Syracuse City
Planning Commission Meeting
December 7, 2021

Begins at 6:00 p.m. in the Council Chambers at City Hall
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR
Ryan Wessel

VICE-CHAIR
Ivy Ruelan

Alan Gallegos
Kenneth Hellewell
Lonn Hunter
Keeth Kennington
James King
Nicholas Weber

1. **Meeting Called to Order**
   - Invocation or Thought by Commissioner Hunter
   - Pledge of Allegiance by Commissioner Gallegos
   - Adoption of Meeting Agenda
2. **Meeting Minutes**
   - September 7, 2021 Regular Meeting and Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding items not scheduled for a public hearing on this agenda. Please consider others and limit your comments to three minutes.
4. **Public Hearing – Major Conditional Use Permit** for a home business called SwimKids, involving greater than 2 customers per hour, at approximately 738 W 2525 S by request of Christian Jensen
5. **Public Hearing – Rezone** from R-1 (Residential) and A-1 (Agricultural) to GC (General Commercial) for Alpine Church at approximately 3329 S 2000 W of approximately 7.83 acres by request of Dean Hoffman
6. **Final Plat** for Shoreline Phase 2 in the RPC zone at approximately 2400 W 3200 S of approximately 15.048 acres by request of Woodside Homes
7. **Planning Commission 2022 Meeting Schedule Adoption**
8. **Commission Elections – Commissioners to Elect Chair and Vice-Chair for the 2022 Calendar Year**
9. **Adjourn**

Work Session

1. **Department Business**
   a) City Council Liaison Report
   b) City Attorney Updates
   c) Upcoming Agenda Items
      - Site Plan – Briggs North
      - Site Plan – EōS
      - Site Plan – Maverik
2. **Discussion Items**
   a) None
3. **Commissioner Reports**
4. **Adjourn**

NOTE
If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans with Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-825-1477, at least 48 hours prior to the meeting.

Meeting also available via Zoom; connect online using: https://us02web.zoom.us/j/85744204802. Connect via telephone: 253-215-8782, Meeting ID: 857 4420 4802. Individuals wishing to provide public comment are encouraged to do so by submitting an email to the planning department at PlanningDepartment@syracuseut.com by 1:00 p.m. on December 7, 2021. Comments submitted by the deadline will be read for the record of the meeting.

CERTIFICATE OF POSTING
This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at https://www.utah.gov/pmn/ and the Syracuse City website at https://syracuseut.gov.

PLANNING COMMISSION AGENDA

December 7, 2021

Agenda Item # 2 **Meeting Minutes**

September 7, 2021 Regular Session and Work Meeting

Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom (Meeting ID: 853 4580 7234) on September 07, 2021 at 6:00 p.m.

Present:	Commission Members:	Ryan Wessel, Chair Ivy Ruelan, Vice-Chair Alan Gallegos Lonn Hunter Keeth Kennington Nicholas Weber
	City Employees:	Aaron Byington, Fire Chief Royce Davies, Planner Shay League, Planner Paul Roberts, City Attorney Noah Steele, Community & Economic Development Director
	City Council Liaison:	Seth Teague
	Excused:	None
	Visitors**:**	Noah House Josh Hughes Alan Jacobs Beverley Jacobs Kole Kussee Blake Smithing Nelson

1. Meeting Called to Order

A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Chair Wessel called the meeting to order at 6:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Commissioner. Commissioner Weber provided an invocation and Commissioner Hunter led the Pledge of Allegiance.

Chair Wessel struck item 3 from the agenda; the meeting minutes were not published for Commissioner review.

VICE-CHAIR RUELAN MOVED TO ADOPT THE AGENDA AS AMENDED; COMMISSIONER HUNTER SECONDED, MOTION CARRIED UNANIMOUSLY.

2. Drought Update

Mr. Robert Whiteley, Public Works Director, provided a drought update. City of Syracuse has used 75% of the allotted secondary water supply with two weeks of the irrigation season to go. Mr. Whiteley expressed gratitude for conservation efforts by members of the public.

~~**3. Meeting Minutes**~~

4. Public Comment

Chair Wessel invited public comment. No public comment at this time. Chair Wessel closed public comment. See Addendum 1 for public comment from the Zoom chat throughout the meeting.

5. Public Hearing – Rezone of approximately 9.14 acres from Agricultural (A-1) to Mixed Use Development (MXD) by request of Twenty-Five EIGHT Development, LLC at approximately 300 S 1550 W for Syracuse Hotel and Monterey West

Mr. Noah Steele, Community and Economic Development Director, presented the tentative site plan and the proposed elevations that accompanied this development request. Mr. Steele explained that this design does not meet City

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ordinance and the applicant is aware; the applicant has preemptively applied for a text amendment to the ordinance as well as prepared a development agreement as possible options to move forward.

Chair Wessel opened public comment.

Mr. Kole Kussee of 1550 W (south of the proposed project) in Syracuse mentioned that the most recent site plan he has seen for this project moved the detention basin and removed the lower four single family homes. He asked whether the site plan in the application material is the most recent iteration of the site plan. Chair Wessel directed Mr. Kussee's question to Staff. Mr. Steele clarified that this is the latest site plan he has received but added that the applicant may have one he has yet to submit.

Chair Wessel closed public comment and invited the applicant, Mr. Josh Hughes, to speak.

Mr. Hughes offered that he has been working closely with the neighbors. He addressed Mr. Kussee's question and mentioned that the newest site plan was not ready to submit to the City by the application deadline, but that he has prepared a new one that eliminates the four single-family homes as requested by the neighbors. The parking lot would be moved to the spot formerly occupied by those single-family homes, leaving a large open space buffer at the south of the property. Mr. Hughes presented the merits of this proposed development including a buffer of single-family homes separating the apartments and hotel from the existing neighborhood, a large commercial building, and proposed traffic control measures.

Vice-Chair Ruelan asked Mr. Hughes if the hotel is part of a chain. Mr. Hughes indicated that it is not currently, but that they are hoping to contract with Marriot. Chairman Wessel expressed concern that the project was submitted without consideration for the architectural standards of the Mixed Use Development zone. Mr. Hughes explained that the Mixed Use zone was not written with large commercial projects such as hotels and single-family housing in mind; he feels his proposal meets the spirit of the zone. Commissioner Hunter does not feel this project meets the spirit of mixed use because there will be very little interaction with the commercial portion from the on-site residents, especially among those in the single-family homes.

Commissioner Weber asked Staff if there is a zone that can accommodate a hotel; Mr. Steele clarified that a hotel is a permitted use in the General Commercial zone. Commissioner Weber asked whether the applicant could use the split mixed-use option, where the commercial portion is separated into its own parcel; Mr. Steele clarified that option is available to the applicant. Commissioner Weber asked the applicant how receptive the neighborhood has been to this project; Mr. Hughes indicated that the people he has interacted with do not seem to be opposed to the project.

Commissioner Kennington asked if the project would meet the ordinance if the commercial section were separated into its own parcel. Mr. Steele indicated that it might with some adjustment. Vice-Chair Ruelan inquired about proximity laws regarding schools and hotels in Utah; Mr. Paul Roberts, City Attorney, indicated that there are no minimum distance proximity requirements for hotels and schools in Utah, given that the hotel does not have a bar.

Chair Wessel reopened public comment.

Brittany Thurston of Monterey Estates established that the general feel of the neighborhood is not positive towards this project, but they do appreciate accommodations made by the applicant to make it less disruptive. Community members are concerned about the proximity of a hotel to the schoo. Residents are also concerned about the likelihood of increased traffic in their neighborhood.

Noah House of Monterey Estates expressed that the neighborhood is opposed to an extended stay hotel in the neighborhood. The neighbors are concerned that predators may use a stay at the hotel as a way to have access to the school.

Chair Wessel closed public comment.

Commissioner Hunter stated that he feels a Planned Residential Development zone may be a better fit for this area. Commissioner Weber noted that the applicant made a lot of concessions to buffer neighboring single family homes from the hotel. He added that the school proximity issue does concern him; however, Layton does not seem to have issues

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with their hotels near schools. Further, he would like to try to accomplish approval of this project without amending any current ordinances.

COMMISSIONER KENNINGTON MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL OF THIS TO THE CITY COUNCIL BASED ON A BETTER COMMITMENT FOR A HOTEL CHAIN (SOMEONE TO OCCUPY THE HOTEL), THE SITE PLAN REVISED TO SHOW THE PARKING INSTEAD OF THOSE FOUR HOMES, AND WITH THE ZONING CHANGES TO WHERE THE HOTEL IS COMMERCIAL AND THE REST IS MIXED USE.

CHAIR WESSEL CLARIFIED THE MOTION AS FOLLOWS:

PLANNING COMMISSION RECOMMENDS APPROVAL TO CITY COUNCIL WITH THREE CONDITIONS:

1. THAT THERE'S A COMMITMENT FROM A HOTELIER

2. THAT WE GET THE UPDATED SITE PLAN AS DESCRIBED BY MR. HUGHES

3. ZONING TO BE MOVED TO THE OFFSITE OPTION WITH THE HOTEL ZONED AS COMMERCIAL

COMMISSIONER KENNINGTON ACCEPTED THE CLARIFIED MOTION; COMMISSIONER GALLEGOS SECONDED, MOTION CARRIED 5-1 WITH COMMISSIONER HUNTER DISSENTING.

6. **Public Hearing – Subdivision Amendment** of approximately 4.71 acres by request of Jerry Preston at approximately 1745 S Heritage Lane for Heritage Lane Commercial Plaza Planned Unit Development

Mr. Royce Davies, Planner, shared that this project is on the corner of Heritage Lane and Antelope Drive. The applicant seeks to combine the parcels in preparation for the recently approved Arlo project. Staff recommends approval because it meets City ordinance.

Chair Wessel invited public comment. No public comment. Chair Wessel closed public comment.

COMMISSIONER HUNTER MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF HERITAGE LANE HOA FOR THE SUBDIVISION PLAT AMENDMENT CALLED HERITAGE LANE COMMERCIAL PLAZA PUD FIRST AMENDMENDED AT HERITAGE LANE AND 1700 SOUTH CONTAINING 15.035 ACRES IN THE GC AND MIXED-USE ZONES; VICE-CHAIR RUELAN SECONDED, MOTION CARRIED UNANIMOUSLY.

7. **Public Hearing – Major Conditional Use Permit** for approximately 0.21 acres by request of Alan Jacobs at approximately 1398 Dallas Street for home business A & B Woodworx

Ms. Shay League, Planner, presented this conditional use application as a request to operate a woodshop in an accessory building as a home business. Both woodshops and home businesses operated from an accessory dwelling require a major conditional use permit.

Commissioner Hunter inquired about noise buffering. The Commission reviewed a map of the home and determined that there is quite a bit of space and vegetation buffering present on the property. Commissioner Weber asked whether there are any time restrictions regarding when the woodshop can operate. Ms. League stated that the Commission may choose to add time restrictions as a condition of approval.

Mr. Alan Jacobs, Applicant, shared that his shop is 10x12 feet and has been there for three years as a hobby shop. He has received no neighbor complaints during that time. He added that he does not intend to operate past 10 PM and that he is the sole employee. Mr. Jacobs intends to start selling his small items at boutique stores. Vice-Chair Ruelan asked what type of woodwork he does; Mr. Jacobs stated that he makes magic wands, pens, bowls, platters, cutting boards, and other small household items.

Chair Wessel opened public comment. No public comment. Chair Wessel closed public comment.

VICE-CHAIR RUELAN MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF MR. ALAN JACOBS TO OPERATE A WOODSHOP FROM AN ACCESSORY BUILDING AS PART OF A HOME BUSINESS AT APPROXIMATELY 1398 DALLAS STREET; COMMISSIONER KENNINGTON SECONDED, MOTION CARRIED UNANIMOUSLY.

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8. **Final Plat** for RC's Parkwest Phase 1 of approximately 25.30 acres at approximately 1693 W 2700 S by request of Psion Homes

Mr. Davies indicated the Planning Commission will be making a recommendation to City Council on this item, as required by the Planned Residential Development (PRD) zone. This project meets all ordinance requirements except addressing and Mr. Davies is in the process of finishing this item. The plat will need addressing added before the plat is recorded with the county.

COMMISSIONER HUNTER MOVED THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL APPROVE THE REQUEST OF PSION HOMES FOR A FINAL SUBDIVISION PLAT CALLED RC'S PARKWEST PHASE 1 AT 1693 W 2700 S CONTAINING 25.302 ACRES IN THE PRD ZONE; VICE-CHAIR RUELAN SECONDED, MOTION CARRIED UNANIMOUSLY.

9. **Final Plat** for Parkview at Shoreline Phase 1 of approximately 11.946 acres at approximately 2500 West Gentile Street by request of Wes Graham

Mr. Davies indicated the Planning Commission is the Land Use Authority on this item and can approve it without forwarding to City Council. All ordinance requirements have been met.

VICE-CHAIR RUELAN MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF WES GRAHAM FOR A FINAL SUBDIVISION PLAT CALLED PARKVIEW AT SHORELINE PHASE 1 AT 2500 W GENTILE CONTAINING 11.946 ACRES IN THE RPC ZONE; COMMISSIONER HUNTER SECONDED, MOTION CARRIED UNANIMOUSLY.

10. **Final Plat** for Parkview at Shoreline Phase 2 of approximately 14.127 acres at approximately 2500 West Gentile Street by request of Wes Graham

Mr. Davies indicated the Planning Commission is the Land Use Authority on this item and can approve it without forwarding to City Council. All ordinance requirements have been met.

COMMISSIONER HUNTER MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF WES GRAHAM FOR A FINAL SUBDIVISION PLAT CALLED PARKVIEW AT SHORELINE PHASE 2 AT 2500 W GENTILE CONTAINING 14.127 ACRES IN THE RPC ZONE; COMMISSIONER KENNINGTON SECONDED, MOTION CARRIED UNANIMOUSLY.

11. **Adjourn**

AT 7:14 P.M. VICE-CHAIR RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.

Addendum 1

Brittany Thurston: I have a comment regarding the general feel of the community/neighborhood.

Noah Steele: Yes Ma'am, Chair Wessel is going to reopen public comment very shortly. Thanks for putting your hand up!

_____ _____

Ryan Wessel, Chairman Shay League, Planner

Date Approved:

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Minutes of the Work Session of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom (Meeting ID: 853 4580 7234) on September 07, 2021 at 6:00 p.m.

Present:	Commission Members:	Ryan Wessel, Chair Ivy Ruelan, Vice-Chair Alan Gallegos Lonn Hunter Keeth Kennington Nicholas Weber
	City Employees:	Golden Barret, Fire Marshall Shawna Bjorgan, Planning Technician Royce Davies, Planner Paul Roberts, City Attorney Noah Steele, Community & Economic Development Director
	City Council Liaison:	Seth Teague
	Excused:	None
	Visitors**:**	None

Chair Cragun started the Work Session at 7:14 p.m.

1. Department Business

a. City Council Liaison Report

Councilmember Seth Teague shared the following items from recent City Council meetings:

- Funds needed to remodel / fix the clock tower in the City Center
- An application for annexation to Syracuse was pulled by the applicant without a recommendation

b. City Attorney Updates

- None

c. Upcoming Agenda Items

Mr. Royce Davies, Planner, shared the upcoming agenda items as follows:

- General Plan Amendment for Trail's Edge Phase 6
- General Plan Amendment for Banbury Place
- Site Plan and Preliminary Plat for Towns at City Center
- Final Plat and Plat Amendment for Aspire at Canterbury
- Minor Subdivision for Beehive Assisted Living
- Parks Maintenance Facility

2. Discussion Items

a. None

3. Commissioner Reports

There are no Commissioner reports.

4. Adjourn

AT 7:22 P.M. COMMISSIONER GALLEGOS MOVED TO ADJOURN THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.

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PLANNING COMMISSION AGENDA

November 7, 2021

Agenda Item # 3

Public Comment:

This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

PLANNING COMMISSION REGULAR MEETING

December 7, 2021

ADMINISTRATIVE ITEM
Agenda Item # 4 **Major Conditional Use Application – SwimKids**

Summation

Please review the following information and summary. Any questions regarding this agenda item may be directed to Shay League, City Planner, or Noah Steele, Community and Economic Development Director.

Location: 738 W 2525 S

Summary

Mr. Christian Jensen is currently operating a home business from the above location. Mr. Jensen's business offers swimming lessons 6 days per week, Monday through Saturday. The schedule varies, but the earliest business open time is 9 am and the latest closing time is 7 pm. This home business came to the City's attention due to Code Enforcement complaints regarding on-street parking issues. The applicant was unaware of the need to file for a license with Syracuse City and has cooperated fully with the Code Enforcement Officer and Business Licensing Official. Planning staff has the following comments:

1. Mr. Jensen's home business occupies 36.45% of the first floor. For Mr. Jensen to continue business, the Planning Commission must approve greater than 30% usage of the first floor.

2. Due to the nature of group lessons, as many as 10 vehicles are present at the home business at one time. There are 5 driveway parking spots available, which leaves an additional 5 or so vehicles to park on the street. The applicant suggests directing overflow parking in front of an open agricultural field across the street in consideration of neighboring households. For Mr. Jensen to continue business, the Planning Commission must approve greater than two customers per hour.

3. The Planning Commission is tasked with determining whether or not this constitutes "greater vehicular traffic or parking than commonly associated with the neighborhood". If so, the application may be denied, or conditions may be applied to limit impact to the neighborhood.

Recommendation

If the Planning Commission determines that the business *does not* cause "greater vehicular traffic or parking than commonly associated with the neighborhood", staff recommends **approval**.

If the Planning Commission determines that the business *does* cause "greater vehicular traffic or parking than commonly associated with the neighborhood", staff recommends **denial or approval with conditions** to limit the number of vehicles to an acceptable amount of traffic and parking.

Suggested Motion Language

Approval
I move the Planning Commission approve the request of Mr. Christian Jensen to operate a home occupation called SwimKids from 738 W 2525 S; the home occupation may receive greater than two customers per hour and occupy more than 30% of the area of the first floor.

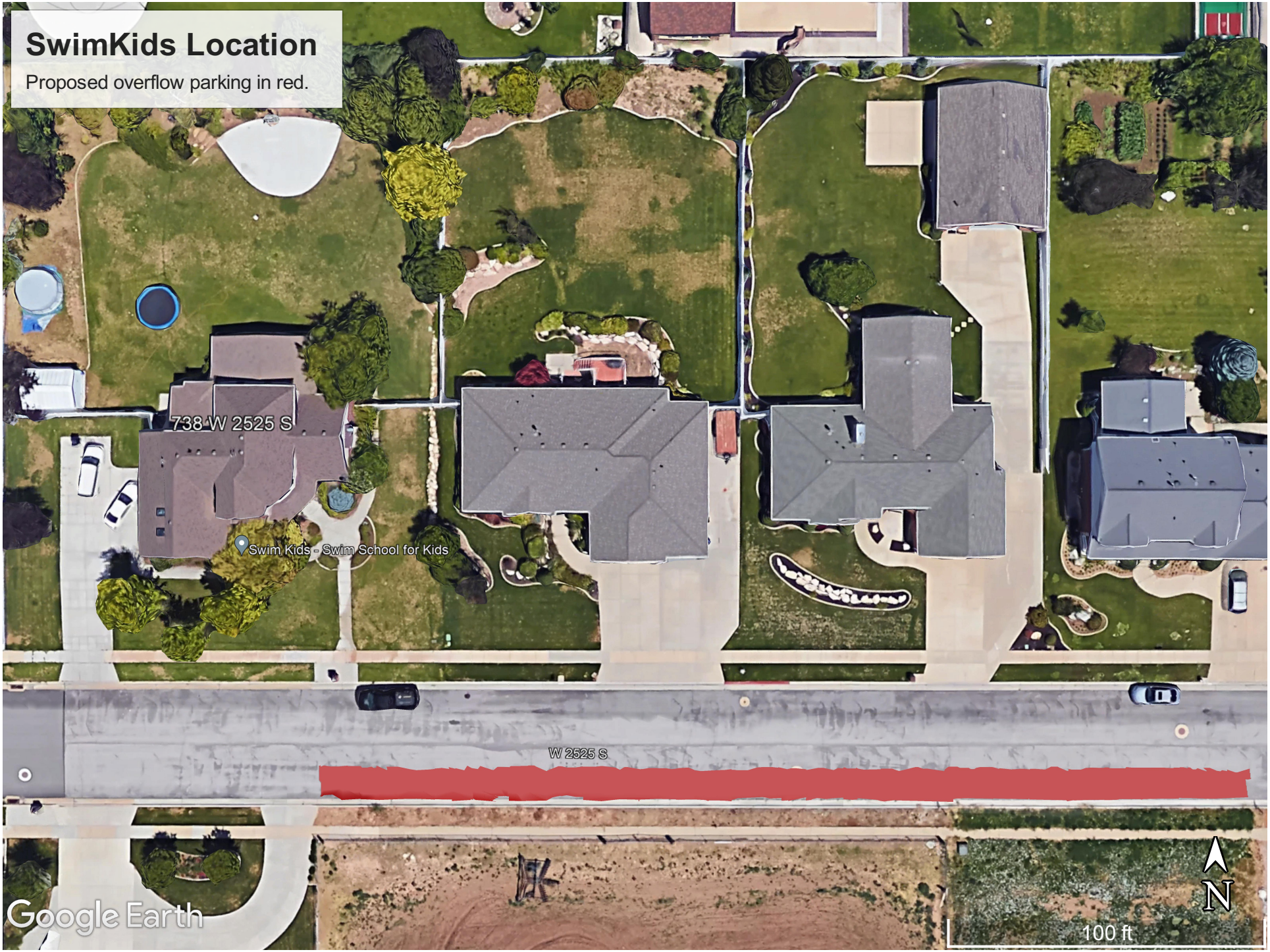
Table
I move the Planning Commission continue the request of Mr. Christian Jensen to operate a home occupation called SwimKids from 738 W 2525 S until (provide conditions or date).

Denial
I move the Planning Commission deny the request the request of Christian Jensen to operate a home occupation called SwimKids from 738 W 2525 S following findings:

1. (List findings).

Attachments
- Application
- Business site plan
- Neighborhood street view
- Full staff analysis

PROPERTY LINE 185.11'
EASEMENT
8'-0" SETBACK
10'-2 3/8"
8'-0" SETBACK
10'-0"
30'-0" SETBACK
TEMPORARY TRASH CONTAINER
EXISTING DRIVEWAY
49'-9"
49'-7 3/4"
PROPOSED GARAGE / POOL ADDITION
2926± sq. ft.
LANDSCAPE AREA
30'-6"
25'-0" SETBACK
PATIO
30'-0" SETBACK
2525 SOUTH STEET
GREEN STRIP
SIDEWALK
PROPERTY LINE 139.53'
EASEMENT
30'-6"
EXISTING HOUSE
2932± sq. ft.
738 West 2525 South
LOT 1
25,830 sq. ft.
LANDSCAPE AREA
EASEMENT
PROPERTY LINE 139.53'
LANDSCAPE AREA
30'-0" SETBACK
25'-0" SETBACK
LANDSCAPE AREA
8'-0" SETBACK
8'-0" SETBACK
PROPERTY LINE 185.11'


SwimKids Location
Proposed overflow parking in red.
738 W 2525 S
Swim Kids - Swim School for Kids
W 2525 S
Google Earth
100 ft
N

Conditional Use Application

Syracuse City Community & Economic Development
1979 West 1900 South, Syracuse, UT 84075
801-825-1477 opt. 4 • www.syracuseut.com • planning@syracuseut.com

For Office Use Only
Permit # _____

Permit Type: **Conditional uses are not limited to the following options*

Updated 10/03/17

- ☐ Accessory Structure
- ☐ Apiary
- ☐ Cluster Subdivision
- ☐ Daycare
- ☐ Dog Kennel
- ☒ Home Occupation
- ☐ Model Home
- ☐ Preschool
- ☐ Temporary Commercial Use
- ☐ Two-Family Dwelling
- ☐ Wireless Communication
- ☐ Other: _____

Subject Property Location

Address:			Business or Subdivision Name (if applicable):		
738 W 2525 S					
Primary Structure Square Footage: 4500	Lot Size (acres):	Current Zone:	Number of Dogs Currently on Site: 0	Number of Accessory Uses Currently on Site: 1	Present Use of Land:
Structure or Use Square Footage: 2700	.6				Residence/Pool

Applicant Contact Information

Name:	Mailing Address (if different from subject property location):		
Christian Jensen	2054 E. Buckingham Way		
Phone Number(s):	City:	State:	ZIP:
801 652 9869	Sandy	UT	84093
Email Address:	Relationship to Property Owner		
christian@swimkidsutah.com	Friend		

Property Owner Information (write 'S/A' if same as above)

Name(s):	Mailing Address (if different from subject property location):		
Aaron Thornock			
Phone Number (s):	City:	State:	ZIP:
801-941-5893			
Email Address:			
aaronbusinessemail@gmail.com			

Description of Requested Use

Private swim lessons temporarily while our permanant building in Layton is finished.

