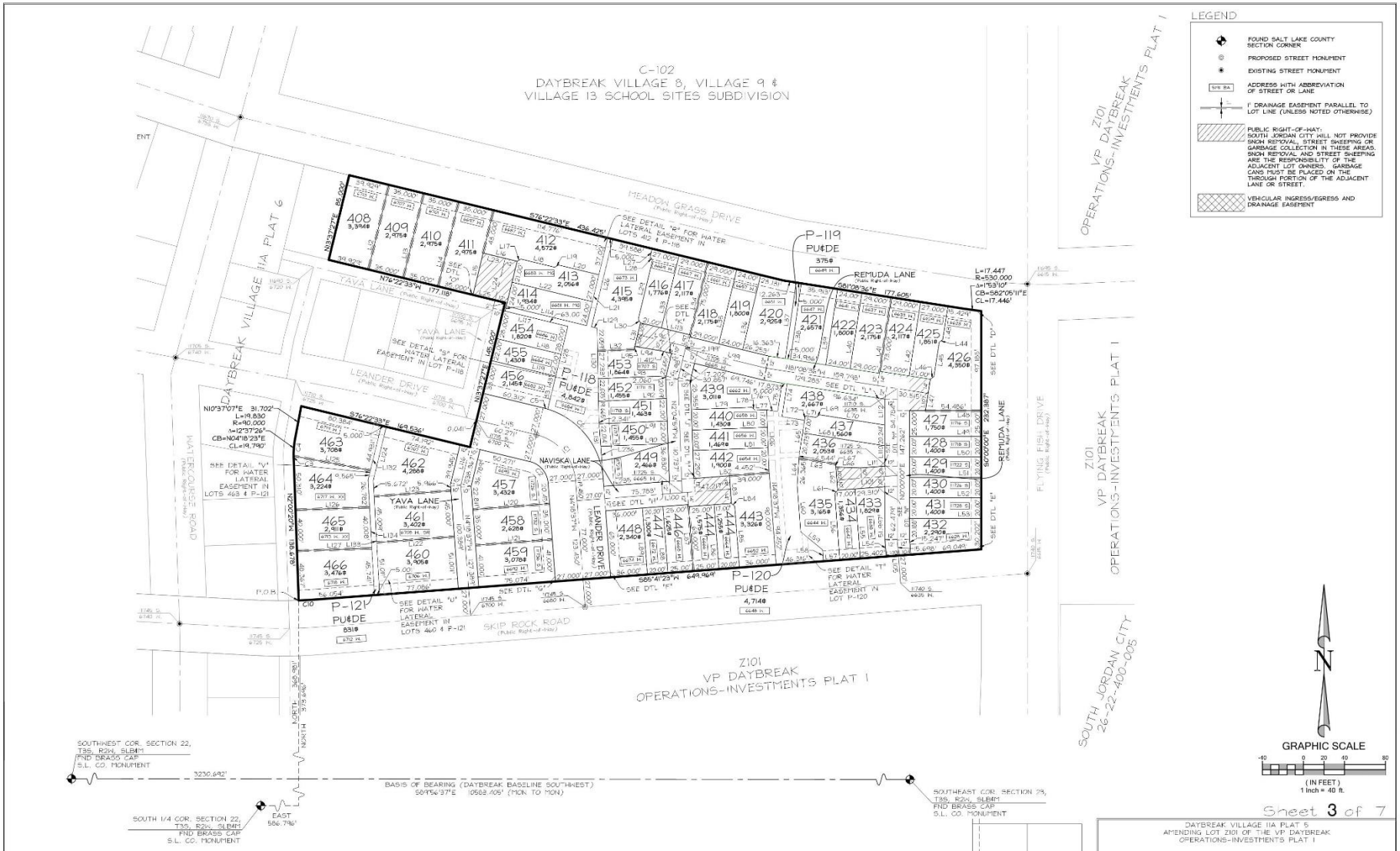
Located in the South Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

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Sheet 3 of 7

DAYBREAK VILLAGE IIA PLAT 6
AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

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

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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.

Design Guidelines/Development Standards - DAYBREAK VILLAGE 11A PLAT 5

I. SINGLE FAMILY

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

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

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 10/27/2020

Issue: **SOJO CENTRAL**
SITE PLAN AND CONDITIONAL USE PERMIT
Address: 10709 South Redwood Road
File No: PLSPR202000282
PLCUP202000334
Applicant: Boyd Brown, KW Utah

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

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

- PLSPR202000282 to allow for construction of two office buildings and one multi-tenant general retail/office building; and
- PLCUP202000334 to allow for a drive-through facility in conjunction with the multi-tenant general retail/office building.

ACREAGE:	Approximately 2.9 acres
CURRENT ZONE:	MU-COMM (Redwood Road Mixed Use – Community Center) Zone
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	EO (Economic Opportunity)
NEIGHBORING ZONES/USES:	North – MU-COMM & MU-TC / The SL County library building and vacant land South – A-5 / RMP Substation West – R-2.5 & A-5 / Redwood Rd. East – MU-COMM / Beckstead Ln.

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.

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 § 17.84.060:A

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 § 17.84.060:B Further, City Code § 17.84.090 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 development is located on two vacant parcels at approximately 10709 S. Redwood Rd., which is immediately south of the South Jordan Library. It is bordered by Redwood Rd. on the west and Beckstead Dr. on the east. The property is approximately 2.9 acres.

The project will consist of two office buildings on the east side of the property along Beckstead Dr., and one general retail/office building along Redwood Rd. All three buildings close to the streets with parking areas located behind them. The main parking area will be centrally located

between the three buildings. There will be two access points off Beckstead Dr. and one access point off Redwood Rd. The internal driveways will connect with each other and provide continuous access across from Redwood Rd. to Beckstead Dr. All sidewalks will connect to the building entrances and with public sidewalks on both streets.

Most public improvements are complete, except that a new sidewalk and parkstrip with trees will be installed along Redwood Rd. to comply with current requirements. Only a few other minor public improvements will be required (i.e. water meters and fire hydrants). The majority of the improvements will be private. The storm drain will connect into the existing system and eventually drain out to the ponds east of Beckstead. The Beckstead Dr. frontage is complete along the project boundaries and thus no improvements will be required except landscaping and trees in the parkstrip.

All three buildings will have wood-grained siding, corrugated and flat metal panels, stucco and brick for the exterior building finishes. The common materials will give the project one cohesive look and feel even though all three buildings have different massing and design. All three structures are two story buildings with heights ranging from 30 to 32 feet at the top of parapet walls.

Landscaping will consist of various ground covers, shrubs and trees. Sod will be used for ground cover mainly in the landscape areas between the buildings and the roads. Rock mulch will be used mostly around the buildings and parking lot islands. All parking row ends and the parking rows between the row ends will be planted with shade trees that will be evenly spaced as required by the City Code. Parking areas visible off Beckstead Dr. will be partially screened by landscape berms.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- A drive-through facility is listed as "conditional use" as per City Code §17.54.130.C. General retail/office building along Redwood Rd. is proposed to have a drive-through lane to facilitate a restaurant use at the building.
- The proposed uses in the project are classified as "Office service," "Restaurants" and "Retail business" per City Code. All uses are listed as permitted uses in the MU-COMM zone.
- The Architectural Review Committee reviewed the proposed building on October 14, 2020 and unanimously recommended approval.
- 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 and thus it 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.

ALTERNATIVES:

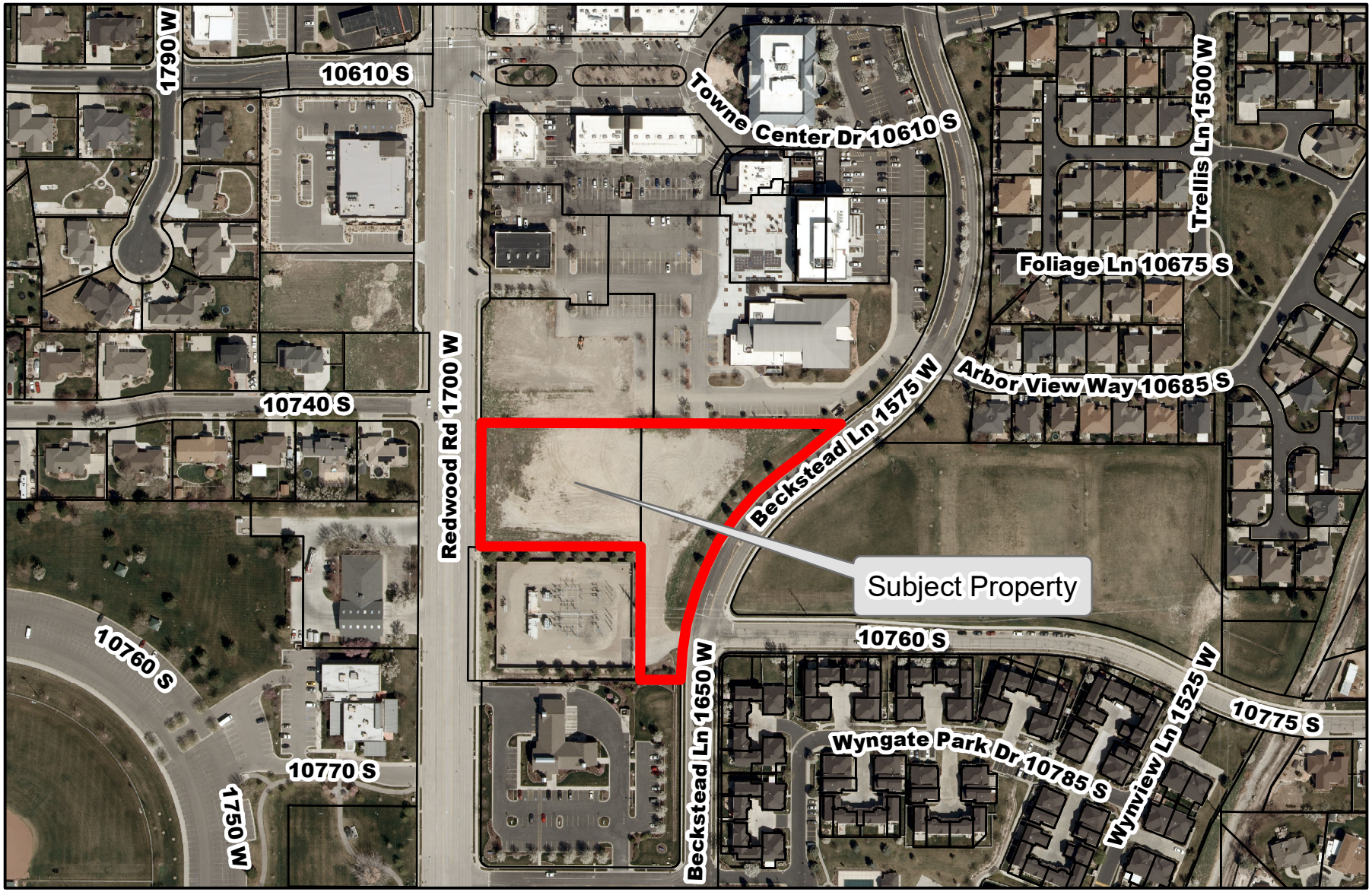
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Plan
- Phasing Plan
- Grading Plan
- Landscape Plans
- Building Renderings and Elevations



Damir Drozdek, AICP
Planner III
Planning Department



Legend

STREETS

PARCELS

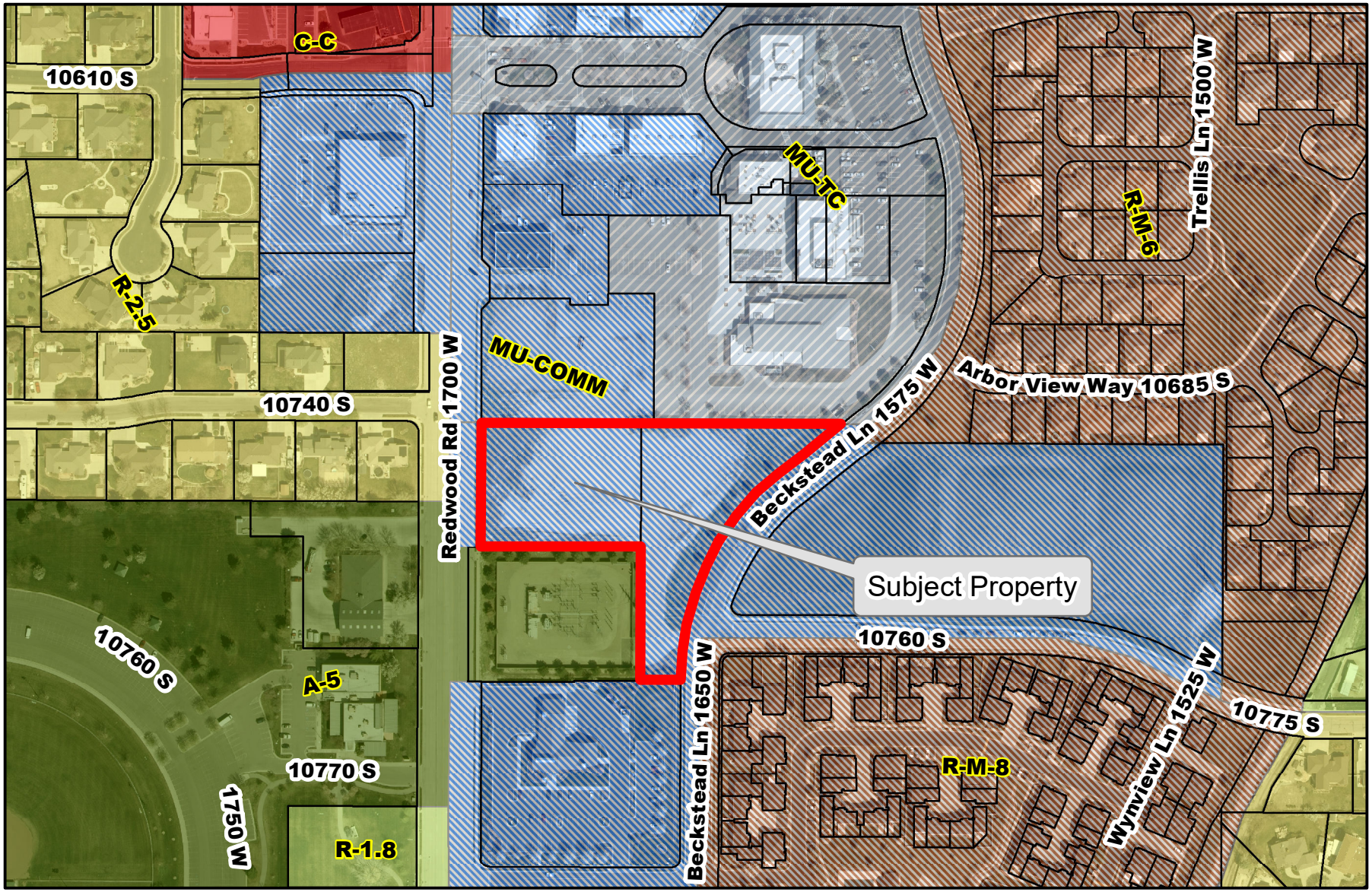
Aerial Map

City of South Jordan

0 80 160 320 480 640 Feet

Aerial Imagery
2020

ESRI



Legend

STREETS

PARCELS

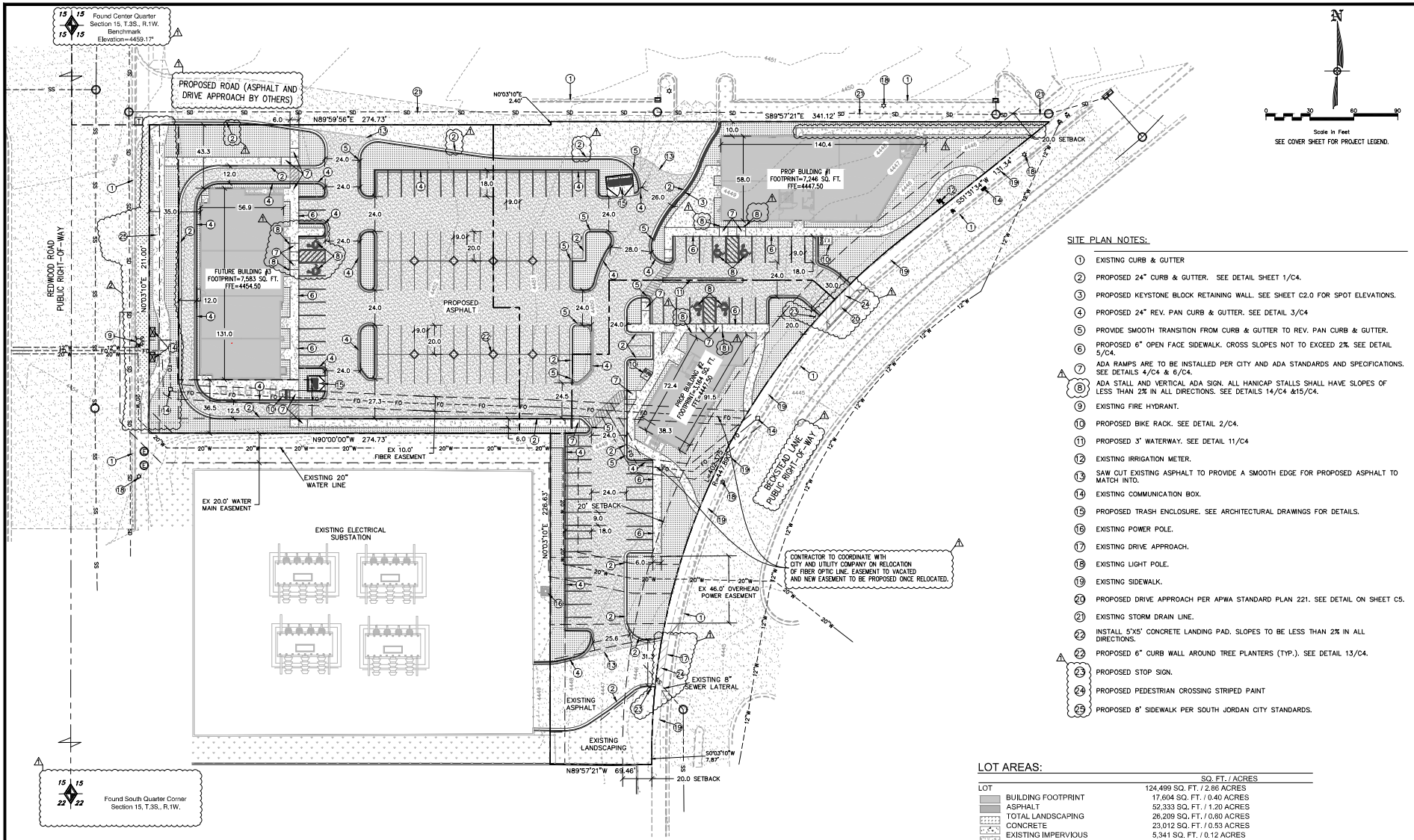
Zoning Map

City of South Jordan

0 80 160 320 480 640 Feet

Aerial Imagery
2020

ESRI



SITE PLAN NOTES:

1. EXISTING CURB & GUTTER
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL SHEET 1/C4.
3. PROPOSED KEYSTONE BLOCK RETAINING WALL. SEE SHEET C2.0 FOR SPOT ELEVATIONS.
4. PROPOSED 24" REV. PAN CURB & GUTTER. SEE DETAIL 3/C4
5. PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
6. PROPOSED 6" OPEN FACE SIDEWALK. CROSS SLOPES NOT TO EXCEED 2%. SEE DETAIL 5/C4.
7. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 4/C4 & 6/C4.
8. ADA STALL AND VERTICAL ADA SIGN. ALL HANICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 14/C4 &15/C4.
9. EXISTING FIRE HYDRANT.
10. PROPOSED BIKE RACK. SEE DETAIL 2/C4.
11. PROPOSED 3" WATERWAY. SEE DETAIL 11/C4
12. EXISTING IRRIGATION METER.
13. SAW CUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
14. EXISTING COMMUNICATION BOX.
15. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
16. EXISTING POWER POLE.
17. EXISTING DRIVE APPROACH.
18. EXISTING LIGHT POLE.
19. EXISTING SIDEWALK.
20. PROPOSED DRIVE APPROACH PER APWA STANDARD PLAN 221. SEE DETAIL ON SHEET C5.
21. EXISTING STORM DRAIN LINE.
22. INSTALL 5'X5' CONCRETE LANDING PAD. SLOPES TO BE LESS THAN 2% IN ALL DIRECTIONS.
22. PROPOSED 6" CURB WALL AROUND TREE PLANTERS (TYP.). SEE DETAIL 13/C4.
23. PROPOSED STOP SIGN.
24. PROPOSED PEDESTRIAN CROSSING STRIPED PAINT
25. PROPOSED 8' SIDEWALK PER SOUTH JORDAN CITY STANDARDS.

