

Planning Commission Staff Report

File # 9S21

Consideration of an Amendment to a Planning Commission Condition of Approval Related to Required Fencing Adjacent to a Canal for a Preliminary Subdivision Plat at approximately 4924 South 3200 West, Taylorsville, Utah



Department of Community Development

Date:	April 21, 2022
Meeting Date:	April 26, 2022
Agenda Item:	Consideration of an Amendment to a Planning Commission Condition of Approval Related to Required Fencing Adjacent to a Canal for a Preliminary Subdivision Plat at approximately 4924 South 3200 West, Taylorsville, Utah
Subject Property Address:	4924 S. 3200 W.
Applicant:	Brandon Snarr, property owner
Applicant Agent:	Taylor Smith, Clue Management
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21082770190000
Applicable Ordinances:	Including, but not limited to Chapter 13.21 and 13.28
Agenda Item #:	4

Attachments:

- Exhibit A:** Planning Commission Staff Report (February 22, 2022)
- Exhibit B:** Planning Commission Minutes (February 22, 2022)
- Exhibit C:** Applicant's Supporting Information
- Exhibit D:** Site photos (April 22, 2022)

Summary:

Brandon Snarr, property owner, is requesting the Planning Commission reconsider a condition of approval related to required fencing adjacent to the South Jordan Canal for a preliminary subdivision plat at approximately 4924 South 3200 West, Taylorsville, Utah. The preliminary subdivision for File #9S21 was reviewed and approved (subject to conditions) by the Planning Commission on February 22, 2022. The staff report and meeting minutes from February 22, 2022 are attached to this report as Exhibits A and B, respectfully. The motion to approve the preliminary plat for File #9S21 is summarized below:

"I move that we approve File #9S21 a Preliminary Subdivision Plat "GT Estates" for approximately 1.972 acres of real property, as identified in Exhibit E, to include 20 percent for flag lots subject to the Findings and Conditions outlined in the Staff Report and to include that the plat indicate that the lots next to the private drive are responsible for maintenance of that private drive and that what is on current Lot #9, the storm drain is the responsibility of the owner of Lot #9."

The motion passed 5-2. The conditions of approval associated with File #9S21 are included below:

1. A 6-foot tall wrought iron fence or a masonry wall satisfying the standards in [Section 13.23.070](#), shall be constructed along the northern edge of the subdivision adjacent to the irrigation canal.
2. All outstanding city department and review agency comments be resolved and subsequent revisions comply with applicable city ordinances, codes, and standards prior to issuance of final plat approval.
3. The final plat is compliant with all applicable City codes and ordinances and review agency standards.
4. The final plat is compliant with all requirements and standards of Salt Lake County.
5. All required fees and bonds are paid to the City.

The applicant is requesting the Planning Commission remove/modify condition #1 requiring the developer to construct a 6-foot tall wrought iron fence or masonry wall along the northern property line, adjacent to the South Jordan Canal. Exhibit C includes statements from the applicant and the South Jordan Canal Company with reasoning supporting the request to modify condition #1.

Land Development Code Analysis

In accordance with [Section 13.28.110](#) of the Taylorsville Land Development Code (LDC), development adjacent to a canal is subject to the following:

- A. *Any parcel being subdivided or developed that is adjacent to or has within its boundaries a canal right-of-way may be required to provide along such right-of-way a fence as determined by the Director.*

As an alternative to fencing the canal and with the review and approval of the Director, the developer may pipe the canal. If the canal is piped, the developer must obtain written permission from the canal company and construct the pipe according to the canal company's requirements and specifications.

- B. All fences bordering canals shall be installed as part of the improvements for the subdivision or other development. No occupancy permit, whether temporary or final, shall be granted until all required fencing is installed in the subdivision or development.*

The LDC designates the “Director” as the approval authority for fencing adjacent to canals; however, the Planning Commission is the decision-making body for preliminary plats. Since this request is associated with a Planning Commission condition of approval, the Planning Commission (i.e., original decision-making body) is the authority to modify or amend a condition of approval associated with a prior action.

The staff report from February 22, 2022 included a statement that a 6-foot tall wrought iron fence or a masonry wall satisfying the standards in [Section 13.23.070](#) of the LDC should be constructed along the northern edge of the subdivision. Section 13.23.070 refers to screening at boundaries of residential districts; however, it does not require that a developer construct a wrought iron or masonry wall in conjunction with a residential subdivision. Prior to presenting the application to the Planning Commission, city staff identified the following reasons that may justify having a 6-foot tall wrought iron fence or a masonry wall along the northern property line adjacent to the canal:

1. Improved durability and longevity of fencing.
2. Providing a safety barrier between private property and an open canal.
3. Aesthetics.

The applicant is requesting a 6-foot tall non-climbable vinyl fence be allowed in lieu of the 6-foot tall wrought iron fence or a masonry wall, as explained in Exhibit C of this report.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on February 11, 2022. Public comments from the February 22, 2022 public hearing are included in the meeting minutes, Exhibit B.

Findings

1. On February 22, 2022 the Planning Commission approved a preliminary subdivision plat for File #9S21, as outlined in the meeting minutes included in Exhibit B of this report.
2. Condition of approval #1 for File #9S21 requires that a 6-foot tall wrought iron fence or a masonry wall satisfying the standards in Section 13.23.070 of the LDC be constructed along the northern edge of the subdivision adjacent to the irrigation canal.
3. The applicant/developer is requesting the Planning Commission modify condition of approval #1 to allow a 6-foot tall non-climbable vinyl fence in lieu of the 6-foot tall wrought iron fence or a masonry wall.
4. Exhibit C of this report includes statements from the applicant/developer and the South Jordan Canal Company supporting the request to modify condition #1.
5. Based on the evidence and information presented by the applicant, city staff supports the applicant’s request to modify condition #1.
6. The Planning Commission is the decision-making authority for preliminary subdivision review.

Conditions of Approval

Staff does not recommend any conditions of approval be associated with this request.

Staff Recommendation

Based on the information provided to city staff and the Planning Commission, staff recommends the Planning Commission approve the applicant's request to modify condition of approval #1 for File #9S21, as stated in the February 22, 2022 Planning Commission meeting minutes, to allow a 6-foot tall non-climbable vinyl fence in lieu of a 6-foot tall wrought iron fence or a masonry wall.

Recommended Motion

I move that we approve the applicant's request to modify condition of approval #1 for File #9S21, as stated in the February 22, 2022 Planning Commission meeting minutes, to allow a 6-foot tall non-climbable vinyl fence in lieu of a 6-foot tall wrought iron fence or a masonry wall, adjacent to the canal on the northern subdivision boundary, subject to the findings outlined in this Staff Report.

EXHIBIT A

Planning Commission Staff Report

File # 9S21

Public Hearing and Consideration of a Preliminary Subdivision Plat to Create Nine Residential Lots at Approximately 4924 South 3200 West, Taylorsville, Utah



Department of Community Development

Date:	February 18, 2022
Meeting Date:	February 22, 2022
Agenda Item:	Public Hearing and Consideration of a Preliminary Subdivision Plat to Create Nine Residential Lots at Approximately 4924 South 3200 West, Taylorsville, Utah
Subject Property Address:	4924 S. 3200 W.
Applicant:	Taylor Smith, Clue Management
Applicant Agent:	n/a
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21082770190000
Applicable Ordinances:	Including, but not limited to Chapter 13.20; 13.21; and 13.30
Agenda Item #:	5

Attachments:

- Exhibit A:** Zoning Map
- Exhibit B:** General Plan Map
- Exhibit C:** Aerial Image of Subject Property
- Exhibit D:** Vicinity Map
- Exhibit E:** Proposed Subdivision
- Exhibit F:** Outstanding Review Comments

EXHIBIT A

Summary:

Taylor Smith, Clue Management, is requesting Planning Commission review and approval of a 9-lot residential preliminary subdivision plat “GT Estates” for approximately 85,900 square feet (1.972 acres) of real property located at 4924 S. 3200 W. in Taylorsville, Utah.

Approval of the preliminary subdivision plat would allow for final subdivision review and approval of nine (9) new single-family residential lots as well as a new public street – Snarr Haven Court. Two of the proposed lots (Lot 7 and Lot 8) are “flag lots” with a shared private access drive from Snarr Haven Court (see Exhibit F). The proposed street configuration has been reviewed and approved by the City Engineering Department.

Site Description

The subject property is in the Single-Family Residential (R-1-6) zoning district and is made up of one parcel. The property currently has one single-family residence, and four (4) accessory buildings, as depicted in Exhibit C. Surrounding zoning designations are as follows (see Exhibit A):

North	South	East	West
Single-Family R-1-8	Single-Family R-1-6	Single-Family R-1-8 and Single-Family R-1-6	Single-Family R-1-6

Land Development Code Analysis

The minimum lot dimensional requirements for lots in the R-1-6 zoning district are as follows:

	R-1-6
Minimum lot width (feet)	55
Minimum lot size (square feet)	6,000

The proposed subdivision complies with the minimum lot area and dimensional requirements. For lots that do not have 55 feet of frontage along a public street, the front building setback line is measured from where the lot is 55 feet wide – rather than from the front property line.

The applicant is requesting approval from the Planning Commission to allow more than 20 percent of the lots in the subdivision to be flag lots, per [Section 13.21.220: Flag Lots](#):

“The maximum number of flag lots in the subdivision shall be not more than twenty percent (20%) of the total number of lots within the subdivision unless otherwise approved by the planning commission.”

The current subdivision proposal includes two (2) flag lots, which calculates to 22 percent of the total lots. This exceeds the maximum allowed; however, the Planning Commission may approve a subdivision layout where more than 20 percent of the lots are flag lots.

Due to the lot size and configuration, the buildable area of Lot 8 is located on the western portion of the property. If this configuration is approved, planning staff recommends that a

EXHIBIT A

future dwelling be oriented facing eastward, with the rear property line being the western property line. This would result in a minimum 15-foot setback from the western property line, rather than a 5-foot minimum setback if it were treated as a side yard.

There is an existing irrigation canal that runs along the northern boundary of the proposed plat, adjacent to proposed Lots 8 and 9. In accordance with [Section 13.28.110](#), development adjacent to a canal is subject to the following:

- A. *Any parcel being subdivided or developed that is adjacent to or has within its boundaries a canal right-of-way may be required to provide along such right-of-way a fence as determined by the Director.*

As an alternative to fencing the canal and with the review and approval of the Director, the developer may pipe the canal. If the canal is piped, the developer must obtain written permission from the canal company and construct the pipe according to the canal company's requirements and specifications.

- B. *All fences bordering canals shall be installed as part of the improvements for the subdivision or other development. No occupancy permit, whether temporary or final, shall be granted until all required fencing is installed in the subdivision or development.*

The current plan does not include a fence along the northern edge of the subdivision, adjacent to the canal. A 6-foot tall wrought iron fence or a masonry wall satisfying the standards in [Section 13.23.070](#), shall be constructed along the northern edge of the subdivision.

The proposed preliminary subdivision plat "GT Estates" has been reviewed by city departments and review agencies and is determined to generally comply with city standards; however, there are a number of outstanding comments that must be addressed prior to final plat approval and recording (see Exhibit F). Staff and review agencies have identified several conditions of approval (listed in this report) to accompany this preliminary plat review. Any conditions of approval must be satisfied prior to issuance of final plat approval.

Any future development on the site is subject to compliance with adopted zoning, subdivision, engineering, and other applicable standards. Appropriate development permits must be issued prior to construction activity on the site.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on February 11, 2022. As of February 18, 2022, planning staff received two public comments from property owners adjacent to subject property:

- **Ken Stevens, 3265 Bitter Root Circle, via email:** "We live directly behind the horse farm for where these new homes We live directly behind the horse farm -We want to know how tall these homes will be, will a new fence be installed, and will they be single family homes? Can you send me a map of the property?"
- **Kim Beard, 3264 Bitter Rood Place, via phone:** Ms. Beard asked which types of homes would be built (one or two story) on the proposed lots, inquired about residential development standards, and expressed concern related to the proximity and height of the proposed development.

Findings

1. This application was initiated by Taylor Smith, Clue Management.

EXHIBIT A

2. The subject property is made up of one parcel with a cumulative area of approximately 85,900 square feet (1.972 acres) at 4924 S. 3200 W.
3. The subject property is zoned Single-Family R-1-6, as identified in “Exhibit A” of this report.
4. The subject property is in the Low-Density Residential designation in the City’s General Plan.
5. The preliminary subdivision includes 9 new single-family residential lots as well as new public street infrastructure.
6. The current subdivision proposal includes two (2) flag lots, which calculates to 22 percent of the total lots in the subdivision. This exceeds the maximum allowed (20 percent); however, the Planning Commission may approve a plat with more than 20 percent flag lots.
7. There is an existing irrigation canal that runs along the northern boundary of the proposed plat. A wrought iron fence or masonry wall in accordance with [Section 13.28.110](#), shall be installed as part of the subdivision development.
8. The proposed preliminary subdivision plat has been reviewed by city departments and review agencies and there are a number of outstanding comments that must be addressed prior to final plat approval and recording (see Exhibit F).
9. Staff and review agencies have identified conditions of approval (listed below) to be considered by the Planning Commission associated with this preliminary plat review.
10. The Planning Commission is the decision-making authority for preliminary subdivision review.

Conditions of Approval

Staff recommends approval of the preliminary subdivision plat “GT Estates” (File #9S21), subject to the following conditions. Final plat approval shall not be granted until the following conditions have been satisfied by the Developer:

1. A 6-foot tall wrought iron fence or a masonry wall satisfying the standards in [Section 13.23.070](#), shall be constructed along the northern edge of the subdivision adjacent to the irrigation canal.
2. All outstanding city department and review agency comments be resolved and subsequent revisions comply with applicable city ordinances, codes, and standards prior to issuance of final plat approval.
3. The final plat is compliant with all applicable City codes and ordinances and review agency standards.
4. The final plat is compliant with all requirements and standards of Salt Lake County.
5. All required fees and bonds are paid to the City.

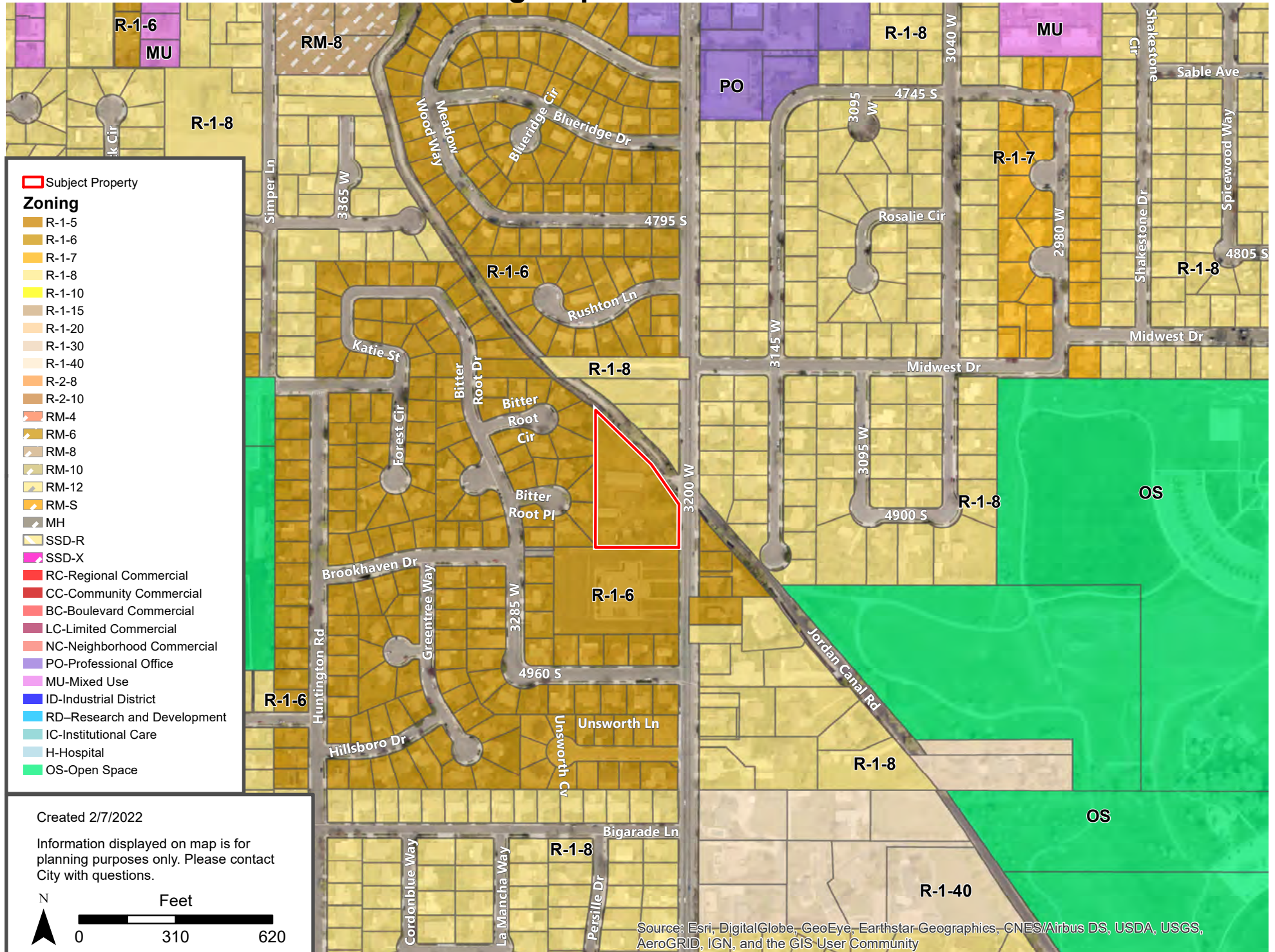
Staff Recommendation

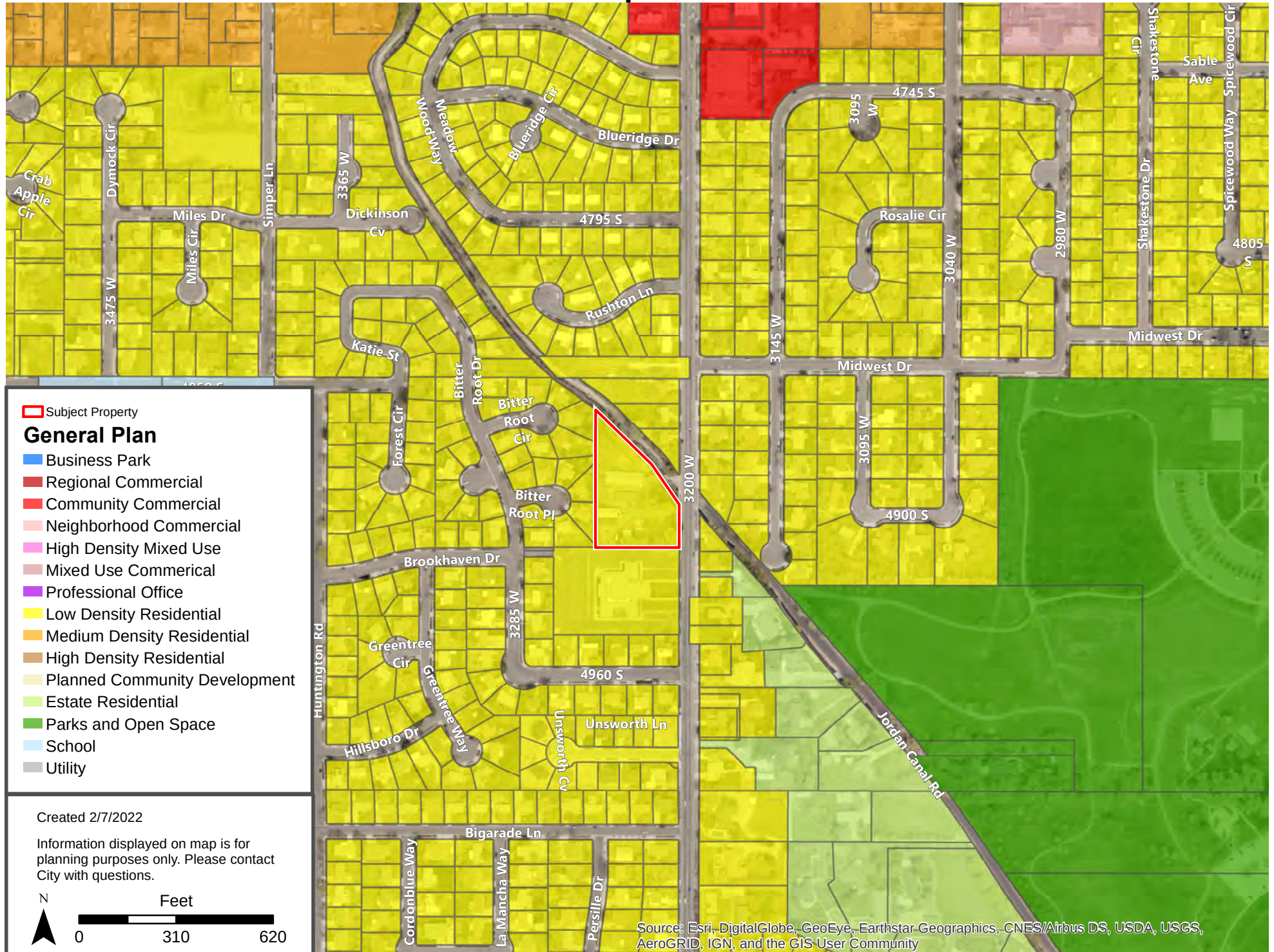
Staff recommends the Planning Commission approve File #9S21, a Preliminary Subdivision Plat “GT Estates” for approximately 1.972 acres of real property, as identified in Exhibit E, subject to the findings and conditions outlined in this Staff Report.

Recommended Motion

I move that we approve File #9S21, a Preliminary Subdivision Plat “GT Estates” for approximately 1.972 acres of real property, as identified in Exhibit E, *[including or not including]* the allowance for 2 flag lots, subject to the findings and conditions outlined in this Staff Report.

EXHIBIT A Zoning Map: 4924 S. 3200 W.