I hereby certify that the requested Conditional Use would comply with all required conditions and standards of the Syracuse Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the City's General Plan, and impose no insatiable demands for public services. I read the City Land Use Ordinance relative to Conditional Uses and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City Title X. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

Business/Property Owner Signature — Date: 11/12/21

Applicant Signature — Date: 11/12/2021

FOR OFFICE USE ONLY

Application & Noticing Fees:

$100	Application Fee	$ 100
$ 50	Extension/Modification	$
$ 20	Public Notice Sign	$
$ 50	Public Noticing Fees	$
	CC Convenience Fee	$ 1
	Total	$ 101

Conditions of Approval:

Paid:	Received by:	Receipt #:
11/12/2021	SMS	109704403

Payment Type: ☐ Cash ☒ Credit Card ☐ Check# _____

Approved: _____ Date: _____

Conditional Use Permits are not valid until application fees are submitted and Conditional Use(s) are approved and signed by Planning Department staff, once approved a copy will be provided to the applicant.

Applicant to read and check each box to acknowledge an understanding of all requirements:

- ☑ Complete and sign Conditional Use Permit application form
- ☑ Pay application and any applicable noticing or mailing-list generation fees
- ☑ Provide scaled drawings of site plan and any other applicable drawings
- ☑ Acquire an approved Building Permit after conditional use approval, if applicable

Scaled Drawings

Site plans shall be drawn to not less than 1 inch equaling 40 feet and include the following, when applicable:

- ☐ **Name**, **address**, and **phone number** of property owner as well as engineer or agent
- ☐ **Boundaries** and **dimensions of property**, with adjacent **public street(s)** identified, and measurements of **setbacks** and **distances** between, and **dimensions** of, existing and proposed structures on site as well as existing structures, 200 square feet or greater, within 50 feet on adjacent properties
- ☐ **Easements**, existing and proposed.
- ☐ **Required landscaping**, **open space**, or **park space**
- ☐ **Off-street parking**-location, layout and number of stalls
- ☐ **Fences or walls**-location and height

In addition to the required Site Plan, some conditional use applications require the following information:

Accessory Structures:

- ☐ Elevation drawing that shows exterior materials/color of design finish for both proposed structure and home, roof structure and its height from top of wall plate to peak, and measurement(s) of wall height(s); square footage of rear yard (width x depth from back of home to rear property line); and proposed use of structure.
- ☐ Approvals from utility companies to encroach into recorded public utility easement, if applicable

Apiary:

- ☐ Location and number of hives and the dedicated water source.
- ☐ Flyaways if any colony is situated within 25 feet of any property line and the yard is not contained with a 6'solid fence.

Cluster Subdivision:

- ☐ Home Owners Association bylaws for maintaining open space, landscaping plan, and building-design standards

Daycare:

- ☐ Proposed number of children at the residence
- ☐ Provide proof of licensure from the Utah Department of Health, Bureau of Licensing, obtain a Syracuse City Business License.
- ☐ Provide a criminal background clearance for all employees and persons residing in the home age 18 or older.
- ☐ Floor Area-include location and dimensions of proposed use and applicable storage.

Dog Kennel:

- ☐ Provide proof of licensing for each dog from Davis County Animal Control
- ☐ Location of all pens, runs, shelters, or similar structures housing dogs.
- ☐ Location of all neighboring or abutting dwellings

Home Occupation:

- ☒ Please refer to the Home Occupation Compliance Standards and Agreement

Model Home:

- ☐ Exterior lighting plan indicating location, direction and timing of all lighting on the site.
- ☐ Signage plan indicating the size and location of all signs, flags and banners.
- ☐ Hours of Operation

Preschool:

- ☐ Proposed number of children and sessions per week
- ☐ Floor Area-include location and dimensions of proposed use and applicable storage.

Temporary Commercial Uses:

- ☐ Identification of all lots owned by applicant within subject subdivision
- ☐ Proposed signage in accordance with Syracuse City Sign Ordinance Regulations
- ☐ Written authorization from property owner
- ☐ Explanation of sanitary facilities
- ☐ Bonding/Insurance requirements

Two-Family Dwellings:

- ☐ Elevation drawings showing type of material and design finish of proposed home

Wireless Communication:

- ☐ Please refer to the Syracuse City Code for specific requirements.

DISCLAIMER: *The City is providing the following information as a service to those applying for conditional use approvals. No one shall consider these guidelines as comprehensive. In the event of conflicts or discrepancies between this document and City Ordinances or State or Building Codes, the more strict rules shall apply.*

NOTE: *Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity. See Title X for complete guidelines and requirements of Conditional Uses. City staff will not process, or forward to Planning Commission, incomplete applications.*

Staff Analysis

Staff analysis in red. Conditions of approval highlighted.

Syracuse City Code
Chapter 10.35 – Home Occupations and Temporary Commercial Uses
10.35.040 – Home occupation.

(B) Standards. The following restrictions shall apply to any home occupation:

(1) A home occupation shall not be permitted if it changes the outside appearance of the dwelling. No modifications shall be made to expressly accommodate the commercial use in the home.
N/A

(2) The home occupation may include the sale of commodities; however, the business should deliver products to customers. The occupation may also include the retail sale of products and services at the home with a maximum of two customers per hour. The business owner may increase the number of customers or patrons approved to come to the home per hour by providing sufficient off-street parking and ensuring the home occupation does not adversely affect the neighborhood.
This business has up to 8 customers per hour during their Parent-Tot classes (4 adults and 4 children) in the morning and 16 customers per hour during their Parent-Tot classes (8 adults and 8 children) in the afternoon. Their Parent-Tot classes are 25 minutes long and scheduled as follows:

Monday	11:15am, 04:45pm
Tuesday	12:15, 04:30 & 05:30pm
Wednesday	09:30am, 05:15pm
Thursday	10:00am
Fridays	12:15pm
Saturdays	09:00am, 10:00am, & 12:30pm

During the time private lessons are offered, they could possibly have 8 customers per hour (one child and one adult in 15-minute increments). The business hours for private lessons are as follows:

Mondays	9:00 am – 1:00 pm and 3:00 pm – 7:00pm
Tuesdays	9:00 am – 1:00 pm and 3:00 pm – 6:00pm
Wednesdays	9:00 am – 1:00 pm and 3:00 pm – 7:00pm
Thursdays	9:00 am – 1:00 pm and 3:00 pm – 7:00pm
Fridays	9:00 am – 1:00 pm and 3:00 pm – 6:00pm
Saturdays	9:00 am – 1:00 pm

The driveway of this home is technically large enough for 7 City-size parking spaces but can realistically fit 5 vehicles. The owners of the property park in the garage. This leaves 2 dedicated employee spots and 3 additional spaces of off-street parking.

Because the home occupation generates greater than two customers per hour, the Planning Commission must give specific permission for it to do so.

(3) The area of the home devoted to the home occupation and/or storage of stock in trade shall not occupy more than 30 percent of the area of any one floor. Child care may use a larger percentage of the home.
The area of the home devoted to the home occupation occupies 36.45% of the first floor. This percentage was calculated using the square footage from City records rather than the estimate provided on the application.

Because the home occupation occupies more than 30% of the area of one floor, Planning Commission must give specific permission for it to do so.

(4) The home occupation shall not involve the use of any yard space or activity outside the residence, except where the use or activity is of the type customarily found in the residential neighborhood and where said use or activity does not adversely impact the residential nature of the neighborhood.
N/A

(5) The home occupation may store inventory or supplies within the garage or an accessory building as long as the garage still functions for parking as many vehicles as specified at the time of construction. The home occupation shall not store outside any type of material used for the business.
N/A

(6) No display of merchandise or advertising shall be visible from the street or neighboring properties, except as permitted in SCC 10.45.050.
N/A

(7) Residents may have one occupational vehicle and trailer, associated with the home occupation, that does not exceed 10,000 pounds gross vehicle weight for minor home occupations and 20,000 pounds gross vehicle weight for major home occupations. If the parcel on which the major home occupation is located is both over one-half acre in size and located along a major collector or arterial road, residents may have up to three occupational vehicles and trailers not exceeding 20,000 pounds gross vehicle weight each and only after the Planning Commission has determined that the additional vehicles can be accommodated on site in conformance with the text of this section. Occupational vehicles, trucks, and trailers may be allowed on site, provided they park said vehicles off the street, not within the front yard, on gravel, concrete, or asphalt, and not on any street adjacent to or near their premises. Business owners may not intentionally station, position, or park an occupational vehicle or trailer in any manner on private property so as to advertise, promote, or draw attention to products, services, events, or other similar purposes at the homeowner’s residence while parked thereon.
N/A

(8) The home occupation shall limit the number of vehicles for employee parking to two, other than those living in the dwelling, to come to work at the home or to park vehicles at the home to go to a job site. One additional dedicated off-street parking space for each employee vehicle shall be provided. Employees shall not park on the street in front of adjacent private property.
There are two employees on site from 9-1 and three employees on site from 3-close (6 or 7 pm Mon-Fri). Two of three afternoon employees carpool and there is dedicated off-street parking available for both vehicles. This condition is fulfilled.

(9) The home occupation shall generate no greater vehicular traffic or parking than commonly associated with the neighborhood wherein the applicant(s) will conduct business, i.e., heavy trucks, delivery, or similar vehicles, etc.
With the number of lesson slots available, there is a maximum of around 6 vehicles at the business in the morning Parent-Tot classes and 10 vehicles at the business in the evening Parent-Tot classes. All other hours for private lessons would result in around 3-5 vehicles at a time.

Should Planning Commission decide that any of these scenarios generate greater vehicular traffic or parking than commonly associated with the neighborhood, the Planning Commission must deny that portion or portions of the business that does so.

(10) A home occupation shall not store explosive or combustible materials anywhere on the premises. The home occupation shall not unreasonably disturb the peace and quiet of the neighborhood, including but not limited to interference of radio, television, or other electronic reception, by reason of design, materials, construction, lighting, odor, dust, sounds, noise, vibrations, vehicles, parking, and general operation of the business.
N/A

(11) Home occupations shall not hold promotional meetings, for the purpose of selling merchandise or taking orders, more than once per month.
N/A

(12) Home occupations shall not hold garage, basement, yard, or other similar sales more than four times each year, and each sale shall not last more than 72 hours.
N/A

(13) There shall be complete conformity with all City and state codes including fire, building, plumbing, electrical and health codes, and business license regulations. Appropriate departments will conduct any periodic inspections required by these codes.
N/A

(14) The home occupation shall not create a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses.
N/A

(15) The home occupation shall not involve the installation of any equipment, fixtures, plumbing, or electrical wiring that is incompatible with a residential area by reason of excessive noise, utility usage, waste production or broadcast interruption, etc.
N/A

(16) The Land Use Authority may review and revoke any home occupation license upon a finding of noncompliance with this section. Inspections by the City may occur as necessary to assure conformance with these regulations.
N/A

(17) Disabled individuals can obtain a waiver through the Land Use Administrator to allow such persons to become self-sufficient.
N/A

(18) The City may place additional restrictions on a home occupation relating to hours of operation, parking, traffic, or other matters as it deems necessary to mitigate impacts on the neighborhood and the City in general.
At the discretion of the Planning Commission.

(19) A permit for a home occupation is valid for only the original applicant and is not transferable to any resident, address, or any other occupation. Upon termination of the applicant’s residency, the home occupation permit shall become null and void.
N/A

Syracuse City Code
Chapter 10.35 – Home Occupations and Temporary Commercial Uses
10.35.040 – Home occupation.

(D) Major Home Occupations.

(1) The definition of a major home occupation shall include any business within a residential zone that meets the standards listed in subsection (B) of this section but requires additional conditions of approval imposed by the Land Use Authority, as provided herein, to mitigate the increased impact of such home occupations on the surrounding property owners.

Major home occupations shall be conditional uses in all residential zones due to the potential increase in the impact of a business as allowed by the following:

(a) A larger commercial vehicle, not exceeding 20,000 pounds, may be used, provided it is parked on private property and adequately screened. Parking of the commercial vehicle shall occur on the side or in the rear of the home.
N/A

(b) Day care, where the number of children is greater than eight and a second employee is required at the home.
N/A

(c) Preschools, where the number of sessions is greater than four per week.
N/A

(d) A larger percentage of the home or an accessory building may be used for the home occupation under conditions recommended by the Planning Commission. The use of an accessory structure or an attached or detached garage, or yard space, for a home occupation may be considered as a conditional use only under the following conditions:

(i) The Planning Commission finds that the proposed home occupation will be clearly accessory and subordinate to the principal use of the property for dwelling purposes; and
For discussion amongst Commissioners.

(ii) The Planning Commission finds that the proposed home occupation will not adversely affect the residential nature and aesthetic quality of the neighborhood; and
For discussion amongst Commissioners.

(iii) Any off-street parking displaced by the home occupation is relocated elsewhere on the lot or parcel in compliance with setback standards for the zoning in which the property is located; and

No off-street parking for the residents of the home is displaced; no additional parking in either garage is displaced.

(iv) The Planning Commission may impose any conditions it deems necessary to mitigate impacts of the home occupation on the neighborhood.
At the discretion of the planning Commission.

(2) Major home occupations may include, but not necessarily be limited to, the following:

(a) Any use allowed as a minor home occupation that is requiring additional conditions of approval as shown in subsection (D)(1) of this section.
The additional conditions of approval needed are as follows:

1. The area of the home devoted to the home occupation and/or storage of stock in trade may occupy more than 30 percent of the area of any one floor
2. The occupation may also include the retail sale of products and services at the home with greater than two customers per hour.

(b) Small engine repairs (excluding automobiles, motorcycles, and snowmobiles).
N/A

(c) Woodworking.
N/A

(d) Pest or weed control service.
N/A

Common Procedural Questions and Relevant Code Sections

What standards apply to the issuance of a conditional use permit and which factors should the Planning Commission consider when discussing it?

Syracuse City Code
Chapter 10.20 – Administrative and Development Review Procedures
10.20.080 – Conditional use permits.

(E) Approval Standards. The following standards shall apply to the issuance of a conditional use permit. The Land Use Authority may:

(1) Issue a conditional use permit for a use located within a zone that would allow, through regulations, the particular conditional use.

(2) Impose conditions as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the conditional use, the City as a whole, or public facilities and services. These conditions may include but are not limited to conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this title. The Land Use Authority shall expressly set forth such conditions in the motion authorizing the conditional use permit.

(3) Approve, approve with conditions, or deny a conditional use, but shall approve it if they can impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. However, if there are insufficient reasonable conditions the Land Use Authority could impose to substantially mitigate any reasonably anticipated detrimental effects of a proposed conditional use in order to achieve compliance with applicable standards, they may deny the requested conditional use.

(4) The Land Use Authority may request additional information as needed to determine the potential for compliance with requirements of subsection (E)(3) of this section.

(5) The Land Use Authority shall review and consider the following factors in determining whether to approve, approve with conditions, or deny a conditional use permit application:

(a) Compliance of the proposed use with intent of the City's general plan and the regulations and conditions of this title;

(b) The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community;

(c) Any reports and/or studies relating to utilities, traffic impact, school impact, soil and water impact, existing conditions, line-of-sight and building massing, and any other information in order to render a proper decision;

(d) Safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, pedestrian and vehicular circulation and to prevent noxious or offensive omissions such as noise, glare, dust, pollutants, and odor from the proposed facility or use;

(e) Impacts on schools, utilities, transportation, traffic, and streets for the proposed site and surrounding area, including the following criteria: appropriate buffering of uses and buildings, proper parking and traffic circulation, and use of building materials and landscaping that are in harmony with the area and compatible with adjoining uses; and

(f) Impacts to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

Why do decisions regarding Major Home Businesses come to the Planning Commission for approval as the Land Use Authority?

1. **Syracuse City Code**
   Chapter 10.30 – General Land Use Regulations
   10.30.100 – Conditional uses.
   (B) Major. The following conditional uses are major and require approval as established in SCC 10.20.080:
   (8) Home occupations, major. See SCC 10.35.040.

2. **Syracuse City Code**
   Chapter 10.20 – Administrative and Development Review Procedures
   10.20.080 – Conditional use permits.
   (D) Procedure. The City shall process and consider an application for a conditional use permit as provided in this subsection.
   (4) The Community Development Department, as the Land Use Authority, shall approve or deny applications for minor conditional uses. The Planning Commission, as the Land Use Authority, shall hold a public meeting and thereafter approve, approve with conditions, or deny major conditional use permit application(s) pursuant to the standards set forth in subsection (E) of this section. The Land Use Authority shall limit any conditions of approval to those needed to reasonably ensure the conditional use substantially complies with approval standards.

How may someone appeal the Planning Commission's decision?

Syracuse City Code
Chapter 10.20 – Administrative and Development Review Procedures
10.20.080 – Conditional use permits.

(F) Appeal of Decision. Any person adversely affected by a decision of the Land Use Authority regarding the transfer, issuance or denial of a minor conditional use permit may appeal such decision to the Planning Commission by filing written notice of appeal stating the grounds therefor within 15 days from the date of such final determination. Any person adversely affected by a decision of the Land Use Authority regarding the transfer, issuance, or denial of a major conditional use permit may appeal such decision to the City Council by filing written notice of appeal stating the grounds therefor within 15 days from the date of such final determination.

PLANNING COMMISSION REGULAR MEETING

December 7, 2021

LEGISLATIVE ITEM

Agenda Item #**5** Alpine Church Rezone

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner, or Noah Steele, Community and Economic Development Director.

Location:	3329 South 2000 West
Current General Plan:	Commercial
Current Zoning:	R-1 (Single-Family Residential) and A-1 (Agriculture)
Proposed Zoning:	GC (General Commercial)
Acreage:	3.5

Summary

The applicant is requesting approval of a rezone from R-1 and A-1 to GC to accommodate a church and potential coffee drive-through. Both churches and retail trade are permitted uses in the GC Zone. No other uses are proposed.

This area was specifically designated Commercial in the General Plan approved in 2020 as it is adjacent to the West Davis Corridor interchange planned for 2000 West. This property is just south of a planned park-and ride lot and directly abuts the Corridor on the northeast. UDOT has granted access from the south and the applicant will be required to build an access road along this side of the property.

A rezone to GC would allow for any of the permitted or conditional uses to be established. If the church and coffee shop do not come to fruition, staff recommends the Planning Commission consider the highest-intensity use on the property to determine if it would be compatible with surrounding land uses. High-intensity uses include retail trade such as shopping centers and restaurants, theaters and amusement facilities, tunnel car washes, and automotive retail and routine maintenance. Given the proximity to the West Davis Corridor and the relatively dense housing to the west, staff feels that these uses would be compatible. The market potential for incompatible uses immediately surrounding on undeveloped properties is likely low considering the proximity of the Corridor.

Traffic generation for these uses is compatible with planned roadway capacities and the proximity to the interchange makes this location prime for the uses listed above.

Staff does not make recommendations for Planning Commission actions on legislative items as they are decided by the City Council. As such, the Planning Commission's role in this review is to provide a recommendation to the Council.

Suggested Motion Language

Approval
I move the Planning Commission recommend the City Council approve the request of Dean Hoffman for a rezone of approximately 3.5 acres from A-1 and R-1 to GC.

Table
I move the Planning Commission continue the request of Dean Hoffman for a rezone of approximately 3.5 acres from A-1 and R-1 to GC until (provide date).

Denial
I move the Planning Commission recommend the City Council deny the request of Dean Hoffman for a rezone of approximately 3.5 acres from A-1 and R-1 to GC based on the following findings:

1. (List findings).

Attachments

- Property Map
- Application
- General Plan
- Current Zoning
- Proposed Zoning
- A-1 Zone Language
- R-1 Zone Language
- GC Zone Language


Alpine Church Property
3329 South 2000 West
Legend
Apline Church Property
3025 S
S 2000 W
S 2000 W
S Burkhill Ln
Anderson Way
W Natalie Ave
W Parkview Dr
Parkview Dr
Parkview Dr
Mulberry Way
N
1000 ft
Google Earth

Rezone Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subject Property Information

Property Address or Approximate Coordinate:		Total Acreage of Parcel:
3329 S 2000 W		3.50
Parcel Identification Number (as recorded with Davis County):	**Current Zone**	**Proposed Zone:**
12104021 8	A-1 and A-1	Commercial

Brief Description of Purpose for Rezone and Reasons Supporting the Request

Although the primary building and use will be a church, we desire to operate a drive-thru coffee shop on the property, thus requiring commercial zoning

Subject Property Owner Contact Information

Name(s) of every person or company the applicant represents:
Alpine Church

Mailing Address:	City:	State:	ZIP:
P.O. Box 843	Clearfield	UT	84089

Office Phone:	Cell Phone :	Email:
801-392-8000	N/A	info@alpinechurch.org

Applicant Contact Information (if different from Property Owner)

Name (and agent, if any):
Dean Hoffman

Mailing Address:	City:	State:	ZIP:
1287 E 5630 S	South Ogden	UT	84403

Office Phone:	Cell Phone:	Email:
N/A	512-738-1607	dean@alpinechurch.org

I hereby certify that the requested Rezone would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Land Use Ordinance relative to rezoning and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

Property Owner Signature — 11/5/21 Date

Applicant Signature — 11/5/21 Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #
League 05 11/09/21	SMS	5.050780

Payment Type: ☐ Cash ☐ Credit Card ☒ Check# 3163

Land Use Authority Date:

City Council Decision and Date:

Application and Noticing Fees:

$425	Application Fee		$ 425
$20	per Public Notice Sign	1 Signs	$ 20
$100	Noticing Fees	1	$ 100
		Total	$ 545

Guidelines and Checklist

DISCLAIMER: *The City is providing the following information as a service to those applying for a rezone within Syracuse City. No one shall consider these guidelines as comprehensive. In the event of conflicts or discrepancies between this document and City Ordinances or State Codes, the more strict rules shall apply.*

For the purposes of noticing the public of a land-use decision related to a rezone request, the applicant shall provide the Community Development Department, as required by City Ordinance, with the following:

Description	Fee	Comments
Application	$425	Fee includes initial City Planning and Engineering staff review
Public Notice Signs	$20 per sign	Sign required per road frontage abutting subject property
Noticing	$100	Fee includes cost for stamps, property lists from County, staff time, etc.

Prior to submitting this type of application, the Syracuse City Community Development Department encourages applicants to contact City staff for assistance in addressing and understanding all requirements for any rezone application.

This form includes all necessary information for filing a complete application that will allow the City to process and review it in the timeliest manner possible.

Applicant to read and check each box to acknowledge all requirements

☒ Completed and signed Rezoning of Property Application form

☐ Application and noticing fee payment per the current Syracuse City Fee Schedule

☒ Scaled, accurate property map indicating
- Present and proposed zoning classifications
- All abutting properties showing present zoning classifications
- Accurate legal description and an approximate common address of the area proposed for rezoning

☐ If the rezone would require a change in text to Title X, application shall include a draft of proposed text with reference to chapter and section

The applicant will need approval of the:
- Planning Commission
- City Council

Should you have any questions regarding the application materials, process, or laws and ordinances governing the rezoning of property, please feel free to contact the Community Development Department at 801-825-1477 ext 4. You may access the Syracuse City Municipal Code and Fee Schedule on the internet at www.syracuseut.com.

We look forward to working with you and providing a pleasant and productive atmosphere in order to help you accomplish your goals that will ultimately be an asset to the community of Syracuse.

NOTE: Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.

