



Community Development Department
111 North 100 East
Washington City, UT 84780
Phone (435) 656-6325
Fax (435) 656-6371
www.washingtoncity.org

Public Notice
Washington City Planning Commission
Regular Meeting
November 3, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meeting on Wednesday November 3, 2021 at 5:30 PM. The Planning Commission will be held in the City Council Chambers of the Washington City Offices located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

Invocation:

Pledge of Allegiance:

1. APPROVAL OF AGENDA

- a. Approval of the agenda for November 3, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from October 20, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Mustang Valley Phase 2 Final Plat located at approximately Goldline Drive and Mustang Valley Drive. Applicant: Goldline Homes LLC.
- b. Consideration and recommendation to City Council for Heritage Place Phase 1 Final Plat located approximately Northeast of Heritage Fields Drive and 2000 South. Applicant: Nisson Field LLC.
- c. Consideration and recommendation to City Council for the Heritage Place Phase 2 Final Plat located approximately Northeast of Heritage Fields Drive and 2000 South. Applicant: Nisson Field LLC.

- d. Consideration and recommendation to City Council for Sunrise Valley Industrial Phase 1 Final Plat located approximately West of Landfill Road. Applicant: Middon LLC, Plumb Holdings SG LLC.
- e. Consideration and recommendation to City Council for the Commerce Hospitality Center Final Plat located at approximately 954 North Commerce Blvd. Applicant: Dean T Terry Investments LC.
- f. Consideration and recommendation to City Council for the Oak Grove Final Plat located at approximately 2200 South 240 West. Applicant: Capital 5 LLC

5. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Queensridge Phase 2-5 Preliminary Plat located at approximately Washington Fields Road and 3500 South. Applicant: Stephen Simister.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

6. CONDITIONAL USE PERMIT

- a. Public Hearing for a Conditional Use Permit C-21-12 for a Commercial Site Plan approval located at approximately 225 East Buena Vista Blvd. Applicant: Ken Menlove.

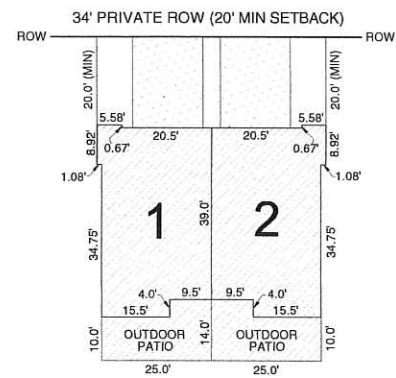
Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Public Hearing for a Conditional Use Permit C-21-13 for an existing wireless facility located at the east end of 700 North 400 East along I-15. Applicant: Dish Wireless

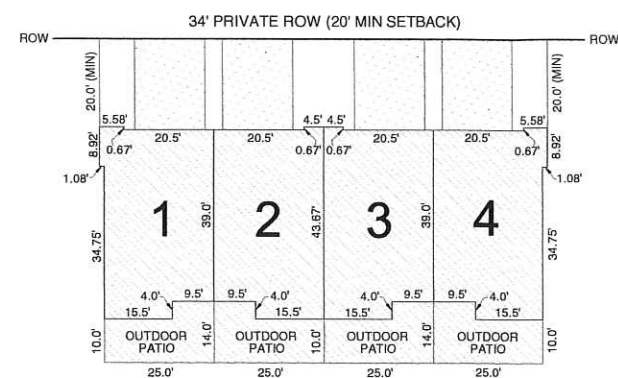
Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

POSTED this 27th day of October, 2021.
Kathy Spring, Zoning Technician

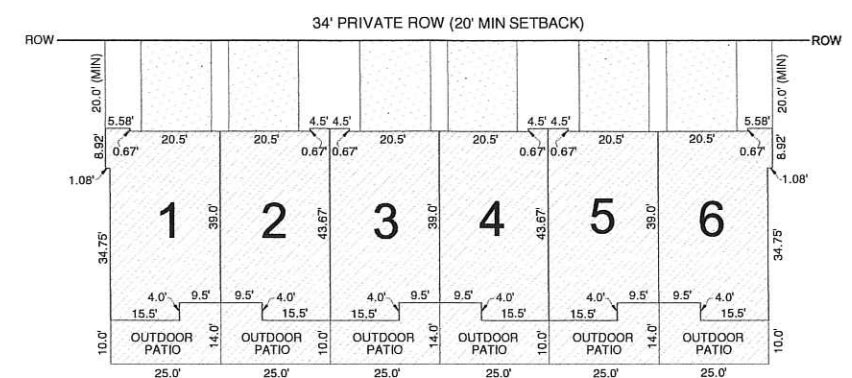
In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.



2 UNIT TOWNHOME



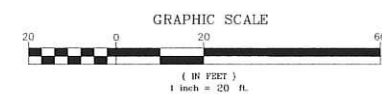
4 UNIT TOWNHOME



6 UNIT TOWNHOME

LEGEND:

- ROW — RIGHT OF WAY LINE
- TIE LINE
- UNIT FOOTPRINT
- COMMON AREA
- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA



MUSTANG VALLEY
TOWNHOMES
PHASE 2



FINAL PLAT	9/10/2021	E.A.M.
FILE NUMBER:	DATE:	DRAWN:
MUSTANG VALLEY PH2	1" = 20'	M.P.
JOB TITLE:	SCALE:	CHECKED:

MUSTANG VALLEY
TOWNHOMES PHASE 2

LOCATED IN THE NORTH EAST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST
SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4a
HEARING DATE:	November 03, 2021
ACTION REQUESTED:	Final Plat approval for the Mustang Valley, Phase 2 subdivision, located at Goldline Dr & Mustang Valley Dr
APPLICANT:	Goldline Homes, LLC
OWNER:	Goldline Homes, LLC
ENGINEER:	Premier Design
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Mustang Valley, Phase-2 subdivision, located at Goldline Drive and Mustang Valley Drive. This particular subdivision is proposing 30 units on an area covering 3.024 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential

Staff has reviewed the requested proposal and the proposed final plat conforms to the approved preliminary plat which was approved back on July 08, 2020

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Mustang Valley, Phase 2 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision

Ordinance as outlined.

3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.

2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

HERITAGE PLACE PHASE 1

LOCATED IN THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

OWNER'S DEDICATION

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS AND PUBLIC STREETS, TO BE HEREBY KNOWN AS:

HERITAGE PLACE PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO THE PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF _____, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

NISSON FIELD, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY :
ITS: MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

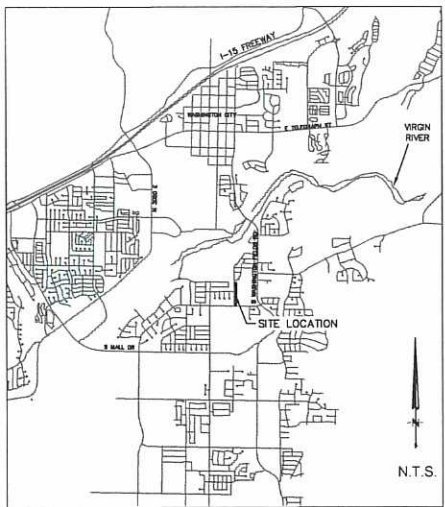
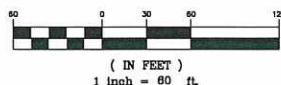
ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME _____
A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY SIGNATURE _____

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(5)

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	18.87	19.00	56°54'50"	S27°57'03"E
C2	19.17	19.00	57°48'44"	S29°24'44"W
C3	37.51	24.00	89°32'53"	S44°16'04"E

GRAPHIC SCALE



VICINITY MAP
N.T.S.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS
- SPECIFIES FRONT LOT PROPERTY CORNER (OFFSET RIVET, OR NAIL & WASHER SET IN THE TOP OF CURB ON THE PROJECTION OF THE PROPERTY LINE AT A 9.5' OFFSET).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- ADJOINING LOT BOUNDARY LINES
- EASEMENT LINES
- SPECIFIES EXISTING EASEMENT AREA
- SPECIFIES OPEN SPACE/COMMON AREA

NORTHEAST CORNER SECTION 26,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY BRASS CAP 1970

BASE OF BEARING N 88°47'50" W 2506.87'
2506.87' (TIE)

POINT OF BEGINNING
SOUTH 137°33'09" (TIE)

NORTH 1/4 CORNER SECTION 26,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY BRASS CAP 1970

SETTLERS CROSSING

CANTER WOODS ESTATES, PHASE 2

CANTERWOOD DRIVE
(50' PUBLIC ROAD)

CANTER WOODS ESTATES, PHASE 2

HERITAGE PLACE PHASE 1

LOCATED IN THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, PUBLIC STREETS, AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

HERITAGE PLACE PHASE 1

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



DATE:
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 3127701

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 88°47'50" WEST ALONG THE SECTION LINE 2506.87 FEET AND DUE SOUTH 137°33'09" FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF HERITAGE FIELDS SUBDIVISION, SECOND AMENDED & EXTENDED, DOCUMENT NUMBER 20160003369, OFFICIAL RECORDS OF WASHINGTON COUNTY, AND RUNNING SOUTH 00°30'12" WEST 1273.37 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2000 SOUTH STREET; THENCE NORTH 89°02'38" WEST ALONG SAID LINE 134.81 FEET TO A POINT ON THE CENTER QUARTER SECTION LINE; THENCE NORTH 00°30'22" EAST ALONG SAID LINE 1281.62 FEET; THENCE SOUTH 85°32'36" EAST 135.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING 172,169 SQUARE FEET OR 3.95 ACRES.

GENERAL NOTES

- ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.
- ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS PLANNED DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.
- BY RECORDING THIS PLANNED DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON AND LIMITED COMMON.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED MARCH 21, 2018 AND ADDENDUM TO THIS STUDY DATED JANUARY 21, 2021. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.
- A 10.00 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAT.

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

200 East Tibbetsville Blvd #4
Provo, UT 84601
Phone 435.875.2537 / Fax 435.875.3181
www.bushandgudgell.com



Drawn : BRS.DGM Date : 07/19/2021

Email : _____

Checked : DGM

Approved : DGM

Scale : 1"=60'

Job No : 211306

HERITAGE PLACE PHASE 1

LOCATED IN THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

LOCATED IN THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

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LOCATED IN THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

SHEET
1
SHEETS
FILE: 211306

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4b
HEARING DATE:	November 03, 2021
ACTION REQUESTED:	Final Plat approval for the Heritage Place, Phase-1 subdivision, located at approximately Heritage Fields Dr & 2000 south
APPLICANT:	Nisson Fields, LLC
OWNER:	Nisson Fields, LLC
ENGINEER:	Bush & Gudgell, Inc
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Heritage Place, Phase-1 subdivision, located at approximately Heritage Fields Drive and 2000 south. This particular subdivision is proposing 13 lots on an area covering 3.95 acres. The specific location of this subdivision is zoned Planned Unit Development-Residential

Staff has reviewed the requested proposal and the proposed final plat conforms to the approved preliminary plat which approved back on August 11, 2021

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Heritage Place, Phase-1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

GENERAL NOTES

1. ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.
2. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS PLANNED DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
3. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
4. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.
5. BY RECORDING THIS PLANNED DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON AND LIMITED COMMON.
6. ALL COMMON AND LIMITED COMMON AREAS AND SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR DRIVES, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
7. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED MARCH 21, 2018 AND ADDENDUM TO THIS STUDY DATED JANUARY 21, 2021. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
8. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.
9. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PADS.
10. A 10.00 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAT.

HERITAGE PLACE PHASE 2

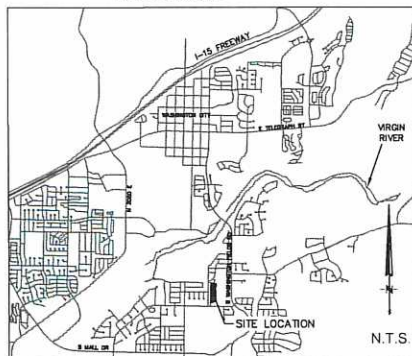
LOCATED IN THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____ A NOTARY PUBLIC,
PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY SIGNATURE

VICINITY MAP
N.T.S.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS
- SPECIFIES FRONT LOT PROPERTY CORNER (OFFSET RIVET, OR NAIL & WASHER SET IN THE TOP OF CURB ON THE PROJECTION OF THE PROPERTY LINE AT A 9.5' OFFSET).
- SECTION LINE
- QUARTER SECTION LINE
- BOUNDARY LINE
- ADJOINING LOT BOUNDARY LINES
- EASEMENT LINES
- SPECIFIES LIMITED COMMON AREA
- SPECIFIES OPEN SPACE/Common AREA

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, PUBLIC STREETS, OPEN SPACE/Common AREA, LIMITED COMMON AREA AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

HERITAGE PLACE PHASE 2

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



DATE: _____
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR UTAH
LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 88°47'50" WEST ALONG THE SECTION LINE 2506.87 FEET AND DUE SOUTH 1373.69 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF HERITAGE PLACE SUBDIVISION SECOND AMENDED & EXTENDED, DOCUMENT NUMBER 20160003369, OFFICIAL RECORDS OF WASHINGTON COUNTY, AND RUNNING THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 85°32'36" EAST 128.40 FEET AND 2) NORTH 23°58'24" EAST 198.45 FEET; THENCE SOUTH 73°06'13" EAST 26.05 FEET; THENCE SOUTH 28°30'08" WEST 35.54 FEET; THENCE SOUTH 22°51'53" WEST 70.03 FEET; THENCE SOUTH 00°20'55" EAST 51.08 FEET; THENCE SOUTH 19°21'28" EAST 37.79 FEET; THENCE SOUTH 29°43'22" EAST 36.43 FEET; THENCE SOUTHEASTERLY ALONG A 424.17 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 50°23'08" EAST A DISTANCE OF 56.00 FEET), CENTER POINT LIES NORTH 43°24'15" EAST THROUGH A CENTRAL ANGLE OF 07°34'42", A DISTANCE OF 56.10 FEET; THENCE SOUTH 68°16'20" EAST 37.72 FEET; THENCE SOUTH 68°16'16" EAST 7.12 FEET; THENCE SOUTH 15°27'45" WEST 70.98 FEET; THENCE NORTH 74°27'10" WEST 5.42 FEET; THENCE SOUTH 15°46'42" WEST 142.28 FEET; THENCE SOUTH 00°30'12" WEST 138.12 FEET; THENCE NORTH 89°54'58" EAST 25.00 FEET; THENCE SOUTH 00°30'12" WEST 556.88 FEET; THENCE NORTH 89°29'48" WEST 107.00 FEET; THENCE SOUTH 00°30'12" WEST 39.64 FEET; THENCE NORTH 89°29'48" WEST 163.00 FEET; THENCE NORTH 00°30'12" EAST 1038.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING 274,989 SQUARE FEET OR 6.31 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, OPEN SPACE/Common AREA, LIMITED COMMON AREA, EASEMENTS AND PUBLIC STREETS, TO BE HEREBY KNOWN AS:

HERITAGE PLACE PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO THE PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF _____ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY RECORDED AS DOCUMENT NO. _____

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

NISSON FIELD, LLC

(A UTAH LIMITED LIABILITY COMPANY)

BY: _____

ITS: MANAGING MEMBER

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	23.41	15.00	89°24'46"	S45°12'35"W	21.10
C4	23.44	15.00	89°32'53"	N44°16'15"W	21.13
C2	23.72	15.00	90°35'14"	S44°47'25"E	21.32
C5	23.68	15.00	90°27'07"	N45°43'45"E	21.30
C1	27.06	20.00	77°30'47"	S39°15'35"W	25.04

HERITAGE PLACE PHASE 2

LOCATED IN THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 20____.	ENGINEER'S APPROVAL THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____.	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.	APPROVAL OF THE PLANNING COMMISSION ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	RECORDED No. _____
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

HERITAGE PLACE PHASE 2

LOCATED IN
IN THE NORTH HALF OF
NORTHEAST 1/4 SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1
SHEETS
FILE: 211306

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4c
HEARING DATE:	November 03, 2021
ACTION REQUESTED:	Final Plat approval for the Heritage Place, Phase-2 subdivision, located at approximately Heritage Fields Dr & 2000 south
APPLICANT:	Nisson Fields, LLC
OWNER:	Nisson Fields, LLC
ENGINEER:	Bush & Gudgell, Inc
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Heritage Place, Phase-2 subdivision, located at approximately Heritage Fields Drive and 2000 south. This particular subdivision is proposing 22 lots on an area covering 6.31 acres. The specific location of this subdivision is zoned Planned Unit Development-Residential

Staff has reviewed the requested proposal and the proposed final plat conforms to the approved preliminary plat which was approved back on August 11, 2021.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Heritage Place, Phase-2 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

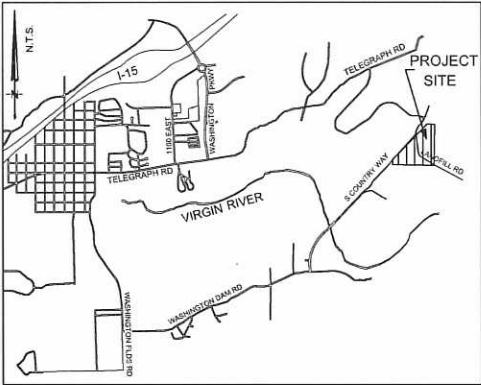
1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

SUNRISE VALLEY INDUSTRIAL PARK

PRELIMINARY PLAT
LOCATED IN WASHINGTON, UTAH
SECTION 17, T 42 S, R 14 W, SLB & M

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE
3	SOUTH DETAIL
4	NORTH DETAIL
5	NORTH AND EAST DETAIL
6	FIRE LIFE PLAN
7	FIRE LIFE PLAN
8	FIRE LIFE PLAN