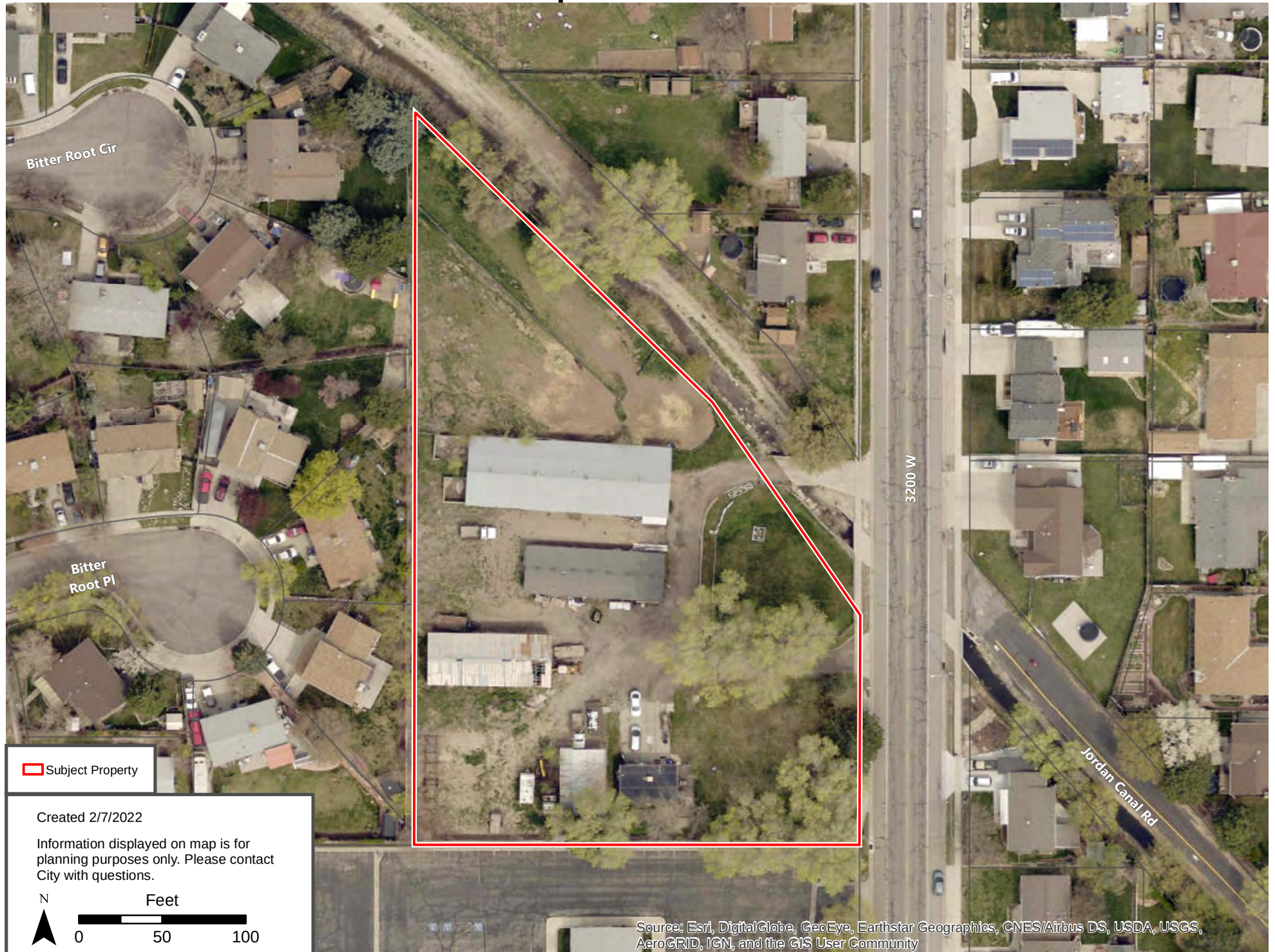
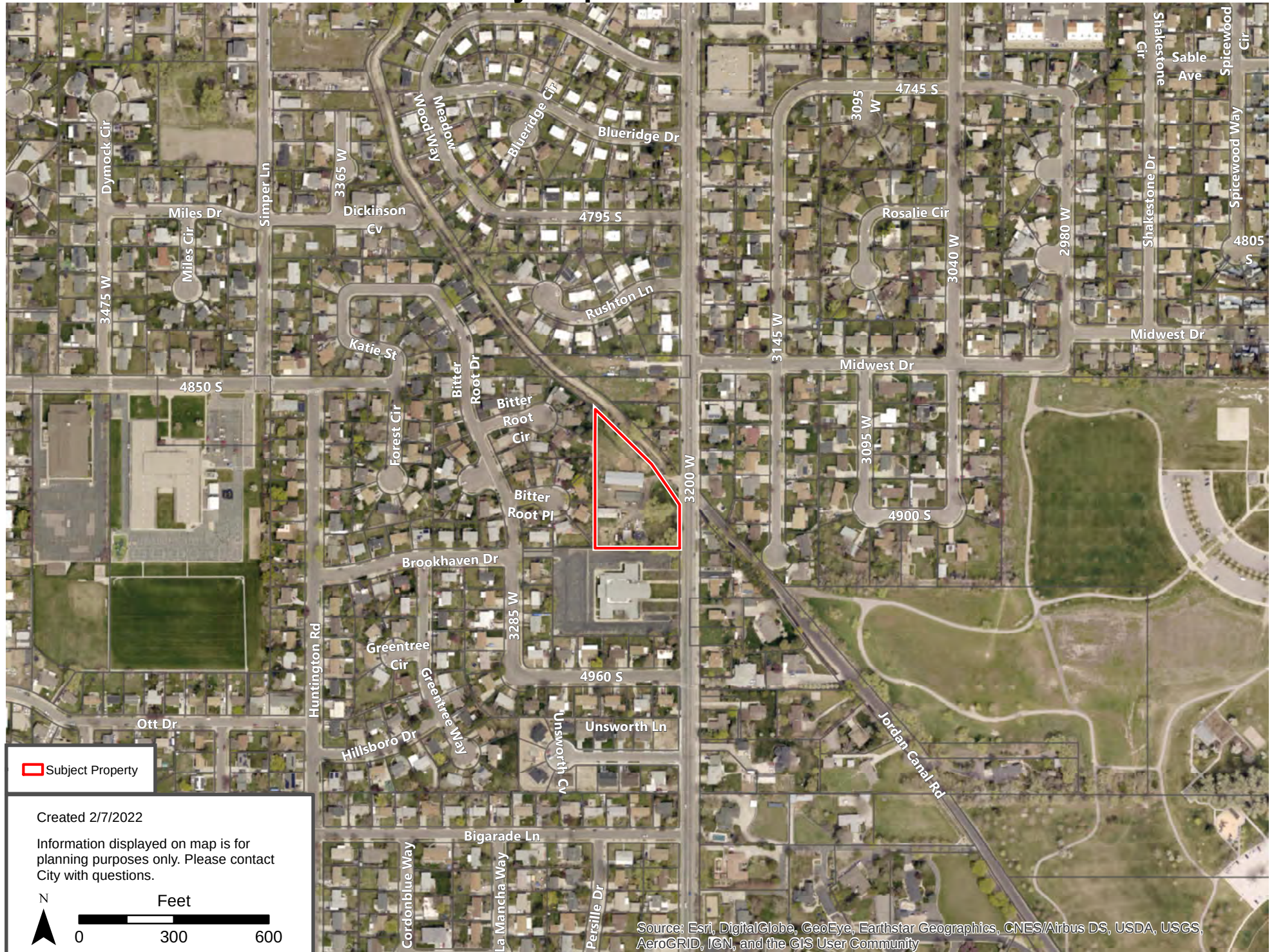


EXHIBIT A Vicinity Map: 4924 S. 3200 W.

811

Know what's below.
Call before you dig.

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

BENCHMARK

EAST QUARTER CORNER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4427.90'

Exhibit E

EXHIBIT A

GT ESTATES

4924 SOUTH 3200 WEST
TAYLORSVILLE, UTAH

INDEX OF DRAWINGS

1-1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	UTILITY PLAN
C-400	GRADING AND DRAINAGE PLAN
C-500	EROSION CONTROL PLAN
C-600	DETAILS
C-601	DETAILS
PP-1	PLAN AND PROFILE

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
December 28, 2021

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.

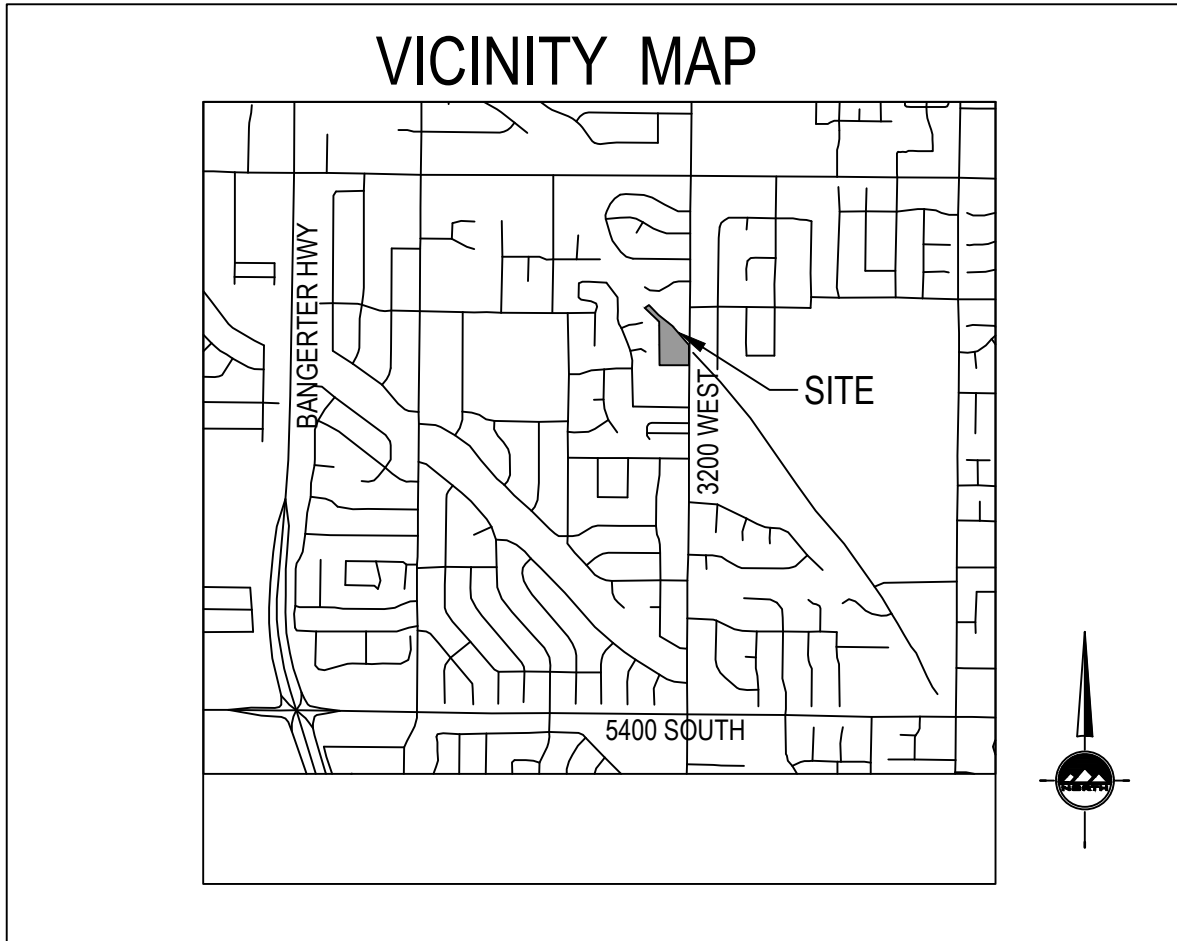
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR 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 I 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.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO TAYLORSVILLE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = EAST QUARTER CORNER SECTION 8, T2S, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4427.90'.

EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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FOR:
BRANDON SNARR
12163 SOUTH 3715 WEST
RIVERTON, UTAH 84065

CONTACT:
BRANDON SNARR
PHONE: 801-816-6317

GT ESTATES
4924 S 3200 WEST
TAYLORSVILLE, UTAH



COVER SHEET

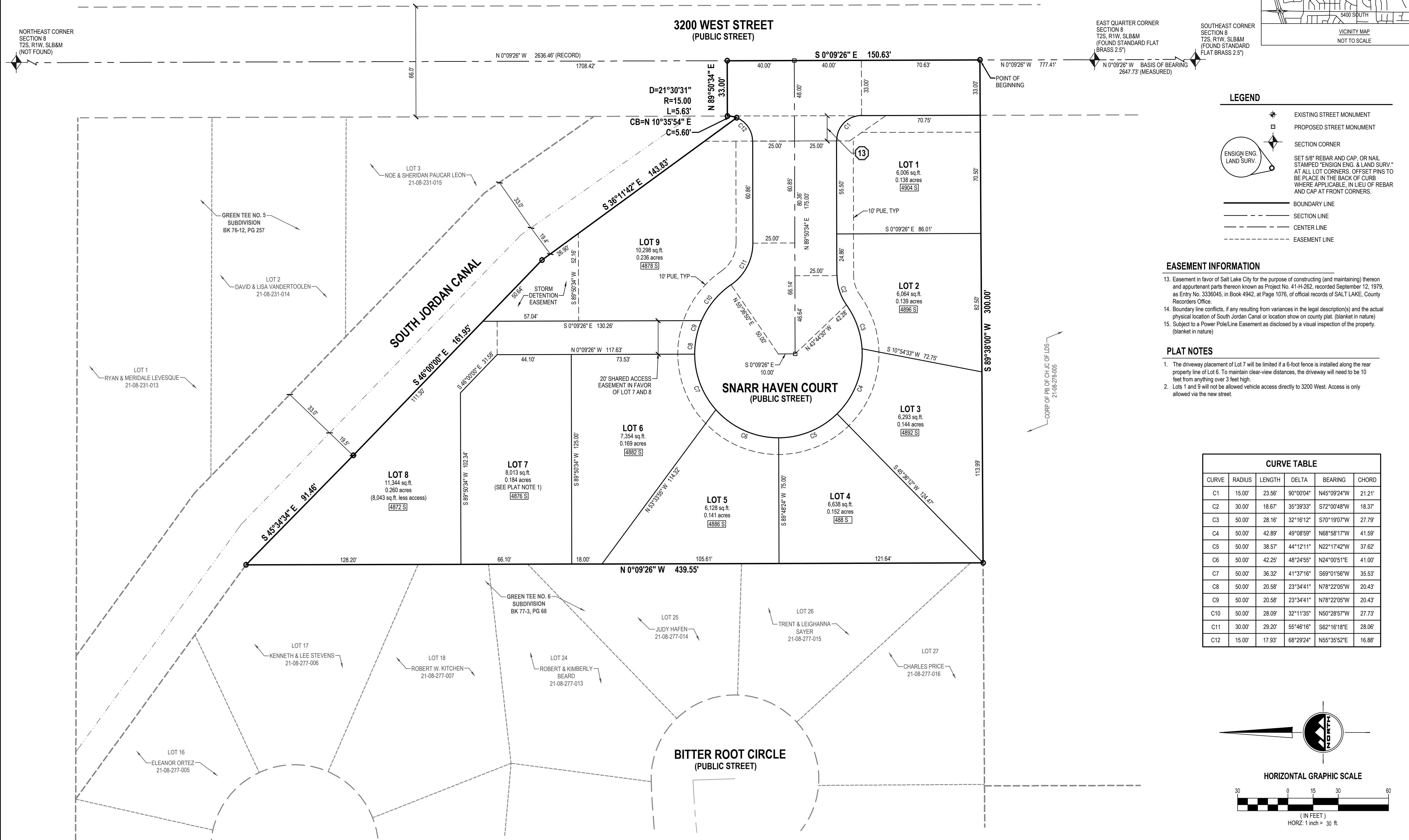
PROJECT NUMBER
10679
PRINT DATE
12/28/21
DRAWN BY
M. WINTERS
CHECKED BY
PROJECT MANAGER
D. JENKINS, PE

C-000

Exhibit E

GT ESTATES EXHIBIT A

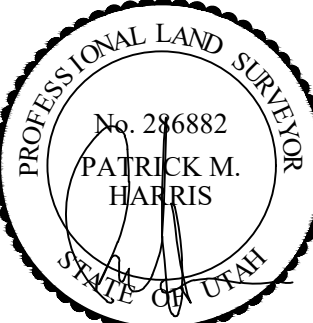
LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH



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

BOUNDARY DESCRIPTION
Beginning at a point North 0°09'26" West 777.41 feet along the section line from the East quarter corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running
thence South 89°38'00" West 300.00 feet to the easterly boundary of Green Tree No. 6, recorded March 10, 1977 in Book 77-3 at Page 66 in the Office of the Salt County Recorder;
thence North 0°09'26" West 439.55 feet along said easterly boundary to the southerly boundary line of the South Jordan Canal;
thence along said southerly boundary line the following five (5) courses:
(1) South 45°34'34" East 91.46 feet;
(2) South 46°00'00" East 101.95 feet;
(3) South 36°11'42" East 143.83 feet;
(4) Northeastly 5.63 feet along the arc of a 15.00 foot radius curve to the left (center bears North 68°38'50" West and the chord bears North 10°35'54" East 5.60 feet with a central angle of 21°30'31");
(5) North 89°50'34" East 33.00 feet to the section line;
thence South 0°09'26" East 150.63 feet along said section line to the point of beginning.

Contains 86,892 Square Feet or 1.972 Acres and 9 Lots
DATE 10/25/21
PATRICK M. HARRIS
P.L.S. 286882



EASEMENT INFORMATION
13. Easement in favor of Salt Lake City for the purpose of constructing (and maintaining) thereon and appurtenant parts thereon known as Project No. 41-H-262, recorded September 12, 1979, as Entry No. 3336045, in Book 4942, at Page 1076, of official records of SALT LAKE, County Recorder's Office.
14. Boundary line conflicts, if any resulting from variances in the legal description(s) and the actual physical location of South Jordan Canal or location shown on county plat. (blanket in nature)
15. Subject to a Power PoleLine Easement as disclosed by a visual inspection of the property. (blanket in nature)

PLAT NOTES
1. The driveway placement of Lot 7 will be limited if a 6-foot fence is installed along the rear property line of Lot 6. To maintain clear-view distances, the driveway will need to be 10 feet from anything over 3 feet high.
2. Lots 1 and 9 will not be allowed vehicle access directly to 3200 West. Access is only allowed via the new street.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'04"	N45°09'24"W	21.21'
C2	30.00'	18.67'	35°39'33"	S72°00'48"W	18.37'
C3	50.00'	28.16'	32°16'12"	S70°19'07"W	27.79'
C4	50.00'	42.89'	49°08'59"	N68°58'17"W	41.59'
C5	50.00'	38.57'	44°12'11"	N22°17'42"W	37.62'
C6	50.00'	42.25'	48°24'55"	N24°00'51"E	41.00'
C7	50.00'	36.32'	41°37'16"	S69°01'56"W	35.53'
C8	50.00'	20.58'	23°34'41"	N78°22'05"W	20.43'
C9	50.00'	20.58'	23°34'41"	N78°22'05"W	20.43'
C10	50.00'	28.09'	32°11'35"	N50°28'57"W	27.73'
C11	30.00'	29.20'	55°46'16"	S62°16'18"E	28.06'
C12	15.00'	17.93'	68°29'24"	N55°35'52"E	16.88'

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

Domain Energy Utah - Note:
Questar Gas Company dba Domain Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Right-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Domain Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domain Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domain Energy Utah's Right-of-Way Department at 800-368-8532.

OWNER / DEVELOPER
BRANDON SNARR
12163 SOUTH 3715 WEST
RIVERTON, UTAH 84065
PHONE: 801.916.6317

RECORD OF SURVEY
ROS NO.: S-
COUNTY SURVEYOR REVIEWER: _____ DATE: _____



SHEET 1 OF 1
PROJECT NUMBER: 10679
MANAGER: DAJ
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 12/27/21

GT ESTATES
LOCATED IN THE NORTHWEST QUARTER OF SECTION XX,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____, 20____, BY THE ROCKY MOUNTAIN POWER. _____ ROCKY MOUNTAIN POWER	DOMINION ENERGY APPROVED THIS _____ DAY OF _____, 20____, BY THE DOMINION ENERGY _____ DOMINION ENERGY	HEALTH DEPARTMENT APPROVAL APPROVED THIS _____ DAY OF _____, 20____, BY THE HEALTH DEPARTMENT. _____ SALT LAKE COUNTY HEALTH DEPARTMENT	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, 20____, BY THE TAYLORSVILLE PLANNING COMMISSION. _____ CHAIR, TAYLORSVILLE PLANNING COMMISSION	TAYLORSVILLE BENNION IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____, 20____, BY THE TAYLORSVILLE BENNION IMPROVEMENT DISTRICT. _____ TAYLORSVILLE BENNION IMPROVEMENT DISTRICT	CITY OF TAYLORSVILLE ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. _____ DATE _____ CITY OF TAYLORSVILLE ENGINEER	COMMUNITY DEVELOPMENT APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. _____ CITY OF TAYLORSVILLE COMMUNITY DEVELOPMENT DIRECTOR	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. _____ CITY OF TAYLORSVILLE ATTORNEY	CITY OF TAYLORSVILLE APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF TAYLORSVILLE. _____ ATTEST: RECORDER MAYOR	RECORDED # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEES _____ DEPUTY SALT LAKE COUNTY RECORDER
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Exhibit E

EXHIBIT A

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 ABOVE 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 POT-HOLE 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 "POT-HOLING" 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 "POT-HOLE" 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 DETAILED 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 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.
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
EDA	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
NC	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
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TDF	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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TAYLORSVILLE, UTAH



GENERAL NOTES

PROJECT NUMBER
10679

PRINT DATE
12/28/21

DRAWN BY
M. WINTERS

CHECKED BY

PROJECT MANAGER
D. JENKINS, PE

C-001

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BENCHMARK

EAST QUARTER CORNER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4427.90'

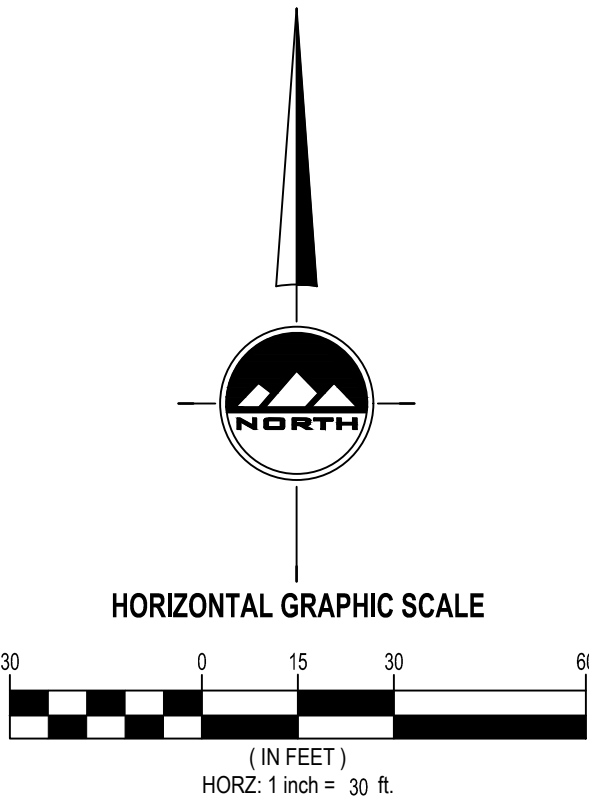
Exhibit E

EXHIBIT A

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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.
- 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.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- 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.
- REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
 - SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
 - DEMOLISH AND PROPERLY DISPOSE OF EXISTING BUILDING.
 - REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
 - REMOVE AND PROPERLY DISPOSE OF EXISTING GRAVEL.
 - SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
 - REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL LINE. COORDINATE WITH LOCAL POWER COMPANY.
 - REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL LINE. COORDINATE WITH LOCAL GAS COMPANY.
 - SAWCUT, REMOVE AND PROPERLY DISPOSE OF EXISTING SIDEWALK.
 - EXISTING WELL TO BE CAPPED AND ABANDONED.
 - REMOVE AND PROPERLY DISPOSE OF EXISTING WASTE HOLDING TANK.
 - REMOVE ALL TREES ON PROPERTY.
 - MAINTAIN A MINIMUM OF 4 FEET FROM THE LIP OF THE CANAL TO THE FENCE ALONG THE SOUTH SIDE OF THE CANAL. CONTRACTOR TO REMOVE ALL TREES AND SHRUBS IN THIS AREA.