LOT AREAS:

		SQ. FT. / ACRES
LOT		124,499 SQ. FT. / 2.86 ACRES
	BUILDING FOOTPRINT	17,604 SQ. FT. / 0.40 ACRES
	ASPHALT	52,333 SQ. FT. / 1.20 ACRES
	TOTAL LANDSCAPING	26,209 SQ. FT. / 0.60 ACRES
	CONCRETE	23,012 SQ. FT. / 0.53 ACRES
	EXISTING IMPERVIOUS	5,341 SQ. FT. / 0.12 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T.	
OFFICE	19,070 SQ. FT.	64	(1/300)
RESTAURANT	3,800 SQ. FT.	38	(1/100)
FITNESS	3,800 SQ. FT.	19	(1/200)
TOTAL REQUIRED:		121	
TOTAL PROVIDED:		131	
ACCESSIBLE SPACES		6 (5 REQ'D 101 TO 150)	
BICYCLE SPACES		8 (6.6 REQ'D 5% OF 132)	

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING	26,209 SQ. FT.	(15% REQ'D:21.05% PROVIDED)

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

City Engineer
City of South Jordan
Approved 10/16/2020
City Engineer

NO	REVISIONS	BY	DATE
1	SVSD & CITY COMMENTS		RVW 09/17/20
2	SVSD & CITY COMMENTS		RVW 09/22/20
3	COMMENTS		RVW 10/06/20

DESIGNED: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

SOJO CENTRAL

10719 SOUTH REDWOOD ROAD, SOUTH JORDAN CITY, UTAH

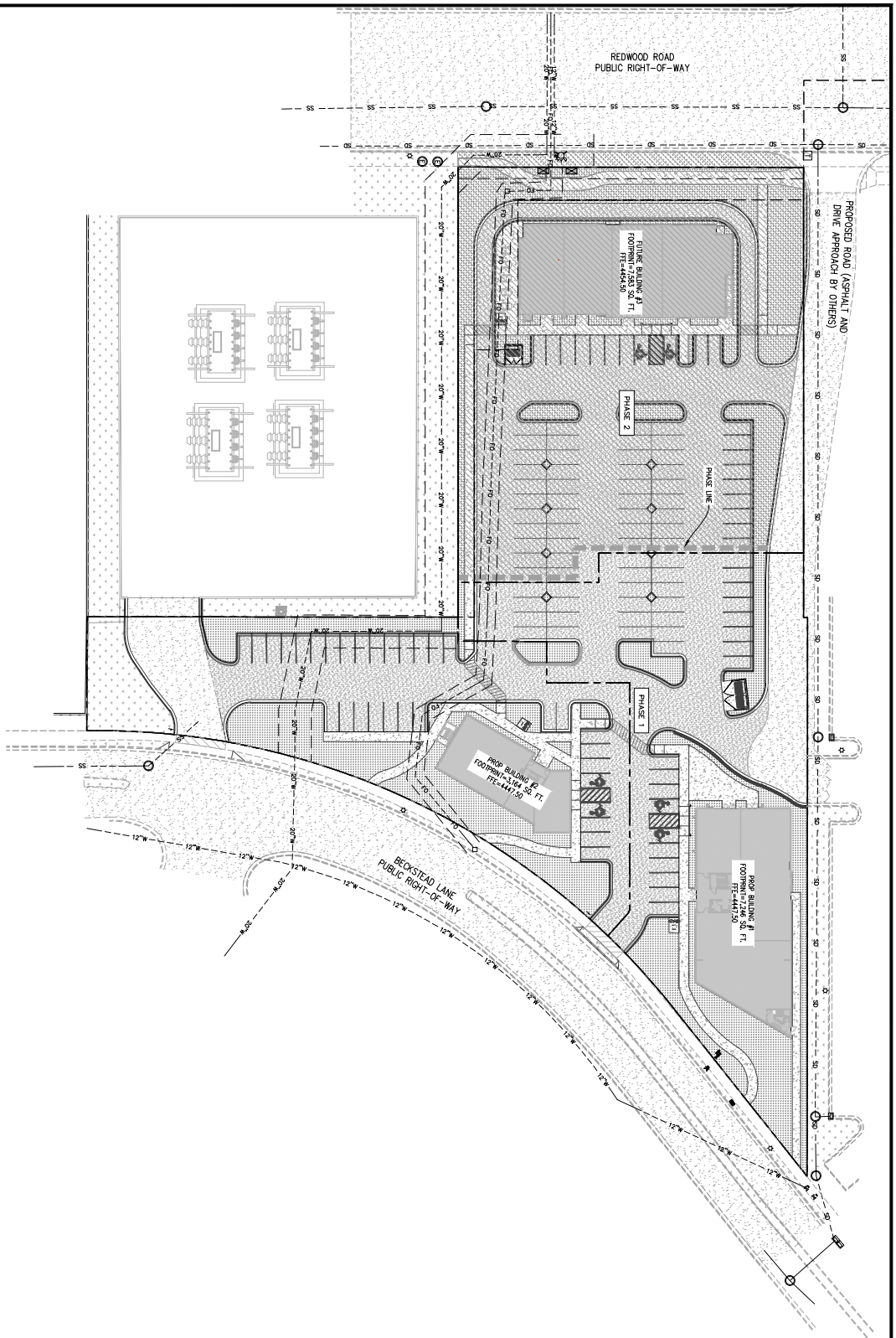
SITE PLAN

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

CALL BEFORE YOU DIG 811 BLUE STAKES 1-800-662-4111

SHEET NO. C1.0

PROJECT ID: B-1027-01 DATE: 06/19/20
FILE NAME: PRJ-SJB SCALE: 1"=30'



City Engineer
City of South Jordan
Approved 10/16/2020
City Engineer

0 30 60 90
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

CALL BEFORE YOU DIG
BLUE STAKES UTAH
811 OR 811

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 356281
STATE OF UTAH

SHEET NO.
C1.1

PROJECT ID: 2020-01
DATE: 08/19/20
FILE NAME: PR-SUB
SCALE: 1"=30'

SOJO CENTRAL

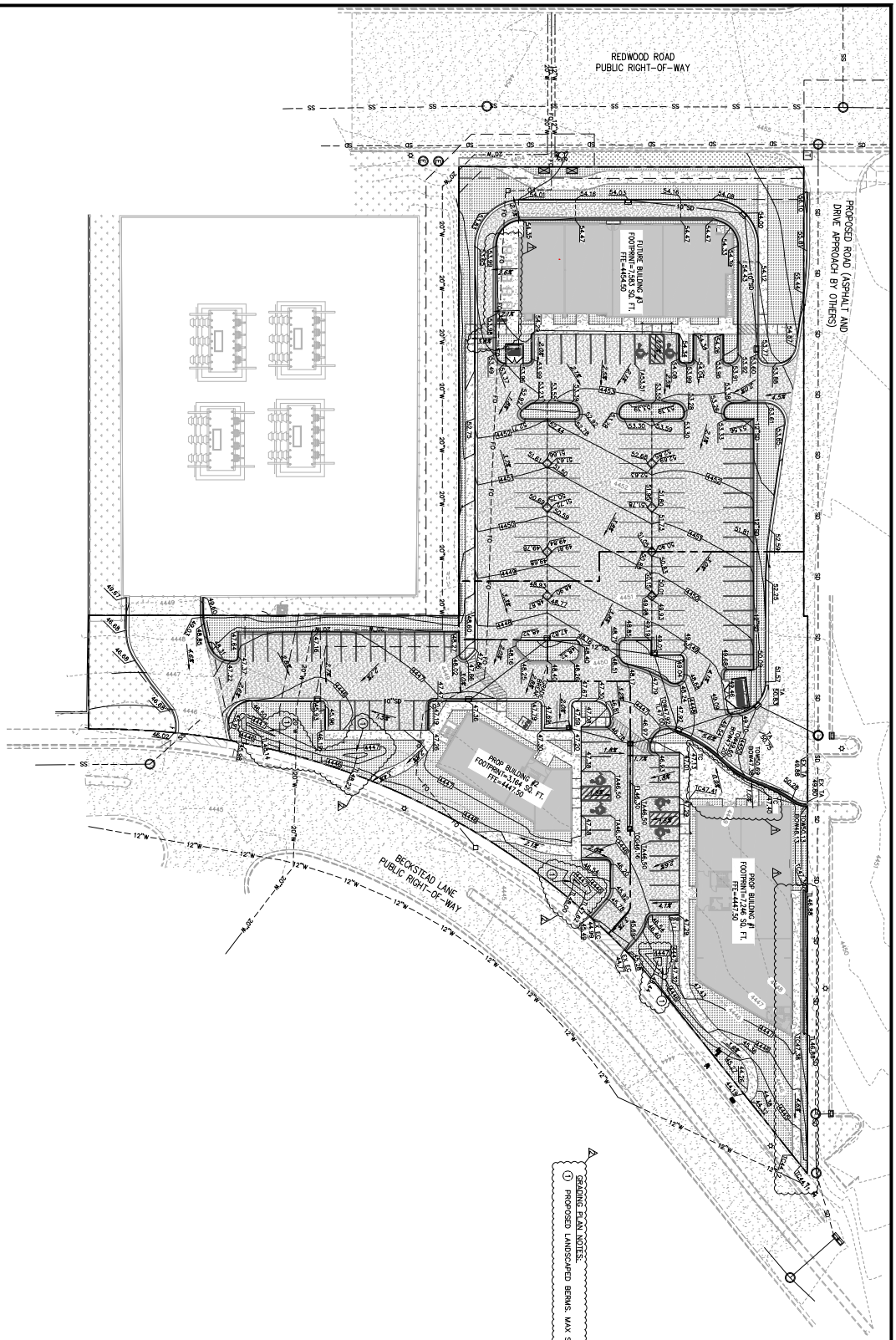
10719 SOUTH REDWOOD ROAD, SOUTH JORDAN CITY, UTAH

PHASING PLAN

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

NO.	REVISIONS	BY	DATE
1	SVSD & CITY COMMENTS	ROW	08/13/20
2	SVSD & CITY COMMENTS	ROW	09/22/20
3	COMMENTS	ROW	10/08/20

DESIGNER: SDT PROJECT ENGINEER: SDT



GRADING PLAN NOTES:

1. PROPOSED LANDSCAPED BERMS, MAX SLOPE = 3:1

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

City Engineer
City of South Jordan
Approved 10/16/2020
City Engineer

CALL BEFORE YOU DIG
BLUE STAKES UTAH
811 OR 811

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 356261
STATE OF UTAH

SHEET NO.
C2.0

PROJECT ID: P-1027-01
DATE: 08/19/20
FILE NAME: PR-SUB
SCALE: 1"=30'

SOJO CENTRAL

10719 SOUTH REDWOOD ROAD, SOUTH JORDAN CITY, UTAH

GRADING PLAN

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

NO.	REVISIONS	BY	DATE
1	SVSD & CITY COMMENTS	ROW	08/13/20
2	SVSD & CITY COMMENTS	ROW	09/22/20
3	COMMENTS	ROW	10/08/20

DESIGNER: SDT PROJECT ENGINEER: SDT

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Soil Amendments
2. Fine Grading
3. Cultivation
4. Landscape Edging
5. Turf Planting
6. Furnish and Installing Plant
7. Maintenance
8. Mowing
9. Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt <70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added, it should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Apply water directly after laying sod. Rainfall is not acceptable.

G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system, it is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

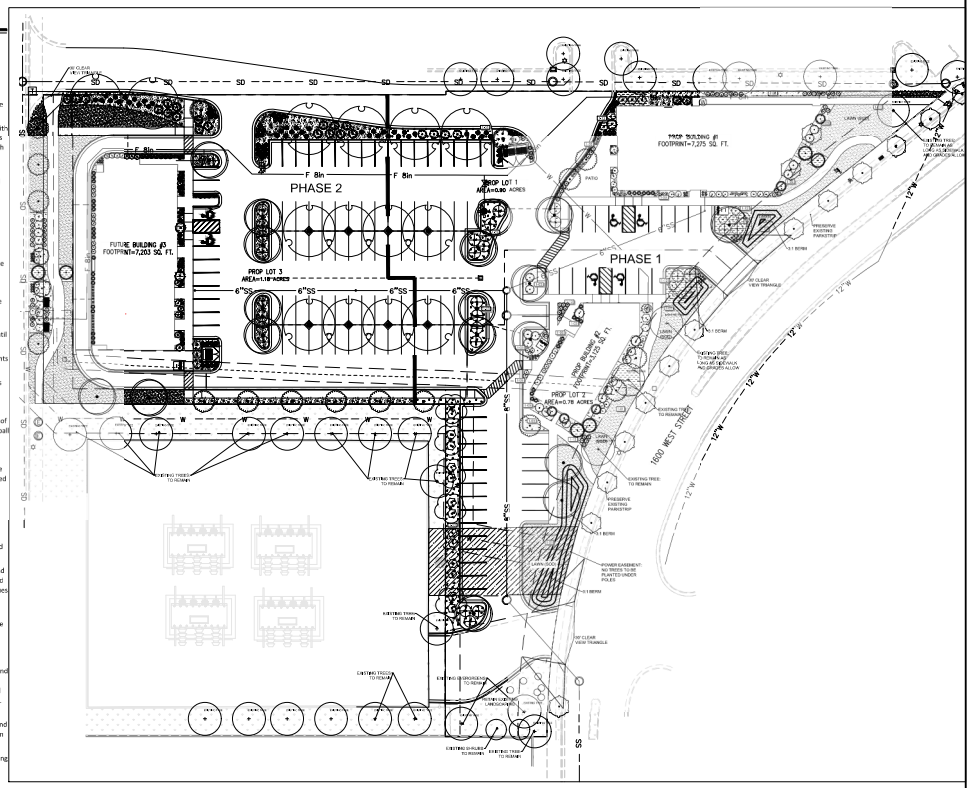
3.5 WEED BARRIER

A. Cut a slit or x at each plant location no larger than necessary to install plant.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION



SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
1600 WEST/ BECKSTEAD 1 TREE/30' (391 FT)	13	13
REDWOOD ROAD 1 TREE/30' (192 FT)	6	6

*TREES SELECTED FROM THE RECOMMENDED SOUTH JORDAN CITY TREE LIST

TREE COUNT:	REQUIRED:	PROVIDED:
1 TREE PER 700 SQ.FT. LANDSCAPING (25,974 SQ.FT.)	37	32 NEW
		5 EXISTING

*EXCLUDING PARKSTRIP
A MINIMUM OF THIRTY PERCENT (30%) OF REQUIRED YARD AREA TREES SHALL BE MINIMUM SEVEN FOOT (7') EVERGREENS. DECIDUOUS TREES SHALL BE MINIMUM TWO INCH (2") CALIPER. DECIDUOUS AND EVERGREEN TREES REQUIRED IN THIS SECTION SHALL BE DISPERSED THROUGHOUT THE REQUIRED YARD AREAS ON THE SITE. 12 18

PARKING TREES:	REQUIRED:	PROVIDED:
	37	37

CURBED PLANTERS WITH TWO INCH (2") OR LARGER CALIPER SHADE TREES AND GRASS, SHRUBS OR GROUND COVER SHALL BE INSTALLED AT THE ENDS OF PARKING ROWS. PLANTERS SHALL BE AT LEAST FIVE FEET (5') WIDE. SHADE TREES SHALL BE PLANTED BETWEEN DOUBLE PARKING ROWS AT MINIMUM INTERVALS OF SIX (6) STALLS AND ALONG SINGLE PARKING ROWS AT MINIMUM INTERVALS OF THREE (3) STALLS AND NO FARTHER THAN SIX FEET (6') FROM THE PARKING AREA. SHADE TREES ARE NOT REQUIRED IN PARKING ROWS WHICH ARE ADJACENT TO BUILDINGS ONLY IF PARKING IS ADJACENT TO A COVERED SIDEWALK.

ALL LANDSCAPED AREAS ADJACENT TO PARKING AREAS SHALL BE CURBED.

EXISTING TREE PRESERVATION - TREES MAY NOT BE TOPPED NOR MAY ANY LANDSCAPE MATERIAL BE REMOVED IN ZONES WITHOUT CITY APPROVAL. ANY DEAD PLANT MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER AND THE CONDITIONS OF SITE PLAN, PLAT OR MAP APPROVAL.

*5 EXISTING TREES ALONG BECKSTED LANE TO BE PROETECTED.
*3 EXISTING TREES TO BE PROTECTED ON SOUTHEAST CORNER

City Engineer
City of South Jordan
Approved 10/19/2020
City Engineer

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Acg	15	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	B & B	Multi-trunked	
	Act	18	Acer truncatum x platanoides 'Warrenred' TM Pacific Sunset Maple	B & B	2"Cal	
	Bpfp	5	Betula platyphylla 'Jefpark' Parkland Pillar Birch	B & B	2"Cal	
	Mc	2	Malus x 'Sargentii' Sargent Crabapple	2" Cal		
	Pso	5	Prunus x virginiana 'P002S' TM Sucker Punch Chokecherry	B & B	2"Cal	
	Upl	14	Ulmus parvifolia 'Emer II' Allee Lacebark Elm	B & B	2"Cal	
	Zs'm	15	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	2"Cal	

1 EXISTING DECIDUOUS TREE TO REMAIN

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Pa'f	6	Picea omorika 'Riverside' Riverside Serbian Spruce	B & B		7'
	Pe	5	Pinus heldreichii leucodermis 'Emerald Arrow' Emerald Arrow Bosnian Pine	B & B		7'
	Pn'o	3	Pinus nigra 'Oregon Green' Oregon Green Pine	B & B		7'

4 EXISTING EVERGREENS TO REMAIN

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Am'm	55	Aronia melanocarpa 'UCONNAM165' TM Low Scape Mound Chokeberry	5 gal
	Cs'c	42	Cornus sericea 'Cardinal' Cardinal Red-Twig Dogwood	5 gal
	Pa'f	25	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark	5 gal
	Pf'g	20	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal
	Pb'p	17	Prunus besseyi 'P015' TM Pawnee Buttes Sand Cherry	5 gal
	Rg'l	31	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ic	5	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	5 gal
	Js	1	Juniperus chinensis 'Spartan' Spartan Juniper	5 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Hsd	95	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ca'k	104	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	Pe'k	92	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Rka	34	Rosa x 'Radrazz' TM Knock Out Shrub Rose	5 gal

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1.01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% 'BLUESTAR' KENTUCKY BLUEGRASS, 19% 'MARQUIS' KENTUCKY BLUEGRASS, 17% 'NEWPORT' KENTUCKY BLUEGRASS, 17% 'TOUCHDOWN' KENTUCKY BLUEGRASS, 16% 'APM' PERENNIAL RYEGRASS, 13% 'ACCENT' PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	12,255 sf
	2.01 2" COPPER CANYON STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	12,856 sf
	2.01 5.5' DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	598 lf
	2.02 1" DARK GRAY COBBLE: PROVIDE 3" DEPTH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	3,094 sf

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1.01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% 'BLUESTAR' KENTUCKY BLUEGRASS, 19% 'MARQUIS' KENTUCKY BLUEGRASS, 17% 'NEWPORT' KENTUCKY BLUEGRASS, 17% 'TOUCHDOWN' KENTUCKY BLUEGRASS, 16% 'APM' PERENNIAL RYEGRASS, 13% 'ACCENT' PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	12,255 sf
	2.01 2" COPPER CANYON STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	12,856 sf
	2.01 5.5' DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	598 lf
	2.02 1" DARK GRAY COBBLE: PROVIDE 3" DEPTH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	3,094 sf

ISSUE DATE	PROJECT NUMBER
10-15-2020	UT20050

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

SOJO CENTRAL
10740 S REDWOOD
SOUTH JORDAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
KELLER WILLIAMS
2121 S MCCLELLAND ST. #201
SALT LAKE CITY, UT 84106
801-326-8885