VICINITY MAP



OWNER / DEVELOPER
PLUMB HOLDINGS SG LLC
201 S MAIN ST
SAL LAKE CITY, UT 84111

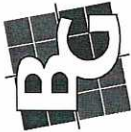
WALT PLUMB
(801) 456-4140

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

Revised
received
10.12.2021

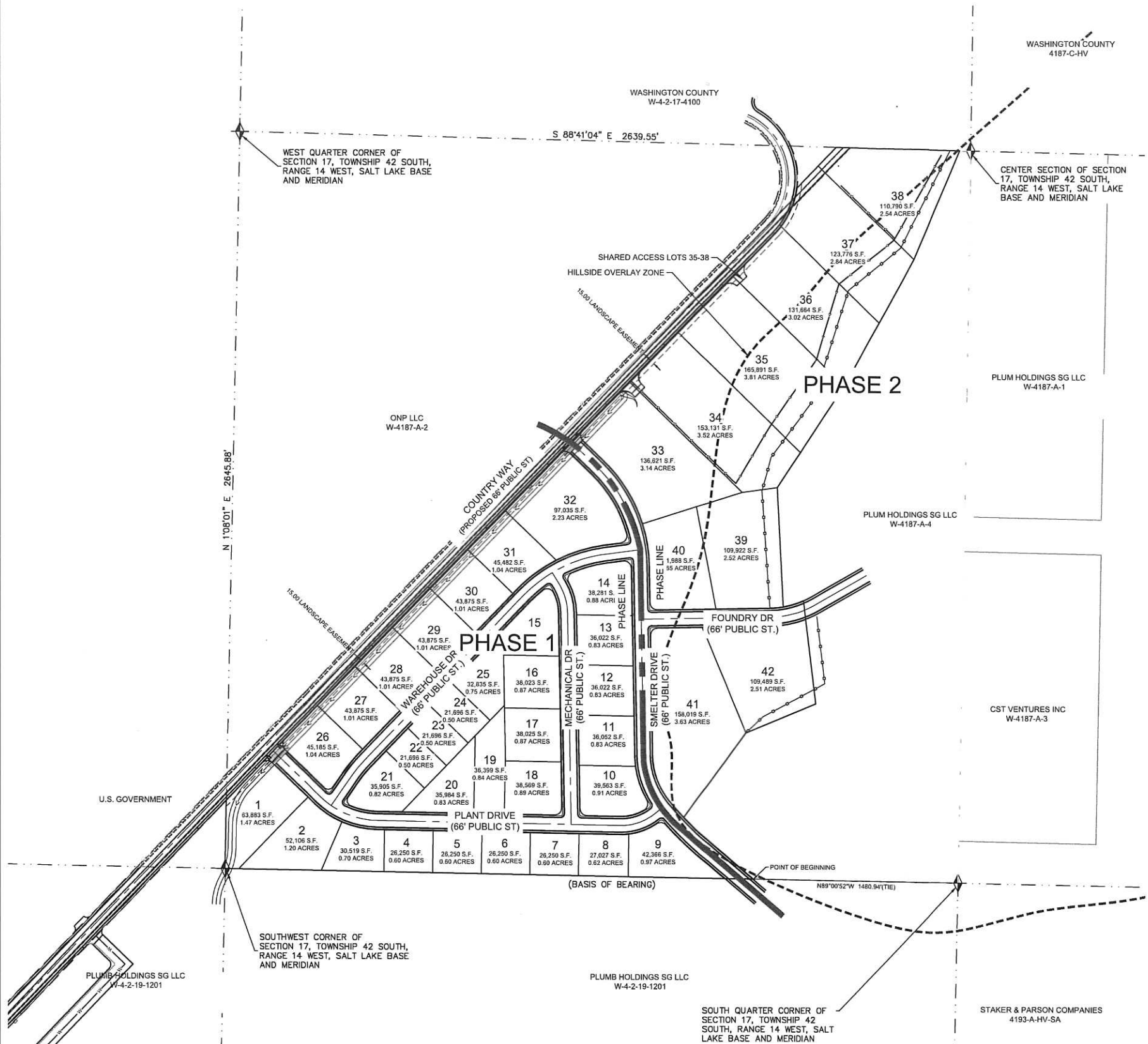
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: SEPT 2021
DRAWN: NH
APPROVED: RM
SCALE: N/A
JOB NO. 171132

COVER SHEET
SUNRISE VALLEY INDUSTRIAL PARK
LOCATED IN WASHINGTON, UT

SHEET 1 OF 8
SHEETS
FILE: 171132.indd Pg-1



NOTES:
1. EACH LOT IN SUBDIVISION WILL BE RESPONSIBLE FOR STORM WATER DETENTION. INDIVIDUAL DRAINAGE STUDIES WILL BE REQUIRED. SEE BUSH AND GUDGELL COUNTRY WAY DRAINAGE STUDY (JOB NO. 191006) FOR ALLOWABLE DISCHARGE RATES.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 89°00'52" WEST ALONG THE SECTION LINE 740.47 FEET. FROM THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, AND RUNNING THENCE NORTH 89°00'52" WEST ALONG THE SECTION LINE 1902.60 FEET TO THE SOUTHWEST CORNER SAID SECTION, THENCE NORTH 01°08'01" EAST ALONG THE WEST LINE SAID SECTION 244.65 FEET; THENCE NORTHEASTERLY ALONG A 9967.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 43°53'14" EAST A DISTANCE OF 35.64 FEET, CENTER POINT LIES SOUTH 46°12'54" EAST), THROUGH A CENTRAL ANGLE OF 00°12'18" A DISTANCE OF 35.64 FEET; THENCE NORTH 43°59'23" EAST 1791.63 FEET; THENCE NORTHEASTERLY ALONG A 4967.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 44°08'59" EAST A DISTANCE OF 27.76 FEET, CENTER POINT LIES SOUTH 46°00'37" EAST), THROUGH A CENTRAL ANGLE OF 00°19'13" A DISTANCE OF 27.76 FEET; THENCE NORTH 44°18'36" EAST 988.62 FEET; THENCE NORTHEASTERLY ALONG A 283.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 25°38'24" EAST A DISTANCE OF 181.18 FEET, CENTER POINT LIES NORTH 45°41'24" WEST), THROUGH A CENTRAL ANGLE OF 37°20'23" A DISTANCE OF 184.43 FEET; THENCE NORTH 44°18'36" EAST 203.58 FEET TO THE NORTH LINE SAID SECTION; THENCE SOUTH 88°40'58" EAST ALONG SAID NORTH LINE 366.55 FEET; THENCE SOUTH 23°07'49" WEST 426.57 FEET; THENCE SOUTH 28°45'32" WEST 519.00 FEET; THENCE SOUTH 33°36'21" WEST 438.51 FEET; THENCE SOUTH 02°51'44" EAST 428.78 FEET; THENCE EASTERLY ALONG A 317.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 73°06'04" EAST A DISTANCE OF 76.65 FEET, CENTER POINT LIES NORTH 09°57'19" WEST), THROUGH A CENTRAL ANGLE OF 13°53'19" A DISTANCE OF 76.65 FEET; THENCE SOUTH 06°50'39" EAST 373.64 FEET; THENCE SOUTH 67°36'39" WEST 273.36 FEET; THENCE SOUTH 38°14'20" WEST 376.51 FEET; THENCE SOUTHEASTERLY ALONG A 1167.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 46°25'11" EAST A DISTANCE OF 123.45 FEET, CENTER POINT LIES NORTH 46°36'44" EAST), THROUGH A CENTRAL ANGLE OF 06°03'50" A DISTANCE OF 123.51 FEET; THENCE SOUTH 49°27'06" EAST 208.94 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2,905,102 SQUARE FEET OR 66.69 ACRES.

BASIS OF BEARING BEING N 89°00'52"W
BETWEEN THE SOUTH QUARTER AND SOUTHWEST
CORNER OF SECTION 17, T42S, R14W

OWNER / DEVELOPER

PLUMB HOLDINGS SG LLC
201 S MAIN ST
SALT LAKE CITY, UT 84111

WALT PLUMB
(801) 456-4140

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435) 673-2337

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

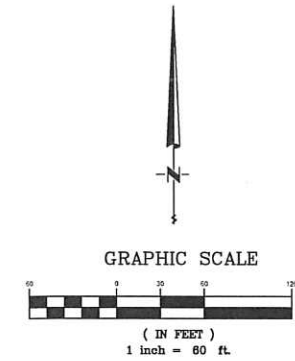
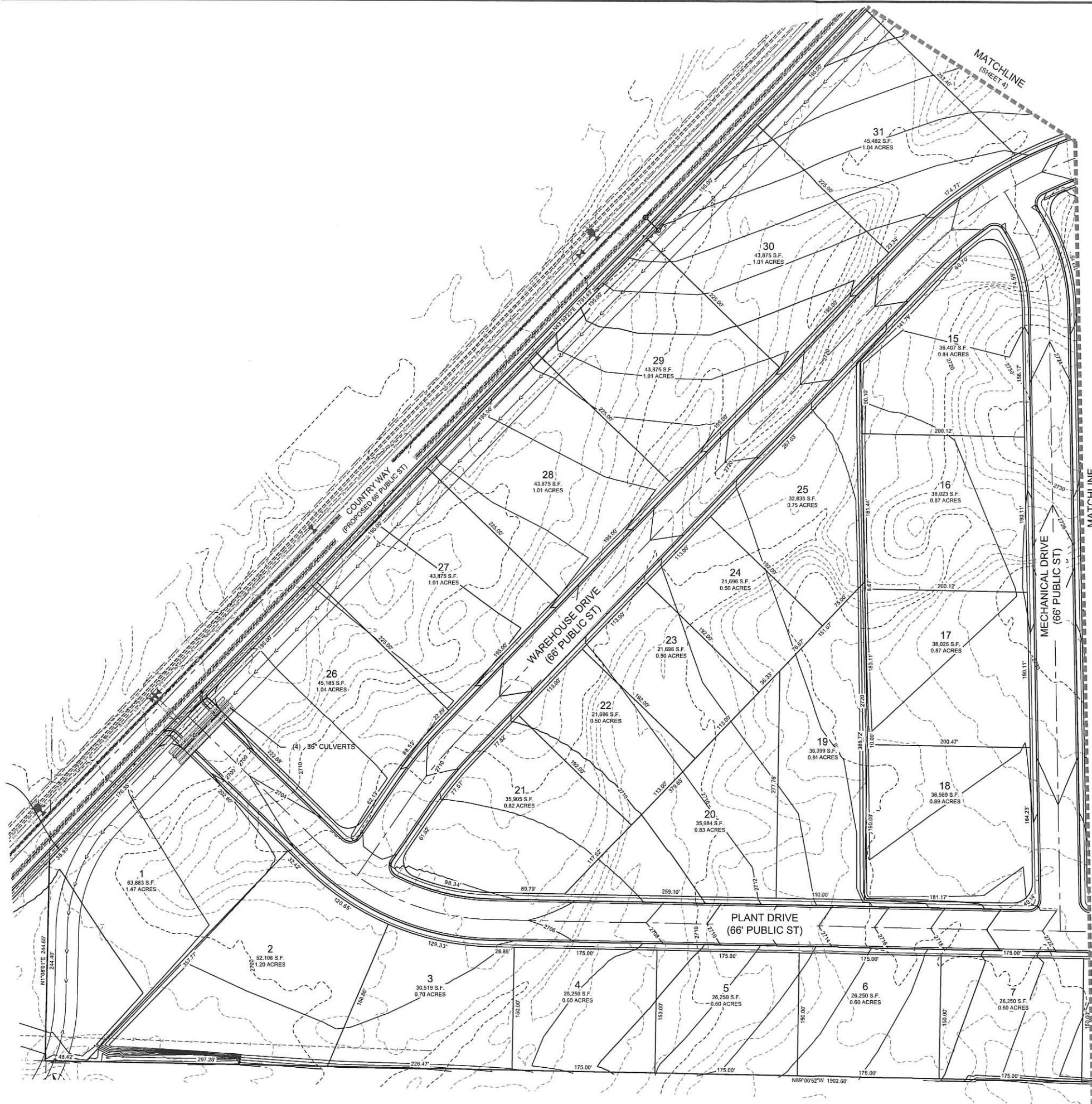
St. George, Utah 84770

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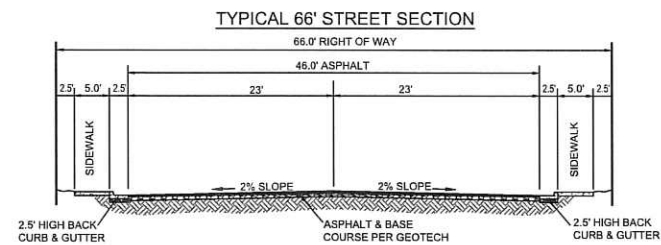
www.bushandgudgell.com



OVERALL SITE
SUNRISE VALLEY INDUSTRIAL PARK
LOCATED IN WASHINGTON, UT



- LEGEND
- EXISTING POWER LINE
 - EXISTING GAS LINE
 - EXISTING IRRIGATION LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING WATER LINE
 - SWALE
 - EX. FIRE HYDRANT
 - EX. WATER VALVE



OWNER / DEVELOPER
PLUMB HOLDINGS SO LLC
201 S MAIN ST
SAL LAKE CITY, UT 84111

WALT PLUMB
(801) 456-4140

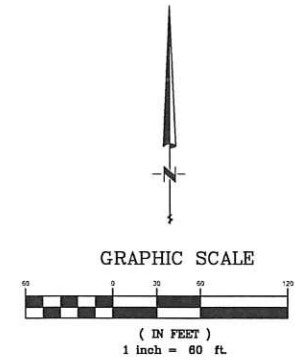
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ST GEORGE, UT 84770
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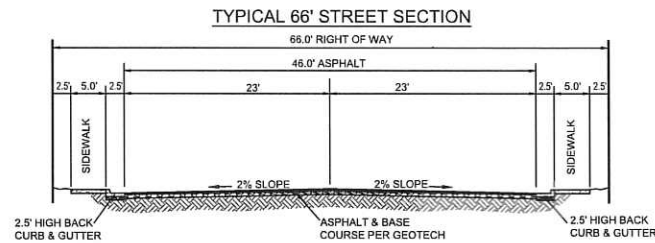


DATE: SEPT 2021
DRAWN: NH
APPROVED: RM
SCALE: 1"=50'
JOB NO.: 171132

SOUTH DETAIL
SUNRISE VALLEY INDUSTRIAL PARK
LOCATED IN WASHINGTON, UT



- LEGEND**
- EXISTING POWER LINE
 - EXISTING GAS LINE
 - EXISTING IRRIGATION LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING WATER LINE
 - SWALE
 - PROPOSED CHAIN LINK FENCE
 - ☆ EX. FIRE HYDRANT
 - ☆ EX. WATER VALVE



OWNER / DEVELOPER

PLUMB HOLDINGS SG LLC
201 S MAIN ST
SAL LAKE CITY, UT 84111

WALT PLUMB
(801) 456-4140

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205 EAST TABERNACLE #4
ST GEORGE, UT 84770

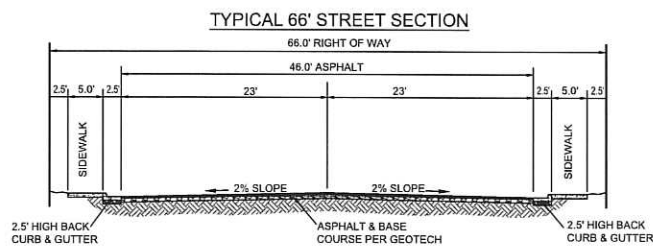
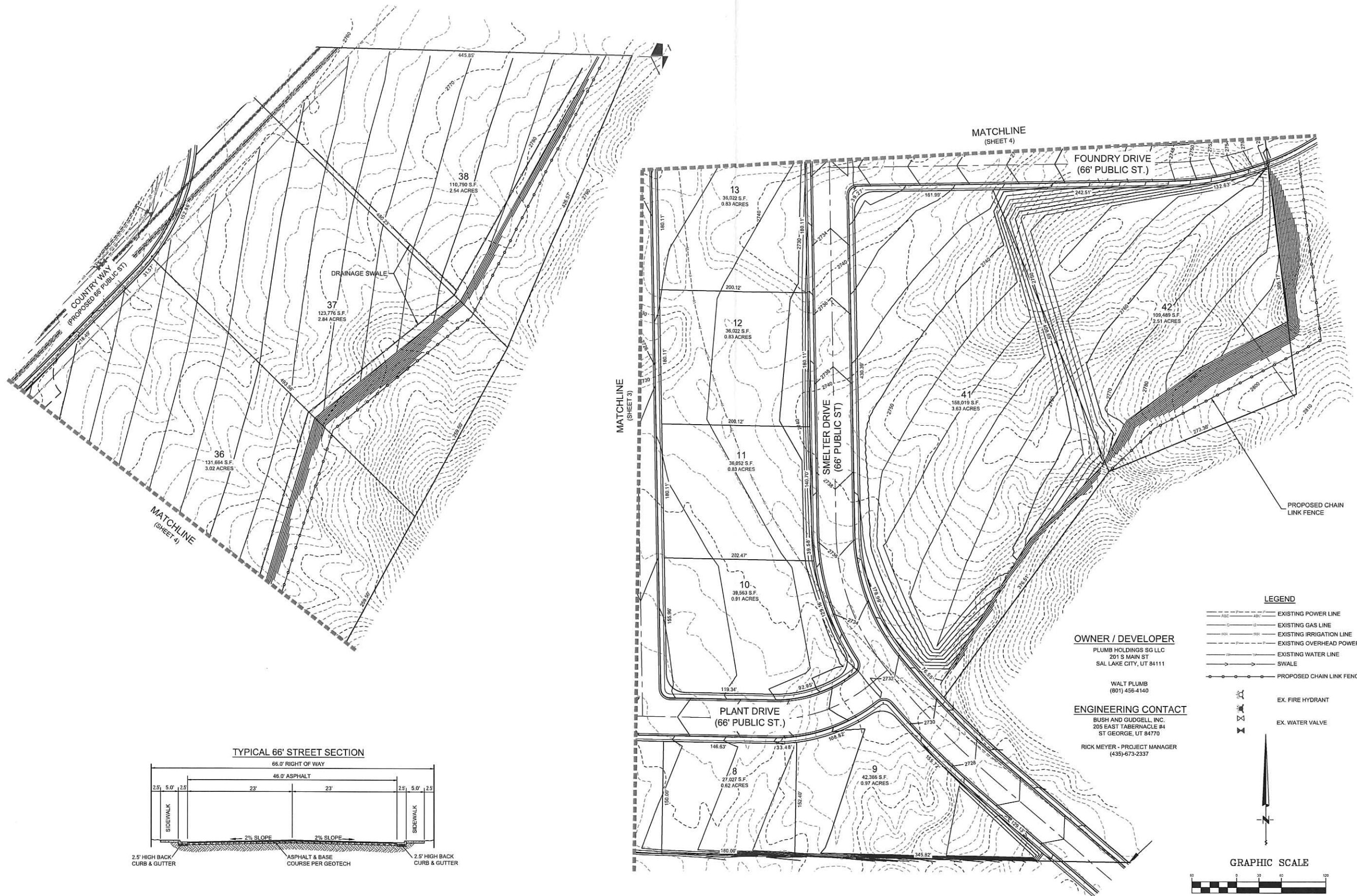
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DATE: SEPT 2021
DRAWN: JH
APPROVED: RM
SCALE: 1"=60'
JOB NO. 171132