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DEMOLITION PLAN

PROJECT NUMBER
10679
DRAWN BY
M. WINTERS
PROJECT MANAGER
D. JENKINS, PE
PRINT DATE
12/28/21
CHECKED BY

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SALT LAKE BASE AND MERIDIAN
ELEV = 4427.90'

Exhibit E

EXHIBIT A

- 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:
- 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
 - 30" COLLECTION CURB AND GUTTER PER APWA PLAN 205.
 - PUBLIC ROADWAY STREET LIGHTINGS PER TAYLORSVILLE CITY STDS.
 - CONNECT TO EXISTING SIDEWALK. SEE GRADING PLAN FOR DETAILS.
 - PUBLIC ROADWAY CROSS-SECTION PER GEOTECHNICAL REPORT. SEE DETAIL 5/C-600.
 - STOP SIGN PER M.U.T.C.D. STANDARDS.
 - STANDARD ASPHALT SECTION PER GETOTECHNICAL REPORT. SEE DETAIL 6/C-600.
 - FLARE DRIVEWAY APPROACH PER APWA UT CH. PLAN 221.
 - ADA ACCESS RAMP, CORNER ASSEMBLY WITH DETECTABLE WARNING SURFACE PER APWA UT. CH. PLAN 235 AND 238.
 - NO PARKING SIGN PER M.U.T.C.D. STANDARDS.

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - 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.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SITE IMPROVEMENT QUANTITIES TABLE		
DESCRIPTION	QUANTITY	UNIT
ASPHALT PAVEMENT	9,788	SF
CONCRETE PAVEMENT	0	SF
CURB AND GUTTER	1,597	SF
CURB AND GUTTER	470.5	LF
SIDEWALK	544	LF

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SITE PLAN

PROJECT NUMBER: 10679
PRINT DATE: 12/28/21
DRAWN BY: M. WINTERS
CHECKED BY:
PROJECT MANAGER: D. JENKINS, PE

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- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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.

- CONNECT TO EXISTING WATER LINE.
- FIRE HYDRANT ASSEMBLY COMPLETE PER TAYLORSVILLE CITY STANDARDS AND SPECIFICATIONS.
- SAWCUT AND REMOVE EXISTING ASPHALT TO FACILITATE CONNECTION TO EXIST. UTILITIES. ONCE INSTALLED, PERFORM BITUMINOUS PAVEMENT T-PATCH PER APWA UT. CH. PLAN 255.
- 8" C-900 WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER TAYLORSVILLE CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER TAYLORSVILLE-BENNION I.D. STANDARDS AND SPECIFICATIONS. MAINTAIN 3.5' MINIMUM COVER. ANY CONFLICTS WILL REQUIRE PRE-FAB STEEL BENDS.
- INSTALL 3/4" WATER METER AND LATERAL W/ 42" MINIMUM COVER OVER PIPE PER TAYLORSVILLE-BENNION I.D. STANDARDS AND SPECIFICATIONS.
- EXIST. 8" ASBESTOS CEMENT WATER LINE.
- 8" X 8" X 8" TEE W / (3) GATE VALVES AND THRUST BLOCK.
- 6" SDR-35 PVC SANITARY SERER LATERAL AT 1% MIN. SLOPE (LOTS 7 AND 8 ONLY) PER TAYLORSVILLE-BENNION I.D. STANDARDS.
- 4" SDR-35 PVC SANITARY SEWER LATERAL AT 2% MIN. SOPE, INCLUDING CLEANOUTS AT MAXIMUM 100' SPACING, PER TAYLORSVILLE-BENNION I.D. STANDARDS.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXIST. SEWER SERVICE LATERALS WITHIN PROPERTY. EXISTING SEWER SERVICE SHALL BE CUT, PLUGGED AND ABANDONED TO THE BACK OF SIDEWALK.
- EXISTING WATER SERVICE SHALL BE ABANDONED AT THE CURB STOP.
- CAST IN-PLACE MANHOLE SHALL BE CAST WITH 80% OF THE FULL DIAMETER BELOW THE SKIRT/SHELF.

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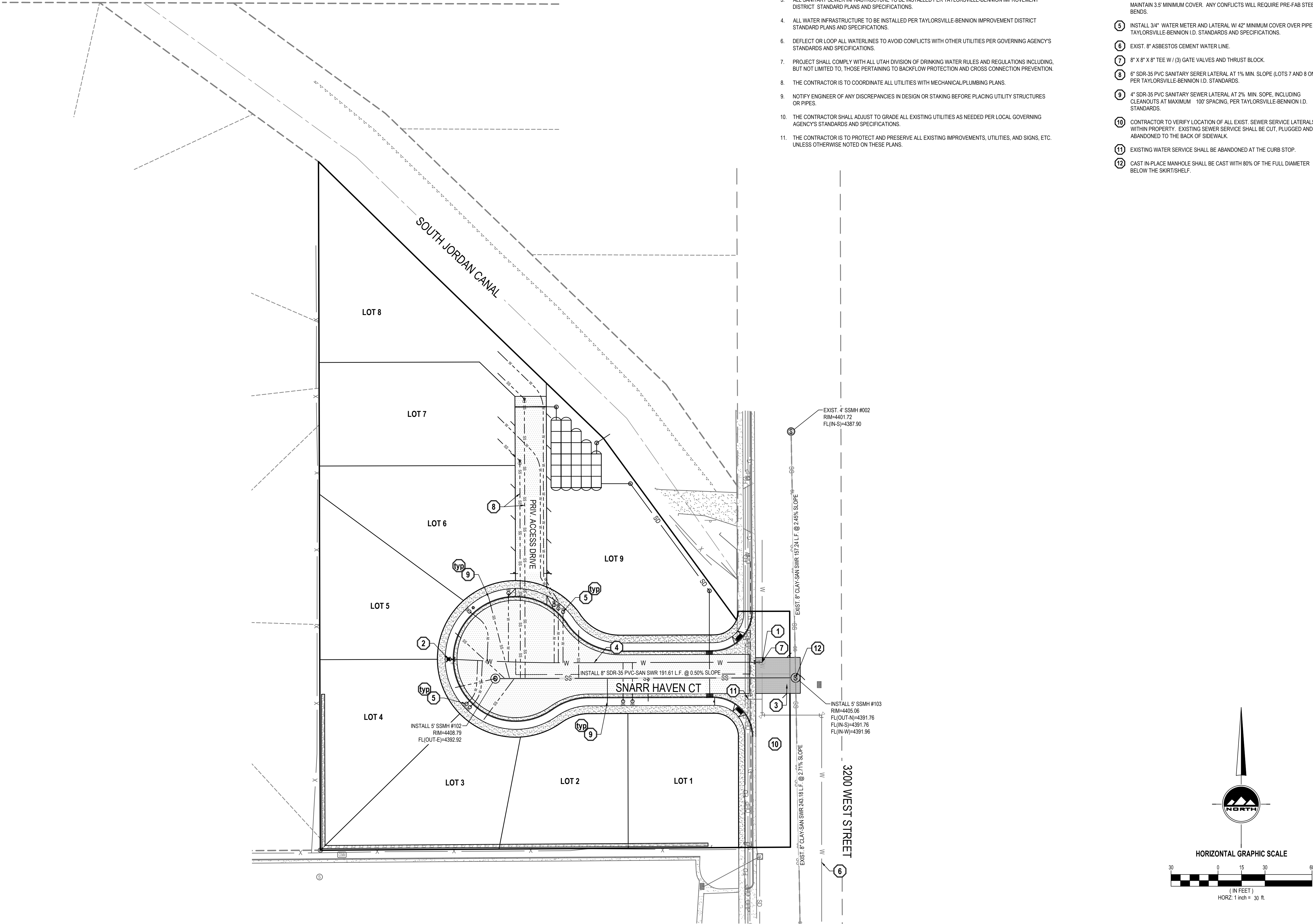


UTILITY PLAN

PROJECT NUMBER
10679
DRAWN BY
M. WINTERS
PROJECT MANAGER
D. JENKINS, PE

PRINT DATE
12/28/21
CHECKED BY

C-300



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SALT LAKE BASE AND MERIDIAN

ELEV = 4427.90'

Exhibit E

EXHIBIT A

HWL SURFACE DETENTION ELEVATION = 4404.41'

DETENTION BASIN (STORMTECH MC-3500)	
TOTAL VOLUME REQUIRED =	5,500.0 CU. FT.
TOTAL VOLUME PROVIDED =	5,555.0 CU. FT.
VOLUME PROVIDED (24" RCP) =	450.0 CU. FT.
VOLUME PROVIDED (STORMTECH) =	5,105 CU. FT.
TOP OF GRAVEL =	4404.5'
TOP OF CHAMBERS =	4403.5'
BOTTOM OF CHAMBERS =	4399.75'
BOTTOM OF GRAVEL =	4399.0'

PROVIDE 2.4" ORIFICE PLATE ON NE SIDE OF SDCO #201.

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 DAYLIGHT 15" SD PIPE, INVERT AT HIGH WATER ELEVATION OF SOUTH JORDAN CANAL. SEE DETAIL 7 AND 8, SHEET C-600.
- 2 BELOW GRADE DETENTION CHAMBERS. SEE SHEET C-601 FOR DETAILS.
- 3 BOULDER RETAINING WALL. SEE DETAIL 9 SHEET C-600 FOR DETAILS.

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. 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.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. 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.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SANDY CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. 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.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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STORM DRAIN BASIN AREA LEGEND

BASIN CALCULATIONS:

STORM WATER CONTRIBUTIONS USED FOR STORAGE REQUIREMENT VOLUME CALCULATIONS ARE TAKEN FROM BASIN 1, REPRESENTED BY DASHED LINE (SEE LEGEND ABOVE). THIS BASIN REPRESENTS ALL ROADWAY IMPROVEMENTS, BUILDINGS, AND OPEN SPACE APPROPRIATE TO THIS PROJECT, WITH THE EXCEPTION OF LOT 8. DUE TO THE REQUIRED GRADING AND HORIZONTAL PLACEMENT OF LOT 8, THE ASSUMPTION IS MADE THAT LOT 8 WILL CONVEY STORM WATER DIRECTLY TO THE EXISTING ADJACENT CANAL. ALL OTHER STORM WATER RUNOFF FROM THE SUBDIVISION WILL BE DETAINED ON SITE, AND RELEASE INTO THE CANAL AT A RATE OF 0.2 CFS/ACRE.

STORM DRAIN DETENTION, 100-YEAR STORM

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Municipal Services
Civil Engineering
Land Surveying

PROJECT TITLE
GT ESTATES

PROJECT NUMBER
10679

PROJECT LOCATION
4924 S 3200 WEST TAYLORSVILLE, UTAH

DATE
11/13/2021

OWNER
BRANDON SNARR

CHECKED BY
DAVID JENKINS

APPROVED BY
DAVID JENKINS

AREA CALCULATION

BUILDINGS	0.48 acres	runoff coeff. C:	0.90
ROADWAYS AND SIDEWALKS	0.38 acres	runoff coeff. C:	0.90
LANDSCAPE/NATIVE AREA	0.69 acres	runoff coeff. C:	0.20
TOTAL AREA	1.550 acres	WEIGHTED C:	0.59

RUNOFF CALCULATION

100 Year Design Storm		Allowable Runoff	0.20	cfs/ac		
		Total allowable runoff	0.31	cfs		
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
15.00	0.91	4.00	900.00	3283.20	279.00	3004.20
30.00	0.91	2.69	1800.00	4415.90	558.00	3857.90
60.00	0.91	1.67	3600.00	5482.94	1116.00	4366.94
360.00	0.91	0.331	21600.00	6520.44	6696.00	0.00
720.00	0.91	0.193	43200.00	7603.89	13392.00	0.00
1440.00	0.91	0.104	86400.00	8194.87	26784.00	0.00

STORAGE REQUIRED:

4366.94

80TH PERCENTILE VOL:

1226.73

TOTAL STORAGE REQUIRED:

5471.00

TOTAL STORAGE PROVIDED:

5500.00

PEAK FLOW

10 Year Design Storm	
Q _{peak} = CIA	t _c = 5-min:

Flow Calculations

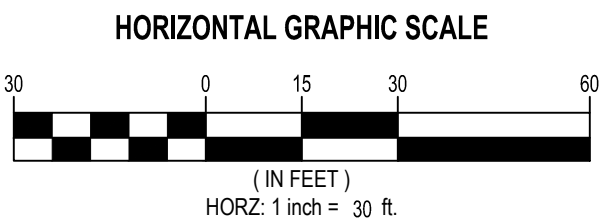
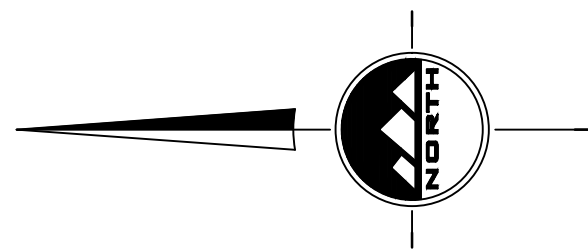
C =	0.59				
I (in/hr)	3.18				
A (acres)	1.55				
Q _{peak} (cfs)	2.90				

OUTLET CONTROL

Orifice Parameters	Orifice Size	Pipe Parameters
Q (cfs) = 0.31	Area = Q/(C x (2 x g x h) ^{0.5})	Type of Pipe = Concrete
Coefficient (C) = 0.60	Area (in²) = 4.62	Manning (n) = 0.013
g (ft/s²) = 32.20	Width (in) = 2.15	Pipe Dia. (in) = 12
High Water = 4404.40	Height (in) = 2.15	% Slope (s) = 0.20
FL @ orifice = 4400.38	Diameter (in) = 2.42	Q allow (cfs) = 1.60
h (ft) = 4.02	Provide 2.42 Inch Diameter Orifice	

(Orifice coefficient is taken from: McCuen, Richard / Hydrologic Design Methods / o 1998 p.424)

80th PERCENTILE VOLUME (DWQ)			
80 th Percentile Depth	0.45	in	
Project Imperviousness (I)	0.55		
Rv	0.48	(Reese)	
Project Area	67518.00	ft²	
V _{goal}	1226.726	ft³	



GRADING AND DRAINAGE PLAN

PROJECT NUMBER
10679
DRAWN BY
M. WINTERS
PROJECT MANAGER
D. JENKINS, PE

PRINT DATE
12/28/21
CHECKED BY

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.

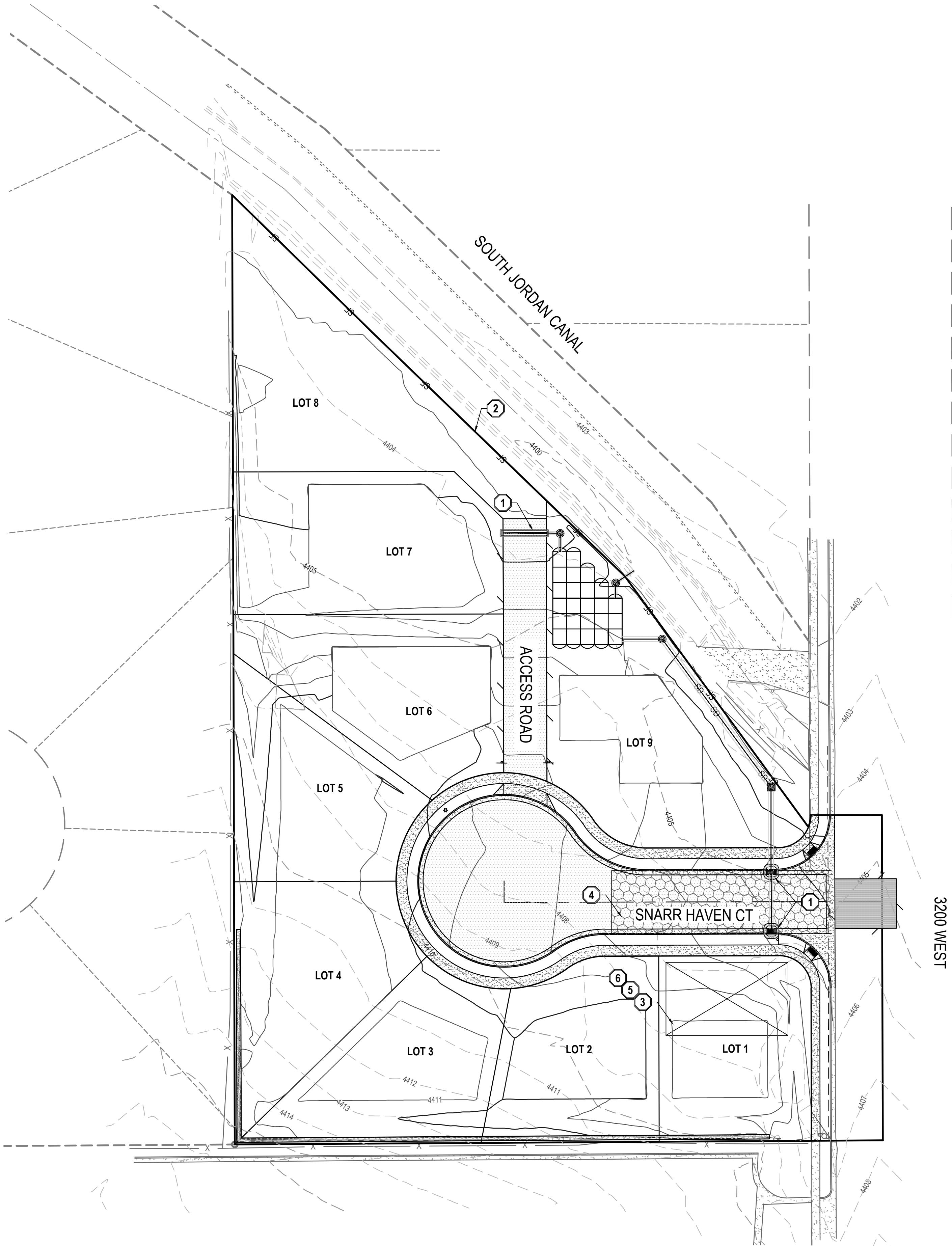
BENCHMARK

EAST QUARTER CORNER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4427.90'

Exhibit E

EXHIBIT A



- 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 2/C-501.
- 2

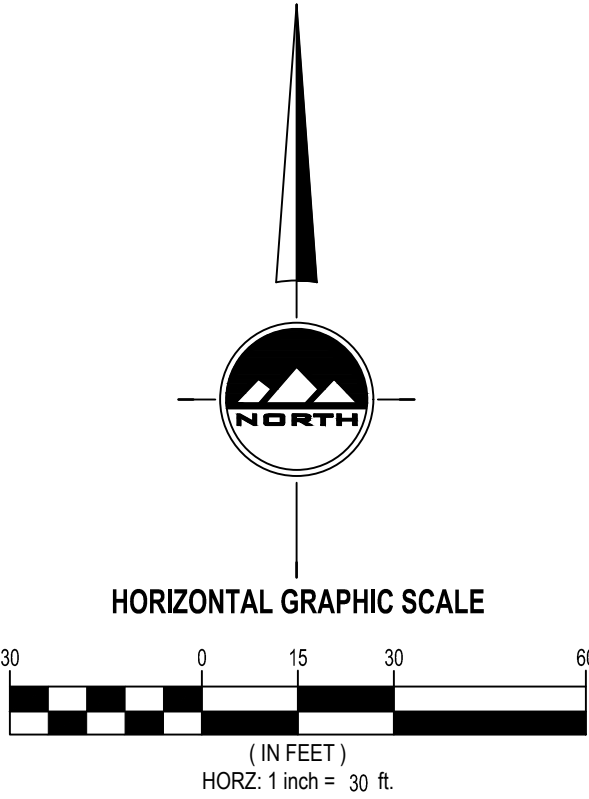
SILT FENCE PER DETAIL 3/C-501.
- 3

PORTABLE TOILET PER DETAIL 4/C-501.
- 4

VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1/C-501.
- 5

SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 6

SUGGESTED STOCKPILE AREA.