Client / Engineer:
CIR CIVIL ENGINEERING
801-721-2640

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

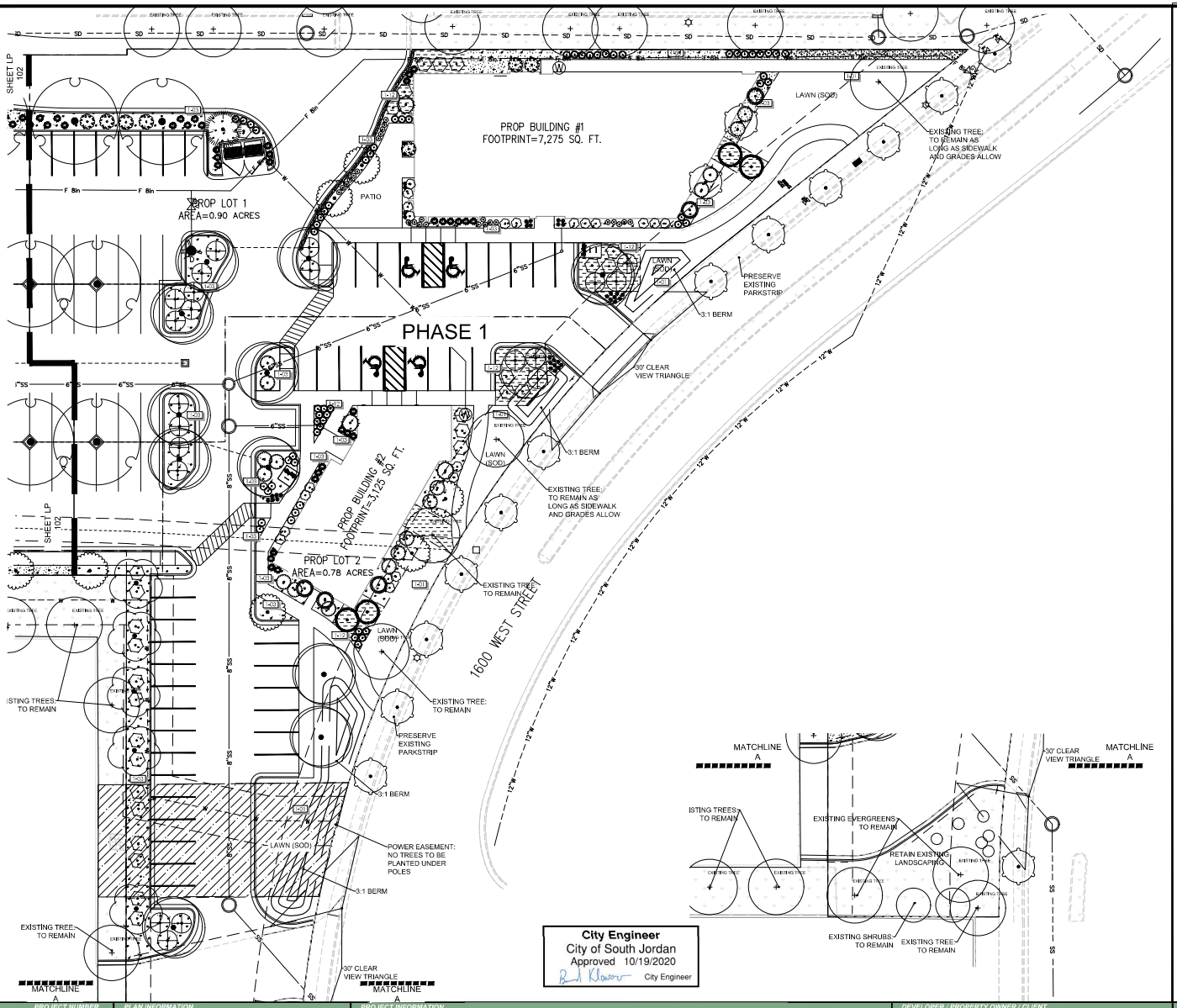
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/15/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100



City Engineer
City of South Jordan
Approved 10/19/2020
City Engineer

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Afg	15	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	B & B	Multi-trunked	
	Ax'p	18	Acer truncatum x platanoides 'Warrenred' TM Pacific Sunset Maple	B & B	2"Cal	
	Bp'p	5	Betula platyphylla 'Jefpark' Parkland Pillar Birch	B & B	2"Cal	
	Mc	2	Malus x 'Sargentii' Sargent Crabapple	2" Cal		
	P'sp	5	Prunus x virginiana 'P002S' TM Sucker Punch Chokecherry	B & B	2"Cal	
	Up'l	14	Ulmus parvifolia 'Emer II' Allee Lacebark Elm	B & B	2"Cal	
	Z'm	15	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Pe'f	6	Picea omorika 'Riverside' Riverside Serbian Spruce	B & B		7'
	Pe	5	Pinus heldreichii leucodermis 'Emerald Arrow' Emerald Arrow Bosnian Pine	B & B		7'
	Pn'o	3	Pinus nigra 'Oregon Green' Oregon Green Pine	B & B		7'

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Am'm	55	Aronia melanocarpa 'UCONNAM165' TM Low Scape Mound Chokeberry	5 gal
	C'c	42	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood	5 gal
	Pe'f	25	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark	5 gal
	P'fg	20	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal
	Pr'p	17	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal
	Rg'l	31	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ic	5	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	5 gal
	Js	1	Juniperus chinensis 'Spartan' Spartan Juniper	5 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	H'sd	95	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ca'k	104	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	Pe'k	92	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'ko	34	Rosa x 'Radmaz' TM Knock Out Shrub Rose	5 gal

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	L01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% 'BLUESTAR' KENTUCKY BLUEGRASS, 19% 'MARQUEE' KENTUCKY BLUEGRASS, 17% 'NEWPORT' KENTUCKY BLUEGRASS, 17% 'TOUCHDOWN' KENTUCKY BLUEGRASS, 16% 'APM' PERENNIAL RYEGRASS, 13% 'ACCENT' PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	12,255 sf
	L20 2" COPPER CANYON STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	12,856 sf
	L30 5.5' DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	598 lf
	L12 1" DARK GRAY COBBLE: PROVIDE 3" DEPTH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	3,094 sf

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10-15-2020	UT20050

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

SOJO CENTRAL
10740 S REDWOOD
SOUTH JORDAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
KELLER WILLIAMS
2121 S MCCLELLAND ST. #201
SALT LAKE CITY, UT 84106
801-326-8885

Client / Engineer:
CIR CIVIL ENGINEERING
801-721-2640

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

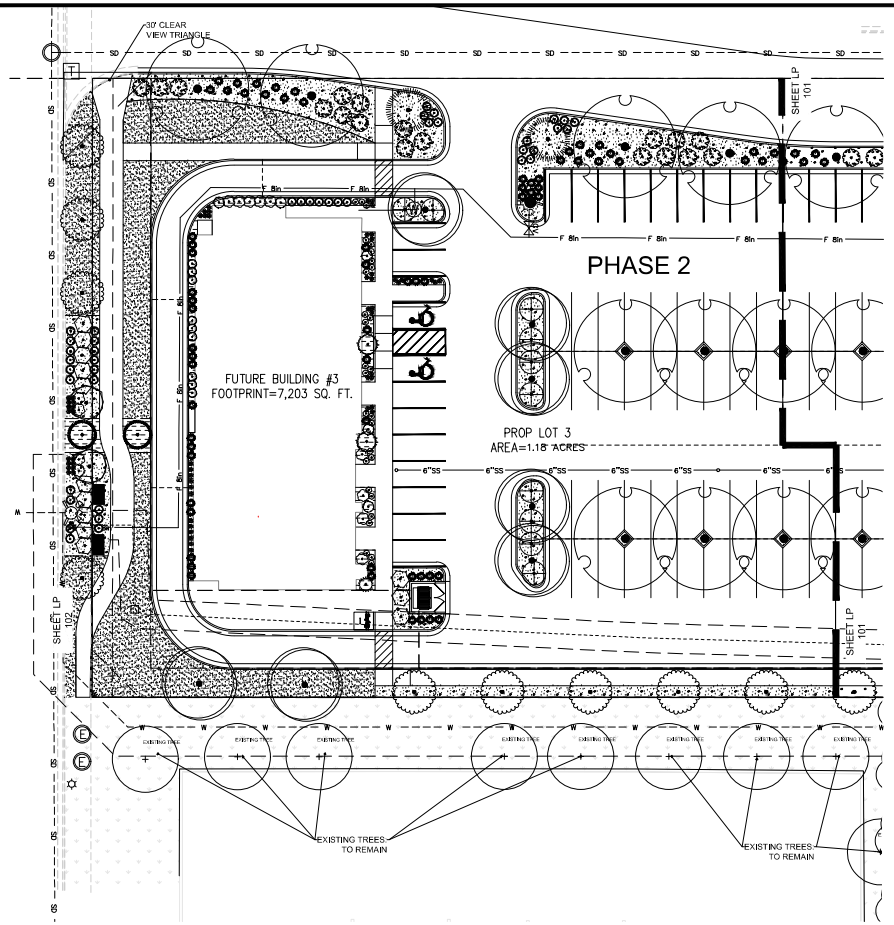
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/15/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Afg	15	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	B & B	Multi-trunked	
	Axp	18	Acer truncatum x platanoides 'Warrenred' TM Pacific Sunset Maple	B & B	2"Cal	
	Bpfp	5	Betula platyphylla 'Jefpark' Parkland Pillar Birch	B & B	2"Cal	
	Mc	2	Malus x 'Sargentii' Sargent Crabapple	2" Cal		
	Psp	5	Prunus x virginiana 'P002S' TM Sucker Punch Chokecherry	B & B	2"Cal	
	Up1	14	Ulmus parvifolia 'Emer I' Allee Lacebark Elm	B & B	2"Cal	
	Zsm	15	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Pe'f	6	Picea omorika 'Riverside' Riverside Serbian Spruce	B & B		7'
	Pe	5	Pinus heldreichii leucodermis 'Emerald Arrow' Emerald Arrow Bosnian Pine	B & B		7'
	Pn'o	3	Pinus nigra 'Oregon Green' Oregon Green Pine	B & B		7'

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Am'm	55	Aronia melanocarpa 'UCONNAM165' TM Low Scape Mound Chokeberry	5 gal
	Cs'c	42	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood	5 gal
	Po'f	25	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark	5 gal
	Pf'g	20	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal
	Pb'p	17	Prunus besseyi 'P015' TM Pawnee Buttes Sand Cherry	5 gal
	Rg'l	31	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ic	5	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	5 gal
	Js	1	Juniperus chinensis 'Spartan' Spartan Juniper	5 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Hsd	95	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ca'k	104	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	Pe'k	92	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Rka	34	Rosa x 'Radrazz' TM Knock Out Shrub Rose	5 gal

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	12,255 sf
	2" COPPER CANYON STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	12,856 sf
	5.5' DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	598 lf
	1" DARK GRAY COBBLE: "PROVIDE 3" DEPTH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	3,094 sf

City Engineer
City of South Jordan
Approved 10/19/2020
City Engineer

ISSUE DATE	PROJECT NUMBER
10-15-2020	UT20050

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

SOJO CENTRAL
10740 S REDWOOD
SOUTH JORDAN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
KELLER WILLIAMS
2121 S MCCLELLAND ST. #201
SALT LAKE CITY, UT 84106
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Client / Engineer:
CIR CIVIL ENGINEERING
801-721-2640

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

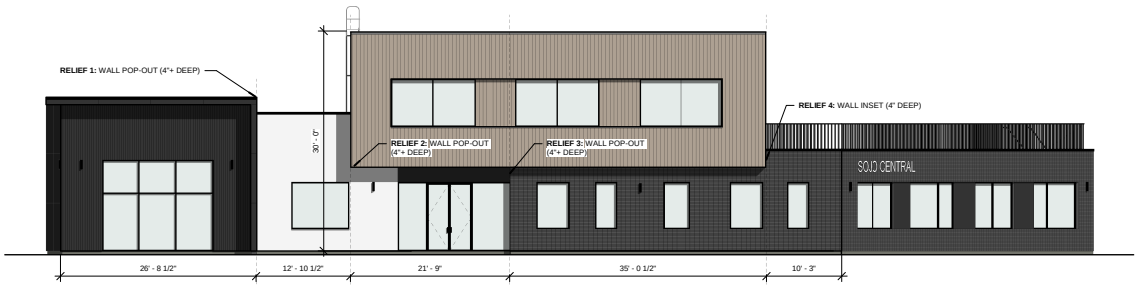
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/15/2020

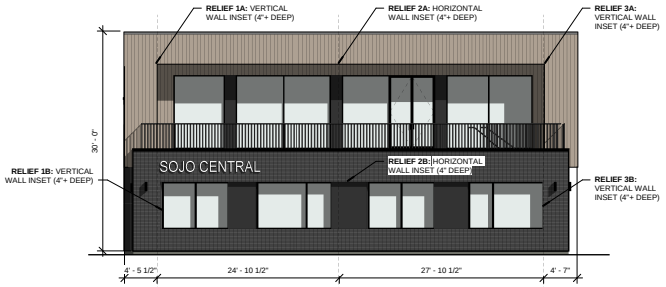
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

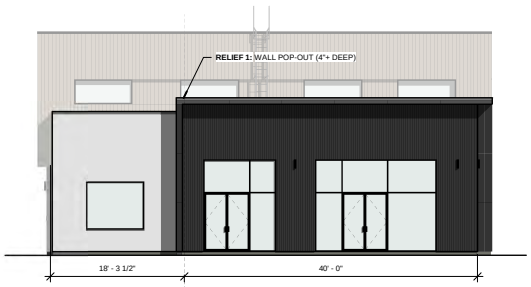
LP-102



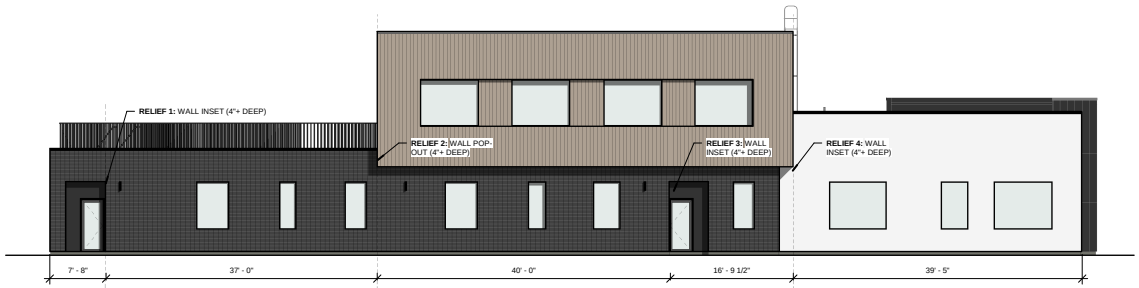
1 BLDG 1 - SOUTH ELEVATION
1/8" = 1'-0"



2 BLDG 1 - EAST ELEVATION
1/8" = 1'-0"



3 BLDG 1 - WEST ELEVATION
1/8" = 1'-0"



4 BLDG 1 - NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- WOOD-GRAINED SIDING (STAINED)
- CORRUGATED METAL PANEL (BLACK)
- FLAT METAL PANEL (BLACK)
- STUCCO (WHITE)
- GLAZING
- BRICK (BLACK)

DESIGN RAW STUDIO

RAW DESIGN STUDIO
654 WEST 100 SOUTH
SALT LAKE CITY, UT 84104

(801) 215-9729
info@rawdesignstudio.com
www.rawdesignstudio.com

SOJO CENTRAL - BUILDING 1

10740 S REDWOOD, SOUTH JORDAN, UTAH

PERMIT SET IN-PROGRESS - NOT FOR CONSTRUCTION

Rev#	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job #	20115
Owner	SOJO CENTRAL
Date	09/22/2020
Drawn	TC
Checked	DM

BUILDING 1 - EXTERIOR ELEVATIONS

A100

9/22/2020 1:43:49 PM



1 SOUTHEAST RENDERING



2 SOUTHWEST RENDERING

9/22/2020 1:43:51 PM

DESIGN RAW STUDIO

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654 WEST 100 SOUTH
SALT LAKE CITY, UT 84104

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SOJO CENTRAL - BUILDING 1

10740 S REDWOOD, SOUTH JORDAN, UTAH

PERMIT SET IN-PROGRESS - NOT FOR CONSTRUCTION

Rev#	Date	Description

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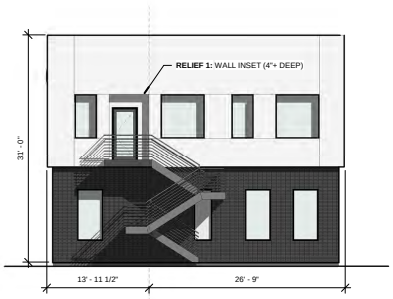
Job #	20115
Owner	SOJO CENTRAL
Date	09/22/2020
Drawn	TC
Checked	DM

BUILDING 1 - RENDERINGS

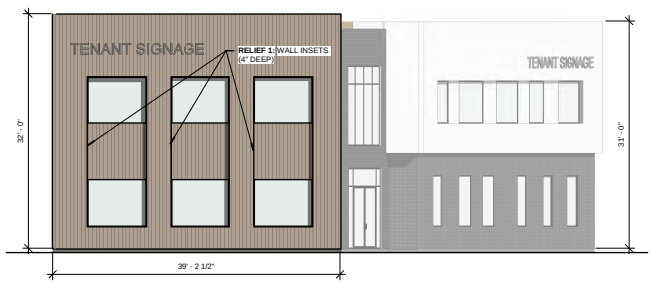
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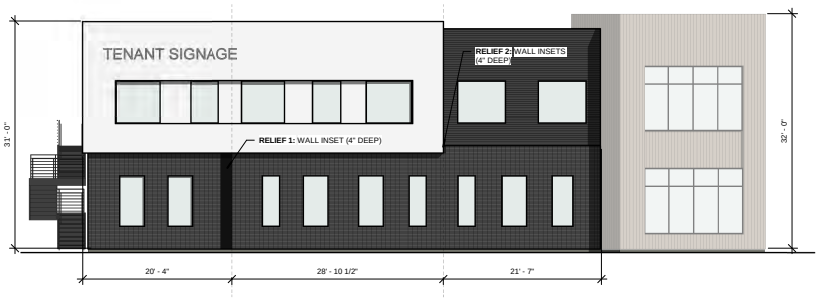
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1/8" = 1'-0"



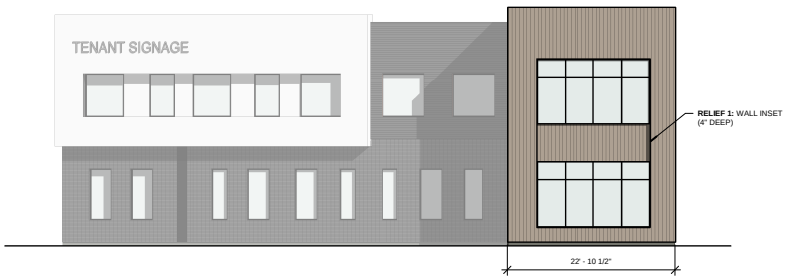
2 BLDG 2 - SOUTHWEST ELEVATION
1/8" = 1'-0"



3 BLDG 2 - NORTH ELEVATION
1/8" = 1'-0"



4 BLDG 2 - SOUTHEAST ELEVATION
1/8" = 1'-0"



5 BLDG 2 - EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- WOOD-GRAINED SIDING (STAINED)
- CORRUGATED METAL PANEL (BLACK)
- FLAT METAL PANEL (BLACK)
- STUCCO (WHITE)
- GLAZING
- BRICK (BLACK)

DESIGN RAW STUDIO

RAW DESIGN STUDIO
654 WEST 100 SOUTH
SALT LAKE CITY, UT 84104

(801) 215-9729
info@rawdesignstudio.com
www.rawdesignstudio.com

SOJO CENTRAL - BUILDING 2

10719 S REDWOOD RD, SOUTH JORDAN, UTAH 84095

PERMIT SET IN-PROGRESS - NOT FOR CONSTRUCTION

Rev#	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job #	20020
Owner	SOJO CENTRAL
Date	09/22/2020
Drawn	TC
Checked	DM

BUILDING 2 - EXTERIOR ELEVATIONS

A102

9/22/2020 3:52:03 PM



1 SOUTHWEST RENDERING



2 EAST RENDERING

DESIGN RAW STUDIO

RAW DESIGN STUDIO
654 WEST 100 SOUTH
SALT LAKE CITY, UT 84104

(801) 215-9729
info@rawdesignstudio.com
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SOJO CENTRAL - BUILDING 2

10719 S REDWOOD RD, SOUTH JORDAN, UTAH 84095

PERMIT SET IN-PROGRESS - NOT FOR CONSTRUCTION

Rev#	Date	Description

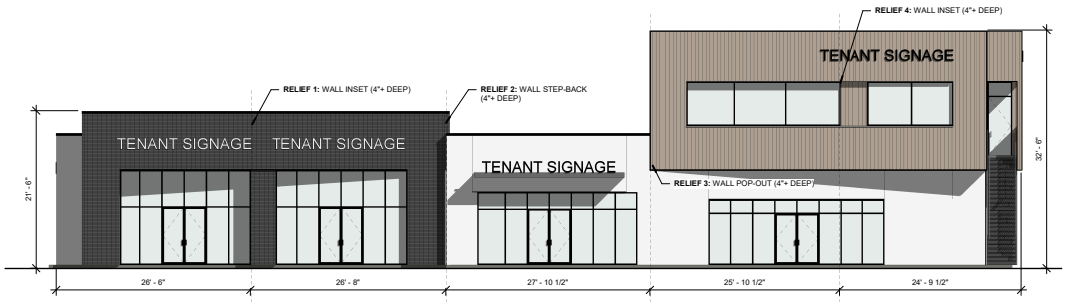
NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job #	20020
Owner	SOJO CENTRAL
Date	09/22/2020
Drawn	TC
Checked	DM