NORTH DETAIL
SUNRISE VALLEY INDUSTRIAL PARK
LOCATED IN WASHINGTON, UT



OWNER / DEVELOPER
 PLUMB HOLDINGS SG LLC
 201 S MAIN ST
 SALT LAKE CITY, UT 84111

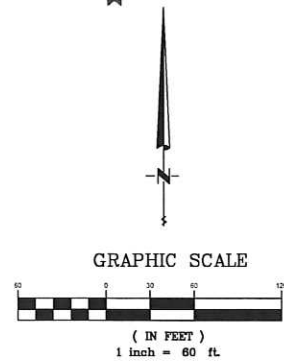
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- LEGEND**
- EXISTING POWER LINE
 - EXISTING GAS LINE
 - EXISTING IRRIGATION LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING WATER LINE
 - SWALE
 - PROPOSED CHAIN LINK FENCE

- EX. FIRE HYDRANT
- EX. WATER VALVE

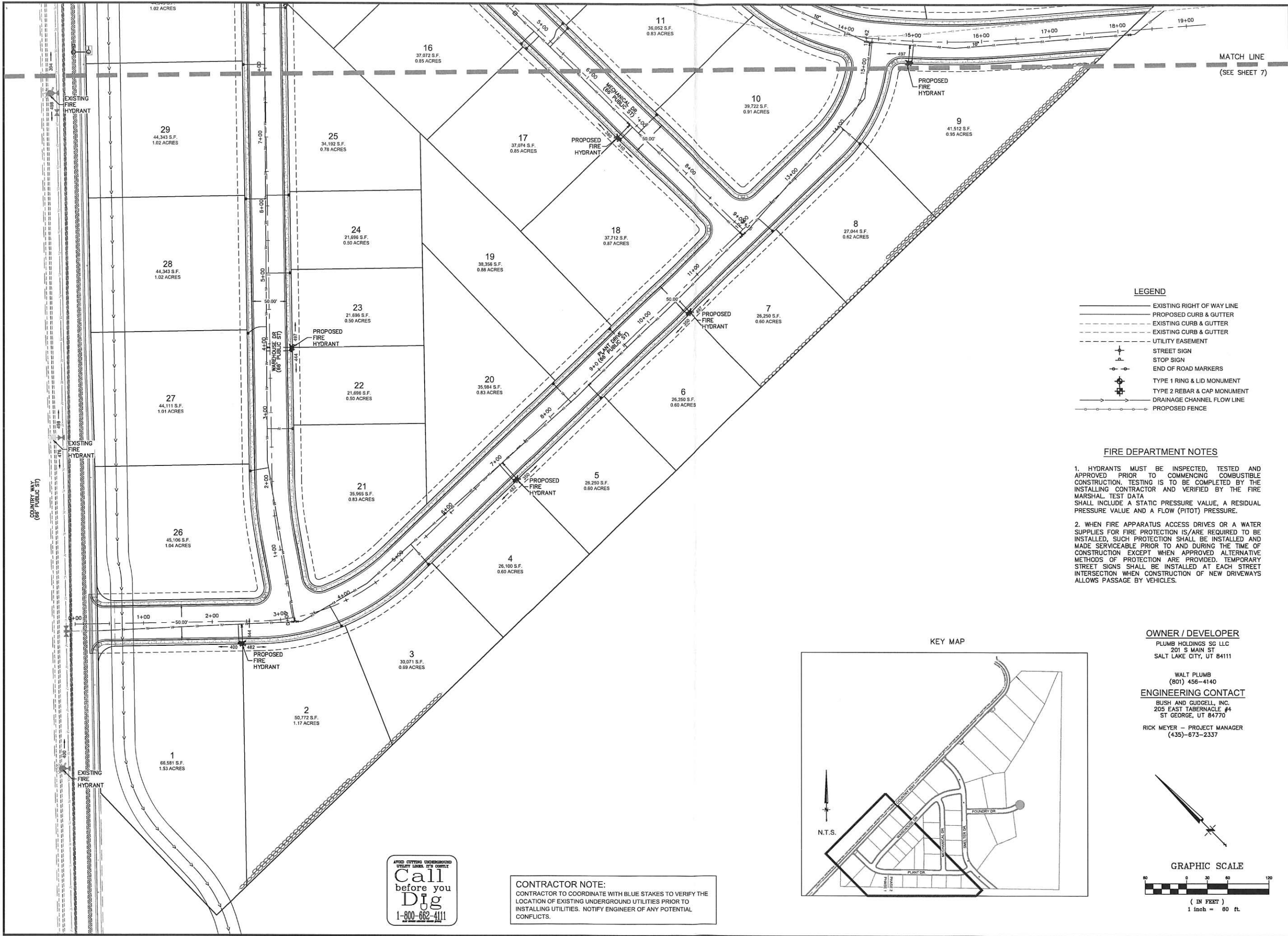


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DATE: SEPT 2021
 DRAWN: NH
 APPROVED: RM
 SCALE: 1"=60'
 JOB NO. 171132

NORTH AND EAST DETAIL
 SUNRISE VALLEY INDUSTRIAL PARK
 LOCATED IN WASHINGTON, UT

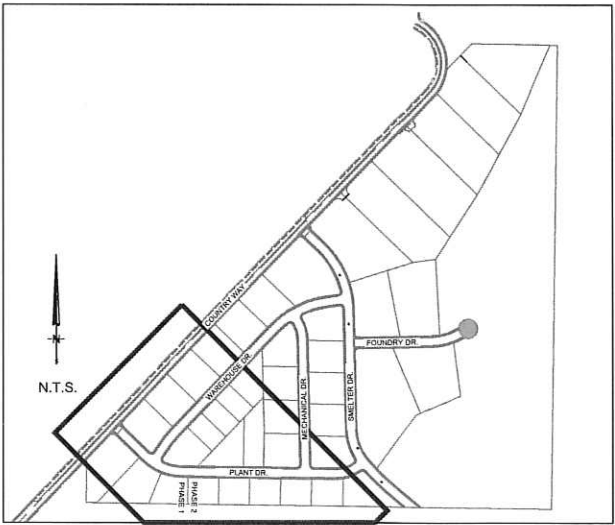


- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - EXISTING CURB & GUTTER
 - UTILITY EASEMENT
 - STREET SIGN
 - STOP SIGN
 - END OF ROAD MARKERS
 - TYPE 1 RING & LID MONUMENT
 - TYPE 2 REBAR & CAP MONUMENT
 - DRAINAGE CHANNEL FLOW LINE
 - PROPOSED FENCE

FIRE DEPARTMENT NOTES

- HYDRANTS MUST BE INSPECTED, TESTED AND APPROVED PRIOR TO COMMENCING COMBUSTIBLE CONSTRUCTION. TESTING IS TO BE COMPLETED BY THE INSTALLING CONTRACTOR AND VERIFIED BY THE FIRE MARSHAL. TEST DATA SHALL INCLUDE A STATIC PRESSURE VALUE, A RESIDUAL PRESSURE VALUE AND A FLOW (PITOT) PRESSURE.
- WHEN FIRE APPARATUS ACCESS DRIVES OR A WATER SUPPLIES FOR FIRE PROTECTION IS/ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW DRIVEWAYS ALLOWS PASSAGE BY VEHICLES.

KEY MAP



OWNER / DEVELOPER

PLUMB HOLDINGS SG LLC
201 S MAIN ST
SALT LAKE CITY, UT 84111

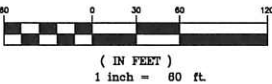
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205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE



Call before you Dig
1-800-662-4111

CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

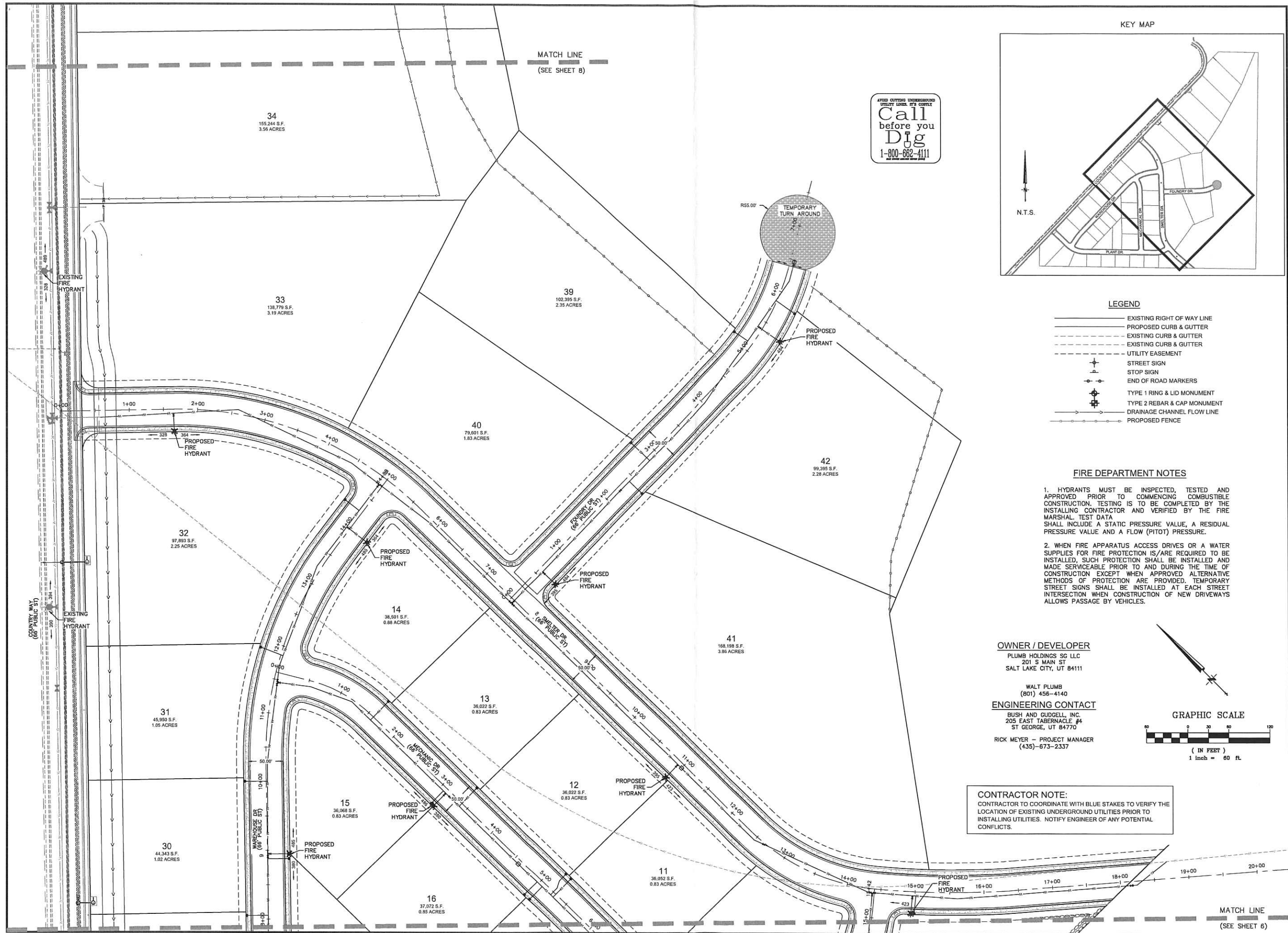
205 East Tabernacle Suite #4
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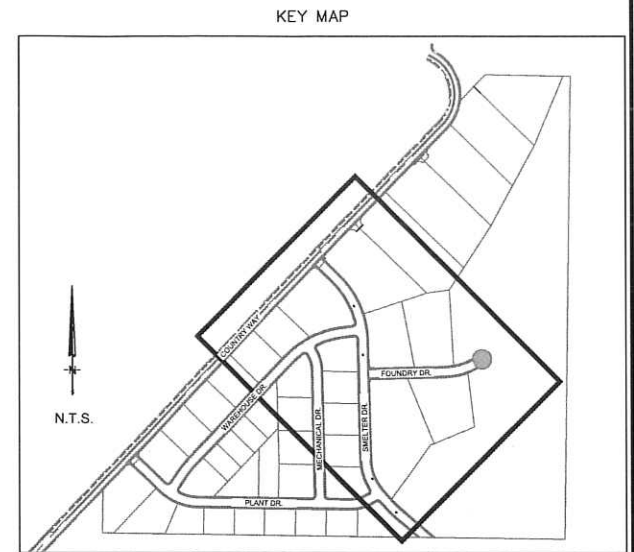
DATE: SEPT 2021
DRAWN: CBW/CL
APPROVED: MEM
SCALE: 1" = 50'
JOB NO. 20097

FIRE LIFE PLAN
RED WATERS INDUSTRIAL PARK
LOCATED IN WASHINGTON, UTAH

SHEET 6 OF 8
FILE: IMPROVEMENT PLANS



AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
Call
before you
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1-800-662-4111
NEED SERVICE CALLERS SERVICE GROUP



- ### LEGEND
- | | |
|---|-----------------------------|
|  | EXISTING RIGHT OF WAY LINE |
|  | PROPOSED CURB & GUTTER |
|  | EXISTING CURB & GUTTER |
|  | EXISTING CURB & GUTTER |
|  | UTILITY EASEMENT |
|  | STREET SIGN |
|  | STOP SIGN |
|  | END OF ROAD MARKERS |
|  | TYPE 1 RING & LID MONUMENT |
|  | TYPE 2 REBAR & CAP MONUMENT |
|  | DRAINAGE CHANNEL FLOW LINE |
|  | PROPOSED FENCE |

- ## FIRE DEPARTMENT NOTES
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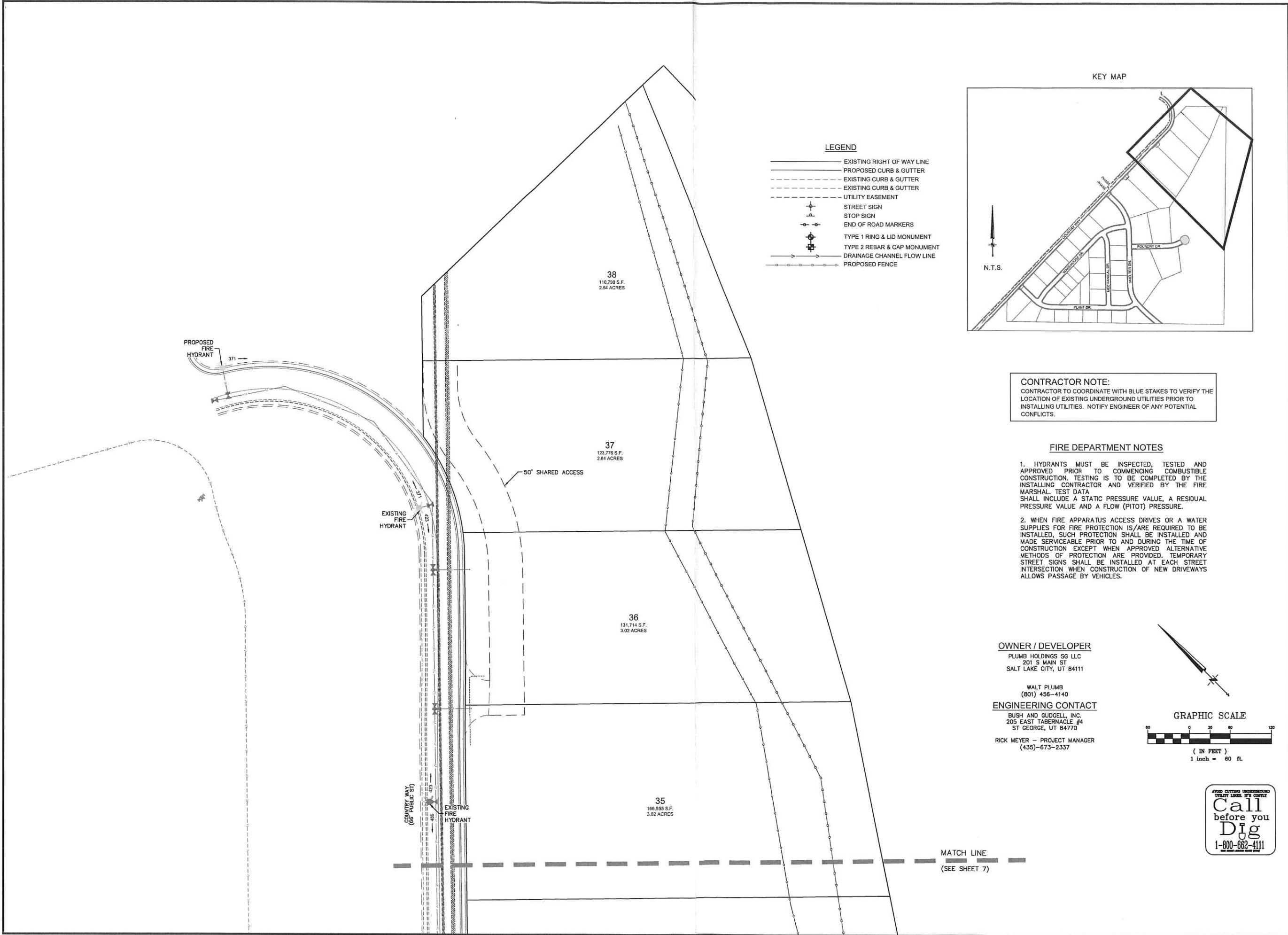
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FIRE LIFE PLAN

RED WATERS INDUSTRIAL PARK LOCATED IN WASHINGTON, UTAH

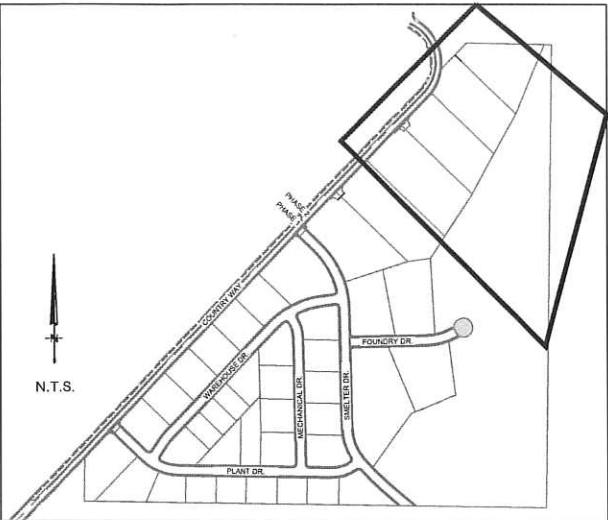
SHEET 7 OF 8 SHEETS
FILE: IMPROVEMENT PLANS



LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CURB & GUTTER
- UTILITY EASEMENT
- STREET SIGN
- STOP SIGN
- END OF ROAD MARKERS
- TYPE 1 RING & LID MONUMENT
- TYPE 2 REBAR & CAP MONUMENT
- DRAINAGE CHANNEL FLOW LINE
- PROPOSED FENCE

KEY MAP



CONTRACTOR NOTE:

CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

FIRE DEPARTMENT NOTES

- HYDRANTS MUST BE INSPECTED, TESTED AND APPROVED PRIOR TO COMMENCING COMBUSTIBLE CONSTRUCTION. TESTING IS TO BE COMPLETED BY THE INSTALLING CONTRACTOR AND VERIFIED BY THE FIRE MARSHAL. TEST DATA SHALL INCLUDE A STATIC PRESSURE VALUE, A RESIDUAL PRESSURE VALUE AND A FLOW (PITOT) PRESSURE.
- WHEN FIRE APPARATUS ACCESS DRIVES OR A WATER SUPPLIES FOR FIRE PROTECTION IS/ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW DRIVEWAYS ALLOWS PASSAGE BY VEHICLES.