Parcel Tax Legal Description:

A TRACT OF LAND BEING PART OF PARCEL 907:T PROJECT NO. S-R199(50) & PARCEL 112:T PROJECT NO. SR199(229), SIT IN THE NW 1/4 SW 1/4 OF SEC 22-T4N-R2W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT A PT ON THE E'LY R/W LINE OF 2000 WEST STR AS ESTABLISHED BY PROJECT S-R199(229), WH PT IS 2068.77 FT N 00^12'25" E (RECORD 126 RODS) ALG THE E LINE OF THE SW 1/4 OF SD SEC 22 & 2620.81 FT S 89^53'47" W & 111.44 FT N 00^11'37" E & 1304 FT E FR THE S 1/4 COR OF SD SEC 22; & RUN TH N 00^11'37" E 200.00 FT TO THE S'LY HWY R/W & NO ACCESS LINE OF SR-67 WEST DAVIS HIGHWAY DESIGNATED AS POINT "A"; TH ALG SD S'LY HWY R/W & NO ACESS LINE THE FOLLOWING TWO (2) COURSES & DISTANCES: (1) S 89^48'14" E 693.00 FT; (2) TH S 00^11'37" W 27.30 FT TO DESIGNATED POINT "B"; TH S 00^11'37" W 192.70 FT; TH N 89^48'14" W 673.00 FT TO A PT OF CURVATURE OF A CURVVE TO THE RIGHT WITH A RADIUS OF 20.00 FT; TH NW'LY ALG SD CURVE WITH AN ARC LENGTH OF 31.42 FT, CHORD BEARS N 44^48'18" W 28.28 FT TO THE POB. (NOTE: ROTATE ABOVE BEARINGS 00^20'33" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.) CONT. 3.50 ACRES



Present Zoning per Syracuse City "Zoning Map 2017"

Scale: 1" = 100'-0"

SYRACUSE CITY CORP.
1979 W 1900 S
SYRACUSE UT 84075

825-1477

Receipt No: 5.050780

Nov 9, 2021

Alpine Community Church

Previous Balance:	.00
DEVELOP. & INSP. FEE	
REZONE AMENDMENT	545.00
10-34-30	
PLAN CHECK & DEV. REVIEW FEES	
Total:	545.00
CHECK	
Check No: 3163	545.00
Total Applied:	545.00
Change Tendered:	.00

11/09/2021 1:26 PM

General Plan Map

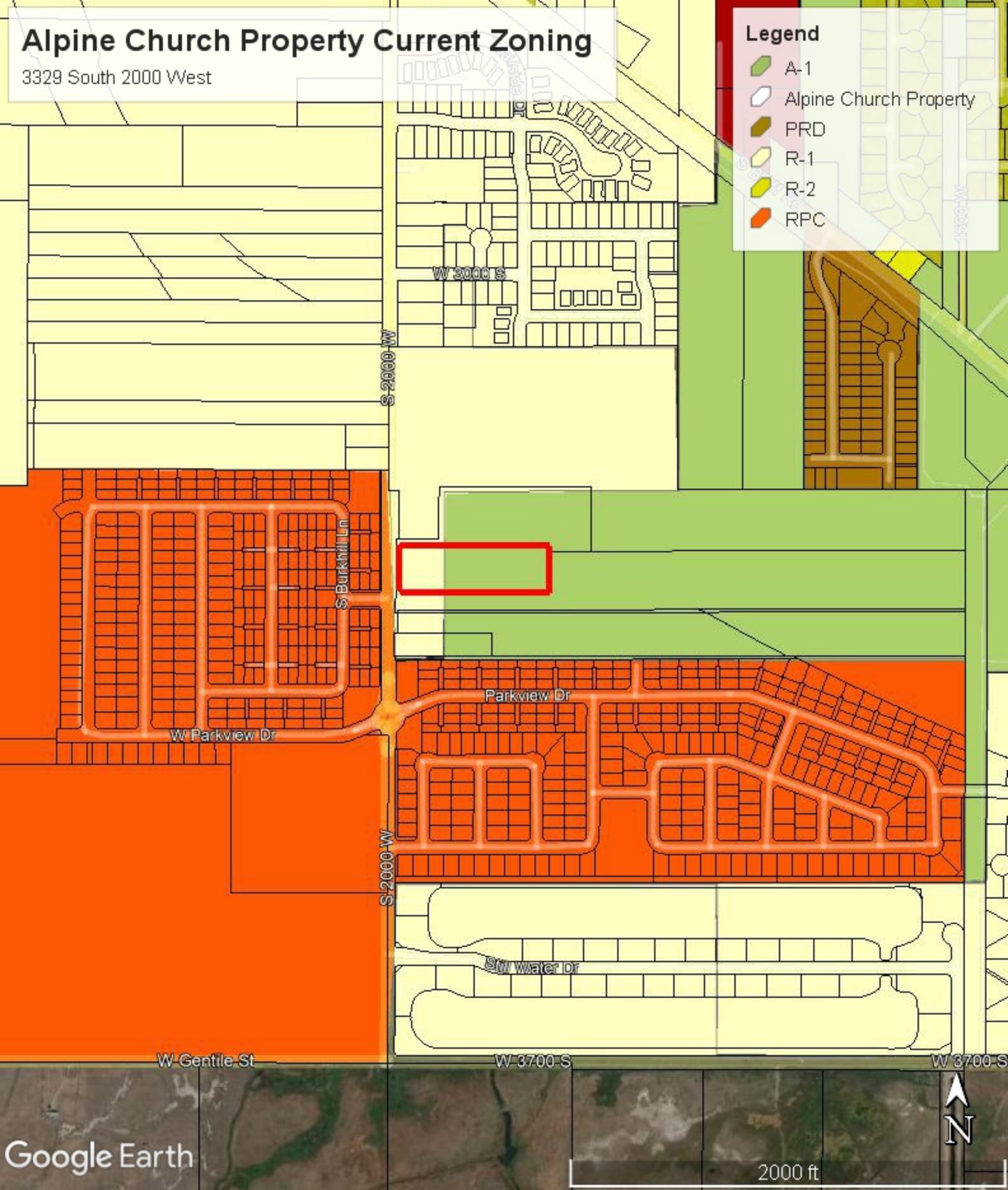
Last Amended: 09/10/19

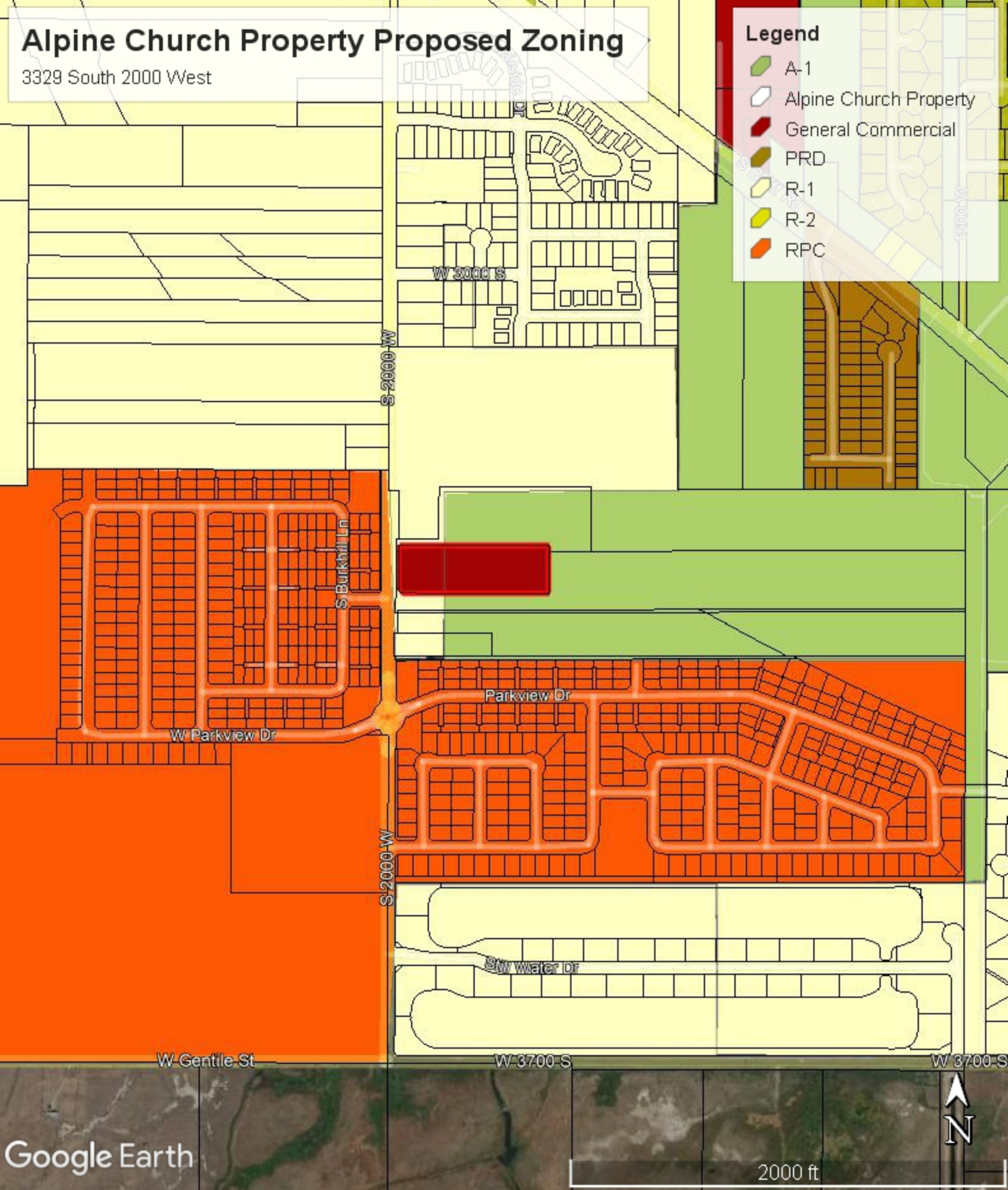
Legend

- Syracuse Municipal Boundary
- Parks, Agriculture, Wetlands (A-1)
- Civic (All Zones)
- Low Denisty Residential (A-1, R-1, R-2, R-3, Cluster, RPC)
- Medium Density Residential (Cluster, R-3, RPC, PRD, Neighborhood Services)
- High Density Residential (R-3, PRD, Neighborhood Services, Mixed Use, G.C., P.O.)
- Commercial (G.C., P.O., Mixed Use, Neighborhood Services)
- Industrial (Business Park, Industrial, Research Park, Mixed Use, G.C., P.O.,)
- Future West Davis Corridor & SR-193
- Future West Davis Corridor Interchange

0 1 Miles

Property Location ->


Alpine Church Property Current Zoning
3329 South 2000 West
Legend
A-1
Alpine Church Property
PRD
R-1
R-2
RPC
W 3000 S
S 2000 W
S Burkhill Ln
Parkview Dr
W Parkview Dr
S 2000 W
Sky Water Dr
W Gentile St
W 3700 S
W 3700 S
N
2000 ft
Google Earth


Alpine Church Property Proposed Zoning
3329 South 2000 West
Legend
A-1
Alpine Church Property
General Commercial
PRD
R-1
R-2
RPC
W 3000 S
S 2000 W
S Burkhill Ln
Parkview Dr
W Parkview Dr
S 2000 W
Still Water Dr
W Gentile St
W 3700 S
W 3700 S
N
Google Earth
2000 ft

Chapter 10.55

A-1 – AGRICULTURE ZONE (0.5 LOTS PER GROSS ACRE)

Sections:

10.55.010 Purpose.

10.55.020 Permitted uses.

10.55.030 Conditional uses.

10.55.040 Minimum lot standards.

10.55.050 Off-street parking and loading.

10.55.060 Signs.

10.55.070 Special provisions.

10.55.010 Purpose.

The purpose of this zone is to preserve agricultural open spaces within the City and, in some cases, to act as a holding zone until such time as it becomes appropriate to allow development.

10.55.020 Permitted uses.

The following, and no others, are uses permitted by right provided the parcel and buildings meet all other provisions of this title and any other applicable ordinances of Syracuse City.

(A) Accessory uses and buildings (200 square feet or less).

(B) Agriculture.

(C) Animal clinics and hospitals.

(D) Apiaries.

(E) Aviaries.

(F) Churches, synagogues, and temples.

(G) Dwellings, single-family.

(H) Educational services.

(I) Farm animal keeping (see SCC 10.30.040).

(J) Farm industry (on a parcel of five acres or more).

(K) Fruit and vegetable stands.

(L) Household pets.

(M) Minor home occupations.

(N) Public parks.

(O) Rabbits and hens.

(P) Residential facilities for persons with disabilities.

(Q) Vietnamese potbellied pigs.

10.55.030 Conditional uses.

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

(A) Accessory uses and buildings (greater than 200 square feet) (minor).

(B) Day care centers (major).

(C) Dog kennels (minor).

(D) Dwelling, accessory (major/minor, see SCC 10.30.020).

(E) Educational services, private (minor).

(F) Greenhouses (minor).

(G) Home occupations (major).

(H) Private parks and recreational activities (minor).

(I) Public and quasi-public buildings (major).

(J) Sewage treatment plants (major).

(K) Stables, public (minor).

(L) Temporary commercial uses (see SCC 10.35.050) (minor).

10.55.040 Minimum lot standards.

Developers shall improve all lots and place all structures and uses on lots in accordance with the following lot standards. Lot areas for properties fronting existing streets shall include all property as described on the most recent plat of record.

(A) Density. Minimum lot size 21,780 square feet, but in no case shall the density exceed 0.5 lots per gross acre.

(B) Front yard: 25 feet.

(C) Side yards: 10 feet (both sides).

(D) Rear yard: 30 feet.

(E) Building height: as allowed by the current building code.

(F) Lot width: 100 feet. However, the Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence that they acquired the land in good faith and, by reason of size, shape, or other special condition(s) the requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or that a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

(1) The strict application of the lot width requirement would result in substantial hardship;

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

(3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan.

10.55.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

10.55.060 Signs.

The signs permitted in this zone shall be those allowed in agricultural zones pursuant to Chapter 10.45 SCC.

10.55.070 Special provisions.

All pens, corrals, barns, coops, stables, and other similar enclosing structures to keep animals or fowl shall be located no less than 150 feet from a public street and no less than 100 feet from all dwellings on adjacent lots. (This provision shall not apply to pastures.)

Chapter 10.60

R-1 – RESIDENTIAL ZONE (2.3 LOTS PER GROSS ACRE)

Sections:

10.60.010 Purpose.

10.60.020 Permitted uses.

10.60.030 Conditional uses.

10.60.040 Minimum lot standards.

10.60.050 Off-street parking and loading.

10.60.060 Signs.

10.60.070 Special provisions.

10.60.010 Purpose.

The purpose of this zone is to promote and preserve, where conditions are favorable, areas for large lot development for families to engage in food production and, where adequate lot area exists, keep a limited number of farm animals and fowl.

10.60.020 Permitted uses.

The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City.

(A) Accessory uses and buildings (200 square feet or less).

(B) Agriculture.

(C) Aviaries.

(D) Churches, synagogues, and temples.

(E) Dwellings, single-family.

(F) Educational services.

(G) Farm animal keeping (see SCC 10.30.040).

(H) Fruit and vegetable stands (for sale of products produced on owner's premises).

(I) Household pets.

(J) Minor home occupations.

(K) Public and quasi-public buildings.

(L) Public parks.

(M) Rabbits and hens.

(N) Residential facilities for persons with disabilities.

(O) Vietnamese potbellied pigs.

10.60.030 Conditional uses.

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

(A) Accessory uses and buildings (greater than 200 square feet) (minor).

(B) Apiaries (minor).

(C) Cluster subdivisions (major).

(D) Day care centers (major).

(E) Dog kennels (minor).

(F) Dwellings, accessory (major/minor, see SCC 10.30.020).

(G) Dwelling groups (major).

(H) Greenhouses (minor).

(I) Home occupations (major).

(J) Private parks and recreational activities (minor).

(K) Temporary commercial uses (see SCC 10.35.050) (minor).

(L) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor).

10.60.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards. Lot area for properties fronting existing streets shall include all property as described on the most recent plat of record.

(A) Density. Minimum lot size 12,000 square feet, but in no case shall the density exceed 2.3 lots per gross acre, unless the Land Use Authority grants additional density, per a cluster subdivision major conditional use permit.

(B) Lot width: 100 feet.

(C) Front yard: 25 feet.

(D) Side yards: 10 feet (both sides).

(E) Rear yard: 30 feet.

(F) Building height: as allowed by current building code.

(G) Variation of lot: the Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

(1) The strict application of the lot width requirement would result in substantial hardship;

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

(3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan.

10.60.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

10.60.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.

10.60.070 Special provisions.

All pens, barns, coops, stables, and other similar enclosing structures to keep animals or fowl shall be located no less than 150 feet from a public street and no less than 100 feet from all dwellings on adjacent lots. (This provision shall not apply to pastures.)

Chapter 10.90

GC – GENERAL COMMERCIAL ZONE Amended Ord. 21-30

Sections:

10.90.010 Purpose.

10.90.020 Permitted uses. Amended Ord. 21-30

10.90.030 Conditional uses. Amended Ord. 21-30

10.90.040 Minimum lot standards.

10.90.050 Off-street parking and loading.

10.90.060 Signs.

10.90.070 Special provisions.

10.90.080 Development theme.

10.90.090 Development plan.

10.90.100 Architectural Review Committee.

10.90.010 Purpose.

The purpose of this zone is to provide for a broad range of retail, service, and entertainment functions.

10.90.020 Permitted uses. Amended Ord. 21-30

The following are permitted uses by right provided the parcel and building meet all other provisions of this title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in SCC 10.20.100.

(A) Agriculture.

(B) Amusement and recreational activities.

(C) Animal clinics.

(D) Automotive retail and routine maintenance services.

(E) Car washes, full-service tunnel style.

(F) Churches, synagogues, and temples.

(G) Community or civic services.

(H) Dwellings. (Completed or under construction at the time of adoption of this title. If such dwellings convert to any other permitted or conditional use allowed in this section or SCC 10.85.030, they may not thereafter convert back to residential use without first obtaining a conditional use permit.)

(I) Hotels and motels.

(J) Public and quasi-public buildings.

(K) Professional office buildings (situated on one acre or less).

(L) Public parks.

(M) Restaurants and fast food services.

(N) Retail trade.

(O) Theaters and amusement facilities.

10.90.030 Conditional uses. Amended Ord. 21-30

The following may be permitted as conditional uses after application and approval as specified in SCC 10.20.090.

(A) Accessory uses and buildings (200 square feet or greater) (minor).

(B) Animal hospitals (major).

(C) Day care centers (major).

(D) Professional nonretail services, up to a maximum 25 percent of the commercial subdivision (major).

(E) Temporary commercial uses (see SCC 10.35.050) (minor).

10.90.040 Minimum lot standards.Share

All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards:

(A) Lot area: no minimum required.

(B) Lot width: as required by site plan review.

(C) Front yard: 15 feet.

(D) Side yards: as required by site plan review.

(E) Rear yard: 10 feet.

(F) Building height: the height of buildings over 35 feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings 35 feet high or less may be permitted within 10 feet of the zone boundary line.

10.90.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

10.90.060 Signs.

The signs permitted in this zone shall be those allowed in commercial zones by Chapter 10.45 SCC.

10.90.070 Special provisions.

(A) All lots, parcels, or sites shall have a minimum 15 percent of the total area landscaped, including all required front yards, installed within four months of occupancy and permanently maintained in good condition.

(B) Temporary buildings for temporary commercial uses shall meet the provisions of the currently adopted edition of the International Building Code and must be sufficiently anchored to withstand a 100-mile-per-hour wind.

(C) Commercial uses that require grease traps/interceptors shall locate such devices on the outside of the restaurant or food service building and frequently and effectively service such devices to maintain them in satisfactory working order to protect the sanitary sewer system from excessive contaminants. A licensed hauler shall dispose of all materials removed from a grease trap/interceptor at an approved disposal site in a lawful manner. Restaurant, food service businesses, or commercial uses of used fryer oil shall dispose of such oil into a self-contained oil rendering tank for disposal and transport. Outside or "refuse/dumpster" storage of oil-rendering barrels or other containers is prohibited.

(D) In order to minimize the possibility of commercial properties becoming blighted, retail establishments of 40,000 square feet or greater shall enter into a facility use agreement with the City prior to the issuance of a building permit. Additionally, the owner shall submit a facility maintenance plan as required in subsection (D)(3) of this section 30 days prior to the owner vacating the building.

(1) The term "vacant" or "vacate" as used herein shall mean that no business activity is undertaken from the retail establishment for a period of 180 consecutive days.

(2) The facility use agreement shall outline the responsibility of the owner to remove the building, should it become vacant for more than three and one-half consecutive years, and shall provide legal remedies to enforce the terms of the agreement. In the event a building is vacant for more than three and one-half consecutive years, the owner shall remove the building and restore the property to a safe and compatible condition. The facility use agreement shall be in substantially the following form, which form is hereby adopted as part of this title.

Facility Use Agreement

AN AGREEMENT BY AND BETWEEN _____, A _____ HEREINAFTER REFERRED TO AS OWNER, AND SYRACUSE CITY, A MUNICIPAL CORPORATION HEREINAFTER REFERRED TO AS CITY.

Recitals

(1) The Owner desires to construct a commercial facility, at approximately _____, in Syracuse City to conduct a business known as _____.

(2) The City has adopted ordinances to govern the development of commercial property within Syracuse City designed to protect the health, safety, and welfare of the community.

(3) The City has valid concern that blighted conditions might occur should said facility or structure become vacant for an extended period of time.

(4) The Owner and City are desirous to minimize impact to the community should the building become vacant.

Agreement

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and conditions set forth herein, and other good and valuable consideration, the Owner and City agree as follows:

(1) Owner will provide the City a written facility management plan 30 days prior to vacating the building which outlines plans to maintain the property according to City Ordinance. Failure to do so will constitute a breach of this Agreement and entitle the City to injunctive relief to enforce the provisions hereof.

(2) Should the building remain vacant for 42 consecutive months, the City shall provide written notice to the Owner, at the address as it appears on this Agreement, ordering Owner to remove the building and restore the property to a condition that does not distract from surrounding businesses.

(3) Should the Owner fail to comply with the City's request to remove the building within 30 days from the mailing date of said notice to the Owner, the City may file suit for specific performance to enforce the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____ day of _____, 20__ (Signed, witnessed, and/or attested)

(3) In the event, for any reason, the retail establishment chooses to vacate the premises for a period of six months or greater, the owner shall submit a facility maintenance plan to the City 30 days prior to vacating. The maintenance plan shall include:

(a) The estimated time the facility will be vacant.

(b) Detailed plans to maintain the property during the time it will be vacant.

(c) Method of securing all entrances to the facility.

(d) Plans to restrict access to off-street parking.

(e) Plans to remove all advertisement and business signage.

(f) Plans to market the property.

(E) Existing residential and accessory structures in this zone may be converted for commercial purposes if the property meets all the following conditions:

(1) The proposed use for the structure conforms to the permitted use for this zone.

(2) The proposed use of the building does not adversely impact the surrounding area.

(3) The primary residential structure adds appeal and character to the area, and the property owner ensures appropriate maintenance of all existing structures on the property as well as the entire property itself in order to keep the appeal.

(4) The lot size has a minimum of 21,780 square feet.

(5) The parcel has a minimum 110 feet of frontage on an existing public street.

(6) Setbacks comply with the established minimum requirements for this zone and receive approval with site plan.

(7) The lot has an existing driveway access from a public street and receives approval with site plan for any proposed modifications to said driveway (the Utah Department of Transportation shall also approve any access located on a state road).

(8) All off-street parking complies with the requirements in Chapter 10.40 SCC and receives approval with site plan.

(9) All signs and lighting complies with the requirements in Chapter 10.45 SCC and receives approval with site plan.

(10) All landscape and buffering complies with the established requirements in Chapter 10.30 SCC and receives approval with site plan.

(11) The Building and Fire Departments inspect and approve the use.

(F) In order to maximize the availability of commercial and retail space for commercial and retail businesses in this zone, the amount of space available for professional businesses shall be limited to no more than 20 percent of the gross floor area available for lease or purchase in any commercial development. Professional business shall include but not be limited to physicians, dentists, lawyers, accountants, real estate agents, insurance agents, artists, planners, architects, engineers, travel agencies, and similar professional businesses.

10.90.080 Development theme.

Development in this zone shall conform to an approved development theme. The theme shall be approved by the City Council, and shall conform to the provisions outlined in the area's master plan.

10.90.090 Development plan.

To ensure development conforms to the area's master plan, City staff shall review and approve all development plans. Drawings should include the placement of buildings and their uses, landscaping, parking, lighting, and design guidelines outlined in the area's master plan. The Architectural Review Committee shall likewise review and approve the plans prior to consideration and recommendation by the Planning Commission.

10.90.100 Architectural Review Committee.

Developments within the GC zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards.

PLANNING COMMISSION REGULAR MEETING

December 7, 2021

ADMINISTRATIVE ITEM

Agenda Item #**6** Shoreline Subdivision Phase 2 Final Plat

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner, or Noah Steele, Community and Economic Development Director.

Location:	2400 West 3200 South
Current General Plan:	Medium Density Residential
Current Zoning:	RPC (Residential Planned Community Zone)
Acreage:	15.048
Number of Lots:	91

Summary

The applicant is requesting approval of a final subdivision plat as the second phase of the Shoreline development. This leaves two phases still to be approved (3a and 3b) in this development and completes the proposed roadwork along 2400 West.

All staff comments have been addressed and the plat meets all the requirements of the City Code.

Recommendation

Because this item meets all requirements of the City Code, staff recommends it be **approved**.