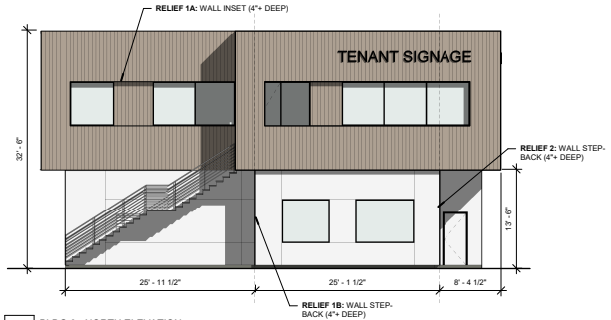
BUILDING 2 - RENDERINGS

A103

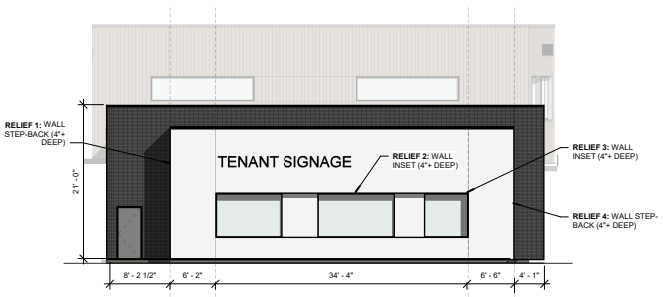
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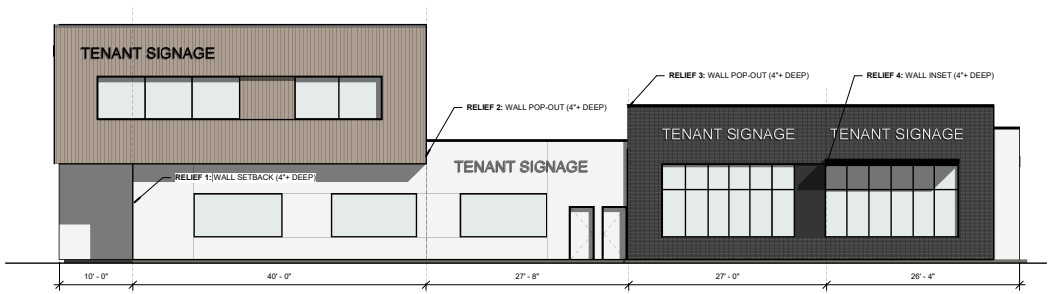
1 BLDG 3 - EAST ELEVATION
1/8" = 1'-0"



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1/8" = 1'-0"



4 BLDG 3 - WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- WOOD-GRAINED SIDING (STAINED)
- CORRUGATED METAL PANEL (BLACK)
- FLAT METAL PANEL (BLACK)
- STUCCO (WHITE)
- GLAZING
- BRICK (BLACK)

DESIGN RAW STUDIO

RAW DESIGN STUDIO
654 WEST 100 SOUTH
SALT LAKE CITY, UT 84104

(801) 215-9729
info@rawdesignstudio.com
www.rawdesignstudio.com

SOJO CENTRAL
BUILDING 3
10740 S REDWOOD, SOUTH JORDAN, UTAH
PERMIT SET IN-PROGRESS - NOT FOR CONSTRUCTION

Rev#	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job #	20020
Owner	SOJO CENTRAL
Date	09/25/2020
Drawn	TC
Checked	DM

BUILDING 3 - EXTERIOR ELEVATIONS

A300

9/25/2020 11:24:21 AM



1 WEST RENDERING



2 EAST RENDERING

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SOJO CENTRAL BUILDING 3

10740 S REDWOOD, SOUTH JORDAN, UTAH

PERMIT SET IN-PROGRESS - NOT FOR CONSTRUCTION

Rev#	Date	Description

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Job #	20020
Owner	SOJO CENTRAL
Date	09/25/2020
Drawn	TC
Checked	DM

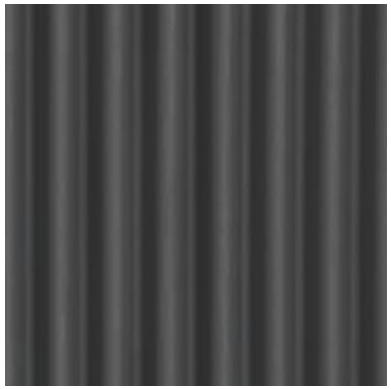
BUILDING 3 - RENDERINGS

A301

9/25/2020 11:24:22 AM



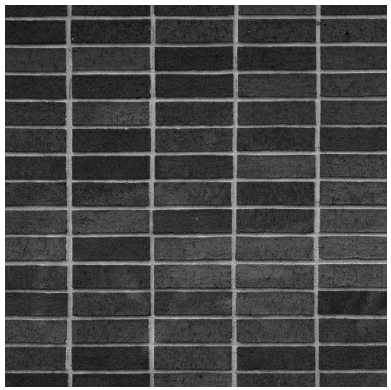
WOOD-GRAINED SIDING
COLOR: STAINED



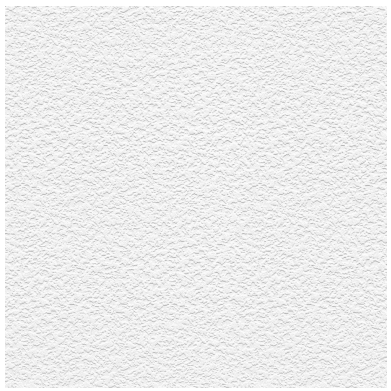
CORRUGATED METAL
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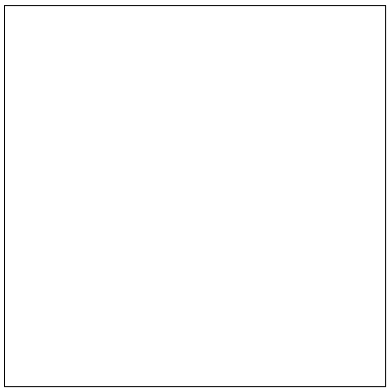
FLAT METAL PANEL
COLOR: BLACK



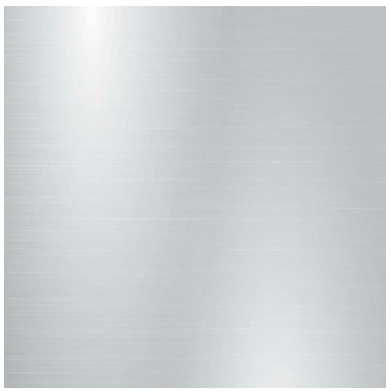
BRICK
COLOR: BLACK



STUCCO
COLOR: WHITE



TPO
COLOR: WHITE



FLASHING
COLOR: CLEAR ALUMINUM



FLASHING
COLOR: BLACK

DESIGN RAW STUDIO

RAW DESIGN STUDIO
654 WEST 100 SOUTH
SALT LAKE CITY, UT 84104

(801) 215-9729
info@rawdesignstudio.com
www.rawdesignstudio.com

SOJO CENTRAL - BUILDING 1

10740 S REDWOOD, SOUTH JORDAN, UTAH

PERMIT SET IN-PROGRESS - NOT FOR CONSTRUCTION

Rev#	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job #	20115
Owner	SOJO CENTRAL
Date	09/22/2020
Drawn	TC
Checked	DM

SOJO CENTRAL - MATERIALS BOARD

A104

9/22/2020 2:51:44 PM

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 10/27/2020

Issue: **UTAH SURGICAL ARTS SITE PLAN**
Address: 11677 South 4000 West
File No: PLSPR202000239
Applicant: Jared Brown, Utah Surgical Arts

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLSPR202000239 to allow for construction of a new commercial medical/dental office building on property located at 11677 South 4000 West.

ACREAGE:	Approximately 0.5 acres
CURRENT ZONE:	P-O (Professional - Office) Zone
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	EC (Economic Center)
NEIGHBORING ZONES/USES:	North – P-O / Multi-tenant Building South – P-O / Vacant Land West – R-2.5 / 4000 West East – P-O / Office Building

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 medical/dental office building on property located at 11677 South 4000 West. The property is roughly 0.5 acres. It is currently vacant. The site is part of a larger commercial development and consequently most public improvements are already complete. The 4000 West street frontage is complete and no improvements will be made here. A storm drain line is stubbed to the property. The project will tie into the existing storm drain system. Public improvements will be minimal and include a couple of water meters and a new fire hydrant. No fencing will be required or installed with the project.

The building will be accessed off 4000 West via shared driveways. There are two existing driveways, one is to the north and the other immediately to the south of the building. A sidewalk leading from the building will connect out to public sidewalk on 4000 West. Parking will be provided on site, immediately to the east and to the south of the building.

The building is roughly 5,000 sq. ft. It will be a single-story structure, topping out at 24' at the parapet. The exterior finish materials include brick veneer, thin stone, fiber cement board and synthetic stucco.

Parkstrip along 4000 West is finished with sod and trees. One additional tree will be planted in the parkstrip area replacing a missing tree. The area between the building and 4000 West will have rock mulch for ground cover. It will also contain various shrubs and trees. Shade trees will be planted at all parking row ends.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The business is classified as "medical/dental office or clinic" per City Code. The use is listed as a permitted use in the P-O zone.
- No Impact Control Measures are required for a "medical/dental office or clinic" type use in the City Code.
- The Architectural Review Committee reviewed the proposed building on September 23, 2020. The Committee found the exterior too busy with five (5) different materials and finishes. The project received a positive recommendation once one of the exterior finish materials was removed from the building.
- 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 and thus it 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.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Architectural Site Plan
- Site Plan
- Grading and Drainage Plan
- Landscape Plan
- Building Rendering Elevations



Damir Drozdek, AICP
Planner III
Planning Department



Legend

STREETS

PARCELS

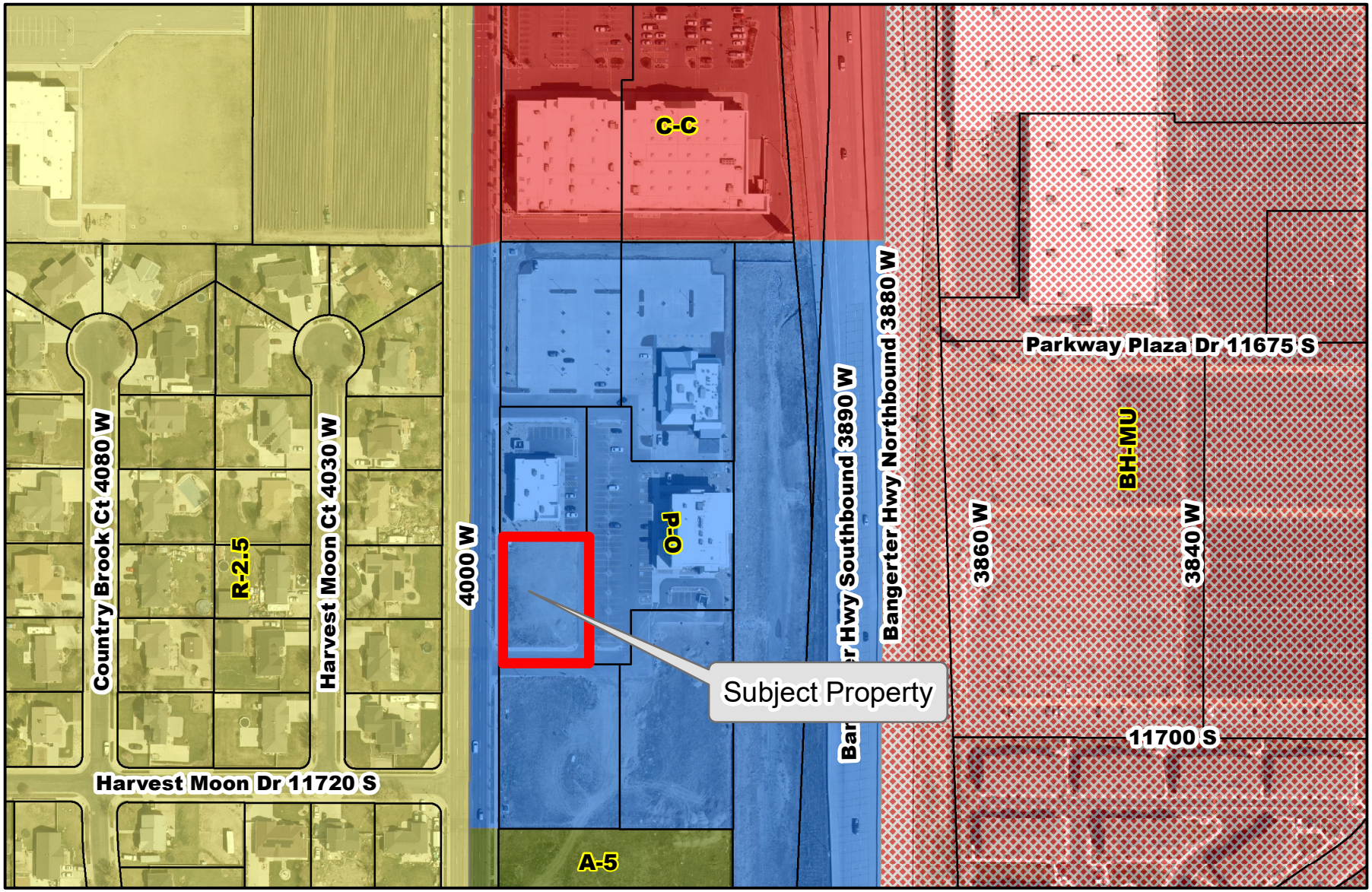
Aerial Map

City of South Jordan

0 65 130 260 390 520 Feet

Aerial Imagery
2020

ESRI



Legend

STREETS

PARCELS

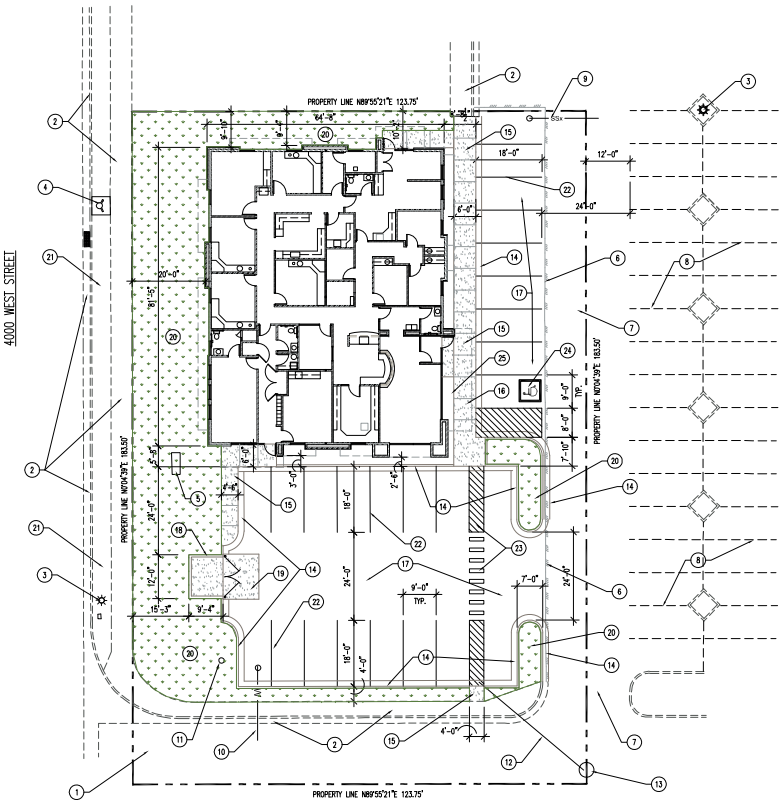
Zoning Map

City of South Jordan

0 65 130 260 390 520 Feet

Aerial Imagery
2020

ESRI



KEYED NOTES:

1. EXISTING SHARED DRIVE ACCESS INTO DEVELOPMENT
2. EXISTING CURB, GUTTER & SIDEWALK
3. EXISTING LIGHT POLE
4. EXISTING FIRE HYDRANT
5. EXISTING ELECTRICAL GROUND SLEEVE
6. EDGE OF EXISTING PAVING– SEE CIVIL DRAWINGS
7. EXISTING PAVED SHARED DRIVE ISLE
8. EXISTING PARKING STALLS
9. EXISTING SANITARY SEWER LINE STUBBED INTO SITE. VERIFY LOCATION. SEE UTILITY PLAN FOR CONTINUATION
10. EXISTING WATER LINE STUBBED INTO SITE. VERIFY LOCATIONS. SEE UTILITY PLAN FOR CONTINUATION.
11. EXISTING IRRIGATION LINE STUBBED INTO SITE. VERIFY LOCATION. SEE UTILITY PLAN & LANDSCAPE DRAWINGS FOR CONTINUATION
12. EXISTING STORM DRAIN LINE STUBBED INTO SITE. VERIFY LOCATION. SEE CIVIL DRAWINGS
13. EXISTING STORM DRAIN MANHOLE.
14. NEW CURB & GUTTER. SEE CIVIL DRAWINGS
15. NEW SIDEWALK. SEE CIVIL DRAWINGS
16. NEW CURB ACCESS RAMP. SEE CIVIL DRAWINGS
17. NEW ASPHALT PAVING. TIE INTO EXISTING. SEE CIVIL DRAWINGS.
18. NEW TRASH ENCLOSURE WITH GATES. SEE ELEVATIONS & DETAILS THIS SHEET
19. 6" REINF. CONC. PAD AT TRASH ENCLOSURE
20. NEW LANDSCAPE AREA– SEE LANDSCAPE DRAWINGS
21. NEW PARKSTRIP LANDSCAPING. SEE LANDSCAPE DRAWINGS.
22. NEW 4" PAINTED PARKING STRIPING. TYP. MATCH COLOR OF DEVELOPMENT
23. NEW PAINTED PUBLIC ROUTE TO PUBLIC ACCESS
24. NEW PAINTED VAN ACCESSIBLE PARKING STALL
25. NEW POST MOUNTED ACCESSIBLE PARKING STALL SIGNAGE. SEE DETAIL

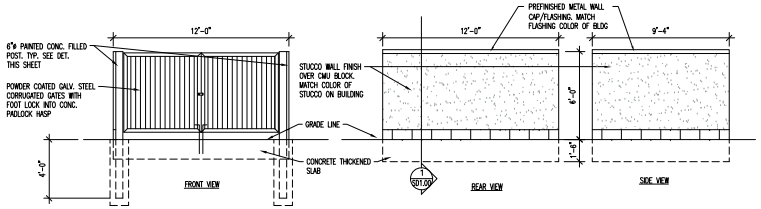
SITE CALCULATIONS:

SITE AREA–	22,708 sf
LANDSCAPE	4,618 sf (20% OF SITE)
BUILDING SQUARE FOOTAGE:	4,990 sf
REQUIRED PARKING:	
MEDICAL 1 STALL/200sf=	25 STALLS
STALLS PROVIDED:	25 STALLS

City Engineer
City of South Jordan
Approved 10/19/2020
City Engineer

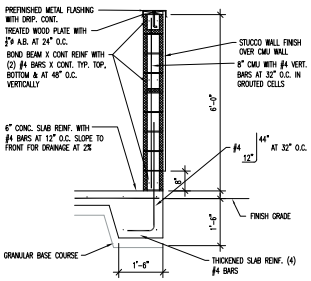
SITE PLAN

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



TRASH ENCLOSURE ELEVATIONS

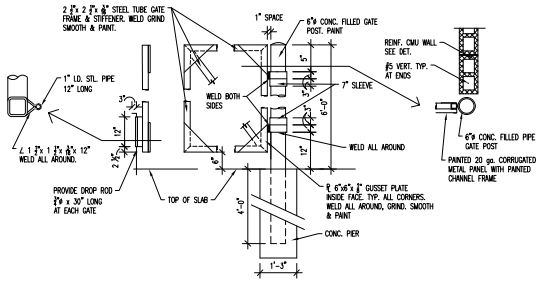
SCALE: 1/4" = 1'-0"



WALL DETAIL

1 SD-1.00

SCALE: 1/2" = 1'-0"



GATE/BOLLARD DETAIL

2 SD-1.00

SCALE: 1/2" = 1'-0"

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VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

STATE OF UTAH
JEFFERY ALLEN VINCENT
7415814-2001
REGISTERED ARCHITECT

NEW BUILDING FOR:

UTAH SURGICAL ARTS

OQUIRRH MOUNTAIN OFFICE PARK – PAD D
11677 SOUTH 4000 WEST
SOUTH JORDAN, UTAH

ARCHITECTURAL SITE PLAN

ARCH. PROJECT NO:
DATE: 28 JULY 2020
DRAWN BY:
CHECKED BY:
DESIGNED BY:

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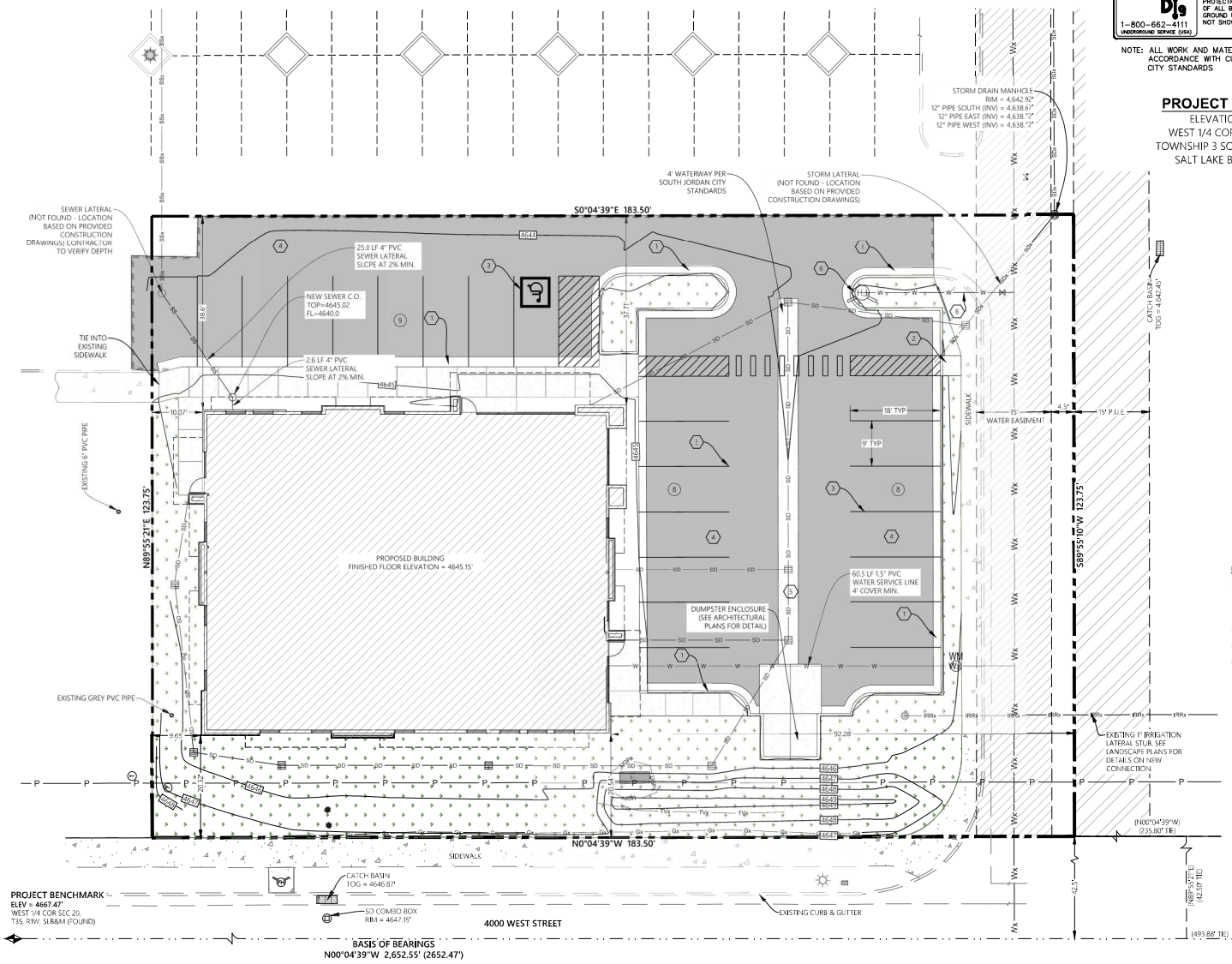
DATE	REVISION

SHEET TITLE

SD-1.00

SITE DEVELOPMENT 1 of 1

UTAH SURGICAL ARTS - SITE PLAN



PROJECT BENCHMARK
ELEV = 4667.47'
WEST 1/4 COR SEC 20, T3S, R1W, SLB&M (FOUND)

BASIS OF BEARINGS
N00°04'39"W 2,652.55' (2652.47')

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY. Call BEFORE YOU Dig 1-800-662-4111 UNDERGROUND SERVICE (USA)

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH JORDAN CITY STANDARDS

PROJECT BENCHMARK
ELEVATION = 4,667.47'
WEST 1/4 CORNER, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

GRAPHIC SCALE
10 0 5 10 20 30
1 inch = 20 ft. (11X17)
1 inch = 10 ft. (24X36)

UTAH SURGICAL ARTS
TAX ID: 27-20-352-005
OQUIRRH MOUNTAIN MARKETPLACE
SECOND AMENDED, LOT 13D
CONTAINS: 22,708 SQ.FT.
OR 0.521 ACRES

LEGEND:
- SECTION LINE
- TIE
- BOUNDARY LINE
- RIGHT OF WAY
- CENTER LINE
- SIDEWALK
- CURB & GUTTER
- EDGE OF ASPHALT
- CONCRETE
- EASEMENT
- TVx — CATV/COMMUNICATION - EXISTING
- IRR — IRRIGATION
- IRRx — IRRIGATION - EXISTING
- G — GAS
- Gx — GAS - EXISTING
- P — POWER-EXISTING
- UGPx — UNDERGROUND POWER - EXISTING
- SS — SEWER
- SSx — SEWER - EXISTING
- SD — STORM WATER
- SDx — STORM WATER - EXISTING
- W — WATER
- Wx — WATER - EXISTING
- IRRx — IRRIGATION - EXISTING
- XXXX — 5' MAJOR - CONTOUR EXISTING
- XXXX — 1' MINOR - CONTOUR EXISTING
- XXXX — 1' MINOR - CONTOUR NEW
- XXXX — 5' MAJOR - CONTOUR NEW
- STORM DRAIN MANHOLE - EXISTING
- CATCH BASIN - NEW
- FIRE HYDRANT
- LIGHT POLE
- NEW ASPHALT (3" HMA OVER 8"UTBC)

KEYED NOTES:
1. 24" CONCRETE CURB AND GUTTER, TYPE "E". SEE DETAIL, SHEET DT-1, AND TIE INTO EXISTING CURB AND GUTTER.
2. ADA RAMP WITH DETECTABLE WARNING SURFACE, PER APWA FIGURE 406.3 - 406.4, SHEET DT-1 FOR RAMP DETAIL AND APWA FIGURE 705.1 FOR DETECTABLE WARNING SURFACE.
3. PARKING STALLS PER APWA, SEE SHEET DT-1, FIGURE 502.2 - 502.3 FOR PARKING DETAILS.
4. NEW ASPHALT REPLACEMENT (3" HMA OVER 8"UTBC)
5. 4' CONCRETE WATER WAY PER CITY STANDARDS.
6. NEW FIRE HYDRANT, 6" LINE & VALVE PER SOUTH JORDAN CITY STANDARDS. INSTALL THRUST RESTRAINTS ON ALL BENDS AND TRENCH AND REPAIR ASPHALT AND BASE COURSE ALONG NEW LINE. (SEE SHEETS UT-1 & DT-2 SOUTH JORDAN CITY STANDARD DRAWINGS 3050 & 3056)

City Engineer
City of South Jordan
Approved 10/19/2020
City Engineer

PROFESSIONAL ENGINEER
No. 7536196
BENJAMIN P. HUNTER
10-08-20

REVISIONS		
NO.	DATE	BY
1	08-05-20	NB
2	08-26-20	NB
3	09-08-20	NB
4	10-08-20	NB

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

11677 SOUTH 4000 WEST
SOUTH JORDAN, UT
SITE PLAN

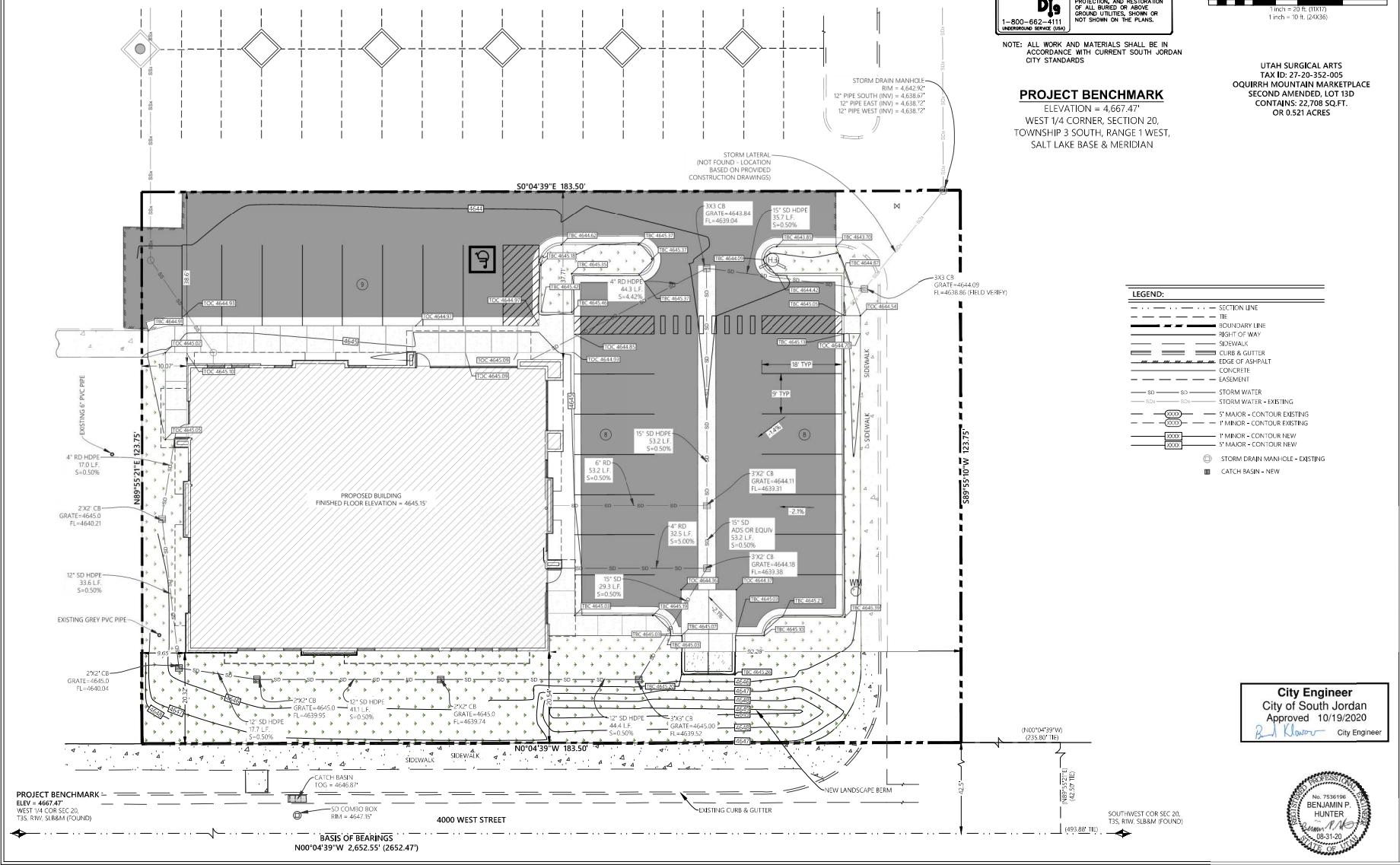
RIDGELINE ENGINEERING & SURVEYING

CLIENT: MACKAY DESPAIN GROUP
DWG: UTAH SURGICAL ARTS
JOB NO: 1924-011
DRAWING IS INTENDED TO BE PRINTED AT 24" X 36" SIZE. IF PRINTED AT ANY OTHER SIZE, THE GRAPHIC SCALE IS INCORRECT AND MUST BE ADJUSTED ACCORDINGLY.

DRAWN BY: JBW
DESIGN BY: BPH
CHECKED BY: BH
DATE: JUN 2020

SHEET:
C-1

UTAH SURGICAL ARTS - GRADING & DRAINAGE PLAN



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY. Call BEFORE YOU Dig 1-800-662-4111 UNDERGROUND SERVICE (USA)

NOTICE! THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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GRAPHIC SCALE
10 0 5 10 20 30
1 inch = 20 ft. (11X17)
1 inch = 10 ft. (24X36)

UTAH SURGICAL ARTS
TAX ID: 27-20-352-005
OQUIRRH MOUNTAIN MARKETPLACE
SECOND AMENDED, LOT 13D
CONTAINS: 22,708 SQ.FT.
OR 0.521 ACRES

PROJECT BENCHMARK

ELEVATION = 4,667.47'
WEST 1/4 CORNER, SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

LEGEND:
- SECTION LINE
- TIE
- BOUNDARY LINE
- RIGHT OF WAY
- SIDEWALK
- CURB & GUTTER
- EDGE OF ASHPALT
- CONCRETE
- EASEMENT
- SD — SD — STORM WATER
- SDx — SDx — STORM WATER - EXISTING
- XXXX — 5' MAJOR - CONTOUR EXISTING
- XXXX — 1' MINOR - CONTOUR EXISTING
- XXXX — 1' MINOR - CONTOUR NEW
- XXXX — 5' MAJOR - CONTOUR NEW
- STORM DRAIN MANHOLE - EXISTING
- CATCH BASIN - NEW

City Engineer
City of South Jordan
Approved 10/19/2020
City Engineer

PROFESSIONAL ENGINEER
No. 7536196
BENJAMIN P. HUNTER
STATE OF UTAH
08-31-20

REVISIONS		
NO.	DATE	BY
1	10/19/20	CITY COMMENTS
2		
3		
4		
5		

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

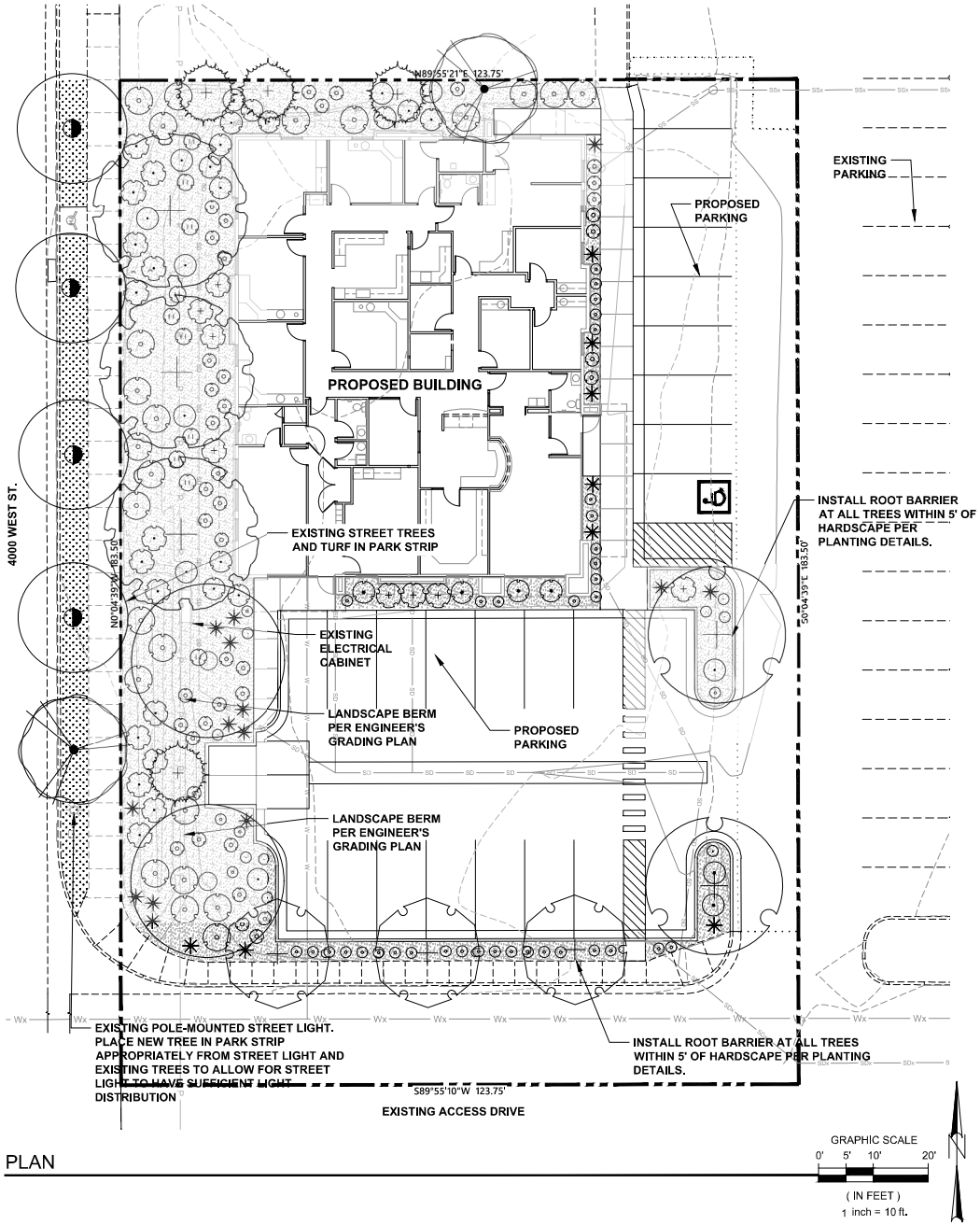
11677 SOUTH 4000 WEST
SOUTH JORDAN, UT
GRADING & DRAINAGE PLAN

RIDGELINE ENGINEERING & SURVEYING

CLIENT: MICHELE DEDEU GROUP
DWG: UTAH SURGICAL ARTS
JOB No: 1924-01
DRAWING IS PLOTTED AT 1:20 SCALE ON 24"X36" PAPER. IF RECEIVED AT A DIFFERENT SCALE, DRAWING IS NOT TO SCALE

DRAWN BY: JBW
DESIGN BY: BPH
CHECKED BY: BH
DATE: JUN 2020

SHEET:
GR-1



PLAN

GRAPHIC SCALE
0' 5' 10' 20'
(IN FEET)
1 inch = 10 ft.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ACE MET	3	Acer campestre `Metro Gold`	Metro Gold Hedge Maple	2" Cal.	B&B
	CED EIS	4 *	Cedrus deodara `Eisregen` *	Eisregen Deodara	7` Ht.	B&B
	EXI TRE	4	Existing tree	Existing Tree	---	
	KOE COR	2	Koelreuteria paniculata	Golden Rain Tree	2" Cal.	B&B
	QUE MUE	2	Quercus muehlenbergii	Chinkapin Oak	2" Cal.	B&B
	ZEL BTD	3	Zelkova serrata `Burgundy Vase`	Burgundy Vase Zelkova	2" Cal.	B&B
	ZEL MUS	2	Zelkova serrata `Musashino`	Musashino Zelkove	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BUX GEM	16	Buxus microphylla `Winter Gem`	Globe Winter Gem Boxwood	5 gal.	
	CAL OVR	41	Calamagrostis x acutiflora `Overdam`	Overdam Feather Reed Grass	1 gal	
	CAR CLA	10	Caryopteris x clandonensis `Blue Mist`	Blue Mist Shrub	1 gal	
	HEM GAR	40	Hemerocallis x `Garden Show`	Garden Show Dayily	1 gal	
	HES DLP	22	Hesperaloe parviflora `MSWNPERED` TM	Sandia Glow Red Yucca	2 gal	
	MIR MUL	12	Mirabilis multiflora	Colorado Four O`Clock	1 gal	
	PHI DWA	15	Philadelphus x virginalis `Miniature Snowflake`	Miniature Snowflake Mockorange	1 gal	
	PHY LIT	8	Physocarpus opulifolius `Donna May`	Little Devil Dwarf Ninebark	1 gal	
	RHU AUT	24	Rhus trilobata `Autumn Amber`	Autumn Amber Sumac	5 gal.	
	TEU PRO	9	Teucrium chamaedrys `Prostratum`	Prostrate Germander	1 gal	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	EXI TRF	732 sf	Existing Turf	Existing Turf	sod	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Rock Mulch - Color and size to match existing rock mulch of building/site directly north and adjacent to this project. Depth shall be 4" min. per City standards. Install true 5 oz weed barrier fabric between roch mulch and topsoil. Install pre-emergent herbicide prior to installation of weed barrier fabric and after roch mulch.	4,991 sf

SEE SHEET L-101 FOR ADDITIONAL PLANTING NOTES

NOTE:
* = 4 OF THE 10 REQUIRED YARD TREES ARE CONIFEROUS EVERGREEN TREES

City Engineer
City of South Jordan
Approved 10/19/2020
City Engineer

Call before you Dig
Avoid cutting underground utility lines. It's easy.
Call 811
or
1-800-662-4111
or
1-801-206-2100

CIVISWORKS
PLANNING - LANDSCAPE ARCHITECTURE - URBAN DESIGN
13617 CRIMSON PATCH WAY RIVERTON, UTAH 84096
PHONE: 801.815.3923

GREGORY G. GRAHAM 349753 REGISTERED LANDSCAPE ARCHITECT 8-31-2020 STATE OF UTAH

No.	Revisions	Date	By

UTAH SURGICAL ARTS
11601 S. 4000 W., PAD D
SOUTH JORDAN UTAH

PLANTING PLAN

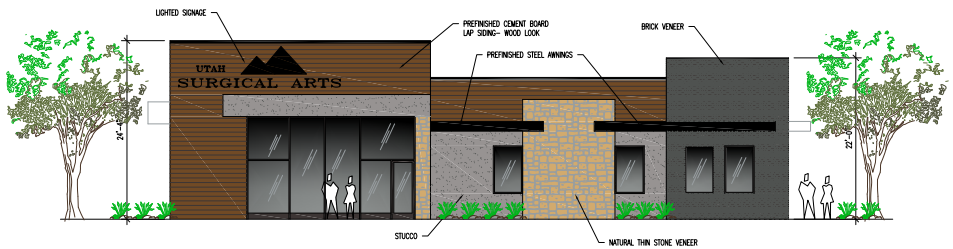
Scale: N/A
Date: AUGUST 31, 2020
Drawn By: GGG
Approved By: GGG

North

Job No. 20-021

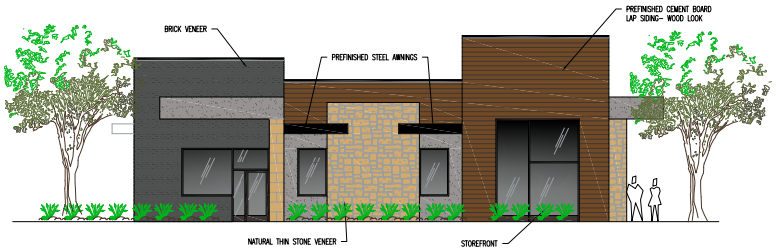
Sheet No. L-102 of

These plans and specifications shall be used only for the original project for which they were prepared and publication thereof shall be expressly limited to such use. Reproduction, publication, or re-use by any method or means, in whole or in part without the written consent of Civisworks is prohibited. Civisworks shall retain copyright and ownership of these plans and specifications unless otherwise agreed to by written instrument. Use or viewing of these plans and specifications shall constitute full acceptance of these restrictions.