OWNER / DEVELOPER

PLUMB HOLDINGS SG LLC
201 S MAIN ST
SALT LAKE CITY, UT 84111

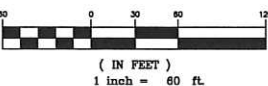
WALT PLUMB
(801) 456-4140

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE



MATCH LINE

(SEE SHEET 7)

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: SEPT 2021
DRAWN: CBW/CL
APPROVED: WEM
SCALE: 1" = 60'
JOB NO. 200987

FIRE LIFE PLAN
RED WATERS INDUSTRIAL PARK
LOCATED IN WASHINGTON, UTAH

SHEET 8 OF 8
SHEETS
FILE: IMPROVEMENT PLANS

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4d
HEARING DATE:	November 03, 2021
ACTION REQUESTED:	Final Plat approval for the Sunrise Valley Industrial, Phase-1 subdivision, located at approximately Landfill road and Country Way.
APPLICANT:	Middon LLC
OWNER:	Plumb Holdings SG LLC
ENGINEER:	Bush & Gudgell, Inc
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Sunrise Valley Industrial Park, Phase-1 subdivision, located at approximately Landfill road and Country Way. This particular subdivision is proposing 32 lots on an area covering 35.79 acres. The specific location of this subdivision is zoned heavy industrial (I-2).

Staff has reviewed the requested proposal and the proposed final plat conforms to the approved preliminary plat which was approved back on October 27, 2021.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Sunrise Valley Industrial Park, Phase-1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

COMMERCE HOSPITALITY CENTER MINOR SUBDIVISION

LOCATED IN
SOUTHWEST & SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT). PROPERTY LINE LOT EASEMENTS
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID)
- SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- BOUNDARY LINE
- LOT LINE
- ACCESS EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE
- QUARTER SECTION LINE
- SECTION LINE
- BASIS OF BEARING LINE

NOTICE OF CONDITIONS AND RESTRICTIONS

- THERE EXISTS PUBLIC UTILITY EASEMENTS ON ALL LOTS AS SHOWN AND NOTED. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR PLATWORK ARE COMPILED IN A REPORT DATED APRIL 13, 2018. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
- A MORE THOROUGH GEOTECHNICAL INVESTIGATION SHALL BE PERFORMED AT THE TIME OF DEVELOPMENT FOR EACH LOT.
- THIS SUBDIVISION CONTAINS PRIVATE DRIVES AND DRAINAGE. PRIVATE DRIVES AND DRAINAGE INFRASTRUCTURE ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE DRIVES AND DRAINAGE WITHIN THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HERON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

COMMERCE HOSPITALITY CENTER MINOR SUBDIVISION

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

03-03-2020

DATE:
BUSH AND GUDGELL, INC.



FOR REVIEW

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR UTAH
LICENSE NUMBER 312770

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND HERON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO HEREAFTER BE KNOWN AS COMMERCE HOSPITALITY CENTER MINOR SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

DEAN T. TERRY, L.C.

(A UTAH LIMITED COMPANY)

DEAN T. TERRY, MANAGER

WASHINGTON COMMONS HOSPITALITY PARTNERS 1 LLC

(A UTAH LIMITED COMPANY)

DEAN T. TERRY, MANAGER

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DEAN T. TERRY WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF DEAN T. TERRY LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF DEAN T. TERRY LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DEAN T. TERRY WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF WASHINGTON COMMONS HOSPITALITY PARTNERS 1 LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF WASHINGTON COMMONS HOSPITALITY PARTNERS 1 LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

LEGAL DESCRIPTIONS

BEGINNING AT A POINT THAT LIES NORTH 1°06'01" EAST ALONG THE SECTION LINE 1258.06 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 1°06'01" W ALONG THE SECTION LINE 316.68 FEET; THENCE NORTH 79°06'28" WEST 73.57 FEET; THENCE NORTH 89°54'23" WEST 127.26 FEET; THENCE SOUTH 80°46'09" WEST 126.08 FEET; THENCE SOUTH 71°15'32" WEST 63.70 FEET; THENCE SOUTH 64°07'29" WEST 111.97 FEET; THENCE SOUTH 57°54'41" WEST 115.65 FEET; THENCE SOUTH 57°15'52" WEST 173.91 FEET; THENCE SOUTH 63°34'52" WEST 62.67 FEET; THENCE SOUTH 88°46'23" WEST 285.34 FEET; THENCE NORTH 87°04'59" WEST 55.24 FEET; THENCE NORTH 89°39'33" WEST 103.17 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF 1000 EAST STREET (ALSO KNOWN AS COMMERCE BLVD), THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWENTY ONE (21) COURSES: SAID POINT BEING A POINT OF CURVATURE TO A 20.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, WHICH RADIUS POINT BEARS S 77°49'32" E. (1) ALONG THE ARC OF SAID CURVE 4.58 FEET THROUGH A CENTRAL ANGLE OF 13°03'51", TO A POINT OF CURVATURE TO A 680.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (2) ALONG THE ARC OF SAID CURVE 43.90 FEET THROUGH A CENTRAL ANGLE OF 3°38'44", TO A POINT OF CURVATURE TO A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (3) ALONG THE ARC OF SAID CURVE 6.44 FEET THROUGH A CENTRAL ANGLE OF 18°27'31", (4) N 47°20'34" E 36.46 FEET TO A POINT OF CURVATURE TO A 20.00 FOOT RADIUS CURVE TO THE LEFT, (5) ALONG THE ARC OF SAID CURVE 5.09 FEET THROUGH A CENTRAL ANGLE OF 14°34'38", TO A POINT OF CURVATURE TO A 678.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (6) ALONG THE ARC OF SAID CURVE 136.34 FEET THROUGH A CENTRAL ANGLE OF 11°31'19", TO A POINT OF CURVATURE TO A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (7) ALONG THE ARC OF SAID CURVE 32.27 FEET THROUGH A CENTRAL ANGLE OF 92°26'19", (8) THENCE NORTH 46°43'33" EAST 50.00 FEET; (9) NORTH 43°16'27" WEST 12.80 FEET, TO A POINT OF CURVATURE TO A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (10) ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (11) NORTH 46°43'33" EAST 299.16 FEET, TO A POINT OF CURVATURE TO A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (12) ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 80°40'07", (13) NORTH 47°42'12" EAST 50.00 FEET, TO A POINT OF CURVATURE TO A 20.00 FOOT NON-TANGENT CURVE TO THE RIGHT, WHICH RADIUS POINT BEARS NORTH 47°23'40" EAST, (14) ALONG THE ARC OF SAID CURVE 32.04 FEET, THROUGH A CENTRAL ANGLE OF 91°47'05", TO A POINT OF CURVATURE TO A 1460.00 FOOT COMPOUND CURVE TO THE RIGHT, (15) ALONG THE ARC OF SAID CURVE 640.04 FEET THROUGH A CENTRAL ANGLE OF 25°07'03", (16) THENCE N 78°44'25" E 141.98 FEET; (17) NORTH 15°42'12" WEST 0.47 FEET; (18) NORTH 74°17'54" EAST 155.52 FEET, TO A POINT OF CURVATURE TO A 55.50 FOOT RADIUS CURVE TO THE RIGHT, (19) ALONG THE ARC OF SAID CURVE 53.13 FEET, THROUGH A CENTRAL ANGLE OF 54°51'11", TO A POINT OF CURVATURE TO A 129.50 FOOT REVERSE CURVE TO THE LEFT, (20) ALONG THE ARC OF SAID CURVE 34.90 FEET, THROUGH A CENTRAL ANGLE OF 15°26'29", TO A POINT OF CURVATURE TO A 85.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT AND (21) ALONG THE ARC OF SAID CURVE 75.49 FEET, THROUGH A CENTRAL ANGLE OF 50°35'20", SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF WASHINGTON PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 15°42'04" EAST 83.89 FEET, (2) SOUTH 74°17'56" WEST 7.00 FEET AND (3) SOUTH 15°42'04" EAST 51.00 FEET; THENCE SOUTH 74°16'29" WEST 232.01 FEET TO THE POINT OF BEGINNING.

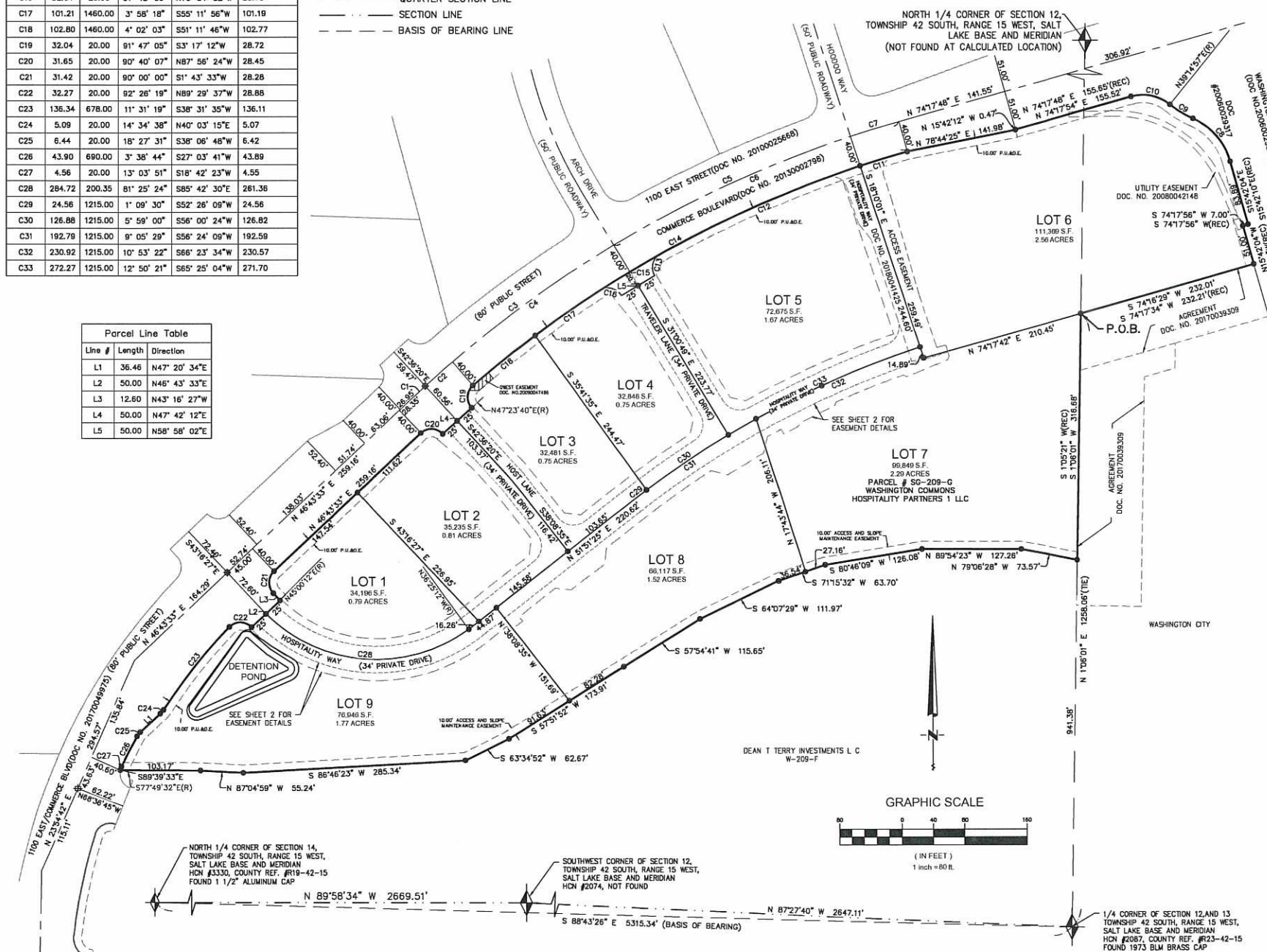
CONTAINS 562,931 S.F. OR 12.92 ACRES

COMMERCE HOSPITALITY CENTER MINOR SUBDIVISION

LOCATED IN
SOUTHWEST & SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	17.35	1500.00	0° 39' 46"	S47° 03' 25"W	17.35
C2	46.88	1500.00	1° 47' 26"	S48° 17' 02"W	46.87
C3	303.36	1500.00	11° 35' 15"	S53° 10' 56"W	302.85
C4	256.49	1500.00	9° 47' 49"	S54° 04' 39"W	256.17
C5	336.08	1500.00	12° 50' 15"	S65° 23' 41"W	335.38
C6	401.09	1500.00	15° 19' 14"	S66° 36' 11"W	399.90
C7	65.01	1500.00	2° 28' 59"	S73° 03' 18"W	65.00
C8	75.49	85.50	50° 35' 20"	N40° 59' 44"W	73.06
C9	34.90	129.50	15° 26' 28"	S58° 34' 10"E	34.79
C10	53.13	55.50	54° 51' 11"	N78° 16' 32"W	51.13
C11	63.31	1460.00	2° 29' 04"	S73° 03' 16"W	63.30
C12	281.47	1460.00	11° 02' 45"	S66° 17' 22"W	281.03
C13	32.04	20.00	91° 46' 48"	S14° 52' 35"W	28.72
C14	640.04	1460.00	25° 07' 03"	S61° 44' 16"W	634.93
C15	91.28	1460.00	3° 34' 54"	S58° 58' 32"W	91.25
C16	32.04	20.00	91° 48' 06"	N76° 54' 52"W	28.73
C17	101.21	1460.00	3° 58' 18"	S55° 11' 56"W	101.19
C18	102.80	1460.00	4° 02' 03"	S51° 11' 46"W	102.77
C19	32.04	20.00	91° 47' 05"	S3° 17' 12"W	28.72
C20	31.65	20.00	90° 40' 07"	N87° 56' 24"W	28.45
C21	31.42	20.00	90° 00' 00"	S1° 43' 33"W	28.28
C22	32.27	20.00	92° 26' 19"	N89° 29' 37"W	28.88
C23	136.34	678.00	11° 31' 19"	S38° 31' 35"W	136.11
C24	5.09	20.00	14° 34' 38"	N40° 03' 15"E	5.07
C25	6.44	20.00	18° 27' 31"	S36° 06' 48"W	6.42
C26	43.90	690.00	3° 38' 44"	S27° 03' 41"W	43.89
C27	4.56	20.00	13° 03' 51"	S18° 42' 23"W	4.55
C28	284.72	200.35	81° 25' 24"	S85° 42' 30"E	281.38
C29	24.56	1215.00	1° 09' 30"	S52° 26' 09"W	24.56
C30	126.88	1215.00	5° 59' 00"	S56° 00' 24"W	126.82
C31	192.79	1215.00	8° 05' 29"	S56° 24' 09"W	192.59
C32	230.92	1215.00	10° 53' 22"	S66° 23' 34"W	230.57
C33	272.27	1215.00	12° 50' 21"	S65° 25' 04"W	271.70

Line #	Length	Direction
L1	36.46	N47° 20' 34"E
L2	50.00	N46° 43' 33"E
L3	12.80	N43° 16' 27"W
L4	50.00	N47° 42' 12"E
L5	50.00	N58° 58' 02"E



APPROVAL OF PUBLIC WORKS THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 20____.	ENGINEER APPROVAL THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____.	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.	APPROVAL OF THE PLANNING COMMISSION ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	RECORDED No. _____
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTTEST: CITY RECORDER, WASHINGTON CITY	MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors
205 East Tabernash, Suite #4
St. George, UT 84770
Phone (435) 625-2537 / Fax (435) 673-3181
www.bushandgudgell.com