Suggested Motion Language

Approval
I move the Planning Commission approve the request of Woodside Homes for a final subdivision plat called Shoreline Phase 2 at 2400 West 3200 South in consisting of 15.048 acres the RPC Zone.

Table
I move the Planning Commission continue the request of Woodside Homes for a final subdivision plat called Shoreline Phase 2 at 2400 West 3200 South in consisting of 15.048 acres the RPC Zone until (provide date).

Denial
I move the Planning Commission deny the request of Woodside Homes for a final subdivision plat called Shoreline Phase 2 at 2400 West 3200 South in consisting of 15.048 acres the RPC Zone based on the following findings:

1. (List findings).

Attachments

- Property Map
- Application
- Subdivision Plat
- Staff Reviews


Shoreline Phase 2
2400 West 3200 South
Legend
Shoreline Phase 2 Outline
W 2850 S
2400 W St
Coastline Dr
Shoreline Dr
2425 W St
Seaside Dr
2580 West St
3400 South St
W Parkview
N
1000 ft
Google Earth

DocuSign Envelope ID: 6F8F9415-39E4-43BC-B552-B281C5E14FFF

Subdivision Final Plan Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 3-17-15

Subdivision Property Information:			
Proposed Subdivision Name: **Shoreline Phase 2**		Current Zone: **RPC**	Total Acreage: **15.048**
Approximate Address: **2400 West 3200 South**		Number of Lots: **91**	
Applicant\Developer Contact Information:			
Name: **Woodside Homes - ATTN: Ryan Beck**			
Address: **460 West 50 North Suite 300**		City: **SLC**	State: **UT** ZIP: **84101**
Office phone: **801-869-4000**	Cell phone: **801-230-2440**	Email: **ryan.beck@woodsidehomes.com**	
Engineering Firm Contact Information:			
Company Name: **Ensign Engineering**		Engineer: **Cam Preston**	
Address: **919 North 400 West**		City: **Layton**	State: **UT** ZIP: **84041**
Office Phone: **801-547-1100**	Engineer's Cell Phone: **801-643-0527**	Engineer's Email: **cpreston@ensignutah.com**	

NOTE: *Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.*

Final Plan Guidelines and Checklist

Meeting Schedules

Planning Commission- 1st and 3rd Tuesday of each month
City Council- 2nd Tuesday business meeting, 4th Tuesday work session meeting

The Community Development Department shall schedule a public meeting within a reasonable time in light of the complexity of the application, the number of other applications received available staff resources, and applicable public notice requirements. Such notice shall be given in accordance with SCC 10.20.050. The Community Development Director shall, if a complete application is n**o**t so submitted in a timely manner, postpone scheduling a public hearing for consideration thereof until complete. Applicant, or qualified representative, shall attend all public meetings held by Planning Commission and City Council regarding the proposed Subdivision.

Final Plat and Final Plan and Profile Requirements

- ☐ 3 sets @ 22"x34" and 1 set @ 11"x17"
- ☐ PDF copy emailed or submitted on CD

All drawings shall be prepared by a civil engineer licensed to practice in the state of Utah and comply with the requirements of the Syracuse City Municipal Code Title VIII and X. Please visit www.syracuseut.com to view the municipal code. All submitted drawings shall reflect any changes required from preliminary plan approval.

Other Requirements

- ☐ Title report
- ☐ Cost estimate of off-site improvements
- ☐ Storm drain calculations
- ☐ Agreements-when necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision
- ☐ Subdivision signage plan if applicable
- ☐ Design data and final-drainage report with assumptions and computations for storm-water improvements (detention-basin

design criteria as outlined in the City's Storm Water and Subdivision ordinances)

- ☐ Sanitary-sewer design assumptions and computations for improvements

Items Required Following Approval
Prior to start of construction, submit the following:

- ☐ Finalized construction drawings and specifications-3 sets @ 22"x34" and 1 set @ 11"x17 with Licensed Engineers wet stamp
- ☐ Schedule a pre-construction meeting through the planning department
- ☐ Construction improvement cost estimates using the city bond template, obtained from the planning department
- ☐ Payment of Final Inspection fees
- ☐ Off-site Improvement Agreement
- ☐ Storm Water Facilities Maintenance Agreement (BMP)
- ☐ Street Light Agreement and Fees
- ☐ File a Storm Water Permit (SWPPP) with the State of Utah at utah.gov and submit a copy to city
- ☐ Submit a City Storm Water Activity Permit Application and Agreement (SWPPP)
- ☐ File a Fugitive Dust Control Plan with the State of Utah Division of Air Quality
- ☐ Development Agreement (as required)

Prior to recording the plat, submit the following:

- ☐ AutoCAD files in .dwg file format emailed or submitted on CD
- ☐ Escrow agreement
- ☐ Title report updated within 30 days
- ☐ Water share certificate
- ☐ Soils/Feasibility Report required for all developments west of Bluff road
- ☐ Irrigation Company Letter (as required)
- ☐ Recording Fees made out to Davis County Recorder- $37/page +$1/lot and any common space as well as $1/land-owner signatures over two
- ☐ Easements
- ☐ Other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council

Prior to Start of Warranty:

- ☐ Request start of warranty inspection and complete punch list
- ☐ Submit sanitary sewer and land-drain video of installed lines
- ☐ Submit As-Builts
- ☐ Apply for Secondary Water Connection Service and pay impact fee

I hereby certify that the requested Subdivision would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Subdivision and Land Use Ordinances and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse City's Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

		DocuSigned by: Ryan Beck 560CC3A1B6C040A...	12/3/2021
Property Owner Signature	Date	Applicant Signature	Date

FOR OFFICE USE ONLY					
Date Received and Paid:	Received by:	Receipt #	**Application and Noticing Fees:**		
			$575	Application Fee	$_____
			$ 75	per Lot	_____Lots $_____
Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____					
			$250	Revised Final Plan Fee	$_____
			$ 50	Per lot	_____Lots $_____
Land Use Authority Date:				**Total**	$_____

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

SHORELINE EAST SUBDIVISION
PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 28, 2021

INDEX OF DRAWINGS

1 OF 3	PHASE 2 SUBDIVISION PLAT	C-400	EROSION CONTROL PLAN
2 OF 3	PHASE 2 SUBDIVISION PLAT	PP-0	PLAN AND PROFILE KEY MAP
3 OF 3	PHASE 2 SUBDIVISION PLAT	PP-1	2500 WEST STREET PLAN AND PROFILE
C-001	GENERAL NOTES	PP-2	2500 WEST STREET PLAN AND PROFILE
C-002	OVERALL DEVELOPMENT SITE PLAN	PP-3	2425 WEST STREET PLAN AND PROFILE
C-100	SITE PLAN	PP-4	LAKESHORE DRIVE PLAN AND PROFILE
C-200	OVERALL GRADING AND DRAINAGE PLAN	PP-5	LAKESHORE DRIVE PLAN AND PROFILE
C-201	GRADING AND DRAINAGE PLAN	PP-6	SANITARY SEWER PLAN AND PROFILE
C-202	GRADING AND DRAINAGE PLAN	C-500	DETAILS
C-300	OVERALL UTILITY PLAN		
C-301	UTILITY PLAN		
C-302	UTILITY PLAN		

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

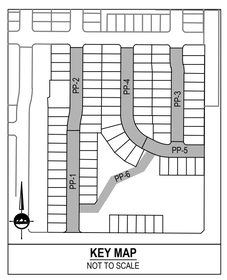
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

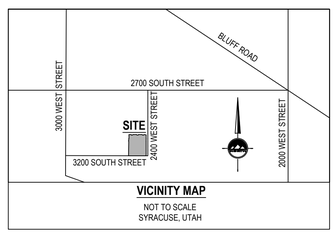
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE
SYRACUSE, UTAH

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SYRACUSE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WOODSIDE HOMES
460 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101
CONTACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION
PHASE 2
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
9-28-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

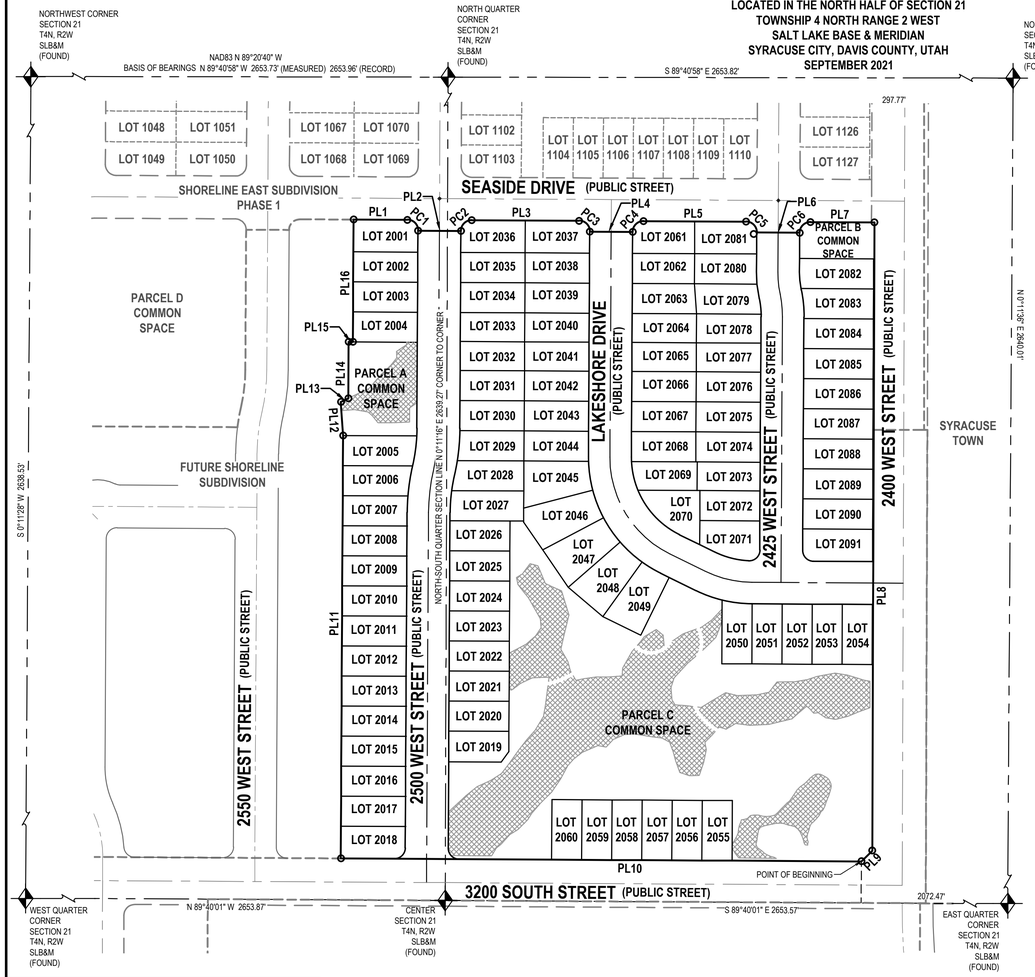
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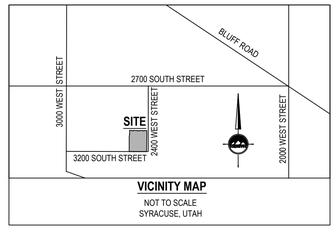
COVER

PROJECT NUMBER: 8508G
PRINT DATE: 9/28/21
DRAWN BY: J.MOSS
CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON

SHORELINE EAST SUBDIVISION PHASE 2

LOCATED IN THE NORTH HALF OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2021





BOUNDARY DESCRIPTION

A parcel of land, situate in the North half of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Davis County, Utah, more particularly described as follows. Beginning at a point which is North 89°39'37" West 2072.47 and North 00°19'46" East 57.89 feet from the East Quarter Corner of said section 21 and running thence;

North 89°39'48" West 562.43 feet;

thence Northwesterly 23.56 feet along the arc of a 15.00 feet-foot radius tangent curve to the right (center bears North 00°20'12" East and the long chord bears North 44°40'23" West 21.21 feet with a central angle of 89°58'50");

thence North 89°39'13" West 60.00 feet;

thence Southwesterly 23.57 feet along the arc of a 15.00 feet-foot radius non-tangent curve to the right (center bears North 89°40'58" West and the long chord bears South 45°19'37" West 21.22 feet with a central angle of 90°01'10");

thence North 89°39'48" West 75.00 feet;
thence North 00°18'39" East 590.99 feet;
thence North 03°48'22" West 47.02 feet;
thence North 63°58'07" East 11.62 feet;
thence North 00°19'02" East 78.84 feet;
thence East 6.00 feet;
thence North 00°19'02" East 170.97 feet;
thence South 89°40'58" East 75.00 feet;

thence Southeasterly 23.56 feet along the arc of a 15.00 feet-foot radius tangent curve to the right (center bears South 00°19'02" West and the long chord bears South 44°40'58" East 21.21 feet with a central angle of 90°00'00");

thence South 89°40'58" East 60.00 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 feet-foot radius non-tangent curve to the right (center bears South 89°40'58" East and the long chord bears North 45°19'02" East 21.21 feet with a central angle of 90°00'00");

thence South 89°40'58" East 150.00 feet;

thence Southeasterly 23.56 feet along the arc of a 15.00 feet-foot radius tangent curve to the right (center bears South 00°19'02" West and the long chord bears South 44°40'58" East 21.21 feet with a central angle of 90°00'00");

thence South 89°40'58" East 60.00 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 feet-foot radius non-tangent curve to the right (center bears South 89°40'58" East and the long chord bears North 45°19'02" East 21.21 feet with a central angle of 90°00'00");

thence South 89°40'58" East 143.38 feet;

thence Southeasterly 23.56 feet along the arc of a 15.00 feet-foot radius tangent curve to the right (center bears South 00°19'02" West and the long chord bears South 44°40'58" East 21.21 feet with a central angle of 90°00'00");

thence South 89°40'58" East 60.00 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 feet-foot radius non-tangent curve to the right (center bears South 89°40'58" East and the long chord bears North 45°19'02" East 21.21 feet with a central angle of 90°00'00");

thence South 89°40'58" East 89.34 feet;
thence South 00°11'47" West 878.00 feet;
thence South 45°15'48" West 21.39 feet to the Point of Beginning.

Contains: 655,509 square feet or 15.048 acres with 91 Lots and 3 Open Spaces.

NOTES

1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.&D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
2. PROPERTY IS ZONED RPC.
   A. 3,500 - 5,599 LOT AREA (SF)
      a. FRONT YARD SETBACK IS 10'
      b. REAR YARD SETBACK IS 10'
      c. SIDE YARD SETBACK IS 5' BOTH SIDES
      d. SIDE CORNER YARD SETBACK IS 10'
3. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
4. A MINIMUM 3 FOOT FRONT YARD SETBACK VARIATION IS REQUIRED FROM ONE LOT TO THE NEXT, PER SYRACUSE STANDARDS
5. COMMON SPACE PARCELS ARE TO BE PRESERVED AS SUCH
6. ALL COMMON SPACES SHALL BE ACCESSIBLE TO THE GENERAL PUBLIC.
7. SYRACUSE CITY WILL ONLY MAINTAIN SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAYS. SNOW REMOVAL OVER THE SIDEWALK AND MAINTENANCE OF THE PARK STRIP IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. ALL SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOA.
8. ALL WETLANDS SHOWN WITHIN PRIVATE PROPERTIES ARE NOT TO BE MITIGATED.
9. ALL COMMON SPACE PARCELS ARE PUBLIC UTILITY AND DRAINAGE UTILITY EASEMENTS (PU&DE) AND ARE ALSO EASEMENTS FOR STORM DRAINAGE/YARD DRAINAGE PIPES AND STRUCTURES IN FAVOR OF SYRACUSE CITY CORPORATION AND SHORELINE HOMEOWNERS ASSOCIATION, INC.
10. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
11. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as SHORELINE EAST SUBDIVISION PHASE 2, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

SHORELINE EAST SUBDIVISION PHASE 2

Warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets.

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the Shoreline Subdivision Home Owners Association, all those part or portions of said tract of land designated as common space to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common space to guarantee to Syracuse City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements, with the exception of.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

Notice to purchasers: The city operates a public works facility to the east of this subdivision, which operates all hours of the day and night, and may cause noise, light, odors or other conditions associated with its operation. Purchasers affirmatively accept that such conditions are likely to occur.

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

_____ .
By: Matt Loveland, Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis)S.S.

On the _____ day of _____A.D., 20_____,
, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____,
of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES:_____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-336-8532

APPROVED THIS _____ DAY OF _____, 20____ .

BY: _____ .

TITLE: _____ .

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

DEVELOPER
WOODSIDE HOMES
460 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101

HORIZONTAL GRAPHIC SCALE
100 0 50 100 100
(IN FEET)
HORZ: 1 inch = 100 ft.

NORTH

SURVEY RECORDING DATA

DATE:
-
DRAWING No.
-

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE ROCKY MOUNTAIN POWER.

_____
ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY ATTORNEY

_____
SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE CITY PLANNING COMMISSION APPROVAL

_____
CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.
BY THE SYRACUSE CITY ENGINEER

_____
SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____.
BY THE SYRACUSE CITY COUNCIL

_____ _____
CITY RECORDER CITY MAYOR

SHEET 1 OF 3

PROJECT NUMBER : 8508G
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 9/28/21

SHORELINE EAST SUBDIVISION PHASE 2

LOCATED IN THE NORTH HALF OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

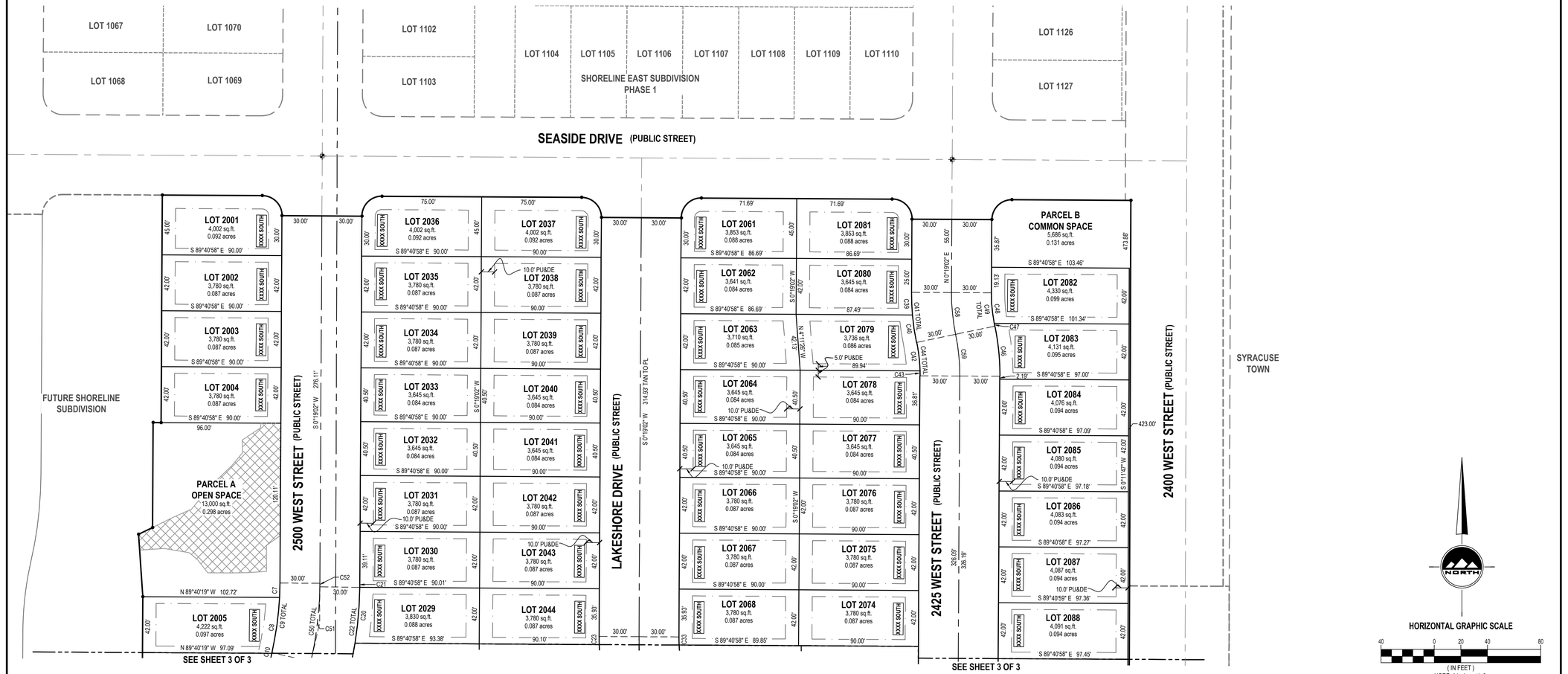
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

_____
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHORELINE EAST SUBDIVISION PHASE 2

LOCATED IN THE NORTH HALF OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." (ENSIGN ENG. LAND SURV.)
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- SETBACK LINE
- WETLAND - NOT IMPACTED

SHORELINE EAST SUBDIVISION PHASE 2

LOCATED IN THE NORTH HALF OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

SHEET 2 OF 3

PROJECT NUMBER : 8508G
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 9/28/21

DEVELOPER
WOODSIDE HOMES
460 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101

DAVIS COUNTY RECORDER

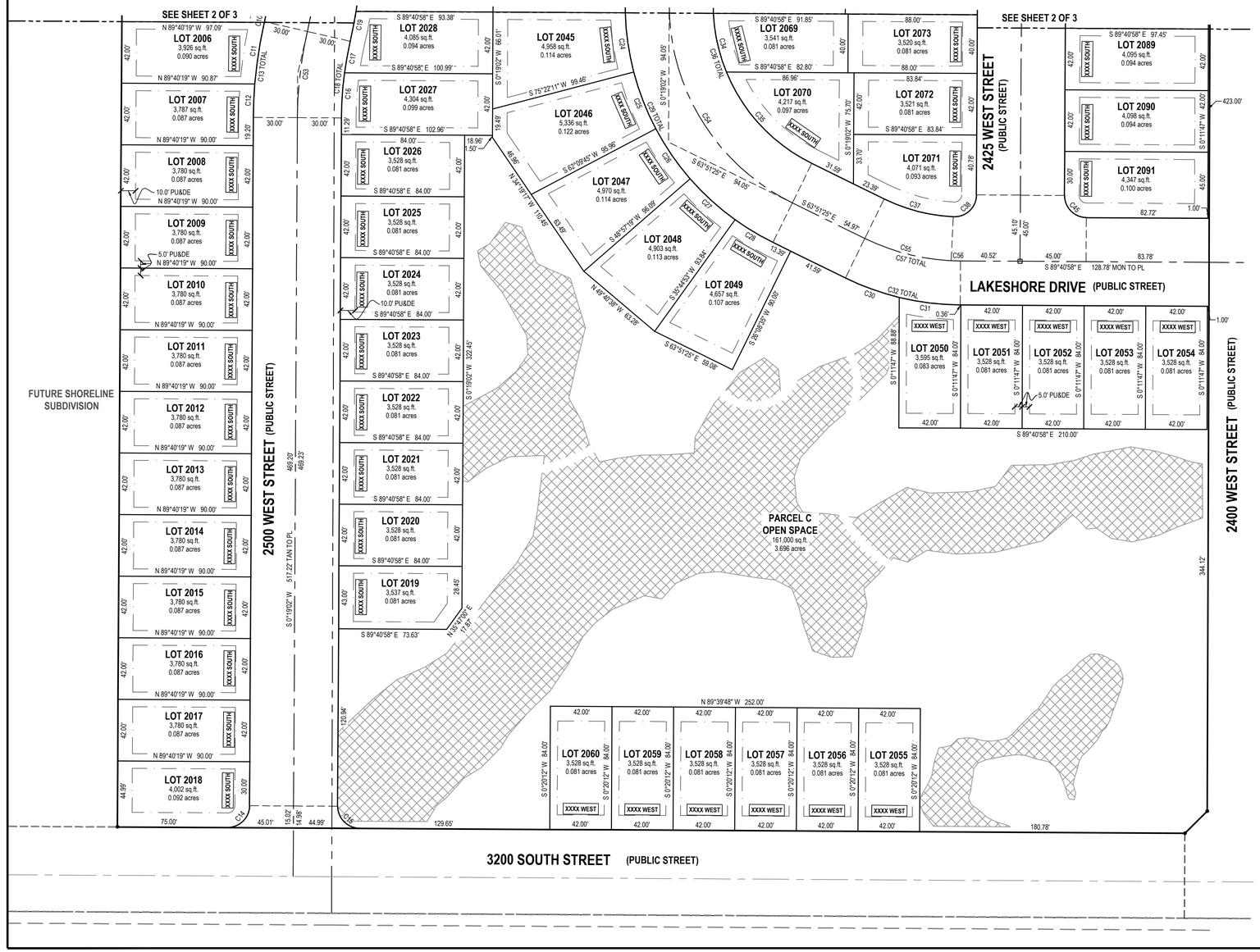
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20 _____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHORELINE EAST SUBDIVISION PHASE 2