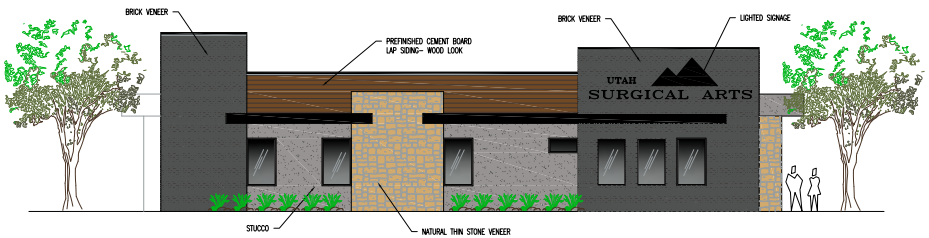
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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



BRICK VENEER



THIN STONE



NICHIHA WOOD LOOK CEMENT BOARD SIDING



SYNTHETIC STUCCO

EXTERIOR FINISHES:

- "NICHIHA" RAINSCREEN CEMENT BOARD WOOD LOOK SIDING (VINTAGE REDWOOD) OVER FURRING STRIPS OVER TYVEK WEATHER BARRIER. PROVIDE & INSTALL PREFINISHED METAL (BLACK) OUTSIDE OPEN CORNERS. INSTALL PER MANUF. SPECS INCLUDING FURRING STRIPS, TRIMS BACKING, FLASHINGS ETC.
- NATURAL STONE:- "DELTA STONE" THIN STONE "MOUNTAIN VALLEY SQUARES & RECS" OVER EXPANDED WIRE MESH OVER TYVEK VAPOR BARRIER. DRY STACK APPLICATION
- BRICK VENEER:- INTERSTATE BRICK MODULAR BRICK OBSIDIAN WITH RAKED JOINTS
- SYNTHETIC STUCCO WALL FINISH:- SYNTHETIC STUCCO FINISH OVER 1 [1" RIGID INSUL BOARD MECHANICALLY FASTENED OVER TYVEK STUCCO WRAP. SHERWIN WILLIAMS 6276 MYSTICAL SHADE

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. EXCEPTION WHICH IS A CHANGE OF USE AS DEFINED BY IBC 2012 & 2015 AND OTHER LAWS.

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

NEW BUILDING FOR:

UTAH SURGICAL ARTS

OQUIRRH MOUNTAIN OFFICE PARK PAD D
11677 SOUTH 4000 WEST
SOUTH JORDAN, UTAH

BUILDING ELEVATIONS

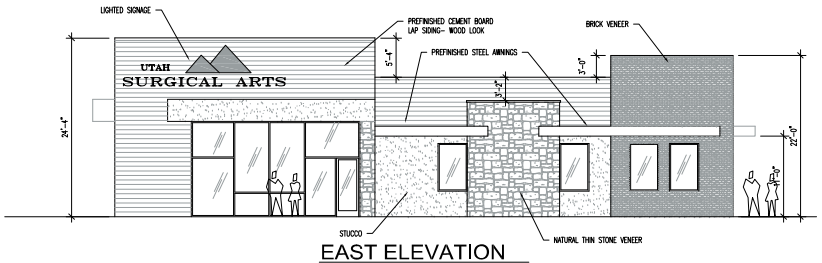
ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION
09/23/20	ARC COMMENTS

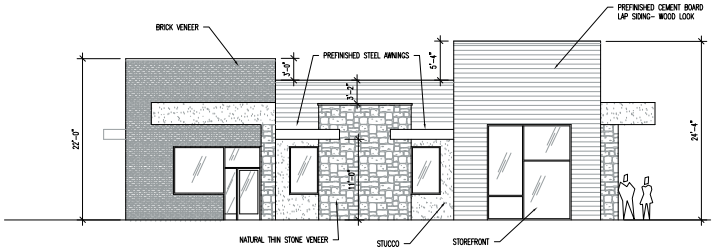
SHEET TITLE

ARCHITECTURAL –



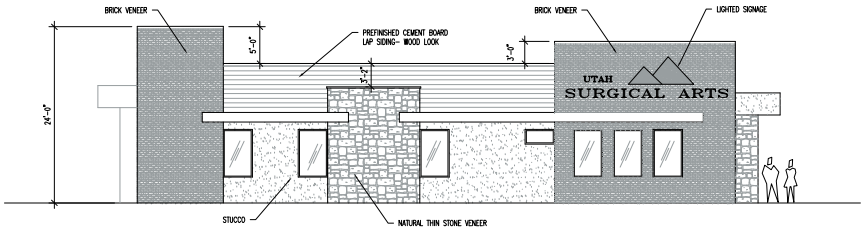
EAST ELEVATION

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



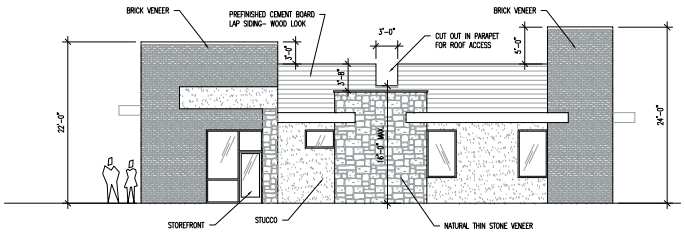
SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

EXTERIOR FINISHES:

- "NICHIHA" RAINSCREEN CEMENT BOARD WOOD LOOK SIDING (VINTAGE REDWOOD) OVER FURRING STRIPS OVER TYVEK WEATHER BARRIER. PROVIDE & INSTALL PREFINISHED METAL (BLACK) OUTSIDE OPEN CORNERS. INSTALL PER MANUF. SPECS INCLUDING FURRING STRIPS, TRIMS BACKING, FLASHINGS ETC.
- NATURAL STONE- "DELTA STONE" THIN STONE "MOUNTAIN VALLEY SQUARES & RECS" OVER EXPANDED WIRE MESH OVER TYVEK VAPOR BARRIER. DRY STACK APPLICATION WITH CUT NATURAL STONE CAP (SAME STONE)
- BRICK VENEER- INTERSTATE BRICK MODULAR BRICK OBSIDIAN WITH RAKED JOINTS
- SYNTHETIC STUCCO WALL FINISH- SYNTHETIC STUCCO FINISH OVER 1 ½" RIGID INSUL. BOARD MECHANICALLY FASTENED OVER TYVEK STUCCO WRAP. SHERWIN WILLIAMS 6276 MYSTICAL SHADE

City Engineer
City of South Jordan
Approved 10/19/2020
City Engineer

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

STATE OF UTAH
JEFFERY ALLEN VINCENT
5530-2201
LICENSED ARCHITECT

NEW BUILDING FOR:
UTAH SURGICAL ARTS
OQUIRRH MOUNTAIN OFFICE PARK PAD D
11677 SOUTH 4000 WEST
SOUTH JORDAN, UTAH
BUILDING ELEVATIONS

ARCH. PROJECT NO:	
DATE:	28 JULY 2020
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION
09/23/20	ARC REVIEW COMMENTS

SHEET TITLE
A-2.00
ARCHITECTURAL 2 of 11

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 10/27/2020

Issue: **DW ESTATES FIRST AMENDMENT - SUBDIVISION AMENDMENT**

Address: 11432 South 2520 West
File No: PLPLA202000329
Applicant: Brian Adams, Civil Science Eng.

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

Staff Recommendation (Motion Ready): I move the Planning Commission **approve** the DW Estates First Amendment, with the following requirement:

> Prior to recording the plat the existing accessory structure shall either be removed or a one-year assurance bond shall be submitted to the City for the cost of removing the accessory building, to allow for a new primary dwelling to be constructed. The accessory structure shall meet all setback and accessory structure requirements per the R-3 Zone.

STANDARD FOR SUBDIVISION REVIEW:

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

Background:
The property received approval in 2019 to be subdivided into a three lot subdivision. As a result of the subdivision, there was a large accessory building that would be located on a different lot from the existing primary residence, which would have created a non-conforming use. As such, the applicant was required to bond for the removal of the accessory building unless a new primary residence could be constructed within a one year period from the date of the plat recordation, which occurred in February 2020.

Proposal:
Lots 2 and 3 have since been sold to a single owner who is now proposing to amend the DW Estates subdivision by combining lots 2 and 3 into a single lot. Although the new owners have assumed the bond for the removal of the accessory building by February 2021, they have indicated their intentions to construct a new home on the property as soon as possible to avoid removing the accessory building.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

1. The property was rezoned to the R-3 Zone just prior to the original subdivision approval.
2. City Staff is requiring the water and sewer service from one of the original lots be abandoned per City standards.
3. All other easements, improvements, etc. will remain as per the original approval.

Conclusions:

Based upon the above findings Staff concludes that:

- Both the proposed plans and subdivision plat meet the "standards for review" as the development has access to sanitary sewer and culinary water services. Furthermore, the new configuration meets the minimum lot size, frontage, fencing, utility and overall density requirements for the subdivision amendment approval.

Recommendation:

Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the DW Estates First Amendment, Application File Number PLPLA202000329, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Deny the proposed subdivision
- Make additional requirements for approval
- Schedule the decision for a later date

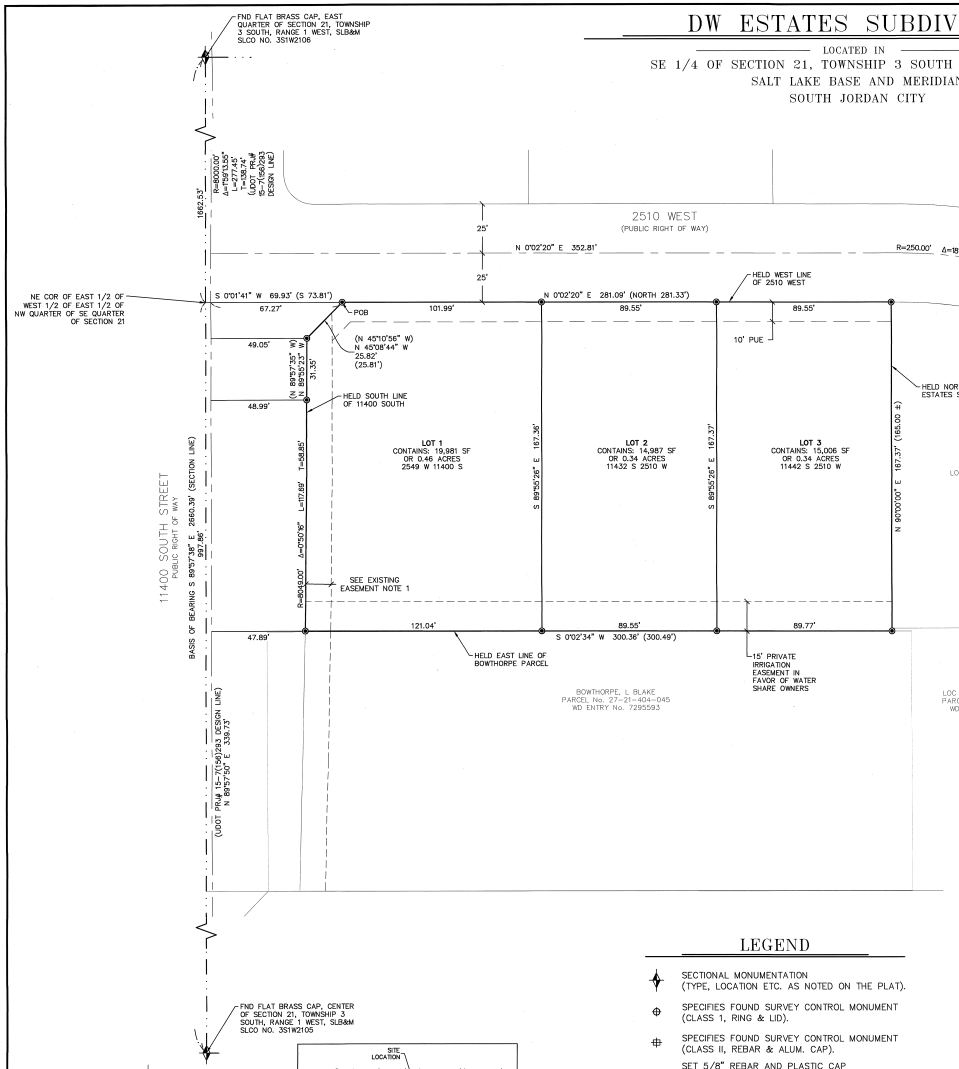
SUPPORT MATERIALS:

- Aerial Map
- DW Estates (recorded) Plat
- Proposed DW Estates Plat Amendment


N
11400 South
Subject Property
2510 West

DW ESTATES SUBDIVISION

LOCATED IN
SE 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY

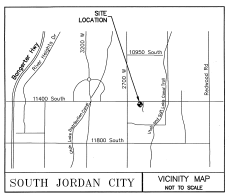


LEGEND

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT.
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (RIVET).
- EXISTING SECTION LINE
- EXISTING CENTERLINE
- EXISTING BOUNDARY
- PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EASEMENT AS NOTED

GRAPHIC SCALE

30 0 15 60 120
(IN FEET)
1 inch = 30 ft.



OWNER: DIANA MAY, 2549 W 11400 S, SOUTH JORDAN, UT 84095	
PARCEL NO. 27-21-401-044	
PROJ. #	FF19105.00
DATE	05/23/2019
DRAWN BY	GLZ/DTM
CHECKED BY	DTM

CivilScience Engineers | Surveyors | Solutions
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

NOTES

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

2. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO 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&R'S) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE TOP BACK OF CURB.

3. "SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED JANUARY 31, 2020 PREPARED BY BACKMAN TITLE SERVICES LTD. ARE SHOWN ON THIS PLAT, AND FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT."

4. FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE TOP OF THE BACK OF CURB.

Shallow Sewer Depths! Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into a gravity sewer lateral. Buildings with a basement may not have a gravity sewer solution for the basement unless a private ejector pump is installed pursuant to a separate written agreement between the lot owner and the South Valley Sewer District.

Owner/builder of lots 2&3 will be required to connect to the sewer main located in 2510 West.
Currently no laterals have been left to these lots

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

ON THIS 14 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME GARY A. INGERSOLL THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: January 7, 2020
RESIDING AT: Murray, Utah

PAMELA M. MILLER
Notary Public State of Utah
My Commission Expires on:
January 7, 2020
Comm. Number: 686820

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

ON THIS 14 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME PAULA VANIKIOTIS THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: January 7, 2020
RESIDING AT: Murray, Utah

PAMELA M. MILLER
Notary Public State of Utah
My Commission Expires on:
January 7, 2020
Comm. Number: 686820

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

ON THIS 14 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME CINDY REESE, THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: January 7, 2020
RESIDING AT: Murray, Utah

PAMELA M. MILLER
Notary Public State of Utah
My Commission Expires on:
January 7, 2020
Comm. Number: 686820

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

ON THIS 14 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME MARIANNE ROGERS, THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: January 7, 2020
RESIDING AT: Murray, Utah

PAMELA M. MILLER
Notary Public State of Utah
My Commission Expires on:
January 7, 2020
Comm. Number: 686820

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

ON THIS 14 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME SANDRA ERICKSON, THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: January 7, 2020
RESIDING AT: Murray, Utah

PAMELA M. MILLER
Notary Public State of Utah
My Commission Expires on:
January 7, 2020
Comm. Number: 686820

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Salt Lake } S.S.

ON THIS 14 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME DIANA MAY, THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: January 7, 2020
RESIDING AT: Murray, Utah

PAMELA M. MILLER
Notary Public State of Utah
My Commission Expires on:
January 7, 2020
Comm. Number: 686820

SURVEYOR'S CERTIFICATE

I, DAVID T MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6436557 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, 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 AN AMENDED LOT, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE DW ESTATES SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

5-23-19
DATE:
CIVIL SCIENCE

5-23-19
Expires
03-31-21

DAVID T. MORTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6436557

BOUNDARY DESCRIPTION

A PARCEL OF LAND, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, T3S, R1W, SLB&M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 11400 SOUTH, SAID POINT BEING S 89°57'38" E 997.86 FEET ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 21 (SAID LINE BEING THE BASIS OF BEARING), TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, AND S 0°01'41" W 69.93 FEET, FROM THE CENTER OF SAID SECTION 21; AND RUNNING THENCE ALONG THE SAID SOUTH LINE OF 11400 SOUTH THE FOLLOWING THREE (3) COURSES: 1) N 45°08'44" W 25.82 FEET; (2) N 89°55'23" W 31.35 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 8049.00 FEET, AND (3) WESTERLY 117.89 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°50'16", TO THE EAST LINE OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED SEPTEMBER 10, 1965 AS ENTRY No. 2110252 IN BOOK 2375 AT PAGE 515; THENCE S 0°02'34" W ALONG SAID LINE 300.36 FEET, TO THE NORTH LINE OF GARDEN ESTATES; THENCE N 90°00'00" E ALONG SAID LINE 167.37 FEET, TO THE WEST LINE OF 2510 WEST STREET, AS SHOWN ON CRABAPPLE COVE SUBDIVISION RECORDED JUNE 30, 1994, IN BOOK 94-6, PAGE 196, OFFICIAL RECORDS; THENCE N 0°02'20" E ALONG SAID LINE 281.09 FEET, TO THE POINT OF BEGINNING.

CONTAINS 49,974 SQ FT, OR 1.14 ACRES, MORE OR LESS, 3 LOTS

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL BY THESE PRESENTS THAT WE/I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS TO HEREAFTER BE KNOWN AS DW ESTATES SUBDIVISION, AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS.

THIS _____ DAY OF _____ A.D. 20____

NAME: GARY A. INGERSOLL
NAME: PAULA VANIKIOTIS
NAME: CINDY REESE
NAME: MARIANNE ROGERS
NAME: DIANA MAY
NAME: SANDRA ERICKSON

EXISTING EASEMENT NOTES

1. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF; GRANTEE: SOUTH JORDAN CITY, RECORDED: NOVEMBER 5, 2009, ENTRY No.: 10832263, BOOK: 9777, PAGE: 3659 **(AS SHOWN)**

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF 11400 SOUTH STREET SHOWN HEREON AS S89°57'38"E, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 3 LOT RESIDENTIAL SUBDIVISION. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

CRABAPPLE COVE SUBDIVISION, RECORDED 6-30-94, IN BOOK 94-6, PAGE 196, IN THE SALT LAKE COUNTY RECORDERS OFFICE.
JACKSON DOWNS SUBDIVISION, RECORDED 9-13-07, IN BOOK 2007-P, PAGE 364, IN THE SALT LAKE COUNTY RECORDERS OFFICE.
GARDEN ESTATES SUBDIVISION, RECORDED 10-11-07, IN BOOK 2007-P, PAGE 390, IN THE SALT LAKE COUNTY RECORDERS OFFICE.
RECORD OF SURVEY S2012-05-0149, BY PSOMAS, UDOT PROJECT No. SP-15-7(156)293
RECORD OF SURVEY, BY BUSH AND GUDGELL, INC. AS JOB No. 172174, DATED 1-17-18
WARRANTY DEED RECORDED 11-05-09 AS ENTRY No. 10832261
WARRANTY DEED RECORDED 1-17-19 AS ENTRY No. 12820341
WARRANTY DEED RECORDED 8-23-16 AS ENTRY No. 12348375
WARRANTY DEED RECORDED 5-08-13 AS ENTRY No. 11636685
WARRANTY DEED RECORDED 9-01-98 AS ENTRY No. 7074148
WARRANTY DEED RECORDED 2-18-10 AS ENTRY No. 10899610

DW ESTATES SUBDIVISION

LOCATED IN
SOUTHEAST 1/4 OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY

SHEET 1 OF 1

BOARD OF HEALTH

APPROVED THIS 27 DAY OF September A.D. 2019

Rick Sedlatter
SALT LAKE VALLEY HEALTH DEPT.