Drawn by: BBS Date: 03-03-2020

Checklist: DGM
Approved: DGM
Scale: 1" = 80'
Job No.: 171087

COMMERCE HOSPITALITY CENTER MINOR SUBDIVISION

LOCATED IN
SOUTHWEST & SOUTHEAST 1/4 OF SECTION 12
TOWNSHIP 42 SOUTH, RANGE 15 WEST
SALT LAKE BASE & MERIDIAN

SHEET 1
12 SHEETS
FILE: 171087.FPP

Revised

received
10-4-2021

COMMERCE HOSPITALITY CENTER MINOR SUBDIVISION

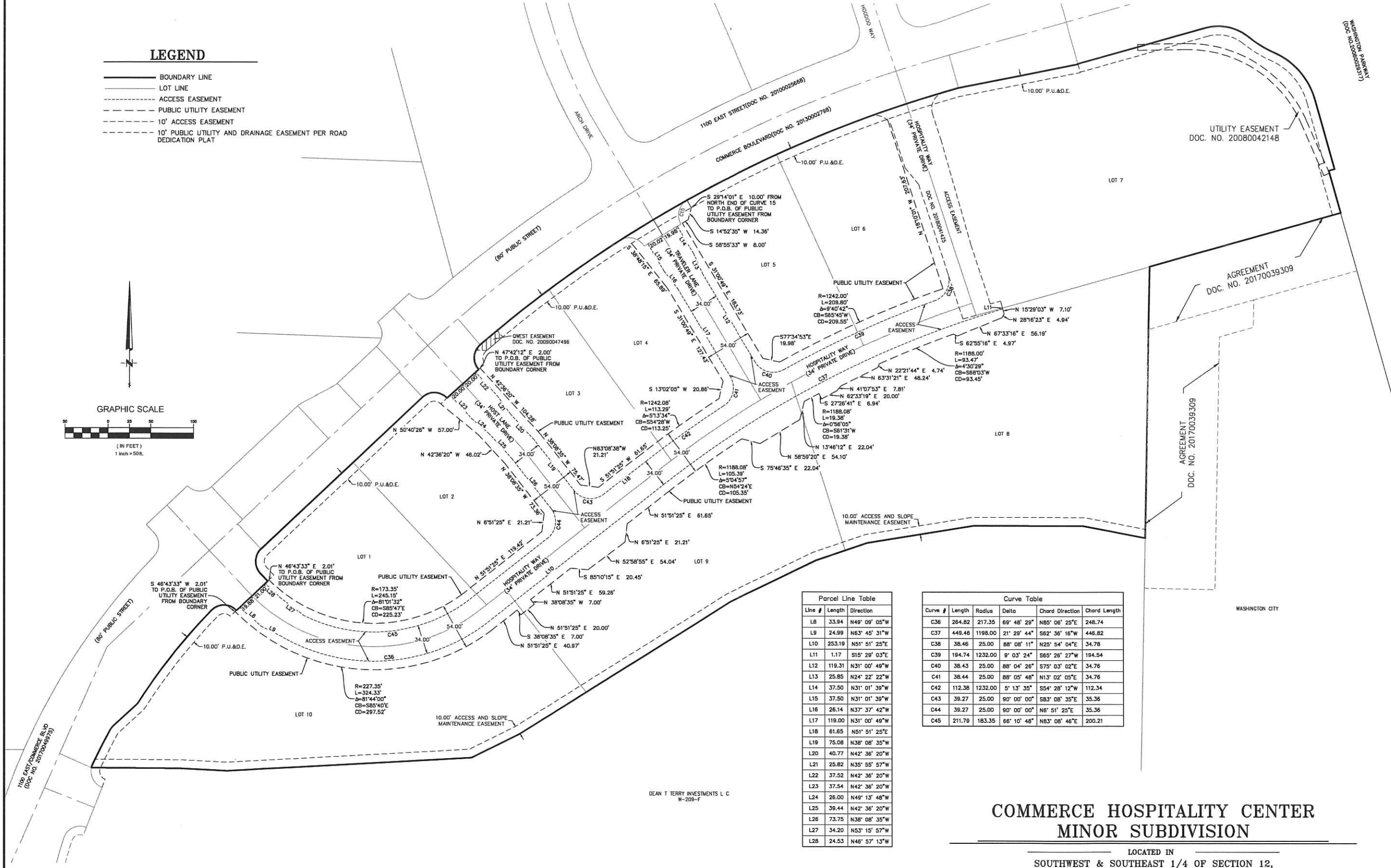
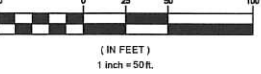
LOCATED IN
SOUTHWEST & SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

LEGEND

- BOUNDARY LINE
- LOT LINE
- ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- 10' ACCESS EASEMENT
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENT PER ROAD DEDICATION PLAT



GRAPHIC SCALE



Parcel Line Table		
Line #	Length	Direction
L8	33.94	N49° 09' 05"W
L9	24.99	N63° 45' 31"W
L10	253.19	N51° 51' 25"E
L11	1.17	S15° 29' 03"E
L12	119.31	N31° 00' 49"W
L13	25.85	N24° 22' 22"W
L14	37.50	N31° 01' 39"W
L15	37.50	N31° 01' 39"W
L16	26.14	N37° 37' 42"W
L17	119.00	N31° 00' 49"W
L18	61.65	N51° 51' 25"E
L19	75.08	N38° 08' 35"W
L20	40.77	N42° 36' 20"W
L21	25.82	N35° 55' 57"W
L22	37.52	N42° 36' 20"W
L23	37.54	N42° 36' 20"W
L24	26.00	N49° 13' 48"W
L25	39.44	N42° 36' 20"W
L26	73.75	N38° 08' 35"W
L27	34.20	N53° 15' 57"W
L28	24.53	N46° 57' 13"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C36	264.82	217.35	69° 48' 29"	N85° 06' 25"E	248.74
C37	449.46	1198.00	21° 29' 44"	S62° 36' 16"W	446.82
C38	38.46	25.00	88° 08' 11"	N25° 54' 04"E	34.78
C39	194.74	1232.00	9° 03' 24"	S65° 26' 27"W	194.54
C40	36.43	25.00	88° 04' 26"	S75° 03' 02"E	34.76
C41	36.44	25.00	88° 05' 48"	N13° 02' 05"E	34.76
C42	112.36	1232.00	5° 13' 35"	S54° 26' 12"W	112.34
C43	39.27	25.00	90° 00' 00"	S63° 08' 35"E	35.36
C44	39.27	25.00	90° 00' 00"	N8° 51' 25"E	35.36
C45	211.79	163.35	66° 10' 48"	N83° 08' 46"E	200.21

COMMERCE HOSPITALITY CENTER
MINOR SUBDIVISION

LOCATED IN
SOUTHWEST & SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
202 East Tiberius Lane #4
Salt Lake City, UT 84119
Phone (801) 467-2337 / Fax (801) 467-3181
www.bushandgudgell.com



Drawn: BBS Date: 03-03-2020
Checked: BBS
Approved: BBS
Scale: 1" = 50'
Job No: 171067

COMMERCE HOSPITALITY CENTER MINOR SUBDIVISION
LOCATED IN
SOUTHWEST & SOUTHEAST 1/4 OF SECTION 12
TOWNSHIP 42 SOUTH, RANGE 15 WEST
SALT LAKE BASE & MERIDIAN

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4e
HEARING DATE:	November 03, 2021
ACTION REQUESTED:	Final Plat approval for the Commerce Hospitality Center subdivision, located at approximately 954 North Commerce Blvd.
APPLICANT:	Dean T. Terry Investments LC
OWNER:	Dean T. Terry Investments LC
ENGINEER:	Bush & Gudgell, Inc
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Commerce Hospitality Center subdivision, located at approximately 954 North Commerce Blvd. This particular subdivision is proposing 9 Lots on an area covering 12.92 acres. The specific location of this subdivision is zoned C-2.

Staff has reviewed the requested proposal and the proposed final plat conforms to the approved preliminary plat which was approved back on September 22, 2021.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Commerce Hospitality Center subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision

Ordinance as outlined.

3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4f
HEARING DATE:	November 03, 2021
ACTION REQUESTED:	Final Plat approval for the Oak Grove subdivision, located at approximately 2700 south 240 west.
APPLICANT:	Capital 5, LLC
OWNER:	Capital 5, LLC
ENGINEER:	Premier Design
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Oak Grove subdivision, located at approximately 2700 south 240 west. This particular subdivision is proposing 8 lots on an area covering 7.29 acres. The specific location of this subdivision is zoned Single Family Residential - 15,000 sq. ft. Min (R-1-15).

Staff has reviewed the requested proposal and the proposed final plat conforms to the approved preliminary plat which was approved back on November 12, 2020.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Oak Grove subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision

Ordinance as outlined.

3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.

2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



PRELIMINARY PLAT
QUEENSRIDGE PHASES 2 - 5
NW 1/4 OF SECTION 35 & NE 1/4 SECTION 36, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJECT: PF21220
DATE: 10/13/2021
DRAWN BY: BLV
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 80'

received
10-15-2021

OWNER / SUBDIVIDER CONTACT
SIMISTER HOMES LLC
STEPHEN SIMISTER
ST. GEORGE, UT
SIMISTERHOMES@GMAIL.COM

PRELIMINARY PLAT
QUEENSRIDGE PHASES 2-5

EAST 1/4 CORNER, SECTION 35, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
(FND 1973 BLM BRASS CAP)
(HCN NO. 2097)
(WASH. CO. REF. NO. C-25-42-15)

(BASIS OF BEARING)
N 89°28'43" W 5314.49' (CORNER TO CORNER)
(5313.91' GRID)

EAST 1/4 CORNER, SECTION 36, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
(FND 1973 BLM BRASS CAP)
(HCN NO. 2098)
(WASH. CO. REF. NO. C-25-42-15)

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	5a
HEARING DATE:	November 03, 2021
ACTION REQUESTED:	Preliminary Plat approval for the Queensridge phases 2-5 Subdivision, located at approximately Washington Fields Rd and 3500 South
APPLICANT:	Stephen Simister
OWNER:	Dina Holly Blazzard Trust
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a Preliminary plat for the Queensridge, Phases 2-5 subdivision, located at approximately Washington Fields Road and 3500 South. These particular phases are proposing 86 lots on an area covering 40.19 acres. The zoning designation at this location was recently re-zoned to include Single Family Residential -12,00 sq. ft minimum and Single Family Residential - 15,000 sq. ft. Minimum (R-1-12 and R-1-15). The surrounding zoning is R-1-15 and R-1-10 to the north and east, R-1-12 and RA-½ to the south and R-1-12 to the west.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Queensridge phases 2-5 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners an/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: November 3, 2021

ACTION REQUESTED: C-21-12, A request for a Conditional Use Permit for a Storage Unit facility/business within a Commercial Zoned parcel, located at approximately 225 East Buena Vista Blvd..

APPLICANT: Ken Menlove

OWNER: Bear River Storage Syracuse, LLC

ENGINEER: McNeil Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit, to allow for a storage unit facility/business. The new storage unit facility will be located at approximately 225 East Buena Vista Blvd.. The zoning for this particular site is C-2, storage unit facilities in the commercial zones require a conditional use permit approval.

The proposed building is showing indoor (controlled conditions) storage units and outdoor (uncontrolled conditions) storage units. The overall majority will be indoor controlled units. There will be approximately 880 units in a variety of sizes ranging from 5' X 5' on the small end, up to 10' X 30' at the large end, with several sizes in between.

The proposed new (indoor / outdoor) storage structure(s) will need to be built in accordance with the adopted building and fire codes of the city.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission approve C-21-12, allowing for an on-site caretaker quarters (apartment) in conjunction with the new proposed Bear River Storage

business located at approximately 1230 South Sandhill Drive, based on the following findings and subject to the following conditions:

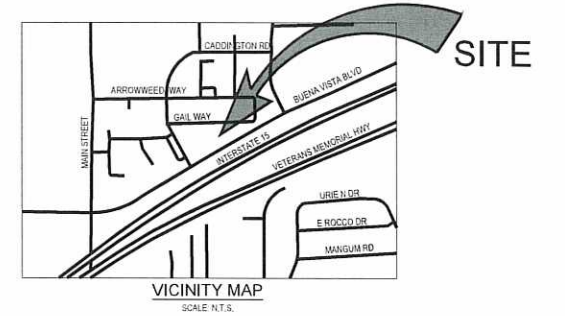
Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. The development of the site shall comply with the development standards of the C-2 Zone.
3. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
4. All lighting within the project development will be directed inward to the site.
5. All signage will be in accordance with the adopted sign regulations of the city.
6. A post construction maintenance agreement needs to be recorded prior to the building permit issuance.
7. If the Billboard located on the property is to be moved, it will be governed by the request and approval (with associated exhibits) of the Planning Commission on August 18, 2021.
8. The development will be in accordance with the exhibits (as shown) and made part of this Conditional Use Permit application, and approval.
9. We will need verification on the required privacy wall running parallel with Gail Way. One detail sheet shows back of curb location and another detail sheet shows 20 feet into the property. Staff needs it to be off the curb a minimum of ten feet.

225 EAST BUENA VISTA BOULEVARD
WASHINGTON, UT 84780
LOCATED IN SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN



SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
D0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	MISCELLANEOUS SITE DETAILS

ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO WASHINGTON CITY
PUBLIC UTILITY STANDARDS AND
SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO WASHINGTON CITY
PUBLIC UTILITY STANDARDS AND
SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO WASHINGTON CITY
STANDARDS AND SPECIFICATIONS

DEVELOPER & CONTACT
MENLOVE CONSTRUCTION
KEN MENLOVE, PE
4243 NIKE DRIVE #C
WEST JORDAN, UT 84088
(801) 280-3000
menlovec@gmail.com

 **McNEIL ENGINEERING**
Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

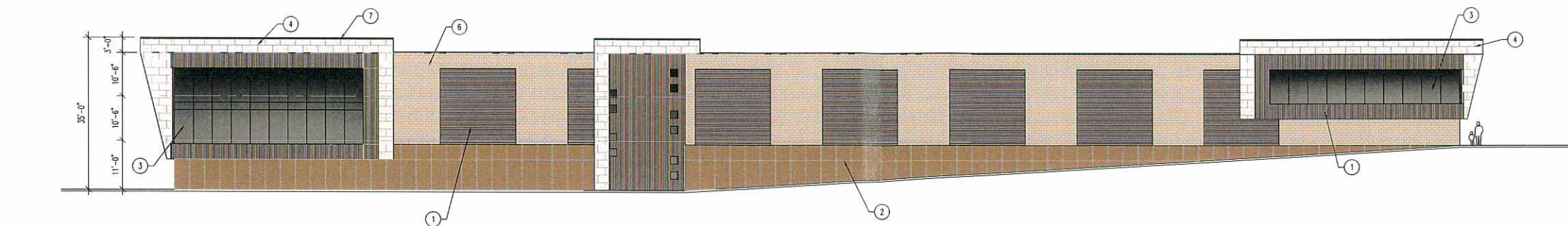
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & MDS

Revised

Architecture
HDS

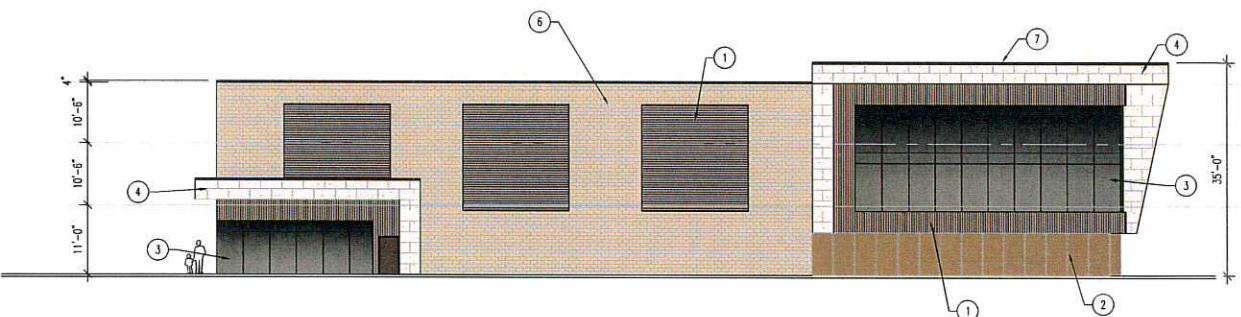
received

10-12-2021



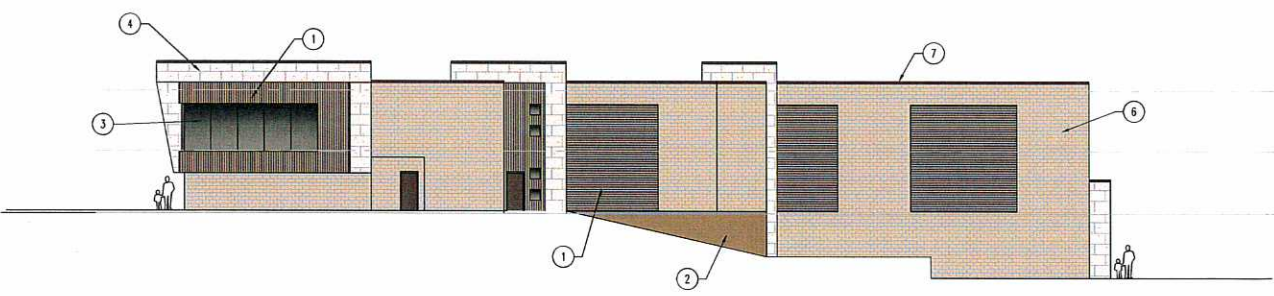
SOUTH ELEVATION

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



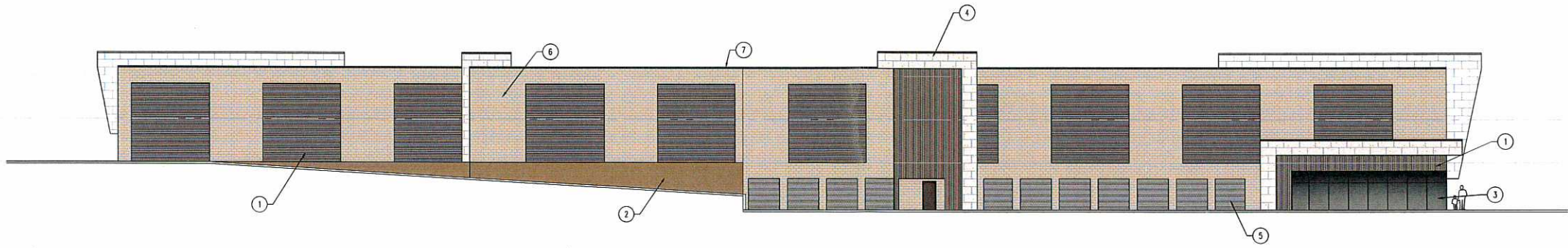
WEST ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

- KEYED MATERIAL SELECTIONS:
- 1. METAL PANELS CHOCOLATE
 - 2. CONG. CONCRETE COLORED SANDSTONE
 - 3. ALUMINUM STOREFRONT - BRONZE ALUM, CLEAR GLASS
 - 4. METAL INSULATED PANELS - CREAM
 - 5. METAL OVERHEAD DOORS - CHOCOLATE
 - 6. CONCRETE BLOCK - BUCKSKIN
 - 7. FLASHINGS - PREFINISHED METAL CHOCOLATE



VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

NEW STORAGE FACILITY

**BEAR RIVER STORAGE
WASHINGTON FACILITY**

BUENA VISTA BLVD AND WARM SPRINGS ROAD
WASHINGTON, UTAH

PROPOSED EXTERIOR ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: 9/2/21
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