LOCATED IN THE NORTH HALF OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	15.00'	23.56'	90°00'00"	N44°40'58"W	21.21'
PC2	15.00'	23.56'	90°00'00"	S45°19'02"W	21.21'
PC3	15.00'	23.56'	90°00'00"	N44°40'58"W	21.21'
PC4	15.00'	23.56'	90°00'00"	S45°19'02"W	21.21'
PC5	15.00'	23.56'	90°00'00"	N44°40'58"W	21.21'
PC6	15.00'	23.56'	90°00'00"	S45°19'02"W	21.21'
C7	240.00'	10.81'	2°34'51"	N1°36'28"E	10.81'
C8	240.00'	41.88'	9°59'54"	N7°53'50"E	41.83'
C9	240.00'	52.69'	12°34'46"	N6°36'25"E	52.59'
C10	300.00'	0.55'	0°06'18"	S12°50'39"W	0.55'
C11	300.00'	42.49'	8°06'55"	S8°44'02"W	42.46'
C12	300.00'	22.82'	4°21'33"	S2°29'48"W	22.82'
C13	300.00'	65.86'	12°34'46"	S6°36'25"W	65.73'
C14	15.00'	23.57'	90°01'10"	N45°19'37"E	21.22'
C15	15.00'	23.56'	89°58'50"	S44°40'23"E	21.21'
C16	240.00'	30.80'	7°21'09"	S3°59'36"W	30.78'
C17	240.00'	21.89'	5°13'37"	S10°16'59"W	21.89'
C18	240.00'	52.69'	12°34'46"	S6°36'25"W	52.59'
C19	300.00'	20.80'	3°58'22"	N10°54'36"E	20.80'
C20	300.00'	42.17'	8°03'13"	N4°53'48"E	42.13'
C21	300.00'	2.89'	0°33'10"	N0°35'37"E	2.89'
C22	300.00'	65.86'	12°34'46"	N6°36'25"E	65.73'
C23	180.00'	6.07'	1°56'01"	S0°38'59"E	6.07'
C24	180.00'	40.88'	13°00'50"	S8°07'24"E	40.80'
C25	180.00'	41.49'	13°12'26"	S21°14'02"E	41.40'
C26	180.00'	41.49'	13°12'26"	S34°26'28"E	41.40'
C27	180.00'	41.49'	13°12'26"	S47°38'54"E	41.40'
C28	180.00'	30.17'	9°36'18"	S59°03'16"E	30.14'
C29	180.00'	201.59'	64°10'27"	S31°46'12"E	191.23'
C30	180.00'	39.11'	12°26'53"	S70°04'52"E	39.03'
C31	180.00'	42.03'	13°22'39"	S82°59'38"E	41.93'
C32	180.00'	81.14'	25°49'33"	S76°46'12"E	80.45'
C33	120.00'	6.08'	2°54'04"	S1°08'00"E	6.08'
C34	120.00'	41.21'	19°40'38"	S12°25'21"E	41.01'
C35	120.00'	87.12'	41°35'45"	S43°03'33"E	85.22'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C36	120.00'	134.41'	64°10'27"	S31°46'12"E	127.49'
C37	120.00'	48.97'	23°22'46"	S75°32'48"E	48.63'
C38	15.00'	24.20'	92°26'47"	N46°32'25"E	21.66'
C39	180.00'	17.03'	5°25'10"	S2°23'33"E	17.02'
C40	180.00'	20.87'	6°38'30"	S8°25'23"E	20.85'
C41	180.00'	37.90'	12°03'39"	S5°42'48"E	37.82'
C42	120.00'	21.57'	10°18'03"	N6°35'36"W	21.55'
C43	120.00'	3.69'	1°45'36"	N0°33'46"W	3.69'
C44	120.00'	25.26'	10°18'03"	N6°35'36"W	21.55'
C45	15.00'	23.56'	90°00'00"	S44°40'58"E	21.21'
C46	180.00'	37.89'	12°03'39"	N5°42'48"W	37.82'
C47	120.00'	2.25'	1°04'20"	S11°12'28"E	2.25'
C48	120.00'	23.01'	10°59'20"	S5°10'38"E	22.98'
C49	120.00'	25.26'	12°03'39"	S5°42'48"E	25.21'
C50	270.00'	59.28'	12°34'46"	N6°36'25"E	59.16'
C51	270.00'	56.67'	12°01'36"	S6°53'00"W	56.57'
C52	270.00'	2.60'	0°33'10"	S0°35'37"W	2.60'
C53	270.00'	59.27'	12°34'46"	S6°36'25"W	59.16'
C54	150.00'	168.01'	64°10'27"	S31°46'12"E	159.36'
C55	150.00'	61.21'	23°22'46"	S75°32'48"E	60.78'
C56	150.00'	6.40'	2°26'47"	S88°27'35"E	6.40'
C57	150.00'	67.61'	25°49'33"	S76°46'12"E	67.04'
C58	150.00'	31.58'	12°03'39"	S5°42'48"E	31.52'
C59	150.00'	31.58'	12°03'39"	N5°42'48"W	31.52'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	S89°40'58"E	75.00'
PL2	S89°40'58"E	60.00'
PL3	S89°40'58"E	150.00'
PL4	S89°40'58"E	60.00'
PL5	S89°40'58"E	143.38'
PL6	S89°40'58"E	60.00'
PL7	S89°40'58"E	89.34'
PL8	N0°11'47"E	878.00'
PL9	S45°15'48"W	21.39'
PL10	N89°39'48"W	727.43'
PL11	S0°19'02"W	210.00'
PL12	S3°53'16"E	47.02'
PL13	N63°58'07"E	11.62'
PL14	S0°19'02"W	78.84'
PL15	S89°40'58"E	6.00'
PL16	S0°19'02"W	171.00'

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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

SHORELINE EAST SUBDIVISION PHASE 2

LOCATED IN THE NORTH HALF OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

SHEET 3 OF 3

PROJECT NUMBER : 8508G
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 9/28/21

DEVELOPER
WOODSIDE HOMES
460 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
   - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
   - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
   - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
   - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
   - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

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SYRACUSE, UTAH

PROFESSIONAL ENGINEER REGISTERED No. 10234838-2202 TIMOTHY JAMES SHAFFER STATE OF UTAH
9-28-2021

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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GENERAL NOTES

PROJECT NUMBER 8508G	PRINT DATE 9/28/21
DRAWN BY J.MOSS	CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON	

C-001

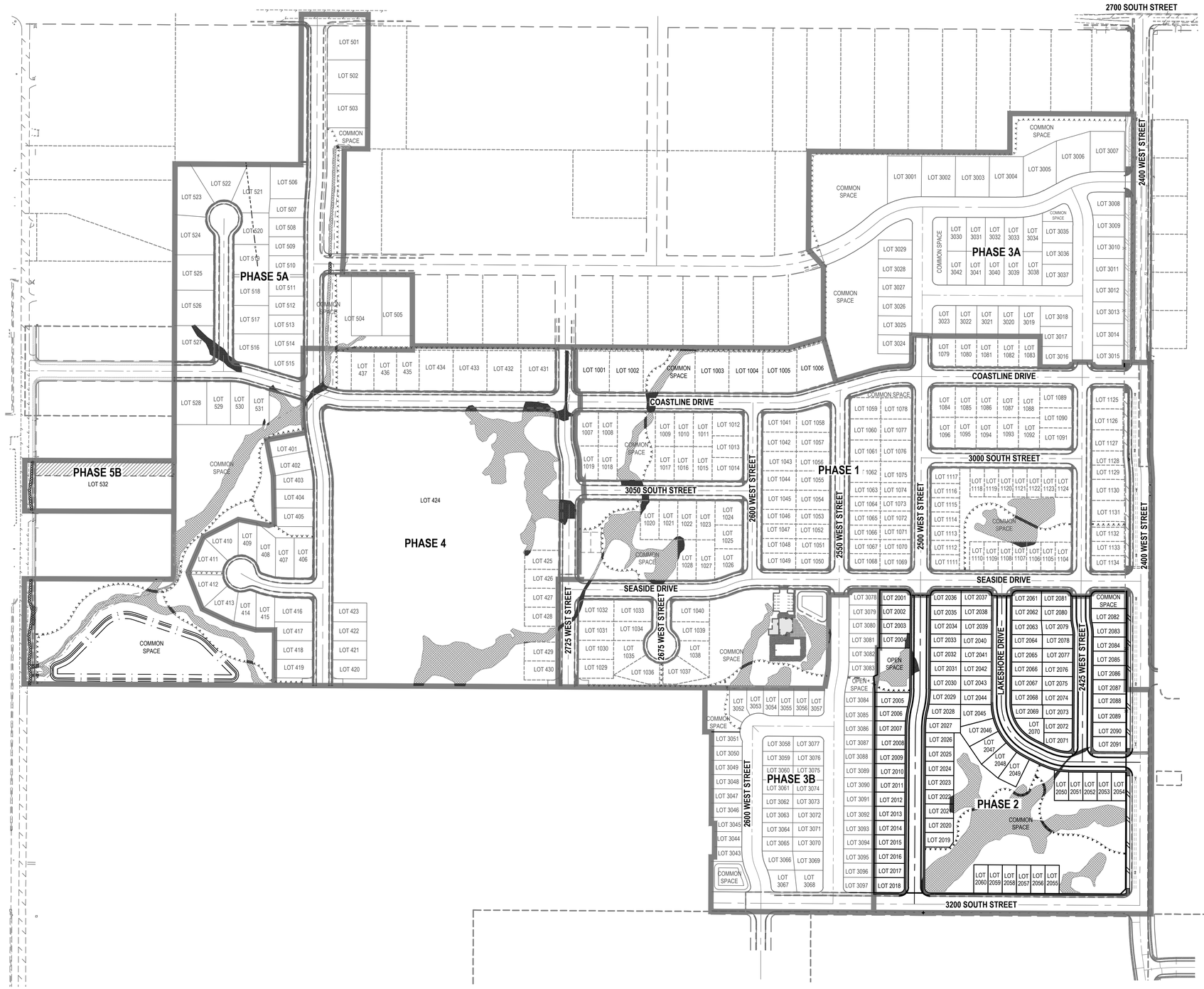
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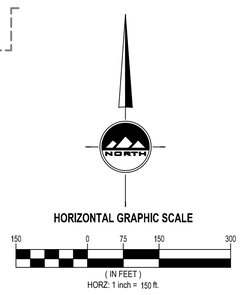
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.





ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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TOOELE
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CEDAR CITY
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RICHFIELD
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SALT LAKE CITY, UTAH 84101
CONTACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION
PHASE 2
2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER — REGISTERED — No. 10434838-2202 — 9-28-2021 — TIMOTHY JAMES SHAFFER — STATE OF UTAH

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OVERALL DEVELOPMENT SITE PLAN

PROJECT NUMBER 8508G	PRINT DATE 9/28/21
DRAWN BY J.MOSS	CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON	

C-002

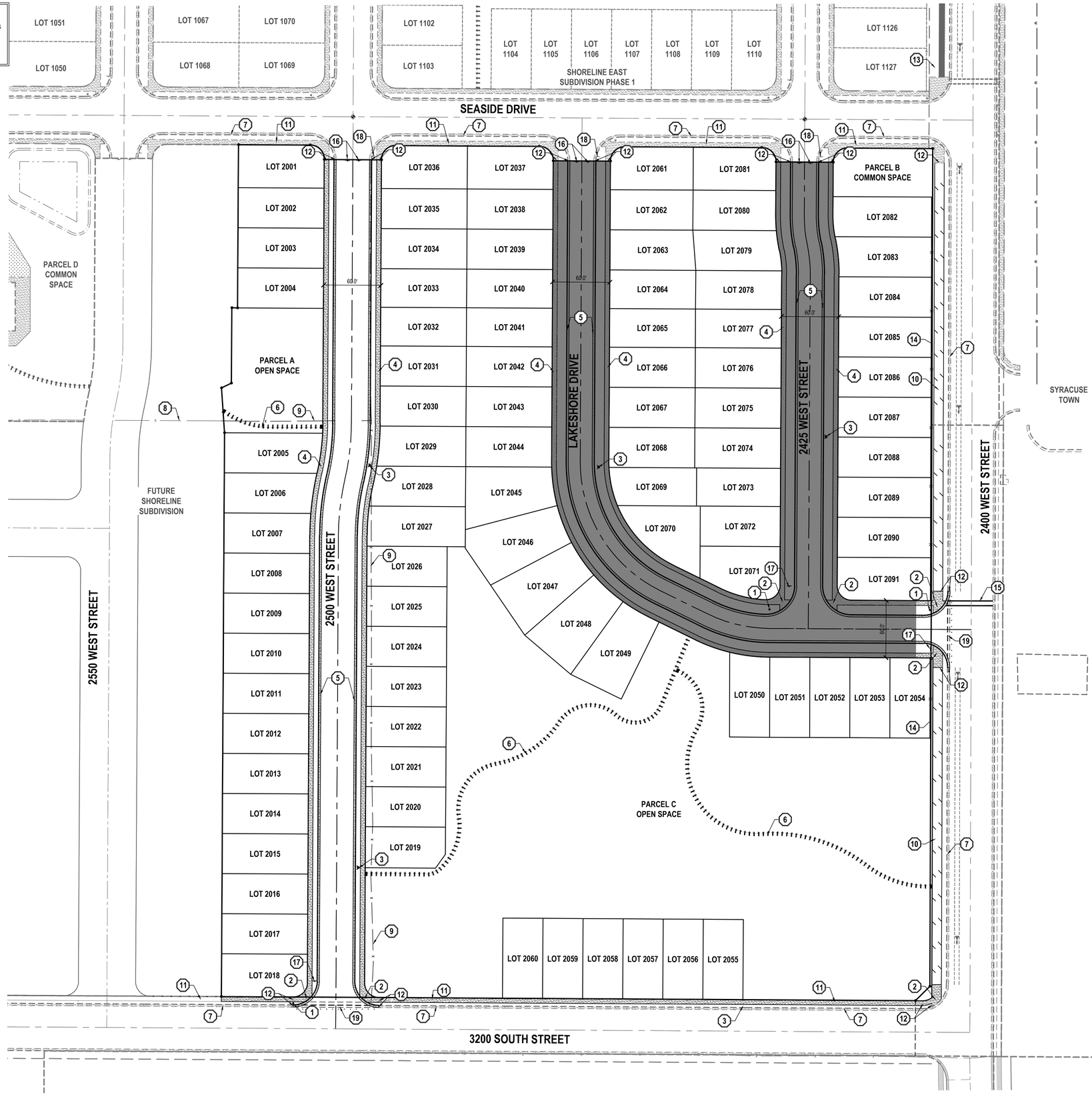
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BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



GENERAL NOTES

1. ALL WORK TO COMPLY WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL ABOVE GROUND UTILITY BOXES SHALL BE VISUALLY SCREENED.
9. NO ABOVE GROUND UTILITY BOXES MAY BE PLACED WITHIN TRAIL CROSS SECTIONS.
10. SYRACUSE CITY WILL ONLY MAINTAIN SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY. SNOW REMOVAL AND MAINTENANCE OF THE PARK STRIP IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. ALL SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOA.
11. ALL 3,500 SQ.FT. LOTS WITH THE FRONT DOOR FACING THE STREET SHALL HAVE A DEDICATED WALKWAY FROM THE FRONT DOOR TO THE PUBLIC WALKWAY OR PUBLIC STREET, WHICHEVER IS CLOSER.
12. ALL HYDRANTS SHALL BE PLACED WITH THE 4 1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.

SCOPE OF WORK:

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

1. STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23.
2. HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS AND SYRACUSE CITY STANDARD DETAIL SHEETS 7A-7C. CONTACT SYRACUSE CITY PRIOR TO THE POURING OF ANY RAMP.
3. FIRE HYDRANT AND VALVE PER SYRACUSE CITY STANDARD DETAIL 2, SHEET 9.
4. 5.0' SIDEWALK PER SYRACUSE STANDARD DETAIL 2, SHEET 2
5. 30" CURB AND GUTTER PER SYRACUSE STANDARD DETAIL 3, SHEET 2
6. SITE PEDESTRIAN TRAIL PER DETAIL 5, SHEET C-500
7. EXISTING CURB AND GUTTER
8. EXISTING FENCE
9. REMOVE EXISTING FENCE
10. STANDARD ASPHALT TRAIL PER SYRACUSE STANDARD DETAIL 2, SHEET 4
11. EXISTING SIDEWALK
12. MATCH EXISTING IMPROVEMENTS
13. EXISTING ASPHALT TRAIL
14. INSTALL FENCE
15. INSTALL STREET STRIPING
16. REMOVE MUTCD TRAFFIC SIGN OM4-3
17. STOP SIGN PER MUTCD R1-1 AND SYRACUSE CITY STANDARD DETAIL 1, SHEET 25. STREET COORDINATE SIGN PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 25 TO BE INSTALLED ON TOP OF STOP SIGNS.
18. EXIST STOP SIGN
19. REMOVE EXISTING CONCRETE

LEGEND

- HOA TRAIL LOCATION
- LOW VOLUME LOCAL

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

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SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 10334838-2202
9-28-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

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SITE PLAN

PROJECT NUMBER 8508G
PRINT DATE 9/28/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-100

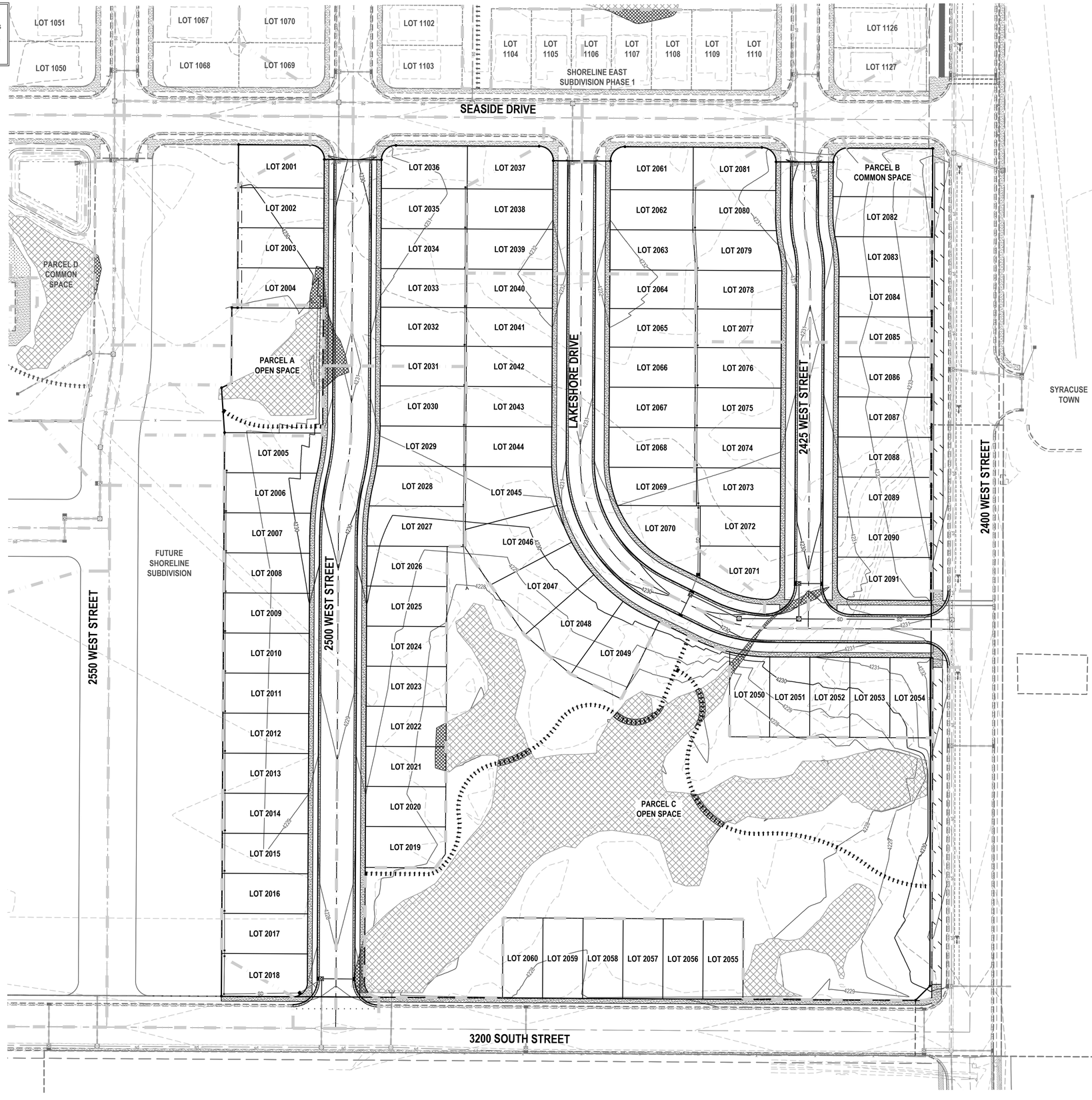
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BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
15. THE CONTRACTOR IS TO INSTALL BERMS AND SWALES TO DIRECT OVERFLOW RUNOFF FROM WETLAND AREAS TO THE STORM DRAIN COLLECTION SYSTEM.

LEGEND

- UNDISTURBED EXISTING WETLAND AREA
- PERMANENT IMPACT WETLAND AREA

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

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PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

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No. 10234838-2202
9-28-2021
STATE OF UTAH
TIMOTHY JAMES SHAFFER

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OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 8508G	PRINT DATE: 9/28/21
DRAWN BY: J.MOSS	CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON	

C-200

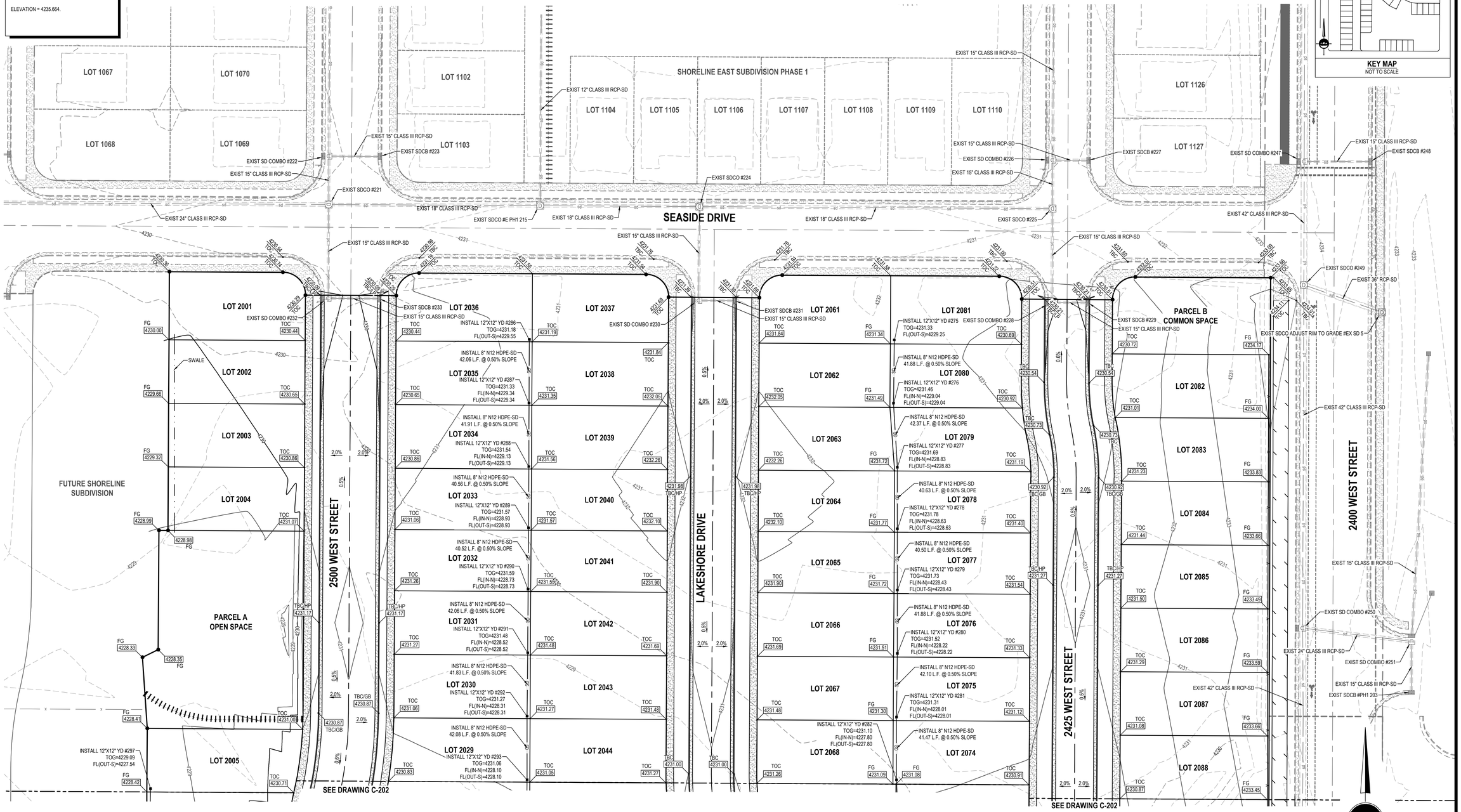
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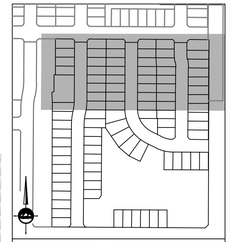
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BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.