PLANNING DEPARTMENT

APPROVED THIS 7th DAY OF February A.D. 2020 BY THE PLANNING DEPARTMENT.

Gregory E. Schindler
SOUTH JORDAN CITY PLANNER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 20 DAY OF March A.D. 2020 BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

Brad L. Klavano 2/7/2020
SOUTH JORDAN CITY ENGINEER DATE

OFFICE OF THE CITY ATTORNEY

APPROVED THIS 11th DAY OF February A.D. 2020

SOUTH JORDAN CITY ATTORNEY

SOUTH JORDAN CITY MAYOR

PRESENTED TO THE SOUTH JORDAN CITY MAYOR THIS 12 DAY OF February A.D. 2020 AT THIS TIME THIS PLAT WAS ACCEPTED.

ATTEST: CITY RECORDER
CITY MAYOR

RECORDED# 13193705

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Diana May

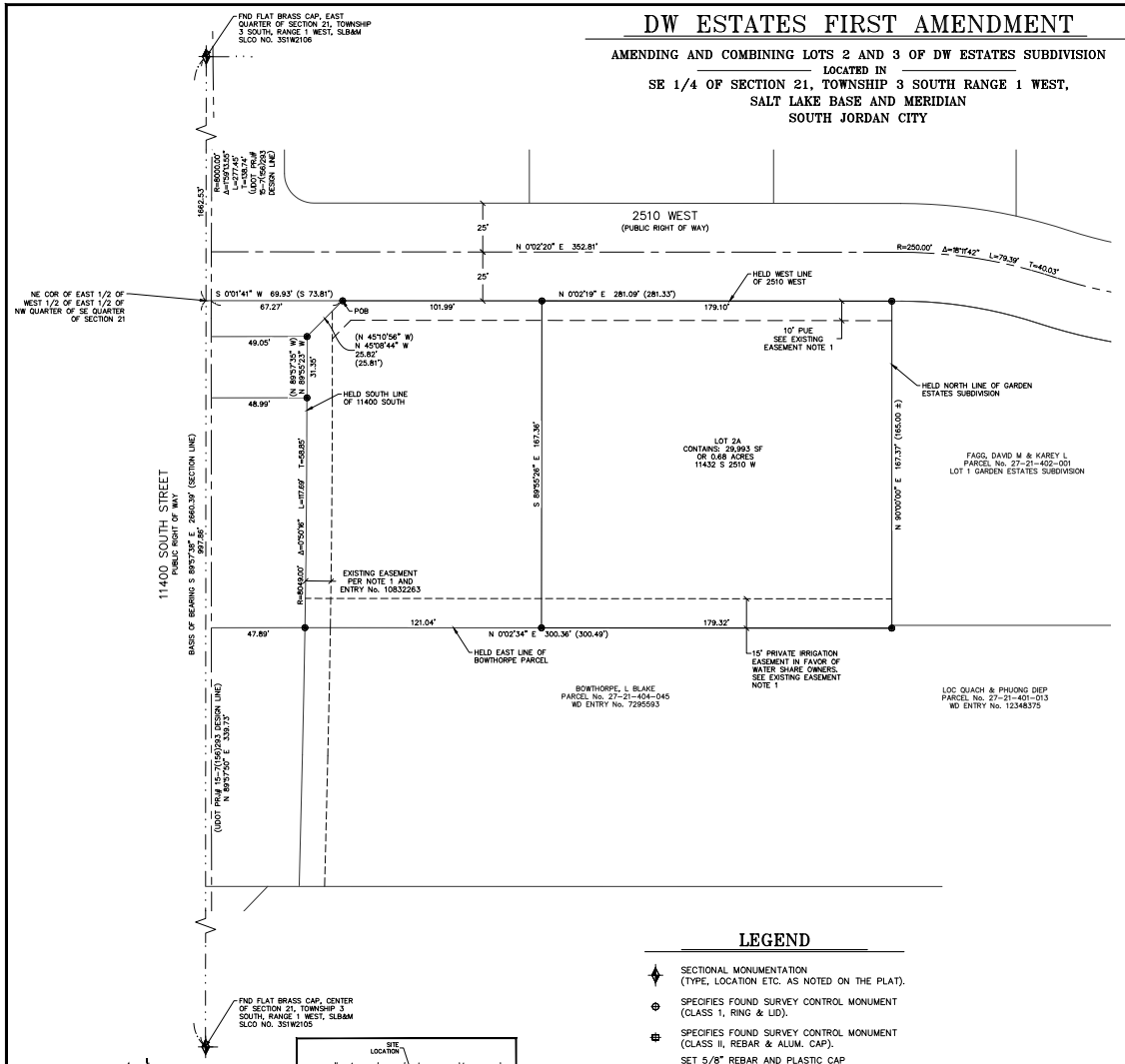
DATE 2/14/2020 TIME 9:15 am BOOK 2020P PAGE 029

$56
FEE $
CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

27-21-401-044 27-21-41 856 — 2020 - 029

DW ESTATES FIRST AMENDMENT

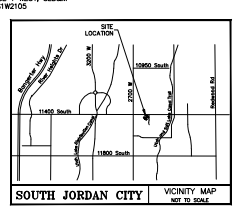
AMENDING AND COMBINING LOTS 2 AND 3 OF DW ESTATES SUBDIVISION
LOCATED IN
SE 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY



LEGEND

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT.
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (RIVET).
- EXISTING SECTION LINE
- EXISTING CENTERLINE
- EXISTING BOUNDARY
- PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EASEMENT AS NOTED

GRAPHIC SCALE
30 0 15 60 90
(IN FEET)
1 inch = 30 ft.



OWNER: WILLIAM C. & MIRIAM J. NOEL 11442 S 2510 W SOUTH JORDAN, UT 84095	
PARCEL NO. 27-21-401-055 AND 27-21-401-056	
PROJ. #	FF20050.34
DATE	09/28/2020
DRAWN BY	WK/DA/DM
CHECKED BY	DTM

NOTES

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

2. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO 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&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE TOP BACK OF CURB.

3. "SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED _____ PREPARED BY BACKMAN TITLE SERVICES LTD. ARE SHOWN ON THIS PLAT, AND FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT."

4. FINISH FLOOR ELEVATIONS ARE NOT TO EXCEED FOUR FEET IN HEIGHT FROM THE TOP OF THE BACK OF CURB.

5. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO A GRAVITY SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE A GRAVITY SEWER SOLUTION FOR THE BASEMENT MAY NOT HAVE A GRAVITY SEWER SOLUTION FOR THE BASEMENT UNLESS A PRIVATE EJECTOR PUMP IS INSTALLED PURSUANT TO A SEPARATE WRITTEN AGREEMENT BETWEEN THE LOT OWNER AND THE SOUTH VALLEY SEWER DISTRICT.

SURVEYOR'S CERTIFICATE

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6436557 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, 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 AN AMENDED LOT, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE DW ESTATES FIRST AMENDMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

10-06-2020
DATE:
CIVIL SCIENCE

DAVID T. MORTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6436557

BOUNDARY DESCRIPTION

LOTS 2 & 3, DW ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL BY THESE PRESENTS THAT WE/ I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS TO HEREAFTER BE KNOWN AS DW ESTATES FIRST AMENDMENT AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS.

THIS _____ DAY OF _____ A.D. 20____

NAME: WILLIAM C. NOEL

NAME: MIRIAM J. NOEL

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ 20____ PERSONALLY APPEARED BEFORE ME WILLIAM C. NOEL, THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING AT: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ 20____ PERSONALLY APPEARED BEFORE ME MIRIAM J. NOEL, THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING AT: _____

EXISTING EASEMENT NOTES

1. EASEMENTS AND NOTES AS SHOWN ON DW ESTATES SUBDIVISION, RECORDED: FEBRUARY 14, 2020, ENTRY No.: 13193705, BOOK 2020P, PAGE 029 (AS SHOWN)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF 11400 SOUTH STREET SHOWN HEREON AS S89°57'38"E, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 3 LOT RESIDENTIAL SUBDIVISION. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

DW ESTATES SUBDIVISION, RECORDED 2-14-2020, IN BOOK 2020P, PAGE 029, IN THE SALT LAKE COUNTY RECORDERS OFFICE.
CRABAPPLE COVE SUBDIVISION, RECORDED 6-30-94, IN BOOK 94-6, PAGE 196, IN THE SALT LAKE COUNTY RECORDERS OFFICE.
JACKSON DOWNS SUBDIVISION; RECORDED 9-13-07, IN BOOK 2007-P, PAGE 364, IN THE SALT LAKE COUNTY RECORDERS OFFICE.
GARDEN ESTATES SUBDIVISION; RECORDED 10-11-07, IN BOOK 2007-P, PAGE 390, IN THE SALT LAKE COUNTY RECORDERS OFFICE.
RECORD OF SURVEY S2012-05-0149, BY PSOMAS, UDOT PROJECT No. SP-15-7(156)293
RECORD OF SURVEY, BY BUSH AND GUDGELL, INC, AS JOB No. 172174, DATED 1-17-18
WARRANTY DEED RECORDED 11-25-09 AS ENTRY No. 10832261
WARRANTY DEED RECORDED 1-17-19 AS ENTRY No. 12920341
WARRANTY DEED RECORDED 8-23-16 AS ENTRY No. 12348375
WARRANTY DEED RECORDED 5-08-13 AS ENTRY No. 11636685
WARRANTY DEED RECORDED 9-01-98 AS ENTRY No. 7074148
WARRANTY DEED RECORDED 2-18-10 AS ENTRY No. 10899610

DW ESTATES FIRST AMENDMENT

LOCATED IN
SOUTHEAST 1/4 OF SECTION 21,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY
SHEET 1 OF 1

CivilScience
Engineers | Surveyors | Solutions
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

BOARD OF HEALTH

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

SALT LAKE VALLEY HEALTH DEPT.

PLANNING DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE PLANNING DEPARTMENT.

SOUTH JORDAN CITY PLANNER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

SOUTH JORDAN CITY ENGINEER — DATE

OFFICE OF THE CITY ATTORNEY

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

SOUTH JORDAN CITY ATTORNEY

SOUTH JORDAN CITY MAYOR

PRESENTED TO THE SOUTH JORDAN CITY MAYOR THIS _____ DAY OF _____, A.D.20____, AT THIS TIME THIS PLAT WAS ACCEPTED.

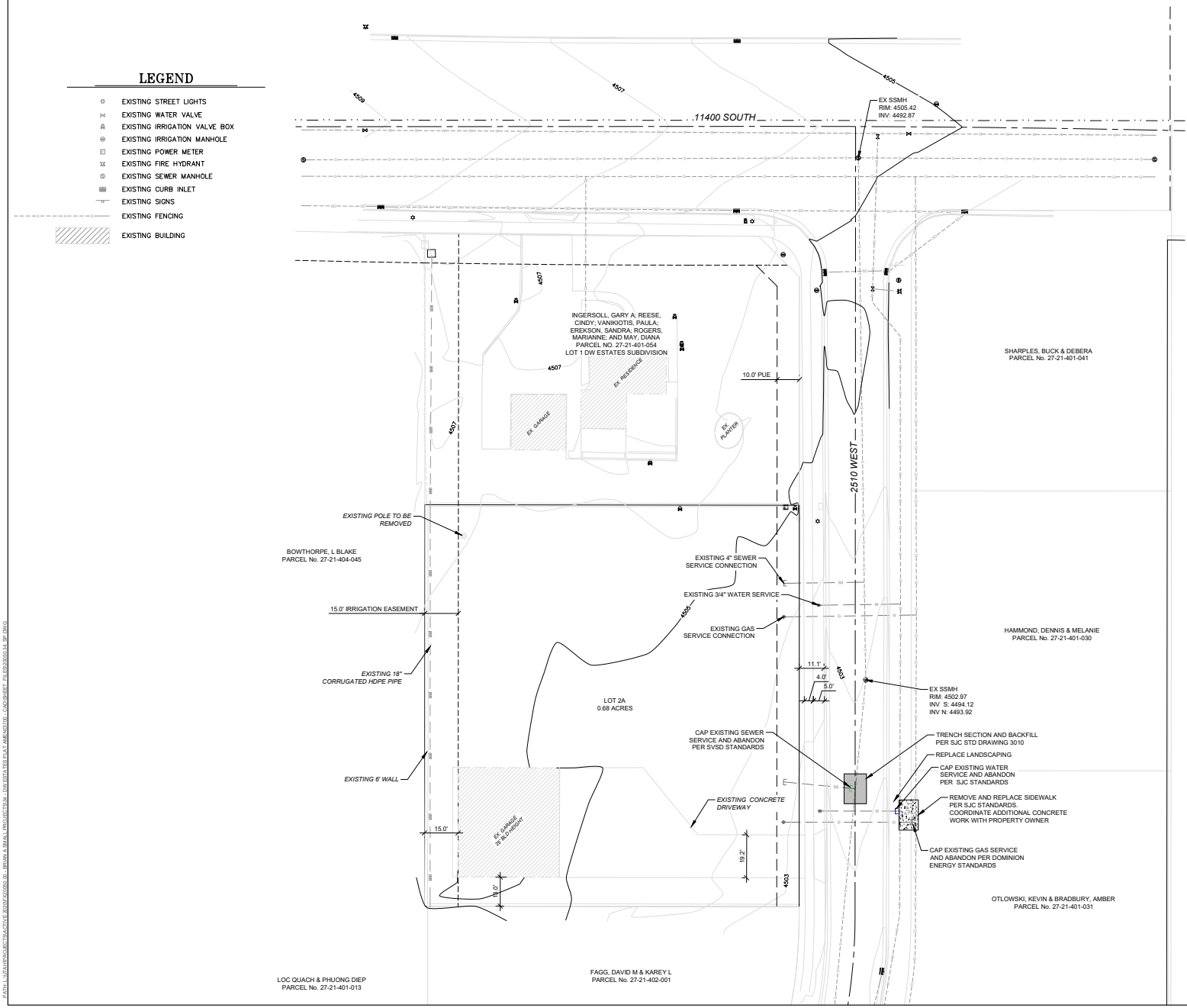
ATTEST: CITY RECORDER — CITY MAYOR

RECORDED# _____

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____ CHIEF DEPUTY, SALT LAKE COUNTY RECORDER



Know what's below. Call before you dig.

CivilScience
Engineers / Surveyors / Planners
3160 WEST CLUBHOUSE DRIVE
LEHI, UTAH 84043
801.768.7200

AUSTIN REED JONES
6535690-2202
10/07/2020
STATE OF UTAH

ISSUE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF CIVIL SCIENCE, INC. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR PART FOR ANY PURPOSE OR PROJECT OTHER THAN THE SPECIFIC PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC.

NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

SITE & UTILITY PLAN

DW ESTATES FIRST AMENDMENT
SOUTH JORDAN, UT

PROJ. #: FF FF 20050.34
DATE: OCT 2020
DESIGN BY: OLZ
CHECKED BY: JGJ
SHEET SP
1 OF 1

PATH:L:\SAVED\PROJECTS\FF\FF20050.00 - BRUNA SMALL PROJ\DESIGN_DW ESTATES PLAT AMENDED_CAD\SHEET FILES\FF20050.34_SP.DWG

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 10/27/2020

Application: MORLEY SUBDIVISION LOT 3 AMENDMENT

Address: 10287 S Krystal Hannah Way
File No: PLPLA202000290
Applicant: LS Homes

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

Staff Recommendation (Motion Ready):

I move the Planning Commission **approve** file no. PLPLA202000290 to amend existing easements on lot 3 of the original subdivision, as presented to the Planning Commission.

ACREAGE:		0.50 acres
CURRENT ZONE:		R-1.8
CURRENT USE:		Vacant
FUTURE LAND USE PLAN:		Stable Neighborhood
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North -	Stable Neighborhood, (R-1.8) / Single Family Residential
	South -	Stable Neighborhood, (R-1.8) / Single Family Residential
	East -	Stable Neighborhood, (R-1.8) / Single Family Residential
	West -	Stable Neighborhood, (R-1.8) / Single Family Residential

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:

LS Homes has filed an application to amend two easements on lot 3 of the original subdivision plat. The existing storm drain easement on the north west corner of lot 3 is 30 feet wide and approximately 2550 square feet and contains a detention pond. The new easement will be 12 feet wide and approximately 2172 square feet and cover the location of a new storm drain pipe and infiltration ditch. The Engineering and Fire departments for the city have also determined that the existing turn around easement on the south west corner of the property is not necessary and can be vacated. This amendment will allow more flexibility to design a house that will meet the required setbacks. A hearing is scheduled with the City Council to vacate these two easements on November 17. The proposed amendment meets all city codes and standards.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Staff has found good cause for the proposed amendment so that a house can be built on the subject property with a building footprint, setback, and yard space consistent with similar lots in the area.

Conclusion:

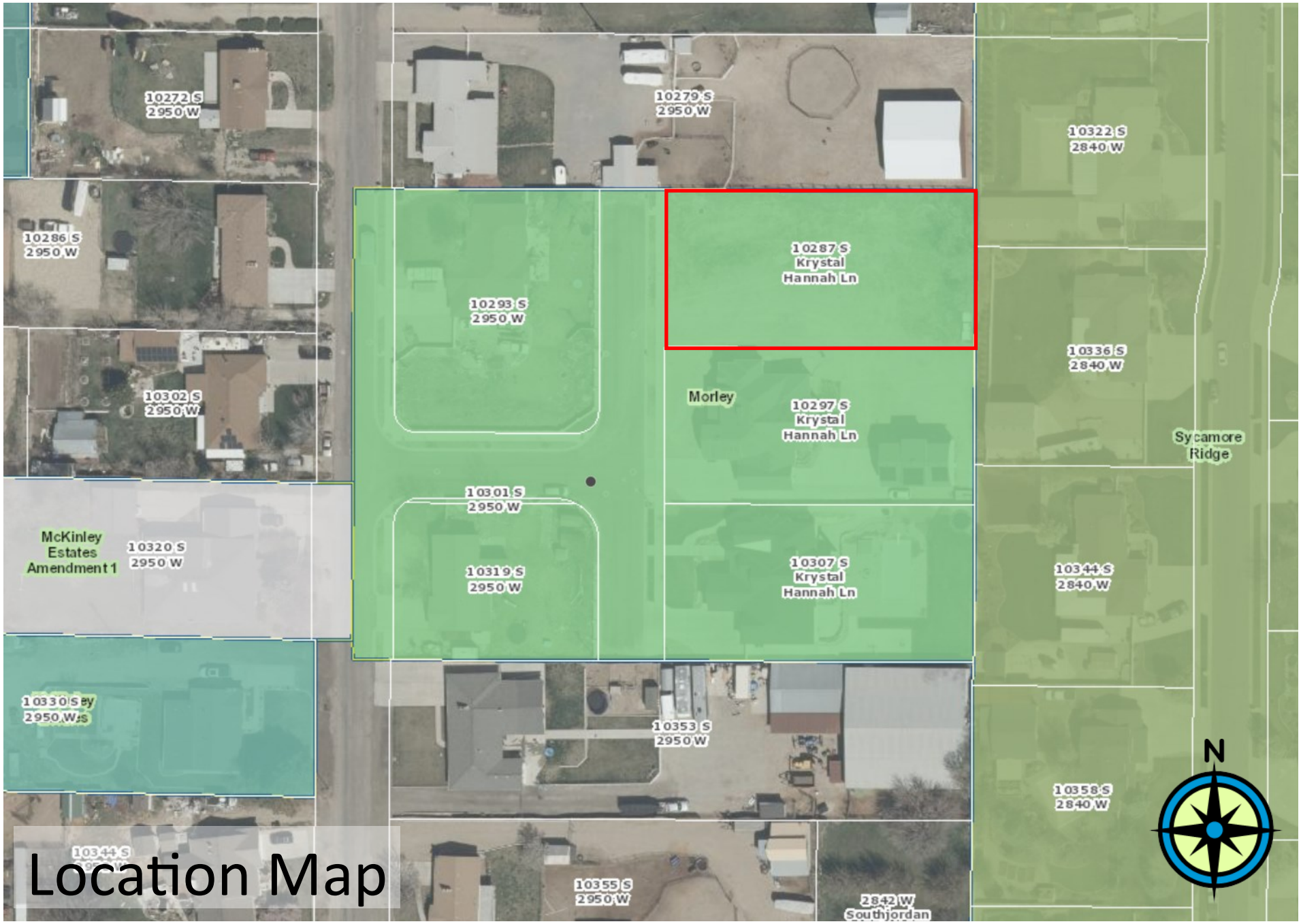
- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent requirements of the City's Planning and Land Use Code (specifically Chapter 17.40).