EN SIGN

THE STANDARD IN ENGINEERING

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CONTACT:

BRANDON SNARR
PHONE: 801-916-6317

GT ESTATES

4924 S 3200 WEST
TAYLORSVILLE, UTAH

REGISTERED PROFESSIONAL ENGINEER

12/30/2021

#5936

DAVID A. JENKINS

STATE OF UTAH

EROSION CONTROL PLAN

PROJECT NUMBER
10679

PRINT DATE
12/28/21

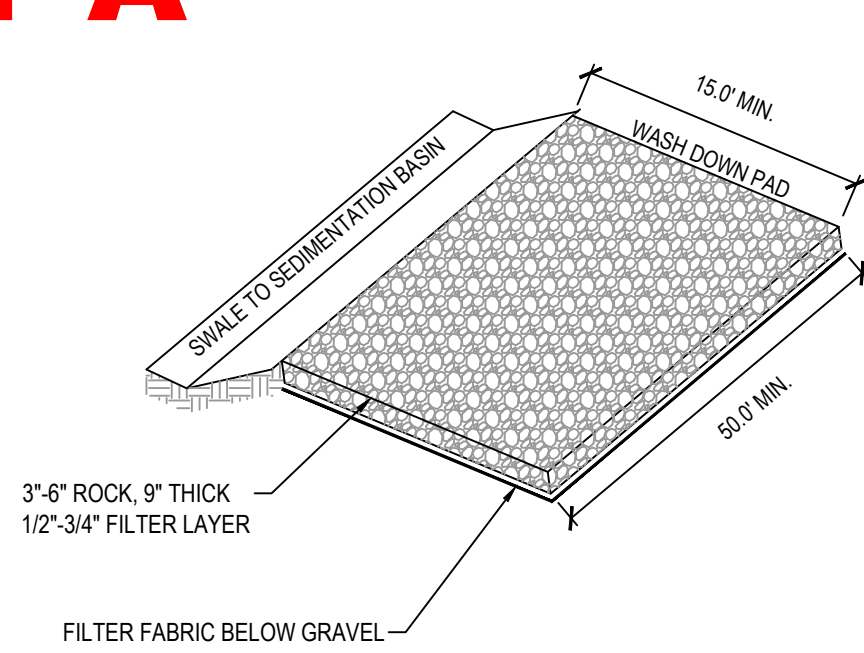
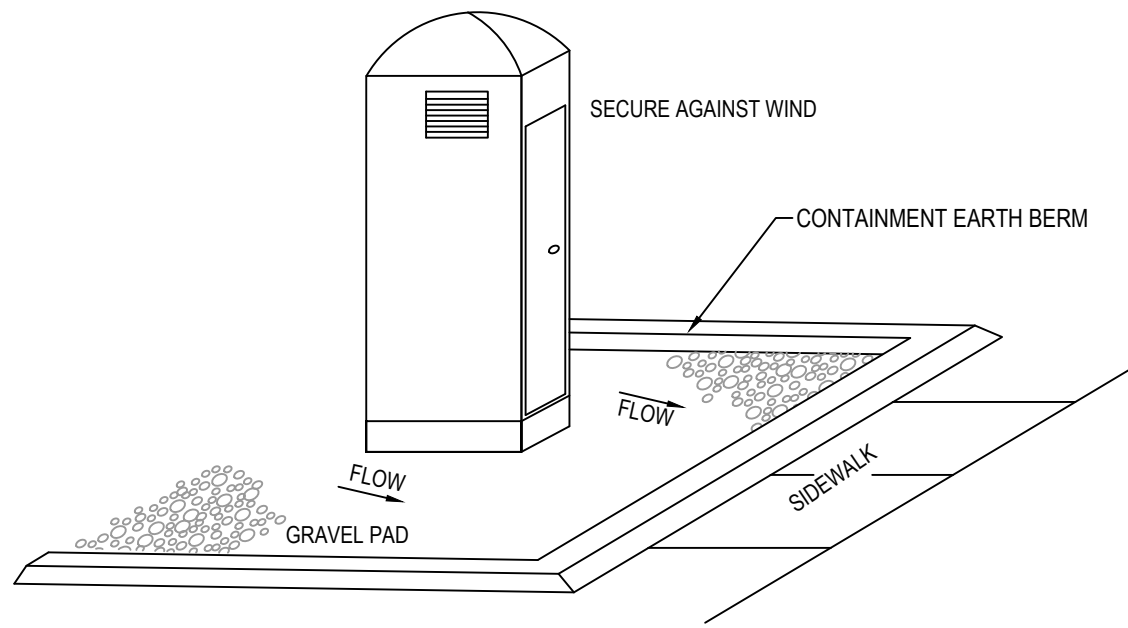
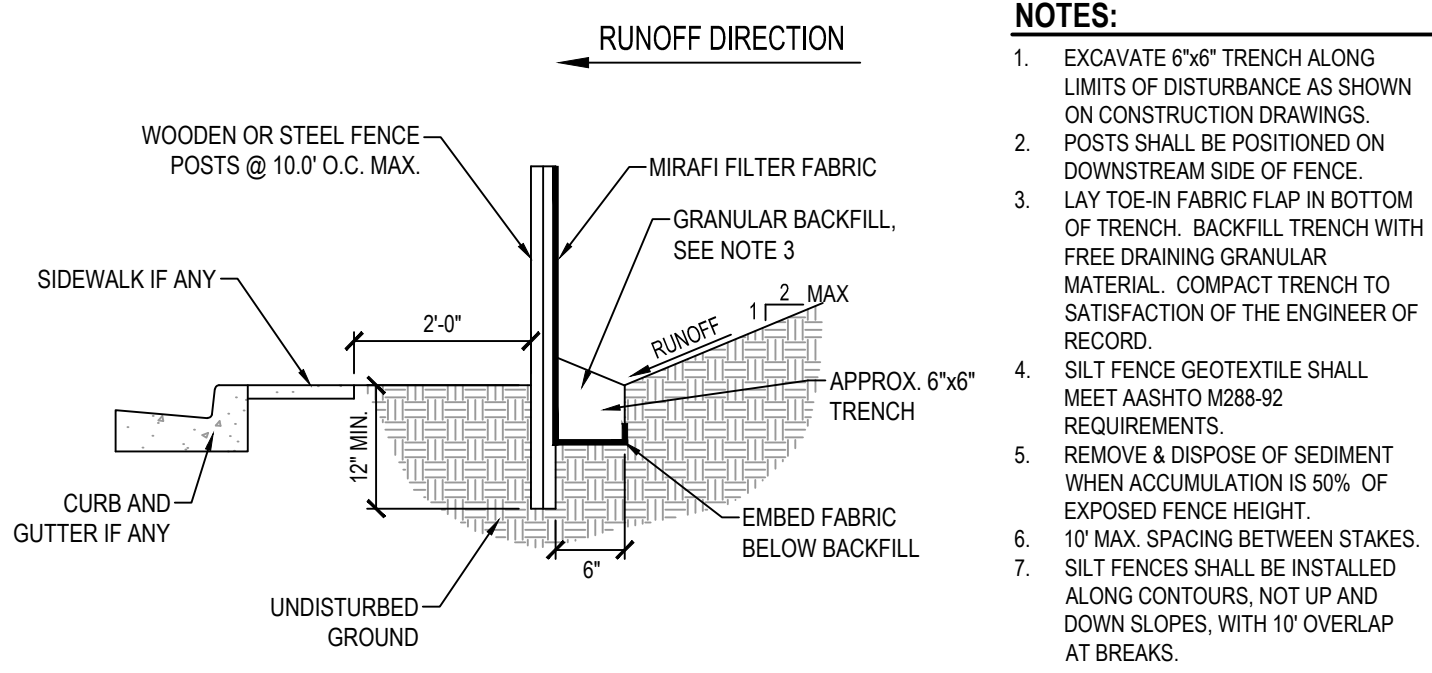
DRAWN BY
M. WINTERS

CHECKED BY

PROJECT MANAGER
D. JENKINS, PE

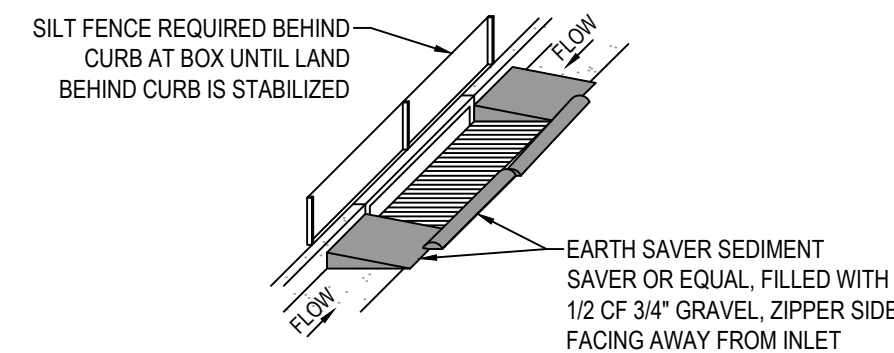
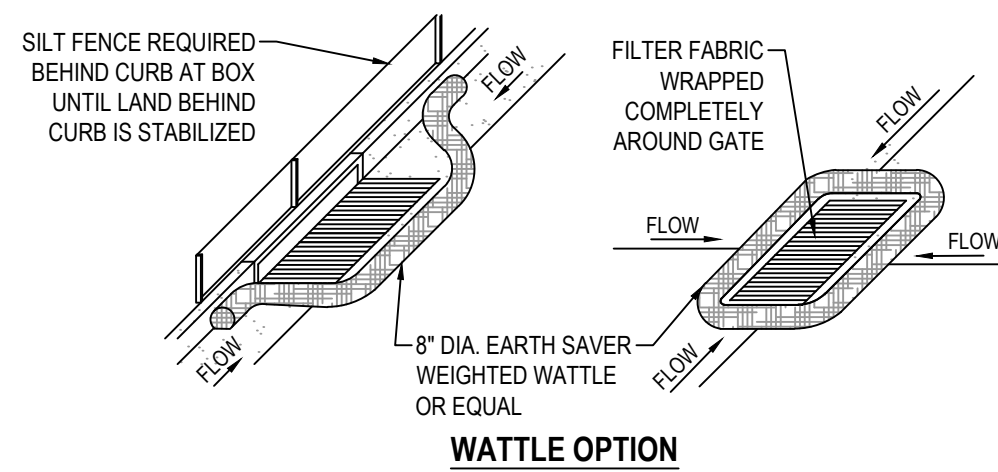
C-500

Exhibit E



NOTE:

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



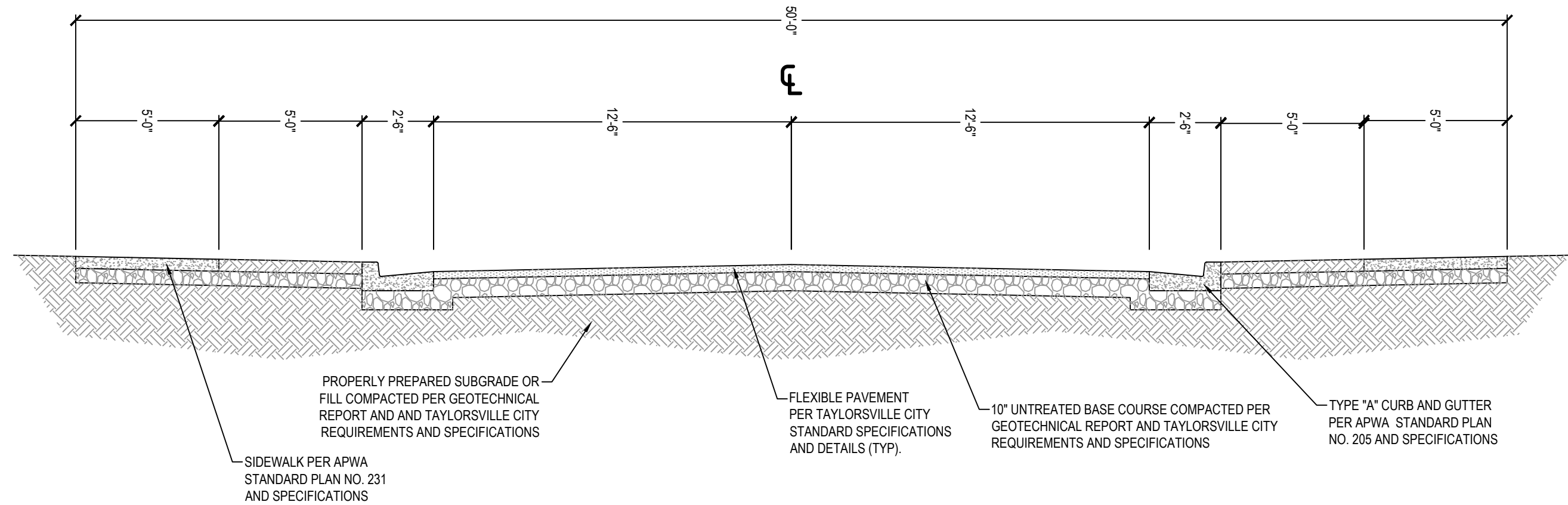
- NOTES:**
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LOADED WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
 2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
 3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BIWEEKLY, 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 TEMPORARY SILT FENCE SCALE: NONE

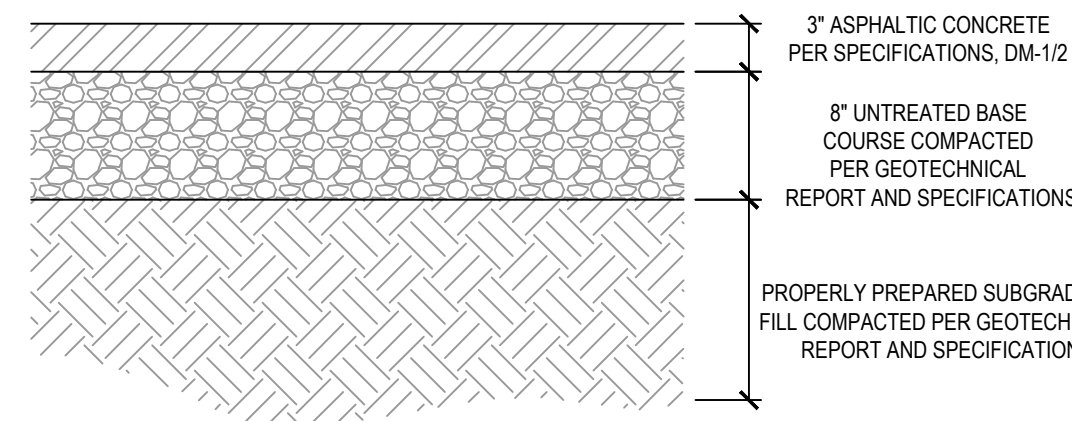
2 PORTABLE TOILET SCALE: NONE

3 STABILIZED CONSTRUCTION ENTRANCE SCALE: NONE

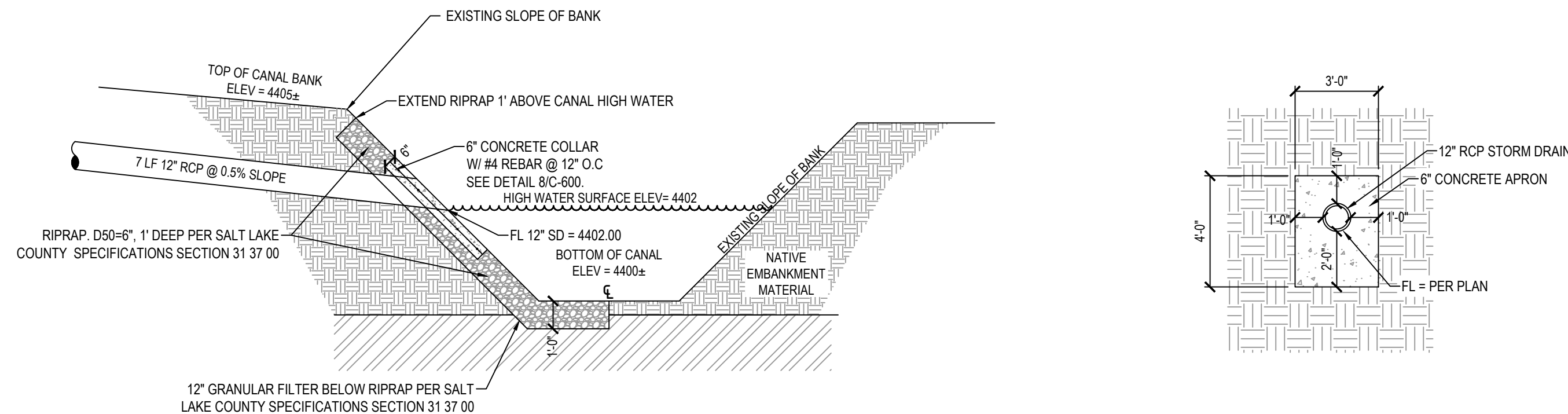
4 SAG INLET PROTECTION SCALE: NONE



5 PUBLIC ROAD CROSS SECTION SCALE: NONE



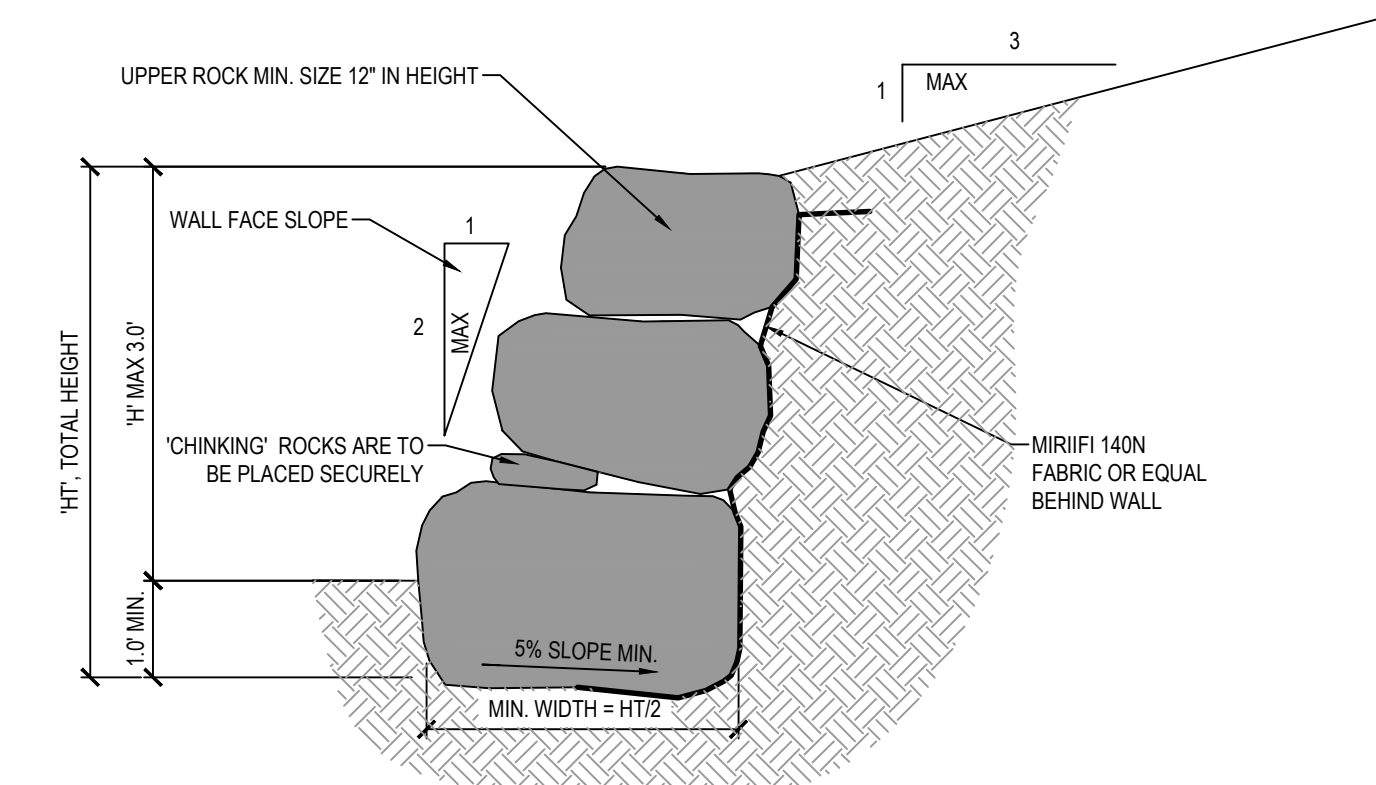
6 STANDARD ASPHALT SECTION SCALE: NONE



7 STORM DRAIN DISCHARGE SECTION SCALE: NONE

8 STORM DRAIN CONCRETE COLLAR SCALE: NONE

- NOTES:**
1. EACH ROCK IS TO BE PLACED INDIVIDUALLY OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
 2. UPPER ROCKS ARE TO BE SUPPORTED BY (2) ROCKS IN ROW BELOW. ROCKS ARE TO BE OFFSET SO THAT VERTICAL SEAMS ARE NOT CONSTRUCTED IN WALL.
 3. PLACE BASE, FACING, AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE, FACING, AND CAP ROCKS IS PERPENDICULAR TO THE FACE OF ROCKERY. TYPICAL BASE DIMENSION IS 1.5 x HEIGHT OF ROCK.
 4. ROCKS ARE TO BE PLACED SO THAT SLOPE BACK INTO HILLSIDE AT A MIN. OF 5%. PROVIDE 'CHINKS' AS NECESSARY BETWEEN ROCKS TO SLOPE UPPER ROCKS ADEQUATELY.
 5. ALL FILL TO BE COMPACTED TO 90% MAX DRY DENSITY PLACED IN 8" LIFTS.
 6. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 7. DO NOT CONSTRUCT ROCK WALLS OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
 8. ROCKS ARE TO BE ANGULAR TO PROVIDE ADEQUATE 'FLAT SURFACE' FOR ROCK TO ROCK CONNECTION. ROUND SHAPED ROCKS ARE NOT ACCEPTABLE.
 9. ROCKS ARE TO QUARRIED BY NON-EXPLOSIVE METHODS. ROCKS QUARRIED BY BLASTING METHODS ARE PRONE TO CRACKING AND ARE NOT ACCEPTABLE.
 10. MAINTENANCE OF ROCK-PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
 11. CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK-PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL ERODING THROUGH THE JOINTS BETWEEN THE ROCKS. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK-PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK PROTECTED SLOPES.