KEY MAP
NOT TO SCALE

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

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GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8508G
PRINT DATE 9/28/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-201

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SEE DRAWING C-201

SEE DRAWING C-201

LOT 2006 · LOT 2007 · LOT 2008 · LOT 2009 · LOT 2010 · LOT 2011 · LOT 2012 · LOT 2013 · LOT 2014 · LOT 2015 · LOT 2016 · LOT 2017 · LOT 2018

FUTURE SHORELINE SUBDIVISION

LOT 2028 · LOT 2027 · LOT 2026 · LOT 2025 · LOT 2024 · LOT 2023 · LOT 2022 · LOT 2021 · LOT 2020 · LOT 2019

LOT 2045 · LOT 2046 · LOT 2047 · LOT 2048 · LOT 2049 · LOT 2050 · LOT 2051 · LOT 2052 · LOT 2053 · LOT 2054

LOT 2069 · LOT 2070 · LOT 2071 · LOT 2072 · LOT 2073

LOT 2089 · LOT 2090 · LOT 2091

LOT 2060 · LOT 2059 · LOT 2058 · LOT 2057 · LOT 2056 · LOT 2055

PARCEL C OPEN SPACE

2500 WEST STREET · 2425 WEST STREET · 2400 WEST STREET

LAKESHORE DRIVE

3200 SOUTH STREET

KEY MAP
NOT TO SCALE

HORIZONTAL GRAPHIC SCALE
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PROJECT NUMBER	PRINT DATE
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J.MOSS	T.SHAFFER
PROJECT MANAGER	
C.PRESTON	

C-202

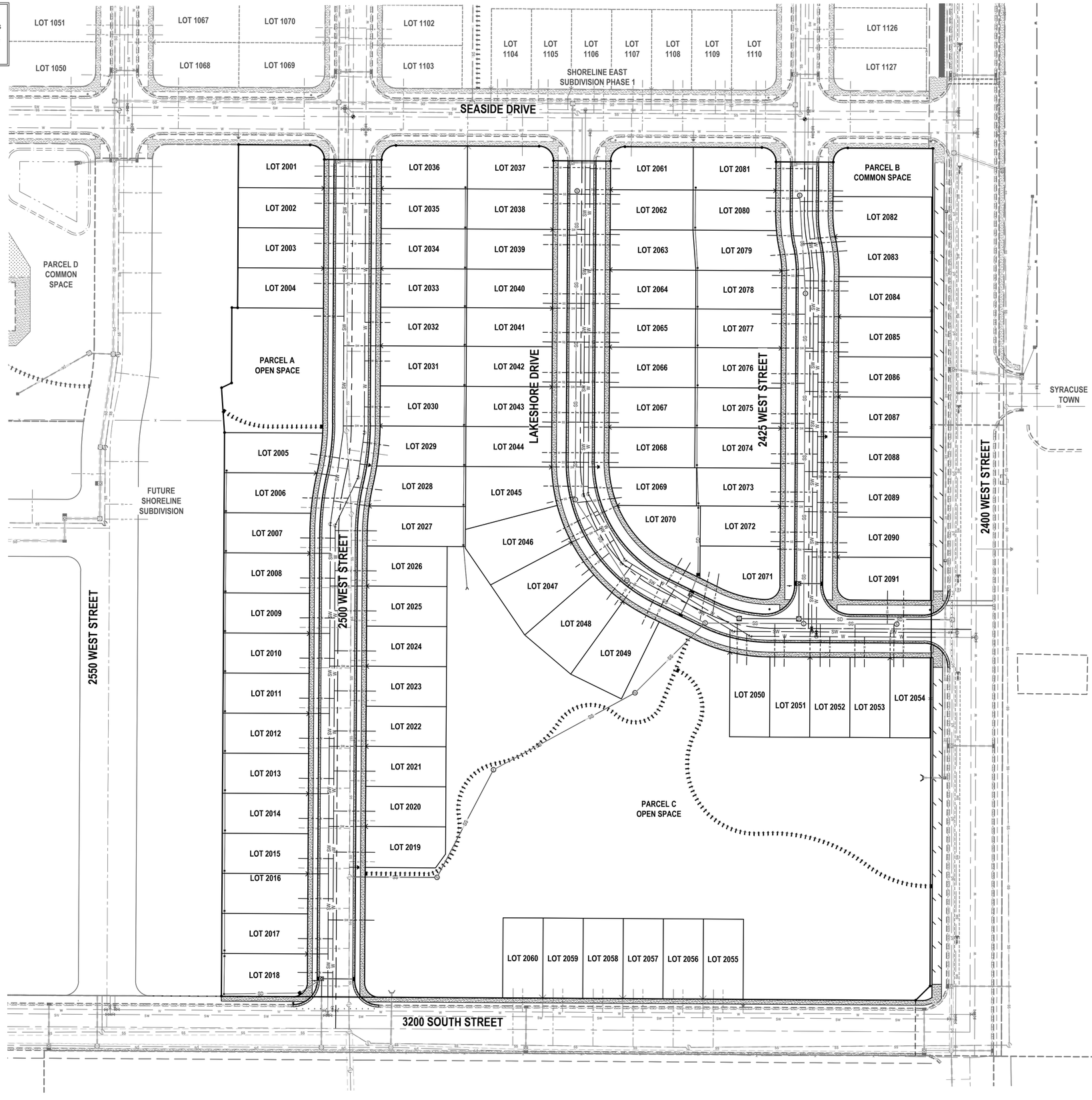
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GENERAL NOTES

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2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. ALL SECONDARY AND CULINARY WATER VALVES SHALL BE FLANGED TO THE TEE PER SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
12. AN INDIVIDUAL SECONDARY WATER LATERAL WILL BE PROVIDED FOR ALL OPEN SPACE PARCELS.
13. LANDSCAPE SCREENING WILL BE PROVIDED FOR ALL TRANSFORMERS.
14. NO UTILITY BOXES ARE PERMITTED TO BE PLACED WITHIN TRAIL CROSS SECTIONS WITH THE EXCEPTION BEING FOR MANHOLES WITH RIMS BEING FLUSH WITH THE FINISH GRADE.
15. ALL VALVES SHALL BE FLANGED TO FITTINGS.
16. ALL HYDRANTS SHALL BE PLACE WITH THE 4 1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

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OVERALL UTILITY PLAN

PROJECT NUMBER: 8508G	PRINT DATE: 9/28/21
DRAWN BY: J.MOSS	CHECKED BY: T.SHAFFER
PROJECT MANAGER: C.PRESTON	

C-300

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BENCHMARK

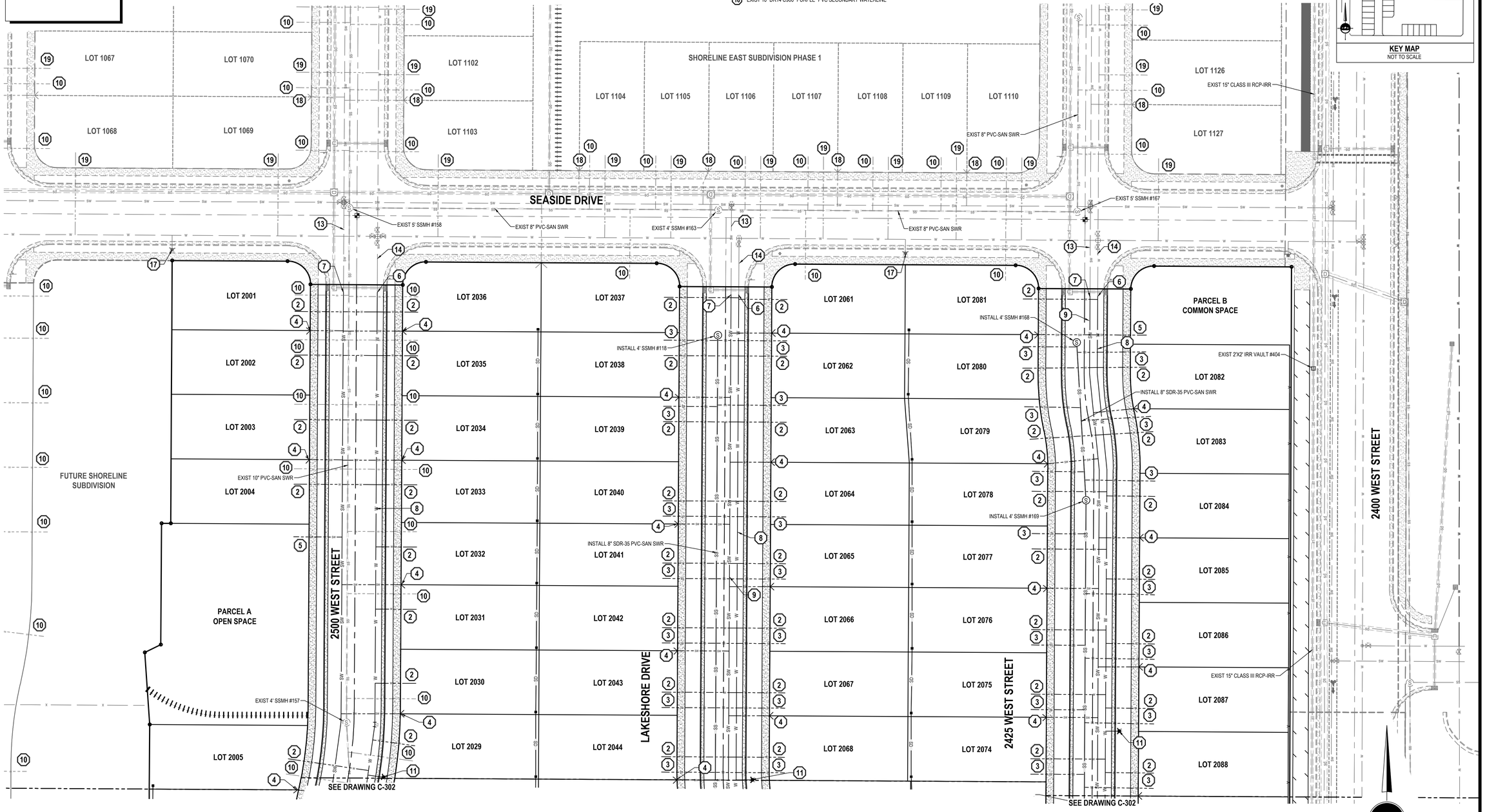
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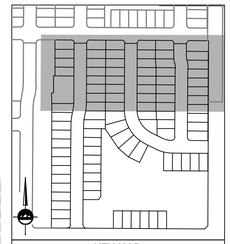
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SCOPE OF WORK:

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

1. STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23.
2. 3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 8 (TYP)
3. 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 17. (TYP)
4. 1-1/2" DOUBLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21. (TYP)
5. 1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
6. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
7. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
8. 8" DR14 C900 PVC CULINARY WATERLINE
9. 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
10. EXIST 4" SANITARY SEWER SERVICE LATERAL
11. FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.
12. 8" GATE VALVE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 9
13. EXIST 8" DR14 C900 PVC CULINARY WATERLINE
14. EXIST 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
15. EXIST 10" DR14 C900 CULINARY WATERLINE
16. EXIST 10" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
17. EXISTING FIRE HYDRANT
18. EXISTING DOUBLE SECONDARY WATER SERVICE LINE
19. EXIST 3/4" CULINARY WATER SERVICE LINE





KEY MAP
NOT TO SCALE

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WOODSIDE HOMES
460 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101
CONTACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10344838-2202
9-28-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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6			
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UTILITY PLAN

PROJECT NUMBER 8508G
PRINT DATE 9/28/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-301

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

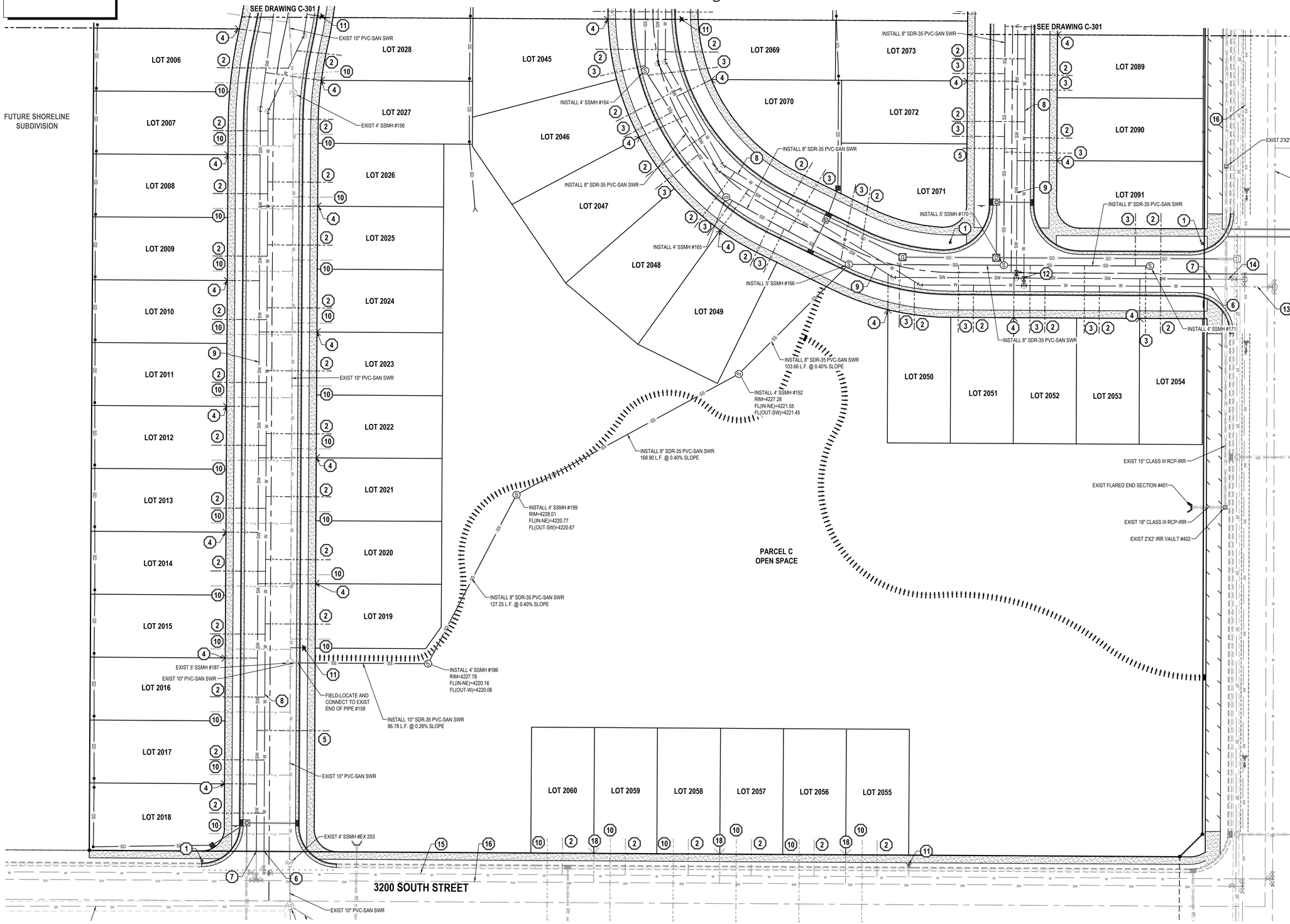
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

SCOPE OF WORK:

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

1. STREET LIGHT PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 23.
2. 3/4" CULINARY WATER SERVICE LINE WITH 3/4" METER PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 8 (TYP)
3. 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 17. (TYP)
4. 1-1/2" DOUBLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21. (TYP)
5. 1" SINGLE SECONDARY WATER SERVICE LINE PER SYRACUSE CITY STANDARD DETAIL 1, SHEET 21
6. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
7. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
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9. 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
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KEY MAP
NOT TO SCALE

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
HORZ: 1 inch = 30 ft.

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SALT LAKE CITY, UTAH 84101
CONTACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
9-28-2021
STATE OF UTAH
JIMMY JAMES SHAFFER

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UTILITY PLAN

PROJECT NUMBER 8508G
PRINT DATE 9/28/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-302

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.



GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 1/C-500.
2. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-500.
3. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
4. CONCRETE CLEANOUT LINED BASIN OR DUMPSTER
5. LIMITS OF DISTURBANCE
6. BLOCK ENTRANCE DURING CONSTRUCTION
7. INSTALL TEMPORARY SILT FENCE PER DETAIL 9/C-500
8. YARD BOX PROTECTION PER DETAIL 10/C-500 (TYP)

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
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HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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Layton, UT 84041
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FOR:
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460 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101
CONTACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 10334838-2202
9-28-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
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2			
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EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
8508G	9/28/21
DRAWN BY	CHECKED BY
J.MOSS	T.SHAFFER
PROJECT MANAGER	
C.PRESTON	

C-400

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

LOT 1051
LOT 1050
LOT 1067
LOT 1070
LOT 1068
LOT 1069
LOT 1102
LOT 1103
LOT 1104
LOT 1105
LOT 1106
LOT 1107
LOT 1108
LOT 1109
LOT 1110
SHORELINE EAST SUBDIVISION PHASE 1
LOT 1126
LOT 1127

SEASIDE DRIVE

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PP-4
PP-3
PP-5
PP-6
PP-1

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LOT 2091

PARCEL A OPEN SPACE
PARCEL B COMMON SPACE
PARCEL C OPEN SPACE
PARCEL D COMMON SPACE

LAKESHORE DRIVE
2425 WEST STREET
2400 WEST STREET
2500 WEST STREET
2550 WEST STREET

FUTURE SHORELINE SUBDIVISION

SYRACUSE TOWN

3200 SOUTH STREET

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
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FOR:
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460 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101
CONTACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 11534838-2202
9-28-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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7			
8			

PLAN AND PROFILE KEY MAP

PROJECT NUMBER	PRINT DATE
8508G	9/28/21
DRAWN BY	CHECKED BY
J.MOSS	T.SHAFFER
PROJECT MANAGER	
C.PRESTON	

PP-0

811 Know what's below. Call before you dig.

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BENCHMARK

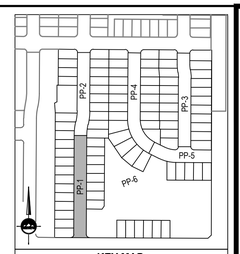
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

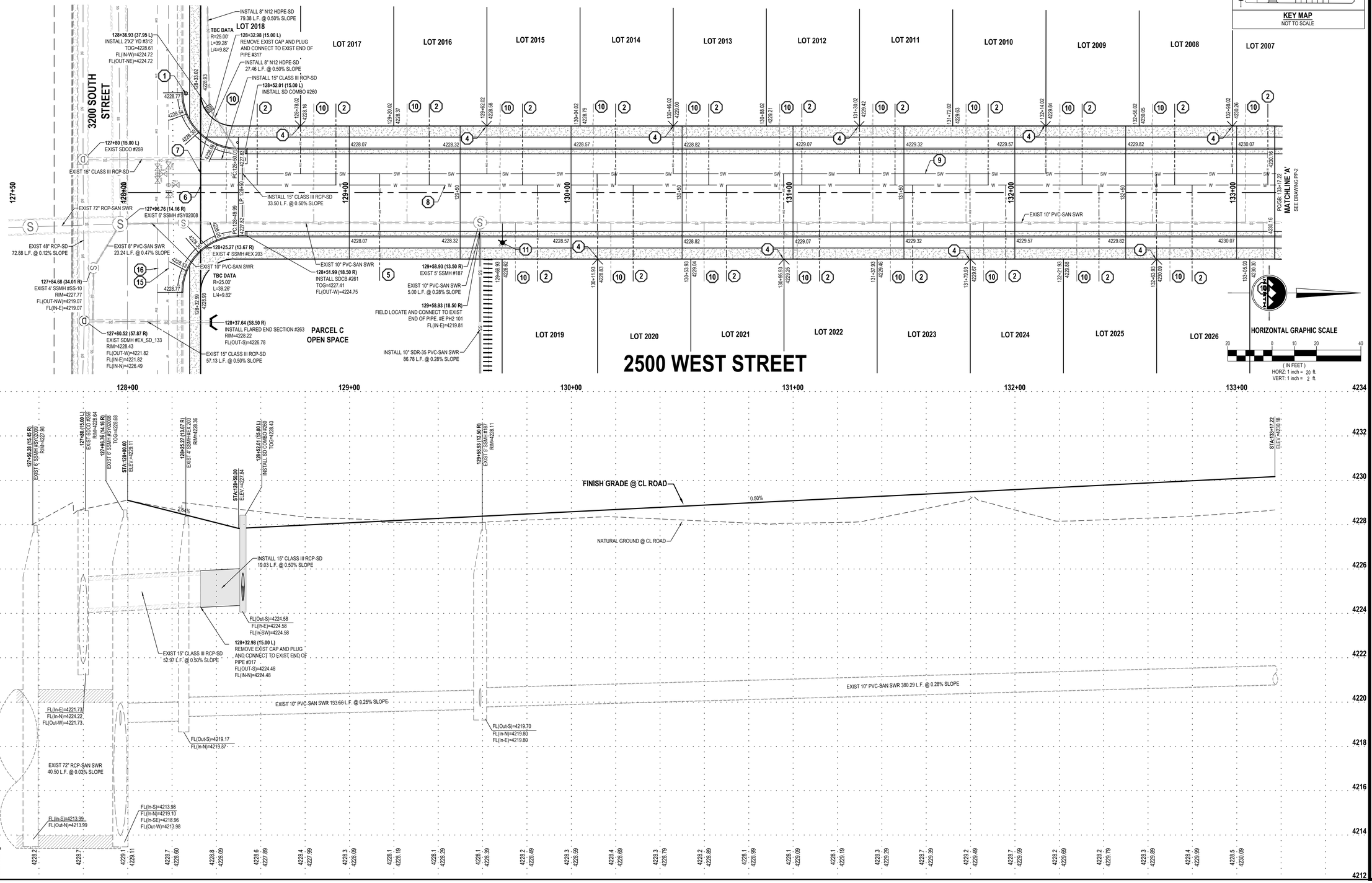
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KEY MAP
NOT TO SCALE



ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
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TOOELE
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FOR:
WOODSIDE HOMES
480 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101
CONTACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
9-28-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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2500 WEST STREET PLAN AND PROFILE

PROJECT NUMBER 8508G
PRINT DATE 9/28/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

PP-1

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

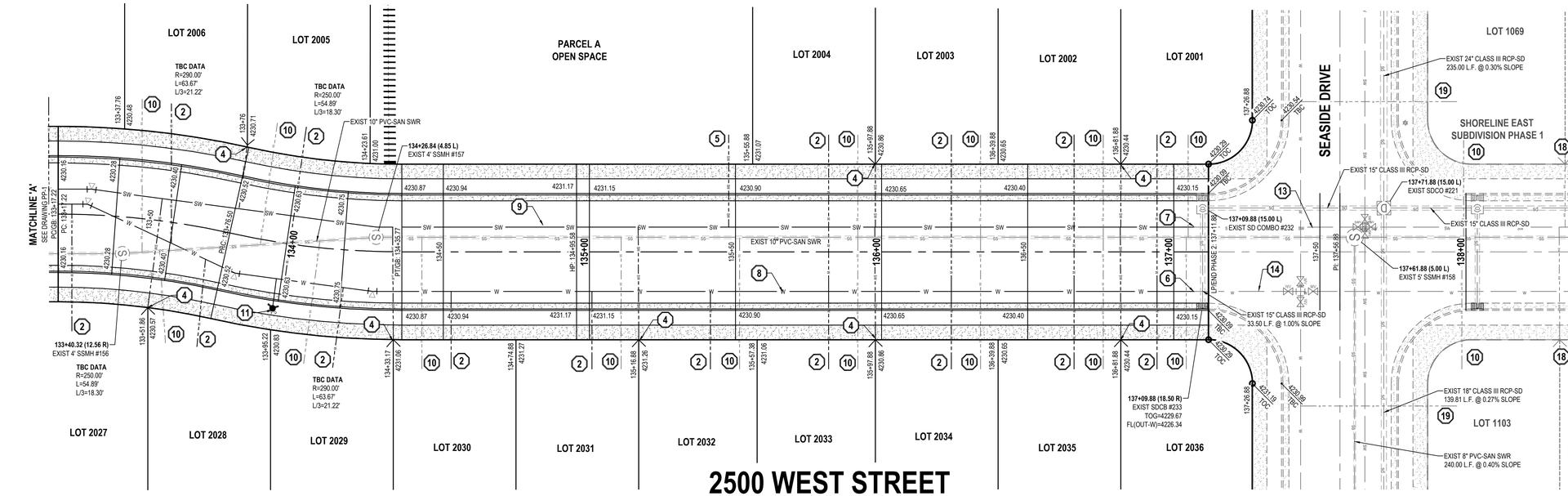
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