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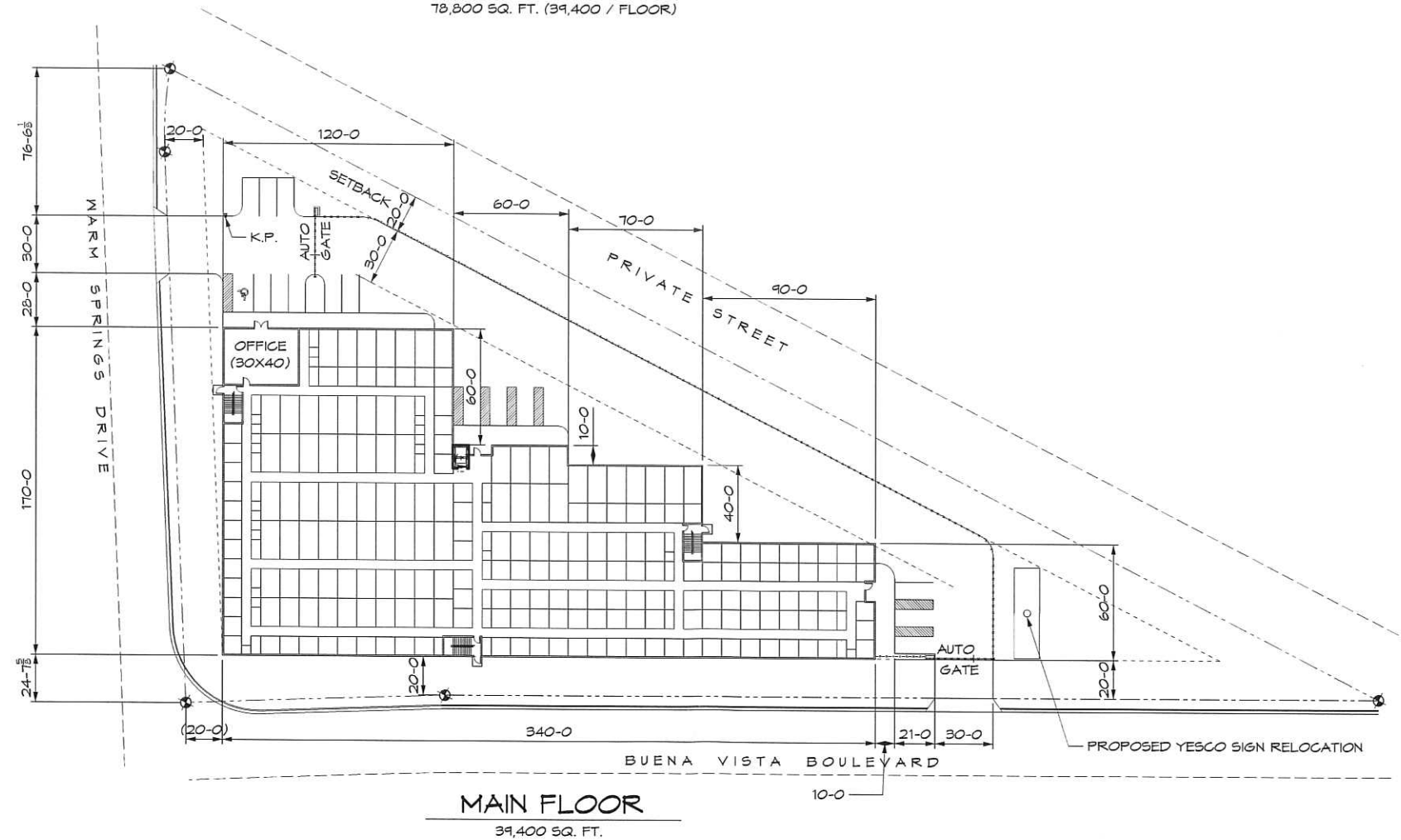
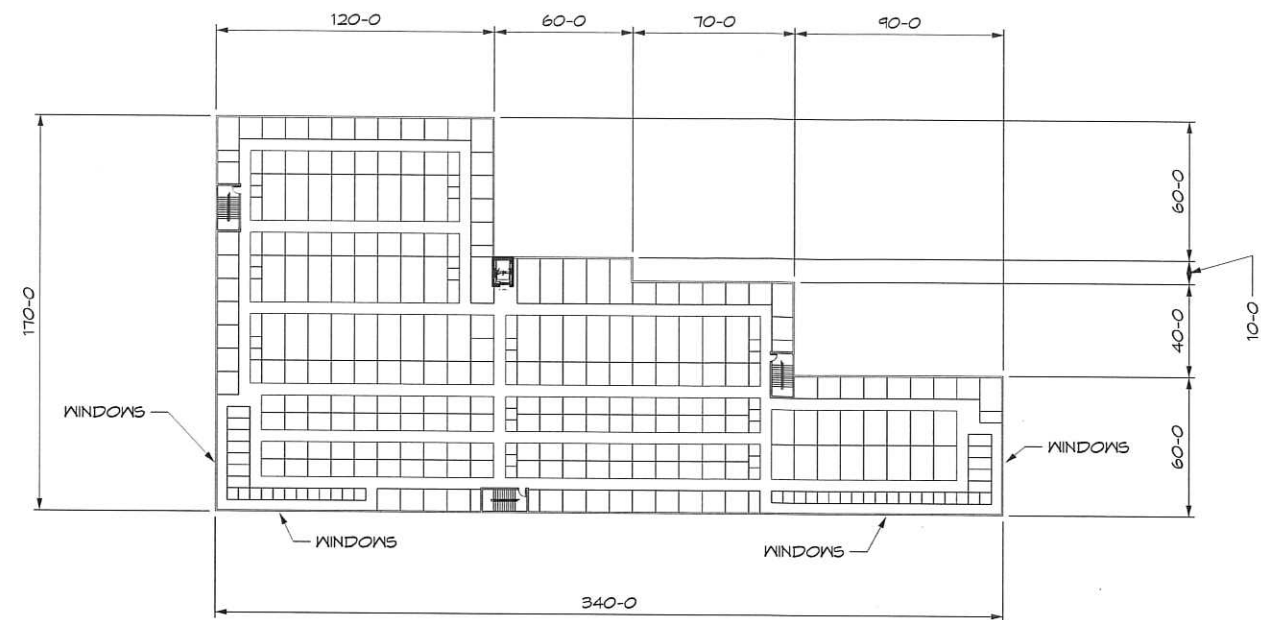
DATE	REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL

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REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
1	STORAGE LAYOUT PROPOSAL	4/6/21	BARNETT	TMN



STORAGE LAYOUT

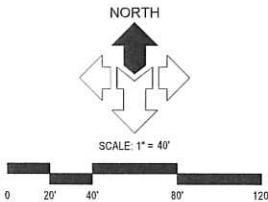
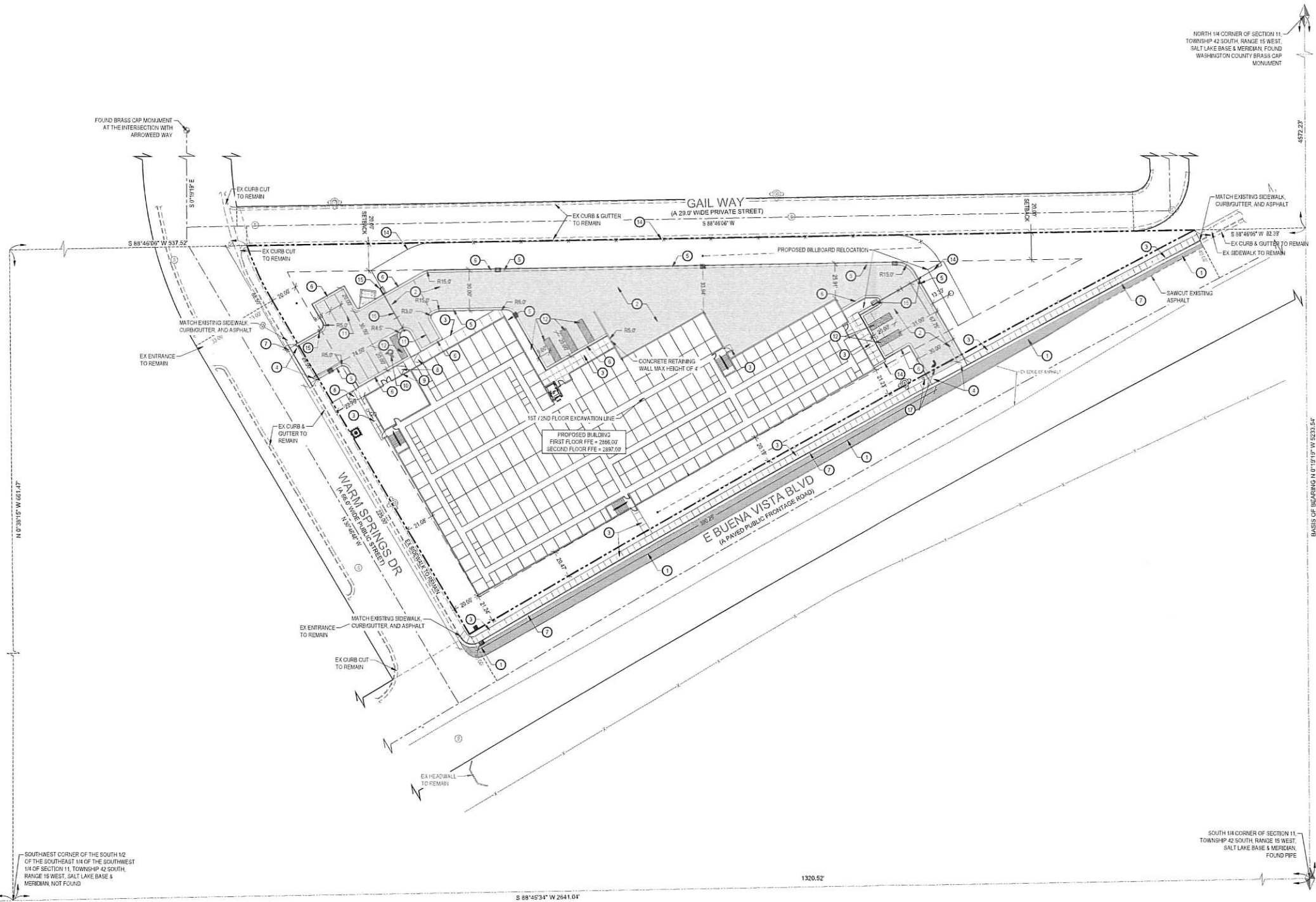
TOTAL - 118,200 SQ. FT.



DRAWN BY	TATE NIELSEN
CHECKED	
ENGINEER	LYNN BARNETT
ADDRESS	P.O. BOX 1248 1199 S. MAIN CENTERVILLE, UT 84014
PHONE	(801) 294-2950
FAX	(801) 294-2939
DO NOT SCALE DRAWING	

BEAR RIVER STORAGE 225 E BUENA VISTA BLVD WASHINGTON, UT. 84780				BARNETT STRUCTURES COPYRIGHT ©	
STORAGE LAYOUT					
SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1" : 40'	D	1 OF 1	2116	SL	1

S:\2021\Files\21173\Civil\Prod\Drawg\21173_Plan.dwg, Daniel, Oct 18, 2021 - 10:35am



DESCRIPTION	AREA	%
HARDSCAPE	24,625 SQFT	24%
LANDSCAPE	37,326 SQFT	37%
BUILDINGS	39,291 SQFT	39%
TOTAL	101,242 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS

- HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER CITY OF WASHINGTON STANDARD DETAILS DRAWING NO. 141, SHEET CS.01.
- STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER CITY OF WASHINGTON STANDARD DETAILS DRAWING NO. 141, SHEET CS.01.
- CONCRETE SIDEWALK, PER CITY OF WASHINGTON STANDARD DETAILS DRAWING NO. 120, SHEET CS.01.
- CONCRETE DRIVEWAY APRON, PER CITY OF WASHINGTON STANDARD DETAILS DRAWING NO. 111, SHEET CS.01.
- 24" CONCRETE CURB AND GUTTER, SEE DETAIL 'D4', SHEET CS.02.
- 24" CONCRETE RELEASE CURB AND GUTTER, SEE DETAIL 'D5', SHEET CS.02.
- 30" CONCRETE CURB AND GUTTER, PER CITY OF WASHINGTON STANDARD DETAILS DRAWING NO. 100, SHEET CS.01.
- ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE DETAIL 'D1', SHEET CS.02.
- VAN ACCESSIBLE ADA PARKING SIGNAL, SEE DETAIL 'D7', SHEET CS.02.
- PAINTED ADA SYMBOL, SEE DETAIL 'D2', SHEET CS.02.
- 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
- 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
- TRASH RECEPTACLE AREA, SEE ARCHITECTURAL PLANS FOR DETAILS.
- NEW 6" TALL SOLID PRIVACY FENCE.
- NEW ENTRY GATE WITH ENTRY KIOSK.
- REPLACE EXISTING CONCRETE CURB AND GUTTER, MATCH EXISTING GRADE.
- RIGHT-IN / RIGHT-OUT ONLY TYPE ENTRANCE SIGN AND STRIPING.



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.

McNEIL ENGINEERING
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8610 South Sand Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
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BEAR RIVER STORAGE - BUENA VISTA

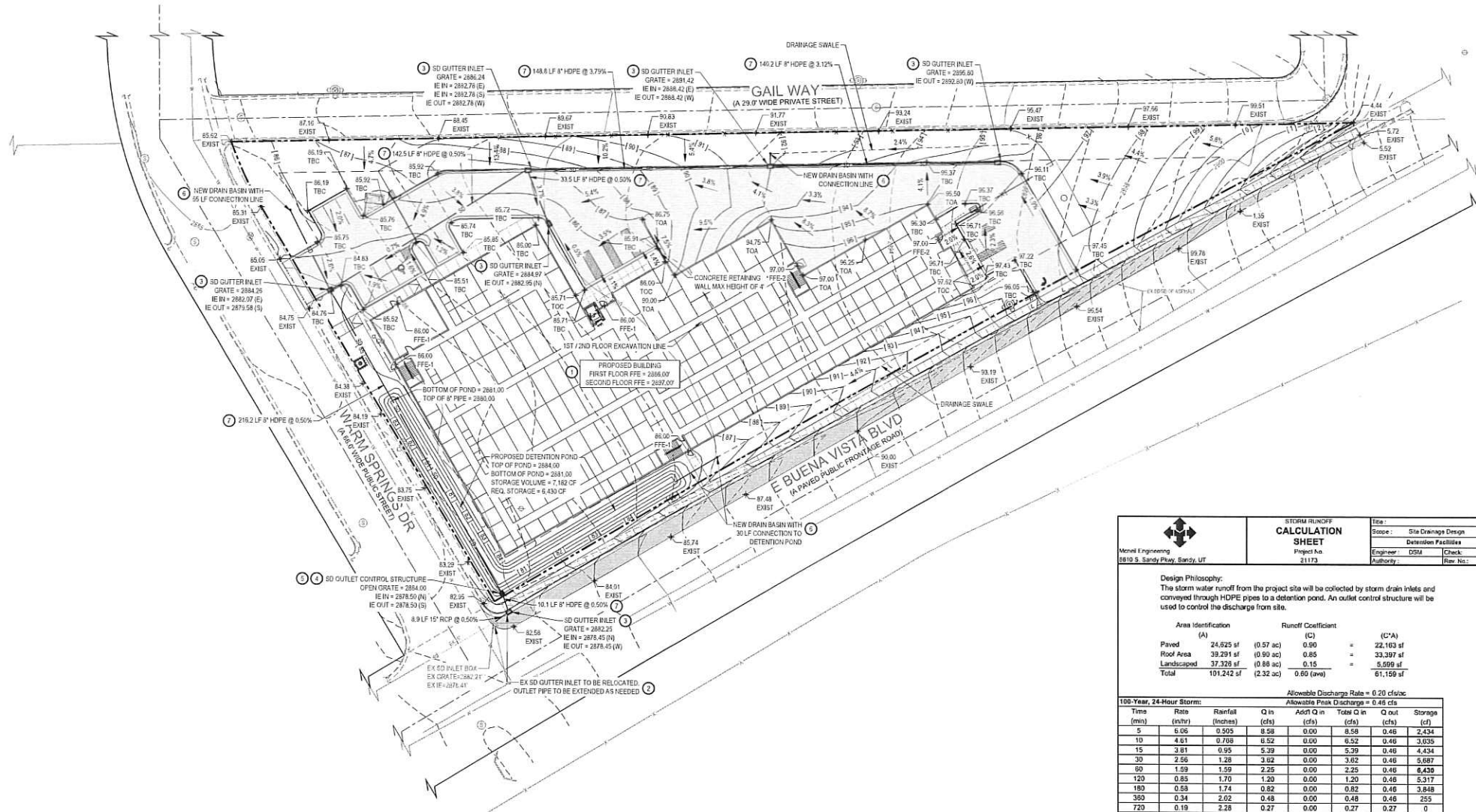
225 EAST BUENA VISTA BOULEVARD
WASHINGTON, UT 84780
LOCATED IN SECTION 11, T42 S, R15 W, S. L. B. & M.

REVISIONS	
REV	DESCRIPTION

PROJECT NO:	21173
DRAWN BY:	DSM
CHECKED BY:	DIC
DATE:	10-18-2021

**CIVIL
SITE PLAN**

C1.01



McNeil Engineering		STORM RUNOFF CALCULATION SHEET		Title	
2810 S. Sandy Pkwy, Sandy, UT		Project No. 21173		Scope: Site Drainage Design	
				Determined Feasible	
				Engineer: DSM	
				Authority:	
				Check: DJC	
				Rev No: 1	

Design Philosophy:
The storm water runoff from the project site will be collected by storm drain inlets and conveyed through HDPE pipes to a detention pond. An outlet control structure will be used to control the discharge from site.