9 ROCK RETAINING WALL SCALE: NONE



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PHONE: 801-916-6317

GT ESTATES

4924 S 3200 WEST
TAYLORSVILLE, UTAH



DETAILS

PROJECT NUMBER
10679
DRAWN BY
M. WINTERS
PROJECT MANAGER
D. JENKINS, PE

PRINT DATE
12/28/21
CHECKED BY

C-600

EXHIBIT A

Project: _____

Chamber Model - MC-3500

Units - **Imperial** Click Here for Metric

Number of Chambers - 24

Number of End Caps - 0

Voids in the stone (porosity) - 40 %

Base of Stone Elevation - 100.00 ft

Amount of Stone Above Chambers - 12 in

Amount of Stone Below Chambers - 5 in

Area of System - 1568 sq ft



Stormtech
Water Management Systems

☐ Include Perimeter Stone in Calculations

Min. Area - 1401 sf min. area

SortTech MC-3500 Cumulative Storage Volumes									
Height of Chest (inches)	Incremental Storage (cu. feet)	Incremental Storage (cu. feet)	Incremental Storage (cu. feet)	Incremental Storage (cu. feet)	Incremental Storage (cu. feet)	Incremental Storage (cu. feet)	Incremental Storage (cu. feet)	Cumulative Storage (cu. feet)	Elevation (feet)
65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50731	106.42
64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50731	106.42
63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49665.78	105.25
62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48131.05	105.15
61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46814.24	104.08
60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46806.96	104.08
59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45721.71	102.91
58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44704.44	104.83
57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43727.16	102.75
56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45969.14	104.67
55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45474.04	104.67
54	0.00	1.39	1.39	1.39	1.39	1.39	1.39	44965.50	103.50
53	0.19	0.02	0.46	0.24	0.31	0.51	0.21	44422.27	104.42
52	0.16	0.04	7.06	3.89	45.29	26.78	26.78	43424.44	104.42
51	0.14	0.05	9.69	0.52	48.19	58.39	58.39	43330.24	104.25
50	0.07	16.49	6.88	0.88	42.04	67.90	67.90	42209.39	104.08
49	1.25	0.11	29.68	0.88	42.04	73.60	73.60	41417.78	104.08
48	0.13	34.13	1.39	1.07	38.94	40.70	40.70	40730.88	103.89
47	1.87	0.14	37.76	1.44	36.59	75.79	75.79	39973.88	103.83
46	0.16	40.87	0.87	0.83	35.23	63.89	63.89	39344.76	103.66
45	0.14	46.51	0.18	0.88	1.82	33.69	79.69	38476.76	103.66
44	2.10	0.22	48.98	2.18	31.80	82.98	82.98	38682.70	103.50
43	2.14	0.23	51.23	2.45	29.61	85.80	85.80	38152.32	103.33
42	2.31	0.27	55.92	2.66	28.06	88.04	88.04	37426.92	103.25
41	2.38	0.28	57.23	2.89	26.84	90.42	90.42	36744.78	103.08
40	2.46	0.29	59.06	2.94	27.48	89.48	3254.16	36258.16	102.91
39	2.31	60.68	0.88	0.88	26.78	90.52	90.52	31547.72	102.75
38	2.59	0.32	62.25	3.21	26.08	91.54	3074.20	31029.92	102.58
37	2.63	0.33	63.54	3.54	25.45	92.56	92.56	30345.76	102.42
36	2.72	0.35	65.16	3.47	24.81	93.45	2890.13	30076.75	102.25
35	2.77	0.36	66.51	3.60	24.22	94.33	2796.69	29767.07	102.07
34	0.37	67.79	0.72	0.69	23.69	95.21	2702.58	29464.49	101.91
33	2.88	0.38	69.01	3.84	23.13	96.08	2607.18	29167.30	101.75
32	0.40	70.16	0.66	0.66	22.61	96.96	2512.74	28874.56	101.58
31	2.95	0.41	71.28	4.08	22.13	97.84	2414.45	28579.11	101.42
30	2.97	0.42	72.42	4.08	21.67	98.72	2319.73	28289.38	101.25
29	3.08	0.43	73.28	4.30	21.24	98.81	2218.81	28011.57	101.07
28	3.19	0.44	74.26	4.40	20.80	99.67	2120.00	27740.57	100.91
27	0.45	75.13	0.51	0.41	20.33	100.52	2020.53	27438.57	100.75
26	3.37	0.45	75.98	4.61	20.03	100.62	1920.48	27148.08	100.58
25	0.47	76.79	0.71	0.67	19.67	101.50	1820.48	26857.60	100.42
24	3.23	0.48	77.55	4.08	19.33	101.68	1718.70	26567.90	100.25
23	3.29	0.49	78.57	4.89	19.07	102.57	1618.71	26278.11	100.08
22	3.39	0.50	79.87	4.98	18.69	102.63	1518.68	25988.43	99.91
21	3.32	0.51	79.83	5.16	18.39	103.08	1412.23	25698.20	99.75
20	0.51	80.28	0.98	0.98	18.11	103.53	1308.47	25407.73	99.58
19	3.37	0.52	80.85	5.22	17.84	103.91	1205.83	25117.33	99.42
18	0.53	81.42	0.30	0.30	17.58	104.30	1103.84	24826.53	99.25
17	3.41	0.54	81.95	5.37	17.34	104.66	997.43	24535.10	99.08
16	0.54	82.49	0.43	0.43	17.07	105.02	895.47	24243.67	98.91
15	3.46	0.55	82.98	5.49	16.88	105.33	793.75	23952.92	98.75
14	0.55	83.49	0.59	0.59	16.69	105.69	692.00	23662.17	98.58
13	3.48	0.56	83.99	5.66	16.44	106.04	590.25	23371.17	98.42
12	0.59	84.12	0.95	0.95	16.24	106.31	488.51	23080.22	98.25
11	3.50	0.00	0.00	0.00	0.00	0.00	0.00	22789.27	98.08
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22498.27	97.91
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22207.27	97.75
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21916.27	97.58
7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21625.27	97.42
6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21334.27	97.25
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21043.27	97.08
4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20752.27	96.91
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20461.27	96.75
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20170.27	96.58
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19879.27	96.42

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENTS
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOLILOAGGREGATE MIXTURES, <3% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 97, 6, 67, 68, 7, 78, 8, 89, 6, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND CLEAN, CRUSHED, ANGULAR STONE IN A & B LAYERS

PAVEMENT LAYER (DESIGNED BY SITE DESIGN ENGINEER)

*TO BOTTOM OF FLEXIBLE PAVEMENT: FOR UNPAVED INSTALLATIONS WHERE DISTURBS FROM VEHICLES MAY OCCUR INCREASE COVER TO 24" (600 mm)
 1" (25 mm)
 18" (450 mm) MIN*
 12" (300 mm) MIN
 45" (1140 mm)
 DEPTH OF STONE TO BE DETERMINED BY SITE DESIGN ENGINEER 9" (230 mm) MIN
 12" (300 mm) MIN
 6" (150 mm) MIN
 72" (1950 mm)
 6" (150 mm) MIN
 12" (300 mm) MIN
 6" (150 mm) MIN
 MC-3500 END CAP
 SUBGRADE SOILS (SEE NOTE 3)
 PERIMETER STONE (SEE NOTE 4)
 EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)
 6" (150 mm) MIN

NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-18a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, @ THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LB/IN².
 - AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

StormTech®
 Chamber System
 888-862-2864 | WWW.STORMTECH.COM
 4440 TRULAN BLVD
 HILLAND, OH 43028
 1-800-733-1473

SHEET
 3 OF 6

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRANDON SNARR
12163 SOUTH 3715 WEST
RIVERTON, UTAH 84065

CONTACT:
BRANDON SNARR
PHONE: 801-916-6317

GT ESTATES

4924 S 3200 WEST

TAYLORSVILLE, UTAH



DETAILS

PROJECT NUMBER	PRINT DATE
10679	12/28/2
DRAWN BY	CHECKED BY
M. WINTERS	
PROJECT MANAGER	
D. JENKINS, PE	

C-601

811

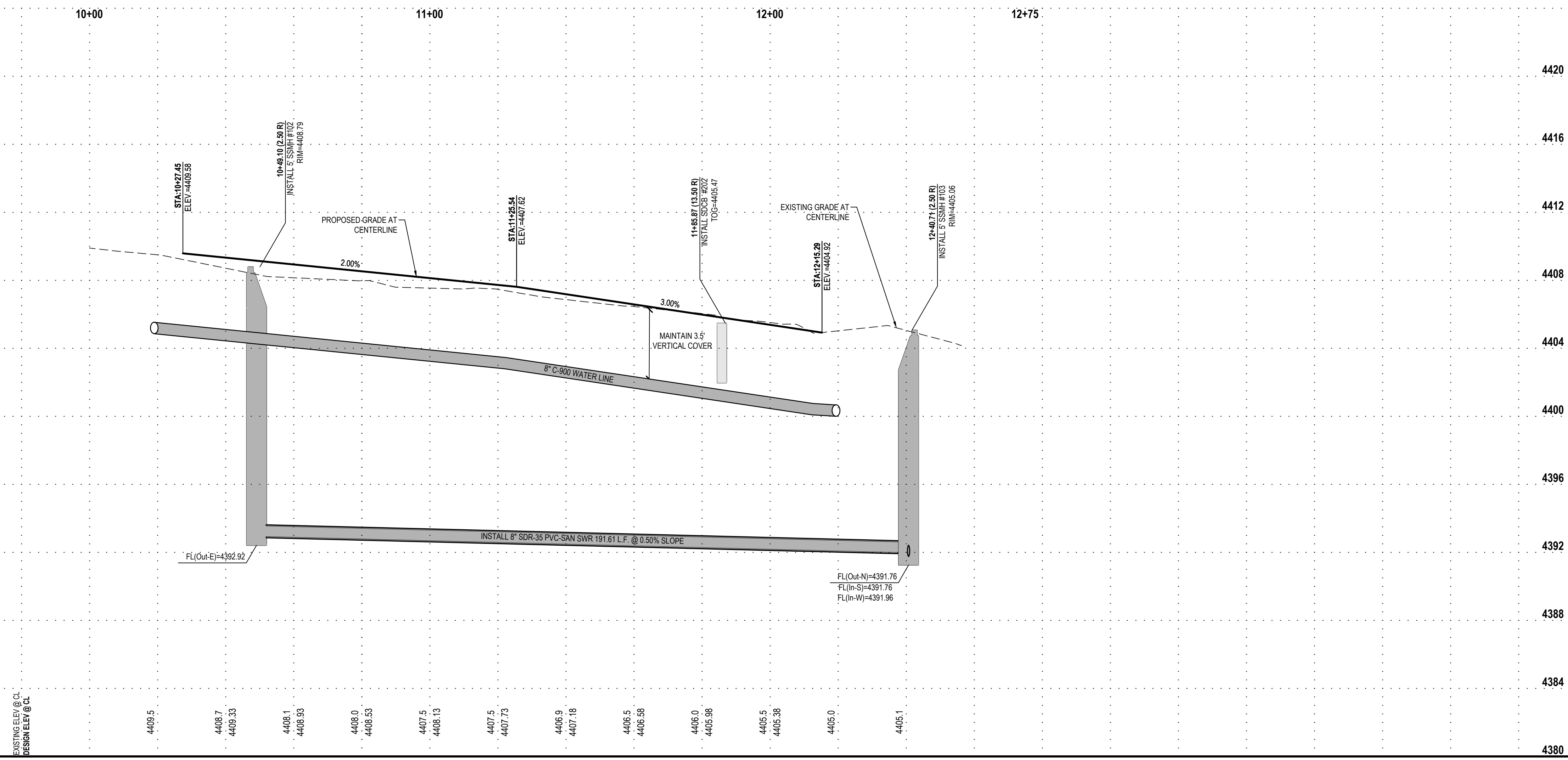
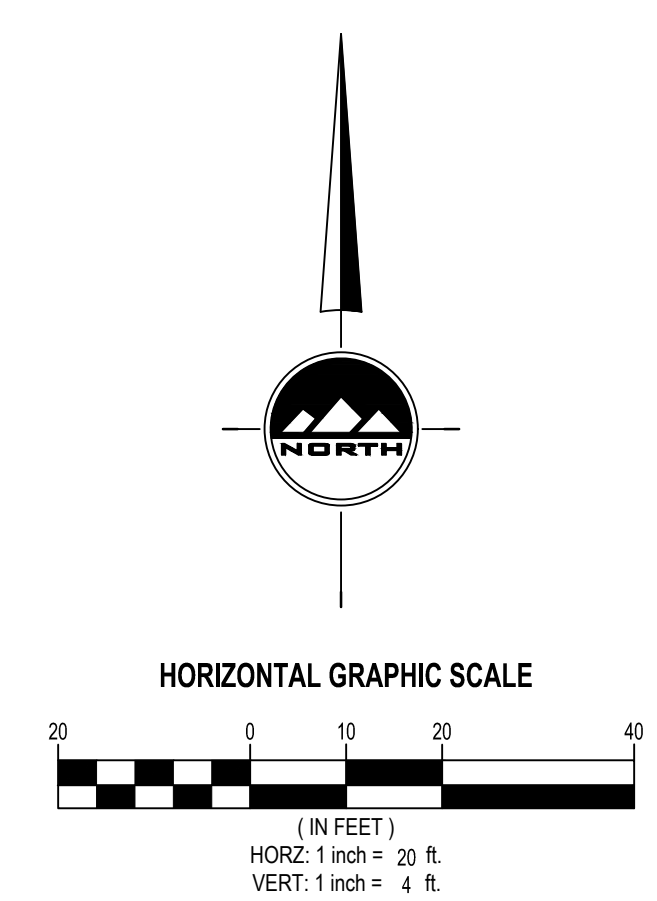
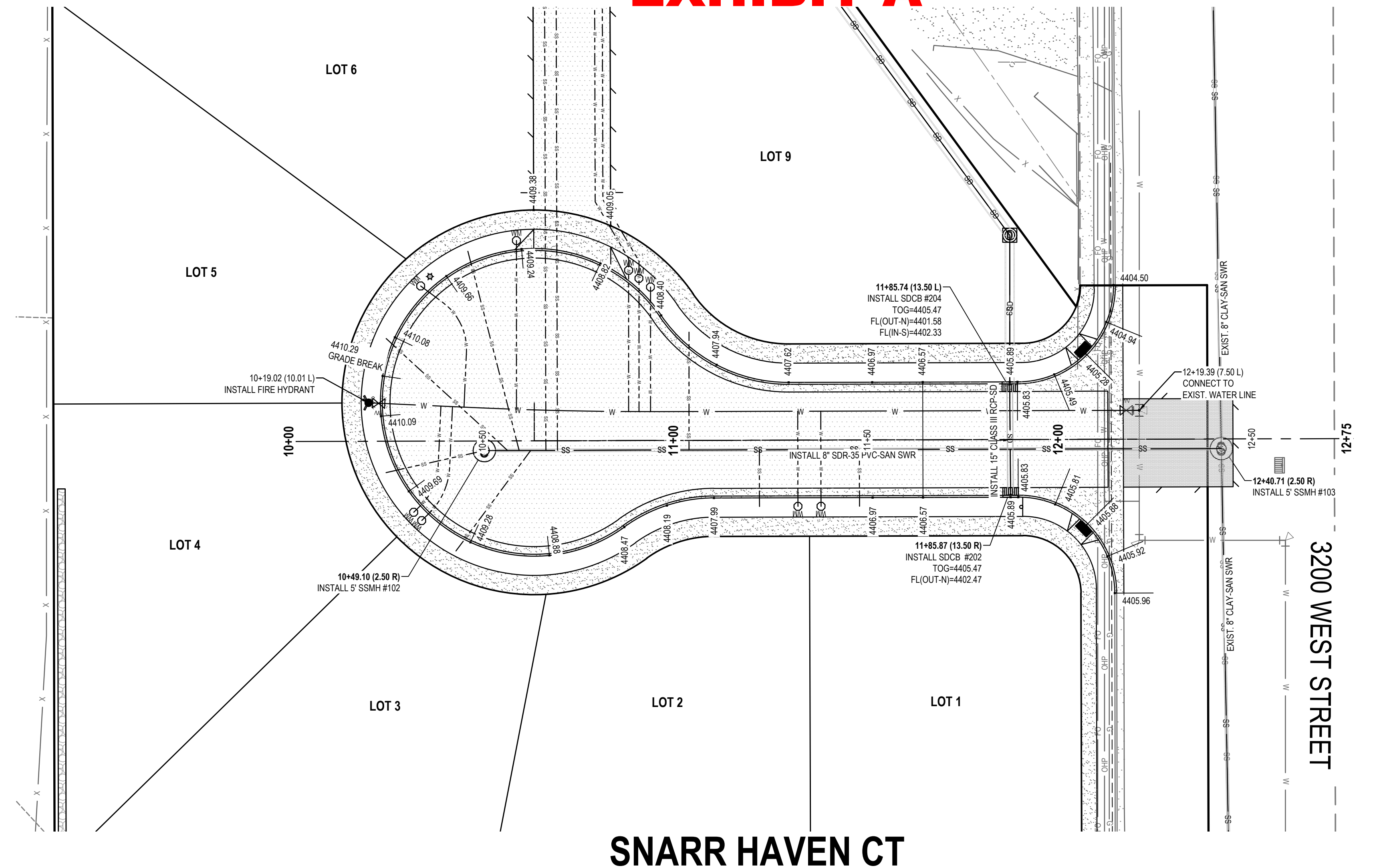
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

EAST QUARTER CORNER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4427.90'

Exhibit E

EXHIBIT A



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

BRANDON SNARR
12163 SOUTH 3715 WEST
RIVERTON, UTAH 84065

CONTACT:

BRANDON SNARR
PHONE: 801-916-6317

GT ESTATES

4924 S 3200 WEST
TAYLORSVILLE, UTAH

REGISTERED PROFESSIONAL ENGINEER

12/30/2021
#5936
DAVID A. JENKINS
STATE OF UTAH

PLAN AND PROFILE

PROJECT NUMBER
10679

PRINT DATE
12/28/21

DRAWN BY
M. WINTERS

CHECKED BY

PROJECT MANAGER
D. JENKINS, PE

PP-1



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

BENCHMARK

EAST QUARTER CORNER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4427.90'

Exhibit E

EXHIBIT A



THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

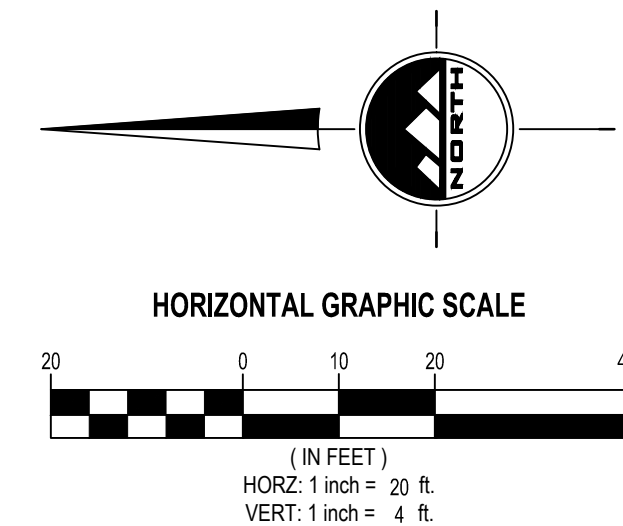
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

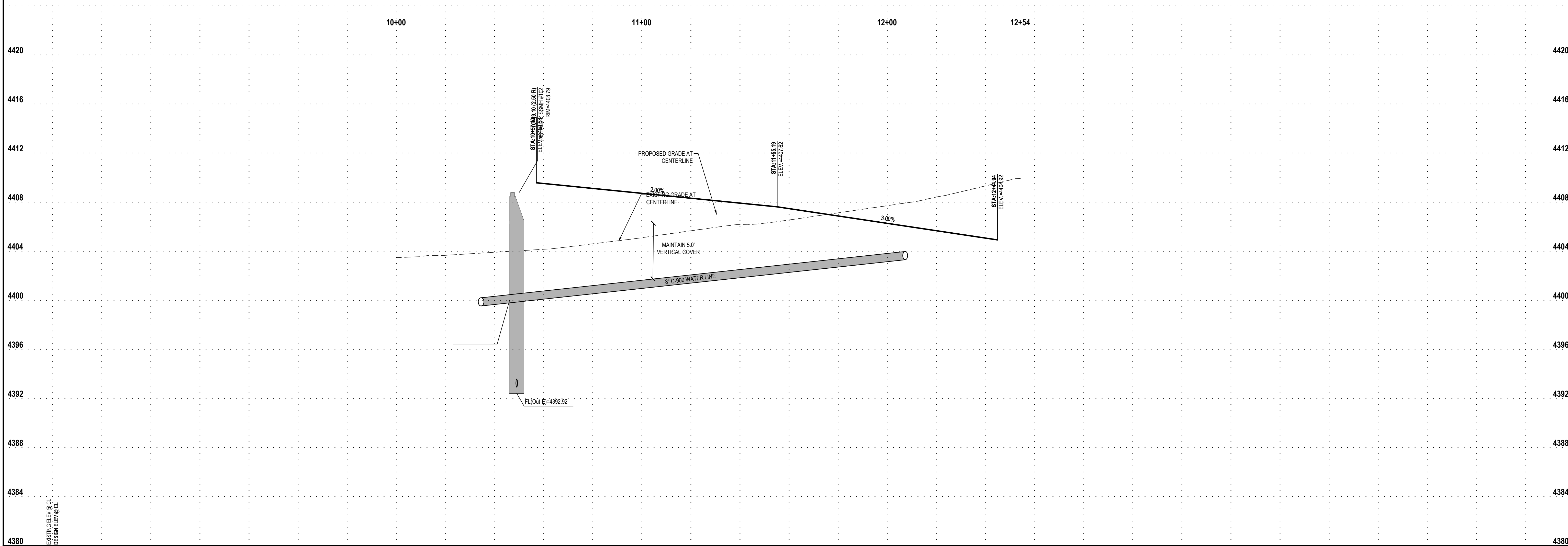
WWW.ENSIGNENG.COM

FOR:
BRANDON SNARR
12163 SOUTH 3715 WEST
RIVERTON, UTAH 84065

CONTACT:
BRANDON SNARR
PHONE: 801-916-6317



ACCESS ROAD



GT ESTATES

4924 S 3200 WEST
TAYLORSVILLE, UTAH



PLAN AND PROFILE

PROJECT NUMBER 10679	PRINT DATE 12/28/2011
DRAWN BY M. WINTERS	CHECKED BY M. WINTERS
PROJECT MANAGER D. JENKINS, PE	

PP-2



Exhibit E **EXHIBIT A**

December 27, 2021

BEN MCADAMS
Salt Lake County Mayor

**ADMINISTRATIVE
SERVICES
DEPARTMENT**

Megan Hillyard
Director of Administrative
Services

Addressing Office
Salt Lake County
Government Center
2001 S State St N1-300
PO Box 144575
Salt Lake City UT 84114-4575

Office Phone: 385-468-6760

TTY: 7-1-1

Mr. Jake Adams
City of Taylorsville
2600 W Taylorsville Blvd
Taylorsville, UT 84129

Re: Street Name Review for **GT Estates**, a public development located within the boundaries of Taylorsville at approximately 4924 S 3200 W.