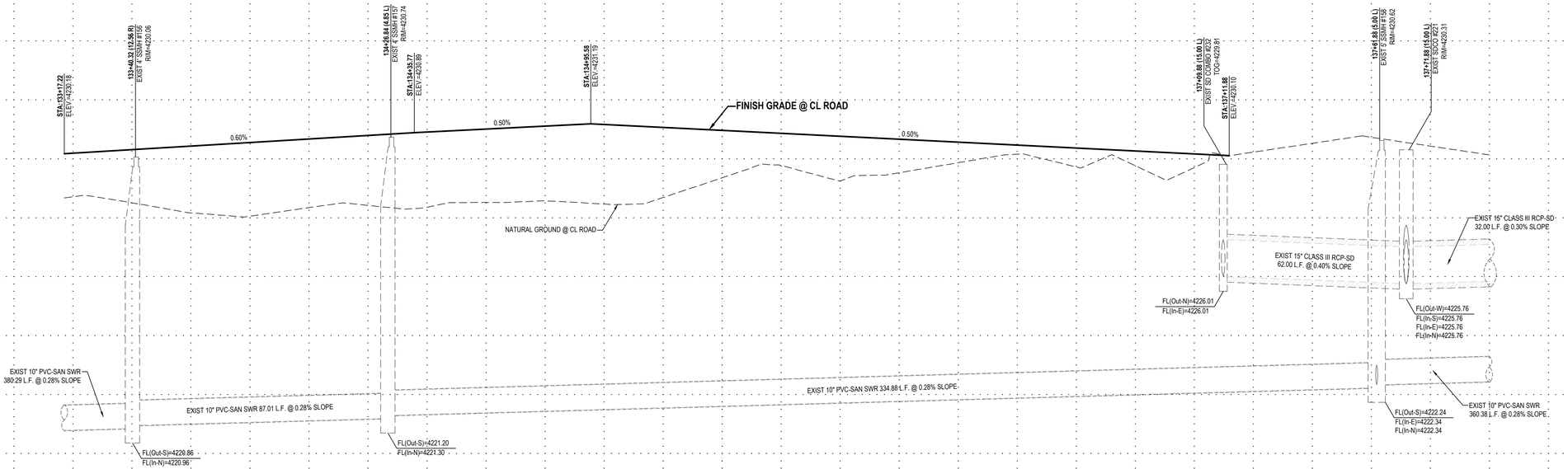
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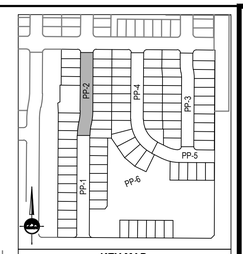
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KEY MAP
NOT TO SCALE

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THE STANDARD IN ENGINEERING

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SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
9-28-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

NO.	DATE	REVISION	BY
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2500 WEST STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
8508G	9/28/21
DRAWN BY	CHECKED BY
J.MOSS	T.SHAFFER
PROJECT MANAGER	
C.PRESTON	

PP-2

811 Know what's below. Call before you dig.

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BENCHMARK

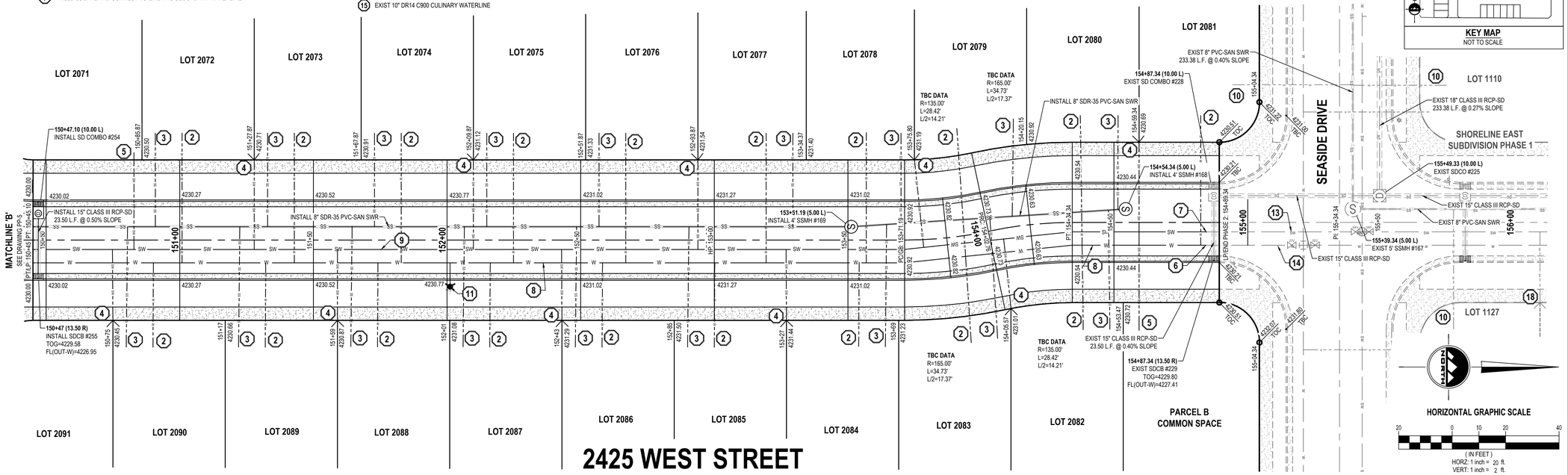
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

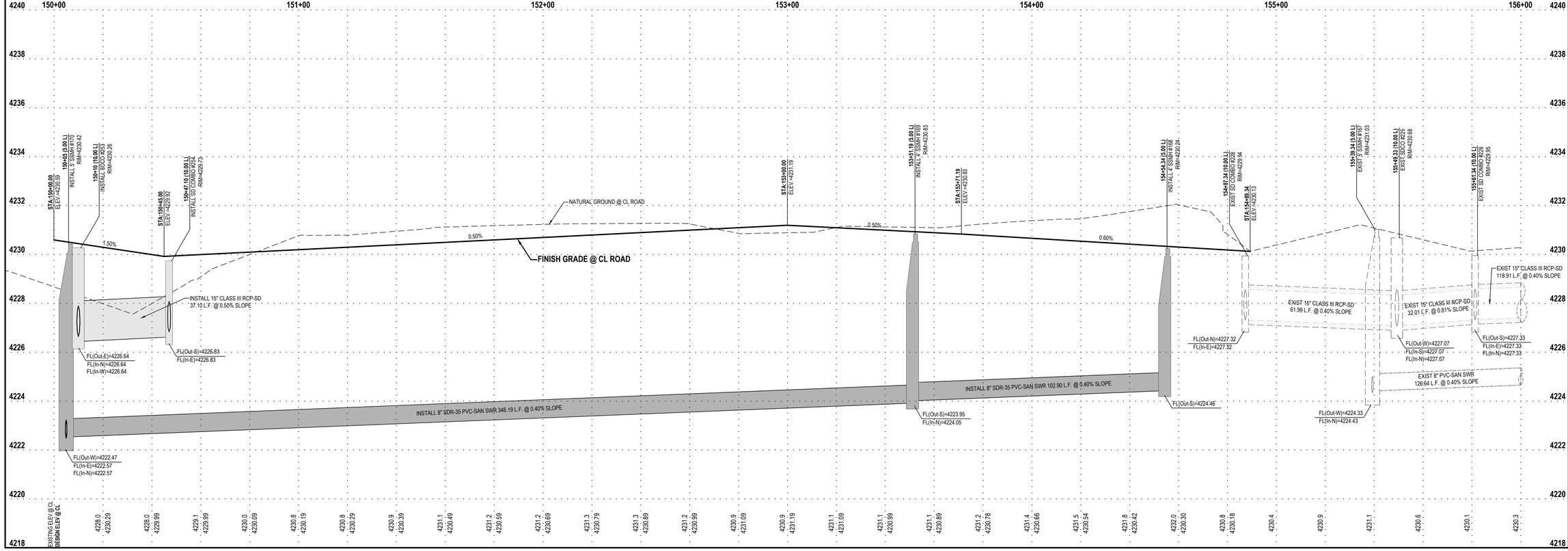
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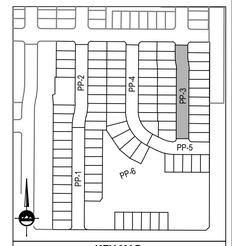
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7. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
8. 8" DR14 C900 PVC CULINARY WATERLINE
9. 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
10. EXIST 4" SANITARY SEWER SERVICE LATERAL
11. FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARD AND DETAIL 2, SHEET 9.
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13. EXIST 8" DR14 C900 PVC CULINARY WATERLINE
14. EXIST 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
15. EXIST 10" DR14 C900 CULINARY WATERLINE
16. EXIST 10" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
17. EXISTING FIRE HYDRANT
18. EXIST 1-1/2" DOUBLE SECONDARY WATER SERVICE LATERAL
19. EXIST CULINARY WATER SERVICE LINE







KEY MAP
NOT TO SCALE

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WOODSIDE HOMES
460 WEST 50 NORTH, SUITE 300
SALT LAKE CITY, UTAH 84101
CONTACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
9-28-2021
STATE OF UTAH
TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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2425 WEST STREET PLAN AND PROFILE

PROJECT NUMBER 8508G
PRINT DATE 9/28/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

PP-3

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

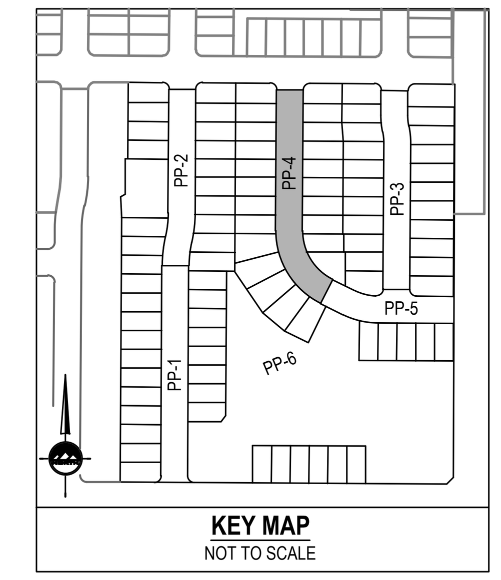
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

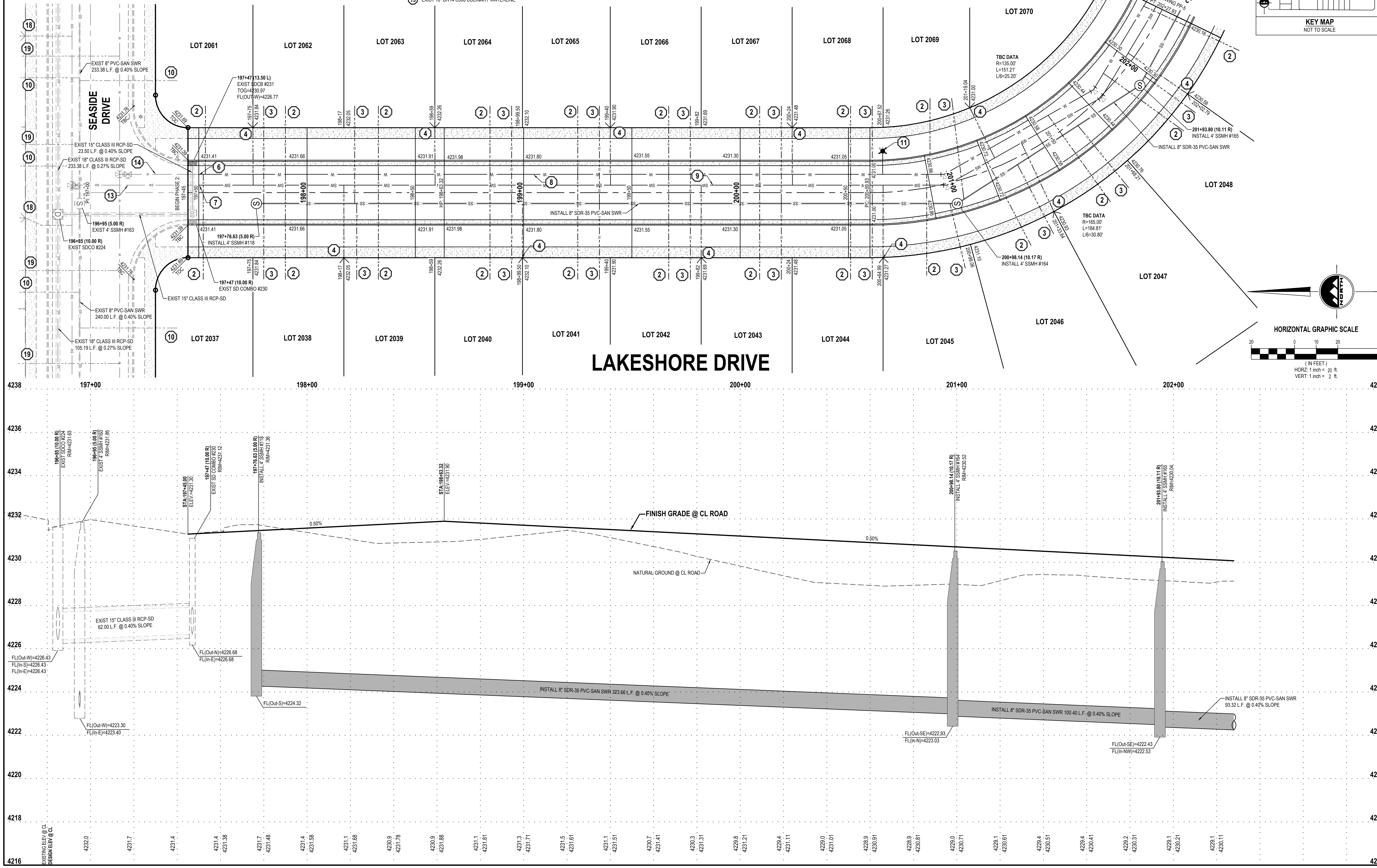
ELEVATION = 4235.664.

SCOPE OF WORK:

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

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PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST SYRACUSE, UTAH

PROFESSIONAL ENGINEER REGISTERED No. 10234838-2202 9-28-2021 STATE OF UTAH TIMOTHY JAMES SHAFFER

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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8			

LAKESHORE DRIVE PLAN AND PROFILE

PROJECT NUMBER 8508G | PRINT DATE 9/28/21

DRAWN BY J.MOSS | CHECKED BY T.SHAFFER

PROJECT MANAGER C.PRESTON

PP-4

811 Know what's below. Call before you dig.

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BENCHMARK

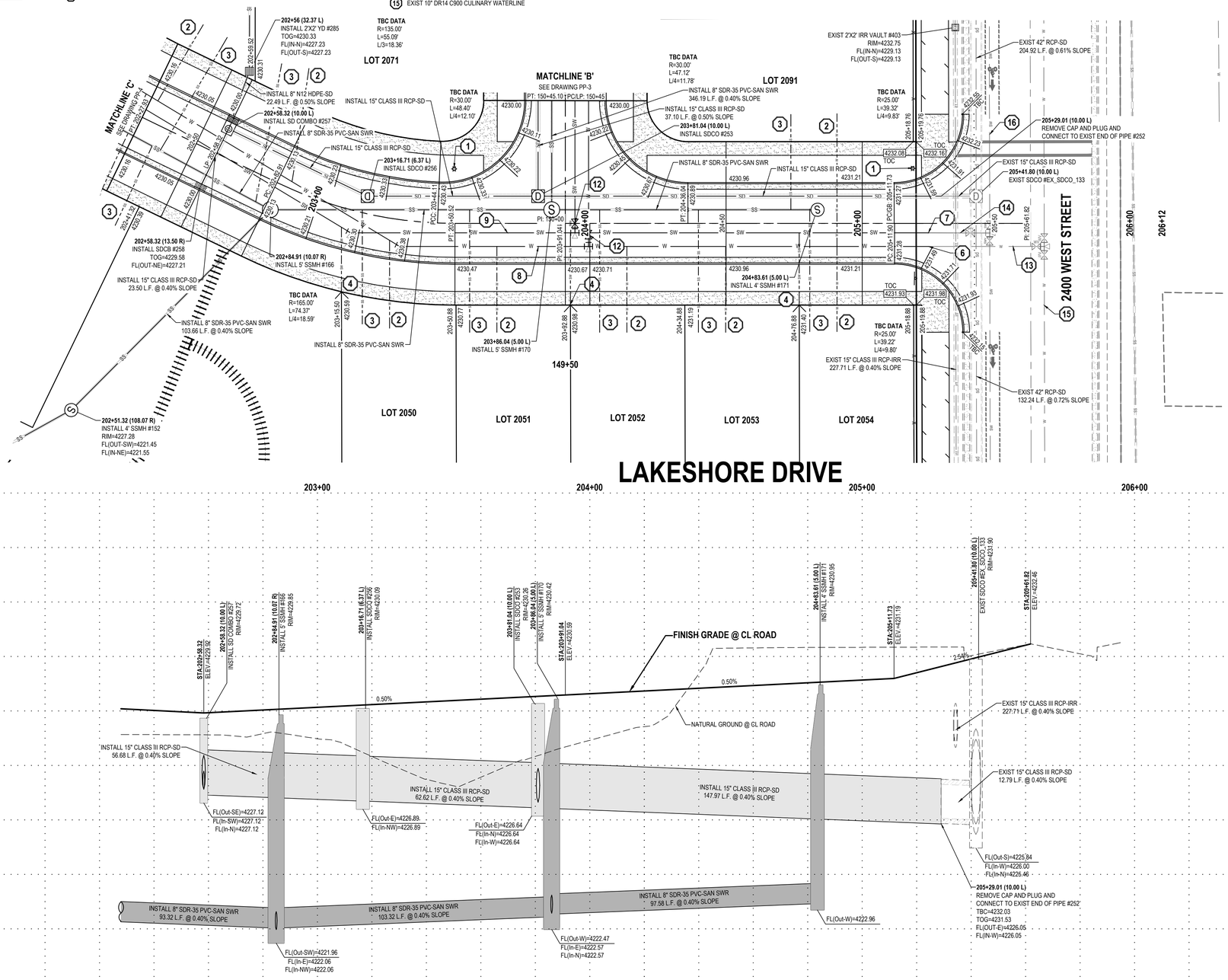
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

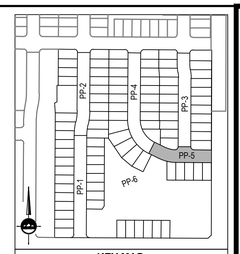
ELEVATION = 4235.664.

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KEY MAP
NOT TO SCALE

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
RYAN BECK
PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 10234838-2202
9-28-2021
TIMOTHY JAMES SHAFFER
STATE OF UTAH

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LAKESHORE DRIVE PLAN AND PROFILE

PROJECT NUMBER 8508G
PRINT DATE 9/28/21
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

PP-5

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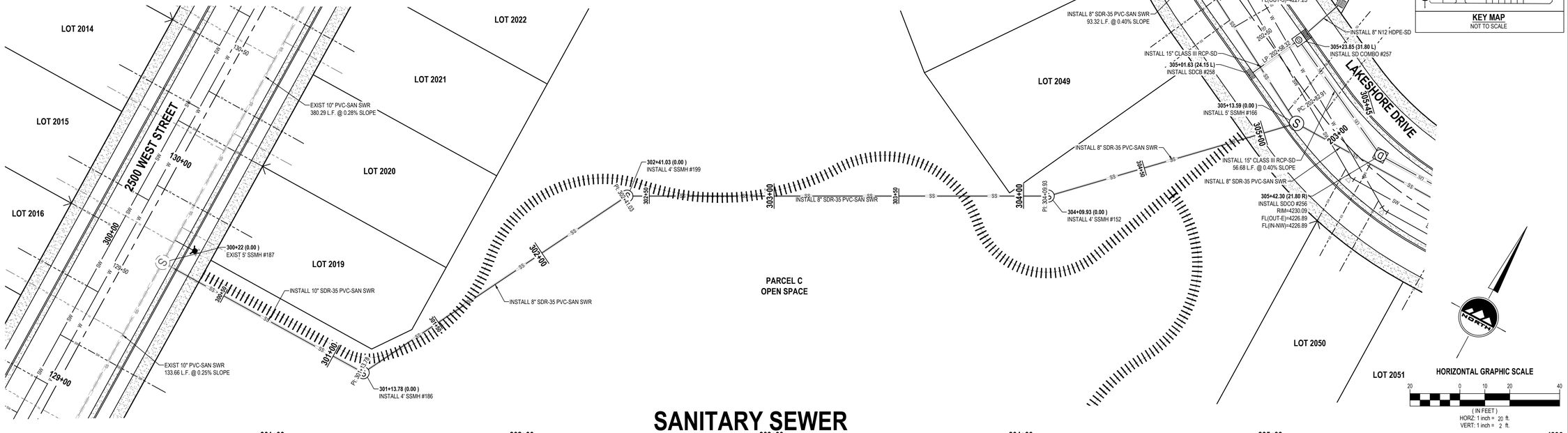
NORTH QUARTER CORNER SECTION 21, T4N, R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

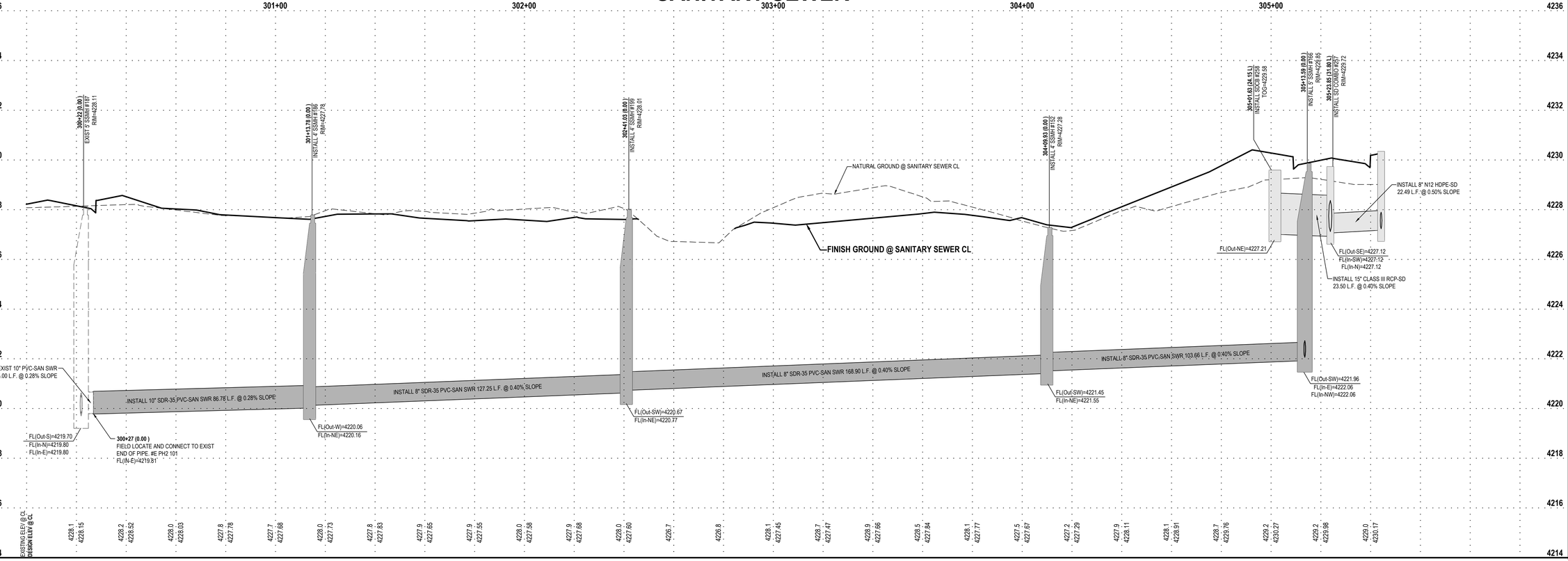
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SANITARY SEWER



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PHONE: 801-230-2440

SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH

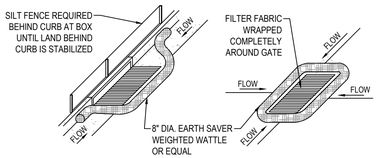
PROFESSIONAL ENGINEER
REGISTERED
No. 10234838-2202
9-28-2021
STATE OF UTAH
TIMOTHY JAMES SHAFFER

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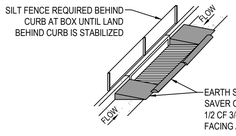
SANITARY SEWER PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
8508G	9/28/21
DRAWN BY	CHECKED BY
J.MOSS	T.SHAFFER
PROJECT MANAGER	
C.PRESTON	

PP-6



WATTLE OPTION



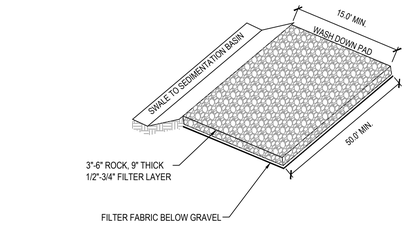
SANDBAG OPTION

NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION

SCALE: NONE

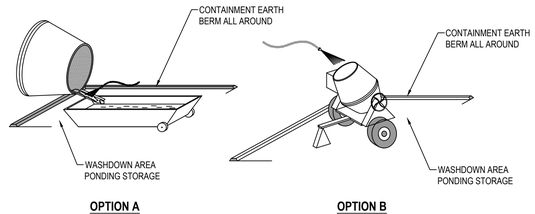


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

2 STABILIZED CONSTRUCTION ENTRANCE

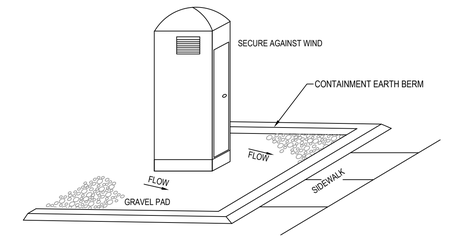
SCALE: NONE



OPTION A **OPTION B**

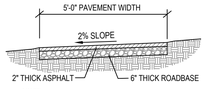
3 CONCRETE WASTE MANAGEMENT

SCALE: NONE



4 PORTABLE TOILET

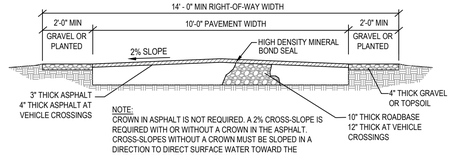
SCALE: NONE



NOTE:
CROSS-SLOPE MUST BE SLOPED IN A DIRECTION TO DIRECT SURFACE WATER TOWARD THE NEAREST STORM DRAIN COLLECTION.

