

Response to Salt Lake County Comments
Suds N Soda Magna
Benchmark Engineering and Land Surveying
Date: 08/10/2022



Planning Comments

Reviewer Name: Justin Smith Phone Number: 385-468-6717 Email Address: jismith@msd.utah.gov Date of Review: June 16, 2022

Comments on Conceptual Plans:

1. Bicycle parking facilities are required for all new commercial development that provides automobile parking.
Bicycle parking area added to site plan (see CSP.01).
2. Add sidewalk and crossing to connect sidewalks on-site to sidewalks off-site.
Sidewalks extended to connect with public SW (see CSP.01).

Comments and Items for Technical Review:

1. A Landscape Plan will be required as part of the review process.
It will be provided later by the developer in the review process
2. An Irrigation Plan will be required as part of the review process.
It will be provided later by the developer in the review process
3. A Comprehensive Sign Plan is required as part of any Conditional Use Approval Process.
It will be provided later by the developer in the review process

Geology Comments

Reviewer Name: Jefferson Thomson Phone Number: 385-468-6614 Email Address: jethomson@slco.org Date of Review: 7/12/2022

Comments on Conceptual Plans:

1. The site occurs in a high liquefaction zone; therefore, the “Geological Hazards Disclosure and Acknowledgement Form “needs to be filled out and submitted. Please email recorded document to: JeThomson@slco.org.
Noted
2. Footing and foundation excavations shall be inspected and approved in writing by a Qualified Geotechnical Engineer prior to the placement of concrete forms or rebar.
Noted

Comments and Items for Technical Review:

1. The site occurs in a high liquefaction zone; therefore, the “Geological Hazards Disclosure and Acknowledgement Form “needs to be filled out and submitted. Please email recorded document to: JeThomson@slco.org.
Noted

2. Footing and foundation excavations shall be inspected and approved in writing by a Qualified Geotechnical Engineer prior to the placement of concrete forms of rebar.

Noted

Grading Comments

Reviewer Name: Mike George Phone Number: 385-468-6682 Email Address: mgeorge@msd.utah.gov Date of Review: 07/14/2022

Comments on Conceptual Plans:

Conceptual O.K.

Comments and Items for Technical Review:

1. Need to submit a Sediment and Erosion Control Plan with BMPs which shall include but not limited to: concrete washout, restroom facility, boundary controls, and off-site tracking prevention and show how storm water will be managed.

It will be provided later in the review process

2. Apply for the State of Utah Storm Water Construction Permit along with a Storm Water Pollution Prevention Plan (SWPPP) if you are disturbing 1 acre or more.

Noted

3. Footing excavations shall be inspected and approved in writing by a Qualified Geotechnical Engineer prior to the placement of concrete forms of rebar.

Noted

Urban Hydrology Comments

Reviewer Name: Jefferson Thomson Phone Number: 385-468-6614 Email Address: jethomson@slco.org Date of Review: 7/12/2022

Comments on Conceptual Plans:

1. Provide a grading and drainage plan for review which addresses all of the items below.

It will be provided later in the review process

Comments and Items for Technical Review:

1. Follow final drainage and grading plan approved during building review process.

It will be provided later in the review process

2. Provide calculations, showing how storm water from the 10 year 24 hour storm will be contained on the property or routed to an approved Salt Lake County system at a rate of 0.2 cfs/acre or less. Provide details of how 100 year storm will be directed safely away from adjoining properties. It is recommended to use NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES. Provide calculations showing how the 80th percentile storm will be retained on site.

Noted

3. Provide details of the proposed detention basin(s) and swale(s) including volume, side slope, high water mark and freeboard.