Dear Jake:

Herein are the results of the proposed street names for **GT Estates**, located within the boundaries of Taylorsville. The following names have been found to be free of duplication with other names in Salt Lake County.

Proposed Street Name:

Snarr Haven Ct

If there are any changes in this name prior to final approval by your office, please contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Tori Rasmussen'.

Tori Rasmussen
GIS Property Specialist

Cc: USPS Address Program
Cc: Taylor Smith

Exhibit E

FLOOD CONTROL PERMIT



**FLOOD CONTROL
ENGINEERING DIVISION**

Government Center
2001 South State Street
Suite N3-120
Salt Lake City, Utah 84190

**USE OF RIGHT-OF-WAY
RIGHT-OF-ENTRY
OR INSTALLATION OF STRUCTURES**

EXHIBIT A

Permit No.: 4508

Work Order ID: W120321032

FC Facility No./Name: 28 - South Jordan Canal

Permission is hereby granted by Salt Lake County (Grantor) to:

Timber Ridge Homes Inc

Name of Firm or Individual (Grantee)

12163 S 3715 W

Grantee's Address

8019166317

Grantee's Phone Number

brandonsnarr@gmail.com

Grantee's Email Address

Brandon Snarr

Grantee's Representative

Grantees Representative Email

Representatives Phone No.

Project Address: 4924 S 3200 W

Project Description:

9 lot subdivision with a storm water connection to the South Jordan Canal. The storm water is detained to 0.2 cfs/acre discharge which is 0.31 cfs with a drainage basin of 1.55 ac. This is based on a 100 yr. design storm & the storage volume includes the 80th percentile storm volume of 1227 cubic feet being retained & the total storage provided of 5500 cubic feet. The connection will be a 12" pipe at the high water elevation of the canal with a concrete apron.

Special Conditions:

Applicant agrees to follow all applicable Federal, State, & Local guidelines & regulations.

A handwritten signature in black ink, appearing to read 'Kade Moncrie'.

Flood Control Division Director/or Designee

2/1/2022

Date

EXHIBIT A

Terms and Conditions:

The structure or operation covered by this permit may be stopped, removed, damaged or destroyed by the Grantor in time of flood emergency if such action is determined by the Grantor to be necessary in order to preserve life or property or prevent damage or during routine operations and maintenance activities, the Grantor shall not be liable to the grantee for such damage or destruction. Grantor, in its sole discretion, has the power to determine what event or activity constitutes a flood emergency.

Upon termination or expiration of this permit (whether by voluntary relinquishment by the grantee, by revocation by the Grantor or otherwise) the Grantee shall remove all improvements which may have been erected or constructed under this permit, and shall repair or replace any portion of the flood control facility or right-of-way which may have been damaged by applicant's operation (including grading and seeding, or sodding, if necessary) to the satisfaction of the Grantor.

This permit expires 5 years from the date of issuance if the permitted work has not been completed. If the Grantee needs more time to complete the authorized activity, a request for a time extension should be submitted to the Grantor no less than 1 month prior to the date of expiration.

The structure or operation for which this permit is issued shall be maintained by the Grantee in such manner as shall not injure or damage the flood protection structure, or interfere with its operation and maintenance in accordance with Title 17 of the Ordinances of Salt Lake County.

Issuance of this permit does not release the Grantee from meeting any other applicable local, state and federal requirements.

Unless otherwise specifically provided herein, this permit may be canceled at any time by the Grantor upon 10 days written notice mailed to the address shown above. During such 10 day period (or such other period as may be provided herein), the grantee shall be obligated to remove any improvements installed under this permit, and to repair or replace any damage to the flood protection right-of-way or structures resulting from Grantee's use or operations. If Grantee fails to remove improvements installed under this permit or to repair or replace any damages to the flood protection right-of-way or structures during such period of time, the Grantor shall have the right to possess and dispose of any such improvements remaining upon its right-of-way, and may proceed to repair or replace any such damage, and the Grantee herein shall be liable to the Grantor for the full cost of such repairs or replacements.

The construction, installation and maintenance of the improvements covered by this permit shall be subject to inspection by representatives of the Grantor at all reasonable times.

In the event the work covered by this permit consists of or includes major construction, the cost of inspection thereof by the Grantor shall be paid by the Grantee.

In the event of an environmental spill, the Grantee must notify the Salt Lake County Health Department and any other appropriate agencies immediately. Cleanup and repair is the Grantee's responsibility.

Grantee agrees that it will not use the area or facilities covered by this permit, or permit such area to be used, for any purpose other than is specifically covered by this permit. By signing this permit, Grantee agrees to accept responsibility for this project as long as the improvements installed under this permit remain in place.

Grantee agrees to defend and indemnify Grantor, its employees and agents from all injuries, damages or claims that may occur from Grantee's installation, repair or maintenance of improvements pursuant to this permit.

Jim Spung

From: Jim Spung
Sent: Monday, January 24, 2022 2:46 PM
To: Taylor Smith
Subject: File #9S21 - GT Estates Subdivision - Review Comments 01-24-2022

Taylor,

This transmittal contains City and review agency comments for the preliminary subdivision review at 4924 S. 3200 W. in Taylorsville. Please contact the individual reviewer directly with any questions you have.

Taylorsville Engineering Department:

Reviewer: Ben White, City Engineer, bwhite@taylorsvilleut.gov, 801-963-5400 ext. 3710

1. Plat: Please provide rear yard easements.
2. Plat: Make sure all storm drain improvements on private property are within easements
3. Plat: Add note that storm drain improvements located on private property are to be maintained by property owner.
4. Plat: Provide a copy of the Rocky Mountain Power blanket easement to review. This easement may need to be amended or vacated before plat can be approved.
5. Canal company approval required for storm drain discharge.

Taylorsville Building Department:

Reviewer: Steve Porten, Building Official, sporten@taylorsvilleut.gov, 801-963-5400 ext. 3012

6. A geotechnical investigation for the soils be provided for review prior to final approval.

Taylorsville Bennion Improvement District:

Reviewer: Tammy North, District Engineer, tnorth@tbid.org, 801-968-9081

7. Tammy North (TBID) will prepare a fees letter and agreement with the District and send it to you separately.
8. Existing sewer lateral is to be abandoned to the back of sidewalk.
9. Existing water service to be abandoned to the corp stop at the main (not curb stop).
10. How is the elevation of the flow line of the new poured in place manhole determined? I assumed it was based on the survey elevations of the manholes on either side, but the plans show different slopes heading north and south from the poured in place manhole. These should be the same based on what it is in the field. The existing sewer elevation for the poured in place manhole should be adjusted accordingly. The new flowline elevation for the 8" sewer line going into the cul-desac at the poured in place manhole should be at the 80% flowline of the existing pipe (~0.53' above the flowline of an 8" pipe). Adjust the sewer elevations accordingly.
11. Move the reducer and gate valve for the fire hydrant into the asphalt of the cul-de-sac.
12. The profile on PP-2 shows an 8" waterline doing down the private drive. But only service laterals will be going down that drive.

Unified Fire Authority:

Reviewer: Tom Smolka, Fire Marshal, tsmolka@ufa-slco.org, 385-468-9088

13. Private drive needs to have signage on it of "NO PARKING" on both sides.

Taylorsville Community Development Department:

Reviewer: Jim Spung, Senior Planner, jspung@taylorsvilleut.gov, 801-963-5400 ext. 3709

14. Submit title report less than 90 days old for all property within the boundary of the plat.

Exhibit F

EXHIBIT A

15. Will existing bridge over the canal be removed? Indicate treatment of bridge on plans. If it is to remain in place, an easement or other legal authorization of its use to the new Lot 9 must be established; otherwise it must be physically barricaded to prohibit access.
16. Add "(see plat note 2)" to Lots 1 and 9.
17. Show 6-foot non-climbable fence (e.g., wrought iron or similar) along canal (see Section 13.21.180(B)(2) and 13.28.110). Provide detail for proposed fencing.
18. How will fencing be addressed at the perimeter of the project?

Please upload revised plans to the online permit portal and send me an email letting me know revised plans have been uploaded. Expect to receive comments on each subsequent submittal within 2 weeks. Please reach out with any questions you may have.

Best,
Jim Spung, AICP
Senior Planner



2600 W. Taylorsville Blvd.

Taylorsville, Utah 84129

Office: 801-955-2092

E-mail: jspung@taylorsvilleut.gov

Website: www.taylorsvilleut.gov

EXHIBIT B

**City of Taylorsville
Planning Commission Meeting Minutes
February 22, 2022
Pre-meeting – 6:00 p.m. – Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

David Wright – Chair
Lynette Wendel – Vice Chair
Don Quigley
Marc McElreath
Gordon Willardson
Don Russell (Excused)
Cindy R. Wilkey
David Young (Alternate)

Community Development Staff

Wayne Harper - Director (Excused)
Jim Spung – Senior Planner
Karyn Kerdolff- GIS Planner (Excused)
Stephanie Shelman – Deputy City Attorney
Jean Gallegos – Admin Assistant/Recorder

CITIZEN'S/GUESTS PRESENT: Bob Knudsen, Ernest Burgess, Lee Stevens, Ken Stevens, Tayler Smith, Roberta Sweeney, Yolanda Abrego, Brandon Snarr, Elliott Smith, Blair Tene, Kim Beard

BRIEFING SESSION – 6:00 P.M.



1. Briefing Session was conducted by Mr. Jim Spung/AICP/Senior Planner. He gave an overview of each item on the Agenda and answered Commissioner's questions concerning each.

GENERAL MEETING – 7:00 P.M.

CONSENT AGENDA



Commissioner Wright opened the meeting and welcome those in attendance.

2. Review/approval of Minutes for January 25, 2022.

MOTION: [Commissioner Wendel](#) – I will make a motion to approve the Minutes for January 25, 2022, as presented

SECOND: [Commissioner McElreath](#)

VOTE: All Commissioners present voted in favor. Commissioner Russell was not present and did not vote.

CONDITIONAL USE PERMIT

3. 48C21 - Consideration of a Final Non-Administrative Conditional Use Permit and Site Plan to Construct a New Carwash at 4681 South Redwood Road, Taylorsville, Utah. (Jim Spung, AICP/Senior Planner)

3.1  **Mr. Spung** presented this item. He stated that Elliott Smith, on behalf of Mister Carwash, is requesting Planning Commission review and approval of a final non-administrative conditional use permit and site plan to allow the construction and use of a carwash to be located at 4681 South Redwood Road Taylorsville, Utah. The applicant's proposal includes the removal of existing structures (the existing Village Inn Restaurant) to make way for the construction of a new tunnel carwash facility to be owned and operated by Mister Carwash. Staff conducted a site visit accompanied by Police Department representatives from Taylorsville to determine any safety issues they

EXHIBIT B

perceived by having the wall height being either 6 feet or 8 feet high. Their determination was they discerned no public safety issue with the wall at either height. With that approval, the only remaining action still not completed was written review and approval from the canal company for stormwater discharge into their canal. Should that approval not be granted, the storm water will have to be retained on site.

3.2 **FINDINGS:**

- 3.2.1 This application was initiated by Elliott Smith, on behalf of Mister Carwash.
- 3.2.2 The subject property is made up of one lot with a cumulative area of approximately 1.67 acres.
- 3.2.3 The subject property is in the Community Commercial (CC) zoning district.
- 3.2.4 The subject property is in the "Community Commercial" designation in the City's General Plan
- 3.2.5 This conditional use permit request is consistent with current zoning and General Plan designations.
- 3.2.6 The applicant is requesting removal of existing structures and improvements to construct a new tunnel carwash facility owned and operated by Mister Carwash.
- 3.2.7 The proposed use includes tunnel carwash, air driers and vacuum facilities, which generate noise beyond normal levels.
- 3.2.8 A 6-foot high masonry wall and chanticleer pear trees are proposed to be installed along the eastern boundary of the development to help mitigate potential noise impacts.
- 3.2.9 The proposed site plan has been reviewed by City departments and review agencies and has been determined to be in general compliance with City standards.
- 3.2.10 The applicant has not provided proof of canal company approval for stormwater discharge related to this development. The applicant must resolve this matter prior to issuance of a building permit.
- 3.2.11 Staff and review agencies have identified conditions of approval to be considered by the Planning Commission prior to final approval.
- 3.2.12 The Planning Commission is the decision-making authority for final review.

3.3 **CONDITIONS OF APPROVAL:**

The applicant receives canal company approval for stormwater discharge related to this development prior to issuance of a building permit.

- 3.4 **APPLICANT ADDRESS:** Elliott Smith. Mr. Smith wanted to address the use of columnar type trees, indicating he did not feel that would alleviate the problem of noise and further that they grow much slower. He felt the bigger head type trees they are proposing would better buffer the neighbors both at planting and maturity  He explained that the owners have added more berming along 4700 South and would be installing boulders, as well as additional landscaping. Regarding the wall height, they preferred the 6' height for safety reasons in that the 8' high wall would be easier for someone to hide behind fully concealed.

Commissioner Wilkey  asked the applicant about his comment estimating in a three-year period that there would probably be 500 cars a day go through that and wondered if that would create a backlog onto the street. If it was all even there would be 41 cars in an hour go through that in what looks to be a double lane which could probably accommodate a dozen. Mr. Smith said it is a triple lane, called the POS (Point of Sale) System there. There are three lanes which he figured provides a 25 to 30 car stack before going into the tunnel, with five cars in the tunnel at a time. Close to 35 to 40 car stack at peak times. Also designed into this is putting the que lane as far east as possible to maximize the space to back up. UDOT also had a concern about this as well and asked about it when the applicant went through the UDOT Variance process with them, and which has subsequently been approved. They had to go through the Variance process because whenever the land use changes and any changes are made to their access points, whether asking for a new one or in this case shutting one down they have to go through the Variance process with UDOT. If you take the 35 or 40 car stack to get to the back of the POS right before you get to the cross access to the north, there are probably 40 cars at that point and then there are another ten cars that stack before it goes out onto Redwood Road. Number two they feel it is safer for everybody to plan it this way.

EXHIBIT B

Commissioner Wilkey asked what the average duration was once they are inside the tunnel. **Mr. Smith** estimated it was about 90 seconds to 2 minutes at the most. They move quickly and then the vacuum stalls are free for customer use. There are not many vacuum stalls here which means a lot of the cars won't be pulling in to park there if they are full and will immediately exit. Those four parking stalls on the north side are for employees. He said both the canal company and Salt Lake County Flood Control must approve this, and that is still in process. **Commissioner Quigley** asked what the fees for car washes were. **Mr. Smith** said it varies by location from city to city. In Utah they have different levels – for exterior only it is around \$10.00 and up from that if you want more. It is all self-service so no employees are involved with the service. 

3.5 **PUBLIC HEARING OPENING:** **Commissioner Wright** opened the public hearing and invited anyone wishing to comment on this issue to please come forward.

3.6 **SPEAKING:** **Blair Tene**, lives directly east of this site. He was concerned about the hours of operation and exterior lighting which will shine on the homes directly east of this.  **Mr. Smith** advised him that the current hours of operation are 7:30 a.m. to 6:00 pm. and that the lighting plan complies with City Code and is all down cast type lighting. He added that the trees being installed will also provide a great deal of buffering of light for the neighbors.

3.7 **PUBLIC HEARING CLOSURE:** Since there was no one else wishing to speak, **Commissioner Wright** closed the public hearing and opened the meeting for discussion by the Commission. 

3.7.1 **Commissioner Quigley** advised he is okay with the 6' high wall. The trees being proposed there will help with the buffering for the homes to the east. He said the columnar trees were suggested due to the narrow width of the strip wherein they needed to be planted. Since being advised that the landscape would accommodate other tree types just as well, the columnar type trees suggestion was not as important. He added that City Staff and the applicant have responded to all concerns mentioned by the Commissioners.  **Mr. Spung** added that the Commissioners must still clarify the proposed wall height in the motion.

3.7.2 **Commissioner Wright**  expressed that in his opinion trees actually do very little to buffer noise. That pear trees do grow fast but also die fast. He was not sure there was the need to plant columnar trees but wasn't too sure about the choice of pear trees either. He felt there were other options for larger canopy type trees that would work here rather than the pear trees. 

3.7.3 **Commissioner Willardson** said that pear trees are fine but emphasized there are male and female versions, with the female version preferred as more sustainable. **Commissioner Wright** felt that it should be included as a recommendation by the Planning Commission that shade trees being selected must be hardy in nature. **Commissioner Wendel** said that the Commission can encourage the applicant but cannot make it part of the motion to say a specific type of tree is required. 

3.8 **MOTION:**  **Commissioner Wendel** – I move that we approve File #48C21, a final non-administrative conditional use permit and site plan to construct a new carwash facility at 4681 South Redwood Road, Taylorsville, Utah, as identified in Exhibit F in the Staff Report, subject to the findings and conditions outlined in the Staff Report. Amending that to finalize the requirement that the wall be 6' tall.
SECOND: **Commissioner McElreath**.
VOTE: All Commissioners present voted in favor. Motion passes unanimously. Commissioner Russell was excused and did not vote.

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SUBDIVISIONS

4. 13S21 - Public Hearing and Consideration of a Plat Amendment to the “Taylorsville Wal-Mart Amended Plat No. 1”, Subdivision to Create One Additional Commercial Lot at Approximately 5469 South Redwood Road. (Jim Spung, AICP/Senior Planner)

- 4.1  **Mr. Spung** presented this item.
- 4.1.1 Mr. Robert Carrington, Diamondback Land Surveying, is requesting consideration to amend the Taylorsville Wal-Mart Amended Plat No. 1 subdivision plat at approximately 5469 South Redwood Road. The property is zoned Regional Commercial (RC) and is currently developed as a big box shopping center. The proposed subdivision amendment will create an additional lot (shown as Lot 202) in the northeast corner of the property. This lot is being created with plans to construct a new Dutch Bros Coffee Shop on that property.
- 4.1.2 The proposed subdivision amendment is compliant with all City zoning standards as well as the standards for applicable review agencies. This property will gain access from the public street (1500 West) via a recorded access easement.
- 4.1.3 The new lot will use existing stormwater infrastructure on Lot 201 rather than retaining water on-site. A note on the plat must be added prior to recording to authorize cross-drainage among lots.
- 4.1.4 The applicant is working with planning staff to establish an address for the new lot, when that is complete it will be reflected on the plat document(s). Additionally, the Salt Lake County Recorder's Office will review the plat for compliance with their standards and any required changes will be reflected on the plat documents prior to recording.
- 4.2 **FINDINGS:**
- 4.2.1 This application was initiated by Robert Carrington.
- 4.2.2 The property is zoned Regional Commercial (RC).
- 4.2.3 The applicant is requesting to amend the “Taylorsville Wal-Mart Amended Plat No. 1” subdivision.
- 4.2.4 The proposed amendment will create a new Lot 202. as shown in Exhibit F,
- 4.2.5 Lot 202 will use existing stormwater infrastructure on Lot 201. A note on the plat must be added prior to recording to authorize cross-drainage among lots
- 4.2.6 Proposed Lot 202 will gain access from the public street (1500 West) via a recorded access easement, as shown in Exhibit F.
- 4.2.7 The proposed plat amendment complies with Taylorsville Subdivision and Zoning Standards.
- 4.2.8 A building permit must be obtained prior to any development or construction on the site.
- 4.2.9 The Taylorsville Planning Commission is the decision-making body related to subdivision amendment requests.
- 4.3 **STAFF RECOMMENDATION:** That the Planning Commission approves the proposed plat amendment to the “Taylorsville Wal-Mart Amended Plat No. 2” Subdivision to create one additional commercial lot at approximately 5469 South Redwood Road, Taylorsville, Utah.
- 4.4 **CONDITIONS OF APPROVAL:**
- 4.4.1 The applicant updates the plat documents to reflect proper addressing and notations prior to recording.
- 4.4.2 A note on the plat shall be added authorizing Lot 202 to use the stormwater infrastructure on Lot 201 and visa-versa, prior to recording the plat. 

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- 4.5 **APPLICANT ADDRESS:** Applicant was not present.
- 4.6 The public hearing was opened by **Commissioner Wright** and no one came forward wishing to speak.
- 4.7 **Commissioner Wright** closed the public hearing and opened the meeting for discussion by the Planning Commission or a motion.
- 4.8 **MOTION: Commissioner Wendel - I move that we approve File #13S21 to amend the “Taylorsville Wal-Mart Amended Plat No. 1” subdivision to create one additional commercial lot at approximately 5469 South Redwood Road, Taylorsville, Utah, based on the Findings and Conditions of Approval presented by Staff.**
SECOND: Commissioner Willardson.
VOTE: All Commissioners present voted in favor. Motion passes. 