5 SITE PEDESTRIAN TRAIL SECTION

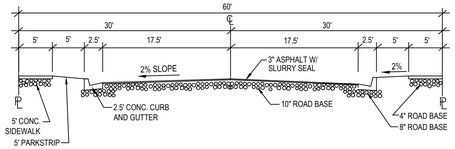
SCALE: NONE



NOTE:
CROWN IN ASPHALT IS NOT REQUIRED. A 2% CROSS-SLOPE IS REQUIRED WITH OR WITHOUT A CROWN IN THE ASPHALT. CROSS-SLOPES WITHOUT A CROWN MUST BE SLOPED IN A DIRECTION TO DIRECT SURFACE WATER TOWARD THE NEAREST STORM DRAIN COLLECTION.

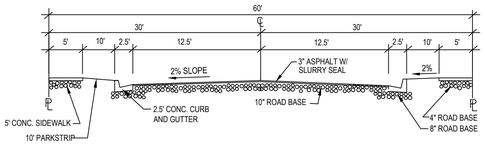
6 STANDARD TRAIL SECTION

SCALE: NONE



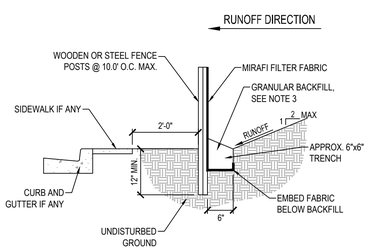
7 TYPICAL 60' STREET CROSS SECTION

SCALE: NONE



8 TYPICAL 60' LOW VOLUME STREET CROSS SECTION

SCALE: NONE

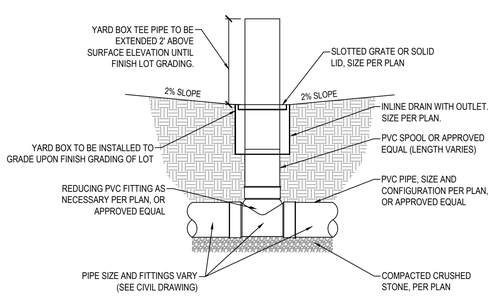


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

9 TEMPORARY SILT FENCE

SCALE: NONE



10 YARD BOX DETAIL

SCALE: NONE

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SHORELINE EAST SUBDIVISION PHASE 2

2975 SOUTH 3000 WEST
SYRACUSE, UTAH



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DETAILS

PROJECT NUMBER 8508G
PRINT DATE 9/28/20
DRAWN BY J.MOSS
CHECKED BY T.SHAFFER
PROJECT MANAGER C.PRESTON

C-500

Shoreline East Subdivision Phase 2

2400 West & 3200 South

Engineer Final Subdivision Review

Completed by Brian Bloemen on October 7, 2021

Plat:

1. The call to the point of beginning is not labeled on the plat and does not match the boundary description.
2. The boundary description does not match the plat.

Plans:

1. Lot 2036 and 2044 have two secondary services stubbed into it.
2. Add a 6" secondary drain into SDCO #256 and SD Combo #260.

If you have any further comments or questions, please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.
City Engineer

Mayor
Mike Gailey

City Council
Corinne Bolduc
Lisa Bingham
David Maughan
Jordan Savage
Seth Teague

City Manager
Brody Bovero

Final Plat Review

11/8/2021

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Shoreline Phase 2 Final Plat for compliance with the city's adopted land use ordinance. Please refer to the following table for items that require additional attention. The City Code is in black and my comments are in red below each section.

8.30.010 Final plat.
The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing paper with permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall be 19 inches by 30 inches and shall have a one-and-one-half-inch border on the left and a one-half-inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.

The plat shall show:

(A) The name of the subdivision, which name must be approved by the Planning Commission and county recorder.
Shown. No other plat in the County has this name.
(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
See Engineer comments.
(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
Compliant.
(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.
Show street addressing included in this review.
(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.
See Engineer comments.
(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.
See Engineer comments.

(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.
See Engineer comments.
(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision.
Shown.
(I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard precast monuments will be furnished by the developer and placed as approved.
Shown. See Engineer comments.
(J) Pipes or other such iron markers shall be shown on the plat.
See Engineer comments.
(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
Shown.
(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to an accuracy of not less than one part in 5,000.
Shown.
(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.
Shown.
(N) Boundary descriptions of the subdivision.
Compliant.
(O) Current inset City map showing location of subdivision.
Shown.
(P) Standard forms for the following:

(1) A registered land surveyor's certificate of survey as applicable under state law.
Shown.
(2) Owner's dedication which shall "warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets."
Shown.
(3) A notary public's acknowledgment.
Shown.
(4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the City Municipal Code) certificate of approval.
Shown.
(5) The City Engineer's certificate of approval.
Shown.
(6) The county recorder's certificate of attest.
Shown.
(7) The City Attorney's certificate of approval.

Shown.

(8) Public Utilities approval and acceptance of public utility easements.

Shown.

(9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.

Shown.

8.30.020 Final plan and profile.

Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title. Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will be required for review by the City. General information required:

See Engineer comments.

(A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and service connections to all lots within the proposed subdivision and connections to existing water mains.

(B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and service connections to all lots within the proposed subdivision and connections to existing secondary water lines.

(C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes and depths within the proposed subdivision. Also show location of service laterals to each lot within the subdivision.

(D) Land Drain. Show method of dealing with land drains and subsurface water drains within the proposed development. If applicable, indicate location of any service connections and service manholes within the subdivision.

(E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to accompany drawings for engineer review.

(F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and gutter improvements as compared with existing ground slopes and center line offsets of all proposed utilities.

(G) Stationing. Stationing callouts should conform with acceptable engineering practices.

(H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

NA.

8.30.030 Final approval.

(A) Submittal. Submit four standard 22-inch by 34-inch copies of plat and plan and profile sheets, one copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with a cost estimate of off-site improvements and storm drain calculations.

Two large paper copies and a PDF are needed for any updated iterations of the plat.

(B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance.

This is required prior to plat recordation. Final inspection fees are derived from this bond spreadsheet and must be provided prior to a preconstruction meeting.

(C) Approval. Upon receipt of the approved plans from the City Engineer the Planning Commission shall forward to the City Council their recommendation to either approve or reject the final plat or shall table action for the next regular meeting or until the specified deficiency has been corrected.
If the Planning Commission does not approve the final plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council, whose decision will be final.
Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent action by the subdivider to proceed with off- site construction does not occur within the 12- month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.
Not applicable at this stage.
(D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the City Planning, Engineering, and Public Works Departments, at which time a review of construction project and expectations of the City will be discussed. Such conference shall be scheduled with the City and all affected utility companies will be invited to attend.
Not applicable at this stage.
(E) Approval to Record Subdivision. Before any subdivision plat may be recorded, the subdivider shall furnish a corporate surety bond, cash escrow, irrevocable letters of credit from a credible lending institution, or a tax increment incentive as part of a signed reimbursement agreement from the Redevelopment Agency which has been approved by the City Manager, in an amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City subdivision standards (see SCC 8.10.020). Some of the public improvements are as follows:
Not applicable at this stage.

(1) Paving of streets.

(2) Curb, gutter and sidewalks.

(3) Sewer and water lines, including irrigation lines.

(4) Storm and subsurface drainage.

(5) Street signs, monuments, lighting, fences and street trees.

(6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.

(7) Utility development connection fees.

(F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal shall include the following:
Not applicable at this stage.

(1) Development agreements.

(2) Escrow agreement.

(3) Title report.

(4) Street light agreement.

(5) Off-site improvement agreement.

(6)

(a) Water share certificate showing the City as the owner of the water shares;
Three acre-feet per acre of water will be required for the gross acreage of this plat in accordance with the details of the Development Agreement unless the fee mentioned below is paid.
(b) A water right deed;

(c) Other evidence, acceptable to the City, of the right to water; or

(d) Payment of the fee in lieu for secondary water for the area located in the final plat, as provided in SCC 8.10.090.

(7) Storm water activity permit.

(8) Storm water maintenance agreement.

(9) Storm water quality report.

(10) Payment of all required development and inspection fees.

(11) Approved construction drawings or as-built drawings.

(12) Surety and improvement guarantee.

(13) Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council.

After approval and signature of the final plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City

Attorney, Planning Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the county recorder. Final plats not recorded within 12 months of final approval shall be deemed null and void. No plat shall be recorded in the office of the county recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded.

Not applicable at this stage.

8.30.035 Minor residential subdivisions.

(A) Purpose. In an effort to reduce the expense and time of development, minor residential subdivisions may be considered and approved under this section.

NA.

(B) This section does not modify or reduce requirements or standards for lots, infrastructure, or subdivisions, requirements for platting, or any other requirement or standard in this code. Its sole purpose is to provide more expedient approval for minor residential subdivisions.

NA.

(C) Minor Residential Subdivision Requirements. To be considered a minor residential subdivision, the subdivision must meet all the following requirements:

NA.

(1) The subdivision contains 10 or less lots;

(2) The subdivision is not traversed by the mapped lines of a proposed street as shown in the City's general plan;

(3) The subdivision is located in a zoned area; and

(4) The subdivision is not part of an existing, previously platted subdivision. Changes to a platted subdivision are to be done by amending the previously approved plat.

(D) Minor Residential Subdivision Application Procedure. The application procedure for a minor residential subdivision is:

NA.

(1) Pre-Application Meeting. City staff shall review whether the subdivision meets the requirements of a minor residential subdivision and notify the developer of any requirements for necessary construction drawings.

(2) Concept Plan Approval. The concept plan approval process for a minor residential subdivision shall follow that found in Chapter 8.20 SCC.

(3) Final Minor Residential Subdivision Plan Approval Procedure. The final plan for a minor residential subdivision shall combine all requirements for both preliminary and final plan approval found in this title into one application.

(E) The Planning Commission and the City Council shall process the proposed minor residential subdivision and consider it for approval in accordance with SMC 8.30.030. All required signatures and conditions provided in that section apply to minor residential subdivisions.

RPC ORDINANCE
10.82.020 Permitted uses.
The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City:
Single-family units and a clubhouse are proposed which are permitted uses.
(A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).

(B) Agriculture.

(C) Churches, synagogues, and temples.

(D) Dwellings, single-family.

(E) Dwellings, townhomes, up to four attached* (*only if in accordance with SCC 10.82.090).

(F) Educational services.

(G) Household pets.

(H) Minor home occupations.

(I) Public and quasi-public buildings.

(J) Club houses and recreational facilities.

(K) Public parks.

(L) Residential facilities for persons with disabilities.

10.82.030 Conditional uses.
The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:
No conditional uses proposed.
(A) Accessory uses and buildings (greater than 200 square feet) (minor) (minimum lot size of 5,600 square feet).

(B) Day care centers (major) (minimum lot size of 5,600 square feet).

(C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).

(D) Temporary commercial uses (see SCC 10.35.050) (minor).

10.82.040 Minimum lot standards.
All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:
Compliant. Determined at preliminary plat.
(A) In no case shall the total maximum density exceed five units per gross acre.

(B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.

(C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA. Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.

(D) Of the total number of lots, a maximum of 50 percent shall be less than SFD-5,600.

(E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.

(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.

(G) Covered front porches on SFD-3,500 – 5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

Lot Standards	SFD- >7,000	SFD-5,600 – 6,999	SFD-3,500 – 5,599
Minimum Lot Area (SF)	7,000	5,600	3,500
Minimum Lot Width (LF)	70	55	42
Minimum Front Yard to Living Space or Open Porch (LF)	15	15	10*
Minimum Interior Side Yard (LF)	8	8	5

Lot Standards	SFD- >7,000	SFD-5,600 – 6,999	SFD-3,500 – 5,599
Minimum Street Side Yard (LF)	15	15	10
Minimum Rear Yard (LF)	15	15	10
Alley Rear Yard Setback to Garage or Living Space (LF)	0	0	0
Maximum Building Height	35	35	35
Off-Street Parking	2	2	2

* See subsection (G) of this section.

10.82.050 Off-street parking and loading.

Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. If the unit features a side or rear-fed garage, on-street parallel parking stalls may be counted towards the required visitor parking. On-street stalls shall be well marked with paint. Otherwise, off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

Compliant. Determined at preliminary plat.

10.82.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.

No signs proposed.

10.82.070 Development requirements.

(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

Compliant. Determined at preliminary plat.

(1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;

(2) The noncontiguous land area is not smaller than 10 acres;

(3) All land areas within the development are managed by one HOA;

(4) All land areas share the same development theme;

(5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);

(6) Be limited to one noncontiguous land area in addition to the larger land mass.

(B) Land Use Master Plan.

(1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:

(a) Existing property boundaries.

(b) Proposed lot lines.

(c) Color coded categories grouped by lot size and/or housing product type.

(d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.

(e) Location and size of common spaces.

(f) Configuration of streets, trails, and sidewalks.

(2) A professional planner shall design the land use master plan.

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.

(D) Architectural Theme Plan.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.

(b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

(i) Tree locations;

(ii) Hardscape locations;

(iii) Amenities;

(iv) Sidewalks;

(v) Trails;

(vi) Fencing;

(vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

(1) The following standards apply to homes within the master planned community zone:

(a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.

(b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

(c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.

(d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.

(e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the

street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

(G) Common Space Requirements.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space.

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land

shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(8) In-Lieu Fee for Required Common Space. An in-lieu fee may be accepted for the development of a nearby City park under the following conditions:

(a) The developer initiates a request to pay a fee in-lieu of required common space by petitioning the City at the same time that the concept plan is under review.

(b) The proposed project shall be located within one-half mile (measured in a straight line) of an existing or future Syracuse City park as identified in the adopted Parks Master Plan. Measurement shall be made from the nearest property line of the park to the nearest property line of the development project.

(c) The in-lieu fee shall not be approved if any portion of the proposed development is further than one mile from the nearest receiving park property boundary.

(d) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(e) Qualification of an off-site location to receive in-lieu of common space fees shall be approved by City Council based upon the development needs and priorities stated in the adopted Parks Master Plan, and such qualification shall be decided at the time that the Council reviews the concept plan.

(f) The spending of in-lieu fees shall be limited to the determined off-site receiving location and for no other civic or private use.

(g) If the City Council does not accept the request for in-lieu of fees based off the qualifiers stated herein, the development shall build the on-site common space as required by the RPC zone.

(h) If a fee is accepted in-lieu of common space, the project will nevertheless be required to build at a minimum: one on-site common amenity such as a tot lot, sport courts, and/or pool occupying at least five percent of the total project land area. All on-site landscaping and common space amenities shall be maintained by an HOA.

(i) The fee money will be due to the City prior to recording of the final subdivision plat proportionate to each phase as applicable.

(j) Development may be allowed on the land that has been accounted for through the collection of in-lieu fees at a density not to exceed the maximum units per acre prescribed by the zone.

(k) In-lieu fees shall be calculated on an individual basis. In-lieu fee amount shall be roughly equivalent to the value of forgone on-site common space area(s) and improvements. Fees shall be determined using mutually accepted methods for cost estimating the dollar amount needed to build the equivalent park improvements and acquire the land needed for said park space. Credit for on-site common space developed beyond the minimum five percent identified in subsection (G)(8)(h) of this section, and actually built within the development, may be subtracted from the estimated fee due.

(l) The agreed upon fee amount, percentage of provided on-site and off-site in-lieu fee, and park development cost per square foot shall be included in a development agreement.

(H) Required Amenities.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.

(J) Landscaping Requirements.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.

(3) Tree-lined streets are required.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival.

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.

(5) Landscape design shall screen utility boxes for phone, power, telecommunication, and other unsightly utilities from view in all directions.

(6) Minimal fencing is required to preserve views, encourage social interaction, and provide for the preservation of open space. Fence height and style shall be sensitive to location and context with the intent to preserve views and provide for public safety through retaining as much visibility of pedestrian access ways and streets as possible. The details of the locations of fencing types shall be established in the development agreement with a map exhibit clearly showing where each fence is to be located. This map shall indicate fence type, height, color, and materials.

(K) Traffic Circulation Requirements.

(1) A hierarchy of local, collector, and arterial streets shall be designed as specified in the transportation master plan or determined by staff review.

(2) Collector streets shall be designed to safely and efficiently move automobile and pedestrian traffic through the neighborhood. The use of 90 degree turns and stop signs on collector streets should be minimized as much as possible.

(3) Collector roads should utilize traffic calming measures such as chicanes, curb “bulb-outs,” street islands, mid-block pedestrian crossings, bicycle lanes, cycle tracks, curbed bioswales, raised planted medians, street trees, decorative crosswalks, traffic circles, or other measures approved by the City Council. All traffic calming measures shall comply with the International Fire Code.

(4) All local streets should utilize the low volume local cross section from the City engineering standards.

(5) Dedicated pedestrian and cycling facilities designed to provide safe and attractive recreation opportunities are required to be included in each street right-of-way.

(6) All required street lighting shall match the development theme, as approved by the City Council.

(7) All corners of street intersections must be landscaped with decorative landscaping including boulders, shrubs, decorative grasses, mulch, flagstones, decorative ground cover other than sod, or other decorative measures approved by the City Council.

(8) Alleys shall be a maximum of 16 feet in width.

(9) A defined walkway to the front door which extends to the public walkway or public street shall be provided on all SFD-3,500 lots with front doors facing a public street.

These walkways are also encouraged but are not required on all other lots. Decorative landscaping shall be included for one and one-half feet on one or both sides of all private walkways leading to front doors.

(L) Block Size.

(1) Blocks shall not exceed 1,320 feet in length.

(2) Hard surface mid-block pedestrian access ways shall be provided to maintain the maximum one-quarter mile distance between amenities and residents.

(a) Mid-block pedestrian access ways shall be bordered on any side not abutting an access by two-foot landscape buffers between the paved accesses and abutting property lines. These landscape buffers shall include a mixture of vegetation, which shall not encroach onto or over the paved access within a height of six feet.

(M) Trails.

(1) All trail locations within the development boundaries shall be improved per the trails master plan and built to City engineering standards.

(2) Trails should connect with other sidewalks and trail facilities whenever possible.

(3) A 10-foot-wide concrete or asphalt trail is encouraged in lieu of sidewalk along arterial roads.

(4) Trailside seating is required at one-half mile intervals along the trail system.

(a) Seating shall be built over a weed barrier or solid surface.

(5) If trails will be dedicated to the City, all trail maintenance and ownership agreements shall be finalized in a development agreement.

(N) Sensitive Areas. Wetland areas identified through studies required in the sensitive overlay zone shall be preserved with a conservation easement.

10.82.080 Land use approval process.

Not applicable at this stage.

(A) Due to the unique nature of master planned community developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more

detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) RPC zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.

10.82.090 Townhomes.

No townhomes proposed.

Attached townhomes are allowed as a node within the larger master planned community with the following regulations:

(A) Townhome units shall not comprise more than 20 percent of the total project development units.

(B) Townhome units shall be identified and approved with the concept plat.

(C) The number of townhome nodes are limited to two within the total development.

(D) Be contiguous as to provide a nodal neighborhood of similar housing product.

(E) Each unit shall provide enclosed car parking.

(1) A minimum of 75 percent of the units shall provide two-car garages.

(F) Front setback is eight feet.

(G) Side setback is five feet to property line, or 10 feet between buildings.

(H) Rear setback is 10 feet to property line, or 20 feet between buildings.

(I) Townhomes shall not be allowed in the RPC zone unless one of the following is met:

> (1) Townhome node has frontage and access upon a major arterial road that is owned and maintained by the State Department of Transportation.
>
> (2) Townhome node shares a property line with an existing general commercial, professional office, or industrial development.

(J) Common Space. An additional five percent of common space shall be added to the overall development project total common space as required in SCC 10.82.070(G)(1). Said common space will be eligible for in-lieu fee participation according to SCC 10.82.070(G)(8), however, a minimum of one amenity such as a tot lot or other amenity tailored to and located within the townhome node(s) shall be required, even if in-lieu fees are accepted.

(K) Density within the townhome node is limited only by the required setbacks, however, the townhome units within the node shall be counted towards the total project units and the project's total density shall not exceed the maximum allowed units per acre described in SCC 10.82.040.

(L) Lot size within the townhome node may be zero lot line or otherwise without a minimum lot size limited only by the required setbacks as described in subsections (F) through (H) of this section.

(M) Architectural elevations, building placement, and floor plans for townhomes shall be designed in accordance with SCC 10.82.070(F) and required to be included and cohesive within the project's architectural theme plan and development agreement.

Please contact me with any questions concerning this project.
Regards,

Royce Davies
City Planner
(801) 614-9632
rdavies@syracuseut.com

PLANNING COMMISSION AGENDA

December 7, 2021

Agenda Item # 7 **2022 Meeting Schedule Adoption**

NOTICE OF ANNUAL MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Annual Meeting Schedule of the **Syracuse City Planning Commission** for the **2022** calendar year is as follows:

Regular Meeting & Work Session Dates:

January 4
January 18
February 1
February 15
March 1
March 15
April 5
April 19
May 3
May 17
June 7
June 21
July 5
July 19
August 2
August 16
September 6
September 20
October 4
October 18
November 1
November 15
December 6
December 20

Note: Meetings tentatively cancelled because of legal holidays may be moved to another date with proper notice.

Each meeting of the Planning Commission contains a Regular Session (to vote officially) and Work Session (to discuss upcoming items). These meetings are held the 1st and 3rd Tuesday every month from 6 PM – 9 PM and will occur in City Council Chambers and be available by Zoom, unless otherwise noted on the agenda. A telephone number and URL for each meeting will be included with all public hearings and agendas.

If any meeting day falls on a legal holiday or if the Planning Commission Chairman rules there are no items scheduled, the meeting will be cancelled.

PLANNING COMMISSION AGENDA

December 7, 2021

Agenda Item # 8 **2022 Chair and Vice-Chair Election**

Current Chair Ryan Wessel presiding.