Area Identification		Runoff Coefficient		(C')	
(A)	(C)	(C')			
Paved	24,925 sf (0.57 ac)	0.90	=	22,103 sf	
Roof Area	39,291 sf (0.90 ac)	0.85	=	33,397 sf	
Landscaped	37,328 sf (0.86 ac)	0.15	=	5,599 sf	
Total	101,242 sf (2.32 ac)	0.60 (ave)		61,159 sf	

Allowable Discharge Rate = 0.20 cfs/ft
Allowable Peak Discharge = 0.46 cfs

Time (min)	Rate (cfs)	Rainfall (in/hr)	Q in (cfs)	Adst Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	6.06	0.505	8.58	0.00	8.58	0.46	2,434
10	4.51	0.708	8.52	0.00	8.52	0.46	3,035
15	3.81	0.95	5.39	0.00	5.39	0.46	4,434
30	2.56	1.28	3.62	0.00	3.62	0.46	5,687
60	1.59	1.59	2.25	0.00	2.25	0.46	6,439
120	0.85	1.70	1.20	0.00	1.20	0.46	5,317
180	0.58	1.74	0.82	0.00	0.82	0.46	3,848
360	0.34	2.02	0.48	0.00	0.48	0.46	255
720	0.19	2.28	0.27	0.00	0.27	0.27	0
1440	0.11	2.58	0.15	0.00	0.15	0.15	0

Total Pipe Storage: 0 cf
Total Structure Storage: 0 cf

Surface Storage Provided:
Pond: 7,182 cf
Detention Pond: 40' x 2' x 3' = 234 cf
Total Surface Storage: 7,416 cf

Total Detention Provided: 7,182 cf
Total Detention Required: 8,439 cf

Orifice Design:
The orifice is designed upon the following data:
Total acreage of development: 2.32 acres
Allowable discharge: 0.46 cfs (0.20 cfs/ac)
Max head (center orifice to hwy): 5.50 ft
Diameter for new orifice: 2.7 inch

$Q = C_d A_o \sqrt{2gh}$

GENERAL NOTES:
SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, WEEDY OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MAX. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN CONJUNCTION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS
- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
 - EXISTING 15" REINFORCED CONCRETE PIPE TO BE EXTENDED TO NEW GUTTER INLET LOCATION.
 - STORM DRAIN GUTTER INLET WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'D', SHEET C5.02.
 - STORM DRAIN OUTLET CONTROL STRUCTURE. SEE DETAIL 'C', SHEET C5.02.
 - INSTALL 2.7" DIA. ORIFICE RESTRICTOR OVER OUTLET PIPE. SEE DETAIL 'D2', SHEET C5.02.
 - 12" HDPE INLINE DRAIN BASIN WITH HEAVY DUTY PEDESTAL SAFE GRATE. SEE DETAIL 'A1', SHEET C5.02.
 - 8" DIAMETER HDPE STORM DRAIN LINE, TRENCHING AND BACKFILL PER CITY OF WASHINGTON STANDARD DETAILS DRAWING NO. 170, SHEET C5.01.

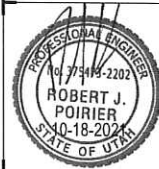
COMMON GRADING ABBREVIATIONS:
SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- | | |
|--------------|--------------------------------|
| - BFE | BASEMENT FLOOR ELEVATION |
| - BW | FINISH GRADE AT BOTTOM OF WALL |
| - EX @ EXIST | EXISTING |
| - EOA | EDGE OF ASPHALT |
| - EOC | EDGE OF CONCRETE |
| - FFE | FINISH FLOOR ELEVATION |
| - FG | FINISH GRADE |
| - FL | FLOW LINE |
| - GB | GRADE BREAK |
| - HP | HIGH POINT |
| - LP | LOW POINT |
| - NG | NATURAL GROUND |
| - SDCB | STORM DRAIN CATCH BASIN |
| - SDCD | STORM DRAIN CLEANOUT BOX |
| - SDCB | STORM DRAIN BASIN |
| - SDCM | STORM DRAIN MANHOLE |
| - TBC | TOP BACK OF CURB |
| - TOA | TOP OF ASPHALT |
| - TOC | TOP OF CONCRETE |
| - TOG | TOP OF GRATE |
| - TCW | TOP OF WALL |
| - TW | FINISH GRADE AT TOP OF WALL |
| - WW | WATERWAY |



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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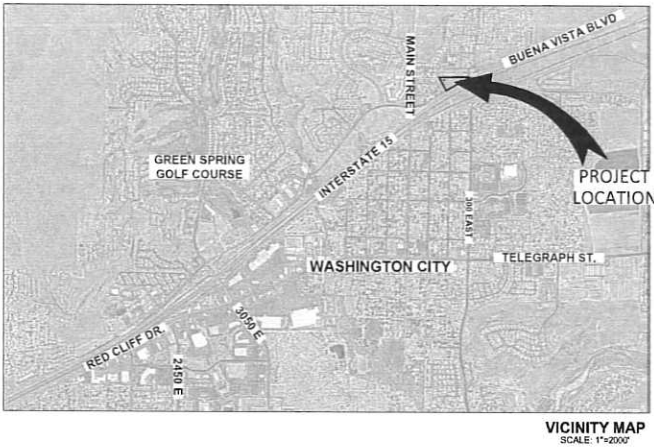
BEAR RIVER STORAGE - BUENA VISTA
225 EAST BUENA VISTA BOULEVARD
WASHINGTON, UT 84780
LOCATED IN SECTION 11, T5 42 S, R 15 W, S. 1. B. & M.

REVISIONS		DESCRIPTION	
REV	DATE	DESCRIPTION	

PROJECT NO: 21173
DRAWN BY: DSM
CHECKED BY: DJC
DATE: 10-18-2021

GRADING AND DRAINAGE PLAN
C2.01

LANDSCAPE PLANS FOR
BEAR RIVER STORAGE



OWNER/CLIENT

MENLOVE
CONSTRUCTION, INC.

MENLOVE CONSTRUCTION, INC.
4243 NIKE DRIVE
WEST JORDAN, UT 84088

PHONE: (801) 280-3000
FAX: (801) 282-6887

ENGINEER/LANDSCAPE ARCHITECT

PEC
PROJECT ENGINEERING CONSULTANTS

986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

BEAR RIVER STORAGE

225 EAST BUENA VISTA BOULEVARD
WASHINGTON, UT 84780

SEAL/STAMP OF APPROVAL

PI:	LDA
PM:	BET
DRAWN BY:	SP
CHECKED BY:	--
PLOT DATE:	9/10/2021

SUBMISSION DATE	PROJECT #
9/10/2021	UT 21-070

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLAN INFORMATION

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811

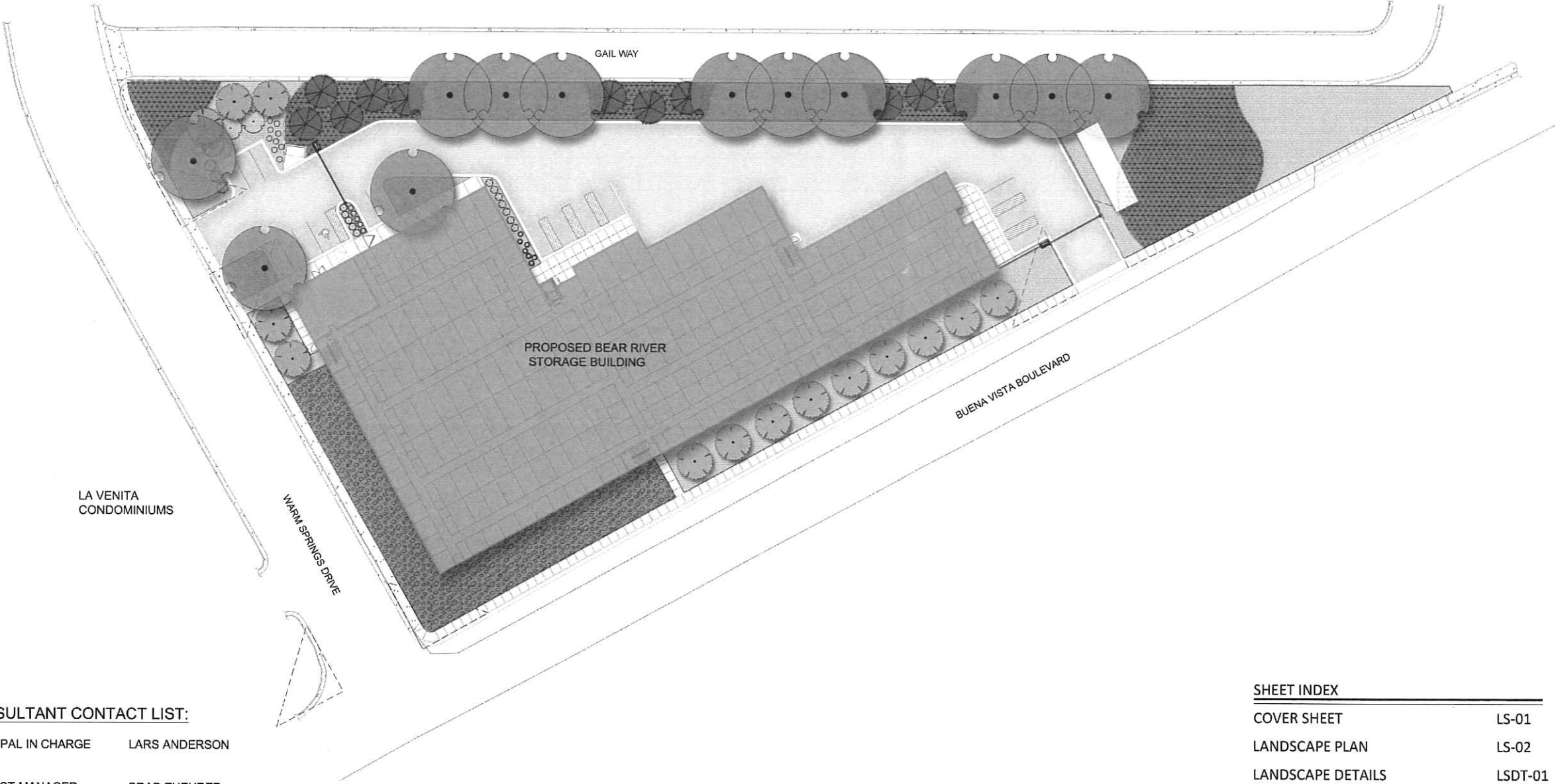
GRAPHIC SCALE: 1" = 30'

SHEET NAME

COVER SHEET

SHEET NUMBER

LS-01



CONSULTANT CONTACT LIST:

PRINCIPAL IN CHARGE LARS ANDERSON

PROJECT MANAGER BRAD THEURER

LANDSCAPE DESIGNER SHANNA PETERSON

SHEET INDEX

COVER SHEET	LS-01
LANDSCAPE PLAN	LS-02
LANDSCAPE DETAILS	LSDT-01
IRRIGATION PLAN	IR-01
IRRIGATION DETAILS	IRDT-01

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: November 3, 2021

ACTION REQUESTED: C-21-13, A request for a Conditional Use Permit for an addition to a current Cell Tower facility located at approximately 700 North 400 East.

APPLICANT: Dish Wireless

OWNER: Washington City

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval of a Conditional Use Permit to update their currently approved cell tower site. The upgrade consists of adding some new ground control boxes (consisting of an equipment box, a GPS unit, and wiring bridge), and a new row of antennas arms consisting of three new panels with associated wire connection for each new antenna panel. The attached exhibits show the size and location of the new items wishing to be installed at the current site.

Staff, seeing no problems with proposal(s), is recommending approval of the amendment to the current Conditional Use Permit at this particular location. Adding 3 antenna panels, and control ground equipment on the ground at this site.

Recommendation

Staff recommends that the Planning Commission approve C-21-13, allowing for upgrades/ additions to a cell tower facility currently located at approximately 700 North 400 East, based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Only those items as listed and as shown on the attached exhibits are allowed to be added at the site. No other items will be allowed on the premises without additional approval from the city.
2. Building permits will be required for the work performed as part of this amended Conditional Use Permit.



DISH Wireless L.L.C. SITE ID:

SLRUT00004A

DISH Wireless L.L.C. SITE ADDRESS:

.26 MILES EAST OF THE END OF N.
300 EAST
WASHINGTON UT, 84780

UTAH CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	UTAH STATE CONSTRUCTION CODE/2018 IBC
MECHANICAL	UTAH STATE CONSTRUCTION CODE/2018 IMC
ELECTRICAL	UTAH STATE CONSTRUCTION CODE/2017 NEC

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-0	SITE SURVEY
A-1	OVERALL AND ENLARGED SITE PLAN
A-2	ELEVATION, ANTENNA LAYOUT AND SCHEDULE
A-3	EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
RF-2	RF PLUMBING DIAGRAM
GN-1	LEGEND AND ABBREVIATIONS
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- TOWER SCOPE OF WORK:**
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
 - INSTALL (3) PROPOSED T-ARM ANTENNA MOUNTS (1 PER SECTOR)
 - INSTALL PROPOSED JUMPERS
 - INSTALL (6) PROPOSED RRU's (2 PER SECTOR)
 - INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
 - INSTALL (1) PROPOSED HYBRID CABLE

- GROUND SCOPE OF WORK:**
- INSTALL (1) PROPOSED METAL PLATFORM
 - INSTALL (1) PROPOSED ICE BRIDGE
 - INSTALL (1) PROPOSED PPC CABINET
 - INSTALL (1) PROPOSED EQUIPMENT CABINET
 - INSTALL (1) PROPOSED POWER CONDUIT
 - INSTALL (1) PROPOSED TELCO CONDUIT
 - INSTALL (1) PROPOSED TELCO-FIBER BOX
 - INSTALL (1) PROPOSED GPS UNIT
 - INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)
 - INSTALL (1) PROPOSED FIBER NID (IF REQUIRED)
 - INSTALL (1) PROPOSED METER SOCKET

SITE PHOTO



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GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS: AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION REMOVAL AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR 1.61000 (B)(7).

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

PROPERTY OWNER: Private
ADDRESS: TBD

TOWER TYPE: MONOPOLE

TOWER CO SITE ID: 207900

TOWER APP NUMBER: 13685320

COUNTY: WASHINGTON

LATITUDE (NAD 83): 37° 08' 29.04" N
37.141494 N
LONGITUDE (NAD 83): 113° 30' 03.8" W
-113.501060 W
ZONING JURISDICTION: WASHINGTON COUNTY
ZONING DISTRICT: AP
PARCEL NUMBER: Private
OCCUPANCY GROUP: U
CONSTRUCTION TYPE: V-B
POWER COMPANY: TBD
TELEPHONE COMPANY: TBD

PROJECT DIRECTORY

APPLICANT: DISH Wireless L.L.C.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER OWNER: AMERICAN TOWER CORPORATION
10 PRESIDENTIAL WAY
WOBURN, MA 01801
JANELLE RENNER
(380) 600-6799

SITE DESIGNER: INFINIGY ENGINEERING, PLLC
PAUL DANNEBERG
(206) 375-3798

SITE ACQUISITION: DOUG KOFFORD
TBD

CONSTRUCTION MANAGER: JACOB BELL
TBD

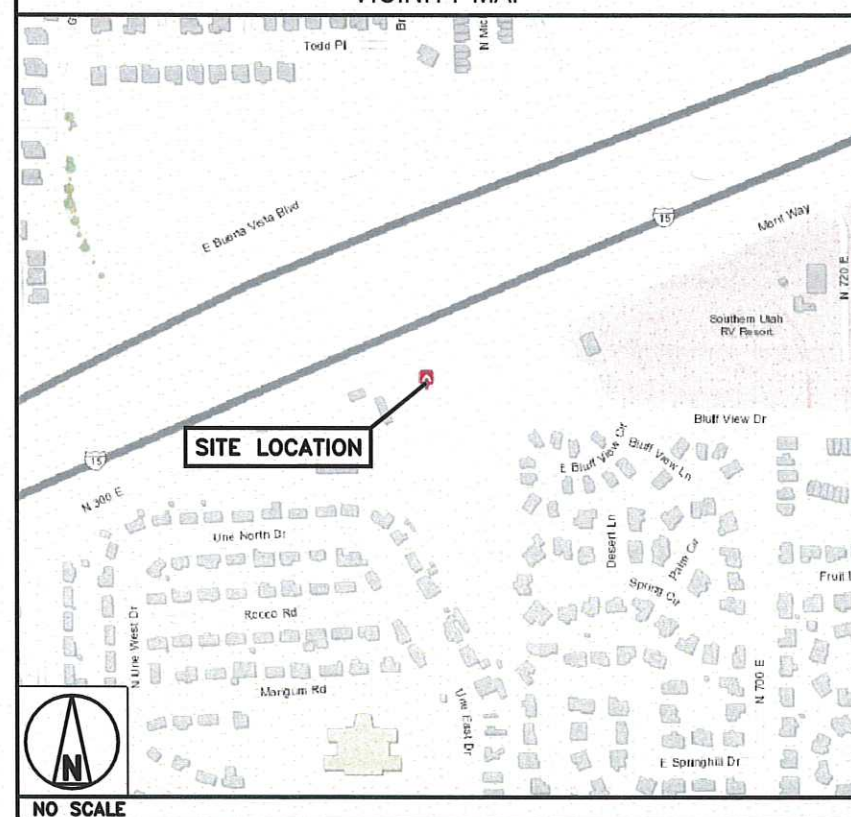
RF ENGINEER: JOSE PENA

DIRECTIONS

DIRECTIONS FROM ST. GEORGE REGIONAL AIRPORT:

Get on I-15 N in St. George from Hwy 7 W/Southern Pkwy Head south, Slight left Turn right onto S Airport Pkwy, At the traffic circle, take the 2nd exit onto Airport Parkway, Turn right onto the 7 E ramp to Interstate 15/St George/Washington, Merge onto Hwy 7 W/Southern Pkwy, Use the right lane to merge onto I-15 N via the ramp to Salt Lake City, Merge onto I-15 N
Destination will be on the right (9.6 mi)

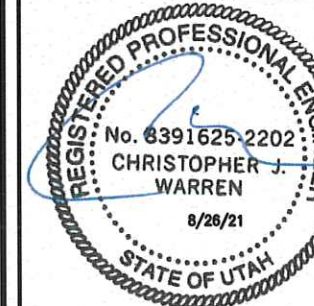
VICINITY MAP



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DRAWN BY: CHECKED BY: APPROVED BY:

AS TBD TBD

RFDS REV #: 2

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
1	08/25/2021	ISSUED FOR CONSTRUCTION