5. 9S21 - Public Hearing and Consideration of a Preliminary Subdivision Plat to Create Nine Residential Lots at Approximately 4924 South 3200 West, Taylorsville, Utah. (Jim Spung, AICP/Senior Planner)

- 5.1 **Mr. Spung** presented this item. 
- 5.1.1 **Mr. Taylor Smith**, Clue Management, is requesting Planning Commission review and approval of a 9-lot residential preliminary subdivision plat “GT Estates” for approximately 85,900 square feet (1.972 acres) of real property located at 4924 South 3200 West, Taylorsville, Utah. Approval of the preliminary subdivision plat would allow for final subdivision review and approval of nine (9) new single-family residential lots as well as a new public street (Snarr Haven Court). Two of the proposed lots (Lot 7 and 8) are “flag lots” with a shared private access drive from Snarr Haven Court. The proposed street configuration has been reviewed and approved by the City Engineering Department. The proposed subdivision complies with the minimum lot area and dimensional requirements. For lots that do not have 55 feet of frontage along a public street, the front building setback line is measured from where the lot is 55 feet wide rather than from the front property line.
- 5.1.2 The applicant is requesting approval from the Planning Commission to allow more than 20 percent of the lots in the subdivision to be flag lots, per Section 13.21220 (Flag Lots). The current subdivision proposal includes two flag lots which calculates to 22 percent of the total lots. This exceeds the maximum allowed; however, the Planning Commission may approve a subdivision layout where more than 20 percent of the lots are flag lots.
- 5.1.3 Due to the lot size and configuration, the buildable area of Lot 8 is located on the western portion of the property. If this configuration is approved, Planning Staff recommends that a future dwelling be oriented facing eastward, with the rear property line being the western property line. This would result in a minimum 15-foot setback from the western property line rather than a 5-foot minimum setback if it were treated as a side yard.
- 5.1.4 There is an existing irrigation canal that runs along the northern boundary of the proposed plat, adjacent to proposed Lots 8 and 9. According to Section 13.28.110, development adjacent to a canal is subject to the following:
- 5.1.4.1 Any parcel being subdivided or developed that is adjacent to or has within its boundaries a canal right-of-way may be required to provide along such right-of-way a fence as determined by the City. As an alternative to fencing, the canal, with the review and

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approval of the Director of Community Development and developer may pipe the canal. If the canal is piped, the developer must obtain written permission from the canal company and construct the pipe according to the canal company's requirements and specifications.

5.1.4.2 All fences bordering canals shall be installed as part of the improvements for the subdivision or other development. No occupancy permit, whether temporary or final, shall be granted until all required fencing is installed in the subdivision or development.

5.1.2 The current plan does not include a fence along the northern edge of the subdivision, adjacent to the canal. A 6-foot-tall wrought iron fence or a masonry wall satisfying the standards in Section 13.23.070, shall be constructed along the northern edge of the subdivision.

5.1.3 The proposed preliminary subdivision plat for "GT Estates" has been reviewed by city departments and review agencies and is determined to generally comply with City Standards; however, there are a number of outstanding comments that must be addressed prior to final plat approval and recording. Staff and review agencies have identified several conditions of approval to accompany this preliminary plat review. Any conditions of approval must be satisfied prior to issuance of final plat approval.

5.2 **FINDINGS:**

5.2.1 This application was initiated by Taylor Smith, Clue Management.

5.2.2 The subject property is made up of one parcel with a cumulative area of approximately 85,900 square feet (1,972 acres) at 4924 South 3200 West.

5.2.3 The subject property is zoned Single-Family R-1-6

5.2.4 The subject property is in the Low-Density Residential designation in the City's General Plan

5.2.5 The preliminary subdivision includes 9 new single-family residential lots as well as new public street infrastructure

5.2.6 The current subdivision proposal includes two flag lots, which calculates to 22 percent of the total lots in the subdivision. This exceeds the maximum allow (20 percent); however, the Planning Commission may approve a plat with more than 20 percent flag lots.

5.2.7 There is an existing irrigation canal that runs along the northern boundary of the proposed plat. A wrought iron fence or masonry wall in accordance with Section 13.28.110 shall be installed as part of the subdivision development.

5.2.8 The proposed preliminary subdivision plat has been reviewed by City departments and review agencies and there are some outstanding comments that must be addressed prior to final plat approval and recording.

5.2.9 Staff and review agencies have identified conditions of approval to be considered by the Planning Commission associated with this preliminary plat review.

5.2.10 The Planning Commission is the decision-making authority for preliminary subdivision review

5.3 **CONDITIONS OF APPROVAL:** Staff recommends approval of the preliminary subdivision plat "GT Estates", File #9S21, subject to the following conditions. Final plat approval shall not be granted until the following conditions have been satisfied by the developer.

5.3.1 A 6'-foot tall wrought iron fence or a masonry wall satisfying the standards in Section 13.23.070 shall be constructed along the northern edge of the subdivision adjacent to the irrigation canal.

5.3.2 All outstanding City department and review agency comments be resolved and subsequent revisions comply with applicable City ordinances, codes, and standards prior to issuance of final plat approval.

5.3.3 The final plat is compliant with all applicable City codes and ordinances and review agency standards.

5.3.4 The final plat is compliant with all requirements and standards of Salt Lake County.

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5.3.5 All required fees and bonds are paid to the City.



5.4 **STAFF RECOMMENDATION:** That the Planning Commission approves File #9S21, a Preliminary Subdivision Plat "GT Estates" for approximately 1.972 acres of real property, subject to the Findings and Conditions outlined.

5.5 **DISCUSSION:** Commissioner Quigley asked that since Snarr Haven is a public street, who would be responsible for snow removal of Lots 7 and 8 and was there a possibility for a Home Owner's Association there? Mr. Spung said he didn't know if an HOA would be necessary. There could be a note on the plat saying that private drive will not be maintained by the City. It would then be the responsibility of the property owners. Commissioner Quigley said that particularly for snow removal the Fire Department would want to make sure is kept clear during a big snow storm. Commissioner Wright added that because it is a private drive, maintenance is going to be left up to the owners. Mr. Spung agreed, advising that essentially it will be a long driveway for two houses rather than a short driveway for one house. Commissioner Quigley agreed that statement needs to be added to the plat map so that there is an upfront clarification. Commissioner Young said it appears on the plat map that there is a storm water detention easement and wanted to know if the City is asking for a catch basin or simply having it empty into the canal. Mr. Spung said this area on the plat is a storm detention easement so there will be underground storm retention equipment there. They do have permits from the Salt Lake County Flood Control and the Jordan Canal Company to discharge flood water into the canal system, so they will both be retaining water on site but also discharging into the canal way. Commissioner Young then asked if that meant it was a common area, to which Mr. Spung replied that it is privately owned by Lot 9, so it is just an easement for that storm water infrastructure. Similar to the previous comment by Commissioner Quigley, a note could be included on the plat saying that it is a private infrastructure and not maintained by the City. Commissioner McElreath  had a question on the private driveway. In the Staff Report he thought he had read that the Fire Department had made a comment to put up "no parking" signs on that road. Mr. Spung said that was correct. Commissioner McElreath's question was then that the signs can be put up but then the issue was left as how that would be enforced since it is not a City road. Mr. Spung stated that was also correct and he did not have the answer regarding enforcement. 

5.6 **APPLICANT ADDRESS:** Brandon Snarr, builder/developer. Mr. Snarr advised Taylor Smith has been his liaison helping him through the process with the City. He grew up in Taylorsville and is trying to do everything he can to keep a good community here and not disrupt anything. They have been working diligently with the City for over a year on details, lot layouts, etc. for this proposal, making sure all requirements are met.  He felt like the concept they came up with is definitely taking all things into consideration. They had purchased the land from Doug Rhodes, who had it for many years. They have worked with everybody concerned, including the canal company to obtain all approvals up to this point. He felt like the concept they came up with meets all requirements and he would take any questions. Commissioner McElreath asked what the length of the private driveway is and was advised by Commissioner Wright that it is 130 feet. Commissioner McElreath wanted to know where the fire hydrants would be placed. Mr. Snarr showed where they were on the displayed image. He added that they already have received approval from the Fire Department who advised they were agreeable with the concept and did say there needs to be some signage on both sides of the road which Mr. Snarr said they would do.  Commissioner McElreath said in Staff's presentation they had talked about that there could only be 20% of the development with flag lots and the applicant's proposal is currently at 22%. Looking at Lot #8, he felt it seemed problematic for someone living there, i.e. having to take their garbage cans a great distance and emergency access looking difficult. He understood the need for "no parking" signage but history shows that will still become a huge parking area for Lots 7 and 8.  Commissioner McElreath asked if Lot 8 was essential for the development or if there was a need to eliminate a lot to obtain the 20% which one would it be. Mr. Snarr said in order to do that there would need to be a different concept and that they

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have tried several ways to make this work with that driveway but the one proposed tonight was deemed the best. **Mr. Smith** came forward and agreed that they had looked at numerous designs and four or five different plans but felt this was the best one. This piece of property is very difficult to work with. If they had to eliminate one lot, his opinion was it would be Lot 9. That they do not see the need to have an HOA and are trying to keep the costs as low as possible. **Mr. Snarr** added that they are present tonight intent on making things work for this project.

5.7 **Commissioner Wright** opened the public hearing and asked those wishing to speak to come forward at this time.

5.8 **SPEAKING:**

5.8.1 **Ken Stevens:**  **Mr. Stevens** commented both electronically and in person tonight. His main concern was how this will impact his view. How tall the structures will be, will there be a fence installed and will they be single family homes. That the present fence is in disrepair and falling down. He also expressed concerns about the private driveway and maintenance thereof. 

5.8.2 **Kim Baird:** **Ms. Baird** asked if the homes would one or two story, inquired about residential development standards, and expressed concern related to the proximity and height of the proposed development. She felt that nine homes on that piece of property was excessive, especially in order to meet the 20% standard. She suggested eliminating one of the lots. She also felt the private driveway will be a problem in that people do not obey no parking signs. 

5.8.3 **Lee Stevens:** **Mr. Stevens** asked what these homes would cost and advised he was not in favor of the private driveway. 

5.9 **Commissioner Wright** closed the public hearing and opened the meeting up for discussion or a motion by the Planning Commissioners.

5.10 **DISCUSSION:**

5.10.1  **Commissioner Wendel** commented that by having the applicant here tonight it gives the neighbors a chance to talk with them about their concerns. Many of the questions being asked cannot be answered by the Planning Commission as they are bound by ordinance in regards to the decisions it can make. She asked Staff to answer the questions about property and how far back the homes can be, so what that easement would be. **Mr. Spung** advised that in the R-1-6 zoning district the minimum rear setback is 15'. **Commissioner Wendel** advised that anyone who has lived in Taylorsville for any length of time is aware of the urbanization creep that is happening here. She thanked this applicant for bringing in a project involving genuine single-family homes. It sounds like they are interested in retaining as much of the characteristics of the neighborhood as possible. Legally the Planning Commission must be responsive to developers when they are following existing rules and be sensitive to resident's quality of life. She hoped that the neighbors will take some time after the meeting to exchange pertinent information with the developers. The fence issue needs to be part of that discussion also. 

5.10.2 **Mr. Smith** came forward and said  the reason they didn't put a fence plan in is because these are not going to be cookie-cutter homes and everyone will have their own unique design. After they do develop the plan, they will incorporate what type of fence according to those standards. He wanted to make sure everyone knew these are going to be custom type homes and so everyone buying their lots will have a say in what is going to be in their back yard. **Mr. Snarr** added that he had recently met with the team who will be prepping the site for the subdivision and they indicated

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there are some pretty rough fences in place but some of the existing lots have upgraded fencing. He spoke with that demo team and was going to get with each individual property owner adjacent to this. There is a church on the south side. There are existing mature trees which he plans to leave if they are still healthy and not what is considered a junk tree. He also has been working with the canal company and they have asked him to leave the existing bridge. The applicant doesn't want any type of ownership with the canal and are deeding that land over to the canal company. They have asked that a four foot right of way be left all along the property line, which means there will be a fence all along the canal that is built to code before anyone moves in, probably before there is any building started. The applicant will clean up the four-foot strip and work with the canal company to leave as many trees there as possible.  The home on Lot 3 on 3200 West is not in the best condition. On the back property line, his initial intent was to put in rock as retaining so their yards can be left at the level. He did not want to disturb anybody if that is possible. Other than possibly a fence issue just because there is one spot that has a chain link fence, with a break where a tree had grown up in-between it. That tree was removed and a piece of plywood inserted in that space. The applicant will work individually with the land owners on each location. If they already have a vinyl he saw no sense in disturbing that. In other sections something will need to be worked out with the land owners for a degree of consistency. The thing about those fences is that a lot of them have vines and created a break. It was a farm community with not the best-looking things on the backs of the outbuildings. There will need to be some retaining all the way along the back and it tapers off at the end to leave their yards exactly where they are at presently. That they will be pulling power off the southeast corner of the property off 3200 West. He had just recently met with the power company regarding that. He added that the landowner was pushing him to do a higher density or different development in there but he chose to go with the exact same zoning that is there, trying to be as thoughtful as possible.

5.10.3 **Commissioner Young** asked Mr. Spung what the height restrictions were and was informed it is 35' high, as is any residential zone in the City.

5.10.4 **Commissioner McElreath**  asked Mr. Spung relative to Staff recommending this be approved at the 22%, which is basically one lot. **Mr. Spung** said the motion in the Staff Report left that up to the Commission to decide that. **Commissioner McElreath** wondered what position the Commission is putting itself in by approving this with the extra 2% included. He was concerned about the precedent being set by that. He also wondered if the Legal Department had expressed their opinion with this regard. **Mr. Spung** said no, it is a matter of the Planning Commission weighing the pros and cons of allowing that additional lot. There have been a lot of valid concerns raised with public safety, encroachment into the neighborhoods, view or light obstructions. The Planning Commission is tasked with identifying if this arrangement conforms to what the character is for that area as well as if there are any potentially negatives associated with that additional flag lot. It is within the authority of the Planning Commission to say yes or no on that and Staff has deferred that decision to them accordingly.  **Commissioner McElreath** addressed flag lots and asked if the City has an ordinance that says flag lots are allowed. Does the City do anything to try to insure that the future purchaser or home owner is aware of it because going forward people move into their new house and then in five years this applicant is not available and the City will have to answer the calls about this. He asked if there was anything that the City has done in the past or an opportunity at this point that the Commission could say that must be disclosed somehow so that those buyers understand what they are getting. **Mr. Spung** allowed that was a good question and the reason why he suggested earlier that there be a note included on the plat indicating that. The plat would be recorded with Salt Lake County and remain so until they are amended or vacated. Anytime a person purchases a lot, as part of the title report they would get a copy of the subdivision plat and/or they could contact the County Recorder's Office and get a copy anytime. Outside of that there is not much being done, unless there are CCNR's or some type

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of HOA which would be similar with closing the sale. The plat notations are usually the most effective means to convey such information. 



5.10.5 **Commissioner Wright** voiced that he had a tough time allowing the change to 22% and wondered if it was worth it for this particular development to set that precedent. 

5.10.6 **Commissioner Wilkey** said she lives on a street similar to this but with personal driveways and is required to provide their own snow removal and knows from experience that rules agreed to by the first owners are not necessarily accepted by future owners. She also had a concern over the lack of adequate parking and felt the private driveway would only create more problems. 

5.10.7 **Commissioner Quigley** said he had the same problem. For example, if the owner of Lot #2 has a party at his house and his driveway can only accommodate four cars and he has several family members over, they can't park in front of his house so they will park out on the circle. That could create a problem. **Commissioner Quigley** said while he realizes that there is no control for that he wanted to say is what can be controlled is avoiding an unintentional consequence in approving this type of plat of down the road where potentially there would be neighbors having challenges with who is taking care of maintenance of that road and secondly, the neighbors out on the circle itself will experience the nightmare of cars parking out in front of their house. It is not a good plan to not have any available parking in front of the houses specifically Lot 7 and 8 with the flag lot footprint. There is a lot of potential impact down the road to future home buyers, second, third generation ownership. The unintentional consequence would fall back on the Planning Commission for approving the original application. He felt Lot #8 was a bad idea but probably would work if they had additional back yard space. He was aware that if the applicant cannot build nine homes on this property prices would have to go up for the eight lots, which would defeat any use as affordable housing. 

5.10.8 **Commissioner Wendel**  commented that she lives in a neighborhood that has many cul-de-sacs probably in this size range. The nature of living on a cul-de-sac is that there will be some events where there will be more people coming to a home than usual and may create a parking challenge. That is not avoidable. She was supportive of the comments from other Commissioners expressing concern over the future. Her concern was talking about needing affordable housing and having spaces available for children and seniors to live later on. She noted this is the first project in all her years of sitting on the Planning Commission that is trying to preserve the characteristic of the neighborhood, providing single family homes and trying to make them affordable. It is understood that the developer has to be profitable. She looks at Lot #8 both ways. One is that it is right up against the canal and next to excellent people as neighbors. She asked the others on the Commission to see what would happen if this single-family opportunity is not approved because at some point State Statute will require the City to look at improving the City's affordable multi-family housing market. At that point, the density of this project would go up greatly. She said she is fully supportive of this project. 

5.10.9 **Commissioner Wright** said he is still not convinced that the developer could not make it with eight lots and is still hung up on raising the percentage from 20 to 22. 

5.10.10 **Commissioner Quigley**  said he not trying to put himself in the role of the developer but rather trying to offer ideas on different footprints. For instance, what about combining Lot #7 and #8 and make Lot #6 larger and build two a little more expensive houses combined in Lot #7 and #8, and Lot #7 and #6. Then you still have six houses that fit the price point of what is trying to be done

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for affordable housing. With that type of privacy on the back, a more expensive home could be built and get a better price by combining that lot and make it bigger. He could not see that being a deal-killer. Combining Lot #7 and #8 would still make the development work with the affordable house issues. He was supportive of what Commissioner Wendel said and he is also very much pro-affordable housing. He was very aware that young families are having it difficult buying a home in this market. He too would rather see single family homes go in rather than multi-family housing projects. This proposal is a good solution for the City but the Commission seems to be hung up on all of the potential issues that could come back and sting them by setting a precedence on the percentage number for the flag lots. 

5.10.11 **Mr. Spung** wanted to give the Commissioners their options for the motion. Option 1 is that it could be continued to a future date which would essentially basically “pause” it and give Staff and the Applicant some direction and then would come back and address whatever that is, such as related to the flag lot issue or mitigating some type of impact. Option 2 would be to approve the preliminary plat with the 22% flag lots as proposed. Option 3 would be to approve the preliminary plat without the additional flag lot, essentially eliminating one of the flag lots to comply with the 20%. There is not an option to deny it based on State Code and if it meets the City Code. One of those three options would satisfy the Code. To clarify the term affordable housing, it is important to state that this is a market rate project, not subsidized or deed restricted in anyway. While it may be true that adding lots to the project would potentially lower the cost of the other lots on the bottom line it is not necessarily factual. This is not an affordable housing project but does provide housing in the City. If warranted, Option 3 and Option 1 could be together to say, we don’t like the additional flag lot, come back and show us what it is like without it. That may be more appropriate just to see how the lots are reconfigured and arranged, if that is the preferred path.



5.10.12 **Commissioner McElreath** said he would feel more comfortable sending it back to be in compliance with the 20% rule. If it was at the 20% and even if Flag Lot 8 was the way it is right now, nothing can be done about it because it meets the ordinance. He was not comfortable approving it at the 22% but would at the 20%.

5.10.13 **Commissioner Young** said he did not like the precedence of going over the 20%. If that were to be the case he would like the Legal Department’s opinion about that. 

5.10.14 **Mr. Smith** asked to speak,  saying that if the Commission is not going to approve the 22% or if it is hung up on the flag lot and private drive, there are options for the private drive. An agreement can be created and have that deed recorded in the County for a private drive agreement, where both parties sign, and even if it is sold, they have to agree to that previous document that they will maintain it. There are options. He said if the Commission wants to deny this, he would prefer it be tabled and come back to the Commission later. There are options, but if the problem is the 22% that is a different story. If it is the private drive at issue, there are options how to make that work for new user and second, third and fourth generation users. He asked that they be able to suggest that option in the event the intent was to deny and to have it tabled instead. **Mr. Spung** said he failed to mention that one of the options it would be good to include in the motion two conditions that a note on the plat be included for – one is maintenance and etc., for the private lane because that is not the responsibility of the City and add the second note to clarify that the storm water/drain infrastructure, identified in that easement is also not City maintained as it is private property. He said if the Commission decides to move forward with that just to clarify on the plat that those two notes are included. 



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5.11 MOTION #1: Commissioner Quigley – I am ready to make a motion. First, I want to say thank you because that is one of the answers we have been looking for about the deeding and getting that clarified. With that said, my motion is because we have kind of overwhelmed everybody with a lot of thoughts tonight and I think in all fairness to you guys we probably need to have a cooling period and come back with an opportunity for you to present solutions for some of the concerns. With that said, I would like to make a motion that we table this application. Commissioner Wright – Do we need to get more specific on the wording on that Jim (Mr. Spung)? Mr. Spung: Just to a future date. With the motion we just need to have some clarification with Staff and the applicant of why and what you want to come back and see. We can table it but, as is we would just come back with the same proposal. Commissioner Wright – Do we need to go through the specifics of the plat. Mr. Spung – Yes, just be specific on why it is tabled and what you would like us to come back with the next time it is presented. Commissioner Quigley – I can do that unless you guys have a better way of wording it. I would like to propose that we table tonight this motion that has been brought before us, with the recommendation that the Staff and developer get together to come up with a solution that might be able to resolve the 22% issue on the lot and also will establish some recommendations from the developers how they will deal with the deeding of the obligations of the parties of Lot #8 and #7 if that is the route we go in terms of maintenance, the snow removal and also the deeding to Lot #9 as to the clarification of the easement for the storm retention and bring this back at a later date for our consideration. 

SECOND: Commissioner Young.

DISCUSSION: Commissioner McElreath – Can I ask a clarifying question? Commissioner Wright – Please. Commissioner McElreath – So we are tabling it and bringing it back and we are good with the 22%, is that what you are saying? Commissioner Quigley – No. That they would come back to us ... that they would consult with Staff of how we might be able to resolve the 22% issue. Commissioner McElreath – I am going to speak against the motion. I think that we can approve it at the 20% and they still got to work with Staff to solve it and move on. It doesn't need to come back. So, I will speak against the motion. Commissioner Quigley – Can you give a clarification on that. I don't understand what you mean. Commissioner McElreath – One of the options that Mr. Spung gave us is we can approve this at the 20%. That is my hang up with it – the 20%. However, they resolve that, they resolve that. I don't feel like I can tell them that Commissioner Quigley - I think we are on the same page with that. I didn't understand the issue. Commissioner McElreath – Then let Mr. Spung speak up if I am mis-representing what he said, but what I thought he said is that we can approve this and insert the number 20% rather than 22% and there is going to be modifications made to this plan. Would it come back to us after that Jim? Mr. Spung – Correct. Given the changes that would be required I think it probably would have to come back. So you could table it with that clarification to say that the 20% is a firm standard. The Planning Commission can approve an increase from that but if you would like to have it come back at 20% then they could modify the plan in addition to the other things that Commissioner Quigley had mentioned. Commissioner Quigley – I just felt that tabling it was a better way of doing it than approving it, because they still have got to come back to us. Commissioner Wright – With that, we have a second by Commissioner Young for the motion, so we need to do a roll call vote on this particular item that Commissioner Quigley has promoted here. Commissioner Wright - We will do a roll call vote for those who favor tabling this in order to achieve 20% as well as addressing private drive issues.