ALTERNATIVES:

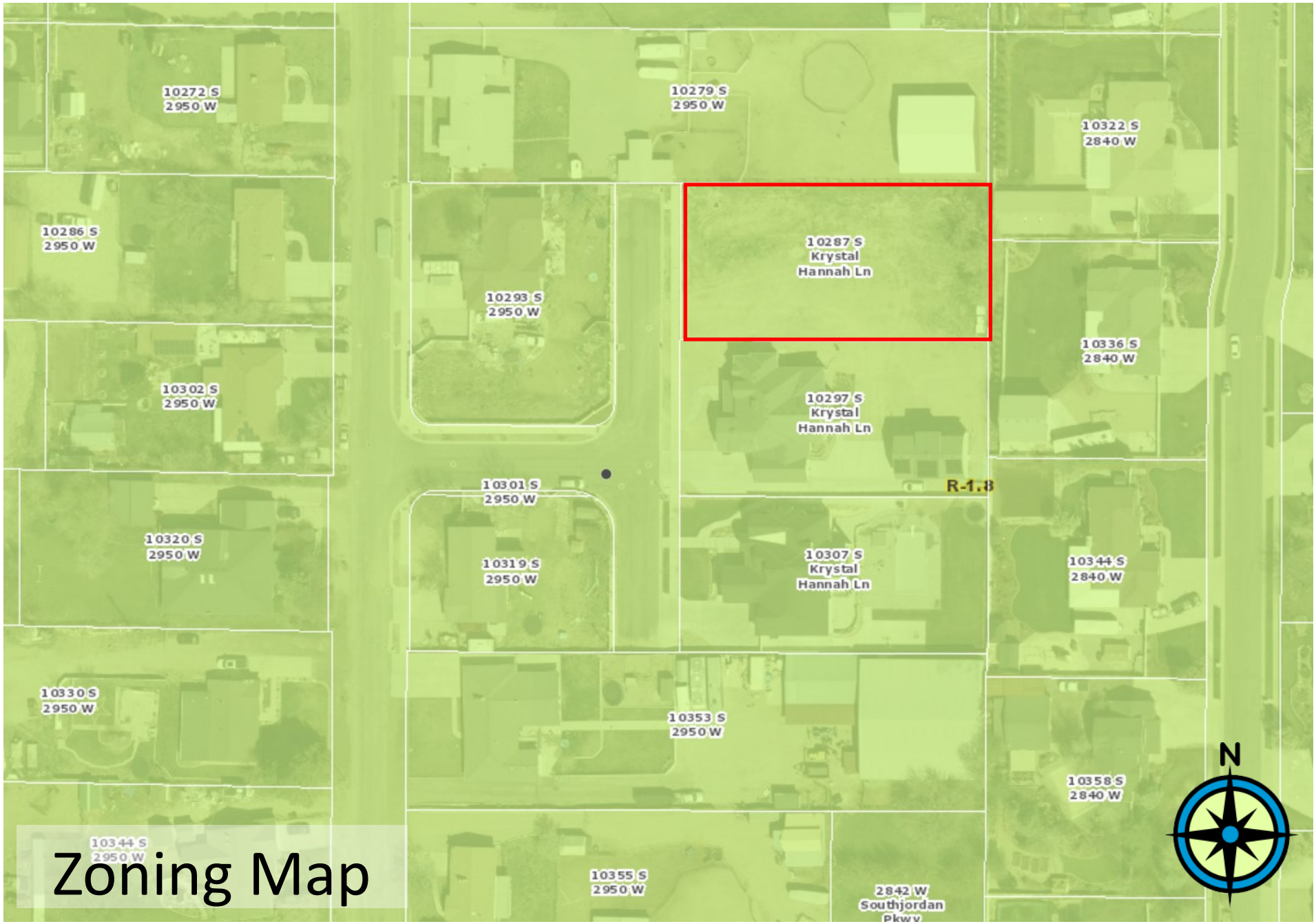
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Original Subdivision Plat
- Amended Subdivision Plat



Location Map

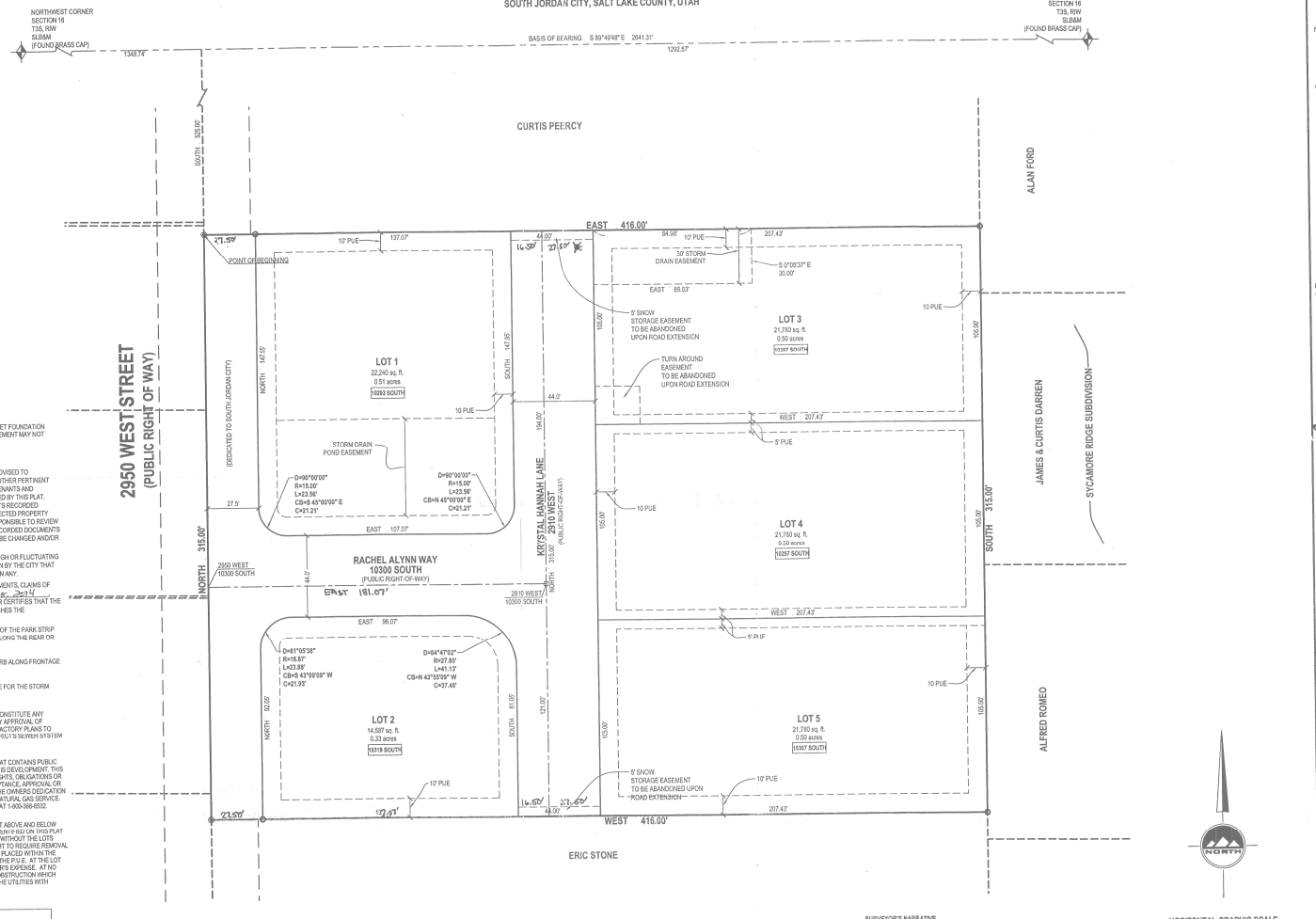

10272 S
2950 W
10279 S
2950 W
10322 S
2840 W
10286 S
2950 W
10287 S
Krystal
Hannah Ln
10293 S
2950 W
10336 S
2840 W
10302 S
2950 W
10297 S
Krystal
Hannah Ln
10301 S
2950 W
R-1.8
10320 S
2950 W
10319 S
2950 W
10307 S
Krystal
Hannah Ln
10344 S
2840 W
10330 S
2950 W
10353 S
2950 W
10358 S
2840 W
N
10344 S
2950 W
10355 S
2950 W
2842 W
Southjordan
Pkwy

Zoning Map

MORLEY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER SECTION 16
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

CALL BLUE STAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL IN GRAVITY SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

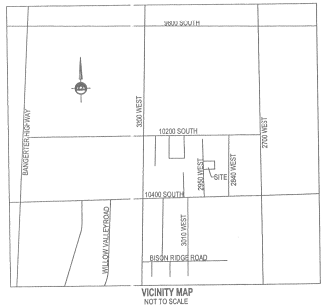
SOUTH JORDAN CITY PLAT NOTES

1. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITHIN THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC&RS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE 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.
2. MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
3. SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED May 29, 2013 PREPARED BY Cottonwood Title ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.
4. INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARK STRIP LANDSCAPING WHERE COLLECTOR STREET FENCING HAS NOT BEEN INSTALLED ALONG THE REAR OR SIDE OF LOTS IN SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS
5. FINISHED FLOOR ELEVATION CANNOT EXCEED 4 FEET FROM AVERAGE TOP OF CURB ALONG FRONTAGE OF LOT.
6. LOTS 1 AND 3 SHALL BE RESPONSIBLE FOR THE LANDSCAPING AND MAINTENANCE FOR THE STORM DRAIN DETENTION POND EASEMENT AREA ON EACH LOT.

NOTE: THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER 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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.



VICINITY MAP
NOT TO SCALE

LEGEND

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

ENSIGN ENG. LAND SURV.

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

NORTH

SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Plat to our client. The Basis of Bearing is the line between the Northwest Corner and the North Quarter Corner of Section 16, Township 3 South, Range 1 West, Salt Lake Base and Meridian measuring South 89°49'48" East 2641.31 feet.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 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 MORLEY SUBDIVISION 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 said point being South 89°49'49" East 1,348.74 feet along the section line and South 525.00 feet from the Northwest Corner of Section 16, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running:

thence East 416.00 feet to a point on the west line of Sycamore Ridge Subdivision;
thence South 315.00 feet along said west line;
thence West 416.00 feet;
thence North 315.00 feet to the point of beginning.

Contains 131,040 square feet or 3.01 acres.

Dec 17, 2013
Date

PATRICK M. HARRIS
P.L.S. 286882

12-17-13
PATRICK M. HARRIS
286882
REGISTERED LAND SURVEYOR
STATE OF UTAH

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

MORLEY SUBDIVISION

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 18 day of March A.D., 20 14

Paul M. Timpson
By: Paul Timpson

Jessica Timpson
By: Jessica Timpson

Greg C. De Haan
By: Greg C. De Haan

Cheryl L. De Haan
By: Cheryl L. De Haan

By: Mark Shawn Morley

Alma Hansen
By: Capital Partners 401K Trust Plan
Its: Trustee
Trustee of Trust Deed

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } SS.

On the 17 day of March A.D., 20 14 Paul Timpson and Jessica Timpson personally appeared before me, the undersigned Notary public, in and for said County of Salt Lake in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: 12/29/2016
RESIDING IN: Littleton COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of

On the 18 day of March A.D., 20 14 Greg C. Dehaan and Cheryl L. Dehaan personally appeared before me, the undersigned Notary public, in and for said County of Salt Lake in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: 12/17/17
RESIDING IN: Salt Lake COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of

On the 17 day of March A.D., 20 14 Mark Shawn Morley personally appeared before me, the undersigned Notary public, in and for said County of Salt Lake in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: 6/29/2016
RESIDING IN: Salt Lake COUNTY.
NOTARY PUBLIC

TRUST ACKNOWLEDGMENT

STATE OF UTAH
County of SALT LAKE } SS.

On the 18 day of March A.D., 20 14 Trustee of the Trust Dated 4-1-2014 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Trustee of Capital Assets 401 K Plan a Trust and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Trust for the purposes therein mentioned and acknowledged to me that said Trust executed the same.

MY COMMISSION EXPIRES: 6/29/2014
RESIDING IN: Salt Lake COUNTY.
NOTARY PUBLIC

DEVELOPER

SOAR REALITY GROUP
3267 EAST 3300 SOUTH, SUITE 539
SALT LAKE CITY, UTAH, 84109
(801)301-4104
RUSS SORENSON

ENSIGN

SALT LAKE CITY
45 WEST 10000 South Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS 17 DAY OF January 20 14
BY THE SOUTH VALLEY SEWER DISTRICT

SOUTH VALLEY SEWER DISTRICT MANAGER

EASEMENT APPROVAL

CENTURYLINK — DATE 2-11-14
ROCKY MOUNTAIN POWER — DATE 2-3-14
QUESTAR GAS CO. — DATE 2-3-14
COMCAST — DATE 2-5-14

SHEET 1 OF 1

PROJECT NUMBER: 5710
MANAGER: P. Harris
DRAWN BY: B. Greenleaf
CHECKED BY:
DATE: 8/29/2013

BOARD OF HEALTH APPROVAL

APPROVED THIS 21 DAY OF January 20 14
BY THE BOARD OF HEALTH

Rick Sedletter
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PLANNER

~~COMMUNITY DEVELOPMENT DEPARTMENT~~

APPROVED THIS 13th DAY OF June 20 14
BY THE ~~COMMUNITY DEVELOPMENT DEPARTMENT~~ CITY PLANNER

Steven R. Schaefermeyer
~~COMMUNITY DEVELOPMENT DIRECTOR~~ CITY PLANNER

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.

Brad Klavano
SOUTH JORDAN CITY ENGINEER

6/19/14
DATE

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS 3 DAY OF June A.D. 20 14

ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS 3 DAY OF June A.D. 20 14

Cindy Valdez
ASSIST. CLERK

MAYOR

MORLEY SUBDIVISION

LOCATED IN THE NORTHWEST SECTION 16
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:

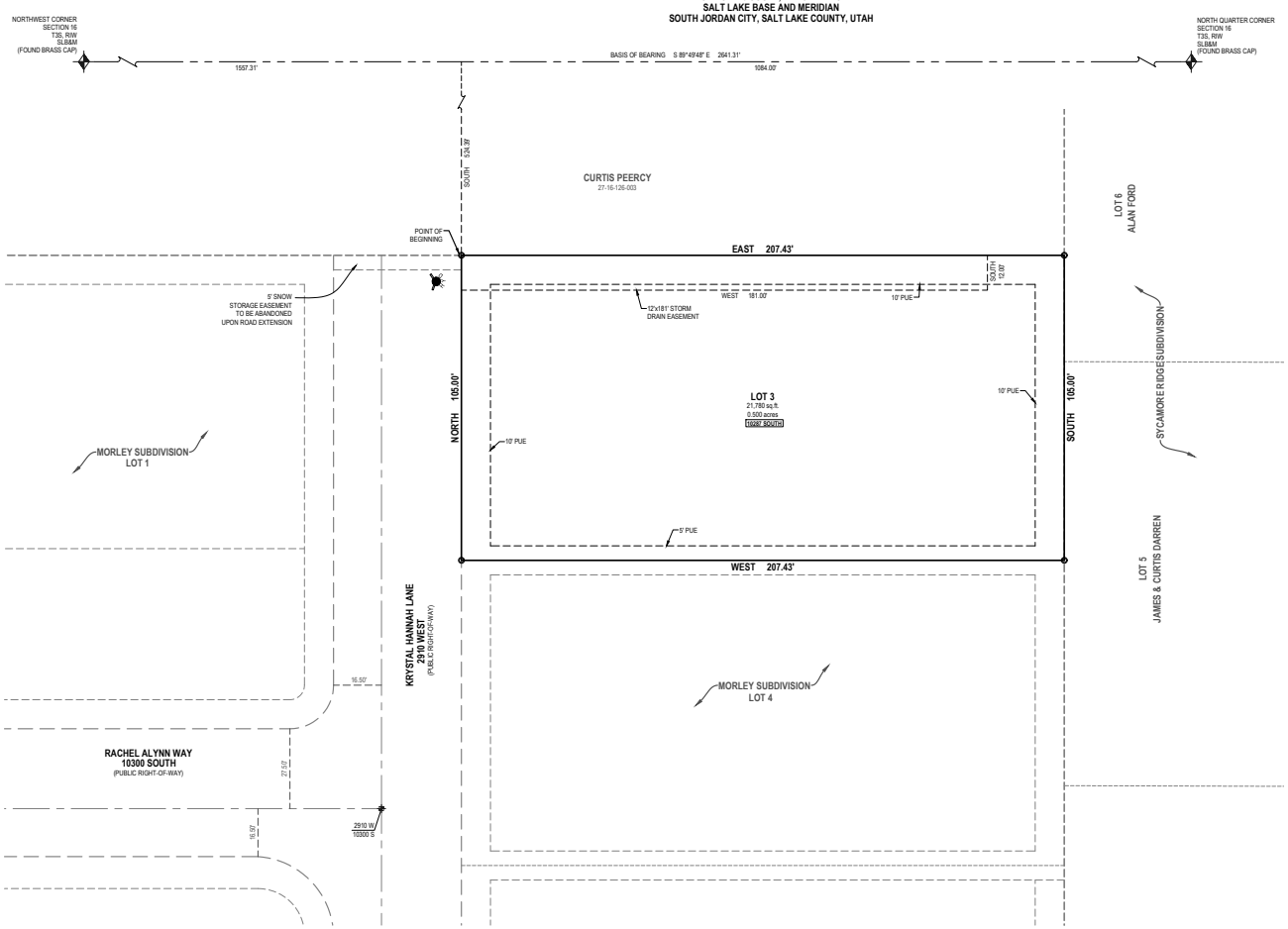
FEES

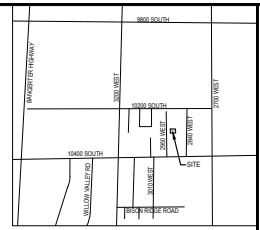
DEPUTY SALT LAKE COUNTY RECORDER

27-16-126-004, 005, 036 & 037 27-16-12 #350.00

MORLEY SUBDIVISION LOT 3 AMENDED

AMENDING LOT 3 OF MORLEY SUBDIVISION
LOCATED IN THE NORTHWEST SECTION 16
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

South Jordan City Plat Notes

1. Owners and potential purchasers of property legally described by this plat (the "property") are advised to 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&R) documents recorded against the property. Failure to adhere to these notes, easements, CC&R's or other documents recorded against the land could result in financial losses to or changes in expected property use of the property owner. Property owners and purchasers are responsible to review and be in compliance with all notes, easements, CC&R's, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.
2. Many areas in South Jordan City have ground water problems due to high or fluctuating water table. Approval of this plan does not constitute representation by the city that Building at any specified elevation will solve groundwater problems, in 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. Finish floor elevation on each lot will not exceed 4' above the tbc elevation across the frontage of the lot.
5. Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.
5. Lot 3 shall be responsible for the landscaping and maintenance for the storm drain detention pond easement area on its lot.

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 DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

DEVELOPER
SOAR REALITY GROUP
3267 EAST 3300 SOUTH, SUITE 539
SALT LAKE CITY, UTAH, 84109
(801)301-4104
RUSS SORENSON

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

RECORD SURVEY DATA
ROS NO.: _____

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 3 of Morley Subdivision, recorded June 25, 2014 as Entry No. 11871445 in Book 2014P at Page 162 in the office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of Krystal Hannah Lane, said point being South 89°49'48" East 1,557.31 feet along the section line and South 524.39 feet from the Northwest Corner of Section 16, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running:

thence East 207.43 feet to a point on the Westerly boundary line of Sycamore Ridge Subdivision, recorded April 2, 1997 as Entry No. 6609532 in Book 97-4P at Page 101 in the office of the Salt Lake County Recorder;
thence South 105.00 feet along said Westerly boundary line;
thence West 207.43 feet to said Easterly Right-of-Way Line of Krystal Hannah Lane;
thence North 105.00 feet along said Easterly Right-of-Way Line to the point of beginning.

Contains 21,780 Square Feet or 0.500 Acres and 1 Lot

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

Date

PATRICK M. HARRIS
P.L.S.-286882

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

MORLEY SUBDIVISION LOT 3 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: JAMES KANAK

INDIVIDUAL ACKNOWLEDGMENT

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

On the _____ day of _____ A.D., 20_____ Paul Timpson and Jessica Timpson, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

MORLEY SUBDIVISION LOT 3 AMENDED

AMENDING LOT 3 OF MORLEY SUBDIVISION
LOCATED IN THE NORTHWEST SECTION 16
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

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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

SHEET 1 OF 1
PROJECT NUMBER : 5710B
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PWH
DATE : 10/1/20

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____ BY THE SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

BOARD OF HEALTH APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____ BY THE BOARD OF HEALTH
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PLANNER
APPROVED THIS _____ DAY OF _____, 20_____ BY THE CITY PLANNER.
CITY PLANNER

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

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.
ATTEST: CITY CLERK MAYOR

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