Noted

4. Show percentage of grade with direction of flow of all storm water.
Noted
5. How is storm water quality being addressed before storm water enters detention basin?
Noted
6. Suggest using Low Impact Development BMPs to manage storm water.
Noted
7. Grading and Drainage Plan is required to be stamped and signed by a Utah Professional Engineer (Section 17.20.150.A).
It will be provided later in the review process
8. Show Existing and proposed contours at 1-foot intervals.
Noted
9. Geographic Information System (GIS) data is due prior to final approval. After drawings are approved, please submit GIS data for review and approval (Section 17.20.150.A.2 & 17.20.540.A.2). Contact Jefferson Thomson at JeThomson@slco.org or 385-468-6614 regarding data type and format.
Noted
10. Provide engineer's estimate of all private and public, storm drain and transportation improvements for bond estimate after plans are finalized.
Noted
11. If there is an irrigation component, water master must approve all drawings that show irrigation. Water master's approval is required as a signature block on the final irrigation drawings prior to approval.
Noted
12. How is added storm water from the roof drains being directed? Where are the roof drains outlets(s) located.
Noted

Traffic Comments

Reviewer Name: Jefferson Thomson Phone Number: 385-468-6614 Email Address: jethomson@slco.org Date of Review: 7/12/2022

Comments on Conceptual Plans:

1. Provide a site-specific Traffic Impact Study for review which meets SLCo requirements.
It will be provided later by the developer in the review process
2. See Site Plan (Sheet CSP.01) for additional comments.
Noted

Comments and Items for Technical Review:

All roadway improvements, private or public, must comply with Salt Lake County standards. (See SLCO ordinance 14.12 and Salt Lake County Standard Plans for Public Works Construction). A performance bond is required for all improvements. A right-of-way excavation permit is required for all cuts into roadway for utility connections or for any other purpose.

Noted

Surveyor Comments

Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

Unified Fire Authority Comments

Reviewer Name: Dan DeVoogd, Fire Marshall
Phone Number: 801-824-3719
Email Address: ddevoogd@unifiedfire.org
Date of Review: 06/22/2022

Comments on Conceptual Plans:

Comments and Items for Technical Review:

Health Department Comments

Reviewer Name: Matthias Neville
Phone Number: 801-699-4006
Email Address: Mrneville@slco.org
Date of Review: 6/21/2022

Comments on Conceptual Plans:

Previous comments still stand.

Water and sewer availability letters are required. The soda shack will require a plan review and permit from the Salt Lake County Food Protection Bureau. Contact them at 385-468-3845 or HealthFood@slco.org to get started.

Noted

Comments and Items for Technical Review:

Building Comments

Reviewer Name: Trent Sorensen
Phone Number: 385-468-6693
Email Address: tsorensen@msd.utah.gov
Date of Review: 6/17/2022

Comments on Conceptual Plans:

Comments and Items for Technical Review:

1. There needs to be at least one van access space and access aisle in the customer parking area. There are none currently shown as being provided. This is in addition to having the required ADA accessible space for the vacuum cleaners.
Site plan updated with additional ADA van access parking space (see CSP.01).
2. The ADA access aisle for the van accessible spaces requires a minimum width of 8'.
Access aisle added to customer parking ADA accessible space (see CSP.01).

General note: separate building permits are required for the construction of the new car wash, the soda shack, and the site signs.

Noted

Public Works Operations Comments

Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

Public Utility Comments

Reviewer Name:
Phone Number:
Email Address:
Date of Review:

Comments on Conceptual Plans:

Comments and Items for Technical Review:

Addressing Comments

Reviewer Name: James Burton Phone Number: 385-468-6680 Email Address: jburton@msd.utah.gov Date of Review: 6/17/22

Comments on Conceptual Plans:

Looking at the site plan, the entrance to this property will be from Washakie Ln. I suggest we change the address of this property from “2820 S 8400 W” to “8426 W Washakie Ln.”

Address have been updated, see CSP.01.

Comments and Items for Technical Review:

Comments on the plans

1. How will the stormwater runoff be retained on site?
Storm inlets will be set up in the north entrance of the property
2. Is this adequate space for vehicles to maneuver?
The space is adequate for vehicles to maneuver. An example has been added to show it, see CSP.01.
3. Relocate arrow?
Arrow have been relocated, see CSP.01
4. According to our map this portion of Washakie Ln. is not public and is owned by the apartment complex to the west. Please verify and provide any necessary access easement documentation
Label have been updated to private street, see CSP.01
5. It appears as though the existing ROW half width may be inadequate, please work with UDOT to ensure the adequate amount of ROW is dedicated as such.
After confirming with UDOT, no dedication is needed.
6. Missing from plan or not used?
Construction Key Note Reference table have been updated, see CSP.01.