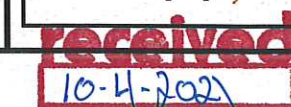
A&E PROJECT NUMBER
4009-Z5555-C

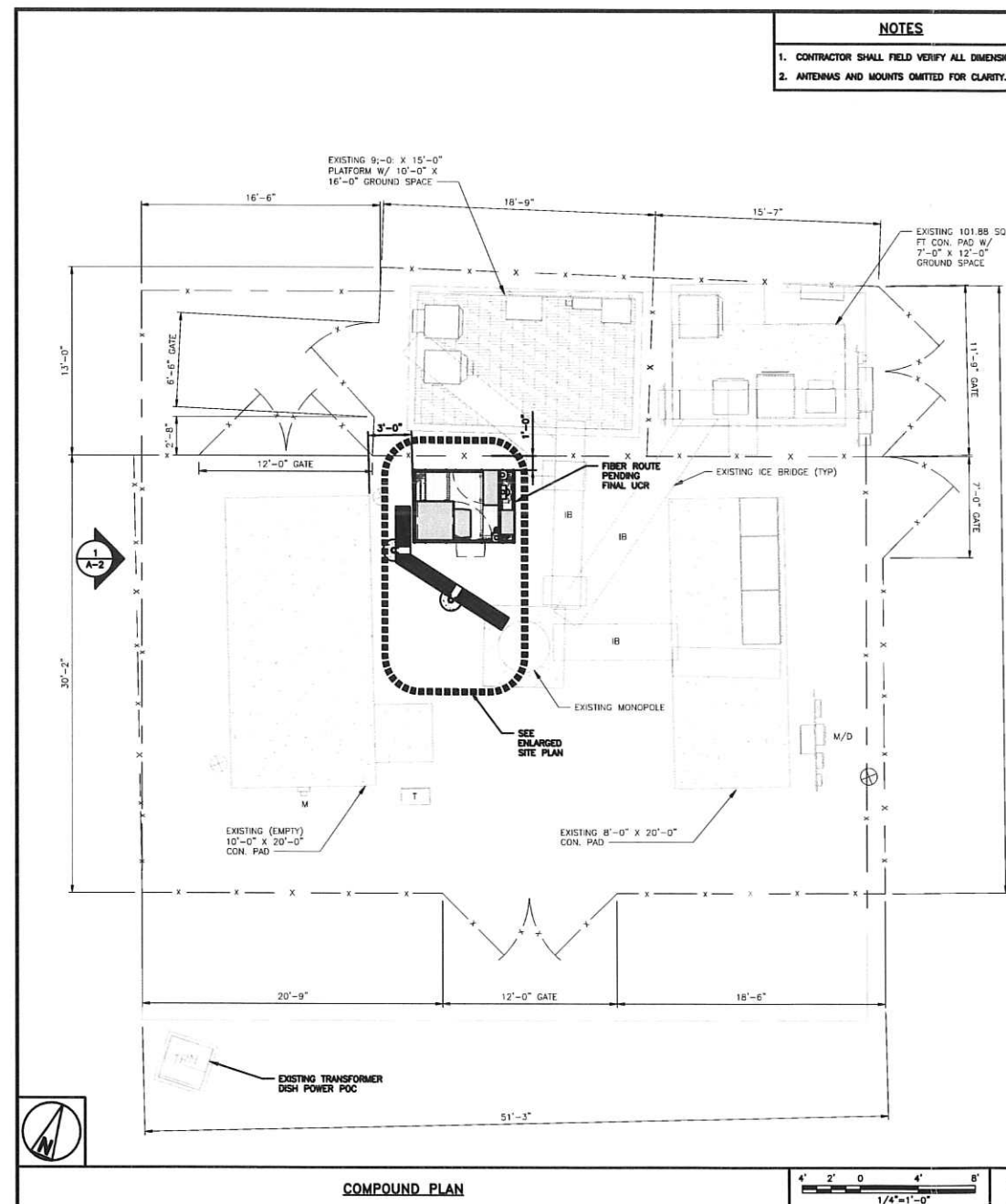
DISH Wireless L.L.C.
PROJECT INFORMATION
SLRUT00004A
WASHINGTON CITY
.26 MILES EAST OF THE
END OF N. 300 EAST
WASHINGTON UT, 84780

SHEET TITLE
TITLE SHEET

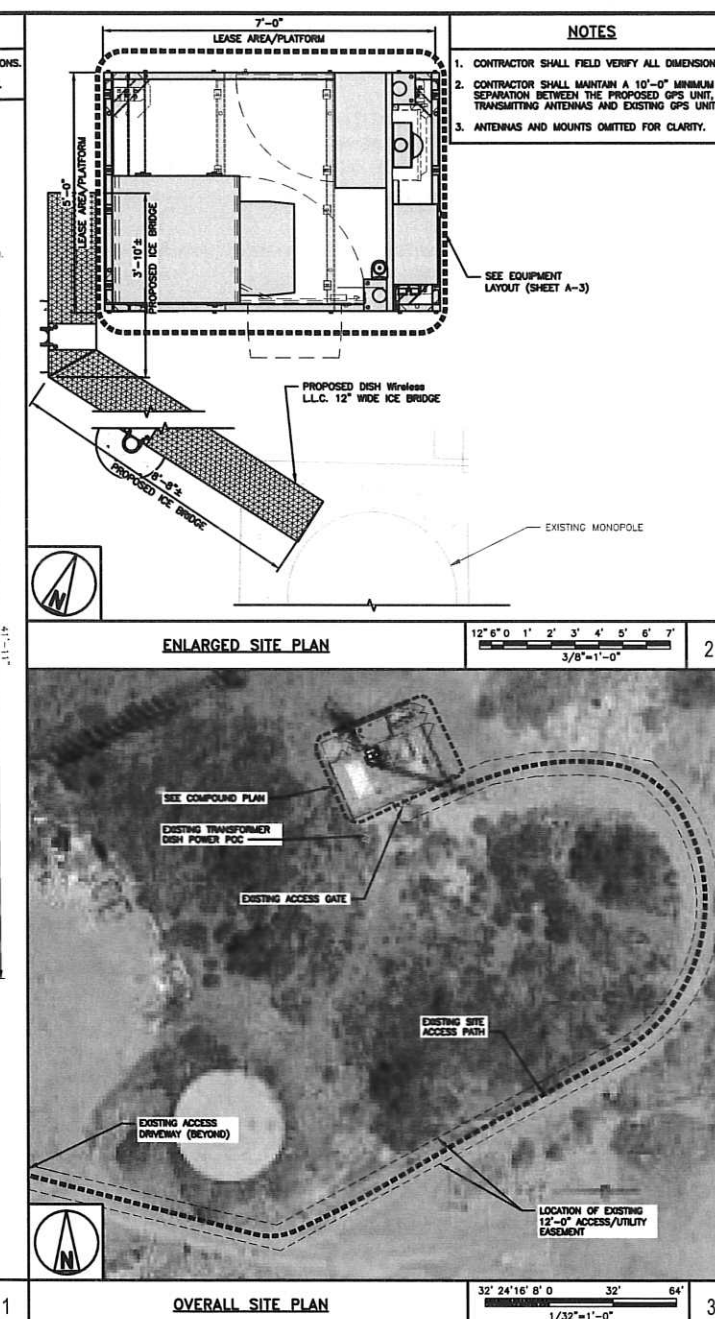
SHEET NUMBER

T-1





DISH Wireless L.L.C. TEMPLATE VERSION 36 - 07/02/2021



		
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 AMERICAN TOWER CORPORATION		
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DRAWN BY: _____ CHECKED BY: _____ APPROVED B: _____ AS TBD TBD		
RFDS REV #:		2
CONSTRUCTION DOCUMENTS		
SUBMITTALS		
REV	DATE	DESCRIPTION
	05/28/2021	ISSUED FOR CONSTRUCTION
A&E PROJECT NUMBER		
4009-Z5555-C		
DISH Wireless LLC PROJECT INFORMATION SLRU00004A WASHINGTON CITY .26 MILES EAST OF THE END OF N. 300 EAST WASHINGTON UT, 84780		
SHEET TITLE		
OVERALL AND ENLARGED SITE PLAN		
SHEET NUMBER		
A-1		

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AS	TBD	TBD

[illegible]

RFDS REV 1:

**CONSTRUCTION
DOCUMENTS**

SUBMITTALS

[illegible]

A&E PROJECT NUMBER	
--------------------	--

AGE PROJECT NUMBER
1000 5555 0

DISH Wireless L.L.C.
PROJECT INFORMATION
SLRUT00004A
WASHINGTON CITY
.26 MILES EAST OF THE
END OF N. 300 EAST
WASHINGTON UT, 84780

SHEET TITLE	
-------------	--

OVERALL AND ENLARGED

**OVERALL AND ENERGISED
SITE PLAN**

SITE PLAN

SHEET NUMBER

11

A-1

	1997	1998	1999
1997	100	100	100
1998	100	100	100
1999	100	100	100

[illegible]

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFP FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.
4. INFINITY HAS NOT EVALUATED THE TOWER OR MOUNT STRUCTURE AND ASSUMES NO RESPONSIBILITY FOR THEIR STRUCTURAL INTEGRITY REGARDING THEIR PROPOSED LOADINGS. FINAL INSTALLATION SHALL COMPLY WITH RESULTS OF PASSING STRUCTURAL ANALYSES PERFORMED BY OTHERS.

-
- EXISTING PANEL ANTENNAS
RAD CENTER @ 121'-0" AGL
- EXISTING MONOPOLE
TOP LL @ 121'-0" AGL
- (3) PROPOSED DISH Wireless LLC ANTENNAS
RAD CENTER @ 114'-0" AGL
- PROPOSED DISH Wireless LLC EXIT PORT
RAD CENTER @ ±110'-0" AGL
- EXISTING PANEL ANTENNAS
- EXISTING PANEL ANTENNAS

PROPOSED DISH Wireless L.L.C.
ICE BRIDGE

PROPOSED DISH Wireless L.L.C.
EQUIPMENT ON PROPOSED STEEL
PLATFORM

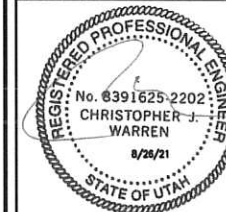
PROPOSED DISH Wireless L.L.C.
GPS UNIT

EXISTING ENTRY PORT

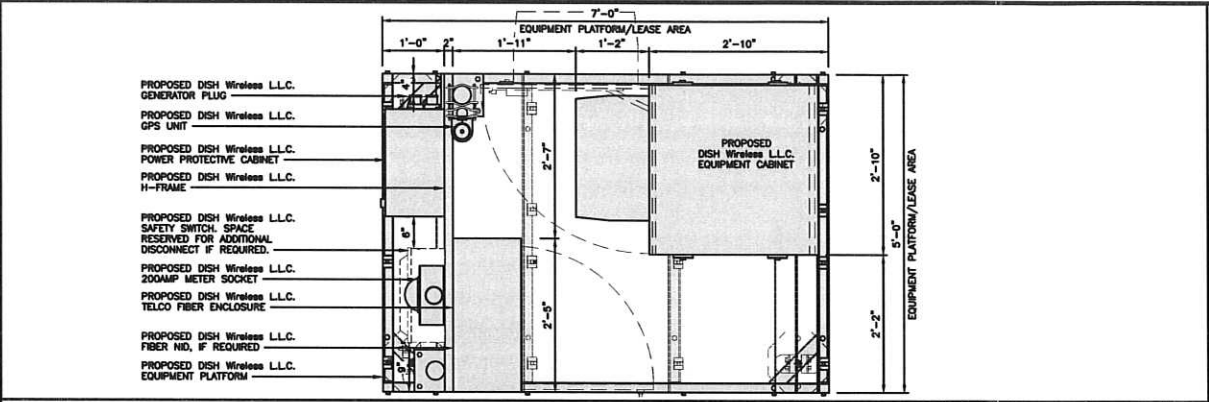
EXISTING MONOPOLE
BOTTOM EL. 6" AGL

SECTOR	POSITION	RRH		NOTES
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	
ALPHA	A1	FLUITSU TA08025-B605	5G	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
	A1	FLUITSU TA08025-B604	5G	
BETA	B1	FLUITSU TA08025-B605	5G	
	B1	FLUITSU TA08025-B604	5G	
GAMMA	C1	FLUITSU TA08025-B605	5G	
	C1	FLUITSU TA08025-B604	5G	

NO SCALE	3
----------	---

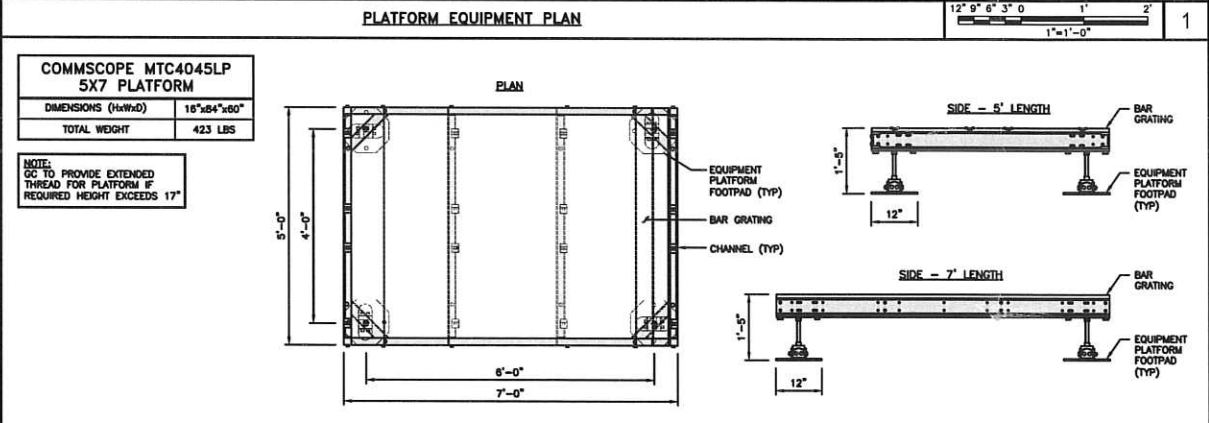
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A-2



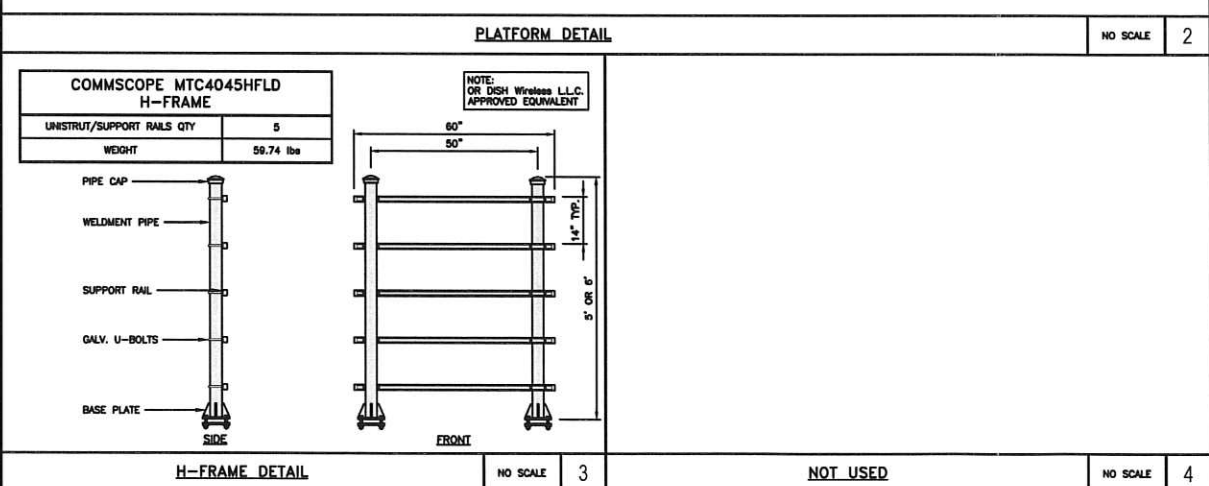
PLATFORM EQUIPMENT PLAN

1



PLATFORM DETAIL

2



H-FRAME DETAIL

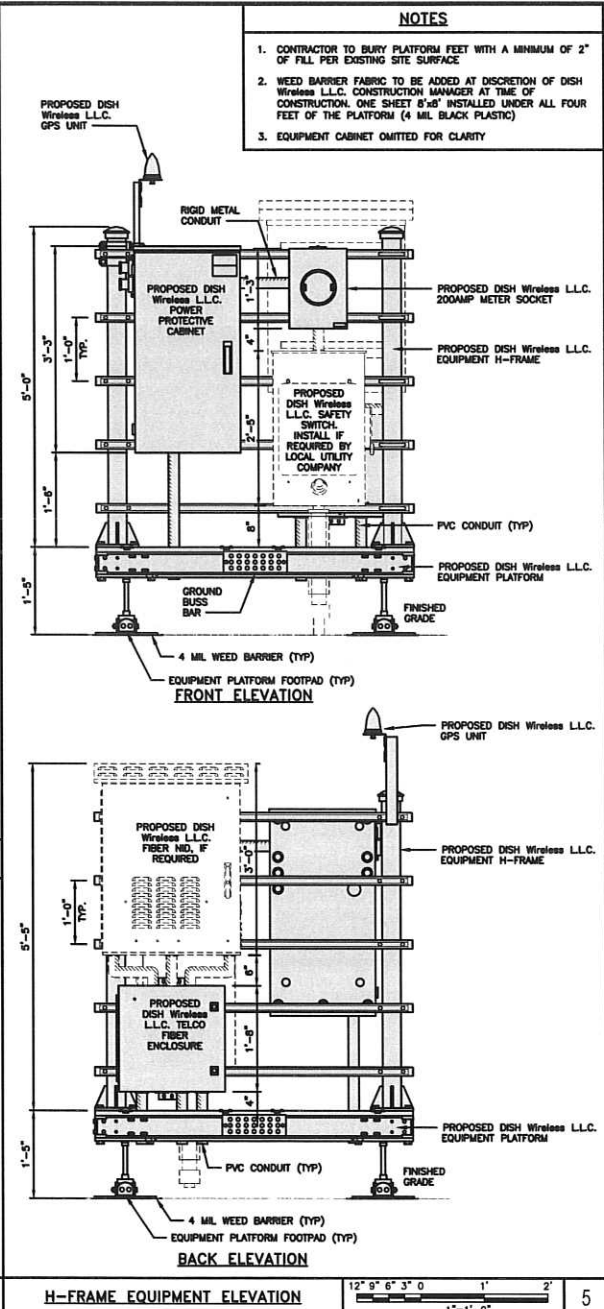
NO SCALE

3

NOT USED

NO SCALE

4



H-FRAME EQUIPMENT ELEVATION

12' 9" 6" 3" 0" 1"=1'-0"

5

- NOTES
1. CONTRACTOR TO BURY PLATFORM FEET WITH A MINIMUM OF 2" OF FILL PER EXISTING SITE SURFACE
 2. WEED BARRIER FABRIC TO BE ADDED AT DISCRETION OF DISH Wireless L.L.C. CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION. ONE SHEET 6'x16' INSTALLED UNDER ALL FOUR FEET OF THE PLATFORM (4 MIL BLACK PLASTIC)
 3. EQUIPMENT CABINET OMITTED FOR CLARITY



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LITTLETON, CO 80120



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DRAWN BY: CHECKED BY: APPROVED BY:

AS TBD TBD

RFDS REV #: 2

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
1	08/25/2021	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
4009-Z5555-C

DISH Wireless L.L.C.
PROJECT INFORMATION
SLRUT00004A
WASHINGTON CITY
.26 MILES EAST OF THE
END OF N. 300 EAST
WASHINGTON UT, 84780

SHEET TITLE
EQUIPMENT PLATFORM AND
H-FRAME DETAILS

SHEET NUMBER

A-3