VOTE: Commissioner Quigley - Yes, Commissioner Wilkey – Yes, Commissioner Young - Yes , Commissioner Wright - No, Commissioner Wendel - No, Commissioner McElreath - No , Commissioner Willardson - No. Motion does not pass with Commissioners voting 4 against and 3 in favor.

MOTION #2: Commissioner McElreath – I move that we approve File #9S21 a Preliminary Subdivision Plat “GT Estates” for approximately 1.972 acres of real property, as identified in Exhibit E, to include 20% for flag lots subject to the Findings and Conditions outlined in the Staff Report and to include that the plat indicate that the lots next to the private drive are responsible for maintenance of that private drive and that what is on current Lot #9, the storm drain is the responsibility of the owner of Lot #9.

SECOND: Commissioner Wendel

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VOTE: Commissioner Quigley - No , Commissioner Wilkey – Yes, Commissioner Young - No , Commissioner Wright - Yes, Commissioner Wendel - Yes, Commissioner McElreath - Yes , Commissioner Willardson - Yes. Motion passes with Commissioners voting 5 in favor, 2 against. 

ZONING TEXT AMENDMENT

6. File 2222 - Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Section 13.04.090, Related to the Minimum Land Area Required to Establish a Zoning District. (Jim Spung, AICP/Senior Planner)

- 6.1  **Mr. Spung** presented this item.
- 6.1.1 The City of Taylorsville is proposing to amend the Land Development Code to eliminate the minimum land area requirements to establish a nonresidential or mixed-use zoning district. The current Land Development Code requires a lot or parcel to be a certain size to qualify to be rezoned to a particular zoning district.
- 6.1.2 This approach is common with older zoning codes and is used as a regulatory mechanism to ensure that a property is a particular size so it can accommodate certain types of development. As Taylorsville has developed and evolved, there are very few lots and parcels that meet these minimum area thresholds that are being considered for development or redevelopment. In some cases, a zone change is appropriate to align the property's zoning designation with the City's General Plan; however, these minimum area thresholds act as a barrier to infill and redevelopment potential in the City.
- 6.1.3 Staff recommends that the minimum area thresholds be eliminated to allow the City Council to determine on a case-by-case basis whether or not a property should be rezoned to a particular district, without being constrained to only considering properties with a particular land area.
- 6.1.4 All other development standards still apply to development projects in these zoning districts. Staff does not anticipate any detrimental impact or effect associated with this amendment.
- 6.2 **STAFF RECOMMENDATION:** Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend the Land Development Code related to the minimum land area required to establish a zoning district, as specified in Exhibit A of the Staff Report
- 6.3 **Commissioner Wright** opened the public hearing and asked if there were anyone wishing to speak to this matter. There being none, he closed the public hearing and opened the meeting for discussion or a motion by the Commission.
- 6.4 **MOTION:** Commissioner Quigley - I move that we send a positive recommendation to the City Council for File #2222 for an amendment to the Land Development Code related to the minimum land area required to establish a zoning district, as specified in Exhibit A, based on the findings outlined in the Staff Report
SECOND: Commissioner McElreath.
VOTE: All Commissioners present voted in favor. Motion passes.

EXHIBIT B

GENERAL PLAN AMENDMENT

7 & 8 1G22 & 1Z22- Public Hearing and Recommendation to the City Council for a General Plan Map Amendment for the Property Located at 2720 West 6200 South From Professional Office to Medium-Density Mixed-use. Also a Zoning Map Amendment from Open Space (OS) to Mixed-Use (MU) on the same site. (Jim Spung, AICP/Senior Planner)

7.1  **Mr. Spung** presented this item for a General Plan Map Amendment and a Zoning Map Amendment.

7.1.1 The applicant, Mark Stephenson for Rocky Mountain Builders, is requesting to change the Proposed Land Use Map designation in the City's General Plan for the property at 2720 West 6200 South from Professional Office to Medium-Density Mixed-Use. The applicant is also seeking a Zoning Map Amendment from Open Space (OS) to Mixed-Use (MU) for the same site. The applicant is seeking these amendments with the intention to develop a vertical mixed-use building containing three retail/commercial units and three residential dwelling units. This project may provide an option for a live/work arrangement for future owners/tenants.

7.1.2 The property is made up of one parcel with a cumulative area of approximately 27,443 square feet (0.63 acres). The property is currently undeveloped. The properties immediately west and south are owned by Taylorsville-Bennion Improvement District and are used as a water tank storage facility. Bennion Junior High School is the property immediately east and there are single family homes to the north.

7.1.3 The applicant's proposal for a mixed-use development would be a policy change from the current designation. For that reason, a General Plan map amendment and a Zoning Map amendment are required to establish the necessary policy to support the applicant's development proposal.

7.1.4 The current zoning designation of the property is Open Space (OS). This designation is intended for parks and other open spaces.

7.2 **FINDINGS: (File 1G22) – General Plan Map Amendment:**

7.2.1 The application was initiated by Mark Stephenson, Rocky Mountain Builders.

7.2.2 The applicant is requesting a General Plan map amendment for the property located at 2720 West 6200 South

7.2.3 The subject property is made up of one (1) parcel with a cumulative area of approximately 27,443 square feet (0.63 acres).

7.2.4 The subject property is in the Open Space (OS) zoning designation.

7.2.5 The proposed concept plan includes a vertical mixed-use building containing three (3) retail/commercial units and three (3) residential dwelling units

7.2.6 The proposed concept plan is not consistent with the current General Plan designation of Professional Office, therefore, an amendment to Medium-Density Mixed-Use is required.

7.2.7 City Staff supports the applicant's request for reasons specified in the Staff Report.

7.2.8 The City Council is the decision-making authority for a General Plan Map amendment request and may adopt or reject the amendment as it deems appropriate pursuant to Chapter 13.06 and other applicable sections of the Taylorsville City Code.

EXHIBIT B

7.3 **FINDINGS: (File 1Z22) – Zoning Map Amendment:**

- 7.3.1 The application was initiated by Mark Stephenson, Rocky Mountain Builders.
- 7.3.2 The subject property is made up of one (1) parcel with a cumulative area of approximately 27,443 square feet (0.63 acres)
- 7.3.3 The subject property is in the Open Space (OS) zoning designation.
- 7.3.4 The applicant is requesting a Zoning Map amendment for the property from Open Space (OS) to Mixed-Use (MU).
- 7.3.5 The proposed concept plan includes a vertical mixed-use building containing three (3) retail/commercial units and three (3) residential dwelling units
- 7.3.5 The proposed concept plan is not consistent with the current General Plan designation of Professional Office, therefore, an amendment to Medium-Density Mixed-Use is required.(File 1G22)
- 7.3.6 City Staff supports the applicant's request for reasons specified in the Staff Report.
- 7.3.7 The City Council is the decision-making authority for a General Plan Map amendment request and may adopt or reject the amendment as it deems appropriate pursuant to Chapter 13.06 and other applicable sections of the Taylorsville City Code. (ASK JIM – ZONING ???)
- 7.3.8 Planning Staff is supportive of this request as it will provide a viable use of the property. Due to its location and size, the property has proven unique and challenging to develop. The concept plan proposed by the developer would allow both commercial and residential uses on a site with minimal impacts to the surrounding neighbors.

7.4 **CONDITIONS OF APPROVAL:** Staff does not recommend that additional conditions be considered with this request. The decision tonight is just to determine if Mixed-Use is an appropriate zoning for this site.

7.5 **Commissioner Wright** opened the public hearing and asked if there was anyone wishing to speak to this application to please come forward now

7.6 **SPEAKING:**

- 7.6.1 **Ms. Espinoza** (NFI) said her only concern is what will be going in there. She loves the family feeling of their neighborhood which would be lost with this development. She was not in favor of apartments.
- 7.6.2 **Roberta Sweeney** sent an E-Mail to Mr. Spung which he answered back. She also spoke during this meeting and said the neighbors have many concerns. Their main one is the close proximity to the Junior High School. She was concerned with the Mixed-Use zoning because it includes commercial, which involves more traffic, along with the probability of three vehicles per apartment. She was concerned that this intersection will be impacted when they start the proposed work on 4700 South. She had questions about the retaining wall and maintenance in its proximity. She expressed concern about how the extra trees will affect her property especially in the Fall when there will be the problem of falling leaves onto her property. She was in favor of making it into a public park as there are none within the area now and felt that would greatly benefit local citizens. 

EXHIBIT B

- 7.7 **APPLICANT ADDRESS:** Mr. Mark Stephenson participated via Zoom and wanted to express his thanks to City Staff for being very helpful during this process and also for the informative presentation given tonight on the project. He felt he needs a zoning change in order to develop this property and felt it was a good transition having a place where people can live and work in the same location. He continued that this is definitely a difficult piece of property to develop as there have been issues relative about parking, site access, sewer and water hook-up availability and having to have the building frontage close to the street. He thanked everyone concerned for all the work done in his behalf.
- 7.8 **Commissioner Wright** closed the public hearing and opened the meeting for Planning Commission discussion or a motion.
- 7.9 **DISCUSSION:**
- 7.9.1 **Commissioner Wilkey** had a point of clarification. She understood the medium density mixed use and the applicant's goal to have the three residential and the three professional or office units. She asked if that concept could be changed and still fall into the medium density with 8.9 townhomes per acre. She asked if this zoning is adopted could it come back in a concept change that is still valid. Mr. Spung said there are two different answers to that complex question. The General Plan map designation is the medium density mixed use, which establishes the policy for the City to say that yes it wants mixed use on this site and that could include something up to 8.9 dwelling units per acre. That is the policy discussion. The Zoning Map discussion is really nailing down what exactly could be developed there. So the mixed use zoning district that the applicant is requesting would be the indicator of what could be built there. In the Taylorsville Zoning Code the mixed use district has specific standards for what can and cannot be built there. This specific concept plan would be allowed in the mixed-use district but there are several other land uses and scenarios that would also be allowed under the mixed use district. Approving the General Plan designation and/or the Zoning Map amendments doesn't necessarily lock in this concept but it would allow the applicant to move forward with this concept. There is a level of risk with the City trusting that the developer will move forward with this concept but tonight it is important to keep in mind the larger policy picture would be to say yes, the City wants this corner to be mixed use and yes, it wants it to be the mixed-use medium density. From there, regardless of what comes forward, the City has already established that policy. 
- 7.9.2 **Commissioner Young** asked why not establish an SSD zone for this and Mr. Spung answered that the site doesn't meet the specific criteria for SSD zones.
- 7.9.3 **Commissioner Wright**  was not in favor of this because the City doesn't presently have enough open space. He felt the City needs to preserve the open space as much as possible. This might not be the best place for a park but it could be a place to plant trees, etc., which there is not enough of in Taylorsville.
- 7.9.4 **Commissioner Quigley** asked what the property is currently zoned and was informed it is Open Space (OS) and the General Plan has it for Professional Office (PO). Mr. Spung clarified that the City Council can rezone the property subject to some conditions. It is not very common that it done just because those conditions would need to be tracked over time until they go away. If the City Council was nervous about the property being rezoned and that something else could come in, they could limit the number of uses allowed on that property, the density, number of units, square footage of the building, the height, etc., beyond what is already required in the Zoning Ordinance. It is definitely within the purview of the Planning Commission to recommend that the City Council consider conditions like that. Staff isn't necessarily advocating for that but if it makes

EXHIBIT B

the City more comfortable with the Rezone or General Plan Map amendment to have conditions like that, it is within their authority to do so.



- 7.10 **MOTION (File #1G22):** [Commissioner McElreath](#) I move that we send a positive recommendation to the City Council for File #1G22 to amend the proposed Land Use Map in the General Plan for the property at 2720 West 6200 South as identified in Exhibit C, from “Professional Office” to “Medium-Density Mixed-Use,” based on the Findings as outlined in the Staff Report.
SECOND: [Commissioner Willardson](#)
VOTE: [Commissioner Quigley](#) – AYE, [Commissioner Wilkey](#) – NAY, [Commissioner Young](#) – AYE, [Commissioner Wendel](#) – AYE, [Commissioner Willardson](#) – AYE, [Commissioner Wright](#) – NAY. Motion passes 5 to 2. [Commissioner Russell](#) was not present.

ZONING MAP AMENDMENT

- | |
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| 8. 1Z22 - Public Hearing and Recommendation to the City Council for a Zoning Map Amendment for the Property Located at 2720 West 6200 South From Open space (OS) to Mixed-Use (MU). (Jim Spung, AICP/Senior Planner) |
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This item was heard with Item #7 – General Plan Map amendment – same site.

- 8.1 **MOTION (File 1Z22) – Commissioner McElreath** – I move that we send a positive recommendation to the City Council for File #1Z22 to amend the Zoning Map for the property located at 2720 West 6200 South from Open Space (OS) to Mixed-Use (MU), based on the Findings as outlined in the Staff Report.
SECOND: [Commissioner Wendel](#)
VOTE: [Commissioner Quigley](#) – AYE, [Commissioner Wilkey](#) – NAY, [Commissioner Young](#) – AYE, [Commissioner Wendel](#) – AYE, [Commissioner Willardson](#) – AYE, [Commissioner Wright](#) – NAY. Motion passes 5 to 2. [Commissioner Russell](#) was not present.

ADJOURNMENT: Per motion by Commissioner McElreath, the meeting adjourned at 9:34p.m.

These Minutes were prepared and presented by:

Jean Gallegos, Admin Assist/Recorder for the
City of Taylorsville Planning Commission

Approved in meeting held on: March 23, 2022

EXHIBIT C

4-18-2022

I am seeking a change in the material required for fencing along the canal be changed to a 6' Vinyl fence smooth surface non climbable fence.

We are currently being asked to use a 1- Masonry or 6-foot non-climbable fence (e.g., wrought iron or similar) along canal (see Section 13.21.180(B)(2) and 13.28.110).

There are a few reasons for us asking for this to be changed.

- 1- We have been coordinating with the South Jordan Canal co on this project and have a letter from them on their stance on this issue. Provided. They are suggesting a vinyl fence also here is the wording from Gary Cannon Letter to the city.

(South Jordan Canal Company is writing this letter in regards to their position on the fencing requirements on the section of fencing that will be installed along our canal in coordination with the development of GT Estates (4924 S 3200 W Taylorsville UT, 84123). We feel that a non-climbable Vinyl fence is suitable material for this location. We feel the weight of a Masonry fence in some circumstances has contributed to added erosion and maintenance, and then with visibility directly into the canal that comes with a wrought iron fence opens the door for increased scrutiny of canal maintenance. In this location all of our maintenance access is on the opposite side of the canal, this being the case there should be no added wear or tear or possible damage from vehicles that we feel this material will be suitable for this location.)

- 2- We also feel that with the openness of a wrought iron fence, the homes, yards and Landscape to the North East of the Subdivision on the opposite side of the canal are a visual nuisance and will downgrade the aesthetic of what we are trying to provide for the future owners. We would like to have an option that does not allow you to be able to view the canal and homes. The option for a full Masonry wall or precast concrete with the current state of building materials is just too out of reach on a cost basis for a project of this size. We have already taken a huge hit in adjusting to an 8-lot plat from our recent 9-lot submittal option. I have included the bids on the options with this submittal.
- 3- I am familiar with the New Townhome development a few blocks to the North West I believe it is called Sanctuary Place. This development also sits on the same canal within a block and ½ and is approved for a vinyl fence along the canal. I do not think we should be required to use any different of a material than this development.

Thank you

Brandon Snarr
President Timber Ridge Homes Inc

EXHIBIT C

4/15/2022

South Jordan Canal Company is writing this letter in regards to their position on the fencing requirements on the section of fencing that will be installed along our canal in coordination with the development of GT Estates (4924 S 3200 W Taylorsville UT, 84123). We feel that a non-climbable Vinyl fence is suitable material for this location. We feel the weight of a Masonry fence in some circumstances has contributed to added erosion and maintenance, and then with visibility directly into the canal that comes with a wrought iron fence opens the door for increased scrutiny of canal maintenance. In this location all of our maintenance access is on the opposite side of the canal, this being the case there should be no added wear or tear or possible damage from vehicles that we feel this material will be suitable for this location.

Sincerely

A handwritten signature in black ink, appearing to read "G. Cannon", with a stylized, flowing script.

Gary Cannon
President South Jordan Canal CO.

EXHIBIT C

Quote

Harv & Higam Masonry, Inc.

PO Box 1137
Draper, UT 84020

Date	Quote #
4/15/2022	1274

Name / Address
Timber Ridge Homes, Inc Brandon Snarr

Description			Total
GT Estates 4924 South 3200 West			
CMU Fence - 350' long by 6' tall Price includes all material, labor, and equipment			73,500.00
Prefabricated Concrete Panel Fence - 350' by 6' Price includes all material, labor, and equipment			63,000.00
Pricing is valid for 30 days from date of estimate. detailed material provided within seven days of acceptance.			
Thank you for the opportunity for allowing us to bid on your project.			Total \$136,500.00
Phone #	Fax #	E-mail	Web Site
801-446-2763	801-446-2764	Ashlcc@Harv-Higam.com	www.harvandhigaminasonry.com

EXHIBIT C

Elite Building Group Inc.
2462 W. Silverpoint Way

Estimate

Date	Estimate #
4/15/2022	1695

Name / Address

Brandon Snarr

Project Name

GT Estates

Description	Cost	Qty	Total
Provide labor and material to install 6 ft Titan Architectural rod iron fencing (non climbable)	98.50	350	34,475.00
Provide labor and material to install 6 ft white privacy vinyl fencing (non climbable)	45.00	350	15,750.00
Total			\$50,225.00

A finance charge of 2% per month (annual rate 24%) will be charged to all past due accounts until paid in full. Customer agrees to pay any collection, attorney, or lien fees.

THANK YOU FOR YOUR BUSINESS!

Signature _____

EXHIBIT C

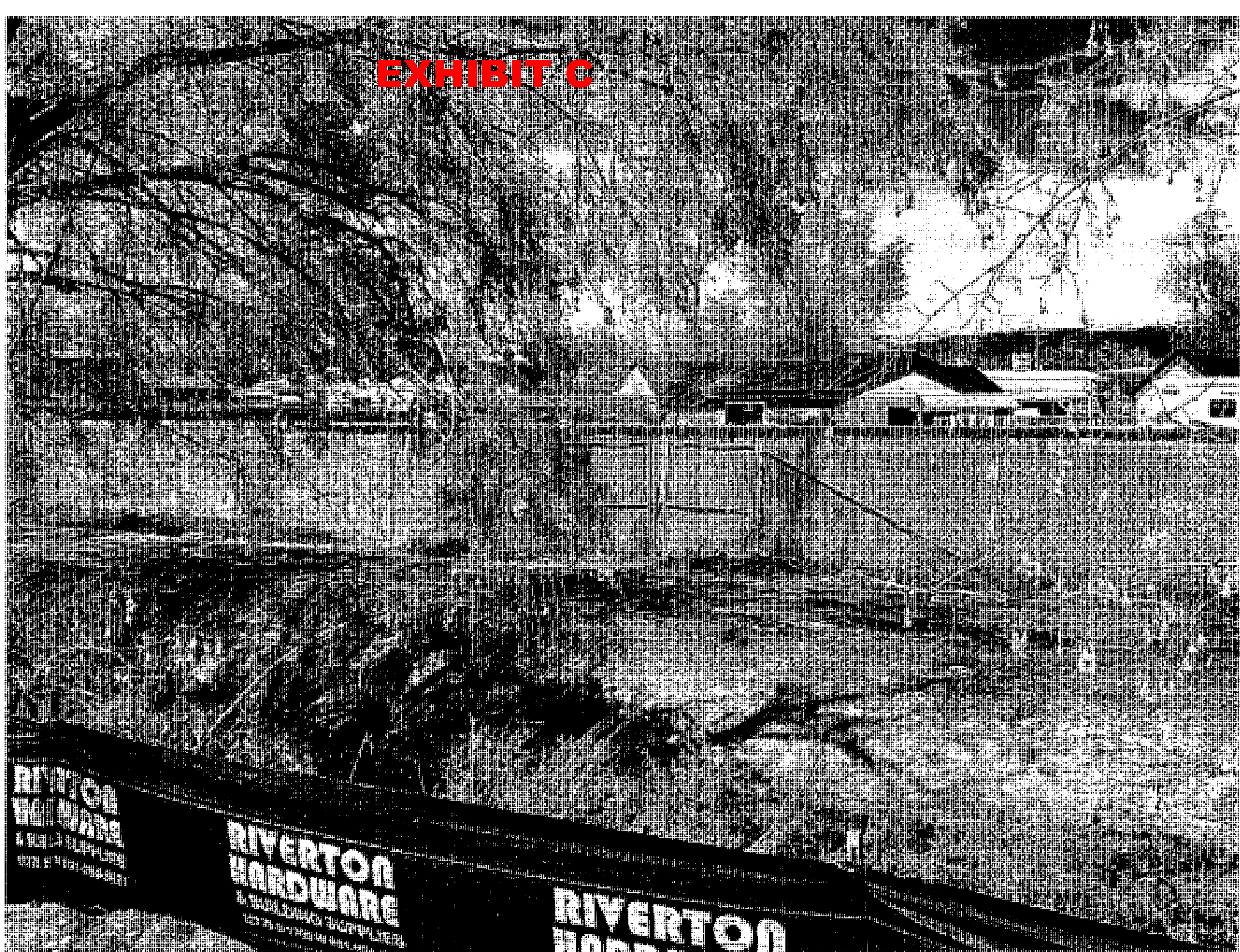


EXHIBIT C













